

Odessa

Community · FL · Florida > Pasco County

BALANCED MARKET

\$697K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

575

SALES (12 MO)

\$648K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



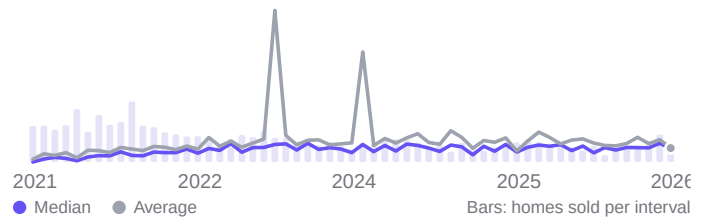
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$667K · Average \$672K

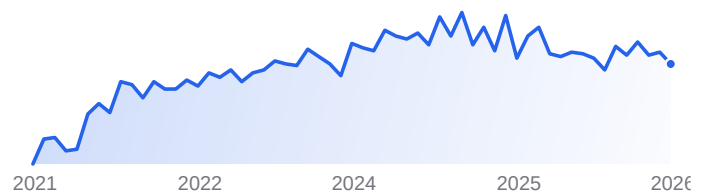
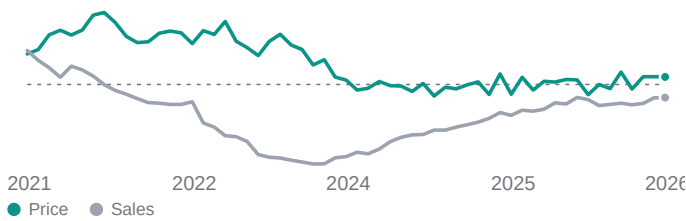


Growth (year over year)

Price +3.8% · Sales -6.7%

Price per square foot

\$258/ft²

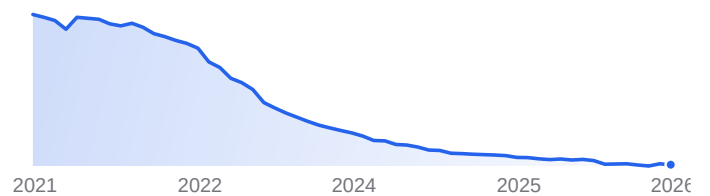
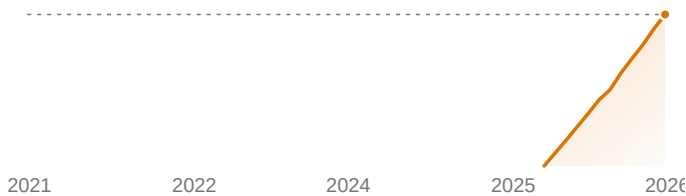


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

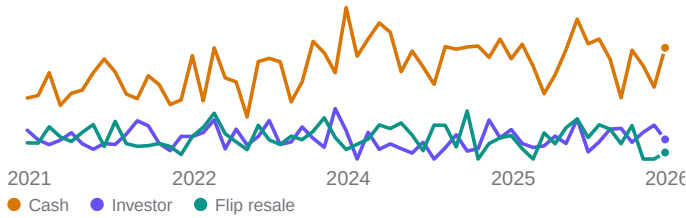
4.4%



BUYERS & OUTCOMES

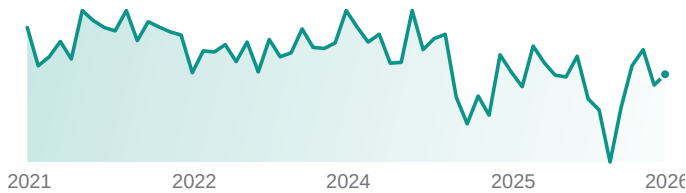
Buyer mix

Cash 31% · Investor 5.5% · Flip resale 1.8%



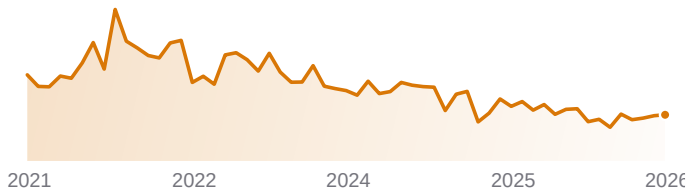
Sellers who sold at a gain

90%

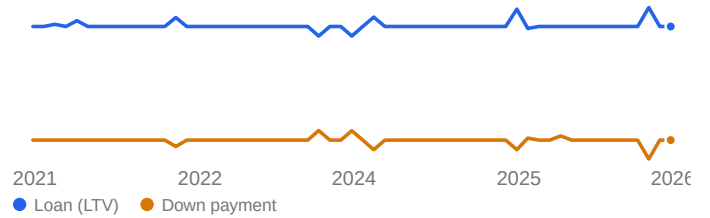


Median annualized return at resale

+6.0%

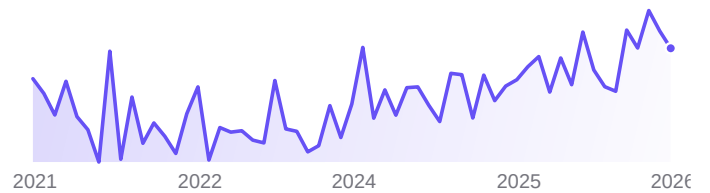


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



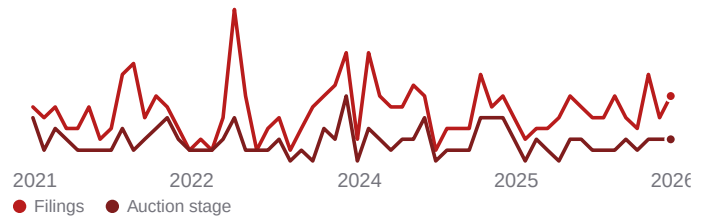
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	13,210
Median value (AVM)	\$648K
Median size	2,480 ft²
Median bedrooms	4
Median year built	2005
Single family	94%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.1%
Owner occupied	89%
Company owned	14%
Median loan-to-value	51%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	9,671
Density	1,803 / mi ²
Median household income	\$115K
Average household income	\$128K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	18
Homes occupied	93%
Bachelor's or higher	36%
Poverty rate	4.0%
Unemployment	1.3%
Average temp	72°F
Annual precip	51 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.