

Saint Augustine 32086

ZIP code · FL · Florida · St. Johns County

SELLER'S MARKET

\$363K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

787

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



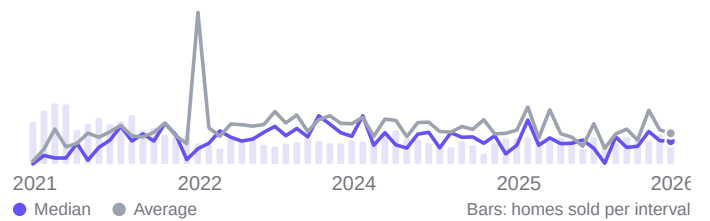
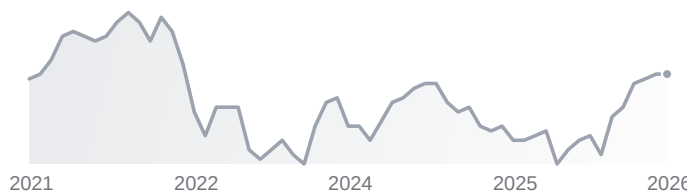
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$355K · Average \$373K

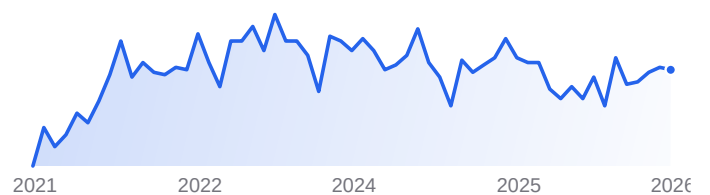
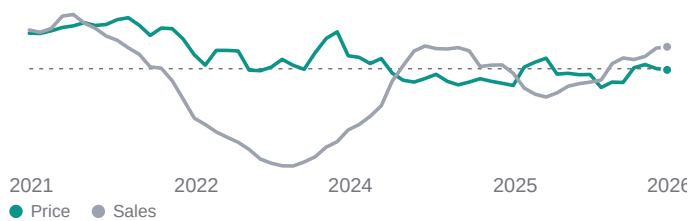


Growth (year over year)

Price -0.6% · Sales +11.2%

Price per square foot

\$219/ft²

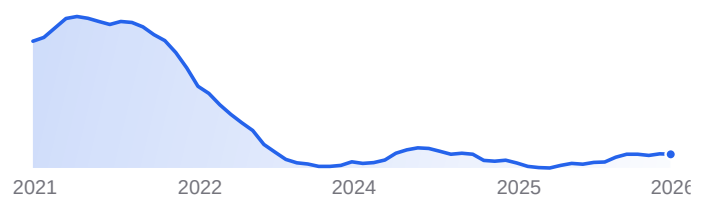


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

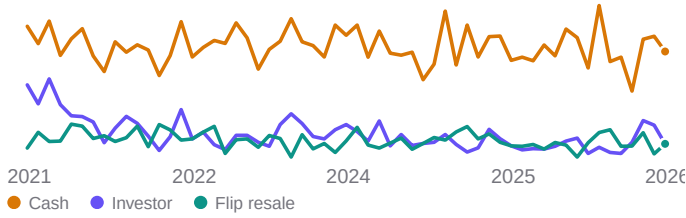
5.2%



BUYERS & OUTCOMES

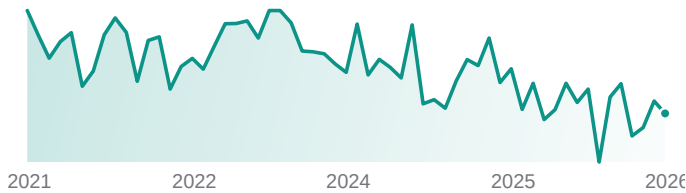
Buyer mix

Cash 40% · Investor 5.0% · Flip resale 5.0%



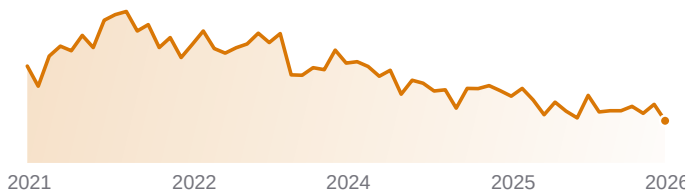
Sellers who sold at a gain

83%

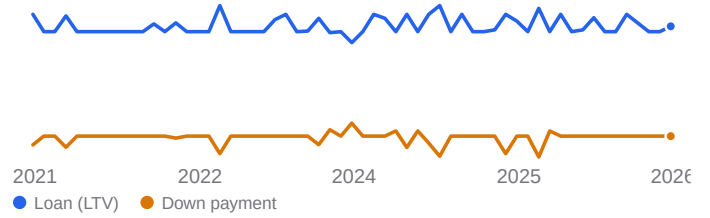


Median annualized return at resale

+3.8%

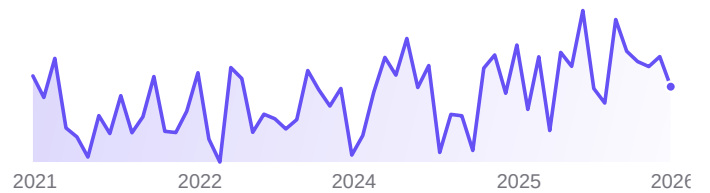


Financing (share of purchase price) Loan (LTV) 83% · Down payment 20%



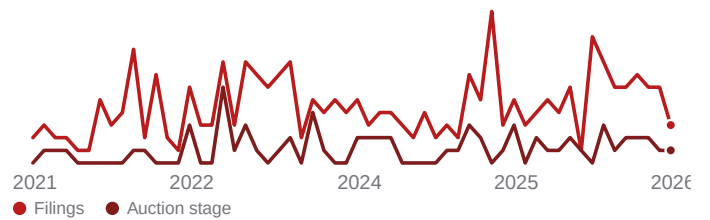
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	15,043
Median value (AVM)	\$374K
Median size	1,659 ft²
Median bedrooms	3
Median year built	1999
Single family	80%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	38,502
Density	538 / mi²
Median household income	\$74K
Average household income	\$91K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	25
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	5.2%
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.