

Enchanted Isles in Nokomis, FL



David Barr

Realtor Broker Associate

Florida Real Estate License #BK 3045865

📞 Work (941) 993-6853 | 📞 Mobile (941) 993-6853

✉️ david@davidbarrhomes.com

🌐 www.davidbarrhomes.com



Berkshire Hathaway HomeServices Florida Realty

7231 S. Tamiami Trail

Sarasota, FL 34233

Housing

Housing Facts & Stats

	Enchanted Isles	Nokomis	Sarasota County	Florida	USA
Median Estimated Home Value	\$3.3M	\$554K	\$440K	\$401K	\$373K
Est. Home Value 12-Mo. Change	+14.9%	-5.5%	-4.6%	-3.7%	-0.1%
Median List Price	–	\$526K	\$462K	\$406K	–
List Price 1-Month Change	–	+5.1%	+0.7%	+1.5%	–
List Price 12-Month Change	–	+7.6%	+3%	-2%	–
Median Home Age	39	28	35	36	44
Own	76%	74%	76%	68%	65%
Rent	24%	26%	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%

Enchanted Isles in Nokomis, FL

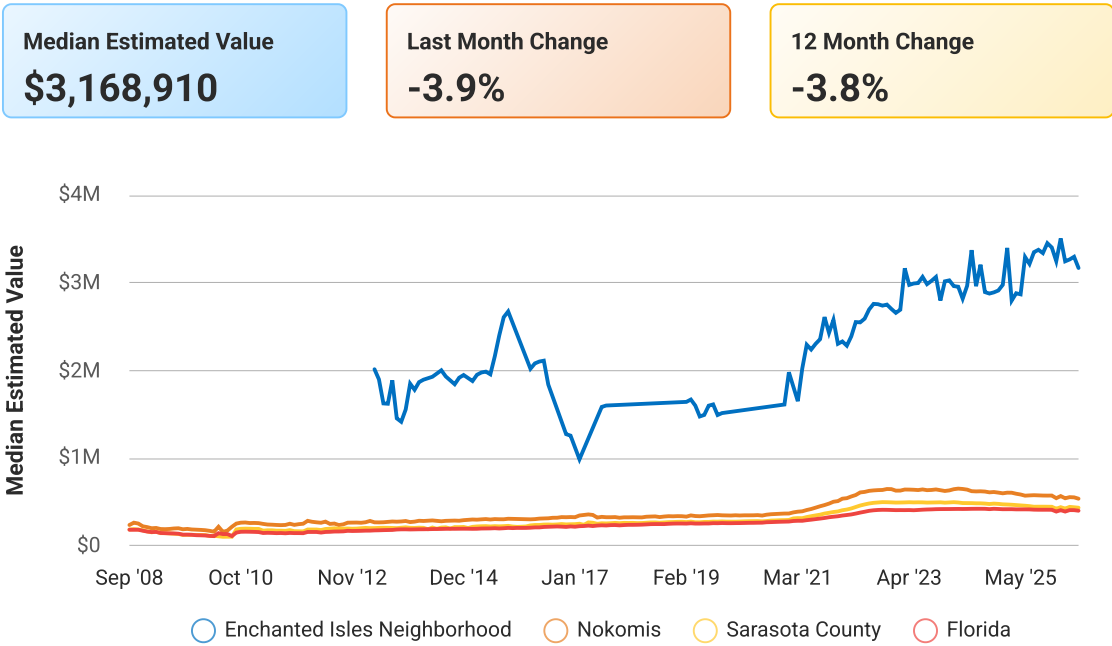
June 2026 Median Estimated Property Value

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



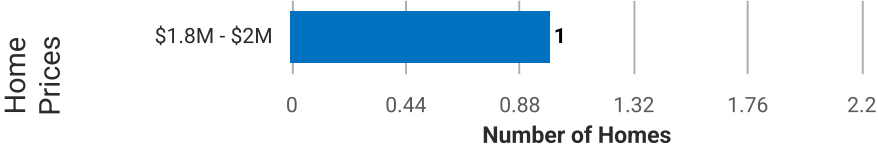
Sold Home Stats

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

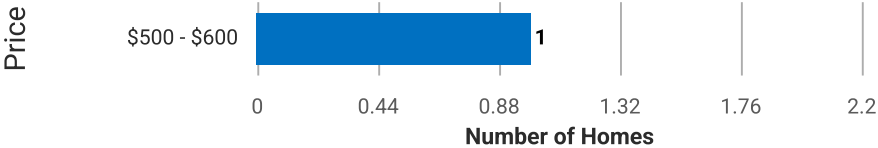


Price per Square Foot of Comps Sold

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

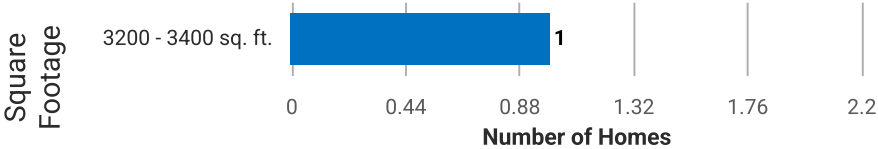


Size of Homes Sold

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



Enchanted Isles in Nokomis, FL

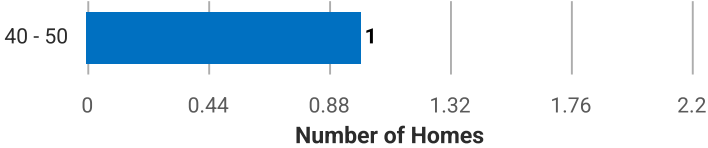
Age Range of Comps Sold

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

Years



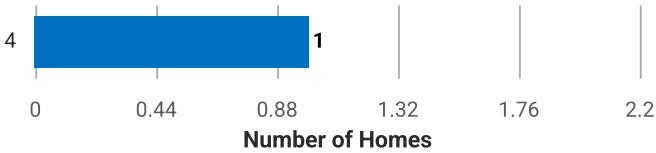
Number of Bedrooms in Homes Sold

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

Bedrooms



People

People Facts & Stats

	Enchanted Isles	Nokomis	Sarasota County	Florida	USA
Population	804	3K	449K	22.42M	334.92M
Population Density per Sq Mi	1.51K	1.77K	808	418	95
Pop Change since 2020	-4.3%	+5.6%	+10.5%	+6.9%	+2.5%
Median Age	57	55	57	43	39
Male / Female Ratio	46%	56%	48%	49%	50%

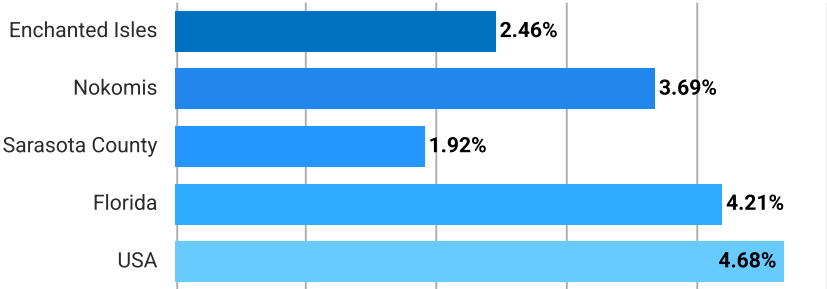
Education Levels of Population

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

Update Frequency: Annually

Less than 9th Grade

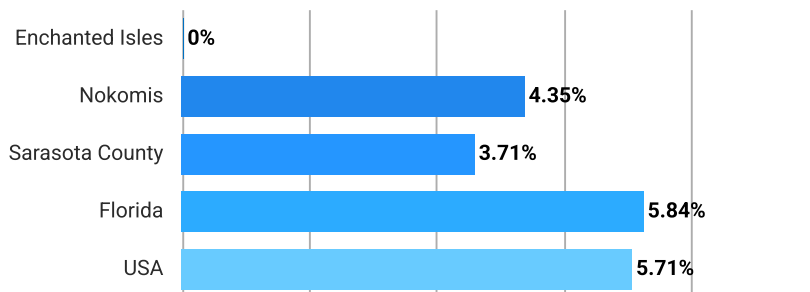
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Enchanted Isles in Nokomis, FL

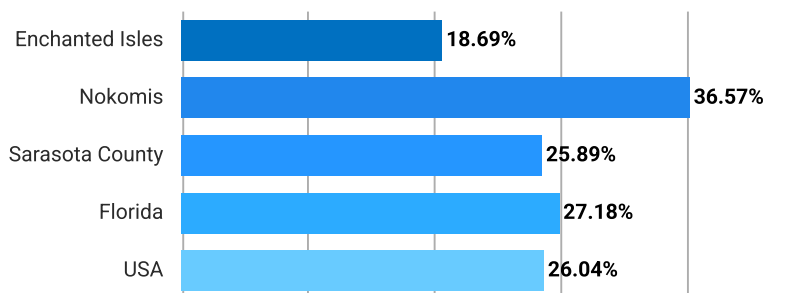
Some High School

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.



High School Graduate

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



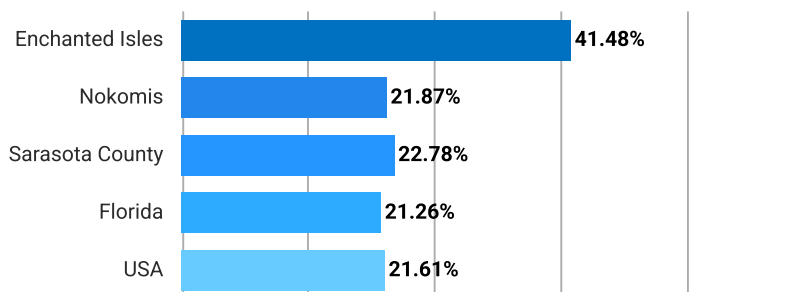
Associate Degree

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



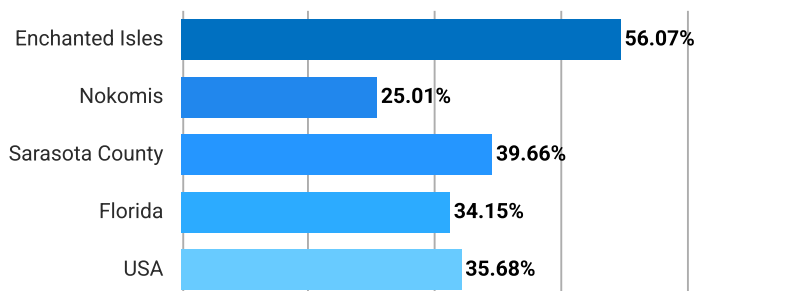
Bachelor's Degree

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

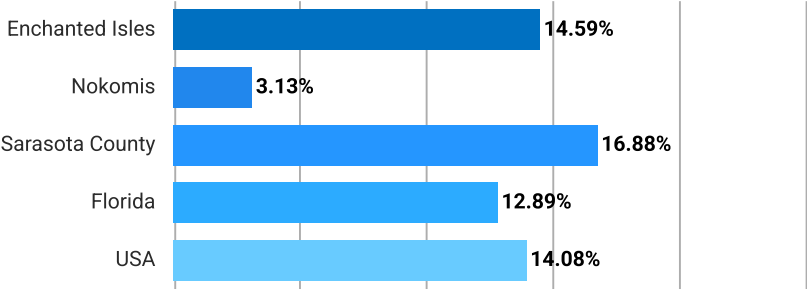
This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Enchanted Isles in Nokomis, FL

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.

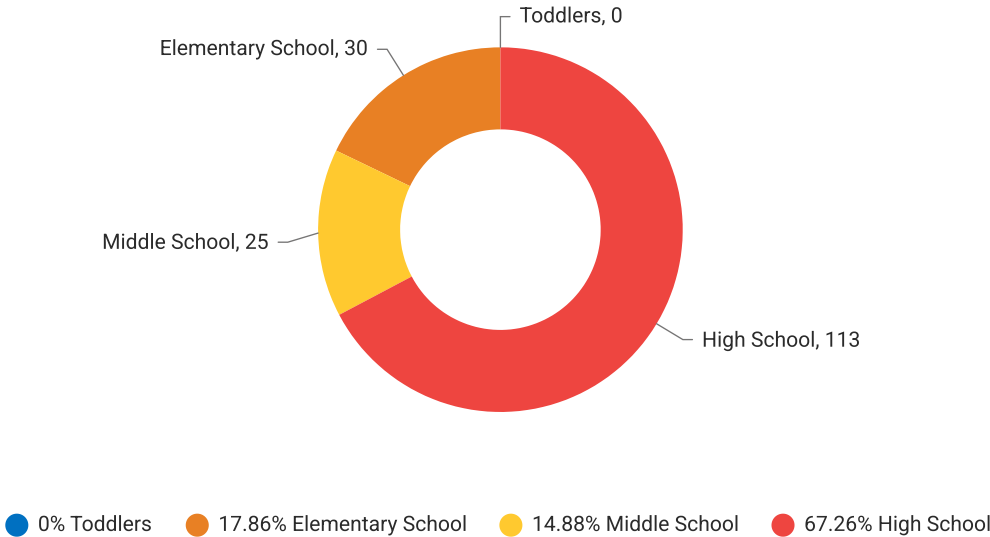


Population of Children by Age Group in Enchanted Isles

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



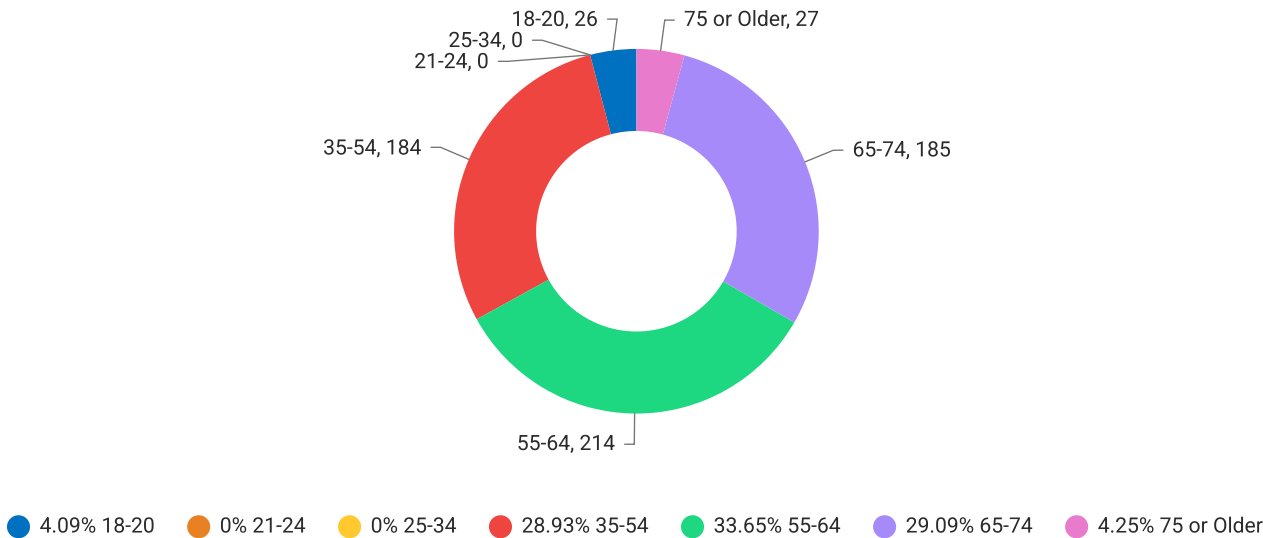
Enchanted Isles in Nokomis, FL

Population of Adults by Age Group in Enchanted Isles

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

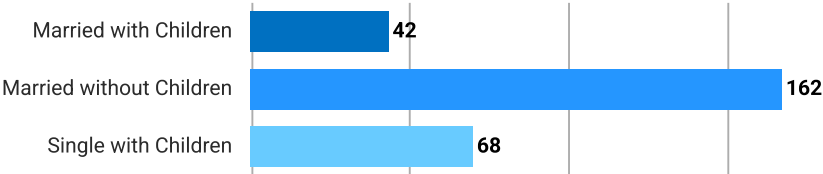


Households With Children in Enchanted Isles

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

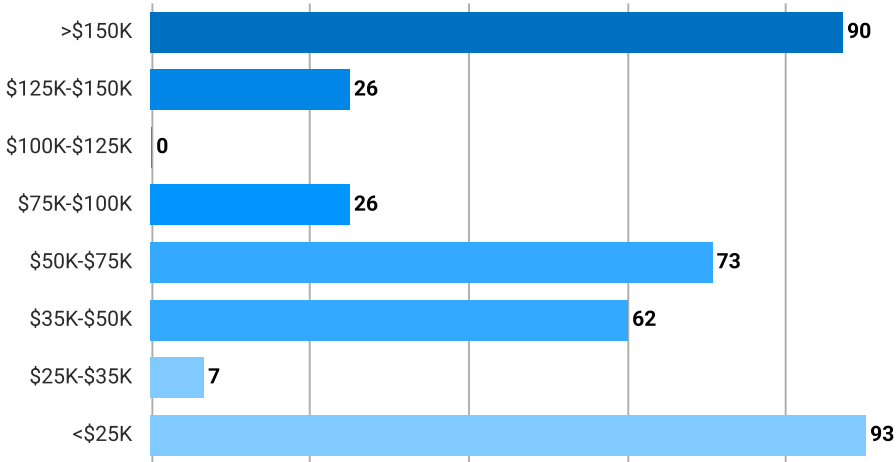


Household Income Brackets in Enchanted Isles

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



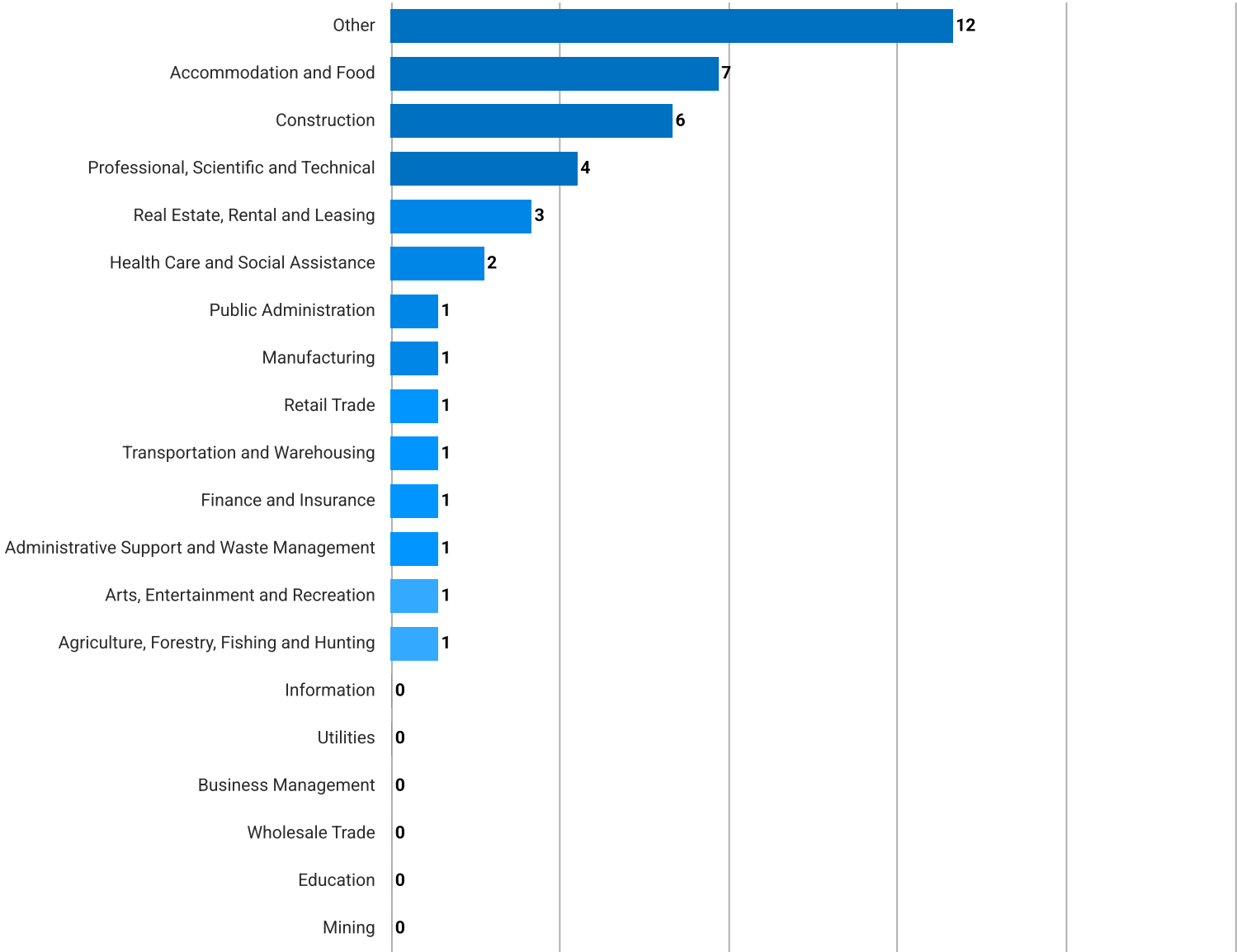
Enchanted Isles in Nokomis, FL

Occupational Categories in Enchanted Isles

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

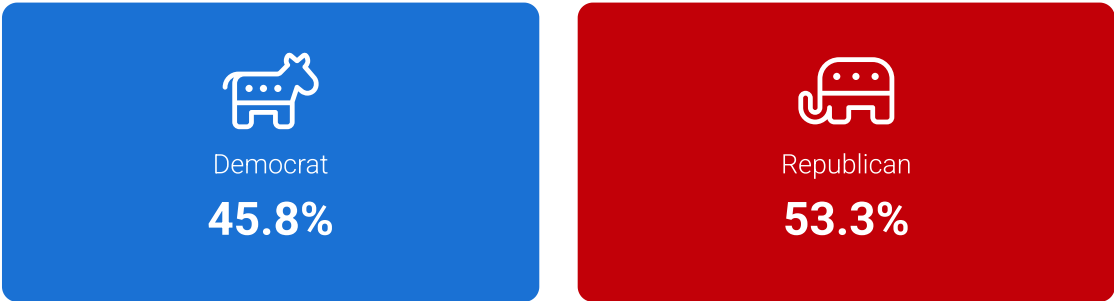


Presidential Voting Pattern in Enchanted Isles

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

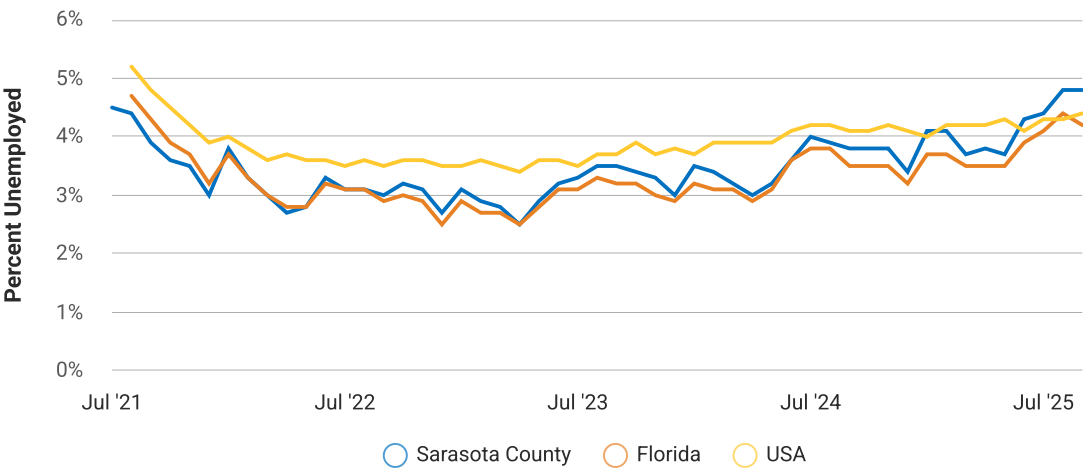
	Enchanted Isles	Nokomis	Sarasota County	Florida	USA
Income Per Capita	\$43,890	\$56,087	\$55,430	\$41,055	\$43,289
Median Household Income	\$59,028	\$41,333	\$80,633	\$71,711	\$78,538
Unemployment Rate	–	–	4.8%	4.2%	4.4%
Number Unemployed	–	–	10K	477K	7.61M
Number Employed	–	–	192K	10.76M	163.66M
Number in Labor Force	–	–	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

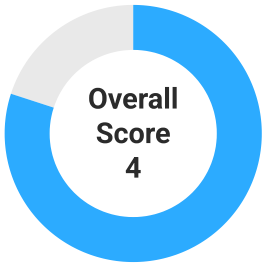
Quality of Life Facts & Stats

	Enchanted Isles	Nokomis	Sarasota County	Florida	USA
Elevation (in feet)	14	14	29	59	–
Annual Rainfall (in inches)	45	45	57.81	56.45	–
Annual Snowfall (in inches)	0	0	0	0.06	–
Days of Full Sun (per year)	98	98	98	98	–
Travel Time to Work (in minutes)	–	–	24	28	26
Water Quality (Health Violations)	–	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–	–
Superfund Sites	–	–	–	91	2,466
Brownfield Sites	No	No	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



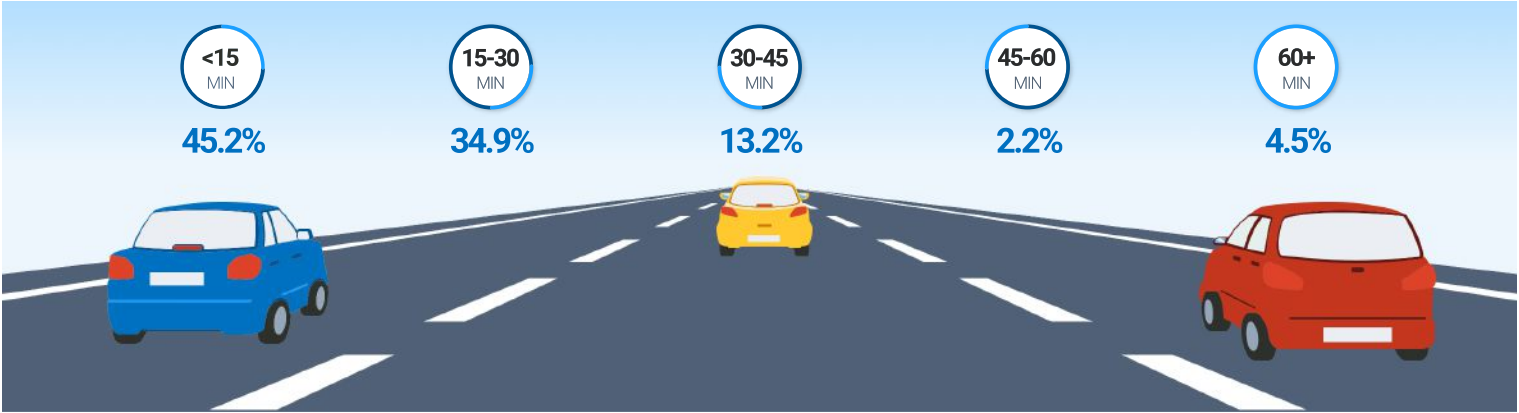
Enchanted Isles in Nokomis, FL

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

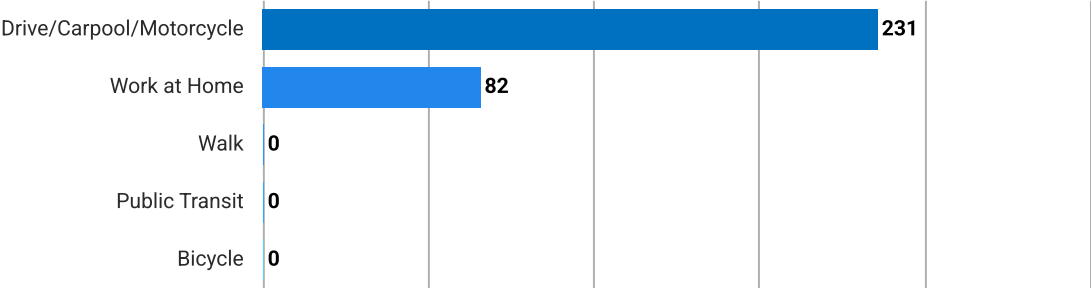


How People Get to Work

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



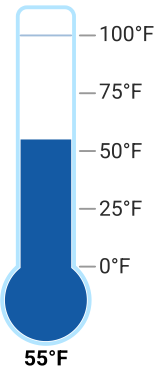
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

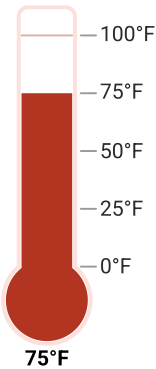
Source: NOAA

Update Frequency: Annually

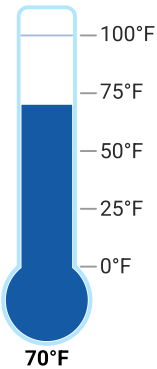
Avg. January Min. Temp



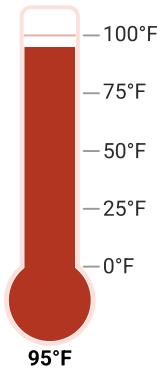
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

Micro Neighborhoods near Enchanted Isles in Nokomis, FL

Bay Point in Laurel, FL Median Estimate Home Value \$380,570 Number of Homes 333 Total Population 804	Tarpon Center Bahama Villas in Venice, FL Median Estimate Home Value \$683,380 Number of Homes 15 Total Population 1,181	Four Bays in Laurel, FL Median Estimate Home Value – Number of Homes 11 Total Population 804
Point Whitecap Apartments in Venice, FL Median Estimate Home Value \$444,000 Number of Homes 30 Total Population 1,181	Tarpon Center Villas in Venice, FL Median Estimate Home Value – Number of Homes 11 Total Population 1,181	La Guna Park in Venice, FL Median Estimate Home Value – Number of Homes 11 Total Population 1,119

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



Enchanted Isles in Nokomis, FL

Affiliated Services

Prosperity Home Mortgage





Jeanie Lumpkin

Mortgage Consultant

Mobile: (941) 300-5432

 (866) 565-8984

 jeanie.lumpkin@phmloans.com

 <https://jeanielumpkin.phmloans.com/>

NMLS# 203272

1500 E. Venice Avenue

Suite 303

Venice, FL 34292

Florida Title & Guarantee Agency





Jenna Baird

Office: (941) 929-3292

 JennaBaird@FTGAgency.com

 <https://www.FTGAgency.com>

HomeServices Insurance





Gabby Romero

Insurance Agent

Work: (689) 244-5732

Mobile: (336) 970-9392

 gabby.romero@homeservices-ins.com

 <https://www.homeservicesinsurance-fl.co...>

American Home Shield



Office: (800) 735-4663

 <https://www.ahs.com/real-estate-pros/>

FOREVER Concierge



All Your Moving Needs in One Place - Ask your REALTOR Today!

 <https://bhhsfloridarealty.foreverfloridaco...>

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified in this report is not a mortgage lender. You should contact the identified mortgage company directly to learn more about its mortgage products and your eligibility for such products.

 RPR 7/24/2026

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.



Page 13 of 13