

Port Charlotte 33954

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

BALANCED MARKET

\$322K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

314

SALES (12 MO)

\$310K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



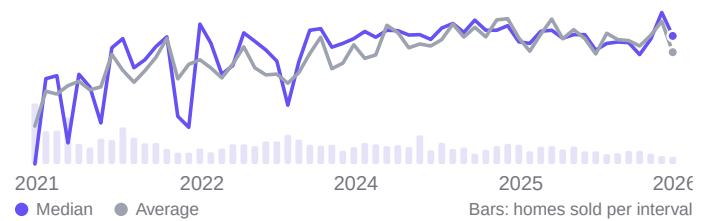
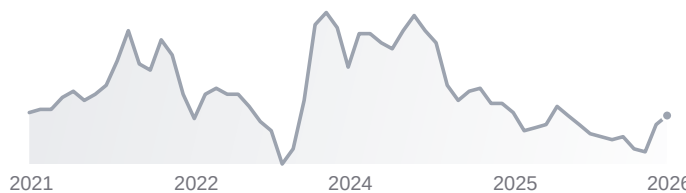
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$307K · Average \$270K

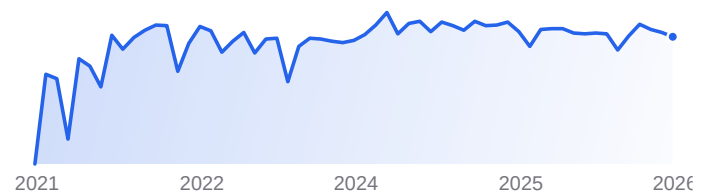
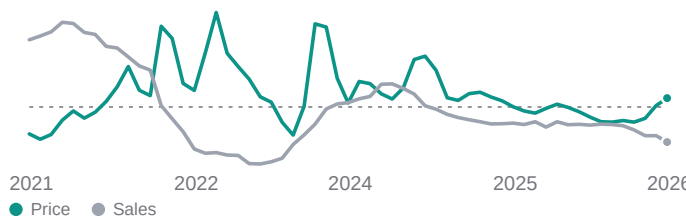


Growth (year over year)

Price +7.3% · Sales -28.6%

Price per square foot

\$182/ft²



Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

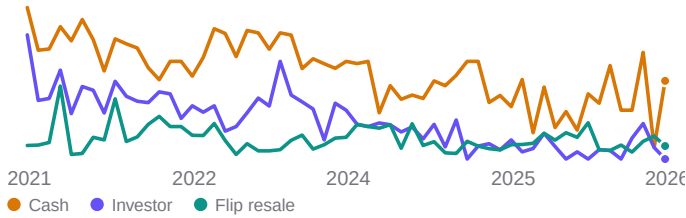
5.6%



BUYERS & OUTCOMES

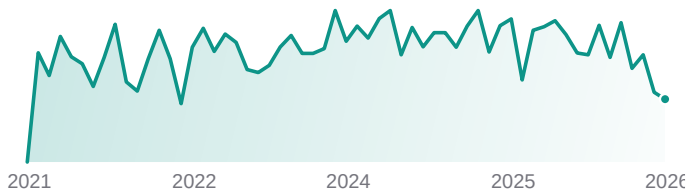
Buyer mix

Cash 40% · Investor 0% · Flip resale 6.7%



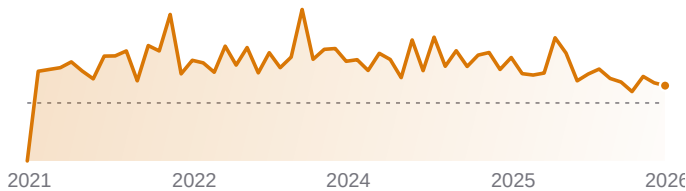
Sellers who sold at a gain

67%

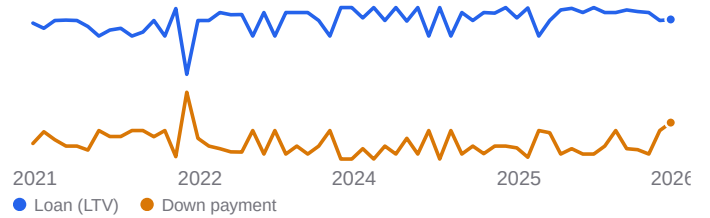


Median annualized return at resale

+4.5%

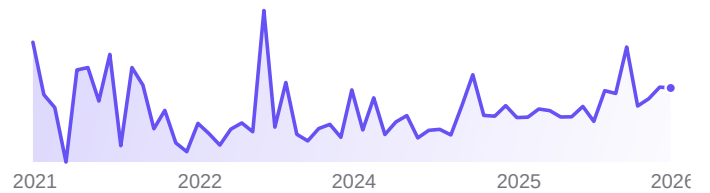


Financing (share of purchase price) Loan (LTV) 91% · Down payment 25%



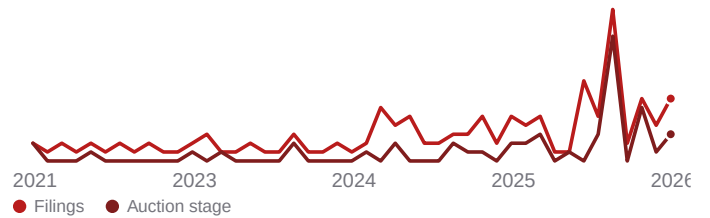
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	5,597
Median value (AVM)	\$310K
Median size	1,729 ft²
Median bedrooms	3
Median year built	1996
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.3%
Owner occupied	78%
Company owned	18%
Median loan-to-value	50%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	11,509
Density	1,249 / mi²
Median household income	\$74K
Average household income	\$91K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	18
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	5.3%
Unemployment	1.0%
Average temp	73°F
Annual precip	52 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.