

Fort Myers 33916

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

BUYER'S MARKET

\$217K

MEDIAN SALE PRICE

-21.2%

1-YR CHANGE

288

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



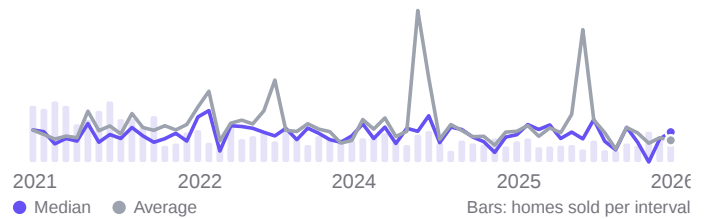
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$265K · Average \$233K

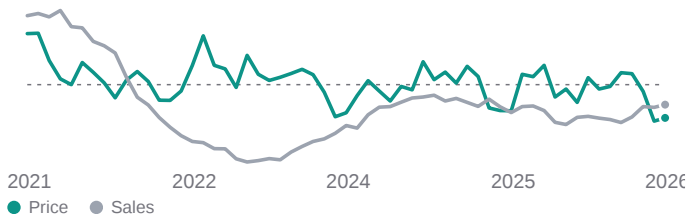


Growth (year over year)

Price -21.2% · Sales -12.7%

Price per square foot

\$166/ft²

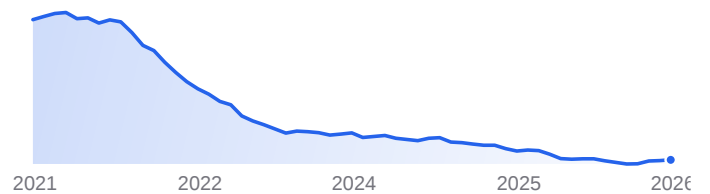


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

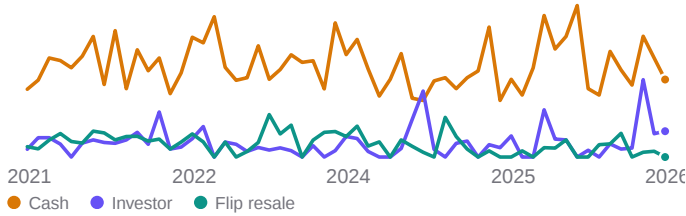
3.8%



BUYERS & OUTCOMES

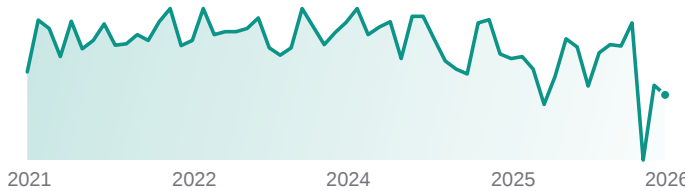
Buyer mix

Cash 39% · Investor 13% · Flip resale 0%



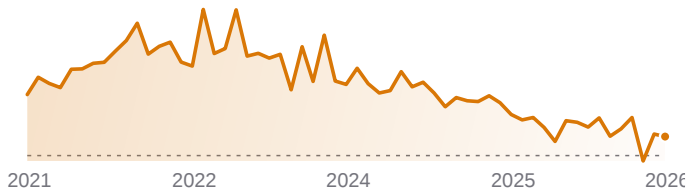
Sellers who sold at a gain

70%

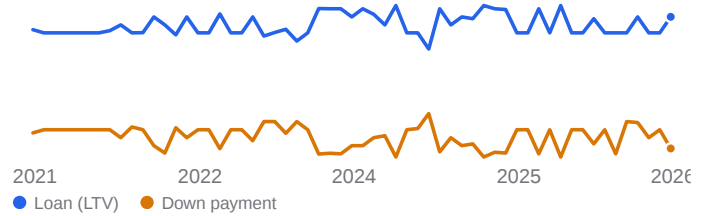


Median annualized return at resale

+2.6%

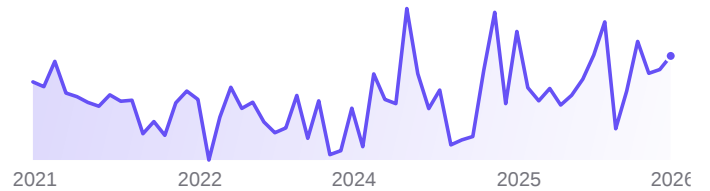


Financing (share of purchase price) Loan (LTV) 90% · Down payment 8.3%



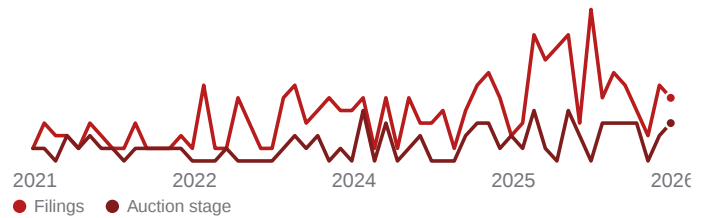
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	7,496
Median value (AVM)	\$210K
Median size	1,383 ft²
Median bedrooms	3
Median year built	1995
Single family	68%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.6%
Owner occupied	54%
Company owned	25%
Median loan-to-value	36%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	29,802
Density	2,508 / mi²
Median household income	\$49K
Average household income	\$59K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	13
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	17.5%
Unemployment	0.9%
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.