

# Dade City 33525

ZIP code · FL · Florida > Pasco County > Dade City

BUYER'S MARKET

**\$342K**

MEDIAN SALE PRICE

**-3.6%**

1-YR CHANGE

**386**

SALES (12 MO)

**\$350K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



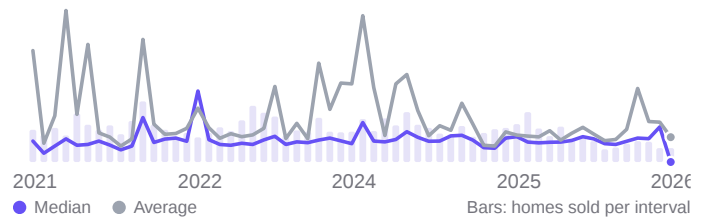
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$220K · Average \$376K

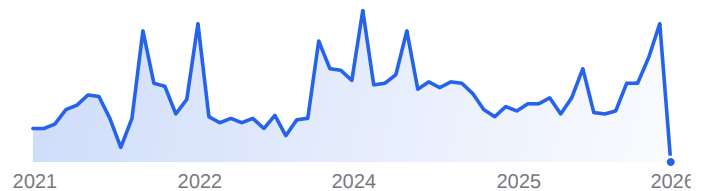
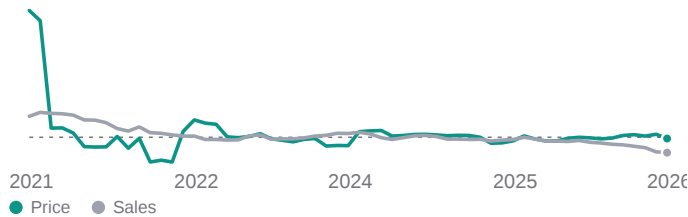


Growth (year over year)

Price -3.6% · Sales -40.0%

Price per square foot

\$140/ft²

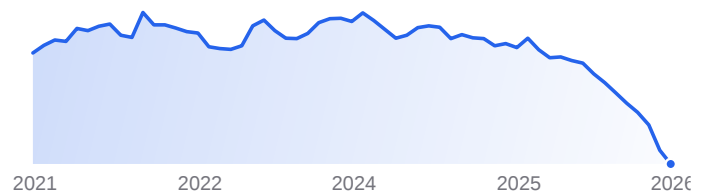
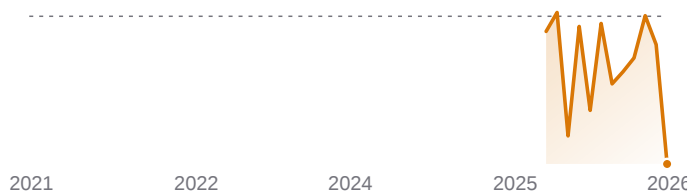


Sale premium vs estimated value

-3.8%

Annual turnover (share of homes sold)

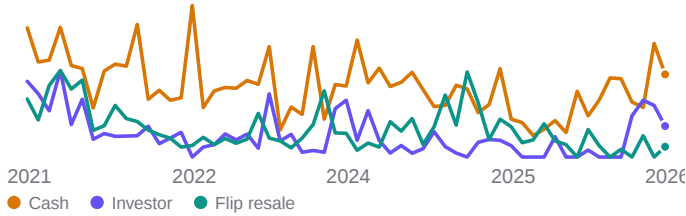
5.1%



## BUYERS & OUTCOMES

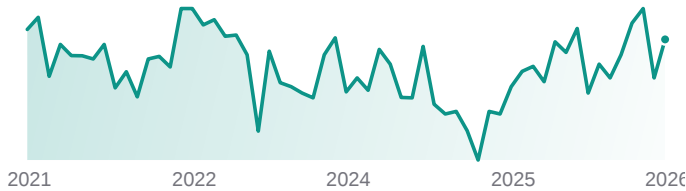
### Buyer mix

Cash 36% · Investor 14% · Flip resale 4.5%



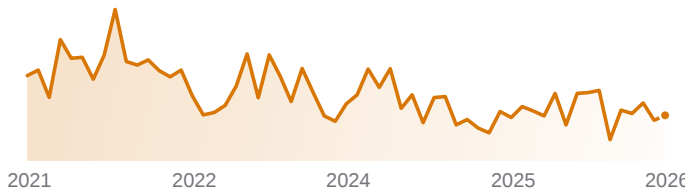
### Sellers who sold at a gain

89%



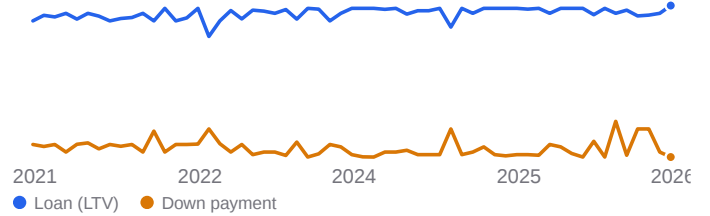
### Median annualized return at resale

+5.7%



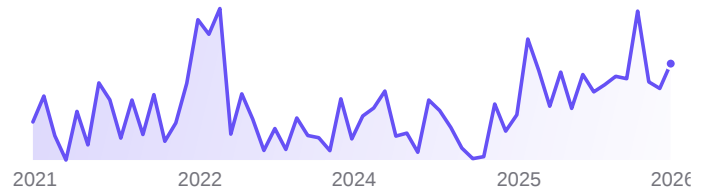
### Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



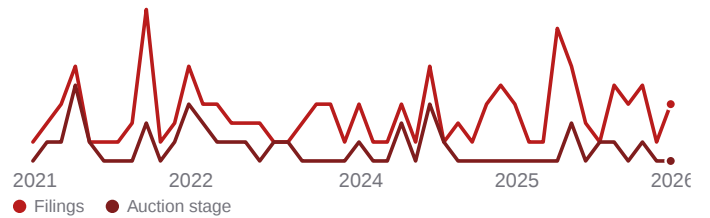
### Typical hold before selling

6.2 yrs



### Preforeclosure filings

Filings 3 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 7,505     |
| Median value (AVM) | \$350K    |
| Median size        | 1,792 ft² |
| Median year built  | 1998      |
| Single family      | 81%       |
| Condos             | 1.0%      |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 52%     |
| Underwater (LTV 125% or more) | 2.0%    |
| Owner occupied                | 80%     |
| Company owned                 | 16%     |
| Median loan-to-value          | 48%     |
| Typical ownership tenure      | 7.5 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 25,356    |
| Density                          | 179 / mi² |
| Median household income          | \$68K     |
| Average household income         | \$86K     |
| Crime index (US avg 100)         | 107       |
| Air pollution index (US avg 100) | 159       |
| Earthquake index (US avg 100)    | 23        |
| Homes occupied                   | 89%       |
| Bachelor's or higher             | 20%       |
| Poverty rate                     | 11.6%     |
| Unemployment                     | 0.9%      |
| Average temp                     | 72°F      |
| Annual precip                    | 54 in     |
| Sunshine                         | 66%       |

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.