

Saint Cloud 34773

ZIP code · FL · Florida · Osceola County

SELLER'S MARKET

\$10M

MEDIAN SALE PRICE

+2412.1%

1-YR CHANGE

252

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



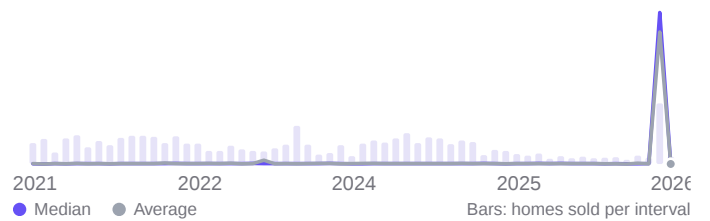
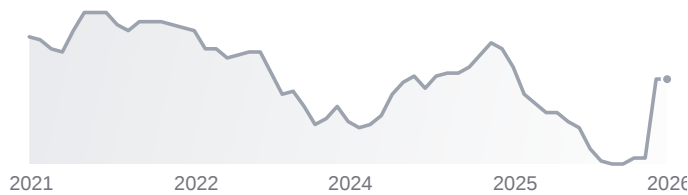
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$310K · Average \$307K

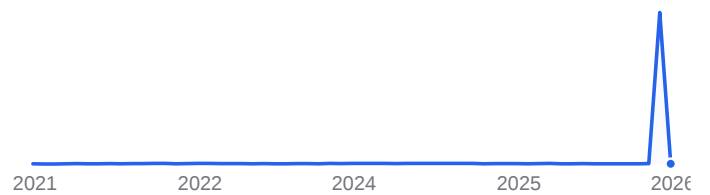
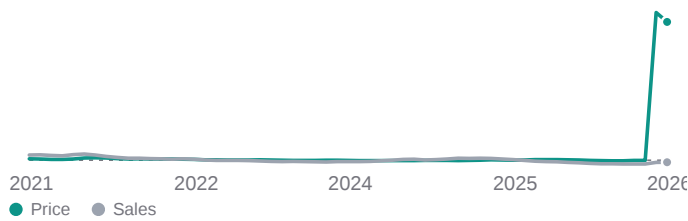


Growth (year over year)

Price +2412.1% · Sales -35.2%

Price per square foot

\$177/ft²

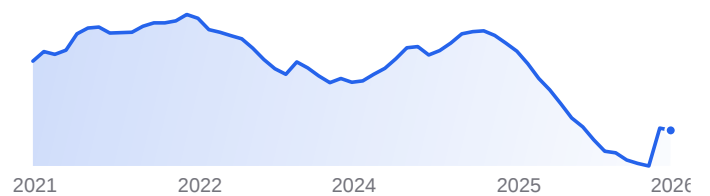


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

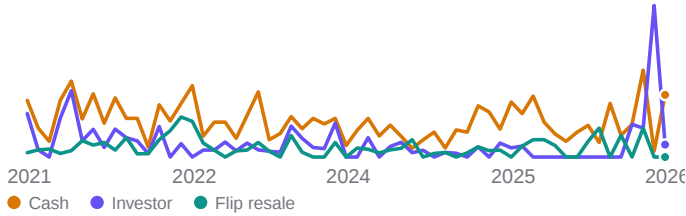
7.5%



BUYERS & OUTCOMES

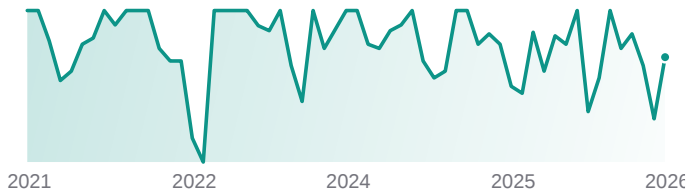
Buyer mix

Cash 36% · Investor 7.1% · Flip resale 0%



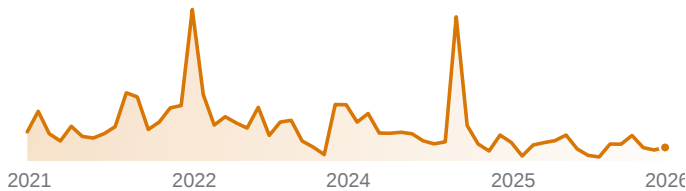
Sellers who sold at a gain

85%

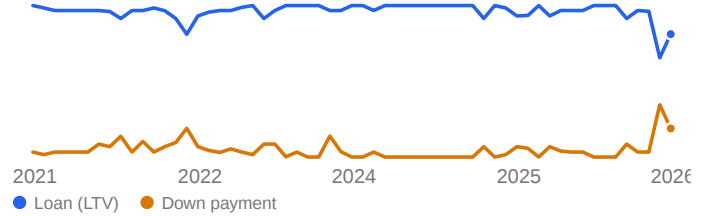


Median annualized return at resale

+4.1%

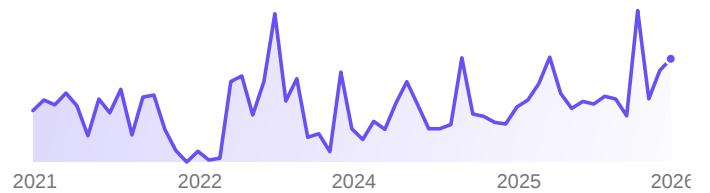


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



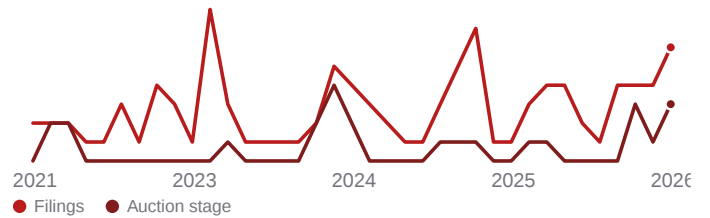
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	3,365
Median value (AVM)	\$385K
Median size	1,830 ft²
Median bedrooms	3
Median year built	2019
Single family	74%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	30%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	12%
Median loan-to-value	74%

Typical ownership tenure

4.3 yrs

COMMUNITY

Population	4,513
Density	14 / mi ²
Median household income	\$81K
Average household income	\$91K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	20
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	9.2%
Unemployment	1.0%
Average temp	72°F
Annual precip	52 in
Sunshine	64%

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.