

Lake Mary 32746

ZIP code · FL · Florida > Seminole County > Lake Mary

SELLER'S MARKET

\$506K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

623

SALES (12 MO)

\$443K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



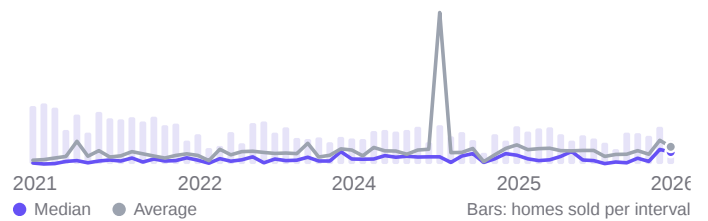
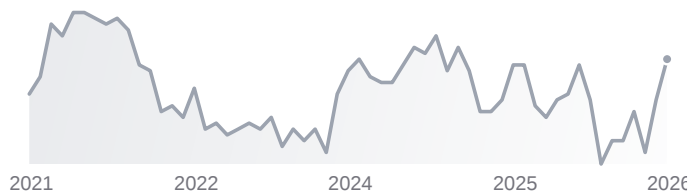
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$533K · Average \$596K

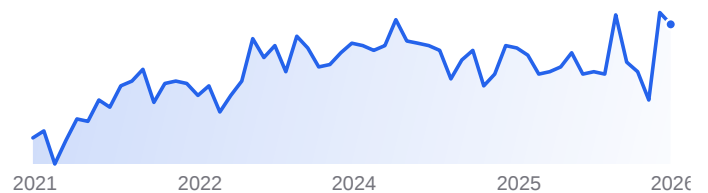
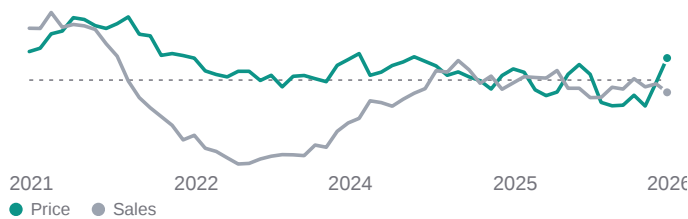


Growth (year over year)

Price +10.3% · Sales -5.7%

Price per square foot

\$254/ft²

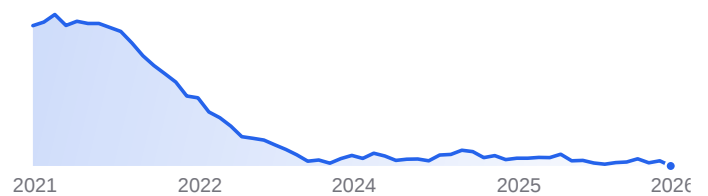


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

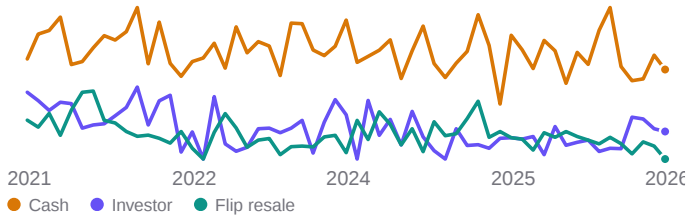
4.2%



BUYERS & OUTCOMES

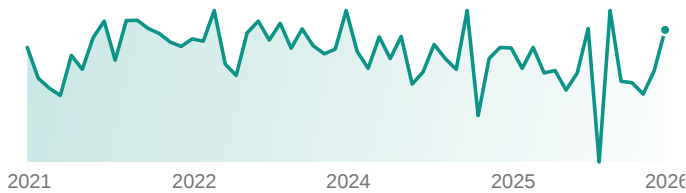
Buyer mix

Cash 30% · Investor 9.1% · Flip resale 0%



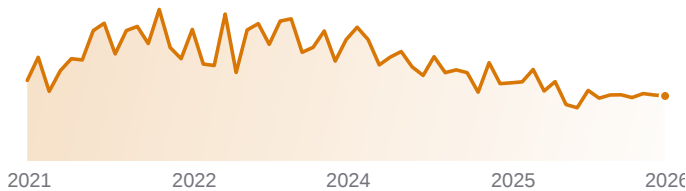
Sellers who sold at a gain

97%

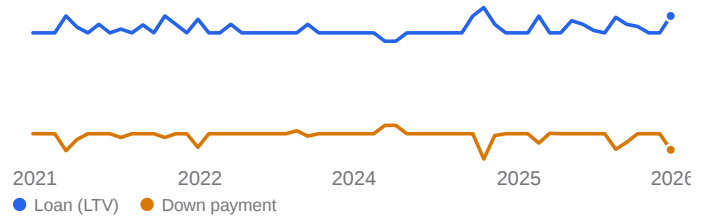


Median annualized return at resale

+4.3%

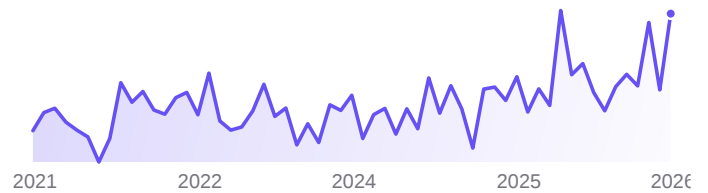


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



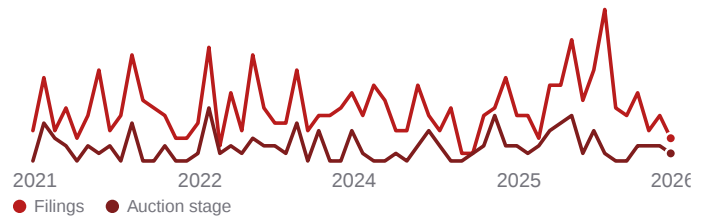
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	14,787
Median value (AVM)	\$443K
Median size	2,026 ft²
Median bedrooms	3
Median year built	1994
Single family	86%
Condos	9.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.3%
Owner occupied	81%
Company owned	17%
Median loan-to-value	50%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	48,818
Density	1,753 / mi²
Median household income	\$106K
Average household income	\$130K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	23
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	6.3%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.