

Fort White 32038

ZIP code · FL · Florida > Columbia County > Fort White

BUYER'S MARKET

\$165K

MEDIAN SALE PRICE

-11.9%

1-YR CHANGE

111

SALES (12 MO)

\$317K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



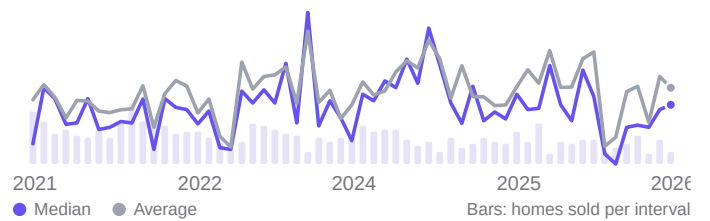
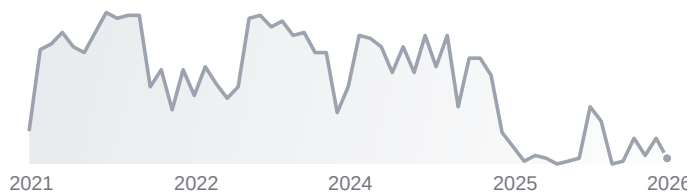
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$186K · Average \$225K

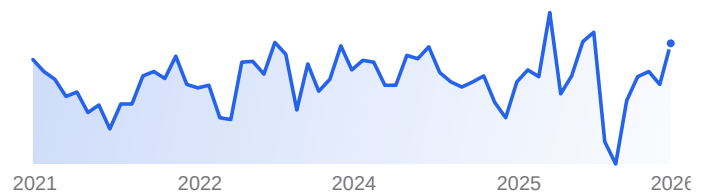
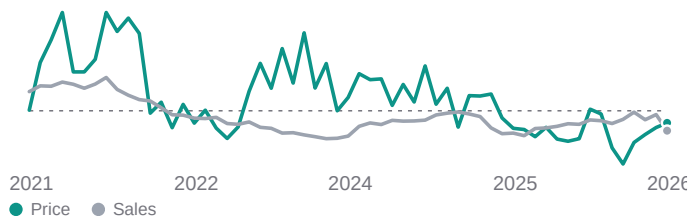


Growth (year over year)

Price -11.9% · Sales -19.6%

Price per square foot

\$181/ft²

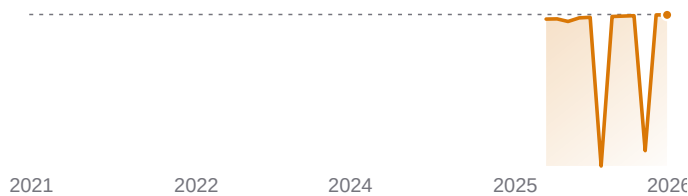


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

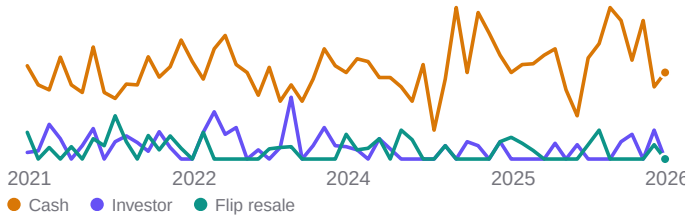
2.5%



BUYERS & OUTCOMES

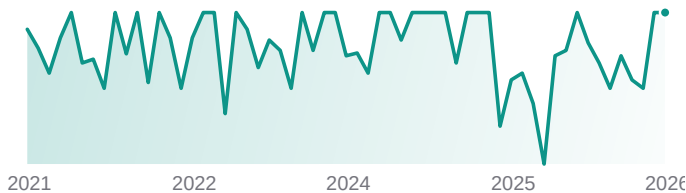
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



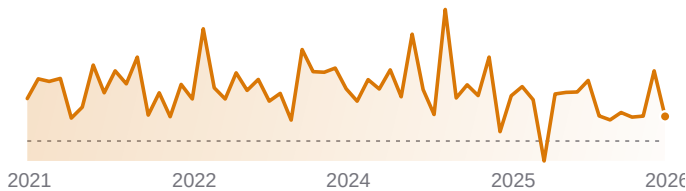
Sellers who sold at a gain

100%

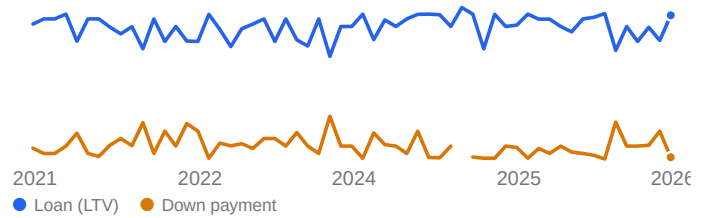


Median annualized return at resale

+5.2%

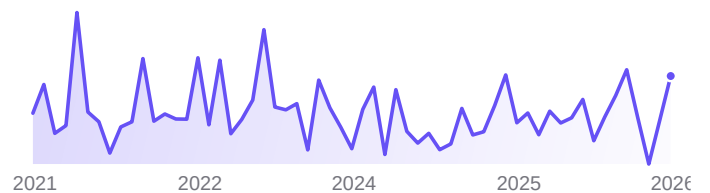


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.5%



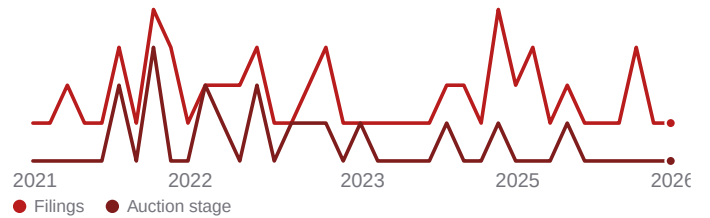
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,380
Median value (AVM)	\$317K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1997
Single family	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.9%
Owner occupied	78%
Company owned	7.5%
Median loan-to-value	27%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	11,234
Density	103 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	22
Homes occupied	86%
Bachelor's or higher	12%
Poverty rate	18.5%
Unemployment	1.0%
Average temp	69°F
Annual precip	54 in
Sunshine	60%

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.