

Cape Coral 33993

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

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

+8.4%

1-YR CHANGE

1,430

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



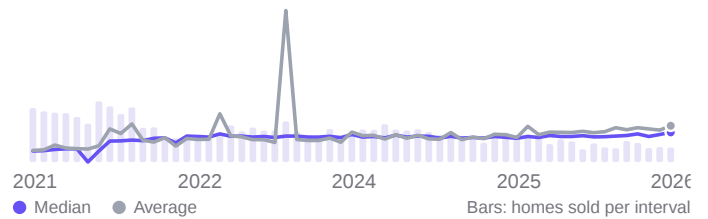
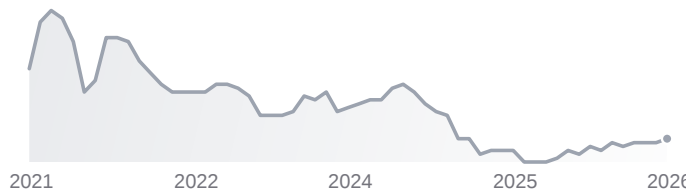
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$385K · Average \$448K

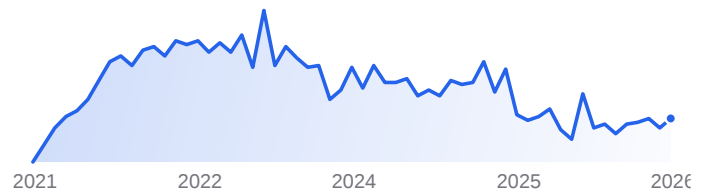
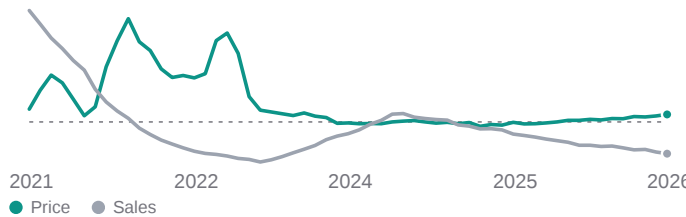


Growth (year over year)

Price +8.4% · Sales -35.3%

Price per square foot

\$169/ft²

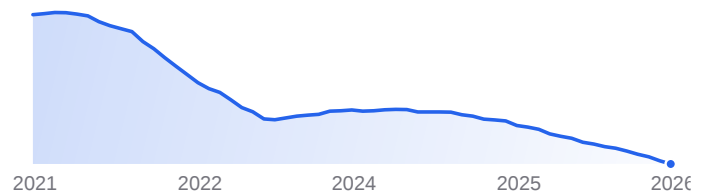
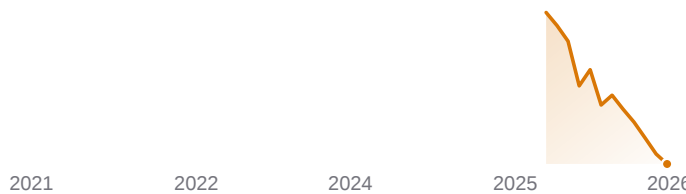


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

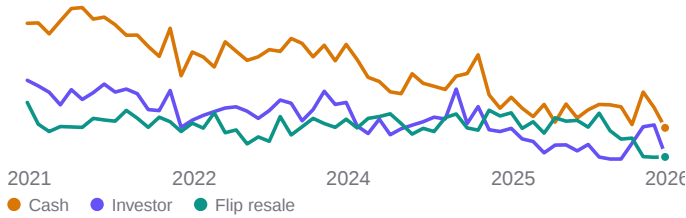
7.3%



BUYERS & OUTCOMES

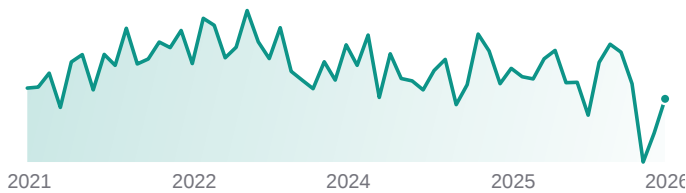
Buyer mix

Cash 16% · Investor 4.0% · Flip resale 3.0%



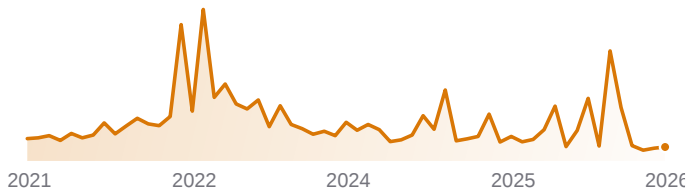
Sellers who sold at a gain

83%

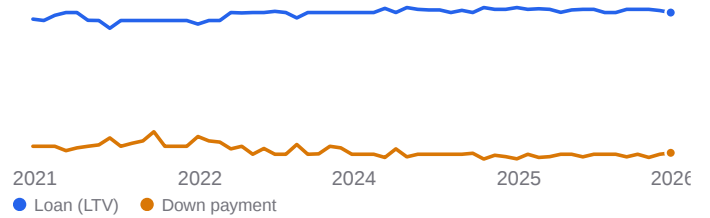


Median annualized return at resale

+7.5%

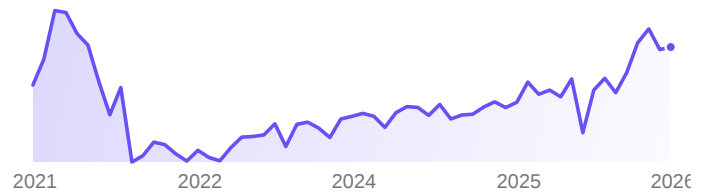


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.9%



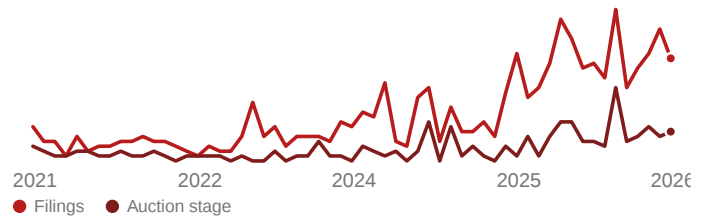
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 21 · Auction stage 6



HOUSING STOCK

Homes	19,673
Median value (AVM)	\$343K
Median size	1,999 ft²
Median bedrooms	3
Median year built	2006
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	19%
Median loan-to-value	61%
Typical ownership tenure	5.3 yrs

COMMUNITY

Population	34,387
Density	654 / mi²
Median household income	\$82K
Average household income	\$101K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	18
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	10.9%
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.