

Winter Park 32789

ZIP code · FL · Florida > Orange County > Winter Park

SELLER'S MARKET

\$844K

MEDIAN SALE PRICE

+14.8%

1-YR CHANGE

526

SALES (12 MO)

\$855K

MEDIAN VALUE (AVM)

Market temperature

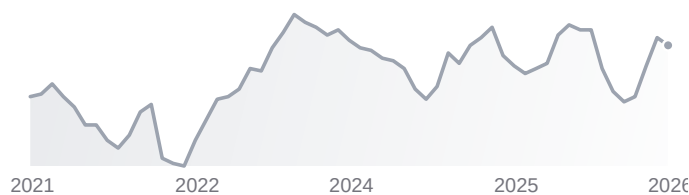
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

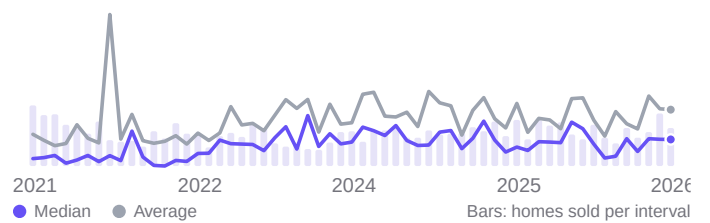
Market temperature (0–100)

70 / 100



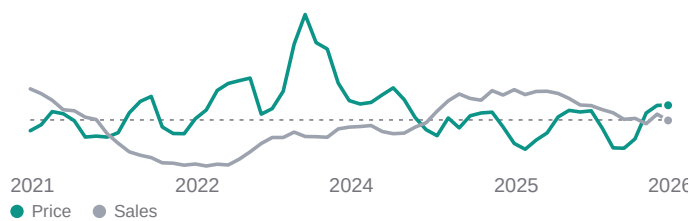
Sale prices

Median \$840K · Average \$1.3M



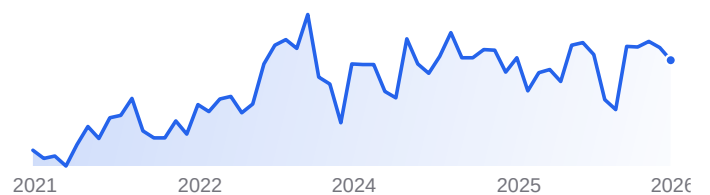
Growth (year over year)

Price +14.8% · Sales -0.6%



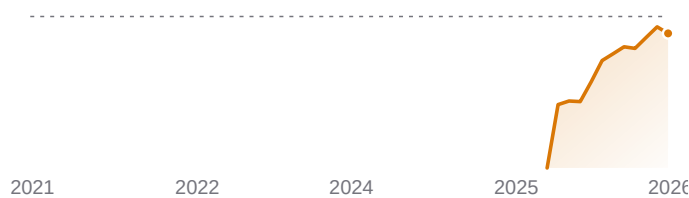
Price per square foot

\$441/ft²



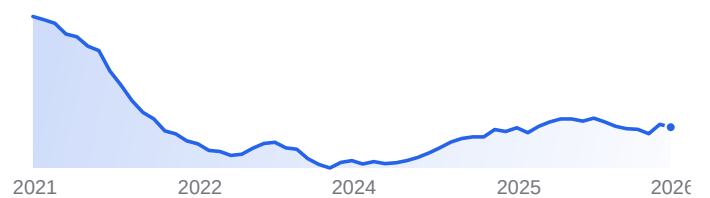
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

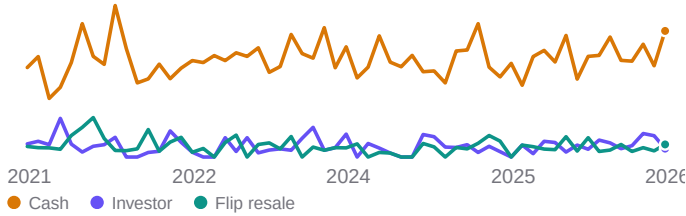
5.2%



BUYERS & OUTCOMES

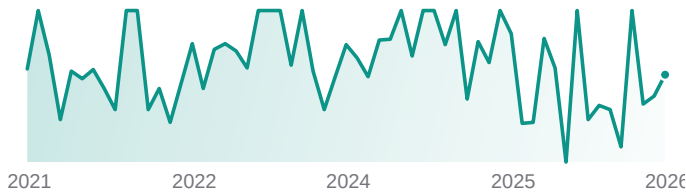
Buyer mix

Cash 64% · Investor 4.3% · Flip resale 6.4%



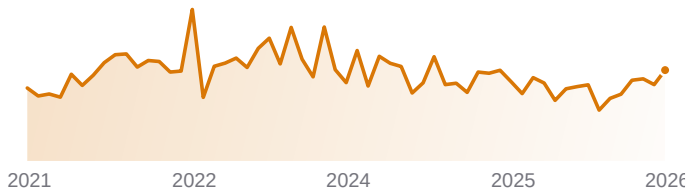
Sellers who sold at a gain

94%

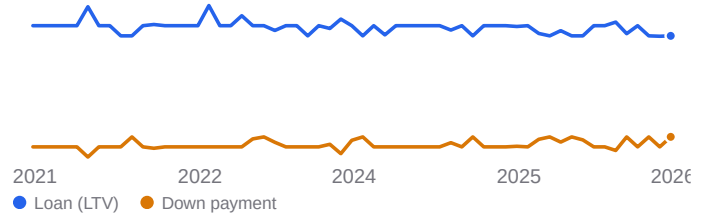


Median annualized return at resale

+8.8%

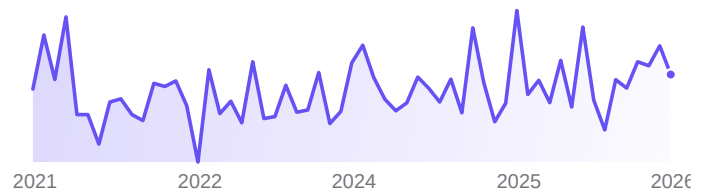


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



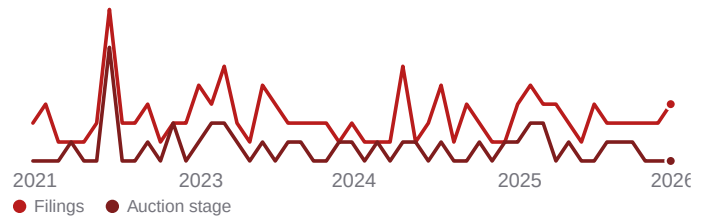
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	10,202
Median value (AVM)	\$855K
Median size	1,954 ft²
Median bedrooms	3
Median year built	1966
Single family	79%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	23%
Median loan-to-value	32%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	27,837
Density	2,897 / mi ²
Median household income	\$113K
Average household income	\$169K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	22
Homes occupied	91%
Bachelor's or higher	38%
Poverty rate	6.1%
Unemployment	0.9%
Average temp	72°F
Annual precip	51 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.