

Saint Augustine 32084

ZIP code · FL · Florida · St. Johns County

BALANCED MARKET

\$354K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

1,108

SALES (12 MO)

\$355K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



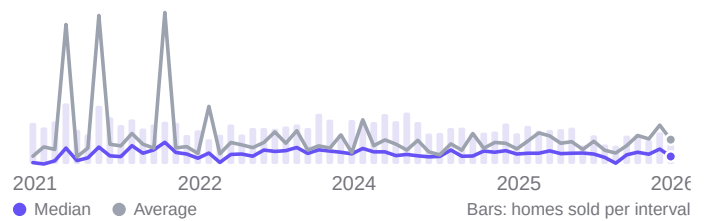
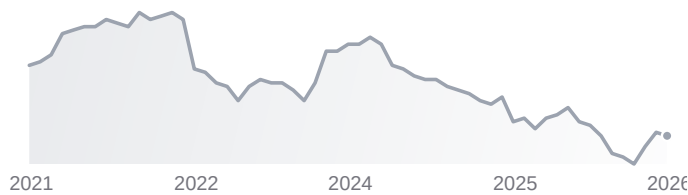
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$335K · Average \$436K

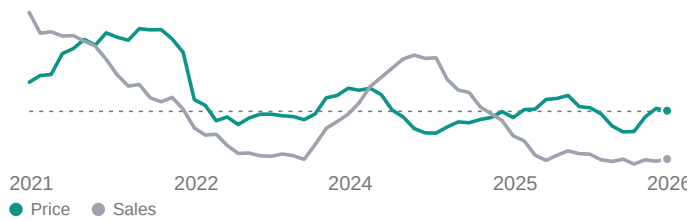


Growth (year over year)

Price +0.3% · Sales -20.7%

Price per square foot

\$232/ft²

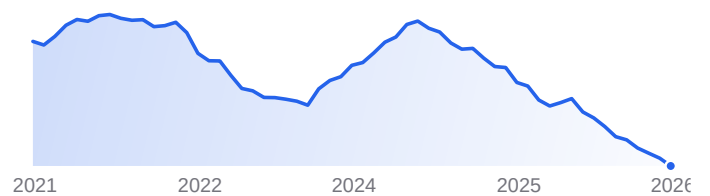
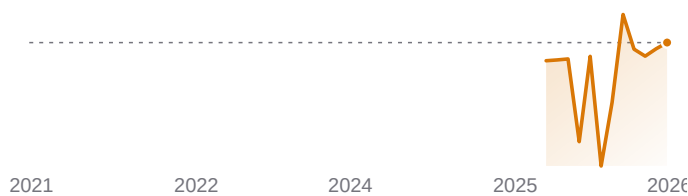


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

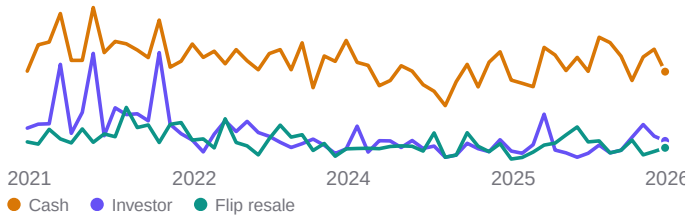
6.4%



BUYERS & OUTCOMES

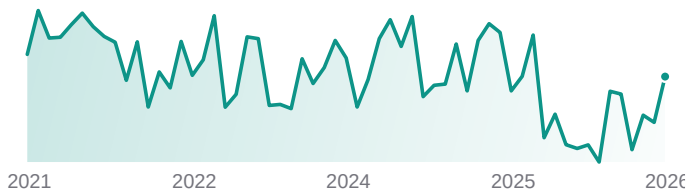
Buyer mix

Cash 33% · Investor 7.6% · Flip resale 5.1%



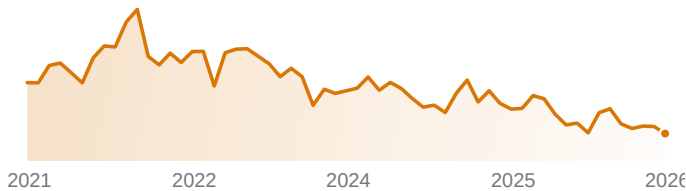
Sellers who sold at a gain

85%

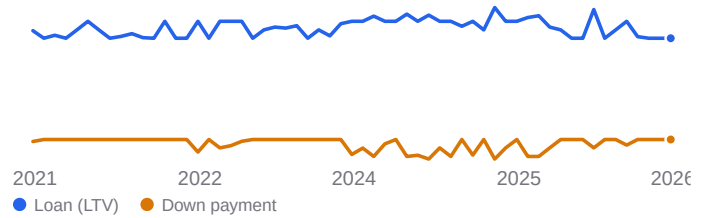


Median annualized return at resale

+3.1%



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



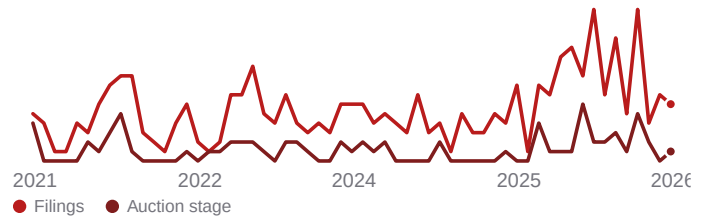
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	17,250
Median value (AVM)	\$355K
Median size	1,512 ft²
Median bedrooms	3
Median year built	2004
Single family	69%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	70%
Company owned	18%
Median loan-to-value	46%

Typical ownership tenure

6.4 yrs

COMMUNITY

Population	41,882
Density	894 / mi²
Median household income	\$73K
Average household income	\$86K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	27
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	11.6%
Unemployment	0.9%
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.