

Lehigh Acres 33971

ZIP code · FL · Florida > Lee County > Lehigh Acres

BUYER'S MARKET

\$295K

MEDIAN SALE PRICE

-9.4%

1-YR CHANGE

758

SALES (12 MO)

\$293K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



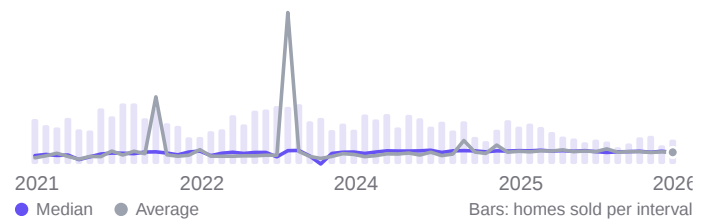
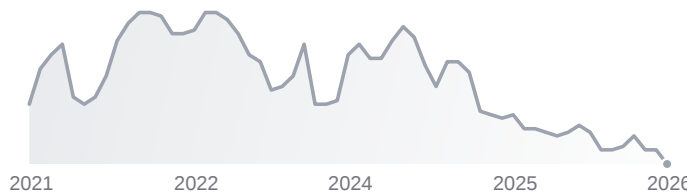
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$285K · Average \$290K

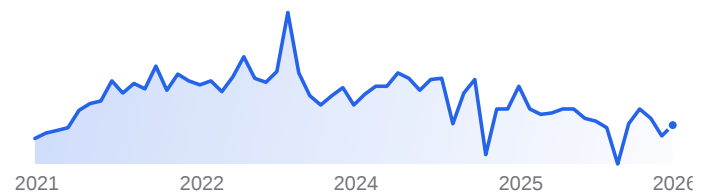
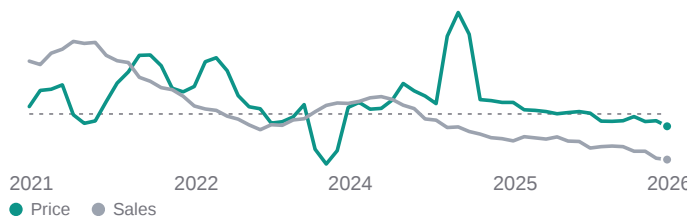


Growth (year over year)

Price -9.4% · Sales -35.0%

Price per square foot

\$159/ft²

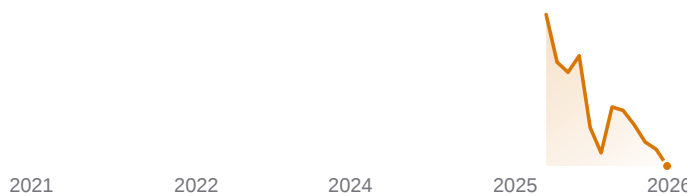


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

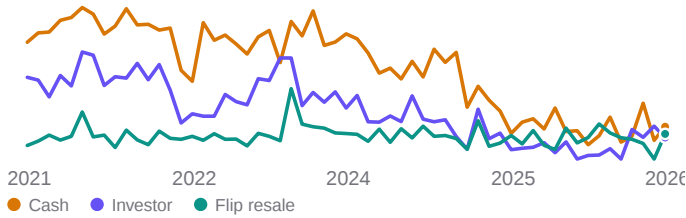
6.1%



BUYERS & OUTCOMES

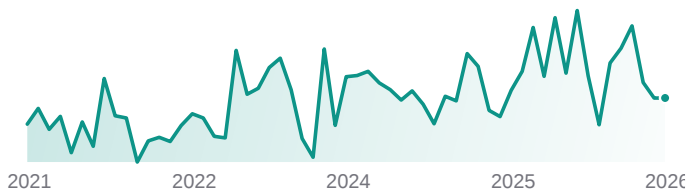
Buyer mix

Cash 14% · Investor 9.4% · Flip resale 11%



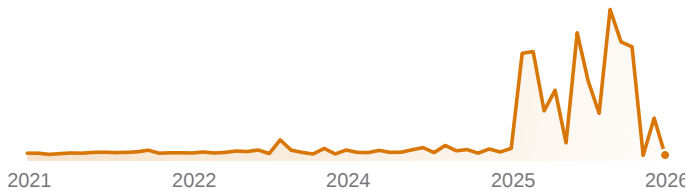
Sellers who sold at a gain

83%

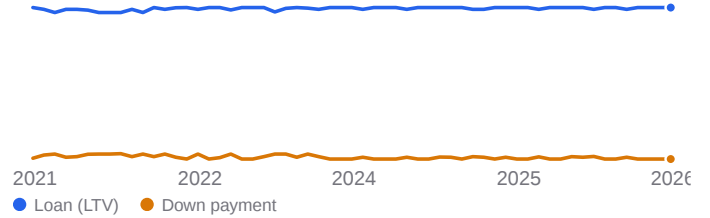


Median annualized return at resale

+9.1%

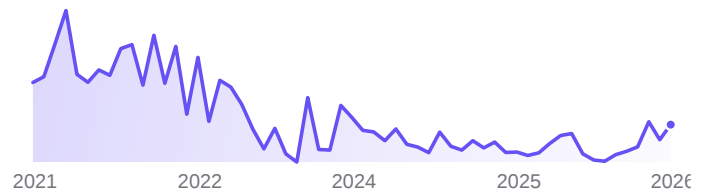


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



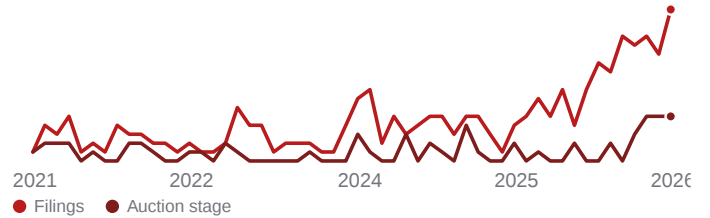
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 17 · Auction stage 5



HOUSING STOCK

Homes	12,440
Median value (AVM)	\$293K
Median size	1,672 ft²
Median bedrooms	3
Median year built	2006
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.7%
Owner occupied	73%
Company owned	16%
Median loan-to-value	59%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	29,998
Density	1,765 / mi²
Median household income	\$66K
Average household income	\$85K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	17
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	12.5%
Unemployment	1.1%
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.