

Howey in the Hills 34737

ZIP code · FL · Florida · Lake County

BALANCED MARKET

\$383K

MEDIAN SALE PRICE

-13.5%

1-YR CHANGE

100

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



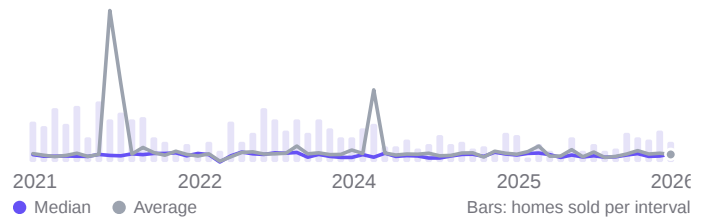
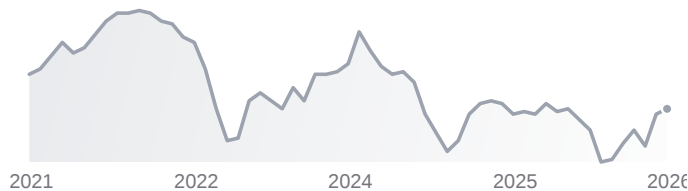
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$438K · Average \$422K

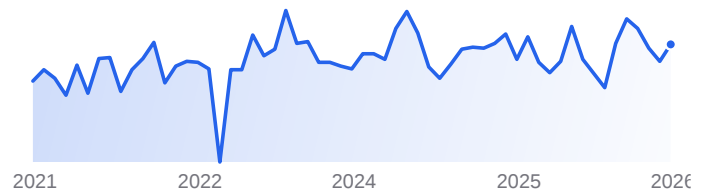
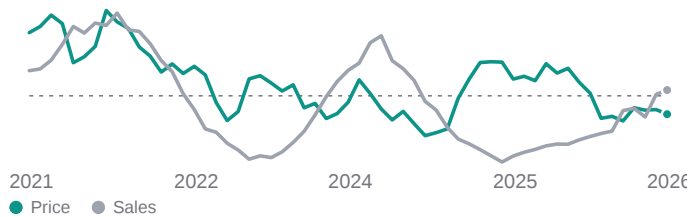


Growth (year over year)

Price -13.5% · Sales +4.2%

Price per square foot

\$202/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

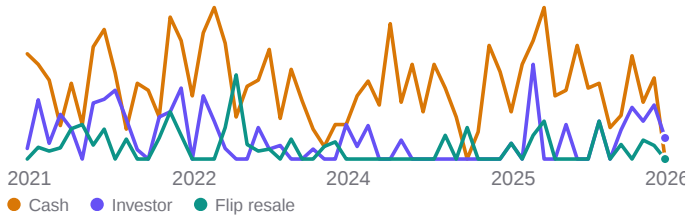
5.4%



BUYERS & OUTCOMES

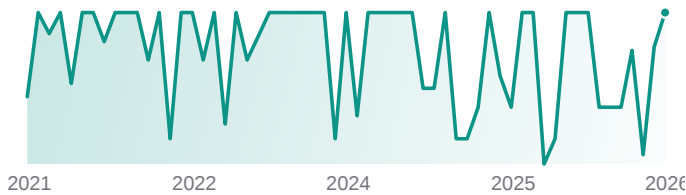
Buyer mix

Cash 0% · Investor 11% · Flip resale 0%



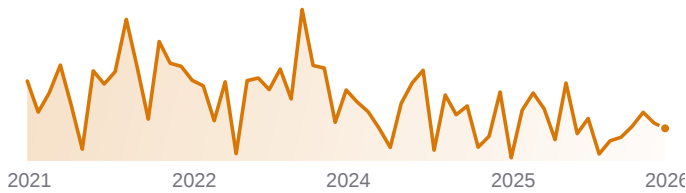
Sellers who sold at a gain

100%

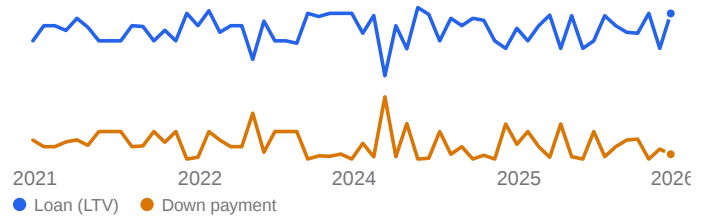


Median annualized return at resale

+4.4%

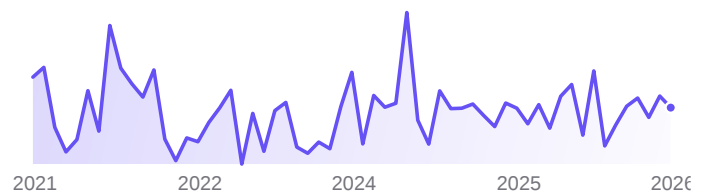


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



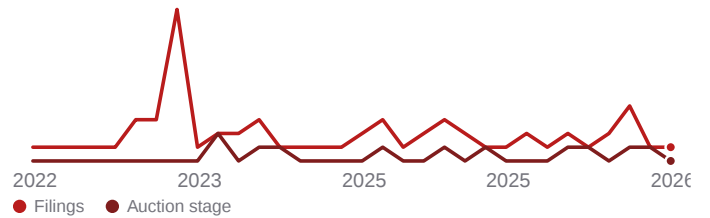
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,861
Median value (AVM)	\$424K
Median size	2,035 ft²
Median bedrooms	3
Median year built	2003
Single family	81%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.3%
Owner occupied	84%
Company owned	16%
Median loan-to-value	51%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	4,860
Density	167 / mi²
Median household income	\$81K
Average household income	\$103K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	190
Earthquake index (US avg 100)	25
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	3.4%
Unemployment	0.8%
Average temp	72°F
Annual precip	51 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.