

Fort Myers 33912

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

SELLER'S MARKET

\$387K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

503

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

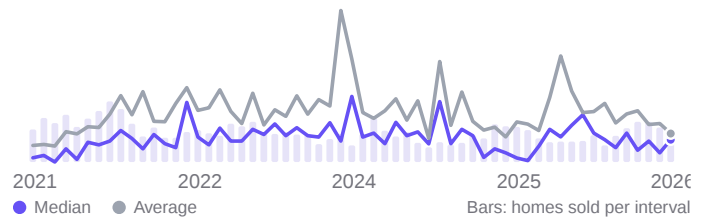
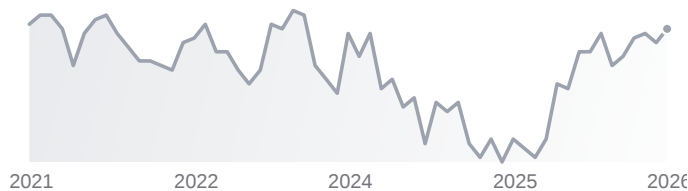
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$405K · Average \$429K

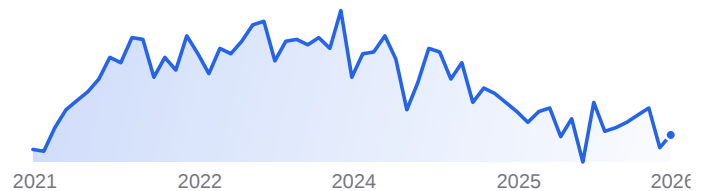
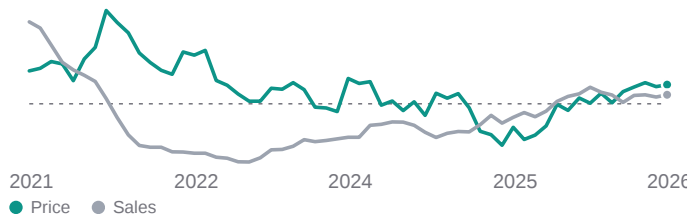


Growth (year over year)

Price +11.5% · Sales +5.5%

Price per square foot

\$176/ft²

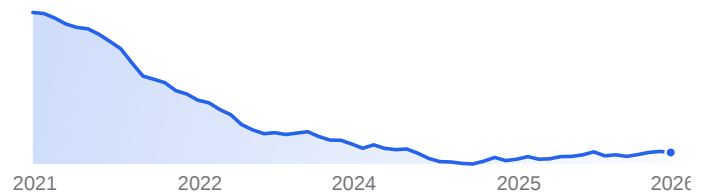


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

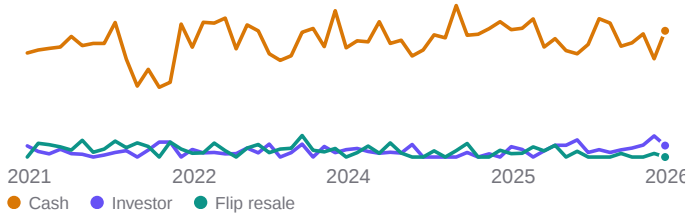
5.3%



BUYERS & OUTCOMES

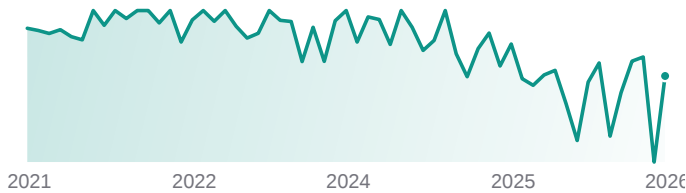
Buyer mix

Cash 67% · Investor 6.1% · Flip resale 0%



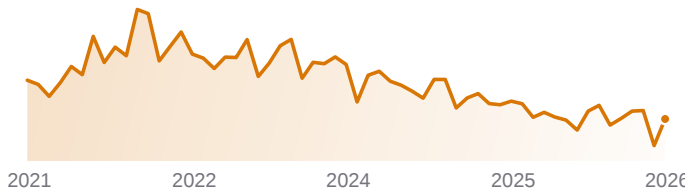
Sellers who sold at a gain

84%

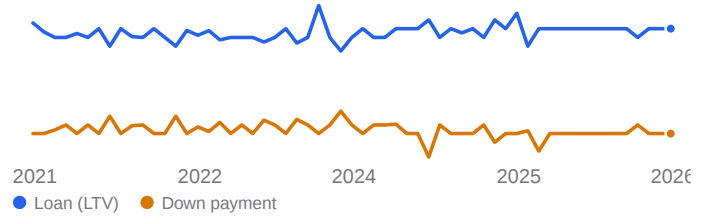


Median annualized return at resale

+3.6%

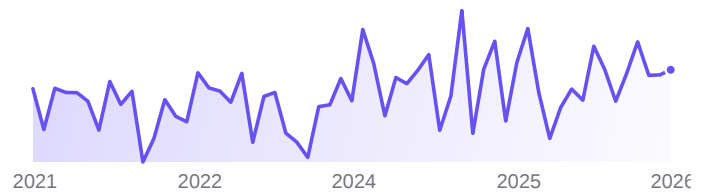


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



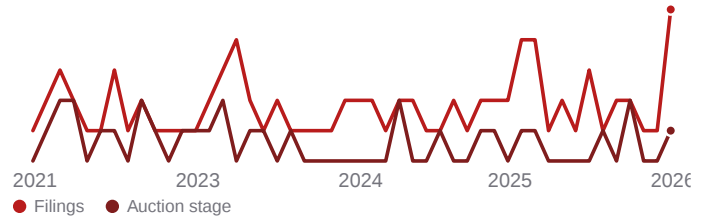
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	9,474
Median value (AVM)	\$389K
Median size	2,304 ft²
Median bedrooms	3
Median year built	2000
Single family	54%
Condos	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.4%
Owner occupied	59%
Company owned	28%
Median loan-to-value	30%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	21,681
Density	951 / mi²
Median household income	\$101K
Average household income	\$124K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	16
Homes occupied	80%
Bachelor's or higher	29%
Poverty rate	4.4%
Unemployment	0.7%
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.