

Saint James City 33956

ZIP code · FL · Florida > Lee County

BALANCED MARKET

\$262K

MEDIAN SALE PRICE

-41.1%

1-YR CHANGE

182

SALES (12 MO)

\$519K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



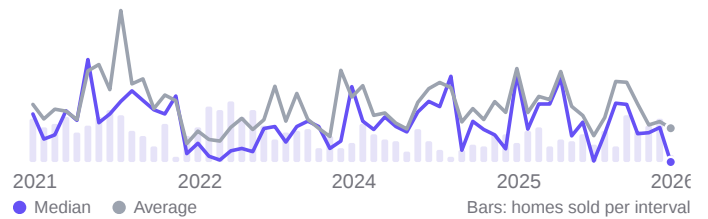
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$160K · Average \$321K

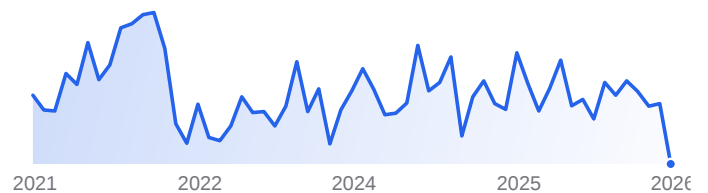
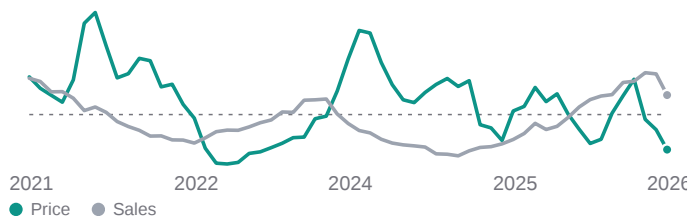


Growth (year over year)

Price -41.1% · Sales +23.0%

Price per square foot

\$103/ft²

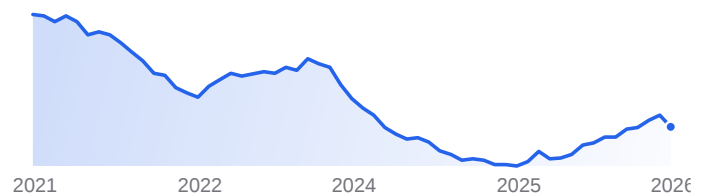


Sale premium vs estimated value

-7.8%

Annual turnover (share of homes sold)

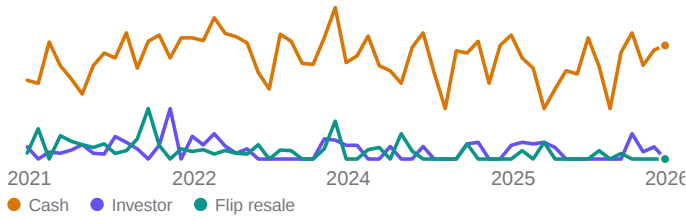
6.1%



BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



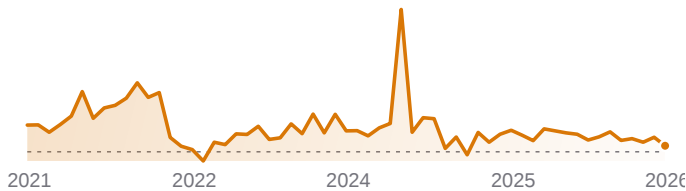
Sellers who sold at a gain

75%

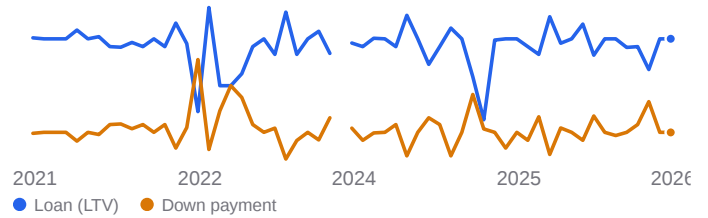


Median annualized return at resale

+1.8%

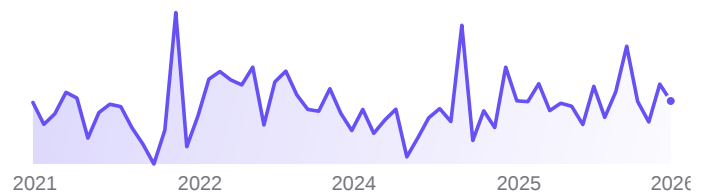


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



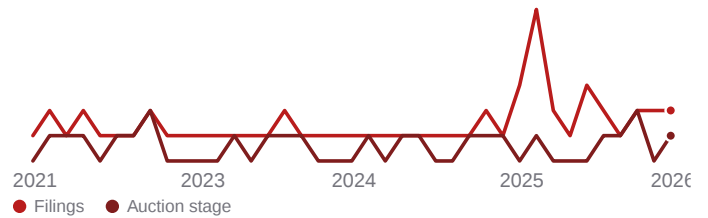
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,979
Median value (AVM)	\$519K
Median size	1,512 ft²
Median bedrooms	2
Median year built	1987
Single family	61%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.4%
Owner occupied	50%
Company owned	23%
Median loan-to-value	24%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	4,656
Density	71 / mi²
Median household income	\$73K
Average household income	\$101K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	15
Homes occupied	66%
Bachelor's or higher	14%
Poverty rate	8.8%
Unemployment	0.6%
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.