

Valrico 33596

ZIP code · FL · Florida · Hillsborough County · Valrico

SELLER'S MARKET

\$456K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

452

SALES (12 MO)

\$463K

MEDIAN VALUE (AVM)

Market temperature

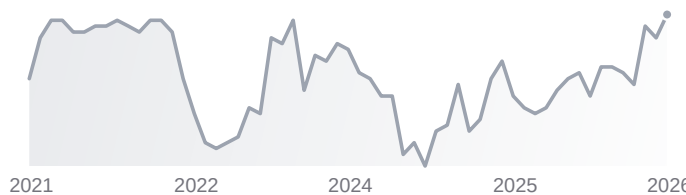
Seller's market · 65 / 100



MARKET TRENDS (5 YEARS)

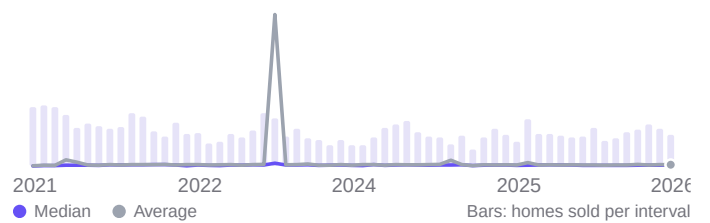
Market temperature (0-100)

65 / 100



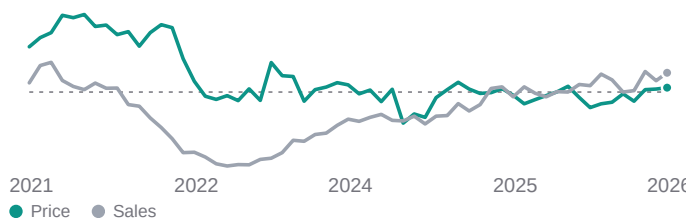
Sale prices

Median \$468K · Average \$498K



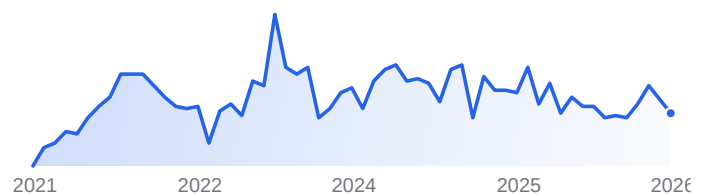
Growth (year over year)

Price +2.0% · Sales +8.7%



Price per square foot

\$206/ft²



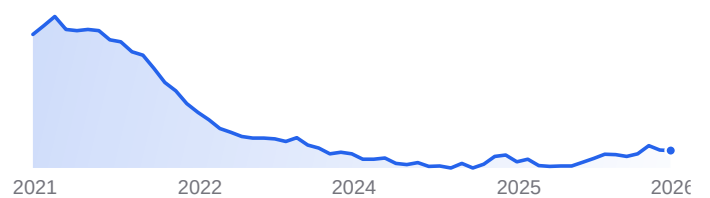
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

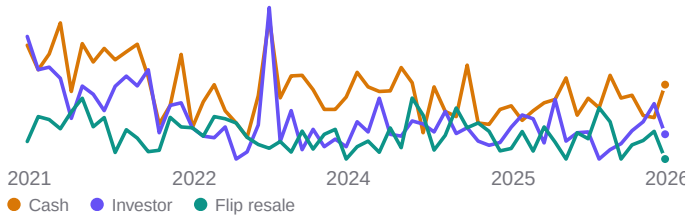
4.4%



BUYERS & OUTCOMES

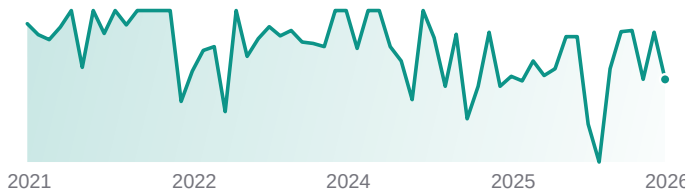
Buyer mix

Cash 25% · Investor 8.3% · Flip resale 0%



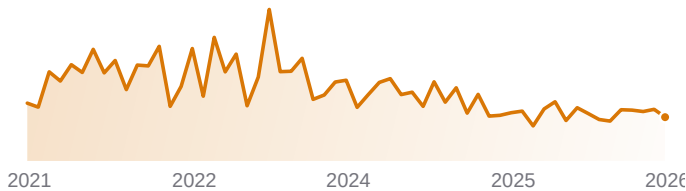
Sellers who sold at a gain

91%

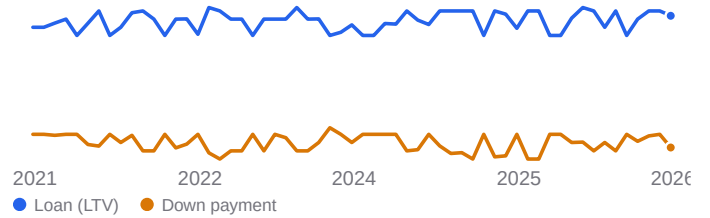


Median annualized return at resale

+4.3%

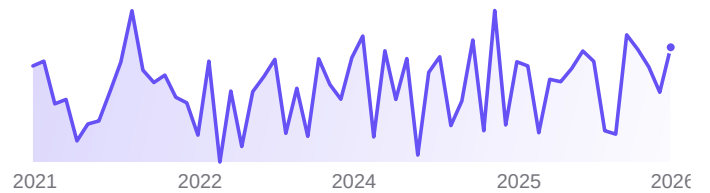


Financing (share of purchase price) Loan (LTV) 92% · Down payment 12%



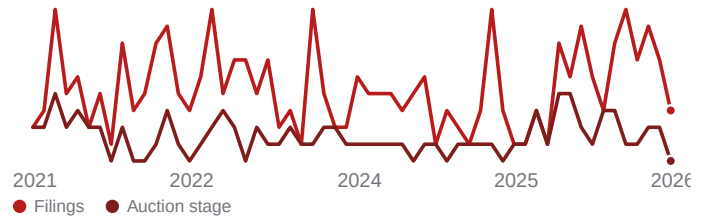
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	10,233
Median value (AVM)	\$463K
Median size	2,224 ft²
Median bedrooms	4
Median year built	1993
Single family	96%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	88%
Company owned	18%
Median loan-to-value	46%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	31,287
Density	2,420 / mi ²
Median household income	\$111K
Average household income	\$133K
Crime index (US avg 100)	25
Air pollution index (US avg 100)	260
Earthquake index (US avg 100)	17
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	3.7%
Unemployment	1.1%
Average temp	73°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.