

Fort Myers 33966

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

BUYER'S MARKET

\$319K

MEDIAN SALE PRICE

-15.2%

1-YR CHANGE

345

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



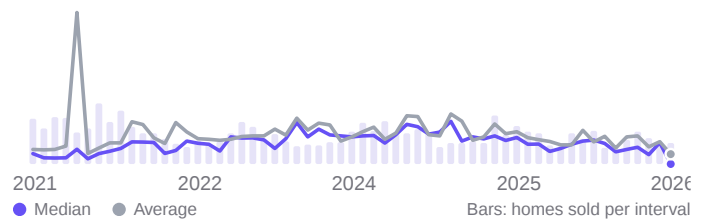
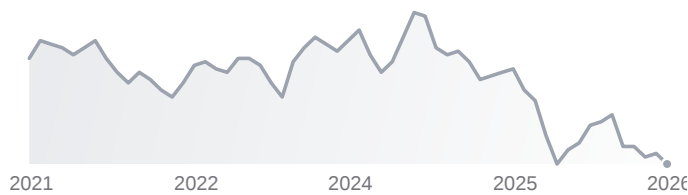
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$270K · Average \$317K

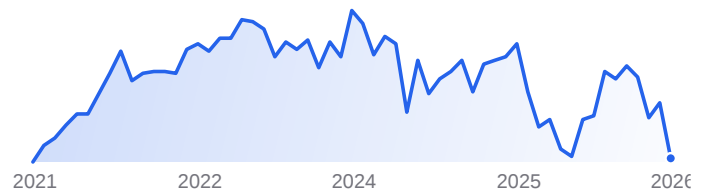
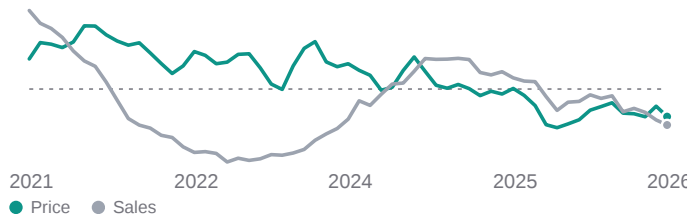


Growth (year over year)

Price -15.2% · Sales -19.8%

Price per square foot

\$166/ft²

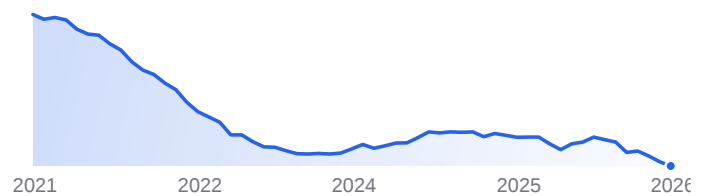
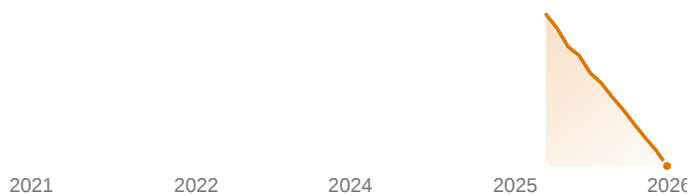


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

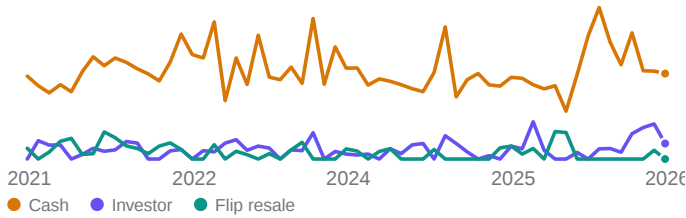
5.3%



BUYERS & OUTCOMES

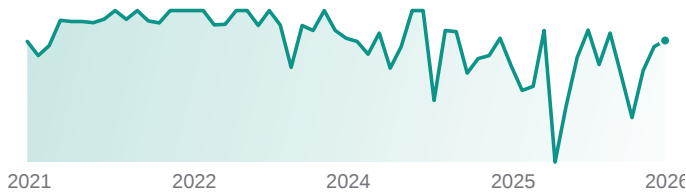
Buyer mix

Cash 42% · Investor 7.7% · Flip resale 0%



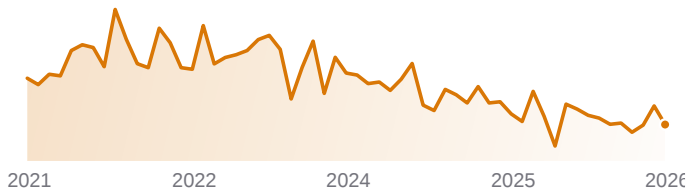
Sellers who sold at a gain

92%

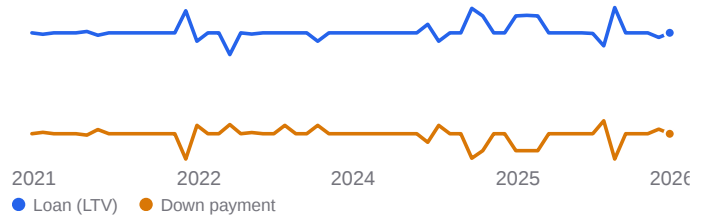


Median annualized return at resale

+3.4%

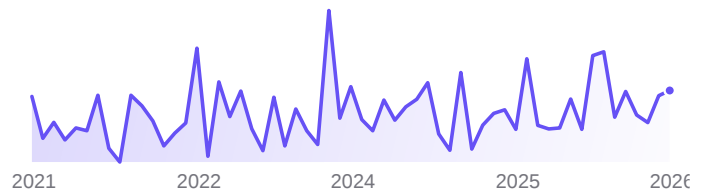


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



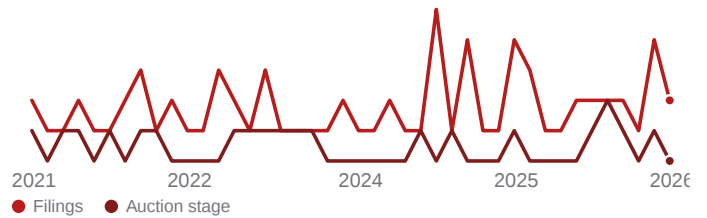
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,450
Median value (AVM)	\$338K
Median size	1,686 ft²
Median bedrooms	3
Median year built	2004
Single family	63%
Condos	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	61%
Company owned	23%
Median loan-to-value	43%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	14,383
Density	1,555 / mi²
Median household income	\$88K
Average household income	\$109K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	21
Homes occupied	74%
Bachelor's or higher	28%
Poverty rate	4.9%
Unemployment	1.0%
Average temp	74°F
Annual precip	55 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.