

New Port Richey 34654

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

BALANCED MARKET

\$275K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

451

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



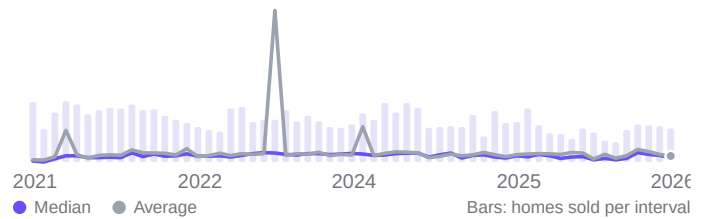
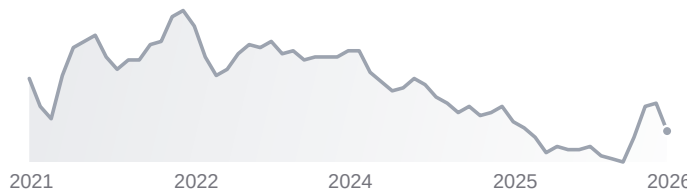
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$250K · Average \$273K

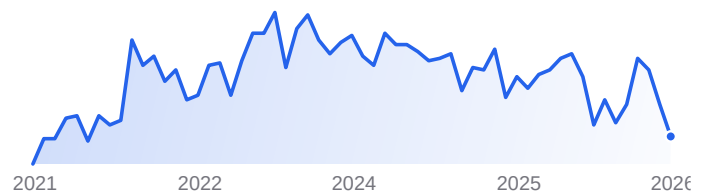
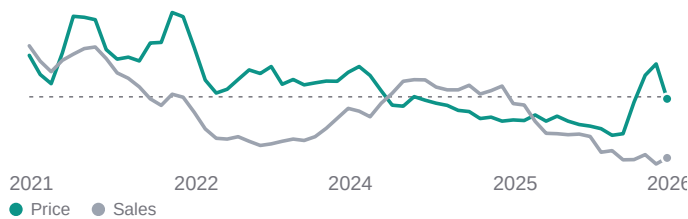


Growth (year over year)

Price -0.9% · Sales -26.2%

Price per square foot

\$151/ft²

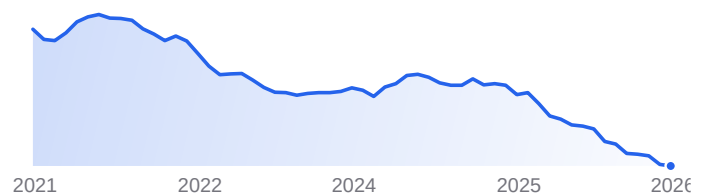


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

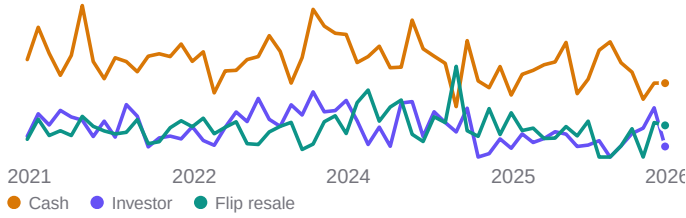
4.4%



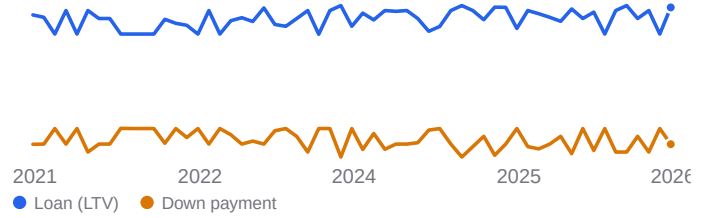
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 4.8% · Flip resale 14%

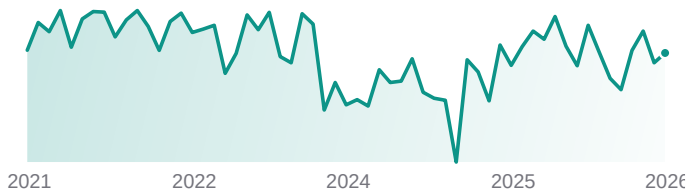


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



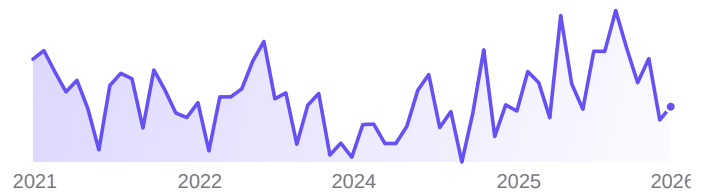
Sellers who sold at a gain

86%



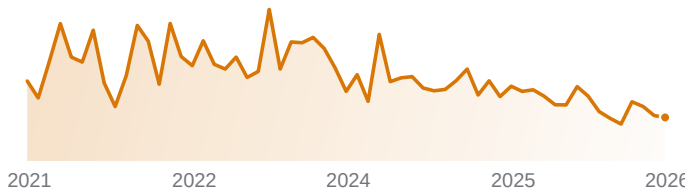
Typical hold before selling

5.5 yrs



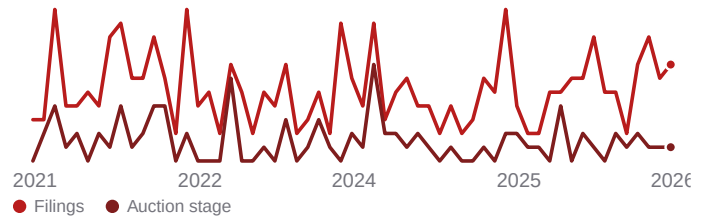
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	10,173
Median value (AVM)	\$319K
Median size	1,600 ft²
Median bedrooms	2
Median year built	1992
Single family	73%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	14%
Median loan-to-value	44%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	28,999
Density	1,037 / mi²
Median household income	\$68K
Average household income	\$84K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	19
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	10.8%
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.