

# Osceola County, FL

County · FL · Florida

BUYER'S MARKET

**\$383K**

MEDIAN SALE PRICE

**+0.0%**

1-YR CHANGE

**6,521**

SALES (12 MO)

**\$364K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



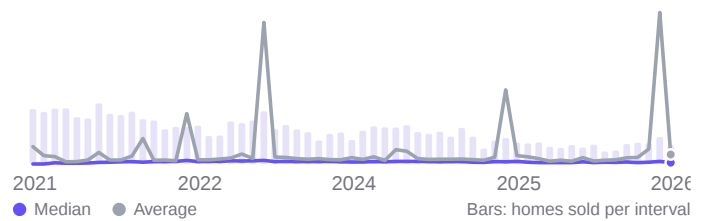
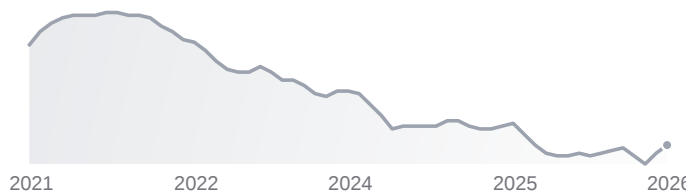
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$370K · Average \$578K

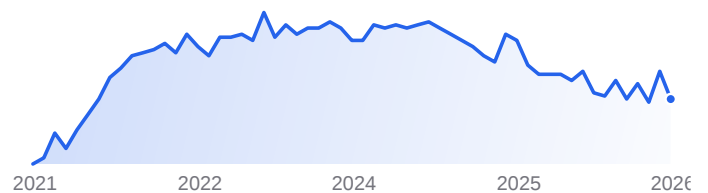
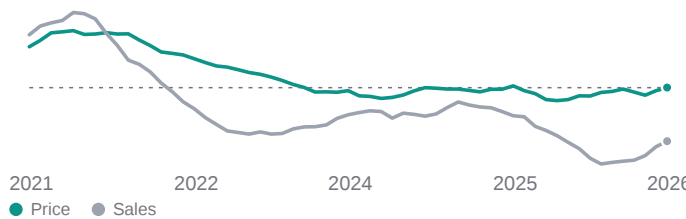


Growth (year over year)

Price +0.0% · Sales -29.3%

Price per square foot

\$195/ft²

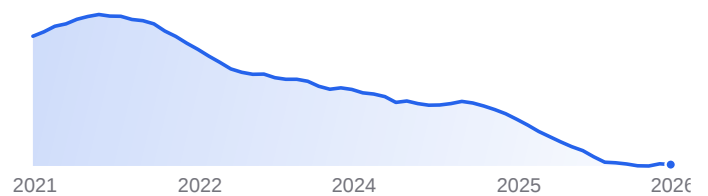
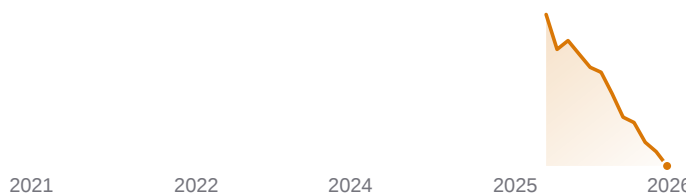


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

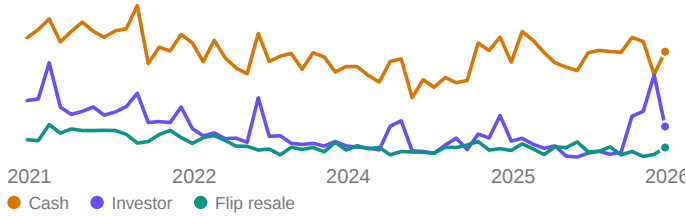
4.1%



## BUYERS & OUTCOMES

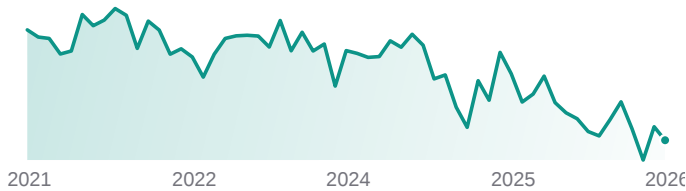
### Buyer mix

Cash 32% · Investor 12% · Flip resale 5.9%



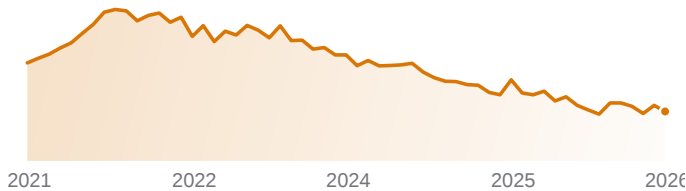
### Sellers who sold at a gain

78%

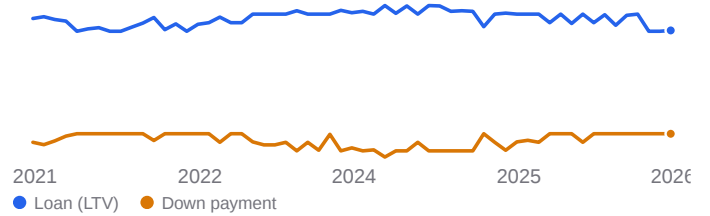


### Median annualized return at resale

+4.0%

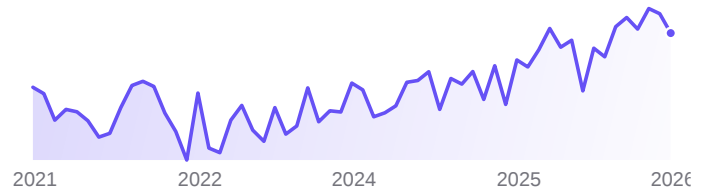


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



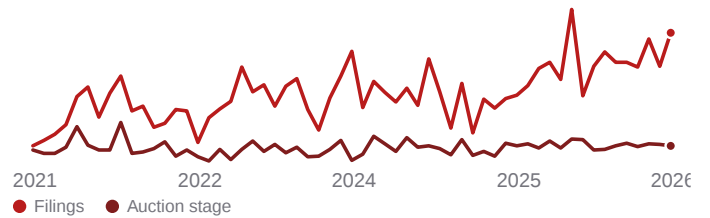
### Typical hold before selling

6.2 yrs



### Preforeclosure filings

Filings 196 · Auction stage 31



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 157,890   |
| Median value (AVM) | \$364K    |
| Median size        | 1,798 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2005      |
| Single family      | 75%       |
| Condos             | 9.0%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 47%  |
| Underwater (LTV 125% or more) | 1.1% |
| Owner occupied                | 67%  |
| Company owned                 | 19%  |
| Median loan-to-value          | 54%  |

Typical ownership tenure

**6.6 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>468,952</b>   |
| Density                          | <b>353 / mi²</b> |
| Median household income          | <b>\$62K</b>     |
| Average household income         | <b>\$80K</b>     |
| Crime index (US avg 100)         | <b>90</b>        |
| Air pollution index (US avg 100) | <b>162</b>       |
| Earthquake index (US avg 100)    | <b>23</b>        |
| Homes occupied                   | <b>88%</b>       |
| Bachelor's or higher             | <b>20%</b>       |
| Poverty rate                     | <b>12.8%</b>     |
| Unemployment                     | <b>1.1%</b>      |
| Average temp                     | <b>72°F</b>      |
| Annual precip                    | <b>50 in</b>     |
| Sunshine                         | <b>64%</b>       |

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.