

North Port 34288

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

BUYER'S MARKET

\$318K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

426

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



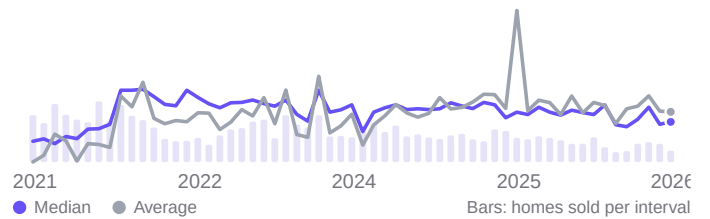
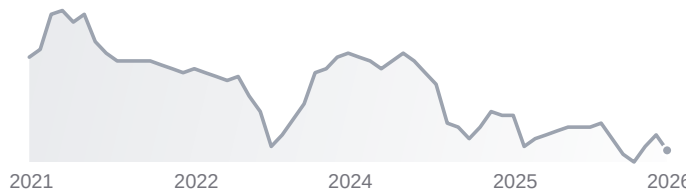
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$310K · Average \$331K

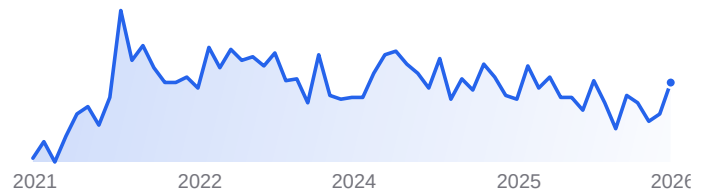
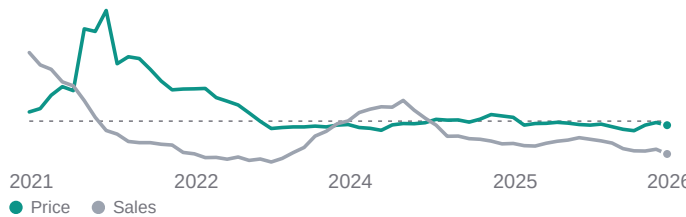


Growth (year over year)

Price -4.0% · Sales -32.2%

Price per square foot

\$204/ft²

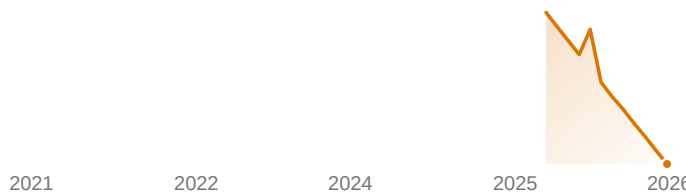


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

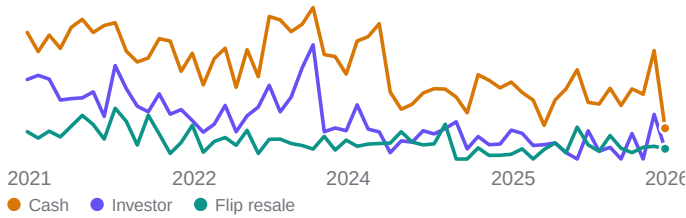
5.6%



BUYERS & OUTCOMES

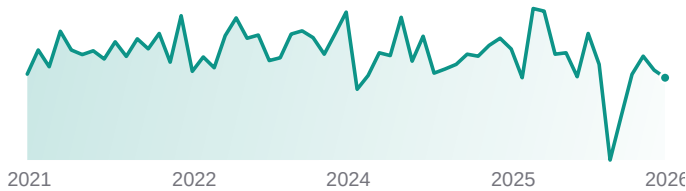
Buyer mix

Cash 13% · Investor 4.3% · Flip resale 4.3%



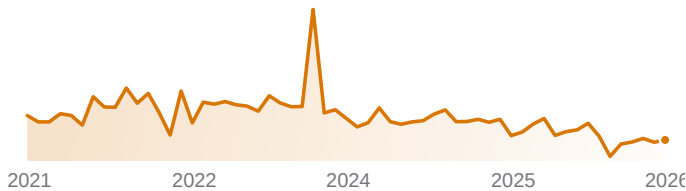
Sellers who sold at a gain

76%

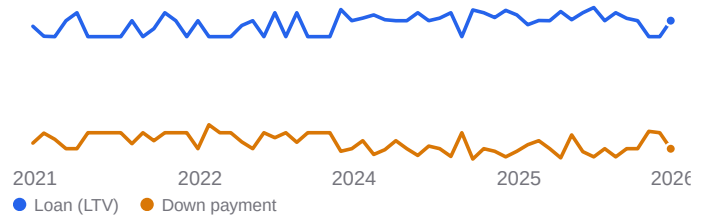


Median annualized return at resale

+5.2%

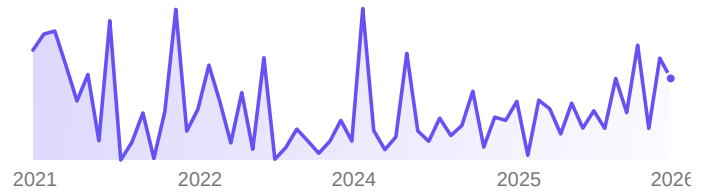


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



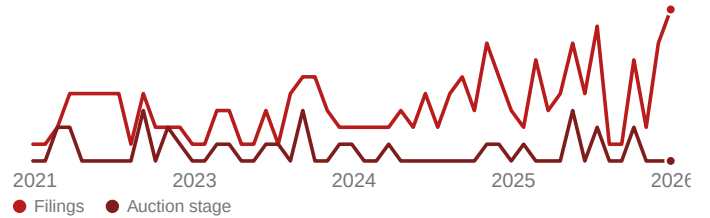
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 9 · Auction stage 0



HOUSING STOCK

Homes	7,566
Median value (AVM)	\$320K
Median size	1,718 ft²
Median bedrooms	3
Median year built	2006
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.1%
Owner occupied	77%
Company owned	17%
Median loan-to-value	59%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	15,266
Density	838 / mi²
Median household income	\$83K
Average household income	\$128K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	18
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	4.7%
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.