

Celebration

Community · FL · Florida › Osceola County

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

+97.1%

1-YR CHANGE

167

SALES (12 MO)

\$594K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

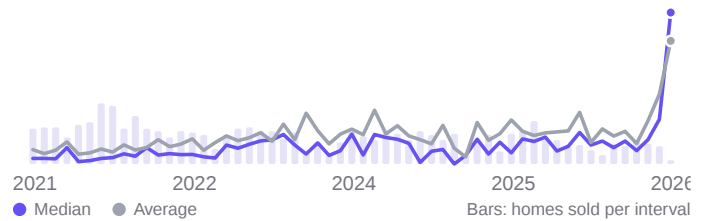
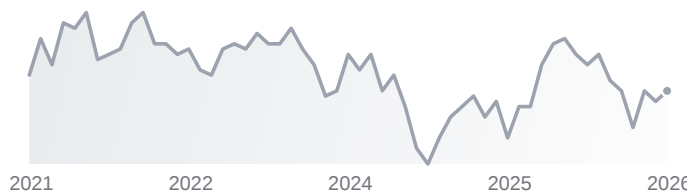
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$2.2M · Average \$1.8M

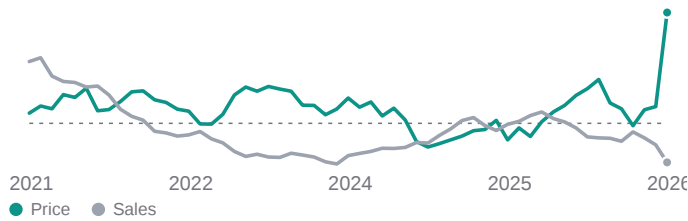


Growth (year over year)

Price +97.1% · Sales -34.3%

Price per square foot

\$408/ft²

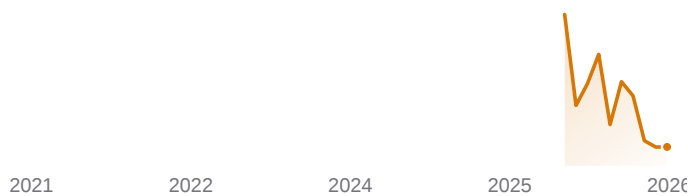


Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

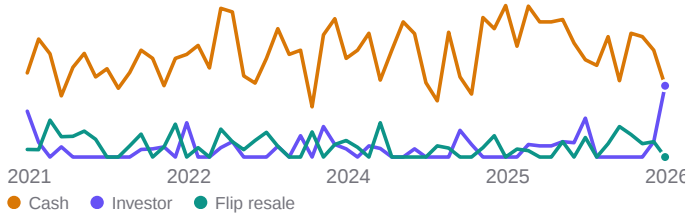
4.7%



BUYERS & OUTCOMES

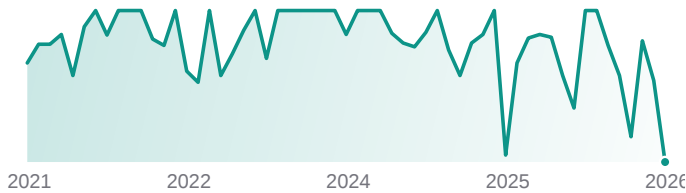
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



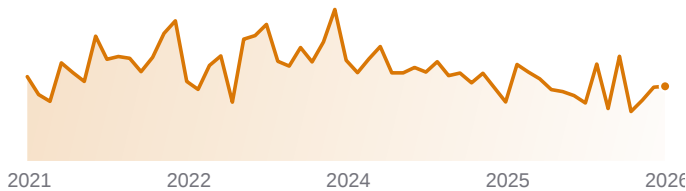
Sellers who sold at a gain

67%

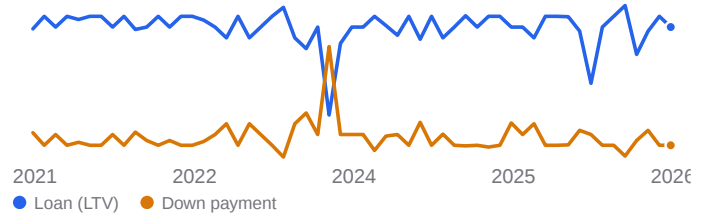


Median annualized return at resale

+5.8%

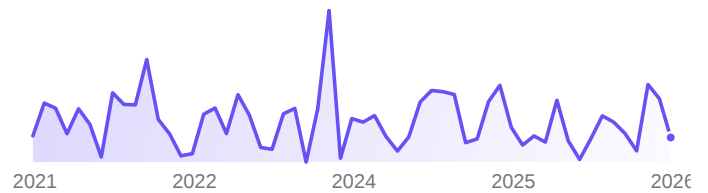


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



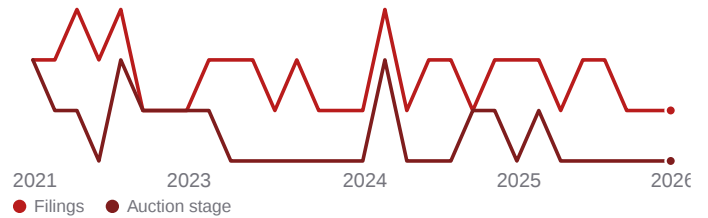
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,536
Median value (AVM)	\$594K
Median size	1,871 ft²
Median bedrooms	3
Median year built	2002
Single family	49%
Condos	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	67%
Company owned	20%
Median loan-to-value	40%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	13,475
Density	1,280 / mi²
Median household income	\$99K
Average household income	\$134K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	193
Earthquake index (US avg 100)	23
Homes occupied	81%
Bachelor's or higher	34%
Poverty rate	4.8%
Unemployment	1.1%
Average temp	72°F
Annual precip	50 in
Sunshine	64%

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