

Dunedin 34698

ZIP code · FL · Florida > Pinellas County > Dunedin

BALANCED MARKET

\$386K

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

877

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



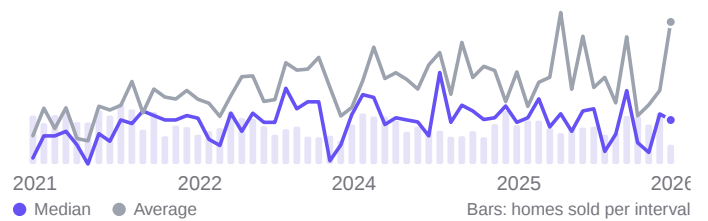
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$405K · Average \$621K

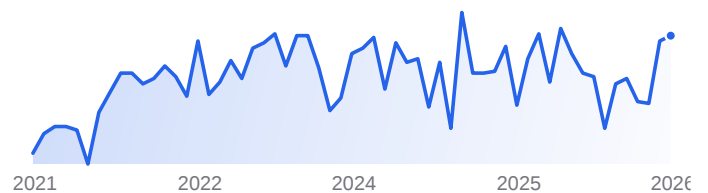
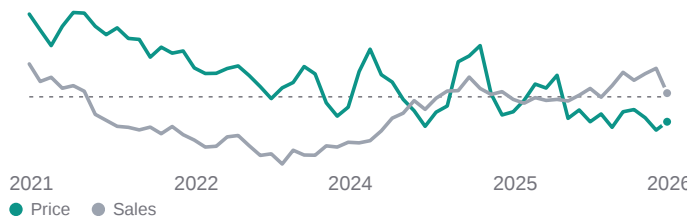


Growth (year over year)

Price -8.3% · Sales +1.3%

Price per square foot

\$312/ft²

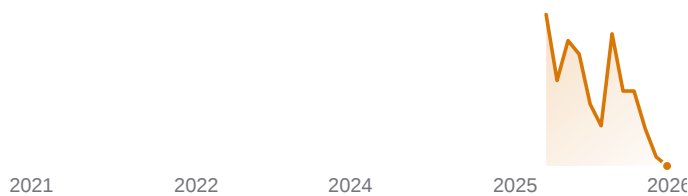


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

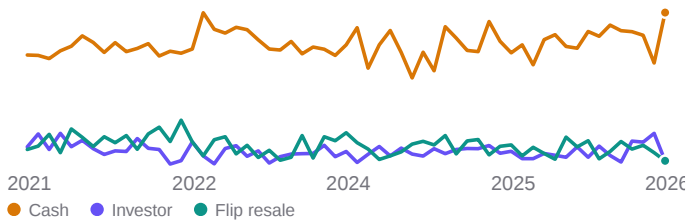
5.1%



BUYERS & OUTCOMES

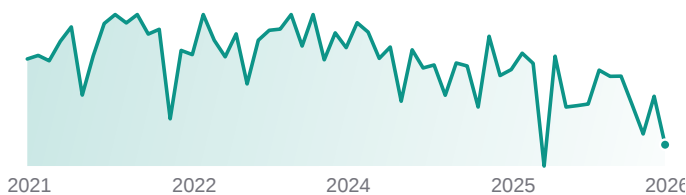
Buyer mix

Cash 63% · Investor 2.6% · Flip resale 2.6%



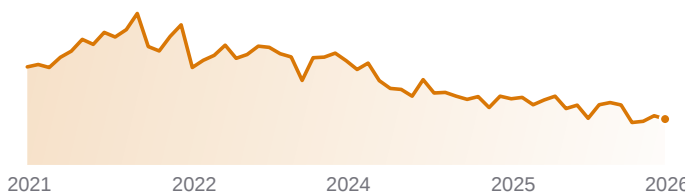
Sellers who sold at a gain

81%

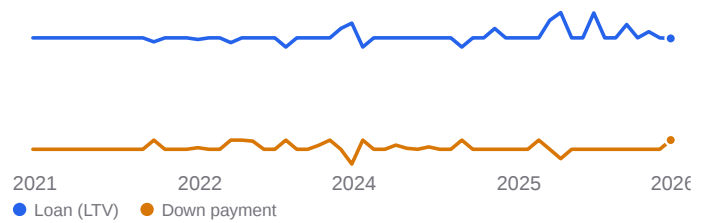


Median annualized return at resale

+4.9%

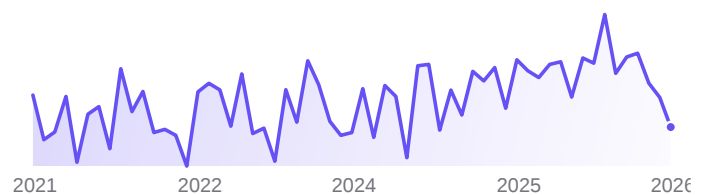


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



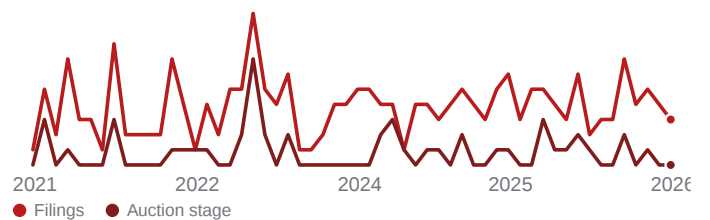
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	17,354
Median value (AVM)	\$405K
Median size	1,328 ft²
Median bedrooms	8
Median year built	1974
Single family	58%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.2%
Owner occupied	75%
Company owned	15%
Median loan-to-value	30%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	36,877
Density	2,419 / mi²
Median household income	\$66K
Average household income	\$87K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	13
Homes occupied	85%
Bachelor's or higher	22%
Poverty rate	7.7%
Unemployment	0.8%
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.