

Sanford 32771

ZIP code · FL · Florida > Seminole County > Sanford

BUYER'S MARKET

\$358K

MEDIAN SALE PRICE

-10.6%

1-YR CHANGE

859

SALES (12 MO)

\$361K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



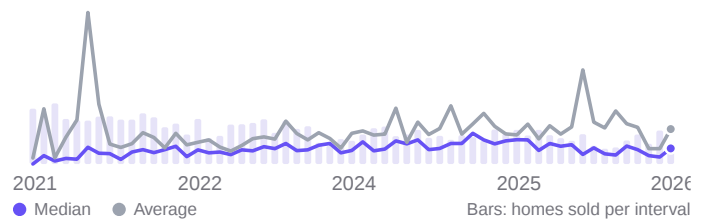
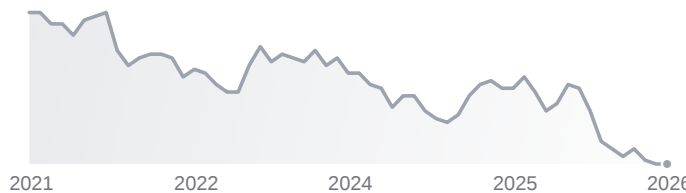
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$380K · Average \$459K

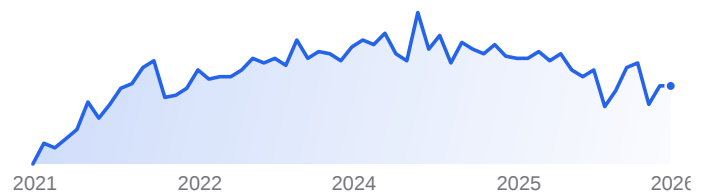
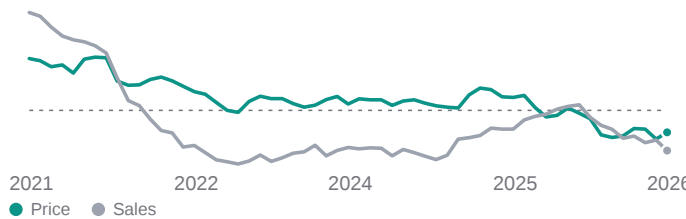


Growth (year over year)

Price -10.6% · Sales -19.4%

Price per square foot

\$208/ft²

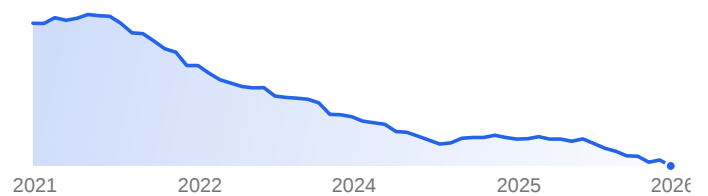
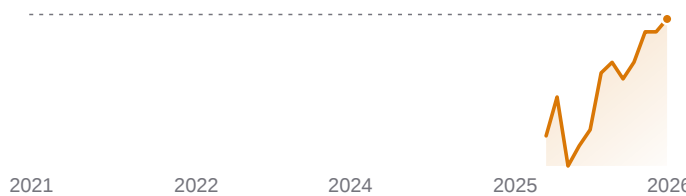


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

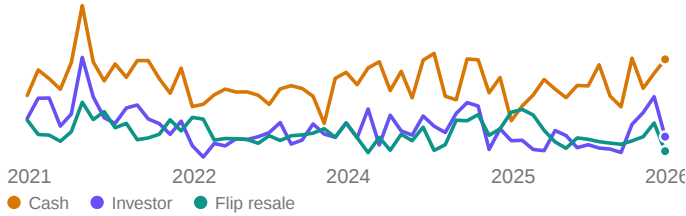
4.5%



BUYERS & OUTCOMES

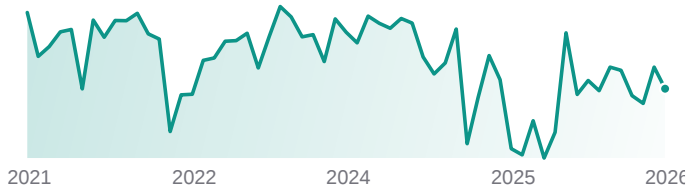
Buyer mix

Cash 34% · Investor 8.2% · Flip resale 3.3%



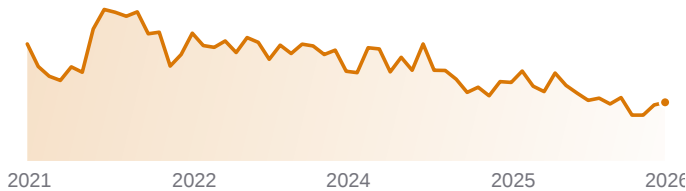
Sellers who sold at a gain

86%

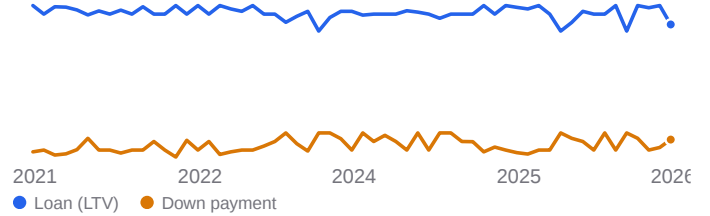


Median annualized return at resale

+5.0%

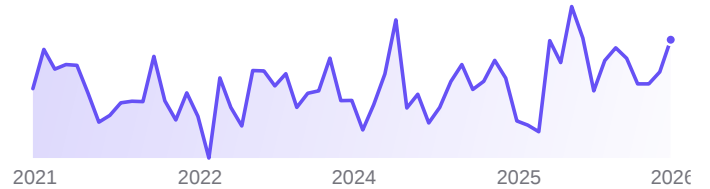


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



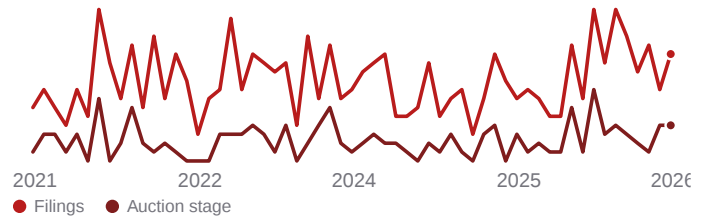
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 12 · Auction stage 4



HOUSING STOCK

Homes	19,248
Median value (AVM)	\$361K
Median size	1,745 ft²
Median bedrooms	3
Median year built	2002
Single family	93%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	15%
Median loan-to-value	54%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	61,076
Density	1,348 / mi²
Median household income	\$84K
Average household income	\$106K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	20
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	10.9%
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.