

Gulf Breeze 32563

ZIP code · FL · Florida > Santa Rosa County > Gulf Breeze

SELLER'S MARKET

\$404K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

775

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

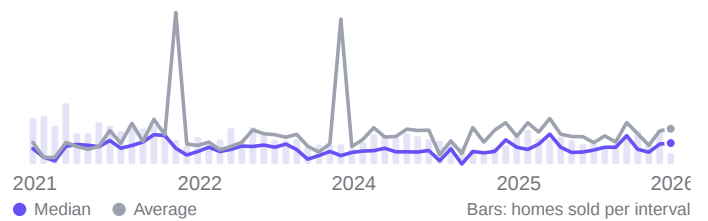
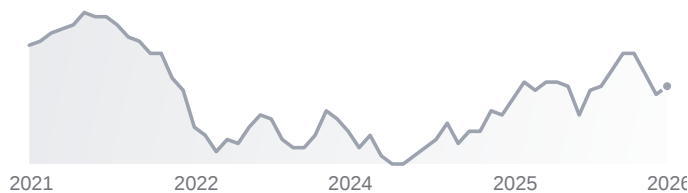
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$420K · Average \$488K

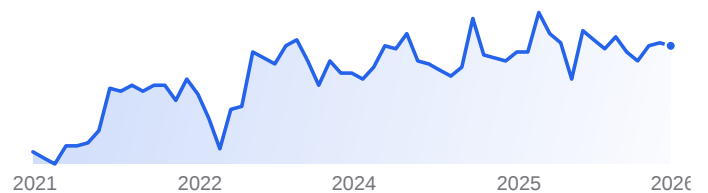
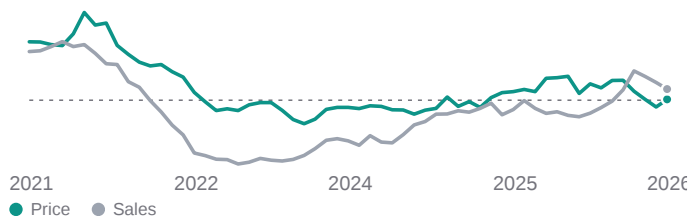


Growth (year over year)

Price +0.5% · Sales +6.0%

Price per square foot

\$220/ft²

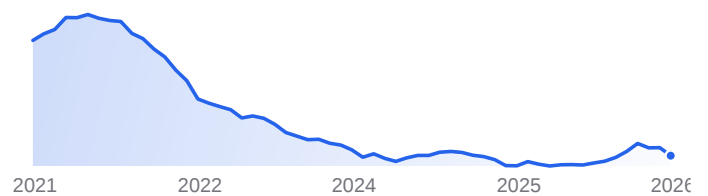
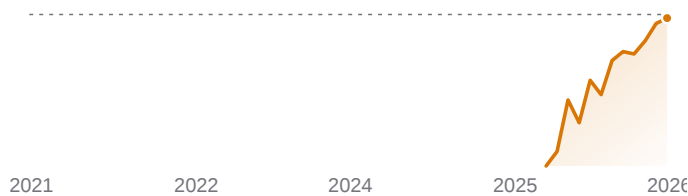


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

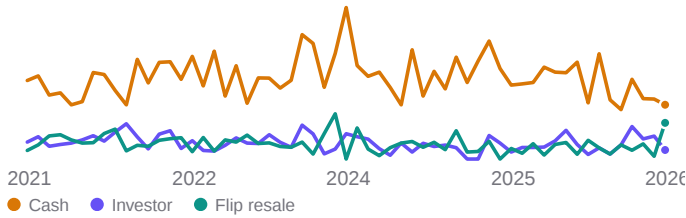
6.2%



BUYERS & OUTCOMES

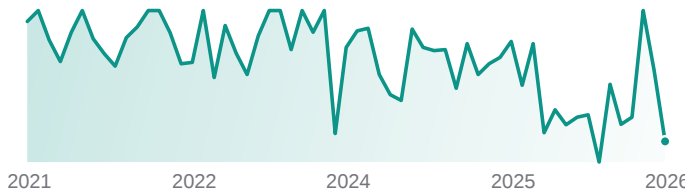
Buyer mix

Cash 20% · Investor 3.3% · Flip resale 13%



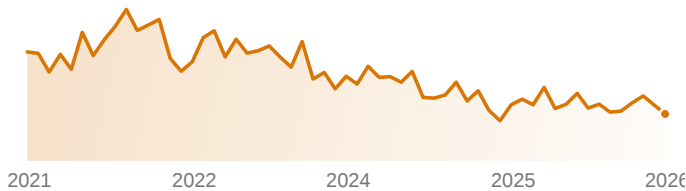
Sellers who sold at a gain

86%

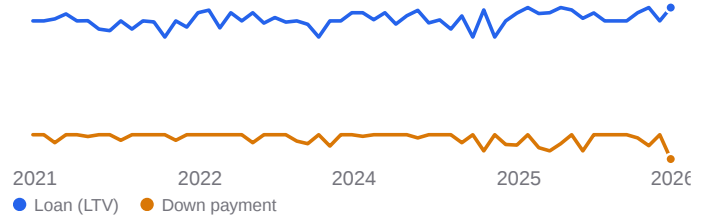


Median annualized return at resale

+4.5%

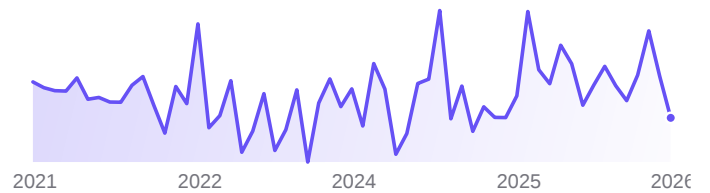


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



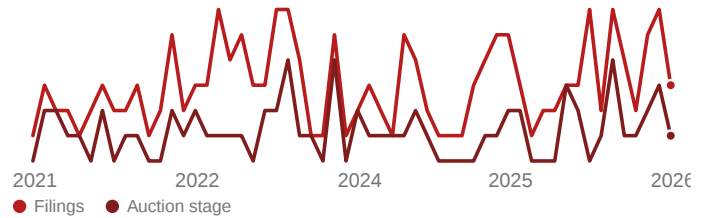
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	12,594
Median value (AVM)	\$415K
Median size	1,909 ft²
Median bedrooms	3
Median year built	2000
Single family	90%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	14%
Median loan-to-value	51%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	17,637
Density	1,024 / mi²
Median household income	\$95K
Average household income	\$118K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	16
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	7.7%
Unemployment	1.0%
Average temp	68°F
Annual precip	65 in
Sunshine	60%

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.