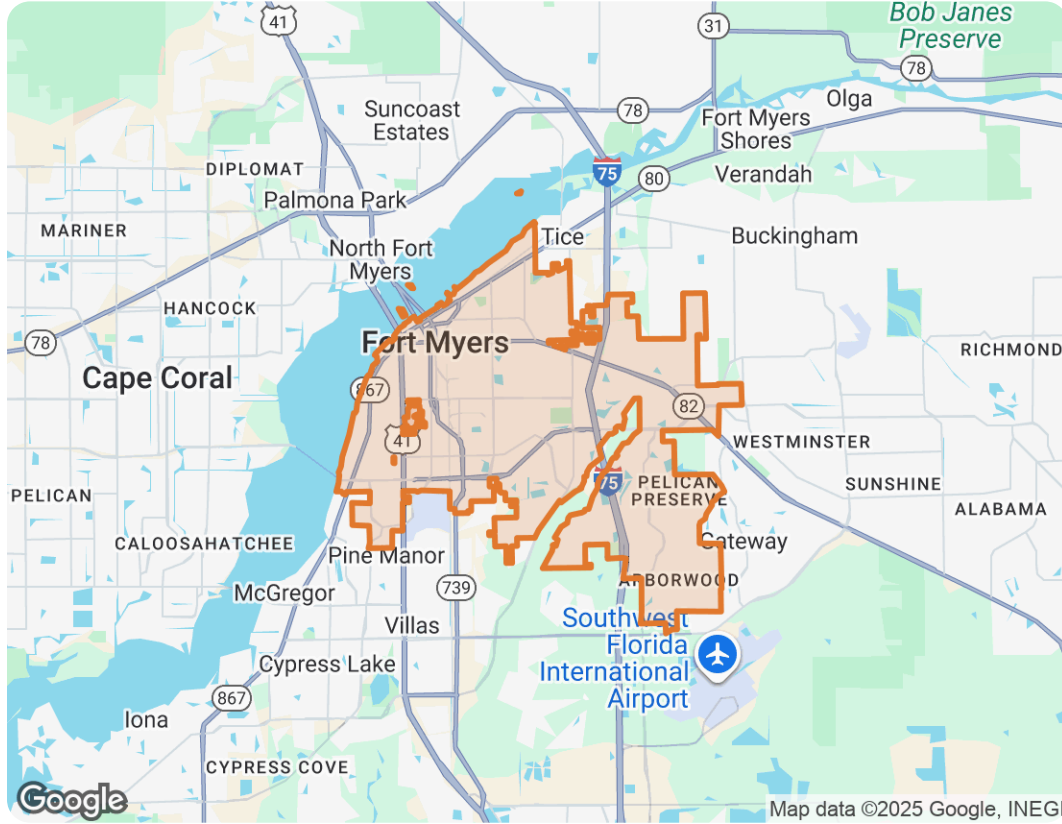


# Fort Myers, Florida



## Leland Bishop

Realtor

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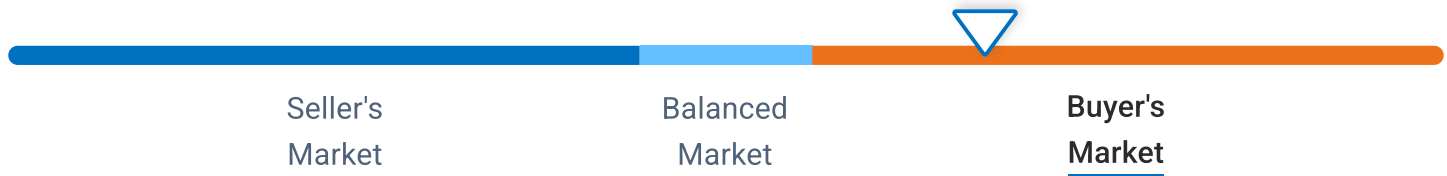


## Market Trends

## Market Trends for Fort Myers, Florida

**July 2025**

## Market Type



### Key Details

## Months of Inventory

## 8.07

↓ 9.83% MoM

Sold to List Price %

94%

↓ 0.13% MoM

### Median Days in RPR

89

↑ 5.95% MoM

### Median Sold Price

**\$338,000**

↓ 4.79% MoM

## August 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

### Median Estimated Value

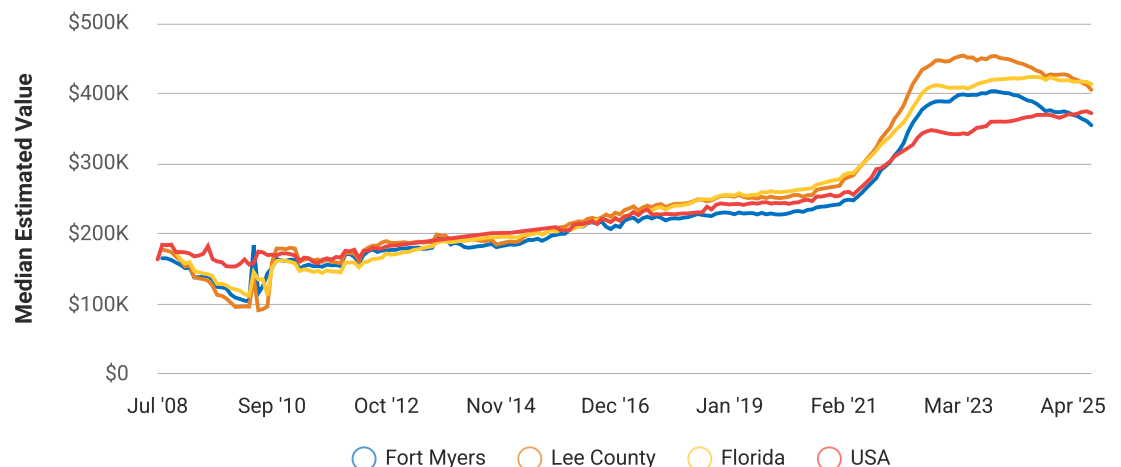
**\$354,640**

### Last Month Change

**-1.6%**

### 12 Month Change

**-8%**



# Fort Myers, Florida

## July 2025 Active Listings

### Fort Myers, Florida

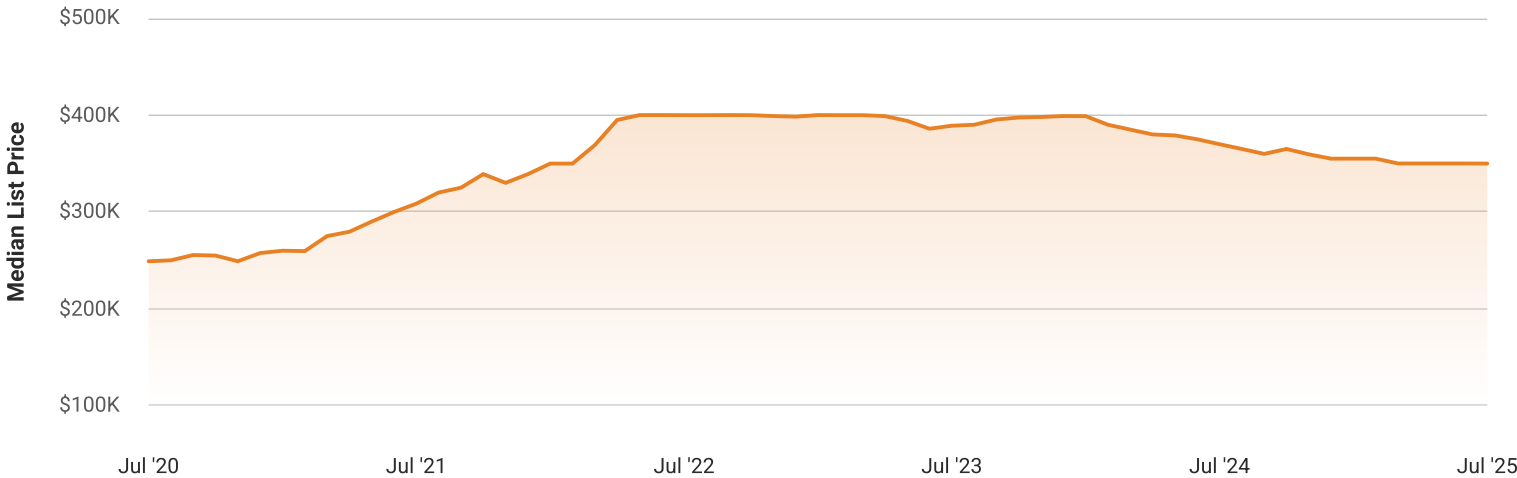
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources  
Update Frequency: Monthly

Median List Price - \$349,900

↓ 0% Month over Month



# Fort Myers, Florida

## July 2025 Sold Listings

### Fort Myers, Florida

Single Family + Condo/Townhouse/Apt.

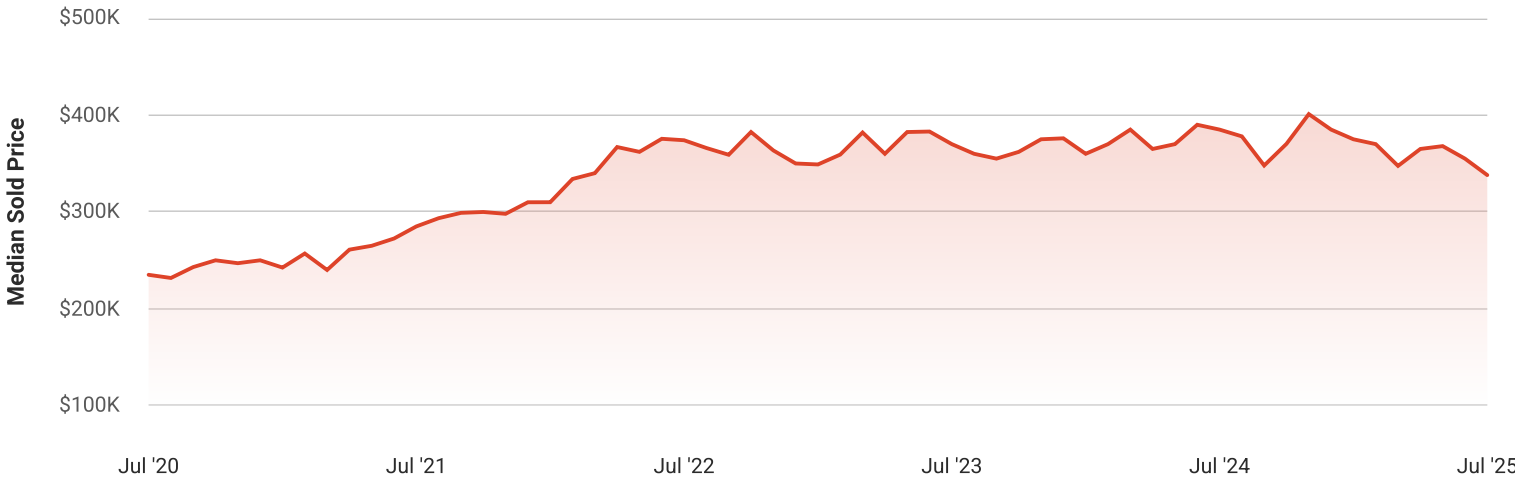
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$338,000

↓ 4.8% Month over Month



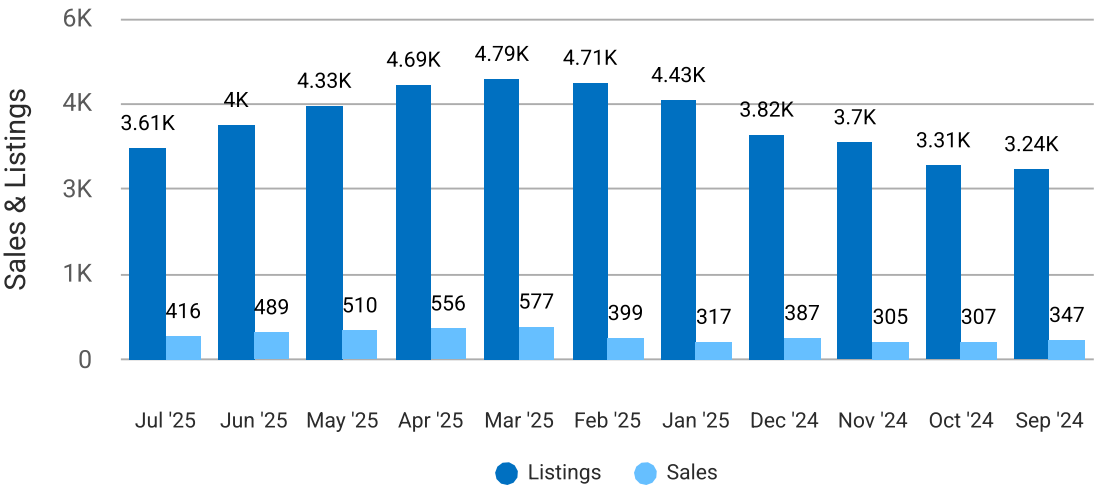
## Total Sales and Active Listings

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Fort Myers, Florida

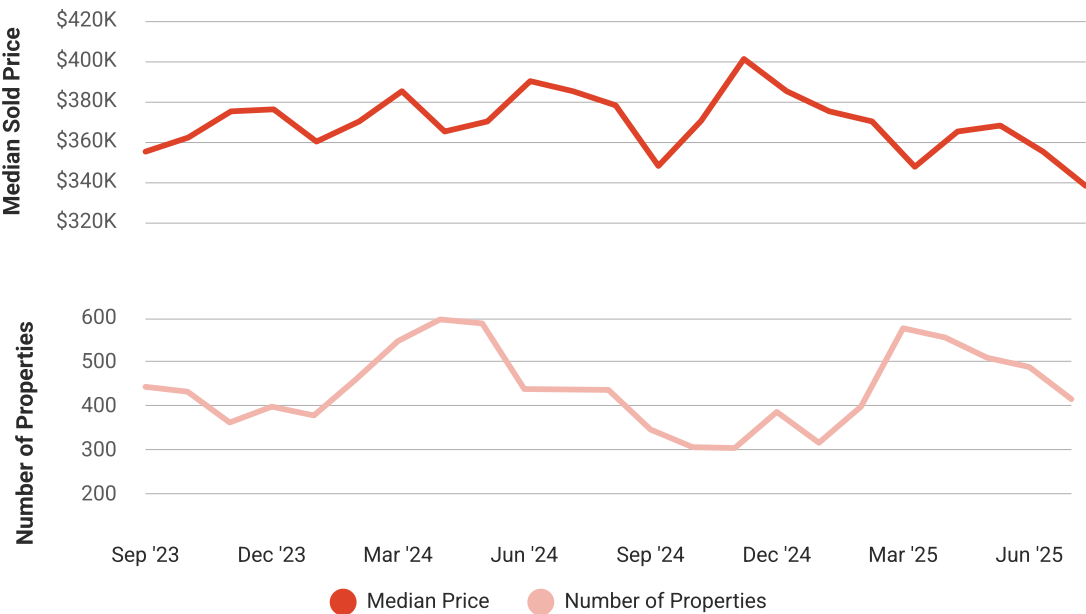
Median Sold Price vs Sold Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



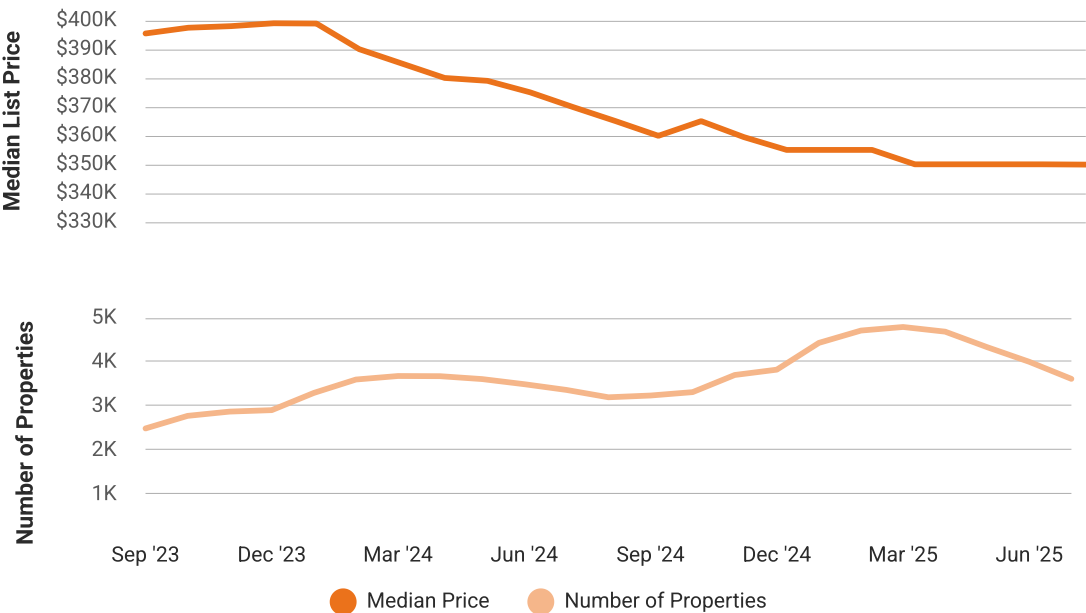
Median List Price vs Active Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Fort Myers, Florida

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> Last Updated: 8/31/2025	\$354,640	\$360,580 -1.65%	\$367,570 -3.52%	\$385,390 -7.98%	\$400,390 -11.43%	\$382,140 -7.2%
<b>Median Sold Price</b> Last Updated: 7/31/2025	\$338,000	\$355,000 -4.79%	\$365,000 -7.4%	\$385,000 -12.21%	\$370,000 -8.65%	\$374,000 -9.63%
<b>Median List Price</b> Last Updated: 7/31/2025	\$349,900	\$349,995 -0.03%	\$350,000 -0.03%	\$369,900 -5.41%	\$389,000 -10.05%	\$399,900 -12.5%

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

**Sort Order:** Recently updated

**Maximum Properties Per Change Type:** 10

**Change Types:** New Listings, Distressed, Pending, Closed

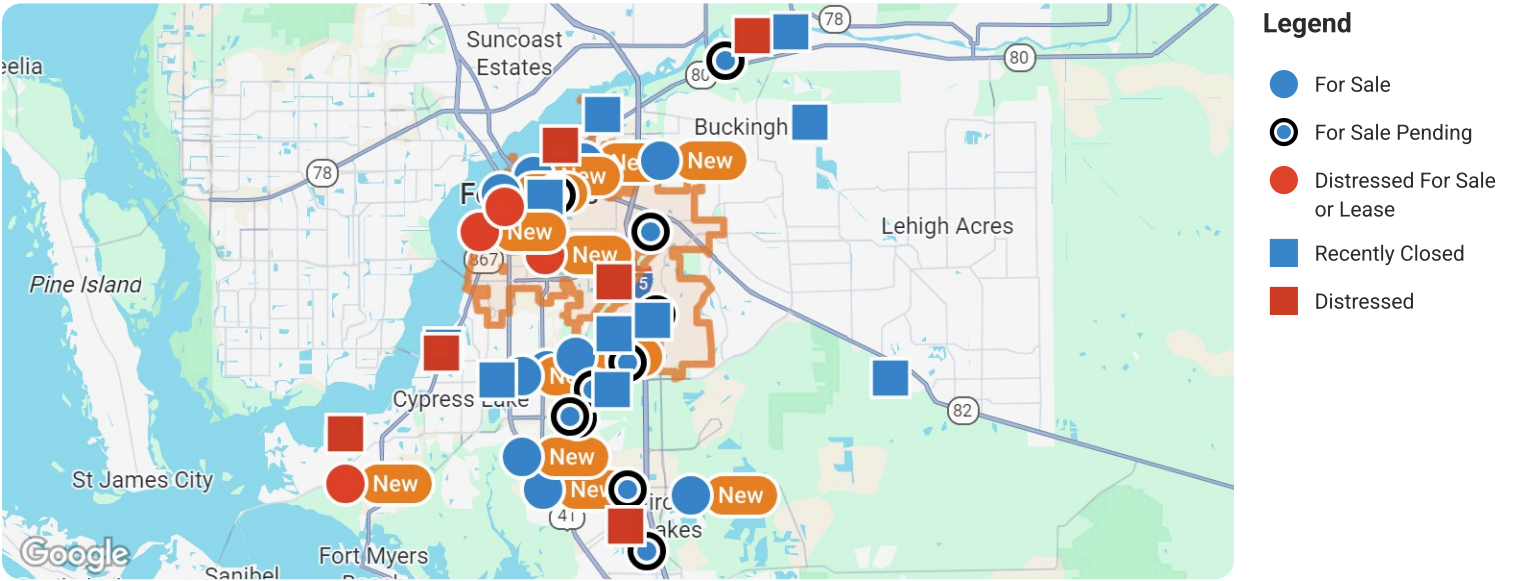
**Property Types:** Single Family, Condo/Townhouse/Apt

**Property Features:** Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Fort Myers, Florida

Summary

For Sale Activity in the Last 3 Months



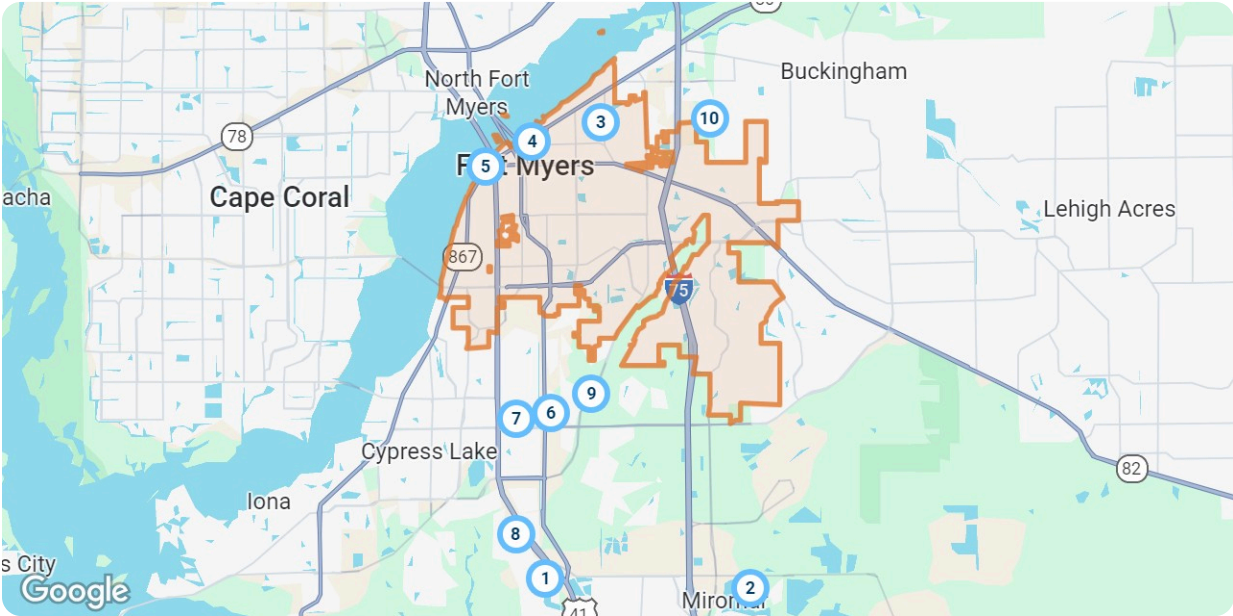
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	\$180,000	\$200,000	\$129,500	\$182,570
Median Listing Price / Est.Value	\$361,950	\$307,450	\$292,500	\$426,995
Highest Listing Price / Est.Value	\$795,000	\$549,900	\$920,000	\$1,690,000
Average Price / sqft	\$265	\$193	\$207	\$255
Median Price / sqft	\$227	\$184	\$199	\$241
Average Days in RPR	26	143	122	92
Median Days in RPR	20	86	106	111
Total Volume	\$3,955,200	\$3,464,600	\$3,983,500	\$6,177,190
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Fort Myers, Florida

Market Activity Breakdown

New

Source: Listings







Legend

● Active For Sale

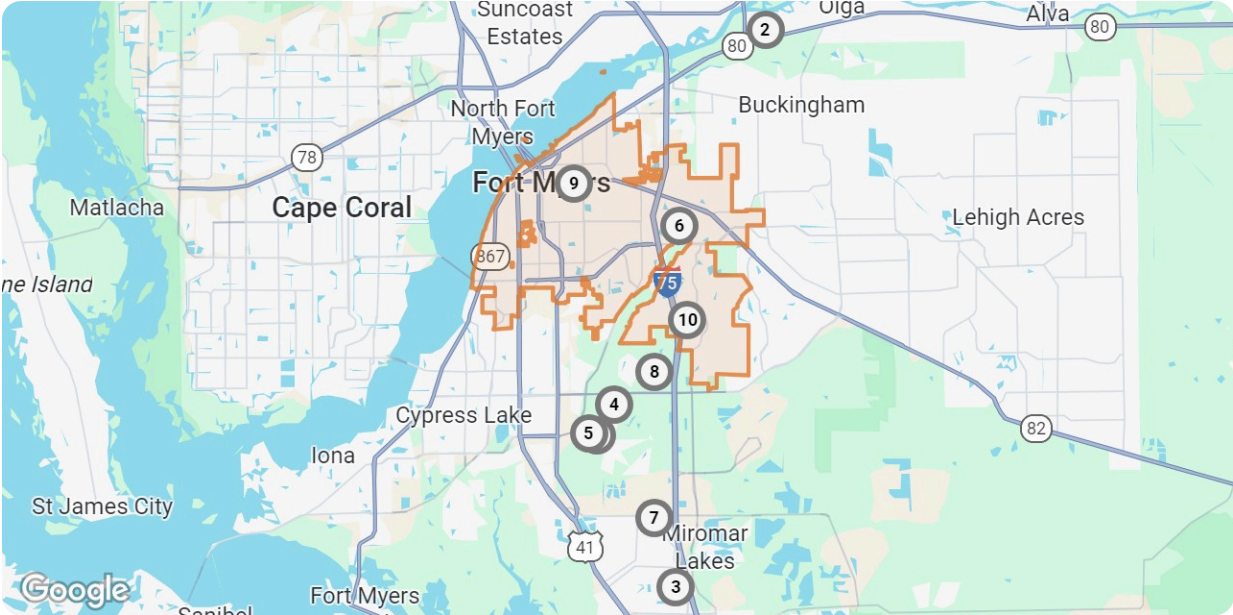
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 Google	<b>6156 Cocos Dr</b> <b>Fort Myers, FL 33908</b> MLS ID: 2025001258 ● Active / For Sale	Single Family	3/2	1,436	9,931 sq ft	1976	9/2/2025 – days \$699,000 \$487/sq ft
Listing Courtesy of Keller Williams Realty Fort Myers and the Islands								
2	 Google	<b>8600 Granada Ct</b> <b>Fort Myers, FL 33907</b> MLS ID: 2025007269 ● Active / For Sale	Single Family	2/2	1,080	4,704 sq ft	1974	9/2/2025 – days \$228,500 \$212/sq ft
Listing Courtesy of Premiere Plus Realty Company								
3	 Google	<b>257 Lisette St</b> <b>Fort Myers, FL 33913</b> MLS ID: 2025008518 ● Active / For Sale	Single Family	4/2	1,992	0.26 acres	2024	9/2/2025 – days \$434,900 \$218/sq ft
Listing Courtesy of Coldwell Banker Preferred Properties								
4	 Google	<b>4472 E Riverside Dr</b> <b>Fort Myers, FL 33905</b> MLS ID: 2025008508 ● Active / For Sale	Single Family	2/1	920	7,230 sq ft	1951	9/2/2025 – days \$259,000 \$282/sq ft
Listing Courtesy of Crown Colony Realty, LLC								
5	 Google	<b>10502 Spruce Pine Ct</b> <b>Fort Myers, FL 33913</b> MLS ID: 2025006822 ● Active / For Sale	Single Family	3/2	1,725	6,926 sq ft	2013	9/2/2025 – days \$349,000 \$202/sq ft
Listing Courtesy of John R. Wood Properties								

Fort Myers, Florida

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <small>Google</small>	<b>16364 Willowcrest Way</b> <b>Fort Myers, FL 33908</b> MLS ID: 2025008475	Single Family	3/2	1,763	8,150 sq ft	1996	9/2/2025 – days \$795,000 \$451/sq ft
		● Active / For Sale <small>Listing Courtesy of Premier Florida Realty of SWFL</small>						
7	 <small>Google</small>	<b>16209 Asheboro Ct</b> <b>Fort Myers, FL 33908</b> MLS ID: 2025006100	Single Family	2/2	1,481	8,668 sq ft	1986	8/16/2025 17 days \$259,900 \$175/sq ft
		● Active / For Sale <small>Listing Courtesy of Realty One Group MVP</small>						
8	 <small>Google</small>	<b>5418 Countrydale Ct</b> <b>Fort Myers, FL 33905</b> MLS ID: 2025007167	Single Family	2/2	1,316	7,143 sq ft	1986	8/25/2025 8 days \$180,000 \$137/sq ft
		● Active / For Sale <small>Listing Courtesy of Keller Williams Elite Realty 2</small>						
9	 <small>Google</small>	<b>4250 Dutchess Park Rd</b> <b>Fort Myers, FL 33916</b> MLS ID: 2025004964	Single Family	2/2	1,519	5,449 sq ft	2017	8/10/2025 23 days \$374,900 \$247/sq ft
		● Active / For Sale <small>Listing Courtesy of Premiere Plus Realty Company</small>						
10	 <small>Google</small>	<b>6425 Estero Bay Dr</b> <b>Fort Myers, FL 33908</b> MLS ID: 225059553	Single Family	3/2	1,585	9,374 sq ft	2017	7/8/2025 56 days \$375,000 \$237/sq ft
		● Active / For Sale <small>Listing Courtesy of Realty One Group MVP</small>						



Pending

Source: Listings



Legend

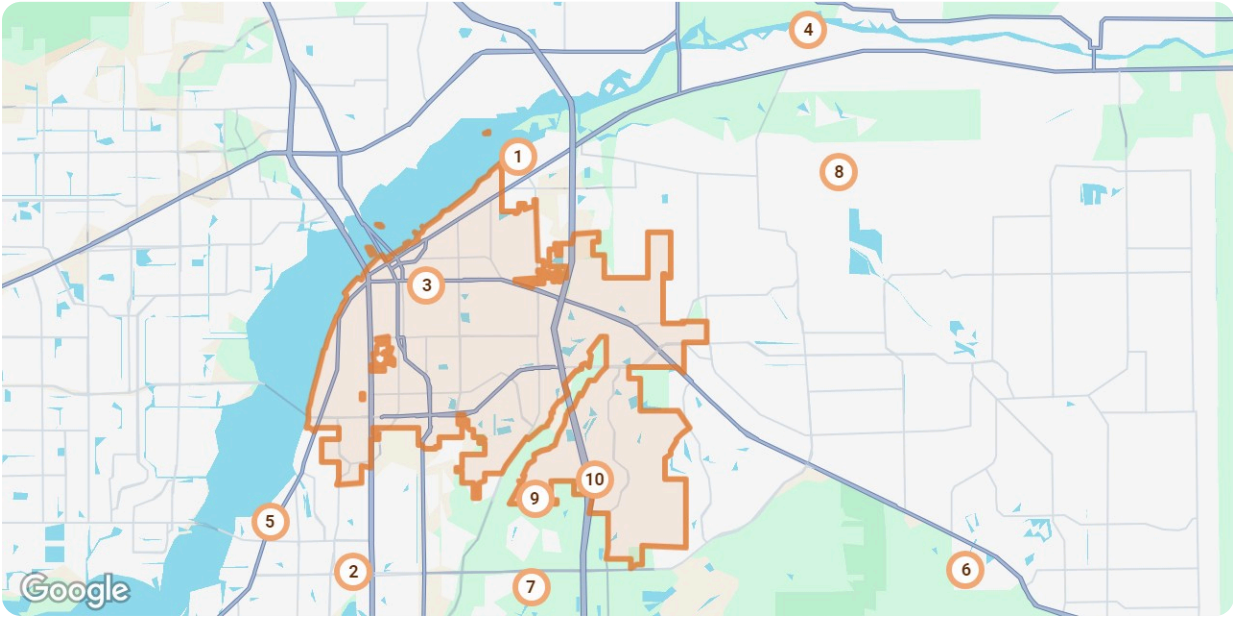
● Pending

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1		<b>4209 Bloomfield St</b> <b>Fort Myers, FL 33916</b> MLS ID: 225055604  Pending / For Sale <i>Listing Courtesy of Sellstate Max Performance</i>	Single Family	2/2	1,527	0.48 acres 2021	6/14/2025 \$314,900 \$206/sq ft	9/2/2025 80 days
2		<b>4023 Cherrybrook Loop</b> <b>Fort Myers, FL 33966</b> MLS ID: 223057603  Pending / For Sale <i>Listing Courtesy of Sellstate 5 Star Realty</i>	Condo/Townhouse/Apt.	3/3	1,648	2,308 sq ft 2007	9/26/2023 \$245,000 \$149/sq ft	8/28/2025 707 days
3		<b>7327 Albany Rd</b> <b>Fort Myers, FL 33967</b> MLS ID: 2025008037  Pending / For Sale <i>Listing Courtesy of Steelbridge Realty LLC</i>	Single Family	3/3	2,209	4,835 sq ft 1983	8/29/2025 \$300,000 \$136/sq ft	9/2/2025 4 days
4		<b>7331 Albany Rd</b> <b>Fort Myers, FL 33967</b> MLS ID: 2025008039  Pending / For Sale <i>Listing Courtesy of Steelbridge Realty LLC</i>	Single Family	3/3	2,225	4,486 sq ft 1983	8/29/2025 \$300,000 \$135/sq ft	9/2/2025 4 days
5		<b>6556 Babcock St</b> <b>Fort Myers, FL 33966</b> MLS ID: 2025006128  Pending / For Sale <i>Listing Courtesy of Schooner Bay Realty, Inc.</i>	Single Family	4/3	2,010	0.29 acres 2017	8/18/2025 \$474,900 \$236/sq ft	9/30/2025 15 days
6		<b>11970 Champions Green Way, A</b> <b>Fort Myers, FL 33913</b> MLS ID: 225040322  Pending / For Sale <i>Listing Courtesy of RE/MAX Realty Team</i>	Condo/Townhouse/Apt.	3/2	1,717	8,725 sq ft 2007	4/22/2025 \$250,000 \$146/sq ft	9/2/2025 133 days
7		<b>12937 Fourth St</b> <b>Fort Myers, FL 33905</b> MLS ID: 225052314  Pending / For Sale <i>Listing Courtesy of Realty One Group MVP</i>	Single Family	3/1	1,236	7,448 sq ft 1961	6/2/2025 \$200,000 \$162/sq ft	9/5/2025 92 days
8		<b>14979 Hickory Greens Ct</b> <b>Fort Myers, FL 33912</b> MLS ID: 225043137  Pending / For Sale <i>Listing Courtesy of Golf Realty Group Inc</i>	Single Family	2/2	1,561	0.32 acres 1992	4/30/2025 \$410,000 \$263/sq ft	8/29/2025 125 days
9		<b>3915 King Williams St</b> <b>Fort Myers, FL 33916</b> MLS ID: 225062071  Pending / For Sale <i>Listing Courtesy of Sellstate Max Performance</i>	Single Family	3/2	1,999	7,274 sq ft 2016	7/10/2025 \$419,900 \$210/sq ft	9/2/2025 54 days
10		<b>5041 Obannon Rd</b> <b>Fort Myers, FL 33905</b> MLS ID: 225012347  Pending / For Sale <i>Listing Courtesy of Epique Realty, Inc.</i>	Single Family	3/2	1,910	2 sq ft 1979	1/31/2025 \$549,900 \$288/sq ft	6/23/2025 214 days

Fort Myers, Florida

Closed

Source: Public Records and Listings



Legend

Closed

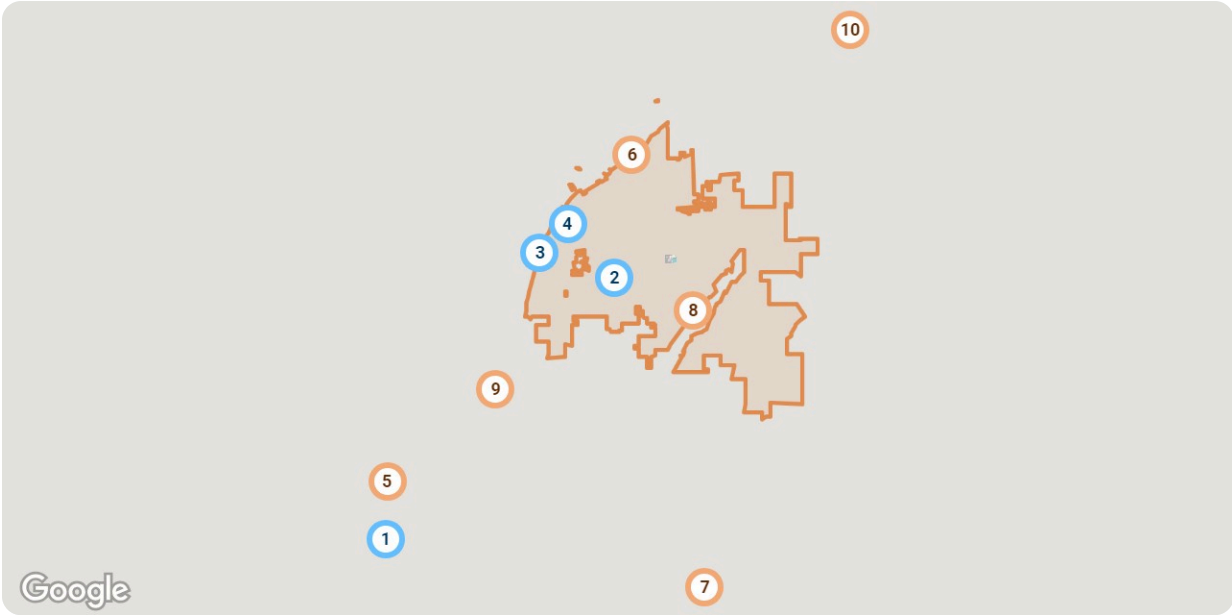
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <div><b>9110 Bayberry Bnd, Apt 102</b> <b>Fort Myers, FL 33908</b> MLS ID: 225053307 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of Premier Florida Realty of SWFL</div>	Condo/Townhouse/Apt.	2/2	1,477	0.25 acres 1996	9/2/2025 89 days	\$310,000 \$210/sq ft	<div><div></div> 4.59%</div>
2	 <div><b>13276 White Marsh Ln, #3505</b> <b>Fort Myers, FL 33912</b> MLS ID: 225011079 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of John R. Wood Properties</div>	Condo/Townhouse/Apt.	2/2	992	0.33 acres 1986	8/29/2025 213 days	\$205,000 \$207/sq ft	<div><div></div> 5.96%</div>
3	 <div><b>5260 S Landings Dr, Apt 608</b> <b>Fort Myers, FL 33919</b> MLS ID: 225048853 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of Century 21 Sunbelt Realty</div>	Condo/Townhouse/Apt.	2/2	2,053	1 sq ft 1983	9/2/2025 93 days	\$225,000 \$110/sq ft	<div><div></div> 13.13%</div>
4	 <div><b>12050 Lucca St, Apt 202</b> <b>Fort Myers, FL 33966</b> MLS ID: 225048226 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of RE/MAX Trend</div>	Condo/Townhouse/Apt.	2/2	1,688	5,610 sq ft 2005	8/26/2025 99 days	\$275,000 \$163/sq ft	<div><div></div> 3.51%</div>
5	 <div><b>11016 Mill Creek Way, Apt 240:</b> <b>Fort Myers, FL 33913</b> MLS ID: 225043302 <div><div></div> Closed / For Sale</div></div> <div>Courtesy of Compass Florida LLC</div>	Single Family	2/2	1,385	8,494 sq ft 2003	8/29/2025 113 days	\$230,000 \$166/sq ft	<div><div></div> —</div>

Fort Myers, Florida

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6		3308 Royal Canadian Trce, Apt Fort Myers, FL 33907 MLS ID: 225035323 Closed / For Sale	Condo/Townhouse/Apt.	2/2	896	2,652 sq ft 1974	8/15/2025 129 days \$129,500 \$145/sq ft	↓ 10.07%
Courtesy of Royal Shell Real Estate, Inc.								
7		9114 Bexley Dr Fort Myers, FL 33967 MLS ID: 225061439 Closed / For Sale	Single Family	3/3	1,859	7,413 sq ft 2020	9/2/2025 54 days \$459,000 \$247/sq ft	—
Courtesy of Premier Sotheby's Int'l Realty								
8		1751 Marlyn Rd Fort Myers, FL 33901 MLS ID: 225020093 Closed / For Sale	Single Family	3/4	3,362	6,664 sq ft 2005	8/29/2025 189 days \$920,000 \$274/sq ft	↓ 16.36%
Courtesy of RE/MAX Realty Team								
9		16118 Mount Abbey Way Fort Myers, FL 33908 MLS ID: 225025845 Closed / For Sale	Single Family	3/3	2,238	0.26 acres 2004	8/29/2025 172 days \$430,000 \$192/sq ft	↓ 1.13%
Courtesy of Premier Sotheby's Int'l Realty								
10		13685 Blue Bay Cir Fort Myers, FL 33913 MLS ID: 225056465 Closed / For Sale	Single Family	3/3	2,247	7,026 sq ft 2023	8/29/2025 73 days \$800,000 \$356/sq ft	↓ 1.22%
Courtesy of Realty Hub								









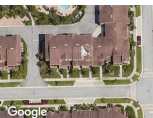

Distressed

Source: Public Records and Listings



- Legend
- Active For Sale
  - Closed

# Fort Myers, Florida

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p><b>3835 Harold Ave</b> Fort Myers, FL 33901 MLS ID: 2025002667 ● Active / For Sale</p> <p><i>Listing Courtesy of Call It Closed Intl Realty</i></p>	Single Family	4/3	2,797	0.41 acres 1958	7/23/2025 41 days	\$799,900 \$286/sq ft	7/1/2025 Notice of Lis Pendens
2	 <p><b>3600 Heritage Ln</b> Fort Myers, FL 33908 ■ Off Market / Public Record</p>	Single Family	5/3	4,377	2.11 acres 1981	– – days	– \$258/sq ft	8/22/2025 Notice of Foreclosure Sale
3	 <p><b>3779 Crofton Ct</b> Fort Myers, FL 33916 MLS ID: 225042520 ● Active / For Sale</p> <p><i>Listing Courtesy of Royal Shell Real Estate, Inc.</i></p>	Condo/Townhouse/Apt.	3/3	1,477	2,613 sq ft 2019	5/2/2025 123 days	\$279,000 \$189/sq ft	6/27/2025 Notice of Foreclosure Sale
4	 <p><b>11983 Loblolly Pine Ct</b> Fort Myers, FL 33913 ■ Off Market / Public Record</p>	Single Family	3/3	2,445	0.28 acres 2019	– – days	– \$245/sq ft	7/30/2025 Notice of Foreclosure Sale
5	 <p><b>4272 Scott Ave</b> Fort Myers, FL 33905 ■ Off Market / Public Record</p>	Single Family	3/1	1,118	10,286 sq ft 1925	– – days	– \$163/sq ft	7/18/2025 Notice of Foreclosure Sale
6	 <p><b>8940 Water Tupelo Rd</b> Fort Myers, FL 33912 ■ Off Market / Public Record</p>	Single Family	4/3	1,909	7,358 sq ft 2016	– – days	– \$237/sq ft	8/14/2025 Notice of Lis Pendens
7	 <p><b>15860 Glendale Ln</b> Fort Myers, FL 33912 MLS ID: 225048642 ● Active / For Sale</p> <p><i>Listing Courtesy of Realty One Group MVP</i></p>	Single Family	3/4	5,146	4 sq ft 2020	5/14/2025 111 days	\$1,690,000 \$328/sq ft	7/31/2025 Notice of Lis Pendens
8	 <p><b>815 Lystra Ave</b> Fort Myers, FL 33913 ■ Off Market / Public Record</p>	Single Family	4/2	1,848	0.29 acres 2020	– – days	– \$184/sq ft	8/1/2025 Notice of Foreclosure Sale
9	 <p><b>8471 Olinda Way, Apt 3703</b> Fort Myers, FL 33912 ■ Off Market / Public Record</p>	Condo/Townhouse/Apt.	3/3	927	0.25 acres 2015	– – days	– \$434/sq ft	7/2/2025 Notice of Lis Pendens
10	 <p><b>3724 Tracy St</b> Fort Myers, FL 33905 ■ Off Market / Public Record</p>	Single Family	3/2	1,331	9,949 sq ft 2021	– – days	– \$229/sq ft	8/4/2025 Notice of Lis Pendens

## Fort Myers, Florida

### About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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