



Fort Myers, Florida.

Current market data.

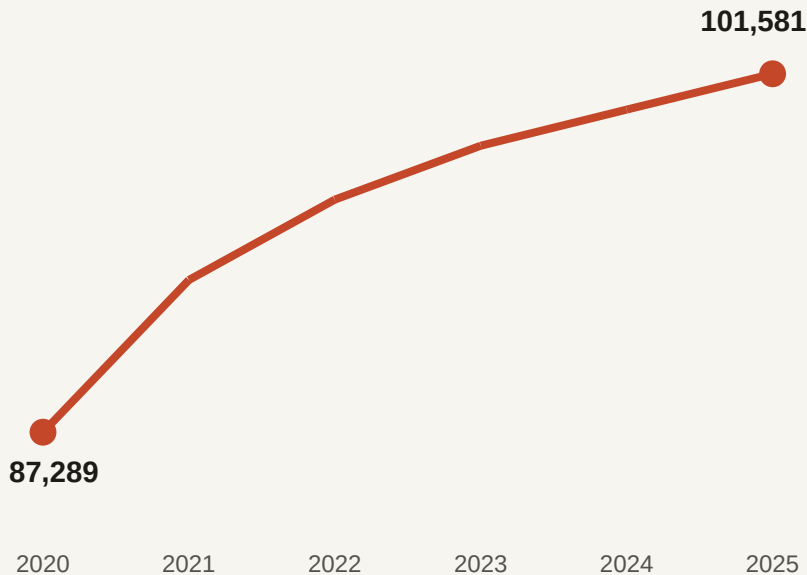
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 16.4% since 2020.

101,581

people, the 25th-largest of Florida's cities and towns.

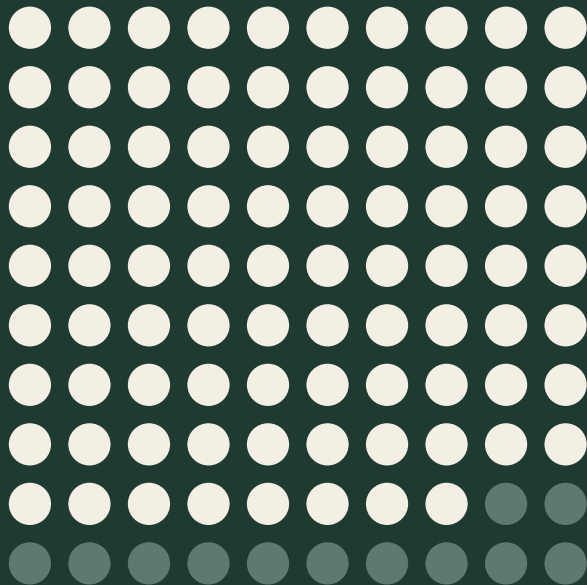


THE WORKDAY

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

88.0%

of 76,139 jobs located in Fort Myers are filled by
in-commuters.



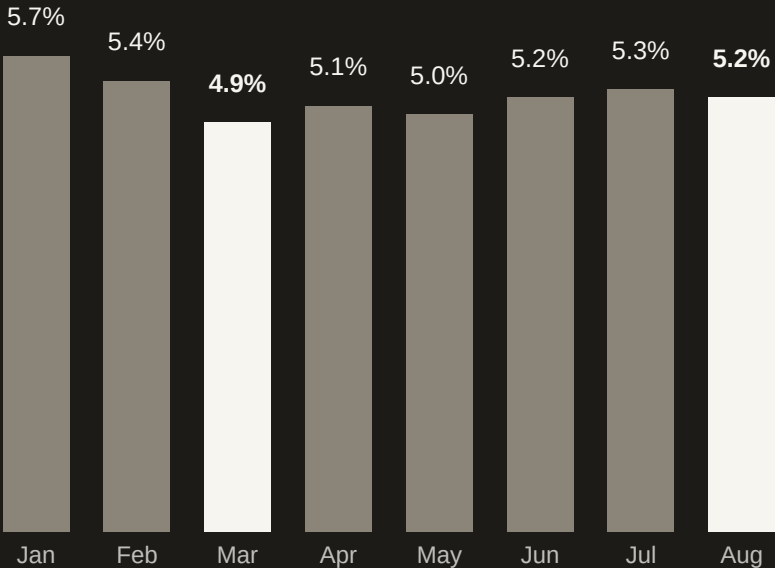
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.9%.

5.2%

in August 2026, the latest month released. A year earlier it was 4.8%.



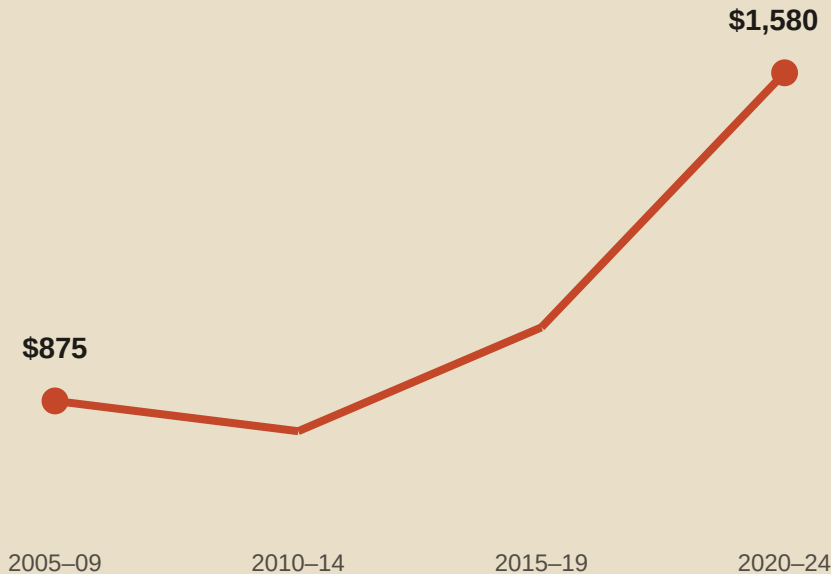
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$1,580

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 sits inside what local wages can carry.

\$1,181–\$1,771



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

46% of the housing here was built before 2000.

18,013

homes permitted in ten years,
2016–2025

70%

of those were in multifamily
buildings

46%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 48,984 homes here.

215–761

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



HOME VALUE

A median home costs 7% more than Florida's.

\$384,500

median home value in Fort Myers.

Fort Myers



\$384,500

Florida



\$359,000

U.S.



\$332,700

THAT WAS FORT MYERS'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/

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