

Davenport 33837

ZIP code · FL · Florida > Polk County > Davenport

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

1,807

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



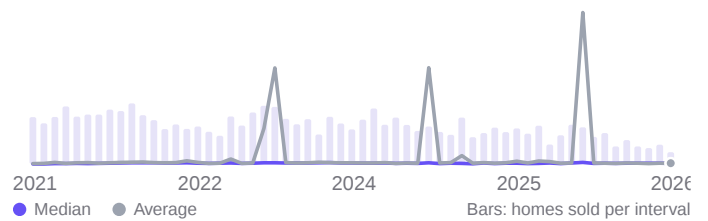
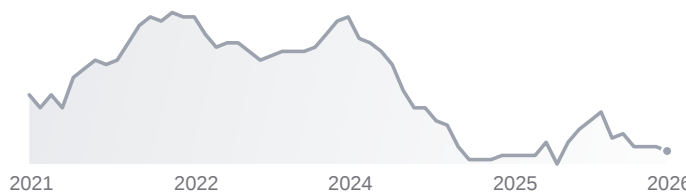
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$345K · Average \$356K

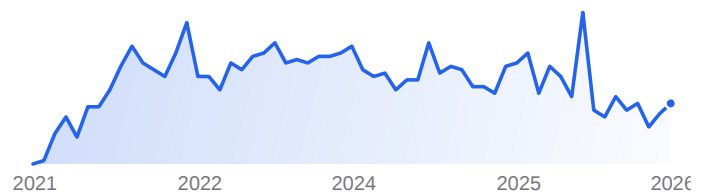
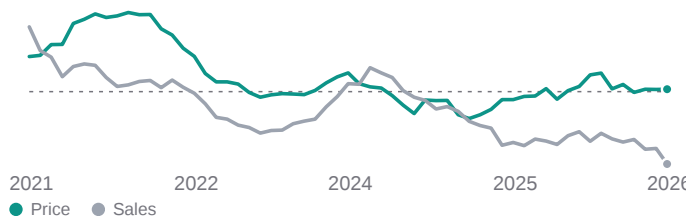


Growth (year over year)

Price +1.0% · Sales -29.4%

Price per square foot

\$181/ft²

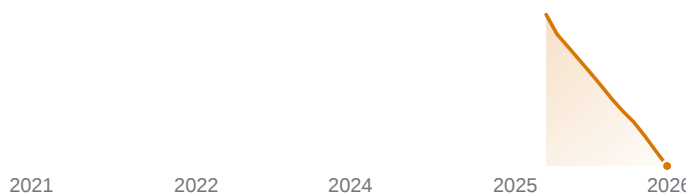


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

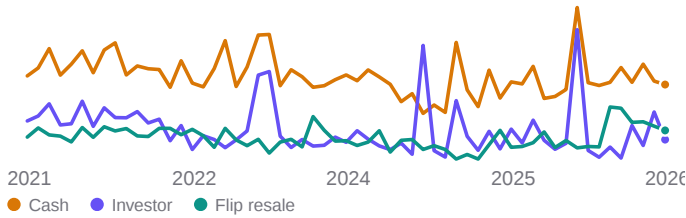
6.8%



BUYERS & OUTCOMES

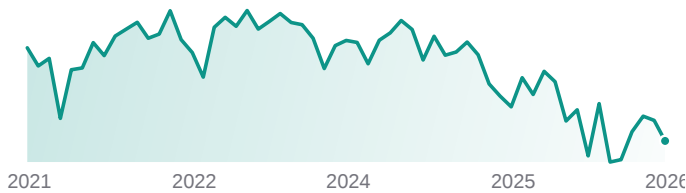
Buyer mix

Cash 23% · Investor 6.8% · Flip resale 9.5%



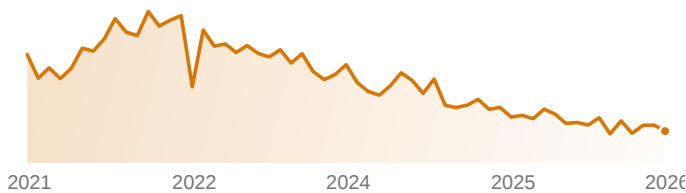
Sellers who sold at a gain

63%

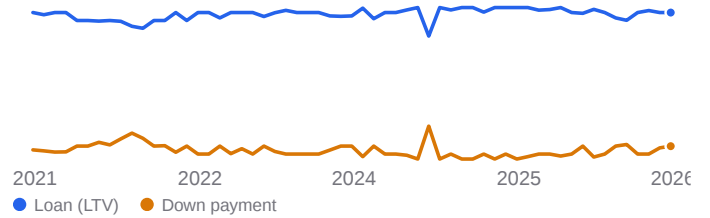


Median annualized return at resale

+2.8%

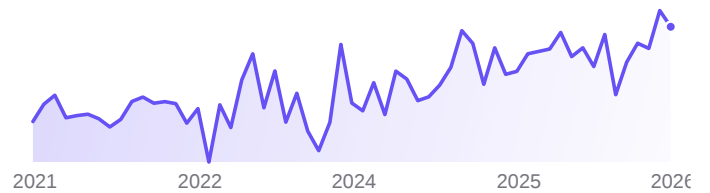


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



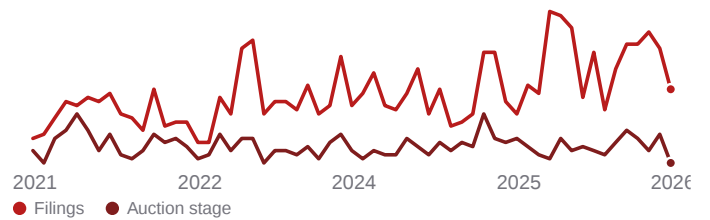
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 18 · Auction stage 0



HOUSING STOCK

Homes	26,712
Median value (AVM)	\$335K
Median size	1,821 ft²
Median bedrooms	3
Median year built	2018
Single family	78%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	1.2%
Owner occupied	69%
Company owned	15%
Median loan-to-value	71%

Typical ownership tenure

5.1 yrs

COMMUNITY

Population	40,180
Density	715 / mi²
Median household income	\$68K
Average household income	\$84K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	206
Earthquake index (US avg 100)	22
Homes occupied	81%
Bachelor's or higher	18%
Poverty rate	12.4%
Unemployment	1.3%
Average temp	72°F
Annual precip	51 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.