

Cape Coral 33914

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

SELLER'S MARKET

\$477K

MEDIAN SALE PRICE

+4.6%

1-YR CHANGE

1,421

SALES (12 MO)

\$444K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

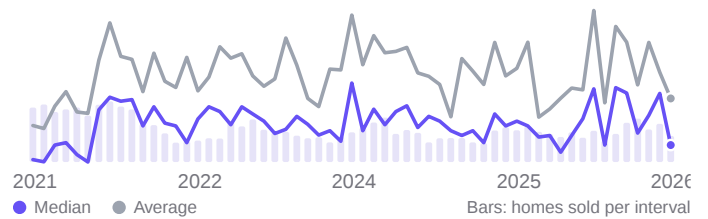
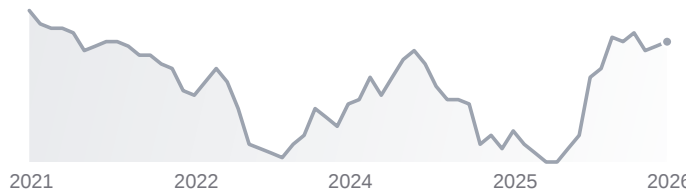
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$420K · Average \$518K

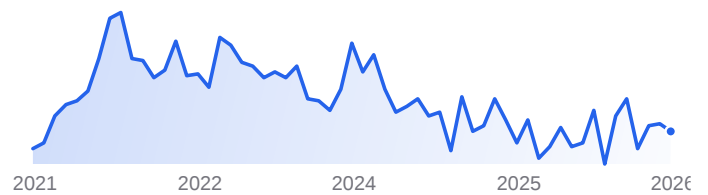
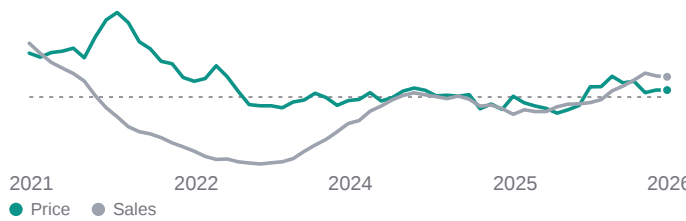


Growth (year over year)

Price +4.6% · Sales +13.6%

Price per square foot

\$196/ft²

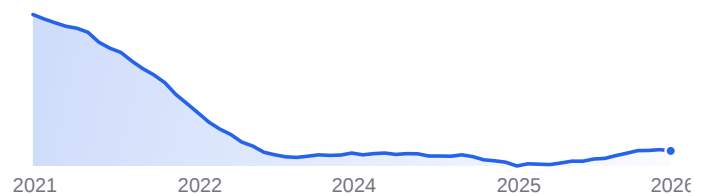


Sale premium vs estimated value

-2.8%

Annual turnover (share of homes sold)

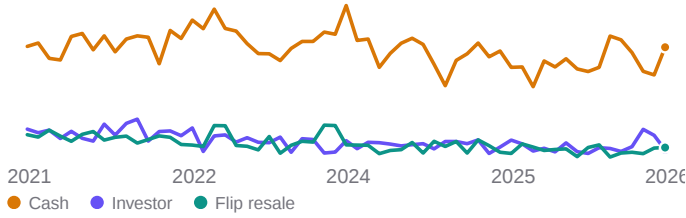
6.1%



BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 4.0% · Flip resale 5.0%



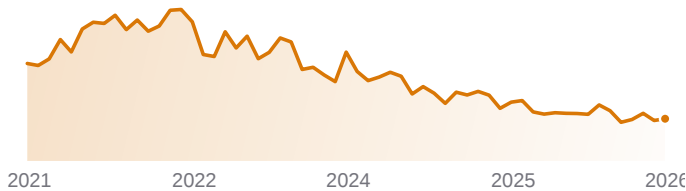
Sellers who sold at a gain

76%

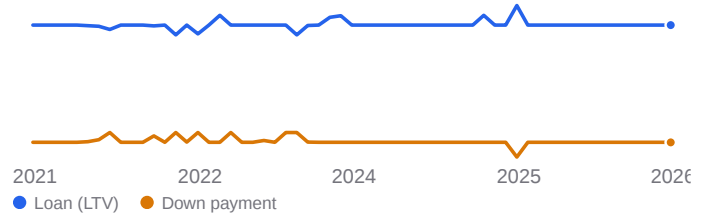


Median annualized return at resale

+4.6%

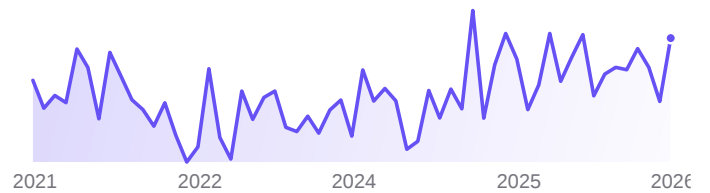


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



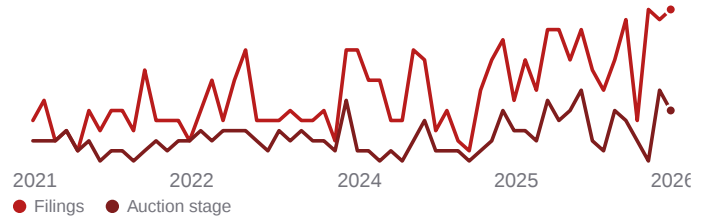
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 15 · Auction stage 5



HOUSING STOCK

Homes	23,218
Median value (AVM)	\$444K
Median size	2,336 ft²
Median bedrooms	3
Median year built	2001
Single family	86%
Condos	9.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.0%
Owner occupied	63%
Company owned	25%
Median loan-to-value	42%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	49,107
Density	1,427 / mi ²
Median household income	\$75K
Average household income	\$104K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	17
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	6.8%
Unemployment	1.0%
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.