



FOR IMMEDIATE RELEASE

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## **Lee County Home Sales Up, Inventory Down in January**

FORT MYERS, Fla. – The month of January saw fewer property listings, more sales and higher prices in Lee County compared to the same period a year ago. The month started off strong for the housing market, with healthy buyer demand and strong market fundamentals. A robust increase in housing starts in December points to an active year for new construction, but higher material costs, especially lumber, and a limited supply of buildable lots will temper the number of new units.

New listings in January decreased 22 percent for single-family homes and 17.3 percent for townhouse/condominium homes. Pending sales in Lee County increased 157.2 percent for single-family homes and 171.7 percent for the townhouse/condo category. Inventory decreased 70.3 percent for single-family homes and 57.9 percent for townhouse/condo units.

Median sales price increased 25.8 percent to \$389,900 for single-family homes and 15.2 percent to \$265,000 for townhouse/condo properties. Days on market decreased 32.9 percent for single-family homes and 11.1 percent for townhouse/condo homes. Months' supply of inventory decreased 77.4 percent for single-family homes and 68.1 percent for townhouse/condo homes.

### **About the Royal Palm Coast Realtor Association**

Comprising a membership of more than 8,000 Realtors, RPCRA exists to advance the success of its members, serving as a resource for professional development and an advocate in community issues affecting members, their customers and property owners' rights. RPCRA serves Southwest Florida, with offices in Cape Coral and Fort Myers. For more information, visit [www.rpcra.org](http://www.rpcra.org).

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### **Media Contact:**

Jim Sanville, RPCRA Marketing and Communications, [jim@rpcra.org](mailto:jim@rpcra.org), 239-936-3537 x240

January 2021

Lee County MLS Activity

January 2020

2021

• Single Family Homes

Closed Sales • 1756 +30.4%

Pending Sales • 4028 +157.2%

Inventory • 3124 -70.3%

Median Sale Price • \$389,900 +25.8%

Days on Market • 55 -32.9%

2020

• Single Family Homes

Closed Sales • 1347 +30.4%

Pending Sales • 1566 +157.2%

Inventory • 10501 -70.3%

Median Sale Price • \$310,000 +25.8%

Days on Market • 82 -32.9%

2021 January

• Townhouses/Condos

Closed Sales • 1280 +44.1%

Pending Sales • 3027 +171.7%

Inventory • 3095 -57.9%

Median Sale Price • \$265,000 +15.2%

Days on Market • 80 -11.1%

2020 January

• Townhouses/Condos

Closed Sales • 888 +44.1%

Pending Sales • 1114 +171.7%

Inventory • 7359 -57.9%

Median Sale Price • \$230,000 +15.2%

Days on Market • 90 -11.1%