

# February 2024 Market Review

Single Family Residence

24 Cities selected

13 months  YTD

Compared to February 2023

Compared to January 2024

February 2024

<p>-2.4% </p>	<p>2.0% </p>	<p>Median Sales Price</p> <p><b>\$400,000</b></p>
<p>-8.6% </p>	<p>21.1% </p>	<p>Closed Sales</p> <p><b>862</b></p>
<p>69.2% </p>	<p>-20.0% </p>	<p>Median Days on Market</p> <p><b>44</b></p>
<p>-0.2% </p>	<p>0.2% </p>	<p>List Price Received</p> <p><b>96.8%</b></p>
<p>-2.3% </p>	<p>0.2% </p>	<p>Sold \$/SqFt</p> <p><b>\$232</b></p>
<p>32.2% </p>	<p>-5.0% </p>	<p>New Listings</p> <p><b>2,087</b></p>
<p>69.0% </p>	<p>0.8% </p>	<p>Active Inventory</p> <p><b>6,136</b></p>
<p>84.9% </p>	<p>-16.7% </p>	<p>Months Supply of Inventory</p> <p><b>7.1</b></p>

Data included is for Lee and Hendry County, excluding Bonita Springs & Estero.



# February 2024 Market Review

Condominium, Townhouse

24 Cities selected

13 months  YTD

Compared to February 2023

Compared to January 2024

February 2024

<p>0.2% <span>↑</span></p>	<p>1.8% <span>↑</span></p>	<p>Median Sales Price</p> <p><b>\$305,500</b></p>
<p>-2.5% <span>↓</span></p>	<p>36.7% <span>↑</span></p>	<p>Closed Sales</p> <p><b>272</b></p>
<p>242.9% <span>↑</span></p>	<p>3.2% <span>↑</span></p>	<p>Median Days on Market</p> <p><b>48</b></p>
<p>-0.9% <span>↓</span></p>	<p>0.1% <span>↑</span></p>	<p>List Price Received</p> <p><b>95.6%</b></p>
<p>-6.1% <span>↓</span></p>	<p>-4.1% <span>↓</span></p>	<p>Sold \$/SqFt</p> <p><b>\$223</b></p>
<p>15.5% <span>↑</span></p>	<p>-13.5% <span>↓</span></p>	<p>New Listings</p> <p><b>662</b></p>
<p>122.2% <span>↑</span></p>	<p>6.1% <span>↑</span></p>	<p>Active Inventory</p> <p><b>2,342</b></p>
<p>127.9% <span>↑</span></p>	<p>-22.4% <span>↓</span></p>	<p>Months Supply of Inventory</p> <p><b>8.6</b></p>

Data included is for Lee and Hendry County, excluding Bonita Springs & Estero.



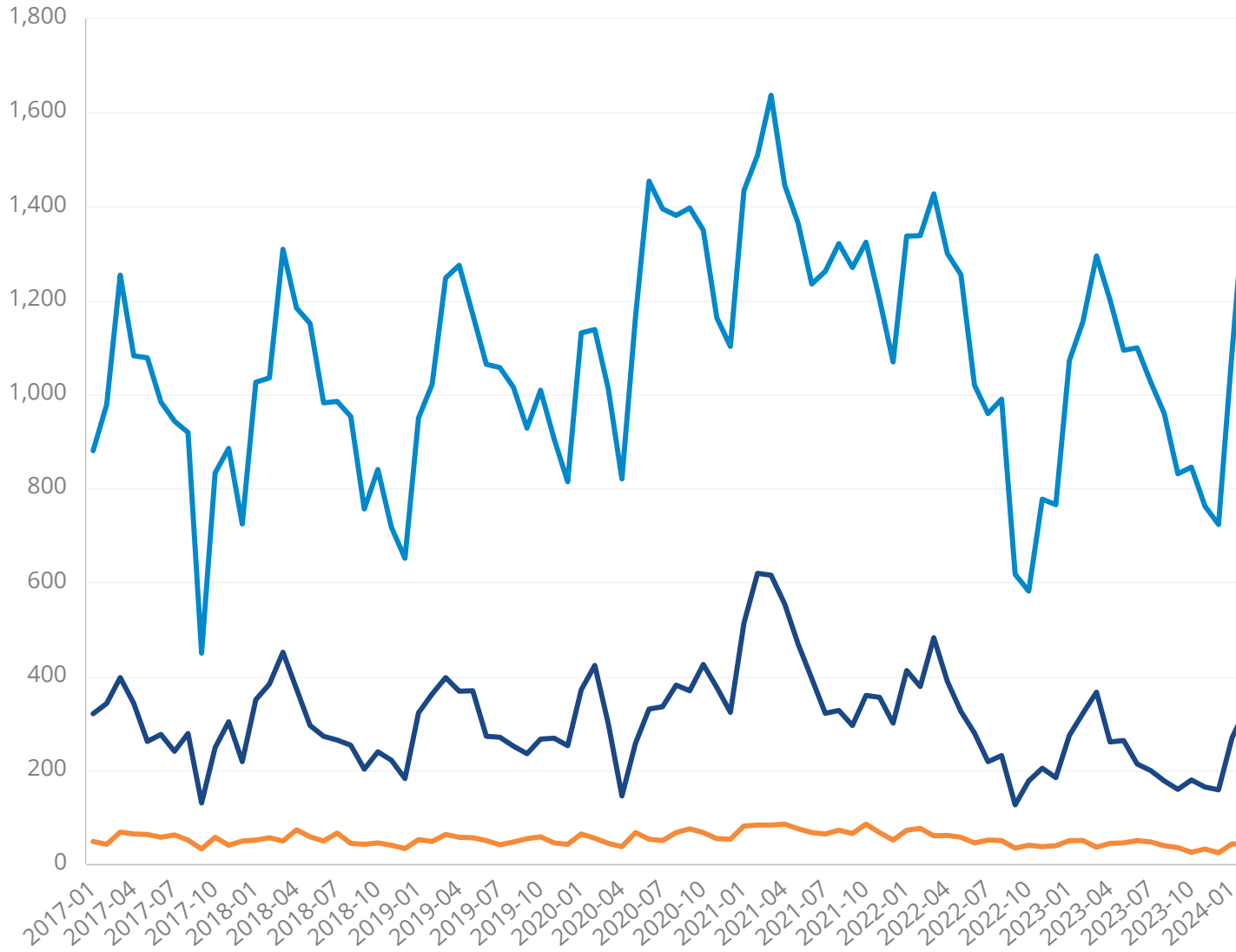
Multiple Property Types in multiple Cities > multiple Areas > multiple Zip Codes.

For listings in all price ranges; in all living area ranges; all # of bedrooms; in all lot size ranges; across all years built.

✓ Time Series


Price Distribution


## New Pending Sales



February 2024

 **1,805**

 **28.7%**  
change from **1,403**  
Prior Period

 **18.3%**  
change from **1,526**  
Same Period Prior  
Year

New Pending Sales is the number of properties newly under contract based on purchase contract date.

No Breakout

✓ By Property Type

By City

By Area

By Waterfront

✓ By Month

By Quarter

By Year

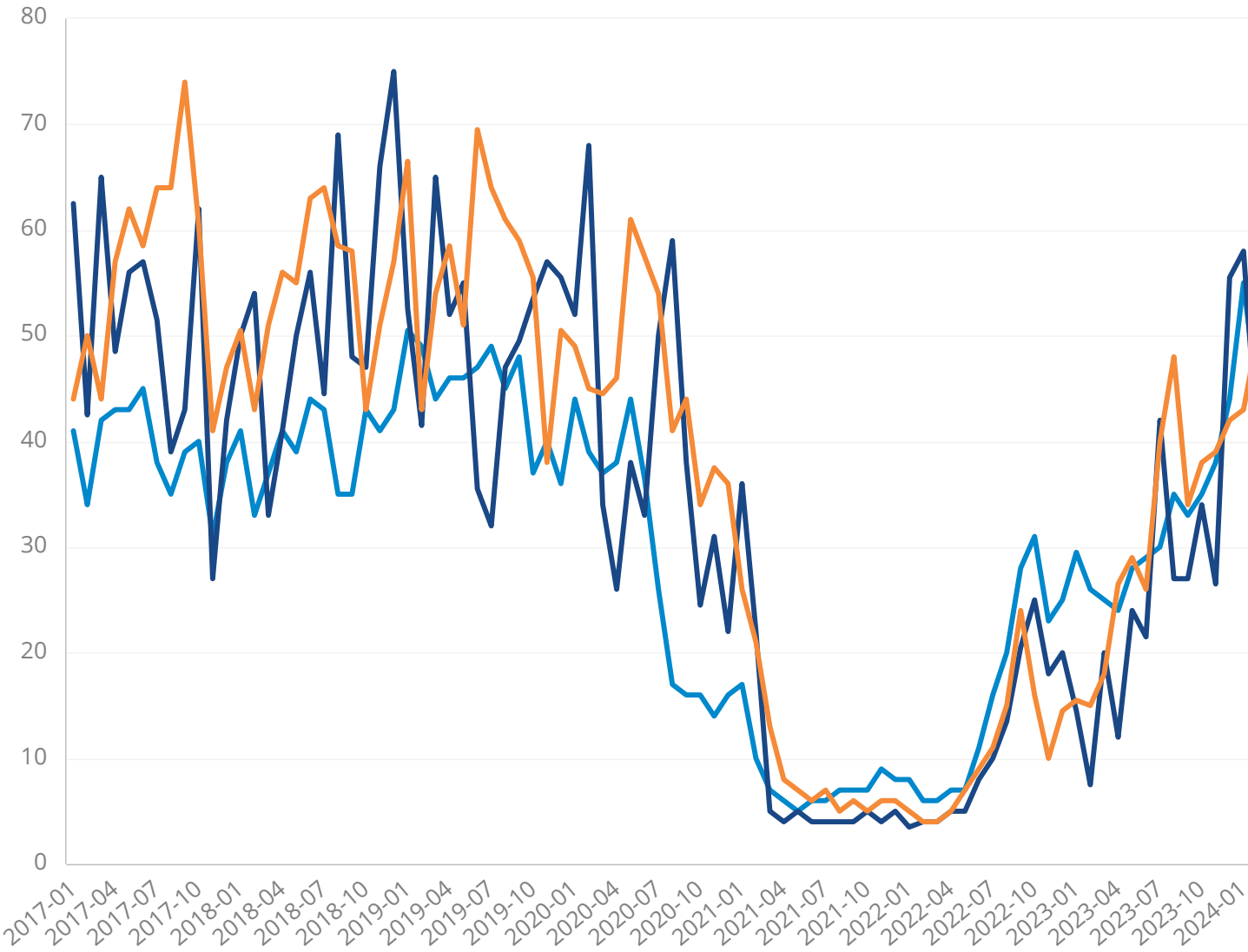
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Time Series

Price Distribution

## Median Days on Market



### February 2024



# 45



**-15.1%**  
change from

**53**

Prior Period



**104.5%**  
change from

**22**

Same Period Prior Year

Days on Market is the median number of days between when a property is listed and the contract date.

No Breakout

By Property Type

By City

By Area

By Waterfront

By Month

By Quarter

By Year

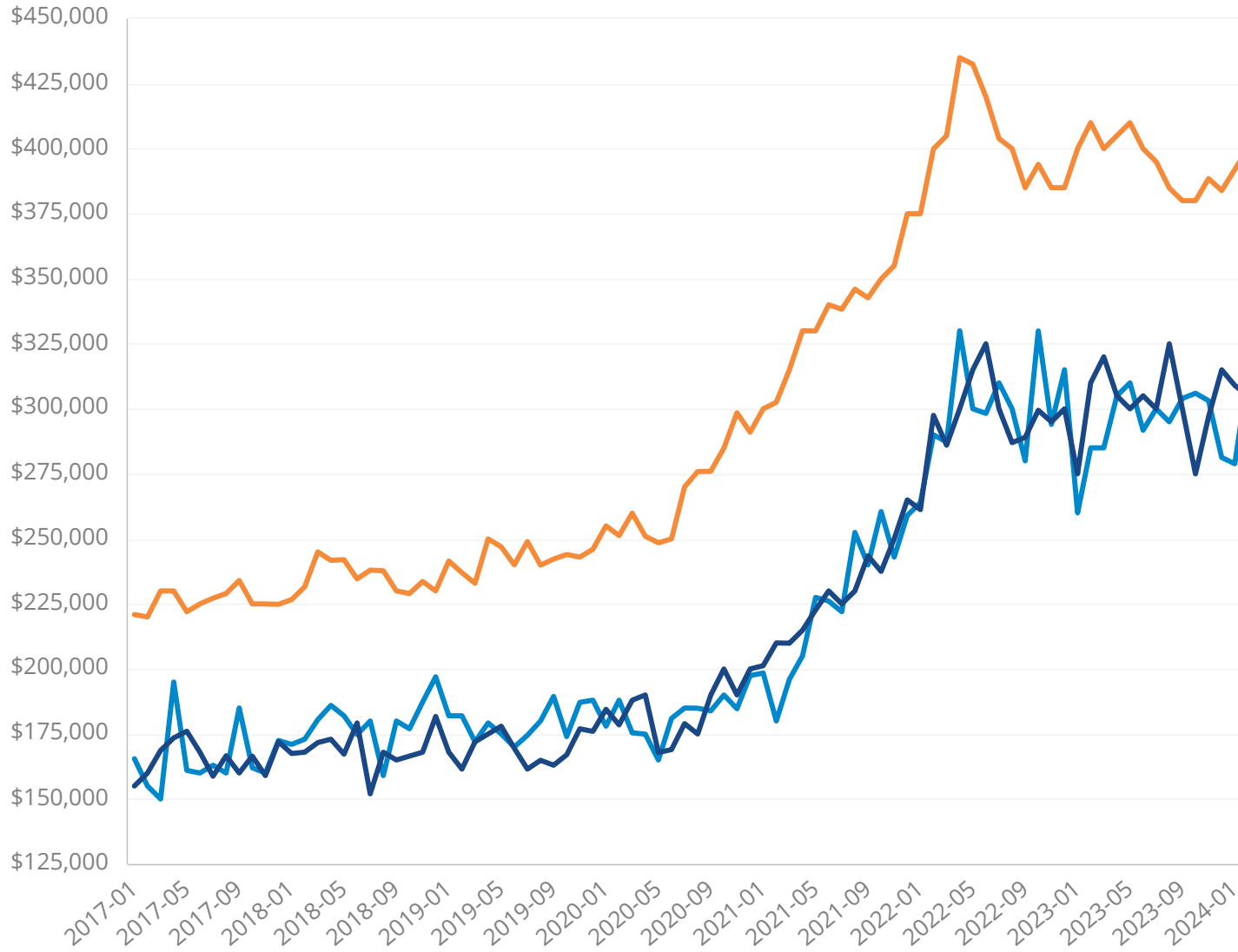
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✓ Time Series

Price Distribution

## Median Sales Price



February 2024

**\$375,000**



0.0%

change from

\$375,000

Prior Period



-3.8%

change from

\$390,000

Same Period Prior Year

Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

No Breakout

✓ By Property Type

By City

By Area

By Waterfront

✓ By Month

By Quarter

By Year

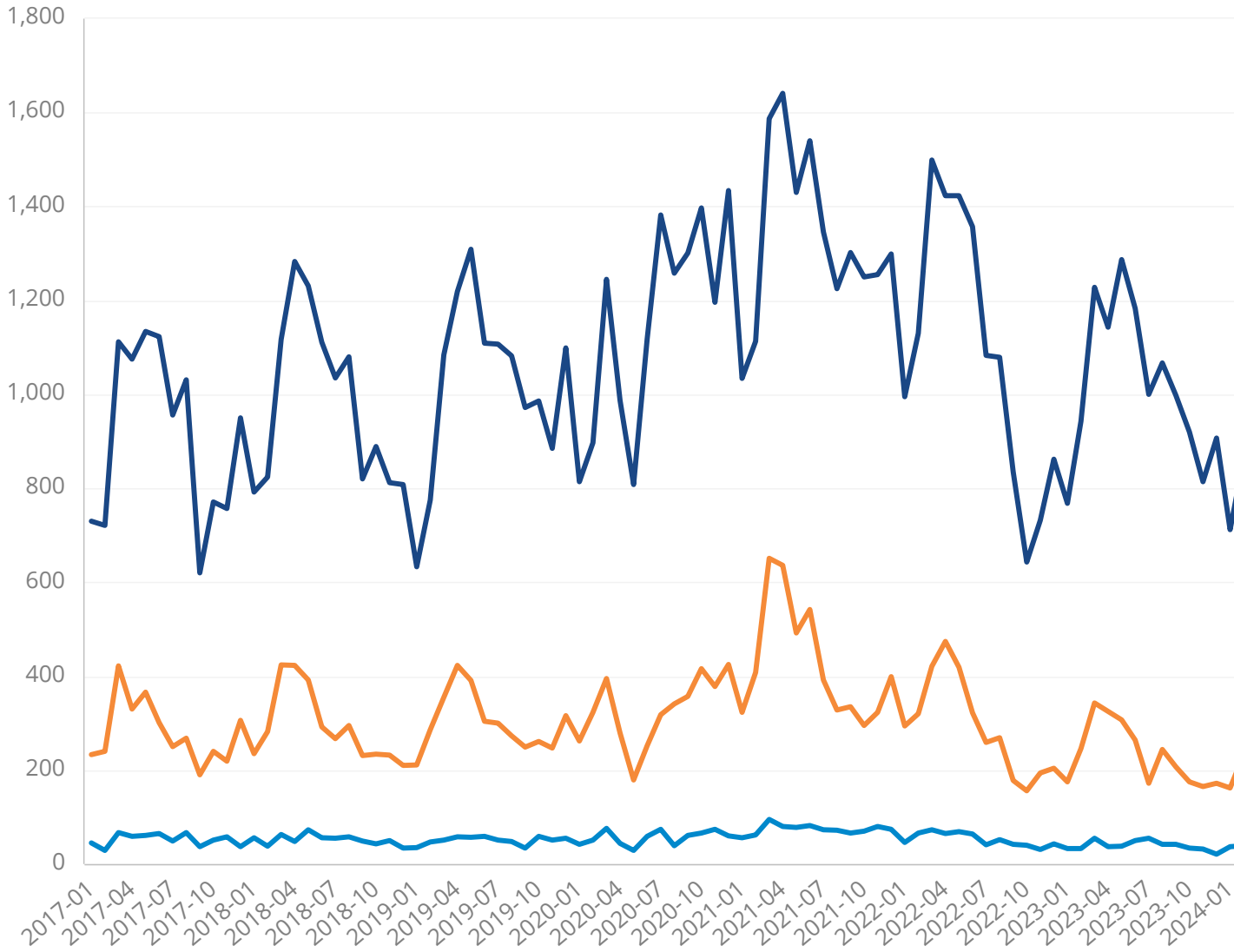
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Time Series

Price Distribution

## Closed Sales



### February 2024



# 1,134



24.5%  
change from

911  
Prior Period



-7.2%  
change from

1,222  
Same Period Prior  
Year

Closed Sales is the number of properties sold.

No Breakout

By Property Type

By City

By Area

By Waterfront

By Month

By Quarter

By Year