

Lutz 33558

ZIP code · FL · Florida · Hillsborough County · Lutz

SELLER'S MARKET

\$597K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

414

SALES (12 MO)

\$546K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

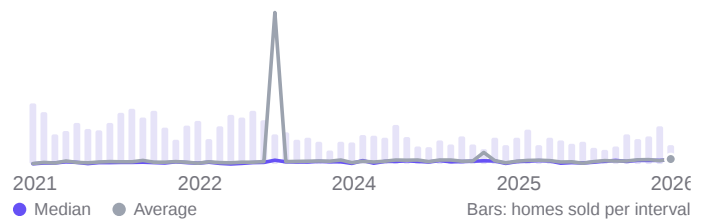
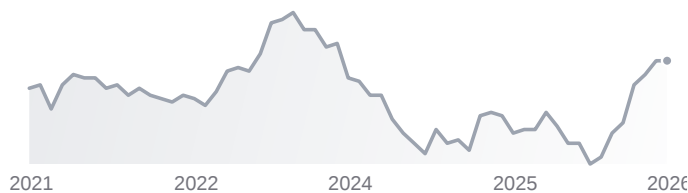
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$615K · Average \$667K

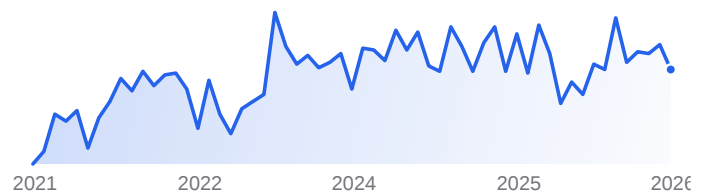
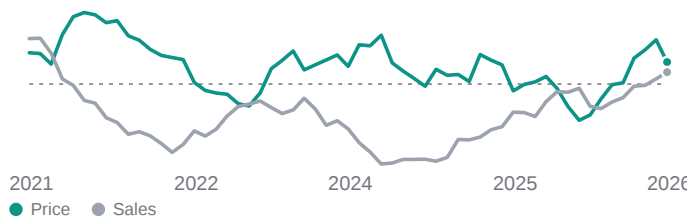


Growth (year over year)

Price +10.3% · Sales +5.6%

Price per square foot

\$232/ft²

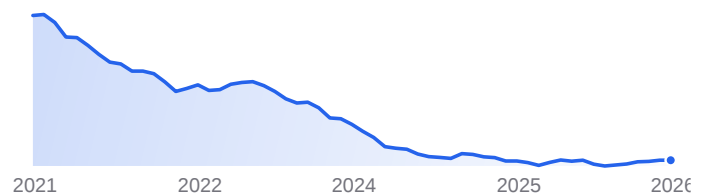
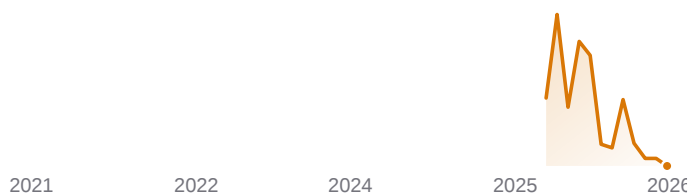


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

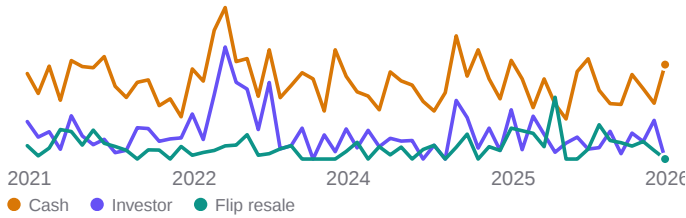
4.2%



BUYERS & OUTCOMES

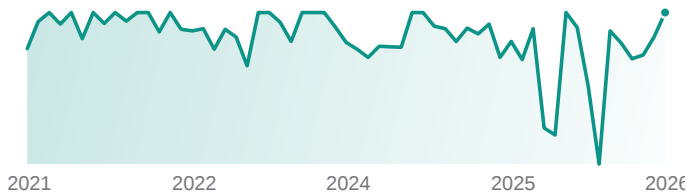
Buyer mix

Cash 39% · Investor 0% · Flip resale 0%



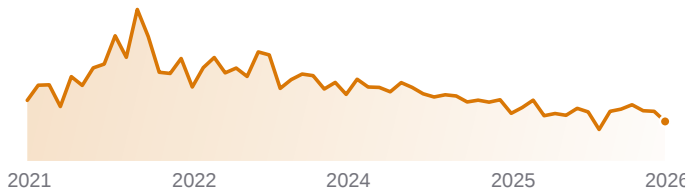
Sellers who sold at a gain

100%

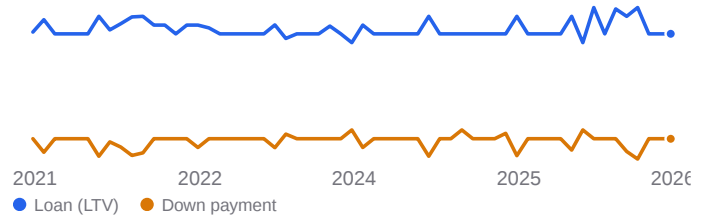


Median annualized return at resale

+4.2%

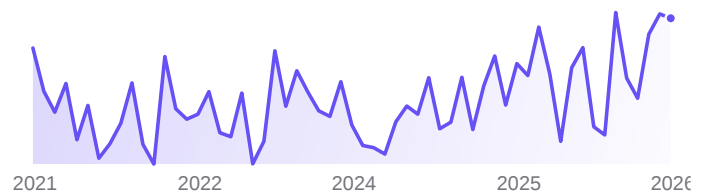


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



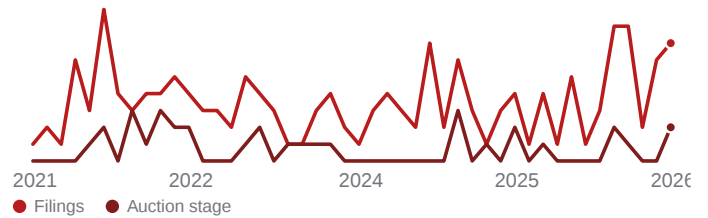
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	9,775
Median value (AVM)	\$546K
Median size	2,281 ft²
Median bedrooms	4
Median year built	2001
Single family	81%
Condos	7.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.9%
Owner occupied	86%
Company owned	16%
Median loan-to-value	50%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	30,623
Density	1,566 / mi ²
Median household income	\$111K
Average household income	\$137K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	18
Homes occupied	94%
Bachelor's or higher	33%
Poverty rate	4.0%
Unemployment	1.2%
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.