

Lecanto 34461

ZIP code · FL · Florida > Citrus County > Lecanto

BALANCED MARKET

\$310K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

199

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



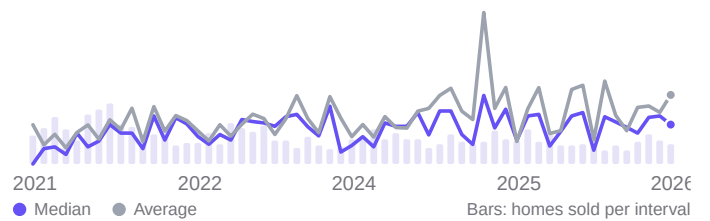
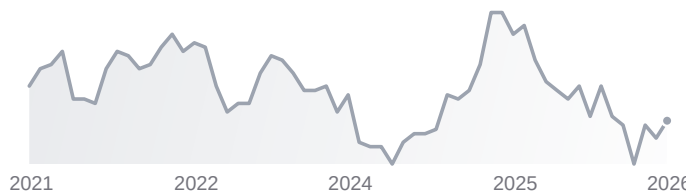
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$295K · Average \$382K

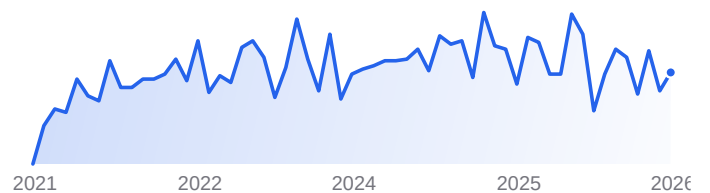
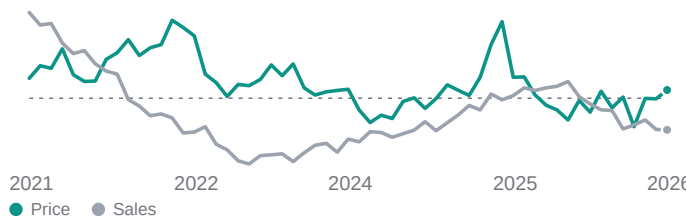


Growth (year over year)

Price +4.2% · Sales -16.0%

Price per square foot

\$163/ft²

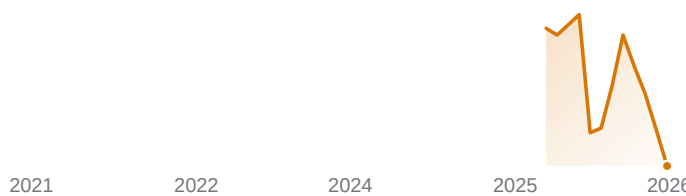


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

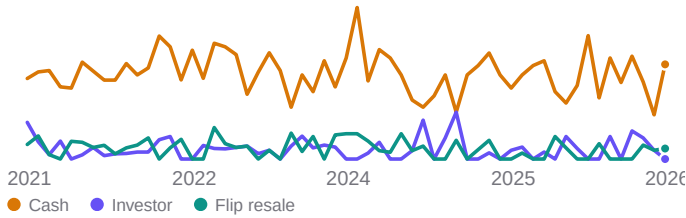
4.2%



BUYERS & OUTCOMES

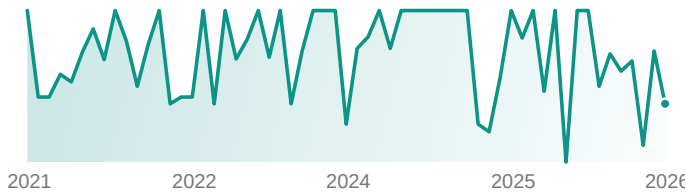
Buyer mix

Cash 56% · Investor 0% · Flip resale 6.3%



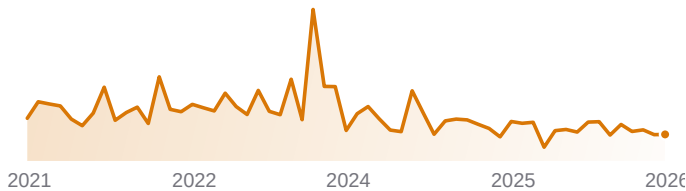
Sellers who sold at a gain

85%

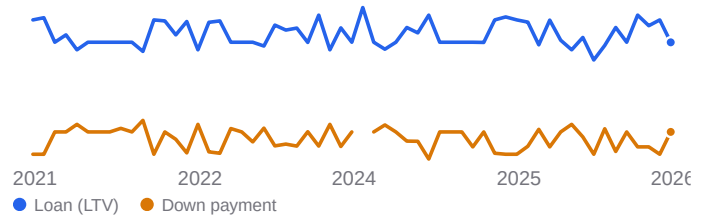


Median annualized return at resale

+5.6%

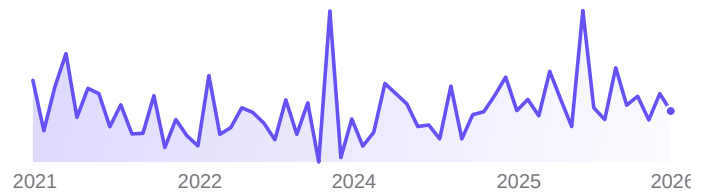


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



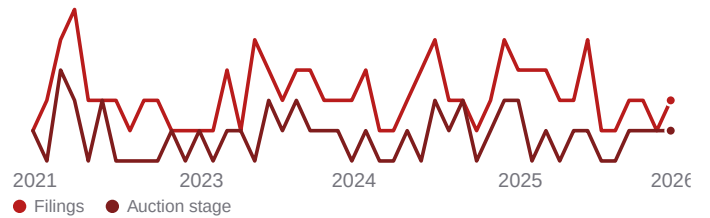
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,763
Median value (AVM)	\$321K
Median size	1,725 ft²
Median bedrooms	3
Median year built	1996
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.6%
Owner occupied	85%
Company owned	12%
Median loan-to-value	34%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	15,068
Density	232 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	24
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	12.6%
Unemployment	0.8%
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.