

Saint Augustine 32080

ZIP code · FL · Florida > St. Johns County

BALANCED MARKET

\$511K

MEDIAN SALE PRICE

-11.2%

1-YR CHANGE

819

SALES (12 MO)

\$542K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



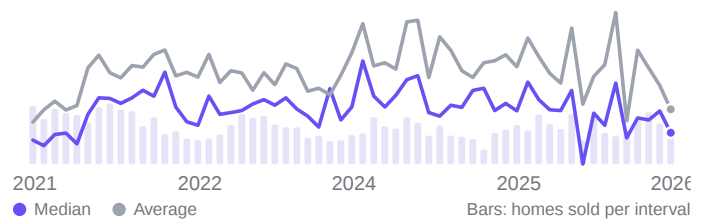
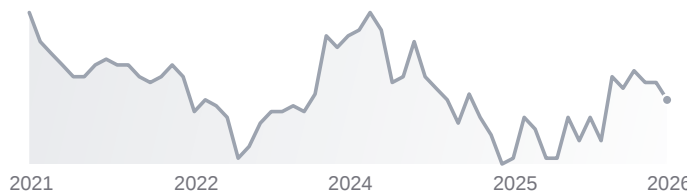
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$480K · Average \$544K

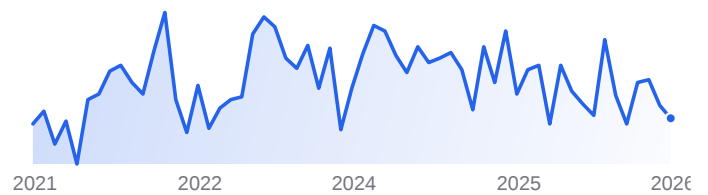
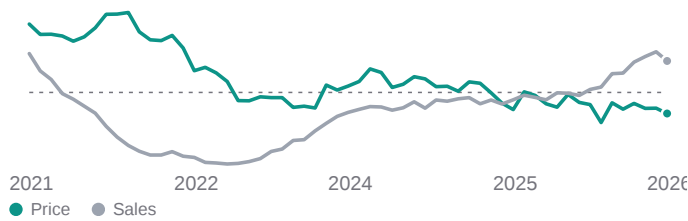


Growth (year over year)

Price -11.2% · Sales +16.7%

Price per square foot

\$329/ft²

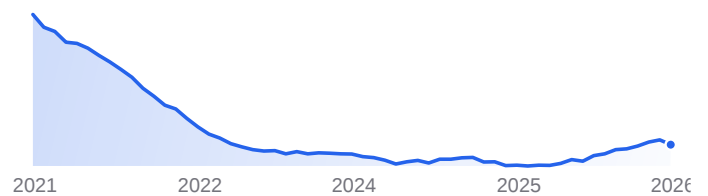
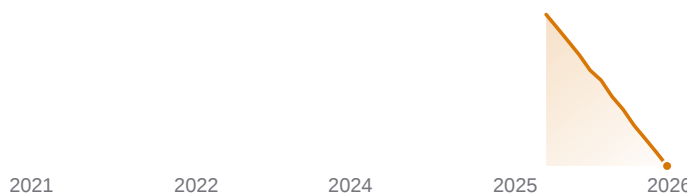


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

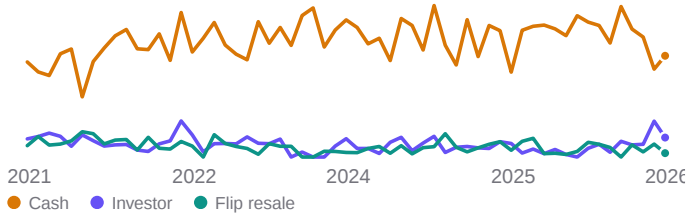
5.4%



BUYERS & OUTCOMES

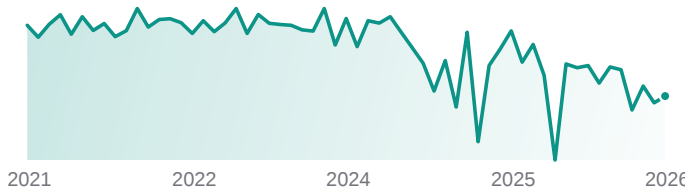
Buyer mix

Cash 43% · Investor 8.2% · Flip resale 1.6%



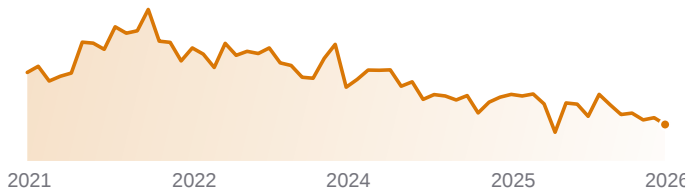
Sellers who sold at a gain

80%

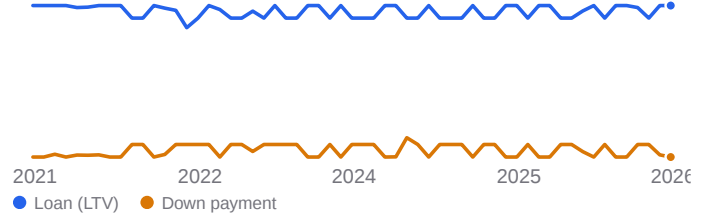


Median annualized return at resale

+3.7%

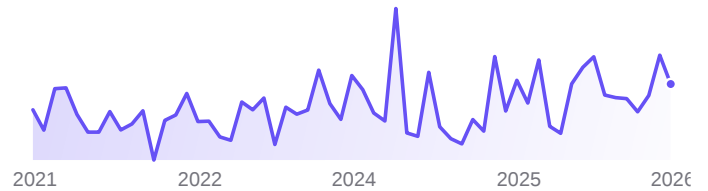


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



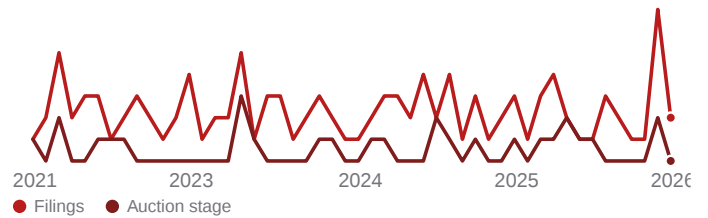
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	15,080
Median value (AVM)	\$542K
Median size	1,545 ft²
Median bedrooms	3
Median year built	1987
Single family	57%
Condos	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.1%
Owner occupied	55%
Company owned	27%
Median loan-to-value	31%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	26,019
Density	1,070 / mi²
Median household income	\$91K
Average household income	\$118K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	25
Homes occupied	76%
Bachelor's or higher	33%
Poverty rate	5.7%
Unemployment	0.9%
Average temp	70°F
Annual precip	50 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.