

Windermere 34786

ZIP code · FL · Florida > Orange County > Windermere

SELLER'S MARKET

\$830K

MEDIAN SALE PRICE

+7.7%

1-YR CHANGE

678

SALES (12 MO)

\$729K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

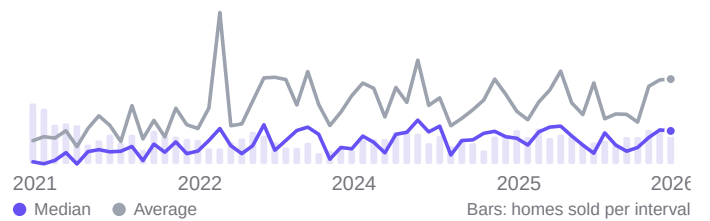
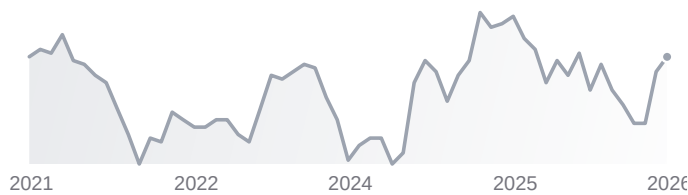
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$850K · Average \$1.4M

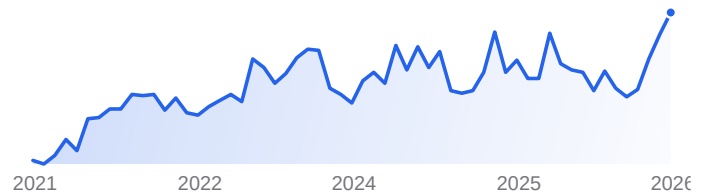
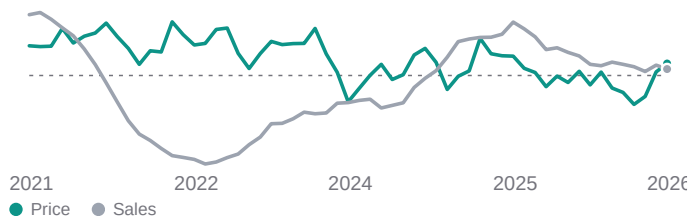


Growth (year over year)

Price +7.7% · Sales +4.1%

Price per square foot

\$331/ft²

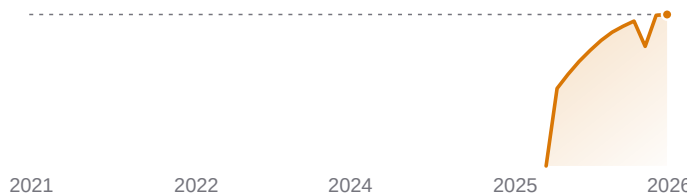


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

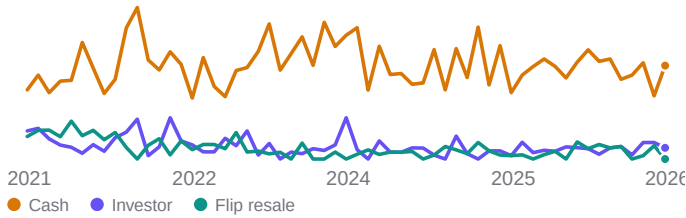
4.5%



BUYERS & OUTCOMES

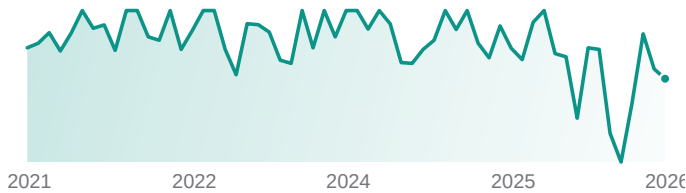
Buyer mix

Cash 39% · Investor 4.7% · Flip resale 0%



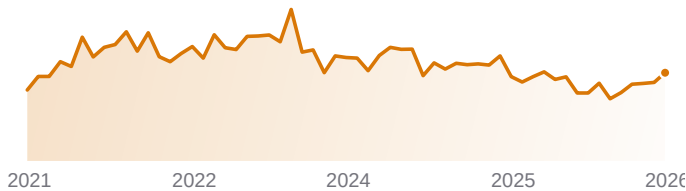
Sellers who sold at a gain

92%

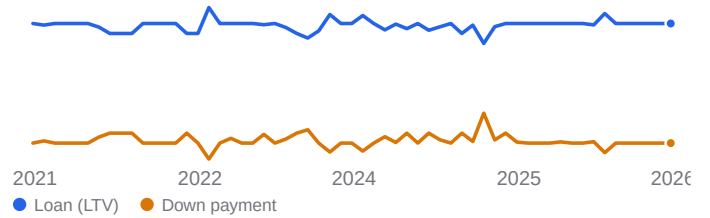


Median annualized return at resale

+7.1%

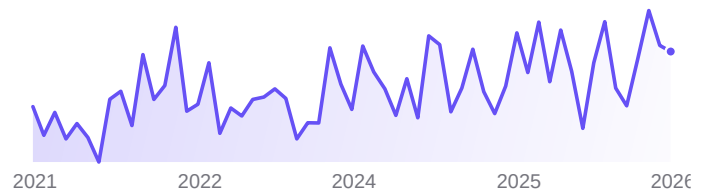


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



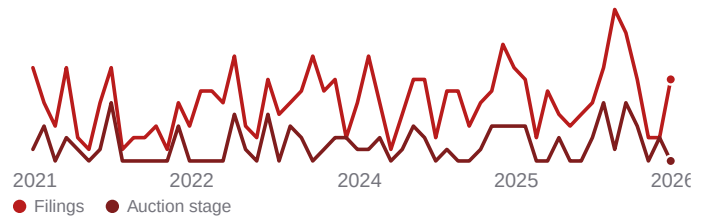
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 0



HOUSING STOCK

Homes	14,926
Median value (AVM)	\$729K
Median size	2,700 ft²
Median bedrooms	4
Median year built	2006
Single family	80%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	18%
Median loan-to-value	41%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	50,564
Density	1,760 / mi ²
Median household income	\$130K
Average household income	\$181K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	174
Earthquake index (US avg 100)	26
Homes occupied	94%
Bachelor's or higher	41%
Poverty rate	5.3%
Unemployment	1.1%
Average temp	72°F
Annual precip	51 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.