

Oakland 34760

ZIP code · FL · Florida > Orange County > Oakland

BUYER'S MARKET

\$545K

MEDIAN SALE PRICE

-17.7%

1-YR CHANGE

14

SALES (12 MO)

\$533K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



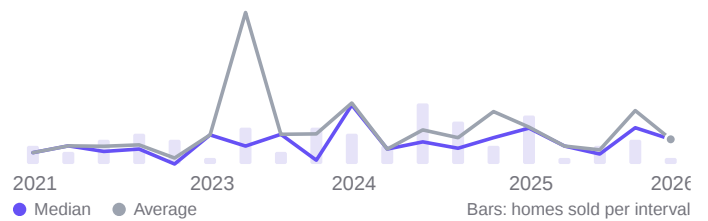
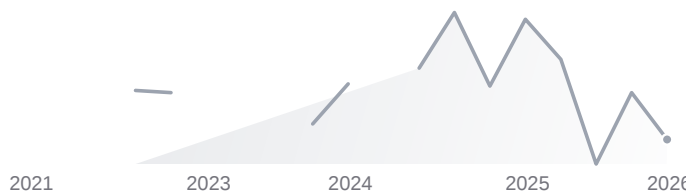
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$525K · Average \$525K



Growth (year over year)

Price -17.7% · Sales -44.0%

Price per square foot

\$245/ft²

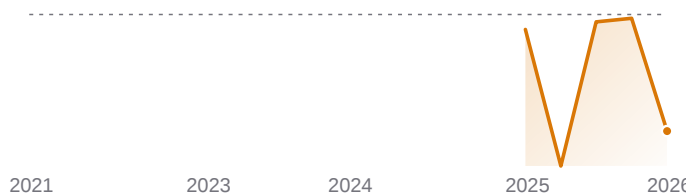


Sale premium vs estimated value

-26.8%

Annual turnover (share of homes sold)

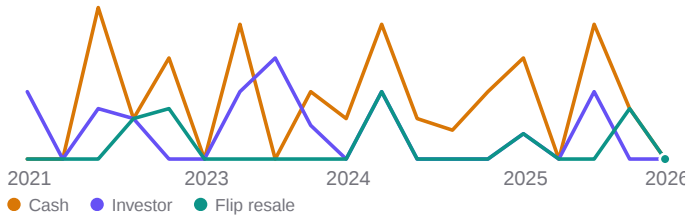
3.5%



BUYERS & OUTCOMES

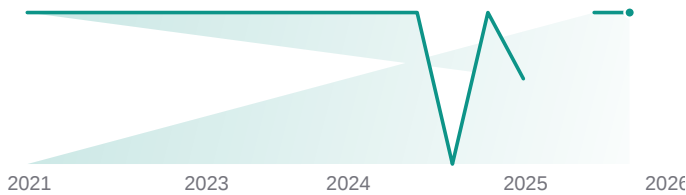
Buyer mix

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



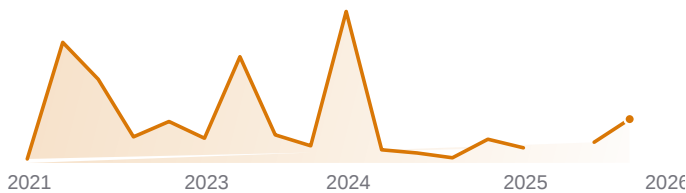
Sellers who sold at a gain

100%

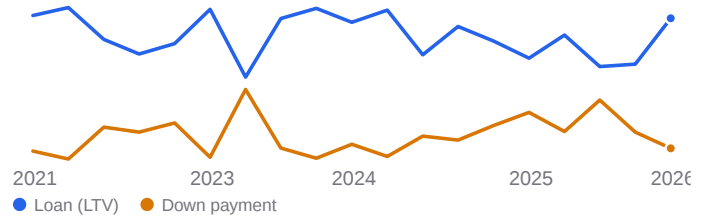


Median annualized return at resale

+23.0%

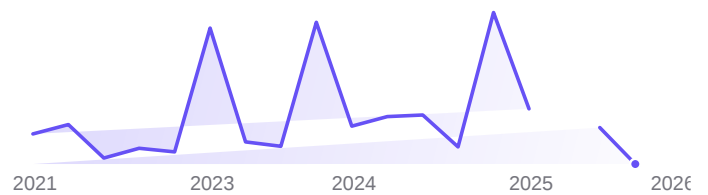


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



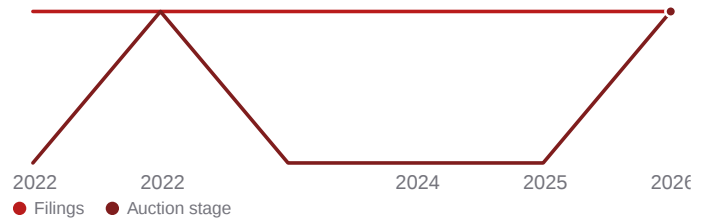
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	404
Median value (AVM)	\$533K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1994
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.4%
Owner occupied	83%
Company owned	17%
Median loan-to-value	34%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	1,725
Density	882 / mi²
Median household income	\$90K
Average household income	\$111K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	179
Earthquake index (US avg 100)	27
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	7.8%
Unemployment	1.0%
Average temp	72°F
Annual precip	51 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.