

Cape Coral 33991

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

BALANCED MARKET

\$378K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

690

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



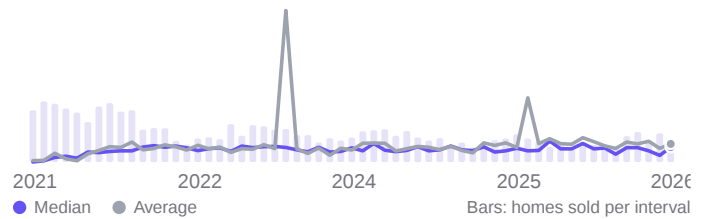
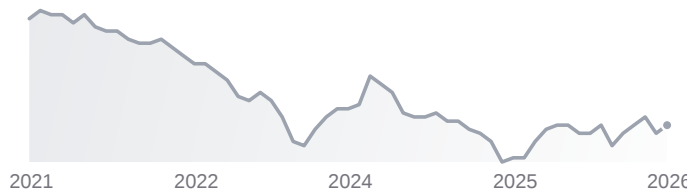
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$416K · Average \$445K

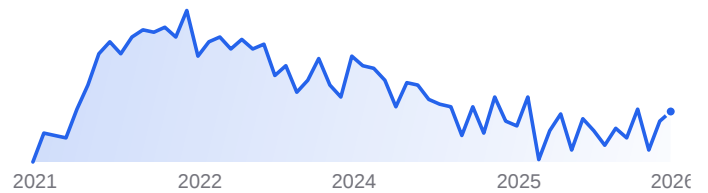
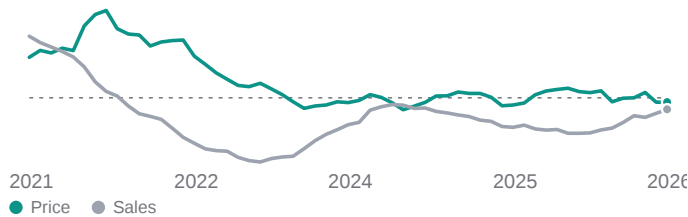


Growth (year over year)

Price -3.0% · Sales -8.1%

Price per square foot

\$183/ft²

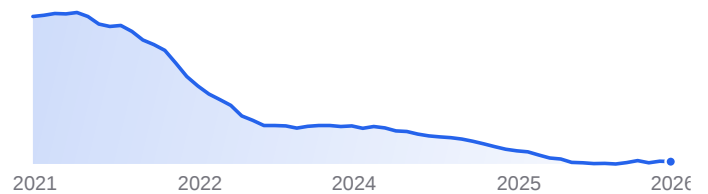
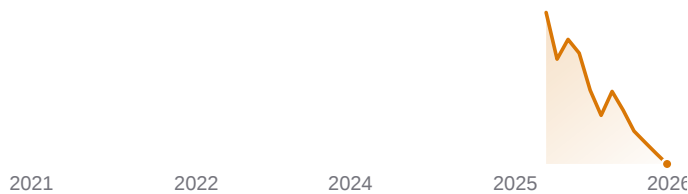


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

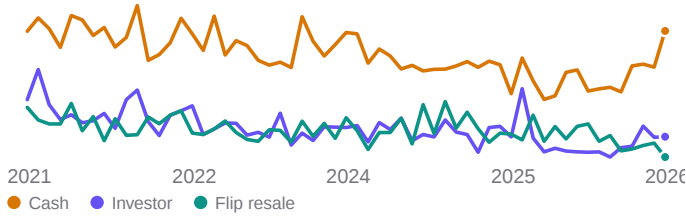
5.5%



BUYERS & OUTCOMES

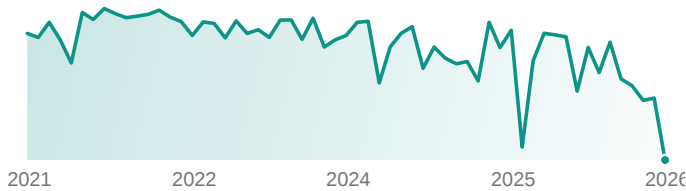
Buyer mix

Cash 53% · Investor 8.6% · Flip resale 0%



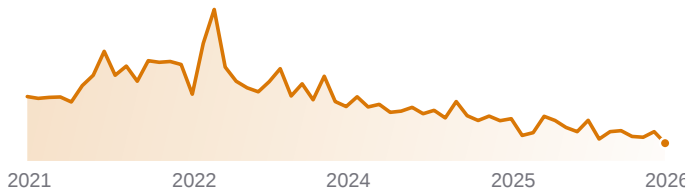
Sellers who sold at a gain

65%

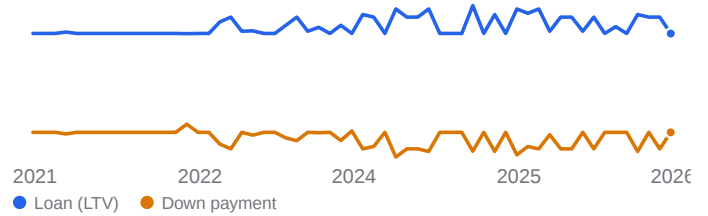


Median annualized return at resale

+3.3%

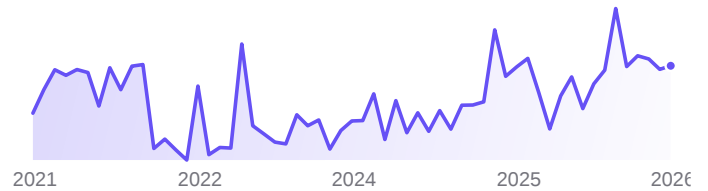


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



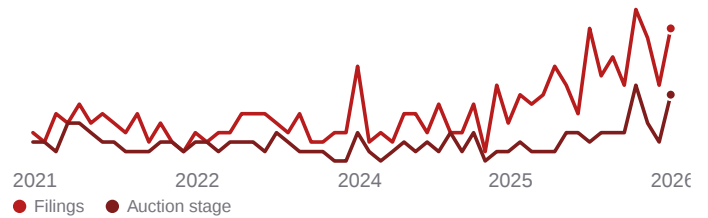
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 14 · Auction stage 7



HOUSING STOCK

Homes	12,518
Median value (AVM)	\$370K
Median size	2,161 ft²
Median bedrooms	3
Median year built	2005
Single family	95%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.1%
Owner occupied	72%
Company owned	20%
Median loan-to-value	54%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	29,449
Density	1,879 / mi²
Median household income	\$81K
Average household income	\$92K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	14
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	8.0%
Unemployment	1.0%
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.