

Green Cove Springs & Lake Asbury — September 2026

Residential Data through September 30, 2026 Kimberly Hanna, REALTOR® · CW Realty

Prices held and the clock slowed. The typical Green Cove Springs home sold for **\$351,495**, essentially flat on a year ago — but it took **66.5 days** to get there against 56 last September. Buyers finally have time to think.

Green Cove Springs

All homes with a Green Cove Springs address,
Lake Asbury included

HOMES ON MARKET	SOLD IN SEPTEMBER	MEDIAN SALE PRICE	MEDIAN PER SQ FT	MONTHS OF SUPPLY
408	94	\$351,495	\$179	4.6
-3.5% vs Sep 2025	+6.8% vs Sep 2025	+0.6% vs Sep 2025	-2.2% vs Sep 2025	at the current pace

GREEN COVE SPRINGS AT A GLANCE	SEPTEMBER	TYPICAL LIST PRICE	AVG. DAYS ON MARKET	SALE PRICE VS ASKING	VS. ORIGINAL ASKING
Homes for sale	408	\$376,000	—	—	—
Newly listed	125	\$391,850	—	—	—
Went under contract	80	—	—	—	—
Closed sales	94	\$351,495	99.4	98.4%	93.2%

What moved was time, not price. The median sale price is within a rounding error of last September. Price per square foot slipped 2.2%, and the median home took 66.5 days to sell against 56 a year ago. Sellers are still getting 99.8% of their asking price — they are just waiting longer for it.

The Lake Asbury area

MLS Area 163 — the Henley Road / CR 209 corridor
About half of all Green Cove Springs activity

HOMES ON MARKET	SOLD IN SEPTEMBER	MEDIAN SALE PRICE	MEDIAN PER SQ FT	MONTHS OF SUPPLY
185	49	\$350,000	\$177	3.8
-28.8% vs Sep 2025	-3.9% vs Sep 2025	+0.3% vs Sep 2025	-1.7% vs Sep 2025	tighter than the city

NEW CONSTRUCTION · 30 OF 49 SEPTEMBER SALES

\$361,642 median

\$178 per sq ft · 76.5 days on market (median)
61% of everything that sold here was newly built.

RESALE · 19 OF 49 SEPTEMBER SALES

\$338,000 median

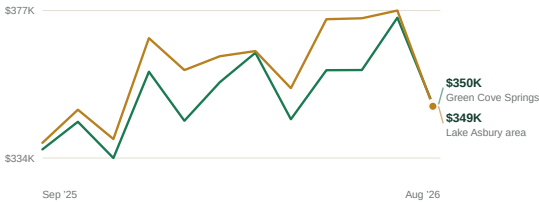
\$176 per sq ft · 58 days on market (median)
Fewer of them, and they sold faster than the new builds.

Compare per square foot, not sticker price. Across Green Cove Springs the new homes carried a higher total price (\$354,350 against \$340,000) but a *lower* price per square foot (\$178 against \$184). You are buying more house and paying more in total. The one thing worth knowing before you drive out here: most builders want your agent with you on the **first** visit. Walk in alone and many of them will not let you add one later.

The last twelve months

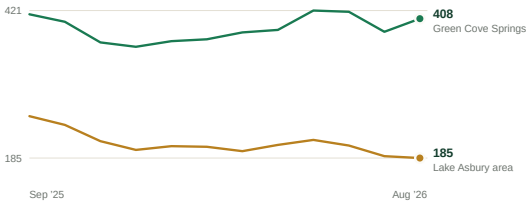
MEDIAN SALE PRICE

Monthly, October 2025 – September 2026



HOMES ON THE MARKET

Active listings at month end



Where homes are selling

Sales July 1 – September 30, 2026
146 Lake Asbury closings

Single-month neighborhood numbers bounce around too much to be useful, so closings below cover a rolling three months. Neighborhoods with at least three sales in that window are listed on their own.

NEIGHBORHOOD	SOLD (3 MO.)	MEDIAN SALE PRICE	MEDIAN PER SQ FT	MEDIAN DAYS ON MARKET	VS. ORIGINAL ASKING	SHARE NEW CONSTRUCTION
Hyland Trail	25	\$400,000	\$186	67	97.8%	100%
Granary Park	22	\$374,740	\$176	27.5	98.1%	82%
Lake Asbury	16	\$625,000	\$237	49.5	95.1%	0%
Bella Lago	15	\$352,990	\$164	117	94.6%	100%
Holstein Crossing	11	\$330,000	\$161	74	94.2%	91%
Rolling Hills	10	\$327,400	\$192	127.5	97.4%	80%
Edenbrooke at Hyland Trails	9	\$363,604	\$170	95	95.4%	89%
Russell Retreat	8	\$469,990	\$147	16.5	100.0%	100%
Anabelle Island	4	\$360,000	\$176	161.5	95.5%	100%
Glen Haven	4	\$339,000	\$168	46	96.8%	0%
Sandridge Hills	4	\$350,000	\$196	91	97.4%	100%
Royal Pointe	3	\$420,000	\$175	66	96.2%	33%
Silver Creek	3	\$307,500	\$182	87	93.2%	0%
All other neighborhoods (12)	12	\$299,500	\$182	19.5	96.1%	8%
Lake Asbury area — all	146	—	—	—	—	—

Hyland Trail and Granary Park are the engine. Between them they accounted for 47 of the 146 homes sold across the whole area this quarter.

Russell Retreat moved fastest — a median of 16.5 days — while Anabelle Island took 161.5 and Rolling Hills 127.5. Where your home is changes the timeline more than almost anything else.

The lake itself is its own market. Homes in the original Lake Asbury neighborhood sold at a median \$625,000 and \$237 per square foot, well above the \$160–\$190 band the builder communities cluster in, and not one of them was a new build.

Selling instead? The seller's report covers how long homes are taking to sell and what price cuts really cost →

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Home inspections: Hanna Home Services — a Florida-licensed home inspection and mold assessment company (HI13335) owned by my husband, Les Hanna. I disclose this because I have a

direct interest in it. You are never obligated to use them, and I am glad to give you the names of other inspectors on request.

About these figures: Source realMLS (Northeast Florida Multiple Listing Service), residential property type, pulled 8 October 2026 for the month of September 2026. Compiled from MLS records and deemed reliable but not guaranteed. A month's closing count can still rise after the month ends as

records are entered or corrected. This is a statistical summary, not an appraisal, and not an offer to buy or a solicitation of property already listed with another brokerage.