

Lake Placid 33852

ZIP code · FL · Florida > Highlands County > Lake Placid

BALANCED MARKET

\$257K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

528

SALES (12 MO)

\$260K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



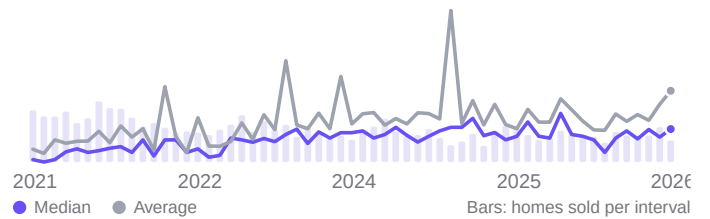
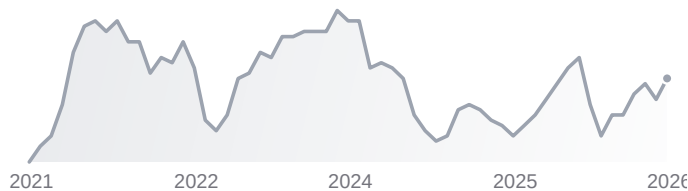
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$265K · Average \$371K

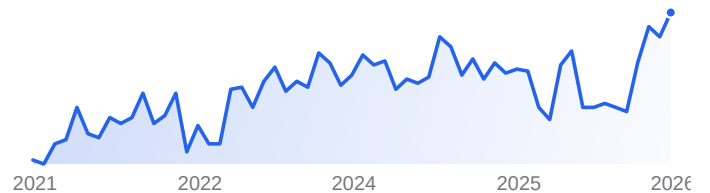
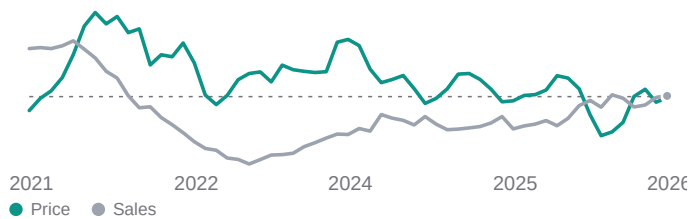


Growth (year over year)

Price -0.4% · Sales +0.4%

Price per square foot

\$187/ft²

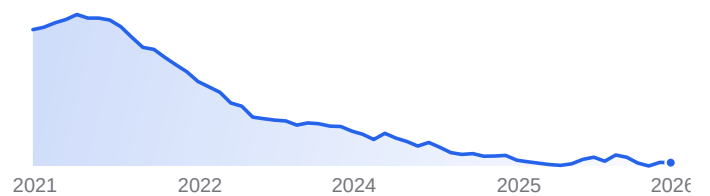


Sale premium vs estimated value

+2.7%

Annual turnover (share of homes sold)

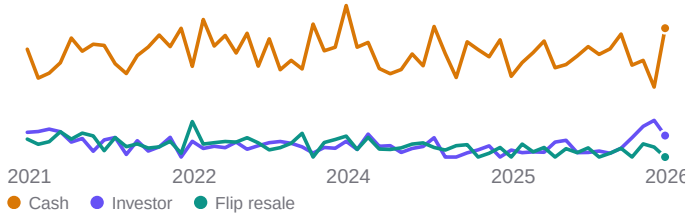
4.4%



BUYERS & OUTCOMES

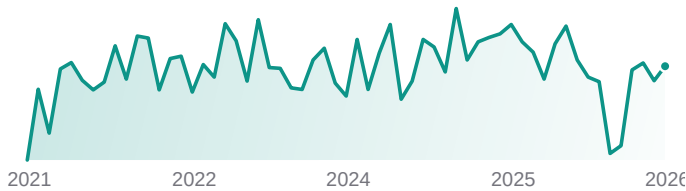
Buyer mix

Cash 67% · Investor 11% · Flip resale 0%



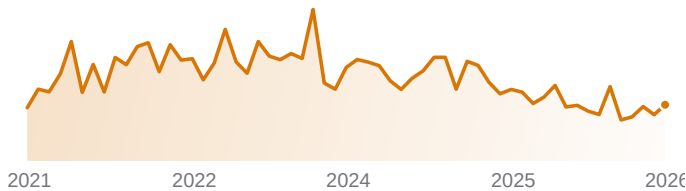
Sellers who sold at a gain

91%

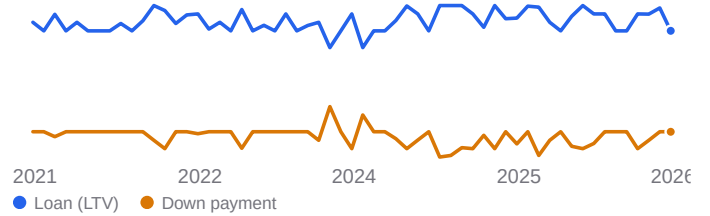


Median annualized return at resale

+6.3%

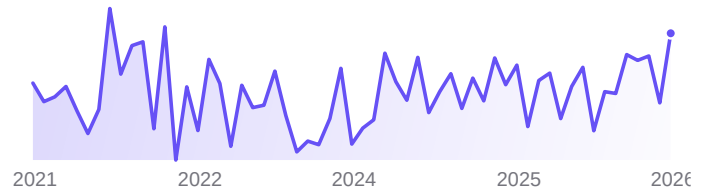


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



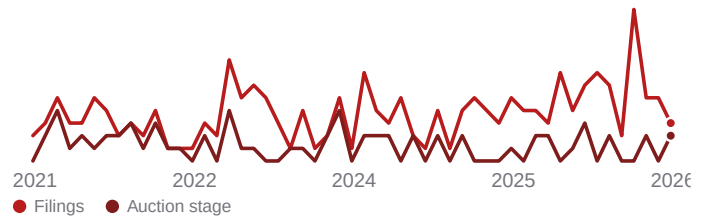
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	11,968
Median value (AVM)	\$260K
Median size	1,723 ft²
Median bedrooms	3
Median year built	1987
Single family	79%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.5%
Owner occupied	65%
Company owned	17%
Median loan-to-value	26%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	24,366
Density	68 / mi ²
Median household income	\$57K
Average household income	\$72K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	159
Earthquake index (US avg 100)	18
Homes occupied	77%
Bachelor's or higher	11%
Poverty rate	12.6%
Unemployment	1.2%
Average temp	73°F
Annual precip	51 in
Sunshine	68%

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.