

Fort Myers 33919

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

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

-7.3%

1-YR CHANGE

861

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



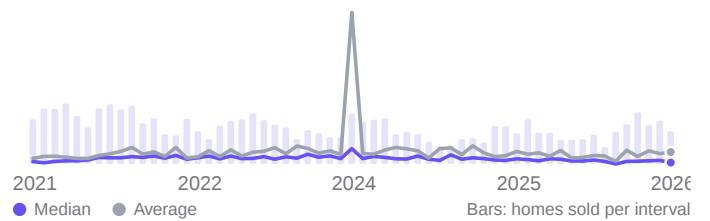
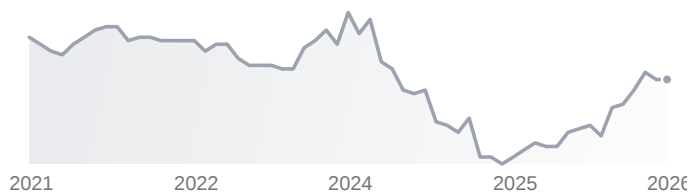
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$235K · Average \$380K

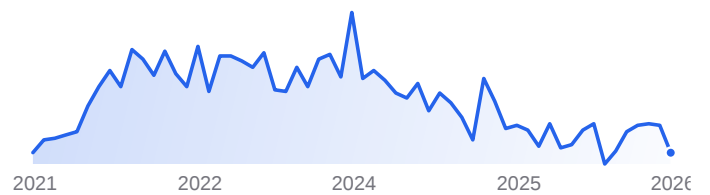
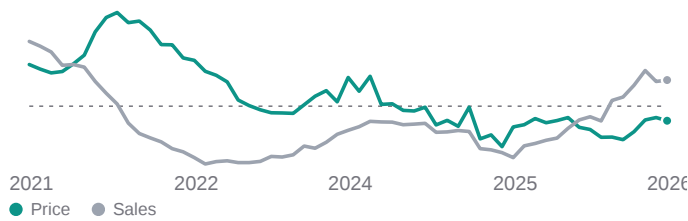


Growth (year over year)

Price -7.3% · Sales +13.1%

Price per square foot

\$158/ft²

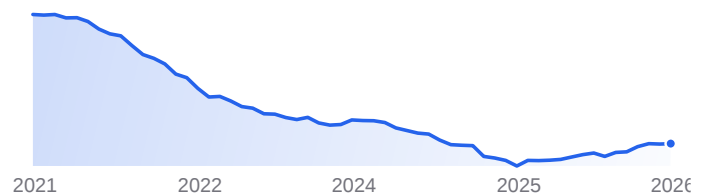


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

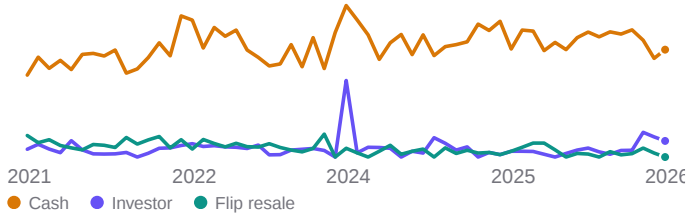
4.9%



BUYERS & OUTCOMES

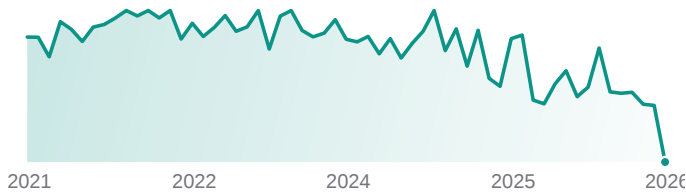
Buyer mix

Cash 56% · Investor 8.3% · Flip resale 0%



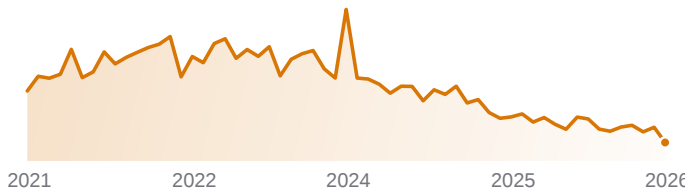
Sellers who sold at a gain

63%

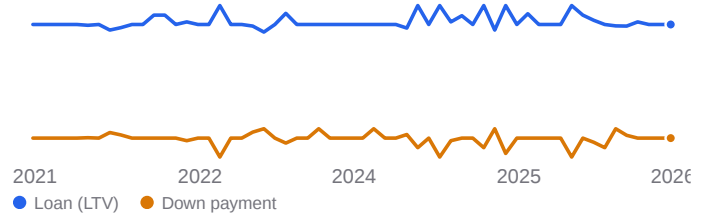


Median annualized return at resale

+1.8%

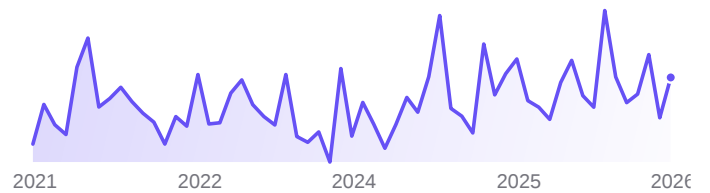


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



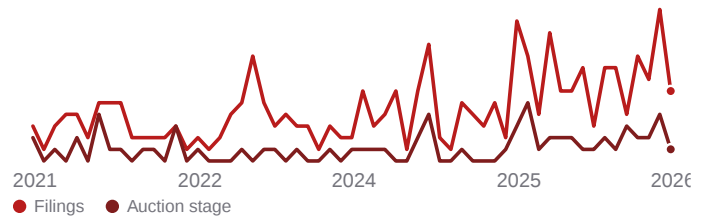
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	17,396
Median value (AVM)	\$238K
Median size	1,630 ft²
Median bedrooms	2
Median year built	1984
Single family	46%
Condos	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.2%
Owner occupied	60%
Company owned	24%
Median loan-to-value	35%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	34,441
Density	2,932 / mi²
Median household income	\$72K
Average household income	\$92K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	13
Homes occupied	82%
Bachelor's or higher	26%
Poverty rate	8.1%
Unemployment	0.8%
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.