

Kissimmee 34759

ZIP code · FL · Florida > Polk County > Kissimmee

BUYER'S MARKET

\$275K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

1,021

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



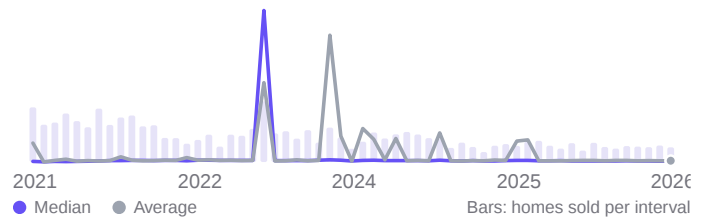
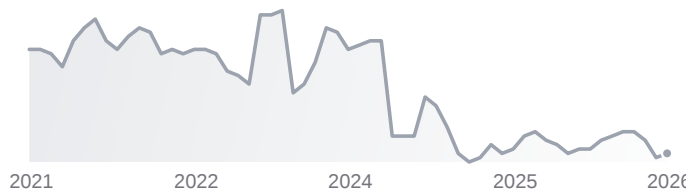
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$275K · Average \$291K

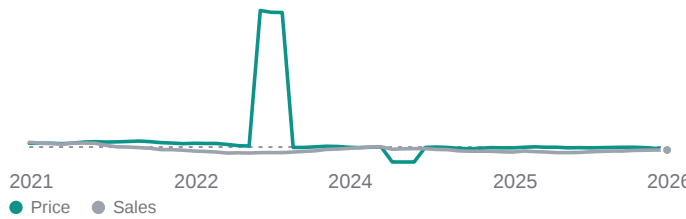


Growth (year over year)

Price -7.8% · Sales -17.8%

Price per square foot

\$166/ft²

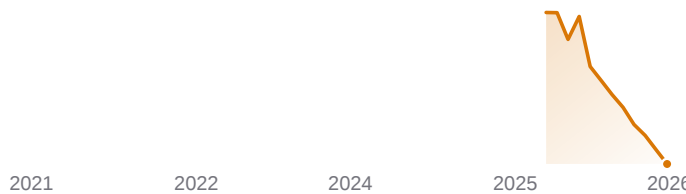


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

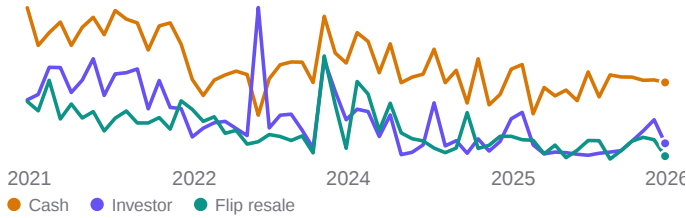
5.1%



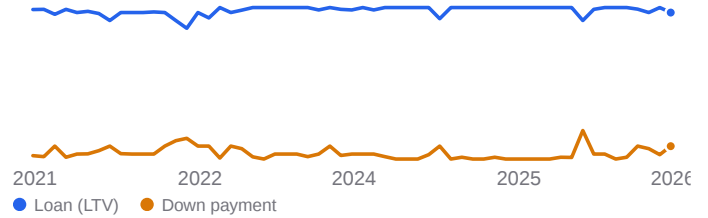
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 7.4% · Flip resale 2.5%

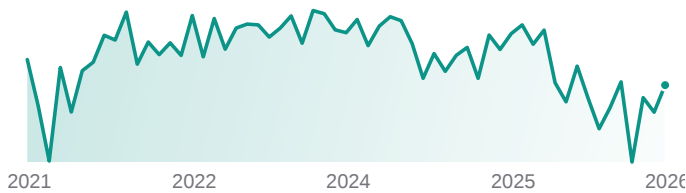


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



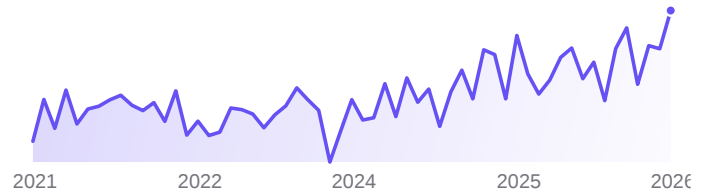
Sellers who sold at a gain

84%



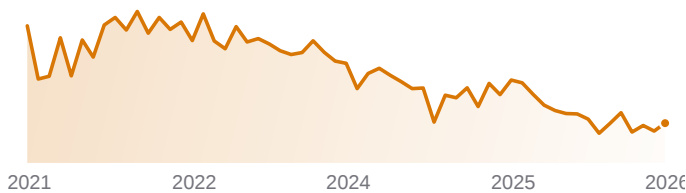
Typical hold before selling

8.6 yrs



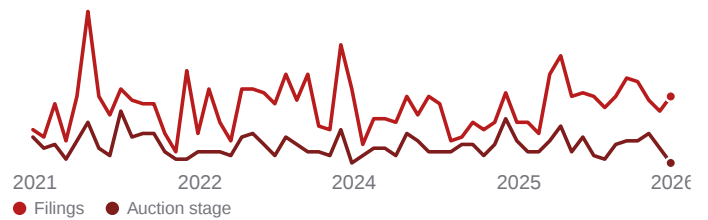
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 18 · Auction stage 0



HOUSING STOCK

Homes	20,143
Median value (AVM)	\$278K
Median size	1,690 ft²
Median bedrooms	3
Median year built	2006
Single family	93%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.8%
Owner occupied	71%
Company owned	17%
Median loan-to-value	54%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	48,785
Density	619 / mi²
Median household income	\$63K
Average household income	\$82K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	180
Earthquake index (US avg 100)	23
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	11.8%
Unemployment	1.0%
Average temp	72°F
Annual precip	51 in
Sunshine	65%

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.