

Boca Grande 33921

ZIP code · FL · Florida · Lee County

SELLER'S MARKET

\$2.7M

MEDIAN SALE PRICE

+29.2%

1-YR CHANGE

77

SALES (12 MO)

\$3.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

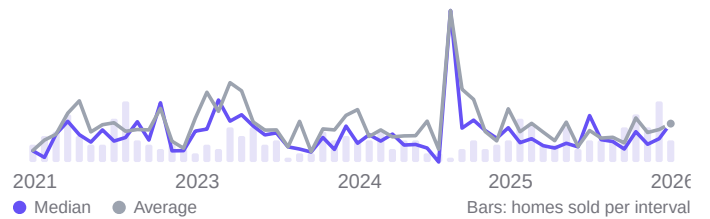
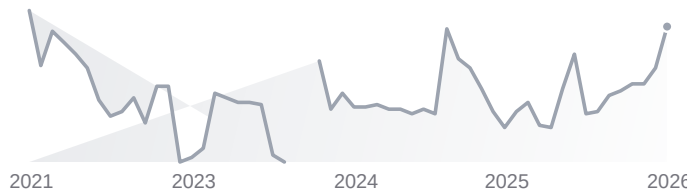
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$3.8M · Average \$3.7M

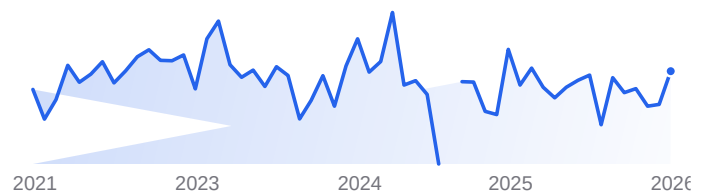
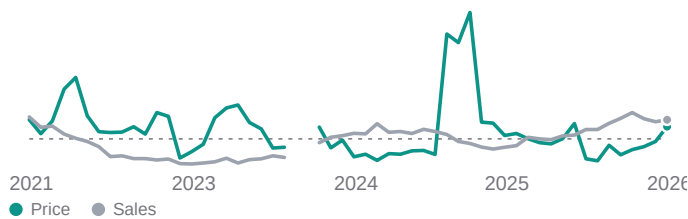


Growth (year over year)

Price +29.2% · Sales +45.3%

Price per square foot

\$1430/ft²

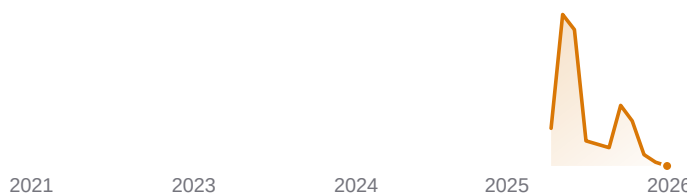


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

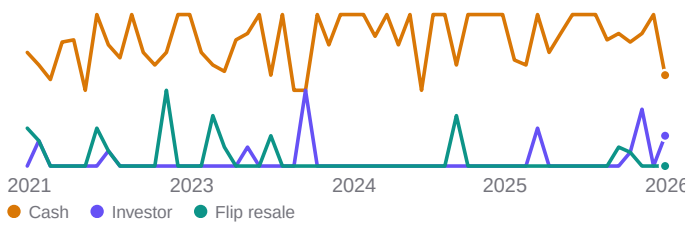
4.6%



BUYERS & OUTCOMES

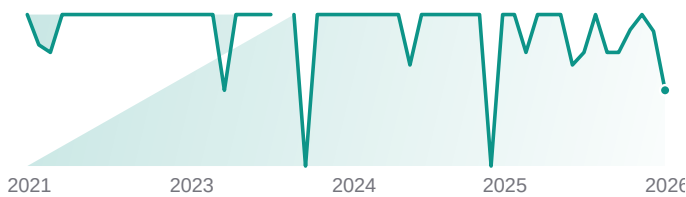
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



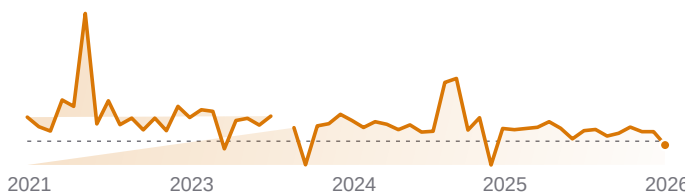
Sellers who sold at a gain

50%



Median annualized return at resale

-2.4%

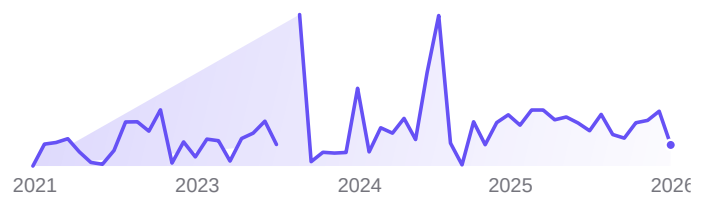


Financing (share of purchase price) Loan (LTV) 70% · Down payment 25%



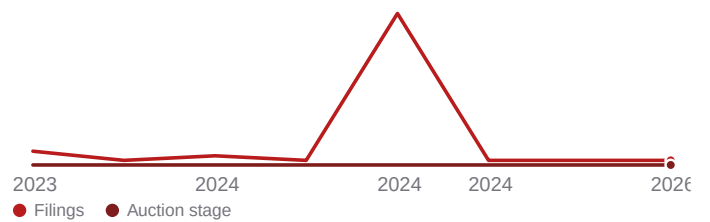
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,667
Median value (AVM)	\$3.1M
Median size	2,412 ft²
Median bedrooms	3
Median year built	1987
Single family	55%
Condos	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	91%
Underwater (LTV 125% or more)	0.9%
Owner occupied	34%
Company owned	56%
Median loan-to-value	0%

Typical ownership tenure

11.6 yrs

COMMUNITY

Population	1,097
Density	89 / mi²
Median household income	\$139K
Average household income	\$160K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	16
Homes occupied	46%
Bachelor's or higher	36%
Poverty rate	15.5%
Unemployment	0.7%
Average temp	73°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.