

Crystal River 34428

ZIP code · FL · Florida > Citrus County > Crystal River

BALANCED MARKET

\$261K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

213

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



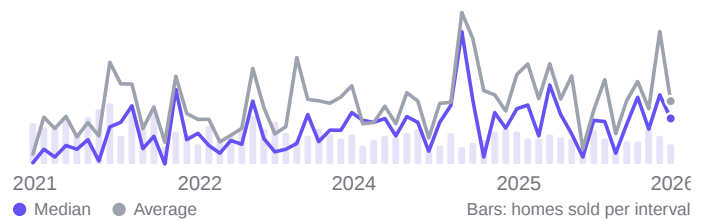
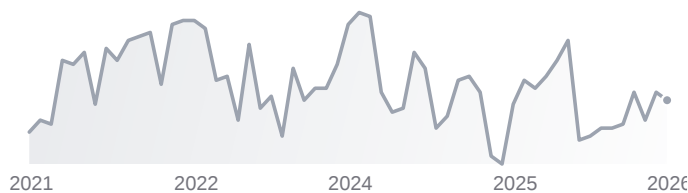
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$250K · Average \$295K

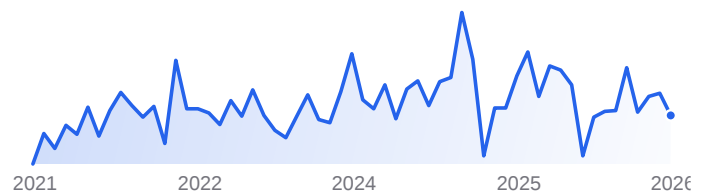
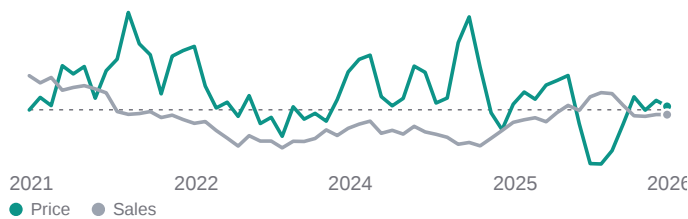


Growth (year over year)

Price +2.4% · Sales -3.6%

Price per square foot

\$151/ft²

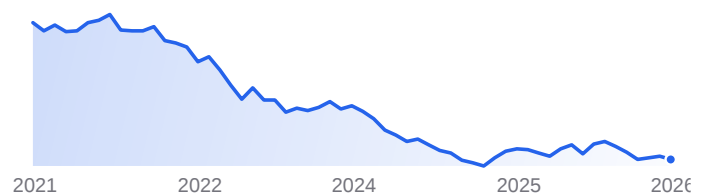
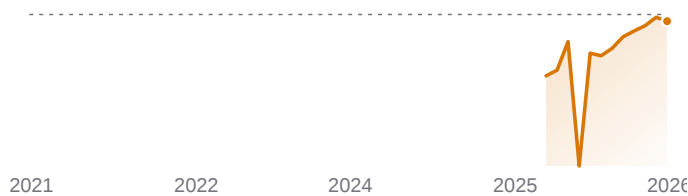


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

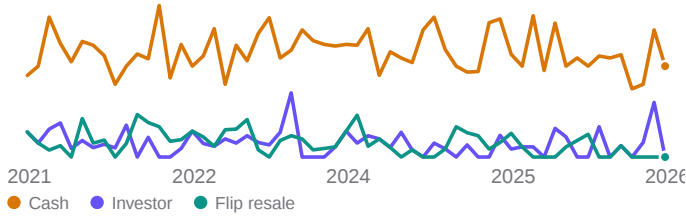
4.7%



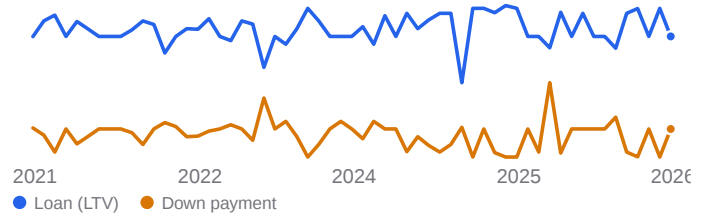
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

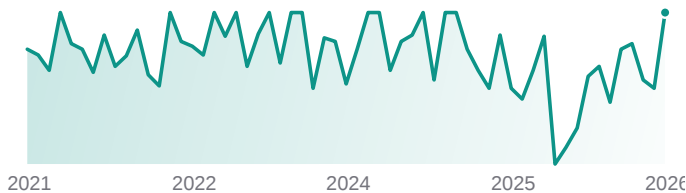


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



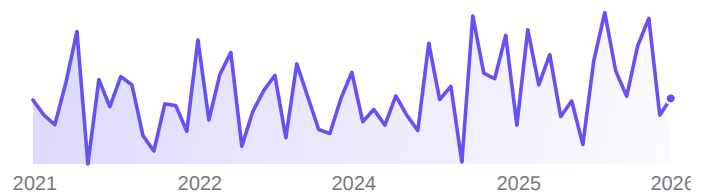
Sellers who sold at a gain

100%



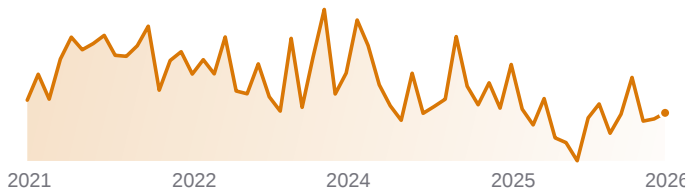
Typical hold before selling

5.3 yrs



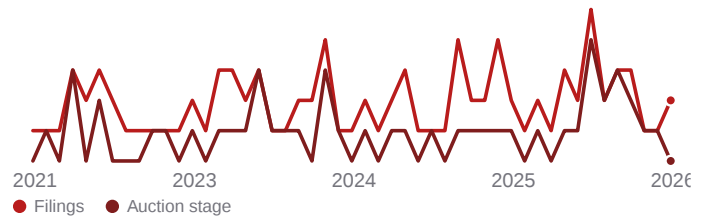
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,531
Median value (AVM)	\$314K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1987
Single family	68%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.2%
Owner occupied	76%
Company owned	14%
Median loan-to-value	27%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	10,446
Density	162 / mi²
Median household income	\$55K
Average household income	\$68K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	23
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	20.3%
Unemployment	1.0%
Average temp	71°F
Annual precip	53 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.