

**FOR  
SALE**

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SALE**

**September 19<sup>th</sup>, 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](http://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

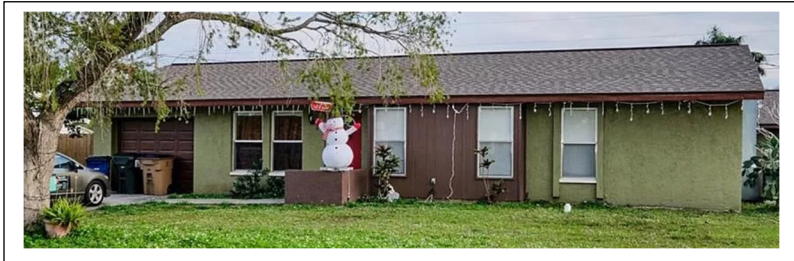
**2**  
baths

**1,065**  
sqft



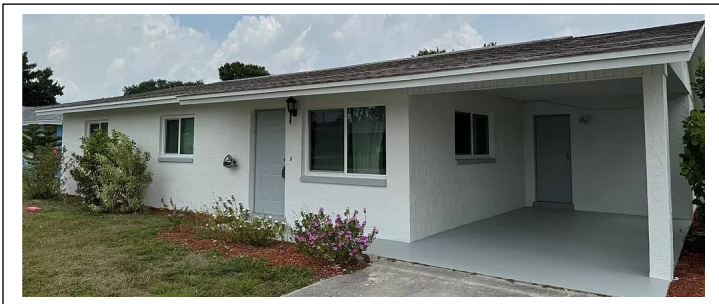
4. This is what you can buy for \$274.00 per square foot:

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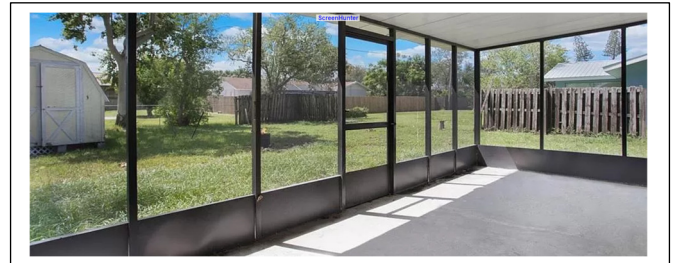
5. This is what you can buy for \$250.00 per square foot:

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

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



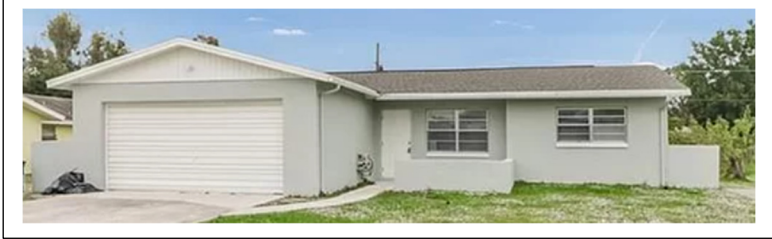
**14. This is what you could have bought for \$246.00 per square foot:**

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**



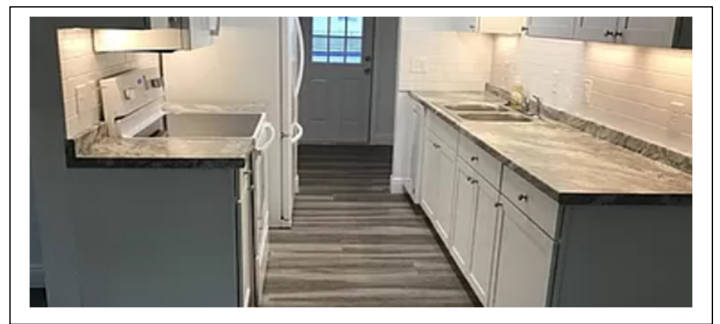
**18. This is what you could have bought for \$240.00 per square foot:**

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

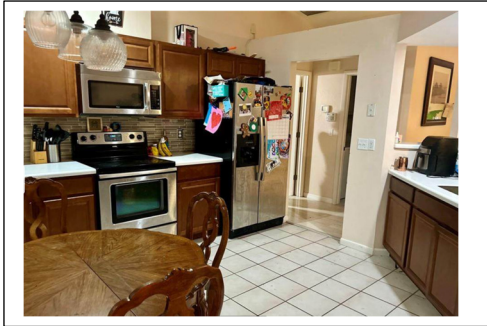
15713 Coral Vine Ln, Fort Myers, FL 33905

● **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**

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

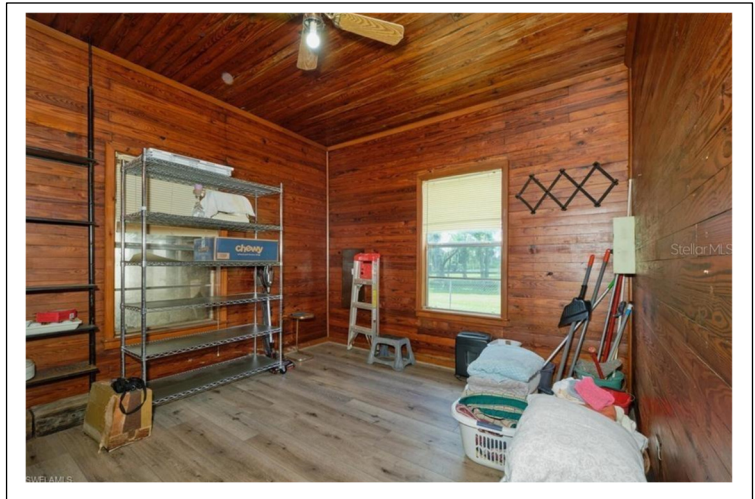
26. This is what you could have bought for **\$216.00** per square foot:



● 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

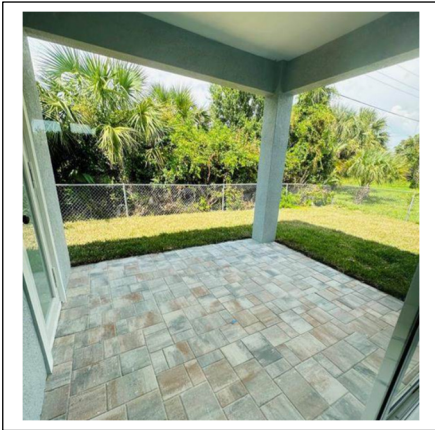
0  
1/2 BATHS

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**

<b>\$359,000</b>	
3 BEDS	0.22 ACRES
2 BATHS	1 1/2 BATHS
1,580 SQFT	<b>\$227</b> \$/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 34 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](http://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**

