

Hilliard 32046

ZIP code · FL · Florida > Nassau County > Hilliard

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

+11.8%

1-YR CHANGE

134

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

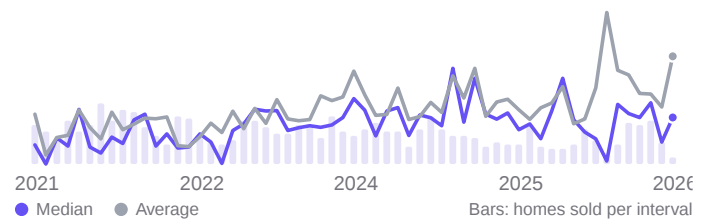
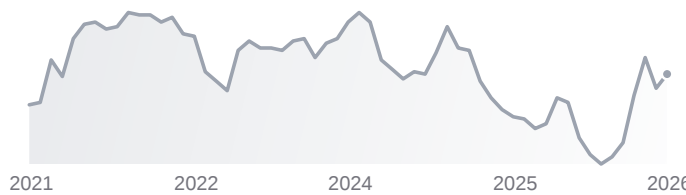
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$300K · Average \$487K

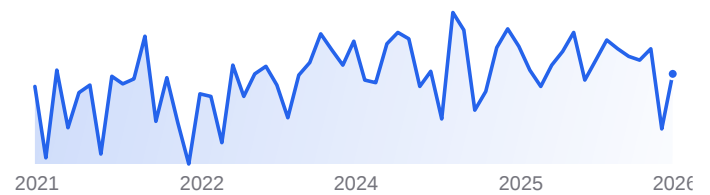
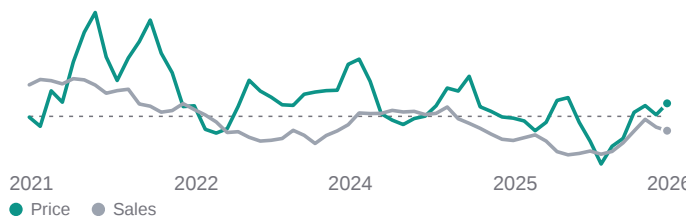


Growth (year over year)

Price +11.8% · Sales -13.0%

Price per square foot

\$178/ft²

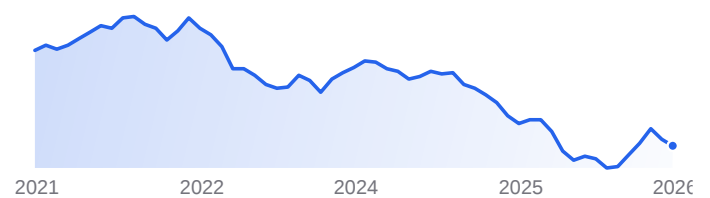
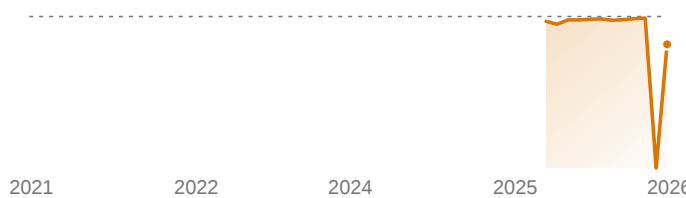


Sale premium vs estimated value

-9.2%

Annual turnover (share of homes sold)

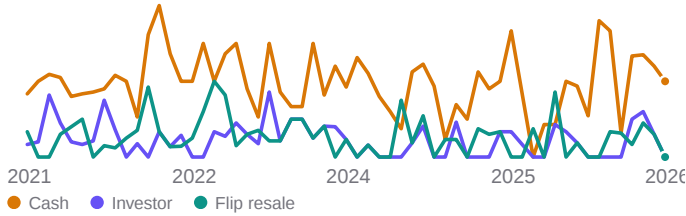
3.7%



BUYERS & OUTCOMES

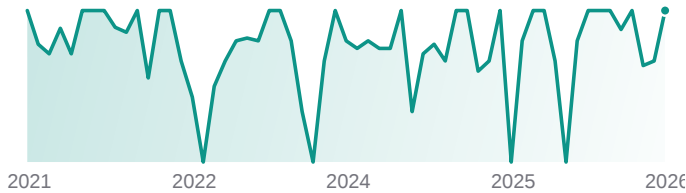
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



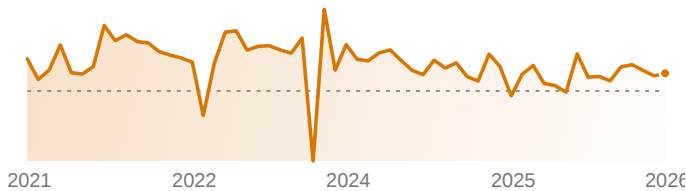
Sellers who sold at a gain

100%

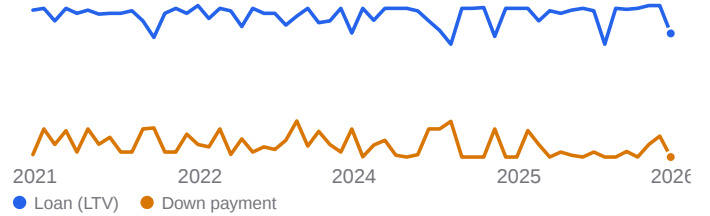


Median annualized return at resale

+4.9%

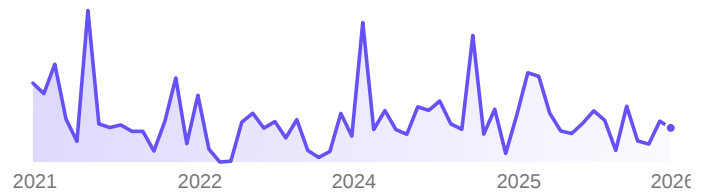


Financing (share of purchase price) Loan (LTV) 82% · Down payment 1.8%



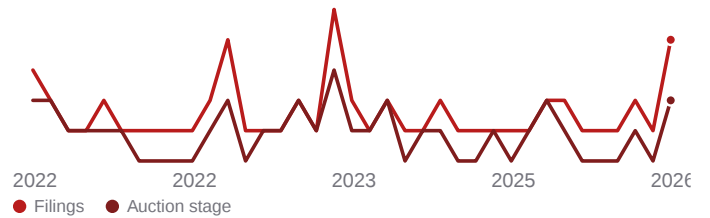
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	3,650
Median value (AVM)	\$330K
Median size	1,630 ft²
Median bedrooms	3
Median year built	1995
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.3%
Owner occupied	86%
Company owned	8.6%
Median loan-to-value	45%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	10,274
Density	51 / mi ²
Median household income	\$69K
Average household income	\$91K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	29
Homes occupied	94%
Bachelor's or higher	10%
Poverty rate	8.6%
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.