

Neptune Beach 32266

ZIP code · FL · Florida > Duval County > Neptune Beach

BALANCED MARKET

\$639K

MEDIAN SALE PRICE

-33.7%

1-YR CHANGE

112

SALES (12 MO)

\$788K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



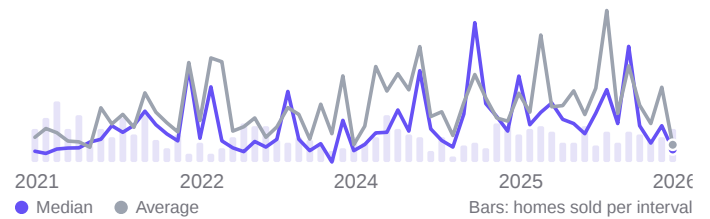
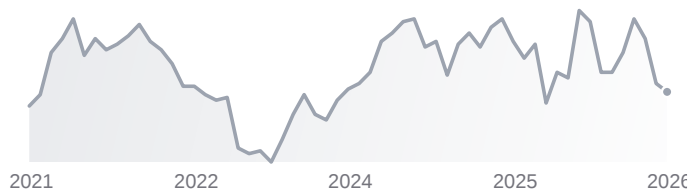
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$546K · Average \$590K

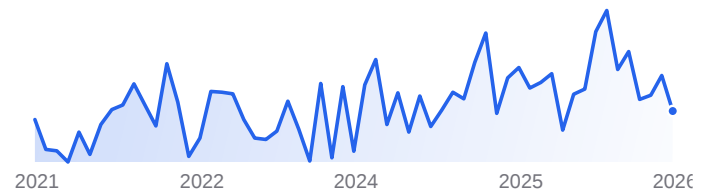
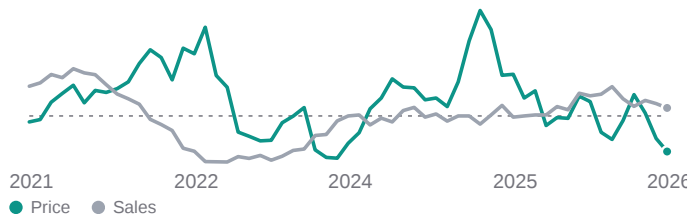


Growth (year over year)

Price -33.7% · Sales +7.7%

Price per square foot

\$373/ft²

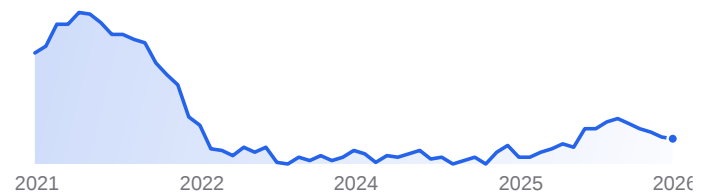
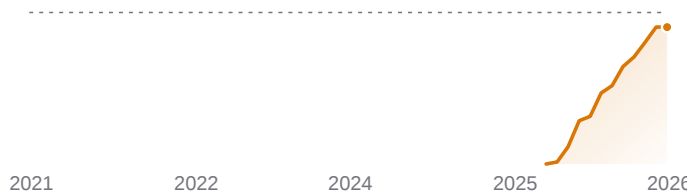


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

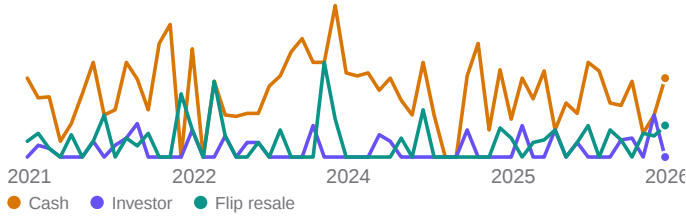
4.1%



BUYERS & OUTCOMES

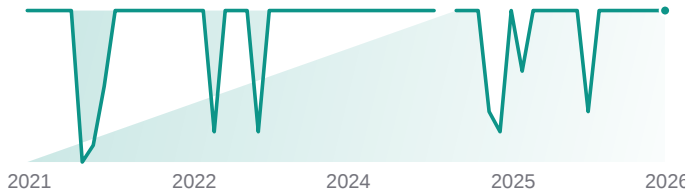
Buyer mix

Cash 42% · Investor 0% · Flip resale 17%



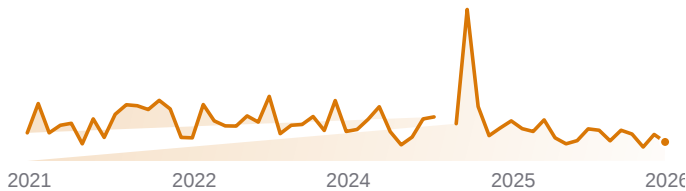
Sellers who sold at a gain

100%

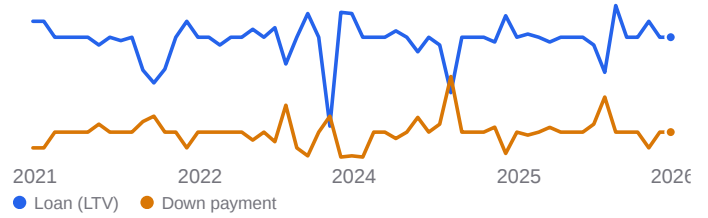


Median annualized return at resale

+5.0%

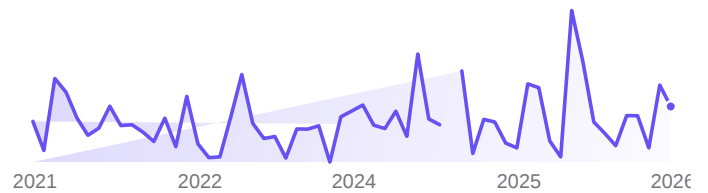


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



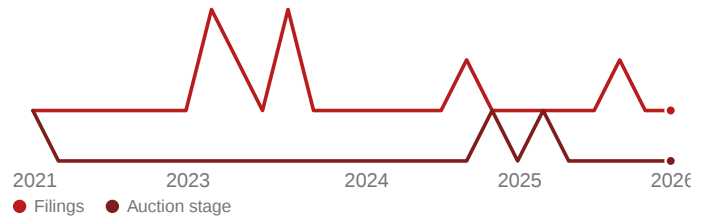
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,699
Median value (AVM)	\$788K
Median size	1,919 ft²
Median bedrooms	3
Median year built	1978
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.3%
Owner occupied	80%
Company owned	14%
Median loan-to-value	38%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	7,536
Density	2,696 / mi²
Median household income	\$100K
Average household income	\$144K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	67
Earthquake index (US avg 100)	27
Homes occupied	94%
Bachelor's or higher	42%
Poverty rate	2.1%
Unemployment	1.2%
Average temp	69°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.