

# Housing Profile

South Fort Myers  
Area: 33.77 square miles

Prepared by Esri

Population		Households	
2010 Total Population	46,072	2017 Median Household Income	\$57,987
2017 Total Population	50,492	2022 Median Household Income	\$64,557
2022 Total Population	55,269	2017-2022 Annual Rate	2.17%
2017-2022 Annual Rate	1.82%		

Housing Units by Occupancy Status and Tenure	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	24,071	100.0%	26,417	100.0%	28,885	100.0%
Occupied	19,193	79.7%	21,006	79.5%	22,962	79.5%
Owner	14,308	59.4%	14,886	56.4%	16,162	56.0%
Renter	4,885	20.3%	6,120	23.2%	6,800	23.5%
Vacant	4,878	20.3%	5,411	20.5%	5,923	20.5%

Owner Occupied Housing Units by Value	2017		2022	
	Number	Percent	Number	Percent
Total	14,884	100.0%	16,159	100.0%
<\$50,000	1,318	8.9%	1,103	6.8%
\$50,000-\$99,999	2,094	14.1%	1,308	8.1%
\$100,000-\$149,999	2,266	15.2%	1,520	9.4%
\$150,000-\$199,999	2,100	14.1%	1,608	10.0%
\$200,000-\$249,999	2,040	13.7%	2,212	13.7%
\$250,000-\$299,999	1,420	9.5%	2,026	12.5%
\$300,000-\$399,999	1,828	12.3%	3,079	19.1%
\$400,000-\$499,999	732	4.9%	1,466	9.1%
\$500,000-\$749,999	739	5.0%	1,237	7.7%
\$750,000-\$999,999	138	0.9%	243	1.5%
\$1,000,000+	209	1.4%	357	2.2%
Median Value	\$192,000		\$258,107	
Average Value	\$235,375		\$298,365	

Census 2010 Housing Units	Number	Percent
Total	24,071	100.0%
In Urbanized Areas	23,660	98.3%
In Urban Clusters	0	0.0%
Rural Housing Units	411	1.7%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	14,308	100.0%
Owned with a Mortgage/Loan	9,549	66.7%
Owned Free and Clear	4,759	33.3%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	5,039	100.0%
For Rent	610	12.1%
Rented- Not Occupied	35	0.7%
For Sale Only	674	13.4%
Sold - Not Occupied	111	2.2%
Seasonal/Recreational/Occasional Use	2,850	56.6%
For Migrant Workers	1	0.0%
Other Vacant	758	15.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	19,193	14,308	74.5%
15-24	924	190	20.6%
25-34	2,310	950	41.1%
35-44	2,947	1,933	65.6%
45-54	3,652	2,846	77.9%
55-64	3,513	3,030	86.3%
65-74	3,107	2,818	90.7%
75-84	2,092	1,946	93.0%
85+	648	595	91.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	19,192	14,307	74.5%
White Alone	17,683	13,582	76.8%
Black/African American	459	210	45.8%
American Indian/Alaska	40	22	55.0%
Asian Alone	287	203	70.7%
Pacific Islander Alone	4	4	100.0%
Other Race Alone	535	188	35.1%
Two or More Races	184	98	53.3%
Hispanic Origin	1,904	904	47.5%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	19,191	14,307	74.6%
1-Person	4,774	3,439	72.0%
2-Person	8,056	6,540	81.2%
3-Person	2,874	1,943	67.6%
4-Person	2,136	1,531	71.7%
5-Person	839	539	64.2%
6-Person	315	196	62.2%
7+ Person	197	119	60.4%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.