

Land O Lakes 34639

ZIP code · FL · Florida · Pasco County

BALANCED MARKET

\$410K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

394

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



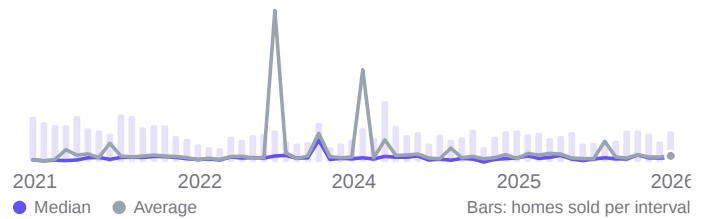
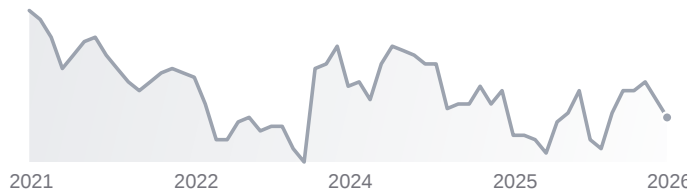
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$415K · Average \$454K

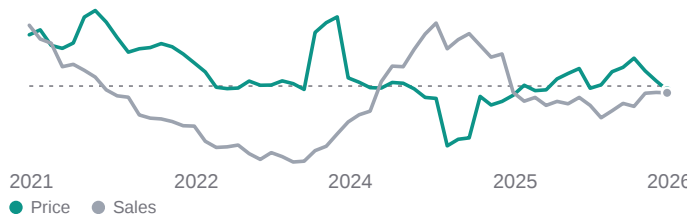


Growth (year over year)

Price -2.2% · Sales -3.7%

Price per square foot

\$182/ft²

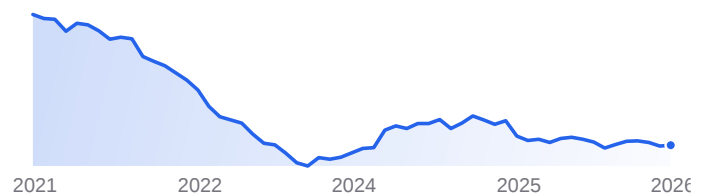
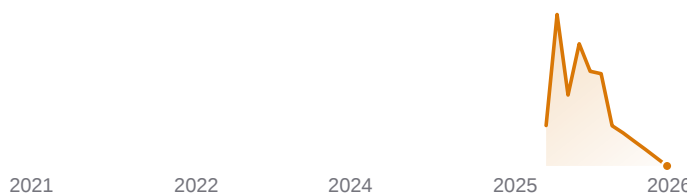


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

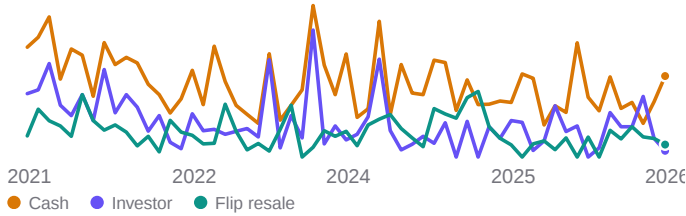
4.1%



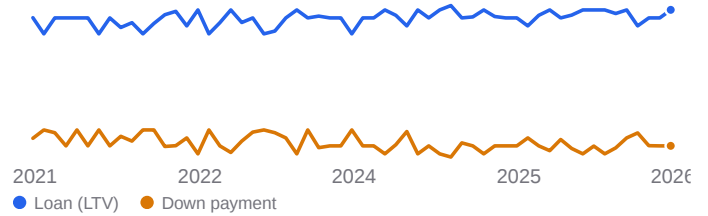
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 2.5% · Flip resale 5.0%

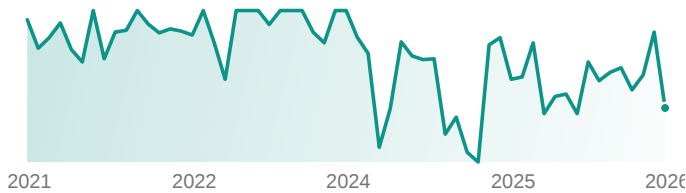


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



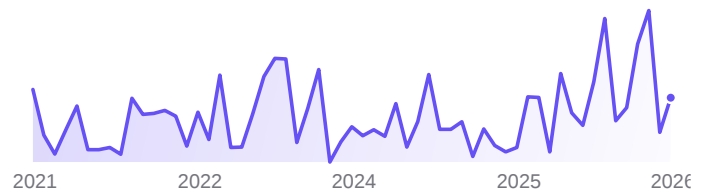
Sellers who sold at a gain

81%



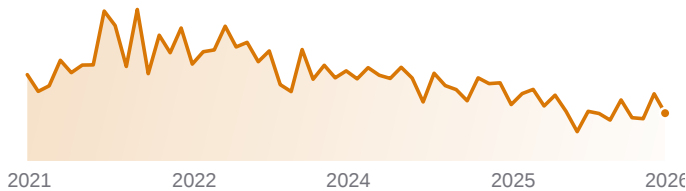
Typical hold before selling

7.9 yrs



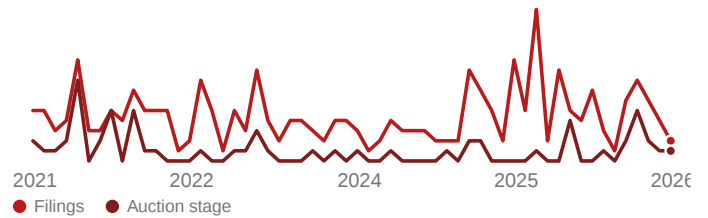
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	9,599
Median value (AVM)	\$390K
Median size	1,939 ft²
Median year built	2000
Single family	96%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.7%
Owner occupied	86%
Company owned	15%
Median loan-to-value	51%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	35,586
Density	1,237 / mi²
Median household income	\$103K
Average household income	\$121K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	17
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	5.8%
Unemployment	1.2%
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.