

# Leesburg 34748

ZIP code · FL · Florida > Lake County > Leesburg

BALANCED MARKET

\$263K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

985

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

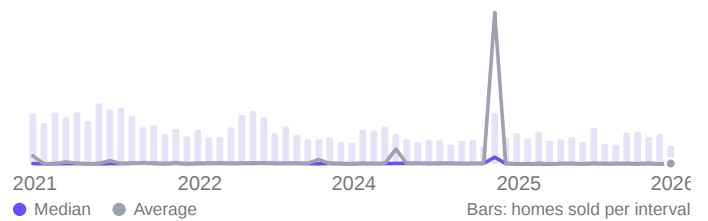
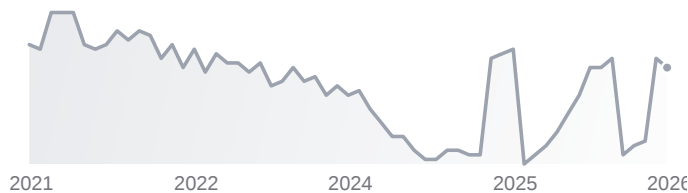
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$265K · Average \$280K

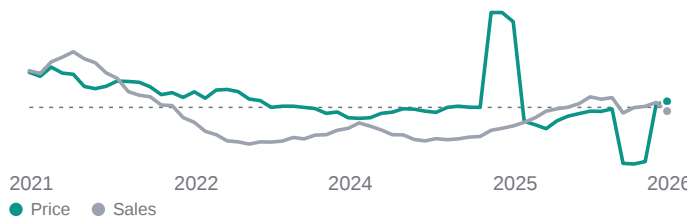


Growth (year over year)

Price +4.5% · Sales -2.8%

Price per square foot

\$149/ft²

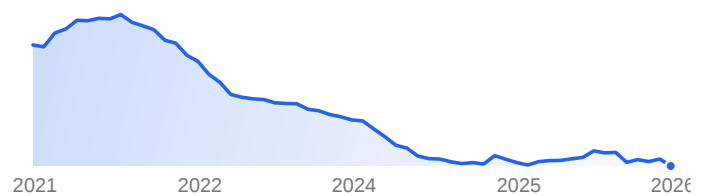
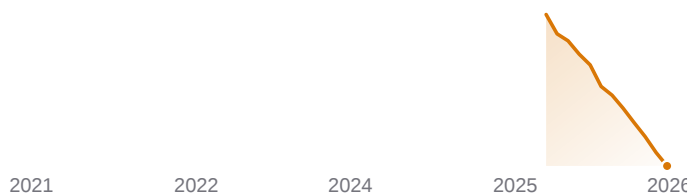


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

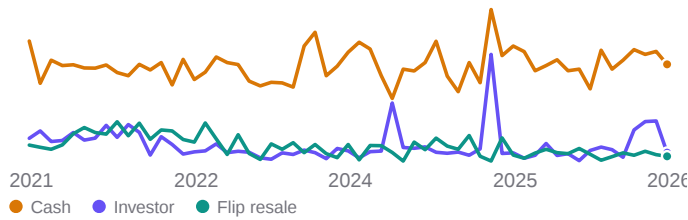
5.2%



## BUYERS & OUTCOMES

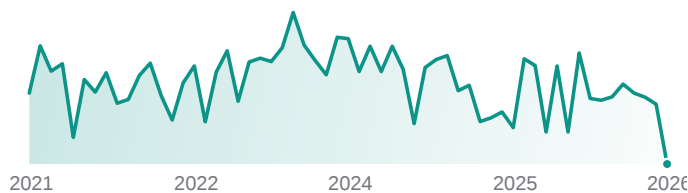
### Buyer mix

Cash 47% · Investor 5.2% · Flip resale 3.4%



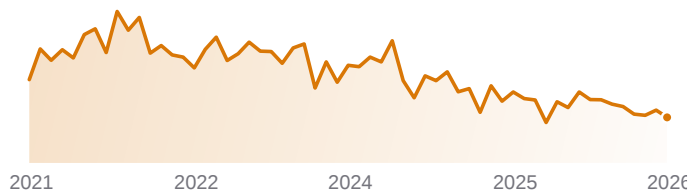
### Sellers who sold at a gain

79%

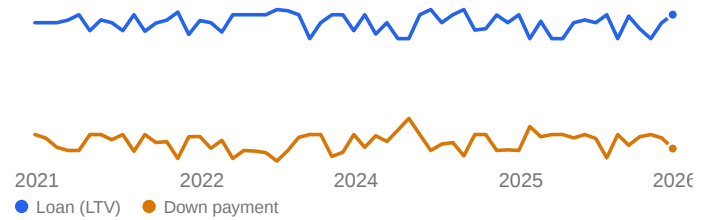


### Median annualized return at resale

+3.9%

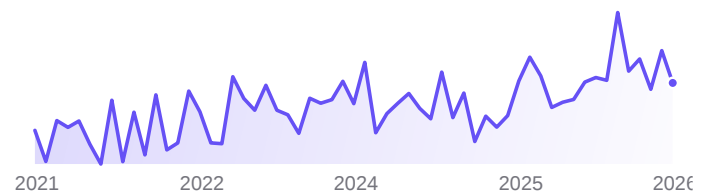


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



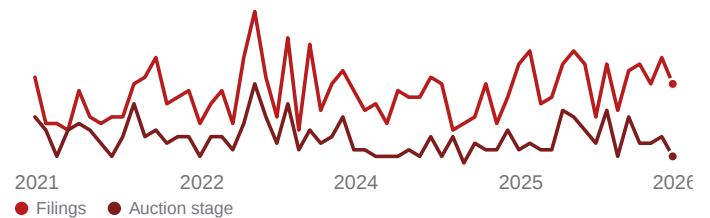
### Typical hold before selling

7.4 yrs



### Preforeclosure filings

Filings 12 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 18,890    |
| Median value (AVM) | \$279K    |
| Median size        | 1,618 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1997      |
| Single family      | 83%       |
| Condos             | 1.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 59%  |
| Underwater (LTV 125% or more) | 1.6% |
| Owner occupied                | 82%  |
| Company owned                 | 20%  |
| Median loan-to-value          | 40%  |

Typical ownership tenure

**7.7 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>44,487</b>               |
| Density                          | <b>815 / mi<sup>2</sup></b> |
| Median household income          | <b>\$56K</b>                |
| Average household income         | <b>\$71K</b>                |
| Crime index (US avg 100)         | <b>123</b>                  |
| Air pollution index (US avg 100) | <b>192</b>                  |
| Earthquake index (US avg 100)    | <b>20</b>                   |
| Homes occupied                   | <b>89%</b>                  |
| Bachelor's or higher             | <b>14%</b>                  |
| Poverty rate                     | <b>10.0%</b>                |
| Unemployment                     | <b>0.7%</b>                 |
| Average temp                     | <b>71°F</b>                 |
| Annual precip                    | <b>51 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.