

# De Leon Springs 32130

ZIP code · FL · Florida > Volusia County > De Leon Springs

BALANCED MARKET

**\$277K**

MEDIAN SALE PRICE

**-11.5%**

1-YR CHANGE

**73**

SALES (12 MO)

**\$306K**

MEDIAN VALUE (AVM)

Market temperature

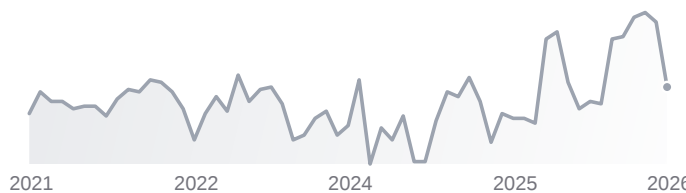
Balanced market · 53 / 100



## MARKET TRENDS (5 YEARS)

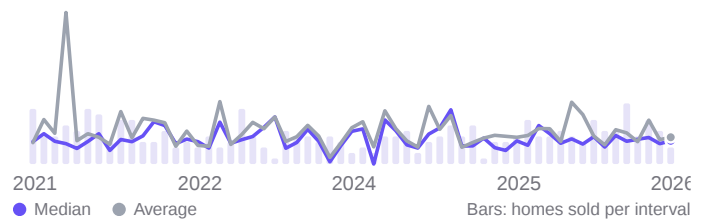
Market temperature (0–100)

53 / 100



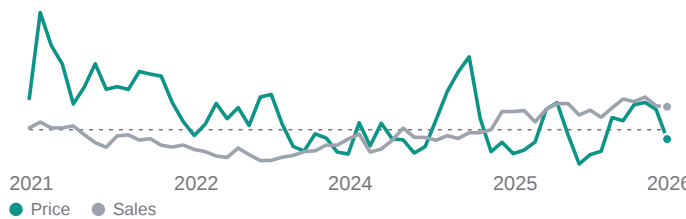
Sale prices

Median \$275K · Average \$312K



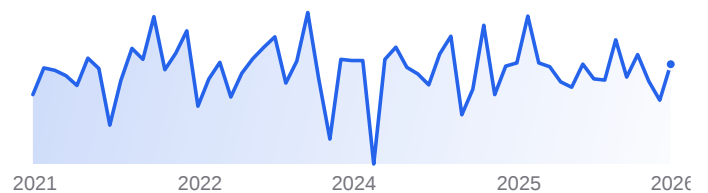
Growth (year over year)

Price -11.5% · Sales +28.1%



Price per square foot

\$203/ft²



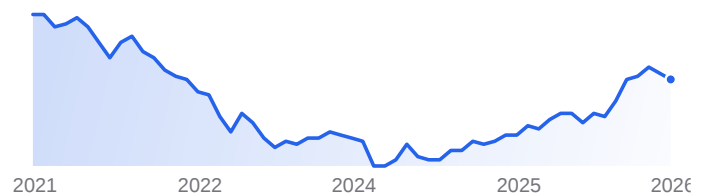
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

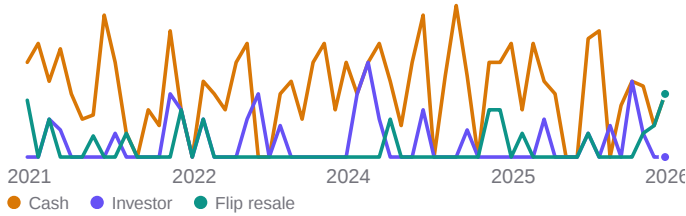
3.8%



## BUYERS & OUTCOMES

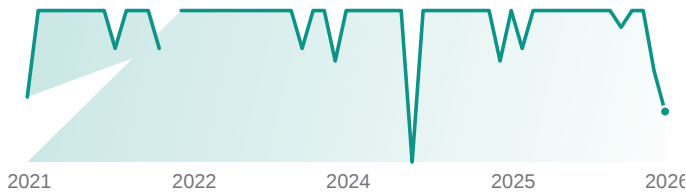
### Buyer mix

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



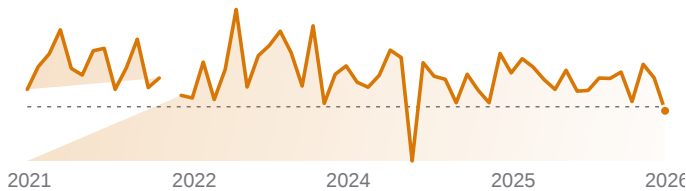
### Sellers who sold at a gain

33%

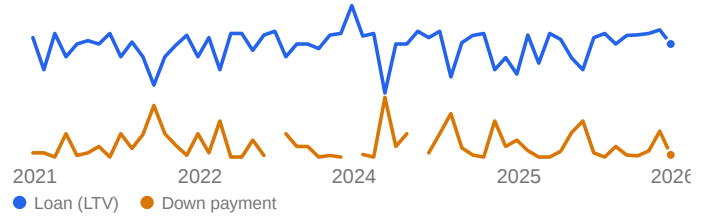


### Median annualized return at resale

-1.1%

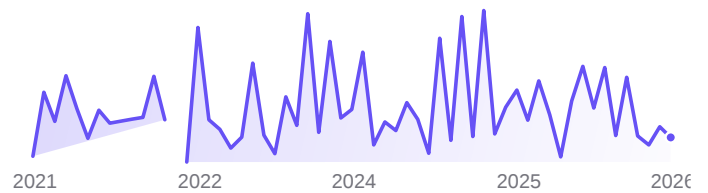


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 3.5%



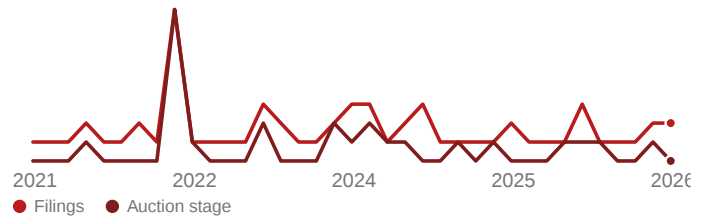
### Typical hold before selling

3.7 yrs



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,917     |
| Median value (AVM) | \$306K    |
| Median size        | 1,482 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1987      |
| Single family      | 90%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 61%      |
| Underwater (LTV 125% or more) | 1.6%     |
| Owner occupied                | 86%      |
| Company owned                 | 9.5%     |
| Median loan-to-value          | 40%      |
| Typical ownership tenure      | 11.4 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 10,739    |
| Density                          | 106 / mi² |
| Median household income          | \$80K     |
| Average household income         | \$96K     |
| Crime index (US avg 100)         | 41        |
| Air pollution index (US avg 100) | 94        |
| Earthquake index (US avg 100)    | 24        |
| Homes occupied                   | 94%       |
| Bachelor's or higher             | 12%       |
| Poverty rate                     | 8.7%      |
| Unemployment                     | 1.0%      |
| Average temp                     | 70°F      |
| Annual precip                    | 52 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.