

Sanibel 33957

ZIP code · FL · Florida > Lee County > Sanibel

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+39.2%

1-YR CHANGE

412

SALES (12 MO)

\$921K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

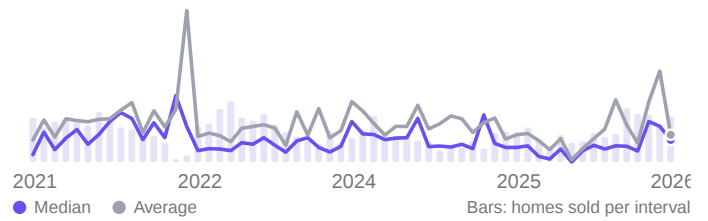
Market temperature (0–100)

79 / 100



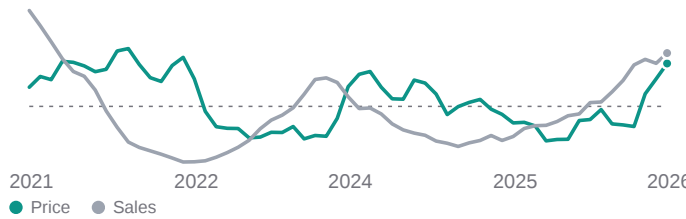
Sale prices

Median \$965K · Average \$1M



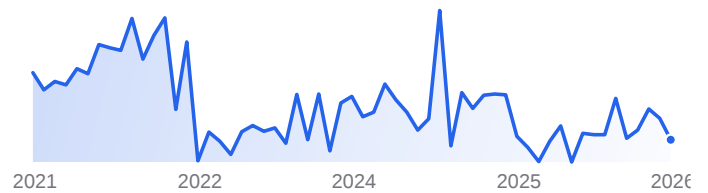
Growth (year over year)

Price +39.2% · Sales +48.7%



Price per square foot

\$406/ft²



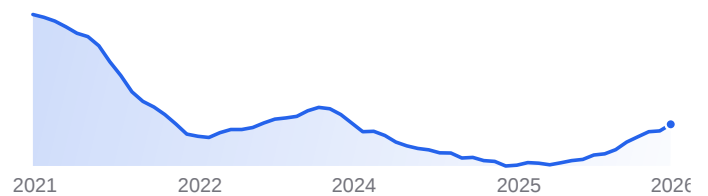
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

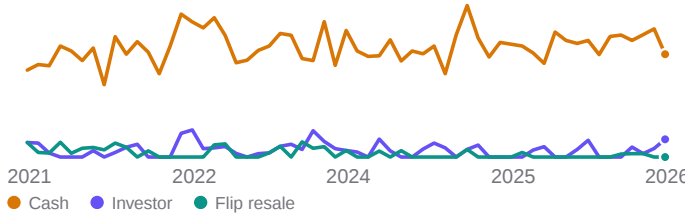
5.8%



BUYERS & OUTCOMES

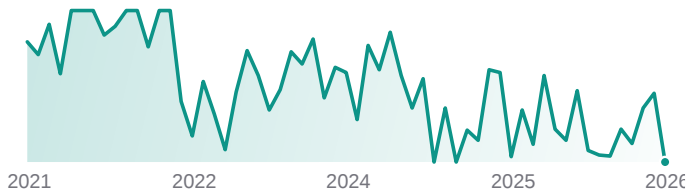
Buyer mix

Cash 62% · Investor 11% · Flip resale 0%



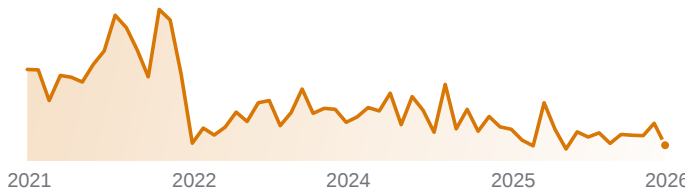
Sellers who sold at a gain

67%

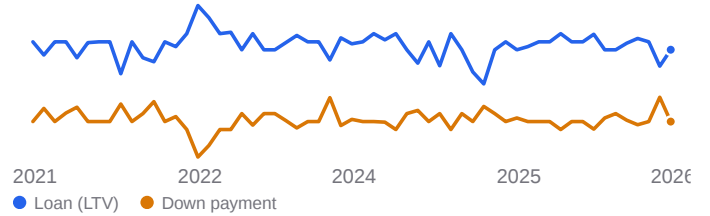


Median annualized return at resale

+1.2%

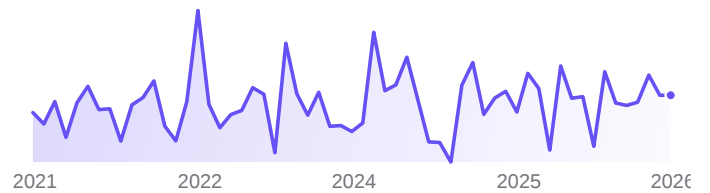


Financing (share of purchase price) Loan (LTV) 70% · Down payment 25%



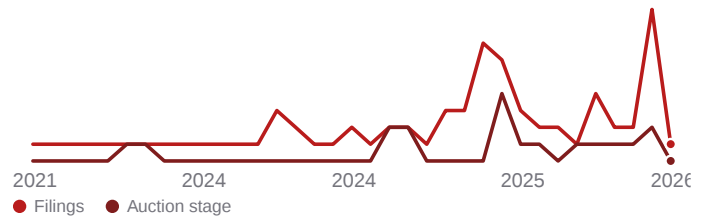
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,143
Median value (AVM)	\$921K
Median size	1,860 ft²
Median bedrooms	3
Median year built	1979
Single family	52%
Condos	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.8%
Owner occupied	32%
Company owned	46%
Median loan-to-value	10%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	7,147
Density	205 / mi²
Median household income	\$129K
Average household income	\$195K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	13
Homes occupied	49%
Bachelor's or higher	34%
Poverty rate	7.8%
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.