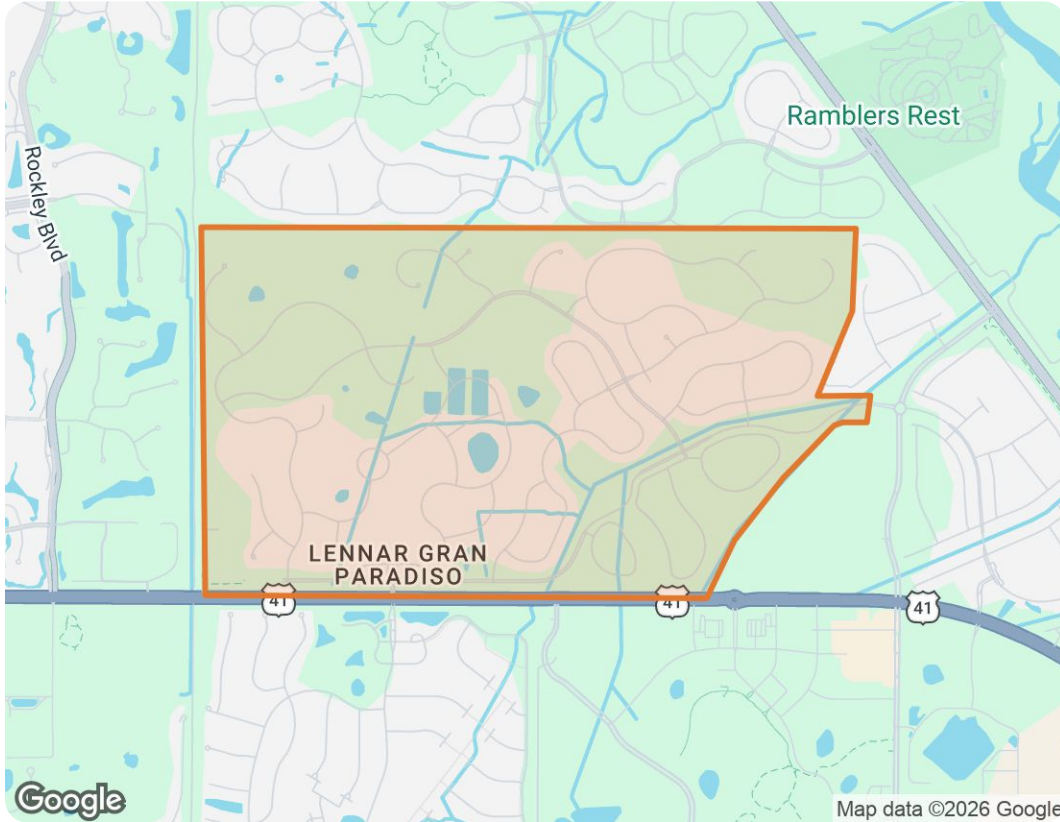


## Gran Paradiso in North Port, FL



### David Barr

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**Berkshire Hathaway HomeServices Florida Realty**

7231 S. Tamiami Trail

Sarasota, FL 34233



# Housing

## Housing Facts & Stats

|                                                                                   | Gran Paradiso | North Port | Sarasota County | Florida  | USA       |
|-----------------------------------------------------------------------------------|---------------|------------|-----------------|----------|-----------|
| Median Estimated Home Value                                                       | \$613K        | \$340K     | \$440K          | \$401K   | \$373K    |
| Est. Home Value 12-Mo. Change                                                     | –             | –4.7%      | –4.6%           | –3.7%    | –0.1%     |
| Median List Price                                                                 | \$425K        | \$341K     | \$462K          | \$406K   | –         |
| List Price 1-Month Change                                                         | +2.4%         | +0.6%      | +0.7%           | +1.5%    | –         |
| List Price 12-Month Change                                                        | +2.4%         | +3.4%      | +3%             | –2%      | –         |
| Median Home Age                                                                   | 8             | 23         | 35              | 36       | 44        |
| Own                                                                               | 93%           | 81%        | 76%             | 68%      | 65%       |
| Rent                                                                              | 7%            | 19%        | 24%             | 32%      | 35%       |
| \$ Total Value<br><small>(of all buildings for which permits were issued)</small> | –             | –          | \$2.73B         | \$49.35B | \$384.62B |
| % Change in permits<br><small>(for all buildings)</small>                         | –             | –          | +15%            | –3%      | +6%       |
| % Change in \$ value<br><small>(for all buildings)</small>                        | –             | –          | +12%            | –3%      | +5%       |

# Gran Paradiso in North Port, FL

## Market Trends for Gran Paradiso 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

4.09

↑ 4.87% MoM

Sold to List Price %

97.1%

↑ 0.19% MoM

Median Days in RPR

71

↓ 2.74% MoM

Median Sold Price

\$435,000

↓ 1.69% MoM

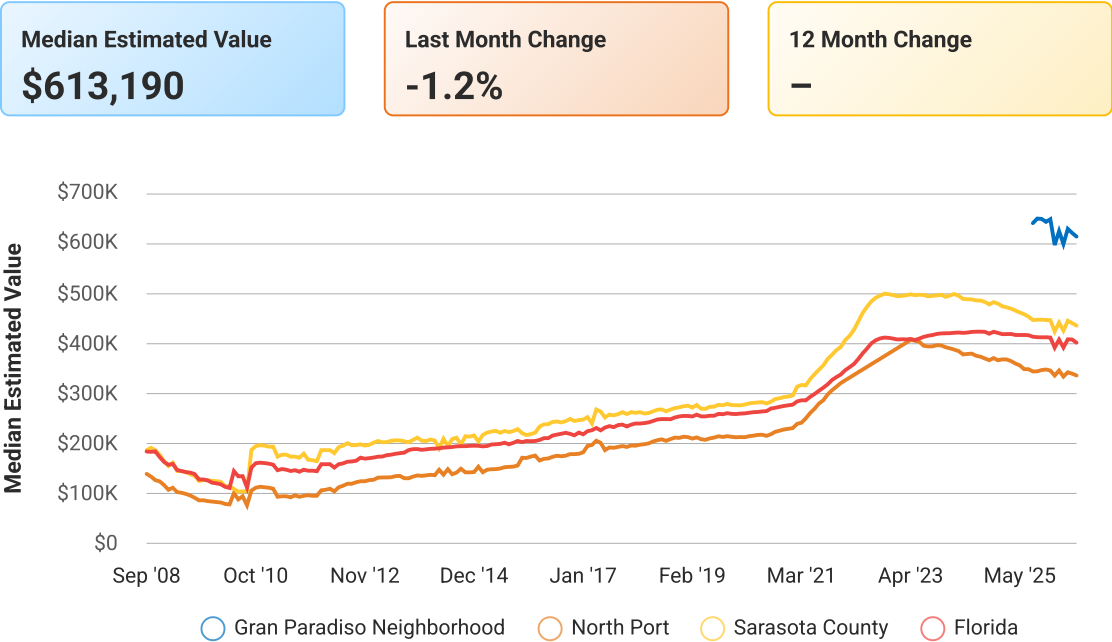
## June 2026 Median Estimated Property Value

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



# Gran Paradiso in North Port, FL

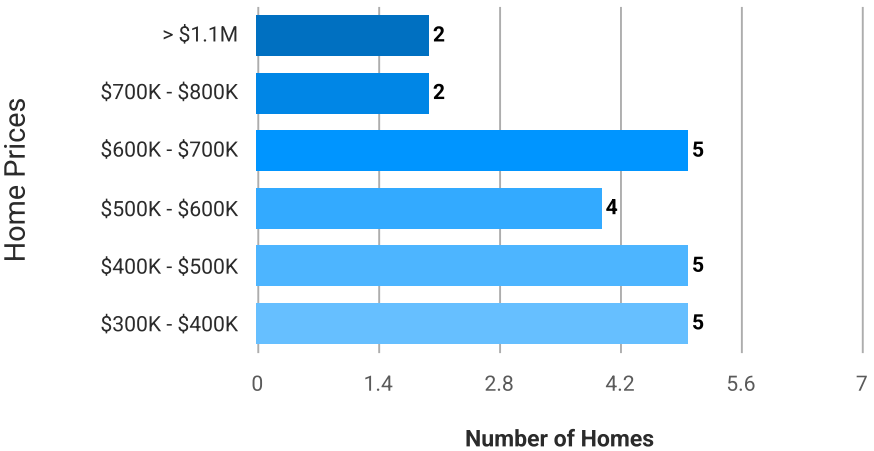
## Sold Home Stats

### 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

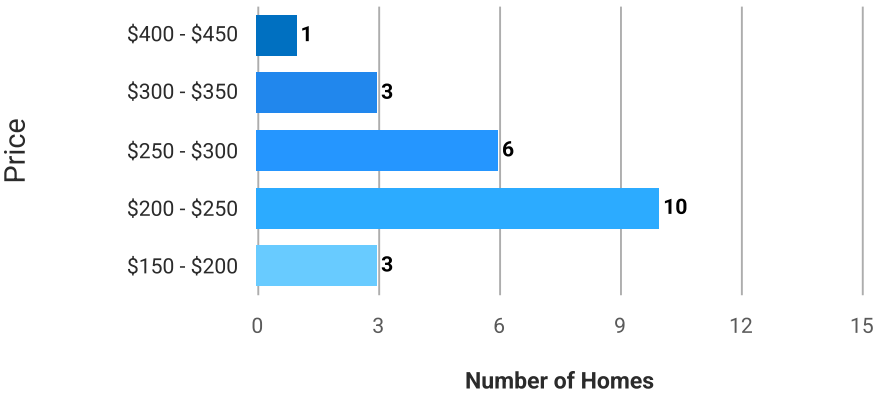


### Price per Square Foot of Comps Sold

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

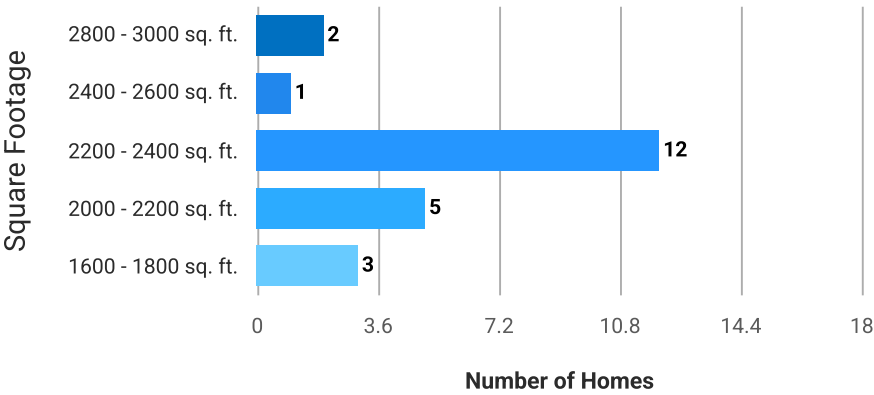


### Size of Homes Sold

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

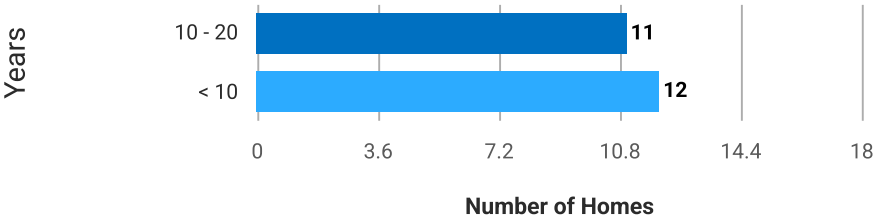


### Age Range of Comps Sold

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



# Gran Paradiso in North Port, FL

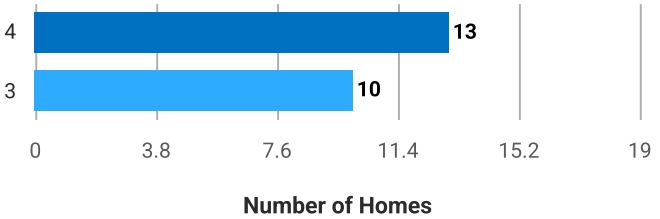
## Number of Bedrooms in Homes Sold

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

Bedrooms



# People

## People Facts & Stats

|                              | Gran Paradiso | North Port | Sarasota County | Florida | USA     |
|------------------------------|---------------|------------|-----------------|---------|---------|
| Population                   | 7K            | 81K        | 449K            | 22.42M  | 334.92M |
| Population Density per Sq Mi | 1.44K         | 810        | 808             | 418     | 95      |
| Pop Change since 2020        | +31.1%        | +17.4%     | +10.5%          | +6.9%   | +2.5%   |
| Median Age                   | 63            | 49         | 57              | 43      | 39      |
| Male / Female Ratio          | 47%           | 49%        | 48%             | 49%     | 50%     |

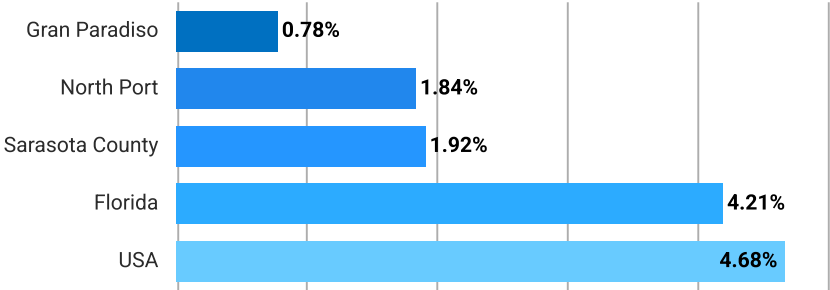
## Education Levels of Population

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

Update Frequency: Annually

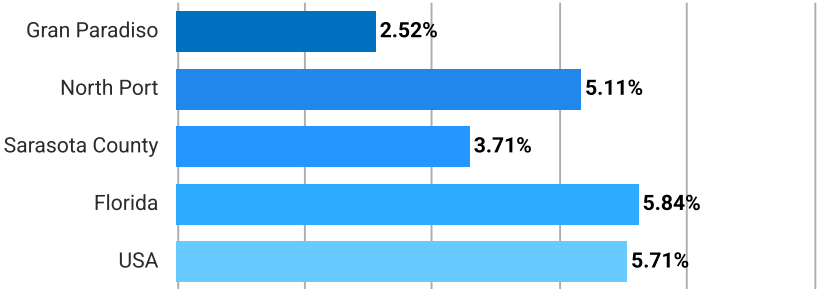
### Less than 9th Grade

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

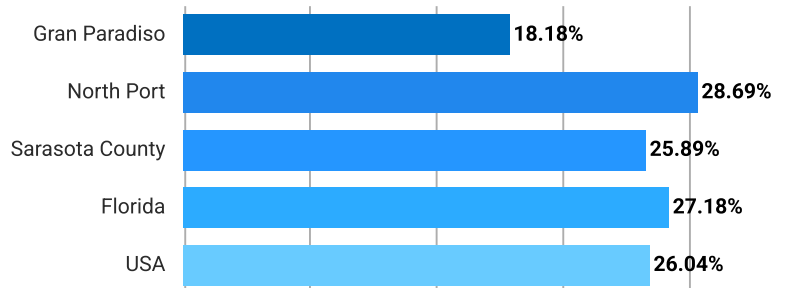
This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



# Gran Paradiso in North Port, FL

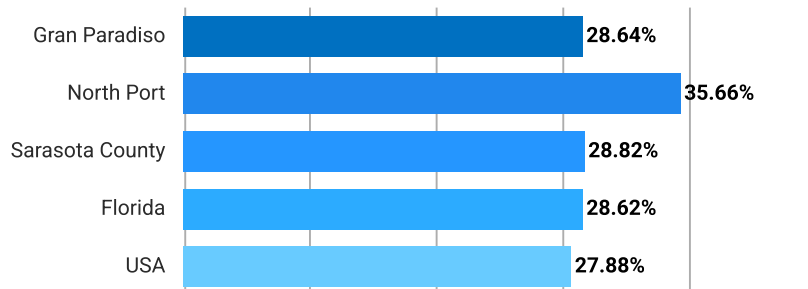
## High School Graduate

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



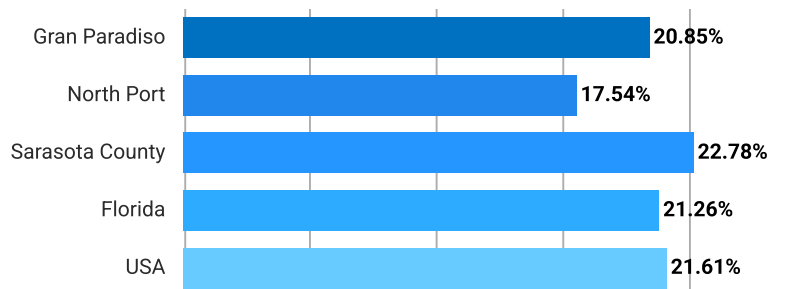
## Associate Degree

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



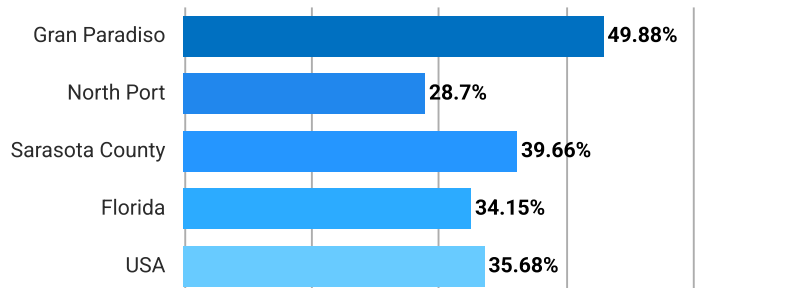
## Bachelor's Degree

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



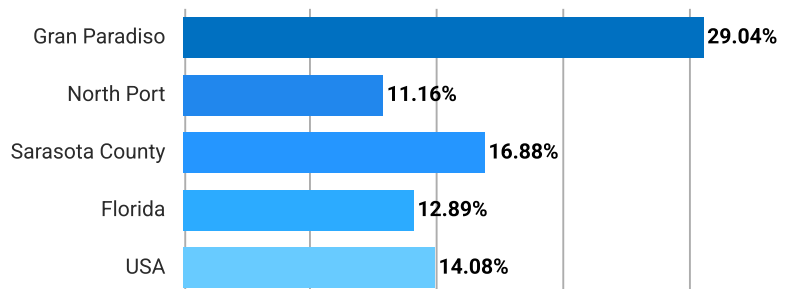
## Some College

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.

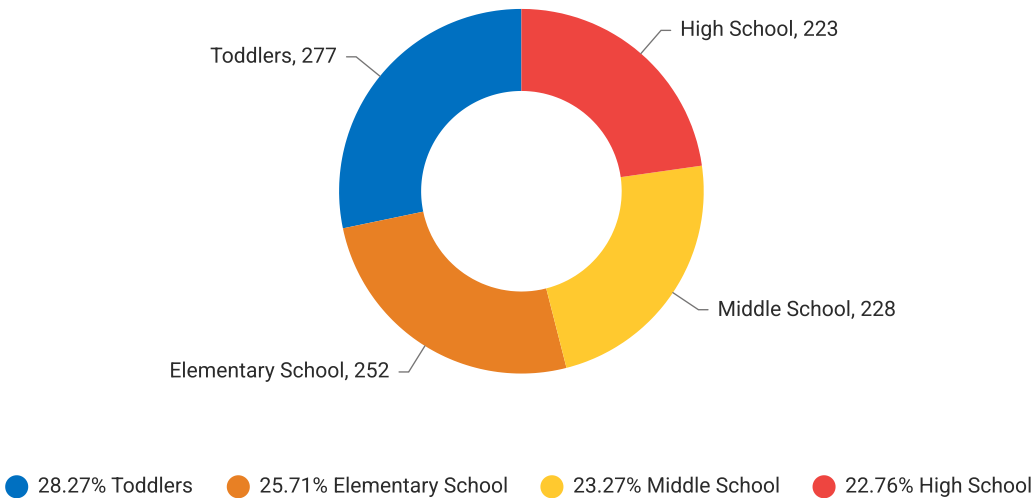


Population of Children by Age Group in Gran Paradiso

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

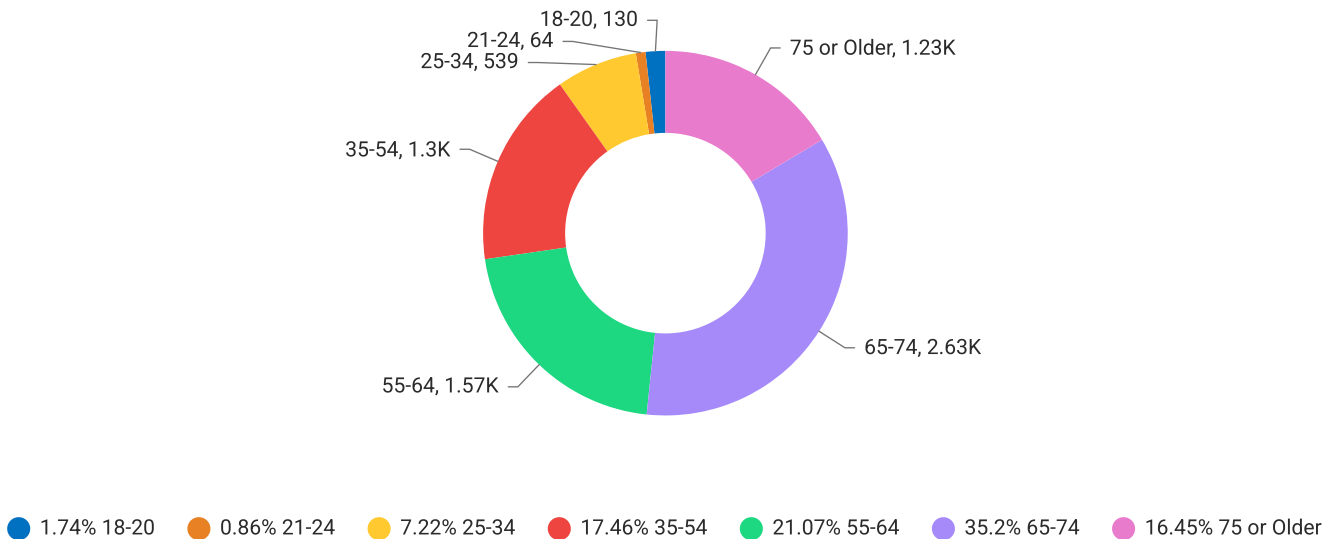


Population of Adults by Age Group in Gran Paradiso

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



# Gran Paradiso in North Port, FL

## Households With Children in Gran Paradiso

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

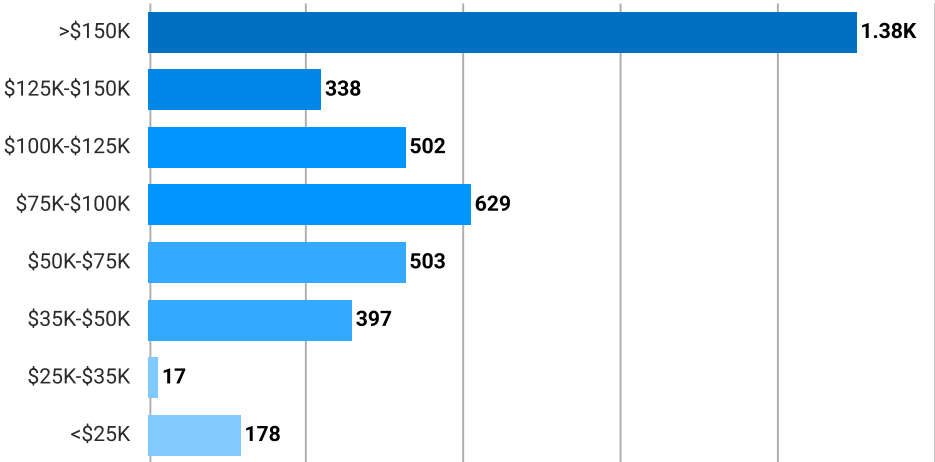


## Household Income Brackets in Gran Paradiso

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



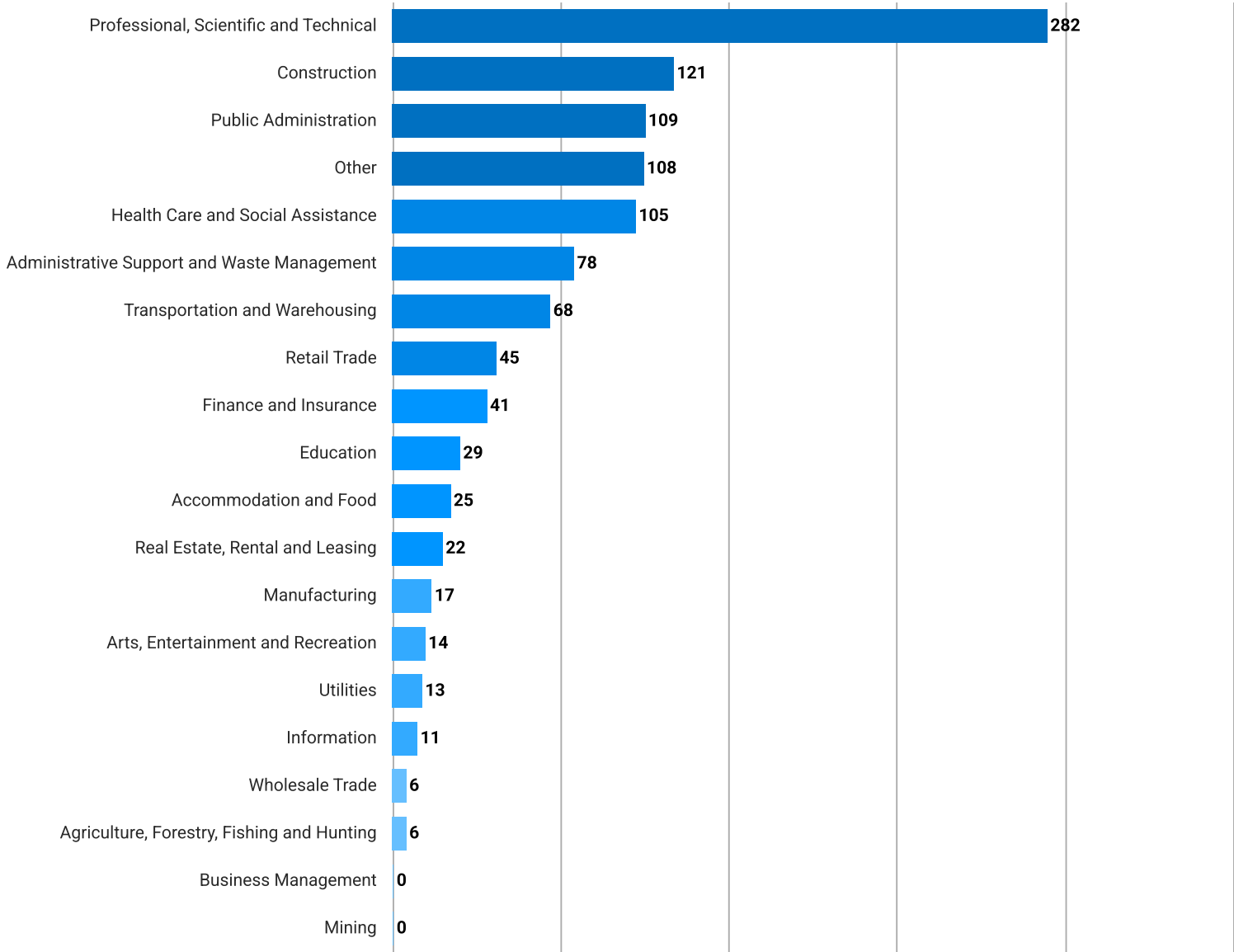
# Gran Paradiso in North Port, FL

## Occupational Categories in Gran Paradiso

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

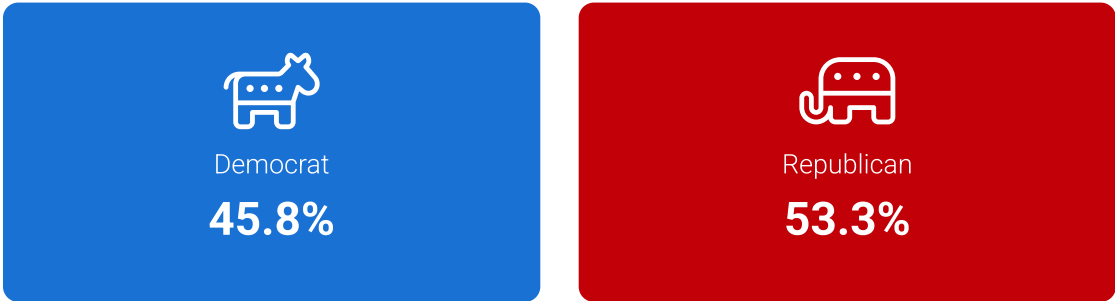


## Presidential Voting Pattern in Gran Paradiso

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Economy

## Economic Facts & Stats

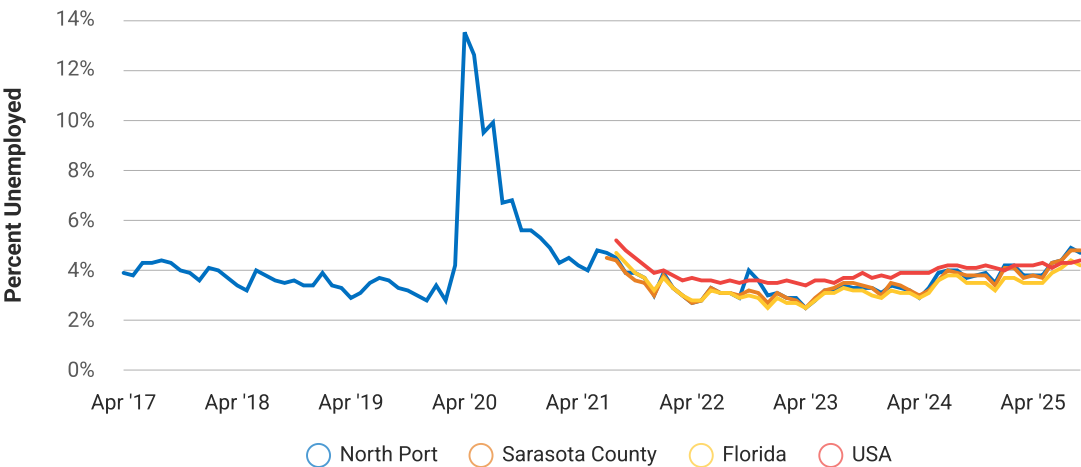
|                         | Gran Paradiso | North Port | Sarasota County | Florida  | USA      |
|-------------------------|---------------|------------|-----------------|----------|----------|
| Income Per Capita       | \$64,196      | \$40,917   | \$55,430        | \$42,609 | \$44,673 |
| Median Household Income | \$114,375     | \$81,940   | \$80,633        | \$74,568 | \$80,734 |
| 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

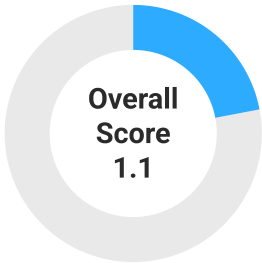
## Quality of Life Facts & Stats

|                                                     | Gran Paradiso | North Port | Sarasota County | Florida | USA   |
|-----------------------------------------------------|---------------|------------|-----------------|---------|-------|
| Elevation<br>(in feet)                              | –             | 26         | 29              | 59      | –     |
| Annual Rainfall<br>(in inches)                      | –             | 59.06      | 57.81           | 56.45   | –     |
| Annual Snowfall<br>(in inches)                      | –             | 0          | 0               | 0.06    | –     |
| Days of Full Sun<br>(per year)                      | –             | 98         | 98              | 98      | –     |
| Travel Time to Work<br>(in minutes)                 | 26            | 30         | 24              | 28      | 26    |
| Water Quality<br>(Health Violations)                | –             | –          | –               | –       | –     |
| Water Quality<br>(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



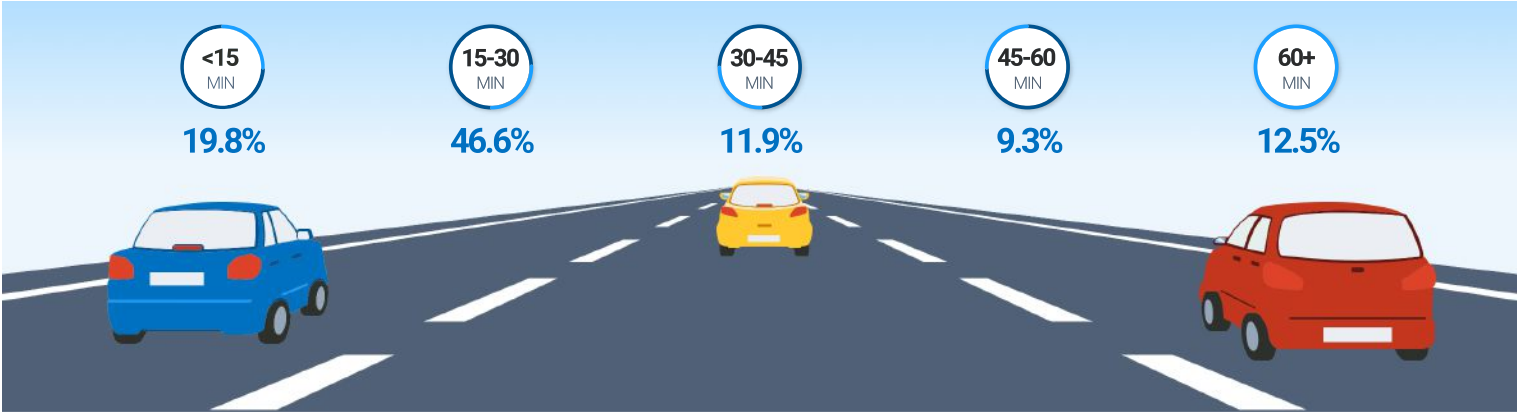
# Gran Paradiso in North Port, FL

## 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

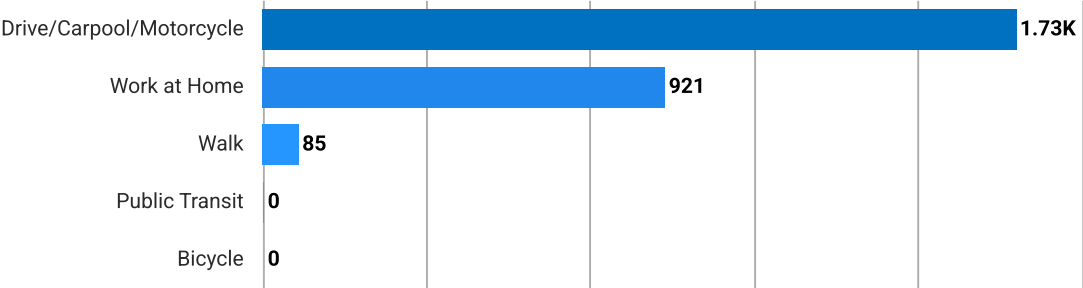


## How People Get to Work

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

### Micro Neighborhoods near Gran Paradiso in North Port, FL

|                                                                                                                                                                                                                            |                                                                                                                                                                                                                  |                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Preserve at West Villages in North Port, FL</div> <div><div>Median Estimate Home Value</div><div>Number of Homes</div><div>Total Population</div></div> <div><div>\$485,070</div><div>111</div><div>7,302</div></div> | <div>The Renaissance in North Port, FL</div> <div><div>Median Estimate Home Value</div><div>Number of Homes</div><div>Total Population</div></div> <div><div>\$557,710</div><div>404</div><div>7,302</div></div> | <div>Grand Palm in Sarasota County, FL</div> <div><div>Median Estimate Home Value</div><div>Number of Homes</div><div>Total Population</div></div> <div><div>\$616,400</div><div>1,046</div><div>8,441</div></div> |
| <div>Oasis of West Villages in North Port, FL</div> <div><div>Median Estimate Home Value</div><div>Number of Homes</div><div>Total Population</div></div> <div><div>\$726,460</div><div>139</div><div>7,302</div></div>    | <div>Myakka River Trails in Sarasota County, FL</div> <div><div>Median Estimate Home Value</div><div>Number of Homes</div><div>Total Population</div></div> <div><div>–</div><div>47</div><div>7,302</div></div> | <div>The Reserve in Sarasota County, FL</div> <div><div>Median Estimate Home Value</div><div>Number of Homes</div><div>Total Population</div></div> <div><div>\$1,039,640</div><div>73</div><div>1,461</div></div> |

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Mortgage Consultant

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