



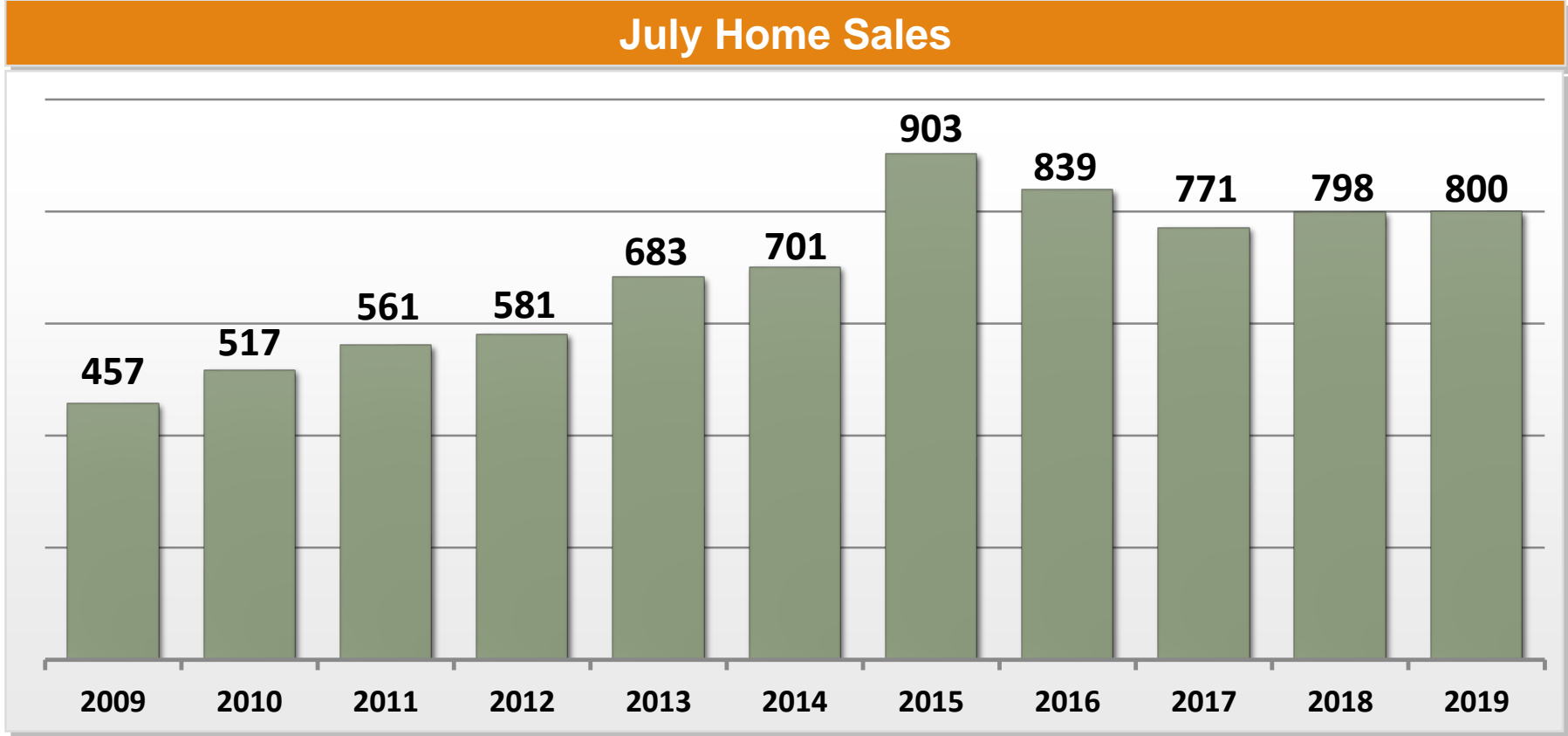
# State of Real Estate in Seminole County

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CLIFF LONG, CHIEF EXECUTIVE OFFICER

# Seminole County July Home Sales

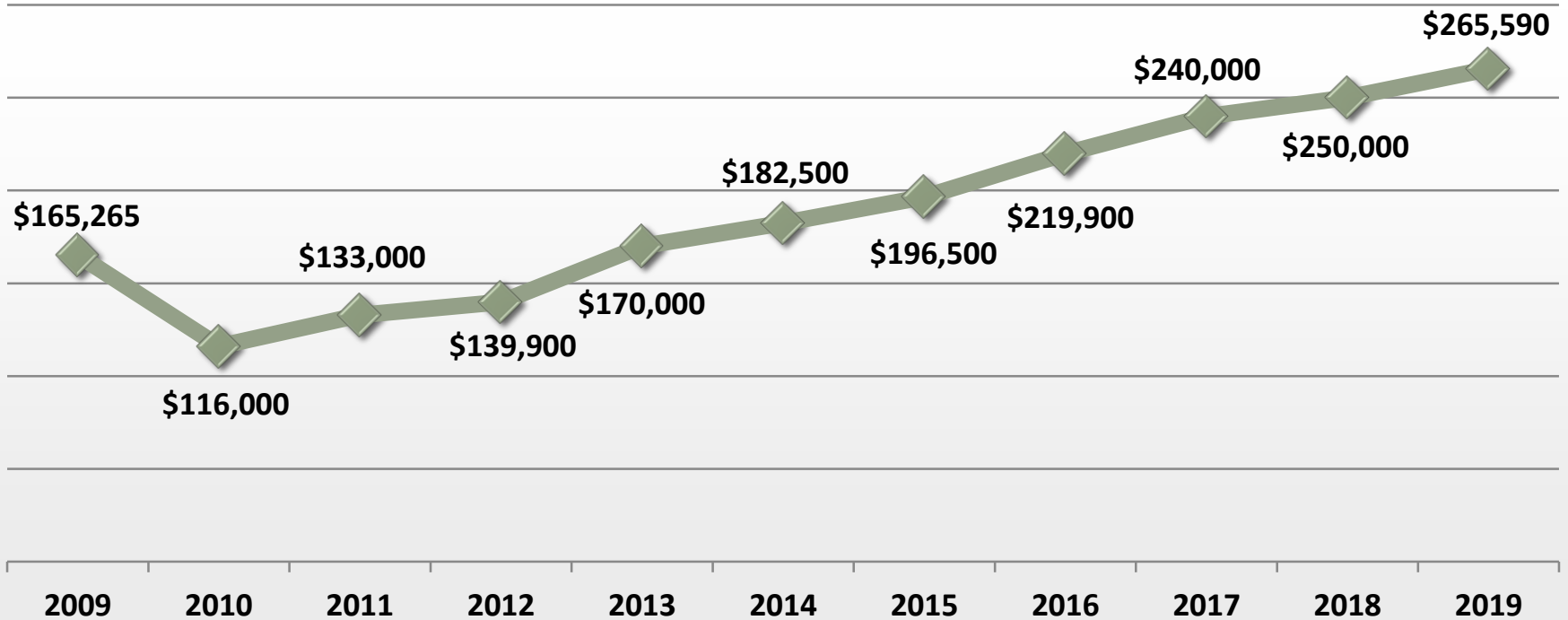
Home sales in July 2019 were almost 2 times greater than the low of 2009



# Seminole County Median Price

Median price has increased nearly 61 percent since July 2009

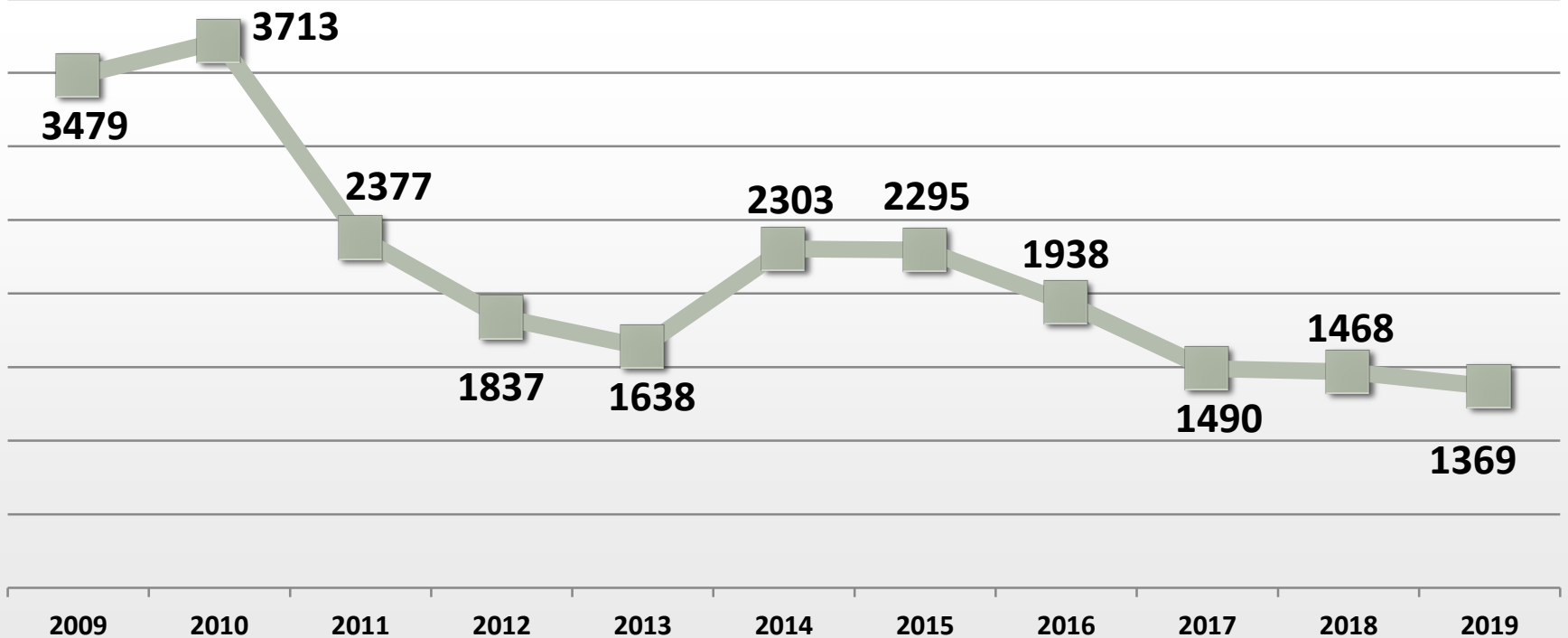
## July Median Price



# Seminole County Inventory

July inventory decreased 61 percent since July 2009

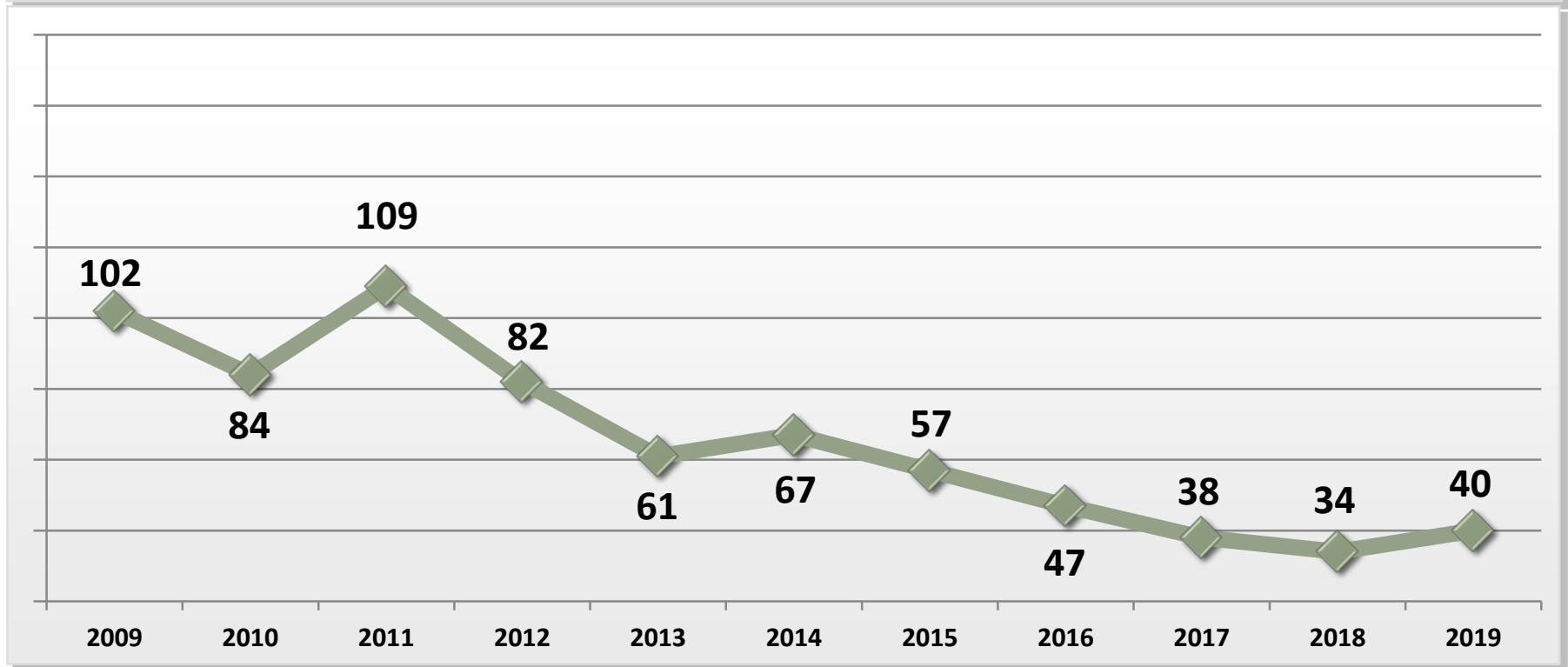
## July Home Inventory



# Seminole County Average Days on Market

Homes are going under contract in less than 2 months

## July Days on Market



# Seminole County Top 10 Zip Codes

	July Sales	Median Price
32746 - Lake Mary / Heathrow	104	\$335,000
32765 - Oviedo	97	\$325,000
32771 - Sanford	93	\$244,900
32708 - Winter Springs	84	\$287,500
32707 - Casselberry	65	\$229,000
32714 - Altamonte Springs	57	\$163,000
32779 - Longwood (West)	52	\$326,500
32792 - Winter Park	51	\$255,000
32750 - Longwood (East)	45	\$259,000
32766 – Oviedo / Chuluota	39	\$381,000



# Seminole County Rankings in Florida

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#2 Best County for Families

#2 Best County for Young  
Professionals

#3 Best County to Live in

#3 County with the Best Public  
Schools

#6 Healthiest County

#8 Most Diverse County

- *Niche.com*



# Seminole County Development

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Future residential and commercial construction will have major effects on the County

- Currently, the County has approximately 42 active development projects.
- Increases in population will lead to increases in utility taxes, franchise fees, and intergovernmental revenues



# Seminole County Population

	2018	2023 (Projected)
Population	465,036	496,148
Density (per sq mile)	1,346.6	1,436.7
Population change since the 2010 Census	10.01%	6.69%
Average household size	2.56	2.57
Family households	366,906	389,936
Female / Male Ratio	51.5% / 48.5%	51.4% / 48.6%
Median age	39.3	39.9

# Seminole County Income: 2018

	Seminole	Florida	USA
Average income	\$86,536	\$75,222	\$83,653
Median income	\$61,291	\$52,067	\$58,060
Per capita income	\$33,839	\$29,876	\$31,928
Average disposable income	\$67,992	\$59,696	\$63,257

# Seminole County Education

	Seminole	Florida	USA
High School Graduates / GED	22.8%	28.6%	27.0%
Some College	20.5%	20.0%	20.5%
Associate Degree	13.1%	9.8%	8.4%
Bachelor's Degree	24.7%	18.4%	19.6%
Graduate / Professional Degree	12.4%	10.6%	12.2%

# Seminole County Commuters

<b>Drive times:</b>	
Up to 30 minutes	58.6%
30 to 60 minutes	35.2%
60+ minutes	6.3%
<b>Mode of transportation:</b>	
Drive alone / carpool	96.5%
Public transportation	0.8%
Walk to work	0.8%
Bicycle / motorcycle	0.7%

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***More info at  
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