

# Fruitland Park 34731

ZIP code · FL · Florida > Lake County > Fruitland Park

BUYER'S MARKET

**\$275K**

MEDIAN SALE PRICE

**-9.1%**

1-YR CHANGE

**173**

SALES (12 MO)

**\$300K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



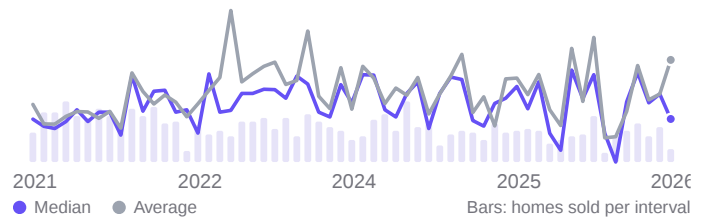
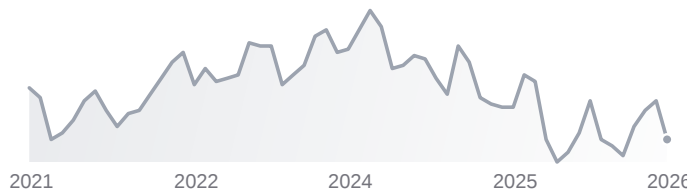
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$246K · Average \$372K

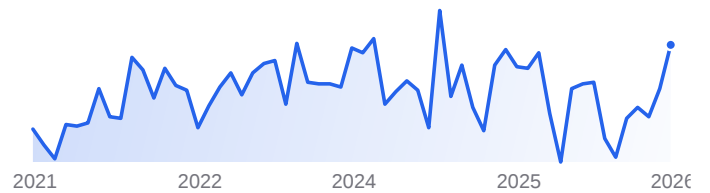
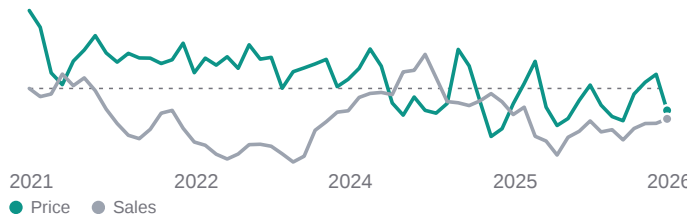


Growth (year over year)

Price -9.1% · Sales -12.6%

Price per square foot

\$196/ft²

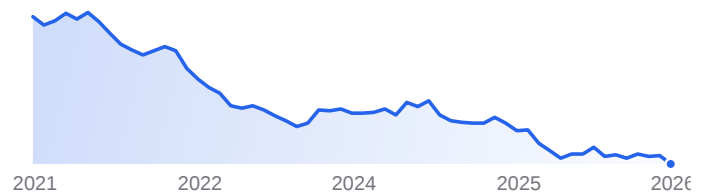


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

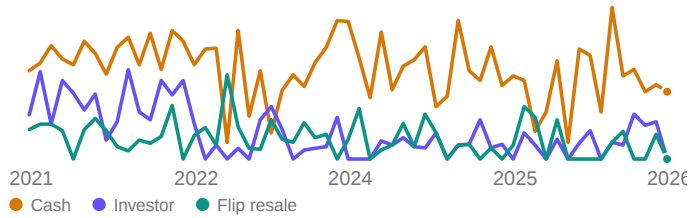
3.7%



## BUYERS & OUTCOMES

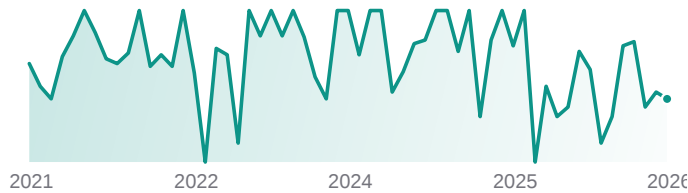
### Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



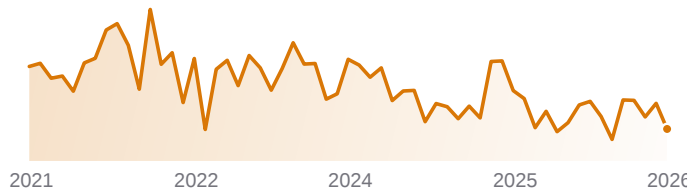
### Sellers who sold at a gain

83%

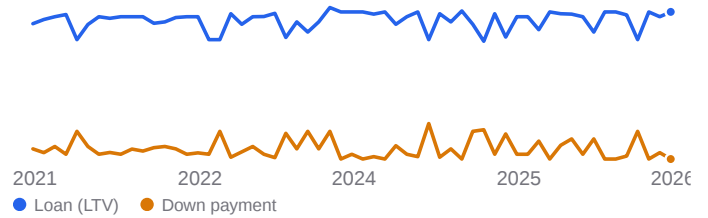


### Median annualized return at resale

+3.5%

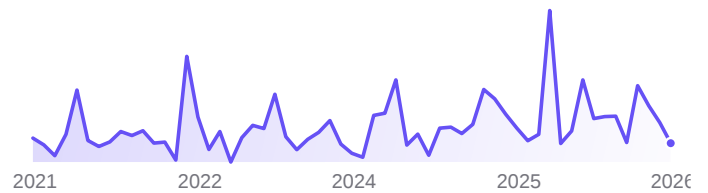


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



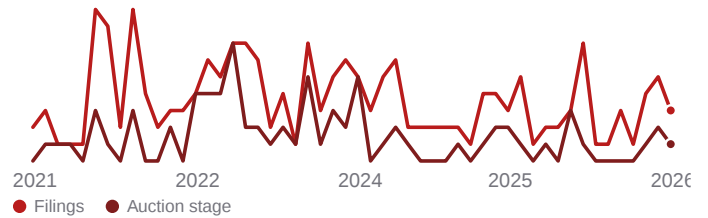
### Typical hold before selling

4.6 yrs



### Preforeclosure filings

Filings 3 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,664     |
| Median value (AVM) | \$300K    |
| Median size        | 1,576 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1982      |
| Single family      | 77%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 51%     |
| Underwater (LTV 125% or more) | 1.5%    |
| Owner occupied                | 81%     |
| Company owned                 | 17%     |
| Median loan-to-value          | 49%     |
| Typical ownership tenure      | 8.5 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>16,590</b>    |
| Density                          | <b>778 / mi²</b> |
| Median household income          | <b>\$66K</b>     |
| Average household income         | <b>\$78K</b>     |
| Crime index (US avg 100)         | <b>122</b>       |
| Air pollution index (US avg 100) | <b>191</b>       |
| Earthquake index (US avg 100)    | <b>24</b>        |
| Homes occupied                   | <b>89%</b>       |
| Bachelor's or higher             | <b>14%</b>       |
| Poverty rate                     | <b>9.7%</b>      |
| Unemployment                     | <b>0.8%</b>      |
| Average temp                     | <b>71°F</b>      |
| Annual precip                    | <b>50 in</b>     |
| Sunshine                         | <b>66%</b>       |

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.