

West Riverside Heights

Neighborhood · FL · Florida > Hillsborough County > Tampa

SELLER'S MARKET

\$382K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

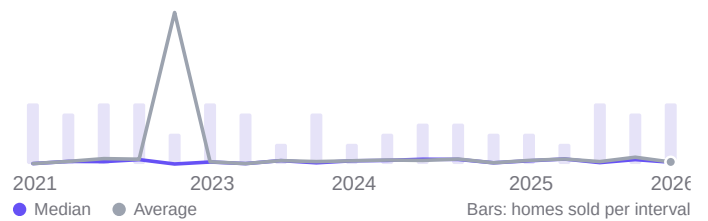
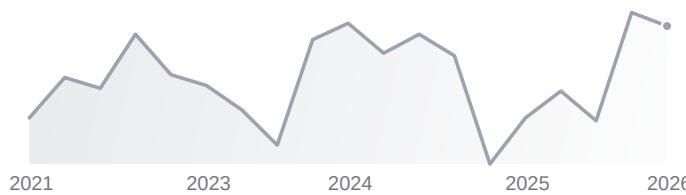
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$363K · Average \$387K

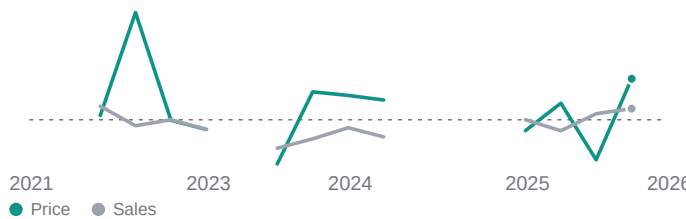


Growth (year over year)

Price +53.1% · Sales +14.3%

Price per square foot

\$237/ft²

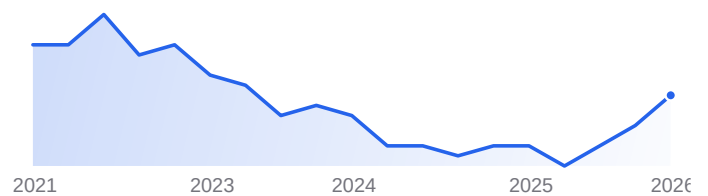
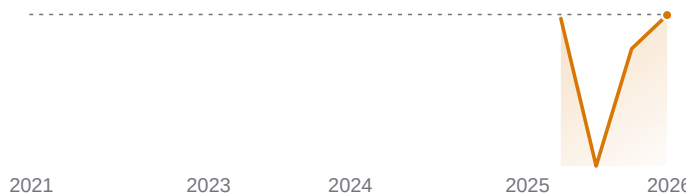


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

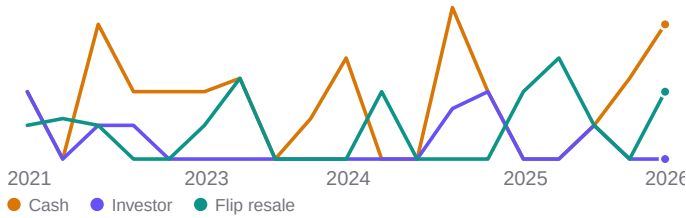
6.4%



BUYERS & OUTCOMES

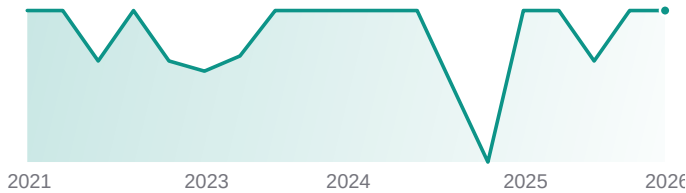
Buyer mix

Cash 67% · Investor 0% · Flip resale 33%



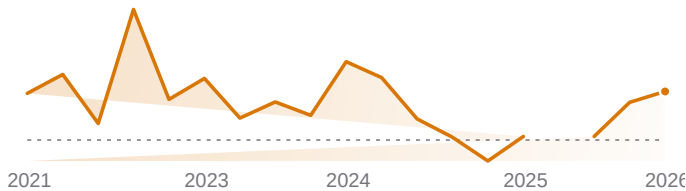
Sellers who sold at a gain

100%

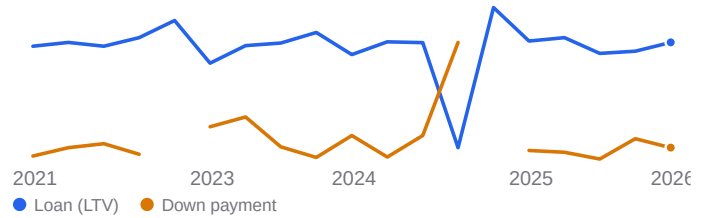


Median annualized return at resale

+13.4%

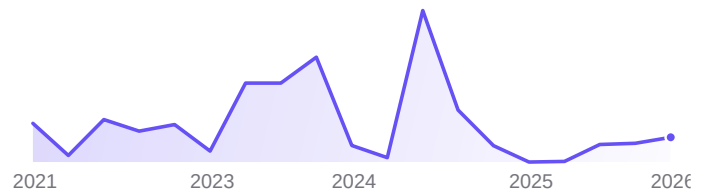


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



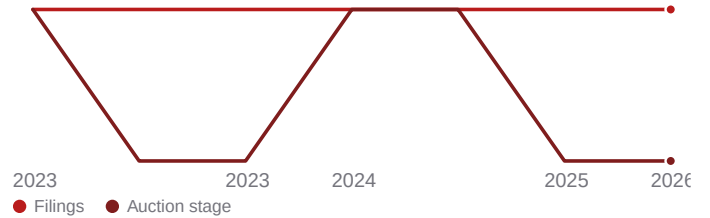
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	297
Median value (AVM)	\$460K
Median size	1,569 ft²
Median bedrooms	3
Median year built	1961
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.4%
Owner occupied	78%
Company owned	16%
Median loan-to-value	35%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	641
Density	3,575 / mi²
Median household income	\$38K
Average household income	\$58K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	159
Earthquake index (US avg 100)	18
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	15.4%
Unemployment	1.1%
Average temp	72°F
Annual precip	47 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.