

Flagler Beach 32136

ZIP code · FL · Florida > Flagler County > Flagler Beach

BUYER'S MARKET

\$402K

MEDIAN SALE PRICE

-23.5%

1-YR CHANGE

250

SALES (12 MO)

\$576K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



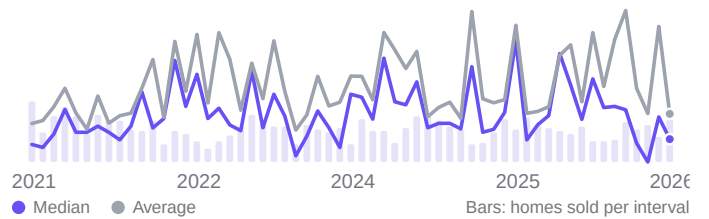
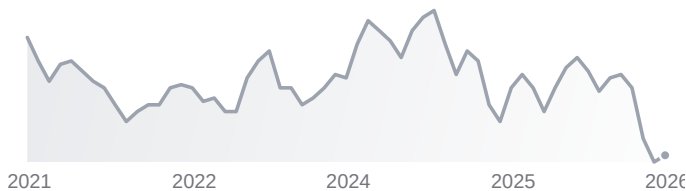
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$403K · Average \$485K

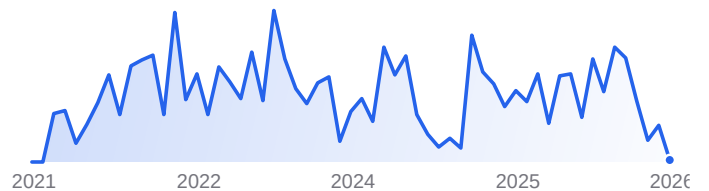
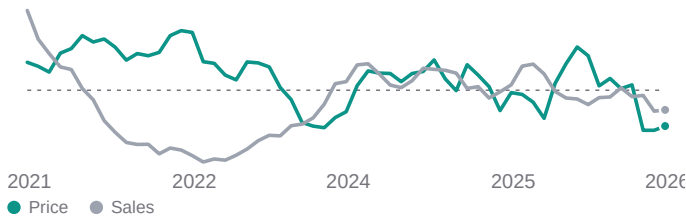


Growth (year over year)

Price -23.5% · Sales -12.9%

Price per square foot

\$238/ft²

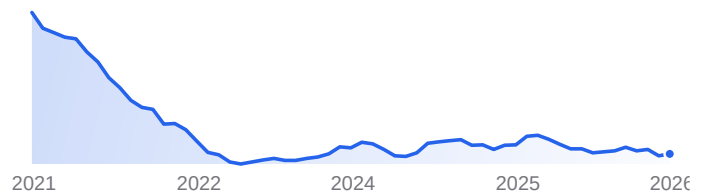


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

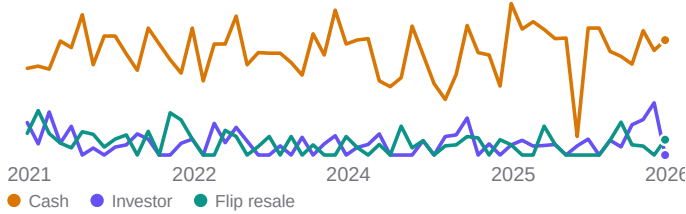
5.3%



BUYERS & OUTCOMES

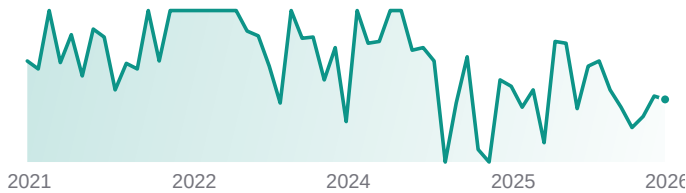
Buyer mix

Cash 52% · Investor 0% · Flip resale 6.9%



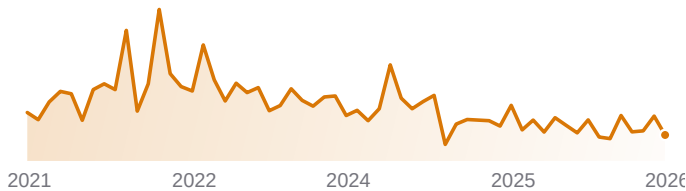
Sellers who sold at a gain

84%

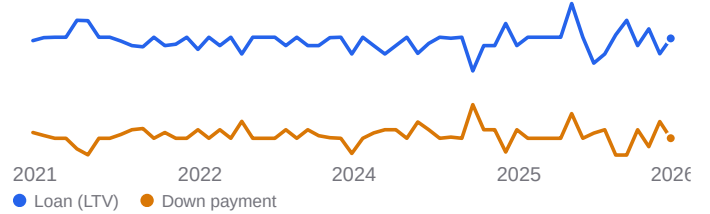


Median annualized return at resale

+3.9%

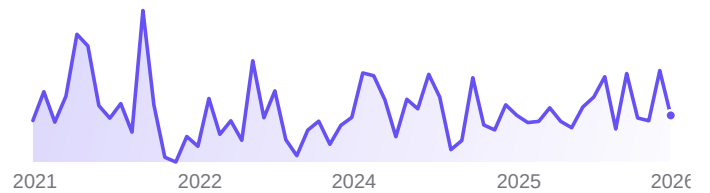


Financing (share of purchase price) Loan (LTV) 79% · Down payment 20%



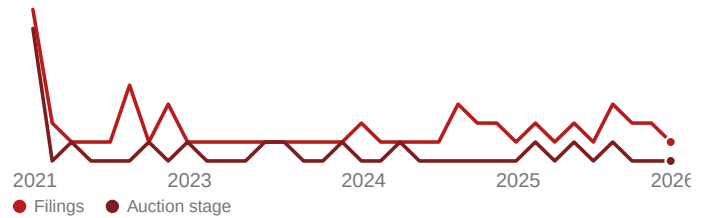
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,684
Median value (AVM)	\$576K
Median size	1,630 ft²
Median bedrooms	3
Median year built	1988
Single family	77%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.0%
Owner occupied	70%
Company owned	19%
Median loan-to-value	31%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	10,487
Density	496 / mi²
Median household income	\$79K
Average household income	\$102K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	19
Homes occupied	81%
Bachelor's or higher	23%
Poverty rate	6.8%
Unemployment	0.7%
Average temp	70°F
Annual precip	51 in
Sunshine	66%

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.