

Wesley Chapel 33545

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

BUYER'S MARKET

\$391K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

609

SALES (12 MO)

\$397K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



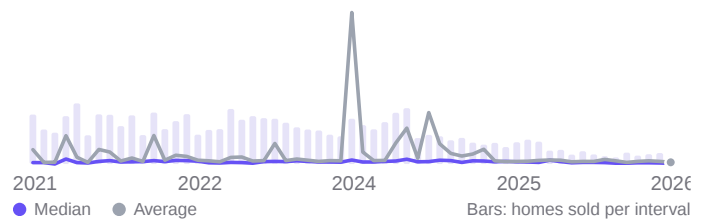
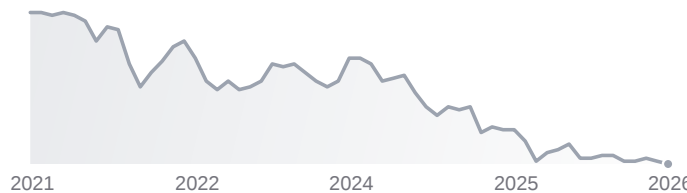
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$379K · Average \$418K

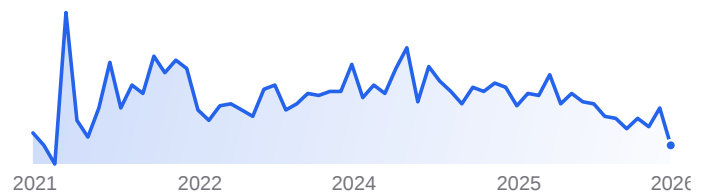
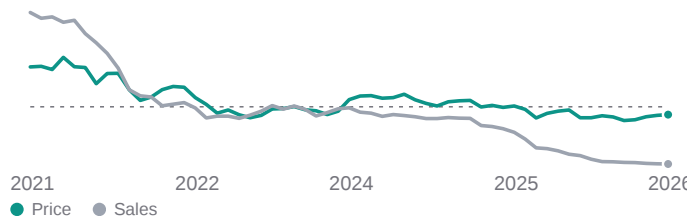


Growth (year over year)

Price -7.8% · Sales -56.6%

Price per square foot

\$173/ft²

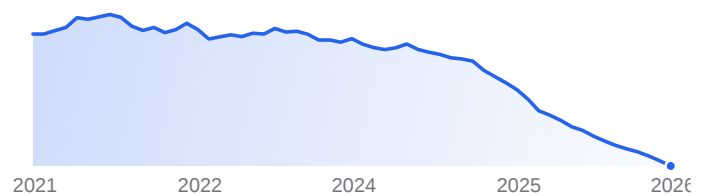
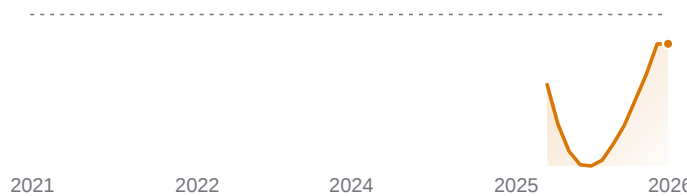


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

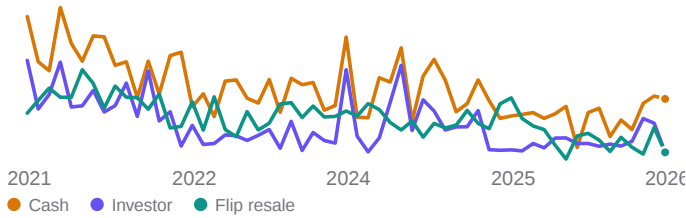
4.4%



BUYERS & OUTCOMES

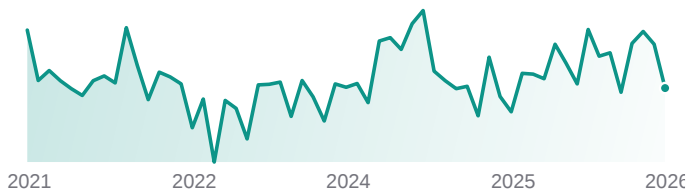
Buyer mix

Cash 24% · Investor 2.7% · Flip resale 2.7%



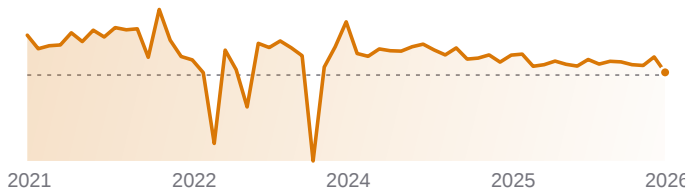
Sellers who sold at a gain

56%

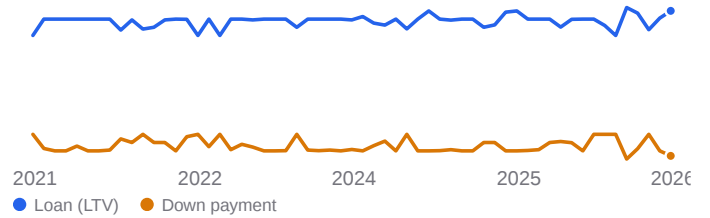


Median annualized return at resale

+0.8%

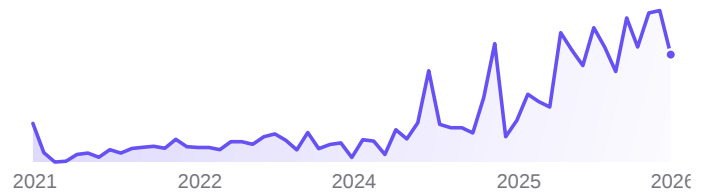


Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.9%



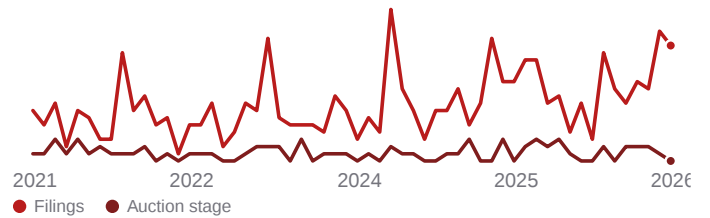
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 16 · Auction stage 0



HOUSING STOCK

Homes	13,839
Median value (AVM)	\$397K
Median size	2,057 ft²
Median year built	2019
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	13%
Median loan-to-value	69%
Typical ownership tenure	4.5 yrs

COMMUNITY

Population	25,248
Density	931 / mi²
Median household income	\$99K
Average household income	\$119K
Crime index (US avg 100)	11
Air pollution index (US avg 100)	143
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	7.6%
Unemployment	1.2%
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.