

Cedar Key 32625

ZIP code · FL · Florida > Levy County > Cedar Key

BALANCED MARKET

\$175K

MEDIAN SALE PRICE

-36.8%

1-YR CHANGE

73

SALES (12 MO)

\$377K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

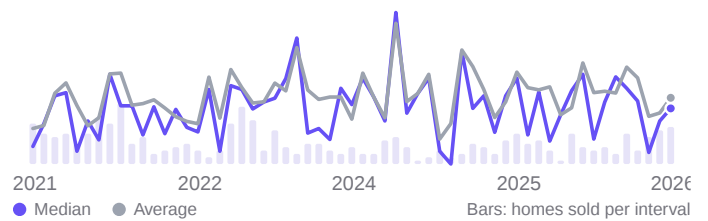
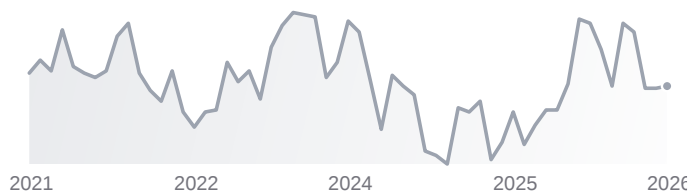
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$250K · Average \$292K

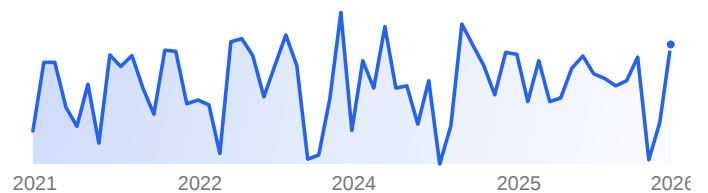
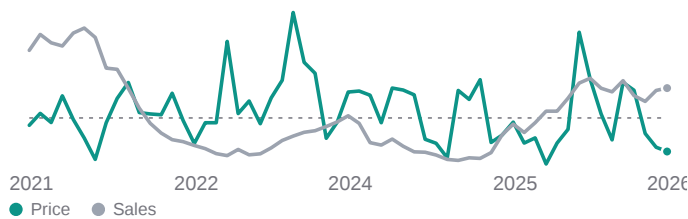


Growth (year over year)

Price -36.8% · Sales +32.7%

Price per square foot

\$323/ft²



Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

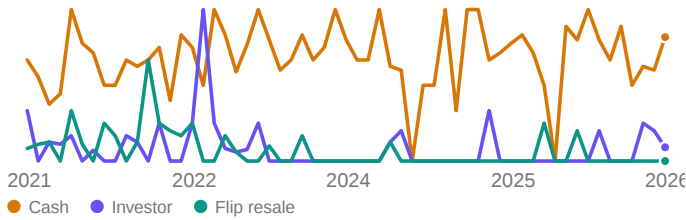
5.4%



BUYERS & OUTCOMES

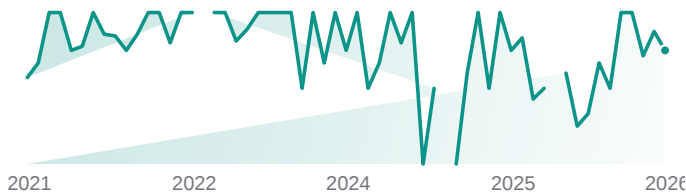
Buyer mix

Cash 82% · Investor 9.1% · Flip resale 0%



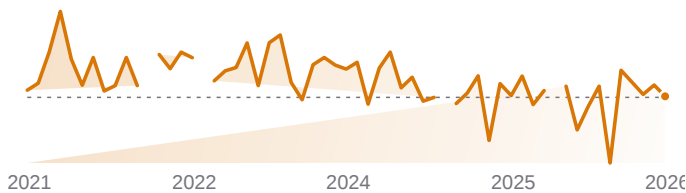
Sellers who sold at a gain

75%

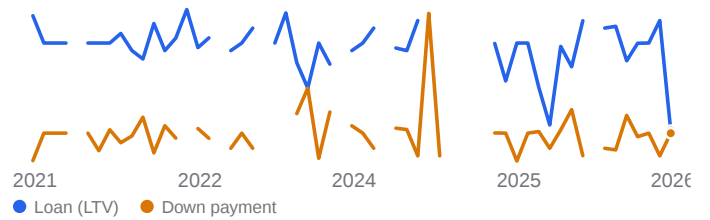


Median annualized return at resale

+0.3%

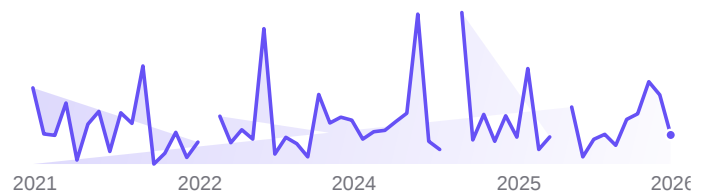


Financing (share of purchase price) Loan (LTV) 22% · Down payment 20%



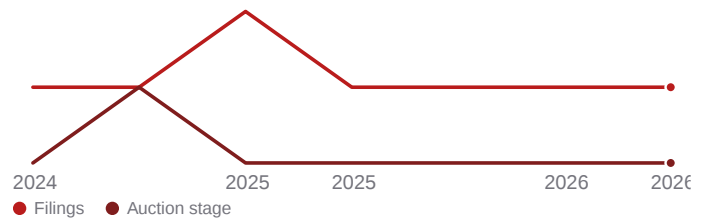
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,363
Median value (AVM)	\$377K
Median size	1,152 ft²
Median year built	1985
Single family	48%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.7%
Owner occupied	59%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	1,109
Density	7 / mi²
Median household income	\$67K
Average household income	\$80K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	23
Homes occupied	67%
Bachelor's or higher	18%
Poverty rate	16.6%
Unemployment	1.0%
Average temp	70°F
Annual precip	57 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.