

# Bonita Springs 34134

ZIP code · FL · Florida > Lee County > Bonita Springs

SELLER'S MARKET

**\$704K**

MEDIAN SALE PRICE

**-3.7%**

1-YR CHANGE

**891**

SALES (12 MO)

**\$667K**

MEDIAN VALUE (AVM)

Market temperature

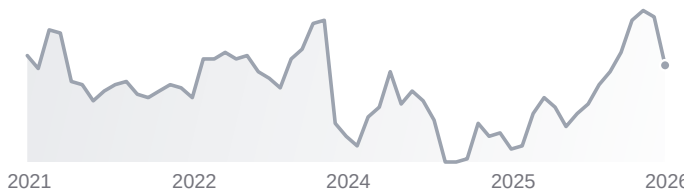
Seller's market · 62 / 100



## MARKET TRENDS (5 YEARS)

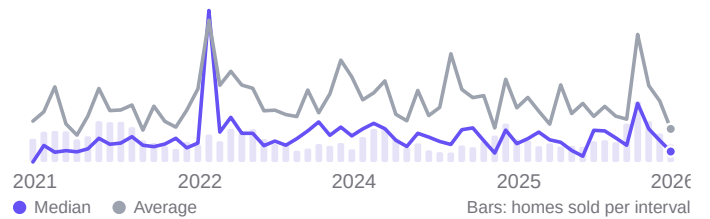
Market temperature (0-100)

62 / 100



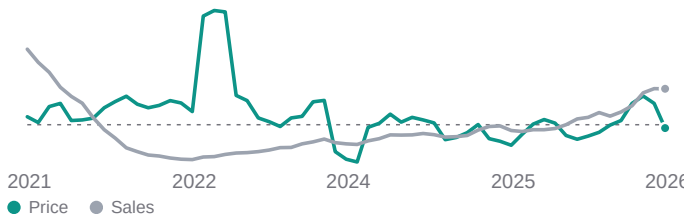
Sale prices

Median \$560K · Average \$851K



Growth (year over year)

Price -3.7% · Sales +39.0%



Price per square foot

\$282/ft²



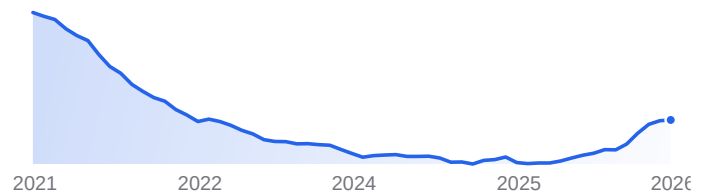
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

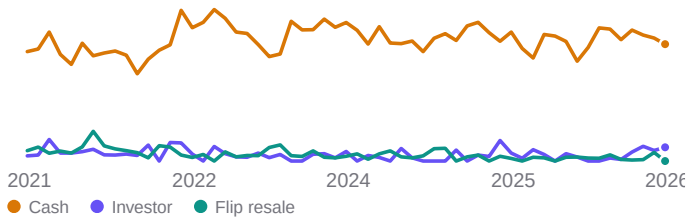
6.3%



## BUYERS & OUTCOMES

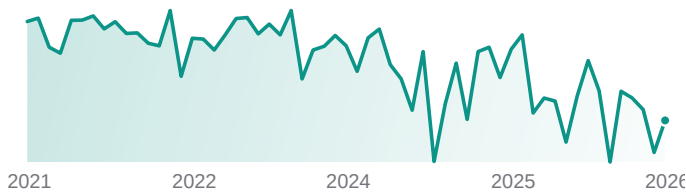
### Buyer mix

Cash 68% · Investor 8.0% · Flip resale 0%



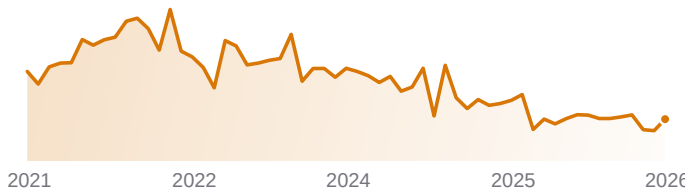
### Sellers who sold at a gain

79%

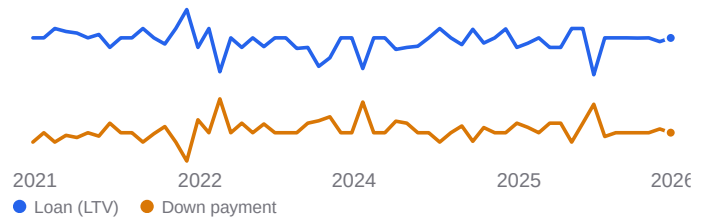


### Median annualized return at resale

+3.7%

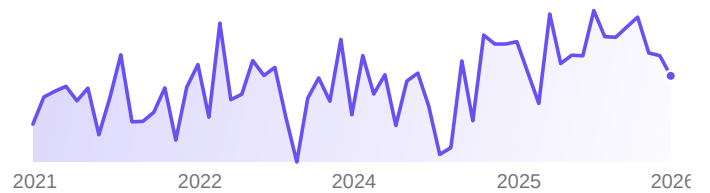


### Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



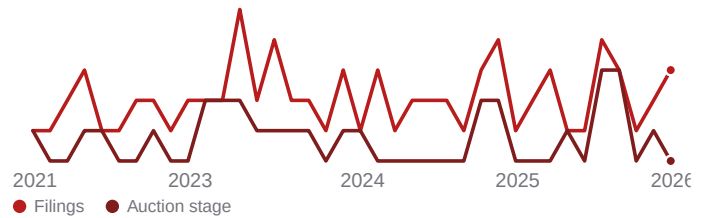
### Typical hold before selling

7.1 yrs



### Preforeclosure filings

Filings 3 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 14,036    |
| Median value (AVM) | \$667K    |
| Median size        | 1,918 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1995      |
| Single family      | 38%       |
| Condos             | 55%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 78%  |
| Underwater (LTV 125% or more) | 0.8% |
| Owner occupied                | 43%  |
| Company owned                 | 39%  |
| Median loan-to-value          | 0%   |

Typical ownership tenure

**9.9 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>16,173</b>    |
| Density                          | <b>988 / mi²</b> |
| Median household income          | <b>\$134K</b>    |
| Average household income         | <b>\$181K</b>    |
| Crime index (US avg 100)         | <b>137</b>       |
| Air pollution index (US avg 100) | <b>81</b>        |
| Earthquake index (US avg 100)    | <b>14</b>        |
| Homes occupied                   | <b>62%</b>       |
| Bachelor's or higher             | <b>33%</b>       |
| Poverty rate                     | <b>5.3%</b>      |
| Unemployment                     | <b>0.6%</b>      |
| Average temp                     | <b>74°F</b>      |
| Annual precip                    | <b>53 in</b>     |
| Sunshine                         | <b>68%</b>       |

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.