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Seminole County

A FLORIDA COUNTY GUIDE · CENTRAL FLORIDA

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REGION

Central Florida

COMMUNITIES TO START WITH

**Sanford, Lake Mary,
Altamonte Springs,
Oviedo**

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Established suburbs, major employment centers, trails and lake communities sit immediately north of Orlando with strong regional connectivity.

Lifestyle: Suburban life · Employment · Trails

Seminole County by the numbers

Population Census estimate	481,470	At the last full count 2020 Census	470,856
Median age	39.8	Aged 65 and over	16.6%
Under 18	20.5%	Median household income	\$85,761
Median home value what owners estimate	\$386,900	Homeownership	66.2%
People per household	2.55	Average commute	26.8 minutes

U.S. Census Bureau, American Community Survey, published January 2026, read September 19, 2026. Survey figures are estimates; median home value is what owners estimate their home is worth, not a sale price.

Communities to compare

Sanford

Start with Sanford to understand the established center, nearby services and everyday rhythm within Seminole County.

Altamonte Springs

Walk or drive through Altamonte Springs at different times of day to judge traffic, neighborhood character and access to outdoor space.

Lake Mary

Use Lake Mary to compare housing patterns, main-road access and the shopping or medical stops used during a normal week.

Oviedo

Compare Oviedo with the county's other major places for commute direction, home choices and the pace you want in Seminole County.

Places that reveal the county

Central Florida Zoo & Botanical Gardens

A 116-acre zoo beside Lake Monroe at Sanford, tracing back to a collection the fire department was given in 1923.

Sanford RiverWalk

Nearly five miles of paved waterfront path along the south shore of Lake Monroe at Sanford, built in three phases.

Lake Jesup Wilderness Area

A four-mile pair of loop trails across the St. Johns floodplain at Sanford, known above all for its sunflowers in October.

Museum of Seminole County History

The county's history museum in the 1926 Seminole County Home, the building that once housed people with nowhere else to go.

Cross Seminole Trail

Twenty-three miles of paved trail through Seminole County on the old Sanford and Indian River Railroad grade.

Wekiva Island

A riverside outfitter and gathering place on the Wekiva River at Longwood, with kayaks, a bar and a boardwalk over the water.

Black Bear Wilderness Area

A 7.1-mile loop through the St. Johns River floodplain at Sanford, on levees and boardwalks, and harder than it sounds.

Big Tree Park

The park at Longwood where the Senator stood, a bald cypress about 3,500 years old until a woman burned it down in 2012.

Spring Hammock Preserve

Fifteen hundred acres of old-growth hammock and floodplain forest between Longwood and Lake Jesup, some of it never cut.

Fort Mellon Park

Sanford's waterfront park on Lake Monroe, on the site of the fort the army built here during the Second Seminole War.

Little Big Econ State Forest

Just over 5,000 acres along the Econlockhatchee River east of Oviedo, with bluffs above the water that Florida is not supposed to have.

Sanford Museum

The city museum of Sanford, holding the papers and possessions of Henry Shelton Sanford, the diplomat who founded the town.

Where to check

Florida disaster preparedness maps · Official evacuation-zone, route and storm-surge planning maps.

floridadisaster.org

Florida school accountability reports · Current state school and district accountability information.

fldoe.org

Florida community health data · County-level public health indicators and community reports.

flhealthcharts.gov

Florida housing resources · State resources for homebuyers, renters and local assistance programs.

floridahousing.org