

Lakewood Ranch

Community · FL · Florida › Manatee County

BALANCED MARKET

\$615K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

444

SALES (12 MO)

\$608K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



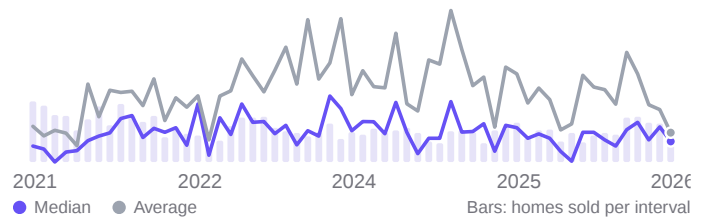
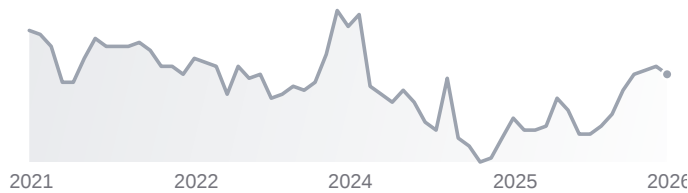
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$580K · Average \$637K

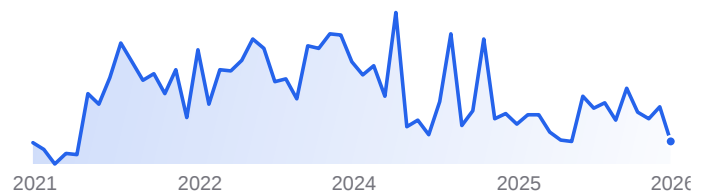
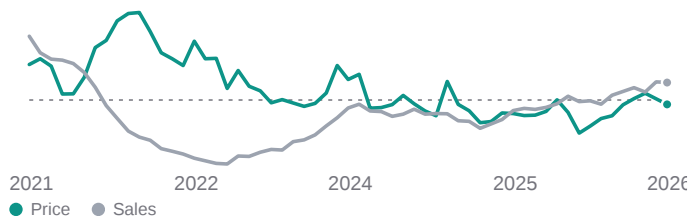


Growth (year over year)

Price -2.8% · Sales +11.3%

Price per square foot

\$259/ft²

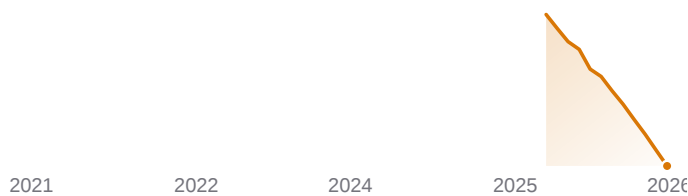


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

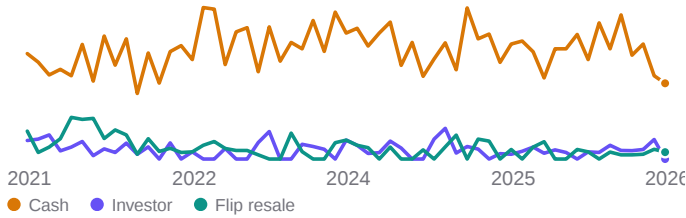
5.4%



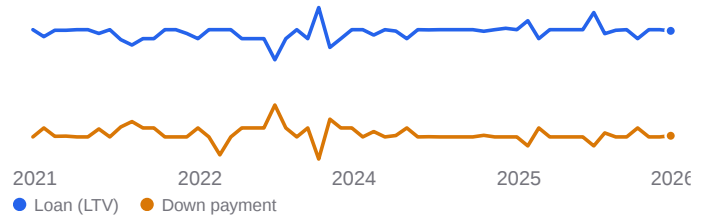
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 0% · Flip resale 3.1%

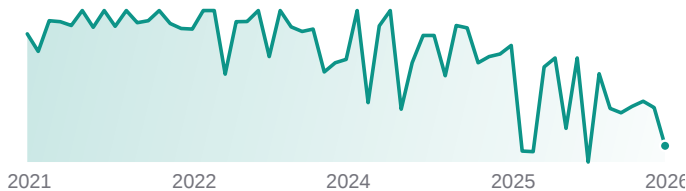


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



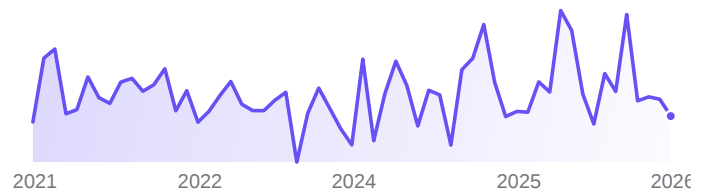
Sellers who sold at a gain

74%



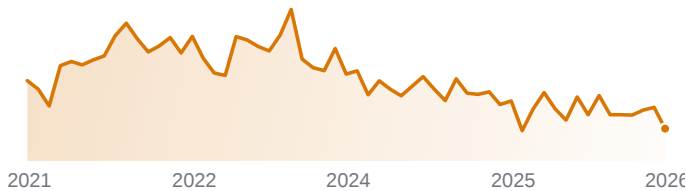
Typical hold before selling

5.8 yrs



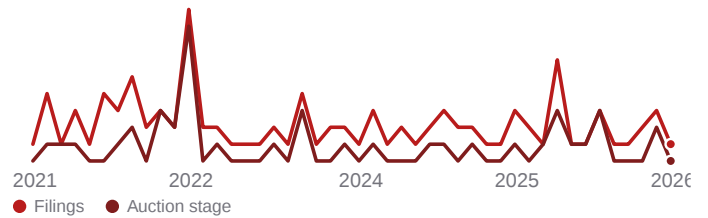
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,211
Median value (AVM)	\$608K
Median size	2,215 ft²
Median bedrooms	3
Median year built	2004
Single family	79%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.2%
Owner occupied	80%
Company owned	12%
Median loan-to-value	39%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	40,370
Density	876 / mi²
Median household income	\$109K
Average household income	\$136K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	19
Homes occupied	89%
Bachelor's or higher	33%
Poverty rate	5.8%
Unemployment	0.9%
Average temp	73°F
Annual precip	54 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.