



THE LUXURY MARKET REPORT

Winter Park, *by the numbers.*



Prices, neighborhoods,
and your next move.



The snapshot



The price tiers



Your next move

Where the market stands.

Winter Park core (32789) • August 2026



MEDIAN HOME VALUE

\$811,947

+5.6% reported YoY



MEDIAN SALE PRICE

\$778,000

Core Winter Park



MEDIAN \$ / SQ FT

\$432

+5.2% reported YoY



TIME TO PENDING

38 days

About 5–6 weeks



SALE-TO-LIST

96.4%

Sale price / list price



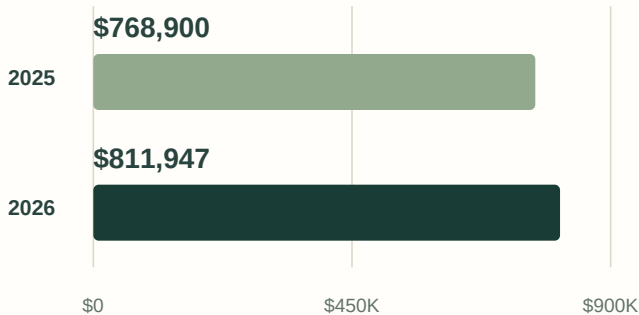
MARKET TYPE

Seller-leaning

Competitive, balancing

Median home value

+5.6% REPORTED YOY



Median price / sq ft

+5.2% REPORTED YOY



Rising prices. A steadier pace.

Thoughtful offers. Realistic pricing. Strong presentation.

Sources: Zillow & Redfin. Medians cover the overall Winter Park market, not luxury-only sales.

Find your price tier.

Four illustrative price bands.



ENTRY

\$700K–\$1.2M

Prime 32789 pockets, or larger homes just north.



CORE

\$1.2M–\$2.5M

Homes around 2,500–4,500 square feet.



UPPER

\$2.5M–\$5M

Via district and larger lake-chain properties.



ESTATE

\$5M+

Lakefront estates on the Chain of Lakes.

THE ADDRESSES

Where the value lives.

Choose your pocket.
Compare street, lot, water, and condition.



The Via district

Brick streets, mature oaks, distinctive homes.



The Chain of Lakes

Virginia, Osceola, and Maitland waterfront.



Park Avenue-adjacent

Walkability to dining, shops, and Central Park.



Isle of Sicily + Olde Winter Park

Established pockets and tightly held homes.

Make your next move count.

Buying or selling, start with a plan.



IF YOU'RE BUYING

Buy with a clear plan.

- Use sale-to-list data to shape your offer.
- Plan for diligence and financing.
- Be ready for scarce lakefront and Via homes.



IF YOU'RE SELLING

A smarter way to sell.

- Price against relevant comparable sales.
- Prepare your home and media before launch.
- Find a specialist for your street and tier.

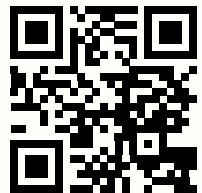
Find your local specialist.

Share your plans.
We'll introduce the right local specialist.

listmylux.com

(352) 988-7648

Hand-selected / Free matching / No obligation



SCAN TO CONNECT