

Fort Myers 33907

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

BALANCED MARKET

\$202K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

378

SALES (12 MO)

\$201K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



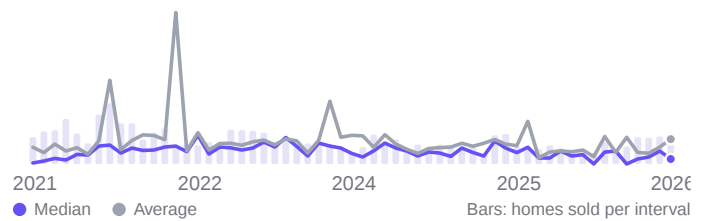
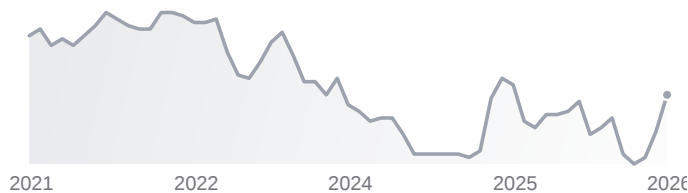
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$185K · Average \$284K

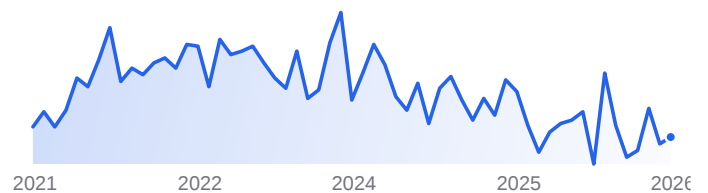
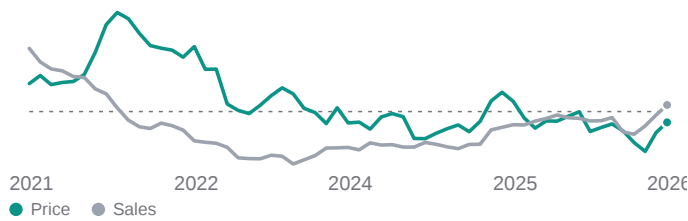


Growth (year over year)

Price -7.1% · Sales +4.4%

Price per square foot

\$143/ft²

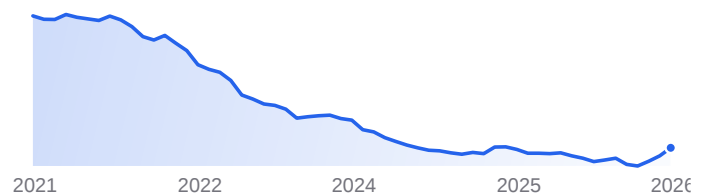


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

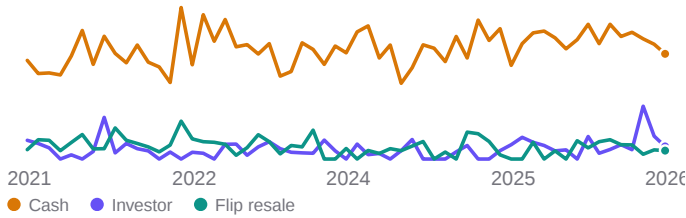
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 6.3% · Flip resale 4.2%



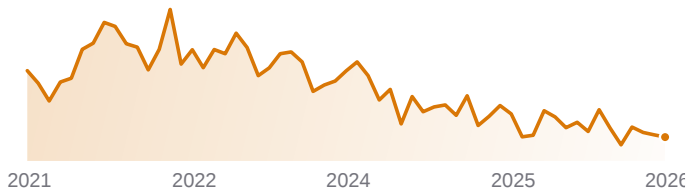
Sellers who sold at a gain

70%

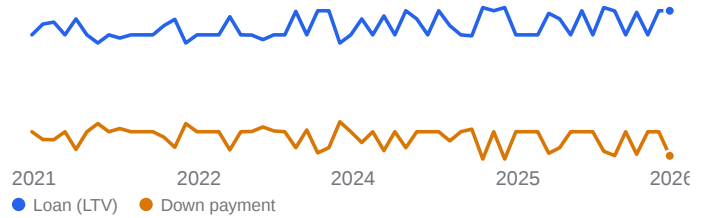


Median annualized return at resale

+2.6%

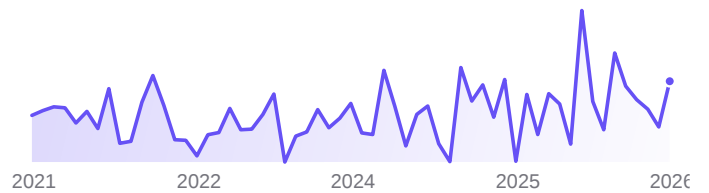


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



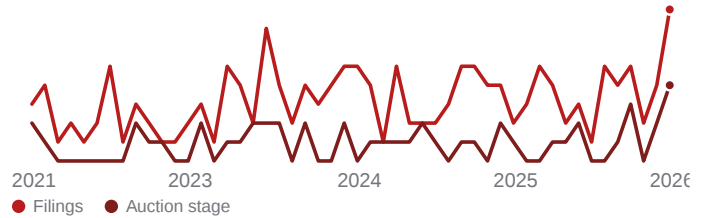
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 8 · Auction stage 4



HOUSING STOCK

Homes	8,198
Median value (AVM)	\$201K
Median size	1,390 ft²
Median bedrooms	2
Median year built	1980
Single family	43%
Condos	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.0%
Owner occupied	53%
Company owned	24%
Median loan-to-value	31%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	27,230
Density	3,682 / mi²
Median household income	\$54K
Average household income	\$64K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	20
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	12.7%
Unemployment	1.1%
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.