



FOR IMMEDIATE RELEASE: February 09, 2024

CONTACT: Allyson Teevan | allyson@rpcra.org

Closed Sales Slow In January While New Listings Surge

Fort Myers and Cape Coral, FL – Although we saw new listings grow significantly in January, closed sales were lower compared to December 2023,” said Marlissa Gervasoni, President, Royal Palm Coast Realtor® Association. “With an influx in new inventory on the market, we’re anticipate that February will bring an increase in signed contracts.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$382,000, up 0.6% from the previous month. The number of closed sales was 747, down 20.8 % over December. The number of new listings at the end of January was 2,313, an increase of 62.4% from the prior month. The median days on market was 55, up 25% compared to December. Finally, the months’ supply of inventory decreased to 8.4, 33.7% higher compared to December 2023.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$300,000, down 3.2% from the previous month, but up 9.5% over last January. The number of closed sales was 237, a decrease of 2.5% from December, with median days on market up 3.3% at 48. The number of new listings at the end of December was 898, an increase of 70.4% from the prior month. Finally, the monthly supply of inventory increased to 10.3, up 14.6% from December 2023 and up 156% compared to January 2023.

For more information on this month’s market stats, visit the [RPCRA MLS Statistics](#).

To learn more about Royal Palm Coast Realtor® Association and membership, visit [RPCRA.org](https://www.rpcra.org).

The Royal Palm Coast Realtor® Association was chartered in 1922 as the Fort Myers Board of Realty and today serves more than 10,000 Realtor® members and affiliates. The Association acts as the primary resource and active advocate for its members by collectively promoting member business interests through education, communications, and proactive management of industry issues.

###



Market Statistics Dashboard

January 2024

		Single Family Homes		Condos Townhouses		
		2024	2023	2024	2023	
Closed Sales	↓ Down 9.3% From Last Year	747	824	↓ Down 8.5% From Last Year	237	259
Pending Sales	↑ Up 7.1% From Last Year	1,257	1,174	↑ Up 4.2% From Last Year	424	407
Active Inventory	↑ Up 61.0% From Last Year	6,249	3,882	↑ Up 134.3% From Last Year	2,453	1,047
Days On Market	↑ Up 89.7% From Last Year	55	29	↑ Up 179.4% From Last Year	48	17
Median Sales Price	↓ Down 2.1% From Last Year	\$382,000	\$389,995	↑ Up 9.5% From Last Year	\$300,000	\$274,000

Information is deemed to be reliable but not guaranteed.
Data included is for Lee & Hendry County, excluding Bonita Springs & Estero.
©2024 Florida Gulf Coast Multiple Listing Service.
Data is current as of Feb 07, 2024

Print/Save