

# Oviedo 32766

ZIP code · FL · Florida · Seminole County · Oviedo

BALANCED MARKET

**\$688K**

MEDIAN SALE PRICE

**+34.7%**

1-YR CHANGE

**163**

SALES (12 MO)

**\$578K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



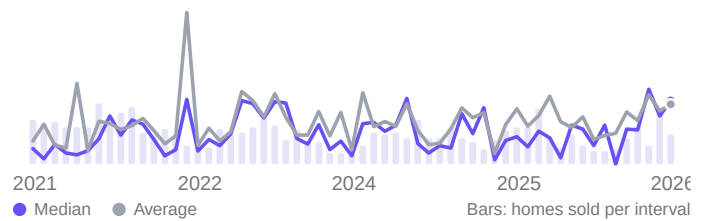
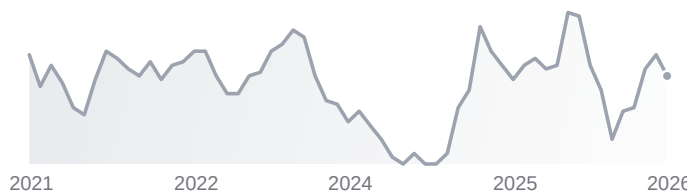
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$695K · Average \$677K

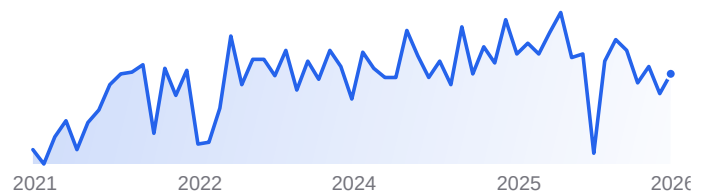
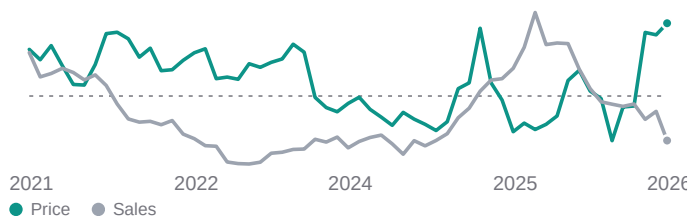


Growth (year over year)

Price +34.7% · Sales -21.3%

Price per square foot

\$246/ft²

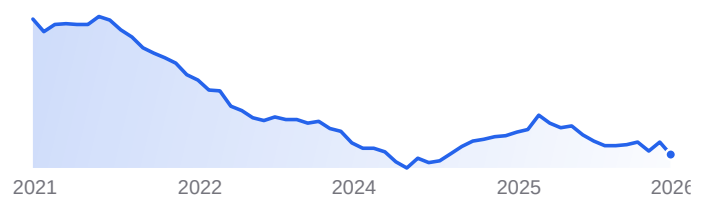
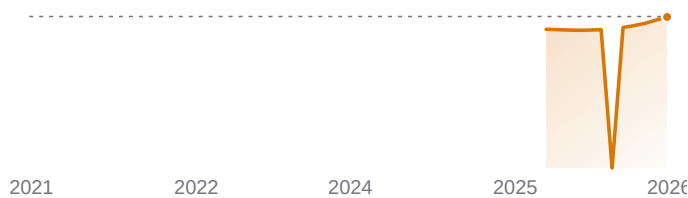


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

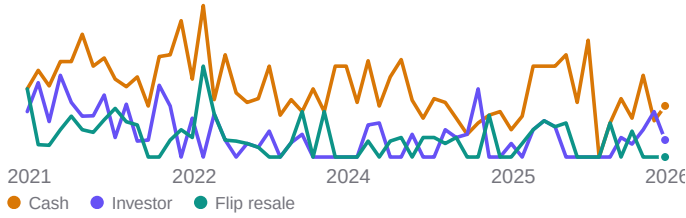
3.0%



## BUYERS & OUTCOMES

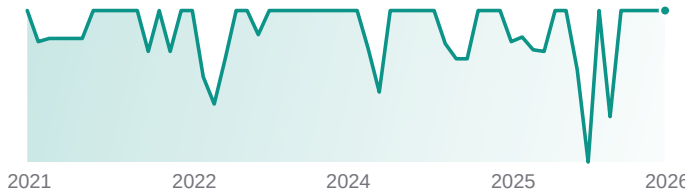
### Buyer mix

Cash 19% · Investor 6.3% · Flip resale 0%



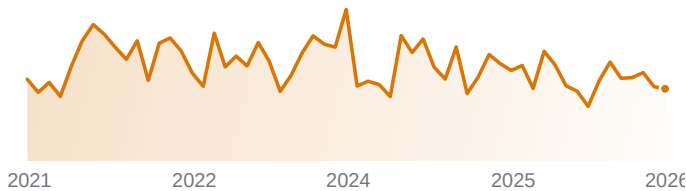
### Sellers who sold at a gain

100%

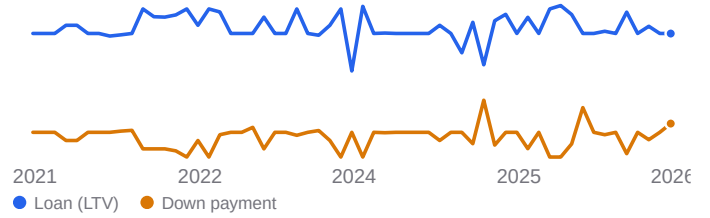


### Median annualized return at resale

+5.2%

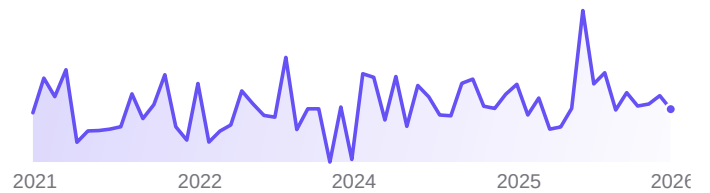


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



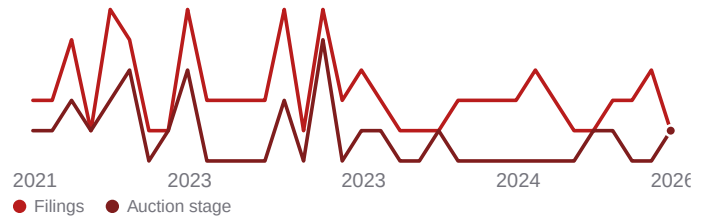
### Typical hold before selling

8.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,432     |
| Median value (AVM) | \$578K    |
| Median size        | 2,256 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2002      |
| Single family      | 99%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 55%      |
| Underwater (LTV 125% or more) | 1.2%     |
| Owner occupied                | 89%      |
| Company owned                 | 12%      |
| Median loan-to-value          | 47%      |
| Typical ownership tenure      | 11.6 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 17,816    |
| Density                          | 347 / mi² |
| Median household income          | \$129K    |
| Average household income         | \$144K    |
| Crime index (US avg 100)         | 26        |
| Air pollution index (US avg 100) | 91        |
| Earthquake index (US avg 100)    | 22        |
| Homes occupied                   | 98%       |
| Bachelor's or higher             | 24%       |
| Poverty rate                     | 7.8%      |
| Unemployment                     | 1.1%      |
| Average temp                     | 71°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.