



What Can \$1 Million Buy You In Jacksonville, Florida?

Buyers in the North Florida city will have no trouble finding a home on the water.

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At \$165,300, the median home value in Jacksonville is low compared to the national median of \$216,700, but it's rising fast. According to Zillow, home values in Jacksonville have increased 8.5 percent over the past year and may rise another 6.6 percent within the next year. Analysts predict the city's job market to grow by 39.2 percent over the next ten years, so Jacksonville will likely stay a seller's market for the foreseeable future.

Prices are low, and values are steadily increasing. For the right investor, this could be a uniquely lucrative time to buy in Jacksonville, and if you've got a million dollars burning a hole in your pocket, your money will go further there than most other cities.

For \$995,000, this one-story home sits at right on the St. John's River, right across from Doctor's Lake. The spacious 3-bedroom house features an open-concept living and dining area

with a brick fireplace and nearly floor-to-ceiling windows. Of the three bathrooms, two feature marble-finished dual-vanities, and the master bath includes a walk-in spa-style tub. Outside, a large backyard pool is fully enclosed by a screen, keeping pests out while providing views of the river just yards away.

If ocean views are more your thing, [this four-bed, seven-bath home](#) in Jacksonville Beach is steps away from the Atlantic. It too has a backyard pool, this one an uncovered lagoon-style pool surrounded by a stone patio shaded by palm trees. Just off the patio, a massive wooden dock provides an enclosure and lift for a large speedboat. The home itself features a split-floor plan under towering ceilings. Three of the four bedrooms include full baths. The chef's kitchen features granite finishes and stainless steel appliances, including two dishwashers, and an additional wet bar in the living area means you're never far from a refreshment.

A bit further south, [this four-bed, four-bath home](#) on Commissioners Drive features a massive outdoor entertaining area, with a screen covered pool and patio, fireplace lounge, and summer kitchen complete with a range stove, dishwasher, and gas grill. Sitting in front of a private wooded preserve lot in the Pablo Creek Reserve, the 3,617-square-foot home was built just ten years ago and features new carpet, appliances (including a sub-zero refrigerator) and HVAC systems.

[A restored estate home in Clifton](#) offers two acres of lawn and garden along the riverfront, where the Arlington meets the St. John's. The restored home was built in the 1930s and still boasts a number of the original features, including brick exteriors, built-in bookshelves, high ceilings and original light fixtures. The homes more modern amenities include stainless steel appliances, Corian counters and tile backsplashes in the kitchen, and a separate standing shower and spa tub in the master bedroom.

Those are just a few of the properties currently available in the million-dollar range in Jacksonville. Each is on the water, as is just about every single-family home listed above \$900,000 right now. You'll just have to decide if you prefer the river or ocean.