

Sanderson 32087

ZIP code · FL · Florida · Baker County

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

28

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



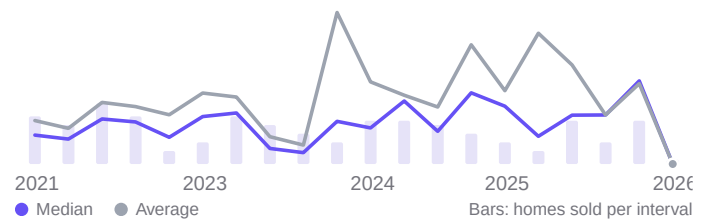
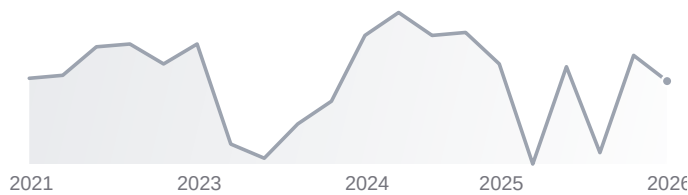
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$32K · Average \$32K

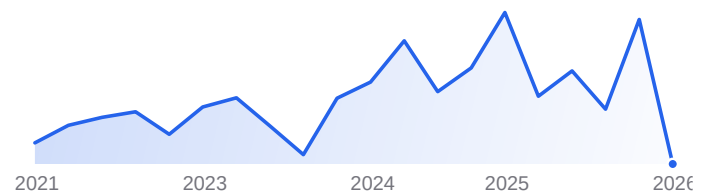
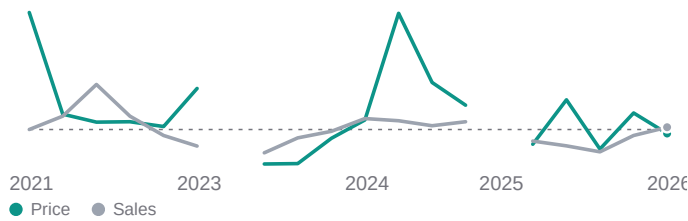


Growth (year over year)

Price -6.5% · Sales +3.7%

Price per square foot

\$52/ft²

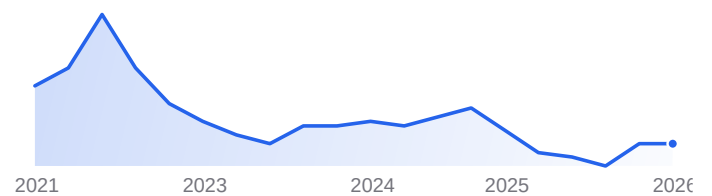


Sale premium vs estimated value

-54.3%

Annual turnover (share of homes sold)

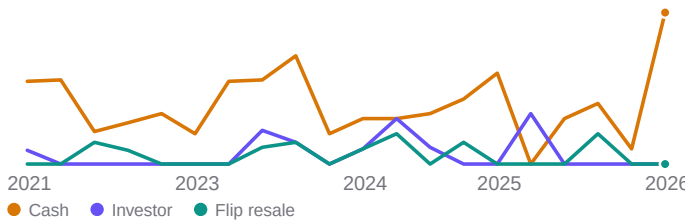
1.9%



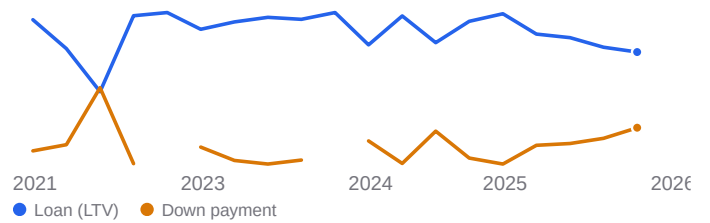
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

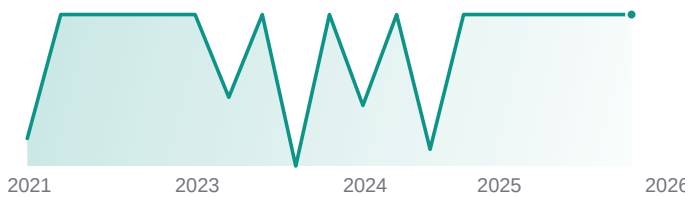


Financing (share of purchase price) Loan (LTV) 74% · Down payment 25%



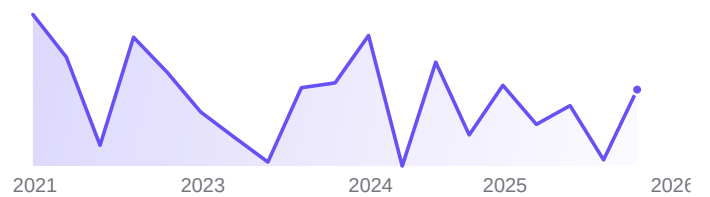
Sellers who sold at a gain

100%



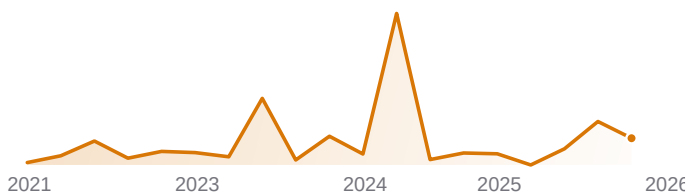
Typical hold before selling

6.0 yrs



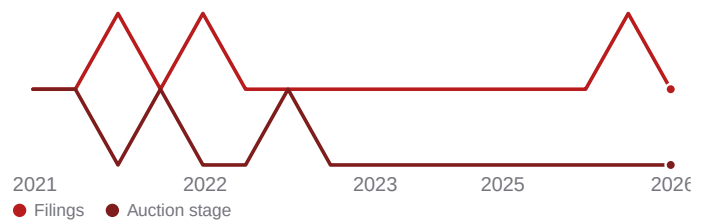
Median annualized return at resale

+22.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,451
Median value (AVM)	\$202K
Median size	1,512 ft²
Median year built	1994
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.2%
Owner occupied	80%
Company owned	9.8%
Median loan-to-value	36%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	6,137
Density	15 / mi²
Median household income	\$65K
Average household income	\$76K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	26
Homes occupied	90%
Bachelor's or higher	3%
Poverty rate	23.0%
Unemployment	0.7%
Average temp	68°F
Annual precip	53 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.