

Spring Hill 34610

ZIP code · FL · Florida > Pasco County > Spring Hill

BALANCED MARKET

\$314K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

268

SALES (12 MO)

\$391K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

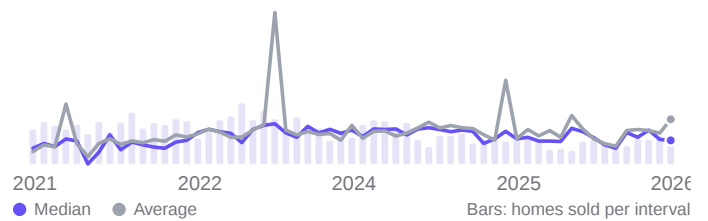
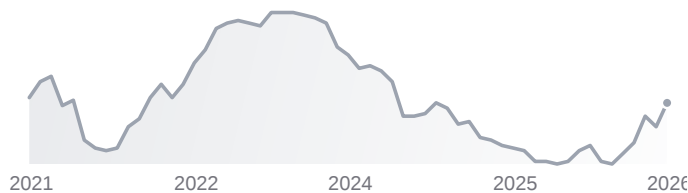
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$290K · Average \$424K

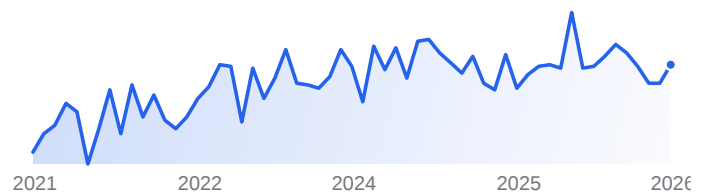
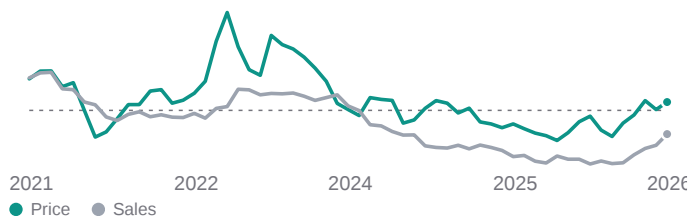


Growth (year over year)

Price +5.3% · Sales -15.2%

Price per square foot

\$183/ft²

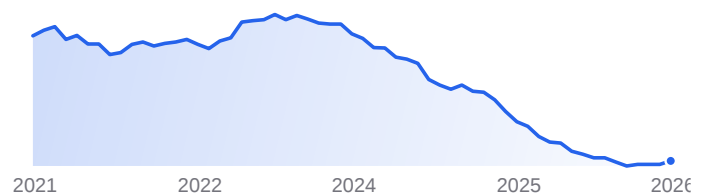


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

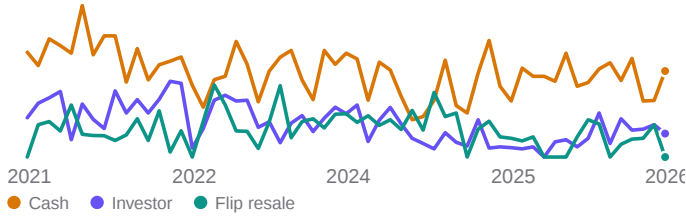
4.1%



BUYERS & OUTCOMES

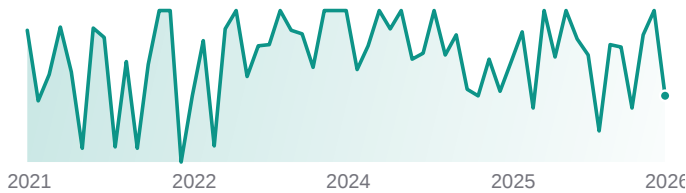
Buyer mix

Cash 35% · Investor 9.7% · Flip resale 0%



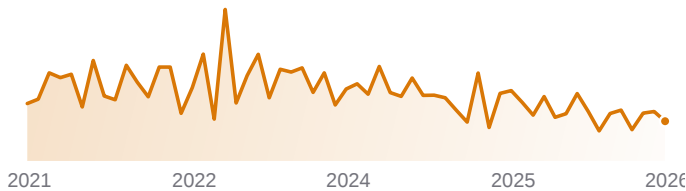
Sellers who sold at a gain

83%

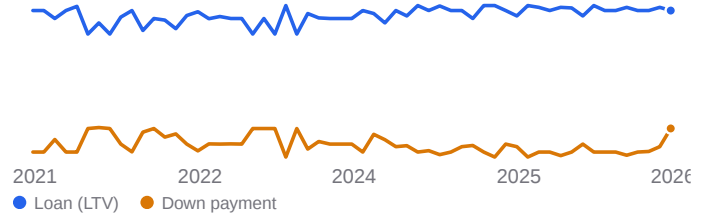


Median annualized return at resale

+5.8%

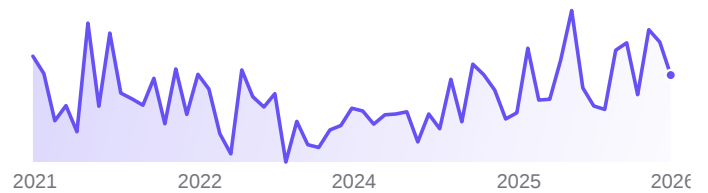


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



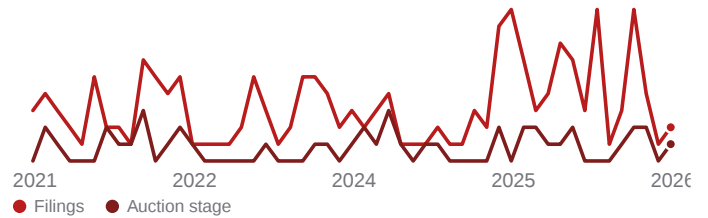
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,518
Median value (AVM)	\$391K
Median size	1,746 ft²
Median year built	1999
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	9.7%
Median loan-to-value	51%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	18,336
Density	263 / mi²
Median household income	\$66K
Average household income	\$89K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	21
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	11.9%
Unemployment	1.1%
Average temp	72°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.