

Pasco County, FL

County · FL · Florida

BUYER'S MARKET

\$295K

MEDIAN SALE PRICE

-13.0%

1-YR CHANGE

12,886

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



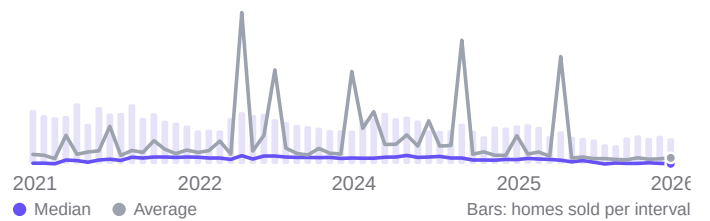
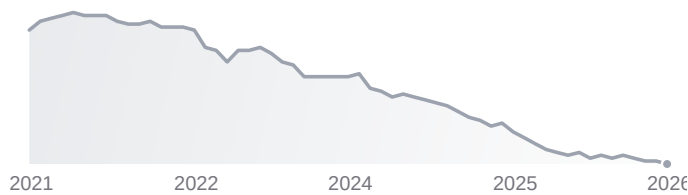
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$290K · Average \$351K

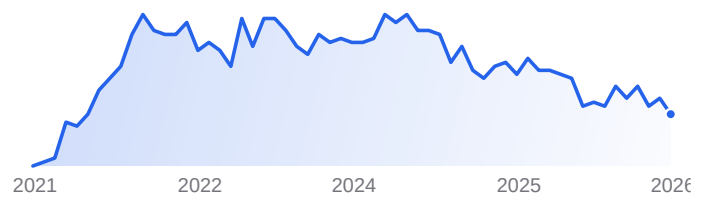
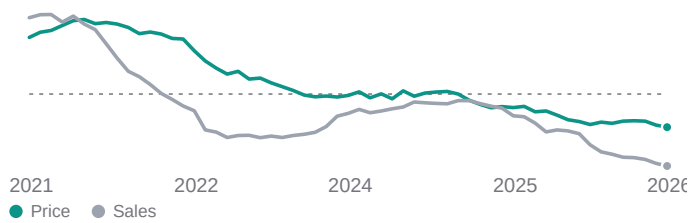


Growth (year over year)

Price -13.0% · Sales -28.2%

Price per square foot

\$177/ft²

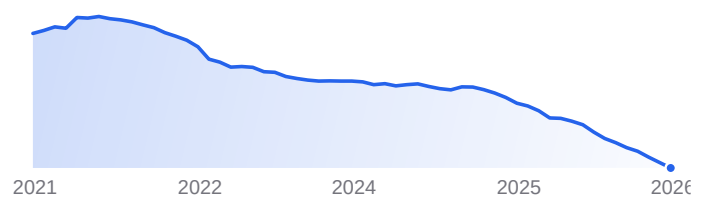
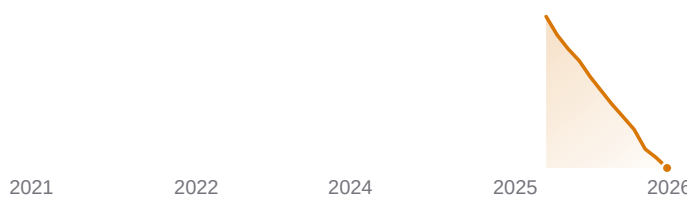


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

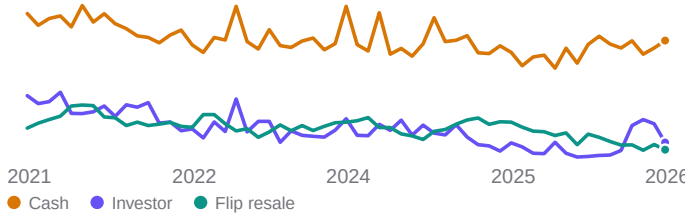
5.2%



BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 8.1% · Flip resale 6.1%



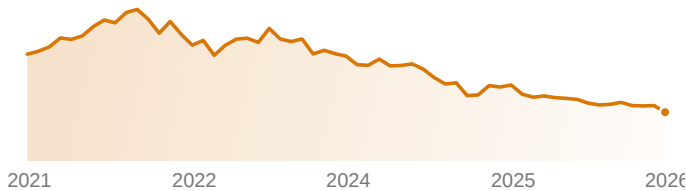
Sellers who sold at a gain

81%

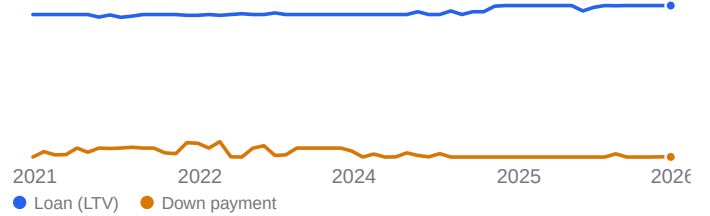


Median annualized return at resale

+4.5%

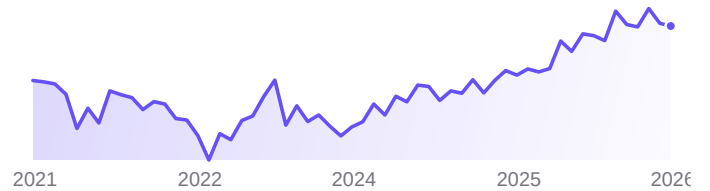


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



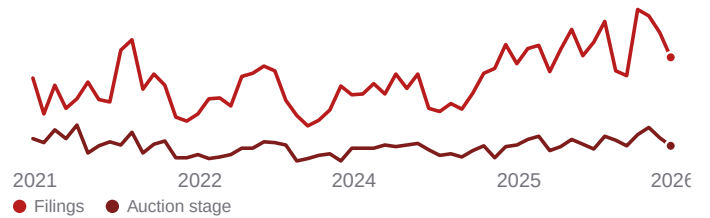
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 138 · Auction stage 27



HOUSING STOCK

Homes	249,067
Median value (AVM)	\$330K
Median size	1,665 ft²
Median bedrooms	2
Median year built	1995
Single family	82%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	16%
Median loan-to-value	50%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	668,593
Density	896 / mi²
Median household income	\$65K
Average household income	\$87K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	18
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	10.3%
Unemployment	1.0%
Average temp	72°F
Annual precip	53 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.