

Christmas 32709

ZIP code · FL · Florida > Orange County > Christmas

STRONG SELLER'S MARKET

\$284K

MEDIAN SALE PRICE

+128.4%

1-YR CHANGE

46

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 92 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

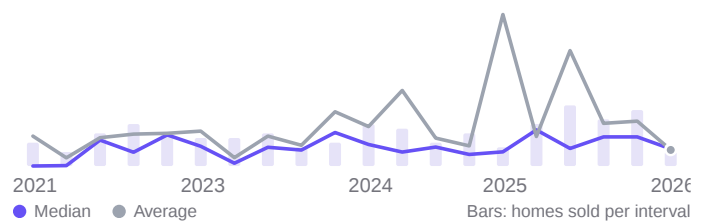
Market temperature (0–100)

92 / 100



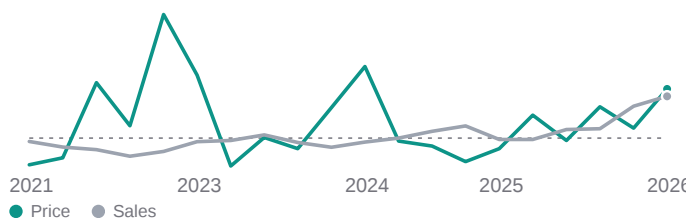
Sale prices

Median \$204K · Average \$196K



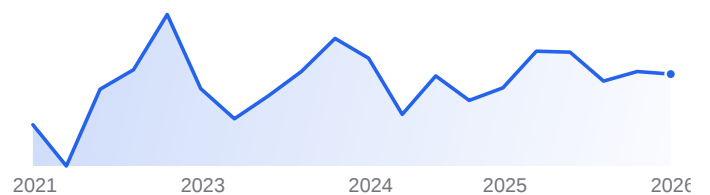
Growth (year over year)

Price +128.4% · Sales +109.1%



Price per square foot

\$161/ft²



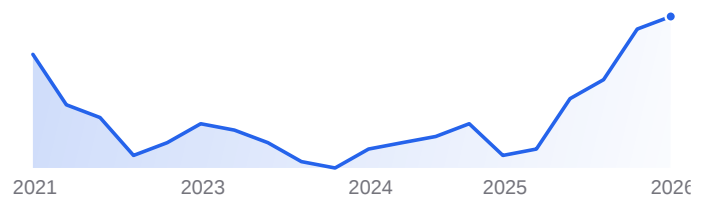
Sale premium vs estimated value

-54.8%



Annual turnover (share of homes sold)

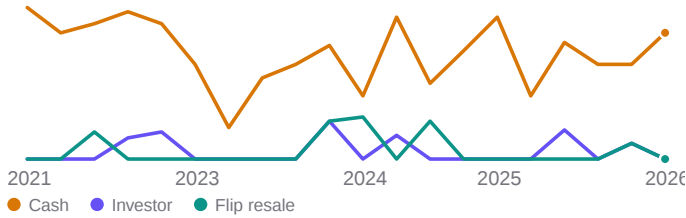
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



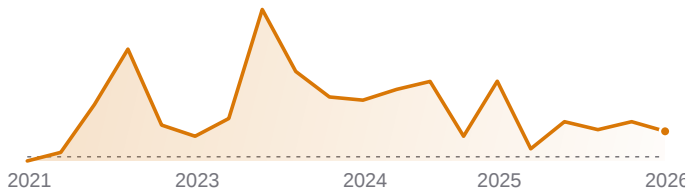
Sellers who sold at a gain

100%

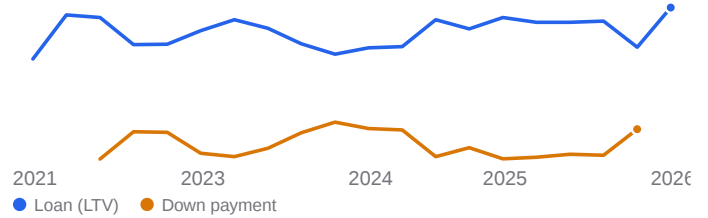


Median annualized return at resale

+6.5%

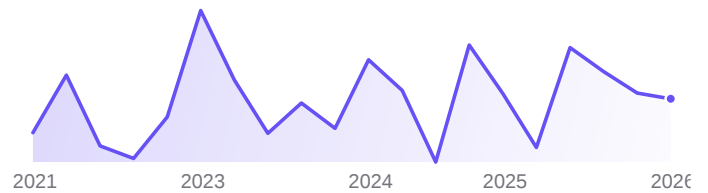


Financing (share of purchase price) Loan (LTV) 105% · Down payment 22%



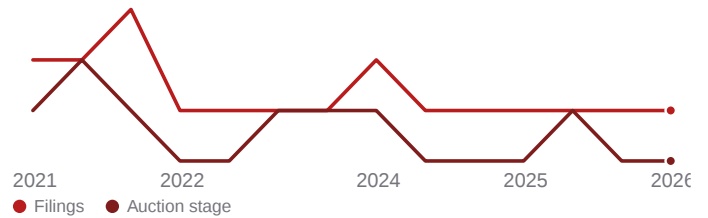
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,003
Median value (AVM)	\$462K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1986
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.2%
Owner occupied	80%
Company owned	11%
Median loan-to-value	35%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	5,642
Density	49 / mi²
Median household income	\$91K
Average household income	\$104K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	25
Homes occupied	93%
Bachelor's or higher	27%
Poverty rate	8.7%
Unemployment	1.0%
Average temp	72°F
Annual precip	52 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.