

Callahan 32011

ZIP code · FL · Florida > Nassau County > Callahan

BUYER'S MARKET

\$268K

MEDIAN SALE PRICE

-19.6%

1-YR CHANGE

203

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



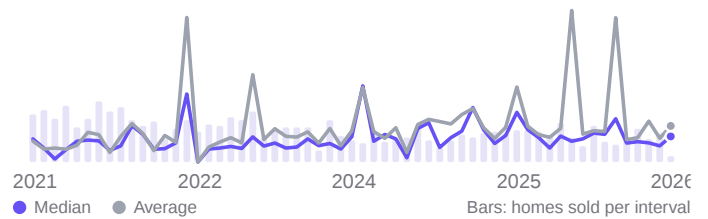
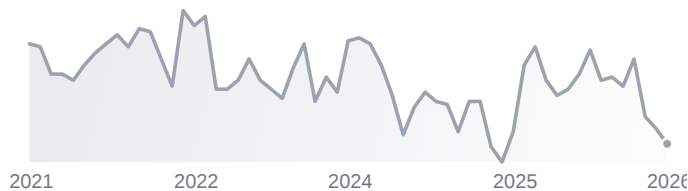
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$291K · Average \$336K

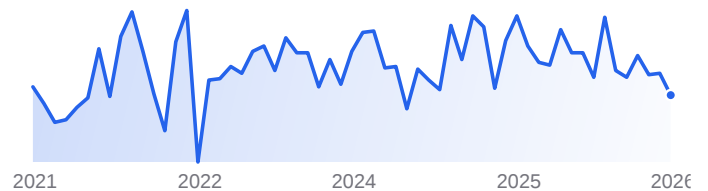
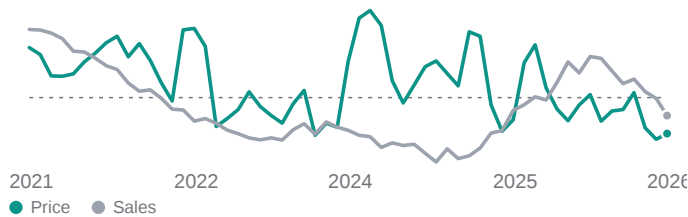


Growth (year over year)

Price -19.6% · Sales -9.8%

Price per square foot

\$146/ft²

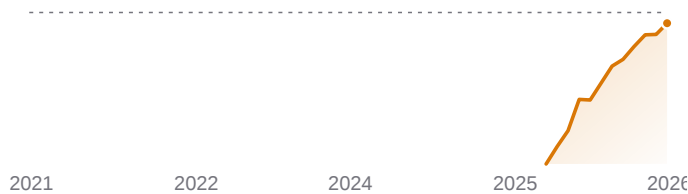


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

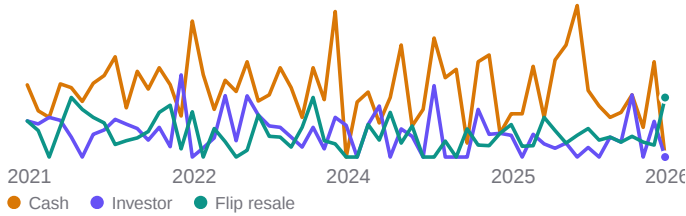
3.4%



BUYERS & OUTCOMES

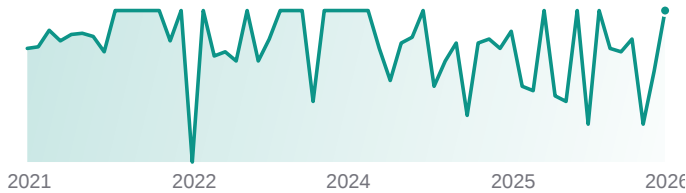
Buyer mix

Cash 0% · Investor 0% · Flip resale 25%



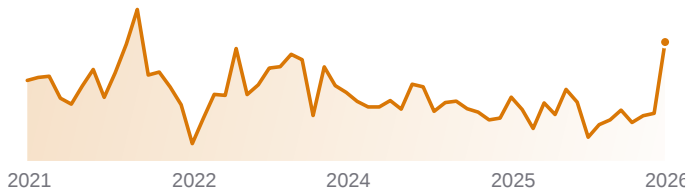
Sellers who sold at a gain

100%

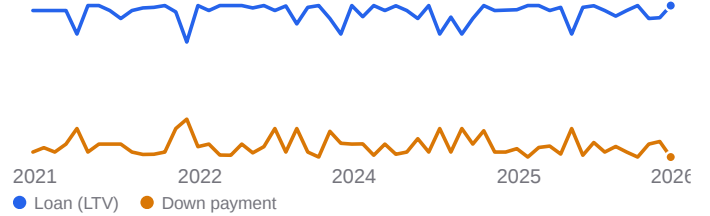


Median annualized return at resale

+17.3%

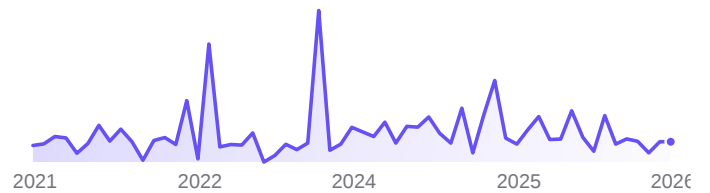


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



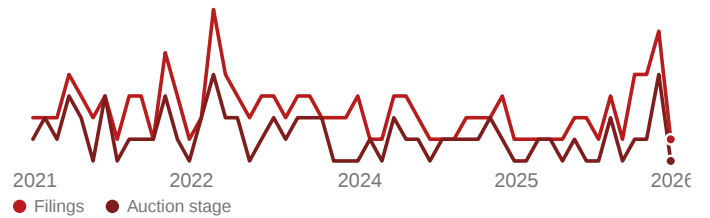
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,041
Median value (AVM)	\$383K
Median size	1,720 ft²
Median bedrooms	3
Median year built	1997
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	88%
Company owned	7.3%
Median loan-to-value	46%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	21,001
Density	121 / mi²
Median household income	\$75K
Average household income	\$89K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	31
Homes occupied	96%
Bachelor's or higher	8%
Poverty rate	9.2%
Unemployment	0.9%
Average temp	68°F
Annual precip	52 in
Sunshine	63%

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