



## Buyer's Guide to Fort Myers, Florida

Sunsets, space, and Southwest Florida charm.



### Why Buy in Fort Myers?

Fort Myers is a laid-back city on Florida's Gulf Coast known for its **riverfront charm**, **booming development**, and **affordable waterfront living**. It's a top choice for retirees, families, and investors seeking value, access, and lifestyle.



### Average Home Prices

- Single-family homes: \$350,000 to \$550,000
- Waterfront homes: \$600,000+
- New construction: \$400,000 to \$700,000
- Condos near downtown: \$250,000 to \$450,000
- 55+ communities: \$300,000 and up



### Best Neighborhoods in Fort Myers

- **McGregor Corridor** – Classic Florida homes under tree canopies
- **Cypress Lake** – Affordable and central
- **Fort Myers River District** – Walkable downtown condos
- **Gateway** – New builds, schools, and families
- **Verandah** – Gated golf community with nature trails
- **Pelican Preserve** – Top-rated 55+ active adult living

## **School Zones and Education**

Fort Myers offers public and private school options:

- **Fort Myers High School** – International Baccalaureate
- **Canterbury School** (Private)
- **Evangelical Christian School**
- **Florida Gulf Coast University (FGCU)** nearby

## **Waterfront, Beaches, and Recreation**

- Minutes to **Fort Myers Beach** and **Sanibel Island**
- **Caloosahatchee River** boating and kayaking
- **Lakes Park** for family fun and trails
- Golf communities and nature preserves
- Weekly farmers markets, art walks, and live music downtown

## **Who's Buying in Fort Myers?**

- Retirees looking for 55+ or low-maintenance living
- Relocating families
- Snowbirds and part-time residents
- Investors seeking pre-construction or rental properties

## **Buyer Tips for Fort Myers**

1. **Check HOA and community rules** — some restrict rentals or pets.
2. **Watch for flood zones near the river** — proper insurance is key.
3. **Explore both new and established communities** — many hidden gems.
4. **Look for seasonal rental potential** in select neighborhoods.

## Final Word


Fort Myers delivers **affordable coastal living with room to grow**. It's more relaxed than Naples and more affordable than Miami, without losing the Florida charm.

## How US Prime Realty Can Help You Buy in Fort Myers

We live and work in Southwest Florida — Fort Myers is home base for many on our team.

- ✓ **On-the-ground expertise in new builds, gated communities, and waterfront homes**
- ✓ **Early access to builder releases and VIP listings**
- ✓ **Spanish- and English-speaking support for all buyer types**
- ✓ **55+ buyer guidance, investor analysis, and seasonal strategy**
- ✓ **Local contacts for lenders, inspectors, and title partners**

**Let US Prime Realty help you buy right in Fort Myers.**

 (239) 513-0011 or [Contact Us](#)