

Bryceville 32009

ZIP code · FL · Florida · Nassau County

BALANCED MARKET

\$413K

MEDIAN SALE PRICE

+59.3%

1-YR CHANGE

35

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



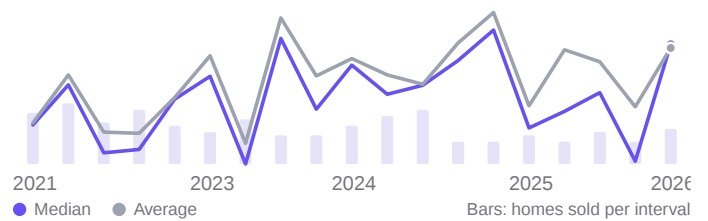
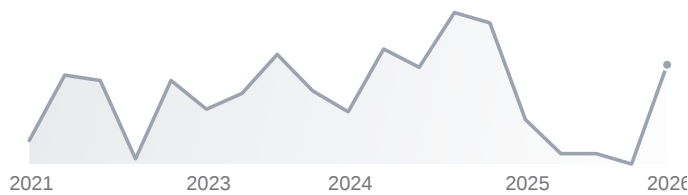
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$381K · Average \$374K

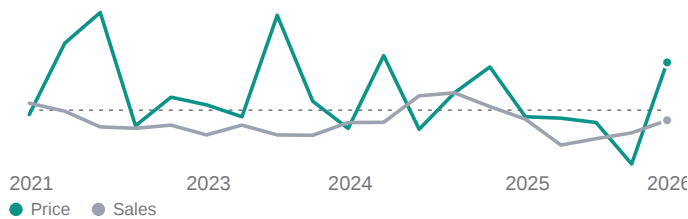


Growth (year over year)

Price +59.3% · Sales -12.5%

Price per square foot

\$211/ft²

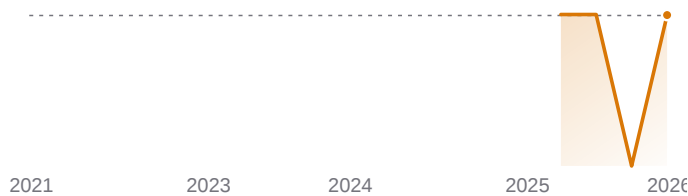


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

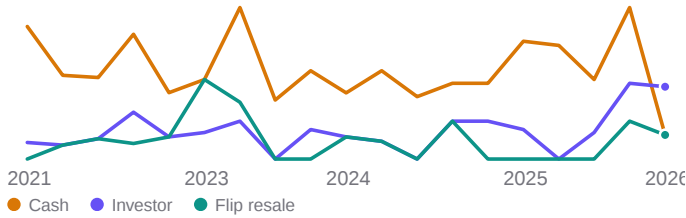
2.7%



BUYERS & OUTCOMES

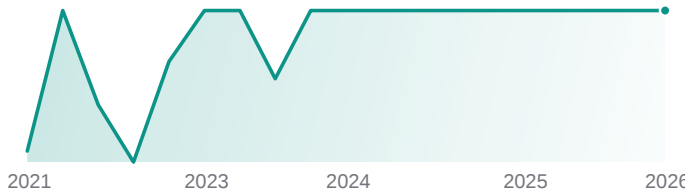
Buyer mix

Cash 9.1% · Investor 27% · Flip resale 9.1%



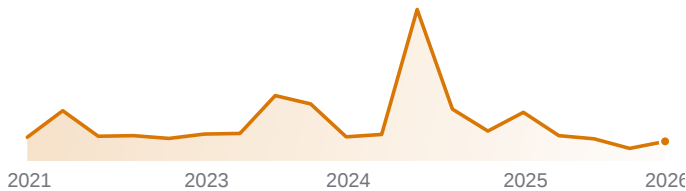
Sellers who sold at a gain

100%

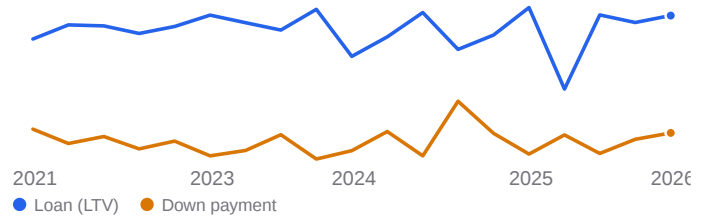


Median annualized return at resale

+6.1%

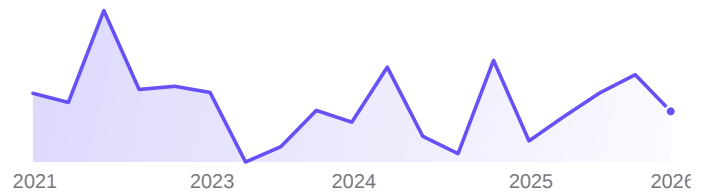


Financing (share of purchase price) Loan (LTV) 94% · Down payment 19%



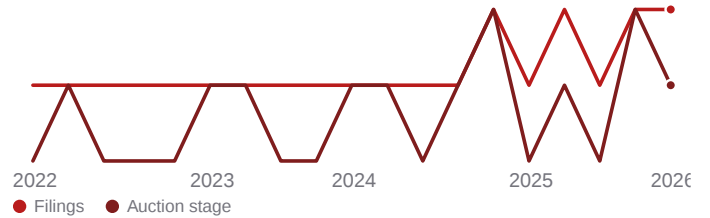
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,292
Median value (AVM)	\$388K
Median size	1,818 ft²
Median bedrooms	3
Median year built	1996
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.4%
Owner occupied	90%
Company owned	7.0%
Median loan-to-value	47%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	3,303
Density	39 / mi²
Median household income	\$75K
Average household income	\$98K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	32
Homes occupied	96%
Bachelor's or higher	9%
Poverty rate	8.4%
Unemployment	1.0%
Average temp	69°F
Annual precip	53 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.