

**FOR
SALE**

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September 19th, 2024

2551 Barcelona Ave Sale Price Per Square Foot Comparisons

Although we found 34 houses that we included in this list, we could not find many 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 the many others nearby in Fort Myers. **Our recent appraisal came in at \$350,000.00.**

See terrydonovan1.com for all the details of our home sale



\$350,000 Sale Price And Only \$194.00 Per Square Foot!

The following list includes 34 Fort Myers properties for sale or sold that we identified according to their price per square foot. In order to compare the prices per square foot sales prices, we have included their sizes, prices, and photos for comparative purposes. The selling information included here will document that our sale price at \$194.00 a square foot is a great price for our home considering the size and features. So, give us a call at 239-935-7789 and we'll arrange a showing of the property for you.

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



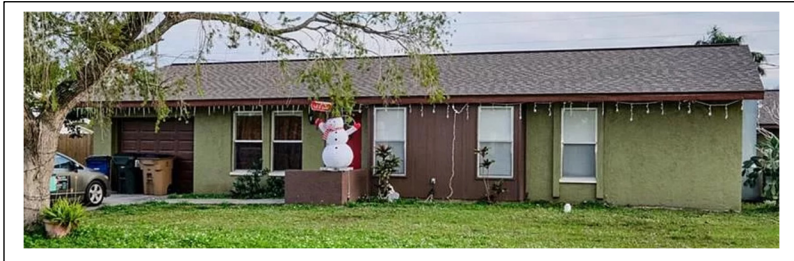
3. This is what you can buy for \$281.00 per square foot:

\$299,000
2826 West Rd, Fort Myers, FL 33905
ScreenHunter **3** beds **2** baths **1,065** sqft



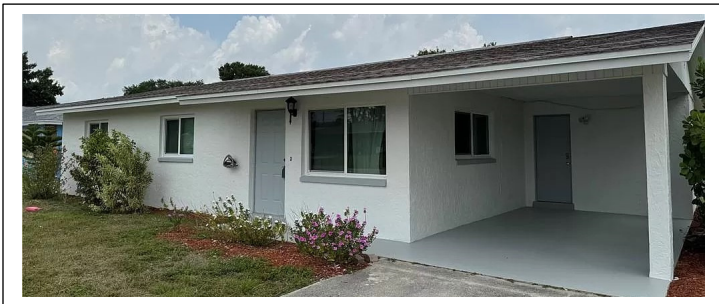
4. This is what you can buy for \$274.00 per square foot:

\$299,900 13003 Caribbean Blvd, Fort Myers, FL 33905	ScreenHunter	3 beds	2 baths	1,096 sqft
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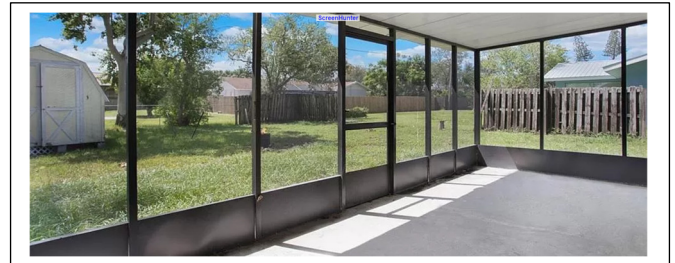
5. This is what you can buy for \$250.00 per square foot:

\$259,950 12326 1st St, Fort Myers, FL 33905	ScreenHunter	3 beds	1 baths	1,040 sqft
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6. This is what you can buy for \$272.00 per square foot:

\$299,000 13037 9th St, Fort Myers, FL 33905	ScreenHunter	3 beds	2 baths	1,100 sqft
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7. This is what you can buy for \$265.00 per square foot:

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



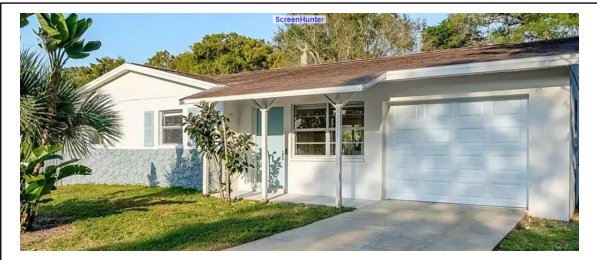
8. This is what you can buy for \$256.00 per square foot:

\$264,999 3 Beds · 2 Baths · 1,035 Sq. Ft.
 13830 5th 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
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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
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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
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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
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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**



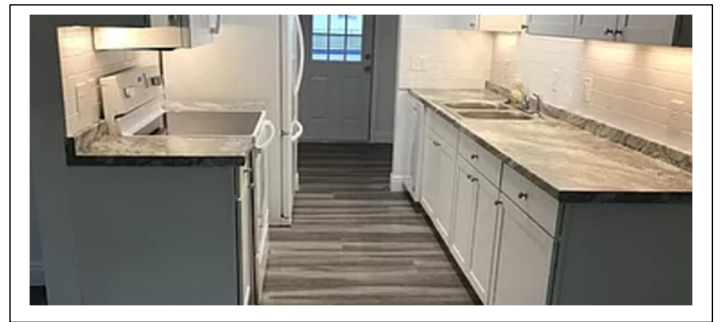
18. This is what you could have bought for \$240.00 per square foot:

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**



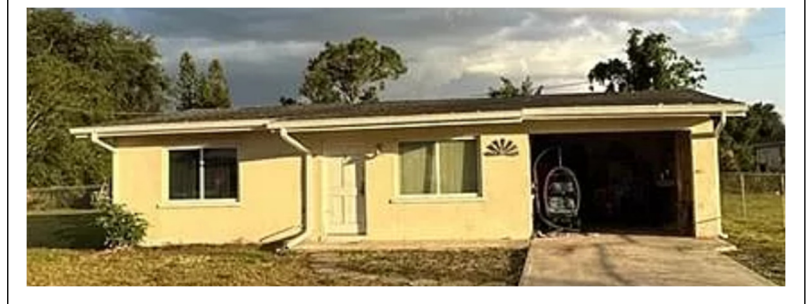
23. This is what you could have bought for \$304.00 per square foot:

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

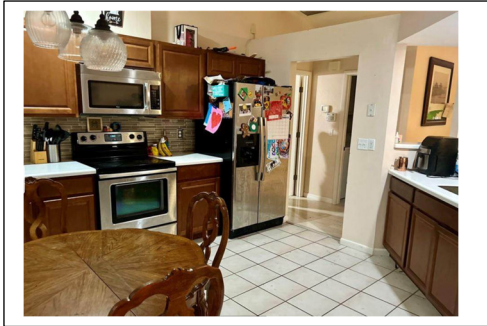
15713 Coral Vine Ln, Fort Myers, FL 33905

● **Sold**

: **\$277,000** | Sold on 05/28/24 | [Zestimate®](#): **\$277,000**



25. This is what you could have bought for **\$281.00** per square foot



17525 Johnstown Ct
Fort Myers, FL 33967
\$395,000 STATUS: **ACTIVE**

\$395,000	
3 BEDS	0.28 ACRES
2 BATHS	0 1/2 BATHS
1,406 SQFT	\$281 \$/SQFT

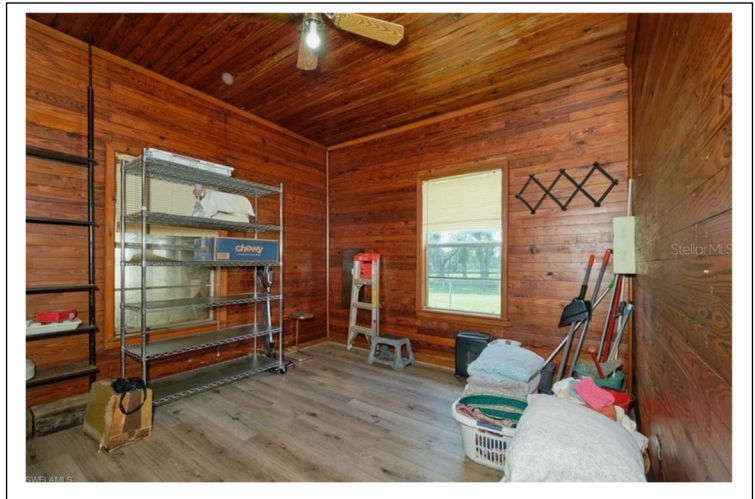
26. This is what you could have bought for **\$216.00** per square foot:



● FOR SALE - ACTIVE
2255 S Olga Dr, FORT MYERS, FL 33905

\$327,000
Est. \$1,957/mo [Get pre-qualified](#)

3 Beds
2 Baths
1,512 Sq Ft



27. This is what you could have bought for \$275.00 per square foot:



18146 Hilda Drive

Fort Myers, FL 33967

\$378,900 STATUS: **PENDING**



\$378,900

3
BEDS

0.25
ACRES

2
BATHS

0
1/2 BATHS

1,376
SQFT

\$275
\$/SQFT

28. This is what you could have bought for \$272.00 per square foot:



\$383,400

3
BEDS

0.21
ACRES

2
BATHS

0
1/2 BATHS

1,408
SQFT

\$272
\$/SQFT



1530 Grace Avenue

Fort Myers, FL 33901

\$383,400 STATUS: **ACTIVE**

29. This is what you could have bought for \$268.00 per square foot:



1505 Paloma Drive

Fort Myers, FL 33901

\$489,000 STATUS: **ACTIVE**

\$489,000

3
BEDS

0.22
ACRES

2
BATHS

0
1/2 BATHS

1,823
SQFT

\$268
\$/SQFT



30. This is what you could have bought for \$229.00 per square foot:



9795 Birr Street

Fort Myers, FL 33919

\$349,900 STATUS: **ACTIVE**

\$349,900

4
BEDS

0.21
ACRES

2
BATHS

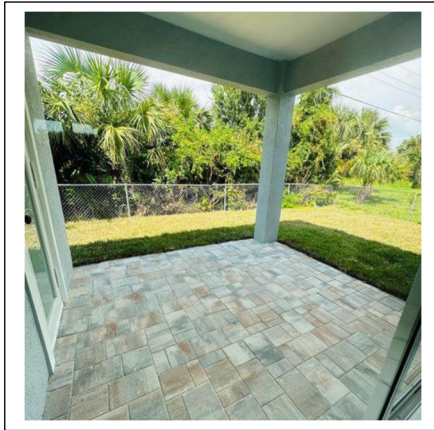
0
1/2 BATHS

1,526
SQFT

\$229
\$/SQFT



31. This is what you could have bought for \$227.00 per square foot:



2701 Elmwood St
Fort Myers, FL 33901
\$359,000 STATUS: **PENDING**

\$359,000	
3 BEDS	0.22 ACRES
2 BATHS	1 1/2 BATHS
1,580 SQFT	\$227 \$/SQFT

32. This is what you could have bought for \$260.00 per square foot:



3 bd | 1 ba | 1,040 sqft
13202 3rd St, Fort Myers, FL 33905
Sold
: **\$270,000** | Sold on 08/30/24 | Zestimate®: **\$269,900**



33. This is what you could have bought for \$227.00 per square foot:



3 bd | 2 ba | 1,346 sqft

13001 4th St, Fort Myers, FL 33905

● **Sold**

: **\$305,000** | Sold on 04/22/24 | Zestimate®: **\$296,800**



34. 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®: **\$289,700**



The Methodology:

Below are the price per square footage results for 24 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 or was a far better choice based on the size. The numbers correspond to 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	7. 265	13. 289	19. 258	25. 281	31. 227
2. 238	8. 256	14. 246	20. 238	26. 216	32. 260
3. 281	9. 259	15. 241	21. 268	27. 275	33. 227
4. 274	10. 277	16. 221	22. 235	28. 272	34. 246
5. 250	11. 305	17. 224	23. 304	29. 268	
6. 272	12. 254	18. 240	24. 244	30. 229	

The combined total of all the prices per square foot for the calculation is \$8,669.00.

The Calculations:

$8,669 \div 34 = 255$ average price per square foot for the 34 properties surveyed above.
The average home price per square footage of the 34 properties is \$255.00.

Our price per square foot of 2551 Barcelona Avenue is \$194.00 so we are the lowest price per square foot by \$61.00. 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 34 sold and for sale properties listed above.

The Results:

These results show that the \$350,000 price we are asking for our home has by far the most competitive price per square foot of the 34 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.

So, check out the terrydonovan1.com website and then give us a call at 239-935-7789

Remember: This is what you can buy right now for only
\$194.00 Per Square Foot

