

**FOR
SALE**

Call 239-703-0471

**FOR
SALE**

July 8th, 2025

2551 Barcelona Ave Sale Price Per Square Foot Comparisons

Although we found 34 houses that we included in this list, we did not find any 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 terrydovonan1.com for all the details of our home sale and/or send us an email to terrydovonan1@yahoo.com



\$299,500 Sale Price And Only \$166.00 Per Square Foot!

The following list includes 34 Fort Myers properties previously marketed that we identified according to their price per square foot. In order to compare their prices per square foot, we have included their sizes, prices, and photos for information purposes. Our “fairly recent” but not now currently for sale property information that we have included below will demonstrate that our sale price of **\$166.00 per square foot** is a great price for our home when you consider the size, the features, and the fact that we are selling this property for **\$50,500.00 below the appraised value**. So, give us a call at our home phone **239-703-0471 or 239-935-7789** and we’ll arrange a convenient time and day for a property showing.

1. This is what you could 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 could buy for \$248.00 per square foot:

ScreenHunter

\$260,000

2601 West Rd, Fort Myers, FL 33905

3

beds

2

baths

1,050

sqft



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

ScreenHunter

\$299,000

2826 West Rd, Fort Myers, FL 33905

3

beds

2

baths

1,065

sqft



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

\$299,900

13003 Caribbean Blvd, Fort Myers, FL 33905

ScreenHunter

3

beds

2

baths

1,096

sqft



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

\$259,950

12326 1st St, Fort Myers, FL 33905

ScreenHunter

3

beds

1

baths

1,040

sqft



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

\$299,000

13037 9th St, Fort Myers, FL 33905

ScreenHunter

3

beds

2

baths

1,100

sqft



Remember: Our home is priced at only \$166.00 per square foot and that's \$106.00 per square foot less than the \$272.00 per square foot sub-standard home shown above.

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

\$259,900

4550 Seminole St, Fort Myers, FL 33905

ScreenHunter

3

beds

1

baths

982

sqft



8. This is what you could 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 buy 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**



Remember: Our home is priced at only \$166.00 per square foot and that's \$93.00 per square foot less than the \$259.00 per square foot tiny home shown above.

10. This is what you could 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 could 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



Remember: Our home is priced at only \$166.00 per square foot and that's \$139.00 per square foot less than the \$305.00 per square foot basic home shown above.

12. This is what you could 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 could 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



Remember: Our home is priced at only \$166.00 per square foot and that's \$123.00 per square foot less than the \$289.00 per square foot unremarkable home shown above.

14. This is what you could buy 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 buy 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 buy 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 buy 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**



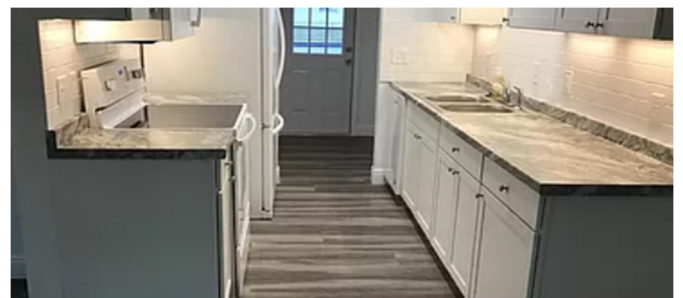
18. This is what you could buy for \$240.00 per square foot:

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 could 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 could 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 could 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



Remember: Our home is priced at only \$166.00 per square foot and that's \$102.00 per square foot less than the \$268.00 per square foot messy home shown above.

22. This is what you could buy 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 buy 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 buy for \$244.00 per square foot:

3 bd | 2 ba | 1,133 sqft

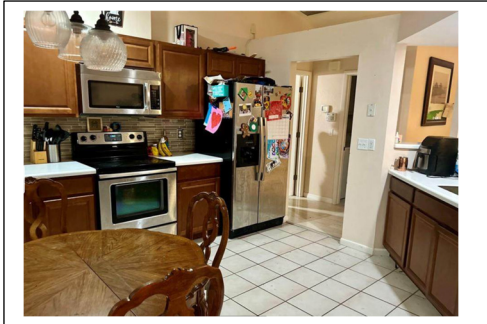
15713 Coral Vine Ln, Fort Myers, FL 33905

● **Sold**

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



25. This is what you could buy 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 buy 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



Remember: Our home is priced at only \$166.00 per square foot and that's \$50.00 per square foot less than the \$216.00 per square foot dump shown above.

27. This is what you could buy 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 buy 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 buy 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 buy 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 buy 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 buy 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 buy 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 buy 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**



Remember: The above 34 property prices prove that our \$166.00 per square price is without a doubt one of the best sale prices that you will find in our area.

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 average price per square foot of 2551 Barcelona Avenue is \$166.00 so we are the lowest average price per square foot by \$89.00. 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 previously sold properties listed above.

The Results:

These results show that the \$299,500 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 their list.

So, check out the terrydonovan1.com website and then give us a call at 239-703-0471

Remember: This is what you can buy right now for only
\$166.00 Per Square Foot



239-703-0471
239-935-7789