

Port Charlotte 33981

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

SELLER'S MARKET

\$387K

MEDIAN SALE PRICE

+20.9%

1-YR CHANGE

789

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

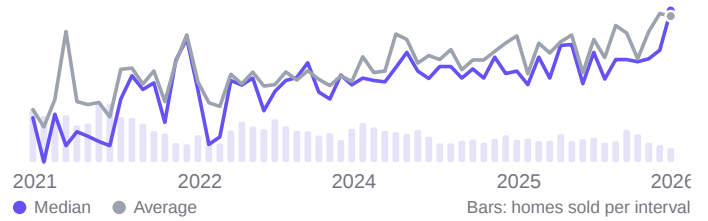
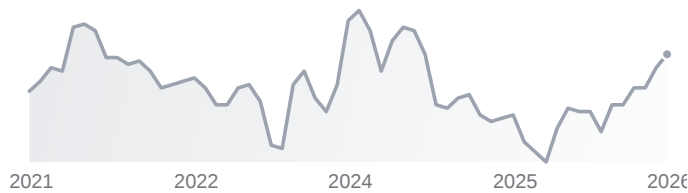
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$450K · Average \$438K

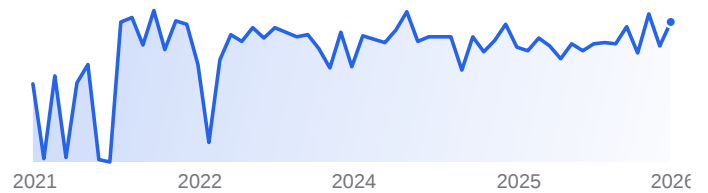
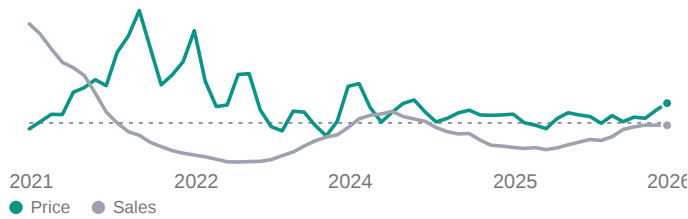


Growth (year over year)

Price +20.9% · Sales -2.5%

Price per square foot

\$213/ft²



Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

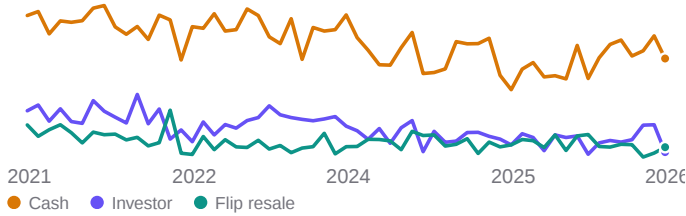
6.9%



BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 2.4% · Flip resale 4.9%



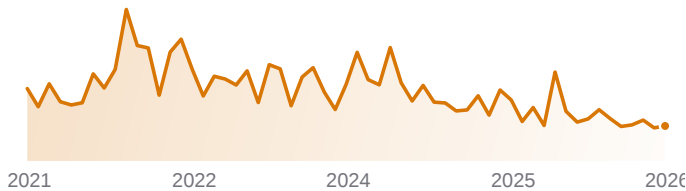
Sellers who sold at a gain

71%

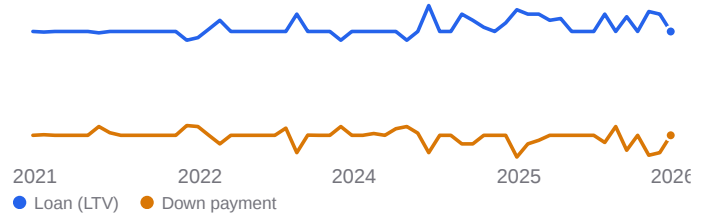


Median annualized return at resale

+5.8%

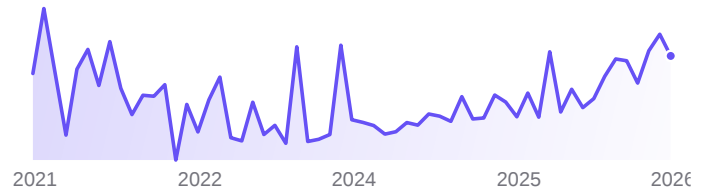


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



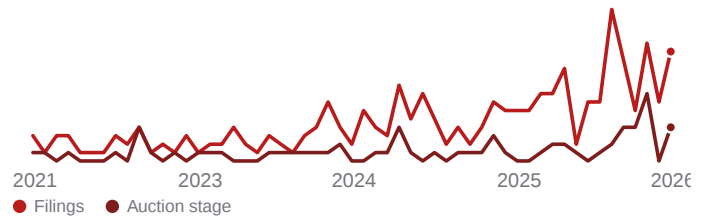
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 13 · Auction stage 4



HOUSING STOCK

Homes	11,407
Median value (AVM)	\$375K
Median size	1,755 ft²
Median bedrooms	3
Median year built	2007
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.7%
Owner occupied	66%
Company owned	24%
Median loan-to-value	36%
Typical ownership tenure	5.7 yrs

COMMUNITY

Population	14,397
Density	346 / mi²
Median household income	\$70K
Average household income	\$85K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	14
Homes occupied	83%
Bachelor's or higher	17%
Poverty rate	11.8%
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.