

Cape Coral 33990

ZIP code · FL · Florida > Lee County > Cape Coral

SELLER'S MARKET

\$350K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

728

SALES (12 MO)

\$309K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

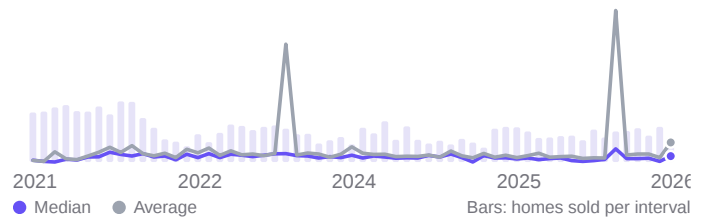
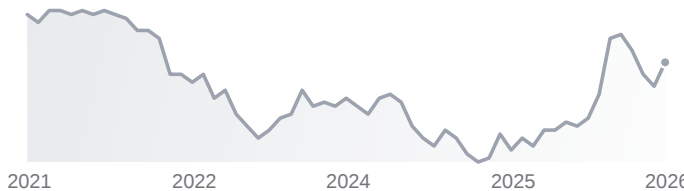
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$375K · Average \$514K

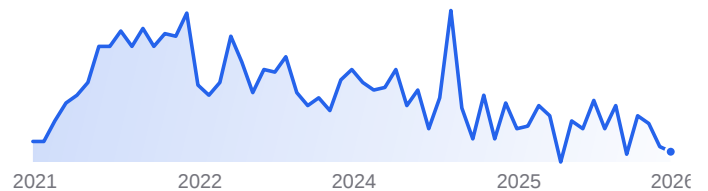
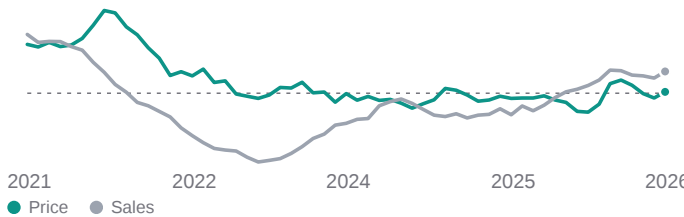


Growth (year over year)

Price +0.8% · Sales +14.5%

Price per square foot

\$164/ft²

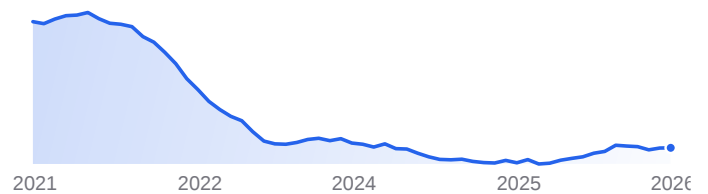


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

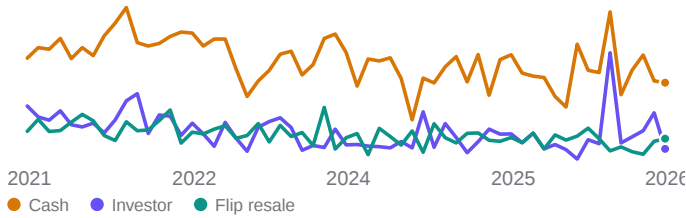
5.3%



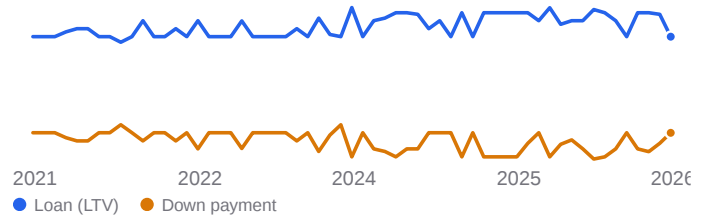
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 3.8% · Flip resale 7.5%

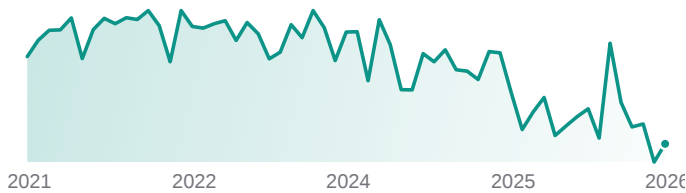


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



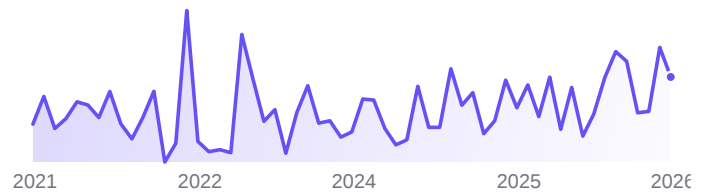
Sellers who sold at a gain

80%



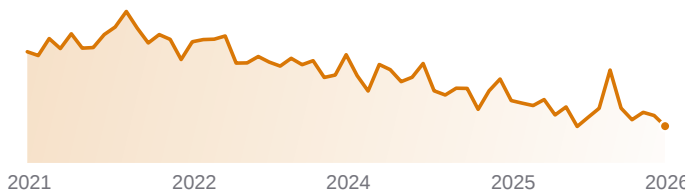
Typical hold before selling

8.0 yrs



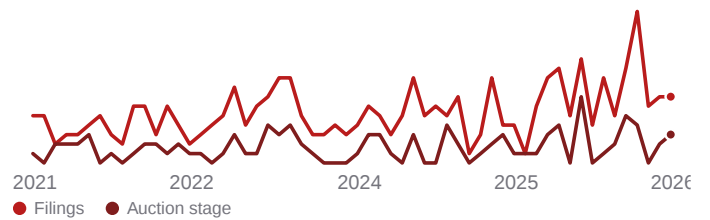
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	13,756
Median value (AVM)	\$309K
Median size	2,101 ft²
Median bedrooms	3
Median year built	1992
Single family	84%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.0%
Owner occupied	66%
Company owned	22%
Median loan-to-value	52%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	37,299
Density	3,315 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	14
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	10.9%
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.