

Fort Myers 33967

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

BALANCED MARKET

\$356K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

426

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



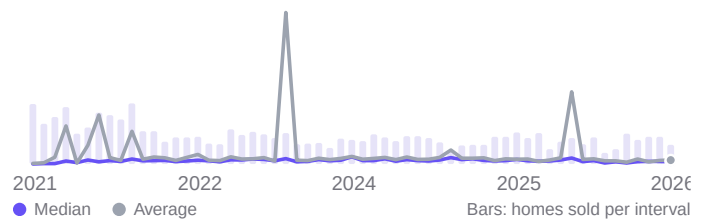
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$345K · Average \$392K

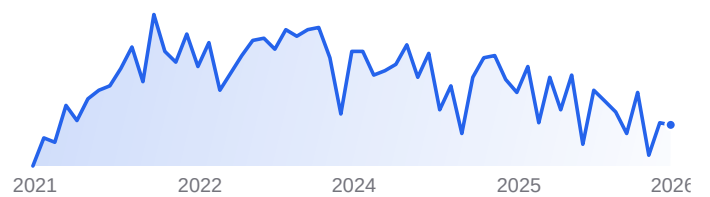
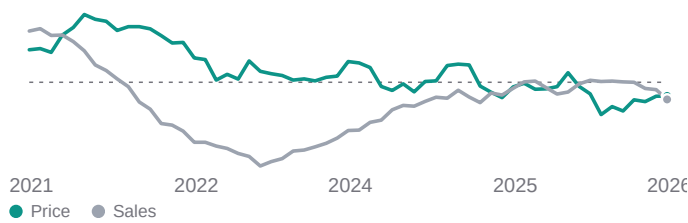


Growth (year over year)

Price -7.1% · Sales -9.0%

Price per square foot

\$188/ft²

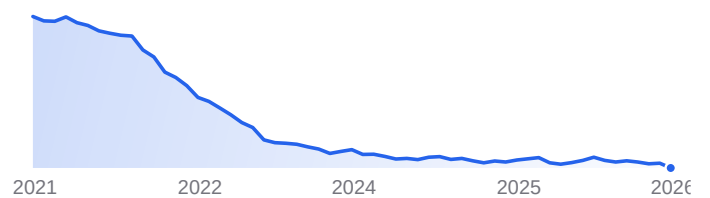


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

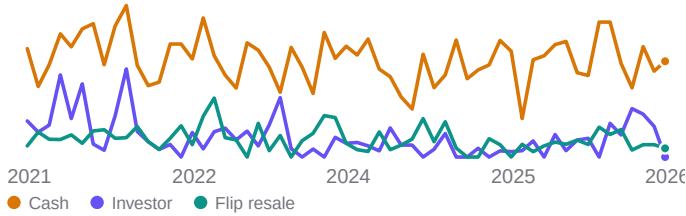
4.1%



BUYERS & OUTCOMES

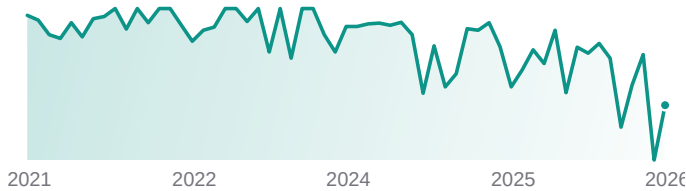
Buyer mix

Cash 35% · Investor 0% · Flip resale 3.2%



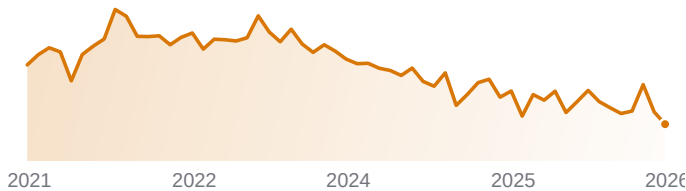
Sellers who sold at a gain

81%

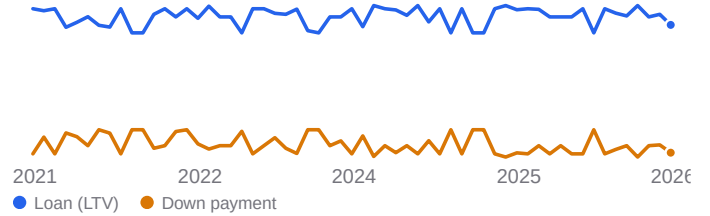


Median annualized return at resale

+3.4%

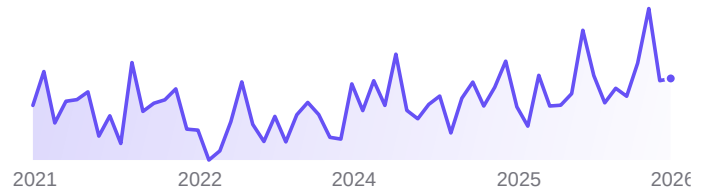


Financing (share of purchase price) Loan (LTV) 85% · Down payment 5.7%



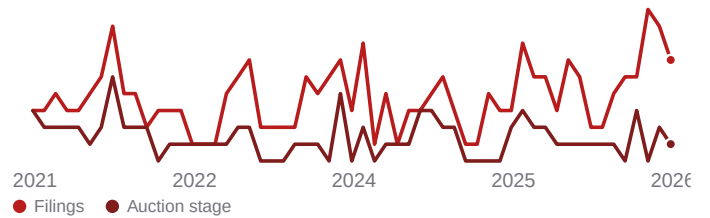
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	10,301
Median value (AVM)	\$353K
Median size	1,806 ft²
Median bedrooms	3
Median year built	1993
Single family	86%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	69%
Company owned	20%
Median loan-to-value	50%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	30,834
Density	4,003 / mi²
Median household income	\$84K
Average household income	\$96K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	14
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	11.1%
Unemployment	1.1%
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.