



# Cape Coral, Florida.

Current market data.

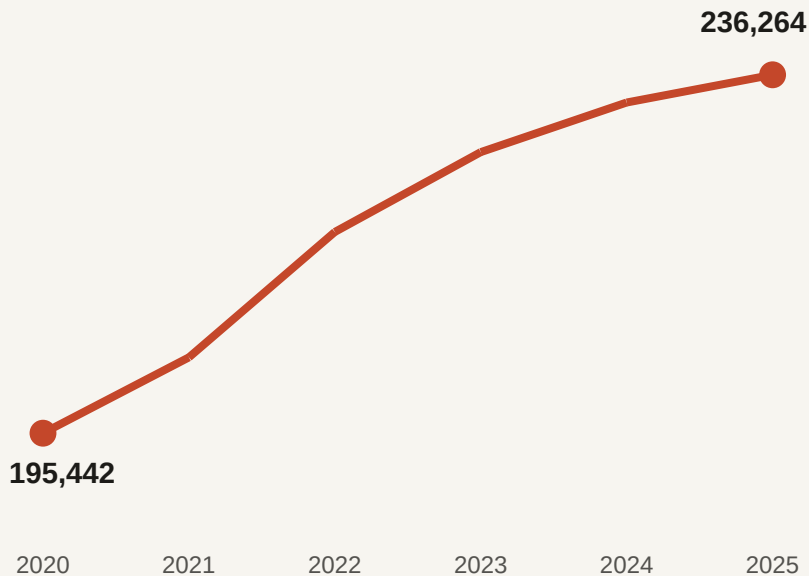
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 20.9% since 2020.**

**236,264**

people, the 7th-largest of Florida's cities and towns.



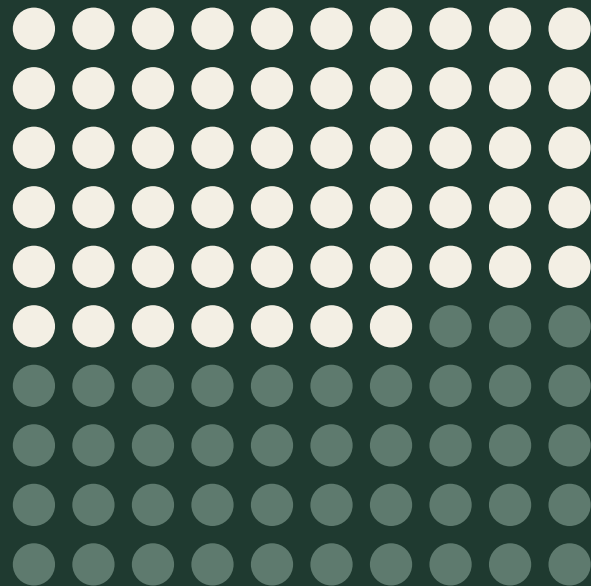
## THE WORKDAY

6 in 10 jobs here go to  
people who live somewhere  
else.

57.1%

of 44,755 jobs located in Cape Coral are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



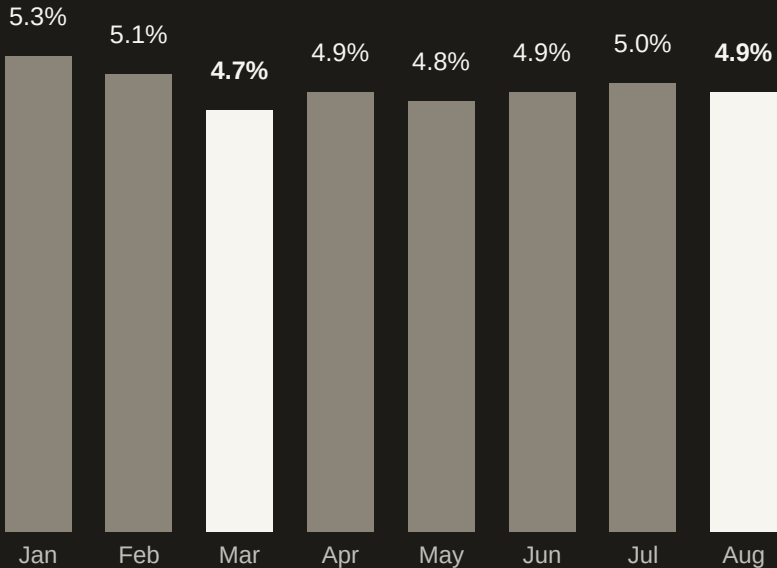
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:  
4.7%.

4.9%

in August 2026, the latest month released. A year earlier it was 4.5%.

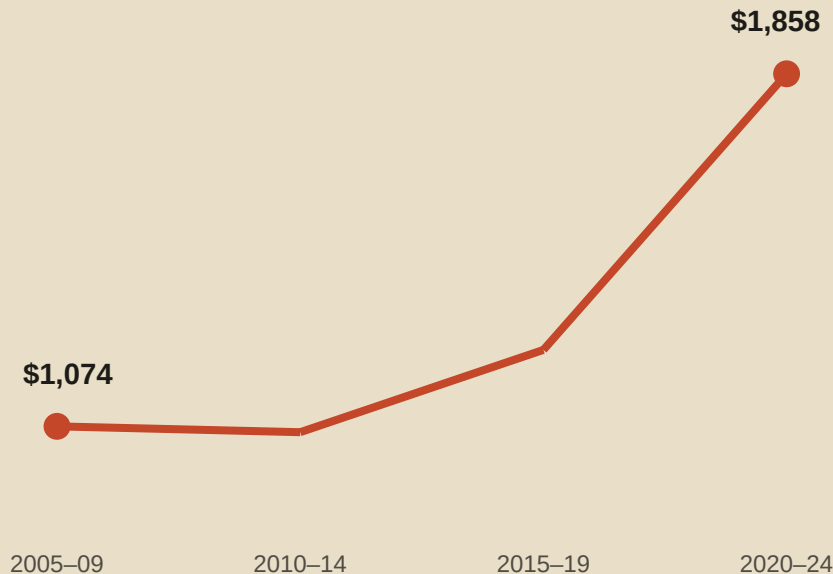


RENT

Median rent is up 73%  
since the 2005–2009  
survey, before inflation.

**\$1,858**

a month. Florida's median is \$1,669.





## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,826 gap between neighbors, the sharpest rent edge between adjacent tracts in Lee County.

TRACT 401.17

**\$1,675**

TRACT 401.35

**\$3,501**

ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$941–\$1,411**



**\$1,858 median**

is the monthly rent range local workforce wages support.

BUILDING

**49% of the housing here was built before 2000.**

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**33,106**

homes permitted in ten years,  
2016–2025

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**24%**

of those were in multifamily  
buildings

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**49%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.4% to the 100,679 homes here.**

**223–448**

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



## HOME VALUE

**A median home costs 4% more than Florida's.**

**\$373,500**

median home value in Cape Coral.

Cape Coral



**\$373,500**

Florida



**\$359,000**

U.S.



**\$332,700**

THAT WAS CAPE CORAL'S 2026

# Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [almanacdata.ai/e/fl/cape-coral/](https://almanacdata.ai/e/fl/cape-coral/)

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