

Citrus County, FL

County · FL · Florida

BALANCED MARKET

\$244K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

3,870

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



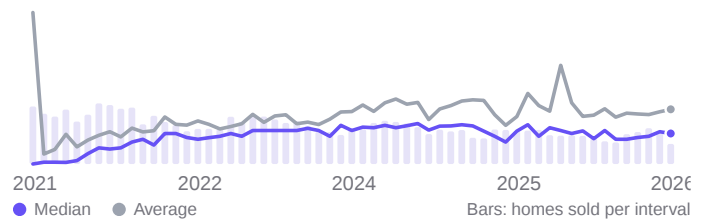
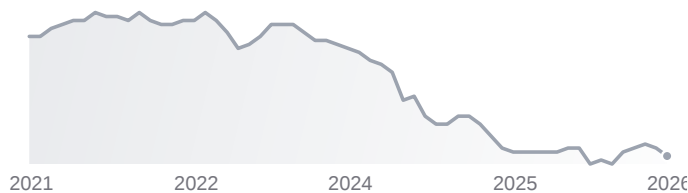
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$245K · Average \$287K

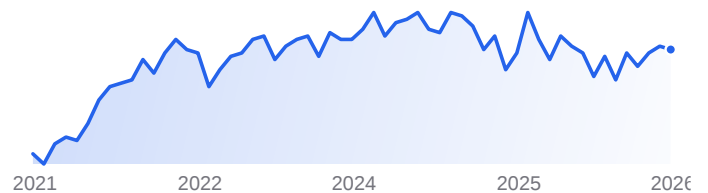
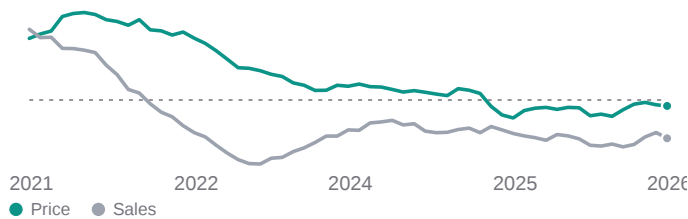


Growth (year over year)

Price -2.2% · Sales -14.1%

Price per square foot

\$165/ft²

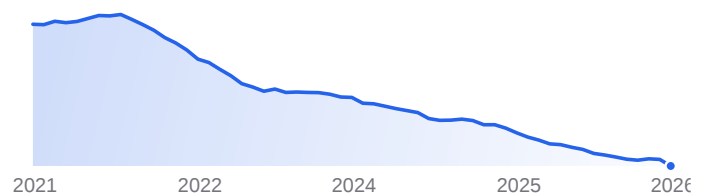


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

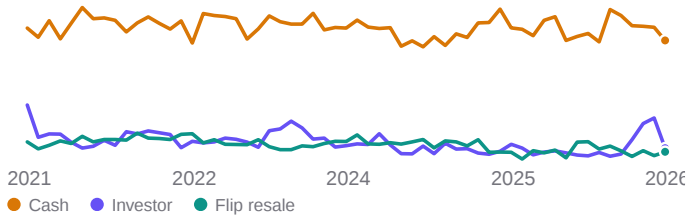
4.8%



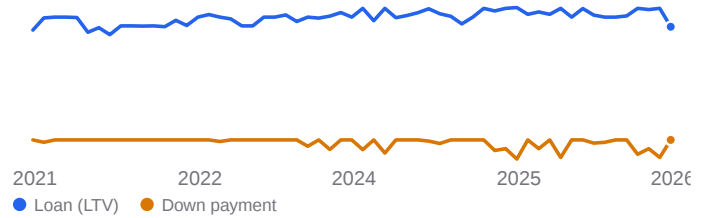
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 6.4% · Flip resale 5.2%

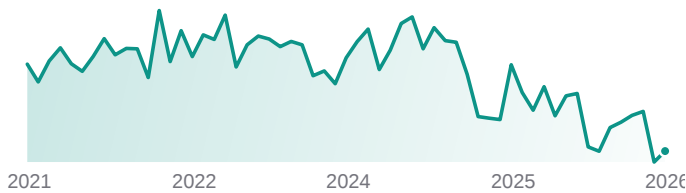


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



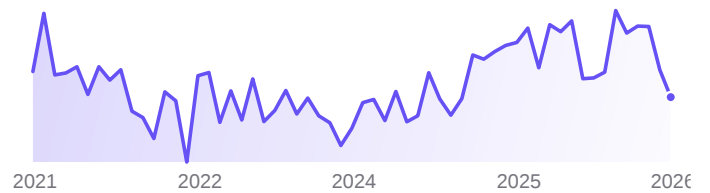
Sellers who sold at a gain

84%



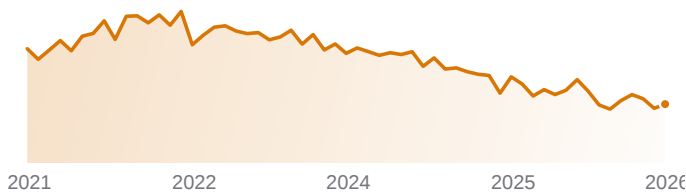
Typical hold before selling

5.6 yrs



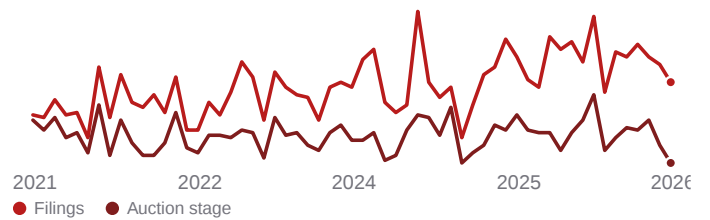
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 32 · Auction stage 0



HOUSING STOCK

Homes	80,099
Median value (AVM)	\$276K
Median size	1,517 ft²
Median bedrooms	3
Median year built	1990
Single family	76%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.3%
Owner occupied	80%
Company owned	13%
Median loan-to-value	34%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	172,881
Density	297 / mi²
Median household income	\$55K
Average household income	\$76K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	21
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	14.4%
Unemployment	0.9%
Average temp	71°F
Annual precip	53 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.