

Grand Island 32735

ZIP code · FL · Florida · Lake County

SELLER'S MARKET

\$305K

MEDIAN SALE PRICE

+8.4%

1-YR CHANGE

86

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

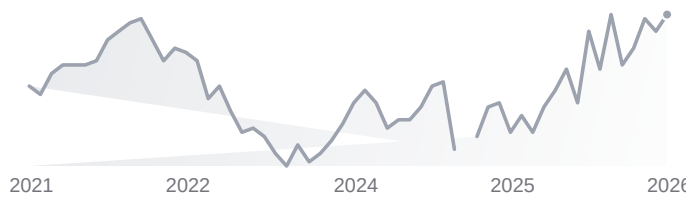
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

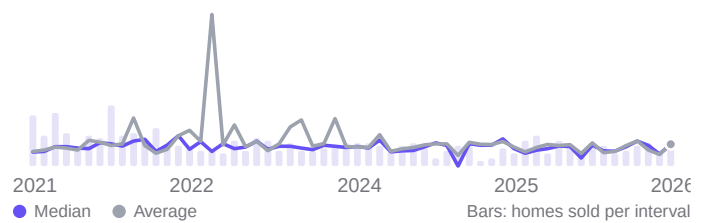
Market temperature (0–100)

68 / 100



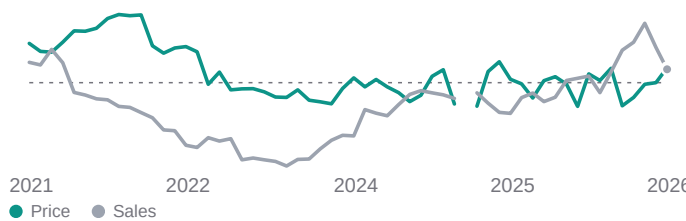
Sale prices

Median \$338K · Average \$337K



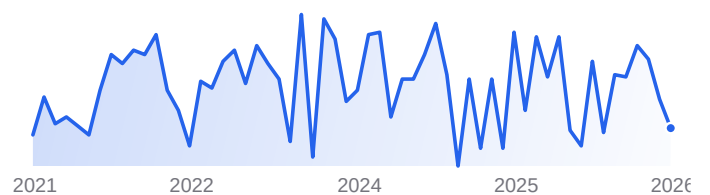
Growth (year over year)

Price +8.4% · Sales +7.5%



Price per square foot

\$162/ft²



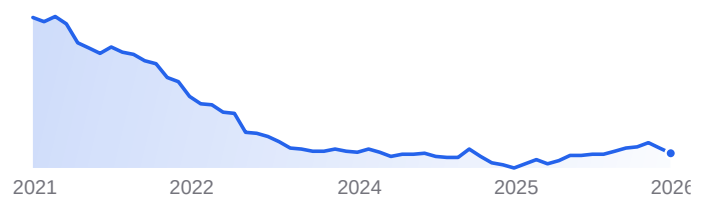
Sale premium vs estimated value

-1.4%



Annual turnover (share of homes sold)

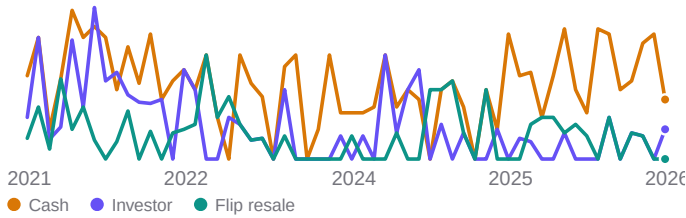
4.5%



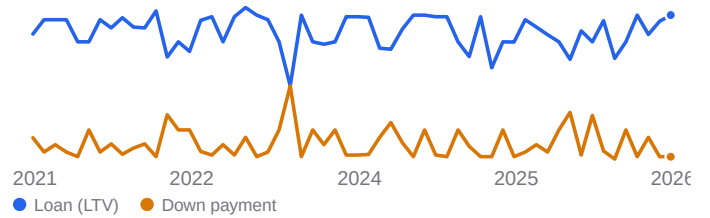
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 14% · Flip resale 0%

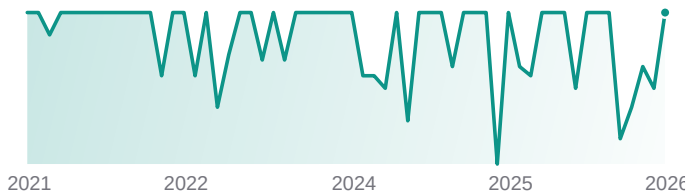


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



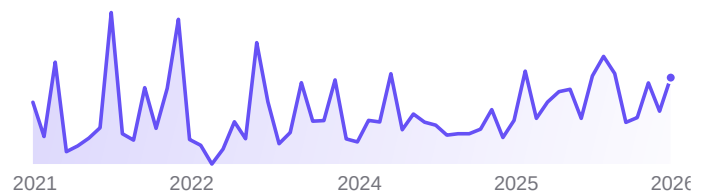
Sellers who sold at a gain

100%



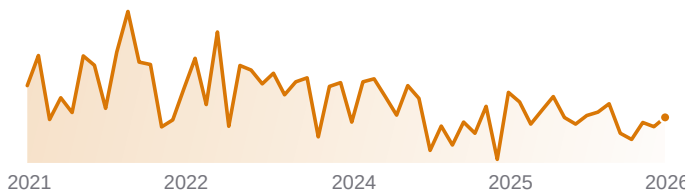
Typical hold before selling

8.3 yrs



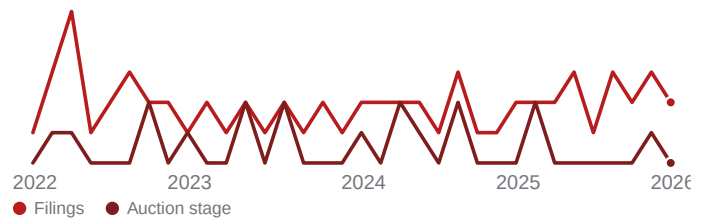
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,906
Median value (AVM)	\$344K
Median size	1,684 ft²
Median bedrooms	3
Median year built	2003
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.2%
Owner occupied	87%
Company owned	13%
Median loan-to-value	53%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	3,770
Density	576 / mi²
Median household income	\$81K
Average household income	\$88K
Crime index (US avg 100)	42
Air pollution index (US avg 100)	168
Earthquake index (US avg 100)	23
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	1.7%
Unemployment	1.0%
Average temp	71°F
Annual precip	50 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.