

New Port Richey 34652

ZIP code · FL · Florida > Pasco County > New Port Richey

BALANCED MARKET

\$219K

MEDIAN SALE PRICE

+13.1%

1-YR CHANGE

731

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



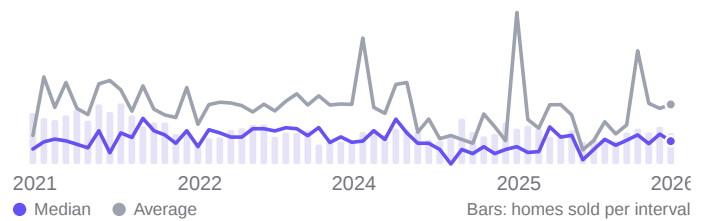
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$215K · Average \$304K

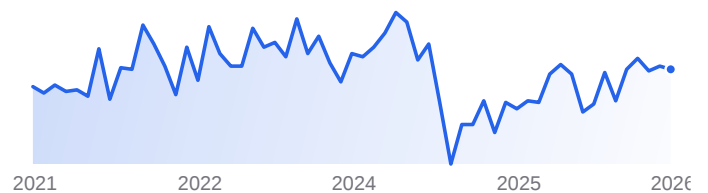
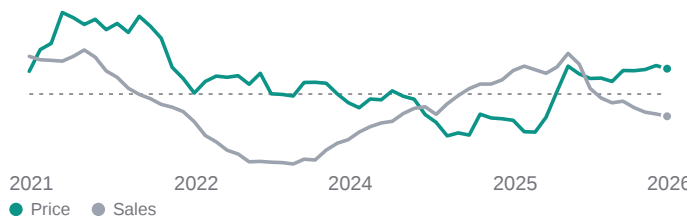


Growth (year over year)

Price +13.1% · Sales -11.5%

Price per square foot

\$176/ft²

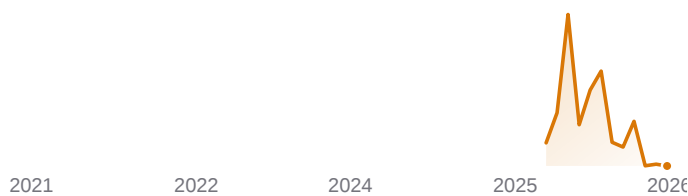


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

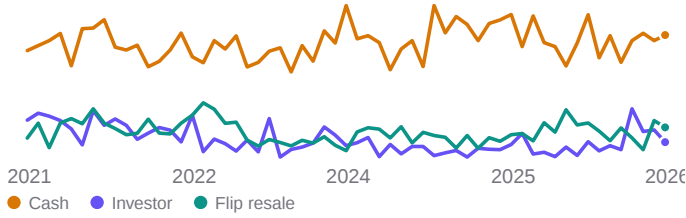
5.7%



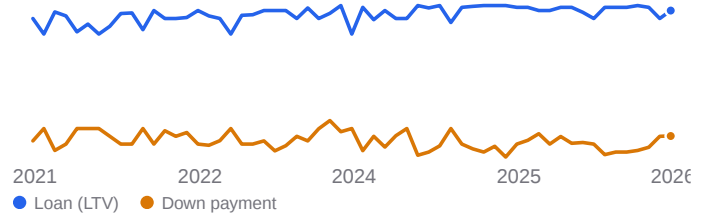
BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 7.7% · Flip resale 14%

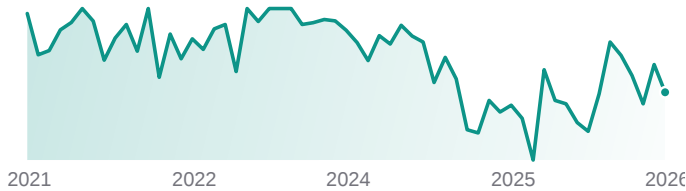


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



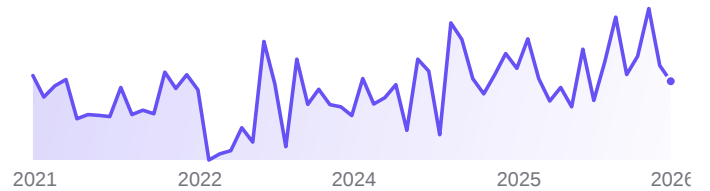
Sellers who sold at a gain

82%



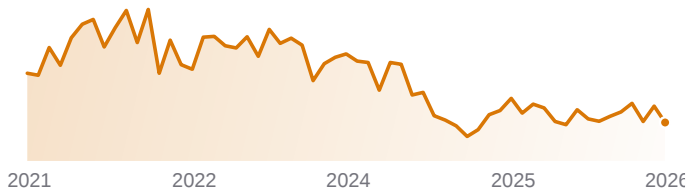
Typical hold before selling

6.1 yrs



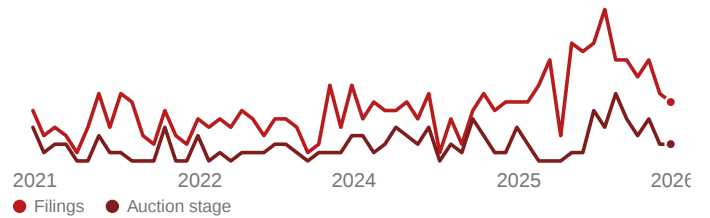
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	12,762
Median value (AVM)	\$217K
Median size	1,283 ft²
Median bedrooms	2
Median year built	1972
Single family	74%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.4%
Owner occupied	63%
Company owned	19%
Median loan-to-value	28%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	32,590
Density	2,932 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	13
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	11.6%
Unemployment	0.9%
Average temp	72°F
Annual precip	52 in
Sunshine	66%

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.