

Cape Coral 33909

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

BUYER'S MARKET

\$310K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

1,042

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



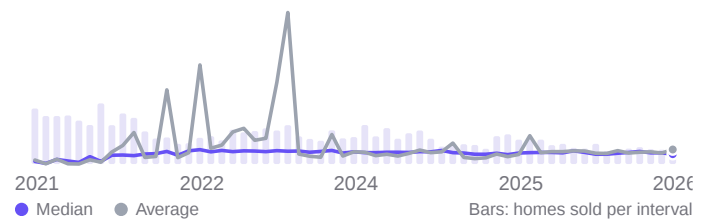
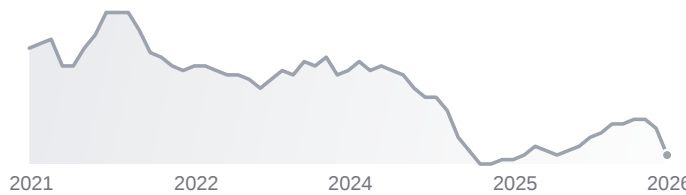
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$300K · Average \$350K

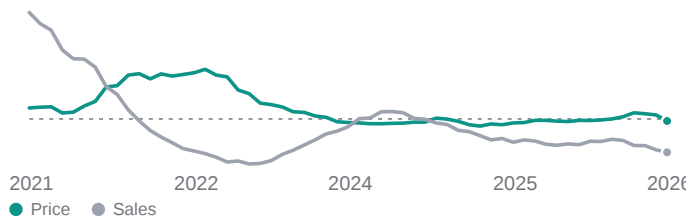


Growth (year over year)

Price -1.9% · Sales -32.4%

Price per square foot

\$161/ft²

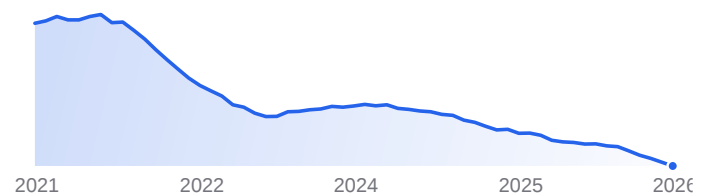
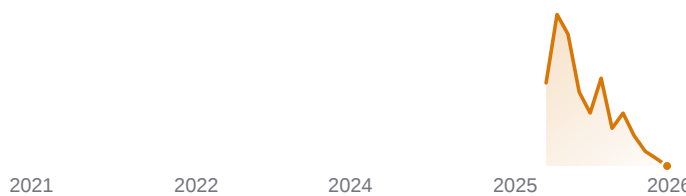


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

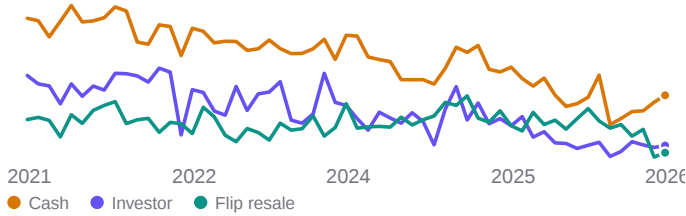
6.0%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 7.1% · Flip resale 4.3%



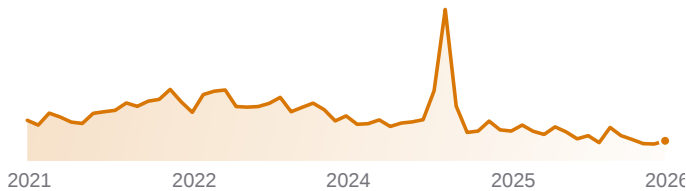
Sellers who sold at a gain

77%

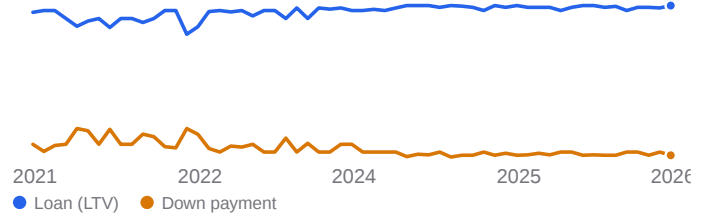


Median annualized return at resale

+5.5%

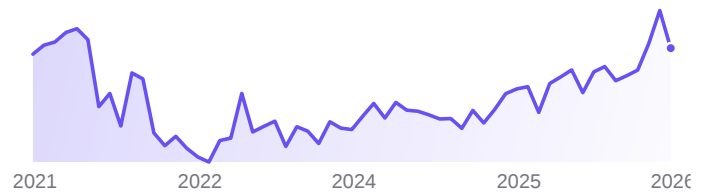


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



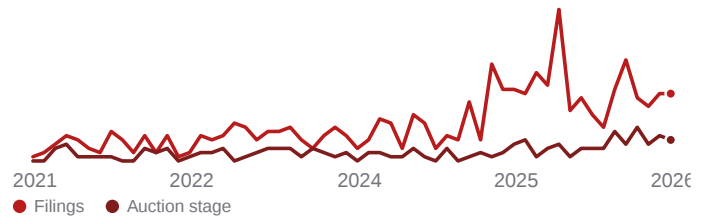
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 16 · Auction stage 5



HOUSING STOCK

Homes	17,255
Median value (AVM)	\$294K
Median size	1,772 ft²
Median bedrooms	3
Median year built	2006
Single family	88%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.7%
Owner occupied	69%
Company owned	20%
Median loan-to-value	61%

Typical ownership tenure

5.8 yrs

COMMUNITY

Population	38,075
Density	976 / mi²
Median household income	\$71K
Average household income	\$87K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	13
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	8.9%
Unemployment	1.1%
Average temp	74°F
Annual precip	53 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.