

Port Richey 34668

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

BALANCED MARKET

\$217K

MEDIAN SALE PRICE

-6.3%

1-YR CHANGE

1,103

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



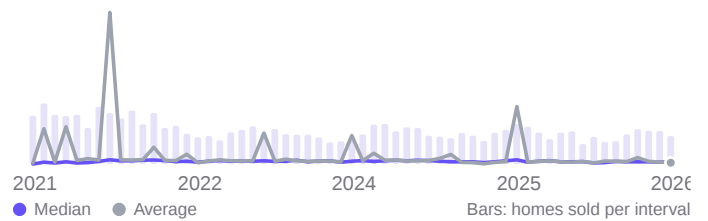
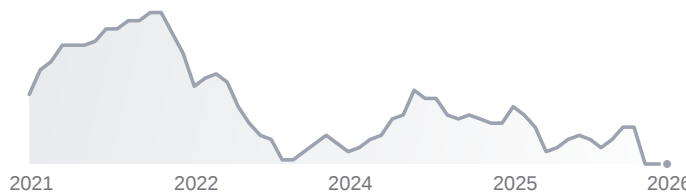
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$212K · Average \$208K

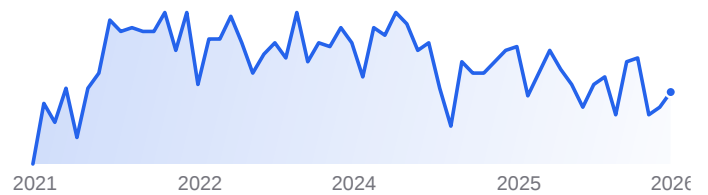
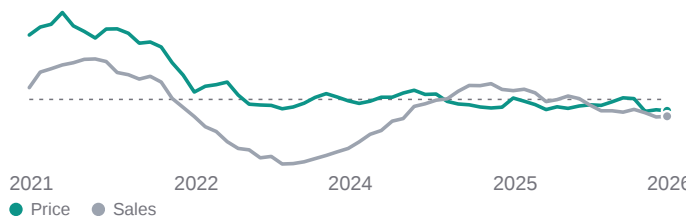


Growth (year over year)

Price -6.3% · Sales -9.2%

Price per square foot

\$162/ft²

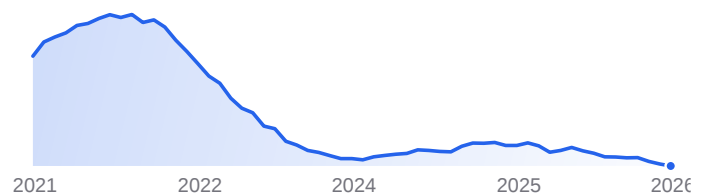
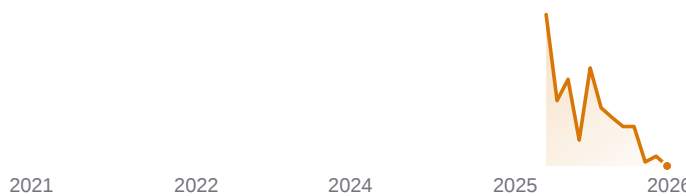


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

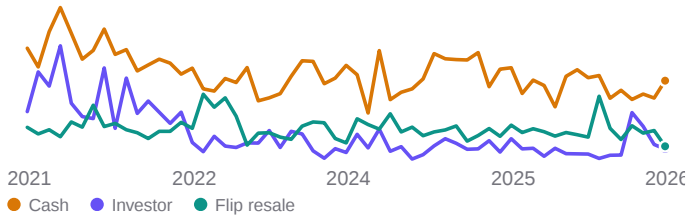
5.8%



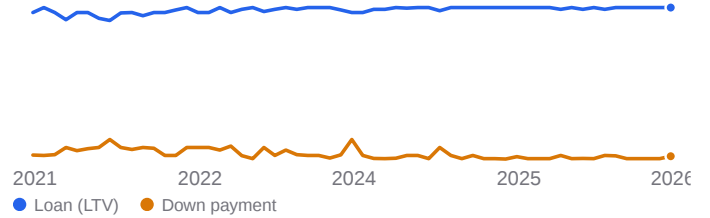
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 6.6% · Flip resale 7.7%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 4.5%



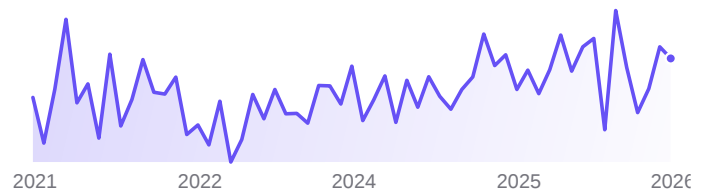
Sellers who sold at a gain

86%



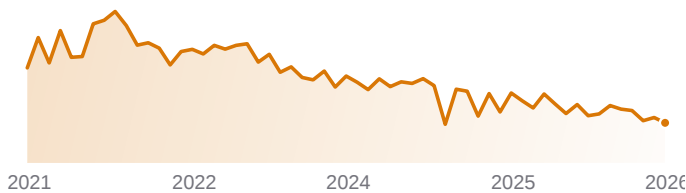
Typical hold before selling

7.5 yrs



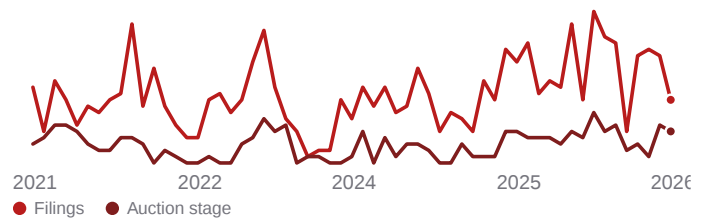
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 10 · Auction stage 5



HOUSING STOCK

Homes	19,003
Median value (AVM)	\$233K
Median size	1,338 ft²
Median bedrooms	2
Median year built	1978
Single family	87%
Condos	8.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.7%
Owner occupied	67%
Company owned	20%
Median loan-to-value	37%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	58,043
Density	3,250 / mi²
Median household income	\$44K
Average household income	\$56K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	21
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	15.9%
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.