

North Port 34291

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

BUYER'S MARKET

\$297K

MEDIAN SALE PRICE

-14.0%

1-YR CHANGE

185

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



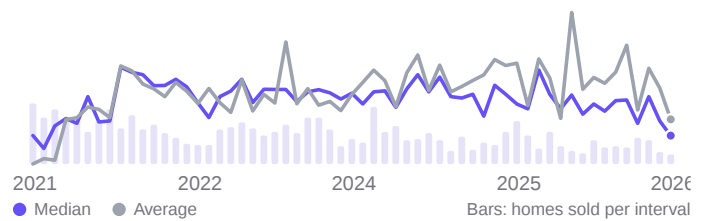
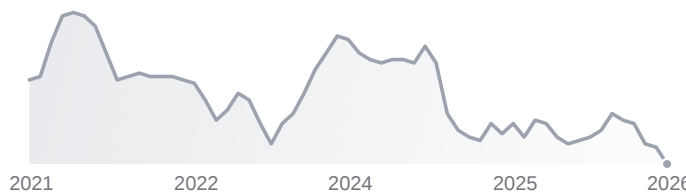
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$260K · Average \$293K

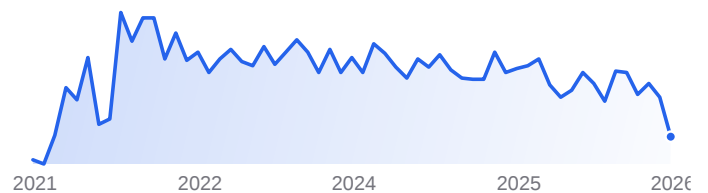
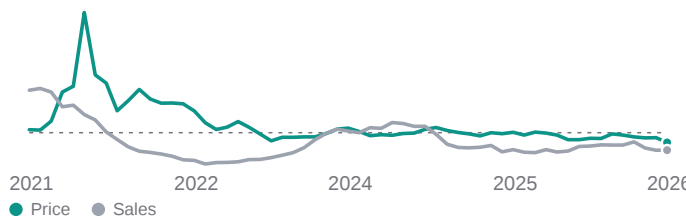


Growth (year over year)

Price -14.0% · Sales -25.1%

Price per square foot

\$162/ft²



Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

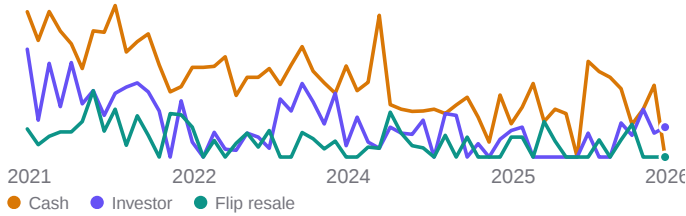
4.6%



BUYERS & OUTCOMES

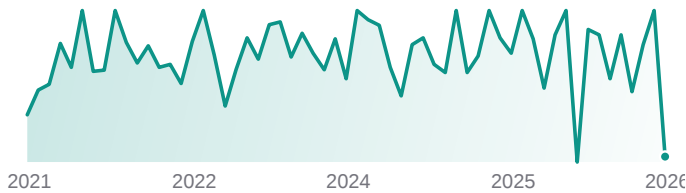
Buyer mix

Cash 0% · Investor 13% · Flip resale 0%



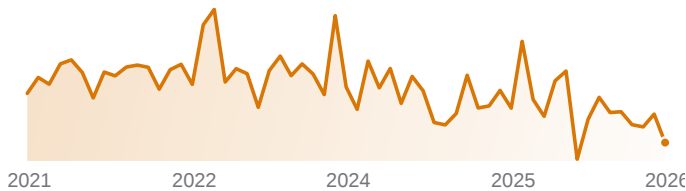
Sellers who sold at a gain

57%

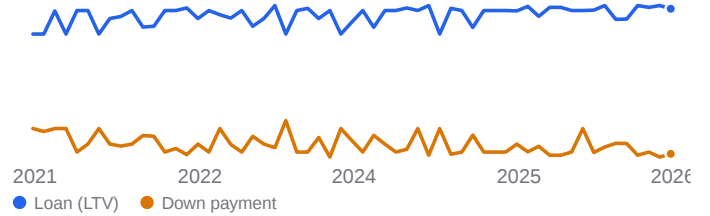


Median annualized return at resale

+2.7%

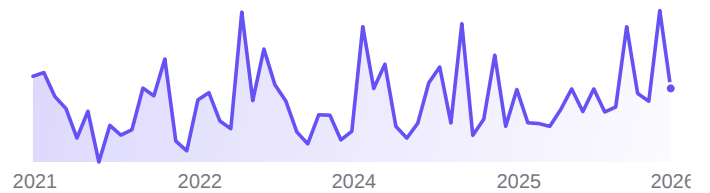


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.8%



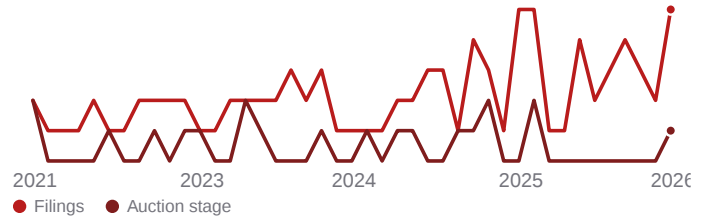
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	3,986
Median value (AVM)	\$314K
Median size	1,655 ft²
Median bedrooms	3
Median year built	2005
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.6%
Owner occupied	81%
Company owned	15%
Median loan-to-value	56%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	9,804
Density	357 / mi²
Median household income	\$85K
Average household income	\$113K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	18
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	7.0%
Unemployment	1.0%
Average temp	73°F
Annual precip	55 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.