

# Mascotte 34753

ZIP code · FL · Florida > Lake County > Mascotte

BUYER'S MARKET

**\$346K**

MEDIAN SALE PRICE

**+2.8%**

1-YR CHANGE

**117**

SALES (12 MO)

**\$312K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



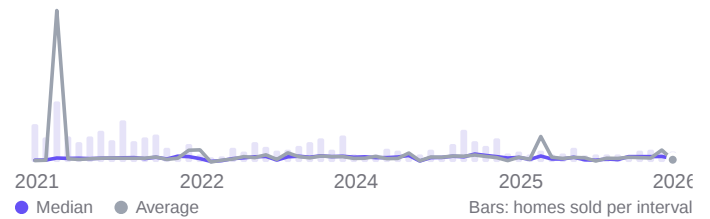
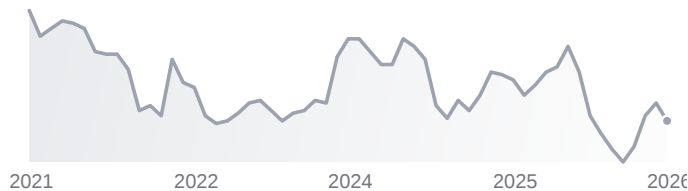
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$315K · Average \$287K

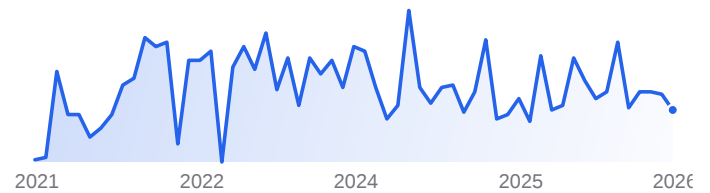
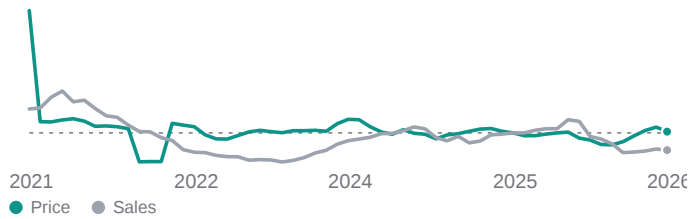


Growth (year over year)

Price +2.8% · Sales -36.1%

Price per square foot

\$174/ft²

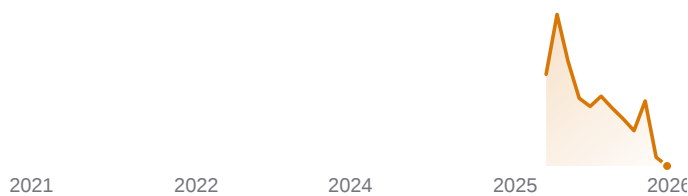


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

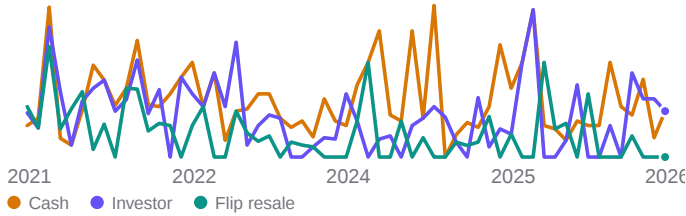
4.0%



## BUYERS & OUTCOMES

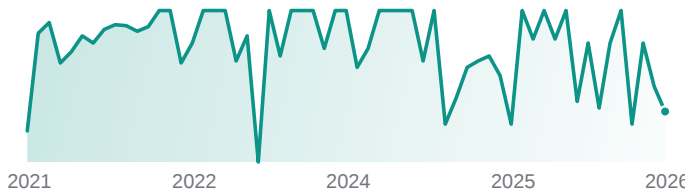
### Buyer mix

Cash 18% · Investor 18% · Flip resale 0%



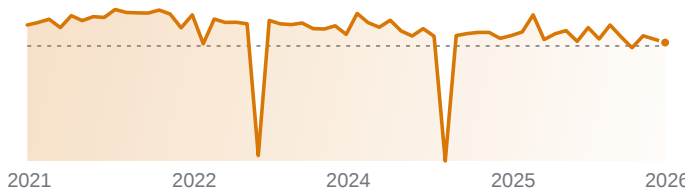
### Sellers who sold at a gain

56%

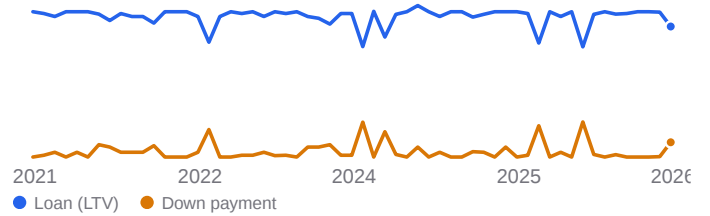


### Median annualized return at resale

+1.5%

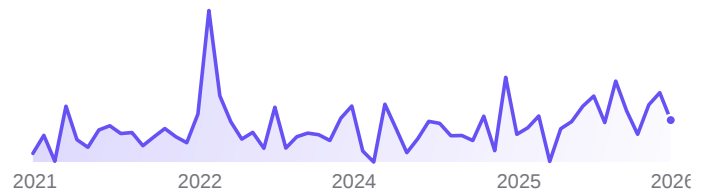


### Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



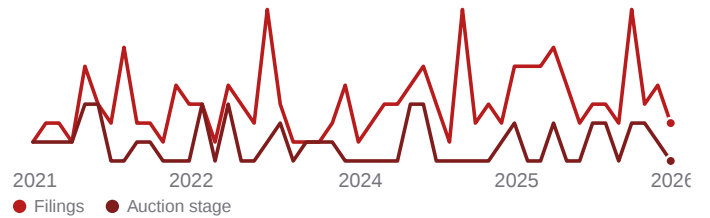
### Typical hold before selling

5.1 yrs



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,891     |
| Median value (AVM) | \$312K    |
| Median size        | 1,659 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2005      |
| Single family      | 91%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 39%     |
| Underwater (LTV 125% or more) | 1.6%    |
| Owner occupied                | 79%     |
| Company owned                 | 15%     |
| Median loan-to-value          | 64%     |
| Typical ownership tenure      | 6.8 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>3,583</b>     |
| Density                          | <b>474 / mi²</b> |
| Median household income          | <b>\$67K</b>     |
| Average household income         | <b>\$74K</b>     |
| Crime index (US avg 100)         | <b>66</b>        |
| Air pollution index (US avg 100) | <b>215</b>       |
| Earthquake index (US avg 100)    | <b>25</b>        |
| Homes occupied                   | <b>95%</b>       |
| Bachelor's or higher             | <b>11%</b>       |
| Poverty rate                     | <b>8.2%</b>      |
| Unemployment                     | <b>1.1%</b>      |
| Average temp                     | <b>72°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.