

## Polk County Sees Modest Rise in Median Home Prices for April

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— Categories: Real Estate



Newly released data from real estate listing and data company Realtor.com shows a slight increase in Polk County's median home sale price for April 2025. The median price rose to \$315,000, marking a 1.6% increase from March but remaining below last year's figures.

Polk County's housing market experienced a modest uptick in April, with the median home sale price reaching \$315,000, up from \$310,000 in March, according to the same data from Realtor.com.. This increase, while modest, reflects some stability amid ongoing economic uncertainties and challenges in the housing market. However, when compared to April

2024, the median sale price is still down by 4.4%, highlighting persistent headwinds for sellers in the region.

Breaking down the numbers further, single-family homes, a key segment of the Polk County market, sold for a median price of \$320,000 in April. This figure edged up slightly from the \$317,000 recorded in March but remains 3.5% lower than the median price in April 2024, which stood at \$331,639. Meanwhile, condominiums and townhomes also saw a slight price increase, with the median sale price rising to \$269,495 from \$268,500 the previous month. Still, this is 3.4% below the \$278,995 median recorded a year ago.

Despite the slight rise in prices, the overall volume of home sales in Polk County took a significant hit. Recorded sales in April dropped by 29.2% compared to the same month in 2024, falling from 1,725 to just 1,222 transactions. The total dollar value of these sales reached \$410.7 million, reflecting fewer transactions even as prices held steady or increased slightly. This decline in sales volume aligns with broader national trends where rising mortgage rates and economic uncertainty have cooled buyer enthusiasm.

Statewide, Florida's housing market mirrored these local trends. The median home price across Florida dipped marginally in April to \$380,298 from \$380,563 in March. Home sales statewide fell 15.3% year-over-year, with 35,857 recorded transactions in April 2025 compared to 42,340 the previous year. This slowdown in activity underlines ongoing challenges in affordability and lending conditions that buyers continue to face.

Realtor.com's data, sourced from real estate deeds, offers a snapshot of completed home sales but does not include properties currently on the market. This distinction is important as it may slightly lag behind real-time market listings and price fluctuations. The current market landscape suggests a cautious outlook, with buyers more selective and sellers adjusting to changing economic conditions.

While some market analysts hoped for stronger gains in home values following recent economic shifts, the tempered price movement and declining sales volumes suggest that Polk County and much of Florida remain in a period of adjustment. The housing market's resilience, despite these headwinds, offers some optimism but also serves as a reminder of the challenges that still lie ahead for both buyers and sellers.

For more detailed information on local housing trends and community data, residents and potential buyers can visit [data.theledger.com](https://data.theledger.com), a resource providing comprehensive regional

statistics.

This snapshot of Polk County's housing market reflects broader economic factors at play and underscores the need for careful navigation by anyone involved in real estate transactions.

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