The Villages 32162

BALANCED MARKET

ZIP code · FL · Florida › Sumter County › The Villages

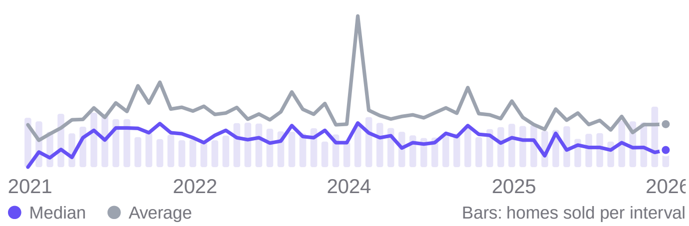
$345K	-5.9%	2,039	$351K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature Balanced market · 56 / 100

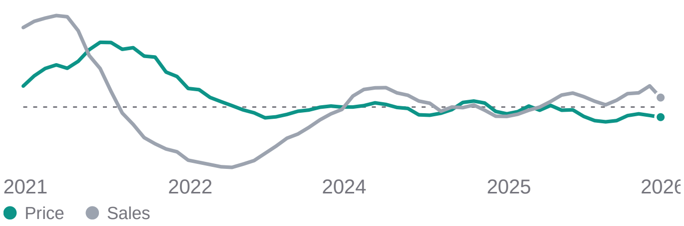
MARKET TRENDS (5 YEARS)

Market temperature (0–100) 56 / 100

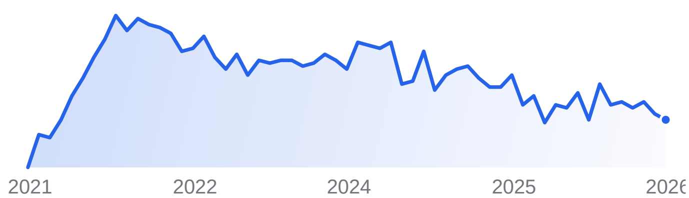
Sale prices Median $345K · Average $398K



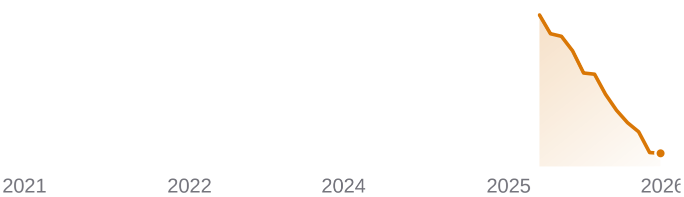
Growth (year over year) Price -5.9% · Sales +5.6%



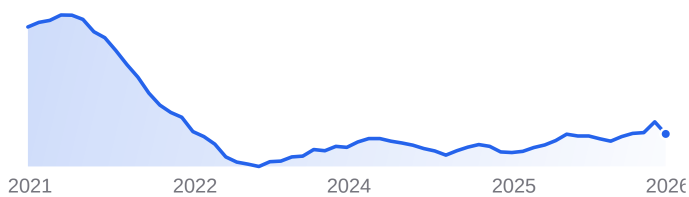
Price per square foot $233/ft²



Sale premium vs estimated value +0.2%

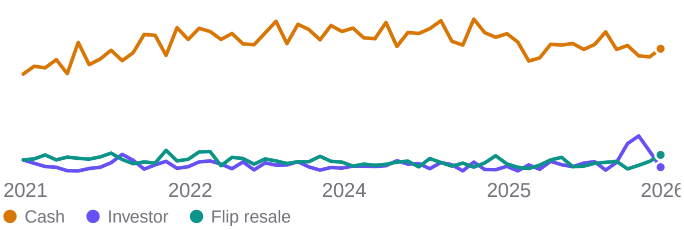


Annual turnover (share of homes sold) 5.9%

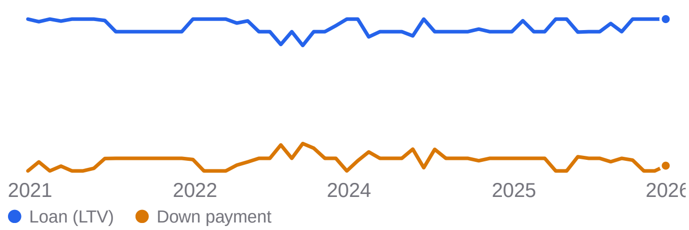


BUYERS & OUTCOMES

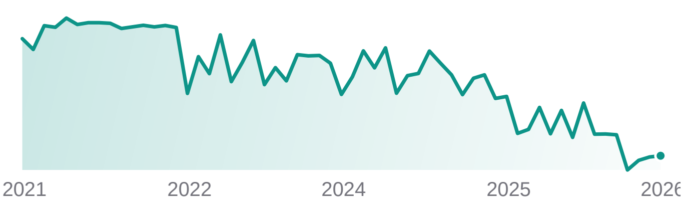
Buyer mix — Cash 54% · Investor 2.2% · Flip resale 7.6%



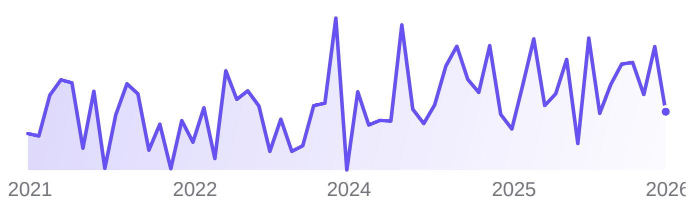
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 22%



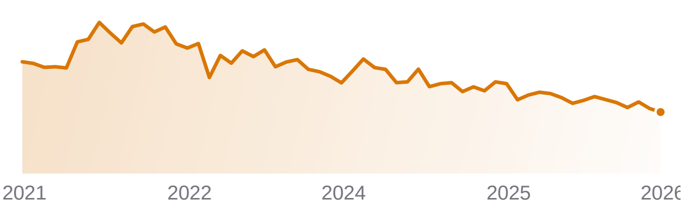
Sellers who sold at a gain — 86%



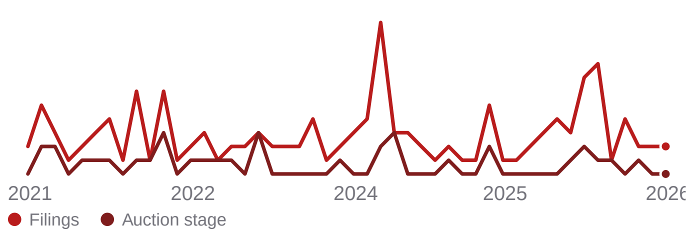
Typical hold before selling — 8.8 yrs



Median annualized return at resale — +3.1%



Preforeclosure filings — Filings 2 · Auction stage 0



HOUSING STOCK

Homes	**34,680**
Median value (AVM)	**$351K**
Median size	**1,542 ft²**
Median bedrooms	**3**
Median year built	**2005**
Single family	**100%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**67%**
Underwater (LTV 125% or more)	**1.5%**
Owner occupied	**82%**
Company owned	**32%**
Median loan-to-value	**30%**
Typical ownership tenure	**8.7 yrs**

COMMUNITY

Population	**59,695**
Density	**2,504 / mi²**
Median household income	**$74K**
Average household income	**$92K**
Crime index (US avg 100)	**76**
Air pollution index (US avg 100)	**173**
Earthquake index (US avg 100)	**25**
Homes occupied	**87%**
Bachelor's or higher	**26%**
Poverty rate	**3.2%**
Unemployment	**0.4%**
Average temp	**71°F**
Annual precip	**51 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.