

Highland City 33846

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

SELLER'S MARKET

\$185K

MEDIAN SALE PRICE

-60.4%

1-YR CHANGE

8

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

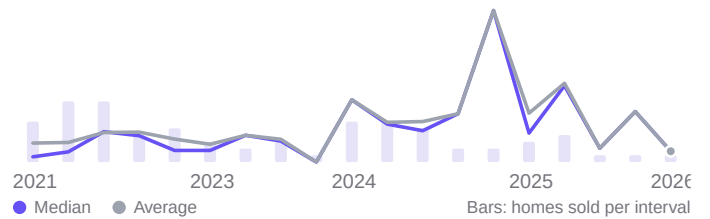
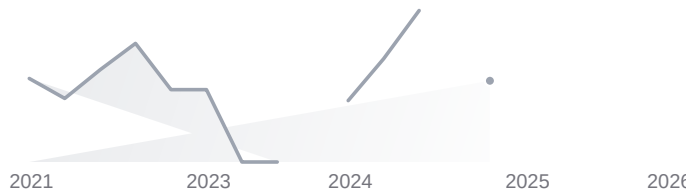
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

62 / 100

Sale prices

Median \$120K · Average \$120K

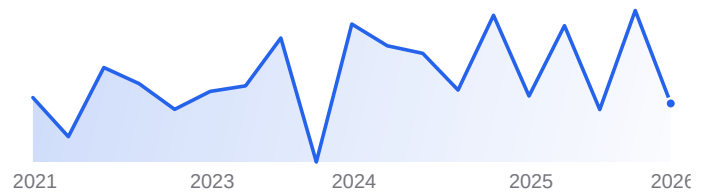
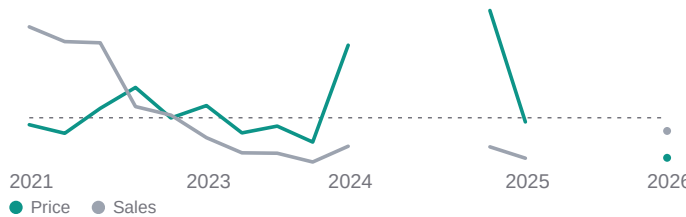


Growth (year over year)

Price -60.4% · Sales -20.0%

Price per square foot

\$114/ft²

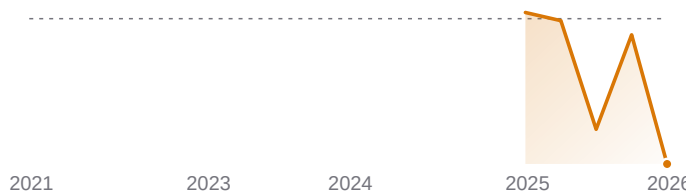


Sale premium vs estimated value

-47.9%

Annual turnover (share of homes sold)

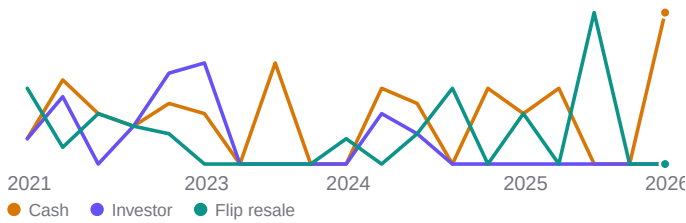
3.4%



BUYERS & OUTCOMES

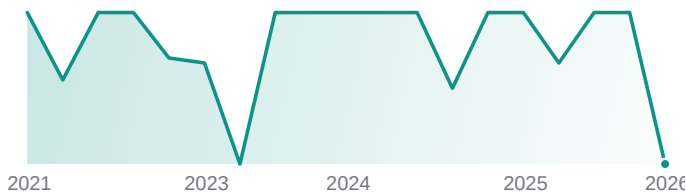
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



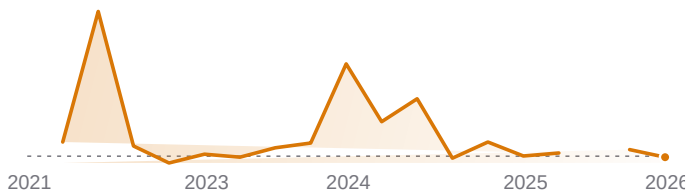
Sellers who sold at a gain

0%

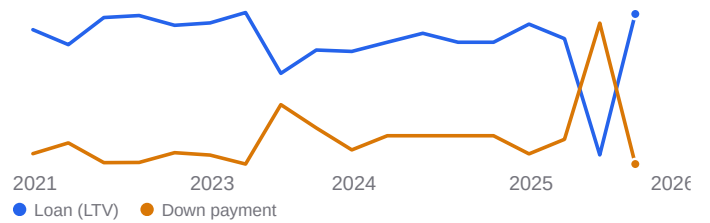


Median annualized return at resale

-1.3%

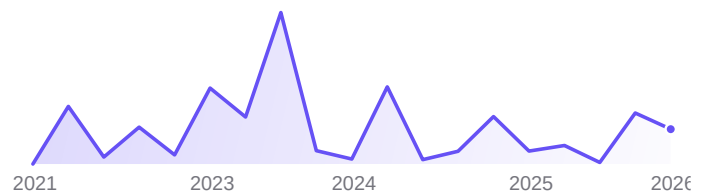


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	232
Median value (AVM)	\$220K
Median size	1,165 ft²
Median bedrooms	3
Median year built	1968
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	52%
Company owned	18%
Median loan-to-value	35%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	99
Density	3,437 / mi²
Median household income	\$84K
Average household income	\$85K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	241
Earthquake index (US avg 100)	21
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	7.2%
Unemployment	1.6%
Average temp	72°F
Annual precip	51 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.