

Osteen 32764

ZIP code · FL · Florida · Volusia County

BALANCED MARKET

\$360K

MEDIAN SALE PRICE

+37.2%

1-YR CHANGE

48

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



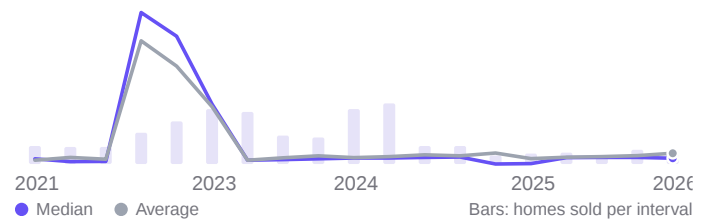
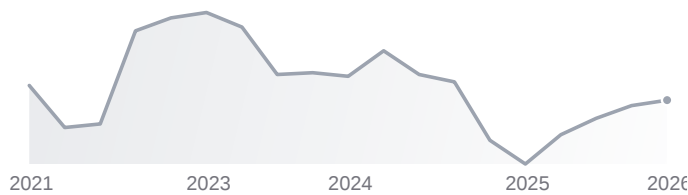
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$360K · Average \$472K

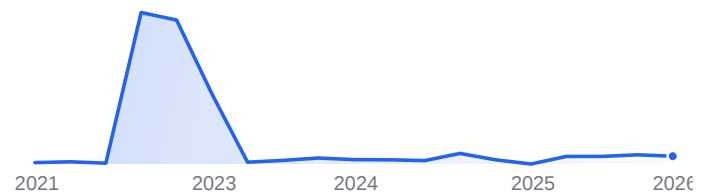
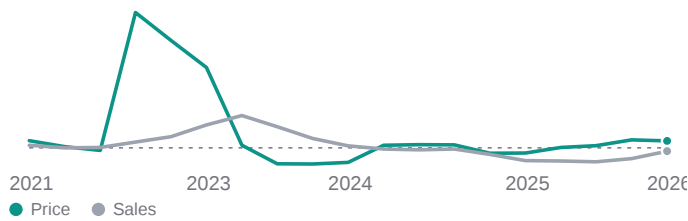


Growth (year over year)

Price +37.2% · Sales -17.2%

Price per square foot

\$251/ft²



Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

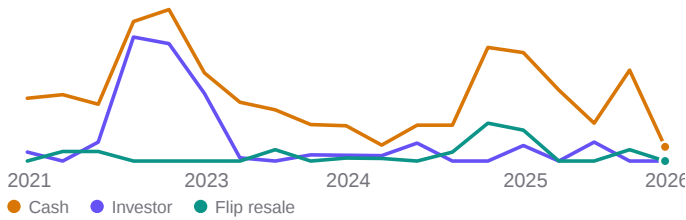
2.6%



BUYERS & OUTCOMES

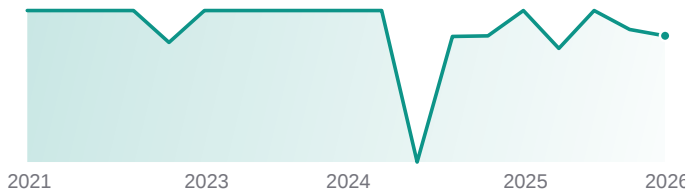
Buyer mix

Cash 8.3% · Investor 0% · Flip resale 0%



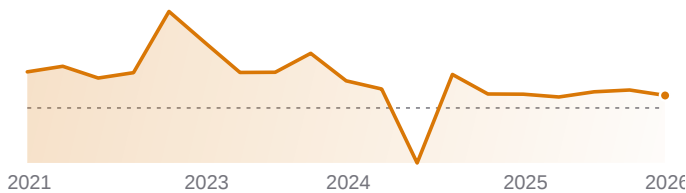
Sellers who sold at a gain

89%

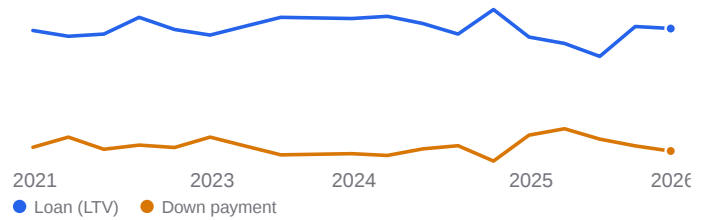


Median annualized return at resale

+4.3%

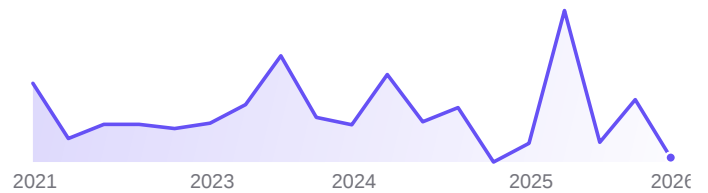


Financing (share of purchase price) Loan (LTV) 87% · Down payment 8.3%



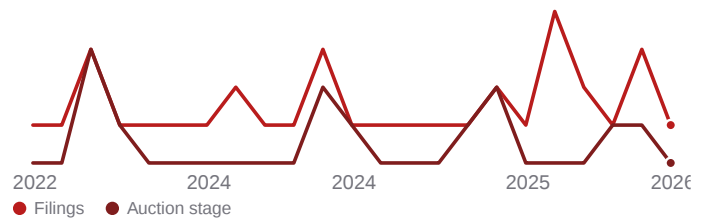
Typical hold before selling

2.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,812
Median value (AVM)	\$392K
Median size	1,561 ft²
Median bedrooms	3
Median year built	1994
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	82%
Company owned	13%
Median loan-to-value	47%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	5,730
Density	59 / mi²
Median household income	\$86K
Average household income	\$105K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	25
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	6.0%
Unemployment	1.1%
Average temp	71°F
Annual precip	53 in
Sunshine	66%

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