

Riverview 33579

ZIP code · FL · Florida > Hillsborough County > Riverview

BUYER'S MARKET

\$373K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

762

SALES (12 MO)

\$382K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



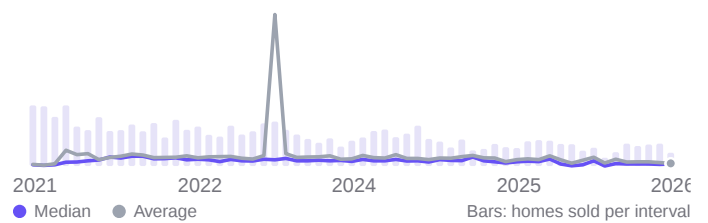
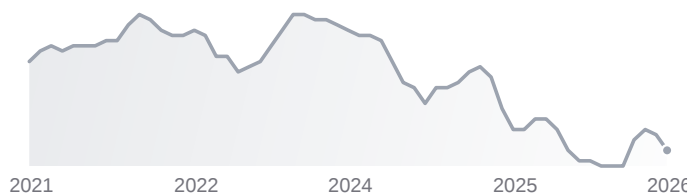
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$374K · Average \$381K

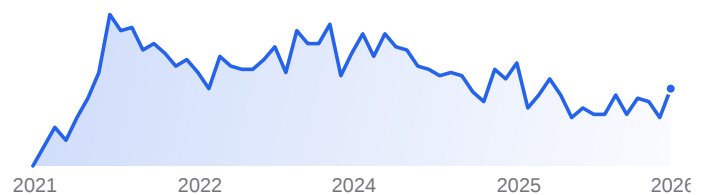
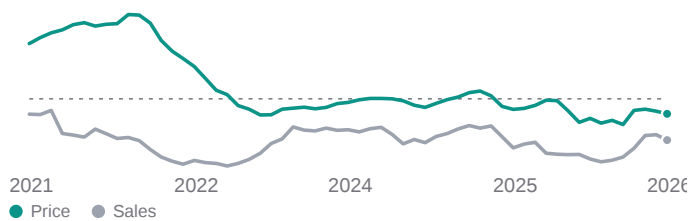


Growth (year over year)

Price -7.1% · Sales -19.6%

Price per square foot

\$184/ft²

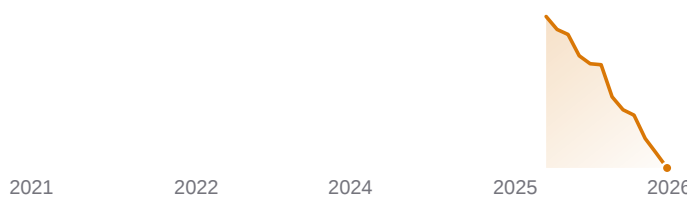


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

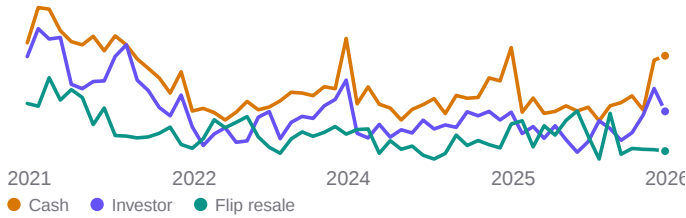
4.4%



BUYERS & OUTCOMES

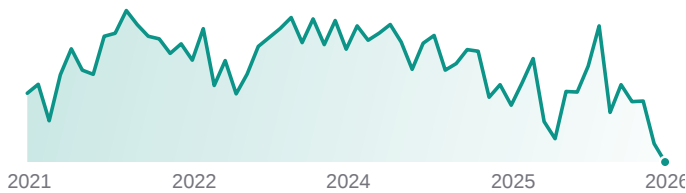
Buyer mix

Cash 29% · Investor 13% · Flip resale 2.2%



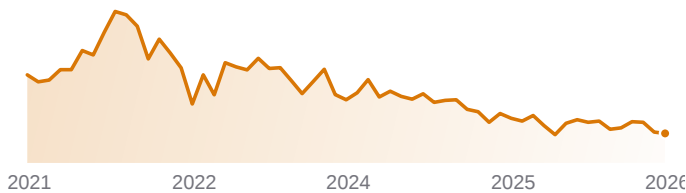
Sellers who sold at a gain

64%

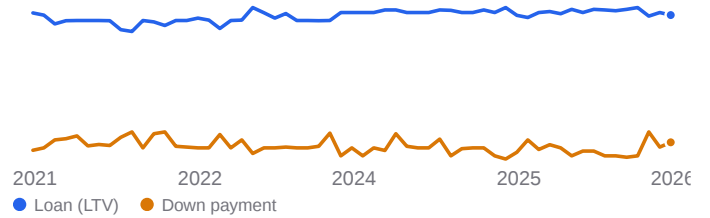


Median annualized return at resale

+3.4%

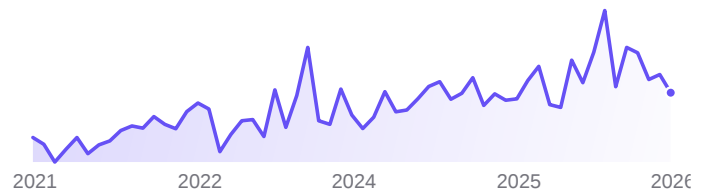


Financing (share of purchase price) Loan (LTV) 93% · Down payment 14%



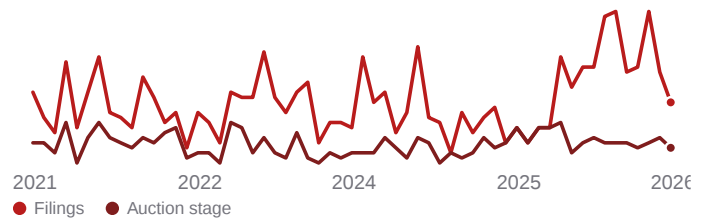
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 12 · Auction stage 3



HOUSING STOCK

Homes	17,419
Median value (AVM)	\$382K
Median size	2,088 ft²
Median bedrooms	4
Median year built	2014
Single family	90%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	14%
Median loan-to-value	63%

Typical ownership tenure

6.7 yrs

COMMUNITY

Population	49,771
Density	2,270 / mi²
Median household income	\$102K
Average household income	\$121K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	274
Earthquake index (US avg 100)	21
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	4.0%
Unemployment	1.2%
Average temp	73°F
Annual precip	52 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.