



# Fort Myers Beach, Florida.

Current market data.

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

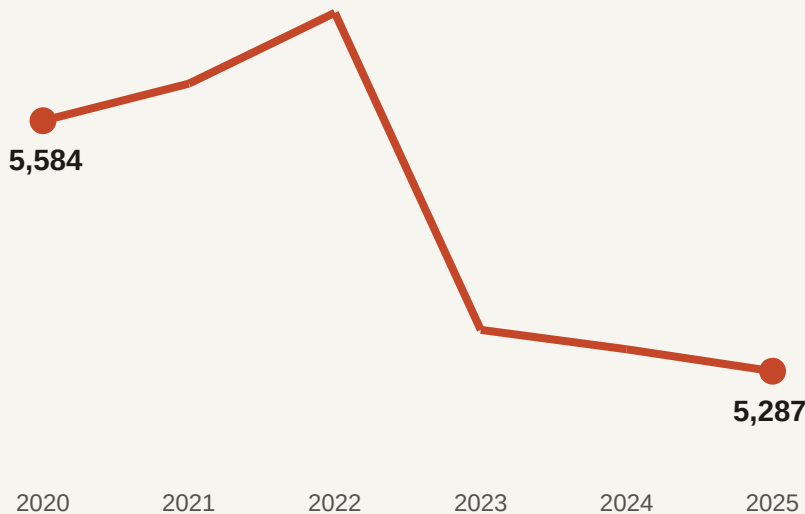


## POPULATION

Down 5.3% since 2020.

5,287

people, the 225th-largest of Florida's cities and towns.

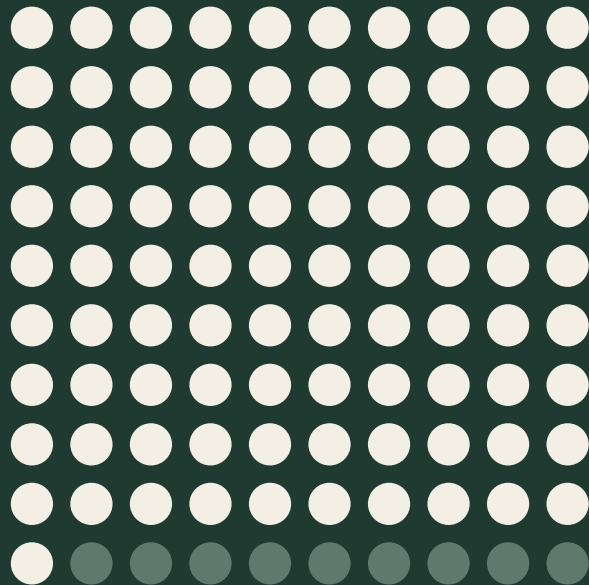


THE WORKDAY

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

91.3%

of 1,110 jobs located in Fort Myers Beach are filled by  
in-commuters.



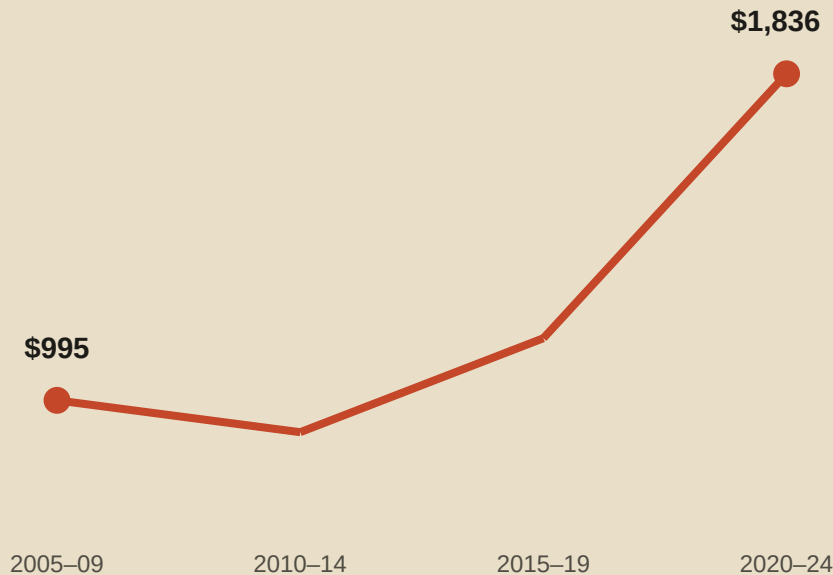
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 85%  
since the 2005–2009  
survey, before inflation.

**\$1,836**

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

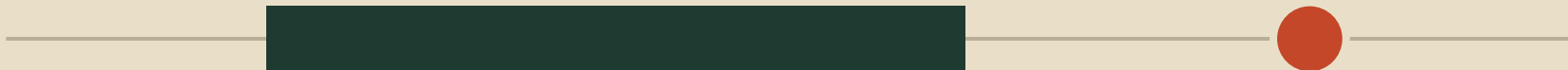
**\$3,501**



ROOM TO BUILD

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

**\$1,051–\$1,577**



**\$1,836 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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**411**

homes permitted in ten years,  
2016–2025

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**2%**

of those were in multifamily  
buildings

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**87%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.0–0.1% to the 9,886 homes here.**

**2–11**

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



HOME VALUE

A median home costs 79% more than Florida's.

**\$642,400**

median home value in Fort Myers Beach.

Fort Myers Beach



\$642,400

Florida



\$359,000

U.S.



\$332,700

THAT WAS FORT MYERS BEACH'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/fort-myers-beach/](https://almanacdata.ai/e/fl/fort-myers-beach/)

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