



## Lakeland-Winter Haven, FL

2021

Mean Appraised Value

**\$ 284,119**

Mean Appraised Value in  
Communities of Color

**\$ 231,347**



Mean Appraised Value in  
White Neighborhoods

**\$321,393**

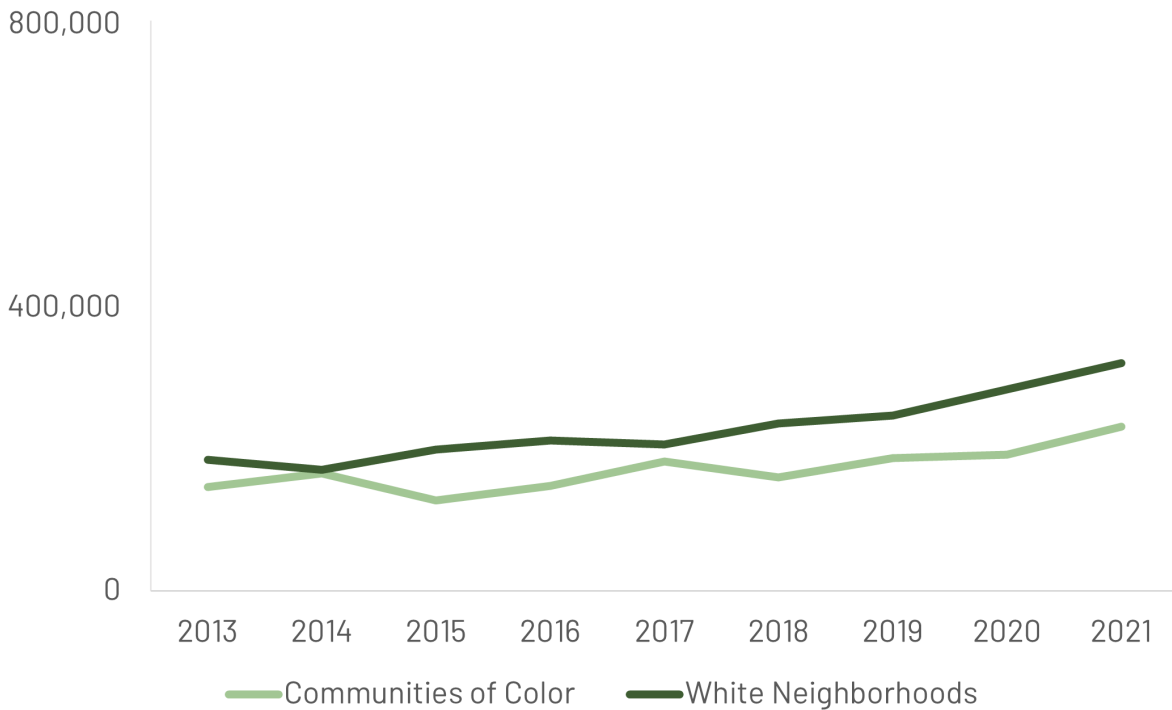
Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.



# Over Time, 2013-2021

Figure 1

## Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

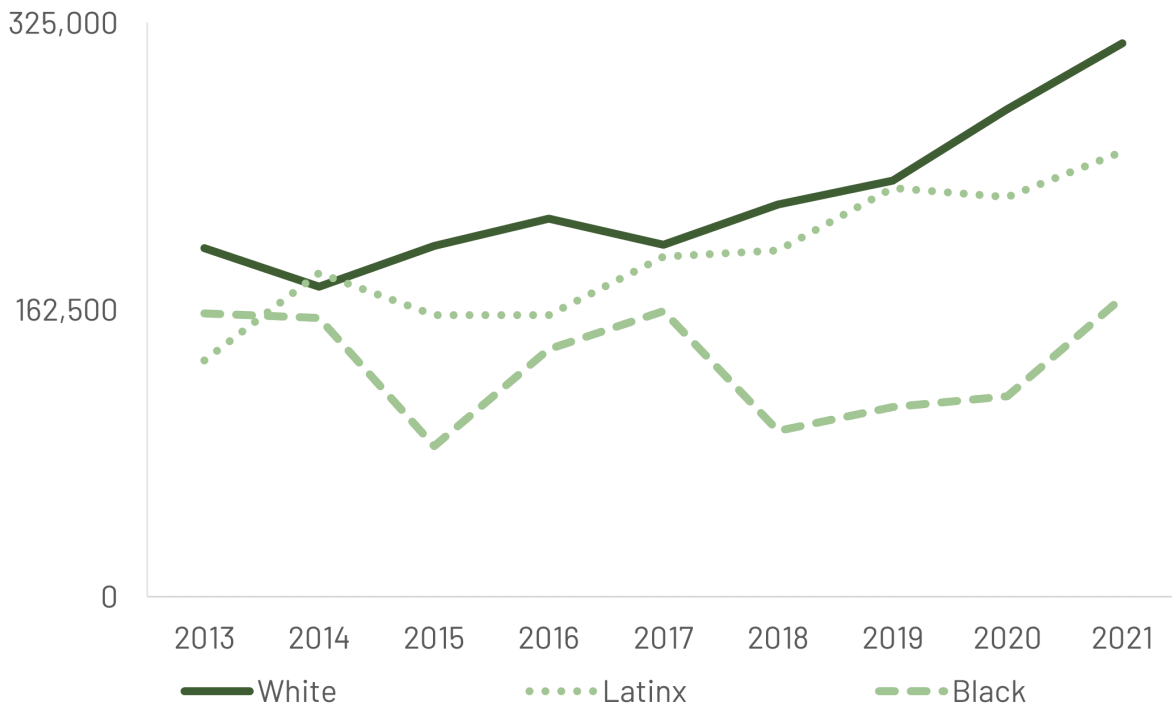
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	146,452	165,825	127,826	148,373	182,737	160,282	186,983	192,250	231,347
White Neighborhoods	185,094	170,767	199,159	211,955	206,619	236,204	247,170	284,512	321,393



# By Racial Group

Figure 2

## Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

## Metropolitan Area Racial Group Proportions, 2021



Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised