

Port Charlotte 33952

ZIP code · FL · Florida > Charlotte County > Port Charlotte

BUYER'S MARKET

\$206K

MEDIAN SALE PRICE

-13.4%

1-YR CHANGE

861

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



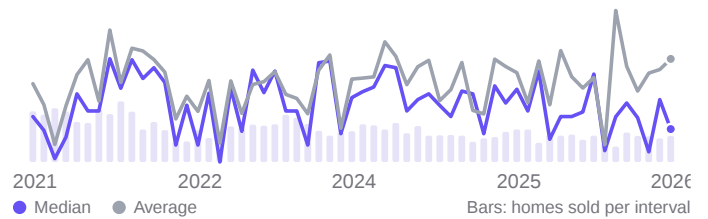
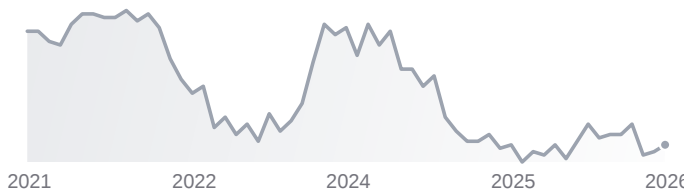
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$204K · Average \$266K

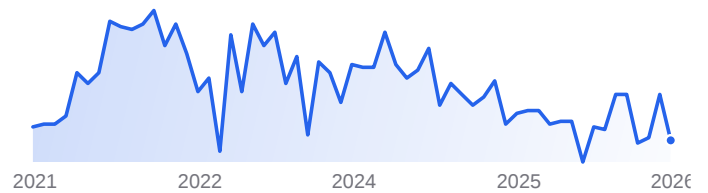
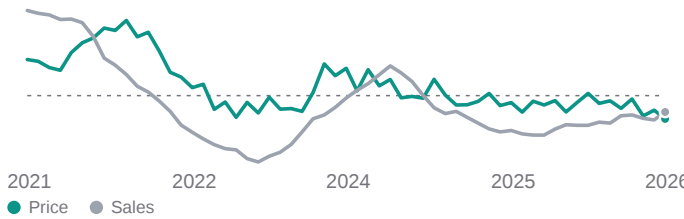


Growth (year over year)

Price -13.4% · Sales -9.5%

Price per square foot

\$160/ft²

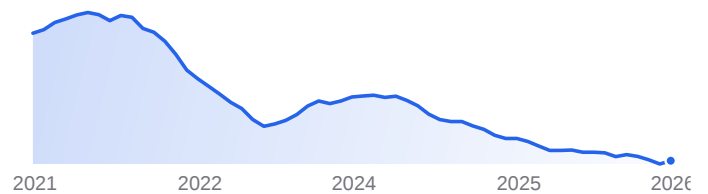


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

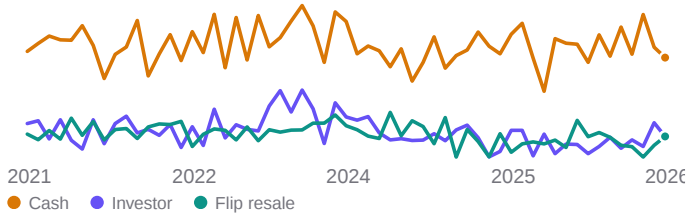
5.3%



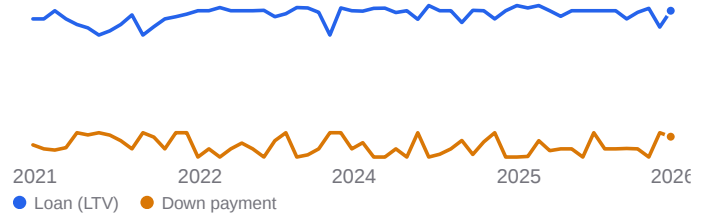
BUYERS & OUTCOMES

Buyer mix

Cash 39% · Investor 9.2% · Flip resale 9.2%

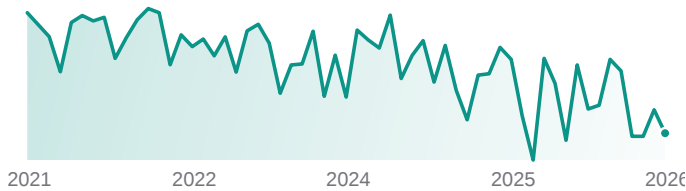


Financing (share of purchase price) Loan (LTV) 95% · Down payment 18%



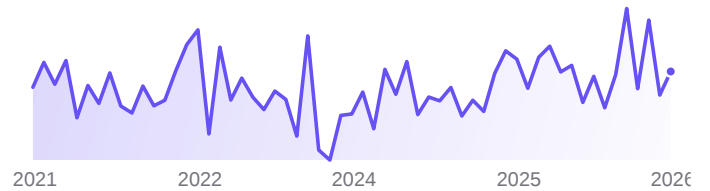
Sellers who sold at a gain

78%



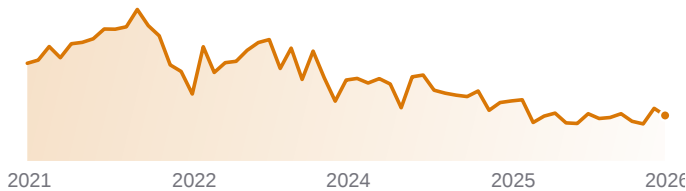
Typical hold before selling

7.1 yrs



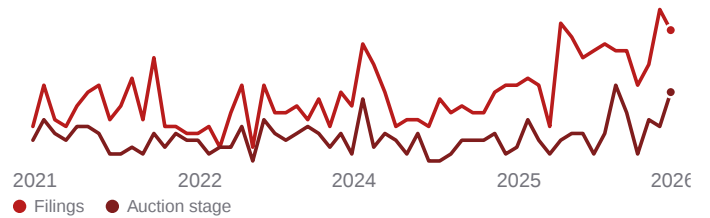
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 19 · Auction stage 10



HOUSING STOCK

Homes	16,330
Median value (AVM)	\$223K
Median size	1,307 ft²
Median bedrooms	3
Median year built	1976
Single family	90%
Condos	9.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.9%
Owner occupied	70%
Company owned	17%
Median loan-to-value	39%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	36,802
Density	2,687 / mi²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	20
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	14.4%
Unemployment	0.9%
Average temp	74°F
Annual precip	51 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.