

Zephyrhills 33542

ZIP code · FL · Florida > Pasco County > Zephyrhills

BUYER'S MARKET

\$177K

MEDIAN SALE PRICE

-17.5%

1-YR CHANGE

516

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



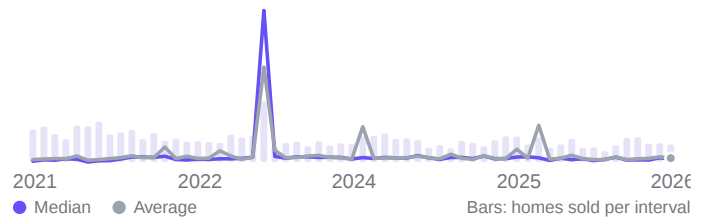
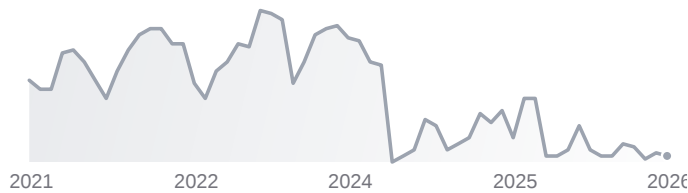
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$180K · Average \$194K

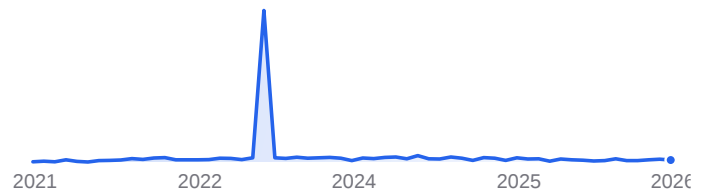
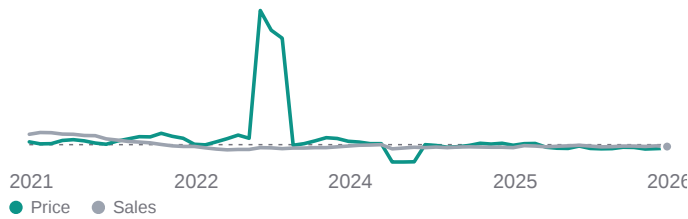


Growth (year over year)

Price -17.5% · Sales -9.8%

Price per square foot

\$137/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

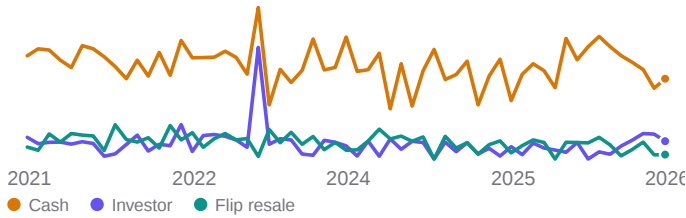
5.2%



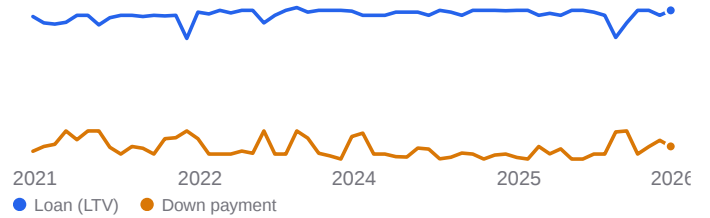
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 9.5% · Flip resale 2.4%

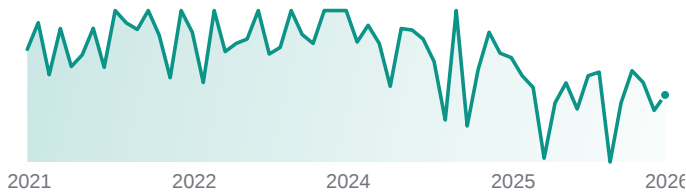


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



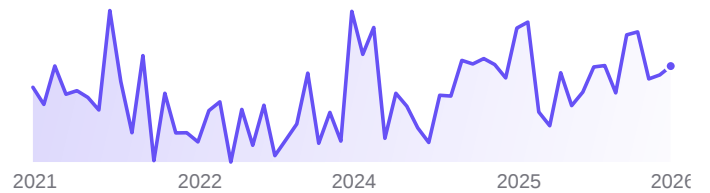
Sellers who sold at a gain

89%



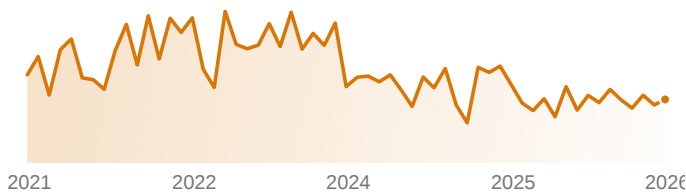
Typical hold before selling

7.6 yrs



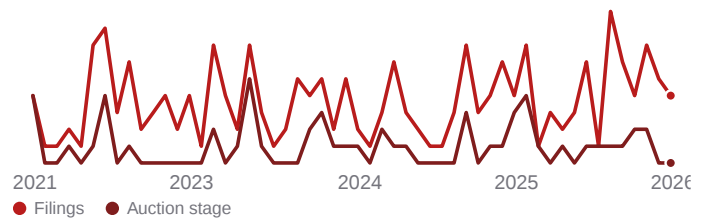
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	9,844
Median value (AVM)	\$221K
Median size	1,200 ft²
Median bedrooms	17
Median year built	1979
Single family	45%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.9%
Owner occupied	63%
Company owned	16%
Median loan-to-value	45%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	25,741
Density	2,447 / mi²
Median household income	\$47K
Average household income	\$58K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	172
Earthquake index (US avg 100)	18
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	13.6%
Unemployment	0.7%
Average temp	72°F
Annual precip	53 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.