The Villages 32163

BALANCED MARKET

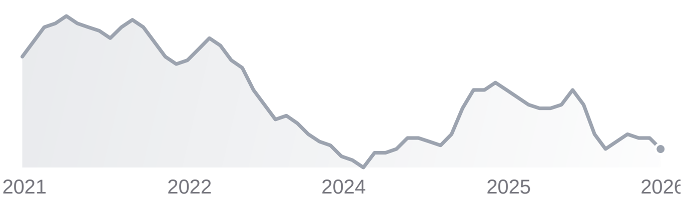
ZIP code · FL · Florida › Sumter County › The Villages

$437K	+0.5%	1,727	$451K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

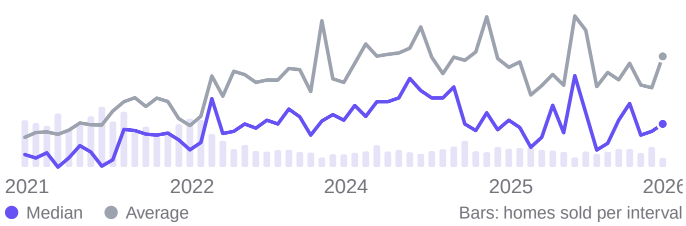
Market temperature — Balanced market · 47 / 100

MARKET TRENDS (5 YEARS)

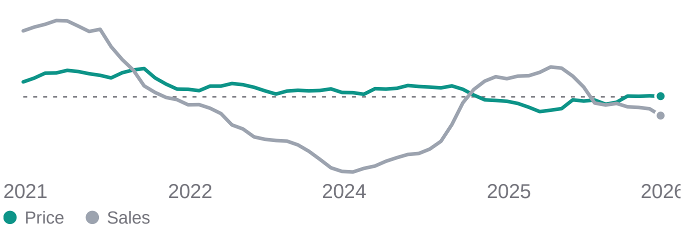
Market temperature (0–100) — 47 / 100



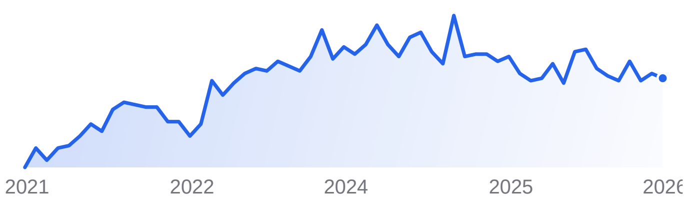
Sale prices — Median $445K · Average $536K



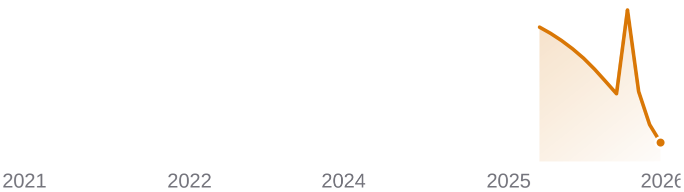
Growth (year over year) — Price +0.5% · Sales -15.8%



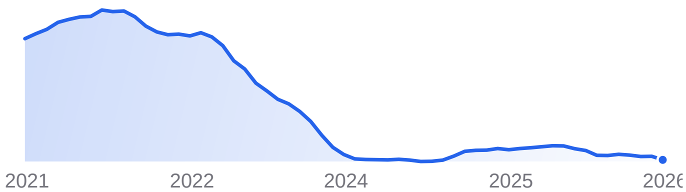
Price per square foot — $261/ft²



Sale premium vs estimated value — +0.1%

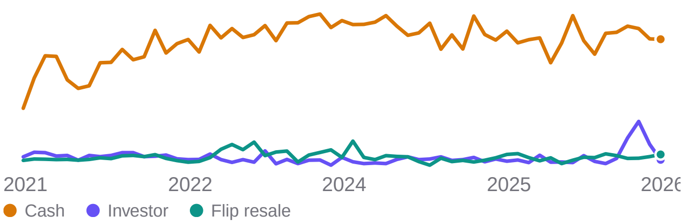


Annual turnover (share of homes sold) — 6.1%

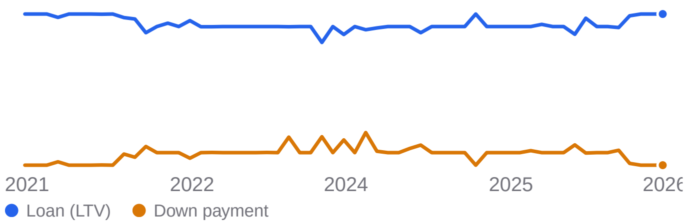


BUYERS & OUTCOMES

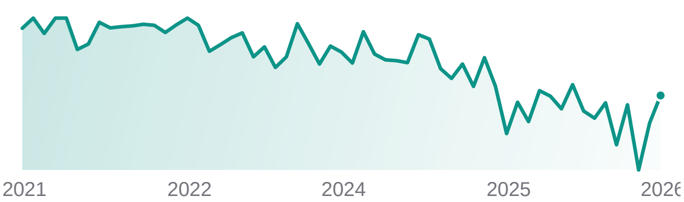
Buyer mix — Cash 54% · Investor 2.3% · Flip resale 4.6%



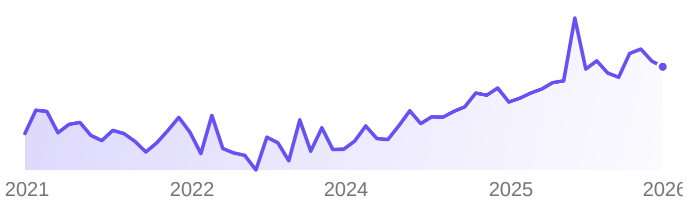
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



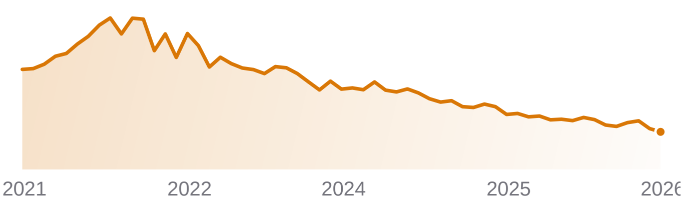
Sellers who sold at a gain — 89%



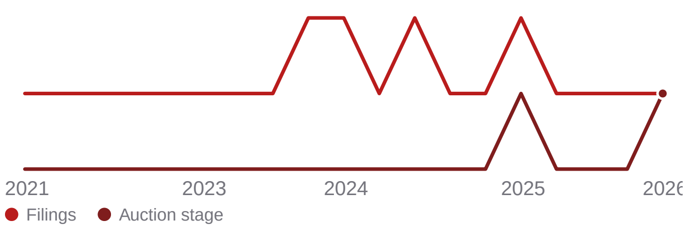
Typical hold before selling — 4.6 yrs



Median annualized return at resale — +3.9%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	28,114
Median value (AVM)	$451K
Median size	1,901 ft²
Median bedrooms	3
Median year built	2017
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	36%
Median loan-to-value	33%
Typical ownership tenure	5.4 yrs

COMMUNITY

Population	8,148
Density	2,675 / mi²
Median household income	$89K
Average household income	$109K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	171
Earthquake index (US avg 100)	25
Homes occupied	90%
Bachelor's or higher	32%
Poverty rate	4.3%
Unemployment	0.6%
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.