

Lee County, FL

County · FL · Florida

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

24,109

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



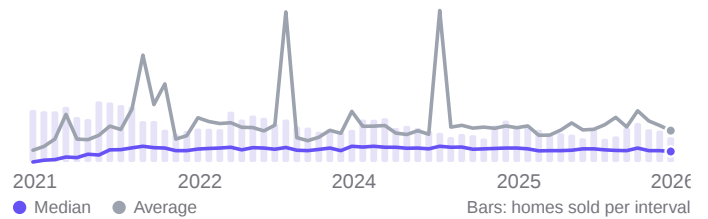
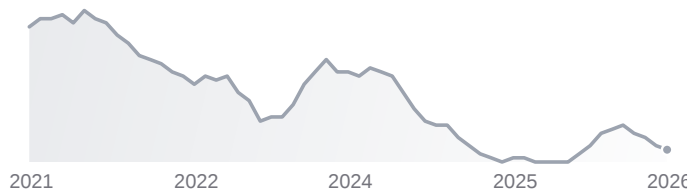
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$345K · Average \$466K

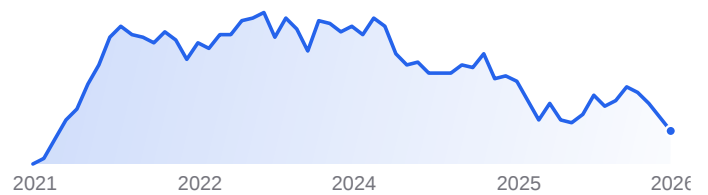
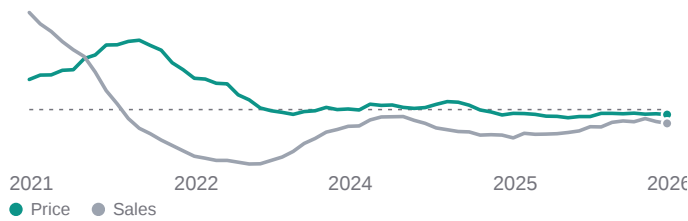


Growth (year over year)

Price -2.7% · Sales -7.4%

Price per square foot

\$180/ft²

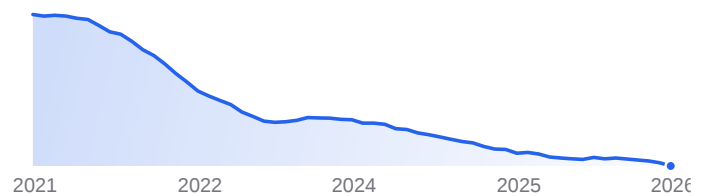


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

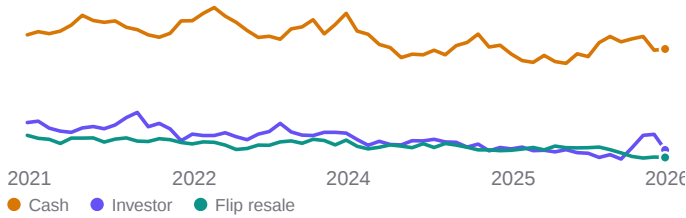
6.0%



BUYERS & OUTCOMES

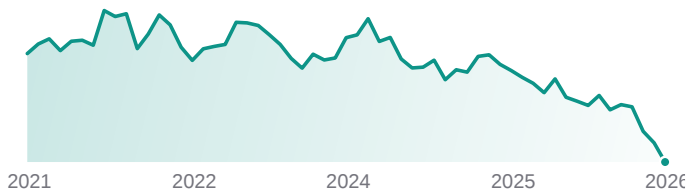
Buyer mix

Cash 45% · Investor 6.2% · Flip resale 3.3%



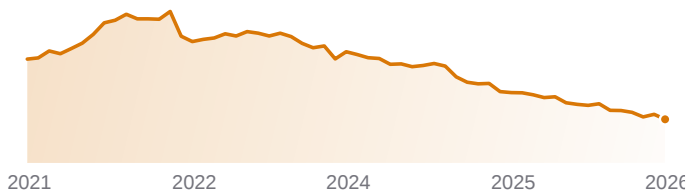
Sellers who sold at a gain

76%

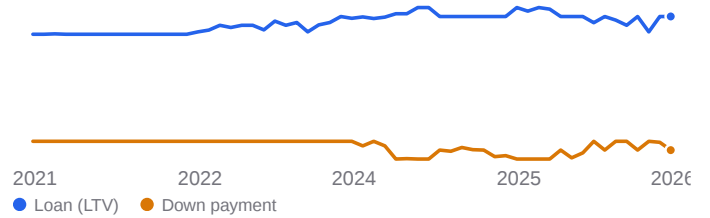


Median annualized return at resale

+4.0%

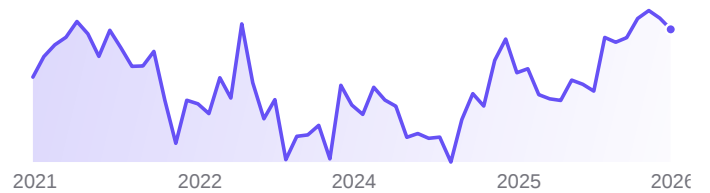


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



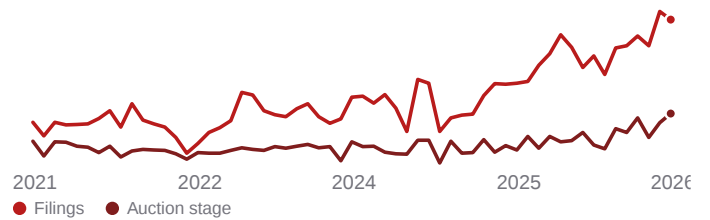
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 269 · Auction stage 96



HOUSING STOCK

Homes	400,256
Median value (AVM)	\$346K
Median size	1,828 ft²
Median bedrooms	3
Median year built	1999
Single family	70%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.1%
Owner occupied	60%
Company owned	25%
Median loan-to-value	40%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	866,623
Density	1,110 / mi²
Median household income	\$70K
Average household income	\$96K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	16
Homes occupied	80%
Bachelor's or higher	20%
Poverty rate	10.0%
Unemployment	0.9%
Average temp	74°F
Annual precip	54 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.