

Winter Garden 34787

ZIP code · FL · Florida > Lake County > Winter Garden

BALANCED MARKET

\$585K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

1,657

SALES (12 MO)

\$575K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



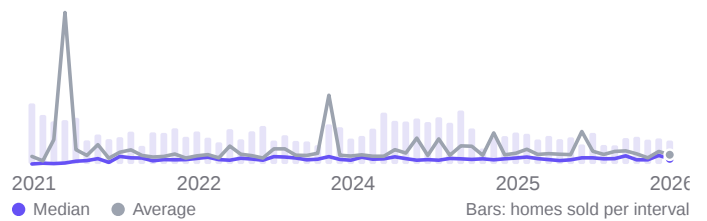
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$570K · Average \$648K

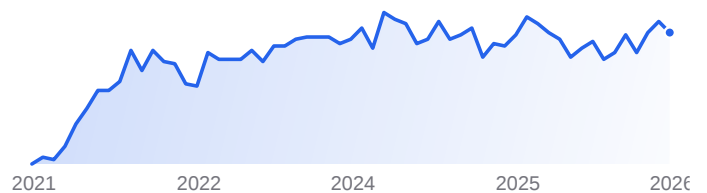
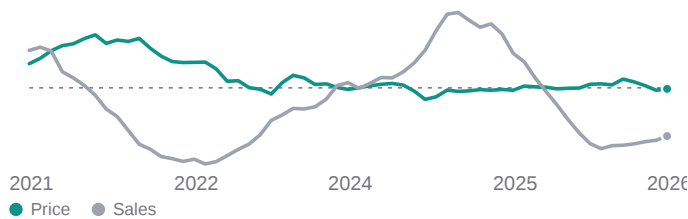


Growth (year over year)

Price -0.6% · Sales -29.9%

Price per square foot

\$259/ft²



Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

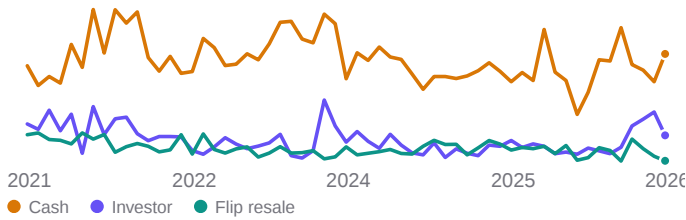
4.8%



BUYERS & OUTCOMES

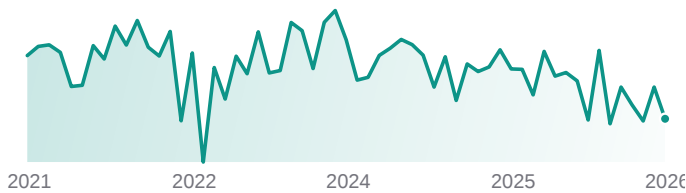
Buyer mix

Cash 33% · Investor 8.3% · Flip resale 0.8%



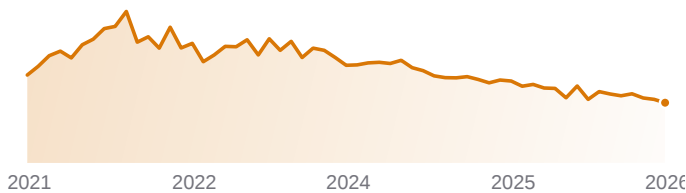
Sellers who sold at a gain

84%

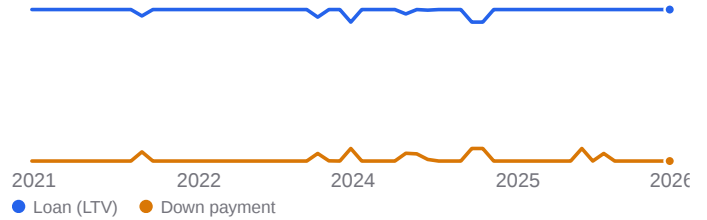


Median annualized return at resale

+5.7%



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



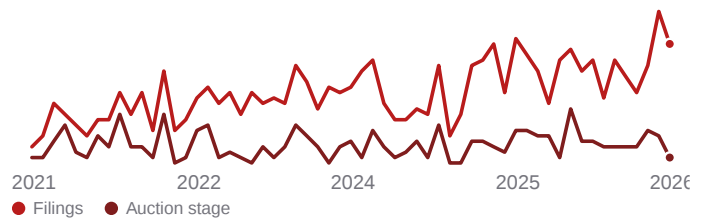
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 22 · Auction stage 1



HOUSING STOCK

Homes	34,416
Median value (AVM)	\$575K
Median size	2,283 ft²
Median bedrooms	4
Median year built	2014
Single family	84%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.6%
Owner occupied	78%
Company owned	15%
Median loan-to-value	48%

Typical ownership tenure

6.7 yrs

COMMUNITY

Population	89,450
Density	999 / mi²
Median household income	\$110K
Average household income	\$132K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	179
Earthquake index (US avg 100)	20
Homes occupied	94%
Bachelor's or higher	31%
Poverty rate	6.6%
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.