MARKET & NEIGHBORHOOD REPORT · NOVEMBER 2026

FISHHAWK RANCH

LITHIA · HILLSBOROUGH COUNTY · FLORIDA 33547

FishHawk Ranch is a master-planned community of roughly 3,800 acres in Lithia, Florida, about 20 miles southeast of downtown Tampa. It holds more than 4,500 homes across five villages built between 2001 and today, is zoned to six A-rated Hillsborough County schools, and carries both an HOA fee and a CDD assessment that together run most owners $250 to $500 a month.

COMPILED BY THE TONY BARONI TEAM · UPDATED 6 NOVEMBER 2026 · NEXT REVIEW: JANUARY 2027

MEDIAN LIST PRICE	MEDIAN DAYS ON MARKET	ACTIVE LISTINGS
$579,900	**97**	**211**
Lithia 33547, September 2026	Up from 84 a year ago	33547 ZIP, mid-October 2026
PRICE PER SQ FT	**ZONED SCHOOLS**	**HOA + CDD**
$216	**6**	**$250–500**
Median asking, 33547	All A-rated, Hillsborough	Per month, varies by village

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WHAT FISHHAWK RANCH IS

> **FishHawk Ranch is a master-planned residential community in Lithia, unincorporated Hillsborough County, covering roughly 3,800 acres with more than 4,500 completed homes and a projected buildout above 5,000.**

It is not a single subdivision. FishHawk is five distinct villages developed in sequence over twenty-five years, which is why a buyer comparing two FishHawk addresses can find a twenty year difference in construction, a different school assignment, and a fee structure that is not close to the same. The village is the unit that matters here, not the ZIP code.

VILLAGE	BUILT	CHARACTER	TYPICAL ASKING RANGE
FishHawk Ranch (original)	2001–2006	The first phase. Mature tree canopy, closest to Park Square Town Center.	$280k–$450k
The Preserve	2006–present	Largest lots and homes, conservation frontage.	$500k–$750k+
FishHawk Trails	2005–2012	Gated, low density, heavily wooded.	$325k–$525k
FishHawk West	2012–present	Newer construction, zoned to Stowers and Barrington.	$300k–$475k
Starling	2014–present	Newest inventory, its own amenity center.	$375k–$600k

Why the village matters more than the community name. Two homes a mile apart in FishHawk can differ by roughly $130 a month in CDD assessment and feed into different middle schools. Every number below is broken out by village for that reason.

HOME PRICES BY VILLAGE

> **Asking prices in FishHawk Ranch generally run from about $280,000 in the original village to $750,000 and above in The Preserve.** The median list price across the wider Lithia 33547 ZIP was $579,900 in September 2026, at a median of $216 per square foot.

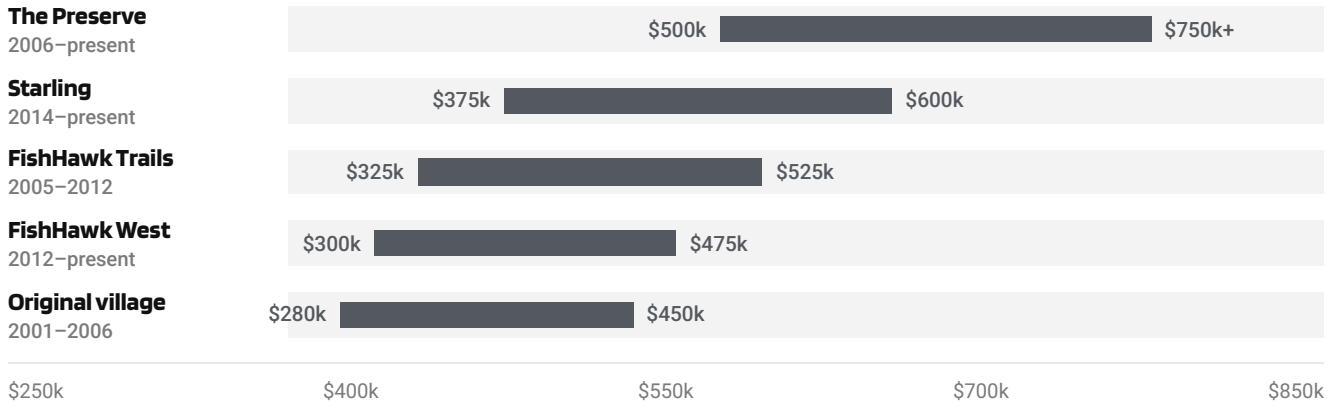
The market has kept loosening since the summer. Median days on market for 33547 listings moved from 84 to 97 year over year, 207 homes closed in September against 222 a year earlier, and roughly about 44 percent of active listings have taken at least one price cut. In practice that means sellers who price to the last comparable rather than to current inventory are sitting. Townhomes in the original village and the entry tier of FishHawk West are the fastest moving segments; homes above $700,000 are the slowest.

Two numbers that look like they disagree. Closed-sale trackers put the 33547 median sale price near $542,341 (down 2.3 percent year over year) with homes selling at 97.8 percent of asking after about 49 days. Listing trackers show a $579,900 median and 97 days. Both are right. The first counts only homes that actually sold; the second

counts everything on the market, including the overpriced homes that are still waiting. The gap between them is the clearest picture of where asking prices need to go.

TYPICAL ASKING PRICE RANGE BY VILLAGE

Ranges reflect listed asking prices, not closed sales. Individual homes fall outside these bands in both directions.



SOURCE: COMMUNITY PRICE GUIDES, 2026 · RANGES ROUNDED TO NEAREST $25K

SCHOOLS AND ZONING

> **FishHawk Ranch is zoned to six Hillsborough County public schools, all currently A-rated by the Florida Department of Education: three elementary, two middle, and Newsome High School.**

Having an A-rated elementary, middle and high school in one contiguous zone is unusual in Hillsborough County, and it is the single most common reason families give us for choosing FishHawk over Riverview or Valrico. Assignment is by address, not by village name, and Hillsborough County adjusts boundaries. Confirm the current assignment on the district's school locator before writing an offer.

SCHOOL	LEVEL	LOCATION	PRIMARILY SERVES
Bevis Elementary	Elementary	5720 Osprey Ridge Dr	FishHawk Ranch Phase II
FishHawk Creek Elementary	Elementary	16815 Dorman Rd	FishHawk Ranch Phase II
Stowers Elementary	Elementary	13915 Barringtonstowers Dr	FishHawk West
Barrington Middle	Middle	5925 Village Center Dr	FishHawk West
Randall Middle	Middle	16510 FishHawk Blvd	FishHawk Blvd corridor
Newsome High	High	16550 FishHawk Blvd	All of FishHawk Ranch

FLOOD ZONES AND INSURANCE

> **Flood zone is assigned parcel by parcel, not by subdivision.** FishHawk Ranch sits roughly 25 miles inland from Tampa Bay and outside the coastal storm surge zones, but parcels bordering FishHawk Creek and its tributaries can still be mapped in a high-risk zone.

FEMA labels high-risk areas **Zone A** or **Zone V**, meaning a one percent annual chance of flooding. Any home in one of those zones with a federally backed mortgage is required by law to carry flood insurance. **Zone X** is outside the high-risk area: shaded X is moderate risk, unshaded X is minimal. A standard Florida homeowners policy does not cover flood damage in any zone.

Two lookups settle it, and they are free. Check both, because the county's own watershed studies sometimes flag drainage the federal map does not:

TOOL	WHO PUBLISHES IT	WHAT IT TELLS YOU
FEMA Effective Flood Zone Viewer	FEMA	The official zone a lender and insurer will use
Hillsborough County Floodplain Viewer	Hillsborough County Public Works	County watershed studies, which can be broader than FEMA's

Ask for the elevation certificate. If a FishHawk home is mapped in Zone A or AE, an elevation certificate often lowers the premium substantially, and sometimes supports a LOMA request to remove the requirement. Sellers rarely volunteer it. Hillsborough County Public Works: 813.635.5400.

COMMUTE TIMES

> **From FishHawk Ranch, downtown Tampa is 30 to 35 minutes in normal traffic and 45 to 60 in rush hour. MacDill Air Force Base is 35 to 40 minutes normally and 50 to 70 in rush hour.**

FishHawk has limited road access, and most commuters funnel out through Lithia Pinecrest Road to Bloomingdale Avenue or FishHawk Boulevard to Boyette. The first fifteen minutes of the drive are the variable part, not the highway. Anyone commuting to MacDill should drive the route at 7:15 on a weekday before committing.

DESTINATION	NORMAL TRAFFIC	RUSH HOUR	NOTE
Brandon Town Center	18–22 min	25–35 min	Nearest full retail and hospital
Downtown Tampa	30–35 min	45–60 min	Via Bloomingdale to Selmon Expressway
MacDill AFB	35–40 min	50–70 min	Selmon Expressway toll route
Tampa International	40–45 min	55–75 min	Add 15 minutes for holiday weekends

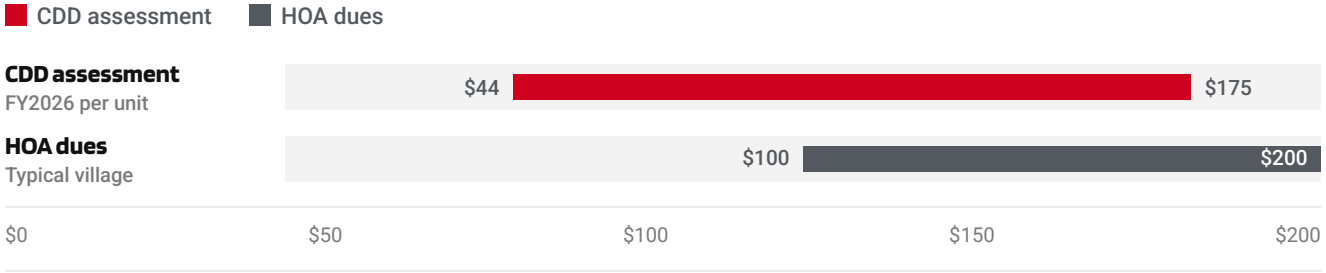
HOA, CDD AND TRUE MONTHLY COST

> **FishHawk owners pay two separate charges: an HOA fee billed by the village association, and a CDD assessment collected on the county property tax bill.** For fiscal year 2026, FishHawk Ranch CDD per-unit assessments ran from about $529.66 to $2,096.93 a year, which is roughly $44 to $175 a month. The FY2027 schedule took effect 1 October 2026; pull your parcel's line from the district's current chart.

The CDD is the piece buyers most often miss, because it does not appear as a monthly bill. It arrives as a non-ad valorem line on the Hillsborough County tax bill, alongside property tax, on the same schedule and with the same discounts and delinquency rules. It has two parts: **debt service**, which repays the bonds that built the roads, stormwater systems and amenities and is fixed to a payoff schedule, and **operations and maintenance**, which is set annually by the district board.

WHERE THE MONTHLY CARRYING COST COMES FROM

CDD figures are the FY2026 adopted per-unit range converted to a monthly equivalent. HOA figures are the typical village range; some associations sit outside it.



SOURCE: FISHHAWK RANCH CDD FY2026 ASSESSMENT SCHEDULE; VILLAGE ASSOCIATION RANGES

Add them together and most FishHawk owners are carrying **$250 to $500 a month** in HOA and CDD combined, before property taxes and insurance. That is real money against a mortgage payment, and it is why an accurate figure belongs in the pre-approval conversation rather than at the closing table.

Two cautions on listing data. Feeds regularly mix monthly and annual frequency on the HOA field, and CDD is often omitted entirely. Before you rely on either number, get the HOA estoppel from the management company and pull the parcel's assessment from the district's current chart. The November tax bill you see on a listing reflects the FY2027 assessment, not the FY2026 range quoted above.

AMENITIES AND DAILY LIFE

> **FishHawk Ranch has three separate club and pool complexes, more than 40 miles of paved trails, a walkable town center with restaurants and a fitness center, and a dedicated sports complex.** Access depends on which village you buy in.

This is the part of the community that the fees actually pay for, and it is the part a listing photo cannot convey. The three clubs are not interchangeable. Buyers with young children generally gravitate to the Aquatic Club for the splash pad and lap pool; Osprey and Palmetto are quieter and closer to the western villages.

AMENITY	WHAT IS THERE	NEAREST VILLAGES
The Aquatic Club	Resort pool, lap pool, splash pad, fitness center, event space	Original village, Preserve
The Osprey Club	Pool, fitness area, gathering space	Original village, Trails
The Palmetto Club	Pool, playground, event space (17004 Dorman Rd)	West, Starling
Park Square Town Center	Restaurants, fitness, yoga, dance and martial arts studios, services, community events	Walkable from original village
Trail network	More than 40 miles of paved trails; FishHawk Creek Nature Preserve (county shelter rebuild under way in 2026)	All villages
FishHawk Sports Complex	Youth soccer and baseball fields, skate park, dog park	All villages

EAT, SHOP AND MEET

FishHawk's locally owned restaurants and studios cluster in two places: Park Square Town Center on Churchview Drive, and the stretch of FishHawk Boulevard between Lithia Pinecrest and FishHawk Crossing. A new family restaurant opened on FishHawk Crossing this summer, a year after a locally owned supper club opened on the Boulevard.

Chains are easy to find on the Boulevard and we have not listed them. These are the independently owned places residents mention when they tell us why they like living here, which is a better test of a neighborhood than any amenity brochure. Hours and menus change; confirm before you drive.

The Boulevard Supper Club
OPENED FALL 2025 · DINNER

Locally owned, Italian-leaning supper club from the owners of The Scrambled Egg. Upscale but family-friendly; dinner from 4 p.m., weekly trivia and music bingo.

15260 FishHawk Blvd

The Hawk
NEW IN 2026 · CASUAL

Locally owned family restaurant built around comfort food and casual weeknight dining. Opened summer 2026.

5614 FishHawk Crossing Blvd

The Scrambled Egg
BREAKFAST & BRUNCH

Breakfast and brunch on the Boulevard, from the same owners as the Supper Club.

15282 FishHawk Blvd

Amici's Pizza & Pasta
PARK SQUARE · ITALIAN

Pizza and pasta at Park Square since 2017, walkable from the original village.

16132 Churchview Dr

Cherry's Bar & Grill
PARK SQUARE · BAR & GRILL

Sit-down bar and grill at Park Square Town Center, open since 2014.

16144 Churchview Dr

Hokkaido Hibachi & Sushi
JAPANESE

Hibachi tables and sushi on the Boulevard. Closed Mondays.

16769 FishHawk Blvd

The Root Studio 7
PARK SQUARE · YOGA & PILATES

Resident-owned yoga and Pilates studio, opened at Park Square in 2025. Added this edition.

Park Square, Churchview Dr

Julestarz Academy for the Performing Arts
DANCE & PERFORMING ARTS

Dance and performing arts instruction for kids, on the Boulevard. 2026–27 season enrolling.

16131 FishHawk Blvd

Sidekicks Family Martial Arts
PARK SQUARE · MARTIAL ARTS

Family martial arts studio at Park Square Town Center since 2017.

Park Square, Churchview Dr

- **Nobody pays to be on this list.** Businesses are here because FishHawk residents go there and told us so. If one closes or changes hands, we take it off at the next review. Know a locally owned place that belongs here? Email Info@TonyBaroni.com.

QUESTIONS WE GET ASKED

Is FishHawk Ranch worth the CDD fee?

It depends on whether you will use what it buys. The CDD repays the bonds behind the roads, stormwater system, trails and amenity centers. If your family swims, bikes the trails, or plays at the sports complex most weeks, the $44 to $175 a month is competitive with a private club membership. If you will not use any of it, a nearby Valrico or Riverview neighborhood without a CDD will carry cheaper.

One thing to check: the debt service portion has a payoff date. Ask which year the parcel's bonds retire, because that changes the long-term math.

Which FishHawk village has the best schools?

All six zoned schools are currently A-rated, so there is no bad assignment in FishHawk. The practical differences are middle school and walkability. FishHawk West feeds Stowers Elementary and Barrington Middle; the eastern villages feed Bevis or FishHawk Creek and Randall Middle. Every village feeds Newsome High.

Do I need flood insurance in FishHawk Ranch?

Only if the parcel is mapped in a high-risk zone, which is decided address by address. Most of FishHawk is well inland and outside the coastal surge zones, but lots along FishHawk Creek and its tributaries can be mapped Zone A or AE, and a federally backed mortgage on one of those requires coverage. Check the FEMA viewer and the county floodplain viewer before you make an offer, not after inspection.

How long are homes sitting in FishHawk right now?

Median days on market for listings in the 33547 ZIP was 97 days in September 2026, up from 84 a year earlier. Closed-sale trackers, which count only homes that actually sold, put the figure near 49 days, because well-priced homes still move while overpriced ones sit and skew the listing median. Correctly priced homes under $450,000 move considerably faster than either number; the upper tier above $700,000 is what is pulling the listing figure out.

Can I commute to MacDill from FishHawk?

Yes, and a large number of FishHawk residents do. Budget 35 to 40 minutes off-peak and 50 to 70 minutes in rush hour, using the Selmon Expressway toll route. The variable part is the first fifteen minutes getting out of the community, not the expressway.

Is FishHawk Ranch still being built?

Yes. FishHawk West and Starling are still delivering new homes, with buildout projected above 5,000 homes, and a separate Mattamy Homes community called Skyhawk broke ground on the west edge of Lithia in 2026. That matters if you are reselling in those villages, because you are competing with builder inventory and builder incentives.

SOURCES AND DATA CURRENCY

Every figure in this report is traceable. Where sources disagree, we say so rather than picking the flattering number.

- **Market figures** (median list price, days on market, active listings, price per square foot): public aggregator data for ZIP 33547, September 2026 period, retrieved 6 November 2026. Closed-sale figures (median sale price, sale-to-list ratio) from a second public aggregator for the same period. Production reports draw these from Stellar MLS.
- **CDD assessments**: FishHawk Ranch Community Development District FY2026 adopted assessment schedule. The FY2027 schedule took effect 1 October 2026; the district publishes it at fishhawkranchcdd.org. Verify your parcel's product type against the current chart.
- **School zoning and ratings**: Hillsborough County Public Schools and Florida Department of Education school grades. Boundaries change; confirm with the district locator.
- **Flood zone mechanics**: FEMA flood zone definitions and Hillsborough County Public Works floodplain guidance.
- **Local businesses**: verified open as of 6 November 2026 against local press, business websites and directory listings. Correction from our August edition: The Boulevard Supper Club opened in fall 2025, not 2026. The Root Studio 7 added. Park Square Social, listed in older guides, closed in 2025 and is not included.
- **Village price ranges, amenities, commute times**: community guides published in 2026, cross-checked against two independent sources. Commute estimates vary by source and by route.

This report is a research summary, not an appraisal, a survey, or a flood determination. Verify anything that will affect an offer, in writing, with the county, the district, or your lender.



NEXT STEP

THINKING ABOUT A FISHHAWK ADDRESS?

We will pull the parcel-level CDD, the current school assignment and the flood determination for any address you are considering, before you write an offer. No charge, no obligation.

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Live listings and the current edition: tonybaroni.com/homes-for-sale-in/fishhawk-ranch/

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