

Lutz 33559

ZIP code · FL · Florida · Hillsborough County · Lutz

BALANCED MARKET

\$373K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

202

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



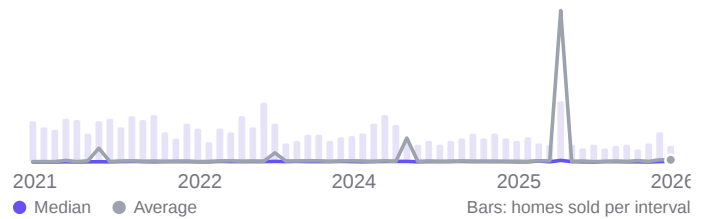
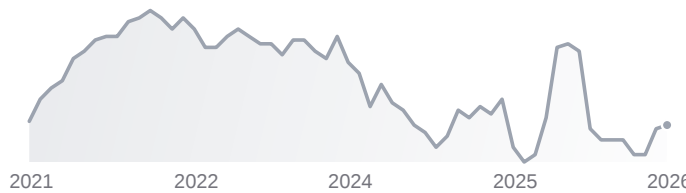
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$420K · Average \$721K

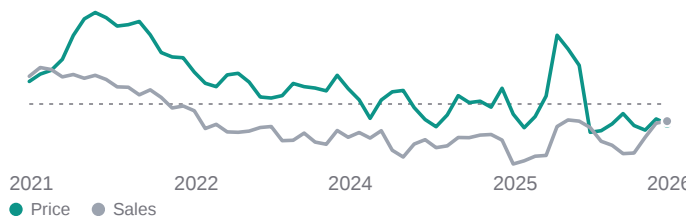


Growth (year over year)

Price -8.0% · Sales -6.9%

Price per square foot

\$208/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

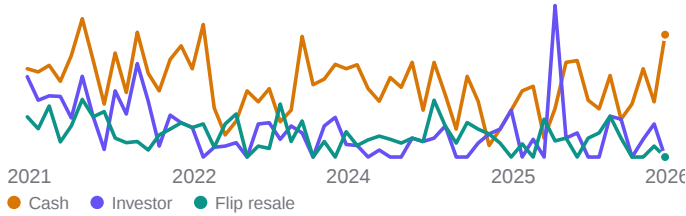
4.0%



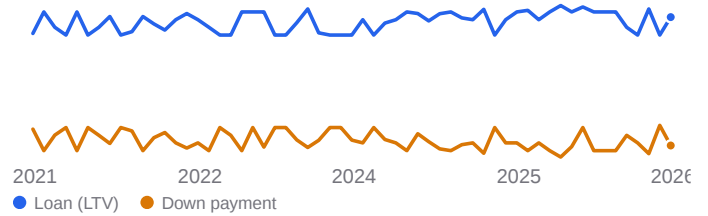
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 0% · Flip resale 0%

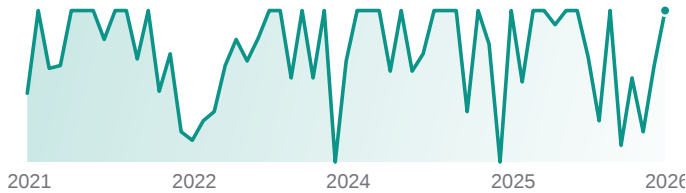


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



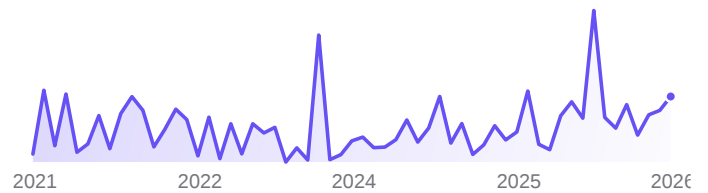
Sellers who sold at a gain

100%



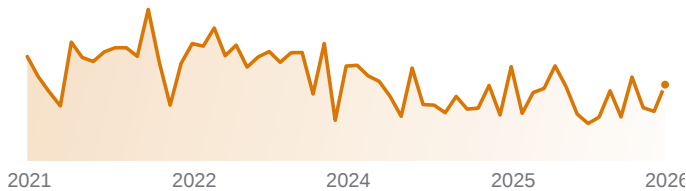
Typical hold before selling

10.0 yrs



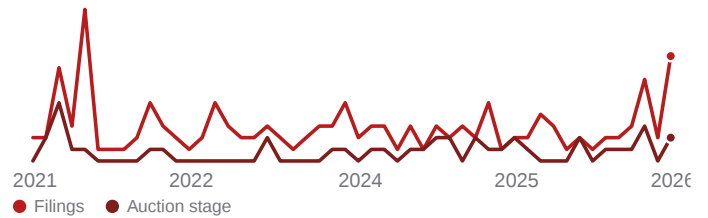
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 9 · Auction stage 2



HOUSING STOCK

Homes	5,022
Median value (AVM)	\$365K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1997
Single family	88%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	82%
Company owned	15%
Median loan-to-value	48%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	19,859
Density	1,438 / mi²
Median household income	\$84K
Average household income	\$107K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	19
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	11.7%
Unemployment	1.2%
Average temp	72°F
Annual precip	52 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.