

Beverly Hills 34465

ZIP code · FL · Florida > Citrus County > Beverly Hills

BALANCED MARKET

\$206K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

482

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



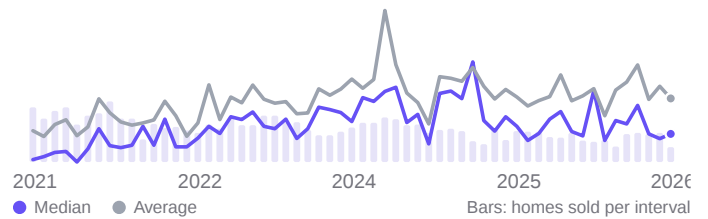
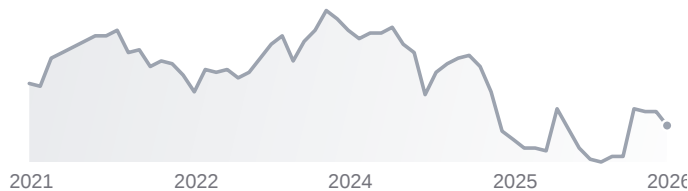
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$209K · Average \$283K

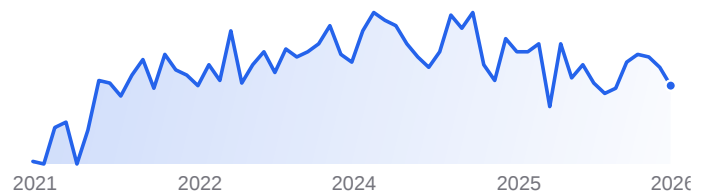
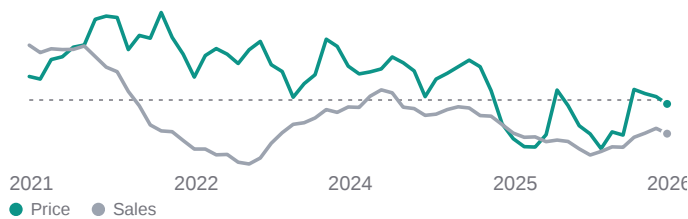


Growth (year over year)

Price -2.1% · Sales -17.7%

Price per square foot

\$157/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

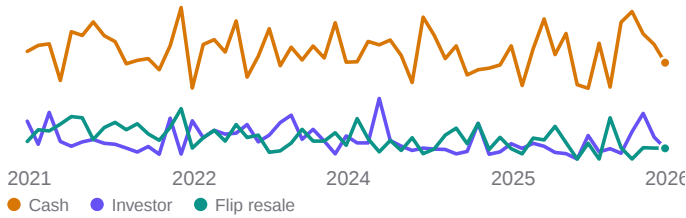
5.0%



BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 4.0% · Flip resale 4.0%



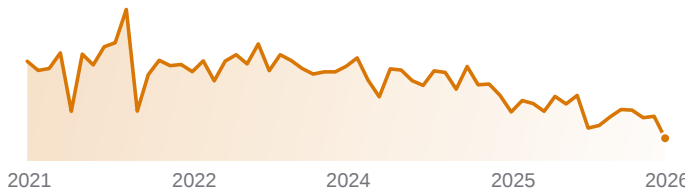
Sellers who sold at a gain

84%

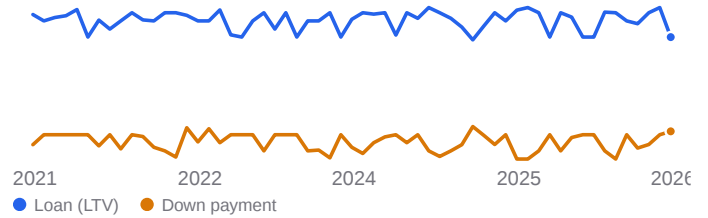


Median annualized return at resale

+2.9%

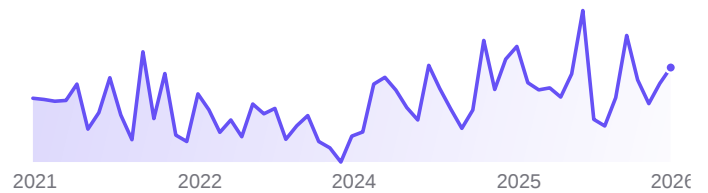


Financing (share of purchase price) Loan (LTV) 80% · Down payment 22%



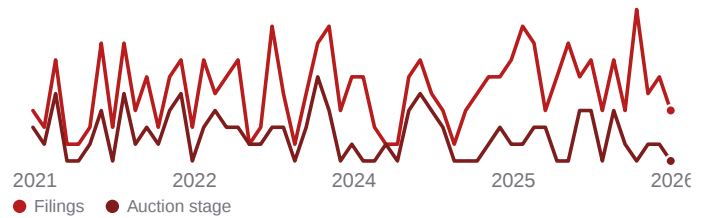
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	9,626
Median value (AVM)	\$224K
Median size	1,580 ft²
Median bedrooms	2
Median year built	1988
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.3%
Owner occupied	84%
Company owned	13%
Median loan-to-value	36%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	19,373
Density	797 / mi²
Median household income	\$58K
Average household income	\$74K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	17
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	17.9%
Unemployment	0.9%
Average temp	70°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.