



☎ 239-936-3537
🌐 rpcra.org
✉ marketing@rpcra.org

PRESS RELEASE

For Immediate Release
6/9/2026

Royal Palm Coast Realtor® Association Market Stats Report: Inventory Rises as Sales and Prices Cool Across Southwest Florida

Fort Myers and Cape Coral, FL – The real estate market showed signs of seasonal cooling in May, with both the single family residential and condo/townhouse segments experiencing declines in closed sales, new listings, and median prices compared to April. Rising days on market and growing inventory levels across both categories suggest buyers have more options and more time to make decisions, a shift that continued to favor a more balanced market environment heading into summer.

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$360,000, down 1.4% from the previous month. The number of closed sales was 1,245, down 10.9% from April. The number of new listings at the end of May was 1,672, a decrease of 13.5% from the prior month. The median days on market was 55, up 11.2% compared to April. Finally, the months' supply of inventory increased to 5.3, 4.4% higher compared to April.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$250,000, unchanged from the previous month, and down 3.5% from last May. The number of closed sales was 381, an decrease of 17.9% from April, with median days on market up 16.9% at 76. The number of new listings at the end of May was 479, a decrease of 19.8% from the prior month. Finally, the monthly supply of inventory increased to 7.2, up 10.8% from April, and down 33.0% compared to May 2025.

###

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

About the [Royal Palm Coast Realtor® Association](http://rpcra.org)

Founded in 1922 as the Fort Myers Board of Realty, the Royal Palm Coast Realtor® Association has grown to serve multiple counties across Southwest Florida, achieving Mega Board status. The Association is a leading advocate and resource for its members, advancing their professional success through education, communication, and strategic leadership on key industry issues.

MARKET INSIGHTS REPORT



May 2026

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Market trends and analysis are based on data from the Southwest Florida MLS through the end of each month. Data is deemed reliable but not guaranteed and may differ from previous reports due to timing of MLS entries.

This report summarizes markets served by RPCRA in Lee and Hendry counties. An online dashboard with real-time data, additional metrics, and filtering options is also available for members—contact the Association for details.

RPCRA Market Summary



May 2026

Includes Lee and Hendry counties, excluding Bonita Springs and Estero.

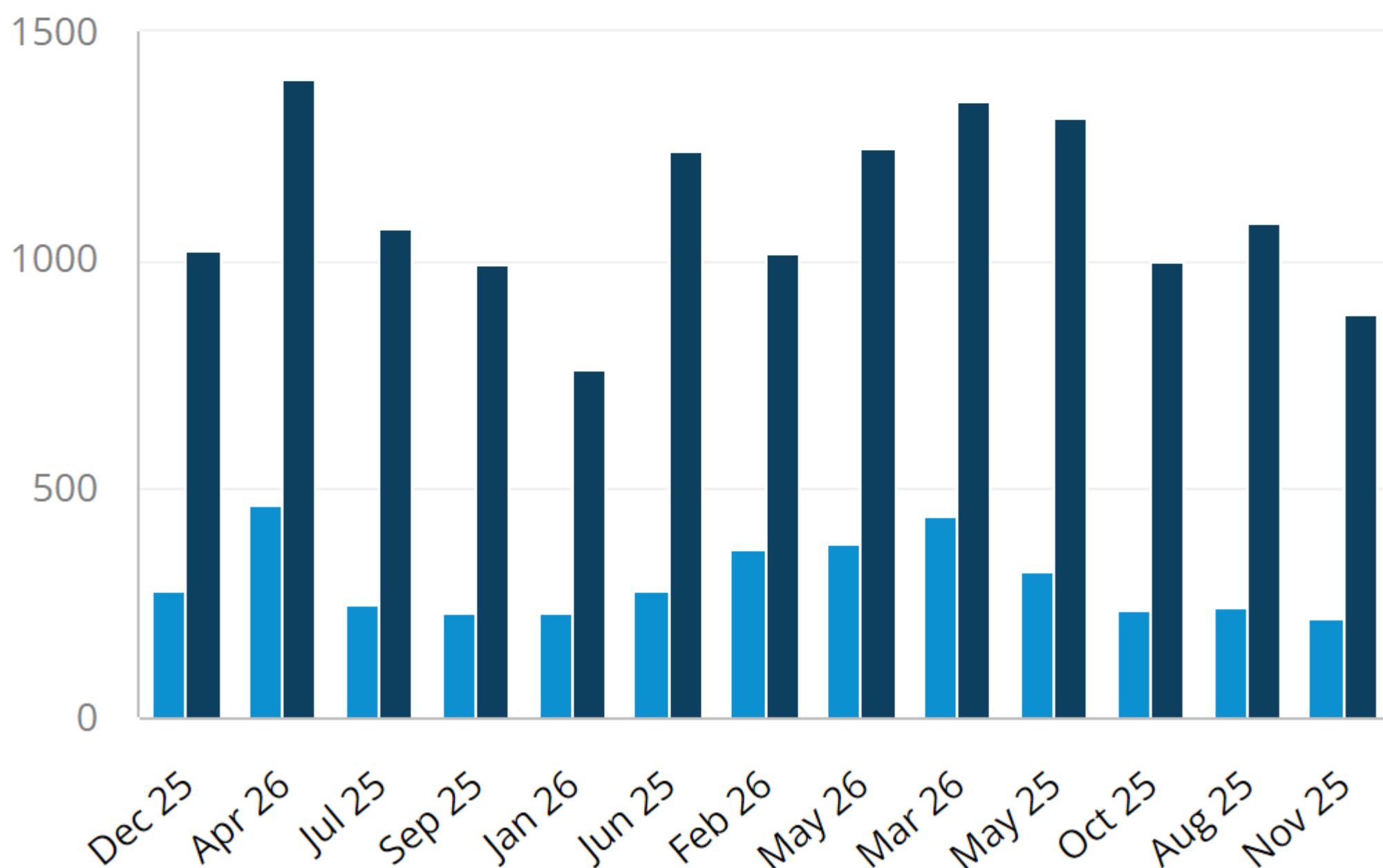
Single Family Homes

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$360,000	\$360,000	↗0.0%	\$365,000	↘-1.4%	\$365,000	\$372,000	↘-1.9%
Closed Sales	1,245	1,312	↘-5.1%	1,397	↘-10.9%	5,767	5,351	↗7.8%
New Listings	1,672	1,988	↘-15.9%	1,932	↘-13.5%	9,973	11,344	↘-12.1%
Pending Sales	1,364	1,220	↗11.8%	1,343	↗1.6%	6,668	5,950	↗12.1%
Median Days on Market	55	57	↘-4.4%	49	↗11.2%	53	52	↗1.9%
Sold Price per Square Foot	\$214	\$220	↘-2.7%	\$215	↘-0.5%	\$214	\$222	↘-3.6%
Percent of Original Price Rec'd	93.2%	91.7%	↗1.7%	92.7%	↗0.6%	92.6%	92.1%	↗0.5%
Active Inventory	6,634	8,263	↘-19.7%	7,130	↘-7.0%	--	--	--
Months Supply of Inventory	5.3	6.3	↘-15.4%	5.1	↗4.4%	--	--	--

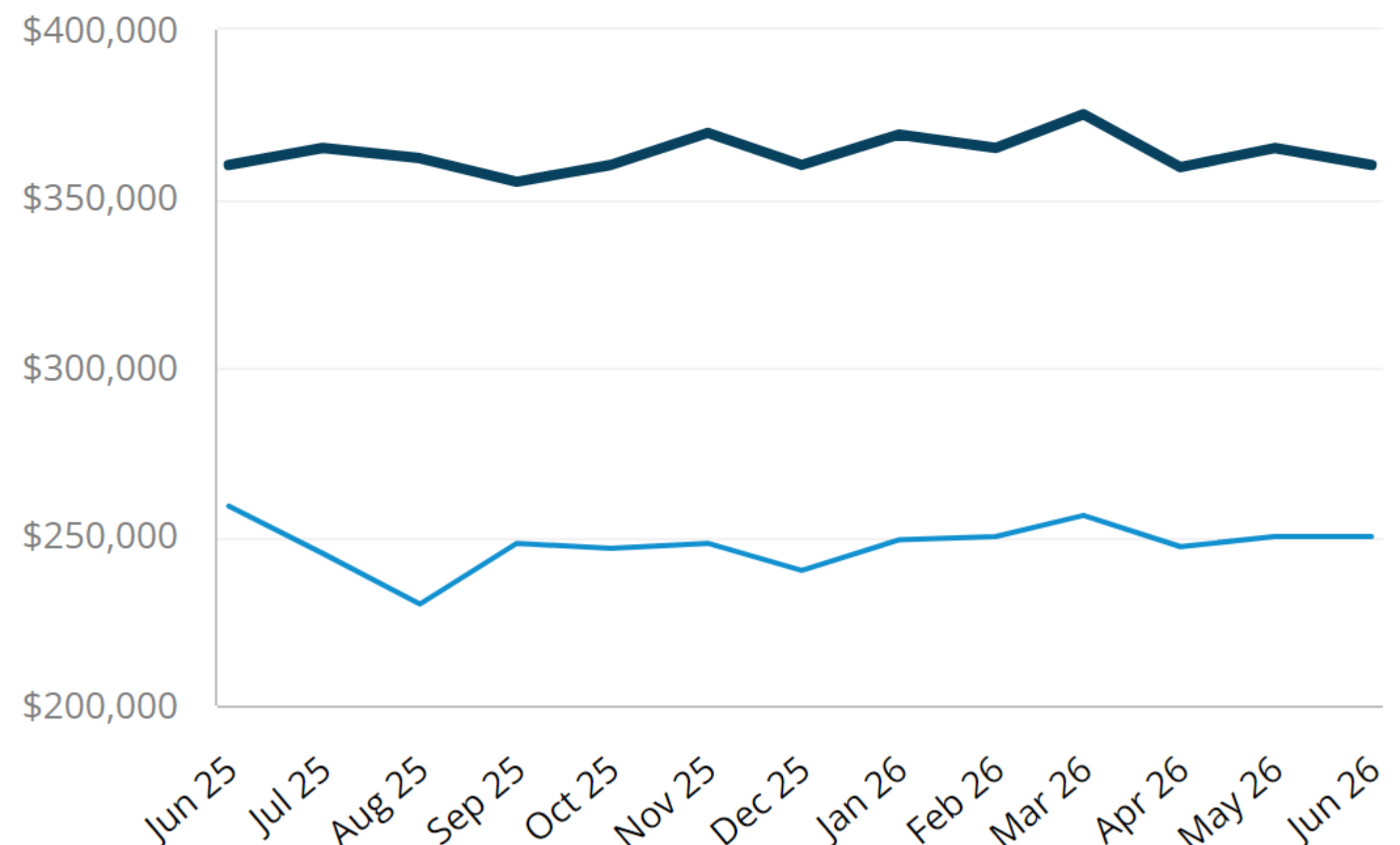
Condominiums

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$250,000	\$259,000	↘-3.5%	\$250,000	↗0.0%	\$250,000	\$265,000	↘-5.7%
Closed Sales	381	319	↗19.4%	464	↘-17.9%	1,880	1,487	↗26.4%
New Listings	479	503	↘-4.8%	597	↘-19.8%	3,297	3,739	↘-11.8%
Pending Sales	376	258	↗45.7%	438	↘-14.2%	2,103	1,579	↗33.2%
Median Days on Market	76	76	↗0.0%	65	↗16.9%	68	69	↘-1.4%
Sold Price per Square Foot	\$182	\$187	↘-2.7%	\$186	↘-2.2%	\$182	\$196	↘-7.1%
Percent of Original Price Rec'd	87.2%	84.9%	↗2.8%	88.4%	↘-1.3%	88.4%	87.7%	↗0.8%
Active Inventory	2,742	3,427	↘-20.0%	3,014	↘-9.0%	--	--	--
Months Supply of Inventory	7.2	10.7	↘-33.0%	6.5	↗10.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Median Sales Price

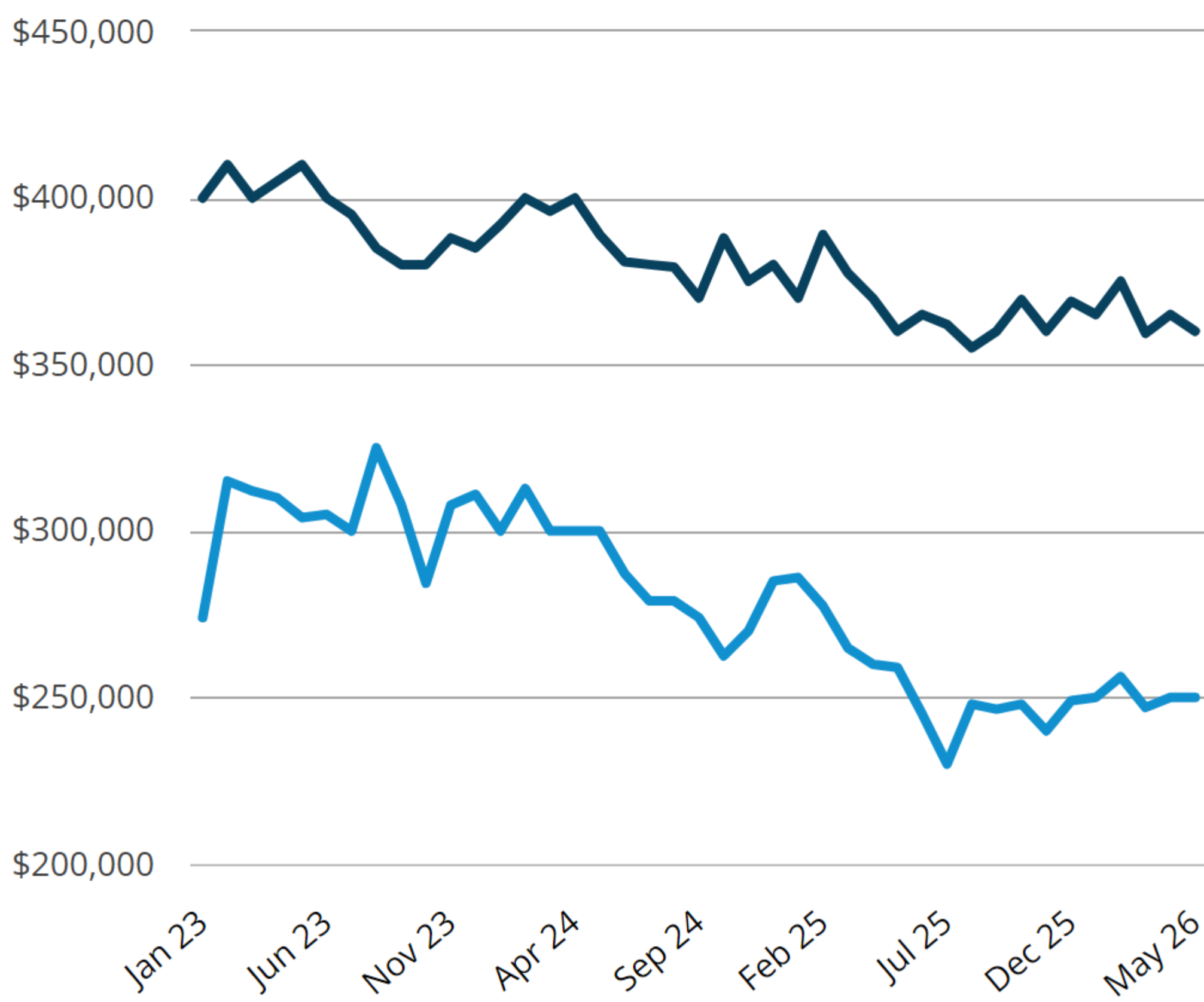


May 2026

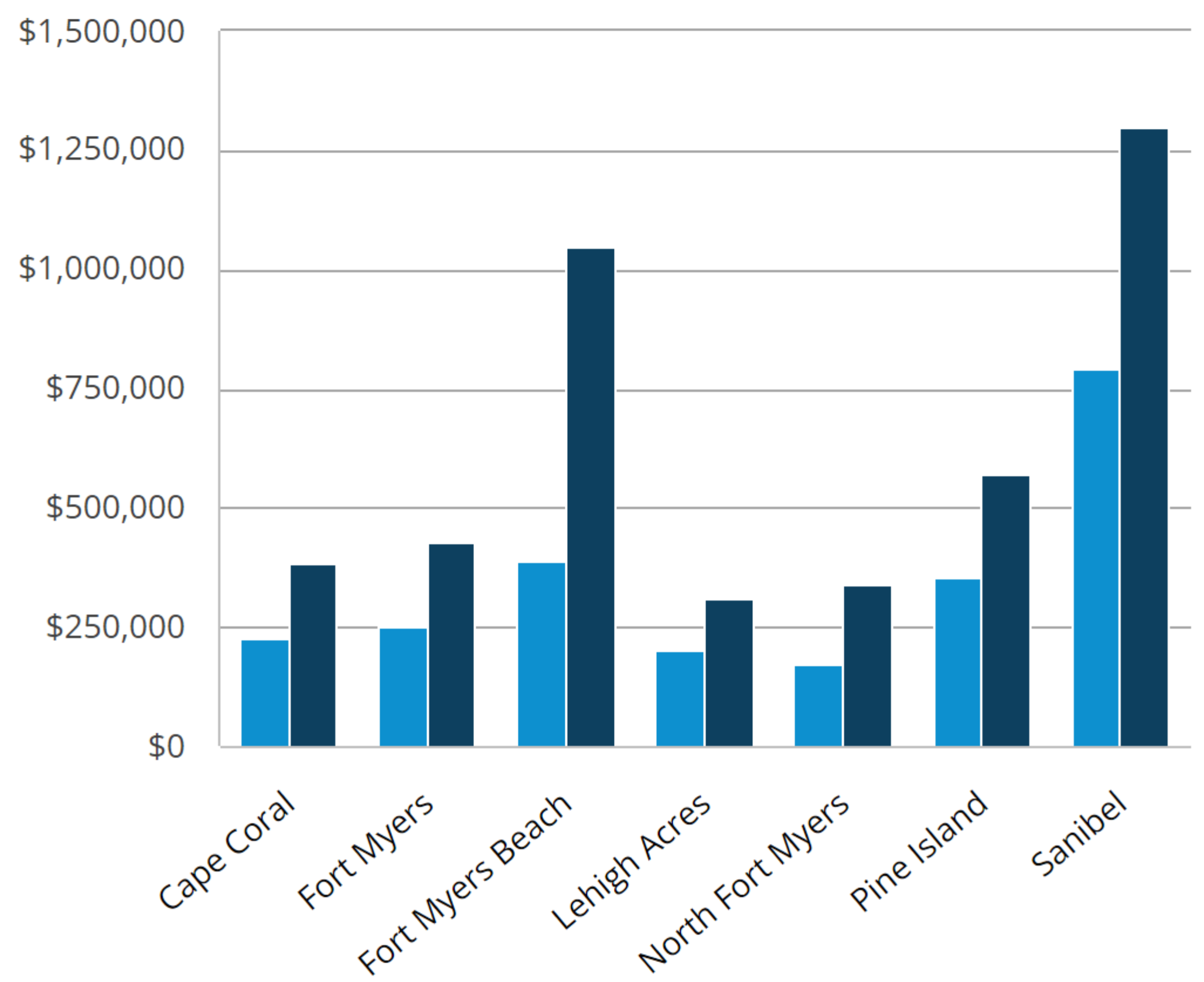
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	May 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$360,000	↘	-1.4%	↘	0.0%	↘	-1.9%
CONDO	\$250,000	↘	0.0%	↘	-3.5%	↘	-5.7%

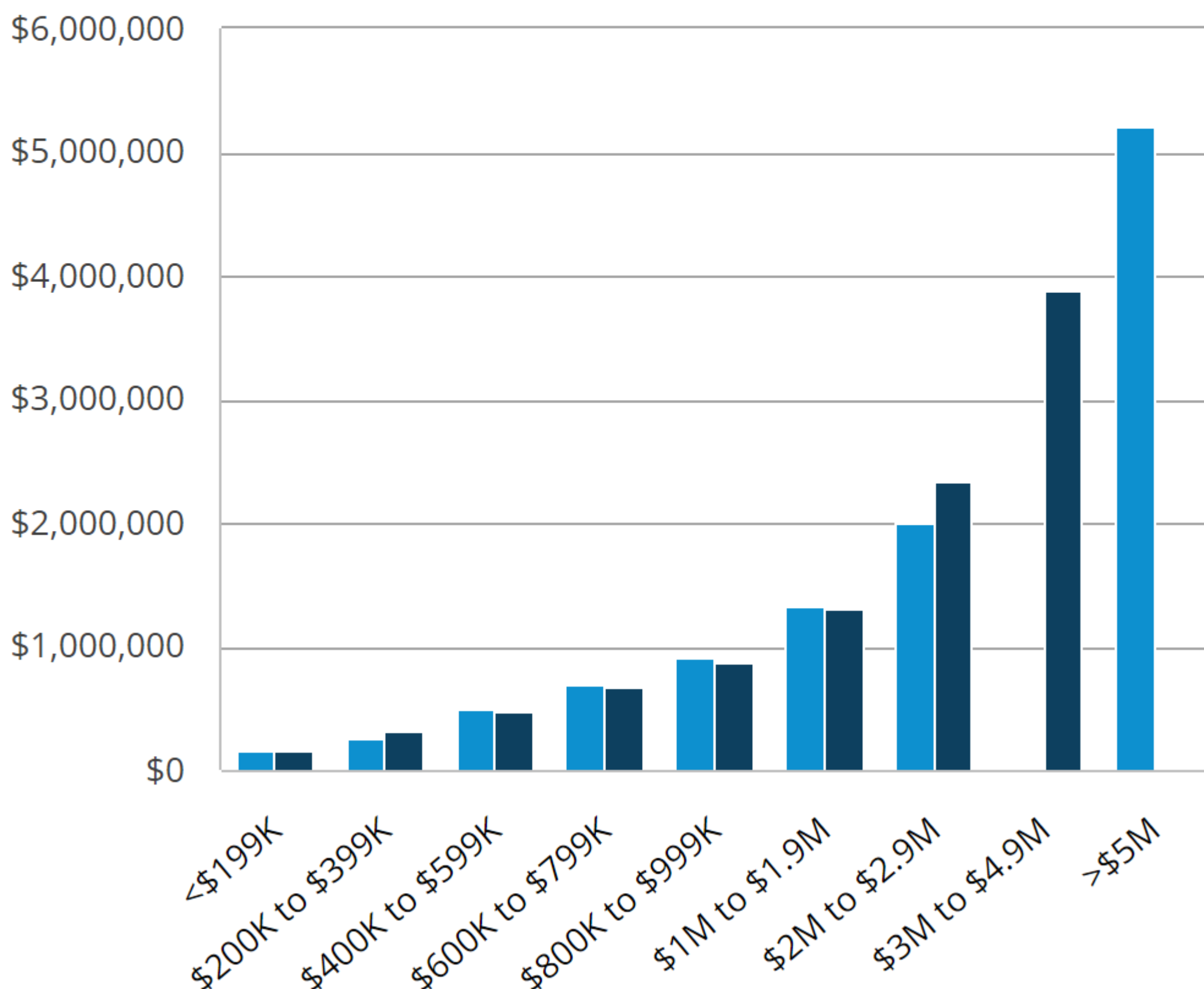
Historical Activity



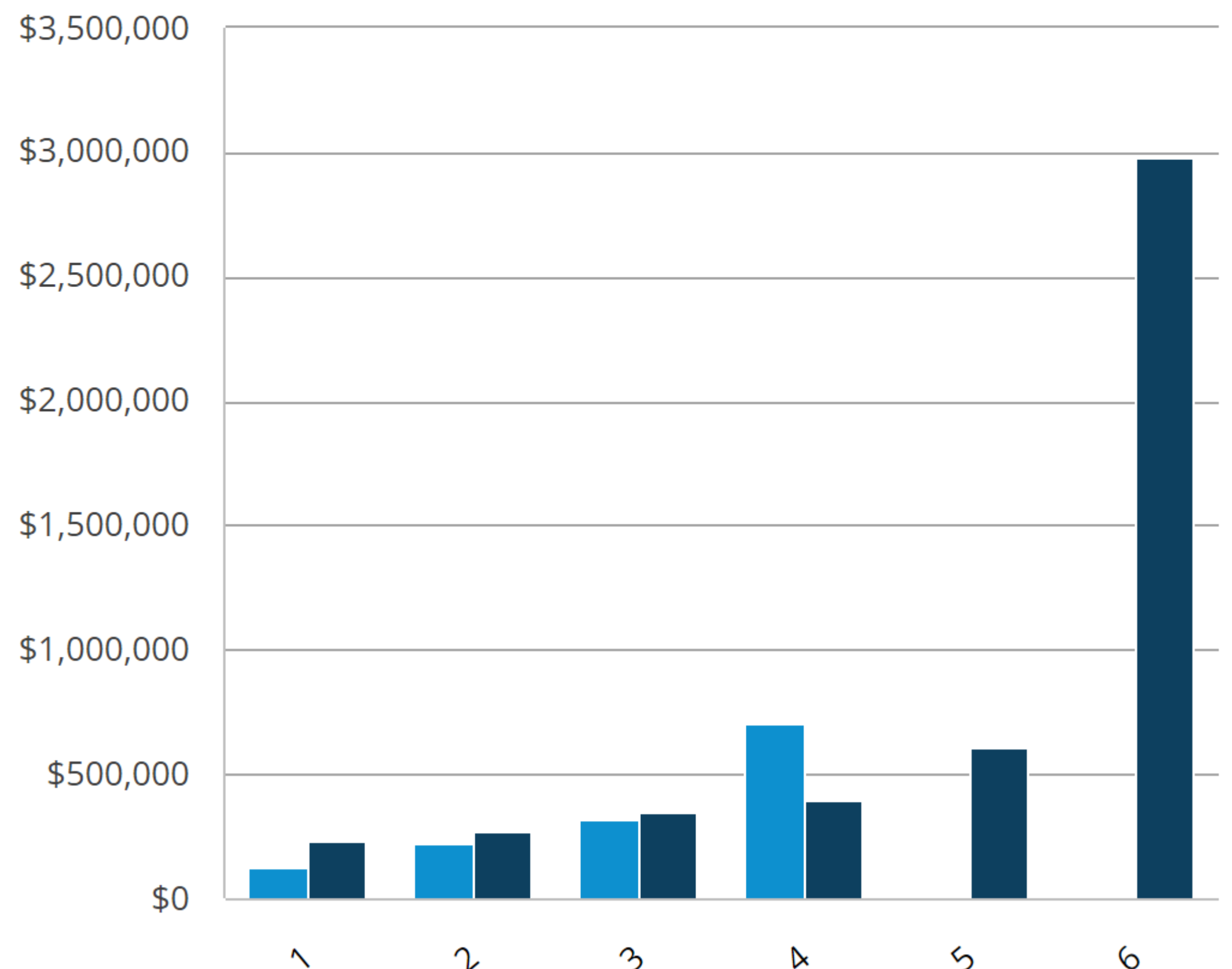
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Closed Sales

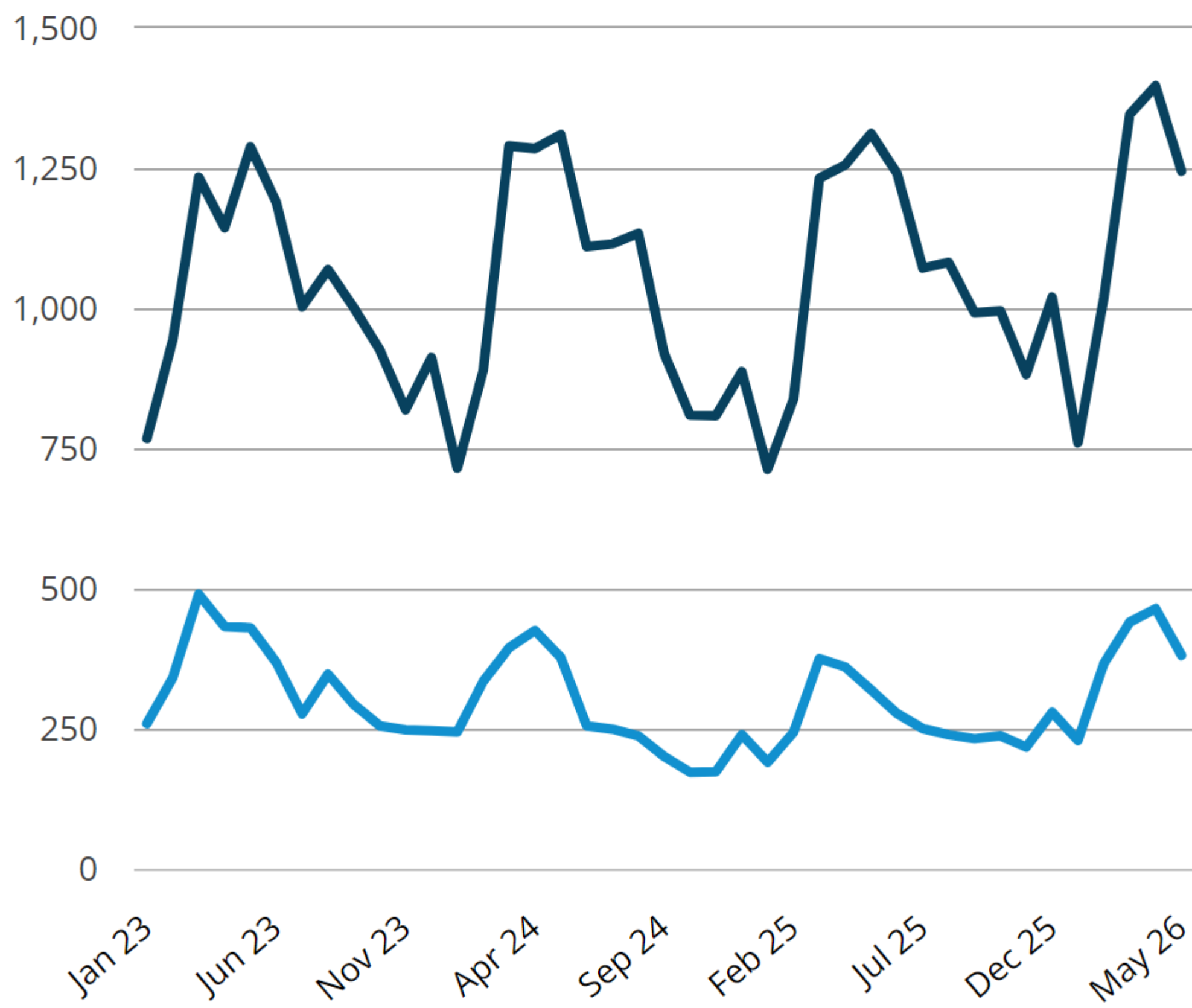


May 2026

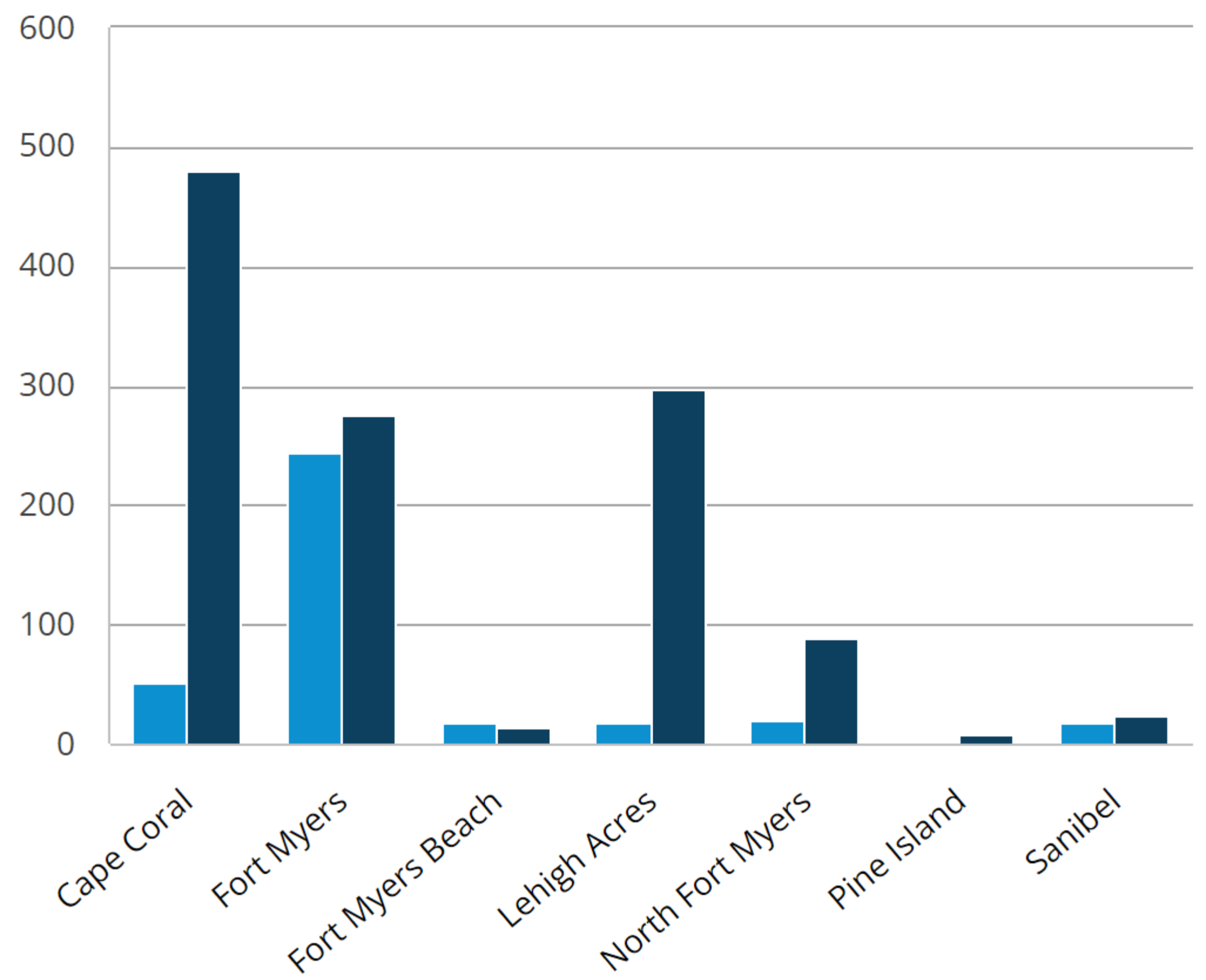
The number of properties that sold.

	May 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,245	⚡ -10.9%	⚡ -5.1%	⬆️ 7.8%
CONDO	381	⚡ -17.9%	⬆️ 19.4%	⬆️ 26.4%

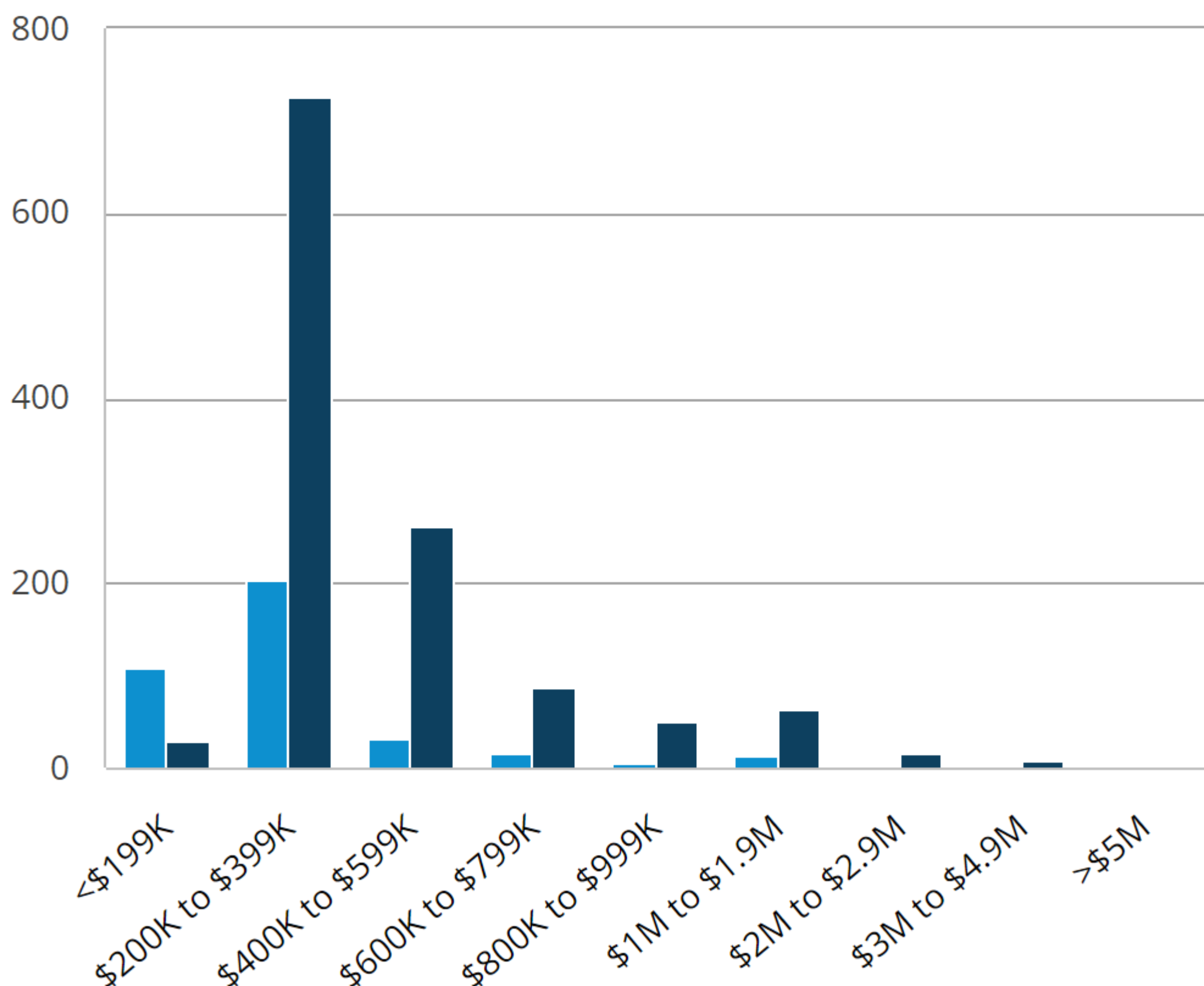
Historical Activity



Select Areas

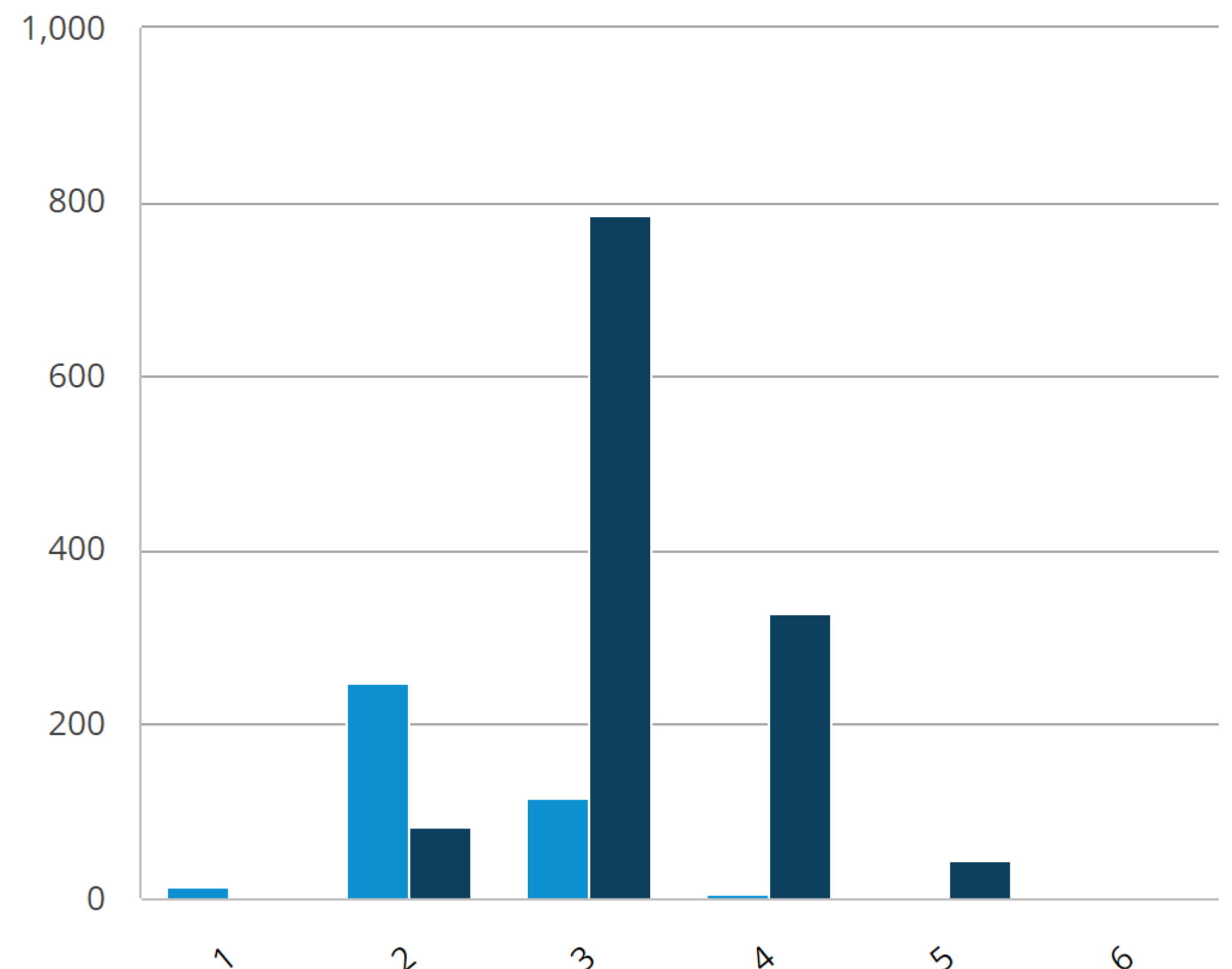


By Price Range



Legend: — Condo — Single Family

By Bedrooms



New Listings

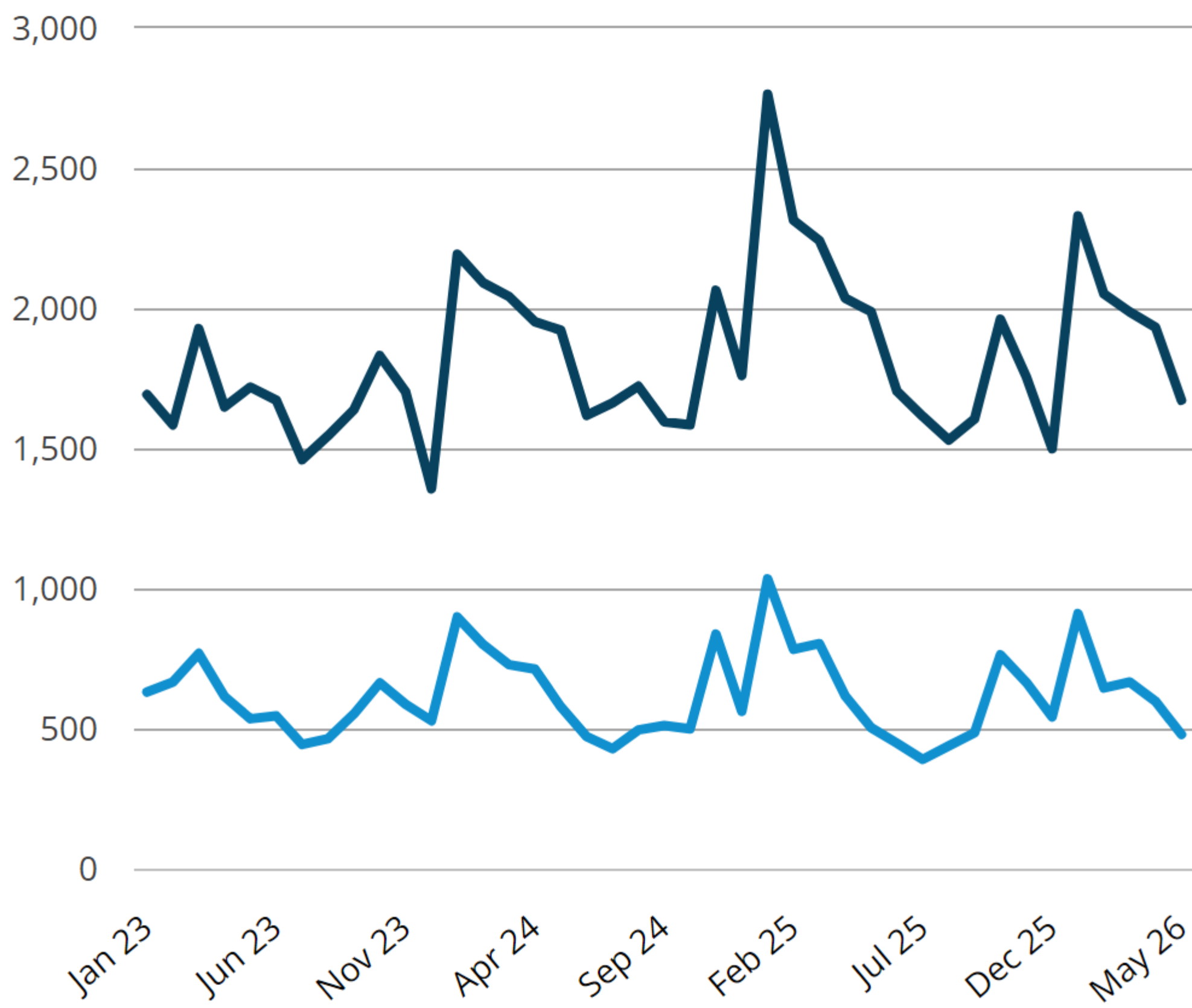


May 2026

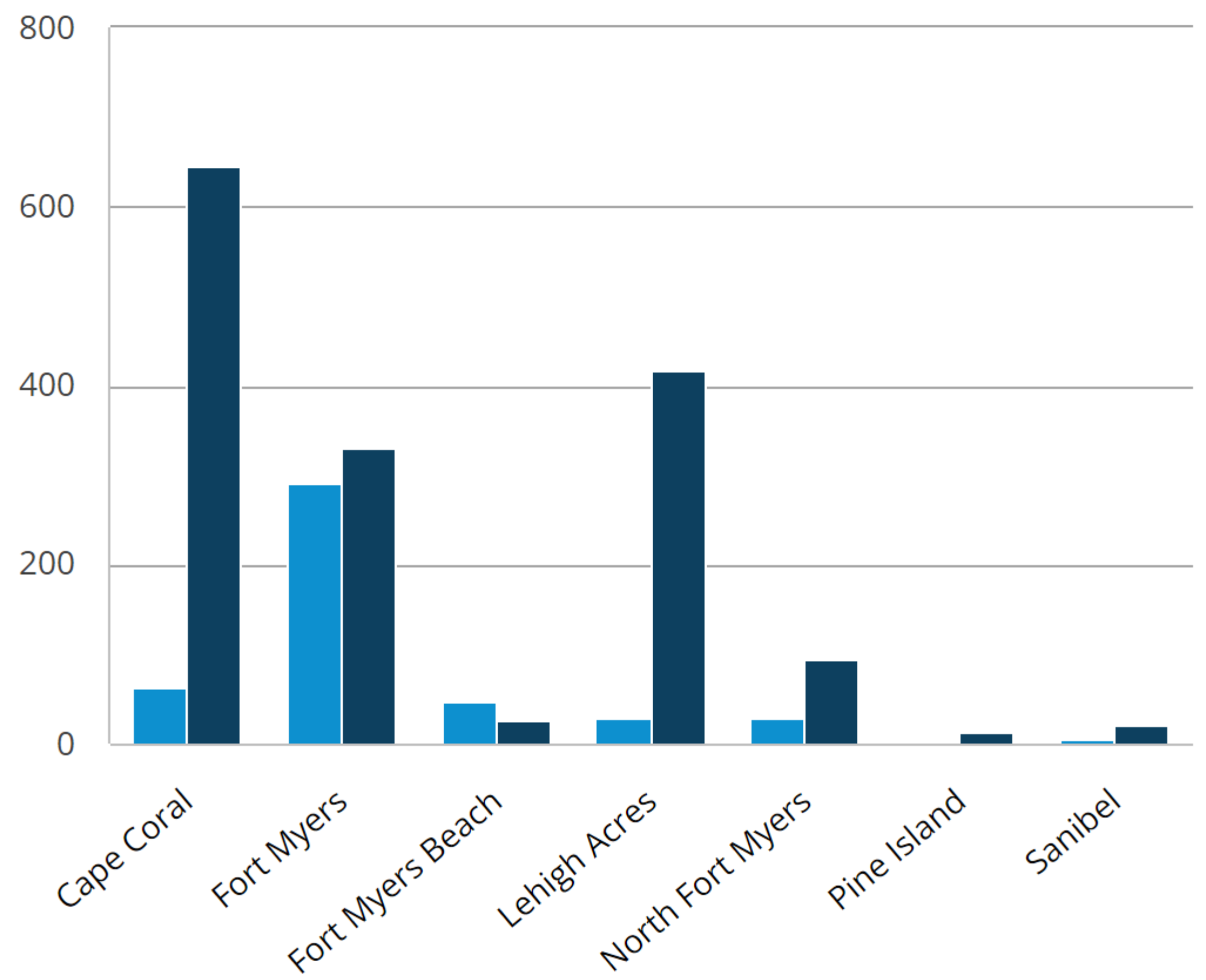
The number of properties listed regardless of current status.

	May 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,672	⚡ -13.5%	⚡ -15.9%	⚡ -12.1%
CONDO	479	⚡ -19.8%	⚡ -4.8%	⚡ -11.8%

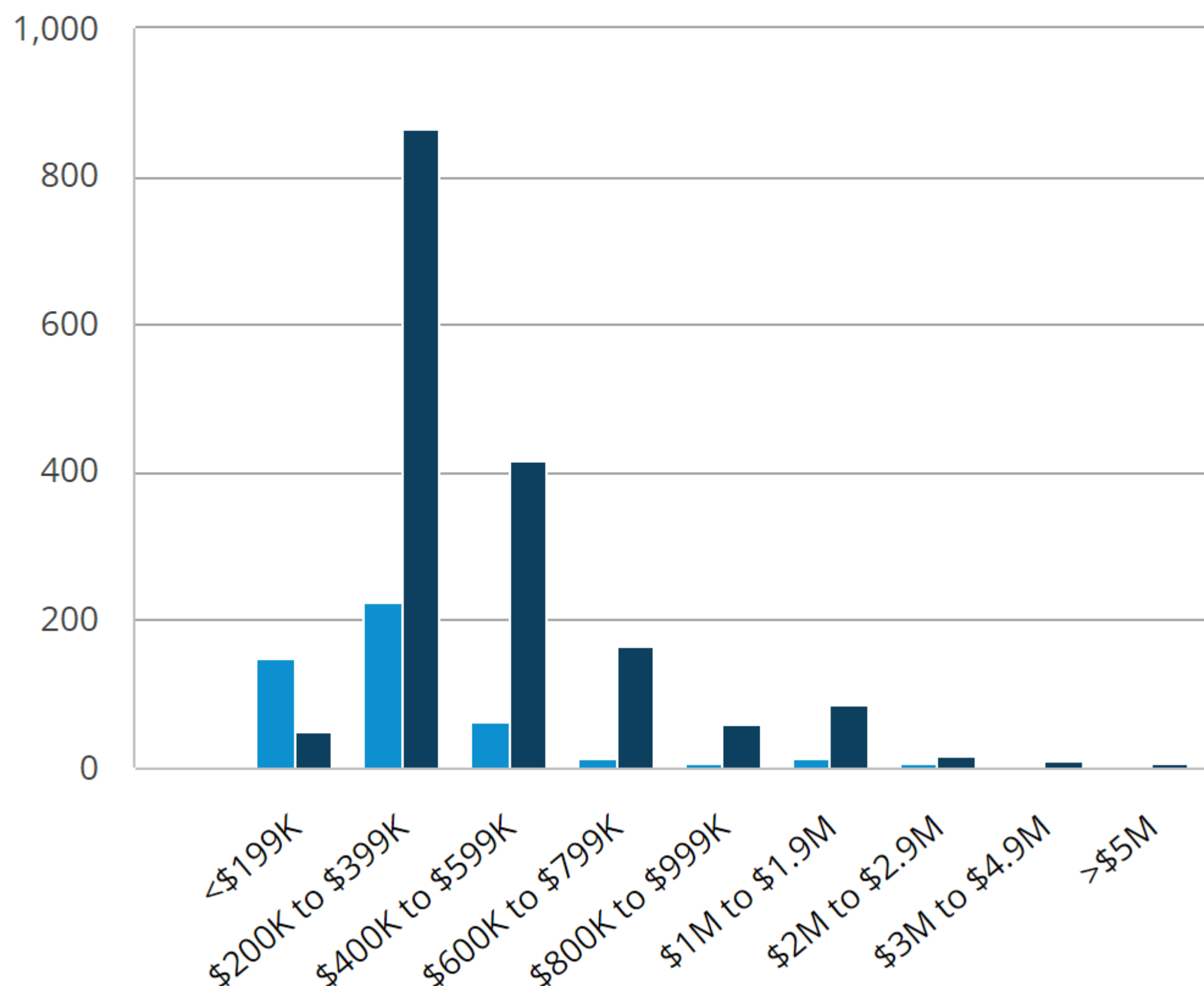
Historical Activity



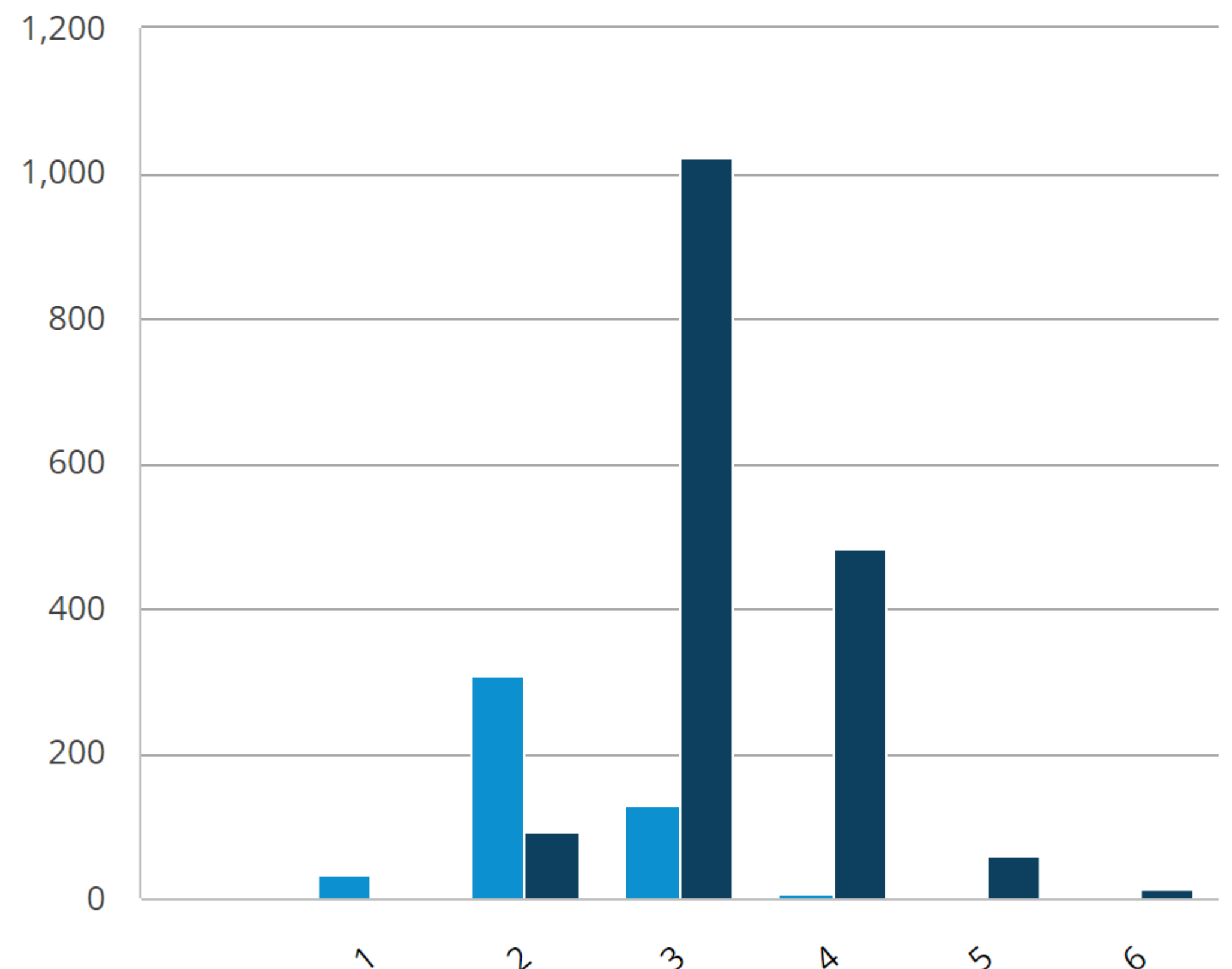
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Pending Sales

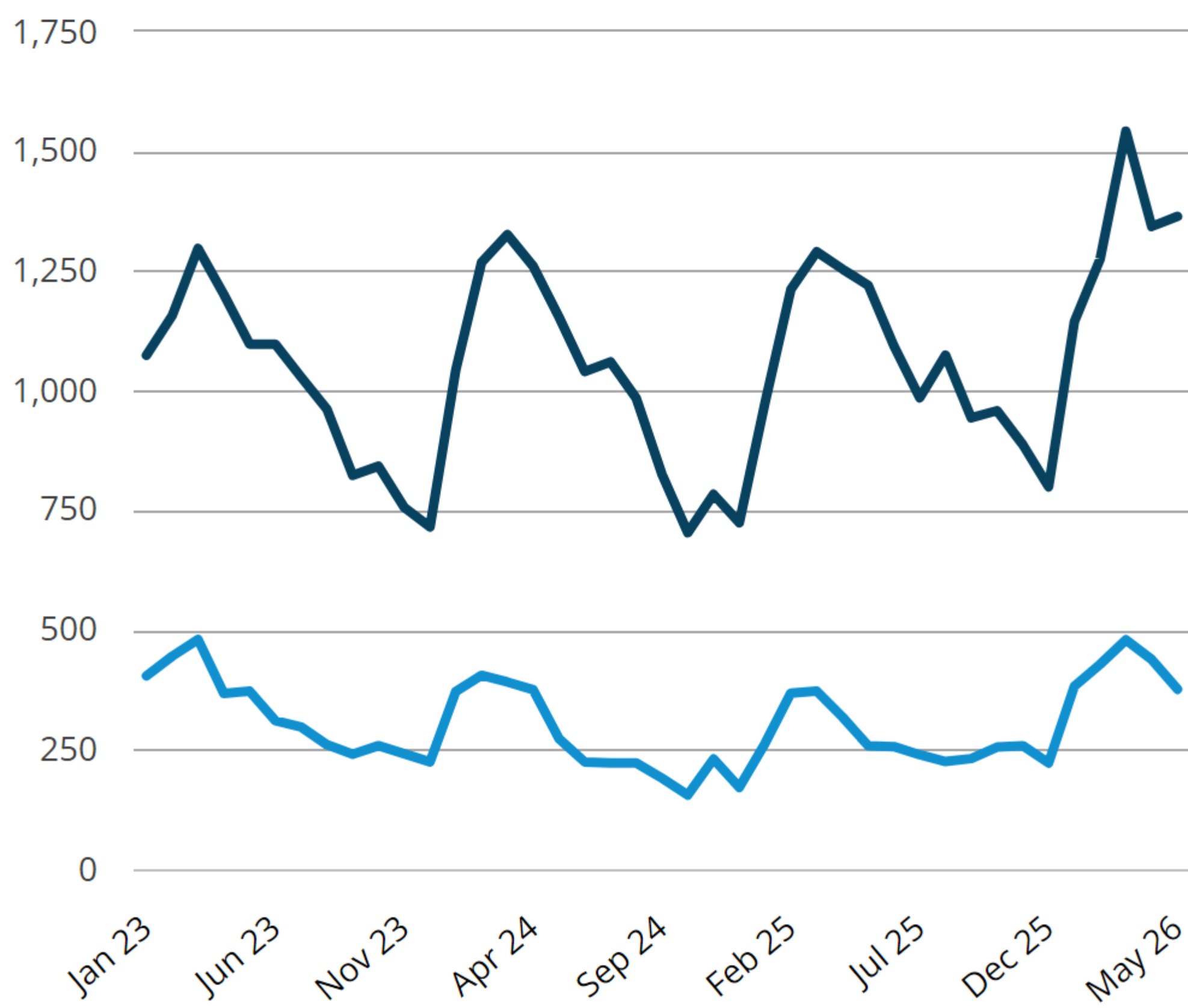


May 2026

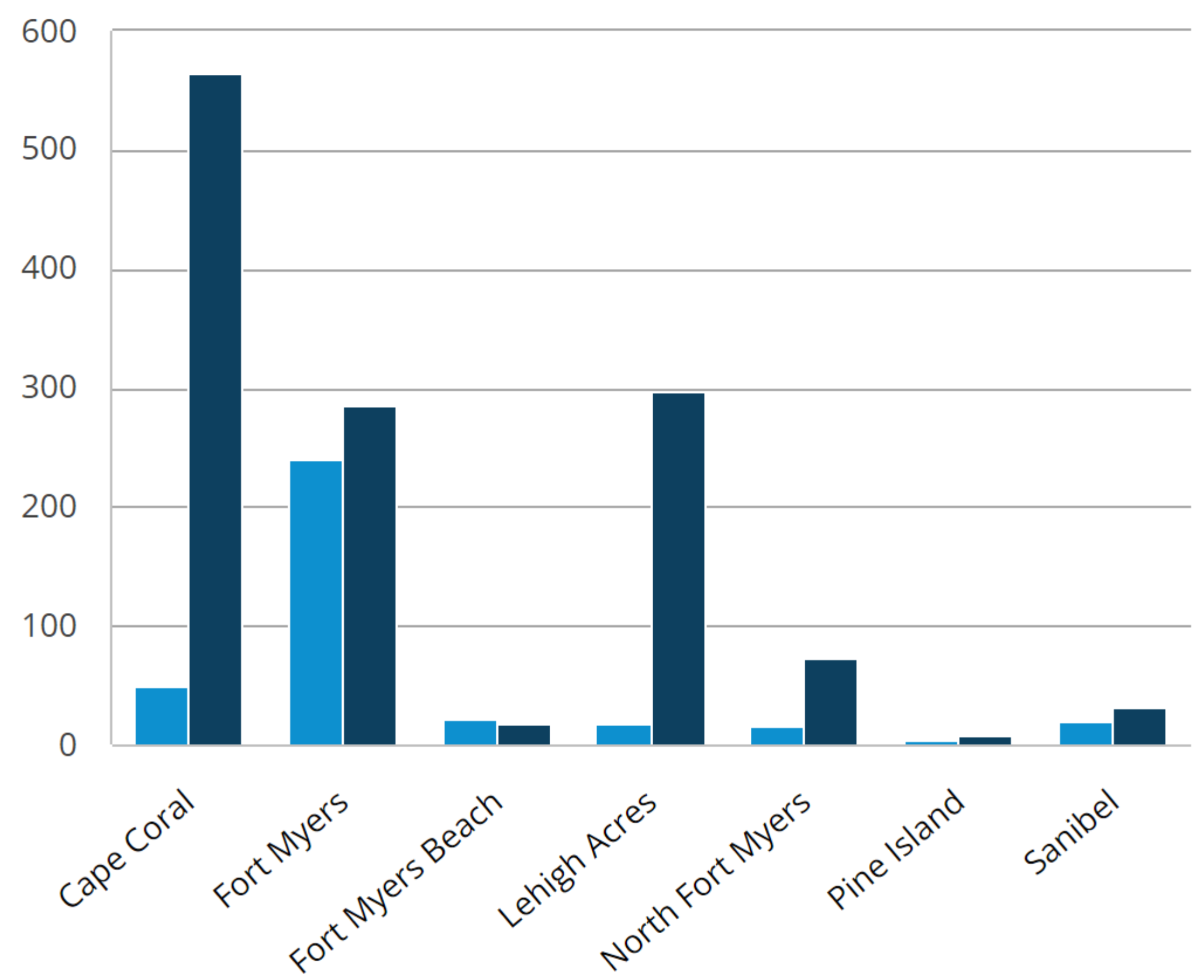
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	May 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,364	⬆️ 1.6%	⬆️ 11.8%	⬆️ 12.1%
CONDO	376	⬆️ -14.2%	⬆️ 45.7%	⬆️ 33.2%

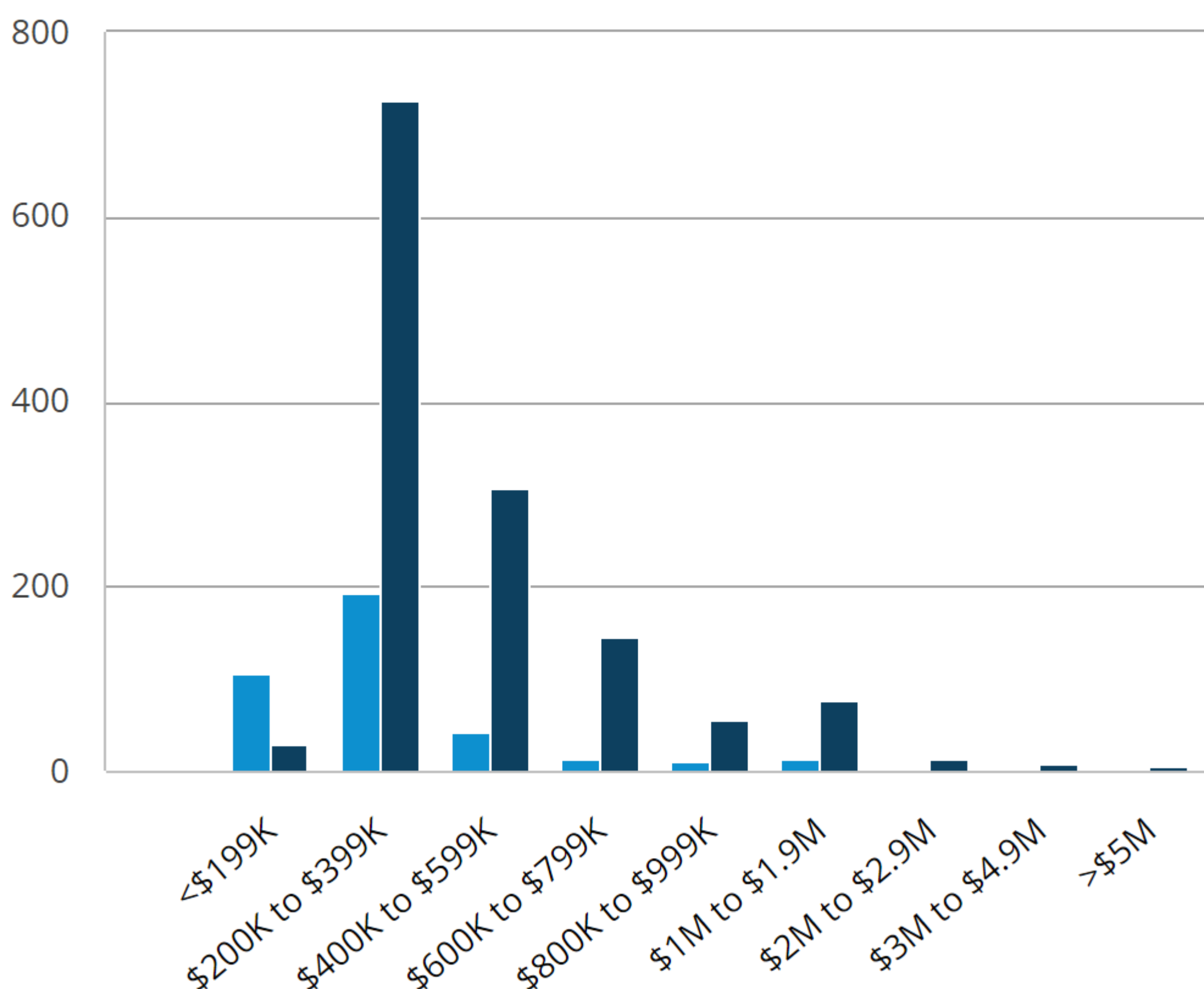
Historical Activity



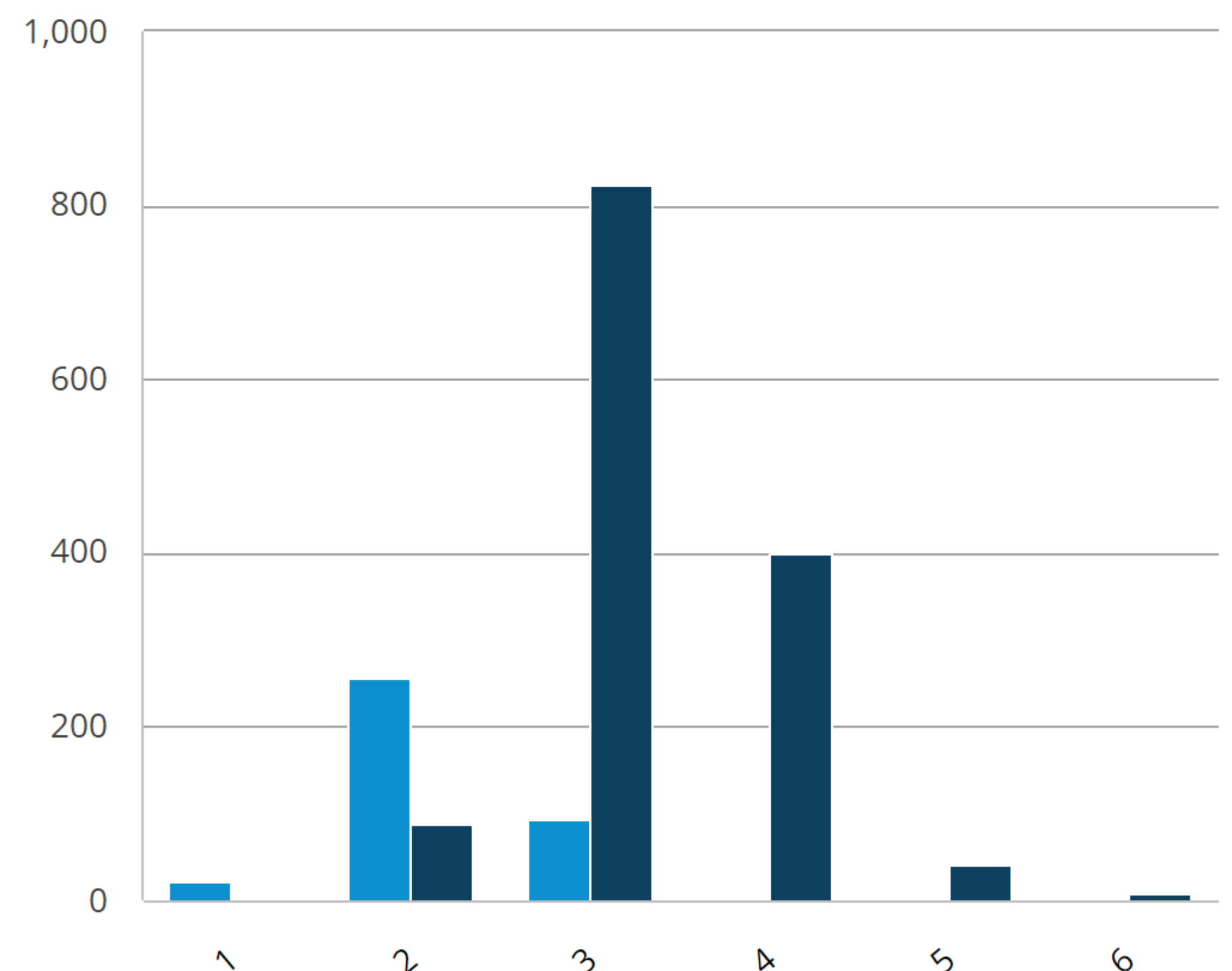
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Days on Market

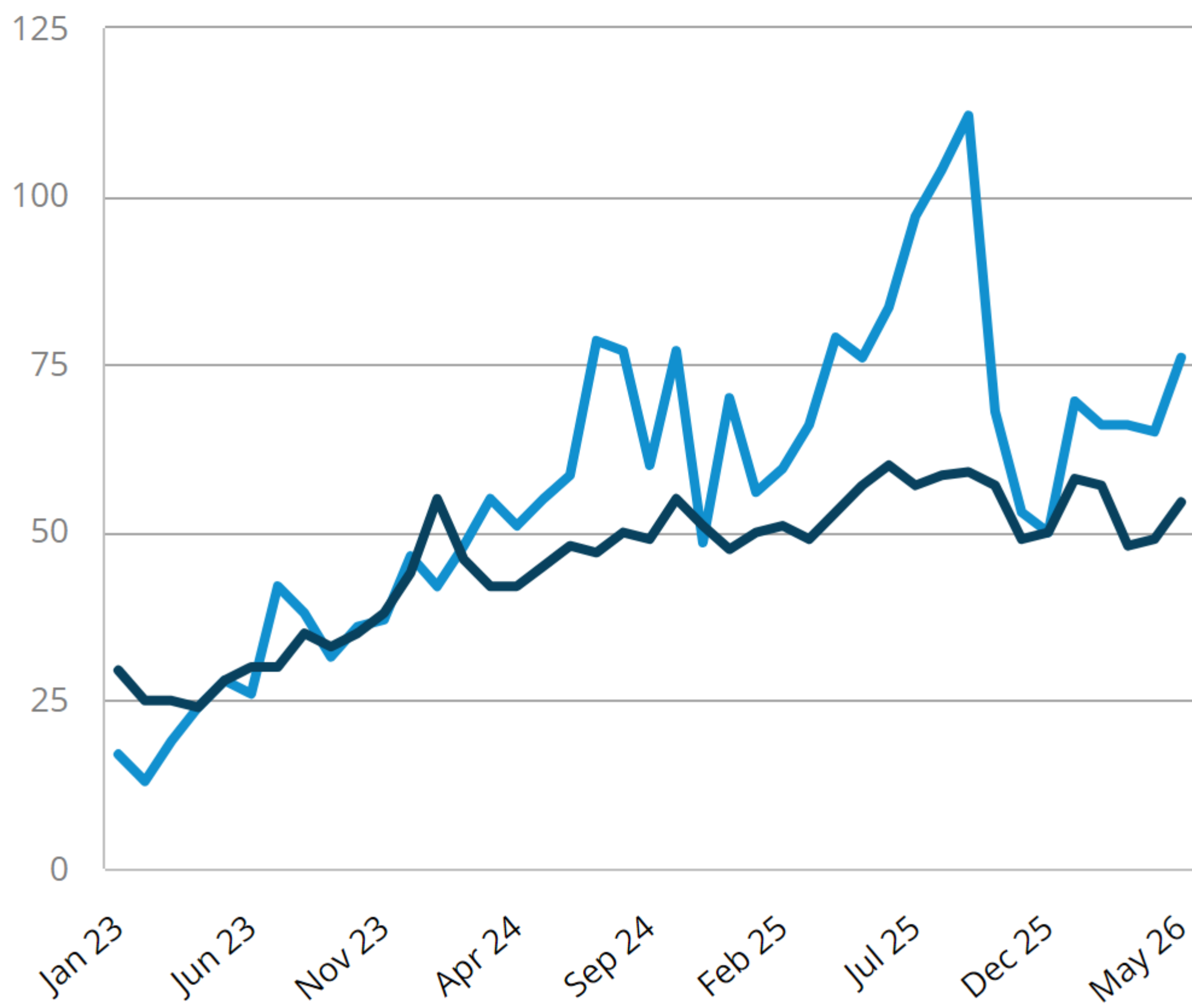


May 2026

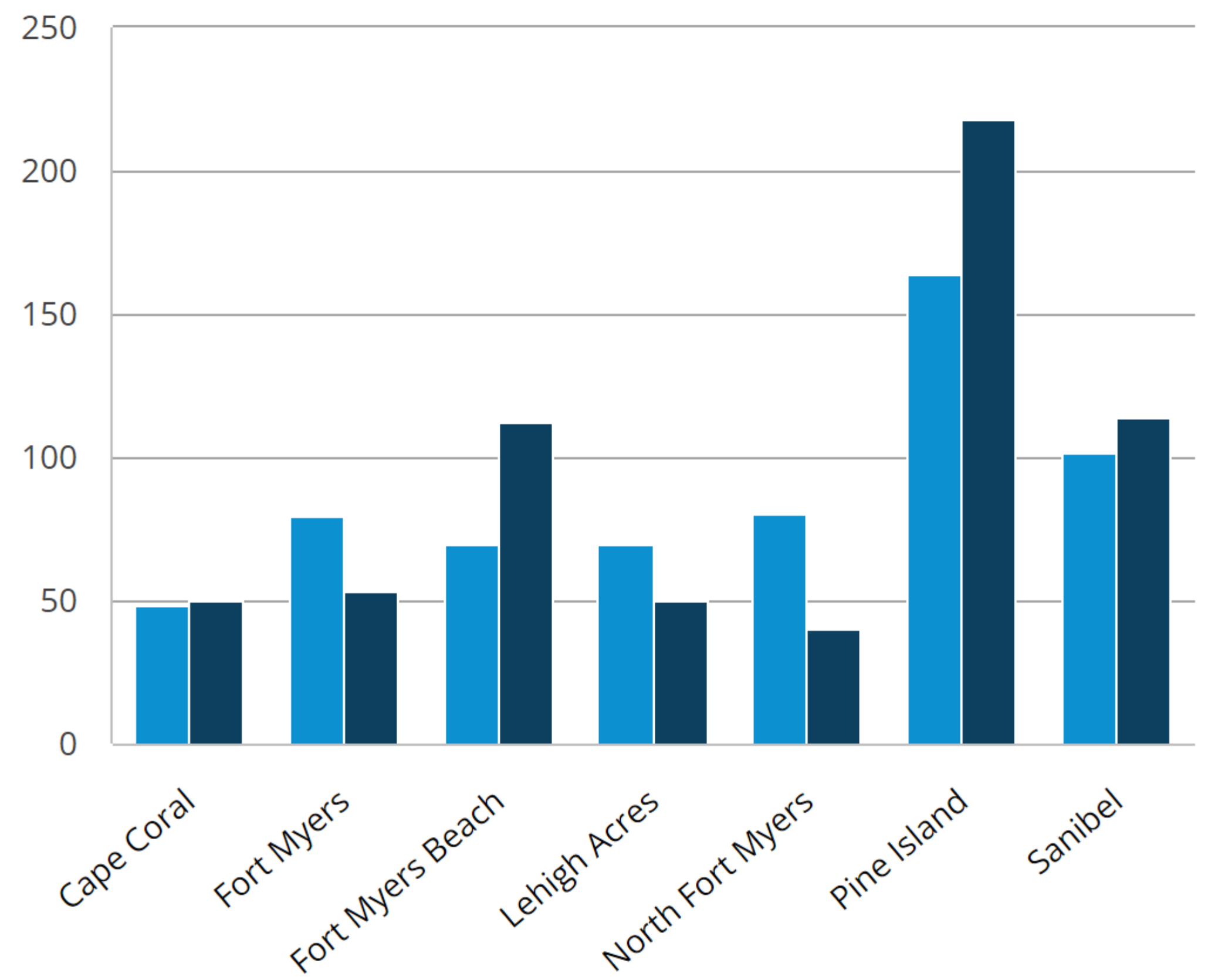
The median number of days between when a property is listed and the purchase contract date.

	May 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	55	⬆️ 11.2%	⬇️ -4.4%	⬆️ 1.9%
CONDO	76	⬆️ 16.9%	⬇️ 0.0%	⬆️ -1.4%

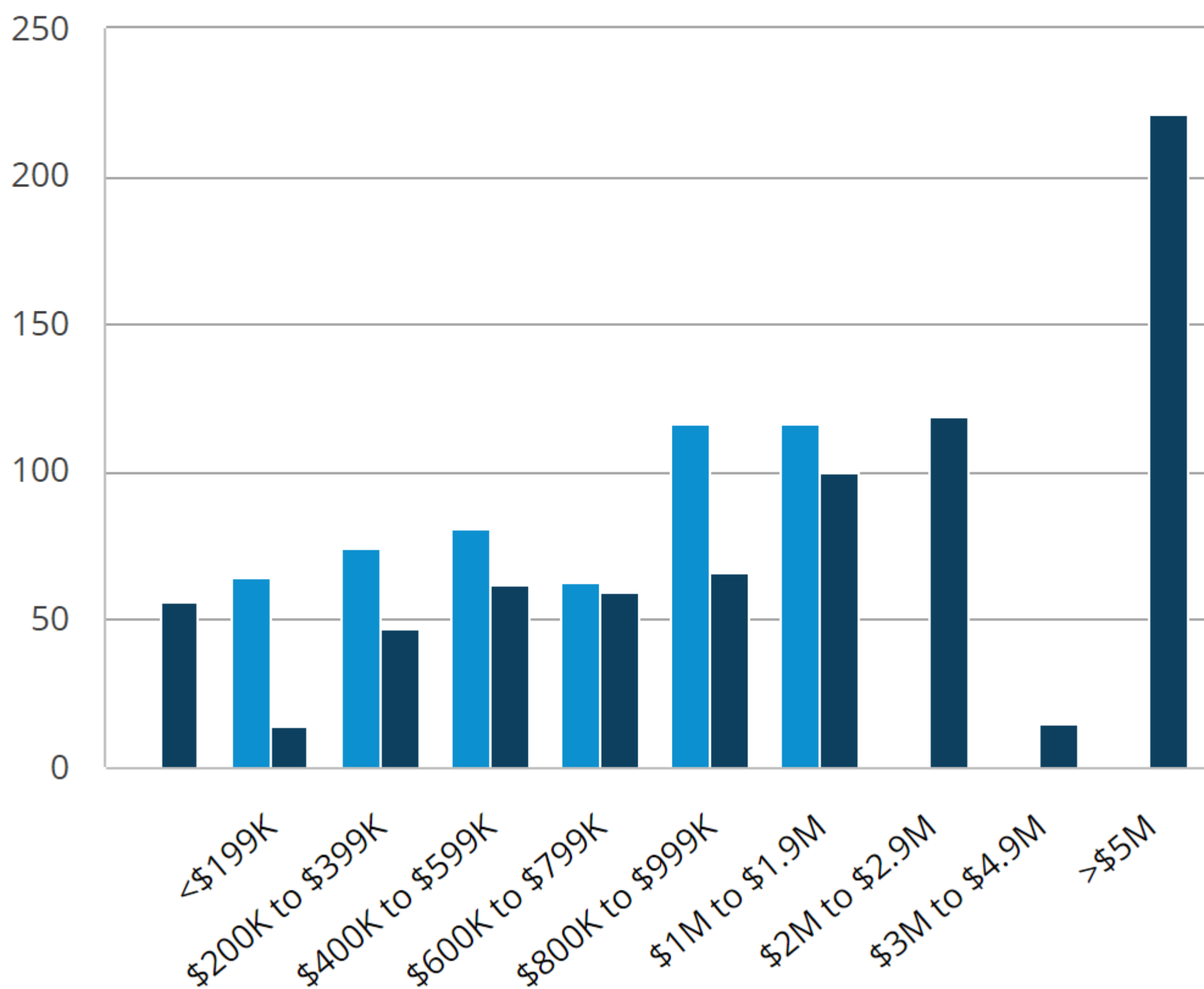
Historical Activity



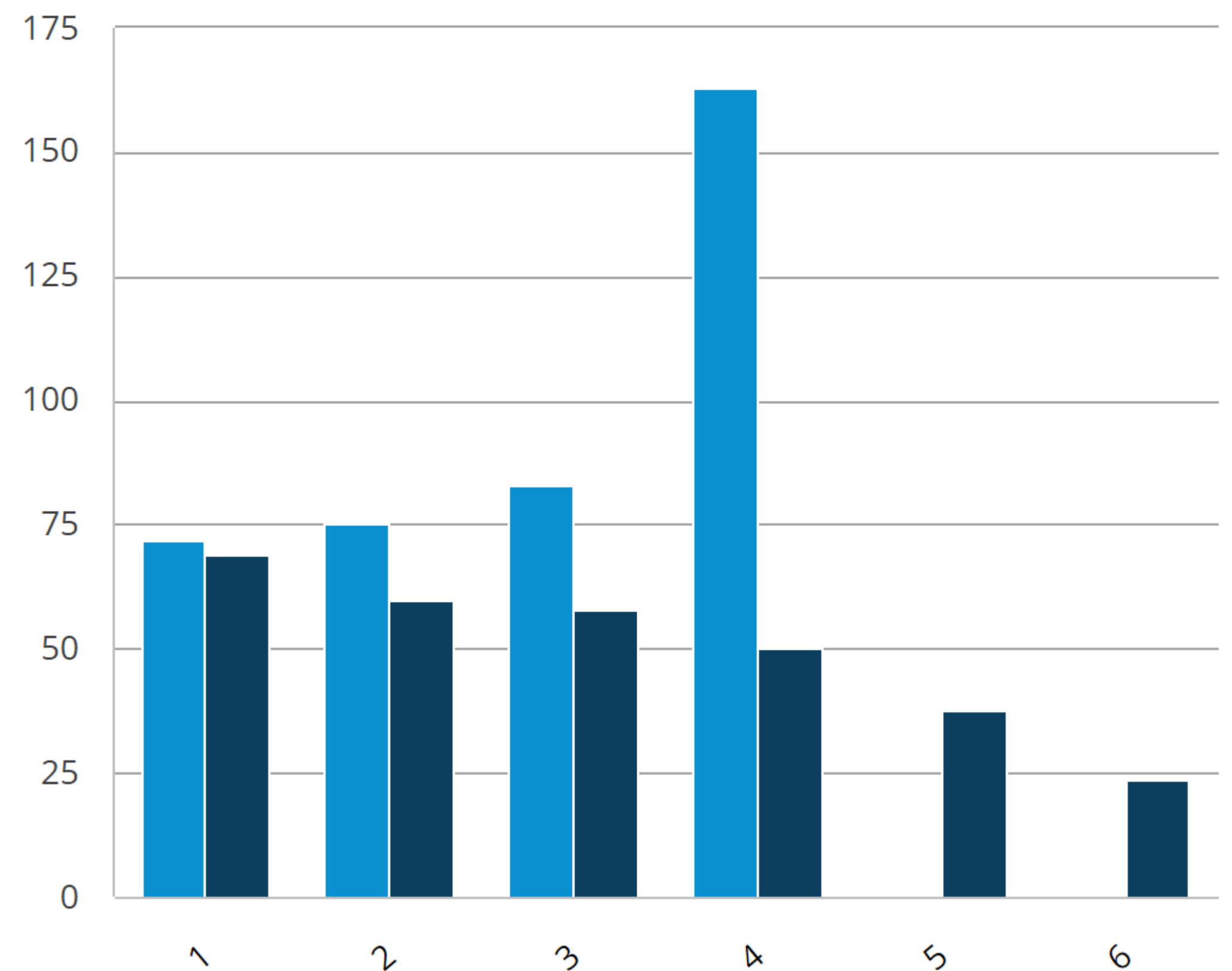
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Price per Square Foot

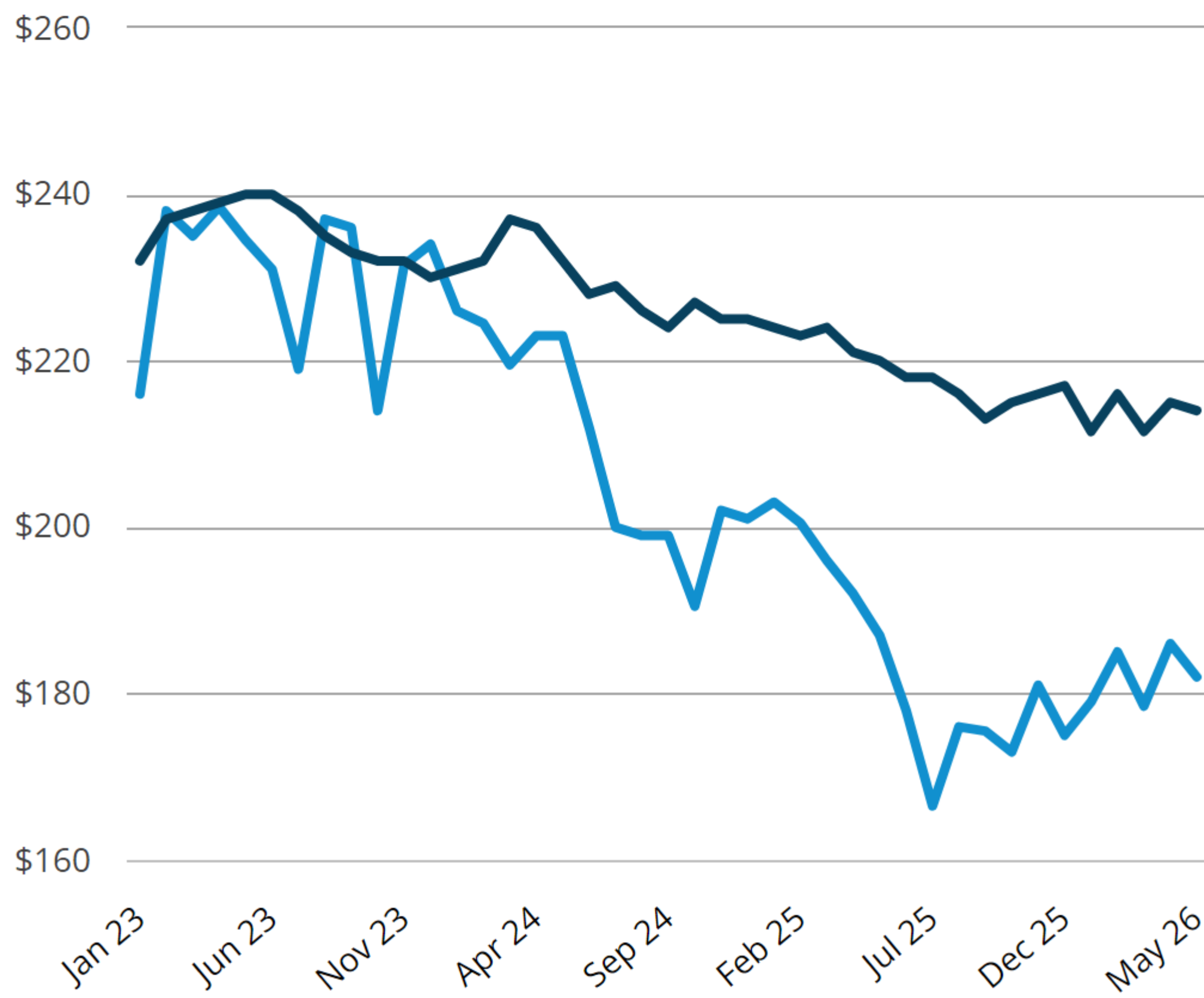


May 2026

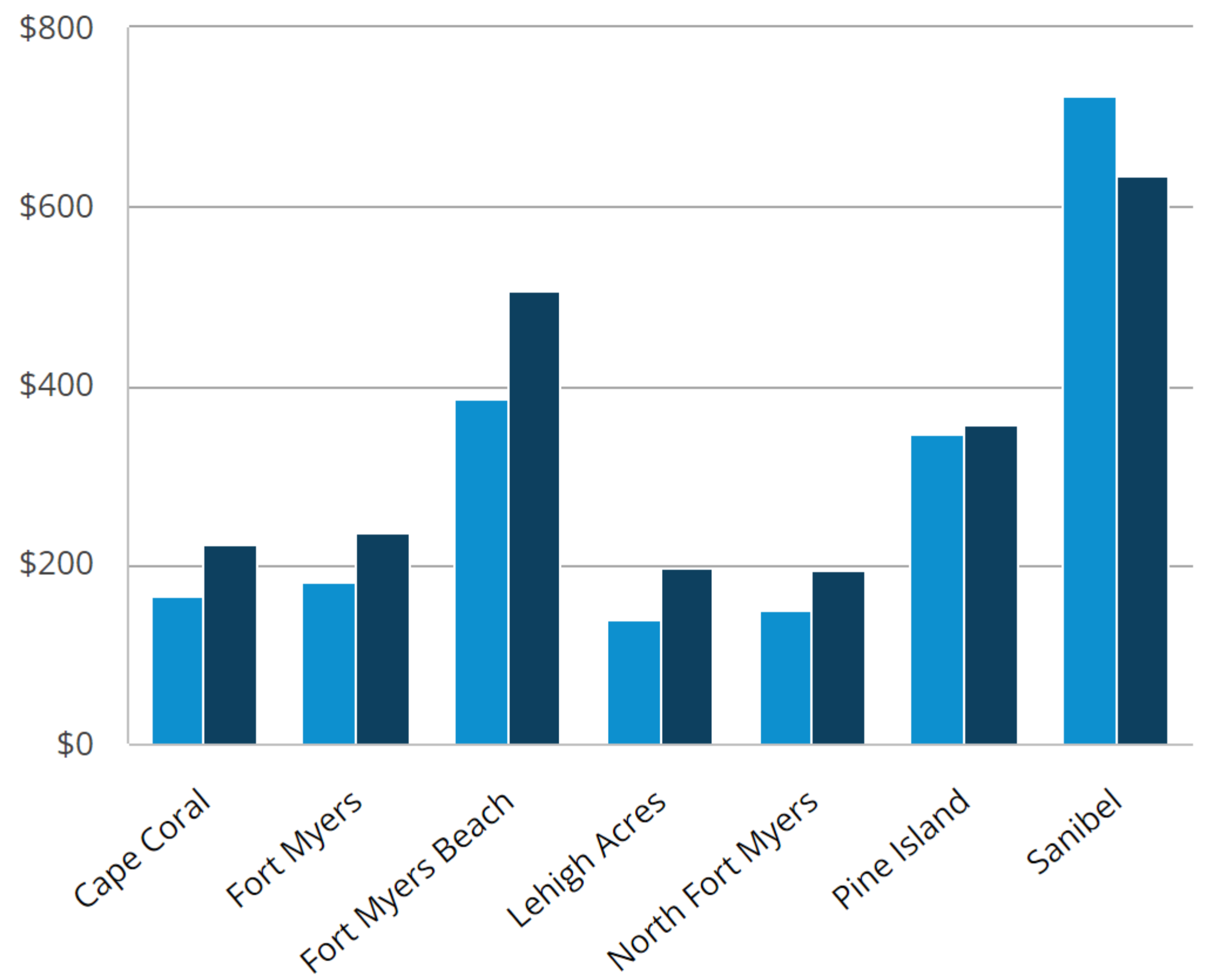
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	May 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$214	⚡ -0.5%	⚡ -2.7%	⚡ -3.6%
CONDO	\$182	⚡ -2.2%	⚡ -2.7%	⚡ -7.1%

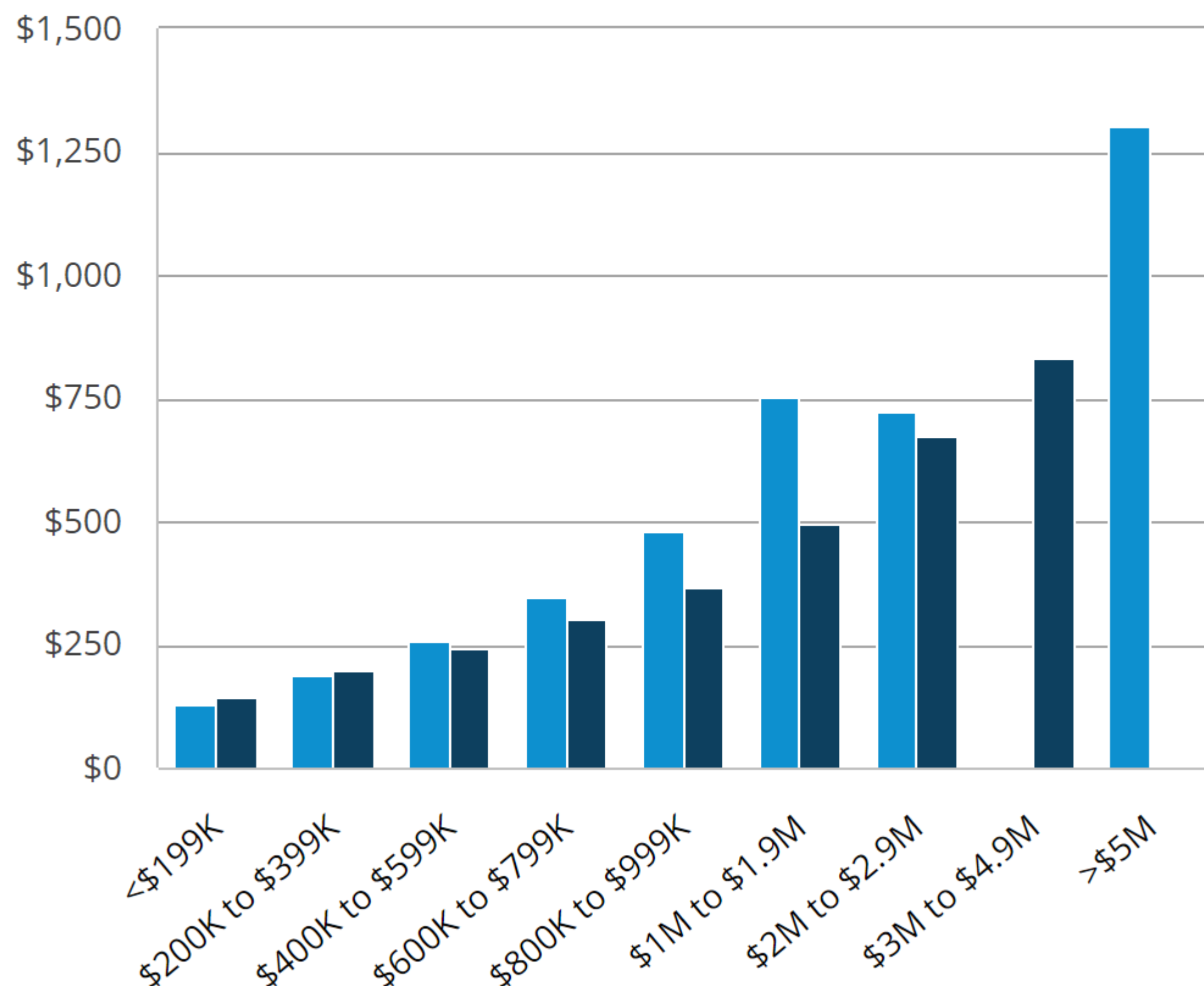
Historical Activity



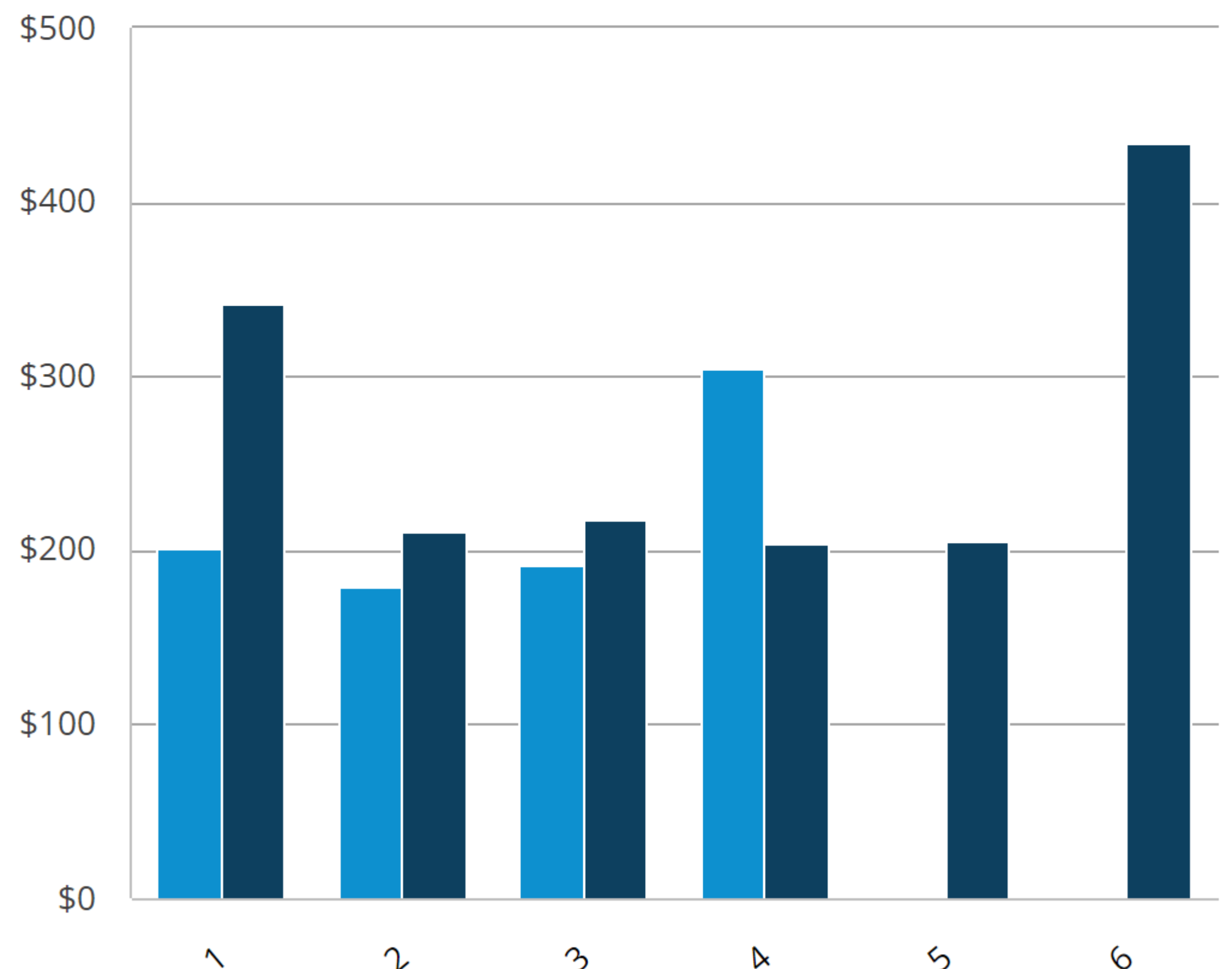
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Percent of Original Price Received

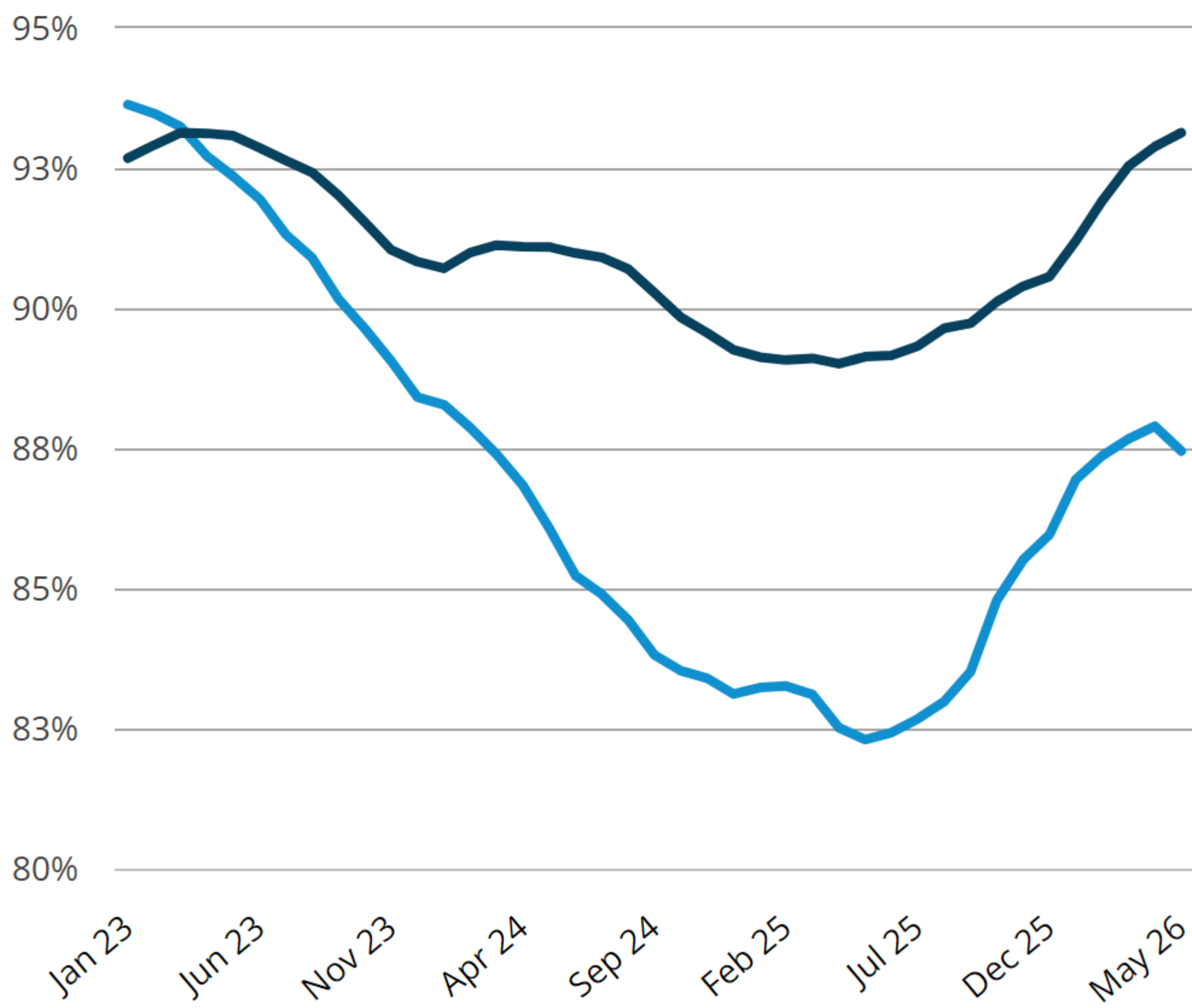


May 2026

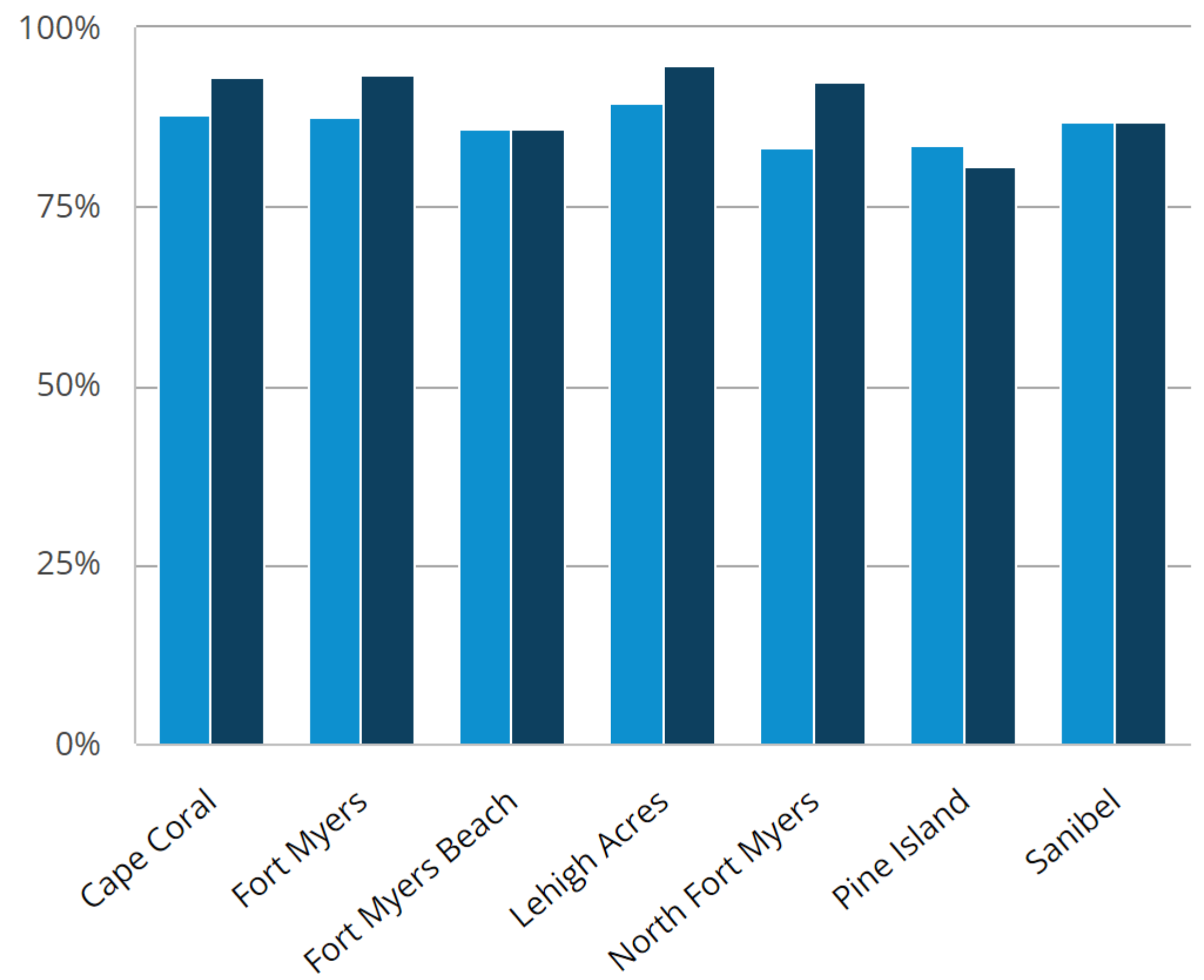
The average of the sales price divided by the original list price expressed as a percentage.

	May 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	93.1%	⬆️ 0.3%	⬆️ 4.5%	⬆️ 3.4%
CONDO	87.5%	⬆️ -0.5%	⬆️ 6.3%	⬆️ 5.5%

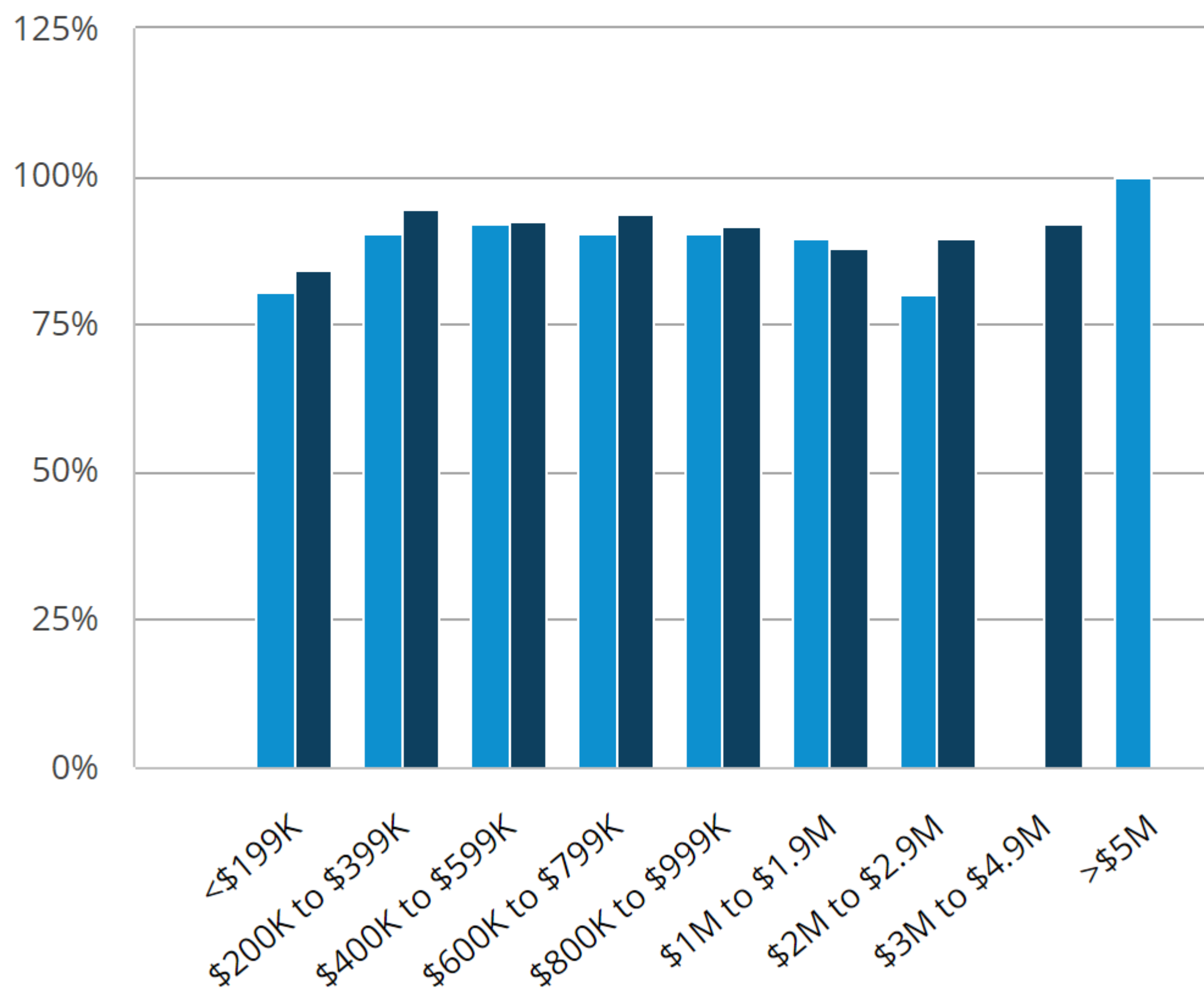
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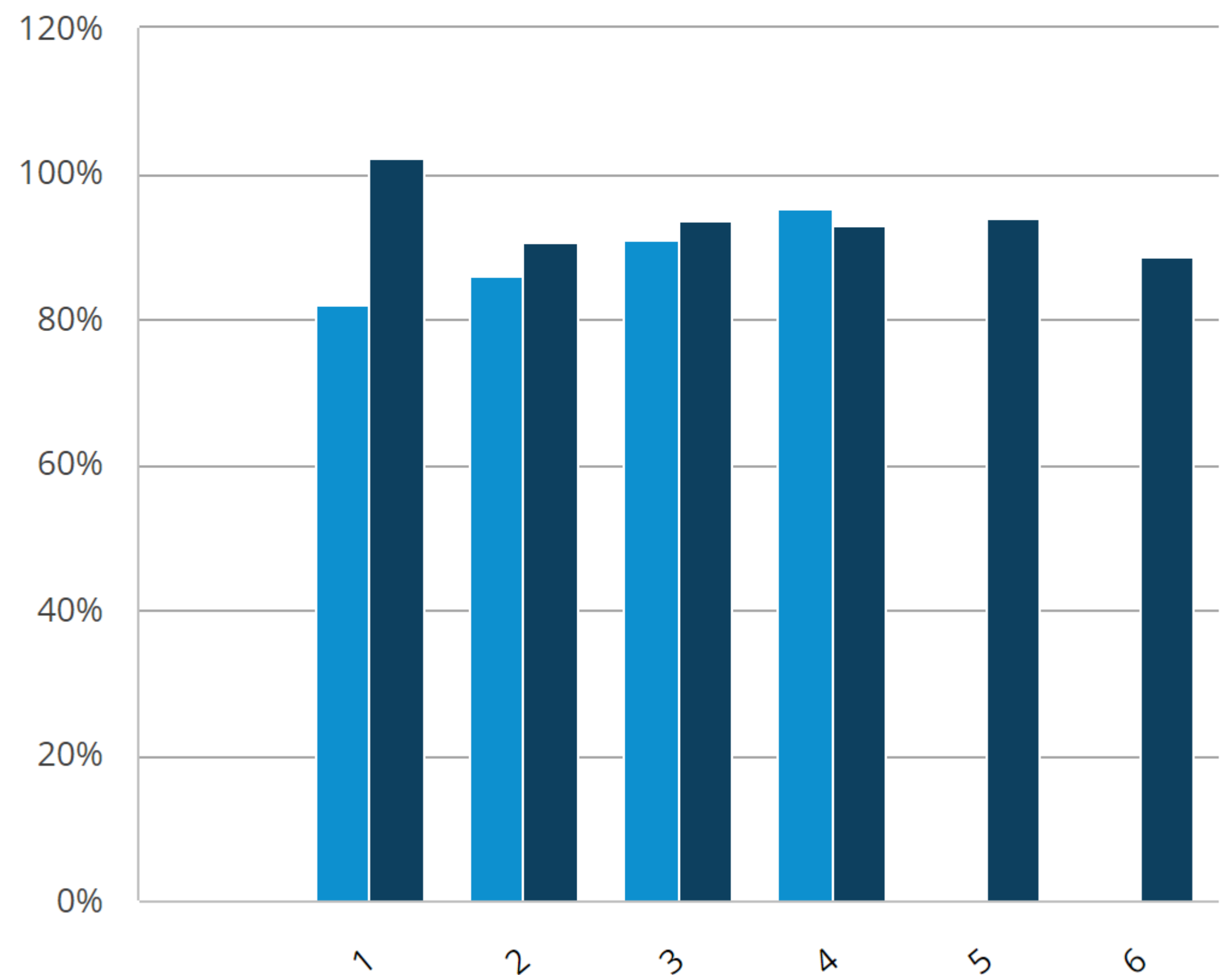
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Active Inventory

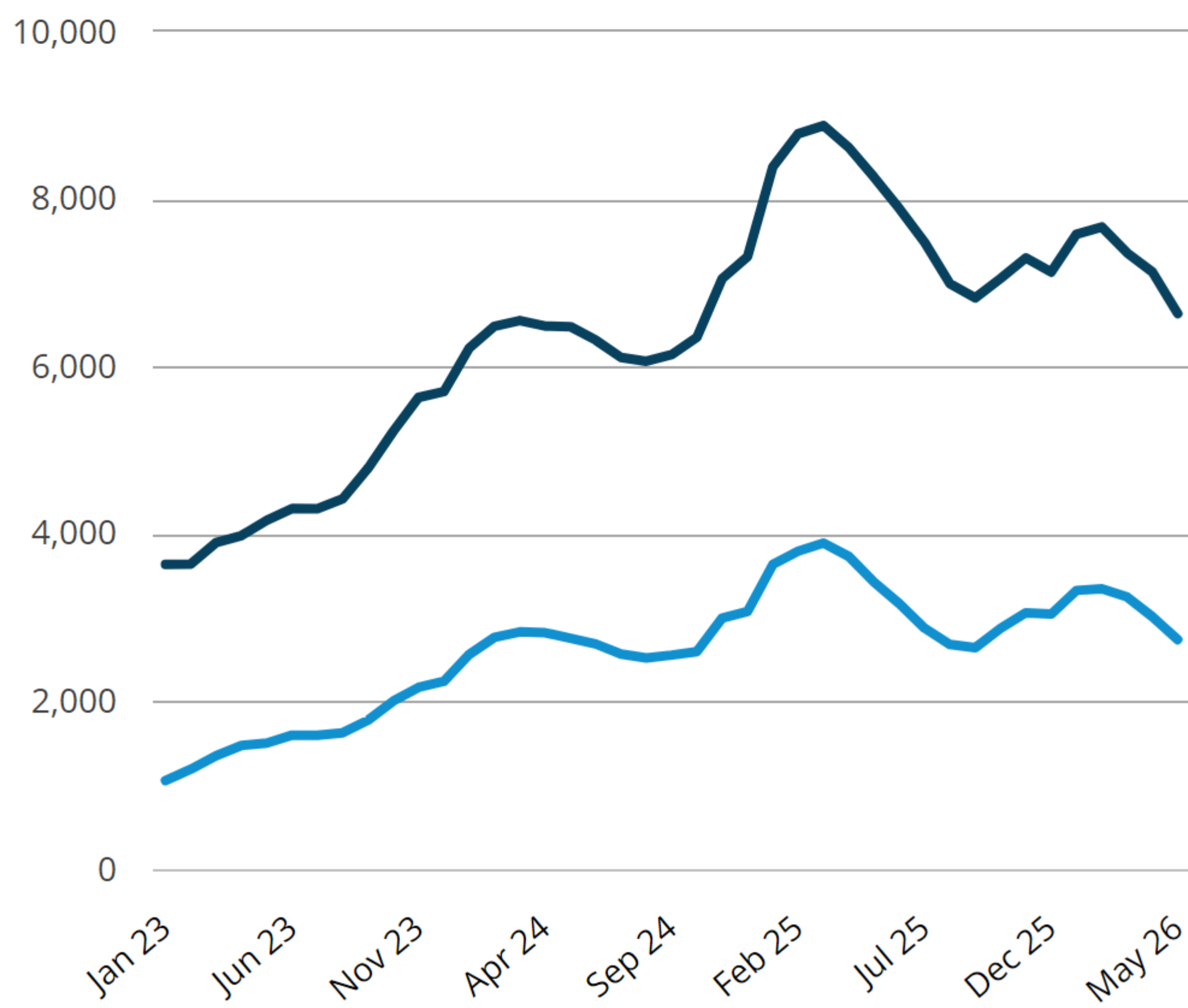


May 2026

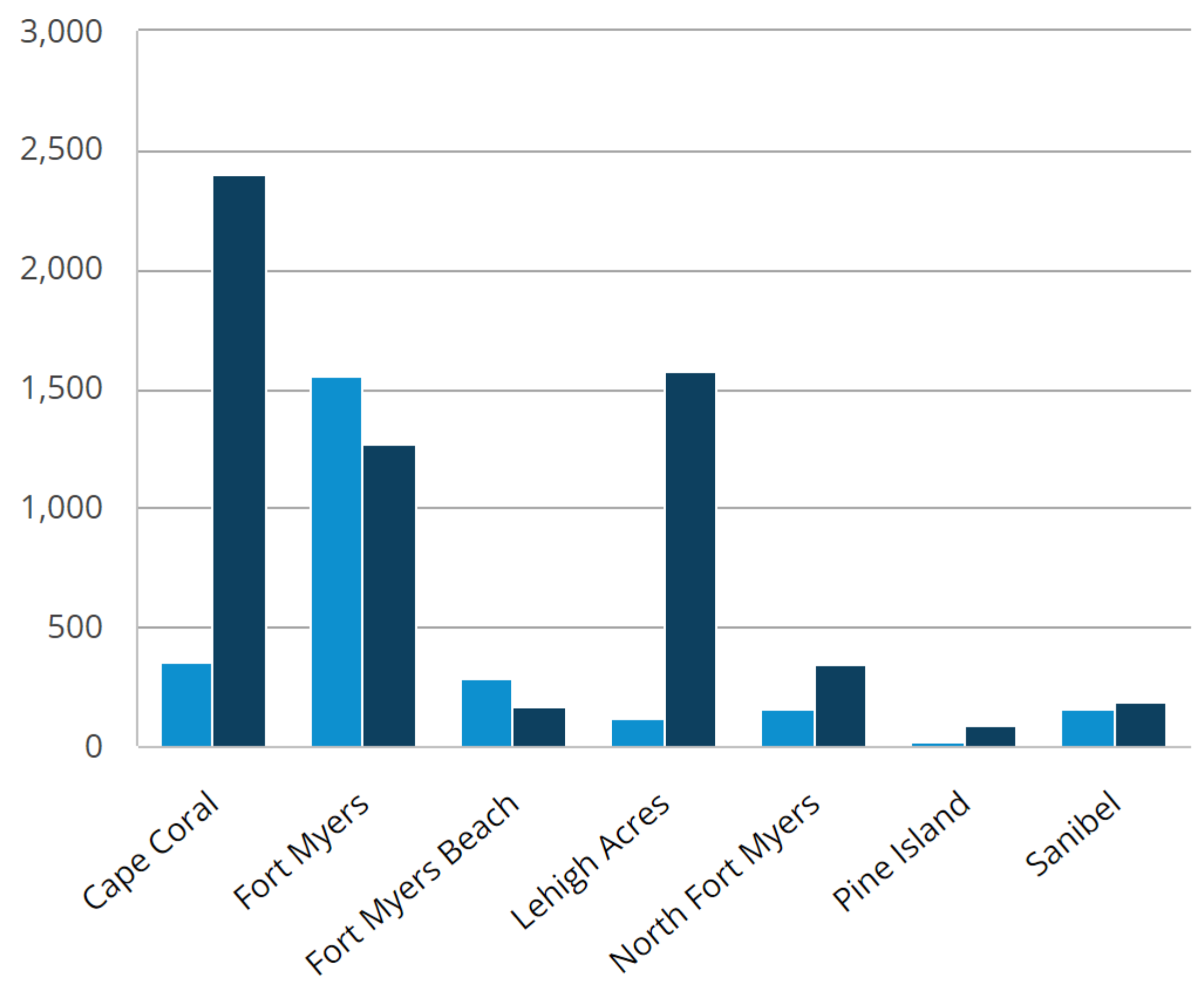
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	May 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	6,634	⚡ -7.0%	⚡ -19.7%	—
CONDO	2,742	⚡ -9.0%	⚡ -20.0%	—

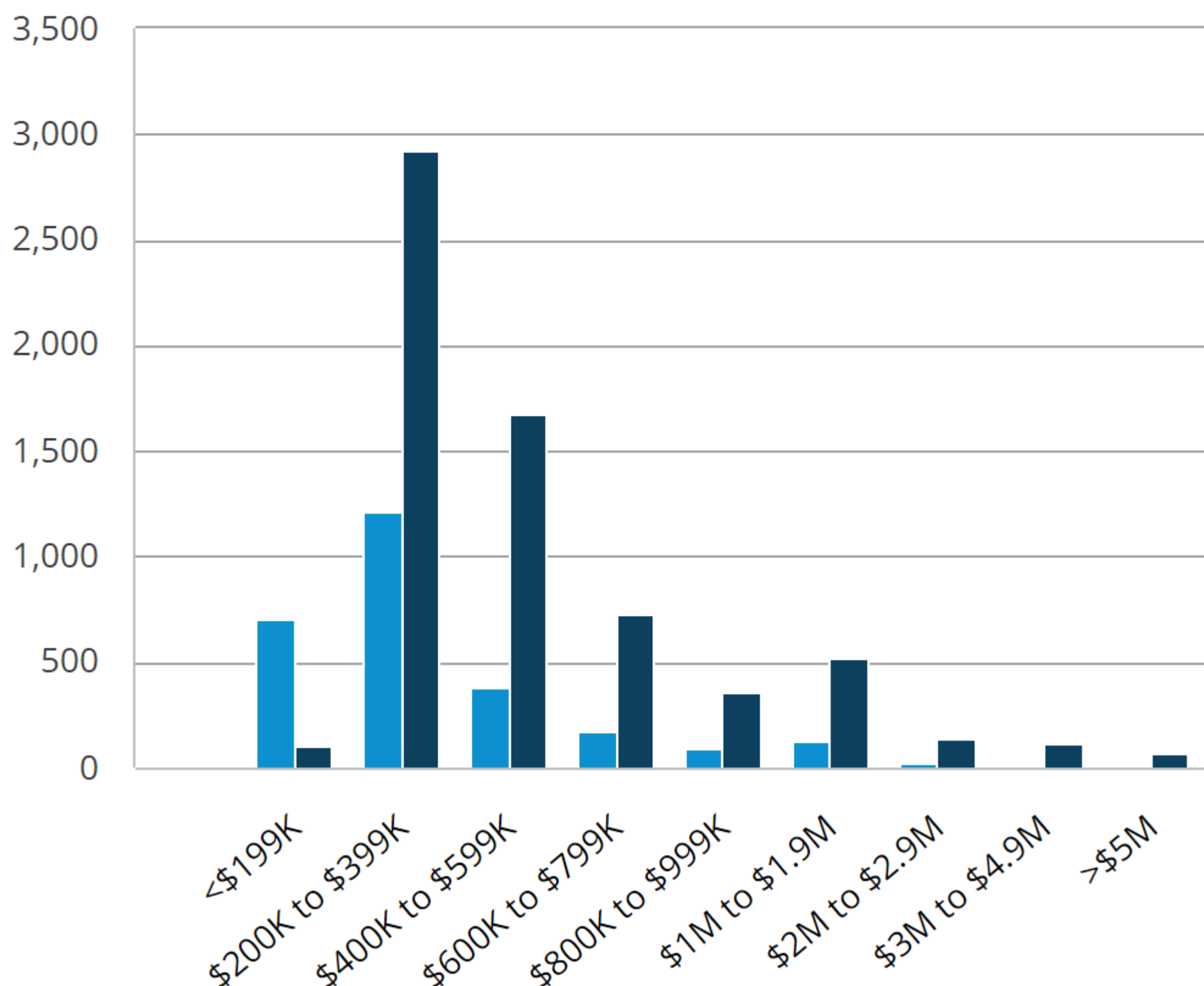
Historical Activity



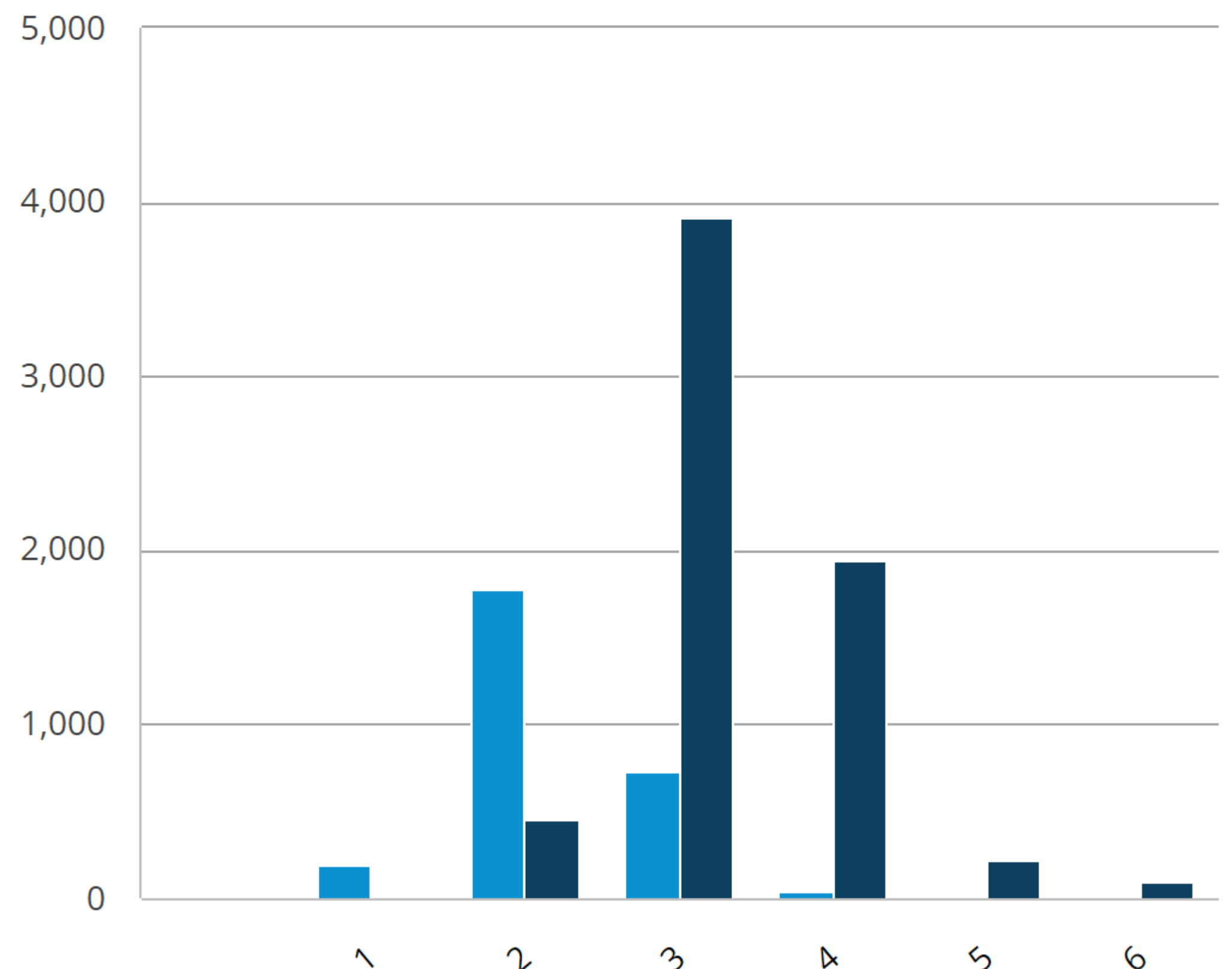
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Months Supply of Inventory

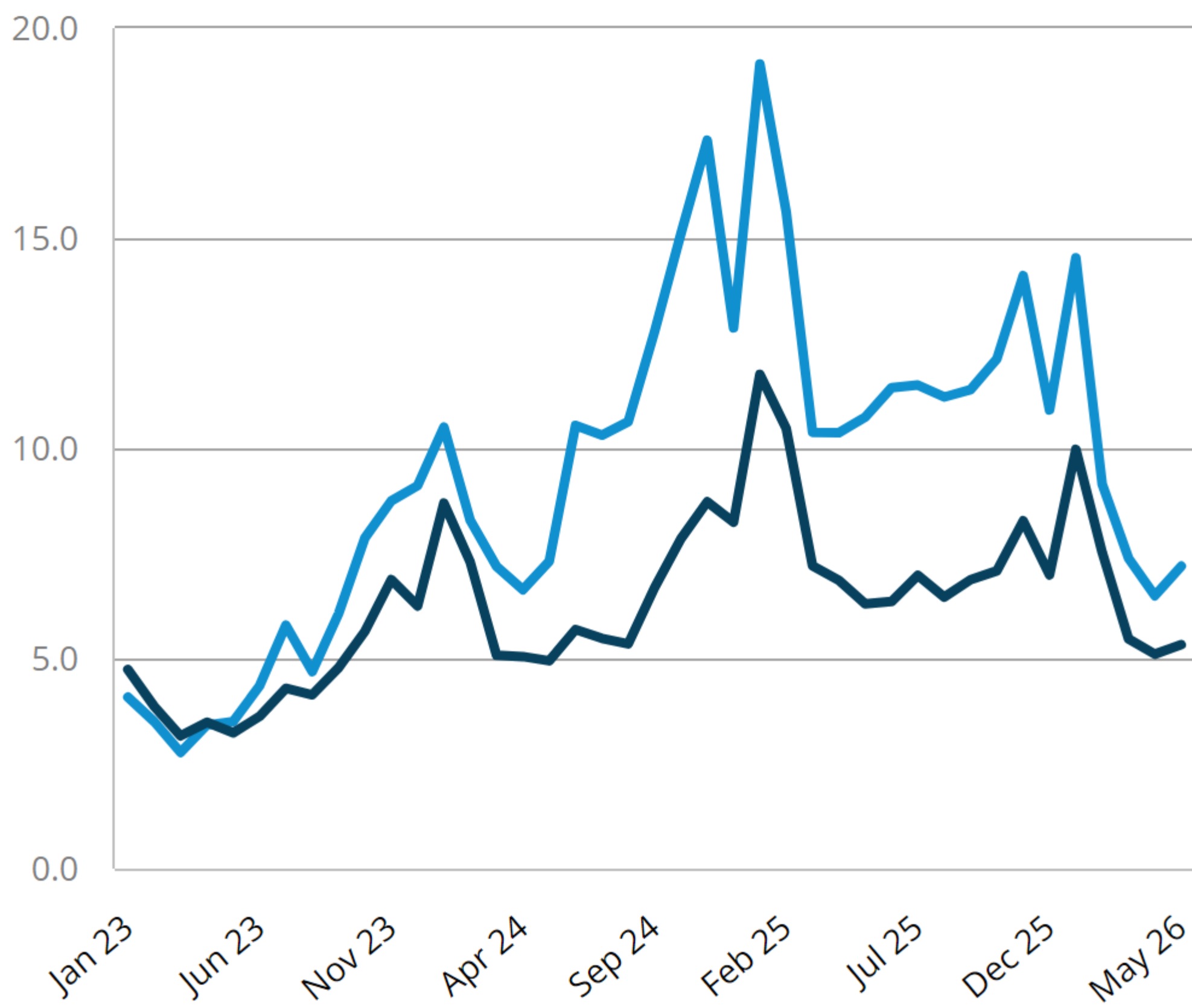


May 2026

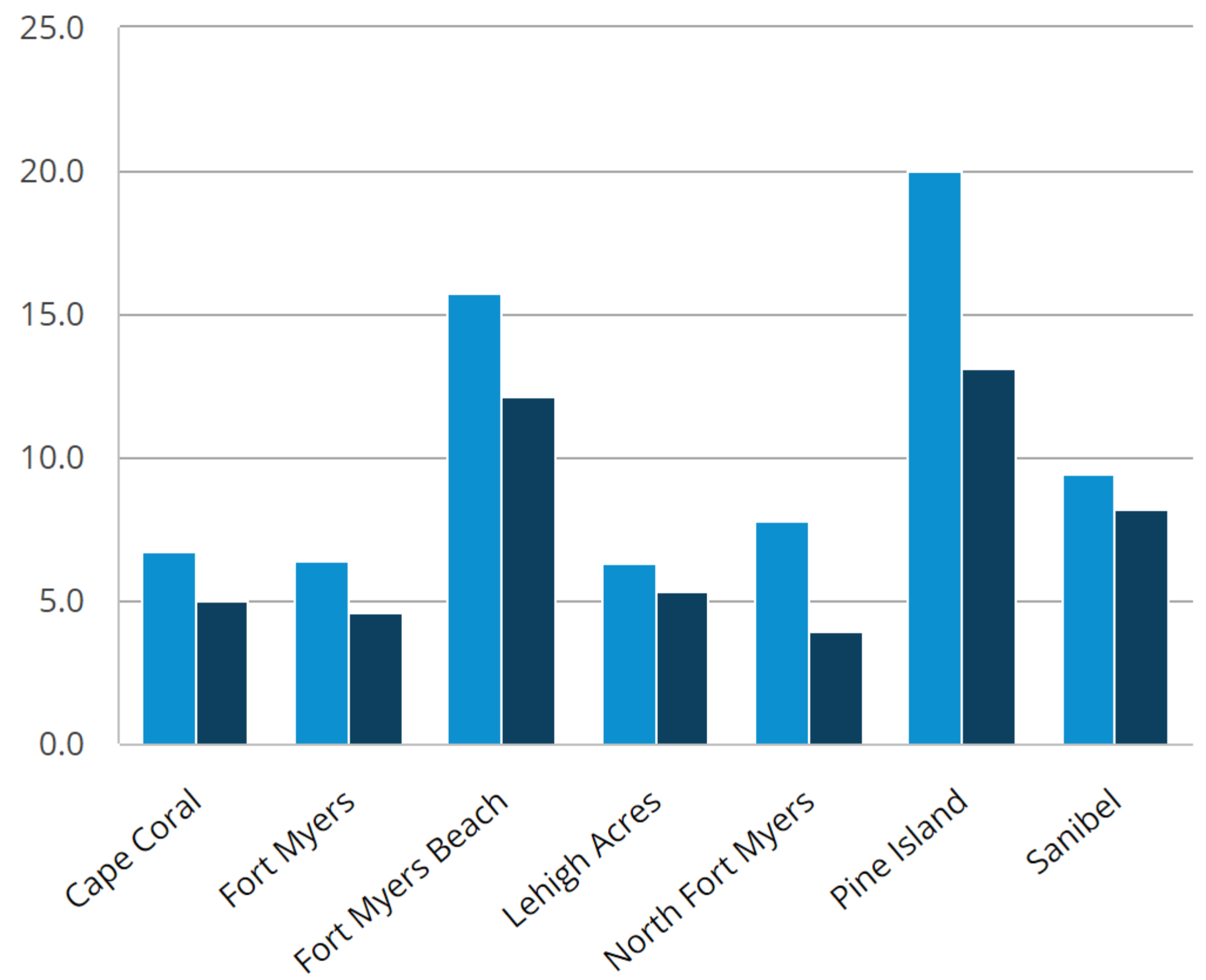
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	May 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	5.3	⬆️ 4.4%	⬇️ -15.4%	—
CONDO	7.2	⬆️ 10.8%	⬇️ -33.0%	—

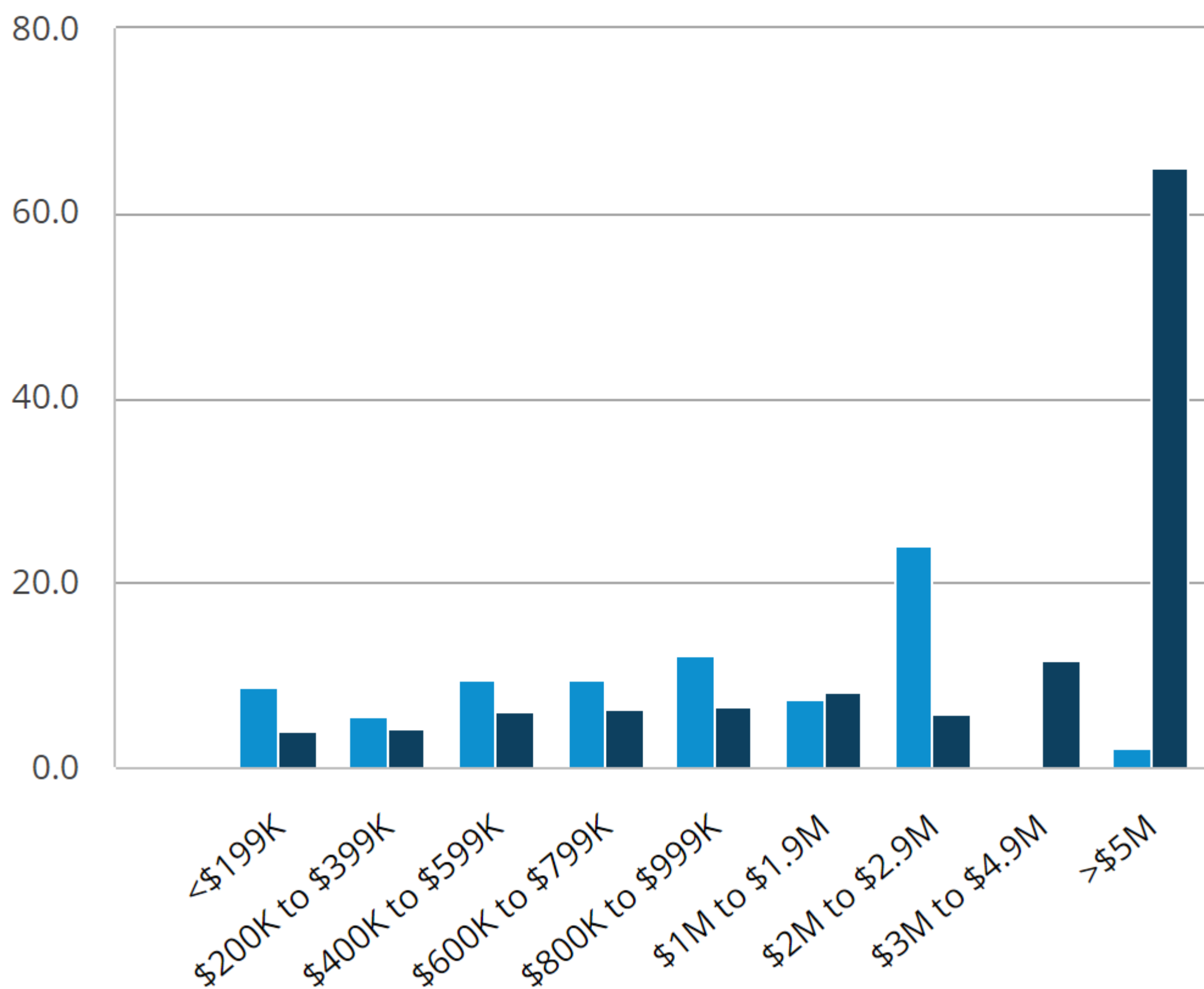
Historical Activity



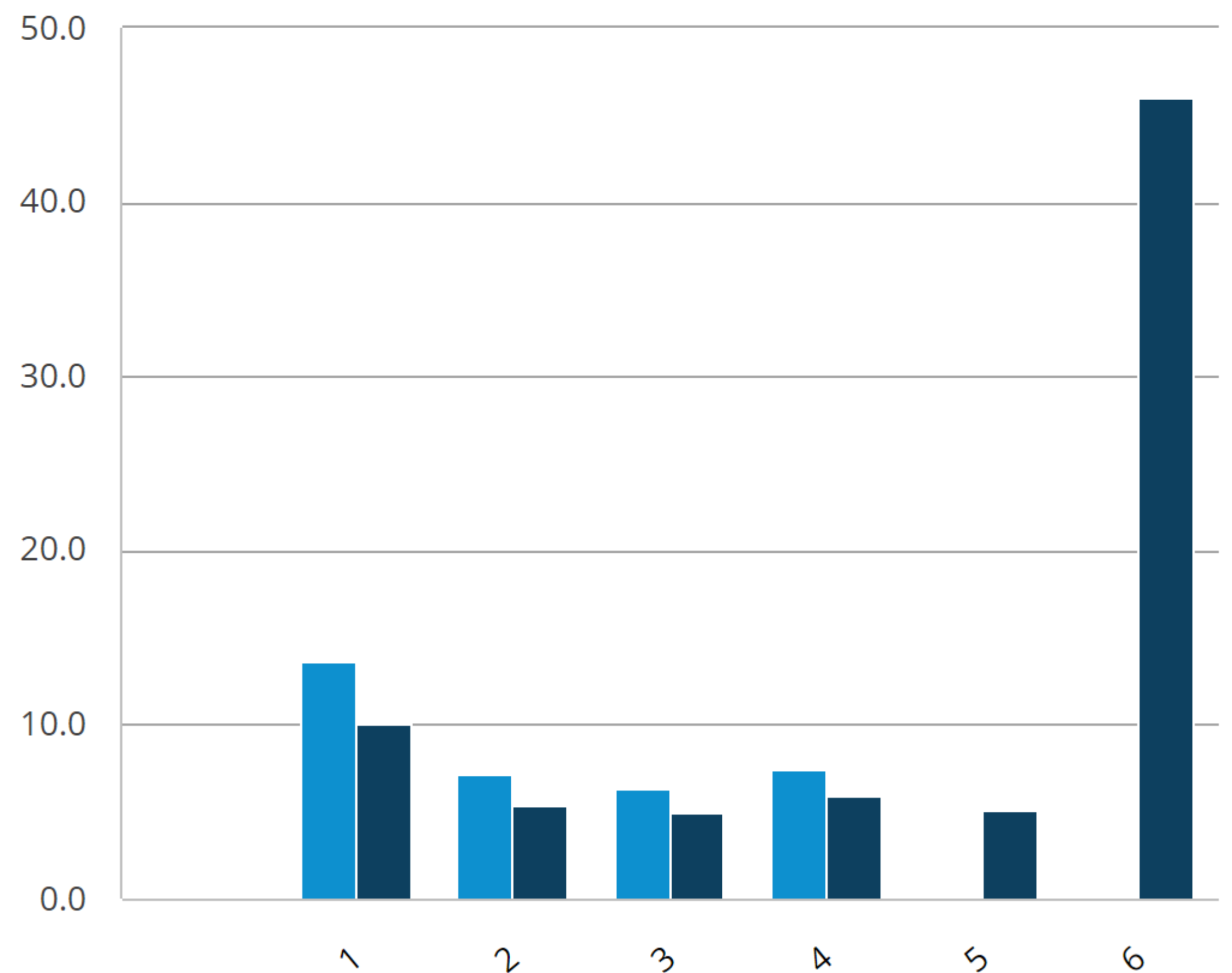
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Cape Coral Region



May 2026

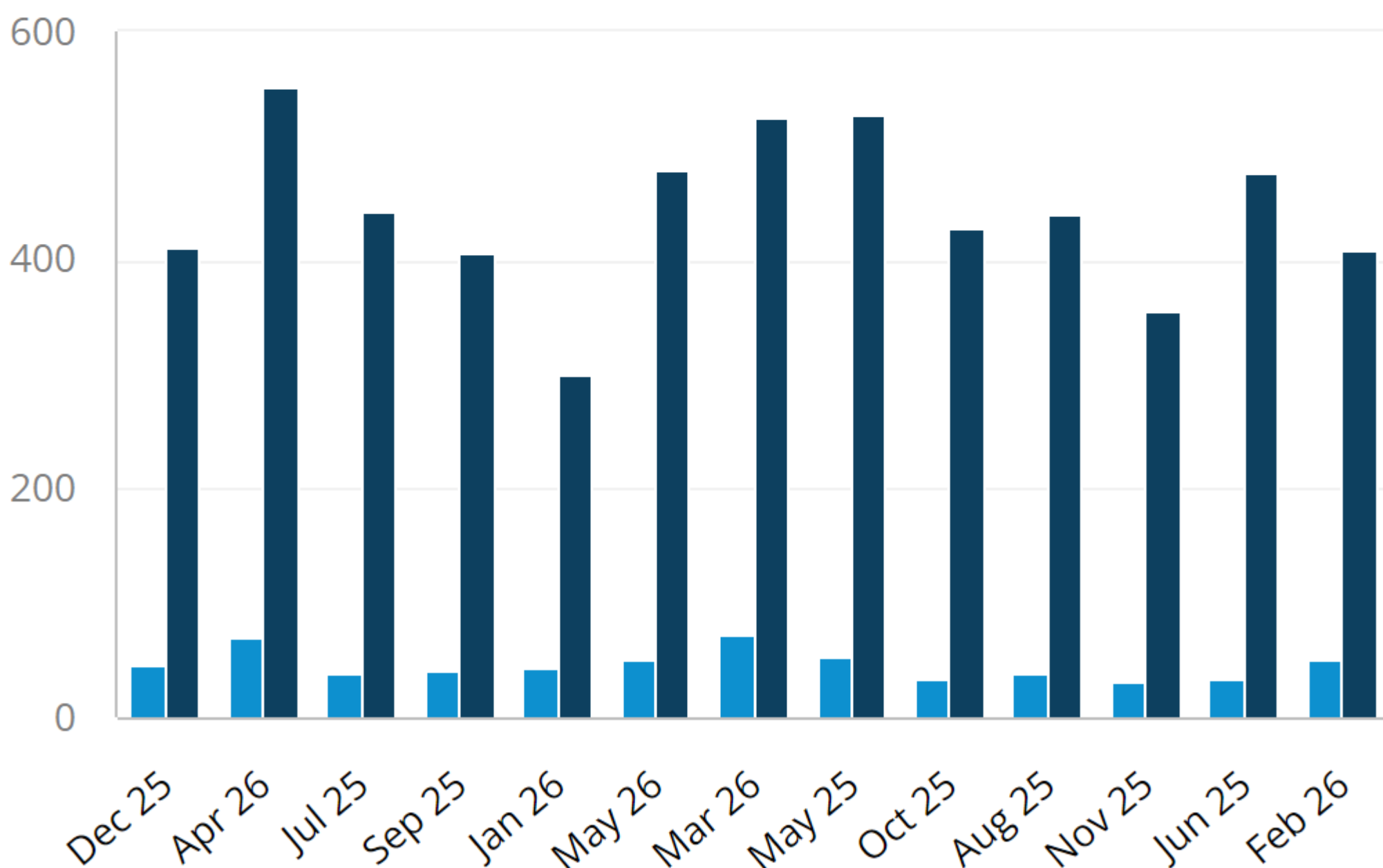
Single Family Homes

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$385,000	\$370,000	⬆️ 4.1%	\$381,000	⬆️ 1.0%	\$380,000	\$379,000	⬆️ 0.3%
Closed Sales	480	528	⬆️ -9.1%	552	⬆️ -13.0%	2,266	2,158	⬆️ 5.0%
New Listings	644	771	⬆️ -16.5%	775	⬆️ -16.9%	3,825	4,463	⬆️ -14.3%
Pending Sales	565	482	⬆️ 17.2%	532	⬆️ 6.2%	2,661	2,409	⬆️ 10.5%
Median Days on Market	50	52	⬆️ -3.8%	44	⬆️ 14.9%	48	55	⬆️ -12.7%
Sold Price per Square Foot	\$222	\$221	⬆️ 0.7%	\$221	⬆️ 0.5%	\$218	\$223	⬆️ -2.2%
Percent of Original Price Rec'd	93.4%	91.4%	⬆️ 2.1%	93.4%	⬆️ 0.0%	93.0%	91.9%	⬆️ 1.2%
Active Inventory	2,399	3,359	⬆️ -28.6%	2,605	⬆️ -7.9%	--	--	--
Months Supply of Inventory	5.0	6.4	⬆️ -21.4%	4.7	⬆️ 5.9%	--	--	--

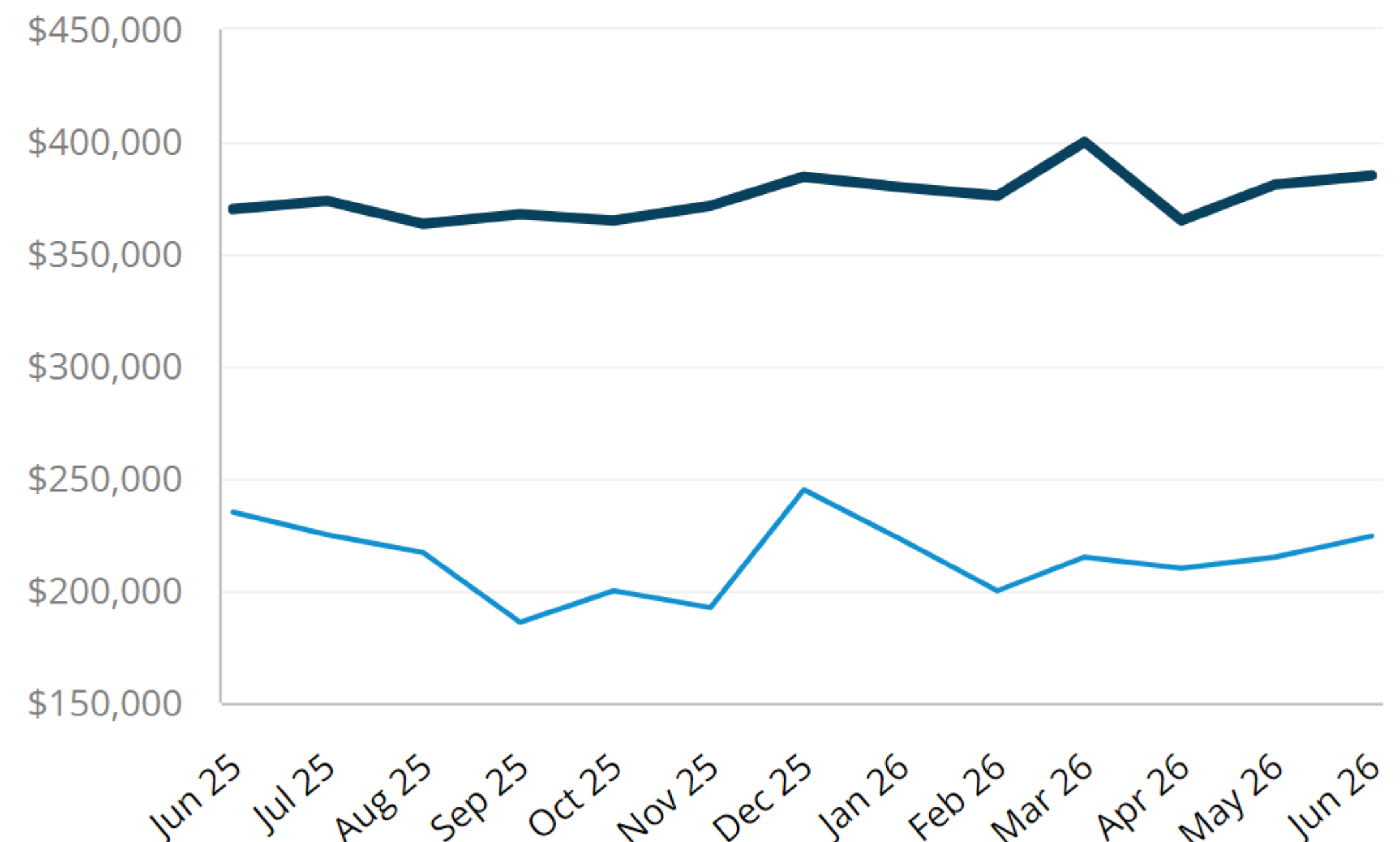
Condominiums

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$224,350	\$235,000	⬆️ -4.5%	\$215,000	⬆️ 4.3%	\$213,750	\$235,000	⬆️ -9.0%
Closed Sales	52	53	⬆️ -1.9%	71	⬆️ -26.8%	288	235	⬆️ 22.6%
New Listings	64	77	⬆️ -16.9%	76	⬆️ -15.8%	449	517	⬆️ -13.2%
Pending Sales	49	41	⬆️ 19.5%	62	⬆️ -21.0%	309	236	⬆️ 30.9%
Median Days on Market	48	66	⬆️ -27.3%	72	⬆️ -33.3%	64	71	⬆️ -9.2%
Sold Price per Square Foot	\$165	\$179	⬆️ -8.1%	\$166	⬆️ -0.9%	\$164	\$181	⬆️ -9.4%
Percent of Original Price Rec'd	86.8%	83.8%	⬆️ 3.6%	87.4%	⬆️ -0.6%	87.1%	86.0%	⬆️ 1.3%
Active Inventory	351	442	⬆️ -20.6%	378	⬆️ -7.1%	--	--	--
Months Supply of Inventory	6.7	8.3	⬆️ -19.1%	5.3	⬆️ 26.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Region



May 2026

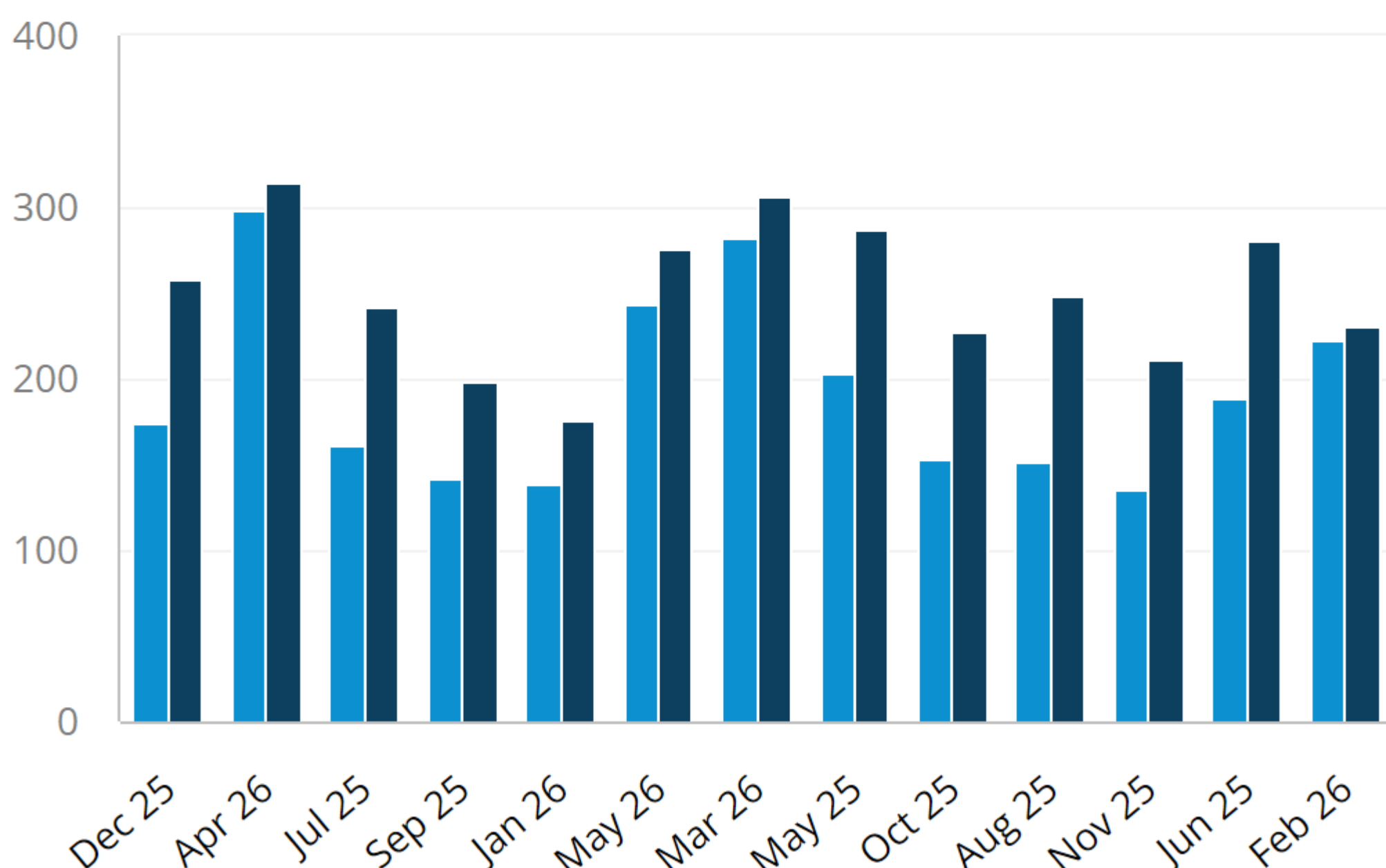
Single Family Homes

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$430,000	\$449,000	▼ -4.2%	\$462,500	▼ -7.0%	\$455,000	\$465,000	▼ -2.2%
Closed Sales	276	287	▼ -3.8%	314	▼ -12.1%	1,303	1,298	▲ 0.4%
New Listings	331	420	▼ -21.2%	380	▼ -12.9%	2,029	2,573	▼ -21.1%
Pending Sales	286	280	▲ 2.1%	297	▼ -3.7%	1,468	1,406	▲ 4.4%
Median Days on Market	53	72	▼ -26.4%	49	▲ 8.2%	54	49	▲ 10.2%
Sold Price per Square Foot	\$236	\$249	▼ -5.4%	\$235	▲ 0.4%	\$237	\$247	▼ -4.0%
Percent of Original Price Rec'd	93.4%	90.7%	▲ 2.9%	91.5%	▲ 2.1%	91.8%	91.0%	▲ 0.9%
Active Inventory	1,273	1,779	▼ -28.4%	1,382	▼ -7.9%	--	--	--
Months Supply of Inventory	4.6	6.2	▼ -25.6%	4.4	▲ 4.8%	--	--	--

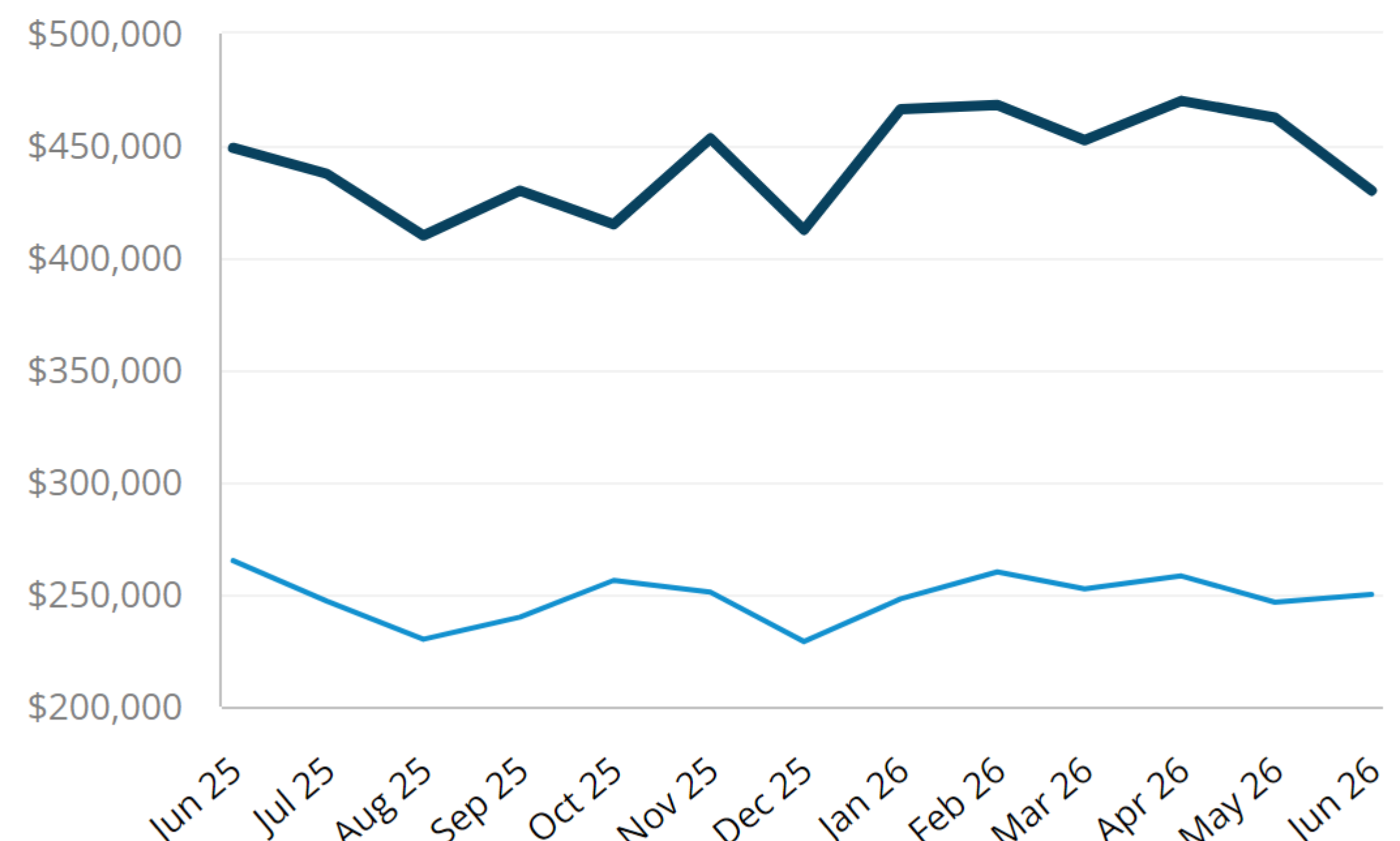
Condominiums

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$250,000	\$265,000	▼ -5.7%	\$246,500	▲ 1.4%	\$250,000	\$273,000	▼ -8.4%
Closed Sales	243	204	▲ 19.1%	299	▼ -18.7%	1,185	960	▲ 23.4%
New Listings	292	303	▼ -3.6%	379	▼ -23.0%	2,054	2,281	▼ -10.0%
Pending Sales	240	161	▲ 49.1%	291	▼ -17.5%	1,343	1,027	▲ 30.8%
Median Days on Market	80	76	▲ 4.6%	60	▲ 32.5%	66	67	▼ -1.5%
Sold Price per Square Foot	\$182	\$188	▼ -3.2%	\$179	▲ 1.7%	\$180	\$197	▼ -8.4%
Percent of Original Price Rec'd	87.2%	85.6%	▲ 1.9%	88.8%	▼ -1.7%	88.7%	88.1%	▲ 0.7%
Active Inventory	1,555	2,013	▼ -22.8%	1,721	▼ -9.6%	--	--	--
Months Supply of Inventory	6.4	9.9	▼ -35.1%	5.8	▲ 11.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Beach Region



May 2026

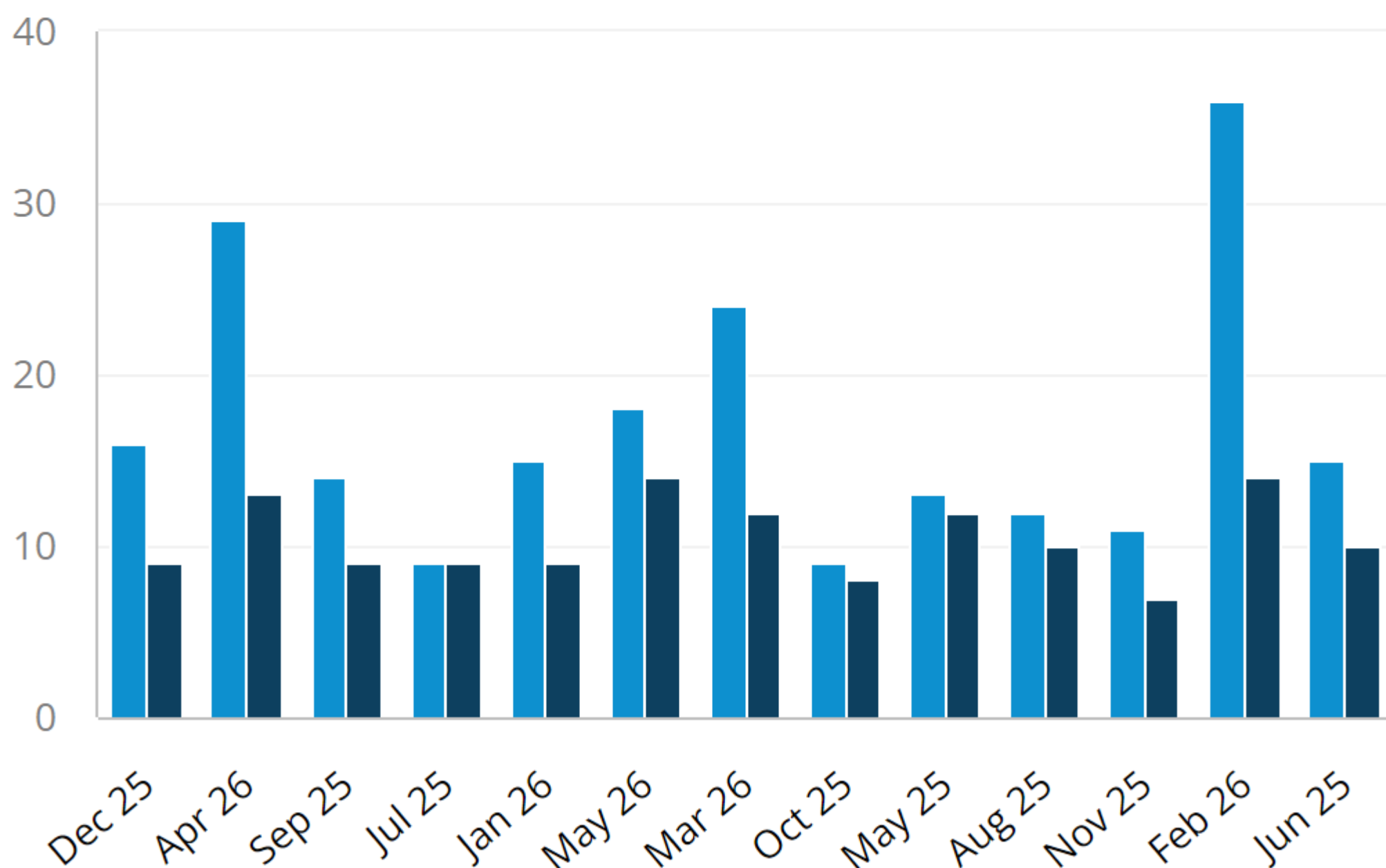
Single Family Homes

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,047,500	\$1,072,500	▼ -2.3%	\$1,075,000	▼ -2.6%	\$1,050,000	\$920,000	▲ 14.1%
Closed Sales	14	12	▲ 16.7%	13	▲ 7.7%	62	45	▲ 37.8%
New Listings	26	38	▼ -31.6%	28	▼ -7.1%	162	193	▼ -16.1%
Pending Sales	17	12	▲ 41.7%	11	▲ 54.5%	68	53	▲ 28.3%
Median Days on Market	112	90	▲ 25.1%	63	▲ 77.8%	77	80	▼ -4.4%
Sold Price per Square Foot	\$506	\$581	▼ -12.8%	\$531	▼ -4.7%	\$578	\$575	▲ 0.5%
Percent of Original Price Rec'd	86.0%	82.3%	▲ 4.5%	86.0%	▼ 0.0%	85.5%	81.4%	▲ 5.0%
Active Inventory	170	211	▼ -19.4%	193	▼ -11.9%	--	--	--
Months Supply of Inventory	12.1	17.6	▼ -30.9%	14.8	▼ -18.2%	--	--	--

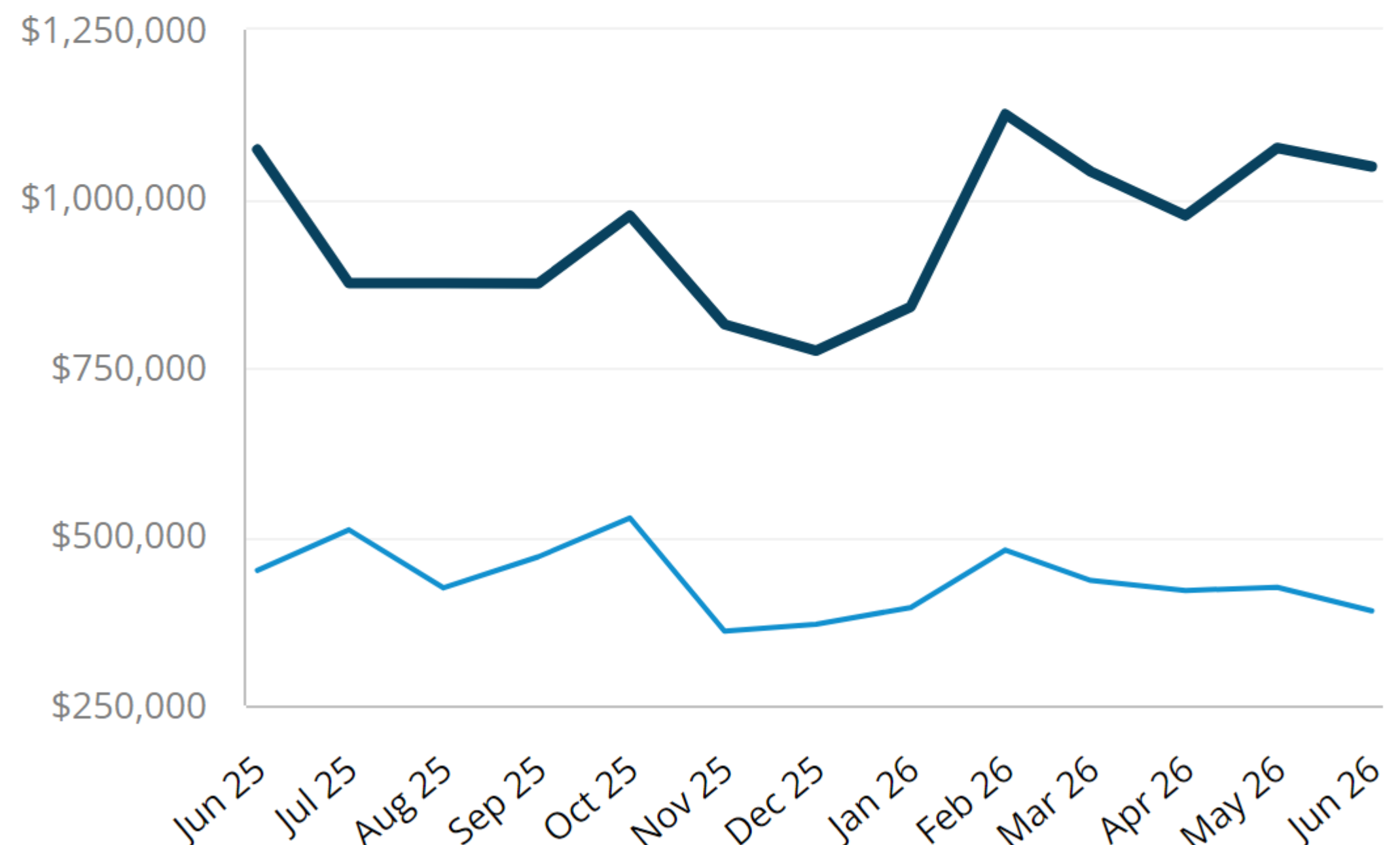
Condominiums

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$390,000	\$450,000	▼ -13.3%	\$425,000	▼ -8.2%	\$435,000	\$514,000	▼ -15.4%
Closed Sales	18	13	▲ 38.5%	29	▼ -37.9%	122	63	▲ 93.7%
New Listings	47	30	▲ 56.7%	36	▲ 30.6%	256	255	▲ 0.4%
Pending Sales	22	14	▲ 57.1%	17	▲ 29.4%	126	66	▲ 90.9%
Median Days on Market	70	81	▼ -13.7%	83	▼ -16.3%	81	86	▼ -5.8%
Sold Price per Square Foot	\$386	\$389	▼ -0.9%	\$399	▼ -3.4%	\$409	\$463	▼ -11.7%
Percent of Original Price Rec'd	88.5%	83.6%	▲ 5.9%	88.9%	▼ -0.4%	88.6%	89.4%	▼ -1.0%
Active Inventory	283	319	▼ -11.3%	306	▼ -7.5%	--	--	--
Months Supply of Inventory	15.7	24.5	▼ -35.9%	10.5	▲ 49.0%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Lehigh Acres Region



May 2026

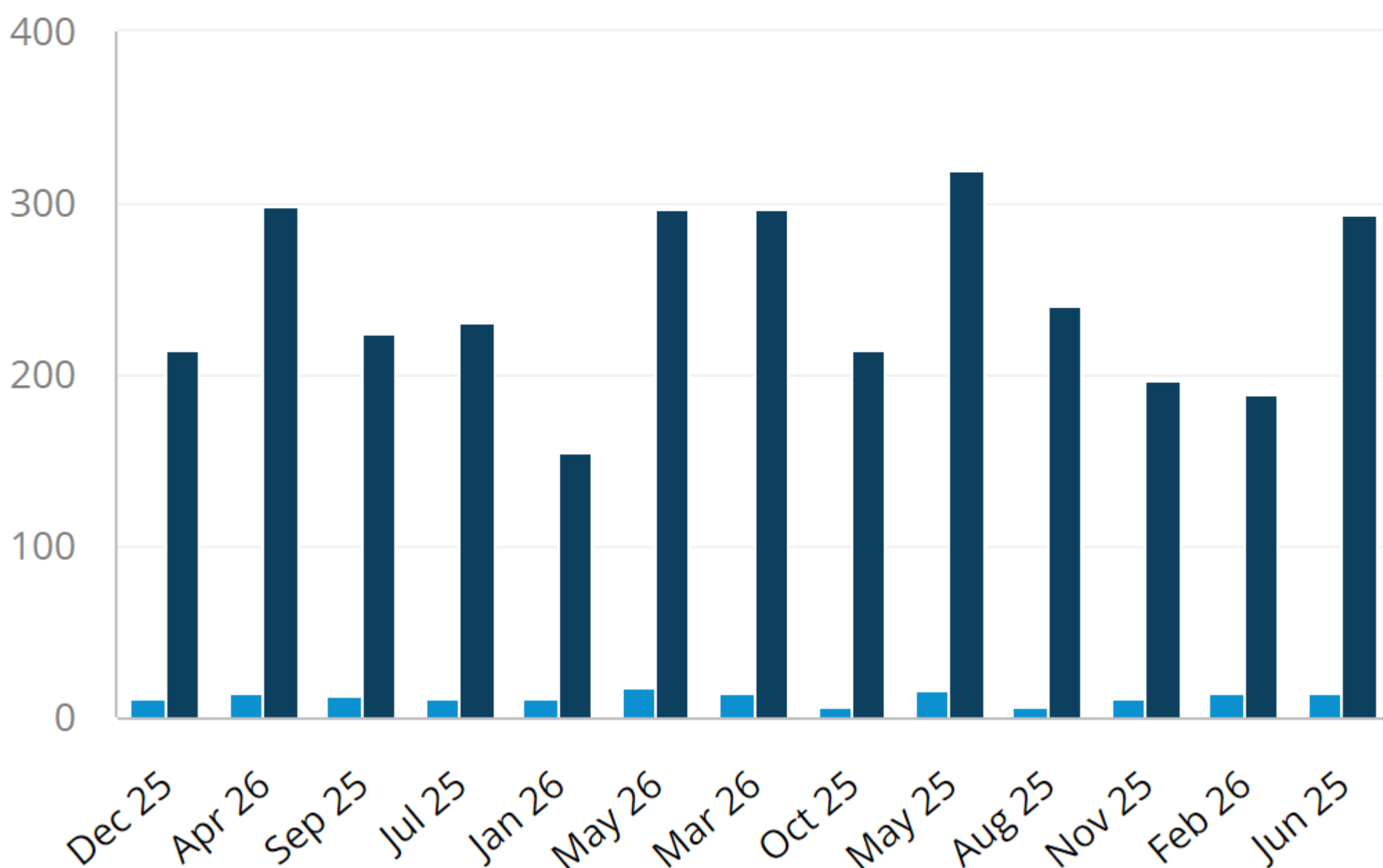
Single Family Homes

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$309,998	\$325,000	▼ -4.6%	\$314,500	▼ -1.4%	\$310,000	\$325,000	▼ -4.6%
Closed Sales	297	320	▼ -7.2%	299	▼ -0.7%	1,235	1,140	▲ 8.3%
New Listings	416	464	▼ -10.3%	485	▼ -14.2%	2,461	2,410	▲ 2.1%
Pending Sales	297	291	▲ 2.1%	308	▼ -3.6%	1,455	1,312	▲ 10.9%
Median Days on Market	50	49	▲ 2.0%	53	▼ -5.7%	54	47	▲ 16.1%
Sold Price per Square Foot	\$196	\$209	▼ -6.2%	\$200	▼ -2.0%	\$197	\$212	▼ -7.1%
Percent of Original Price Rec'd	94.8%	95.5%	▼ -0.8%	95.1%	▼ -0.4%	94.8%	95.5%	▼ -0.8%
Active Inventory	1,575	1,474	▲ 6.9%	1,651	▼ -4.6%	--	--	--
Months Supply of Inventory	5.3	4.6	▲ 15.1%	5.5	▼ -4.0%	--	--	--

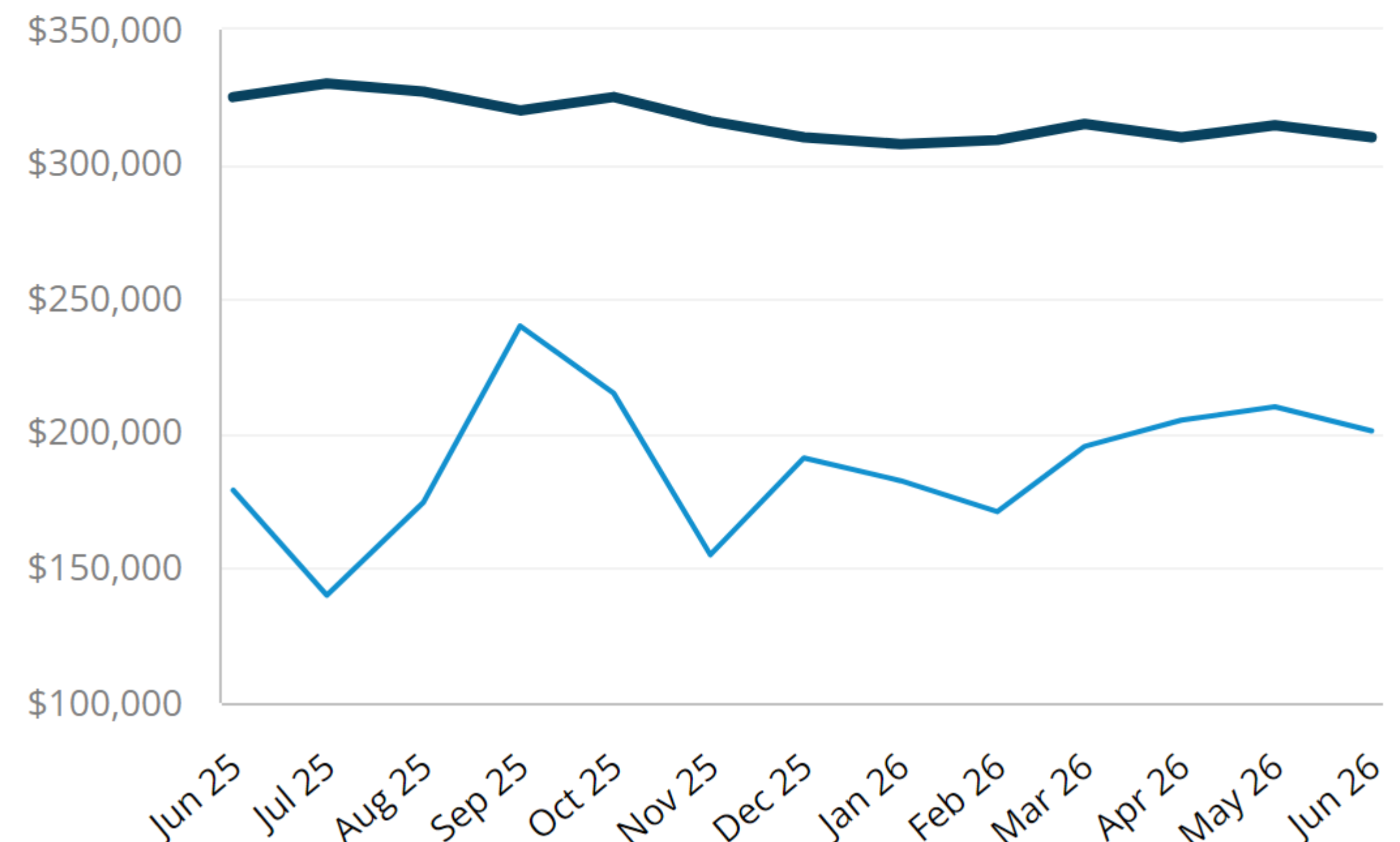
Condominiums

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$201,000	\$179,000	▲ 12.3%	\$210,000	▼ -4.3%	\$195,250	\$205,000	▼ -4.8%
Closed Sales	18	16	▲ 12.5%	15	▲ 20.0%	72	70	▲ 2.9%
New Listings	28	32	▼ -12.5%	26	▲ 7.7%	149	194	▼ -23.2%
Pending Sales	18	15	▲ 20.0%	17	▲ 5.9%	79	78	▲ 1.3%
Median Days on Market	70	84	▼ -17.3%	37	▲ 87.8%	49	53	▼ -7.5%
Sold Price per Square Foot	\$140	\$138	▲ 1.8%	\$146	▼ -4.1%	\$141	\$162	▼ -13.0%
Percent of Original Price Rec'd	89.6%	86.3%	▲ 3.9%	93.6%	▼ -4.3%	89.9%	88.8%	▲ 1.3%
Active Inventory	114	130	▼ -12.3%	121	▼ -5.8%	--	--	--
Months Supply of Inventory	6.3	8.1	▼ -22.0%	8.1	▼ -21.5%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region



May 2026

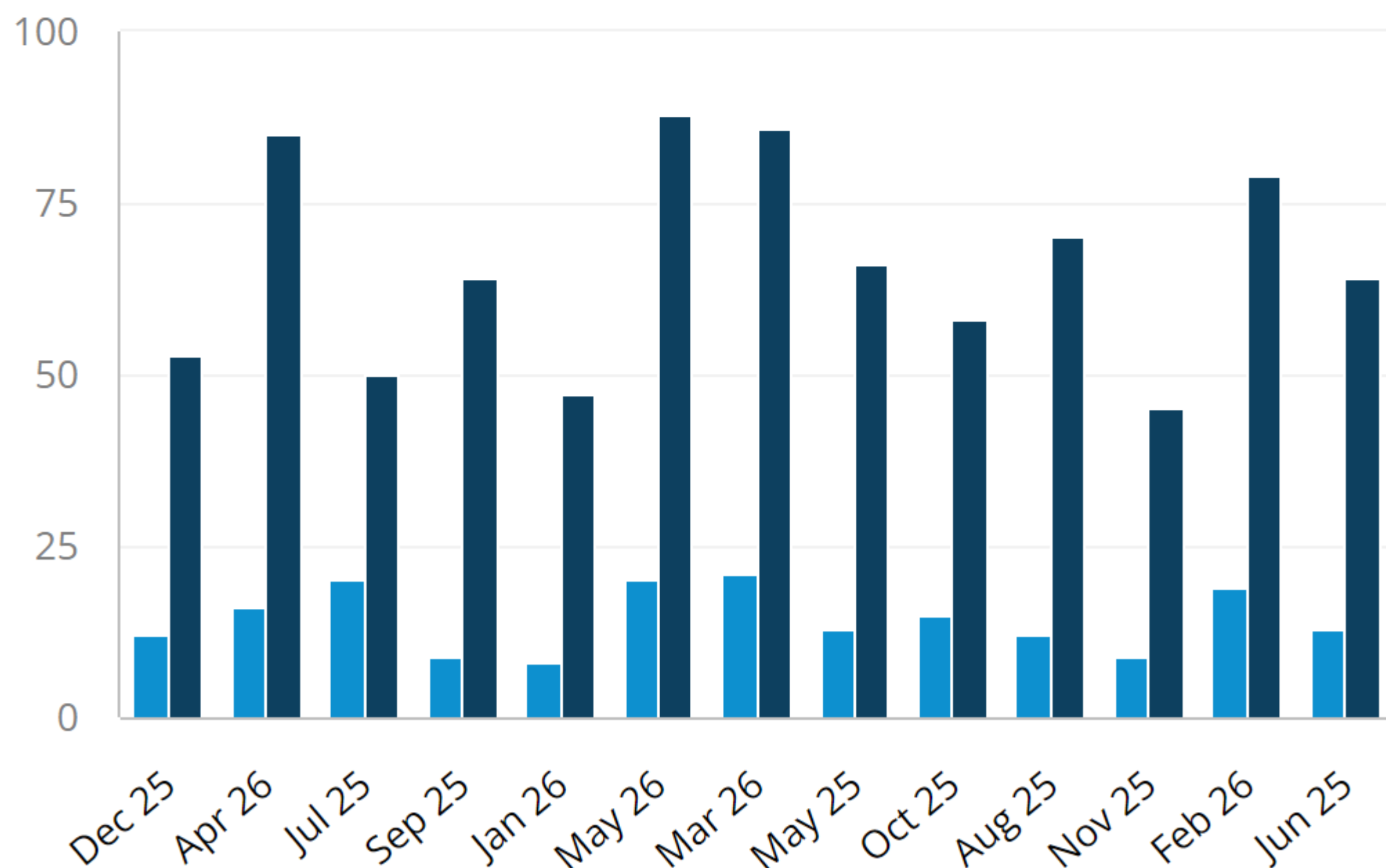
Single Family Homes

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$340,000	\$335,000	▲ 1.5%	\$345,000	▼ -1.4%	\$339,999	\$340,000	▼ 0.0%
Closed Sales	88	66	▲ 33.3%	85	▲ 3.5%	385	301	▲ 27.9%
New Listings	94	107	▼ -12.1%	106	▼ -11.3%	557	636	▼ -12.4%
Pending Sales	73	58	▲ 25.9%	89	▼ -18.0%	417	318	▲ 31.1%
Median Days on Market	40	58	▼ -31.0%	50	▼ -20.0%	50	45	▲ 11.1%
Sold Price per Square Foot	\$195	\$187	▲ 4.6%	\$188	▲ 3.7%	\$189	\$194	▼ -2.6%
Percent of Original Price Rec'd	92.3%	88.6%	▲ 4.2%	92.8%	▼ -0.6%	91.9%	90.4%	▲ 1.6%
Active Inventory	343	439	▼ -21.9%	363	▼ -5.5%	--	--	--
Months Supply of Inventory	3.9	6.7	▼ -41.4%	4.3	▼ -8.7%	--	--	--

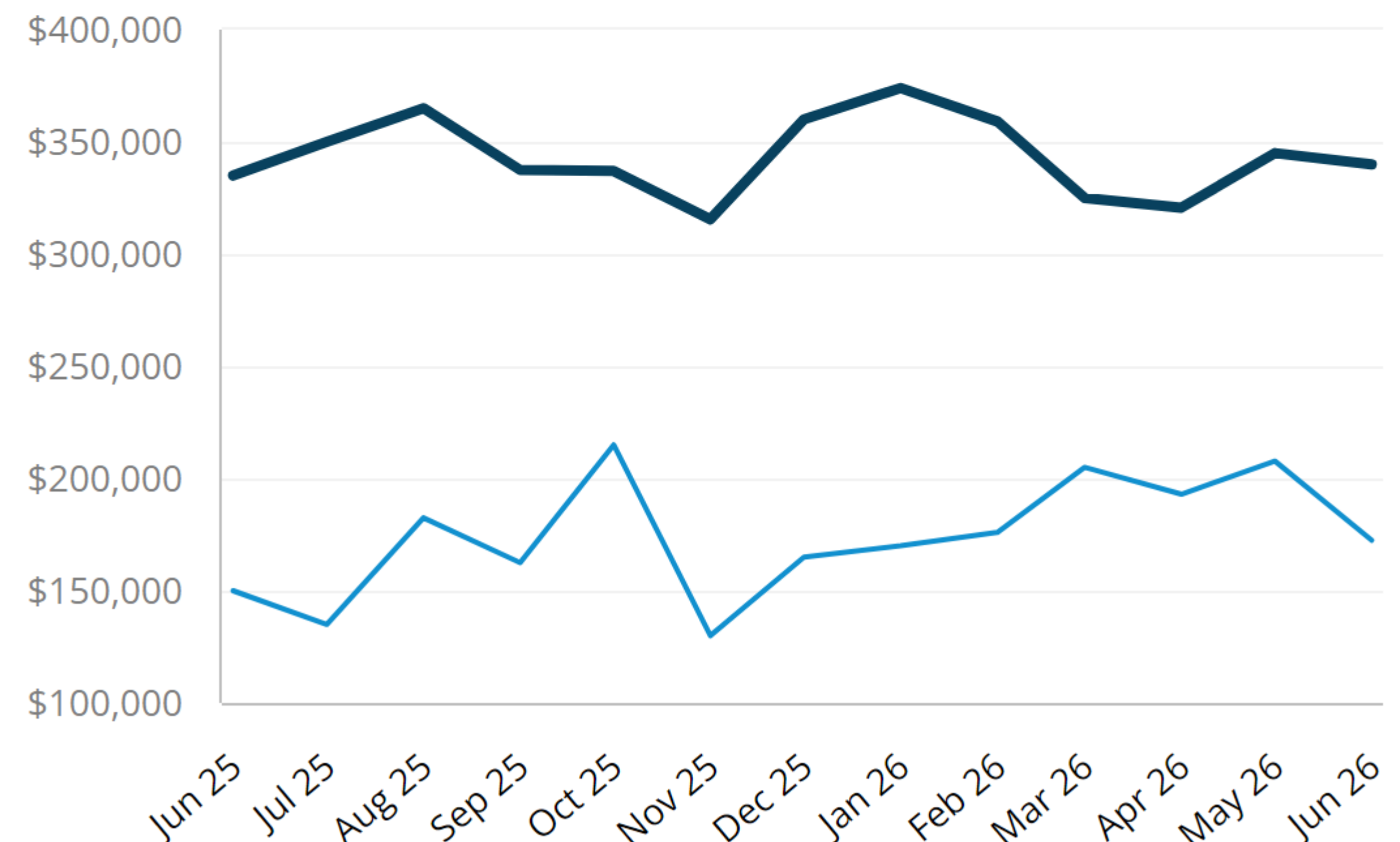
Condominiums

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$172,500	\$150,000	▲ 15.0%	\$207,750	▼ -17.0%	\$194,000	\$160,000	▲ 21.3%
Closed Sales	20	13	▲ 53.8%	16	▲ 25.0%	84	72	▲ 16.7%
New Listings	28	29	▼ -3.4%	39	▼ -28.2%	167	212	▼ -21.2%
Pending Sales	15	12	▲ 25.0%	20	▼ -25.0%	92	76	▲ 21.1%
Median Days on Market	80	111	▼ -27.9%	80	▲ 0.6%	78	76	▲ 2.6%
Sold Price per Square Foot	\$150	\$136	▲ 9.9%	\$154	▼ -2.9%	\$150	\$147	▲ 2.0%
Percent of Original Price Rec'd	83.1%	75.6%	▲ 10.0%	86.6%	▼ -4.0%	87.6%	84.0%	▲ 4.3%
Active Inventory	155	211	▼ -26.5%	167	▼ -7.2%	--	--	--
Months Supply of Inventory	7.7	16.2	▼ -52.2%	10.4	▼ -25.7%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Pine Island Region



May 2026

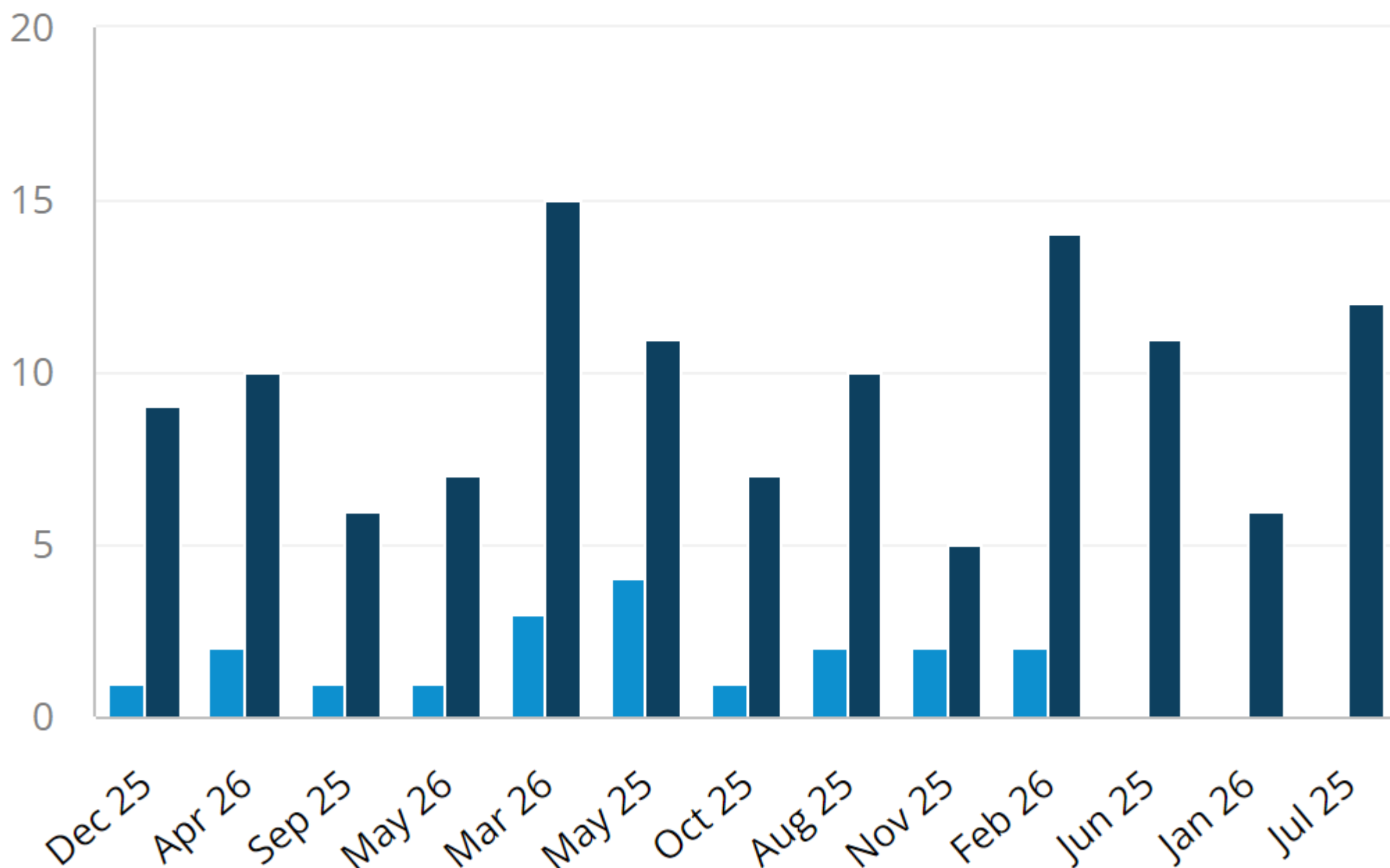
Single Family Homes

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$570,000	\$452,000	⬆️ 26.1%	\$485,000	⬆️ 17.5%	\$462,500	\$462,500	⬇️ 0.0%
Closed Sales	7	11	⬇️ -36.4%	10	⬇️ -30.0%	52	36	⬆️ 44.4%
New Listings	14	18	⬇️ -22.2%	15	⬇️ -6.7%	92	110	⬇️ -16.4%
Pending Sales	8	11	⬇️ -27.3%	11	⬇️ -27.3%	57	38	⬆️ 50.0%
Median Days on Market	218	102	⬆️ 113.7%	40	⬆️ 445.0%	82	82	⬆️ 0.6%
Sold Price per Square Foot	\$356	\$248	⬆️ 43.5%	\$294	⬆️ 21.1%	\$299	\$323	⬇️ -7.4%
Percent of Original Price Rec'd	80.2%	84.5%	⬇️ -5.2%	82.5%	⬇️ -2.8%	85.7%	83.6%	⬆️ 2.5%
Active Inventory	92	109	⬇️ -15.6%	94	⬇️ -2.1%	--	--	--
Months Supply of Inventory	13.1	9.9	⬆️ 32.6%	9.4	⬆️ 39.8%	--	--	--

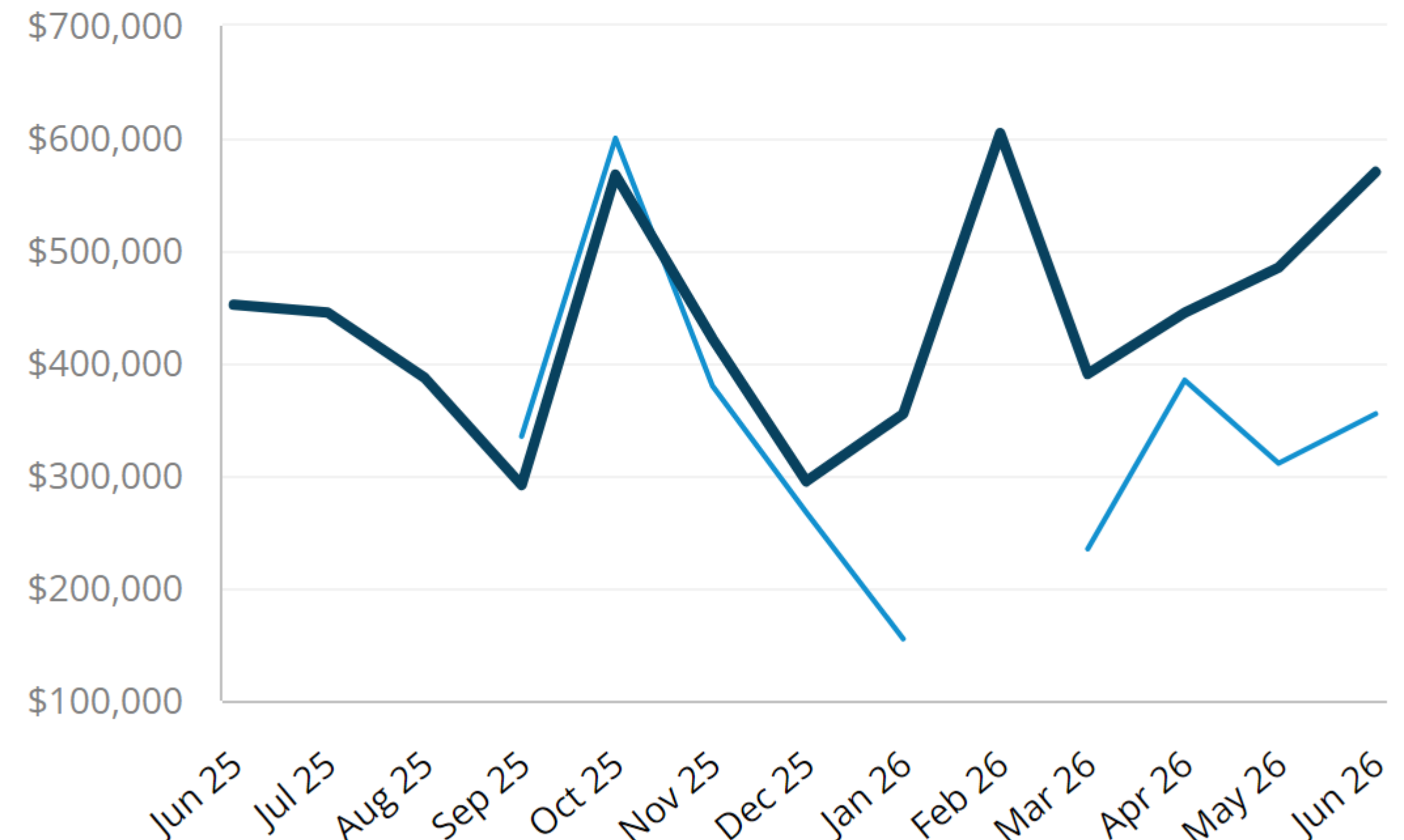
Condominiums

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$355,000	\$340,000	⬆️ 4.4%	\$310,965	⬆️ 14.2%	\$335,965	\$370,000	⬇️ -9.2%
Closed Sales	1	4	⬇️ -75.0%	2	⬇️ -50.0%	8	9	⬇️ -11.1%
New Listings	0	1	⬇️ -100.0%	2	⬇️ -100.0%	17	15	⬆️ 13.3%
Pending Sales	3	0		0		11	9	⬆️ 22.2%
Median Days on Market	164					97	105	⬇️ -7.6%
Sold Price per Square Foot	\$347	\$309	⬆️ 12.5%	\$288	⬆️ 20.7%	\$342	\$339	⬆️ 0.9%
Percent of Original Price Rec'd	83.5%	85.1%	⬇️ -1.9%	93.7%	⬇️ -10.8%	91.0%	85.9%	⬆️ 5.9%
Active Inventory	20	15	⬆️ 33.3%	24	⬇️ -16.7%	--	--	--
Months Supply of Inventory	19.8	3.7	⬆️ 429.4%	11.9	⬆️ 65.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Sanibel Region



May 2026

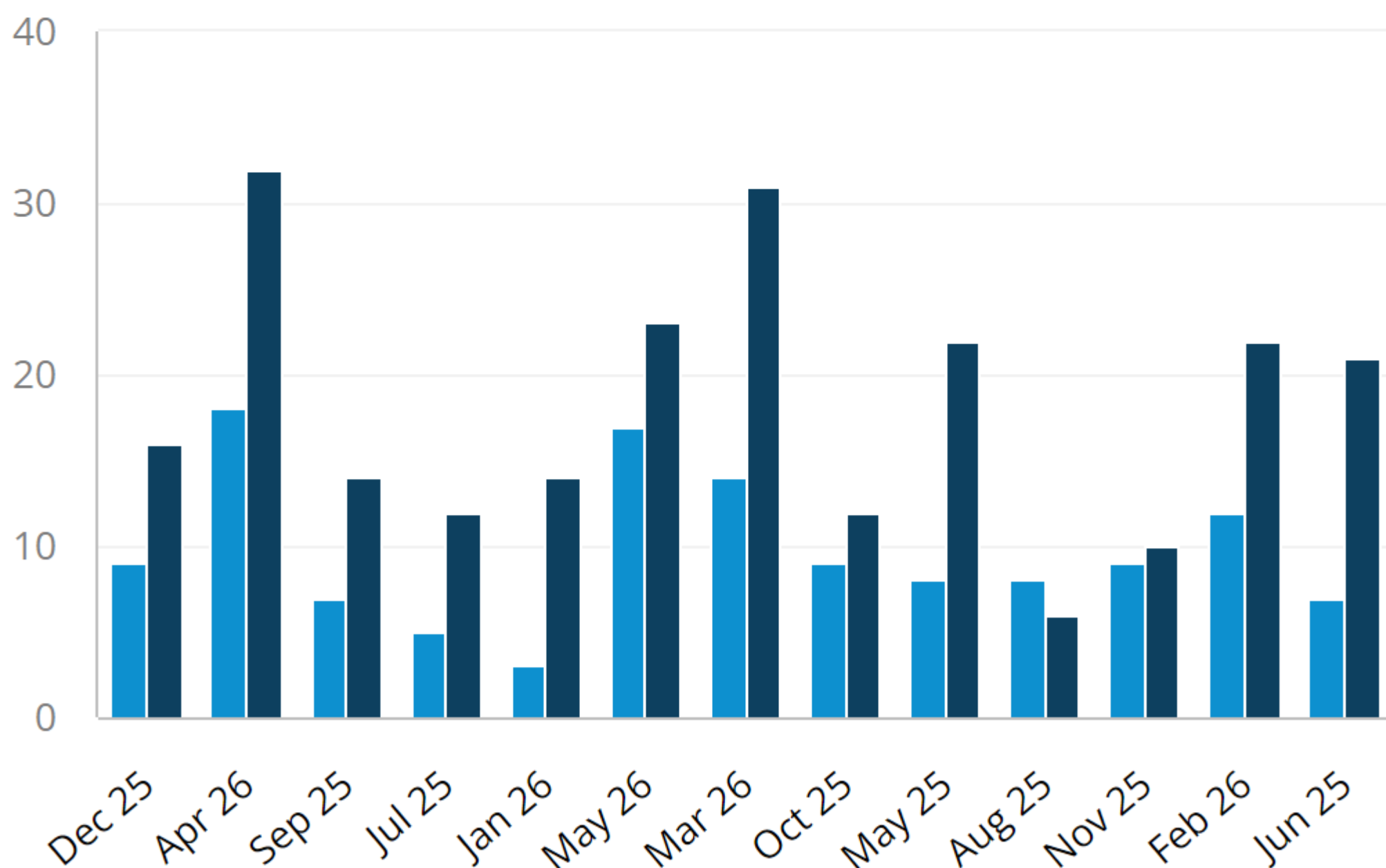
Single Family Homes

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,300,000	\$1,052,500	⬆️ 23.5%	\$999,000	⬆️ 30.1%	\$1,212,500	\$1,100,000	⬆️ 10.2%
Closed Sales	23	22	⬆️ 4.5%	32	⬆️ -28.1%	122	62	⬆️ 96.8%
New Listings	21	29	⬆️ -27.6%	26	⬆️ -19.2%	176	250	⬆️ -29.6%
Pending Sales	32	18	⬆️ 77.8%	25	⬆️ 28.0%	144	70	⬆️ 105.7%
Median Days on Market	114	79	⬆️ 45.2%	137	⬆️ -16.8%	104	84	⬆️ 24.0%
Sold Price per Square Foot	\$635	\$442	⬆️ 43.8%	\$494	⬆️ 28.5%	\$539	\$518	⬆️ 4.0%
Percent of Original Price Rec'd	88.2%	79.8%	⬆️ 10.5%	86.6%	⬆️ 1.8%	86.4%	84.0%	⬆️ 2.9%
Active Inventory	188	260	⬆️ -27.7%	225	⬆️ -16.4%	--	--	--
Months Supply of Inventory	8.2	11.8	⬆️ -30.8%	7.0	⬆️ 16.2%	--	--	--

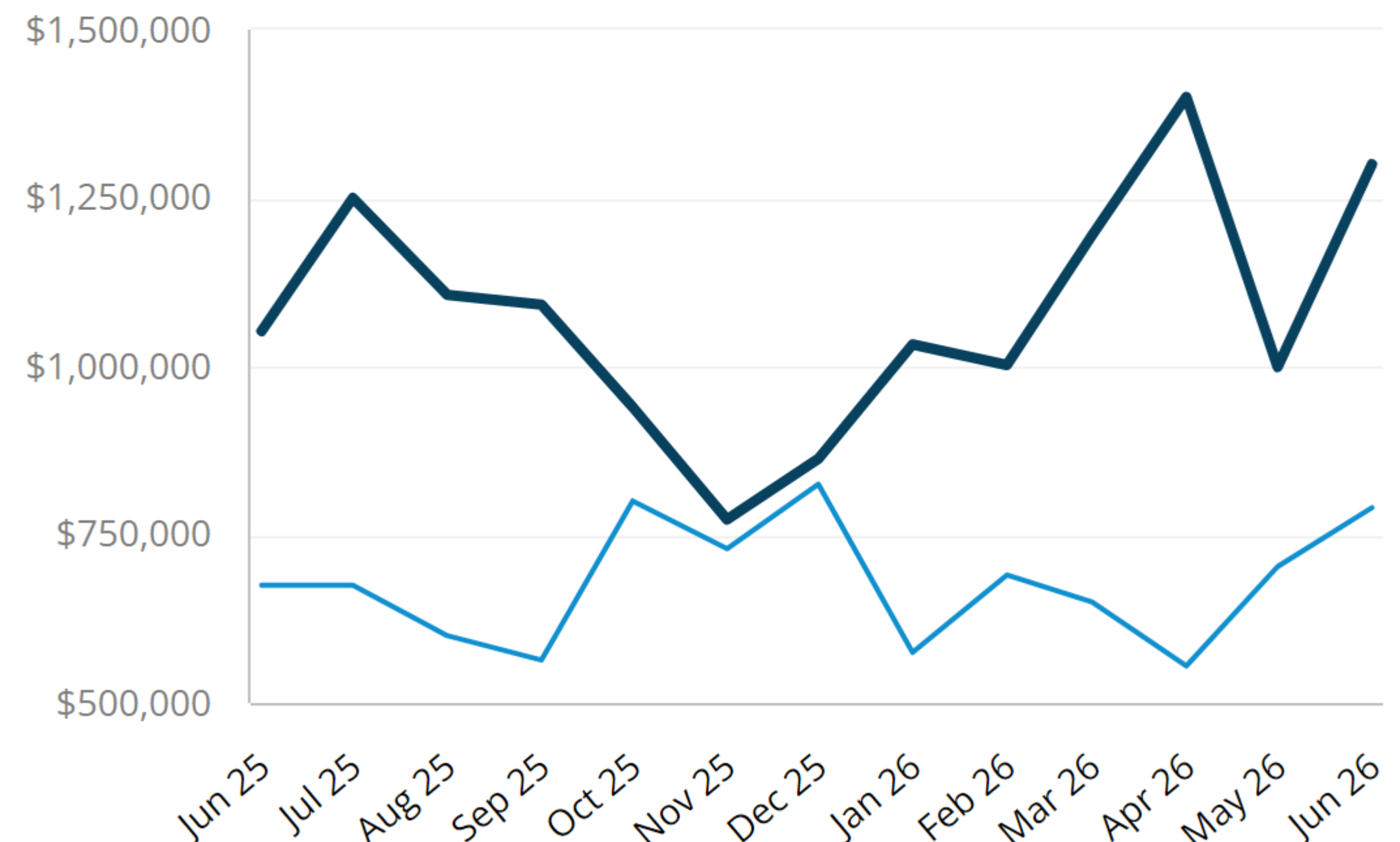
Condominiums

	May 2026	May 2025	YoY %Chg	Apr 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$790,000	\$675,000	⬆️ 17.0%	\$702,500	⬆️ 12.5%	\$705,000	\$840,000	⬆️ -16.1%
Closed Sales	17	8	⬆️ 112.5%	18	⬆️ -5.6%	64	49	⬆️ 30.6%
New Listings	5	12	⬆️ -58.3%	24	⬆️ -79.2%	106	174	⬆️ -39.1%
Pending Sales	19	10	⬆️ 90.0%	16	⬆️ 18.8%	81	54	⬆️ 50.0%
Median Days on Market	102	97	⬆️ 5.7%	74	⬆️ 38.8%	103	72	⬆️ 43.1%
Sold Price per Square Foot	\$723	\$741	⬆️ -2.4%	\$621	⬆️ 16.4%	\$630	\$704	⬆️ -10.5%
Percent of Original Price Rec'd	87.0%	88.0%	⬆️ -1.2%	82.8%	⬆️ 5.1%	86.0%	88.4%	⬆️ -2.7%
Active Inventory	160	178	⬆️ -10.1%	188	⬆️ -14.9%	--	--	--
Months Supply of Inventory	9.4	22.2	⬆️ -57.7%	10.4	⬆️ -9.9%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family