

Twin Rivers

Neighborhood · FL · Florida > Manatee County

BALANCED MARKET

\$610K

MEDIAN SALE PRICE

-28.4%

1-YR CHANGE

49

SALES (12 MO)

\$762K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



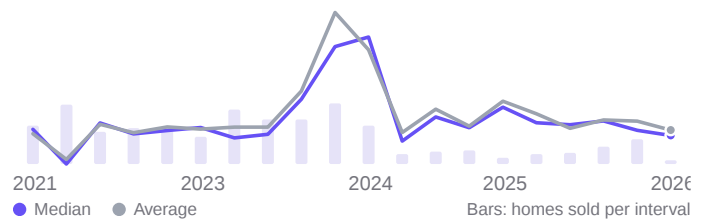
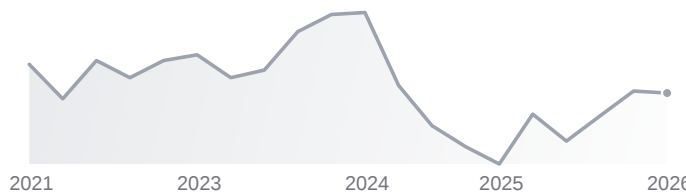
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$640K · Average \$688K

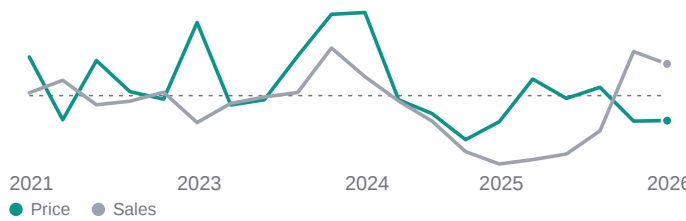


Growth (year over year)

Price -28.4% · Sales +36.1%

Price per square foot

\$236/ft²

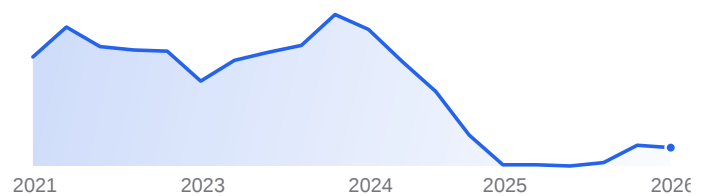


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

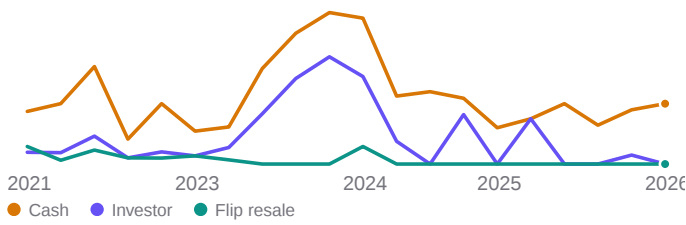
4.9%



BUYERS & OUTCOMES

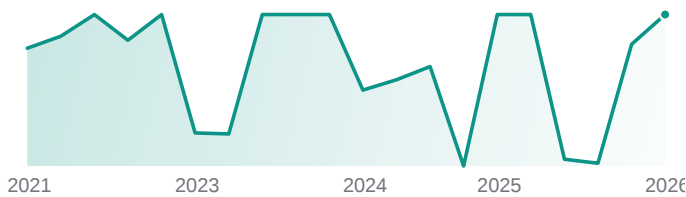
Buyer mix

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



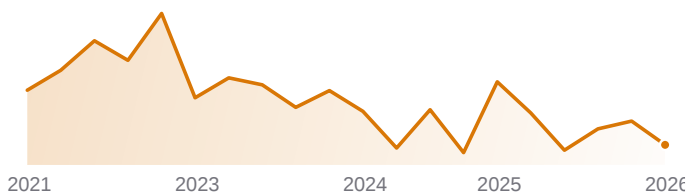
Sellers who sold at a gain

100%

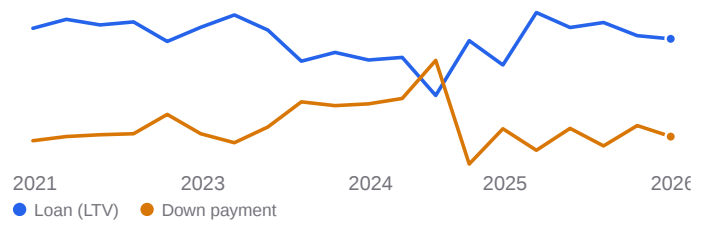


Median annualized return at resale

+2.6%

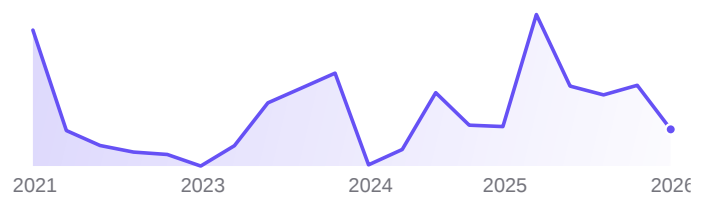


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



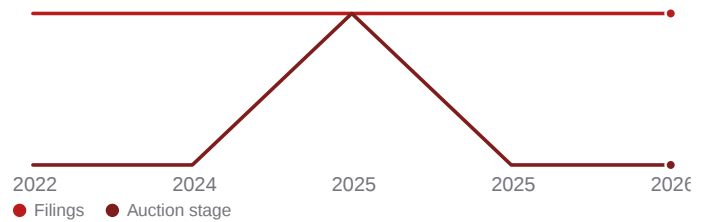
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	993
Median value (AVM)	\$762K
Median size	2,798 ft²
Median bedrooms	3
Median year built	2018
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	16%
Median loan-to-value	47%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	556
Density	197 / mi²
Median household income	\$141K
Average household income	\$158K
Crime index (US avg 100)	23
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	16
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	1.4%
Unemployment	1.1%
Average temp	73°F
Annual precip	53 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.