

Davenport 33897

ZIP code · FL · Florida > Polk County > Davenport

BALANCED MARKET

\$350K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

629

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

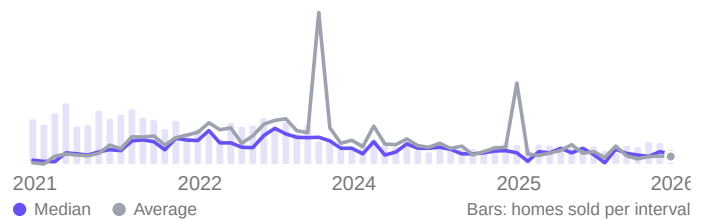
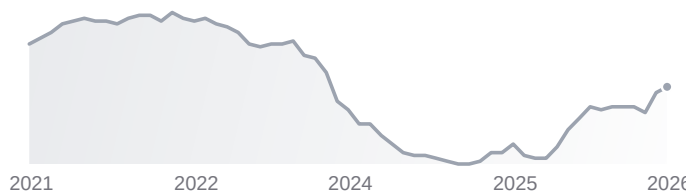
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$350K · Average \$338K

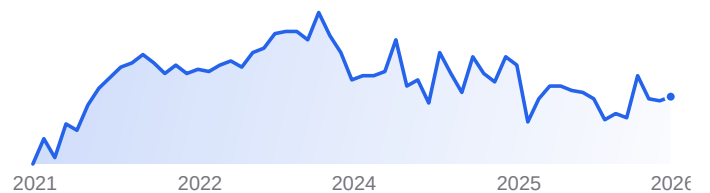
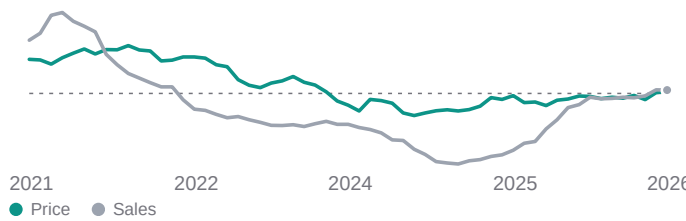


Growth (year over year)

Price +1.6% · Sales +2.4%

Price per square foot

\$188/ft²

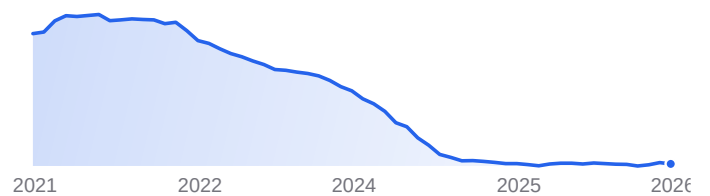
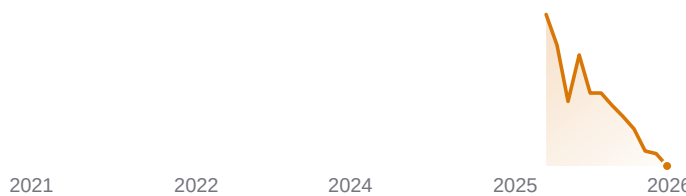


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

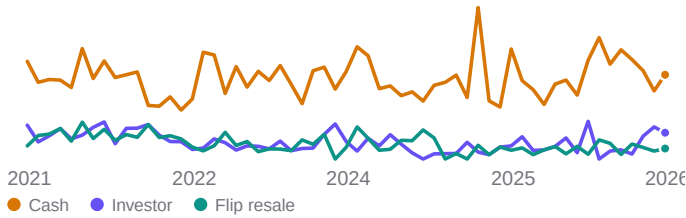
4.9%



BUYERS & OUTCOMES

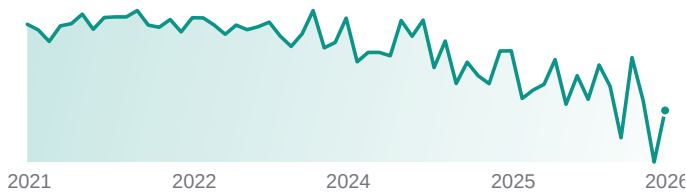
Buyer mix

Cash 31% · Investor 9.8% · Flip resale 3.9%



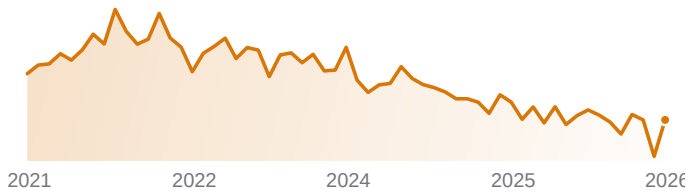
Sellers who sold at a gain

70%

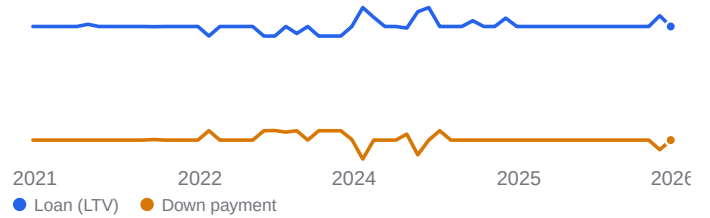


Median annualized return at resale

+4.2%

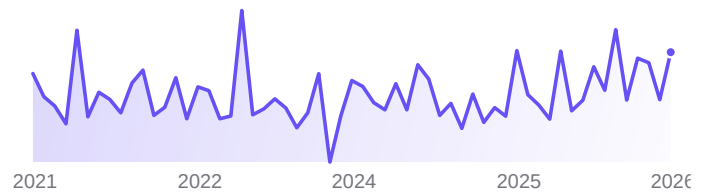


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



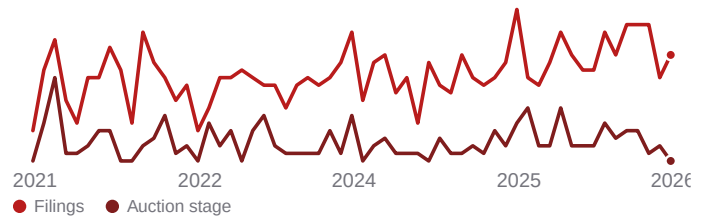
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 14 · Auction stage 0



HOUSING STOCK

Homes	12,896
Median value (AVM)	\$328K
Median size	1,833 ft²
Median bedrooms	4
Median year built	2004
Single family	70%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.5%
Owner occupied	52%
Company owned	18%
Median loan-to-value	62%

Typical ownership tenure

6.6 yrs

COMMUNITY

Population	23,804
Density	654 / mi²
Median household income	\$70K
Average household income	\$83K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	211
Earthquake index (US avg 100)	20
Homes occupied	80%
Bachelor's or higher	20%
Poverty rate	12.8%
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.