

Haines City 33844

ZIP code · FL · Florida > Polk County > Haines City

BUYER'S MARKET

\$289K

MEDIAN SALE PRICE

-8.4%

1-YR CHANGE

1,504

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



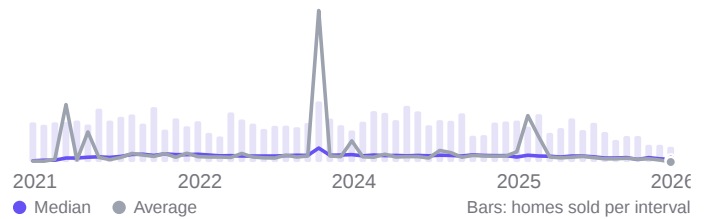
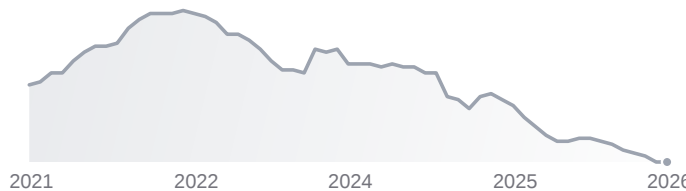
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$279K · Average \$253K

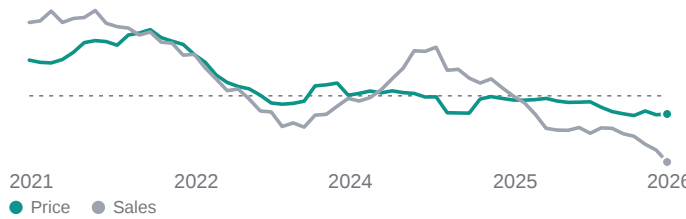


Growth (year over year)

Price -8.4% · Sales -30.5%

Price per square foot

\$161/ft²

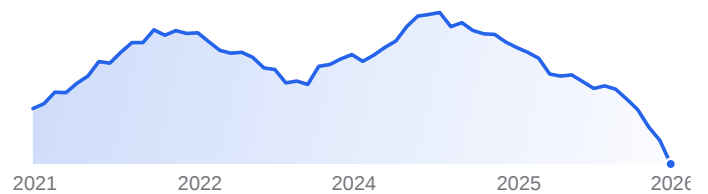
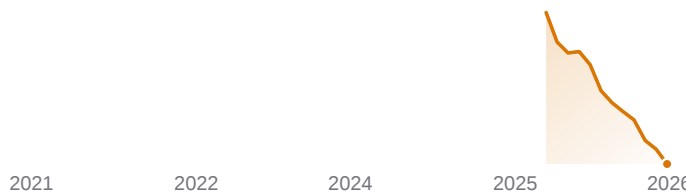


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

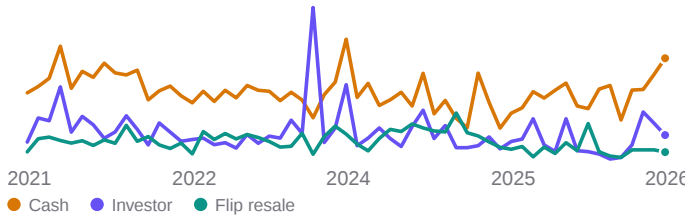
6.8%



BUYERS & OUTCOMES

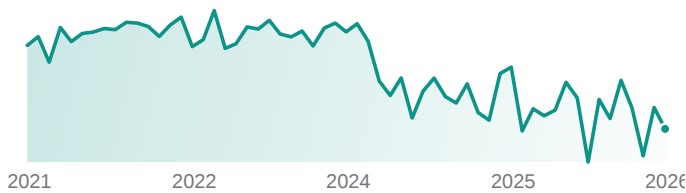
Buyer mix

Cash 36% · Investor 10% · Flip resale 4.3%



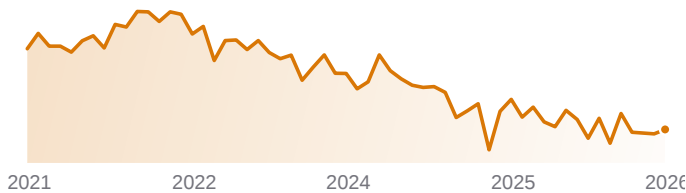
Sellers who sold at a gain

66%

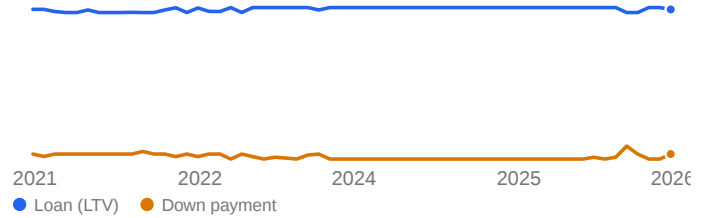


Median annualized return at resale

+3.0%

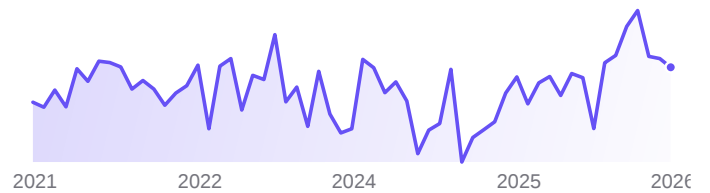


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



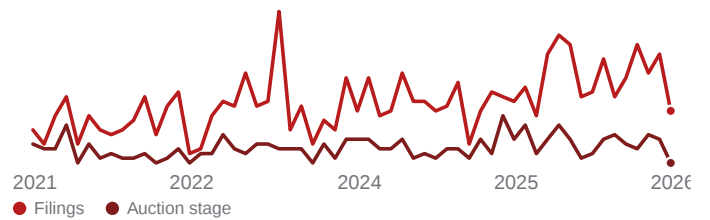
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 11 · Auction stage 0



HOUSING STOCK

Homes	22,064
Median value (AVM)	\$298K
Median size	1,670 ft²
Median bedrooms	3
Median year built	2006
Single family	78%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	1.4%
Owner occupied	70%
Company owned	13%
Median loan-to-value	71%

Typical ownership tenure

6.2 yrs

COMMUNITY

Population	62,668
Density	487 / mi²
Median household income	\$56K
Average household income	\$72K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	206
Earthquake index (US avg 100)	21
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	16.1%
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.