

Lutz 33548

ZIP code · FL · Florida · Hillsborough County · Lutz

BALANCED MARKET

\$638K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

152

SALES (12 MO)

\$643K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



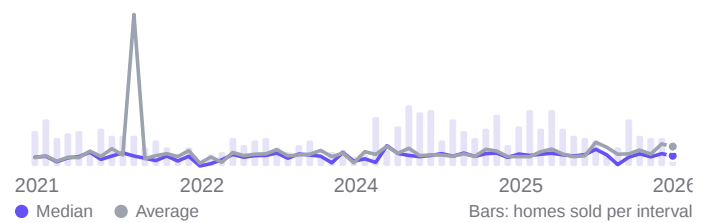
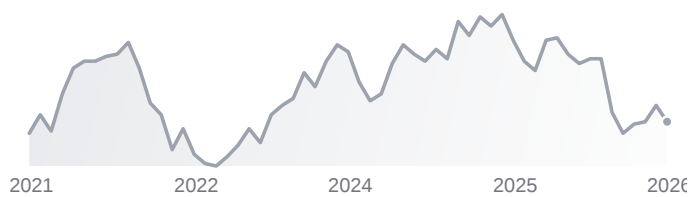
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$625K · Average \$938K

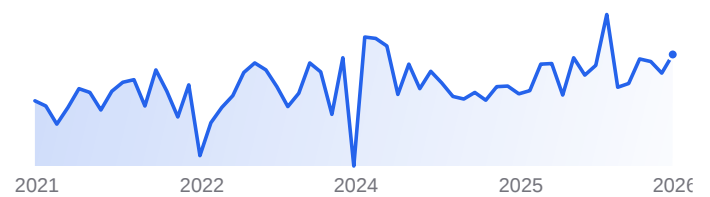
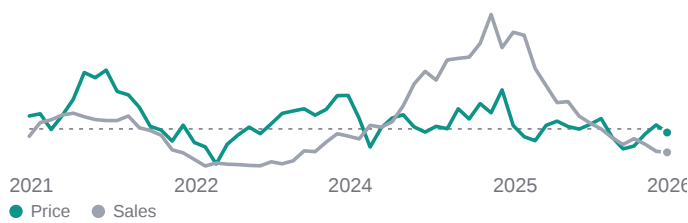


Growth (year over year)

Price -4.2% · Sales -27.3%

Price per square foot

\$291/ft²

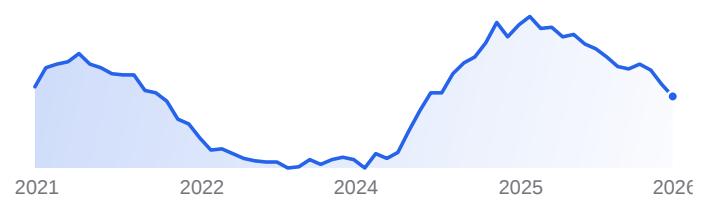
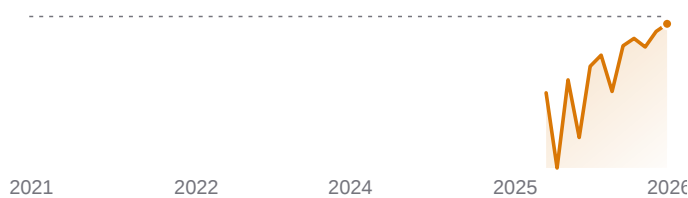


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

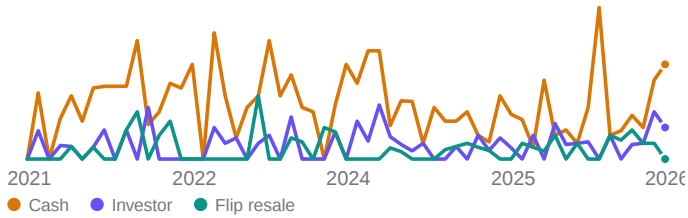
5.4%



BUYERS & OUTCOMES

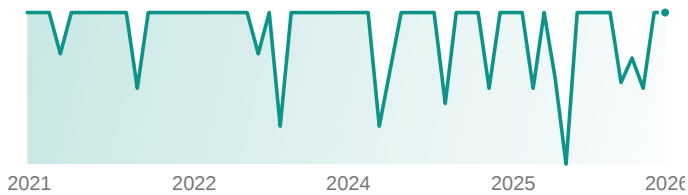
Buyer mix

Cash 50% · Investor 17% · Flip resale 0%



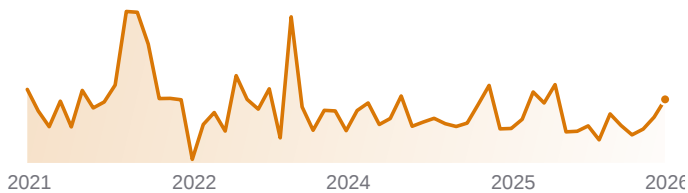
Sellers who sold at a gain

100%

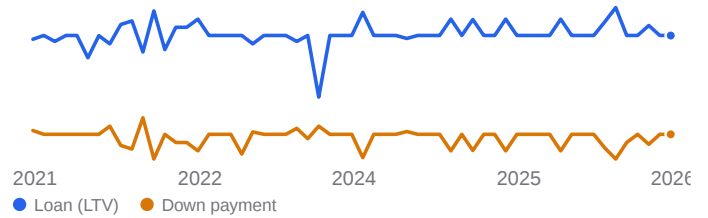


Median annualized return at resale

+9.5%

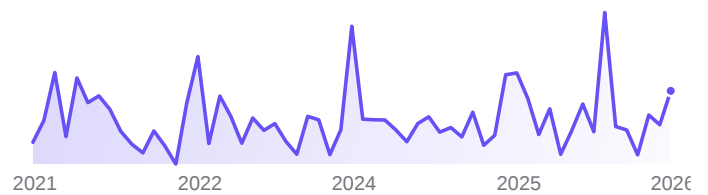


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



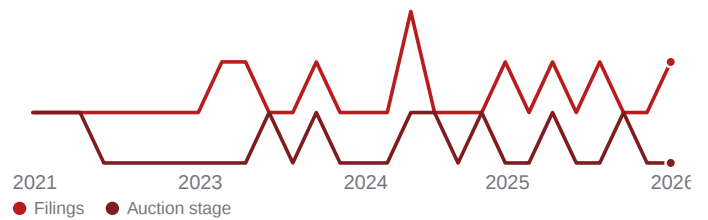
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,830
Median value (AVM)	\$643K
Median size	2,493 ft²
Median bedrooms	4
Median year built	1987
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	92%
Company owned	18%
Median loan-to-value	45%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	8,885
Density	1,053 / mi²
Median household income	\$121K
Average household income	\$149K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	125
Earthquake index (US avg 100)	17
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	5.8%
Unemployment	1.1%
Average temp	72°F
Annual precip	51 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.