

# Crystal River

City · FL · Florida > Citrus County

BALANCED MARKET

**\$252K**

MEDIAN SALE PRICE

**-5.0%**

1-YR CHANGE

**503**

SALES (12 MO)

**\$281K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



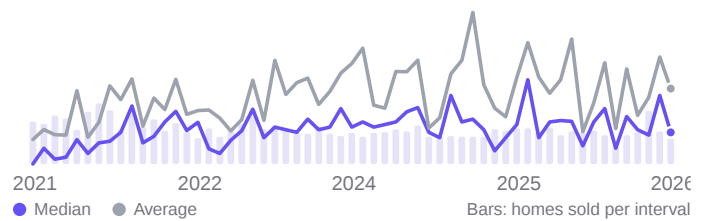
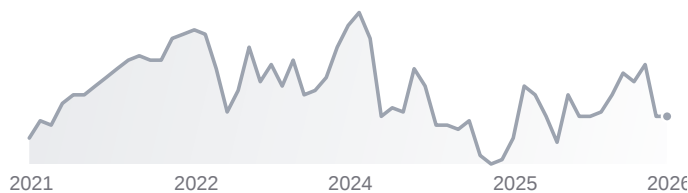
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$230K · Average \$313K

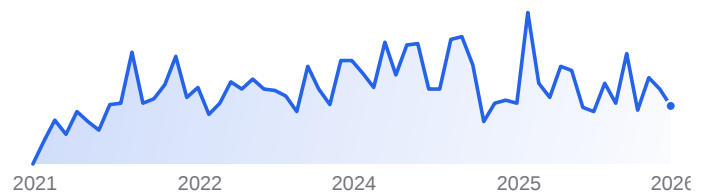
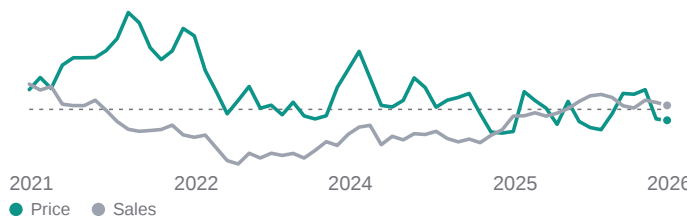


Growth (year over year)

Price -5.0% · Sales +1.8%

Price per square foot

\$154/ft²

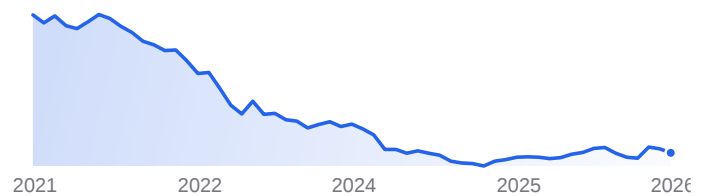
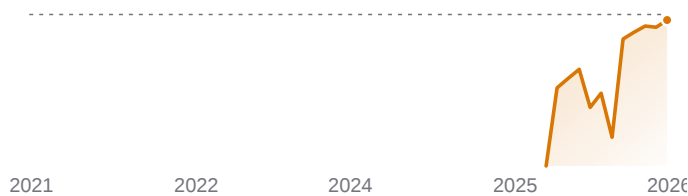


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

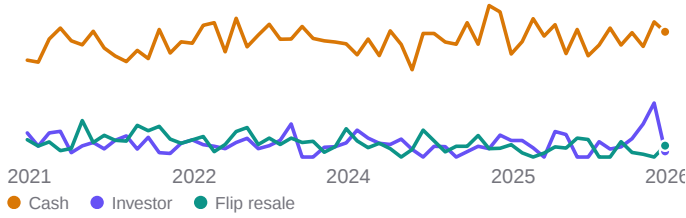
5.4%



## BUYERS & OUTCOMES

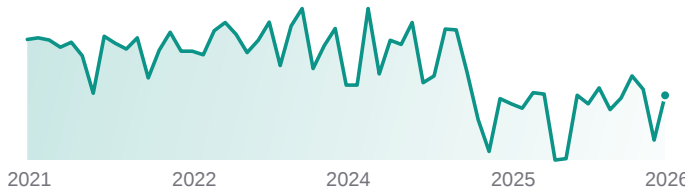
### Buyer mix

Cash 65% · Investor 2.9% · Flip resale 5.9%



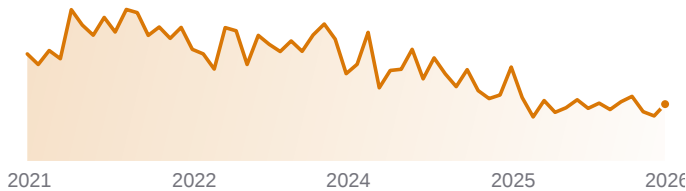
### Sellers who sold at a gain

84%

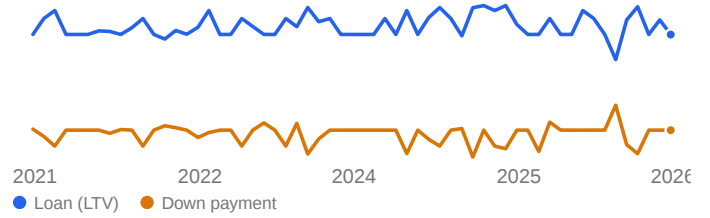


### Median annualized return at resale

+5.8%

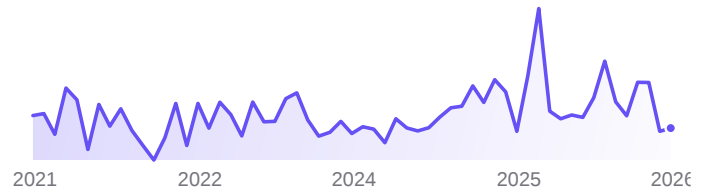


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



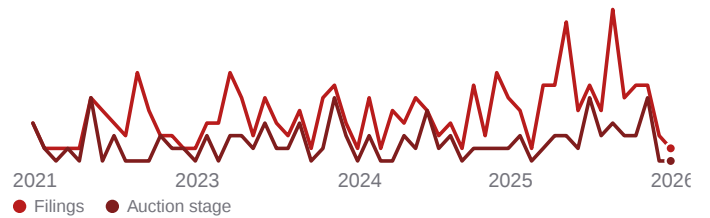
### Typical hold before selling

4.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,311     |
| Median value (AVM) | \$281K    |
| Median size        | 1,479 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 70%       |
| Condos             | 7.4%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 72%  |
| Underwater (LTV 125% or more) | 1.3% |
| Owner occupied                | 73%  |
| Company owned                 | 17%  |
| Median loan-to-value          | 23%  |

Typical ownership tenure

**8.1 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>3,760</b>     |
| Density                          | <b>502 / mi²</b> |
| Median household income          | <b>\$52K</b>     |
| Average household income         | <b>\$76K</b>     |
| Crime index (US avg 100)         | <b>168</b>       |
| Air pollution index (US avg 100) | <b>76</b>        |
| Earthquake index (US avg 100)    | <b>19</b>        |
| Homes occupied                   | <b>77%</b>       |
| Bachelor's or higher             | <b>24%</b>       |
| Poverty rate                     | <b>18.8%</b>     |
| Unemployment                     | <b>0.9%</b>      |
| Average temp                     | <b>71°F</b>      |
| Annual precip                    | <b>53 in</b>     |
| Sunshine                         | <b>66%</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.