

Fort Myers 33905

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

BALANCED MARKET

\$309K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

901

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

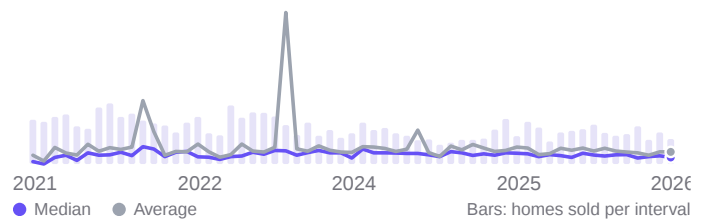
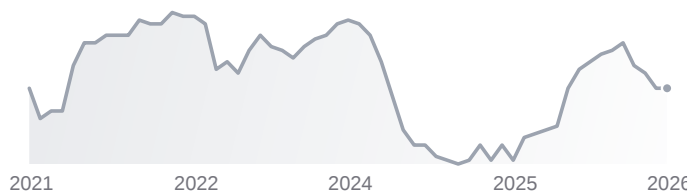
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$300K · Average \$360K

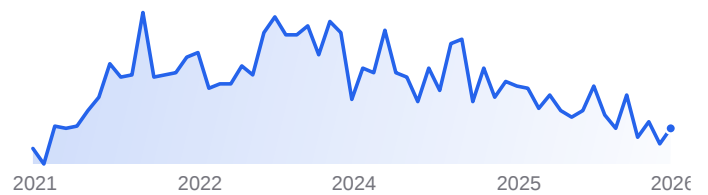
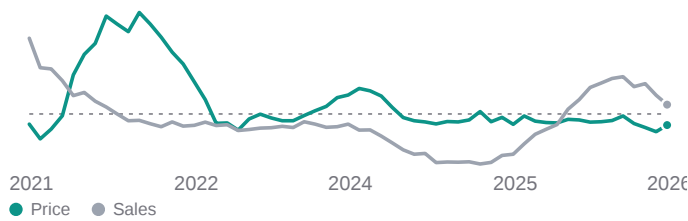


Growth (year over year)

Price -6.9% · Sales +5.9%

Price per square foot

\$158/ft²

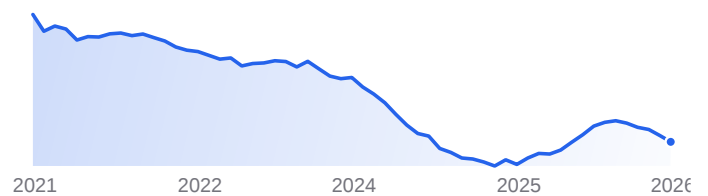


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

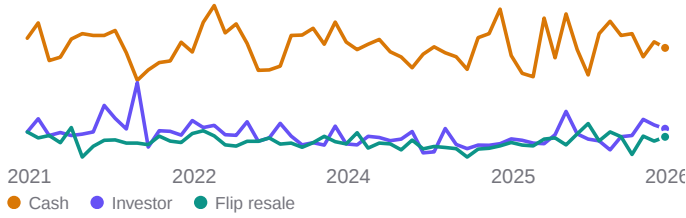
5.8%



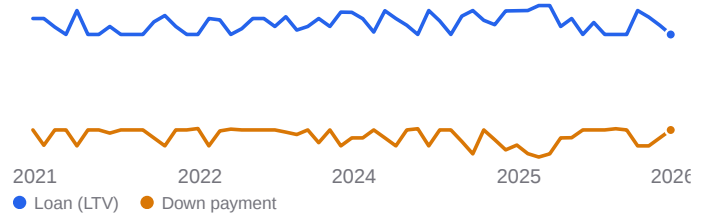
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 11% · Flip resale 8.2%

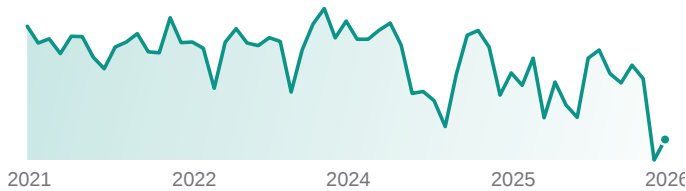


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



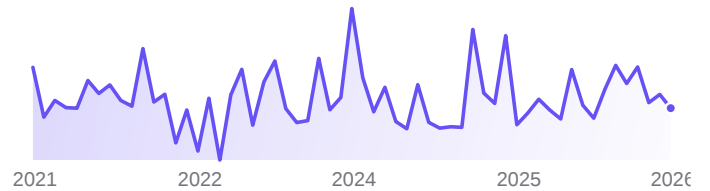
Sellers who sold at a gain

65%



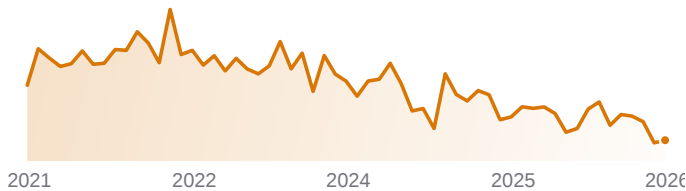
Typical hold before selling

5.0 yrs



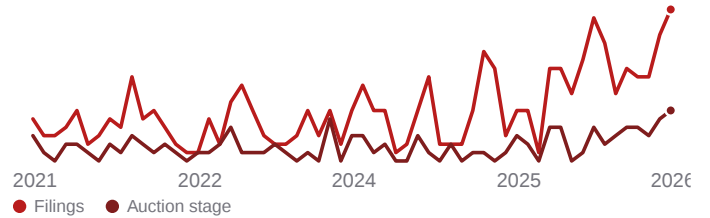
Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 18 · Auction stage 6



HOUSING STOCK

Homes	15,421
Median value (AVM)	\$295K
Median size	1,645 ft²
Median bedrooms	3
Median year built	1986
Single family	77%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.5%
Owner occupied	64%
Company owned	23%
Median loan-to-value	44%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	40,707
Density	913 / mi²
Median household income	\$69K
Average household income	\$85K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	18
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	11.2%
Unemployment	1.1%
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.