

New Port Richey 34655

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

BALANCED MARKET

\$387K

MEDIAN SALE PRICE

-0.0%

1-YR CHANGE

880

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



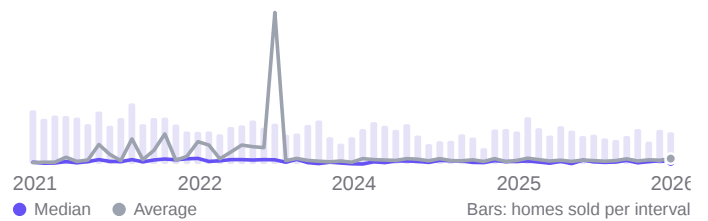
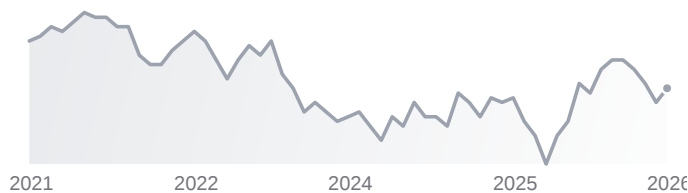
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$375K · Average \$454K

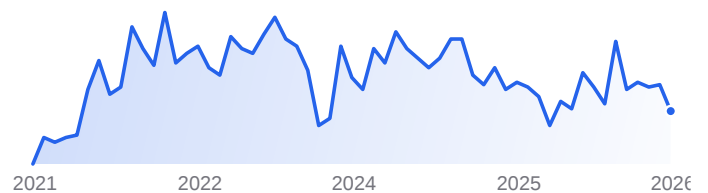
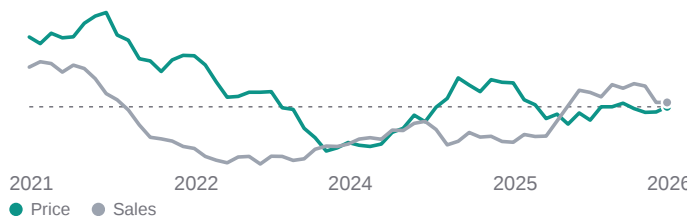


Growth (year over year)

Price -0.0% · Sales +2.0%

Price per square foot

\$193/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

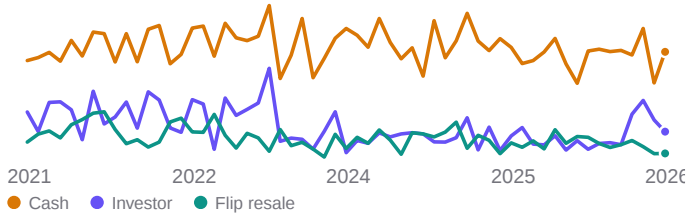
4.9%



BUYERS & OUTCOMES

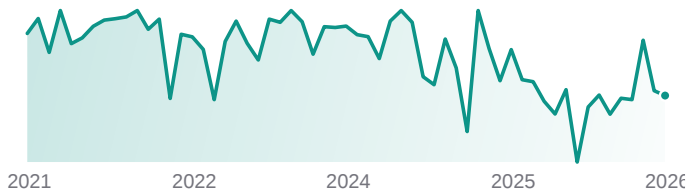
Buyer mix

Cash 37% · Investor 9.0% · Flip resale 1.3%



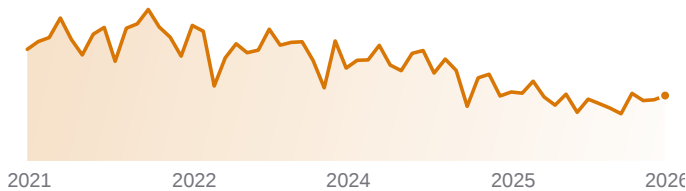
Sellers who sold at a gain

88%

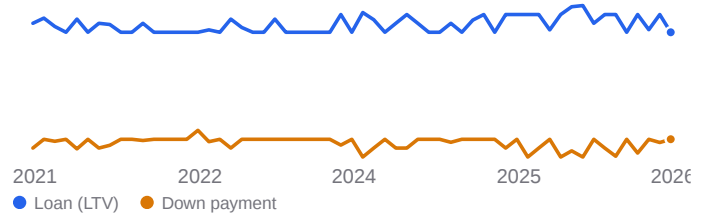


Median annualized return at resale

+5.5%

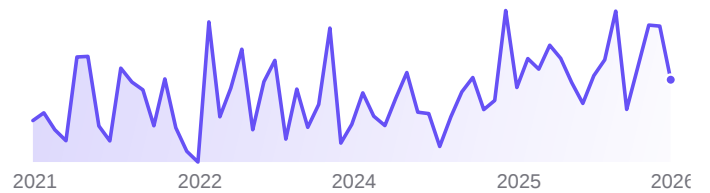


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



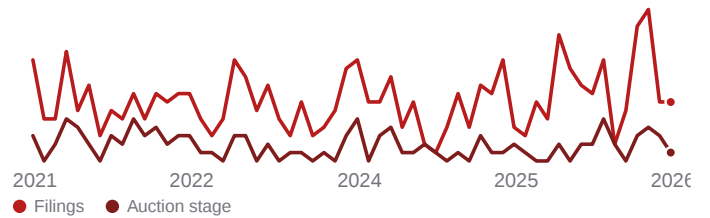
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	17,993
Median value (AVM)	\$389K
Median size	1,863 ft²
Median bedrooms	2
Median year built	1997
Single family	92%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	16%
Median loan-to-value	43%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	53,684
Density	1,711 / mi²
Median household income	\$84K
Average household income	\$104K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	21
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	8.5%
Unemployment	1.0%
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.