

Davenport 33896

ZIP code · FL · Florida > Polk County > Davenport

BUYER'S MARKET

\$358K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

655

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



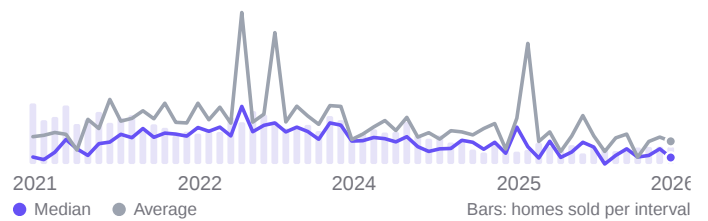
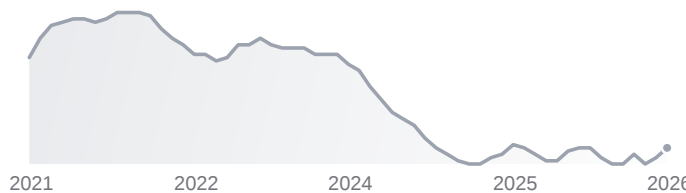
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$350K · Average \$387K

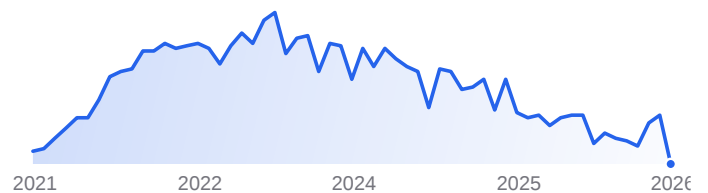
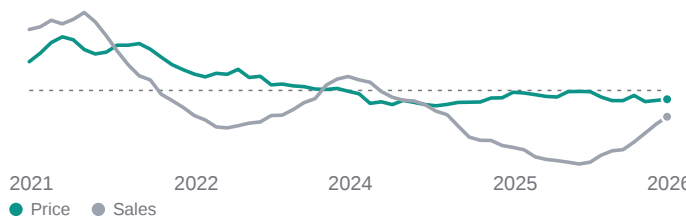


Growth (year over year)

Price -6.0% · Sales -18.1%

Price per square foot

\$164/ft²

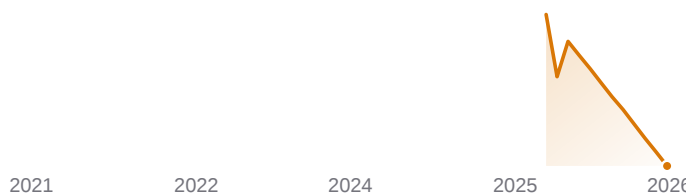


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

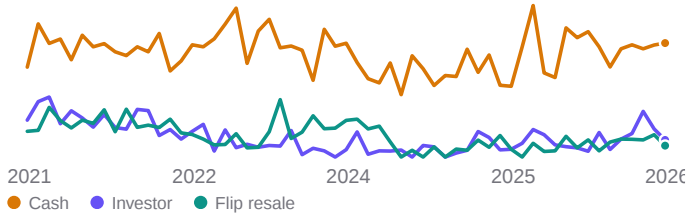
5.5%



BUYERS & OUTCOMES

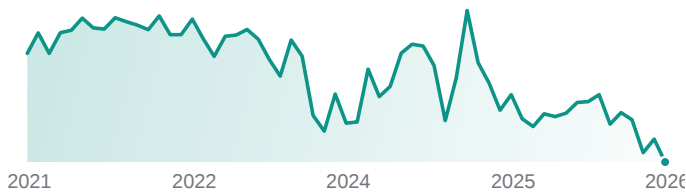
Buyer mix

Cash 34% · Investor 5.2% · Flip resale 3.4%



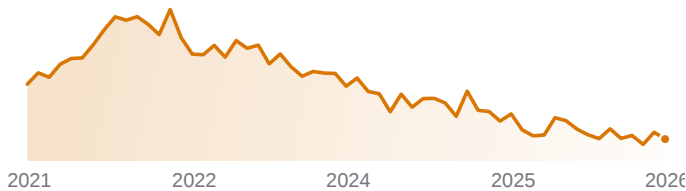
Sellers who sold at a gain

60%

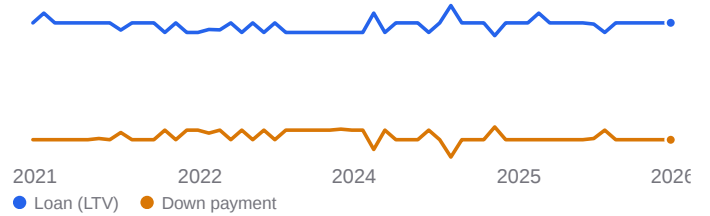


Median annualized return at resale

+2.0%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



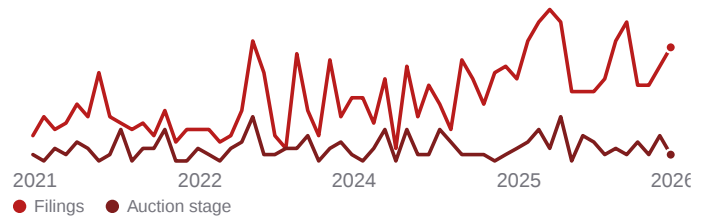
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 18 · Auction stage 1



HOUSING STOCK

Homes	11,815
Median value (AVM)	\$356K
Median size	1,893 ft²
Median bedrooms	4
Median year built	2016
Single family	65%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	0.9%
Owner occupied	49%
Company owned	25%
Median loan-to-value	63%

Typical ownership tenure

5.1 yrs

COMMUNITY

Population	19,532
Density	1,223 / mi²
Median household income	\$71K
Average household income	\$91K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	205
Earthquake index (US avg 100)	22
Homes occupied	70%
Bachelor's or higher	24%
Poverty rate	10.8%
Unemployment	1.4%
Average temp	72°F
Annual precip	51 in
Sunshine	65%

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.