

Shalimar 32579

ZIP code · FL · Florida > Okaloosa County > Shalimar

BALANCED MARKET

\$456K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

193

SALES (12 MO)

\$368K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



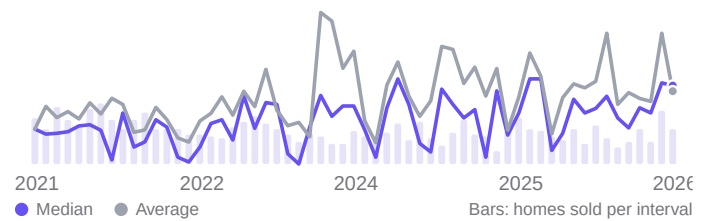
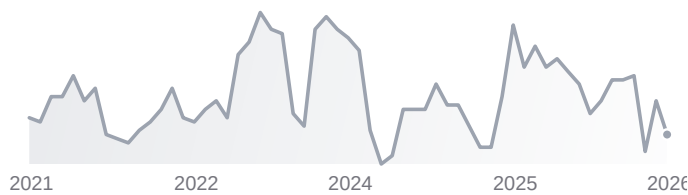
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$480K · Average \$464K

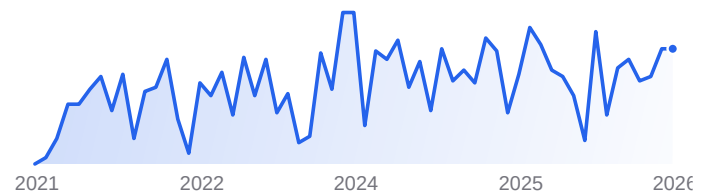
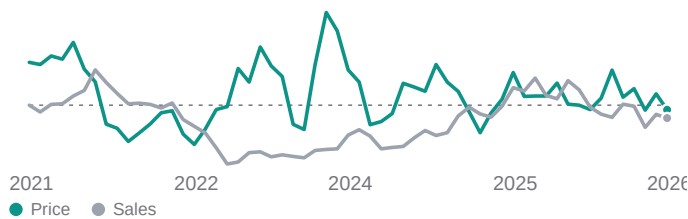


Growth (year over year)

Price -2.3% · Sales -6.3%

Price per square foot

\$228/ft²

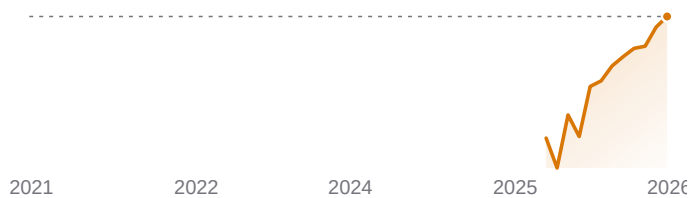


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

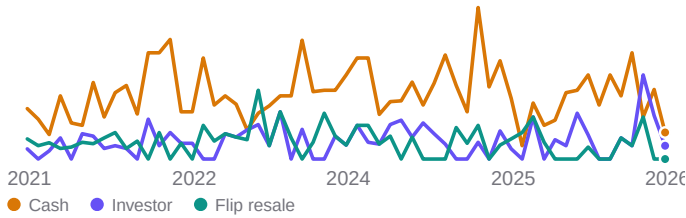
4.4%



BUYERS & OUTCOMES

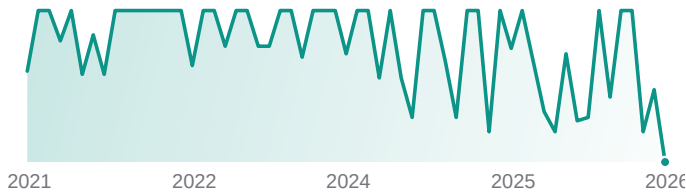
Buyer mix

Cash 11% · Investor 5.3% · Flip resale 0%



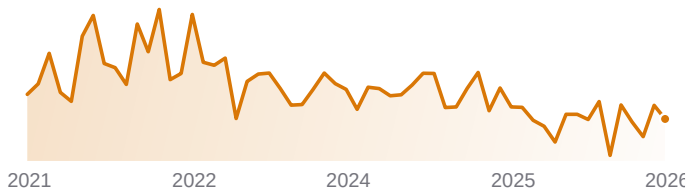
Sellers who sold at a gain

75%

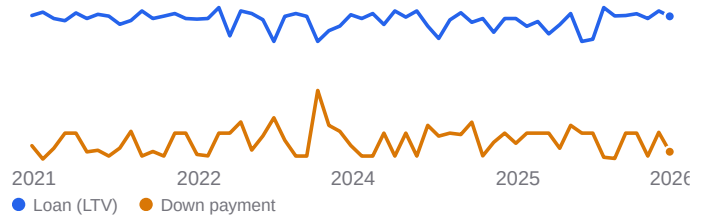


Median annualized return at resale

+3.8%

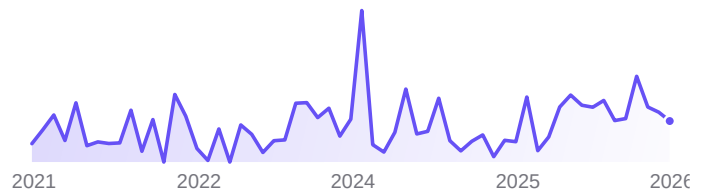


Financing (share of purchase price) Loan (LTV) 96% · Down payment 7.8%



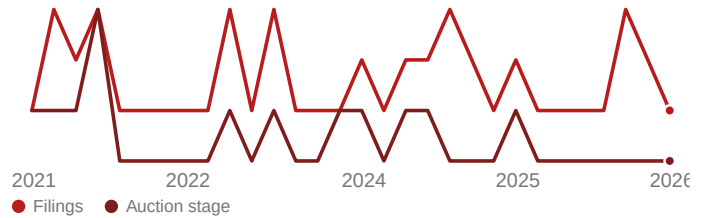
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,401
Median value (AVM)	\$368K
Median size	1,864 ft²
Median bedrooms	3
Median year built	1980
Single family	81%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.9%
Owner occupied	75%
Company owned	17%
Median loan-to-value	55%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	10,885
Density	657 / mi²
Median household income	\$94K
Average household income	\$113K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	16
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	6.5%
Unemployment	0.8%
Average temp	67°F
Annual precip	69 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.