

Lake Helen 32744

ZIP code · FL · Florida · Volusia County · Lake Helen

SELLER'S MARKET

\$353K

MEDIAN SALE PRICE

+35.0%

1-YR CHANGE

52

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

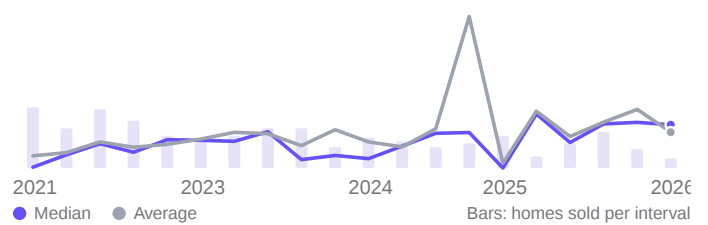
Market temperature (0–100)

69 / 100



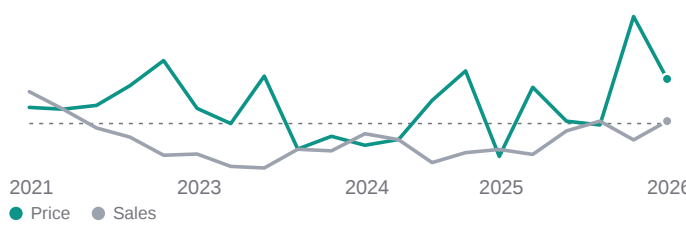
Sale prices

Median \$410K · Average \$378K



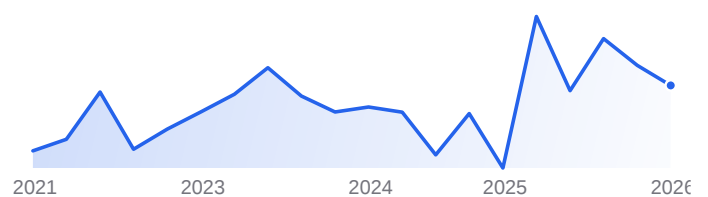
Growth (year over year)

Price +35.0% · Sales +2.0%



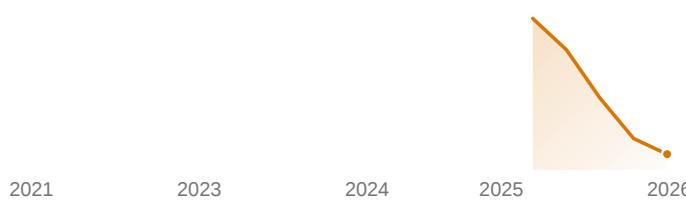
Price per square foot

\$227/ft²



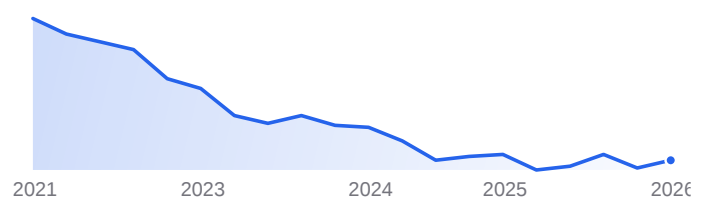
Sale premium vs estimated value

+0.1%



Annual turnover (share of homes sold)

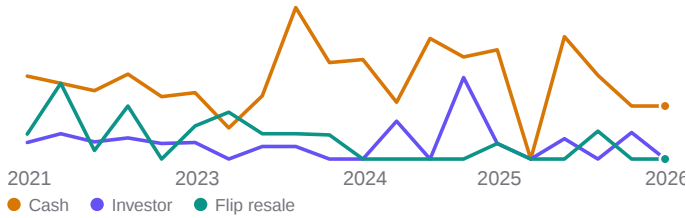
3.3%



BUYERS & OUTCOMES

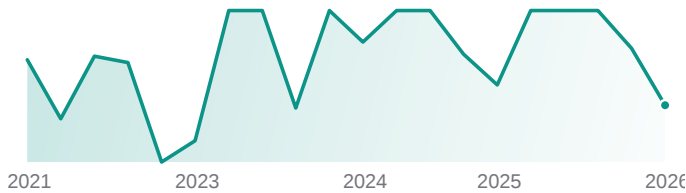
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



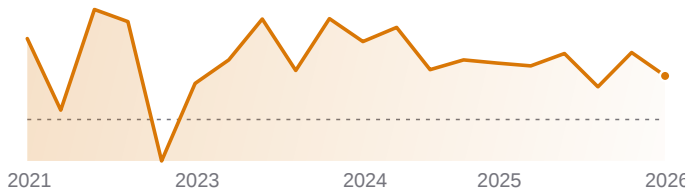
Sellers who sold at a gain

75%

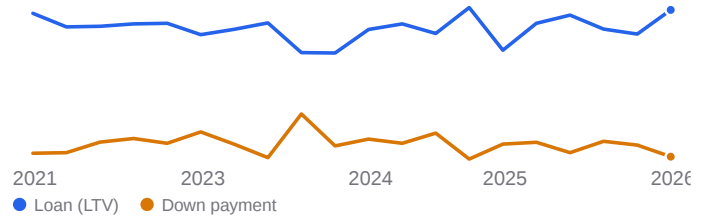


Median annualized return at resale

+5.4%

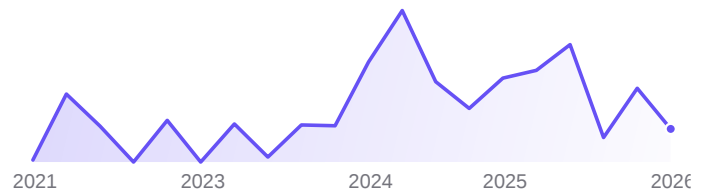


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



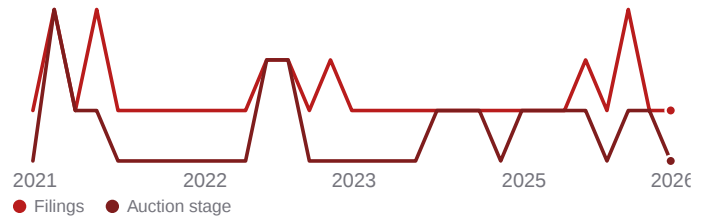
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,590
Median value (AVM)	\$318K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1980
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	86%
Company owned	8.6%
Median loan-to-value	41%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	5,960
Density	437 / mi²
Median household income	\$83K
Average household income	\$95K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	20
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	9.2%
Unemployment	1.2%
Average temp	71°F
Annual precip	52 in
Sunshine	66%

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.