



# Jacksonville Housing Analysis

Will Robinson

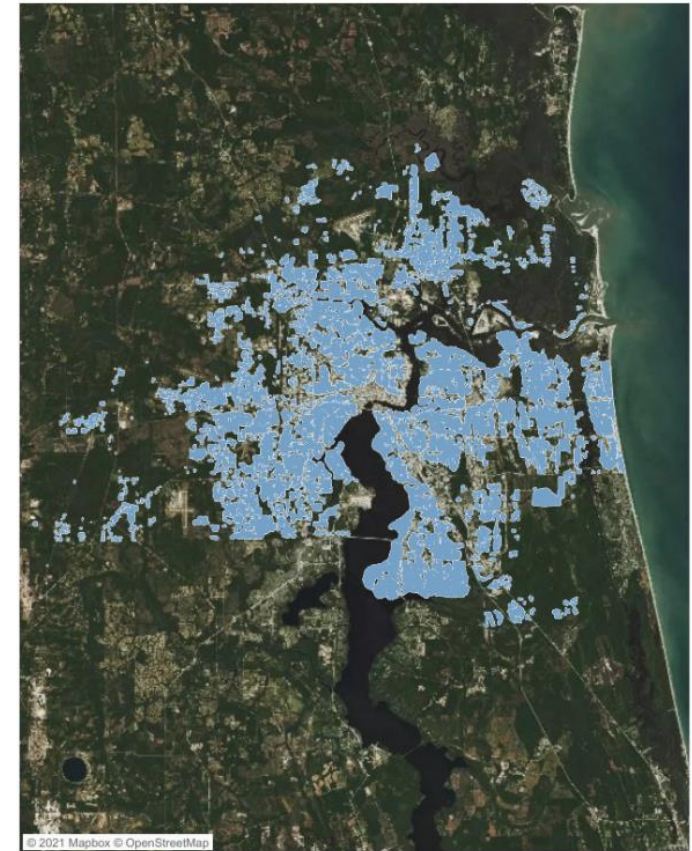
# Market overview

## Overall Inventory Statistics

Houses	252,716
Market Cap	\$49.1B
Median Age	39
Median Effect Age	34
Median Bedrooms	3
Median Baths	2
Median Adjusted Value	\$163,345
Median Building Value	\$113,004
Median Gross Sf	2,142
Median Effect Sf	1,848
Median Heated Sf	1,644
Median Adj. Value per Gross Sf	73
Median Adj. Value per Heated Sf	95

Data: Duval County Property Appraiser | Graphic: Will Robinson | Created: Feb. 13, 2021

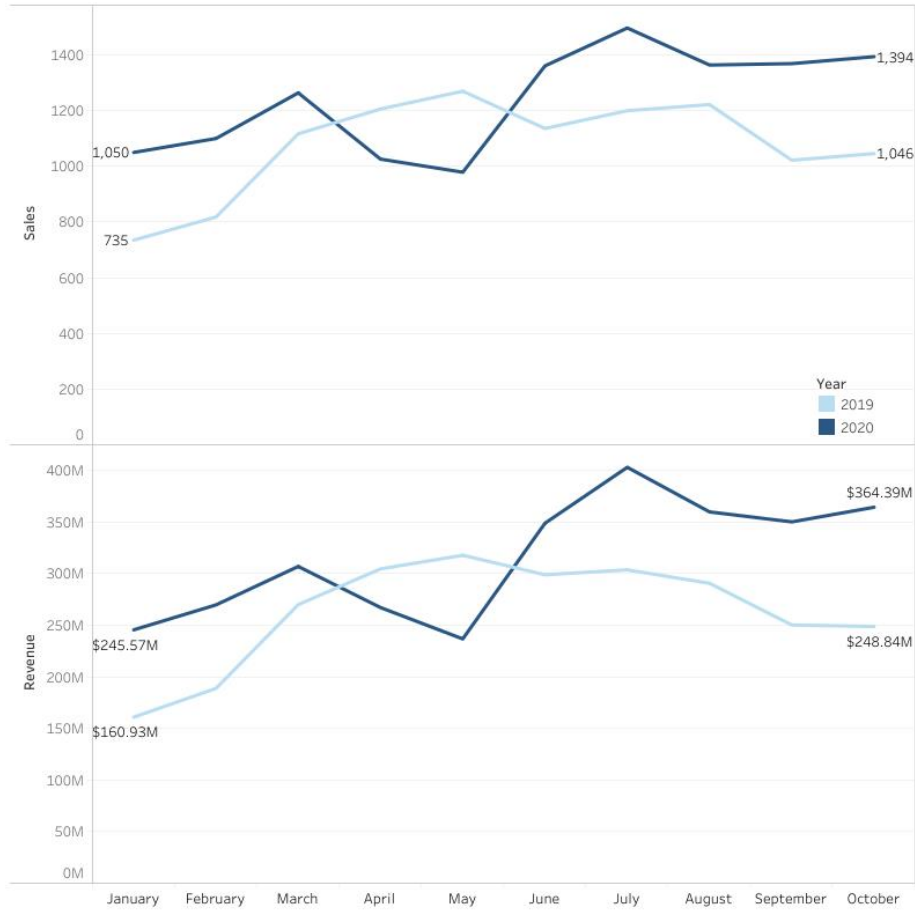
## Jacksonville Single-Family Housing



# Covid price surge

Home Sales 2019-2020

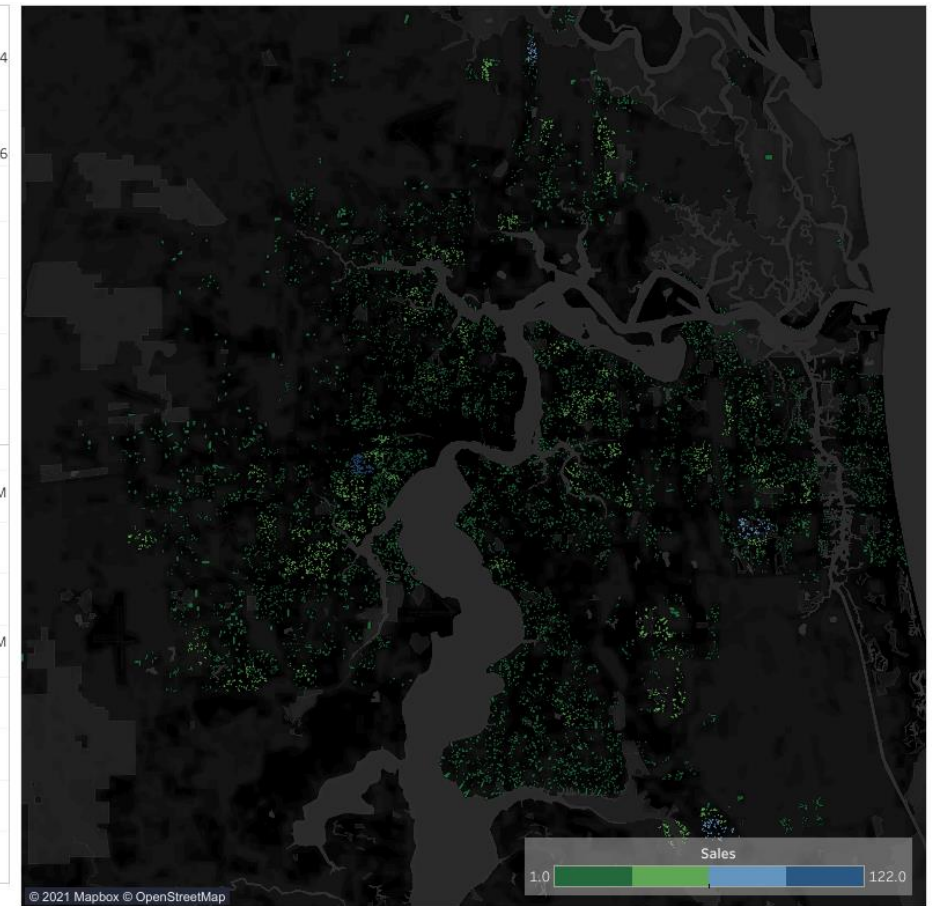
Jan.-Oct.



Data: Duval County Property Appraiser | Graphic: Will Robinson | Created: Feb. 24, 2021

Home Sales by Neighborhood

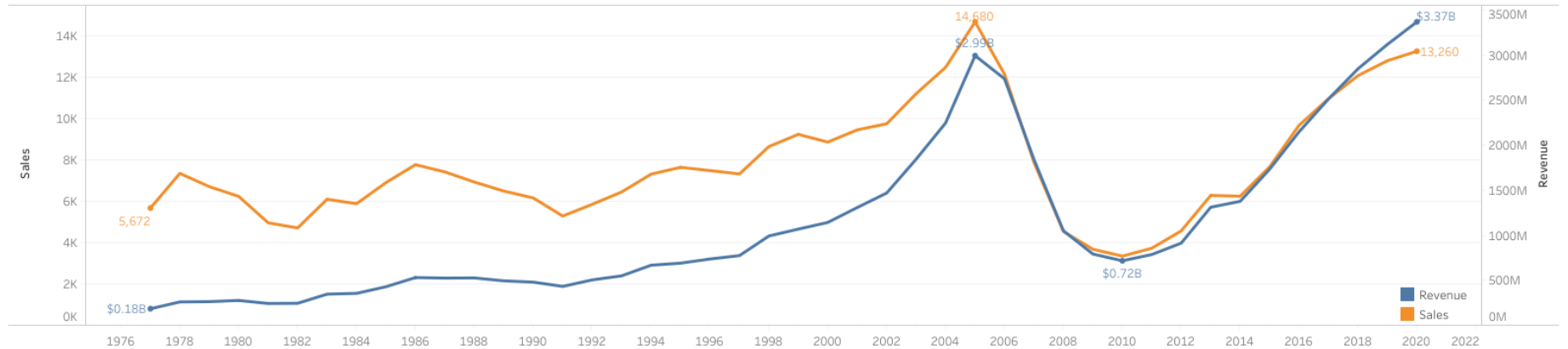
Jan.-Oct. 2020



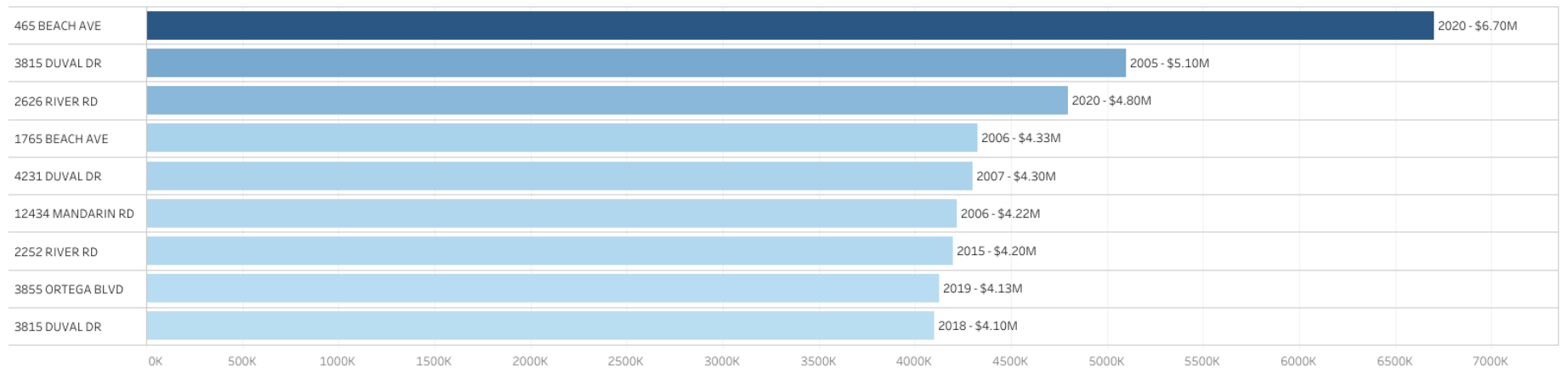
On top of  
rising  
prices

## Home Sales Since 1978

\*2020 still in progress



## Top 10 Home Sales

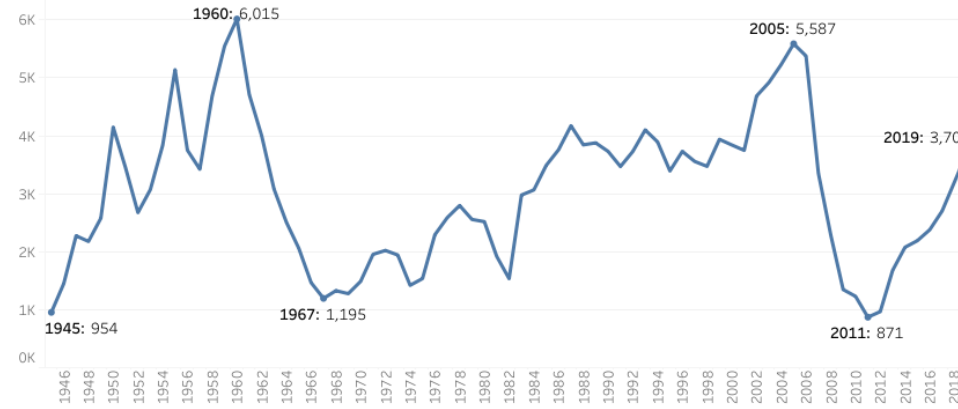


Data: Duval County Property Appraiser | Graphic: Will Robinson | Created: Feb. 24, 2021

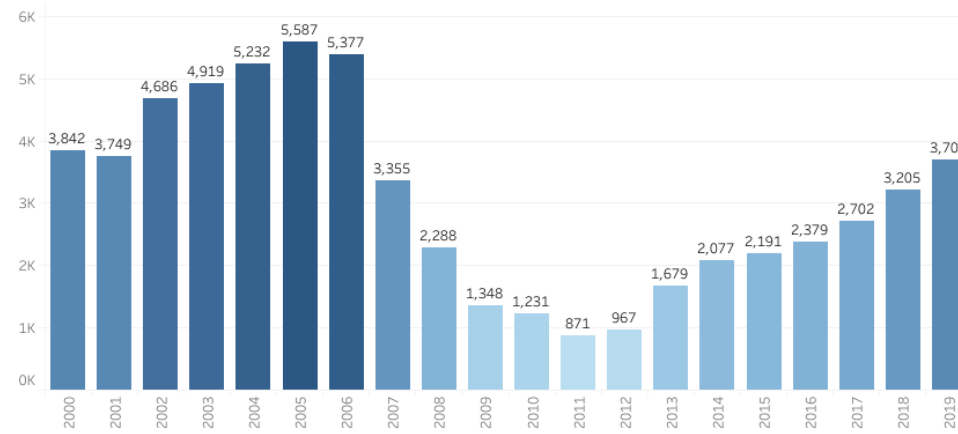


Starter  
homes – a  
target  
vertical for  
a growing  
industry

Home Construction by Year  
(1945-2019)

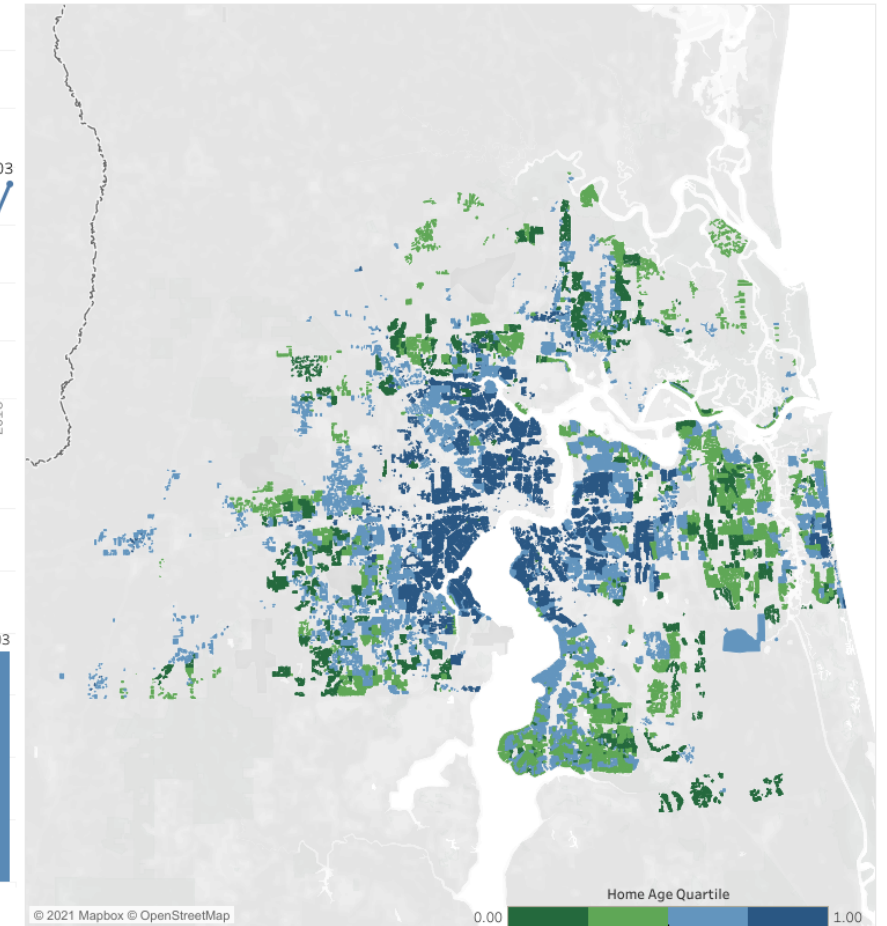


Home Construction in 2000s

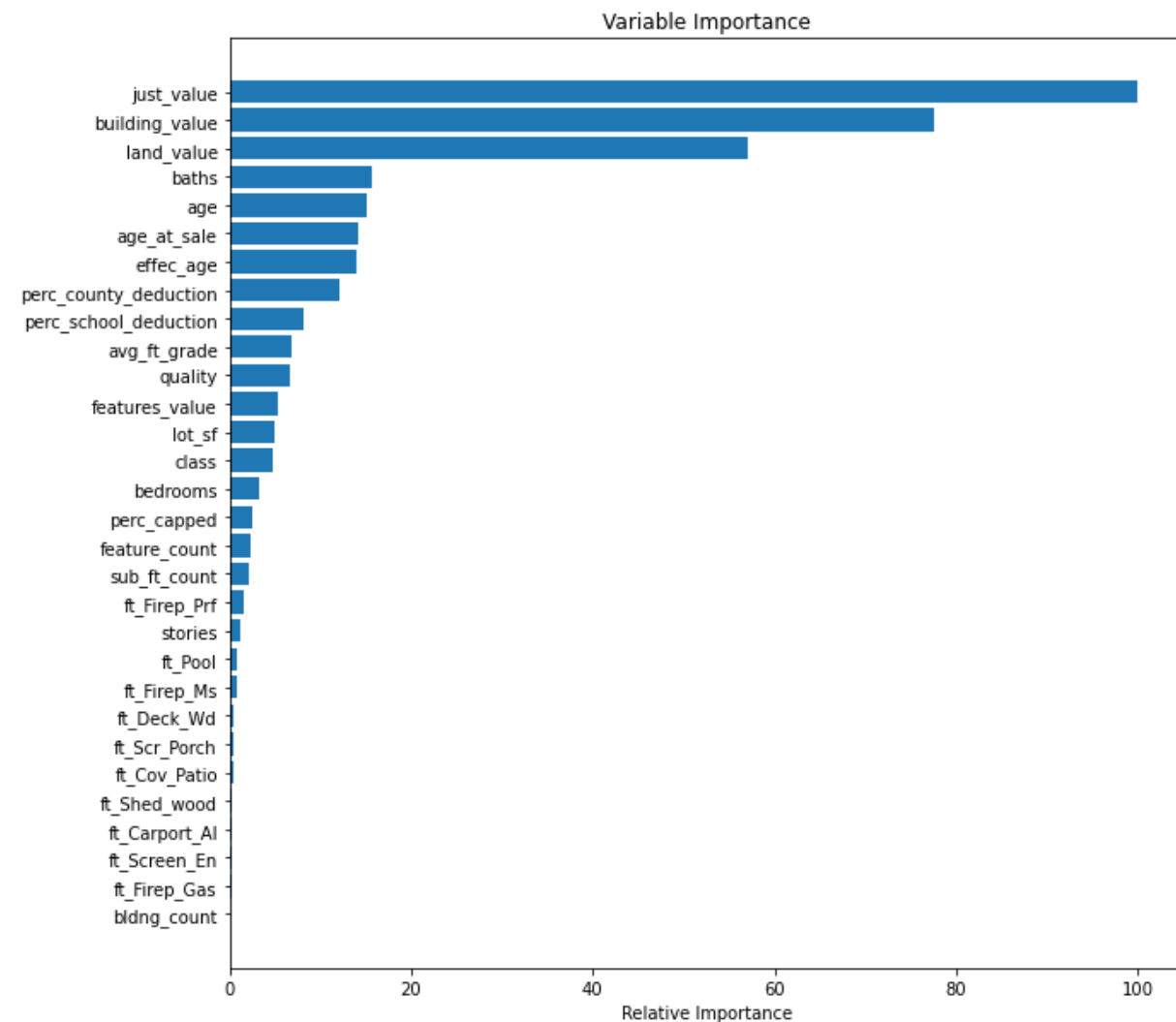
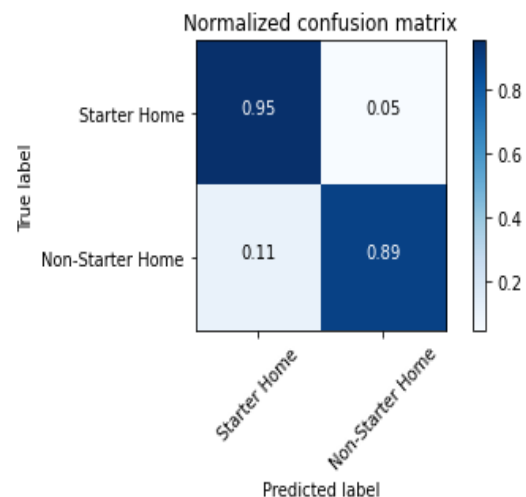
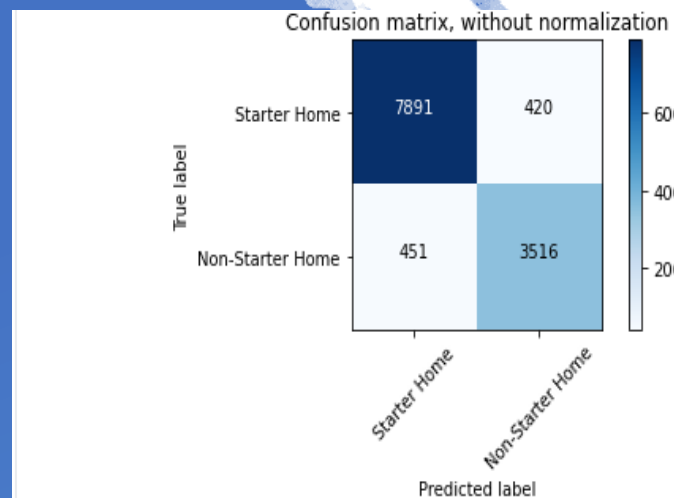


Data: Duval County Tax Collector | Graphic: Will Robinson | Created: Feb. 13, 2021

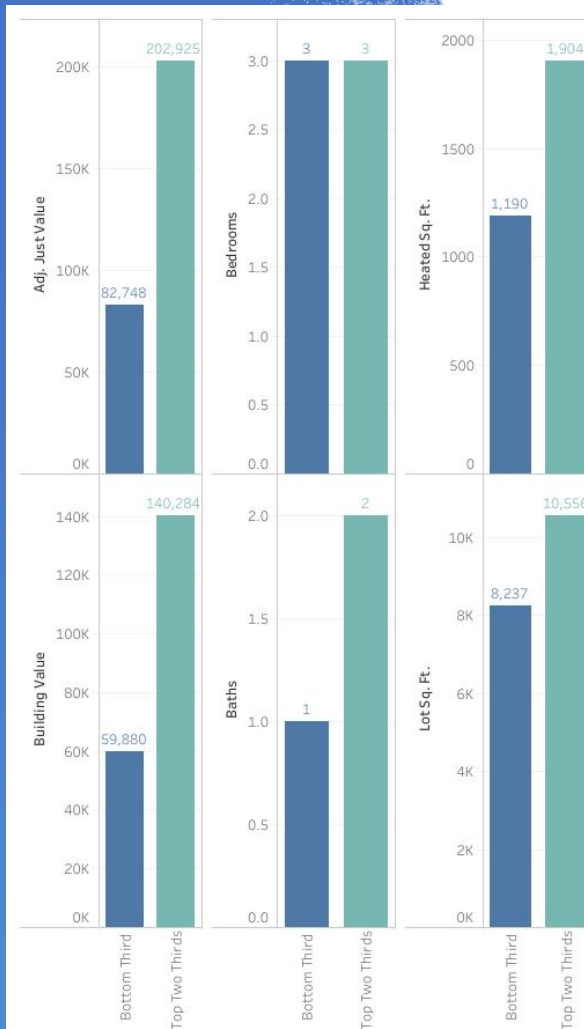
Neighborhoods by Median Home Age



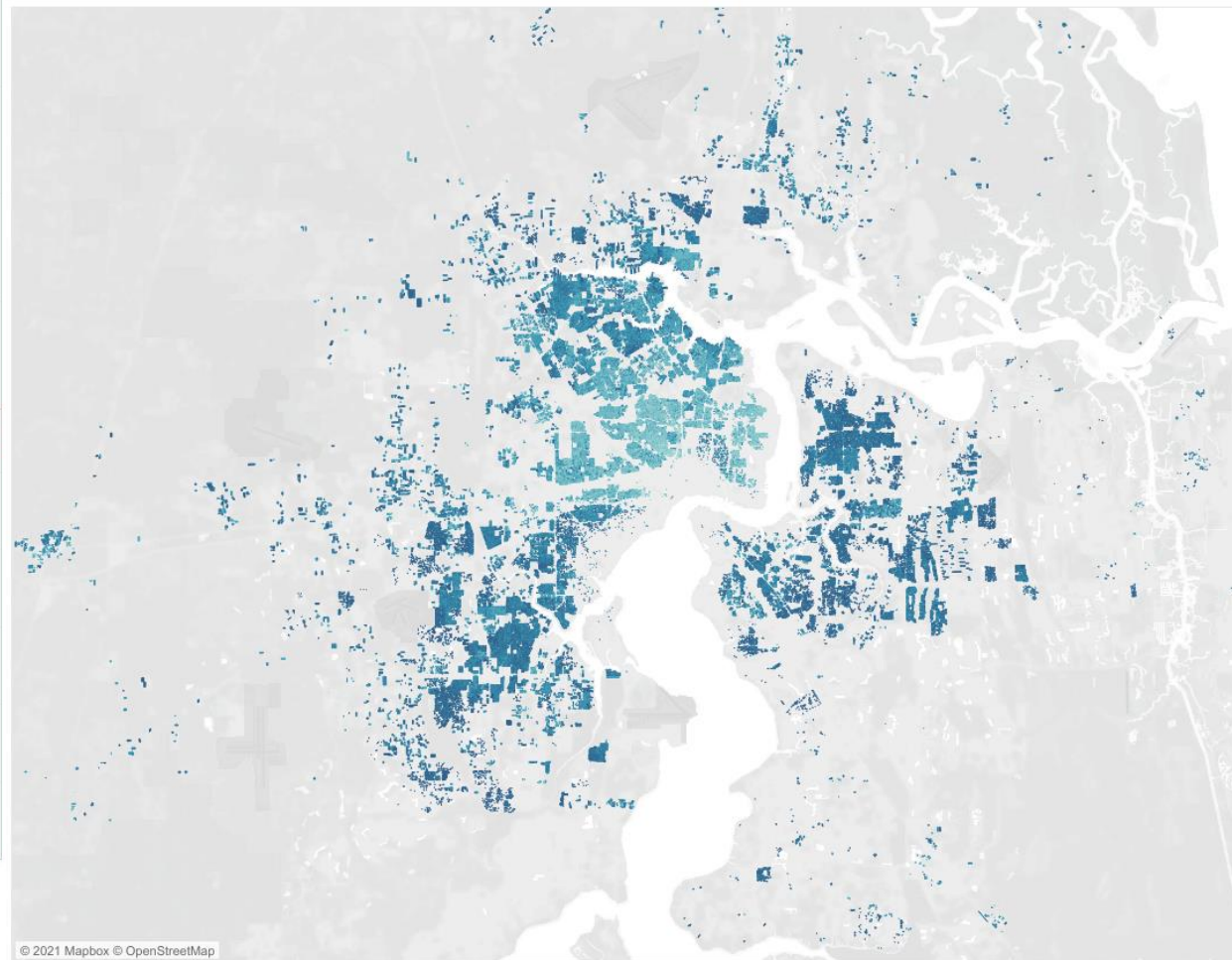
What first-time buyers want



# Starter homes vs. rest of market

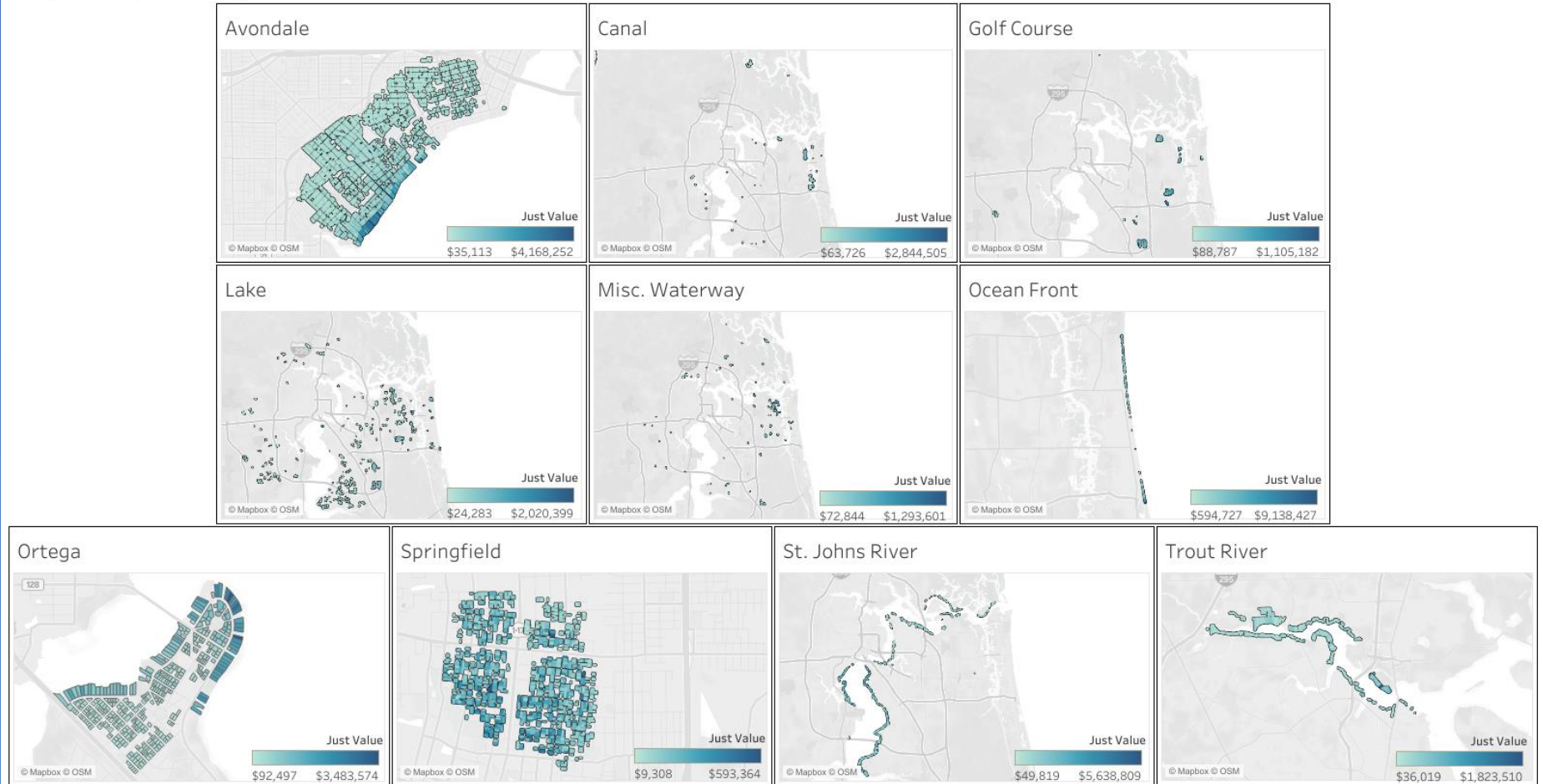


Starter Homes



Forget  
water  
access

Maps of Top 10 Designated Characteristics



Data: Duval County Property Appraiser | Graphic: Will Robinson | Created: Feb. 13, 2021



# Future Research

- Correlation with other asset types?
- Compared to St. Johns, Clay, Nassau Counties?
- Importance of proximity to highways, landfills, retail centers, airport, etc.?



Questions?