

North Fort Myers 33917

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

BUYER'S MARKET

\$268K

MEDIAN SALE PRICE

-15.9%

1-YR CHANGE

1,085

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



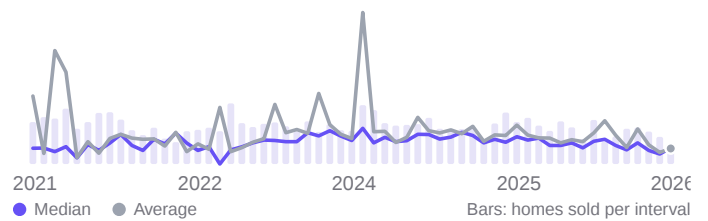
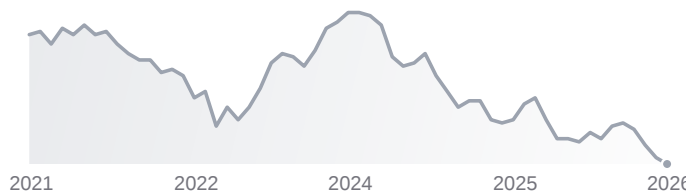
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$280K · Average \$278K

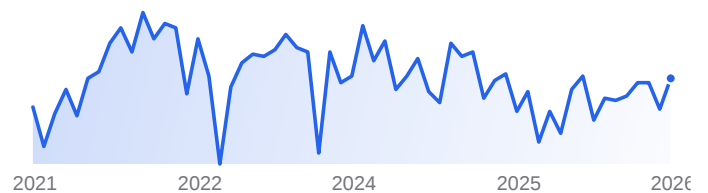
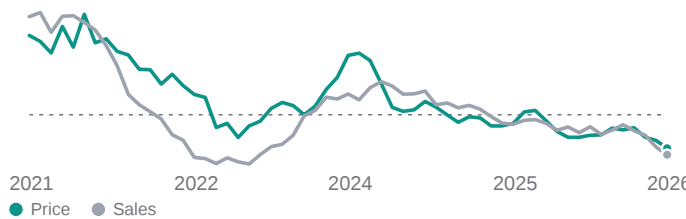


Growth (year over year)

Price -15.9% · Sales -19.0%

Price per square foot

\$163/ft²

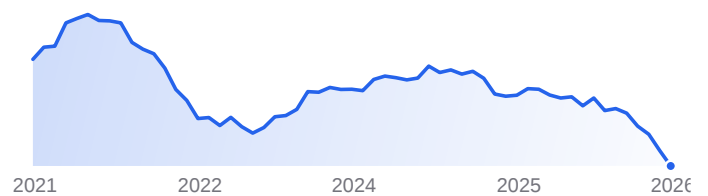


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

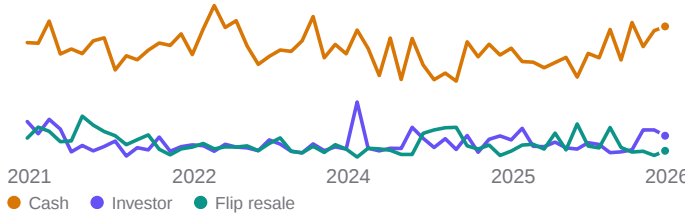
6.8%



BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 10% · Flip resale 3.4%



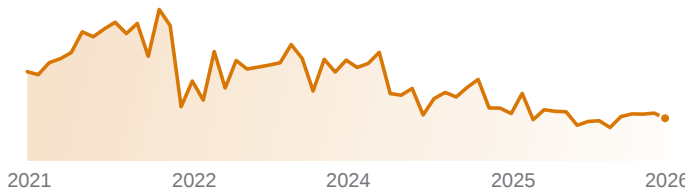
Sellers who sold at a gain

72%

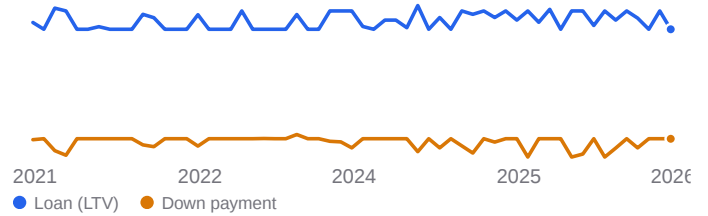


Median annualized return at resale

+4.1%

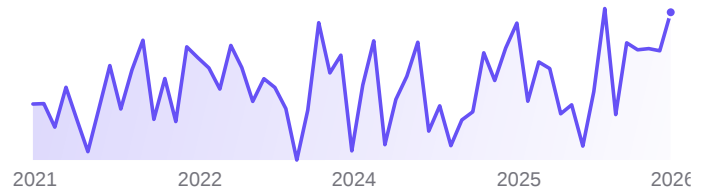


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



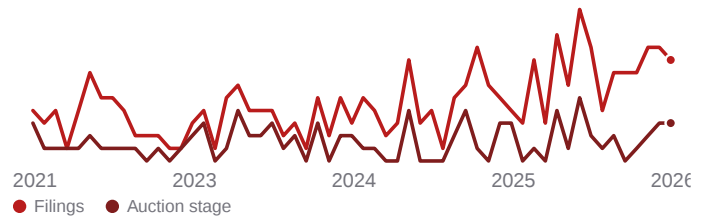
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 8 · Auction stage 3



HOUSING STOCK

Homes	16,010
Median value (AVM)	\$320K
Median size	1,544 ft²
Median bedrooms	2
Median year built	1985
Single family	60%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.4%
Owner occupied	65%
Company owned	21%
Median loan-to-value	43%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	35,090
Density	586 / mi²
Median household income	\$58K
Average household income	\$69K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	19
Homes occupied	82%
Bachelor's or higher	14%
Poverty rate	13.4%
Unemployment	0.7%
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.