

Leesburg 34788

ZIP code · FL · Florida > Lake County > Leesburg

BALANCED MARKET

\$289K

MEDIAN SALE PRICE

+11.6%

1-YR CHANGE

323

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

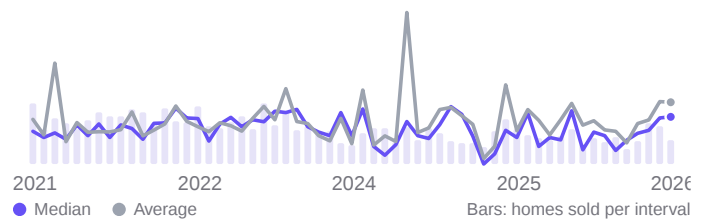
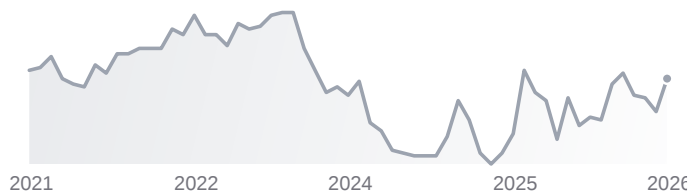
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$303K · Average \$344K

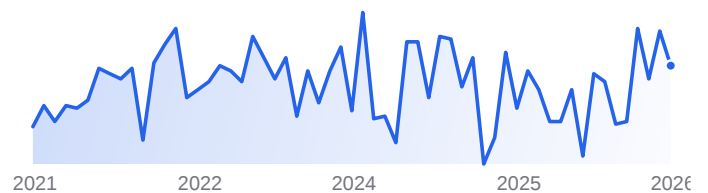
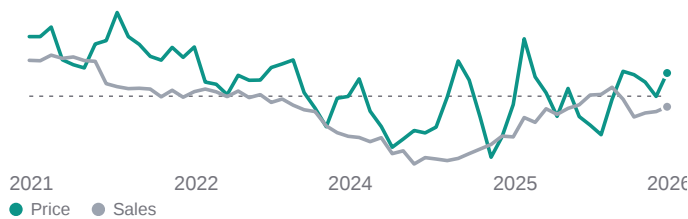


Growth (year over year)

Price +11.6% · Sales -5.3%

Price per square foot

\$175/ft²

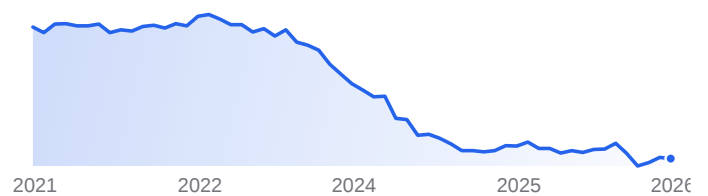


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

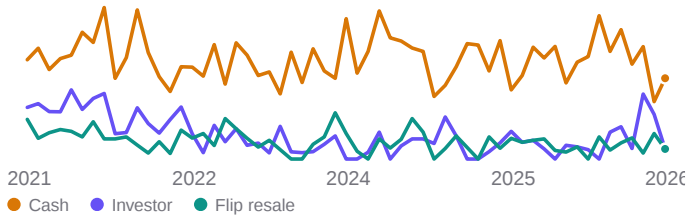
4.4%



BUYERS & OUTCOMES

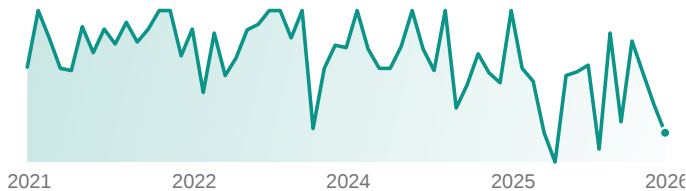
Buyer mix

Cash 33% · Investor 4.2% · Flip resale 4.2%



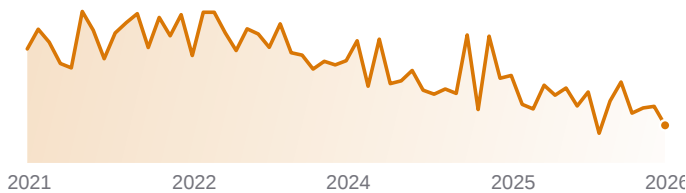
Sellers who sold at a gain

76%

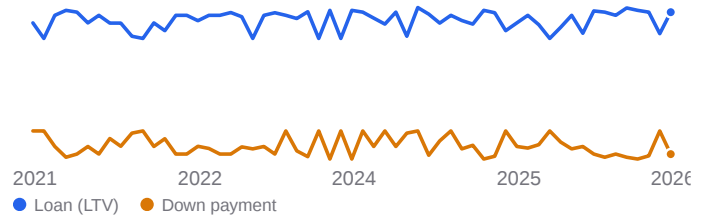


Median annualized return at resale

+3.3%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



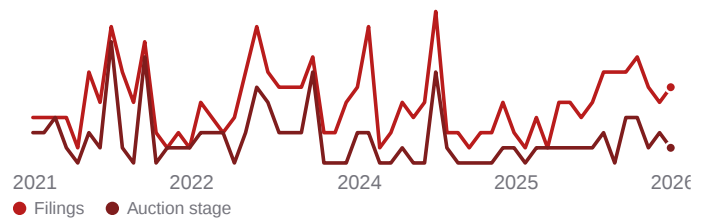
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	7,290
Median value (AVM)	\$303K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1989
Single family	56%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.3%
Owner occupied	78%
Company owned	15%
Median loan-to-value	46%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	28,252
Density	495 / mi²
Median household income	\$57K
Average household income	\$74K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	177
Earthquake index (US avg 100)	26
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	7.9%
Unemployment	0.7%
Average temp	71°F
Annual precip	50 in
Sunshine	66%

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.