

Ponte Vedra 32081

ZIP code · FL · Florida · St. Johns County

BALANCED MARKET

\$723K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

923

SALES (12 MO)

\$652K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



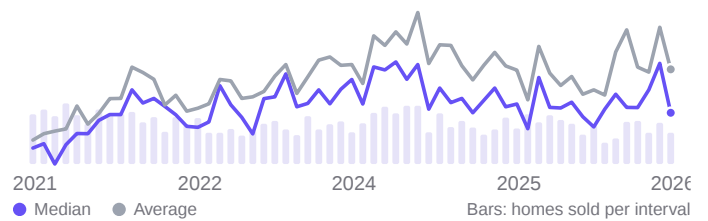
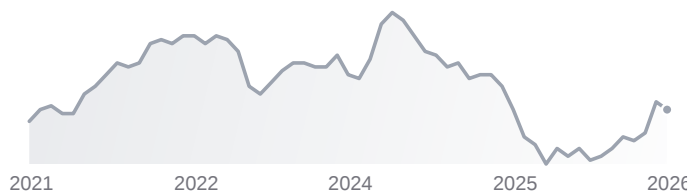
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$655K · Average \$778K

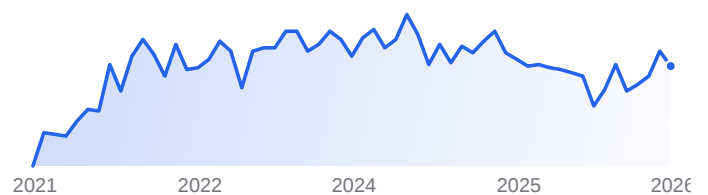
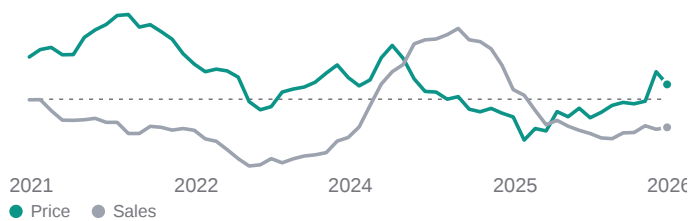


Growth (year over year)

Price +6.1% · Sales -11.6%

Price per square foot

\$294/ft²



Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

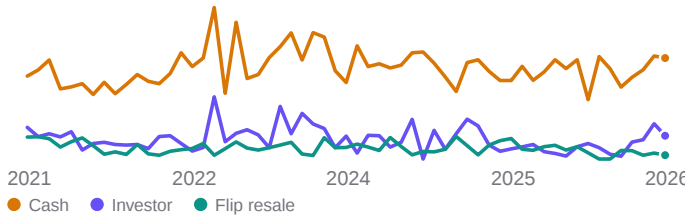
7.6%



BUYERS & OUTCOMES

Buyer mix

Cash 39% · Investor 9.1% · Flip resale 1.5%



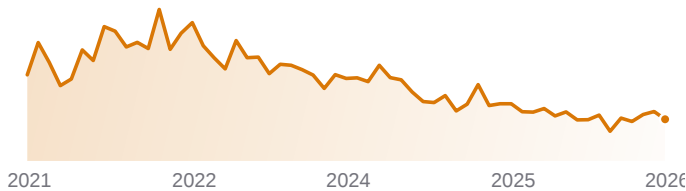
Sellers who sold at a gain

82%

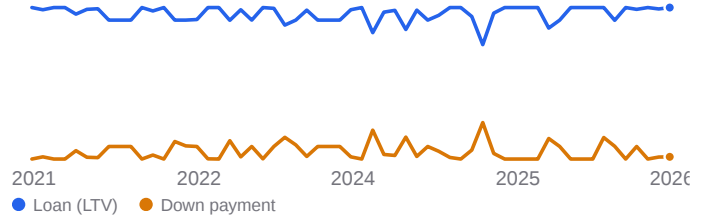


Median annualized return at resale

+5.0%

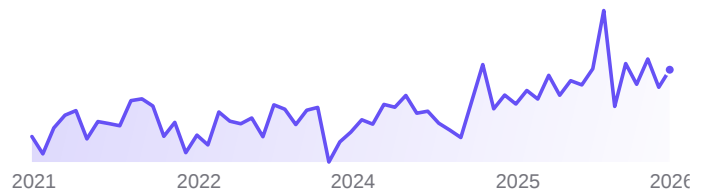


Financing (share of purchase price) Loan (LTV) 80% · Down payment 21%



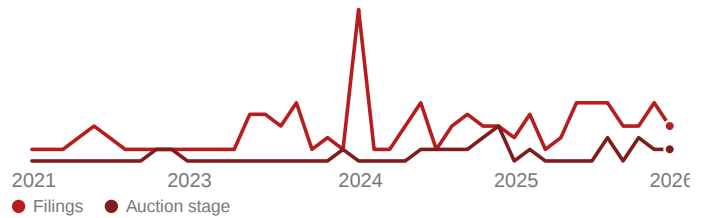
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	12,183
Median value (AVM)	\$652K
Median size	2,414 ft²
Median bedrooms	4
Median year built	2017
Single family	93%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.8%
Owner occupied	89%
Company owned	17%
Median loan-to-value	51%

Typical ownership tenure

5.9 yrs

COMMUNITY

Population	27,628
Density	719 / mi²
Median household income	\$133K
Average household income	\$169K
Crime index (US avg 100)	27
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	30
Homes occupied	96%
Bachelor's or higher	40%
Poverty rate	2.7%
Unemployment	1.0%
Average temp	70°F
Annual precip	51 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.