

Fort Myers 33908

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

BALANCED MARKET

\$291K

MEDIAN SALE PRICE

-12.7%

1-YR CHANGE

1,377

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

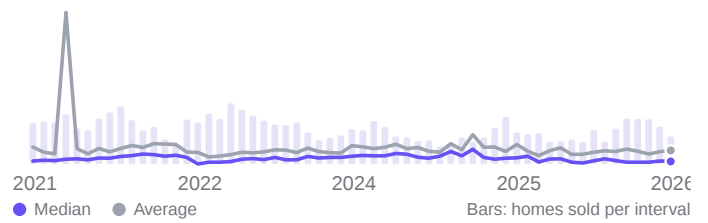
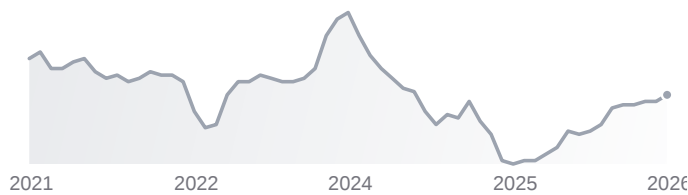
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$293K · Average \$454K

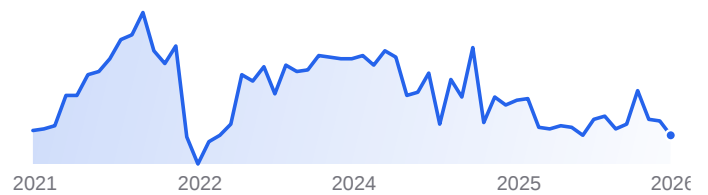
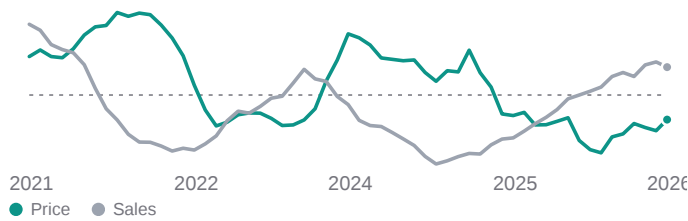


Growth (year over year)

Price -12.7% · Sales +14.4%

Price per square foot

\$173/ft²

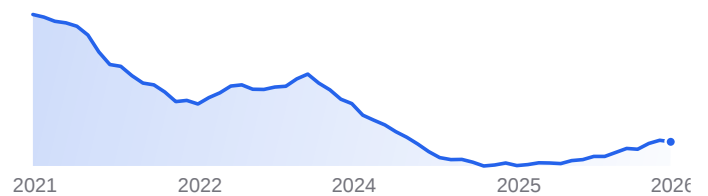


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

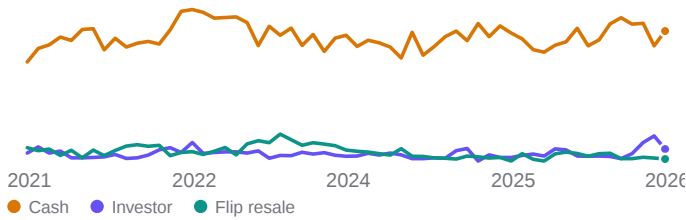
5.8%



BUYERS & OUTCOMES

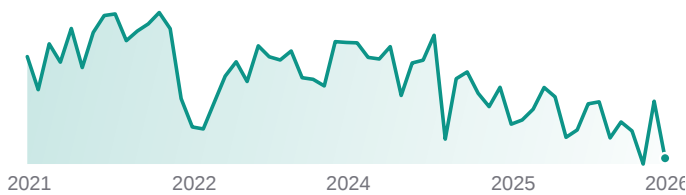
Buyer mix

Cash 66% · Investor 6.1% · Flip resale 1.0%



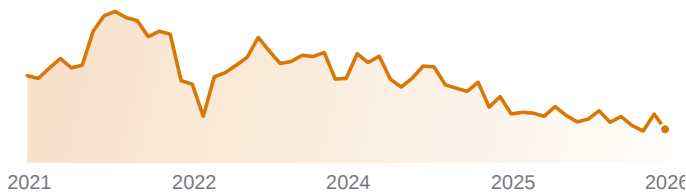
Sellers who sold at a gain

71%

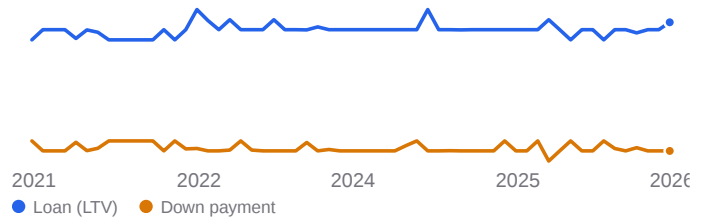


Median annualized return at resale

+2.2%

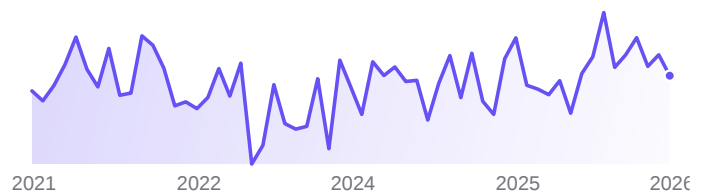


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



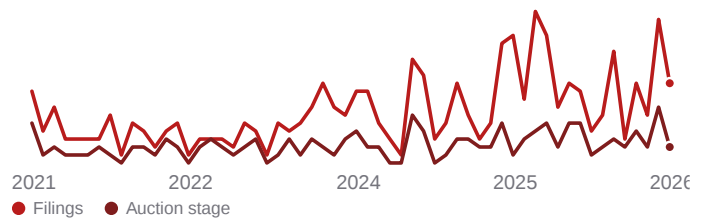
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 10 · Auction stage 2



HOUSING STOCK

Homes	23,908
Median value (AVM)	\$337K
Median size	1,814 ft²
Median bedrooms	3
Median year built	1998
Single family	45%
Condos	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.7%
Owner occupied	50%
Company owned	28%
Median loan-to-value	27%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	51,592
Density	1,011 / mi²
Median household income	\$74K
Average household income	\$103K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	19
Homes occupied	71%
Bachelor's or higher	26%
Poverty rate	7.7%
Unemployment	0.6%
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.