

Lakeland 33809

ZIP code · FL · Florida > Polk County > Lakeland

BALANCED MARKET

\$272K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

440

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



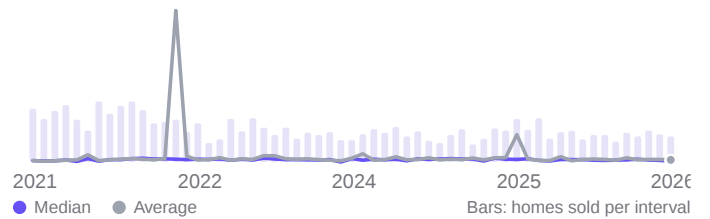
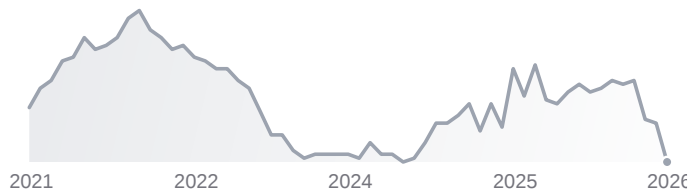
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$255K · Average \$286K

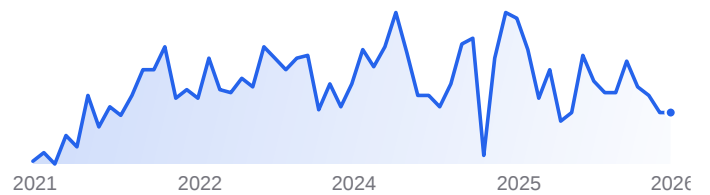
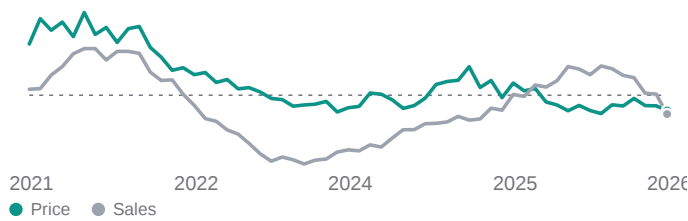


Growth (year over year)

Price -7.8% · Sales -9.7%

Price per square foot

\$172/ft²

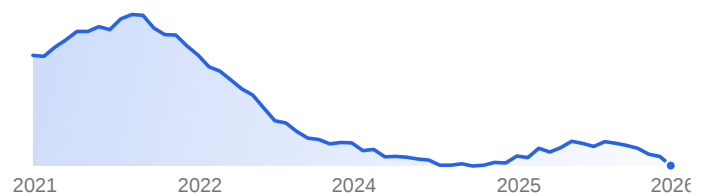


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

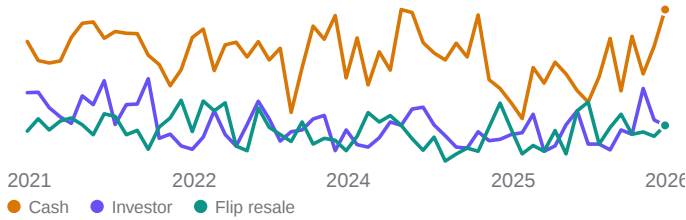
4.3%



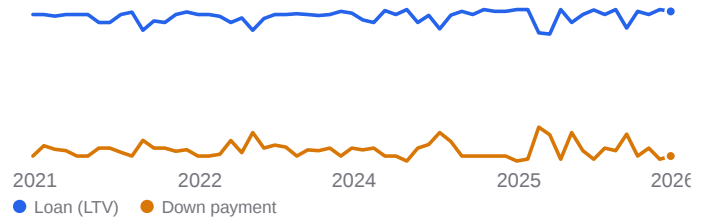
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 11% · Flip resale 11%

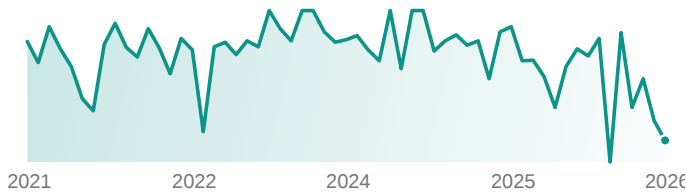


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



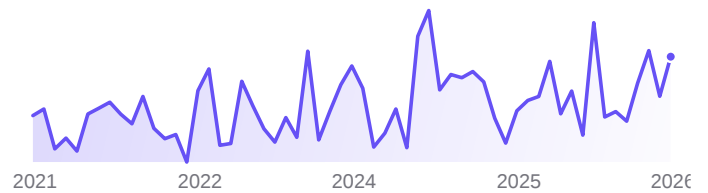
Sellers who sold at a gain

82%



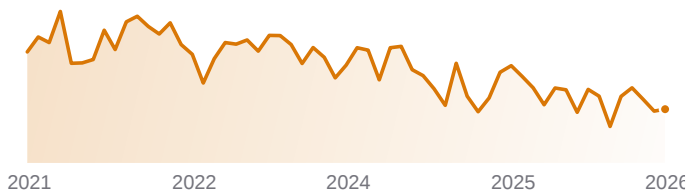
Typical hold before selling

8.8 yrs



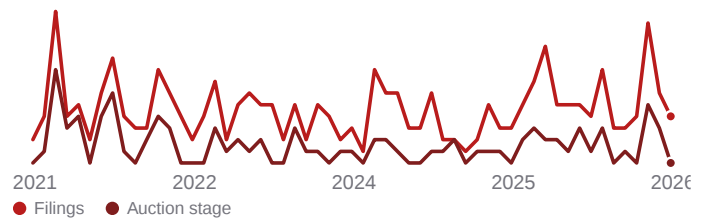
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	10,314
Median value (AVM)	\$305K
Median size	1,582 ft²
Median bedrooms	3
Median year built	1990
Single family	72%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	12%
Median loan-to-value	50%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	38,622
Density	365 / mi²
Median household income	\$66K
Average household income	\$83K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	238
Earthquake index (US avg 100)	19
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	10.4%
Unemployment	1.1%
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.