

Cape Coral 33904

ZIP code · FL · Florida > Lee County > Cape Coral

BALANCED MARKET

\$355K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

1,016

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

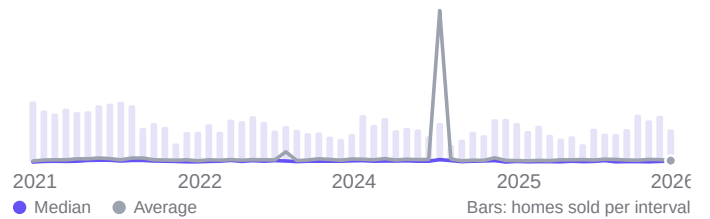
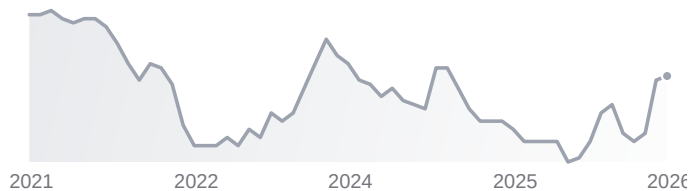
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$385K · Average \$422K

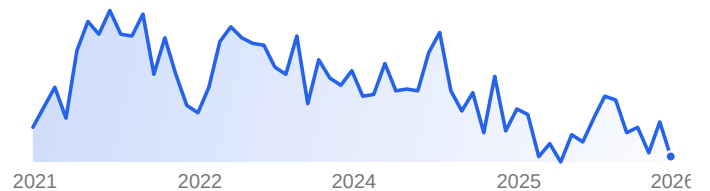
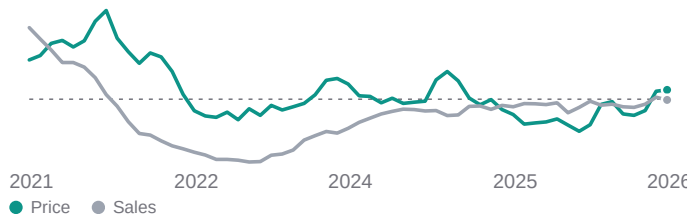


Growth (year over year)

Price +5.5% · Sales -0.4%

Price per square foot

\$172/ft²

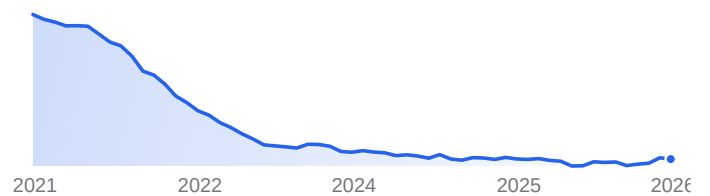


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

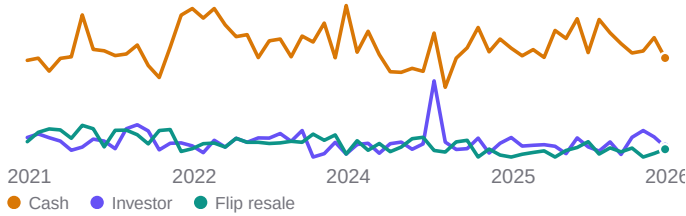
5.6%



BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 4.7% · Flip resale 3.5%



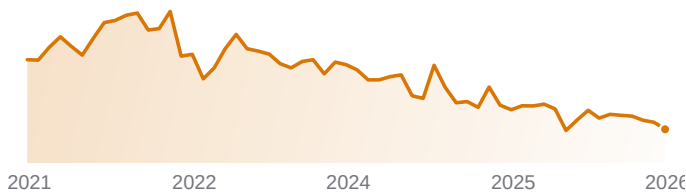
Sellers who sold at a gain

81%

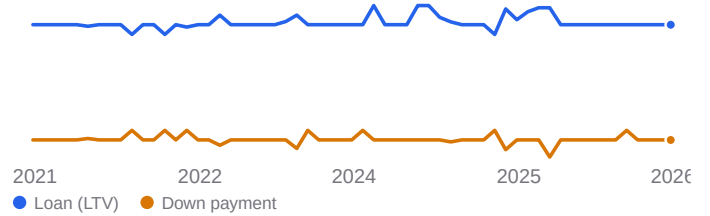


Median annualized return at resale

+3.2%



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



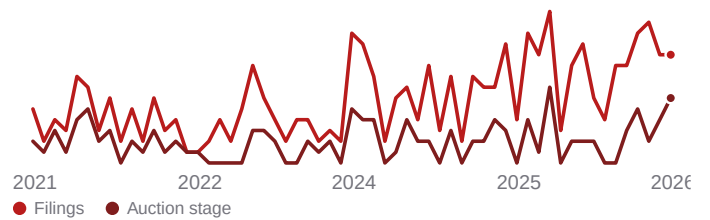
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 10 · Auction stage 6



HOUSING STOCK

Homes	18,251
Median value (AVM)	\$346K
Median size	1,932 ft²
Median bedrooms	3
Median year built	1980
Single family	75%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.3%
Owner occupied	58%
Company owned	26%
Median loan-to-value	37%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	35,152
Density	2,220 / mi²
Median household income	\$71K
Average household income	\$89K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	19
Homes occupied	82%
Bachelor's or higher	20%
Poverty rate	6.6%
Unemployment	0.8%
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.