

Fort Myers 33901

ZIP code · FL · Florida > Lee County > Fort Myers

BALANCED MARKET

\$254K

MEDIAN SALE PRICE

-13.0%

1-YR CHANGE

297

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



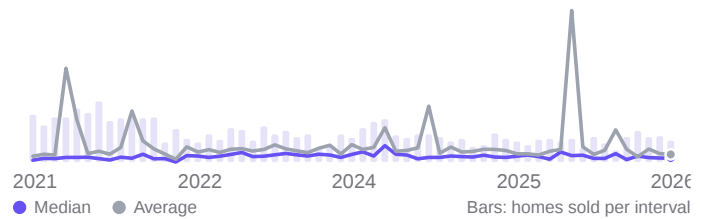
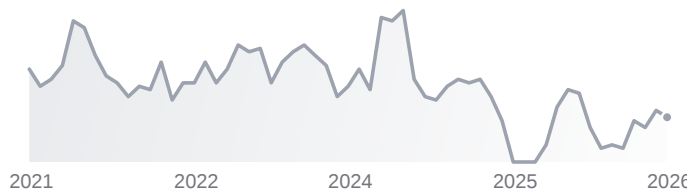
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$250K · Average \$322K

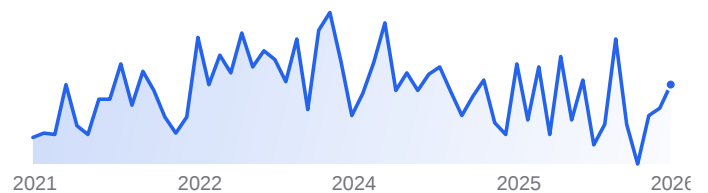
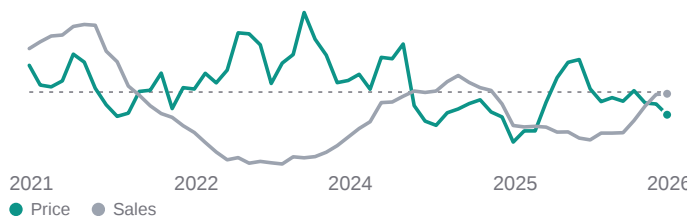


Growth (year over year)

Price -13.0% · Sales -1.0%

Price per square foot

\$197/ft²



Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

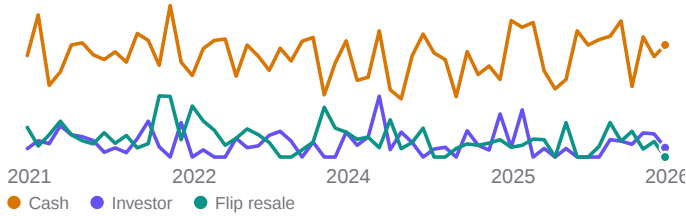
4.6%



BUYERS & OUTCOMES

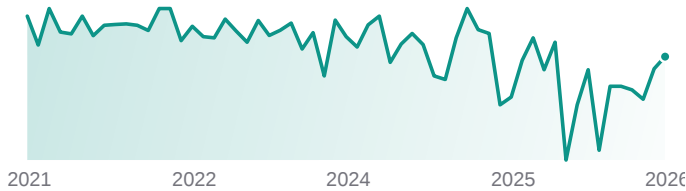
Buyer mix

Cash 50% · Investor 4.2% · Flip resale 0%



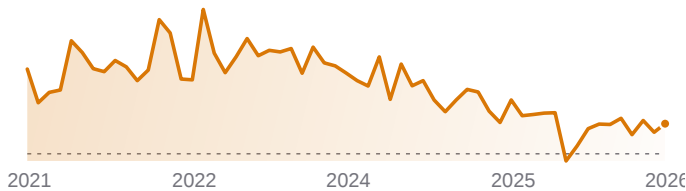
Sellers who sold at a gain

86%

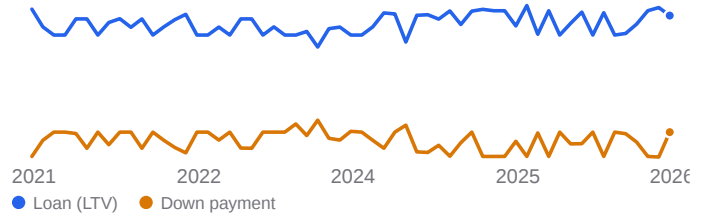


Median annualized return at resale

+4.1%

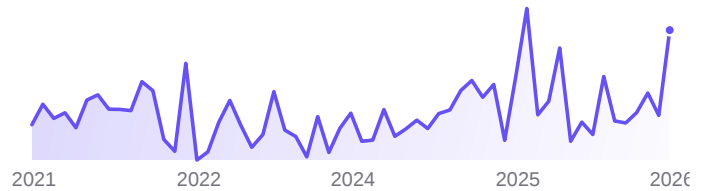


Financing (share of purchase price) Loan (LTV) 92% · Down payment 20%



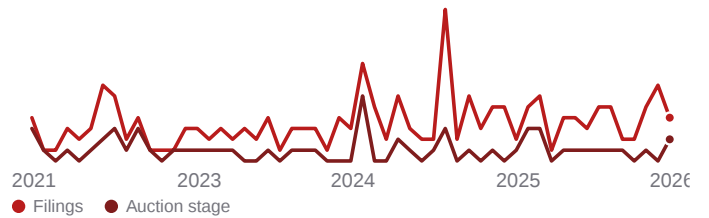
Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	6,459
Median value (AVM)	\$248K
Median size	1,532 ft²
Median bedrooms	3
Median year built	1963
Single family	65%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.9%
Owner occupied	60%
Company owned	26%
Median loan-to-value	38%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	24,734
Density	2,521 / mi²
Median household income	\$54K
Average household income	\$84K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	17
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	19.2%
Unemployment	1.0%
Average temp	74°F
Annual precip	55 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.