

Fort Myers 33913

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

BALANCED MARKET

\$467K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

1,294

SALES (12 MO)

\$440K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



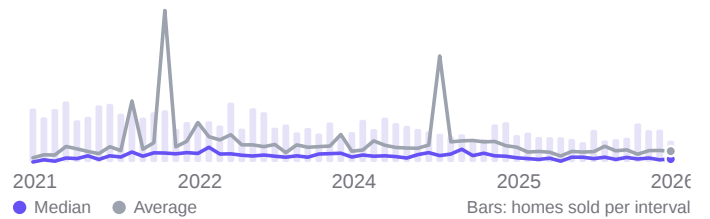
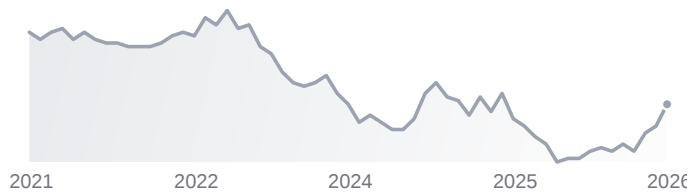
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$465K · Average \$614K

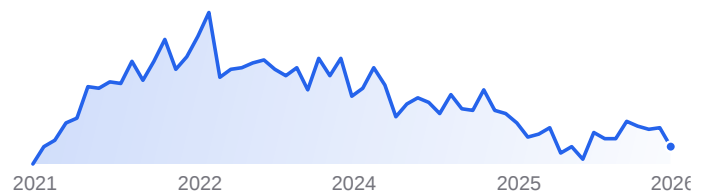
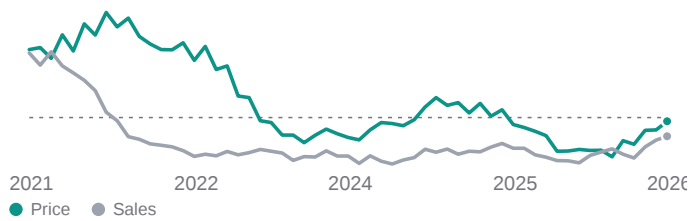


Growth (year over year)

Price -1.8% · Sales -8.7%

Price per square foot

\$185/ft²

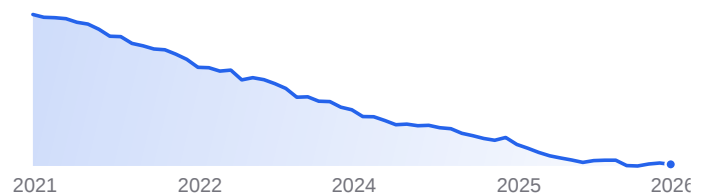


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

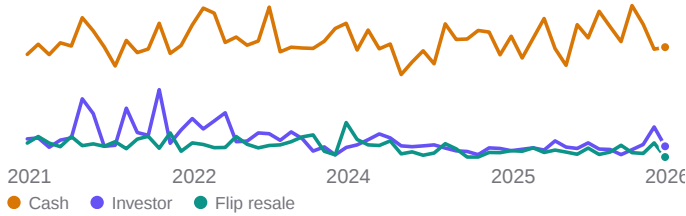
6.5%



BUYERS & OUTCOMES

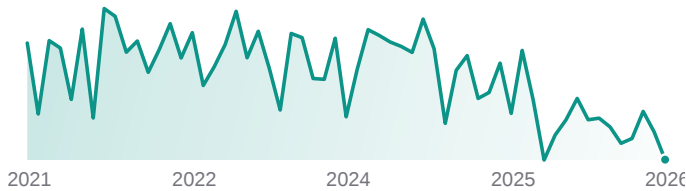
Buyer mix

Cash 47% · Investor 4.6% · Flip resale 0%



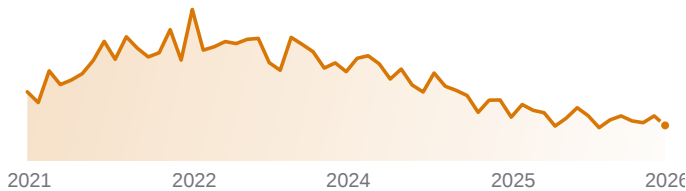
Sellers who sold at a gain

74%

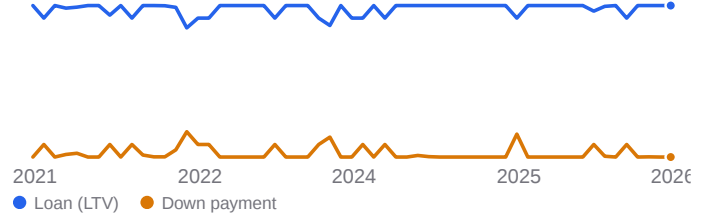


Median annualized return at resale

+3.5%

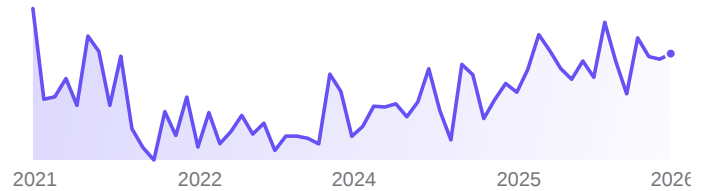


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



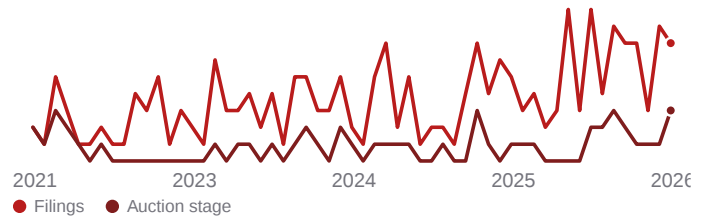
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	19,792
Median value (AVM)	\$440K
Median size	2,365 ft²
Median bedrooms	3
Median year built	2008
Single family	79%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	67%
Company owned	27%
Median loan-to-value	40%

Typical ownership tenure

6.0 yrs

COMMUNITY

Population	36,437
Density	332 / mi²
Median household income	\$108K
Average household income	\$125K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	16
Homes occupied	81%
Bachelor's or higher	29%
Poverty rate	5.0%
Unemployment	0.9%
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.