



Caloosahatchee Riverfront Properties

QUICK STATS

Cape Coral

Active Listings

Median Price	\$1,194,000
Highest Listing	\$2,850,000
Lowest Listing	\$399,995
Number of Listings	32

Sold In Past Year

Median Sold Price	\$809,250
Median DOM	47
Number Sold	24

Fort Myers

Active Listings

Median Price	\$2,204,000
Highest Listing	\$25,565,000
Lowest Listing	\$1,089,000
Number of Listings	26

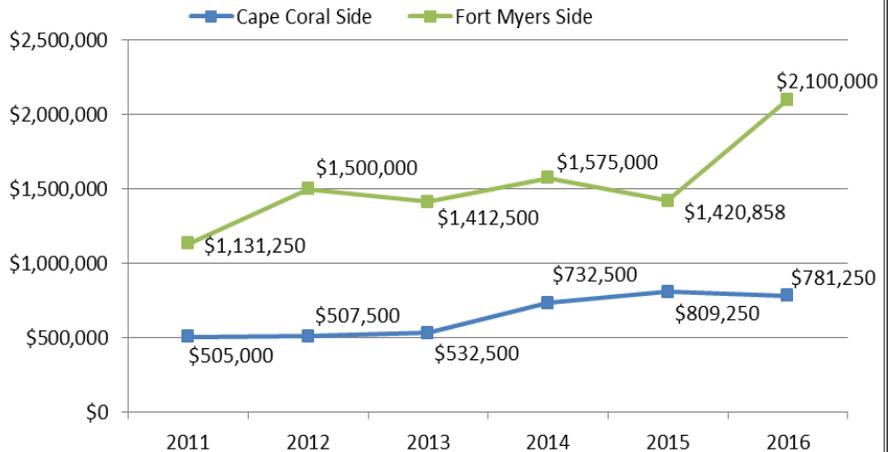
Sold In Past Year

Median Sold Price	\$1,368,358
Median DOM	91
Number Sold	22

The Caloosahatchee River has been in the headlines recently. Whether it's the brown water (we'll steer clear of that here) or the recent listing of a house on Coconut Drive for \$25,565,000, [News Press Article: 1240 Coconut Dr](#), the river and its surrounding uses have certainly been getting some press. So this month, we've analyzed the residential properties that front along the Caloosahatchee, on both the Fort Myers and Cape Coral sides.

What we've discovered is a 'tale of two markets'. The median price

Caloosahatchee Riverfront Single-Family



for riverfront single-family homes (10-20%) on the Cape Coral side of the river as opposed to Fort Myers. That spread, however, has diminished as demand in Cape Coral has grown. Further evidence of the Cape Coral demand is that canal access properties in South Cape Coral in Tarpon Point, The Hermitage, and Cape Harbour are now eclipsing the \$1,000,000 mark. And properties along the Spreader Canal in West Cape Coral exceed the prices for riverfront sites in Cape Coral. That's an interesting pricing relationship and suggests that riverfront sites in Cape Coral may still be underpriced.

However, when you look at the price of land, you see that a buyer does still receive a slight discount

for buying a lot on the Cape Coral side as opposed to Fort Myers. That spread, however, has diminished as demand in Cape Coral has grown. Further evidence of the Cape Coral demand is that canal access properties in South Cape Coral in Tarpon Point, The Hermitage, and Cape Harbour are now eclipsing the \$1,000,000 mark. And properties along the Spreader Canal in West Cape Coral exceed the prices for riverfront sites in Cape Coral. That's an interesting pricing relationship and suggests that riverfront sites in Cape Coral may still be underpriced.

So what's the takeaway? Fort Myers riverfront homes still exceed their Cape Coral equivalents, but as Cape Coral continues to grow and introduce new uses, the future differentiation may not be so clear.



- Commercial and Residential
- Litigation Support/Eminent Domain
- Subdivision/Development Analysis
- Insurable Value
- Estate/Taxation Appraisals
- Ad Valorem Issues
- Rental Studies/Lease Analysis
- General Consulting

