

North Port 34286

ZIP code · FL · Florida > Sarasota County > North Port

BUYER'S MARKET

\$297K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

504

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



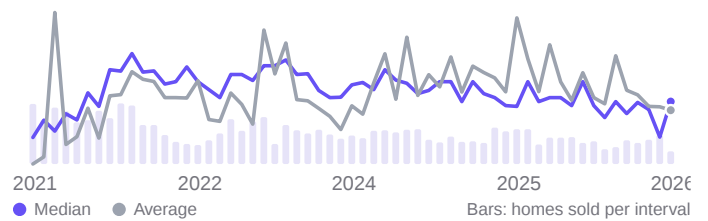
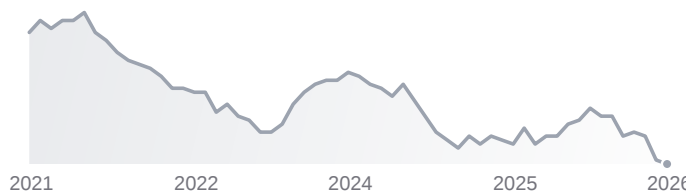
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$315K · Average \$304K

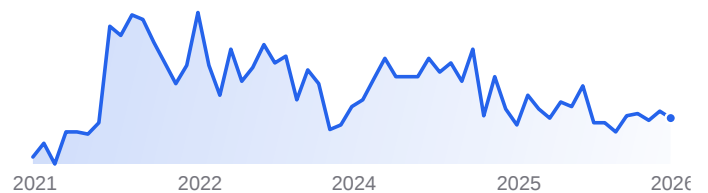
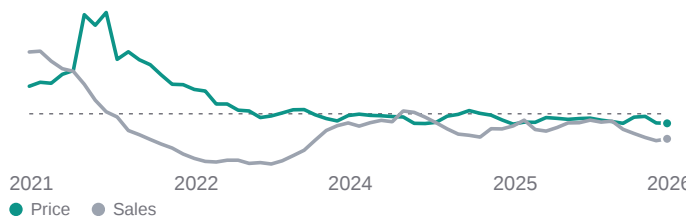


Growth (year over year)

Price -7.6% · Sales -20.0%

Price per square foot

\$195/ft²

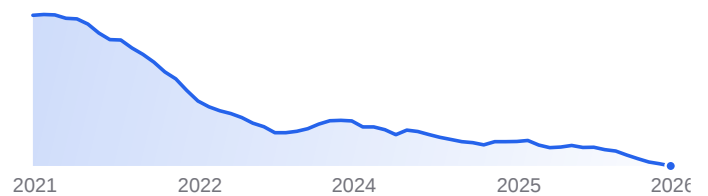
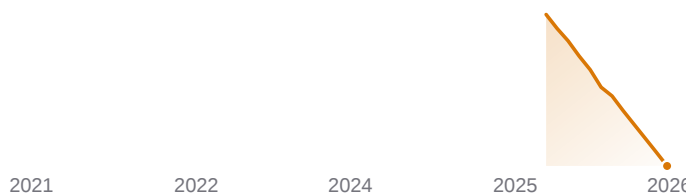


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

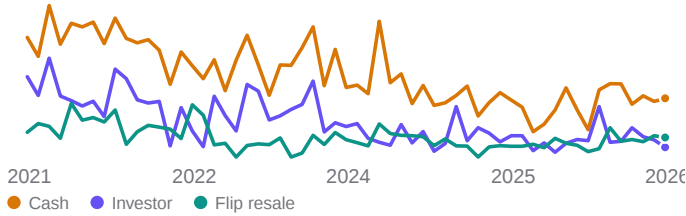
4.9%



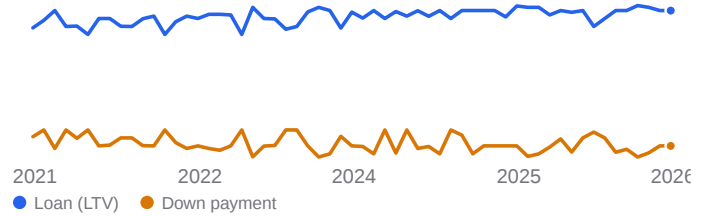
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 4.2% · Flip resale 8.3%

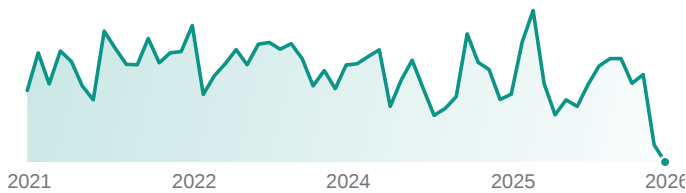


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



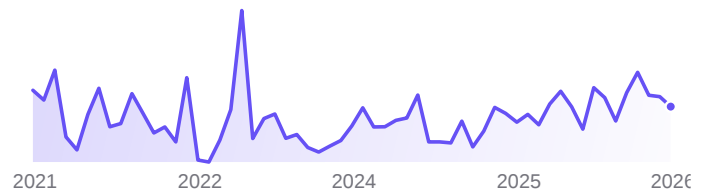
Sellers who sold at a gain

68%



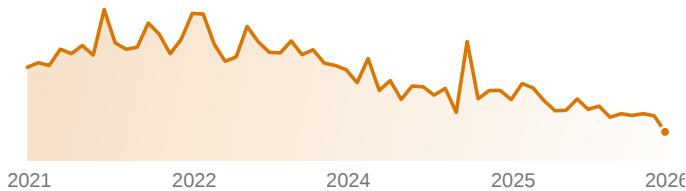
Typical hold before selling

6.0 yrs



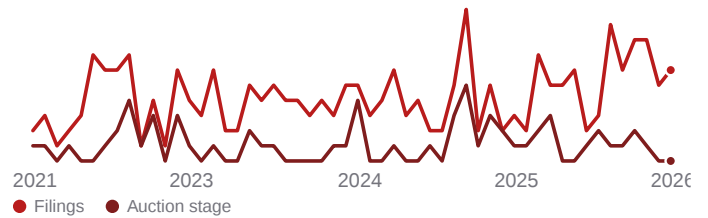
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	10,188
Median value (AVM)	\$304K
Median size	1,636 ft²
Median bedrooms	3
Median year built	2005
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.8%
Owner occupied	78%
Company owned	15%
Median loan-to-value	56%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	23,712
Density	1,404 / mi²
Median household income	\$73K
Average household income	\$94K
Crime index (US avg 100)	32
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	15
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	7.0%
Unemployment	1.0%
Average temp	73°F
Annual precip	54 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.