

High Springs 32643

ZIP code · FL · Florida · Gilchrist County · High Springs

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

-3.8%

1-YR CHANGE

209

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



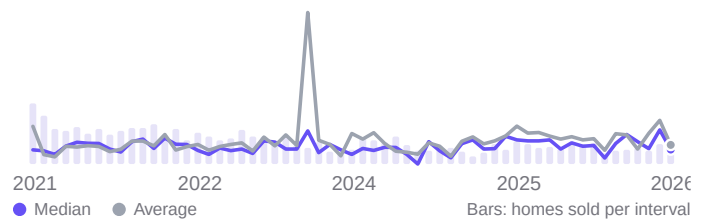
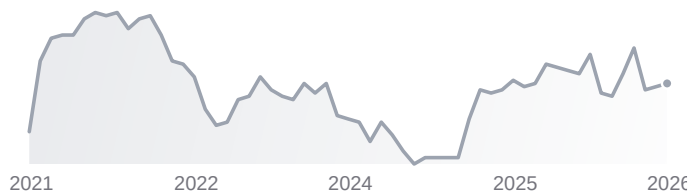
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$267K · Average \$293K

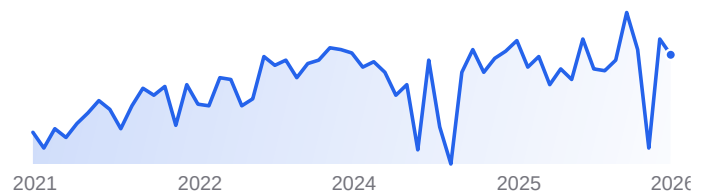
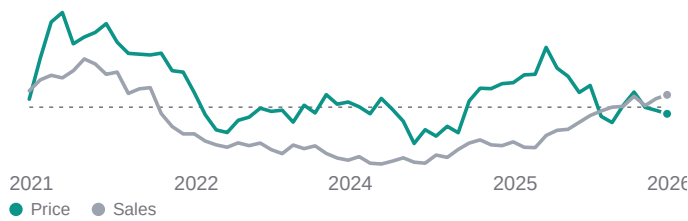


Growth (year over year)

Price -3.8% · Sales +7.2%

Price per square foot

\$202/ft²

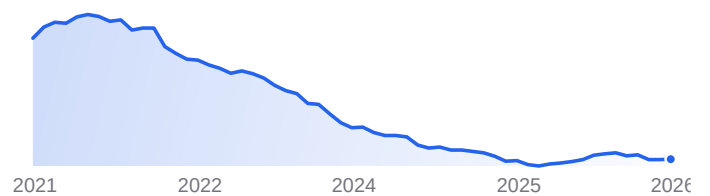
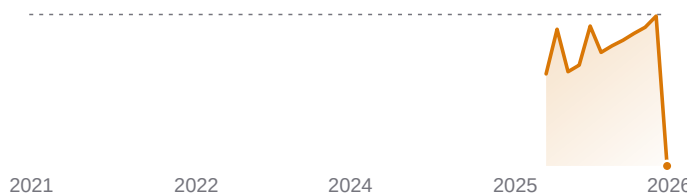


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

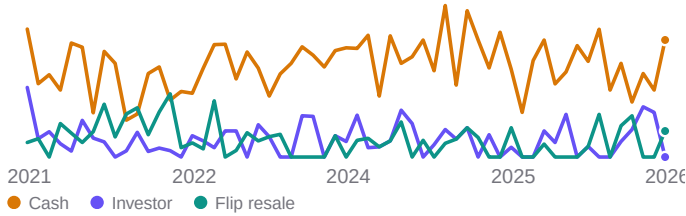
3.7%



BUYERS & OUTCOMES

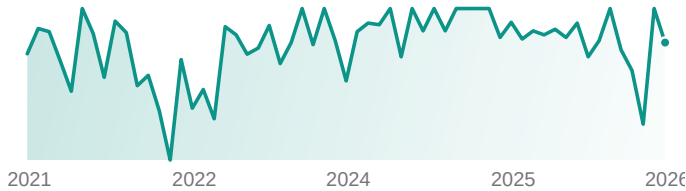
Buyer mix

Cash 50% · Investor 0% · Flip resale 11%



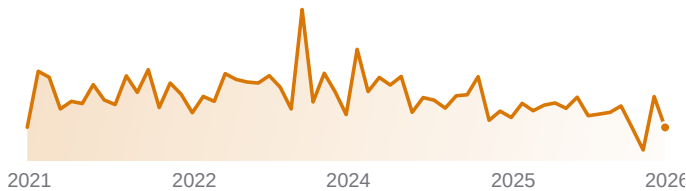
Sellers who sold at a gain

88%

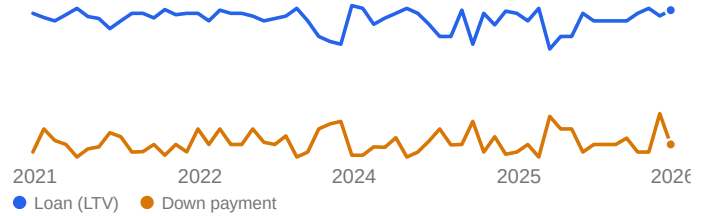


Median annualized return at resale

+4.3%

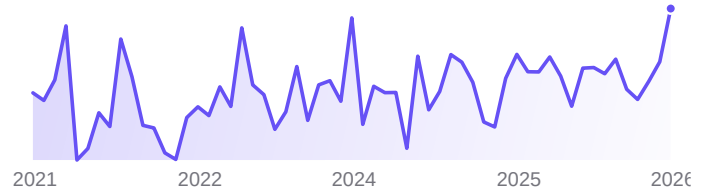


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



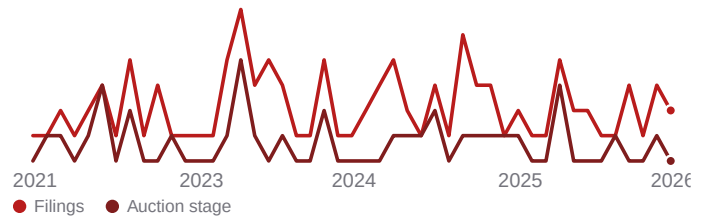
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	5,655
Median value (AVM)	\$330K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1998
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.5%
Owner occupied	85%
Company owned	8.9%
Median loan-to-value	47%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	12,663
Density	108 / mi²
Median household income	\$73K
Average household income	\$93K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	22
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	9.7%
Unemployment	1.0%
Average temp	69°F
Annual precip	54 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.