

Polo Run

Neighborhood · FL · Florida > Manatee County > Lakewood Ranch

BALANCED MARKET

\$566K

MEDIAN SALE PRICE

-15.5%

1-YR CHANGE

28

SALES (12 MO)

\$709K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

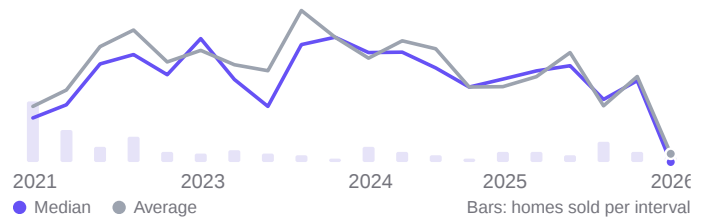
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$409K · Average \$436K

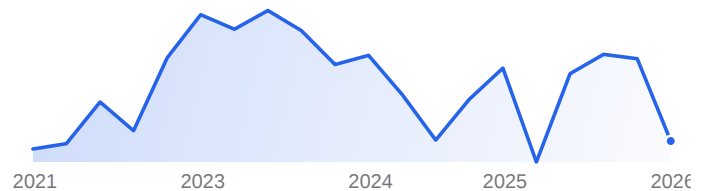
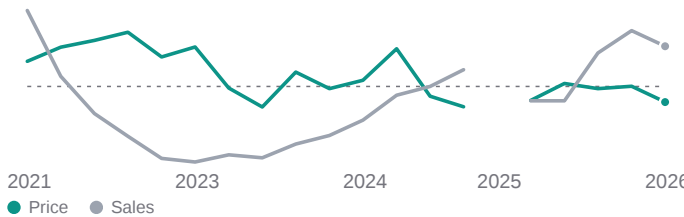


Growth (year over year)

Price -15.5% · Sales +40.0%

Price per square foot

\$248/ft²

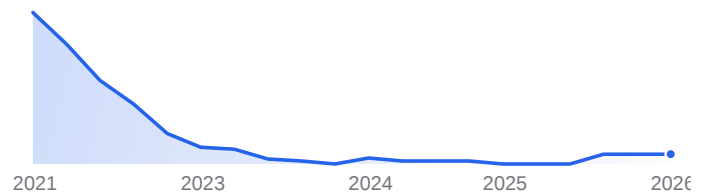


Sale premium vs estimated value

-4.2%

Annual turnover (share of homes sold)

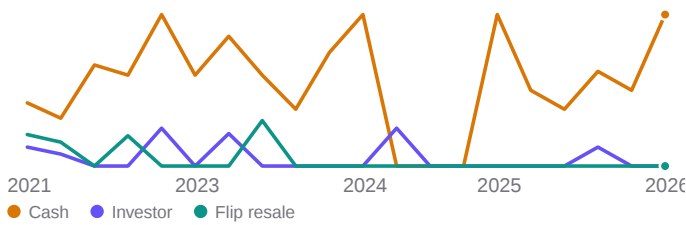
6.7%



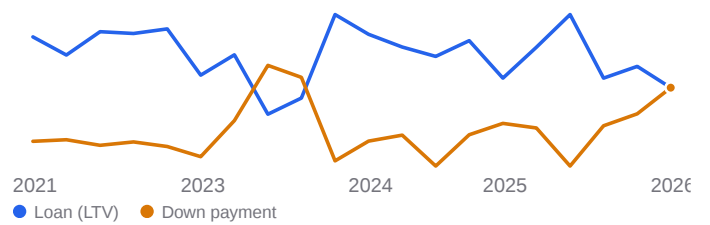
BUYERS & OUTCOMES

Buyer mix

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

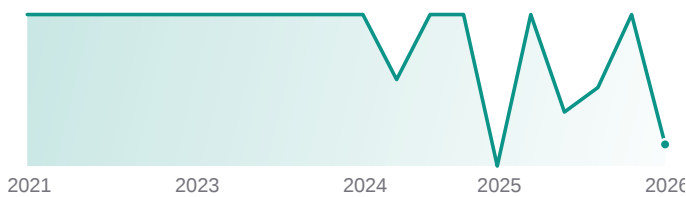


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



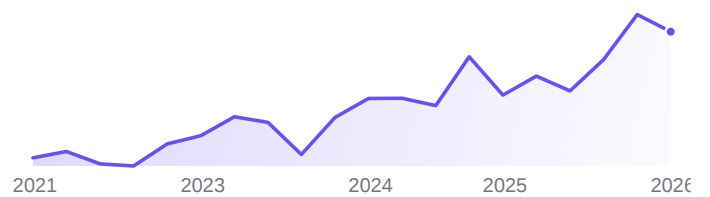
Sellers who sold at a gain

67%



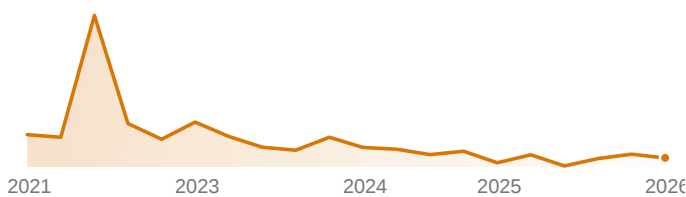
Typical hold before selling

5.9 yrs



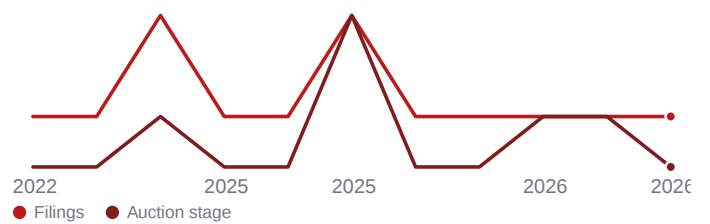
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	421
Median value (AVM)	\$709K
Median size	2,448 ft²
Median bedrooms	4
Median year built	2020
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.2%
Owner occupied	81%
Company owned	8.8%
Median loan-to-value	45%
Typical ownership tenure	5.4 yrs

COMMUNITY

Population	113
Density	166 / mi²
Median household income	\$119K
Average household income	\$137K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	21
Homes occupied	72%
Bachelor's or higher	31%
Poverty rate	3.6%
Unemployment	1.2%
Average temp	73°F
Annual precip	54 in
Sunshine	66%

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