

North Fort Myers 33903

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

BALANCED MARKET

\$191K

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

501

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



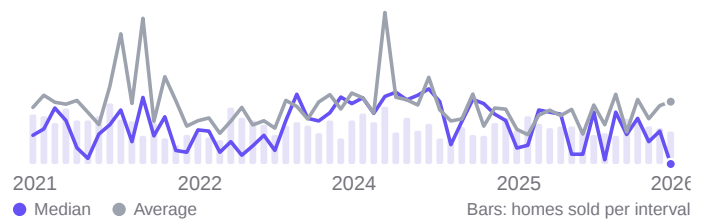
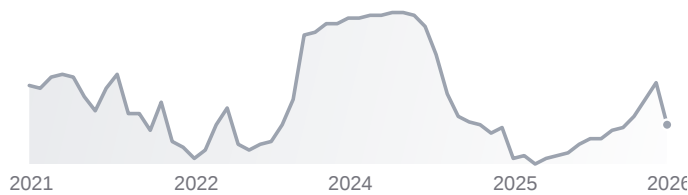
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$147K · Average \$295K

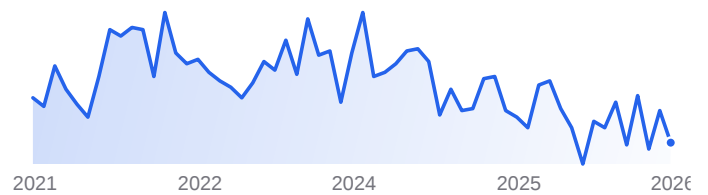
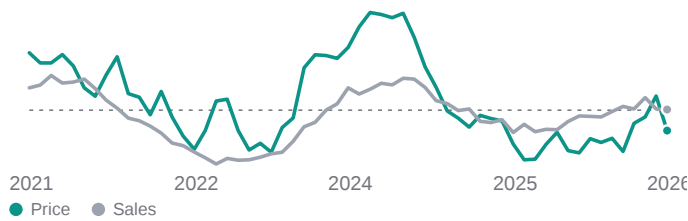


Growth (year over year)

Price -12.2% · Sales +0.4%

Price per square foot

\$123/ft²

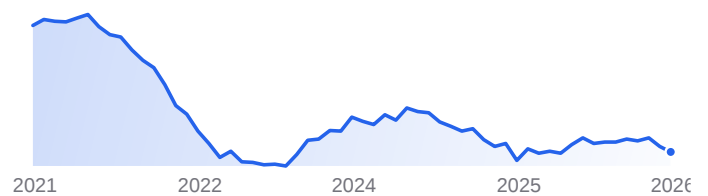


Sale premium vs estimated value

-10.0%

Annual turnover (share of homes sold)

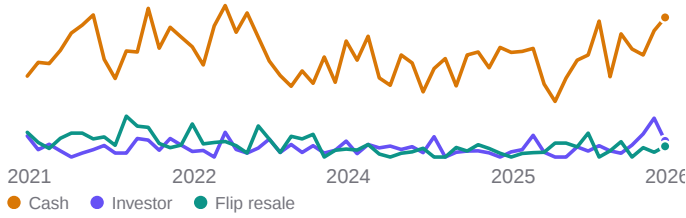
5.2%



BUYERS & OUTCOMES

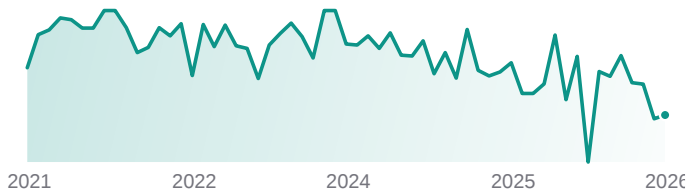
Buyer mix

Cash 68% · Investor 7.9% · Flip resale 5.3%



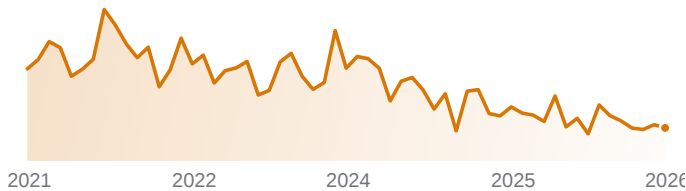
Sellers who sold at a gain

72%

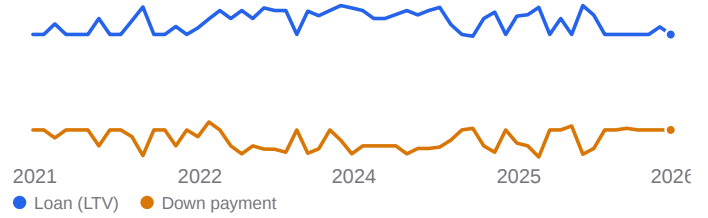


Median annualized return at resale

+3.1%

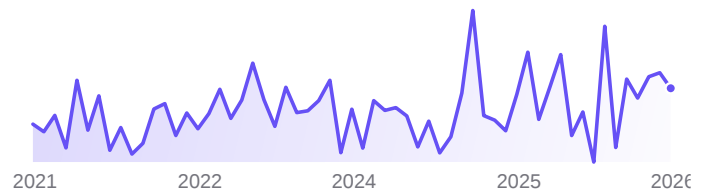


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



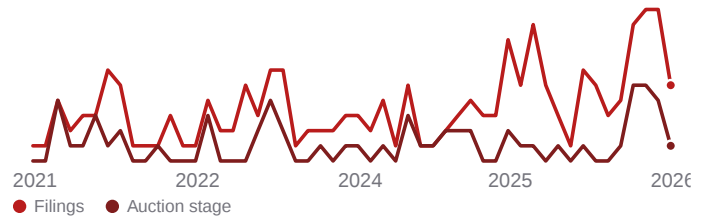
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	9,668
Median value (AVM)	\$263K
Median size	1,440 ft²
Median bedrooms	2
Median year built	1980
Single family	50%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.9%
Owner occupied	61%
Company owned	22%
Median loan-to-value	36%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	28,880
Density	1,902 / mi²
Median household income	\$60K
Average household income	\$77K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	21
Homes occupied	81%
Bachelor's or higher	17%
Poverty rate	10.0%
Unemployment	0.7%
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.