

Arcadia 34266

ZIP code · FL · Florida > DeSoto County > Arcadia

BUYER'S MARKET

\$185K

MEDIAN SALE PRICE

-27.7%

1-YR CHANGE

248

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



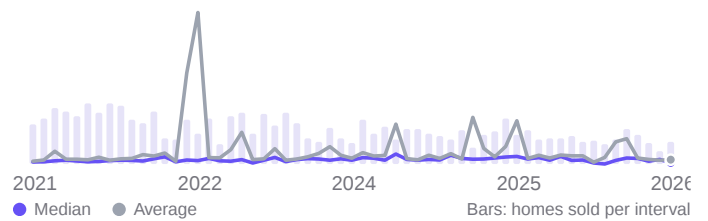
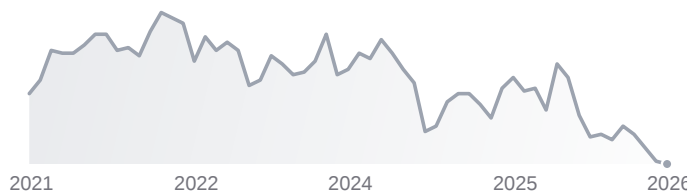
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$151K · Average \$217K

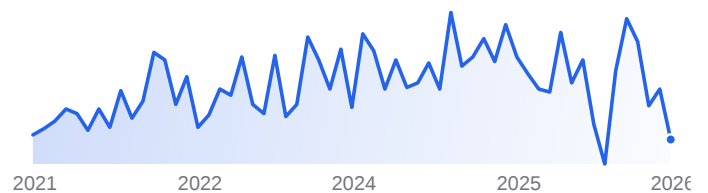
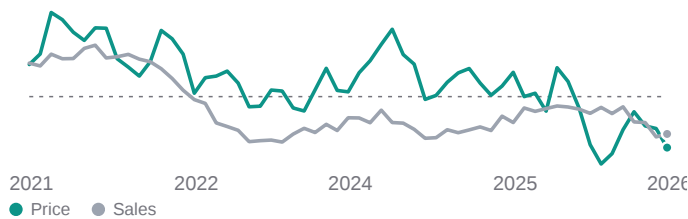


Growth (year over year)

Price -27.7% · Sales -20.3%

Price per square foot

\$124/ft²

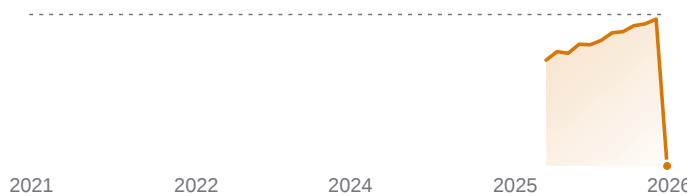


Sale premium vs estimated value

-11.5%

Annual turnover (share of homes sold)

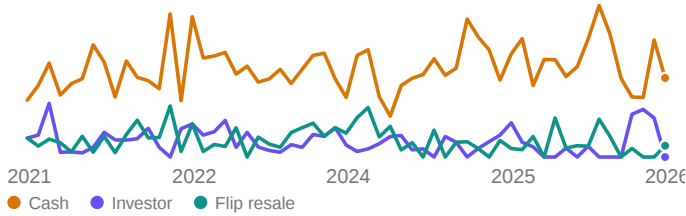
3.0%



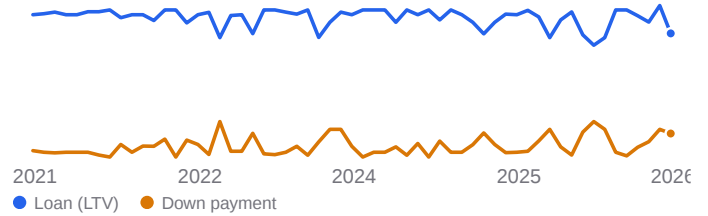
BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 0% · Flip resale 5.3%

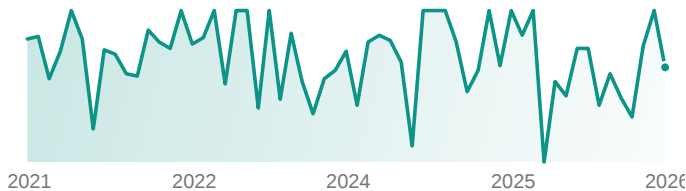


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



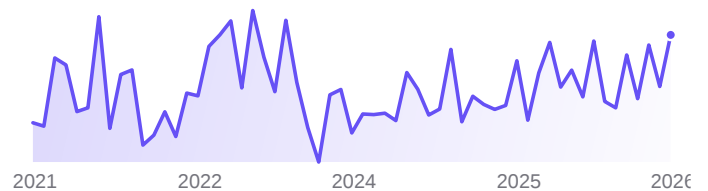
Sellers who sold at a gain

90%



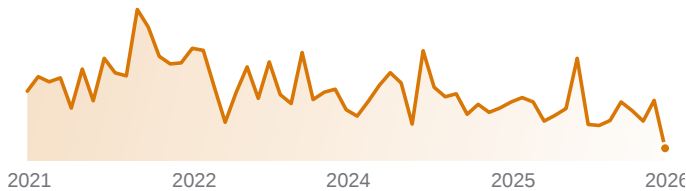
Typical hold before selling

9.8 yrs



Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	8,306
Median value (AVM)	\$237K
Median size	1,298 ft²
Median bedrooms	3
Median year built	1982
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	74%
Company owned	10%
Median loan-to-value	35%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	31,573
Density	53 / mi²
Median household income	\$47K
Average household income	\$59K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	19
Homes occupied	81%
Bachelor's or higher	7%
Poverty rate	28.6%
Unemployment	1.1%
Average temp	73°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.