

Fort Myers Beach 33931

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

BALANCED MARKET

\$488K

MEDIAN SALE PRICE

-12.5%

1-YR CHANGE

490

SALES (12 MO)

\$555K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



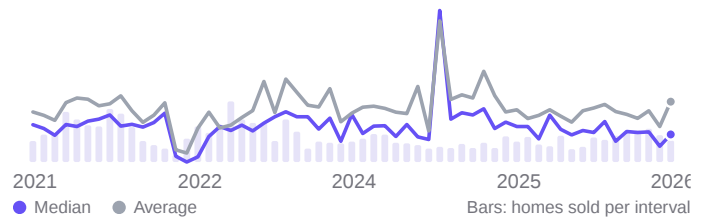
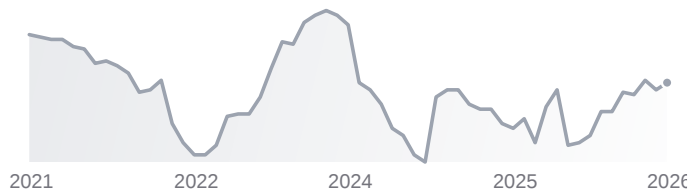
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$520K · Average \$852K

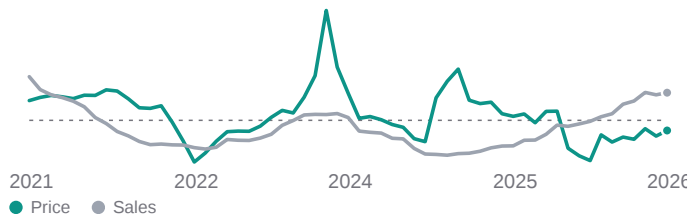


Growth (year over year)

Price -12.5% · Sales +33.9%

Price per square foot

\$431/ft²

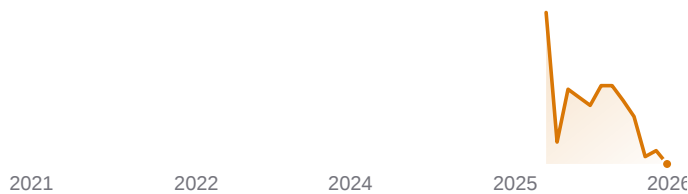


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

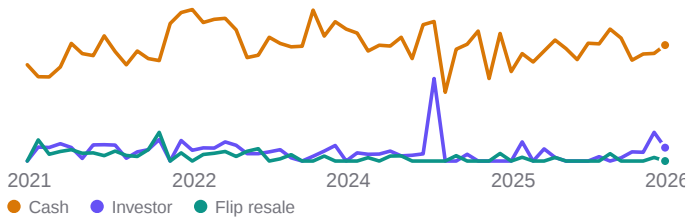
4.7%



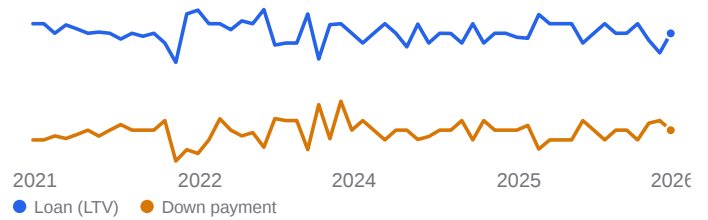
BUYERS & OUTCOMES

Buyer mix

Cash 70% · Investor 8.1% · Flip resale 0%

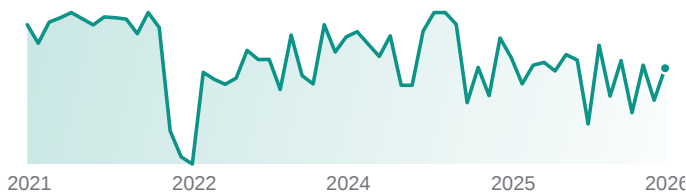


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



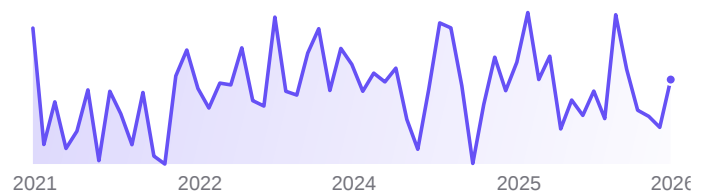
Sellers who sold at a gain

82%



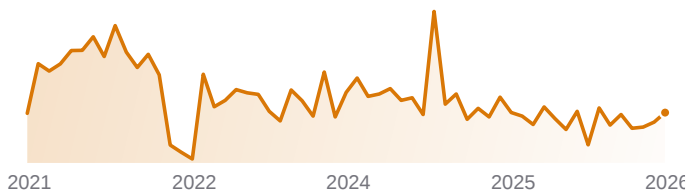
Typical hold before selling

8.2 yrs



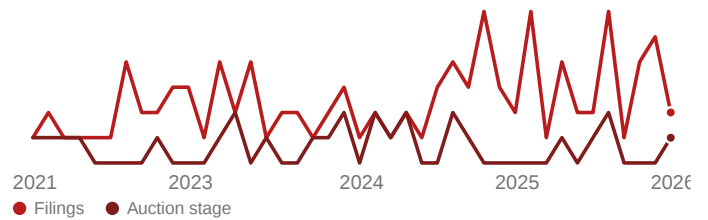
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,316
Median value (AVM)	\$555K
Median size	1,225 ft²
Median bedrooms	2
Median year built	1982
Single family	26%
Condos	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.7%
Owner occupied	24%
Company owned	42%
Median loan-to-value	0%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	10,917
Density	510 / mi²
Median household income	\$83K
Average household income	\$116K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	13
Homes occupied	44%
Bachelor's or higher	23%
Poverty rate	7.0%
Unemployment	0.5%
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.