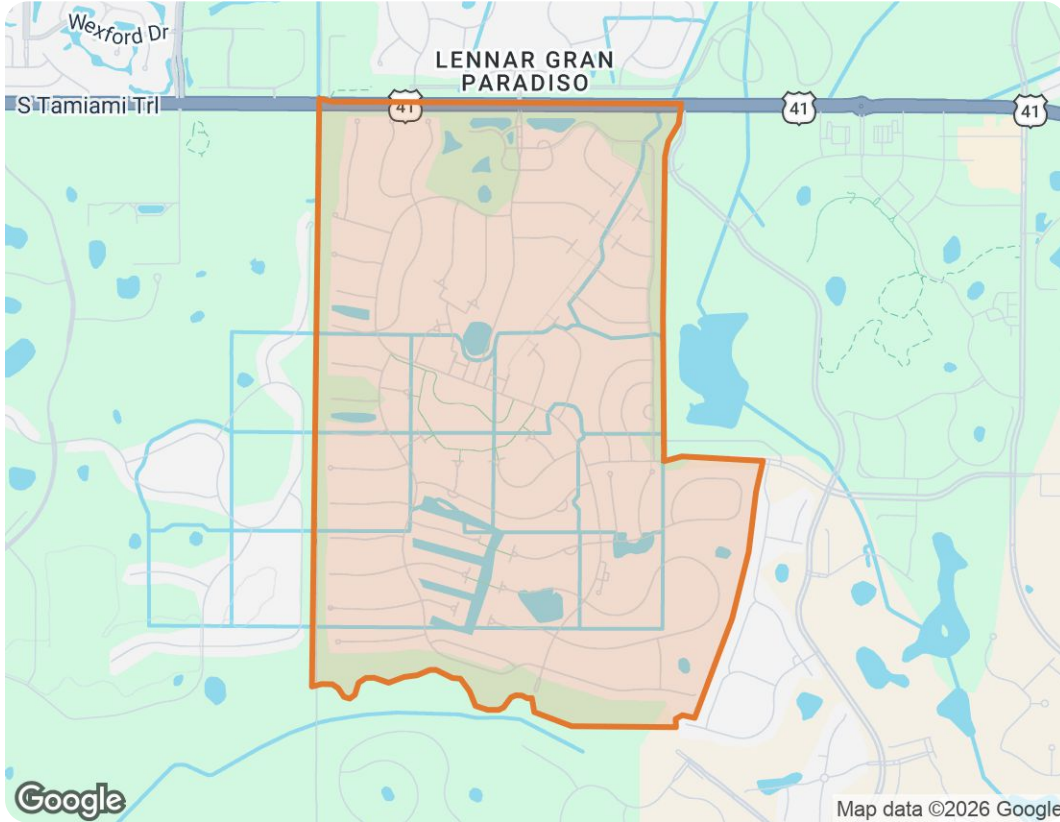


Islandwalk at the West Villages in North Port, FL



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Housing

Housing Facts & Stats

	Islandwalk at th...	North Port	Sarasota County	Florida	USA
Median Estimated Home Value	\$592K	\$340K	\$440K	\$401K	\$373K
Est. Home Value 12-Mo. Change	-	-4.7%	-4.6%	-3.7%	-0.1%
Median List Price	\$549K	\$341K	\$462K	\$406K	-
List Price 1-Month Change	+1.8%	+0.6%	+0.7%	+1.5%	-
List Price 12-Month Change	+9.9%	+3.4%	+3%	-2%	-
Median Home Age	10	23	35	36	44
Own	97%	81%	76%	68%	65%
Rent	3%	19%	24%	32%	35%
\$ Total Value (of all buildings for which permits were issued)	-	-	\$2.73B	\$49.35B	\$384.62B
% Change in permits (for all buildings)	-	-	+15%	-3%	+6%
% Change in \$ value (for all buildings)	-	-	+12%	-3%	+5%

Islandwalk at the West Villages in North Port, FL

Market Trends for Islandwalk at the West Villages in North Port, FL

Single Family + Condo/Townhouse/Apt.

June 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2.4

↑ 4.35% MoM

Sold to List Price %

95.9%

↑ 0.38% MoM

Median Days in RPR

60

↓ 10.45% MoM

Median Sold Price

\$460,000

↓ 17.86% MoM

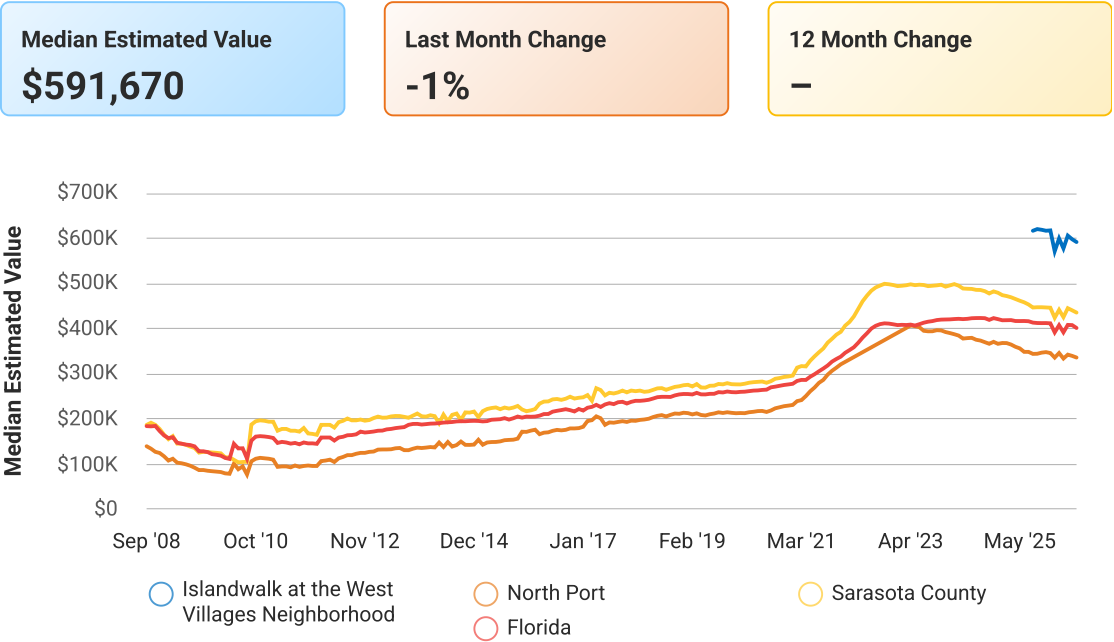
June 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



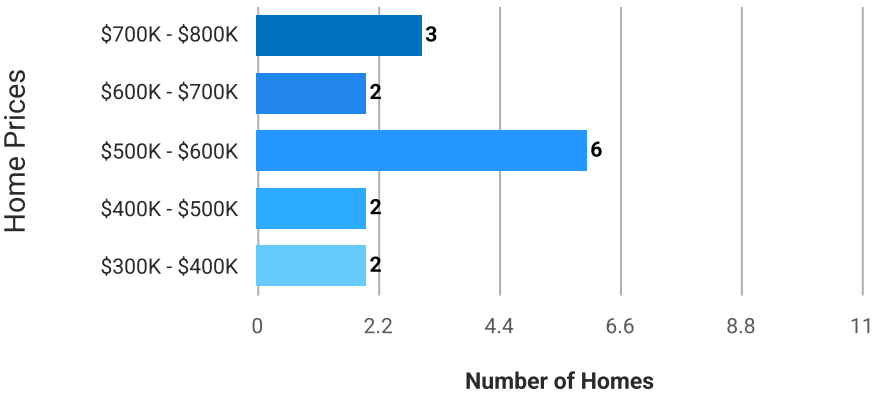
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

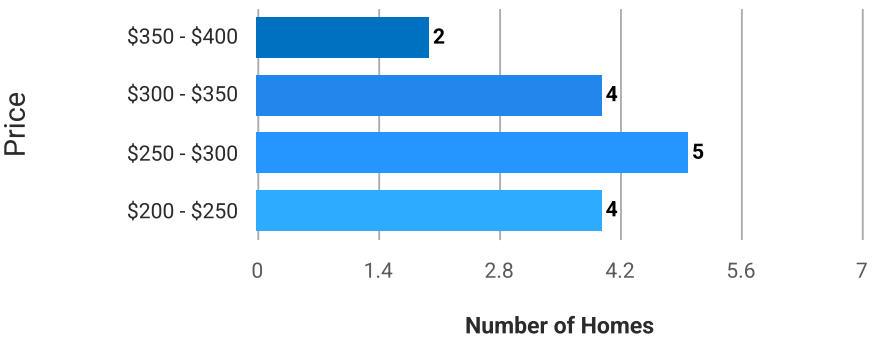


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

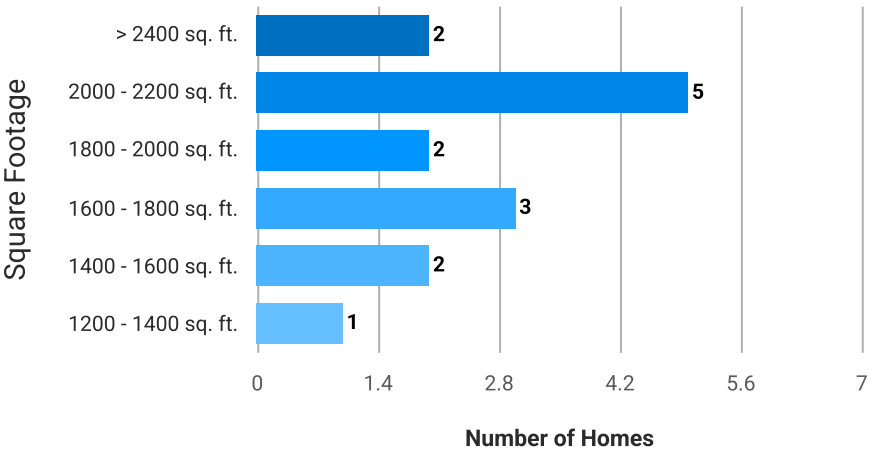


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

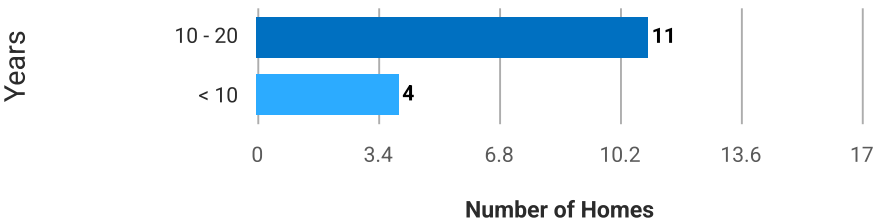


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily



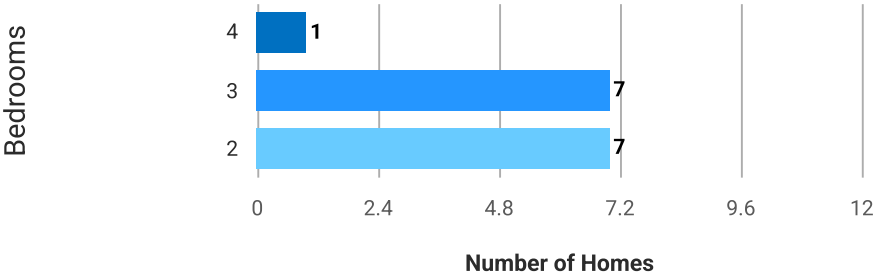
Islandwalk at the West Villages in North Port, FL

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Islandwalk at th...	North Port	Sarasota County	Florida	USA
Population	4K	81K	449K	21.93M	332.39M
Population Density per Sq Mi	674	810	808	409	94
Pop Change since 2020	+48.1%	+17.4%	+10.5%	+6.9%	+2.5%
Median Age	68	49	57	43	39
Male / Female Ratio	45%	49%	48%	49%	50%

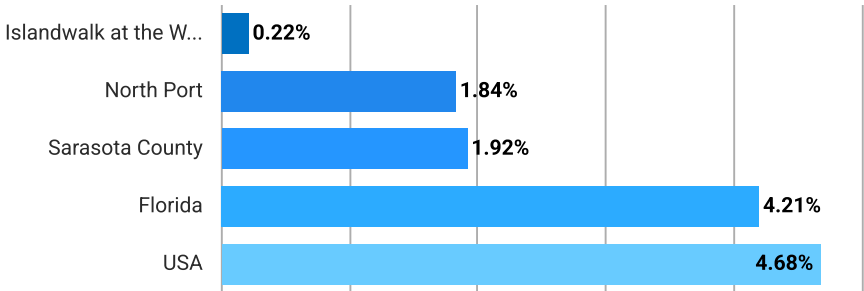
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

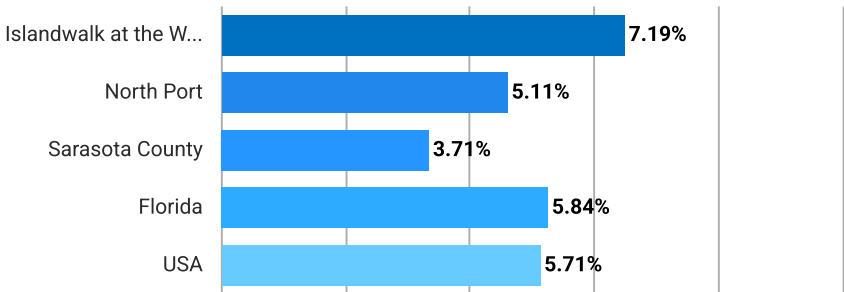
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

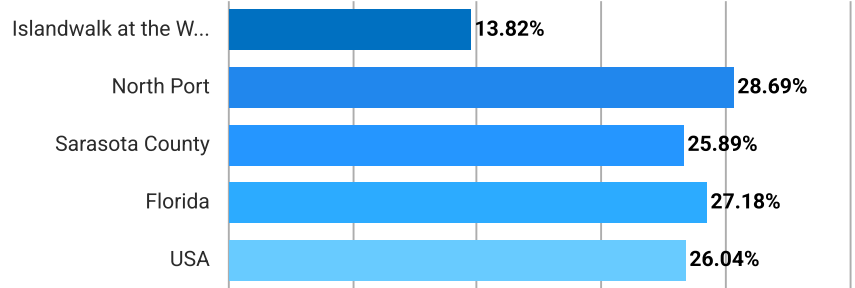
This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



Islandwalk at the West Villages in North Port, FL

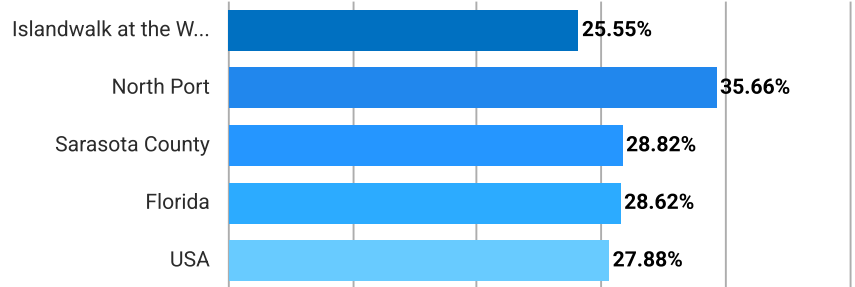
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



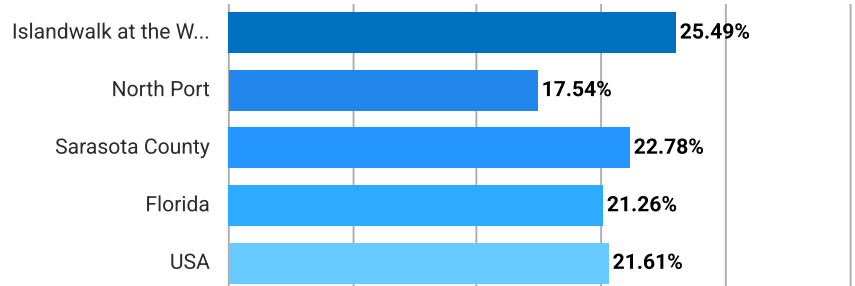
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



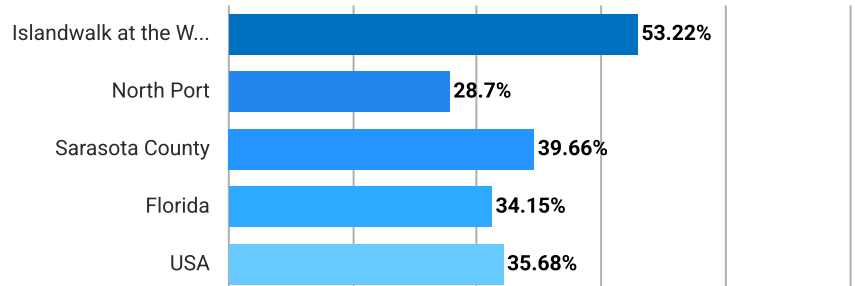
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



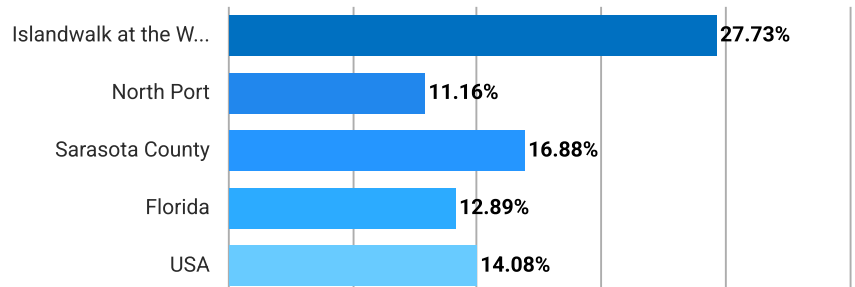
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

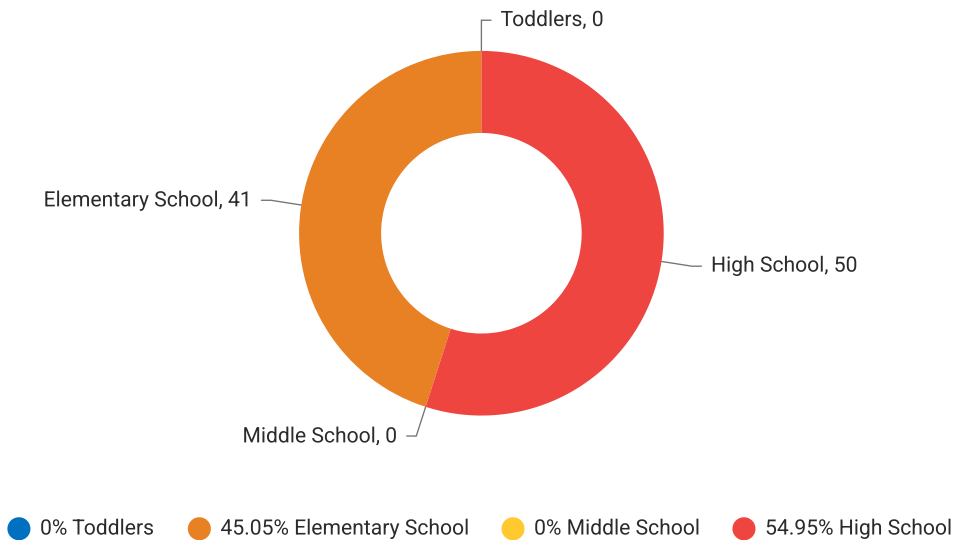


Population of Children by Age Group in Islandwalk at the West Villages

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

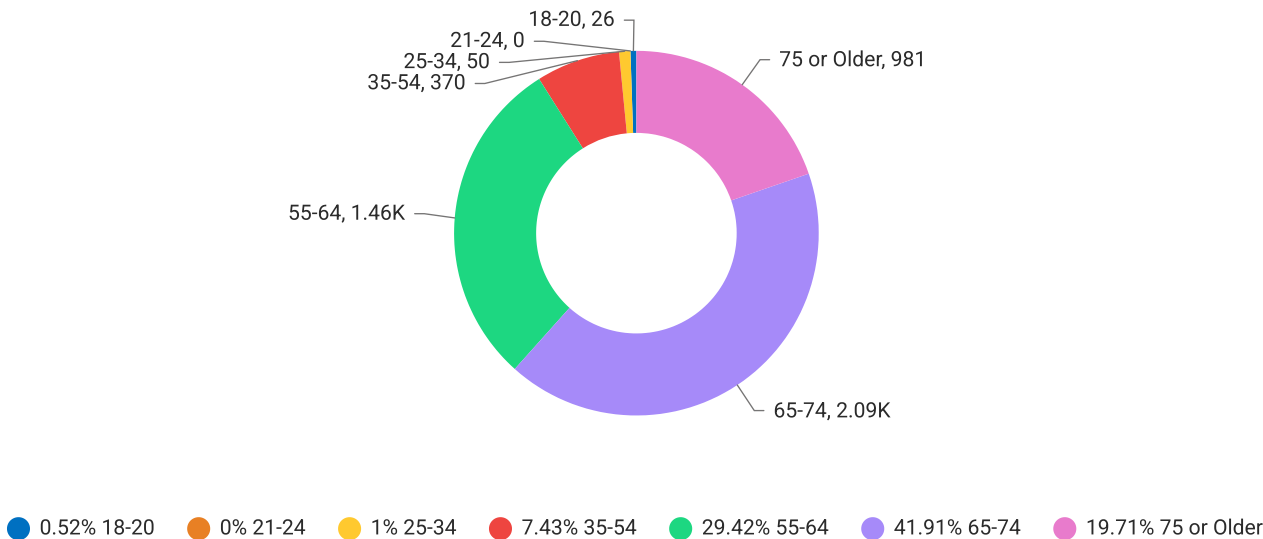


Population of Adults by Age Group in Islandwalk at the West Villages

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



Islandwalk at the West Villages in North Port, FL

Households With Children in Islandwalk at the West Villages

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

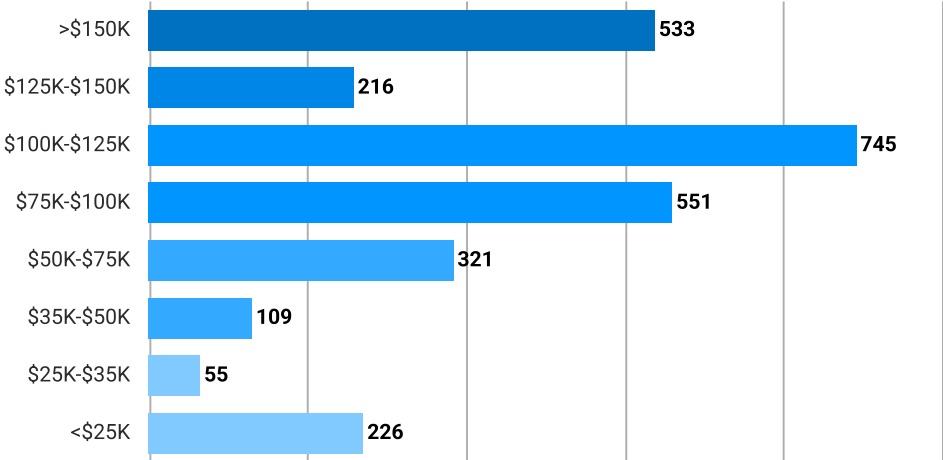


Household Income Brackets in Islandwalk at the West Villages

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



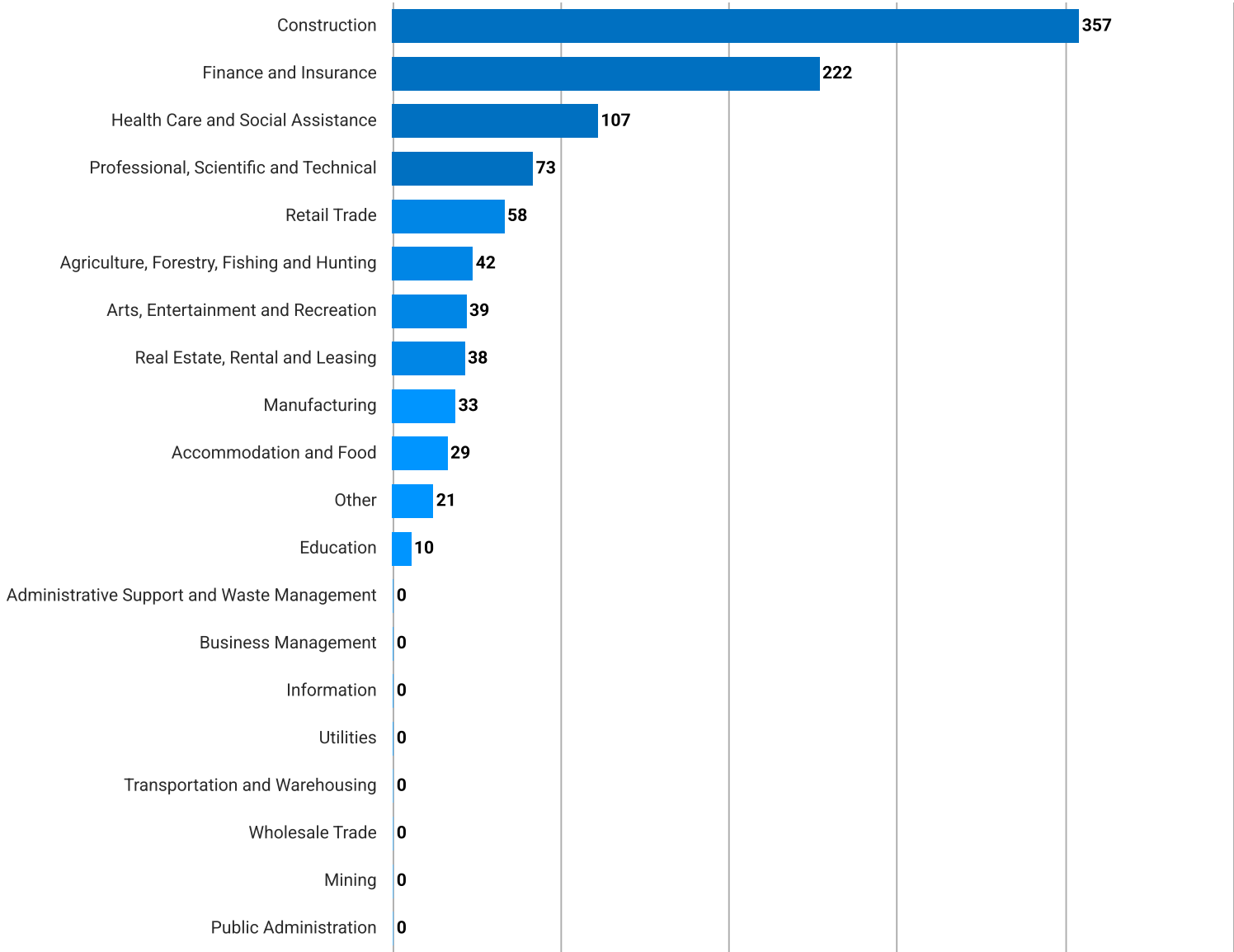
Islandwalk at the West Villages in North Port, FL

Occupational Categories in Islandwalk at the West Villages

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

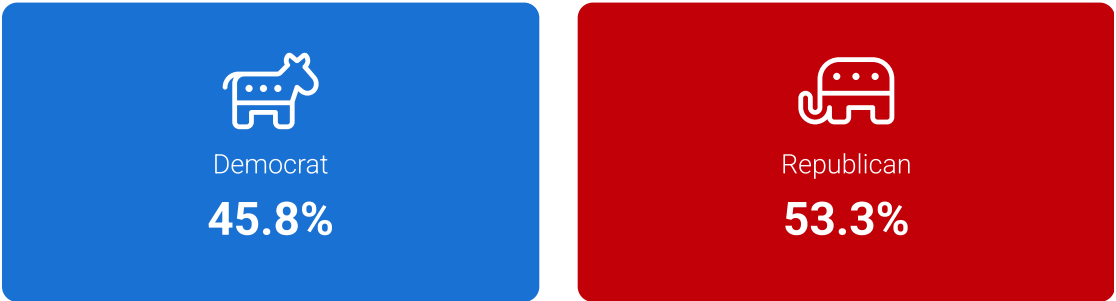


Presidential Voting Pattern in Islandwalk at the West Villages

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

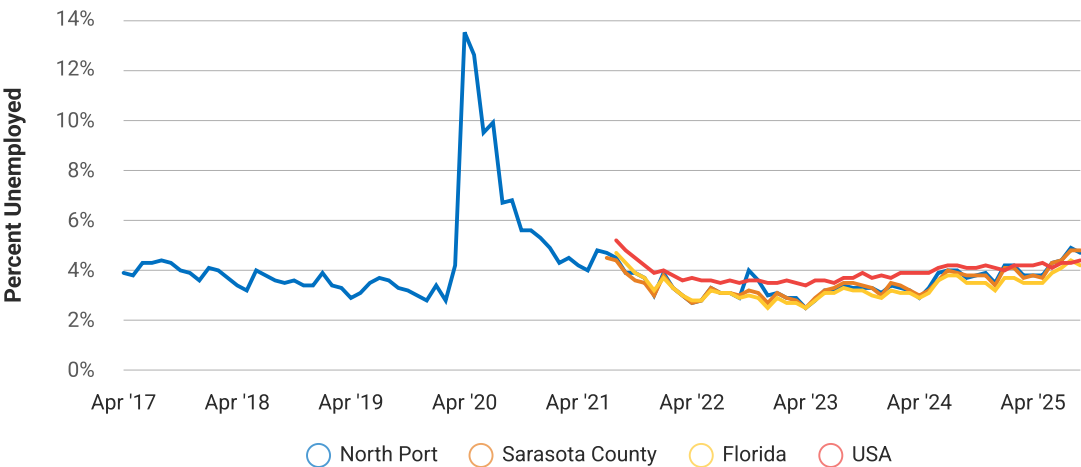
	Islandwalk at th...	North Port	Sarasota County	Florida	USA
Income Per Capita	\$63,293	\$40,917	\$55,430	\$41,055	\$43,289
Median Household Income	\$101,747	\$81,940	\$80,633	\$71,711	\$78,538
Unemployment Rate	–	4.7%	4.8%	4.2%	4.4%
Number Unemployed	–	2K	10K	477K	7.61M
Number Employed	–	37K	192K	10.76M	163.66M
Number in Labor Force	–	39K	202K	11.24M	171.26M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

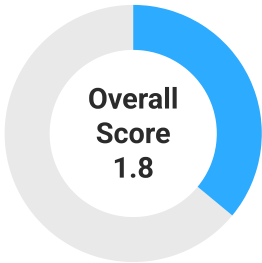
Quality of Life Facts & Stats

	Islandwalk at th...	North Port	Sarasota County	Florida	USA
Elevation (in feet)	–	26	29	59	–
Annual Rainfall (in inches)	–	59.06	57.81	56.45	–
Annual Snowfall (in inches)	–	0	0	0.06	–
Days of Full Sun (per year)	–	98	98	98	–
Travel Time to Work (in minutes)	–	30	24	28	27
Water Quality (Health Violations)	–	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–	–
Superfund Sites	–	–	–	91	2,466
Brownfield Sites	No	Yes	Yes	Yes	No

Walkability Score (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score. Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely
Update Frequency: Quarterly



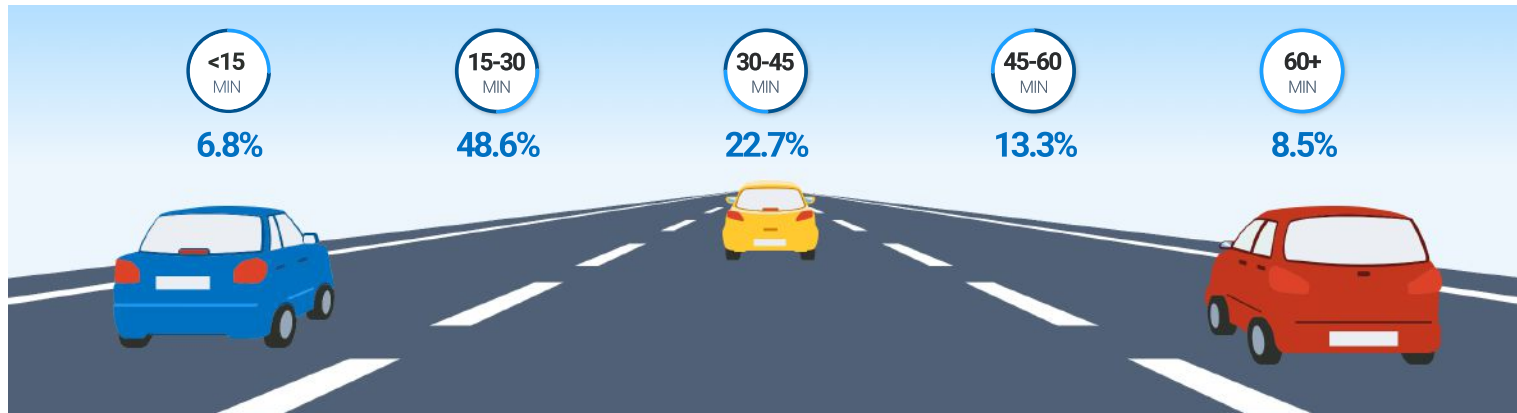
Islandwalk at the West Villages in North Port, FL

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

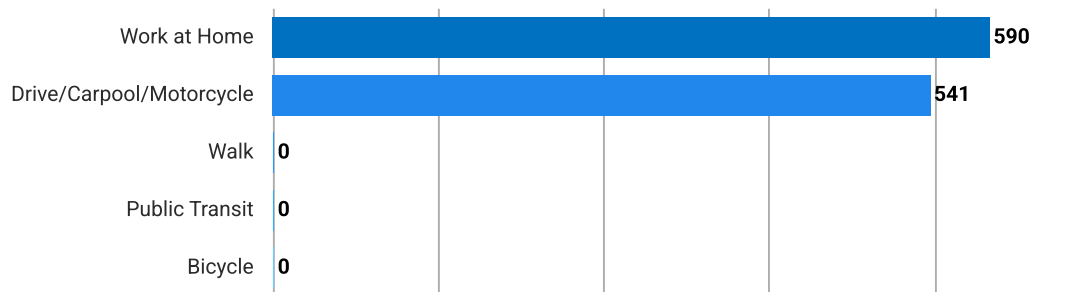


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



Nearby Neighborhoods

Intermediate Neighborhoods near Islandwalk at the West Villages in North Port, FL

West Villages in North Port, FL

Median Estimate Home Value	\$569,310
Number of Homes	5,733
Total Population	7,532

Fairway Village in Sarasota County, FL

Median Estimate Home Value	\$358,630
Number of Homes	124
Total Population	1,534

Sarasota National in Sarasota County, FL

Median Estimate Home Value	\$556,740
Number of Homes	1,520
Total Population	1,171

Wexford on the Green in Plantation, FL

Median Estimate Home Value	\$373,280
Number of Homes	123
Total Population	709

Bermuda Club West in Plantation, FL

Median Estimate Home Value	\$497,280
Number of Homes	15
Total Population	659

Bermuda Club East in Sarasota County, FL

Median Estimate Home Value	\$491,590
Number of Homes	14
Total Population	1,461

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