

Spring Hill 34606

ZIP code · FL · Florida · Hernando County · Spring Hill

BALANCED MARKET

\$249K

MEDIAN SALE PRICE

-14.6%

1-YR CHANGE

715

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



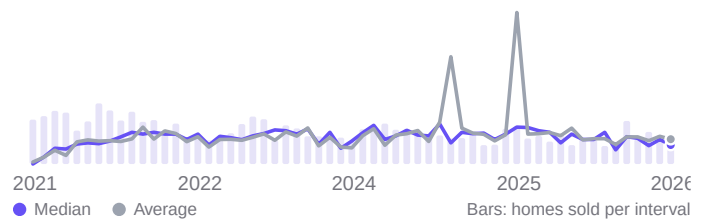
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$244K · Average \$261K

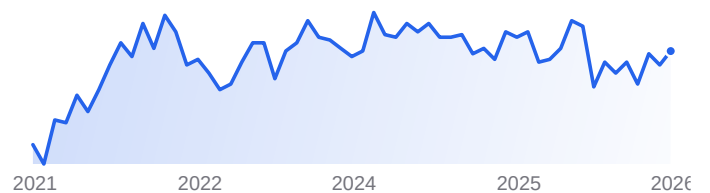
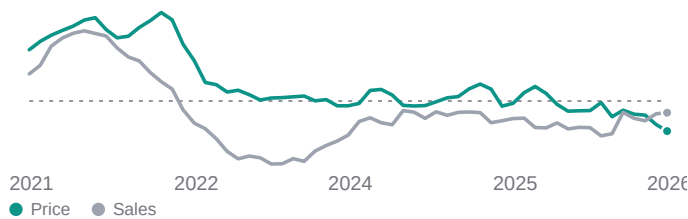


Growth (year over year)

Price -14.6% · Sales -5.7%

Price per square foot

\$183/ft²

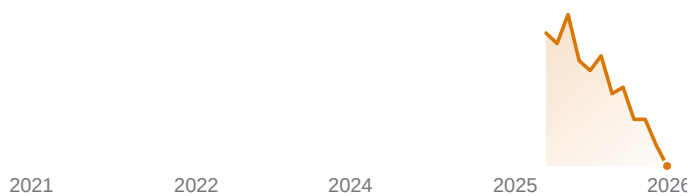


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

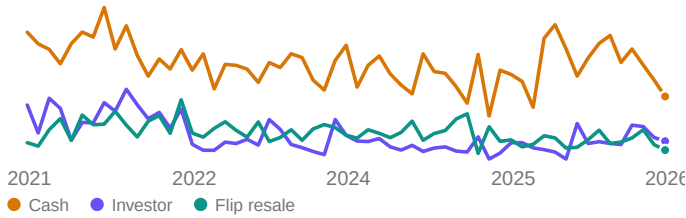
5.4%



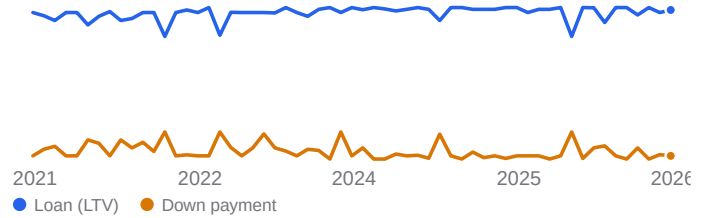
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 7.5% · Flip resale 3.8%

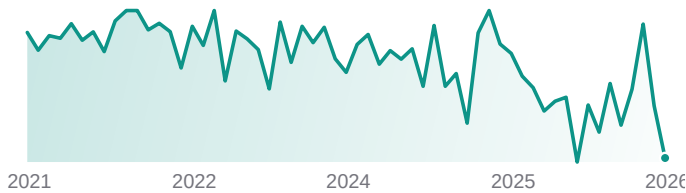


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



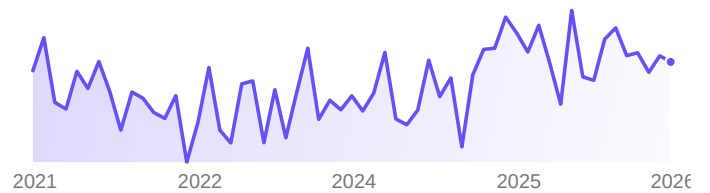
Sellers who sold at a gain

82%



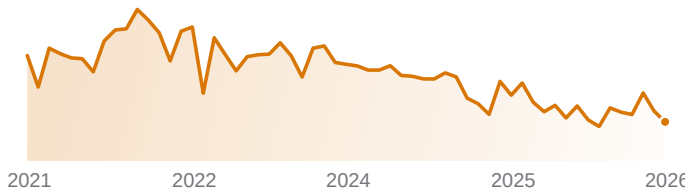
Typical hold before selling

7.4 yrs



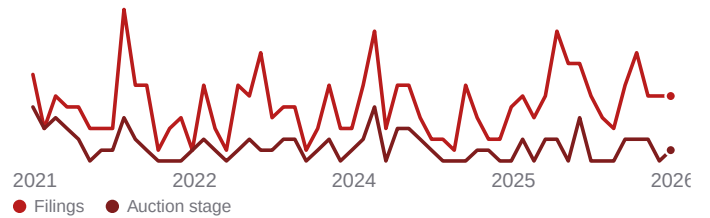
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	13,221
Median value (AVM)	\$268K
Median size	1,510 ft²
Median bedrooms	2
Median year built	1986
Single family	94%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	78%
Company owned	17%
Median loan-to-value	34%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	32,824
Density	2,486 / mi²
Median household income	\$54K
Average household income	\$65K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	23
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	12.6%
Unemployment	0.9%
Average temp	71°F
Annual precip	52 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.