

Wesley Chapel 33543

ZIP code · FL · Florida · Pasco County · Wesley Chapel

BUYER'S MARKET

\$391K

MEDIAN SALE PRICE

-20.5%

1-YR CHANGE

844

SALES (12 MO)

\$420K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



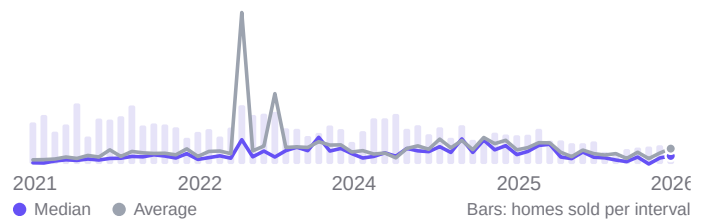
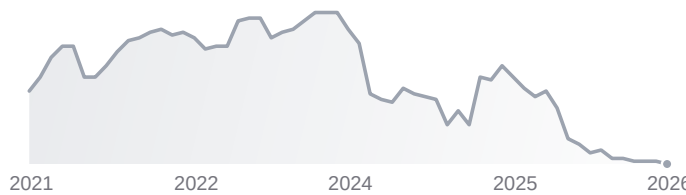
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$430K · Average \$513K

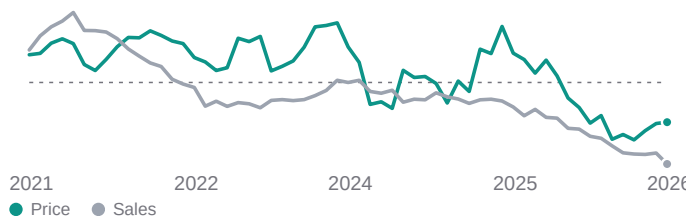


Growth (year over year)

Price -20.5% · Sales -42.1%

Price per square foot

\$195/ft²

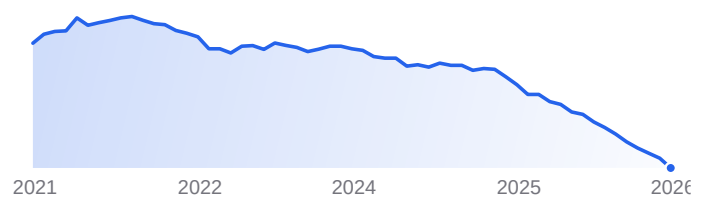
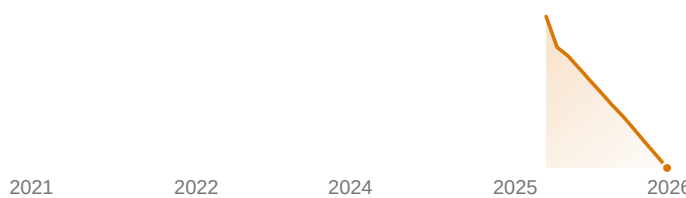


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

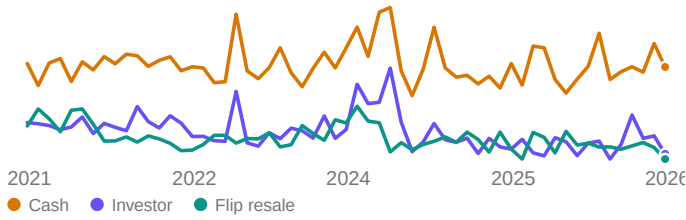
4.7%



BUYERS & OUTCOMES

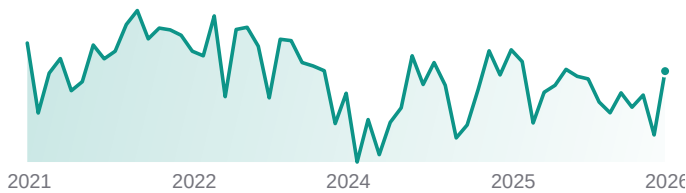
Buyer mix

Cash 33% · Investor 1.8% · Flip resale 0%



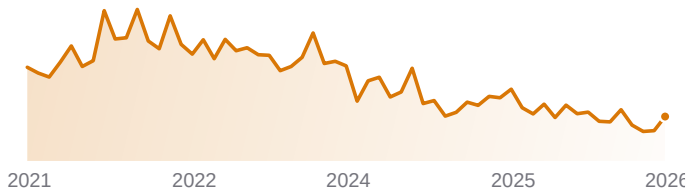
Sellers who sold at a gain

81%

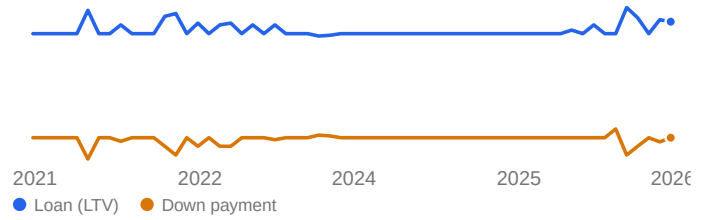


Median annualized return at resale

+4.2%

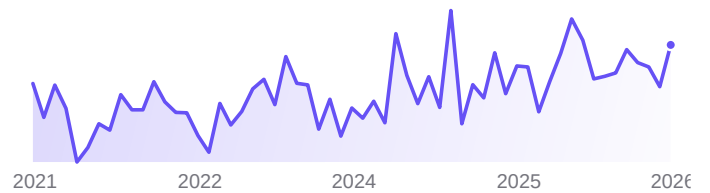


Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



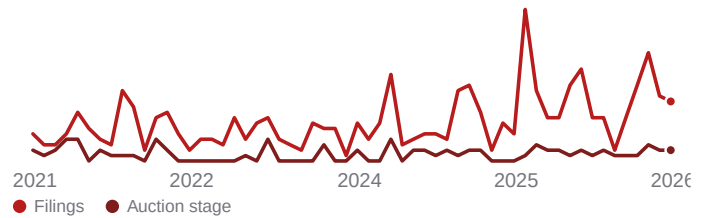
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 11 · Auction stage 2



HOUSING STOCK

Homes	17,826
Median value (AVM)	\$420K
Median size	1,992 ft²
Median bedrooms	4
Median year built	2007
Single family	89%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	16%
Median loan-to-value	55%

Typical ownership tenure

6.0 yrs

COMMUNITY

Population	41,616
Density	1,592 / mi²
Median household income	\$105K
Average household income	\$121K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	139
Earthquake index (US avg 100)	18
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	7.2%
Unemployment	1.2%
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.