

Cottondale 32431

ZIP code · FL · Florida > Jackson County > Cottondale

STRONG BUYER'S MARKET

\$77K

MEDIAN SALE PRICE

-56.6%

1-YR CHANGE

31

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



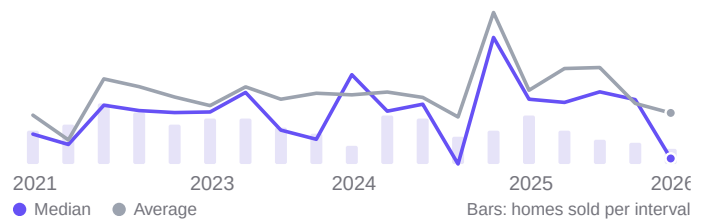
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$75K · Average \$148K

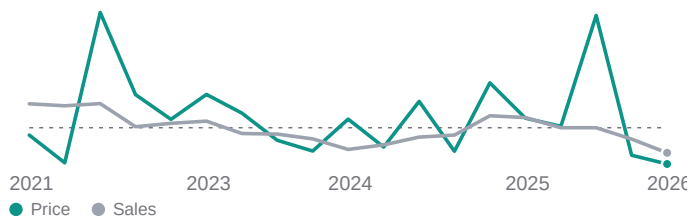


Growth (year over year)

Price -56.6% · Sales -39.2%

Price per square foot

\$58/ft²

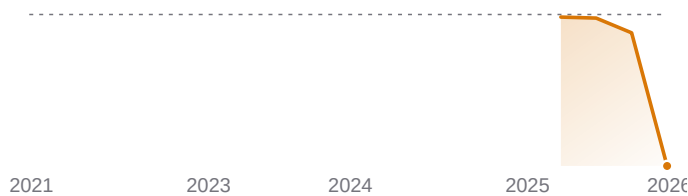


Sale premium vs estimated value

-75.5%

Annual turnover (share of homes sold)

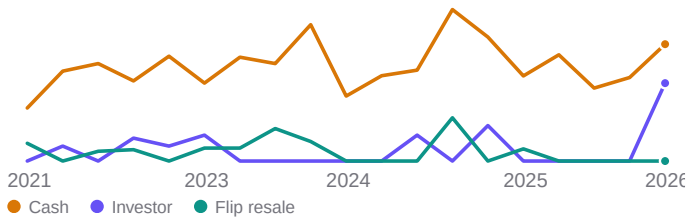
1.7%



BUYERS & OUTCOMES

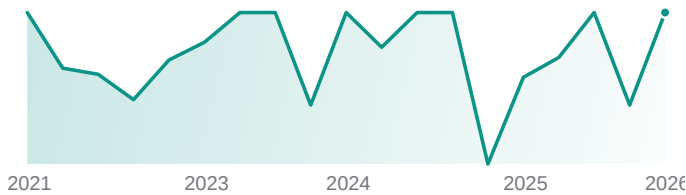
Buyer mix

Cash 60% · Investor 40% · Flip resale 0%



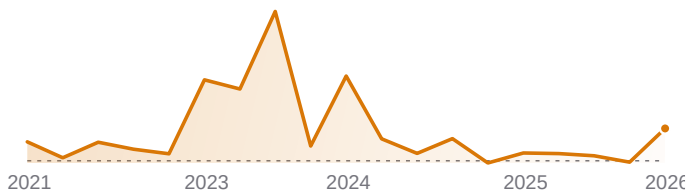
Sellers who sold at a gain

100%

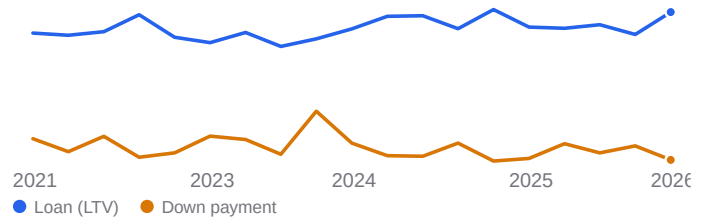


Median annualized return at resale

+17.8%

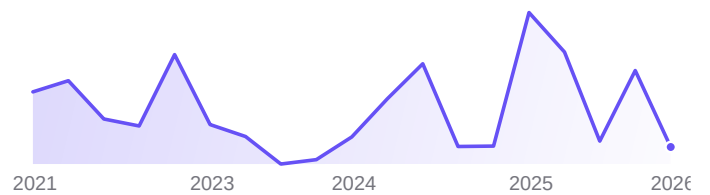


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



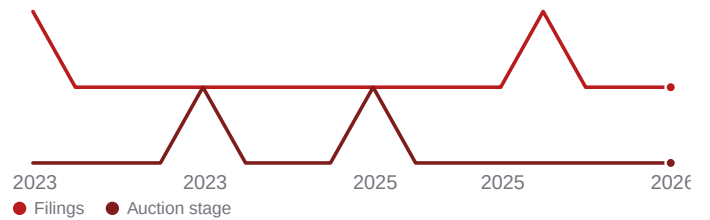
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,842
Median value (AVM)	\$161K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1986
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.5%
Owner occupied	74%
Company owned	8.8%
Median loan-to-value	33%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	5,151
Density	46 / mi²
Median household income	\$51K
Average household income	\$65K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	24
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	20.5%
Unemployment	0.9%
Average temp	67°F
Annual precip	59 in
Sunshine	60%

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