

Land O Lakes 34638

ZIP code · FL · Florida · Pasco County

BUYER'S MARKET

\$416K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

810

SALES (12 MO)

\$425K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



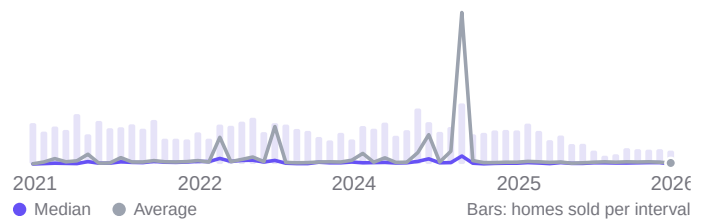
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$370K · Average \$421K

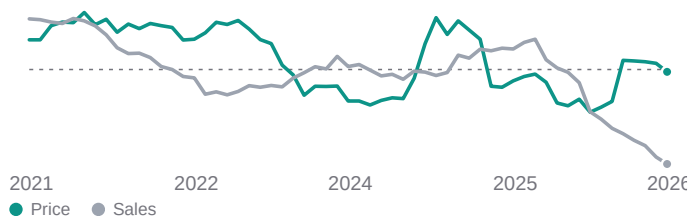


Growth (year over year)

Price -1.4% · Sales -57.4%

Price per square foot

\$193/ft²

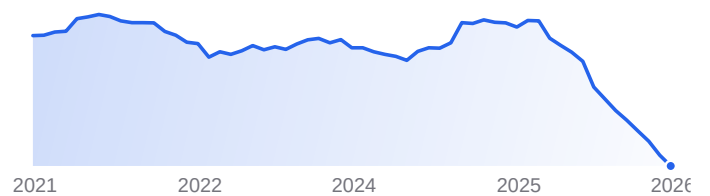


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

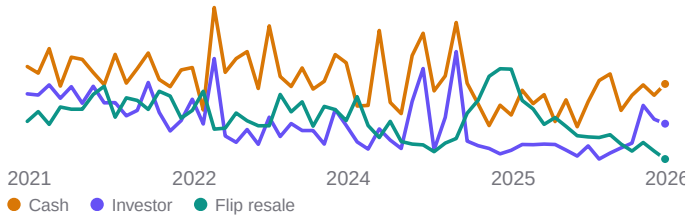
5.4%



BUYERS & OUTCOMES

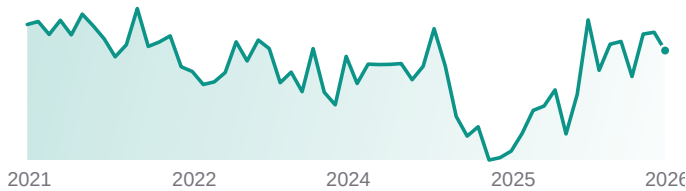
Buyer mix

Cash 31% · Investor 15% · Flip resale 0%



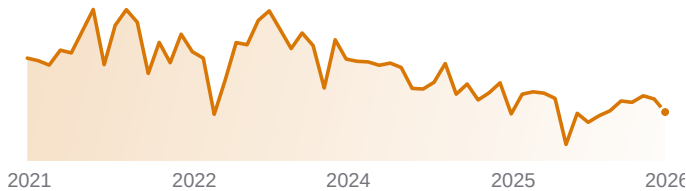
Sellers who sold at a gain

78%

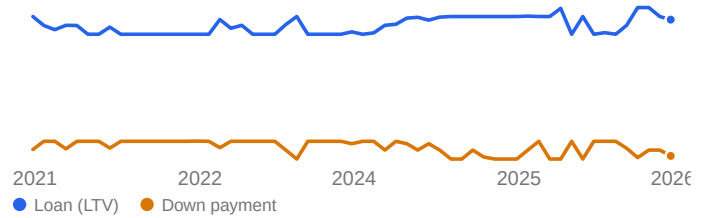


Median annualized return at resale

+4.0%

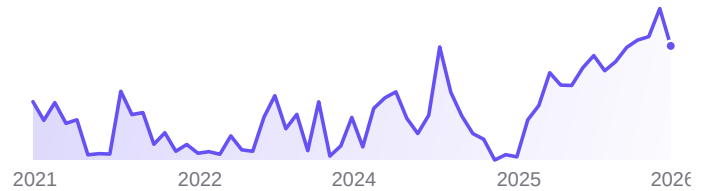


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



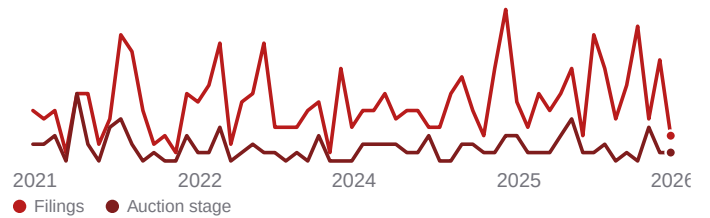
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	14,898
Median value (AVM)	\$425K
Median size	2,102 ft²
Median bedrooms	17
Median year built	2010
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	13%
Median loan-to-value	60%
Typical ownership tenure	6.0 yrs

COMMUNITY

Population	40,554
Density	761 / mi²
Median household income	\$115K
Average household income	\$129K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	14
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	6.4%
Unemployment	1.2%
Average temp	72°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.