

Lutz 33549

ZIP code · FL · Florida · Hillsborough County · Lutz

BALANCED MARKET

\$453K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

237

SALES (12 MO)

\$423K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



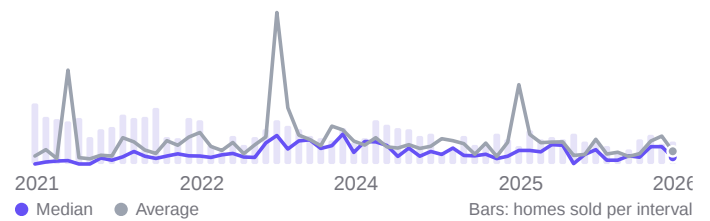
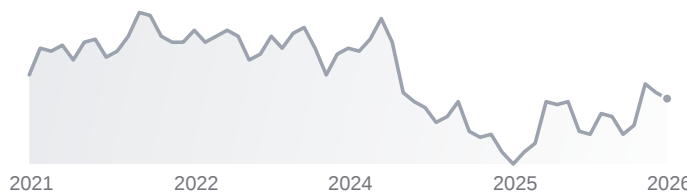
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$380K · Average \$442K

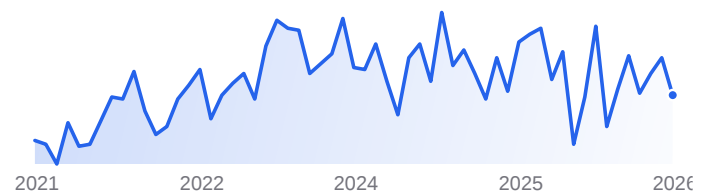
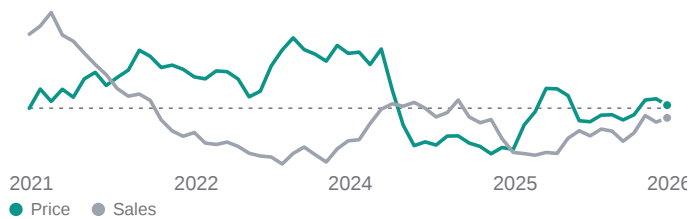


Growth (year over year)

Price +1.8% · Sales -5.6%

Price per square foot

\$222/ft²

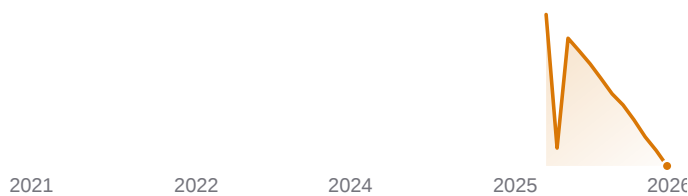


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

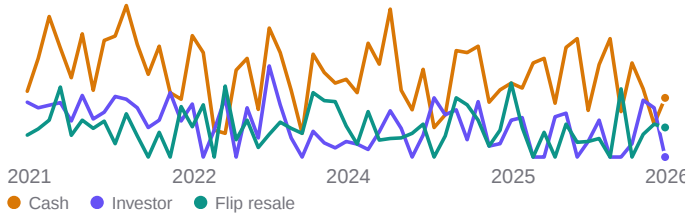
3.8%



BUYERS & OUTCOMES

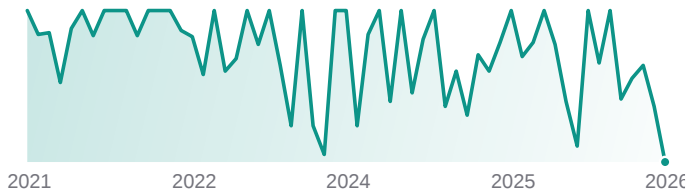
Buyer mix

Cash 20% · Investor 0% · Flip resale 10%



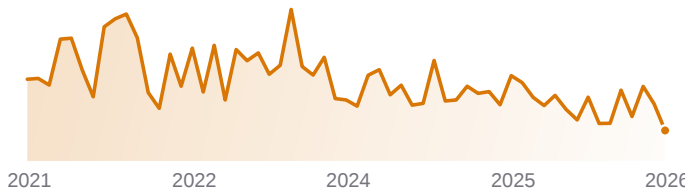
Sellers who sold at a gain

74%

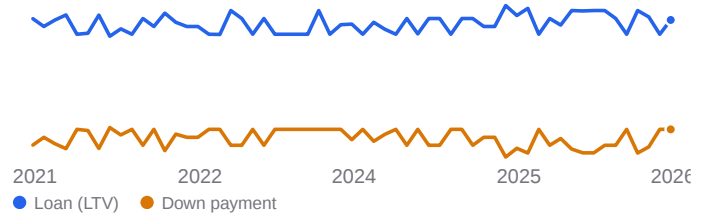


Median annualized return at resale

+2.8%

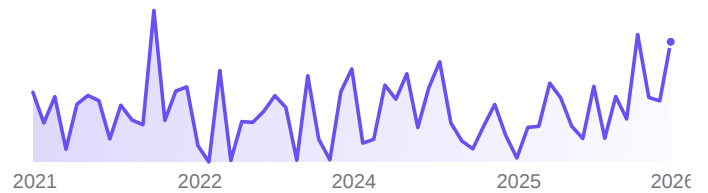


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



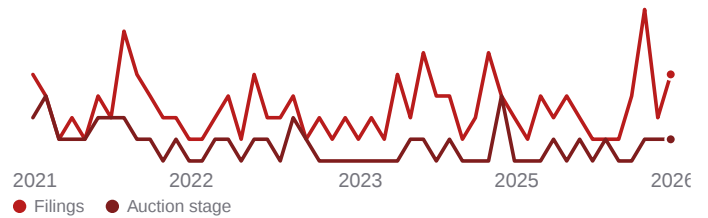
Typical hold before selling

11.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	6,303
Median value (AVM)	\$423K
Median size	1,845 ft²
Median bedrooms	3
Median year built	1990
Single family	93%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	88%
Company owned	15%
Median loan-to-value	45%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	20,447
Density	1,489 / mi²
Median household income	\$81K
Average household income	\$102K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	132
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	7.7%
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.