

Placida 33946

ZIP code · FL · Florida · Charlotte County

SELLER'S MARKET

\$569K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

196

SALES (12 MO)

\$630K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



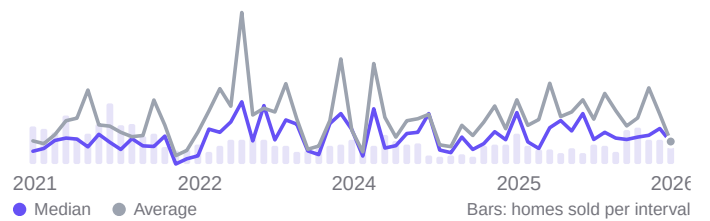
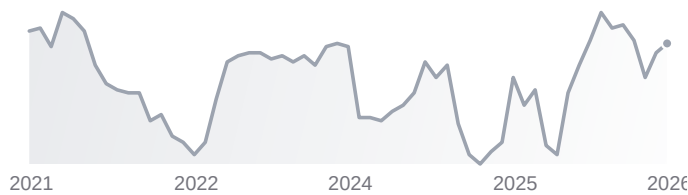
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$497K · Average \$503K

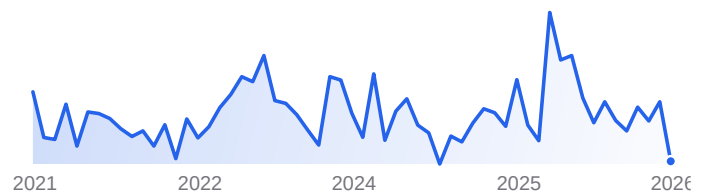
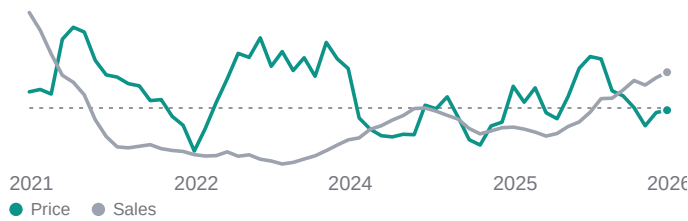


Growth (year over year)

Price -1.9% · Sales +30.7%

Price per square foot

\$212/ft²

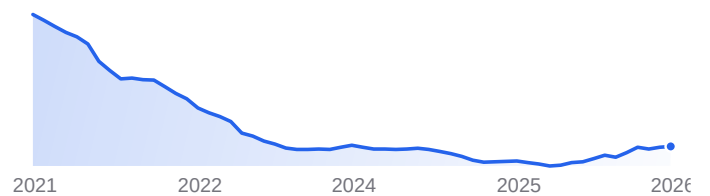
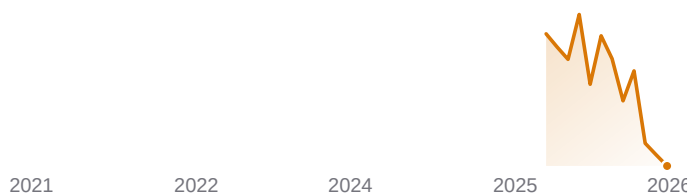


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

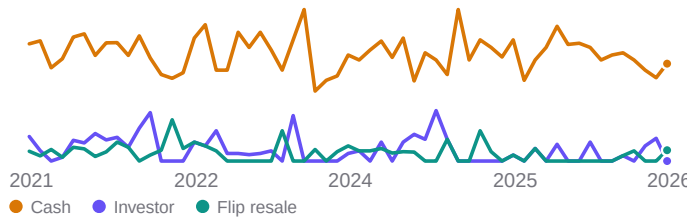
5.4%



BUYERS & OUTCOMES

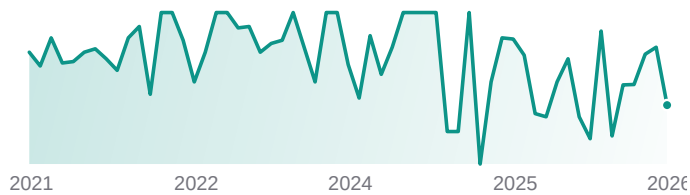
Buyer mix

Cash 64% · Investor 0% · Flip resale 7.1%



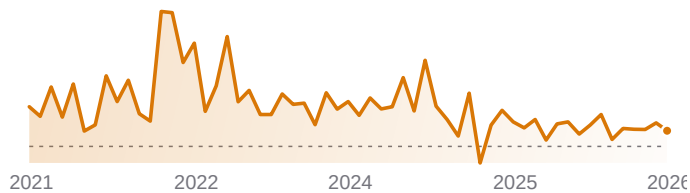
Sellers who sold at a gain

67%

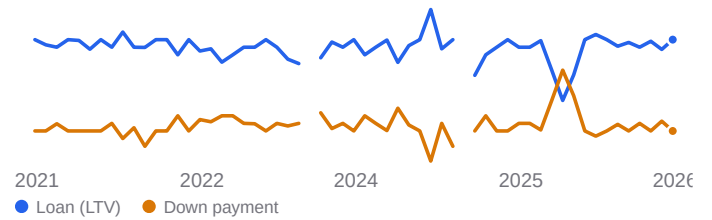


Median annualized return at resale

+3.4%

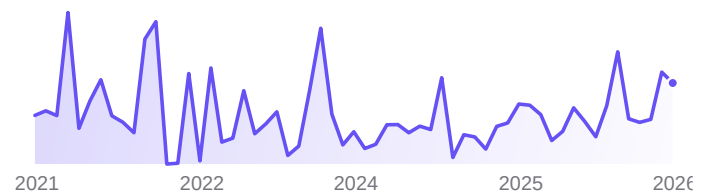


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



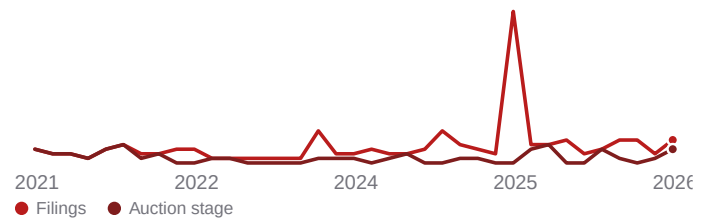
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	3,663
Median value (AVM)	\$630K
Median size	1,873 ft²
Median bedrooms	3
Median year built	2000
Single family	60%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.0%
Owner occupied	40%
Company owned	40%
Median loan-to-value	0%

Typical ownership tenure

6.8 yrs

COMMUNITY

Population	3,615
Density	89 / mi²
Median household income	\$75K
Average household income	\$103K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	14
Homes occupied	50%
Bachelor's or higher	19%
Poverty rate	4.3%
Unemployment	0.8%
Average temp	73°F
Annual precip	53 in
Sunshine	68%

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.