



St. Johns County Market Snapshot

August 2026 sales · Public records, Realtor.com and Zillow · flaglerdave.com/market-data/st-johns-county/

SINGLE-FAMILY PRICE

\$535,000

Median, last 3 mo · +7% vs last year

HOMES SOLD

8,000

Last 12 months

FOR SALE

2,174

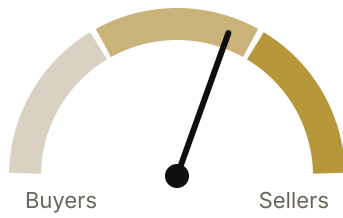
September 2026

DAYS ON MARKET

72

Median, September 2026

MARKET STRENGTH



61/100

BALANCED MARKET

Months of supply: 3.2 months
Days on market: 72 days
Listings with a price cut: 23%
Under contract per 100 for sale: 43
0 = buyer's market, 100 = seller's market. Not a forecast.

What sold, by home type (last 12 months)

HOME TYPE	SALES	MEDIAN	PER SQ FT	VS LAST YR
Single-family homes	6,890	\$515,000	\$206	+5%
Condos & townhomes	909	\$310,000	\$247	-8%
Manufactured homes	201	\$227,000	\$149	+5%

By price

Under \$200K	298
\$200K-\$300K	904
\$300K-\$400K	1,447
\$400K-\$500K	1,457
\$500K-\$750K	2,192
\$750K-\$1M	819
\$1M and up	883

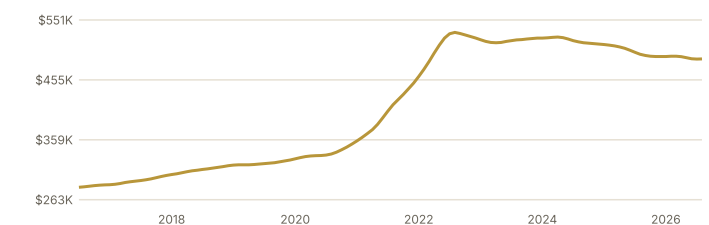
By city

CITY	SALES	MEDIAN
Saint Augustine	4,803	\$430,000
Saint Johns	1,391	\$550,000
Ponte Vedra	817	\$675,000
Ponte Vedra Beach	777	\$895,000
Hastings	159	\$263,000
Elkton	52	\$405,000

The four counties side by side

COUNTY	SF MEDIAN	SOLD 12 MO	FOR SALE	DAYS	STRENGTH
Flagler	\$370,000	3,772	1,301	78	51
Volusia	\$340,000	9,883	4,171	78	46
St. Johns	\$535,000	8,000	2,174	72	61
Putnam	\$250,000	1,217	301	87	46

Typical home value since 2016



Zillow Home Value Index, St. Johns County.



Dave Petkovsek

Real Estate Broker & Instructor · Realty Exchange ·
2,000+ homes sold



Call or text

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FlaglerDave.com

Source: FlaglerDave.com. Sales: qualified residential sales in Florida Dept. of Revenue and county records, last 12 complete months. Listings and days on market: Realtor.com Economic Research. Public figures, not MLS statistics. Feel free to share this page with credit to FlaglerDave.com.