

# Ponte Vedra Beach 32082

ZIP code · FL · Florida · St. Johns County

BALANCED MARKET

**\$825K**

MEDIAN SALE PRICE

**-16.8%**

1-YR CHANGE

**815**

SALES (12 MO)

**\$939K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



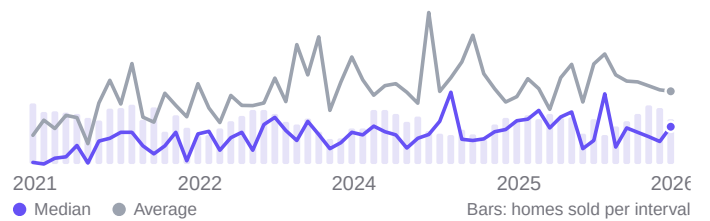
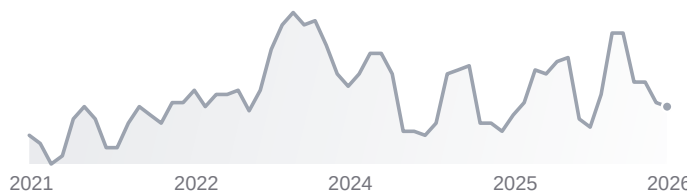
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$900K · Average \$1.2M

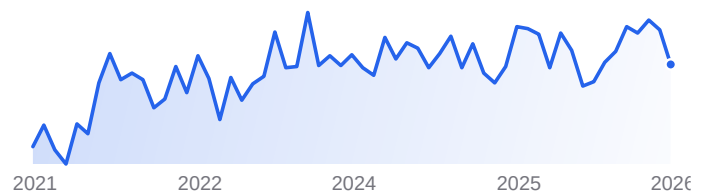
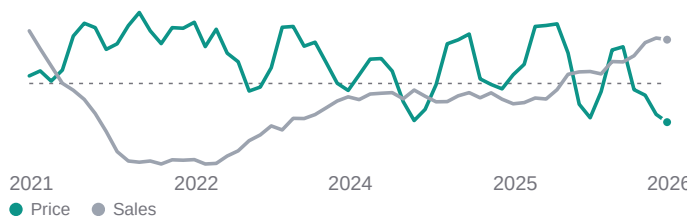


Growth (year over year)

Price -16.8% · Sales +19.0%

Price per square foot

\$377/ft²

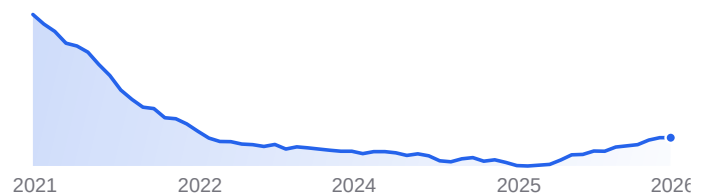
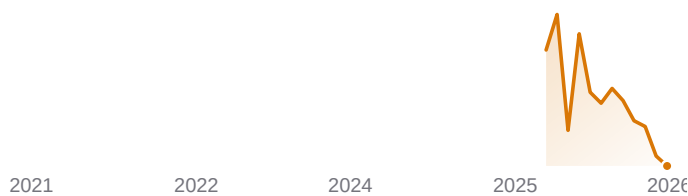


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

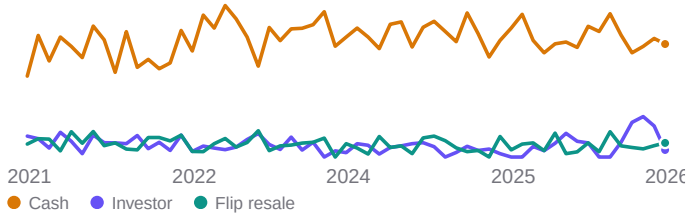
5.6%



## BUYERS & OUTCOMES

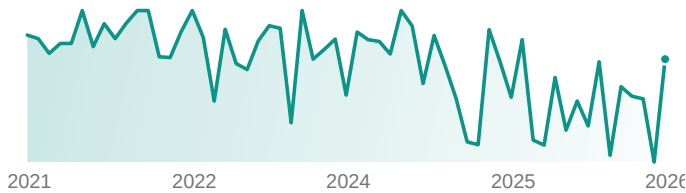
### Buyer mix

Cash 47% · Investor 2.9% · Flip resale 5.9%



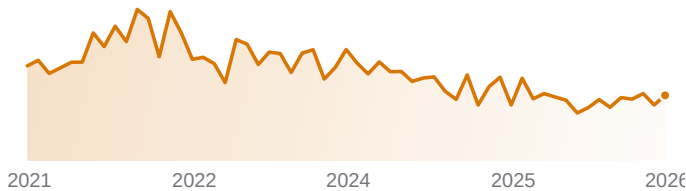
### Sellers who sold at a gain

95%

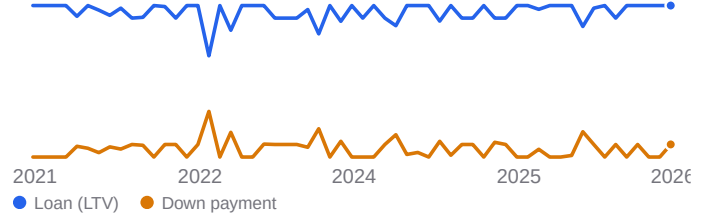


### Median annualized return at resale

+6.3%



### Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



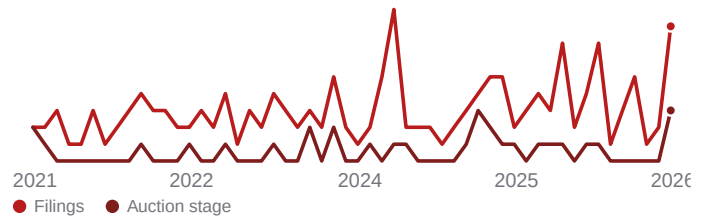
### Typical hold before selling

7.1 yrs



### Preforeclosure filings

Filings 8 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 14,522    |
| Median value (AVM) | \$939K    |
| Median size        | 2,216 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1992      |
| Single family      | 73%       |
| Condos             | 26%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 72%  |
| Underwater (LTV 125% or more) | 0.6% |
| Owner occupied                | 76%  |
| Company owned                 | 23%  |
| Median loan-to-value          | 32%  |

Typical ownership tenure

**9.6 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>39,999</b>    |
| Density                          | <b>862 / mi²</b> |
| Median household income          | <b>\$127K</b>    |
| Average household income         | <b>\$160K</b>    |
| Crime index (US avg 100)         | <b>80</b>        |
| Air pollution index (US avg 100) | <b>75</b>        |
| Earthquake index (US avg 100)    | <b>30</b>        |
| Homes occupied                   | <b>92%</b>       |
| Bachelor's or higher             | <b>43%</b>       |
| Poverty rate                     | <b>3.1%</b>      |
| Unemployment                     | <b>1.0%</b>      |
| Average temp                     | <b>69°F</b>      |
| Annual precip                    | <b>51 in</b>     |
| Sunshine                         | <b>63%</b>       |

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.