

Lehigh Acres 33974

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

BALANCED MARKET

\$297K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

1,008

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



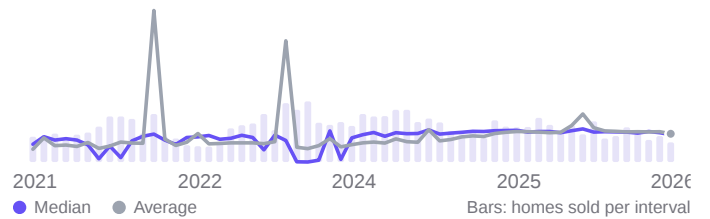
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$280K · Average \$289K

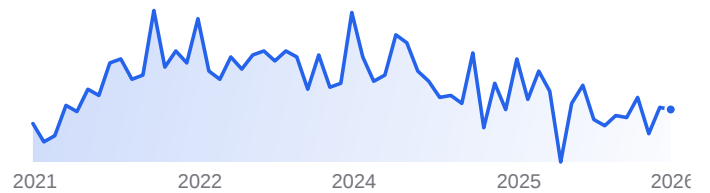
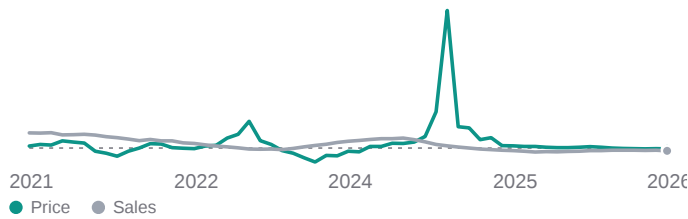


Growth (year over year)

Price -5.0% · Sales -17.5%

Price per square foot

\$153/ft²

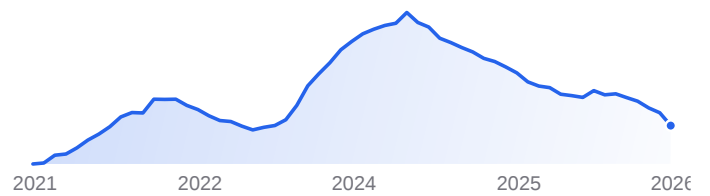


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

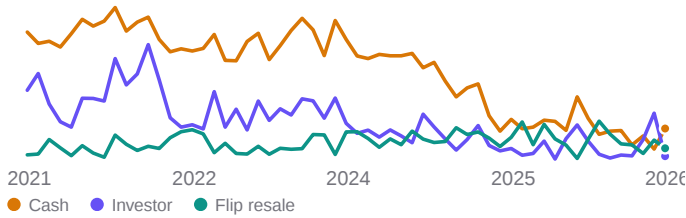
11%



BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 3.6% · Flip resale 7.1%



Sellers who sold at a gain

75%

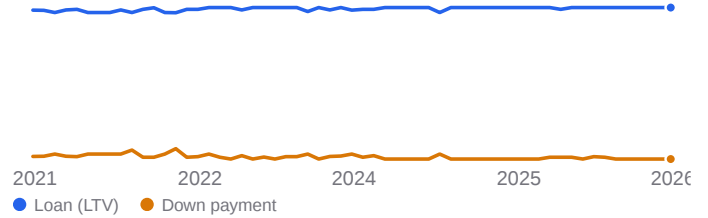


Median annualized return at resale

+47.6%

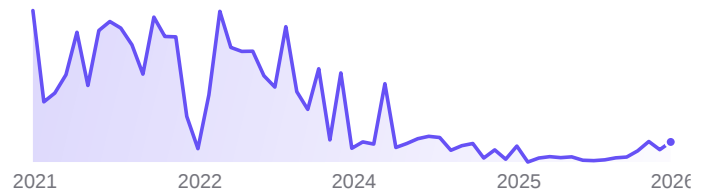


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



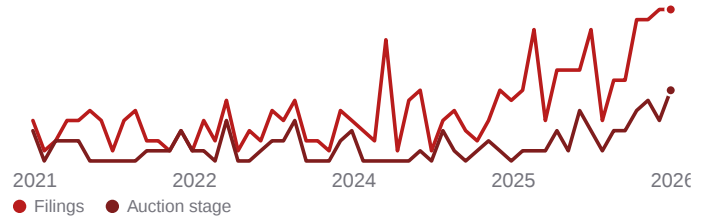
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 15 · Auction stage 7



HOUSING STOCK

Homes	8,918
Median value (AVM)	\$278K
Median size	1,801 ft²
Median bedrooms	3
Median year built	2006
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	3.2%
Owner occupied	69%
Company owned	19%
Median loan-to-value	65%
Typical ownership tenure	4.9 yrs

COMMUNITY

Population	21,792
Density	739 / mi²
Median household income	\$60K
Average household income	\$71K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	14
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	15.3%
Unemployment	1.0%
Average temp	74°F
Annual precip	53 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.