

Wesley Chapel 33544

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

BALANCED MARKET

\$417K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

371

SALES (12 MO)

\$425K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



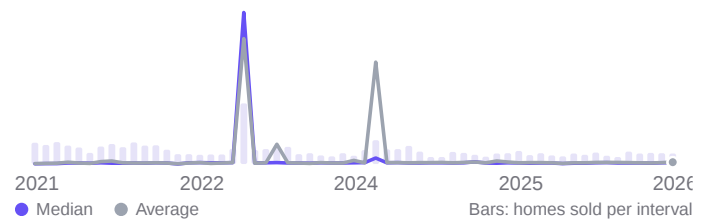
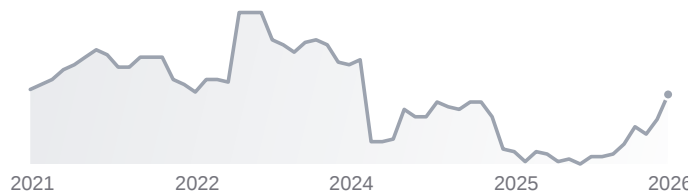
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$449K · Average \$489K

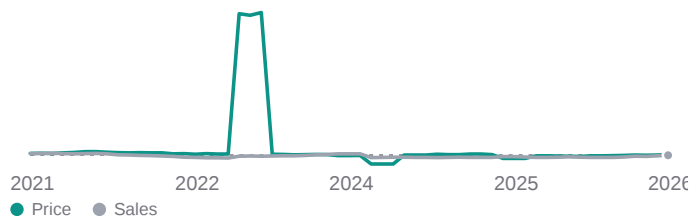


Growth (year over year)

Price +5.8% · Sales -1.9%

Price per square foot

\$190/ft²

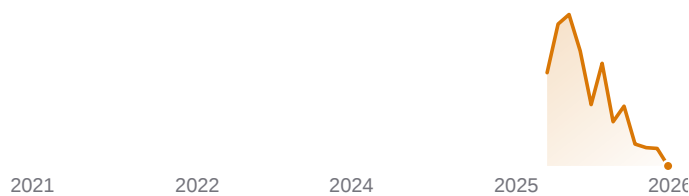


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

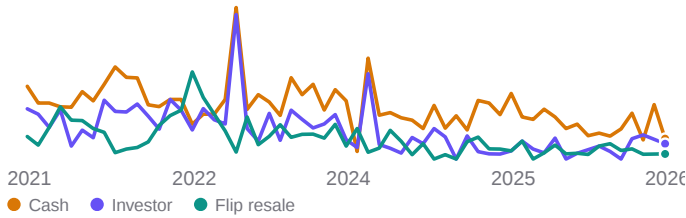
4.0%



BUYERS & OUTCOMES

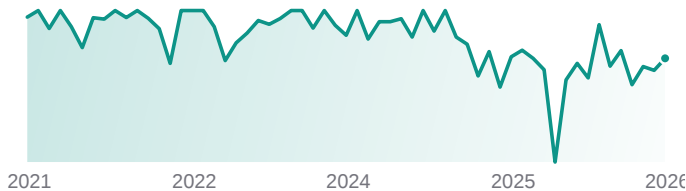
Buyer mix

Cash 12% · Investor 9.1% · Flip resale 3.0%



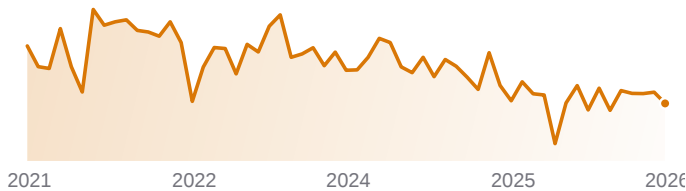
Sellers who sold at a gain

87%

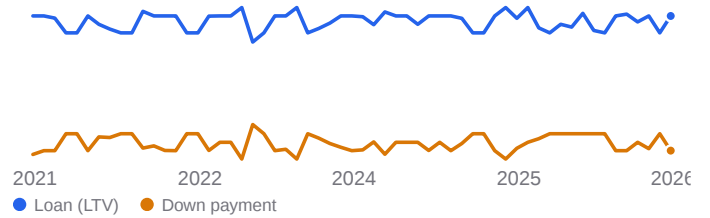


Median annualized return at resale

+4.4%

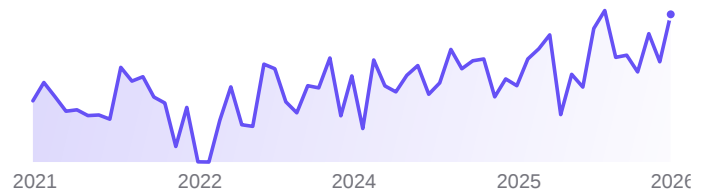


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



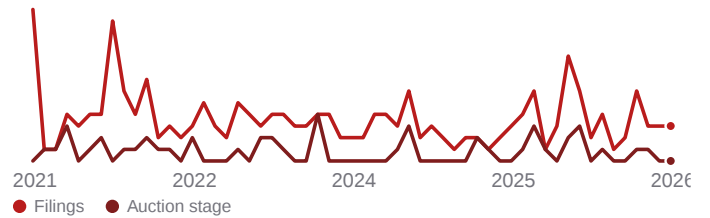
Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	9,362
Median value (AVM)	\$425K
Median size	2,035 ft²
Median year built	2004
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.1%
Owner occupied	78%
Company owned	18%
Median loan-to-value	50%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	32,346
Density	1,181 / mi²
Median household income	\$99K
Average household income	\$125K
Crime index (US avg 100)	25
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	5.0%
Unemployment	1.3%
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.