

# Zellwood 32798

ZIP code · FL · Florida > Orange County > Zellwood

STRONG BUYER'S MARKET

\$260K

MEDIAN SALE PRICE

-31.6%

1-YR CHANGE

49

SALES (12 MO)

\$411K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



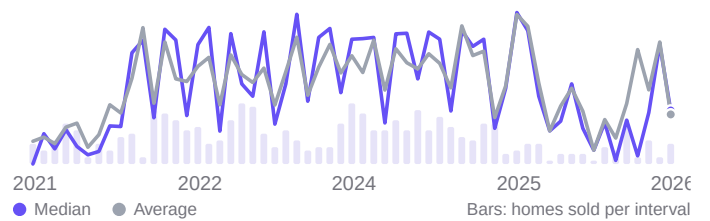
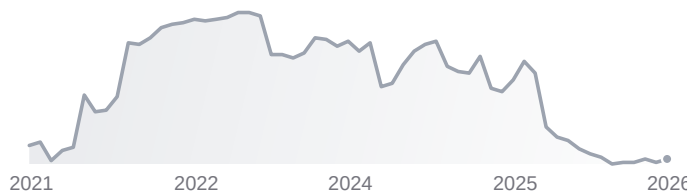
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

9 / 100

Sale prices

Median \$200K · Average \$189K

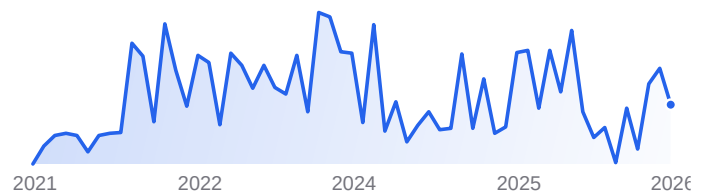
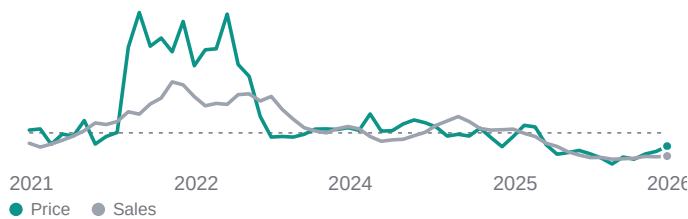


Growth (year over year)

Price -31.6% · Sales -55.0%

Price per square foot

\$110/ft²

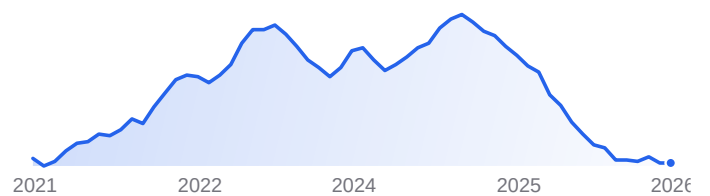
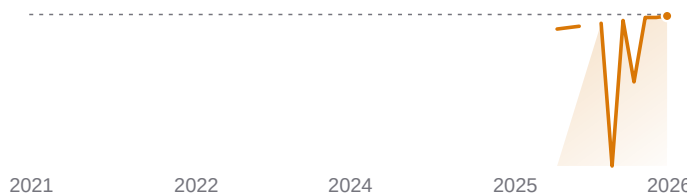


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

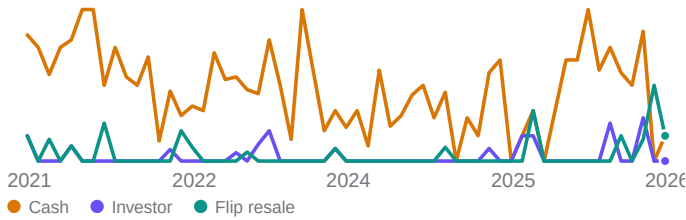
2.8%



## BUYERS & OUTCOMES

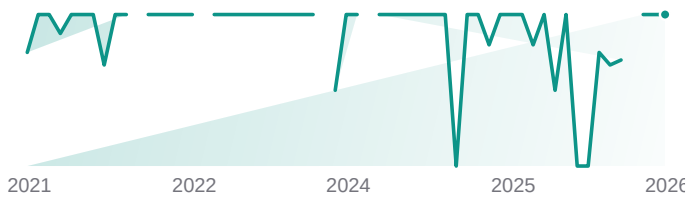
### Buyer mix

Cash 17% · Investor 0% · Flip resale 17%



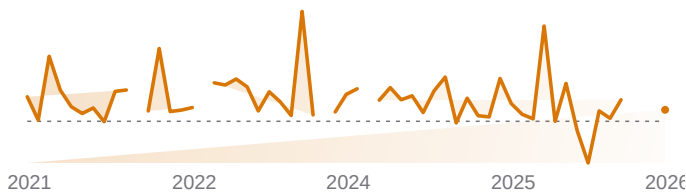
### Sellers who sold at a gain

100%

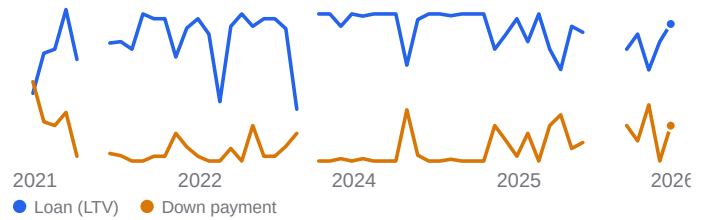


### Median annualized return at resale

+4.3%

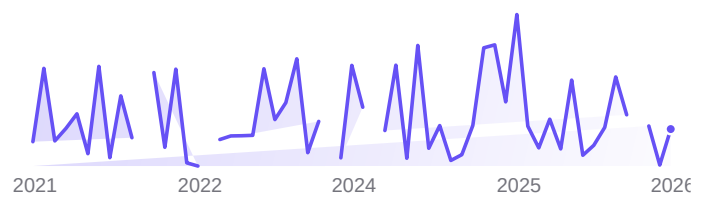


### Financing (share of purchase price) Loan (LTV) 92% · Down payment 25%



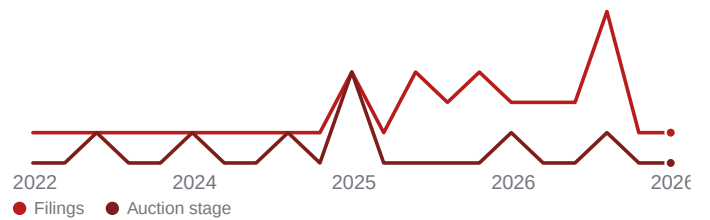
### Typical hold before selling

5.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,747     |
| Median value (AVM) | \$411K    |
| Median size        | 1,942 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1985      |
| Single family      | 34%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 44%     |
| Underwater (LTV 125% or more) | 0.2%    |
| Owner occupied                | 83%     |
| Company owned                 | 12%     |
| Median loan-to-value          | 60%     |
| Typical ownership tenure      | 6.7 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 2,686     |
| Density                          | 772 / mi² |
| Median household income          | \$56K     |
| Average household income         | \$77K     |
| Crime index (US avg 100)         | 117       |
| Air pollution index (US avg 100) | 154       |
| Earthquake index (US avg 100)    | 24        |
| Homes occupied                   | 93%       |
| Bachelor's or higher             | 19%       |
| Poverty rate                     | 5.8%      |
| 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.