

Inverness 34452

ZIP code · FL · Florida > Citrus County > Inverness

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

247

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



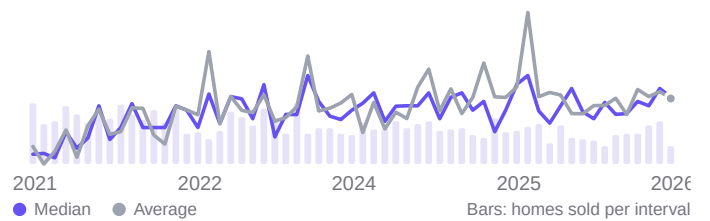
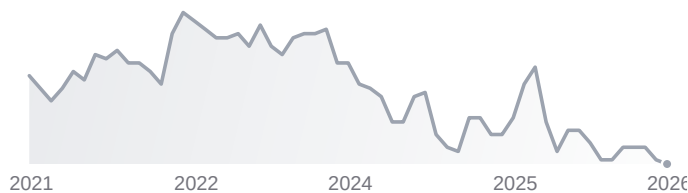
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$235K · Average \$233K

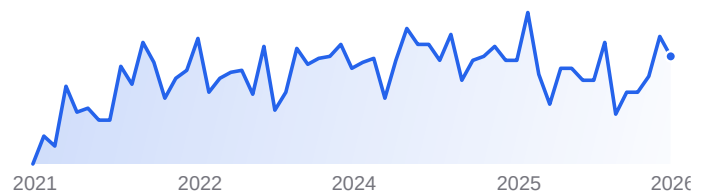
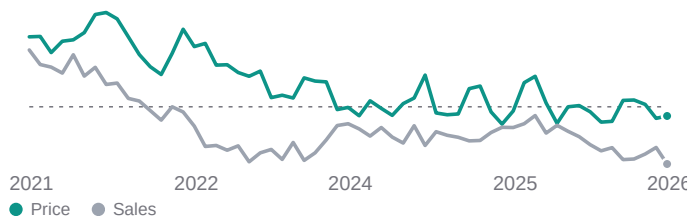


Growth (year over year)

Price -3.3% · Sales -20.6%

Price per square foot

\$172/ft²

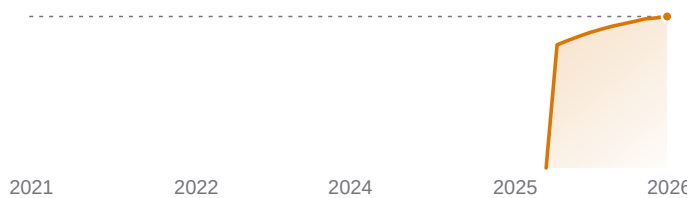


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

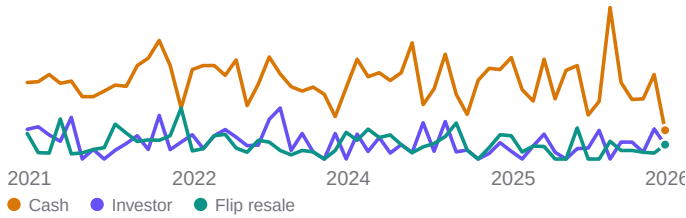
4.2%



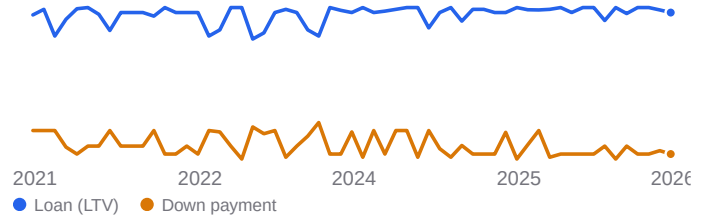
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 7.7% · Flip resale 7.7%

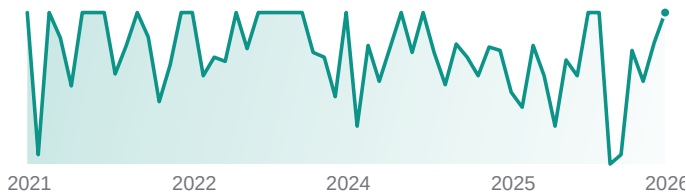


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



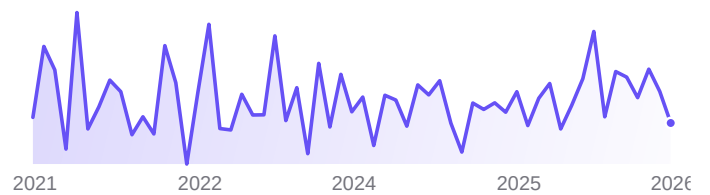
Sellers who sold at a gain

100%



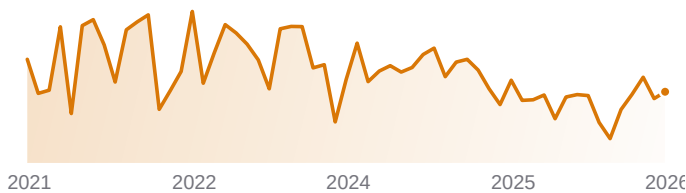
Typical hold before selling

5.0 yrs



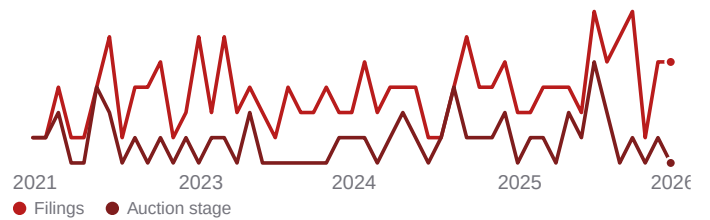
Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	5,819
Median value (AVM)	\$231K
Median size	1,364 ft²
Median bedrooms	3
Median year built	1986
Single family	86%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	9.6%
Median loan-to-value	35%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	12,602
Density	213 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	22
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	10.6%
Unemployment	1.1%
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.