

Nassau County, Florida

Why work with a local Realtor?

A local Realtor brings neighborhood-level insight, accurate pricing guidance, and a clear understanding of the homes, competition, and opportunities shaping your move.

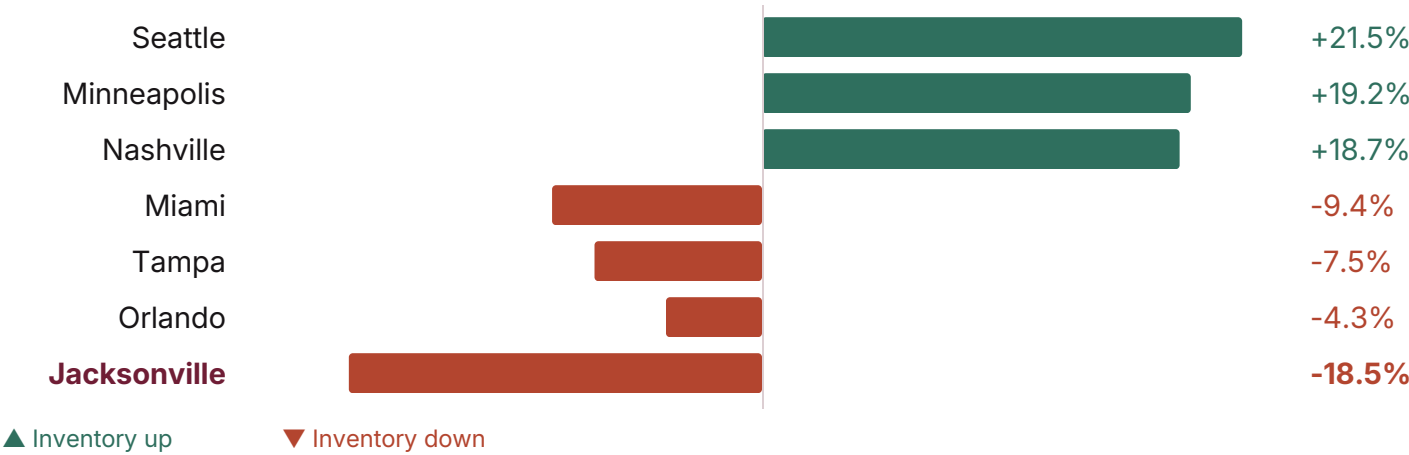
At a Glance: Nassau County

110,000 Estimated Nassau County population	14,000 Estimated On Island	\$77,667 Average annual salary
47 yrs Median age in County (56 in Fernandina Bch)	126 Closed Sales, August 2026	609,049 Average sale price

Major employers: Naval Submarine Base Kings Bay & Mayport & NAS · Federal Law Enforcement Training Centers (FLETC) · Jacksonville Air Route Traffic Control Center

Education: A rated Schools throughout Nassau County

Inventory Change Year over Year, August



Northeast Florida is seeing fewer homes available — while national headlines say buyers have more options.

What this means for Northeast Florida

While inventory climbed sharply in many major markets—Seattle up 21.5%, Minneapolis up 19.2%, and Nashville up 18.7%—Jacksonville saw the largest inventory decline on the chart: down 18.5% year over year in August.

Florida markets also trended lower, with Miami down 9.4%, Tampa down 7.5%, and Orlando down 4.3%.

The takeaway? Real estate is local. National headlines may say buyers have more options, but our market is seeing fewer homes available. For sellers, that can mean less competition when your home is priced correctly and marketed well. For buyers, it is a reminder that waiting can mean fewer choices—not always a better deal.



Let’s talk about what the numbers mean for your specific move.