

Estero 33928

ZIP code · FL · Florida · Lee County · Estero

BALANCED MARKET

\$496K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

1,525

SALES (12 MO)

\$483K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



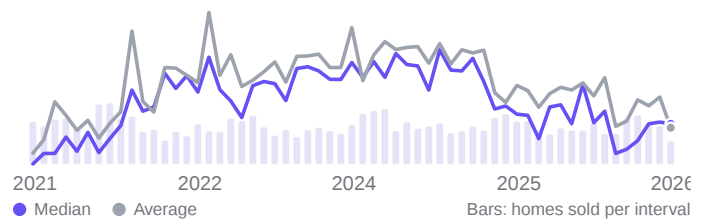
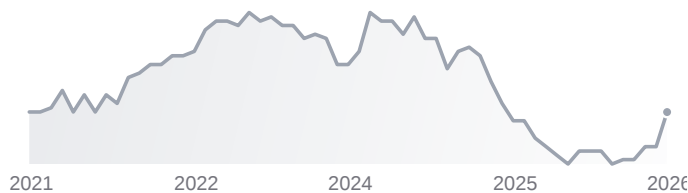
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$495K · Average \$486K

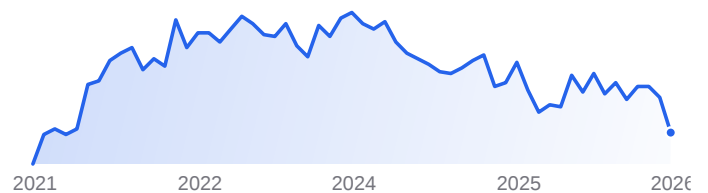
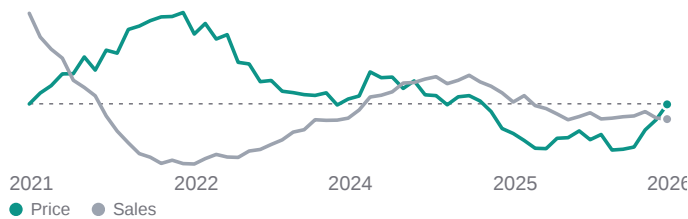


Growth (year over year)

Price -0.3% · Sales -7.4%

Price per square foot

\$195/ft²

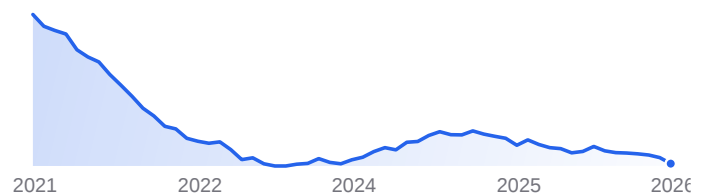
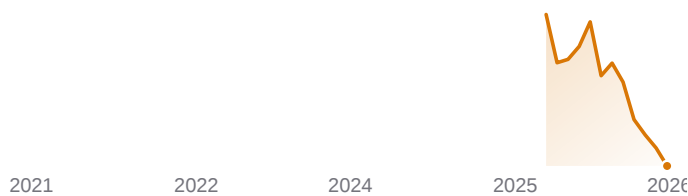


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

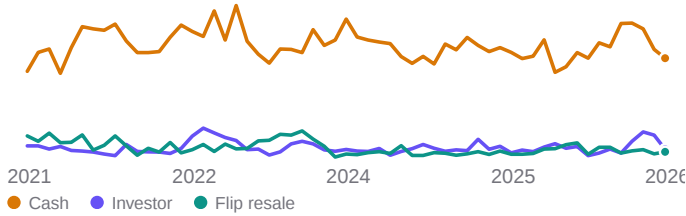
7.3%



BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 3.7% · Flip resale 2.5%



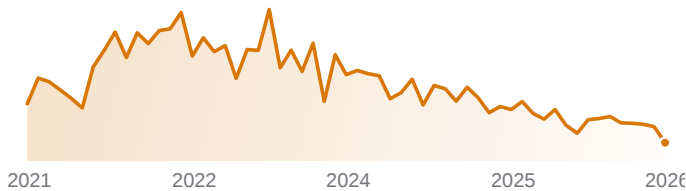
Sellers who sold at a gain

65%

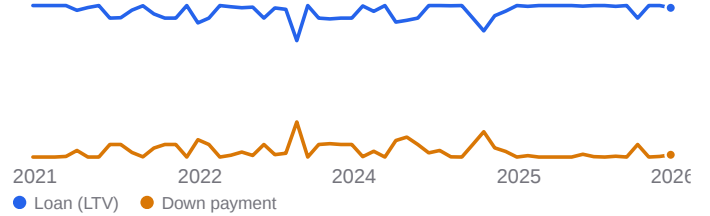


Median annualized return at resale

+1.8%

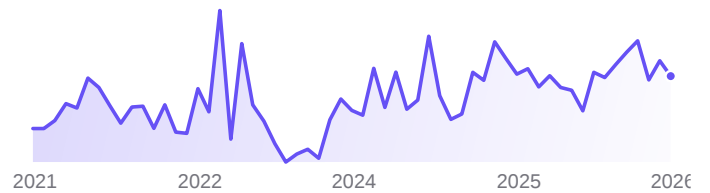


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



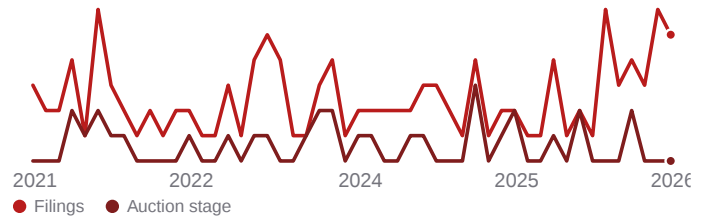
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	20,838
Median value (AVM)	\$483K
Median size	2,043 ft²
Median bedrooms	3
Median year built	2004
Single family	63%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	59%
Company owned	27%
Median loan-to-value	30%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	32,467
Density	454 / mi²
Median household income	\$98K
Average household income	\$130K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	14
Homes occupied	76%
Bachelor's or higher	28%
Poverty rate	6.5%
Unemployment	0.7%
Average temp	74°F
Annual precip	54 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.