

**FOR  
SALE**

**FOR  
SALE**

**July 24<sup>th</sup>, 2024**

## **2551 Barcelona Ave Sale Price Per Square Foot Comparisons**

Although there are many houses that we could include in this list, we could not find many in our local 33905 zip code that advertise a lower purchase price per square foot with the quality of the home we are now offering for sale. This property list is designed to show the difference between our home's sale price quality and many others nearby in Fort Myers.

See [terrydonovan1.com](http://terrydonovan1.com) for all the details



## **\$367,500 Sale Price And Only \$204.00 Per Square Foot!**

The base price per square foot of our **\$367,500** sale price for our **1,800** square foot home is **\$204.00** ( $\$367,500 \div 1,800$ ). If you were to add the value of the custom shed, which is **\$18,000.00** for 264 square feet and a fully furnished custom work shop with A/C and everything needed to make it great, you would add **\$68.18** ( $\$18,000.00 \div 264$ ) to the total price per square foot. And, if you added the **\$8,000.00** for the value of the carport it would increase the actual total value of the home to **\$393,500.00**. Essentially, we are throwing in the **\$26,000.00** ( $\$18,000 + \$8,000$ ) of real value of the custom shed and the carport **at no cost**. Our price at only **\$204.00 per square foot** is one of the lowest online for a quality home. As a reminder, the online **REDFIN** has estimated the value of our home at **\$423,656.00** and so our price is **\$56,156.00** less than that **REDFIN** estimated home value. **Here's more proof:** Just take a look at the prices per square foot of the 28 properties listed for sale or sold below and compare their price per square foot to ours.

**1. This is what you can buy for \$229.00 per square foot:**

● FOR SALE - ACTIVE

12602 2nd St, Fort Myers, FL 33905

**\$229,900**

Est. \$1,567/mo [Get pre-approved](#)

**3**  
Beds

**1**  
Bath

**1,004**  
Sq Ft



**2. This is what you can buy for \$248.00 per square foot:**

**\$260,000**

2601 West Rd, Fort Myers, FL 33905

ScreenHunter

**3**  
beds

**2**  
baths

**1,050**  
sqft



**3. This is what you can buy for \$281.00 per square foot:**

**\$299,000**

2826 West Rd, Fort Myers, FL 33905

ScreenHunter

**3**  
beds

**2**  
baths

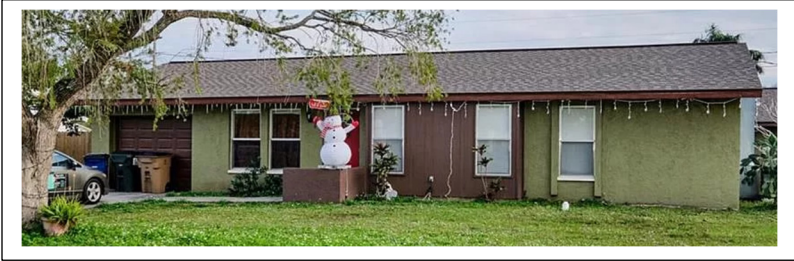
**1,065**  
sqft





**4. This is what you can buy for \$274.00 per square foot:**

<b>\$299,900</b> 13003 Caribbean Blvd, Fort Myers, FL 33905	<small>ScreenHunter</small>	<b>3</b> beds	<b>2</b> baths	<b>1,096</b> sqft
----------------------------------------------------------------	-----------------------------	------------------	-------------------	----------------------



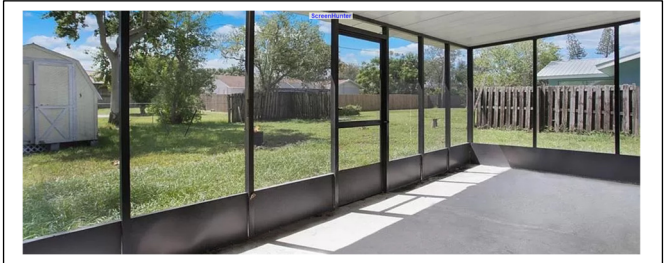
**5. This is what you can buy for \$250.00 per square foot:**

<b>\$259,950</b> 12326 1st St, Fort Myers, FL 33905	<small>ScreenHunter</small>	<b>3</b> beds	<b>1</b> baths	<b>1,040</b> sqft
--------------------------------------------------------	-----------------------------	------------------	-------------------	----------------------



**6. This is what you can buy for \$272.00 per square foot:**

<b>\$299,000</b> 13037 9th St, Fort Myers, FL 33905	<small>ScreenHunter</small>	<b>3</b> beds	<b>2</b> baths	<b>1,100</b> sqft
--------------------------------------------------------	-----------------------------	------------------	-------------------	----------------------



**7. This is what you can buy for \$265.00 per square foot:**

**\$259,900** ScreenHunter  
 4550 Seminole St, Fort Myers, FL 33905 **3** **1** **982**  
 beds    baths    sqft



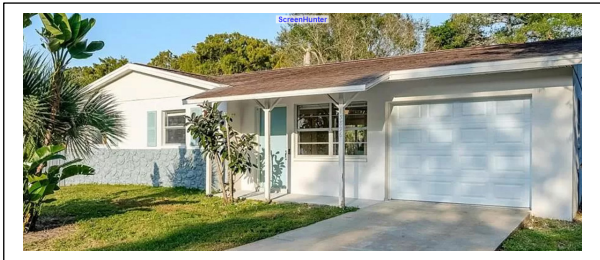
**8. This is what you can buy for \$256.00 per square foot:**

**\$264,999** **3 Beds · 2 Baths · 1,035 Sq. Ft.**  
 13830 5<sup>th</sup> Street, Fort Myers, FL 33905



**9. This is what you could have bought for \$259.00 per square foot:**

3 bd | 1 ba | 956 sqft  
 13896 Matanzas Dr, Fort Myers, FL 33905  
 ● **Sold**  
 : **\$247,500** | Sold on 01/19/24 | Zestimate®: **\$248,200**





**10. This is what you can buy for \$277.00 per square foot:**

1668 Grace Avenue  
 Fort Myers, FL 33901  
**\$369,900** STATUS: **ACTIVE**

1,336 SQFT	\$277 \$/SQFT
---------------	------------------

4 BEDS
2 BATHS



**11. This is what you can buy for \$305.00 per square foot:**

73 Cardinal Dr  
 North Fort Myers, FL 33917  
**\$410,000** STATUS: **ACTIVE**

1,344 SQFT	\$305 \$/SQFT
---------------	------------------

4 BEDS
2 BATHS



**12. This is what you can buy for \$254.00 per square foot:**

6704 Wakefield Drive  
 Fort Myers, FL 33966  
**\$390,000** STATUS: **ACTIVE**

1,537 SQFT	\$254 \$/SQFT
---------------	------------------

3 BEDS
2 BATHS



**13. This is what you can buy for \$289.00 per square foot:**

1670 N Hermitage Road  
 Fort Myers, FL 33919  
**\$389,900** STATUS: **ACTIVE**

1,348 SQFT	\$289 \$/SQFT
---------------	------------------

3 BEDS
2 BATHS





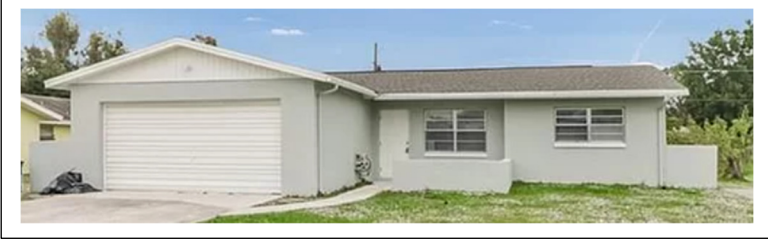
**14. This is what you could have bought for \$246.00 per square foot:**

3 bd | 2 ba | 1,212 sqft

13808 1st St, Fort Myers, FL 33905

● **Sold**

: **\$298,000** | Sold on 04/18/24 | Zestimate®: **\$298,000**



**15. This is what you could have bought for \$241.00 per square foot:**

3 bd | 1 ba | 1,080 sqft

13456 3rd St, Fort Myers, FL 33905

● **Sold**

: **\$259,900** | Sold on 12/14/23 | Zestimate®: **\$258,700**



**16. This is what you could have bought for \$221.00 per square foot:**

3 bd | 2 ba | 1,377 sqft

13349 4th St, Fort Myers, FL 33905

● **Sold**

: **\$304,000** | Sold on 08/11/23 | Zestimate®: **\$302,200**



**17. This is what you could have bought for \$224.00 per square foot:**

3 bd | 1 ba | 982 sqft

13813 5th St, Fort Myers, FL 33905

● **Sold**

: **\$220,000** | Sold on 04/07/23 | Zestimate®: **\$238,500**



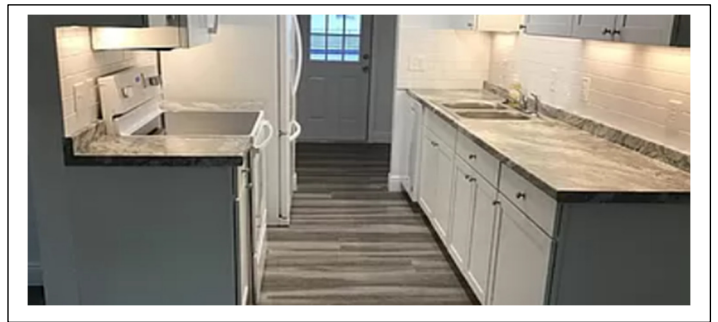
**18. This is what you could have bought for \$240.00 per square foot:**

5 bd | 3 ba | 1,378 sqft

13426 3rd St, Fort Myers, FL 33905

● **Sold**

: **\$330,000** | Sold on 04/11/22 | Zestimate®: **\$357,900**





**19. This is what you can buy for \$258.00 per square foot:**

4639 Siesta Circle

Fort Myers, FL 33901

**\$389,900** STATUS: **ACTIVE** ON SITE: **97 DAYS** ID#: **224023834**

3 BEDS	0.2 ACRES
2 BATHS	0 1/2 BATHS
1,513 SQFT	\$258 \$/SQFT



**20. This is what you can buy for \$238.00 per square foot:**

1385 Pine Avenue

North Fort Myers, FL 33917

**\$396,900** STATUS: **ACTIVE** ON SITE: **46 DAYS** ID#: **224039158**

3 BEDS	0.21 ACRES
2 BATHS	0 1/2 BATHS
1,668 SQFT	\$238 \$/SQFT



**21. This is what you can buy for \$268.00 per square foot:**

11831 Iona Road

Fort Myers, FL 33908

**\$299,995** STATUS: **ACTIVE** ON SITE: **131 DAYS** ID#: **224010708**

3 BEDS	0.23 ACRES
2 BATHS	0 1/2 BATHS
1,120 SQFT	\$268 \$/SQFT



**22. This is what you could have bought for \$235.00 per square foot:**

3 bd | 2 ba | 1,106 sqft

14207 Caribbean Blvd, Fort Myers, FL 33905

● **Sold**

: **\$260,000** | Sold on 12/12/23 | Zestimate®: **\$257,300**





**23. This is what you could have bought for \$304.00 per square foot:**

2 bd | 1 ba | 806 sqft

13207 2nd St, Fort Myers, FL 33905

● **Sold**

: **\$245,000** | Sold on 06/14/24 | Zestimate®: **\$245,000**



**24. This is what you could have bought for \$244.00 per square foot:**

3 bd | 2 ba | 1,133 sqft

15713 Coral Vine Ln, Fort Myers, FL 33905

● **Sold**

: **\$277,000** | Sold on 05/28/24 | Zestimate®: **\$277,000**



25. This is what you can buy for \$270.00 per square foot:



197 days on Zillow

**\$349,900**

2 bds | 2 ba | 1,296 sqft - House for sale  
2026 Bahama Ave, Fort Myers, FL 33905  
EXP REALTY LLC

26. This is what you can buy for \$234.00 per square foot:



170 days on Zillow

**\$289,000**

3 bds | 1 ba | 1,236 sqft - House for sale  
12937 4th St, Fort Myers, FL 33905  
WOODYARD & ASSOCIATES, LLC



27. This is what you can buy for \$219.00 per square foot:



Price cut: \$4,000 (Jul 01)

**\$290,000**

3 bds | 1 ba | 1,325 sqft - House for sale  
2511 Upcohall Ave, Fort Myers, FL 33905  
VALOR REAL ESTATE SVS

28. This is what you can buy for \$233.00 per square foot:



7 days on Zillow

**\$233,000**

3 bds | 1 ba | 999 sqft - House for sale  
13026 5th St, Fort Myers, FL 33905  
ERA RIGHT CHOICE REALTY

We could list dozens more properties that prove our point that our property listed at only \$204.00 per square foot is an outstanding sale price and is a far better deal per square foot than many of the properties for sale in Fort Myers.

**Our Home’s Price Methodology:**

Below are the price per square footage results for 28 properties that we saw on line that have either been sold or are currently for sale. We compared each property by their size (square footage) to demonstrate that our home at 2551 Barcelona Avenue is a far better choice based on its size and the extras. The numbers below correspond to all the houses above. None of these homes have an inground swimming pool or anything else that would alter the basic home attributes that we have compared

1. 229	5. 250	9. 259	13. 289	17. 224	21. 268	25. 270
2. 248	6. 272	10. 277	14. 246	18. 240	22. 235	26. 234
3. 281	7. 265	11. 305	15. 241	19. 258	23. 304	27. 219
4. 274	8. 256	12. 254	16. 221	20. 238	24. 244	28. 233

The combined total of all the prices per square foot for the calculation is \$7,134.00.

**The Calculations:**

$7,134 \div 28 = 255$  average price per square foot for the 28 properties surveyed above. The average home price per square footage of the 28 properties is \$255.00.

Our price per square foot of 2551 Barcelona Avenue is \$204.00 so we are the lowest price per square foot by \$51.00. This amount is interesting but the most important detail is the fact that 2551 Barcelona Avenue represents the lowest sale price per square foot of any of the 28 sold and for sale properties listed above.

**The Results:**

These results show that the \$367,500 price we are asking for our home has by far the most competitive price per square foot of the 28 for sale and sold homes included. We did not cherry-pick the homes included in this study. We went page-by-page on the Zillow homes for sale website until we hit the bottom of the list.

**Our Home Sale Pricing Philosophy:**

Although we have made our home, carport, and the shed pretty high quality, it’s priced at discount by the square foot and in the same general category as many lower priced per square foot homes most of which are generally smaller and lower in quality. Our current and modified from the original pricing structure offers buyers the opportunity to take advantage of getting a lot more house and higher quality for the money.



**Remember:** This is what you can buy right now for only  
**\$204.00 Per Square Foot**



So, check out the [terrydovnan1.com](http://terrydovnan1.com) website and then give us a call at 239-935-7789. **Thank you!**