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## Royal Palm Coast Realtor® Association Market Stats Report: March Brings Increase In Home Sales As Inventory Drops

**Fort Myers and Cape Coral, FL** – Marlissa Gervasoni, President of the Royal Palm Coast Realtor® Association, remarked, "Although available inventory was lower in March, we are always happy when we see an increase in sales. For single family homes, March also brought an increase in price per square foot, highlighting the continued increase in demand for homes in our area."

### ***Single Family Residential Market Summary***

For the RPCRA single family residential market, the median sold price was \$399,000, down 0.3% from the previous month. The number of closed sales was 1265, up 44.2 % over February. The number of new listings at the end of March was 2,047, a decrease of 1.9% from the prior month. The median days on market was 42, down 6.7% compared to February. Finally, the months' supply of inventory decreased to 4.2, 41.9% lower compared to February.

### ***Condo/Townhouse Market Summary***

For the RPCRA condo and townhouse market, the median sold price was \$300,000, down 2.0% from the previous month, and down 3.2% over last March. The number of closed sales was 311, an increase of 13.9% from February, with median days on market up 16.3% at 54. The number of new listings at the end of March was 619, a decrease of 6.4% from the prior month. Finally, the monthly supply of inventory decreased to 6.3, down 27.5% from February, and up 106.3% compared to March 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](#).

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.

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# RPCRA

ROYAL PALM COAST REALTOR® ASSOCIATION

## Market Statistics Dashboard

March 2024 ▼

	Single Family Homes		Condos Townhouses	
	2024	2023	2024	2023
Closed Sales	<span style="color: green;">↑</span> Up 3.0% From Last Year <b>1,265</b>	1,228	<span style="color: red;">↓</span> Down 21.9% From Last Year <b>311</b>	398
Pending Sales	<span style="color: green;">↑</span> Up 16.5% From Last Year <b>1,507</b>	1,294	<span style="color: red;">↓</span> Down 8.0% From Last Year <b>370</b>	402
Active Inventory	<span style="color: green;">↑</span> Up 37.1% From Last Year <b>5,330</b>	3,889	<span style="color: green;">↑</span> Up 61.2% From Last Year <b>1,962</b>	1,217
Days On Market	<span style="color: green;">↑</span> Up 68.0% From Last Year <b>42</b>	25	<span style="color: green;">↑</span> Up 189.2% From Last Year <b>54</b>	18.5
Median Sales Price	<span style="color: red;">↓</span> Down 0.3% From Last Year <b>\$399,000</b>	\$400,000	<span style="color: red;">↓</span> Down 3.2% From Last Year <b>\$300,000</b>	\$310,000

Information is deemed to be reliable but not guaranteed.  
 Data included is for Lee & Hendry County, excluding Bonita Springs & Estero.  
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 Data is current as of Apr 07, 2024

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