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PRESS RELEASE

For Immediate Release
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Royal Palm Coast Realtor® Association Market Stats Report: December 2025 Brings Positive Momentum to SWFL Housing

Fort Myers and Cape Coral, FL –(RPCRA) is reporting encouraging signs to close out 2025, as December housing market statistics reflect renewed momentum across Southwest Florida. After several slower months, median home prices, closed sales, and single-family home pending sales all showed significant improvement, signaling increased buyer and seller activity and a more balanced market as the region heads into the new year.

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$360,000, up 0.3% from the previous month. The number of closed sales was 1,038, up 14.2% from November. The number of new listings at the end of December was 1,591, an decrease of 14.4% from the prior month. The median days on market was 53, up 5.0% compared to November. Finally, the months' supply of inventory decreased to 7.1, 16.5% lower compared to September.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$249,495, up 4.0% from the previous month, and down 12.5% from last December. The number of closed sales was 274, an increase of 26.9% from November, with median days on market down 5.6% at 51. The number of new listings at the end of December was 538, a decrease of 18.9% from the prior month. Finally, the monthly supply of inventory decreased to 10.9, down 22.7% from November, and down 15.6% compared to December 2024.

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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.

RPCRA Market Summary



December 2025

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

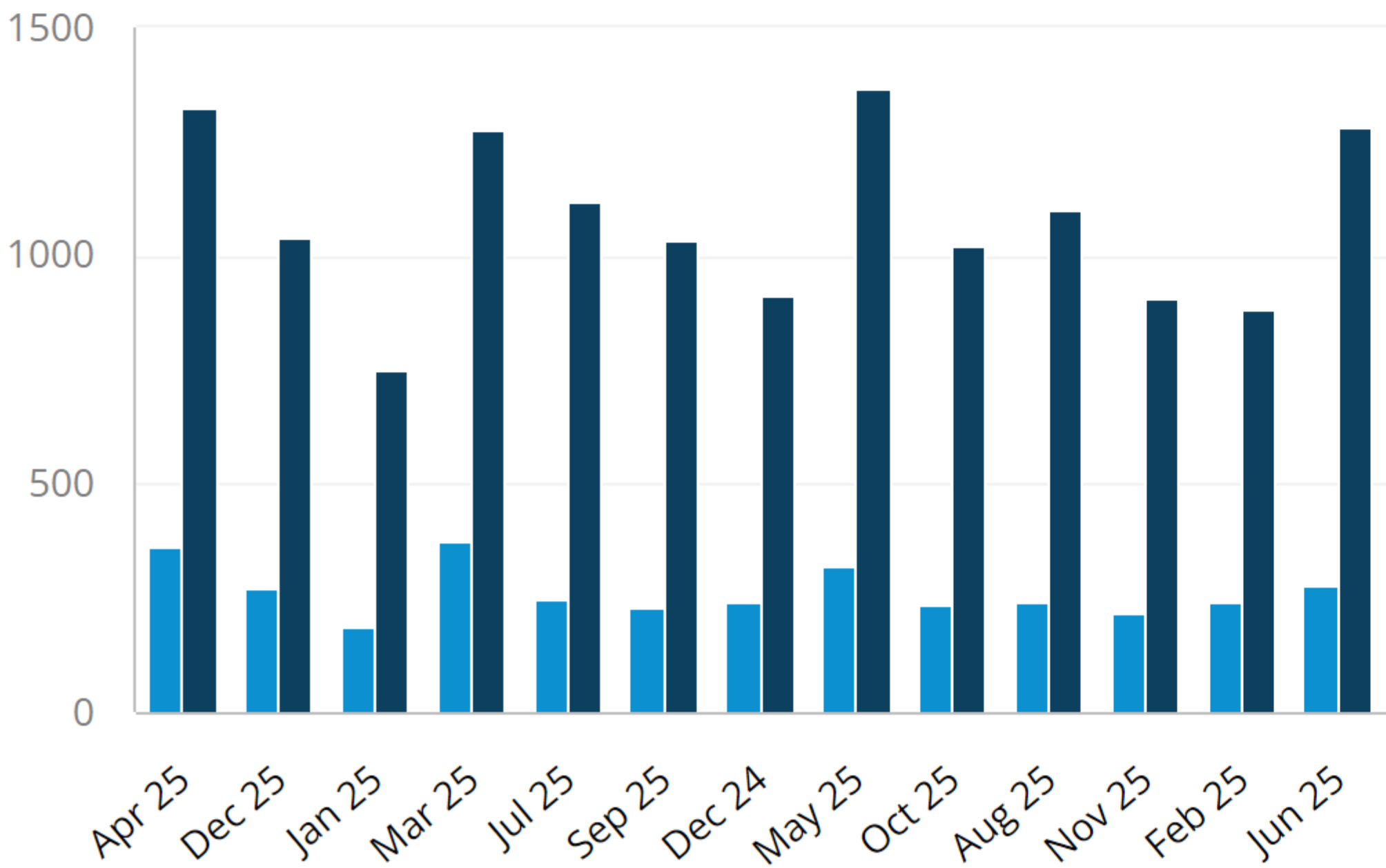
Single Family Homes

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$360,000	\$378,450	⬇️ -4.9%	\$359,000	⬆️ 0.3%	\$360,000	\$380,000	⬇️ -5.3%
Closed Sales	1,038	912	⬆️ 13.8%	909	⬆️ 14.2%	13,102	12,803	⬆️ 2.3%
New Listings	1,591	1,863	⬇️ -14.6%	1,858	⬇️ -14.4%	24,213	23,408	⬆️ 3.4%
Pending Sales	998	752	⬆️ 32.7%	980	⬆️ 1.8%	13,437	12,681	⬆️ 6.0%
Median Days on Market	53	47	⬆️ 12.9%	50	⬆️ 5.0%	55	48	⬆️ 14.6%
Sold Price per Square Foot	\$214	\$224	⬇️ -4.5%	\$215	⬇️ -0.5%	\$217	\$228	⬇️ -4.8%
Percent of Original Price Rec'd	91.6%	92.8%	⬇️ -1.3%	92.2%	⬇️ -0.6%	91.5%	92.9%	⬇️ -1.6%
Active Inventory	7,359	7,833	⬇️ -6.1%	7,716	⬇️ -4.6%	--	--	--
Months Supply of Inventory	7.1	8.6	⬇️ -17.5%	8.5	⬇️ -16.5%	--	--	--

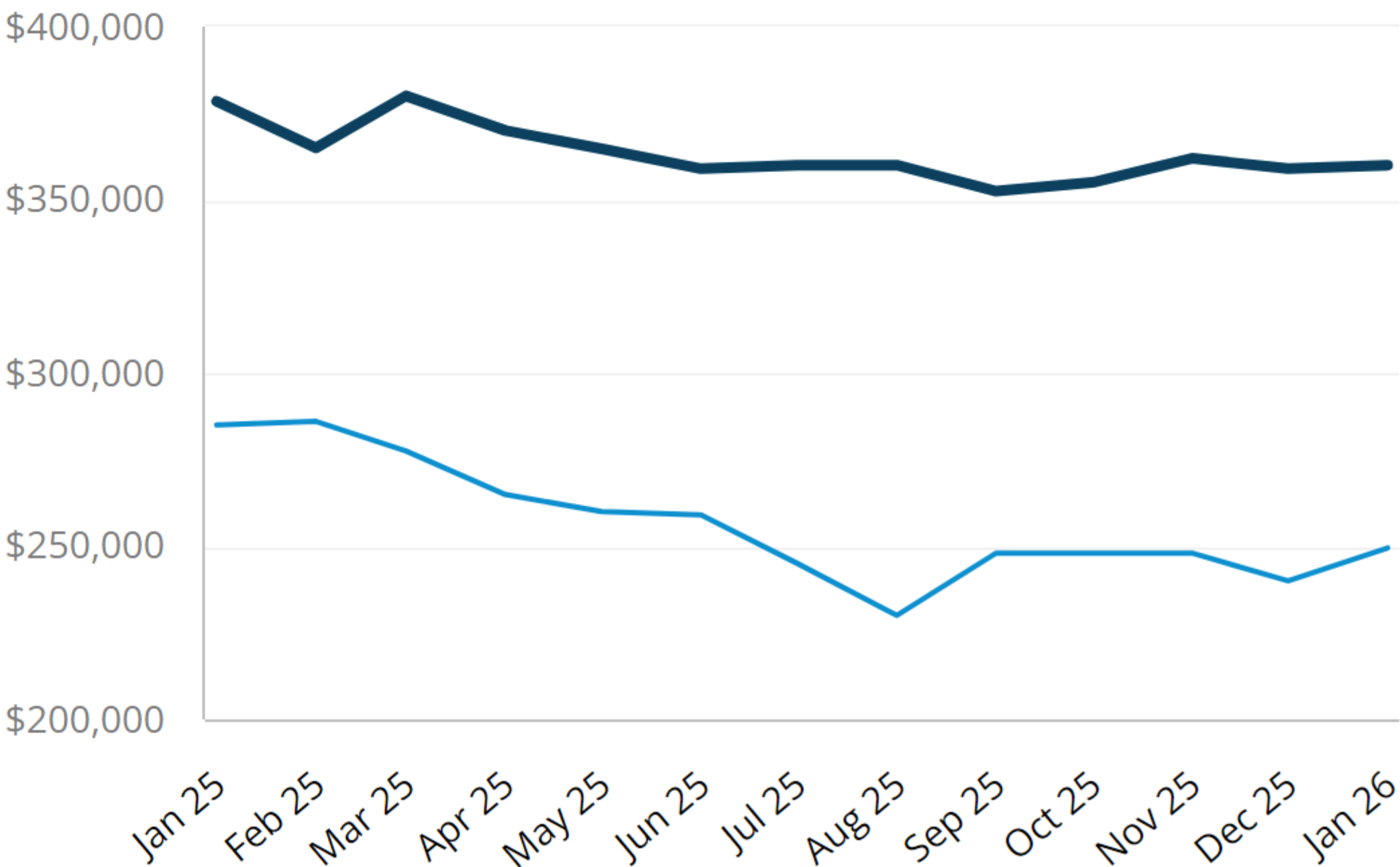
Condominiums

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$249,495	\$285,000	⬇️ -12.5%	\$240,000	⬆️ 4.0%	\$252,000	\$290,000	⬇️ -13.1%
Closed Sales	274	239	⬆️ 14.6%	216	⬆️ 26.9%	3,209	3,299	⬇️ -2.7%
New Listings	538	562	⬇️ -4.3%	663	⬇️ -18.9%	7,466	7,519	⬇️ -0.7%
Pending Sales	249	171	⬆️ 45.6%	265	⬇️ -6.0%	3,306	3,229	⬆️ 2.4%
Median Days on Market	51	70	⬇️ -27.1%	54	⬇️ -5.6%	73	57	⬆️ 28.1%
Sold Price per Square Foot	\$174	\$201	⬇️ -13.4%	\$182	⬇️ -4.1%	\$186	\$214	⬇️ -13.3%
Percent of Original Price Rec'd	88.2%	89.8%	⬇️ -1.9%	88.1%	⬆️ 0.1%	87.0%	90.4%	⬇️ -3.7%
Active Inventory	2,975	3,076	⬇️ -3.3%	3,035	⬇️ -2.0%	--	--	--
Months Supply of Inventory	10.9	12.9	⬇️ -15.6%	14.1	⬇️ -22.7%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

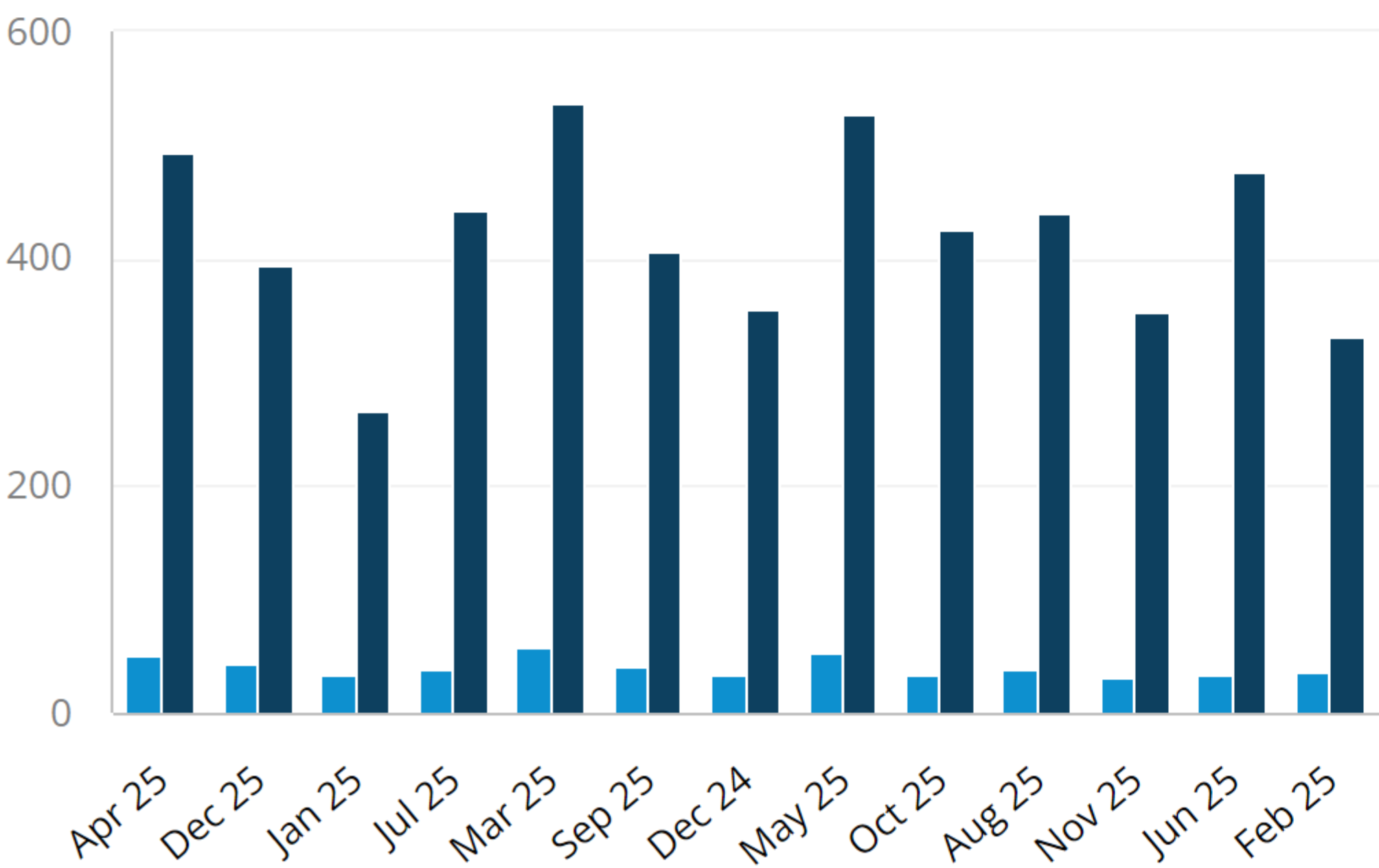
Single Family Homes

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$378,800	\$383,450	▼ -1.2%	\$385,000	▼ -1.6%	\$375,000	\$397,000	▼ -5.5%
Closed Sales	394	356	▲ 10.7%	354	▲ 11.3%	5,095	5,132	▼ -0.7%
New Listings	572	741	▼ -22.8%	648	▼ -11.7%	8,780	9,576	▼ -8.3%
Pending Sales	370	274	▲ 35.0%	367	▲ 0.8%	5,230	5,078	▲ 3.0%
Median Days on Market	49	49	▼ -1.0%	54	▼ -10.2%	56	51	▲ 9.8%
Sold Price per Square Foot	\$223	\$225	▼ -0.7%	\$220	▲ 1.6%	\$220	\$232	▼ -5.2%
Percent of Original Price Rec'd	92.2%	92.7%	▼ -0.6%	91.9%	▲ 0.3%	91.6%	92.9%	▼ -1.4%
Active Inventory	2,491	3,199	▼ -22.1%	2,642	▼ -5.7%	--	--	--
Months Supply of Inventory	6.3	9.0	▼ -29.6%	7.5	▼ -15.3%	--	--	--

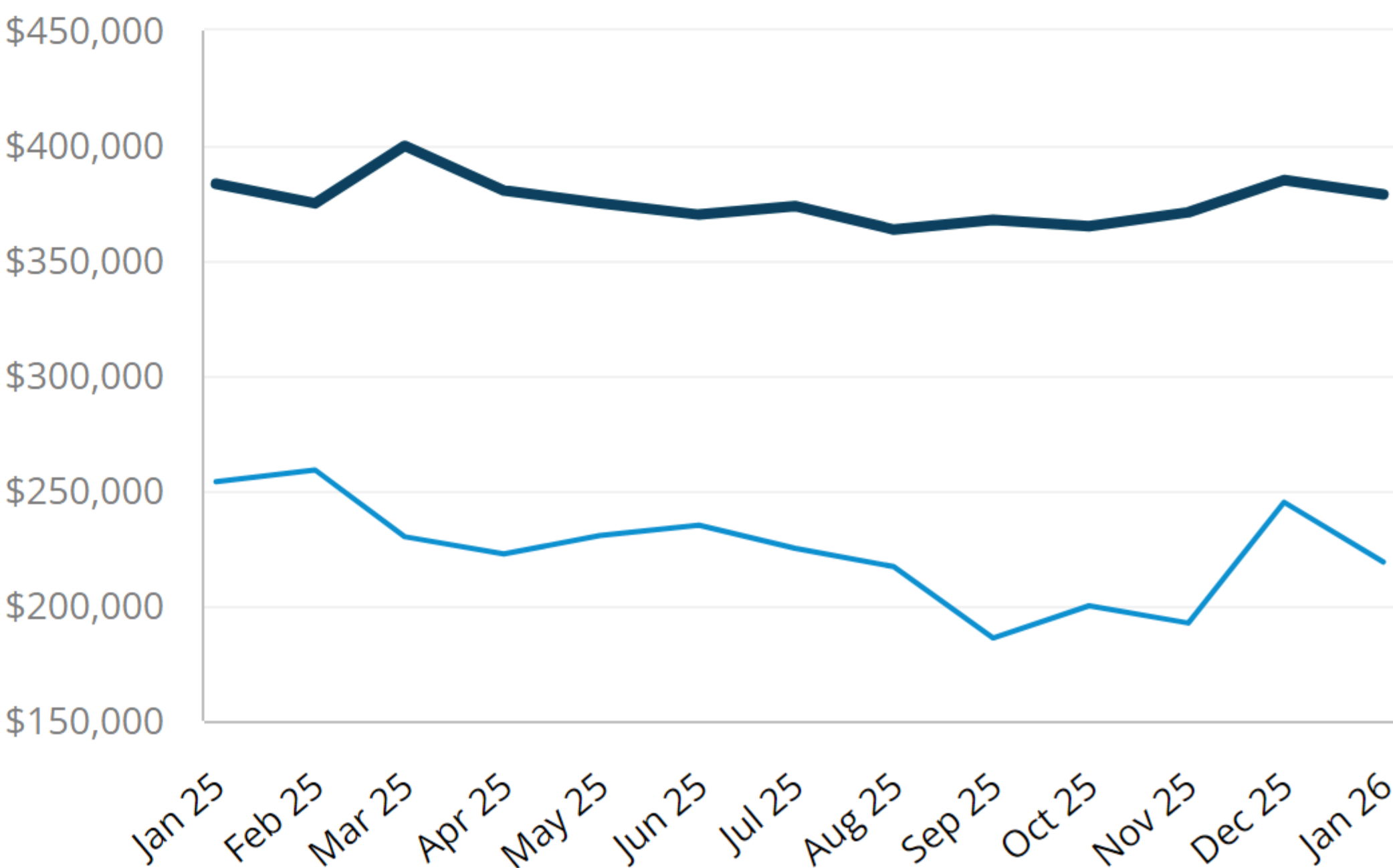
Condominiums

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$219,000	\$253,900	▼ -13.7%	\$244,990	▼ -10.6%	\$225,000	\$263,750	▼ -14.7%
Closed Sales	44	33	▲ 33.3%	31	▲ 41.9%	497	454	▲ 9.5%
New Listings	73	70	▲ 4.3%	88	▼ -17.0%	1,062	1,067	▼ -0.5%
Pending Sales	48	34	▲ 41.2%	48	▶ 0.0%	519	450	▲ 15.3%
Median Days on Market	67	74	▼ -10.1%	56	▲ 19.8%	69	75	▼ -8.0%
Sold Price per Square Foot	\$167	\$195	▼ -14.4%	\$179	▼ -6.7%	\$167	\$198	▼ -15.7%
Percent of Original Price Rec'd	87.7%	86.4%	▲ 1.4%	88.5%	▼ -0.9%	86.7%	88.1%	▼ -1.6%
Active Inventory	374	431	▼ -13.2%	397	▼ -5.8%	--	--	--
Months Supply of Inventory	8.5	13.1	▼ -34.9%	12.8	▼ -33.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

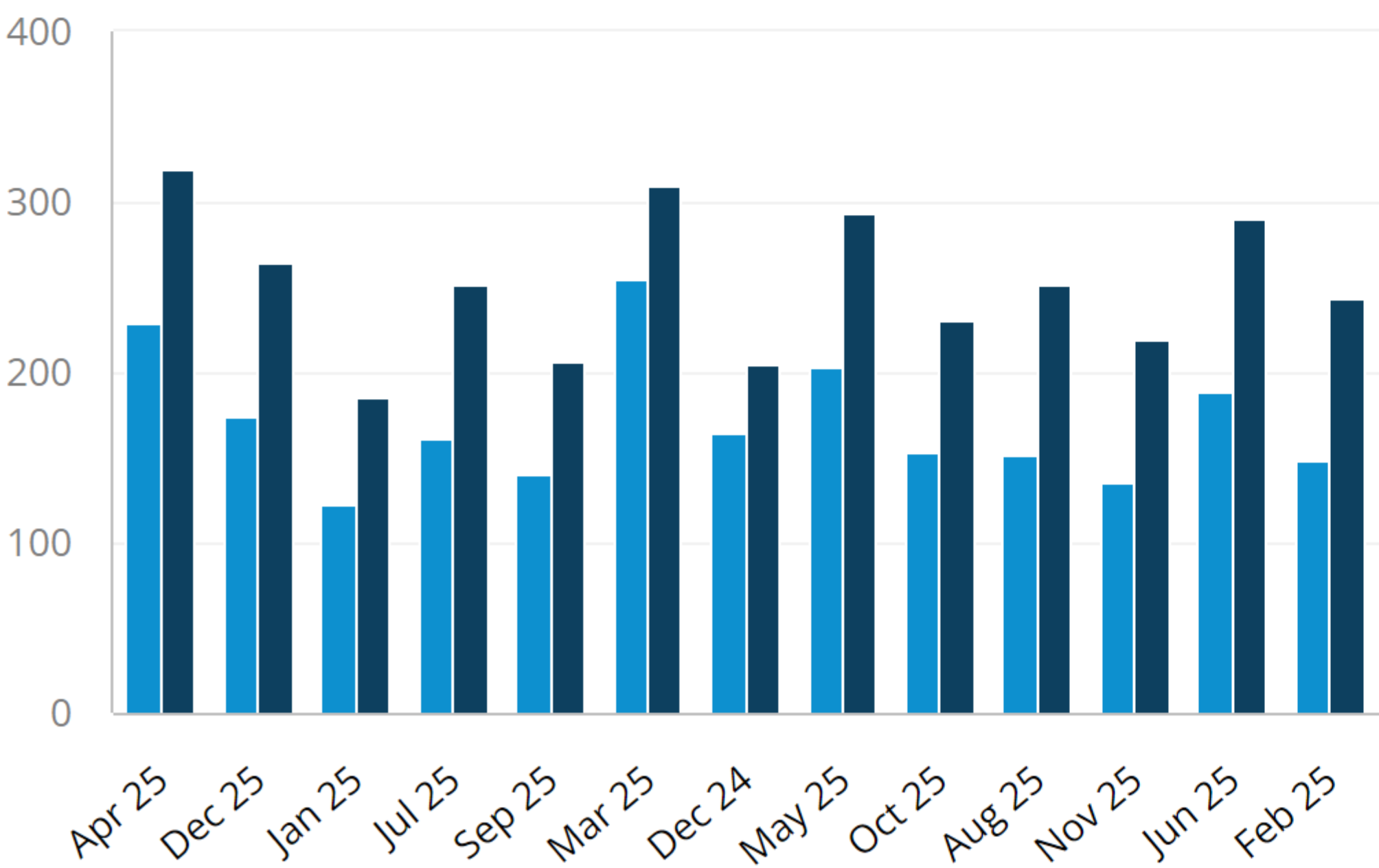
Single Family Homes

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$460,000	\$480,000	⬇️ -4.2%	\$405,000	⬆️ 13.6%	\$432,250	\$467,250	⬇️ -7.5%
Closed Sales	265	205	⬆️ 29.3%	220	⬆️ 20.5%	3,066	2,906	⬆️ 5.5%
New Listings	332	402	⬇️ -17.4%	430	⬇️ -22.8%	5,409	5,158	⬆️ 4.9%
Pending Sales	238	173	⬆️ 37.6%	245	⬇️ -2.9%	3,141	2,881	⬆️ 9.0%
Median Days on Market	42	42	➡️ 0.0%	38	⬆️ 10.5%	49	45	⬆️ 8.9%
Sold Price per Square Foot	\$231	\$251	⬇️ -8.0%	\$224	⬆️ 3.4%	\$235	\$253	⬇️ -7.1%
Percent of Original Price Rec'd	91.9%	92.1%	⬇️ -0.1%	92.5%	⬇️ -0.7%	90.7%	91.8%	⬇️ -1.2%
Active Inventory	1,504	1,662	⬇️ -9.5%	1,586	⬇️ -5.2%	--	--	--
Months Supply of Inventory	5.7	8.1	⬇️ -30.0%	7.2	⬇️ -21.3%	--	--	--

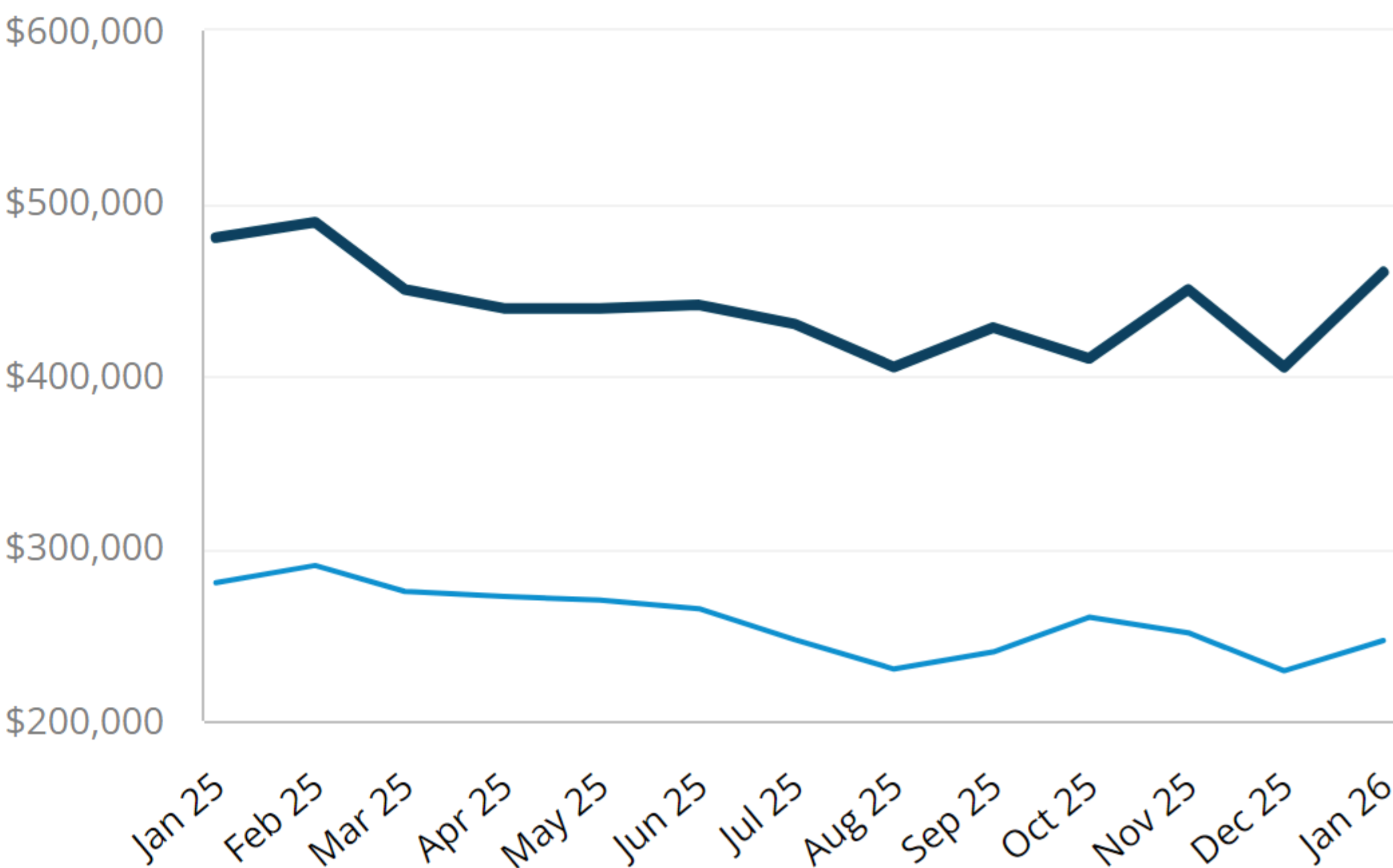
Condominiums

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$246,500	\$280,000	⬇️ -12.0%	\$229,000	⬆️ 7.6%	\$255,000	\$293,000	⬇️ -13.0%
Closed Sales	174	165	⬆️ 5.5%	135	⬆️ 28.9%	2,063	2,188	⬇️ -5.7%
New Listings	311	322	⬇️ -3.4%	372	⬇️ -16.4%	4,500	4,793	⬇️ -6.1%
Pending Sales	147	105	⬆️ 40.0%	167	⬇️ -12.0%	2,114	2,130	⬇️ -0.8%
Median Days on Market	51	71	⬇️ -28.2%	46	⬆️ 10.9%	73	55	⬆️ 32.7%
Sold Price per Square Foot	\$173	\$201	⬇️ -14.2%	\$179	⬇️ -3.6%	\$187	\$214	⬇️ -12.6%
Percent of Original Price Rec'd	89.3%	90.2%	⬇️ -1.0%	88.4%	⬆️ 1.0%	87.4%	90.6%	⬇️ -3.6%
Active Inventory	1,711	1,867	⬇️ -8.4%	1,766	⬇️ -3.1%	--	--	--
Months Supply of Inventory	9.8	11.3	⬇️ -13.1%	13.1	⬇️ -24.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Beach Region

December 2025



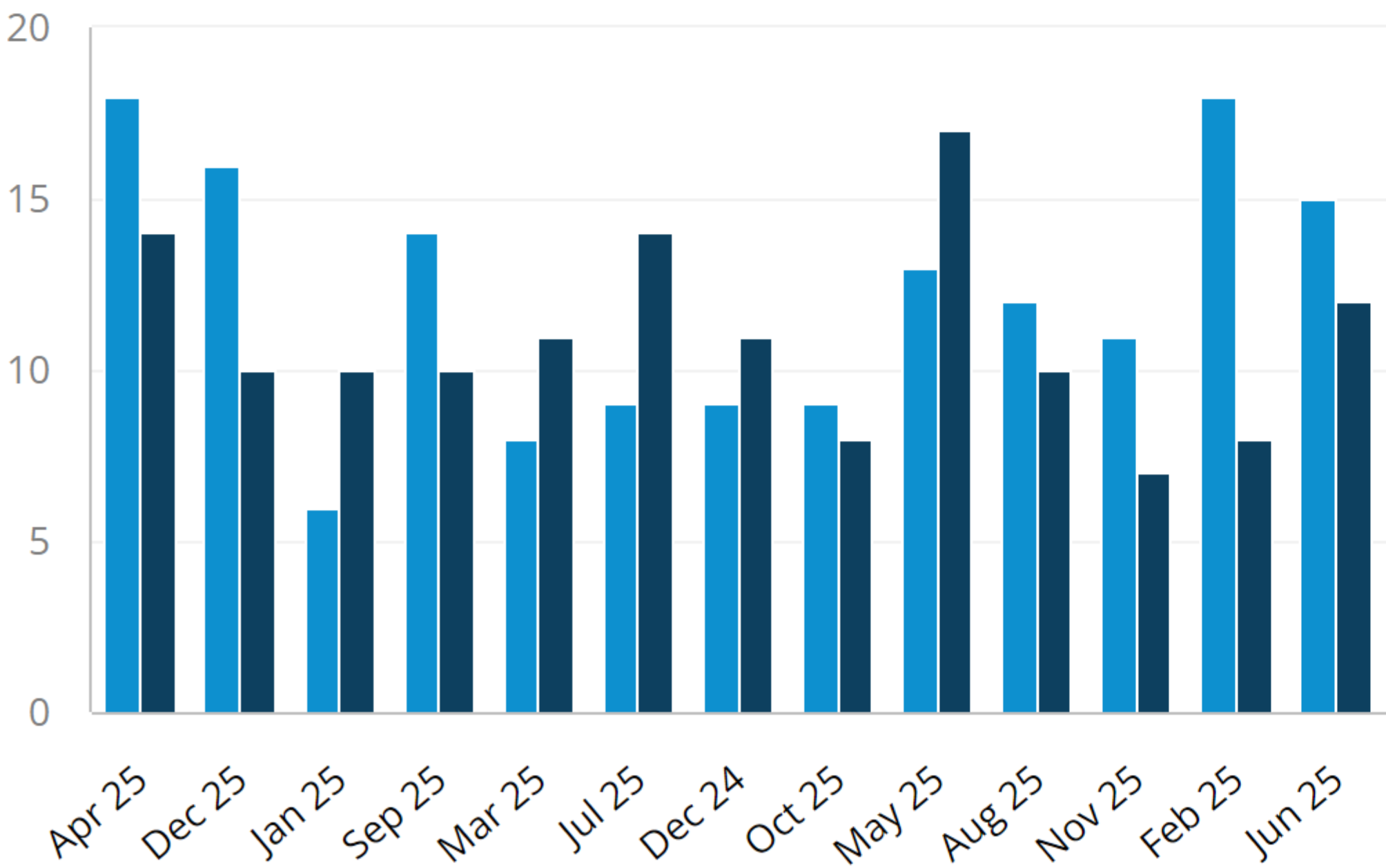
Single Family Homes

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$794,325	\$755,000	⬆️ 5.2%	\$775,000	⬆️ 2.5%	\$810,000	\$830,000	⬆️ -2.4%
Closed Sales	10	11	⬆️ -9.1%	7	⬆️ 42.9%	131	108	⬆️ 21.3%
New Listings	29	40	⬆️ -27.5%	39	⬆️ -25.6%	442	343	⬆️ 28.9%
Pending Sales	12	6	⬆️ 100.0%	14	⬆️ -14.3%	140	108	⬆️ 29.6%
Median Days on Market	110	73	⬆️ 51.0%	159	⬆️ -31.1%	96	84	⬆️ 14.3%
Sold Price per Square Foot	\$461	\$518	⬆️ -11.1%	\$438	⬆️ 5.1%	\$481	\$583	⬆️ -17.4%
Percent of Original Price Rec'd	88.5%	84.3%	⬆️ 5.0%	85.1%	⬆️ 4.0%	82.4%	84.9%	⬆️ -2.9%
Active Inventory	205	183	⬆️ 12.0%	212	⬆️ -3.3%	--	--	--
Months Supply of Inventory	20.5	16.6	⬆️ 23.2%	30.2	⬆️ -32.3%	--	--	--

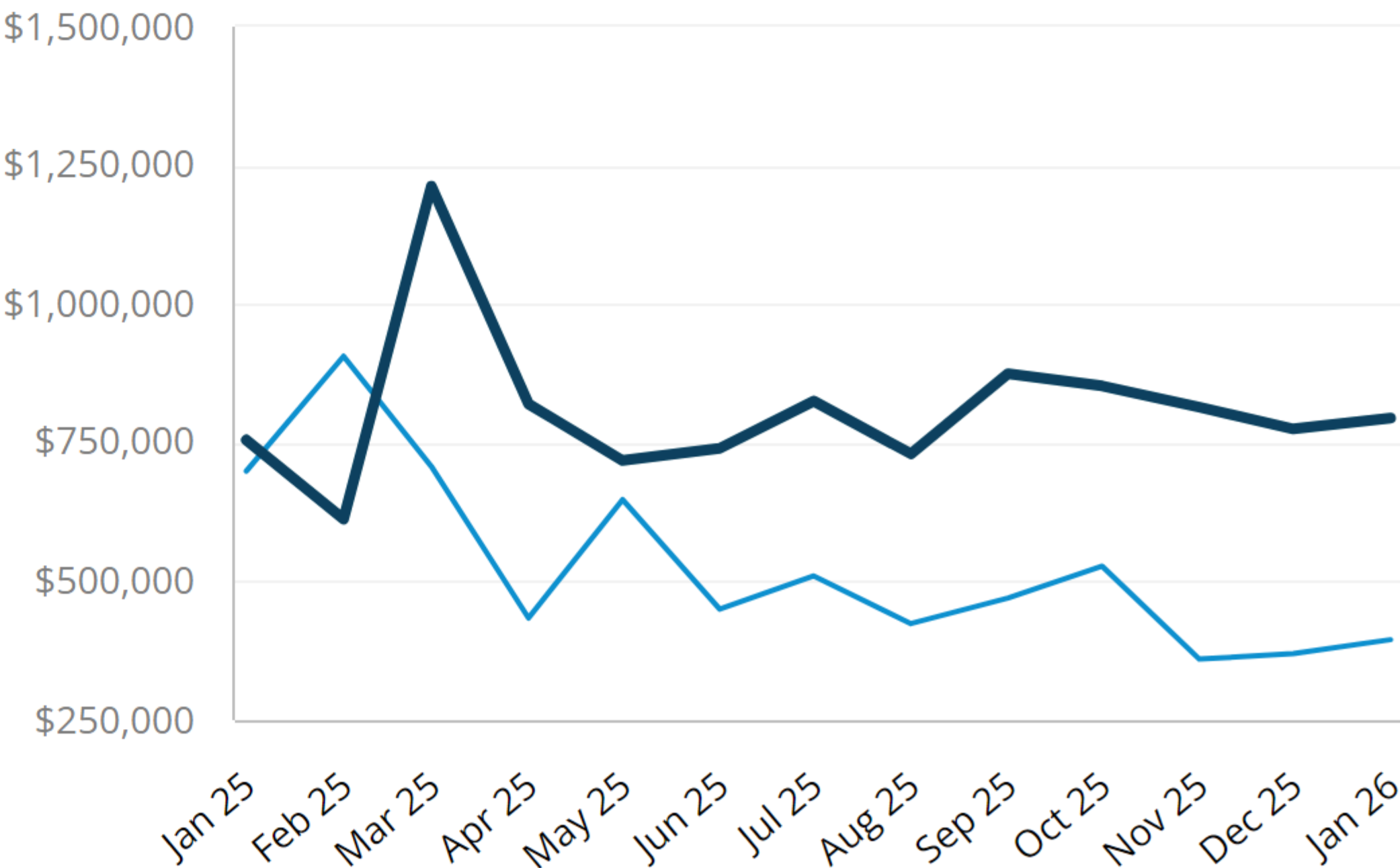
Condominiums

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$395,000	\$699,000	⬆️ -43.5%	\$370,000	⬆️ 6.8%	\$486,500	\$529,900	⬆️ -8.2%
Closed Sales	16	9	⬆️ 77.8%	11	⬆️ 45.5%	149	169	⬆️ -11.8%
New Listings	44	61	⬆️ -27.9%	74	⬆️ -40.5%	566	476	⬆️ 18.9%
Pending Sales	19	9	⬆️ 111.1%	12	⬆️ 58.3%	155	166	⬆️ -6.6%
Median Days on Market	61	25	⬆️ 144.0%	71	⬆️ -14.1%	90	59	⬆️ 53.8%
Sold Price per Square Foot	\$409	\$482	⬆️ -15.2%	\$631	⬆️ -35.3%	\$458	\$496	⬆️ -7.8%
Percent of Original Price Rec'd	82.5%	88.1%	⬆️ -6.3%	90.0%	⬆️ -8.3%	87.9%	89.7%	⬆️ -2.0%
Active Inventory	300	252	⬆️ 19.0%	296	⬆️ 1.4%	--	--	--
Months Supply of Inventory	18.7	28.0	⬆️ -33.0%	26.9	⬆️ -30.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Lehigh Acres Region

December 2025



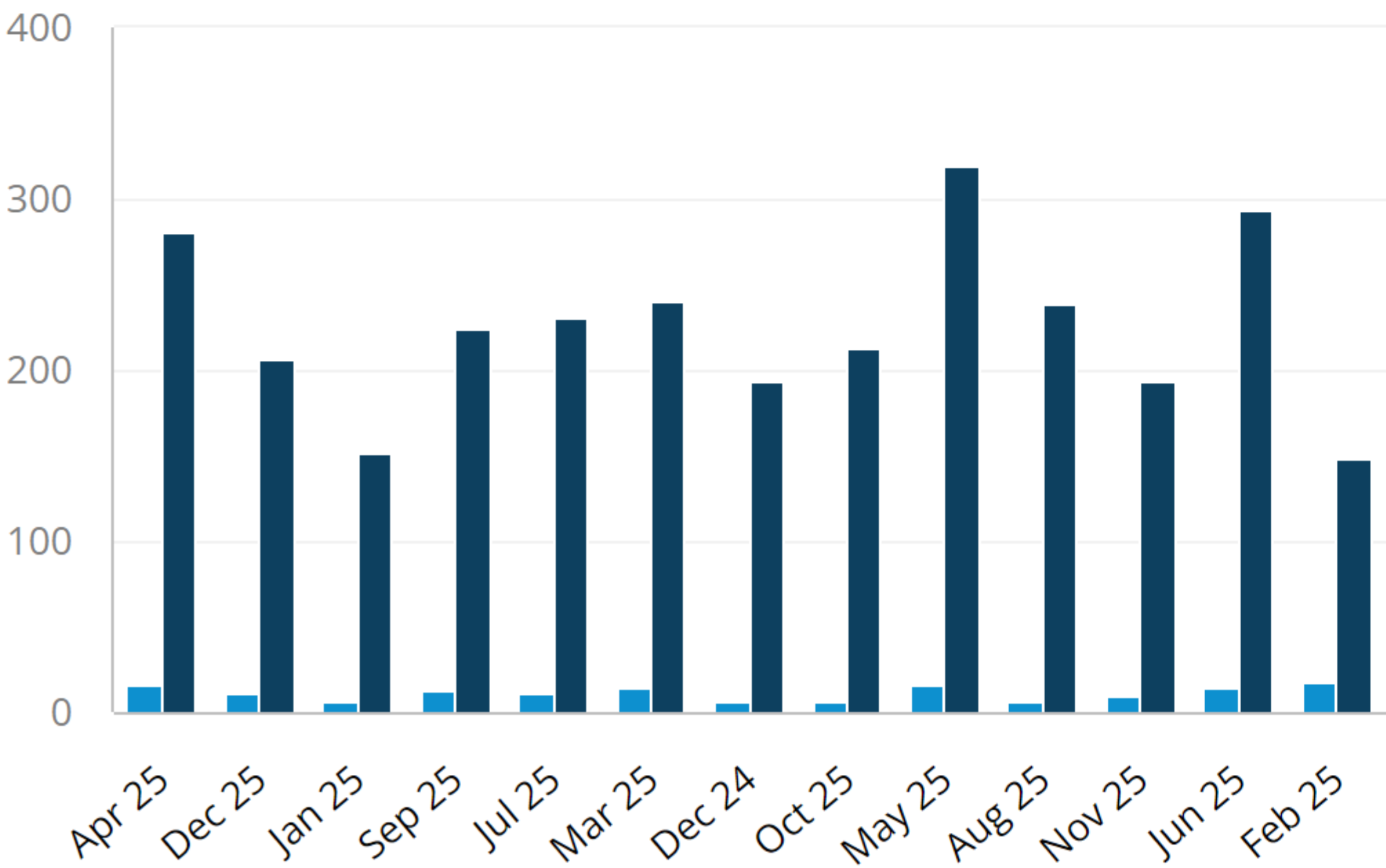
Single Family Homes

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$305,900	\$339,999	⬇️ -10.0%	\$310,000	⬇️ -1.3%	\$321,950	\$347,000	⬇️ -7.2%
Closed Sales	207	193	⬆️ 7.3%	194	⬆️ 6.7%	2,742	2,517	⬆️ 8.9%
New Listings	349	311	⬆️ 12.2%	399	⬇️ -12.5%	5,366	4,188	⬆️ 28.1%
Pending Sales	192	165	⬆️ 16.4%	198	⬇️ -3.0%	2,802	2,484	⬆️ 12.8%
Median Days on Market	55	51	⬆️ 6.9%	49	⬆️ 12.4%	50	38	⬆️ 31.6%
Sold Price per Square Foot	\$194	\$216	⬇️ -10.2%	\$207	⬇️ -6.3%	\$208	\$216	⬇️ -3.7%
Percent of Original Price Rec'd	92.6%	96.4%	⬇️ -4.0%	94.1%	⬇️ -1.6%	94.9%	96.7%	⬇️ -1.9%
Active Inventory	1,583	1,222	⬆️ 29.5%	1,669	⬇️ -5.2%	--	--	--
Months Supply of Inventory	7.6	6.3	⬆️ 20.8%	8.6	⬇️ -11.1%	--	--	--

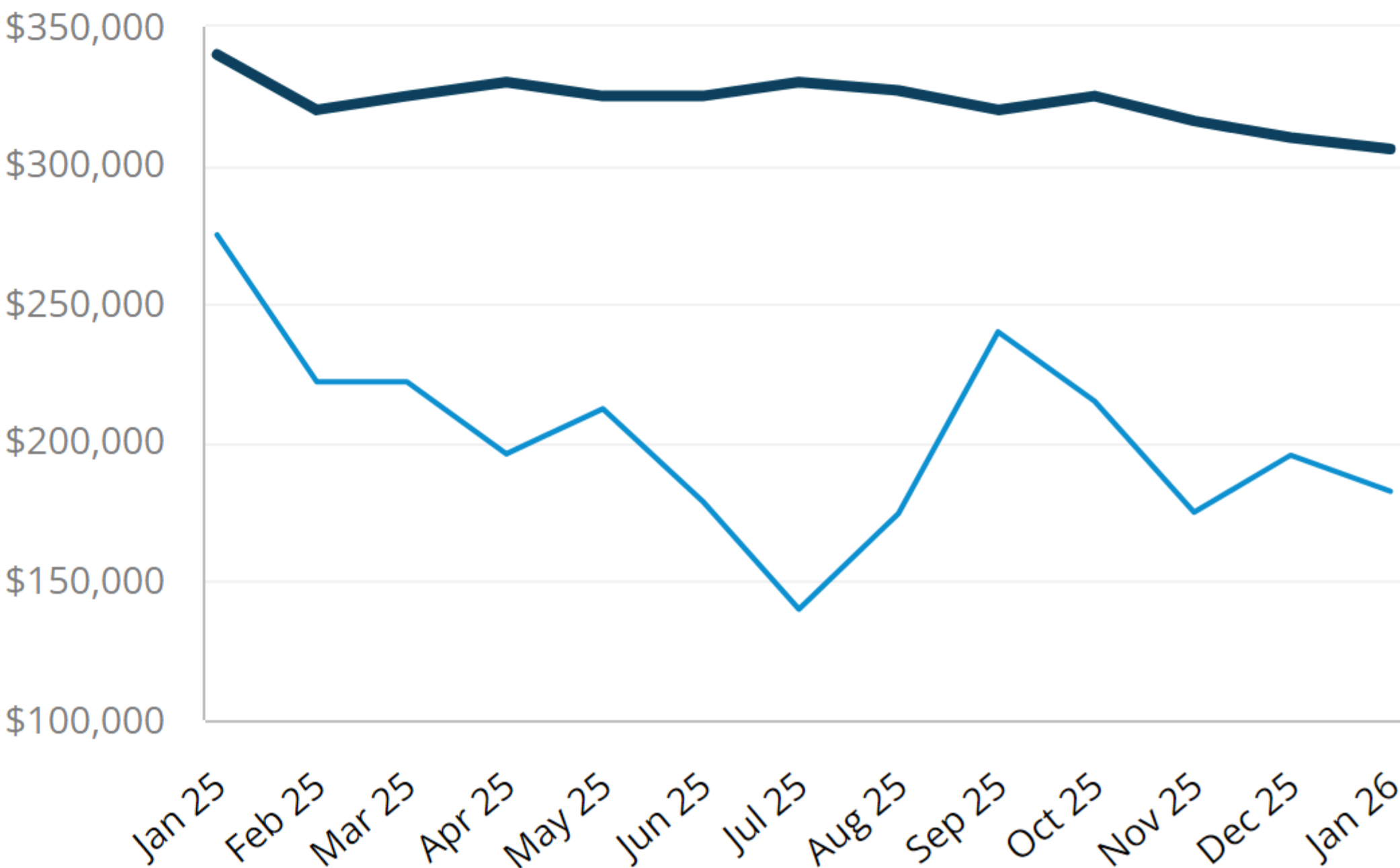
Condominiums

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$182,500	\$275,000	⬇️ -33.6%	\$195,499	⬇️ -6.6%	\$200,000	\$194,000	⬆️ 3.1%
Closed Sales	11	7	⬆️ 57.1%	10	⬆️ 10.0%	144	129	⬆️ 11.6%
New Listings	35	25	⬆️ 40.0%	25	⬆️ 40.0%	381	285	⬆️ 33.7%
Pending Sales	11	5	⬆️ 120.0%	7	⬆️ 57.1%	153	122	⬆️ 25.4%
Median Days on Market	32	41	⬇️ -22.0%	56	⬇️ -42.9%	51	43	⬆️ 20.0%
Sold Price per Square Foot	\$125	\$193	⬇️ -35.2%	\$136	⬇️ -8.1%	\$154	\$174	⬇️ -11.5%
Percent of Original Price Rec'd	91.7%	95.3%	⬇️ -3.7%	89.0%	⬆️ 3.1%	88.1%	93.5%	⬇️ -5.8%
Active Inventory	116	87	⬆️ 33.3%	115	⬆️ 0.9%	--	--	--
Months Supply of Inventory	10.5	12.4	⬇️ -15.1%	11.5	⬇️ -8.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region

December 2025



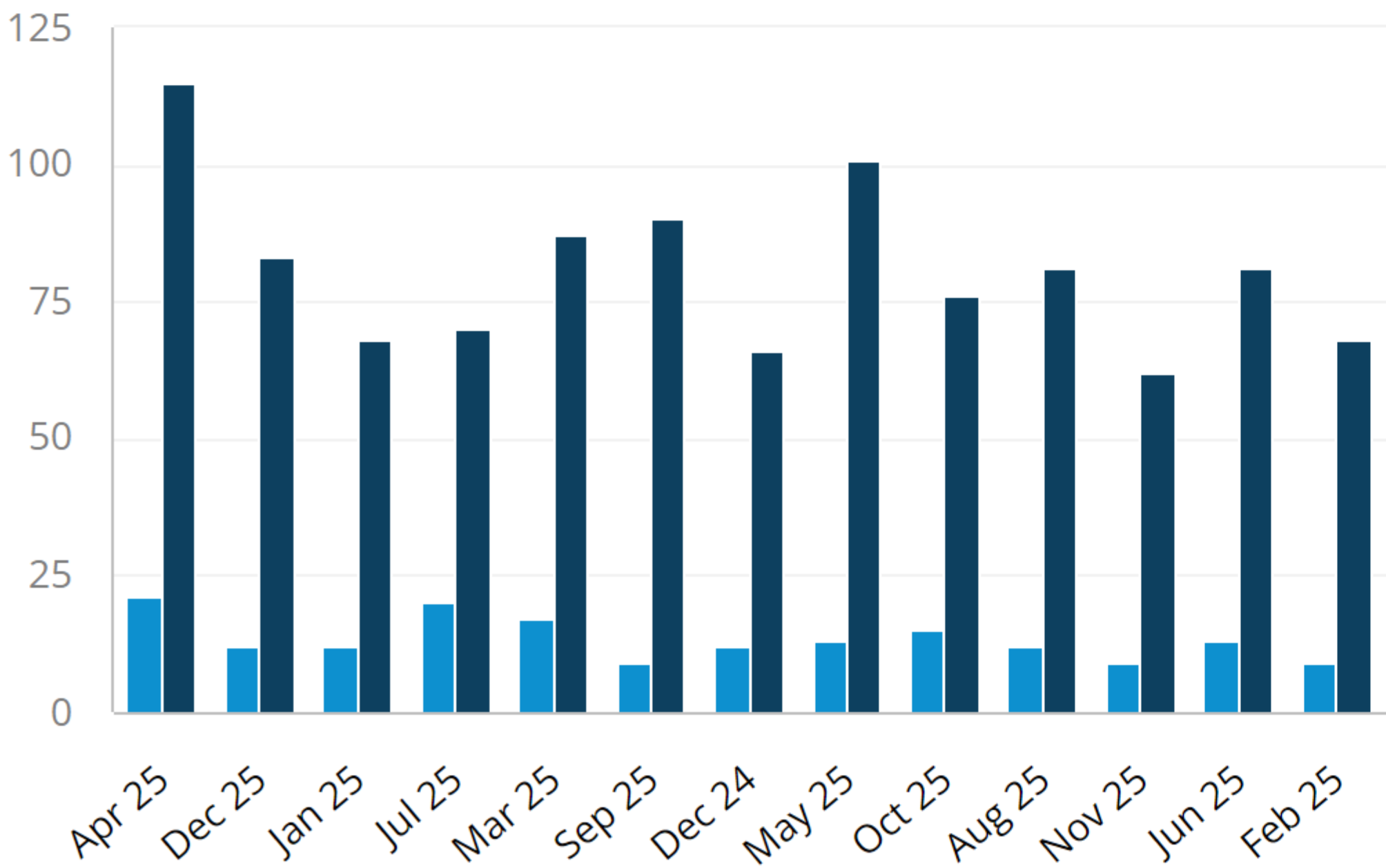
Single Family Homes

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$298,000	\$309,950	⬇️ -3.9%	\$291,250	⬆️ 2.3%	\$300,000	\$323,250	⬇️ -7.2%
Closed Sales	83	66	⬆️ 25.8%	62	⬆️ 33.9%	982	1,048	⬇️ -6.3%
New Listings	131	159	⬇️ -17.6%	126	⬆️ 4.0%	1,745	1,873	⬇️ -6.8%
Pending Sales	79	67	⬆️ 17.9%	84	⬆️ -6.0%	1,001	1,043	⬇️ -4.0%
Median Days on Market	65	35	⬆️ 85.7%	72	⬆️ -9.7%	62	48	⬆️ 29.2%
Sold Price per Square Foot	\$180	\$180	⬆️ 0.3%	\$178	⬆️ 1.1%	\$176	\$190	⬇️ -7.4%
Percent of Original Price Rec'd	85.8%	90.7%	⬇️ -5.4%	89.4%	⬆️ -4.0%	87.5%	90.3%	⬇️ -3.1%
Active Inventory	555	609	⬇️ -8.9%	564	⬆️ -1.6%	--	--	--
Months Supply of Inventory	6.7	9.2	⬇️ -27.5%	9.1	⬆️ -26.5%	--	--	--

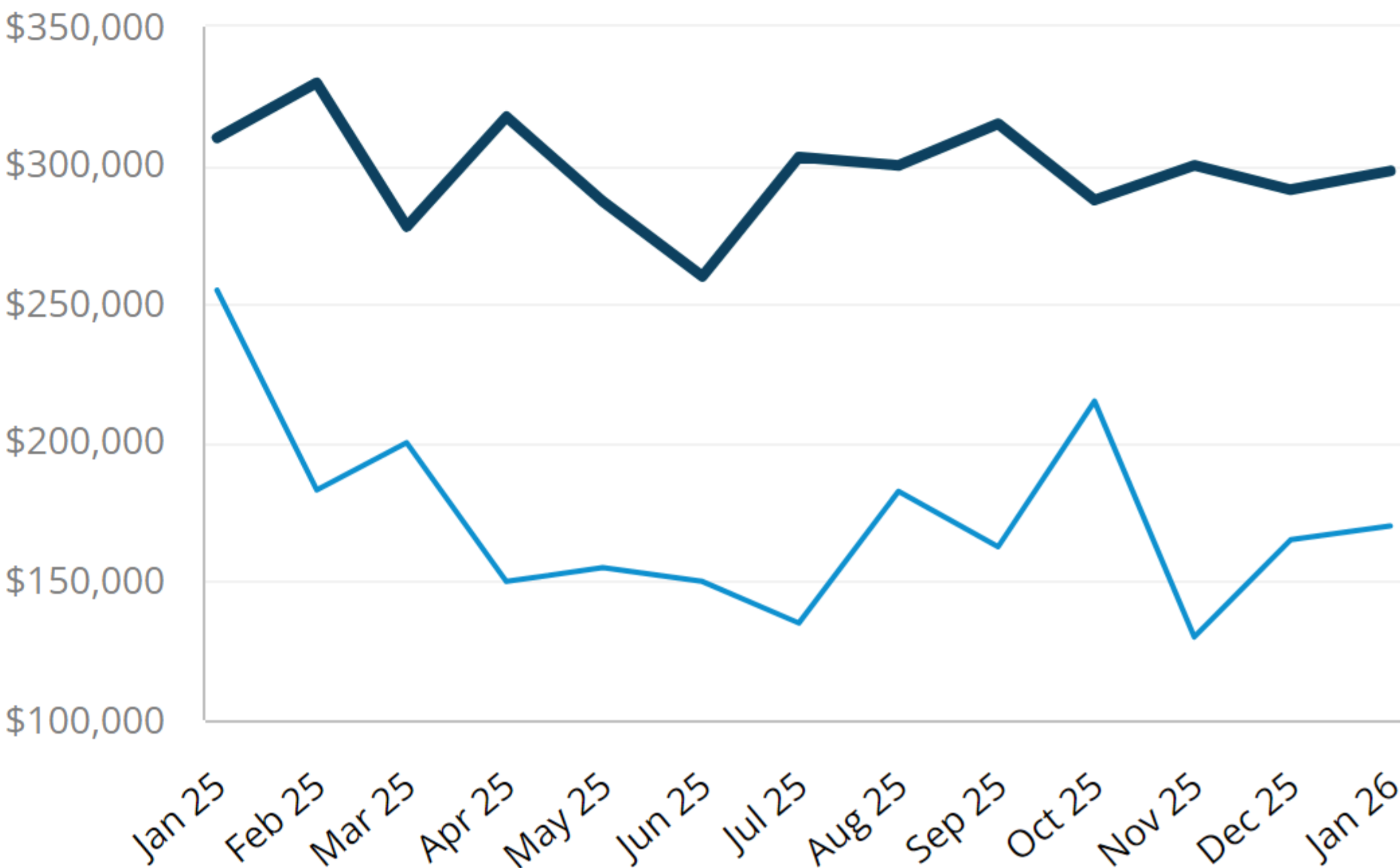
Condominiums

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$170,000	\$255,000	⬇️ -33.3%	\$165,000	⬆️ 3.0%	\$155,000	\$252,500	⬇️ -38.6%
Closed Sales	12	12	➡️ 0.0%	9	⬆️ 33.3%	162	196	⬇️ -17.3%
New Listings	31	33	⬇️ -6.1%	40	⬆️ -22.5%	411	452	⬇️ -9.1%
Pending Sales	10	8	⬆️ 25.0%	12	⬆️ -16.7%	163	195	⬇️ -16.4%
Median Days on Market	42	121	⬆️ -65.1%	154	⬆️ -72.6%	82	60	⬆️ 36.7%
Sold Price per Square Foot	\$146	\$187	⬇️ -22.0%	\$138	⬆️ 5.4%	\$144	\$185	⬇️ -22.0%
Percent of Original Price Rec'd	80.1%	89.6%	⬇️ -10.6%	82.1%	⬆️ -2.5%	82.3%	89.6%	⬇️ -8.3%
Active Inventory	168	195	⬇️ -13.8%	173	⬆️ -2.9%	--	--	--
Months Supply of Inventory	14.0	16.2	⬇️ -13.8%	19.2	⬆️ -27.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

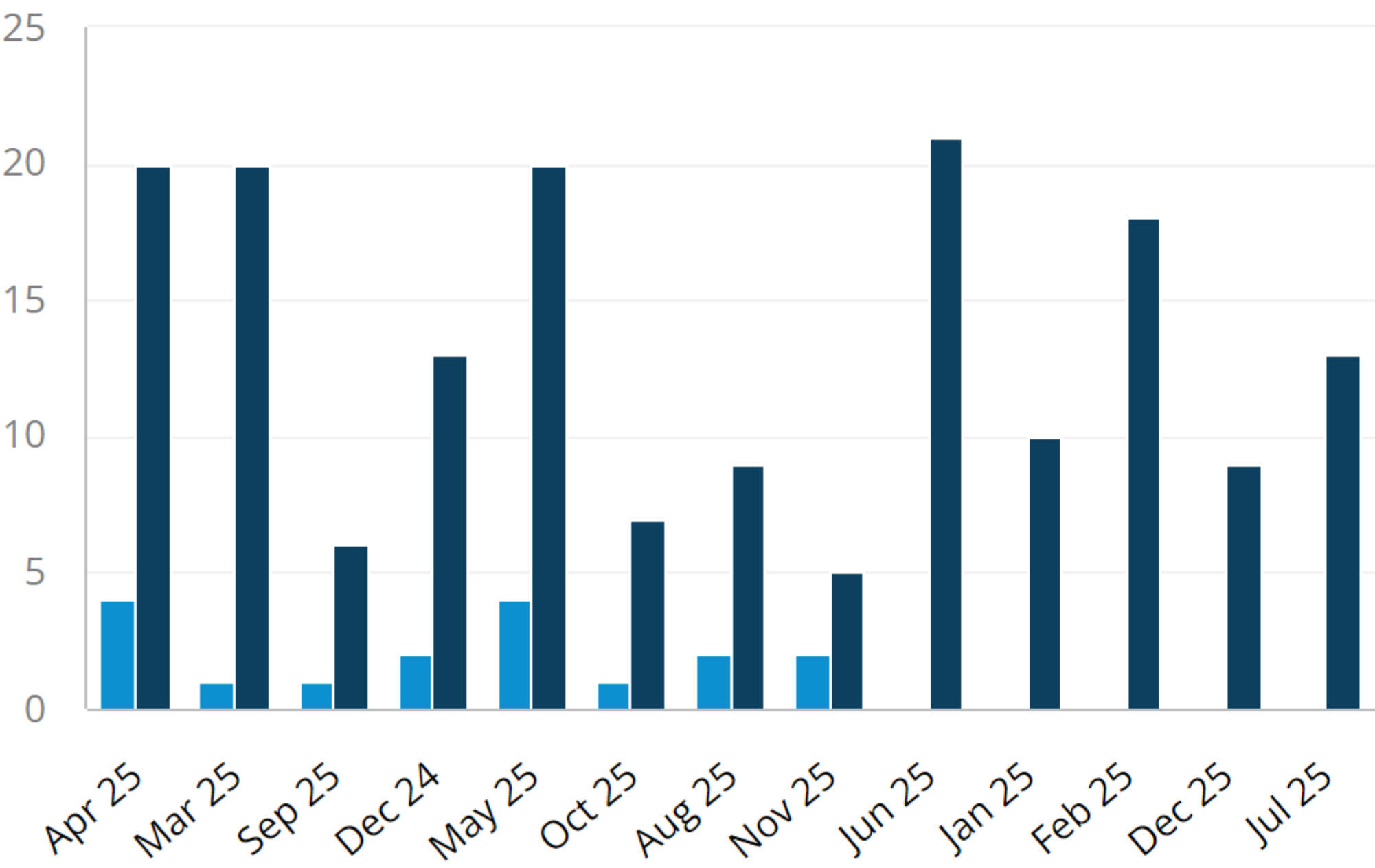
Single Family Homes

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$355,000	\$450,000	▼ -21.1%	\$295,000	▲ 20.3%	\$397,000	\$455,000	▼ -12.7%
Closed Sales	9	13	▼ -30.8%	5	▲ 80.0%	158	202	▼ -21.8%
New Listings	18	41	▼ -56.1%	15	▲ 20.0%	281	474	▼ -40.7%
Pending Sales	10	11	▼ -9.1%	9	▲ 11.1%	156	204	▼ -23.5%
Median Days on Market	81	33	▲ 145.5%	46	▲ 76.1%	84	75	▲ 12.8%
Sold Price per Square Foot	\$270	\$310	▼ -12.9%	\$301	▼ -10.3%	\$279	\$366	▼ -23.8%
Percent of Original Price Rec'd	88.2%	80.2%	▲ 10.0%	87.3%	▲ 1.0%	83.8%	85.1%	▼ -1.6%
Active Inventory	104	190	▼ -45.3%	103	▲ 1.0%	--	--	--
Months Supply of Inventory	11.5	14.6	▼ -21.0%	20.6	▼ -43.9%	--	--	--

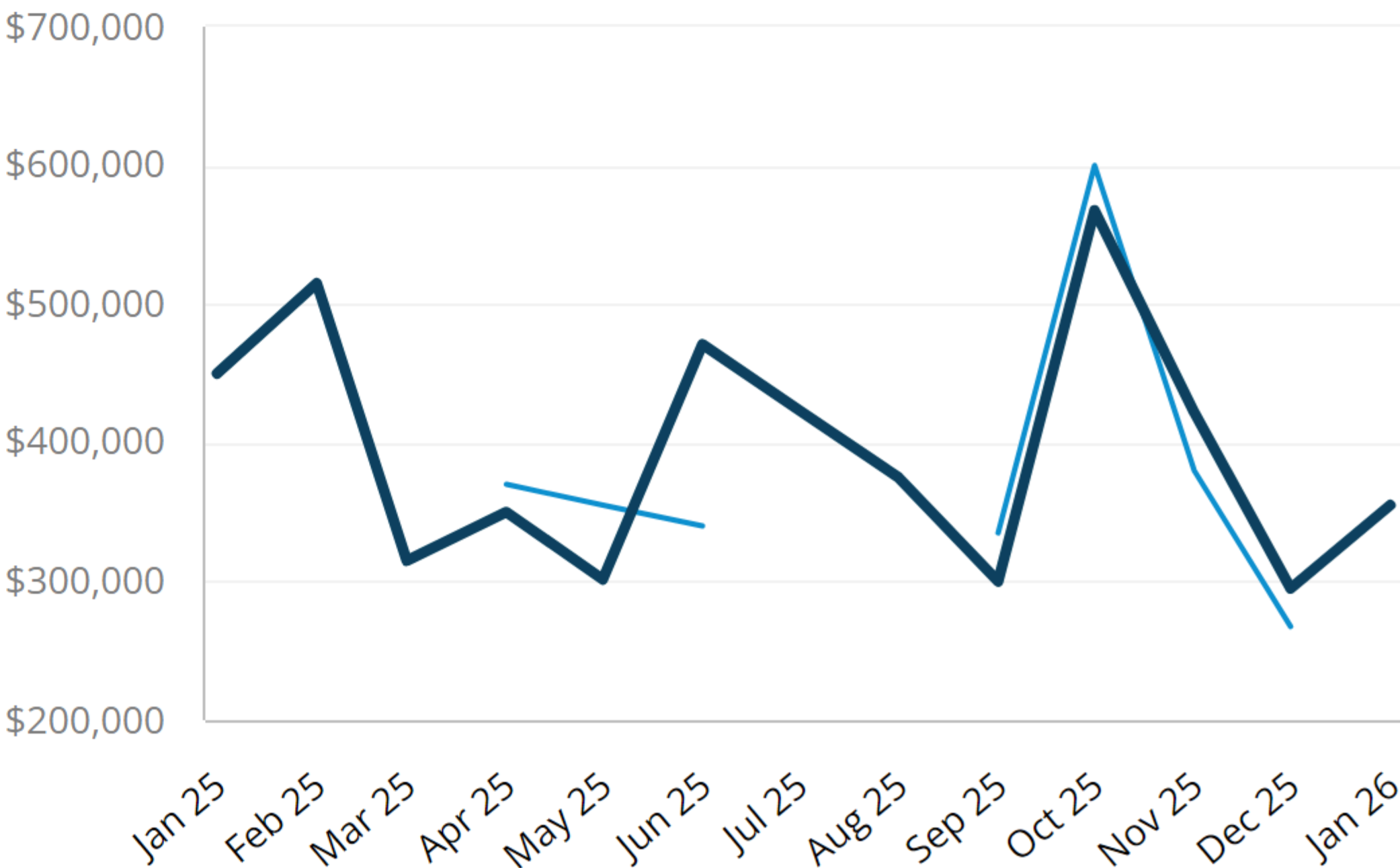
Condominiums

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price		\$362,500		\$267,500		\$370,000	\$399,000	▼ -7.3%
Closed Sales	0	2	▼ -100.0%	2	▼ -100.0%	15	21	▼ -28.6%
New Listings	6	4	▲ 50.0%	4	▲ 50.0%	38	47	▼ -19.1%
Pending Sales	1	0		1	▶ 0.0%	16	20	▼ -20.0%
Median Days on Market	70			523	▼ -86.6%	124	22	▲ 463.6%
Sold Price per Square Foot		\$336		\$247		\$312	\$363	▼ -14.0%
Percent of Original Price Rec'd		95.6%		68.2%		82.0%	94.9%	▼ -13.6%
Active Inventory	20	20	▶ 0.0%	18	▲ 11.1%	--	--	--
Months Supply of Inventory	2,000.0	10.0	▲ 20,000.0%	9.0	▲ 22,233.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

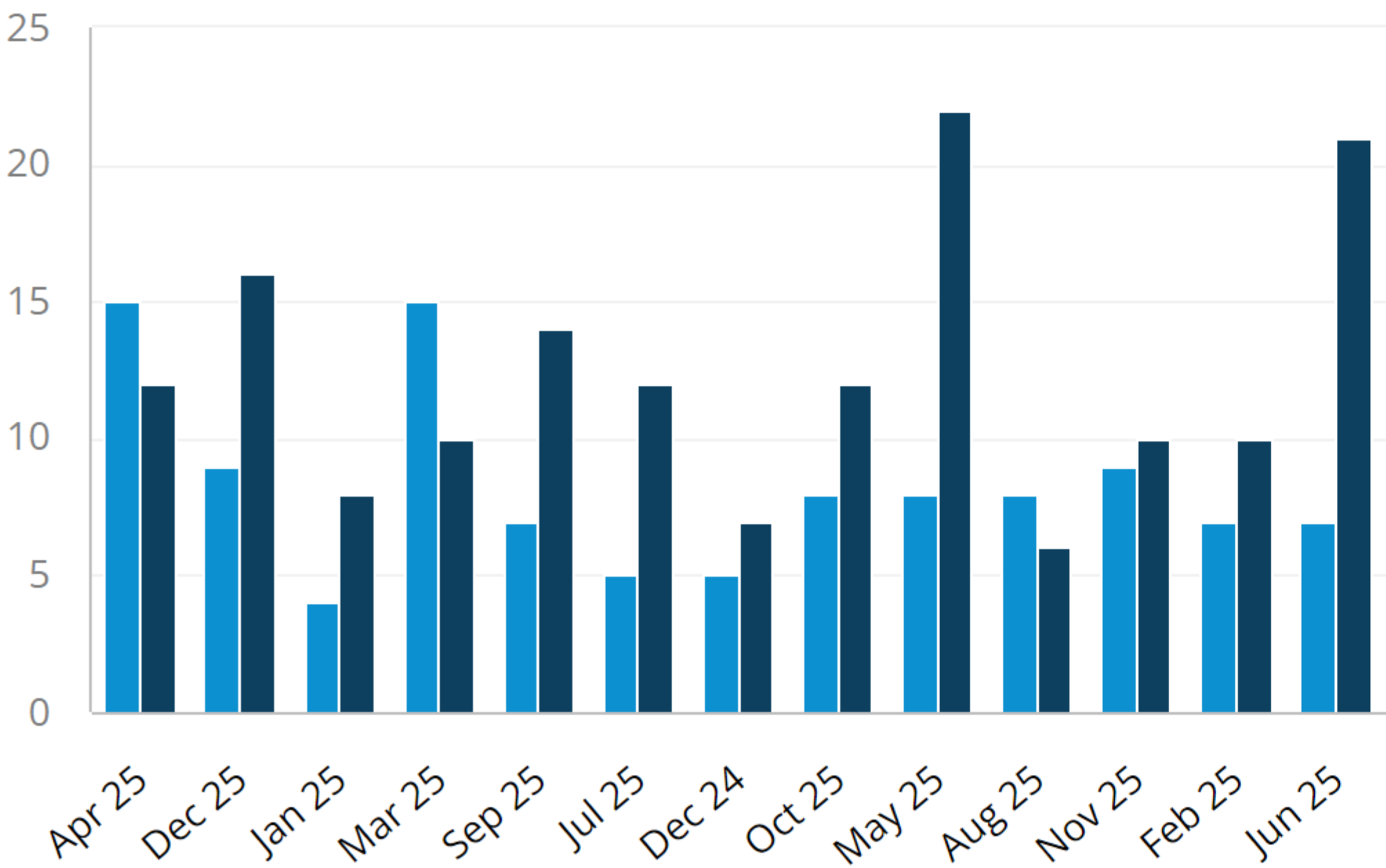
Single Family Homes

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$1,032,500	\$895,000	▲ 15.4%	\$862,500	▲ 19.7%	\$999,000	\$1,150,000	▼ -13.1%
Closed Sales	16	7	▲ 128.6%	10	▲ 60.0%	153	166	▼ -7.8%
New Listings	48	66	▼ -27.3%	65	▼ -26.2%	503	392	▲ 28.3%
Pending Sales	23	10	▲ 130.0%	11	▲ 109.1%	166	162	▲ 2.5%
Median Days on Market	37	14	▲ 164.3%	36	▲ 2.8%	88	67	▲ 31.3%
Sold Price per Square Foot	\$550	\$537	▲ 2.4%	\$418	▲ 31.6%	\$485	\$550	▼ -11.8%
Percent of Original Price Rec'd	88.1%	88.8%	▼ -0.8%	86.4%	▲ 2.0%	83.0%	87.8%	▼ -5.5%
Active Inventory	232	195	▲ 19.0%	221	▲ 5.0%	--	--	--
Months Supply of Inventory	14.5	27.8	▼ -47.9%	22.1	▼ -34.4%	--	--	--

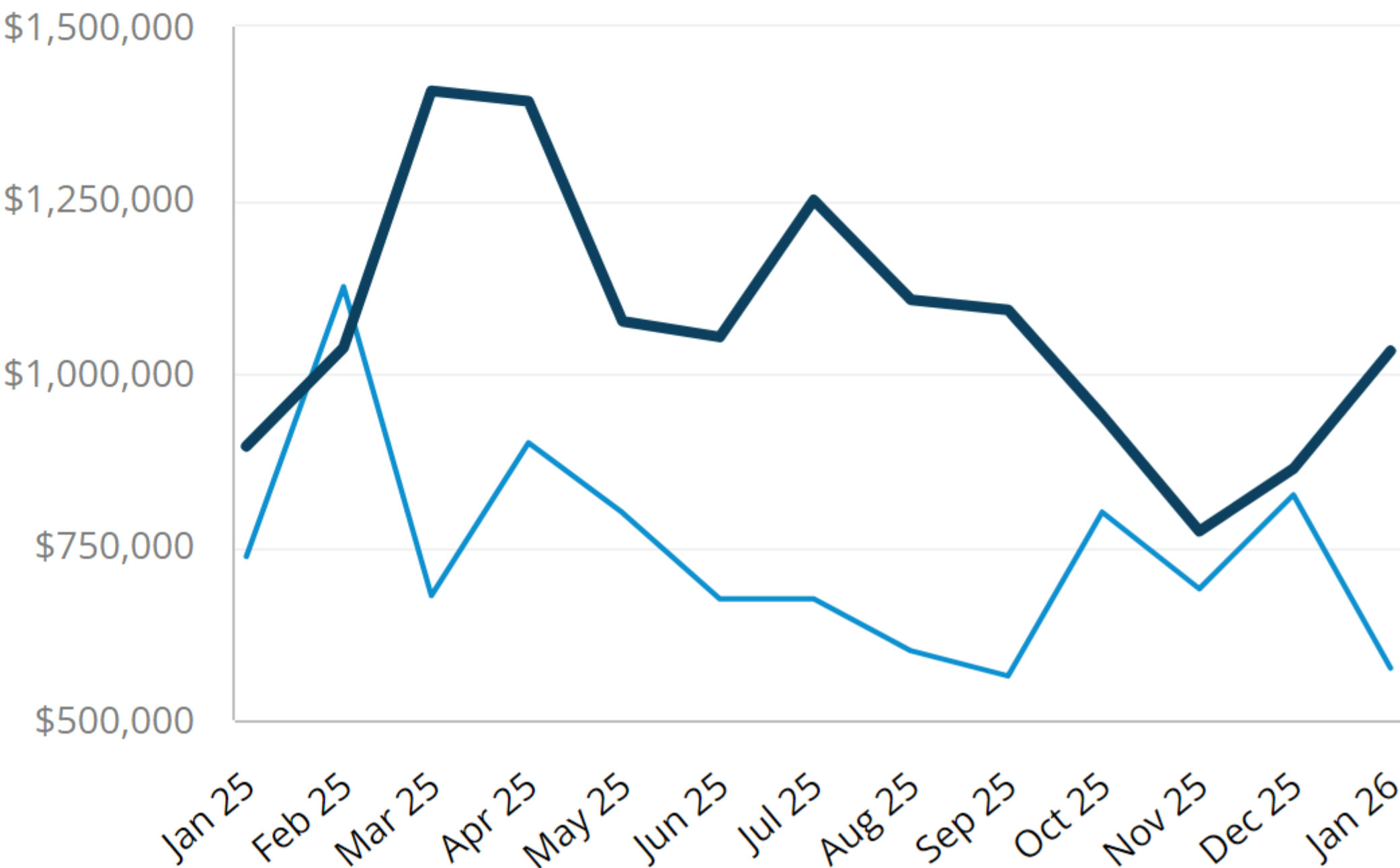
Condominiums

	Dec 2025	Dec 2024	YoY %Chg	Nov 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$575,000	\$736,000	▼ -21.9%	\$825,000	▼ -30.3%	\$734,500	\$772,450	▼ -4.9%
Closed Sales	9	5	▲ 80.0%	9	▶ 0.0%	102	72	▲ 41.7%
New Listings	21	28	▼ -25.0%	38	▼ -44.7%	312	211	▲ 47.9%
Pending Sales	5	5	▶ 0.0%	6	▼ -16.7%	101	74	▲ 36.5%
Median Days on Market	42	4	▲ 950.0%	54	▼ -22.2%	84	75	▲ 12.0%
Sold Price per Square Foot	\$562	\$613	▼ -8.3%	\$607	▼ -7.4%	\$629	\$664	▼ -5.3%
Percent of Original Price Rec'd	86.0%	94.2%	▼ -8.7%	83.9%	▲ 2.5%	85.3%	90.2%	▼ -5.4%
Active Inventory	176	119	▲ 47.9%	164	▲ 7.3%	--	--	--
Months Supply of Inventory	19.5	23.8	▼ -17.8%	18.2	▲ 7.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Closed Sales

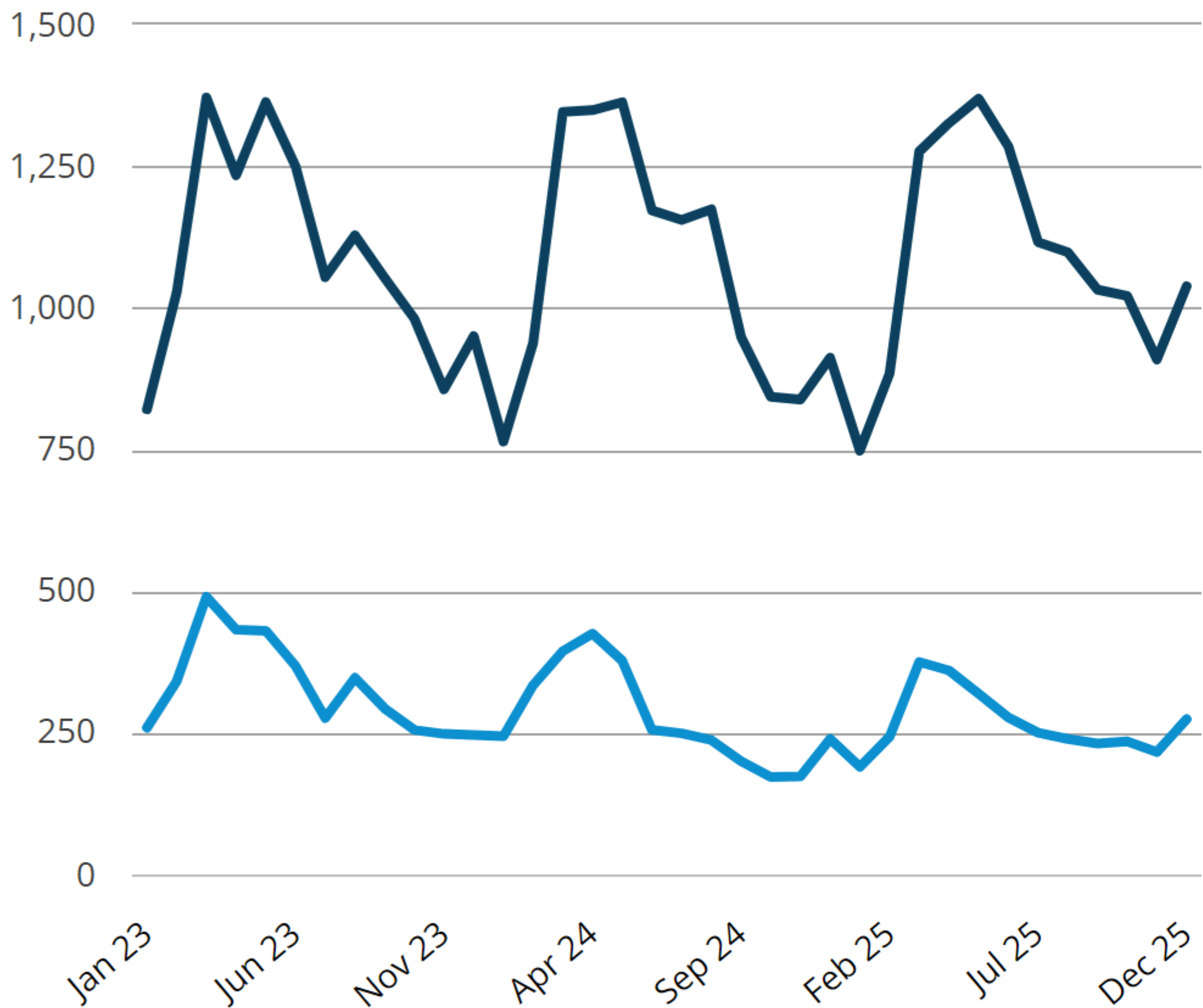


December 2025

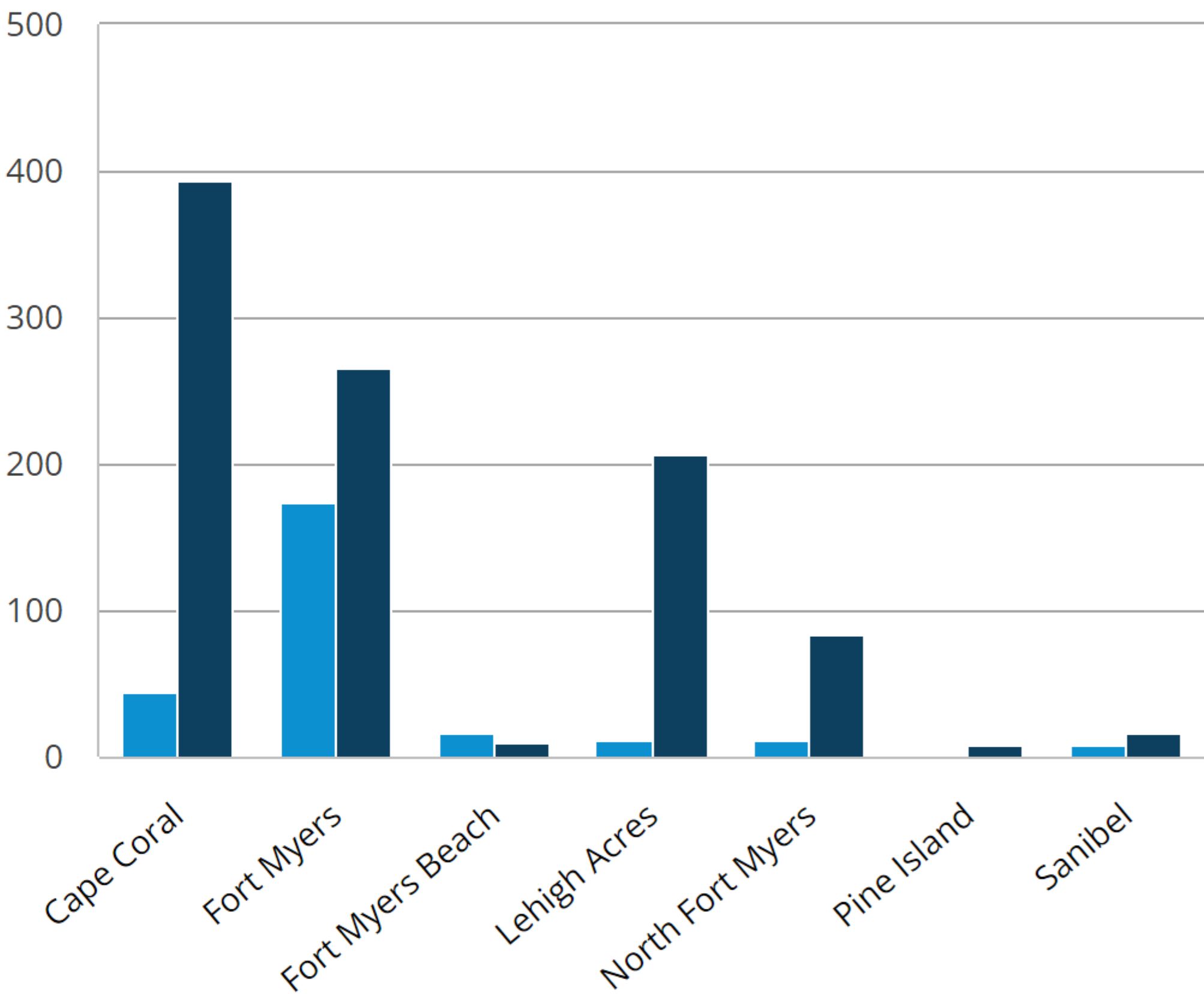
The number of properties that sold.

	December 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,038	⬆	14.2%	⬆	13.8%	⬆	2.3%
CONDO	274	⬆	26.9%	⬆	14.6%	⬇	-2.7%

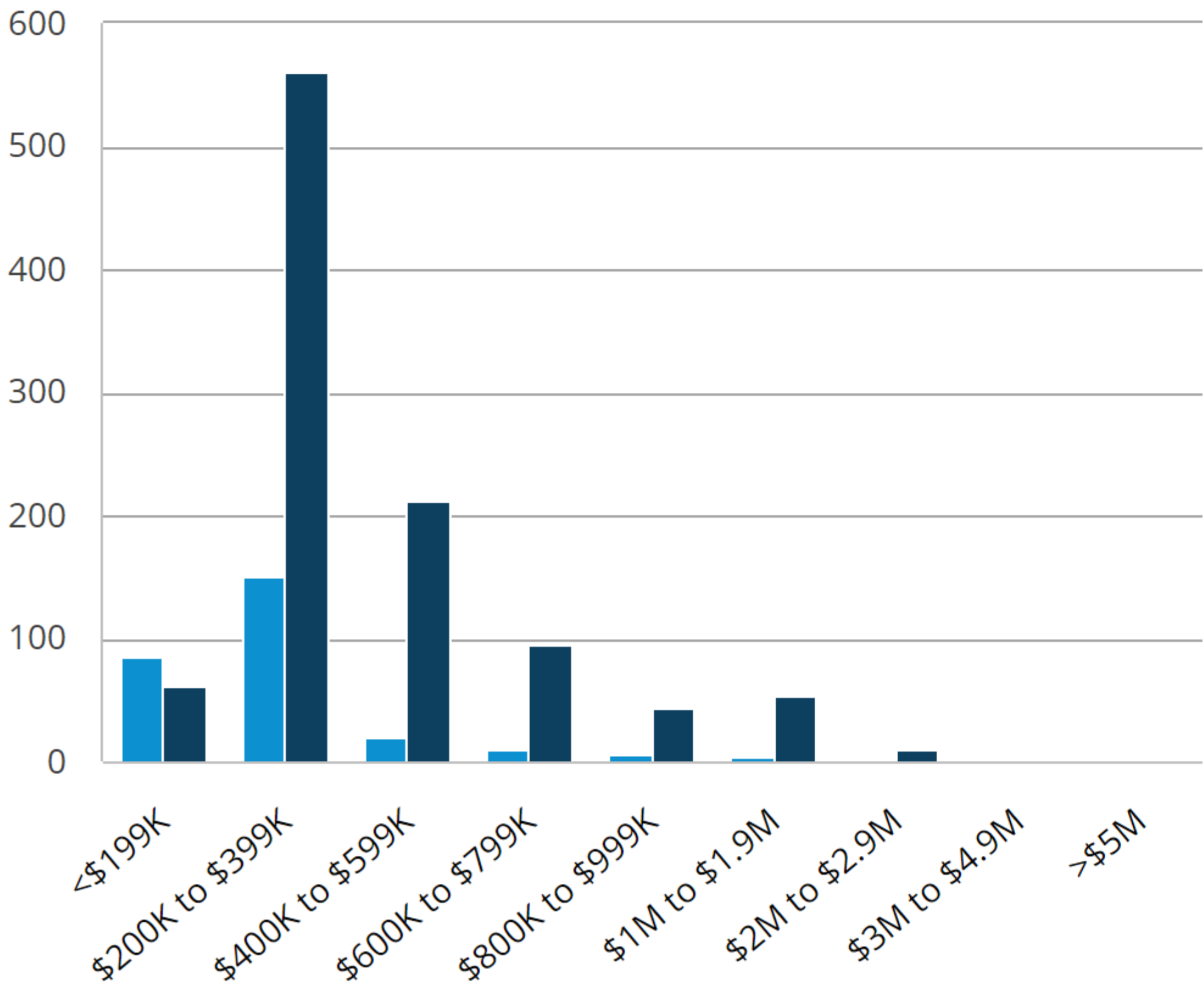
Historical Activity



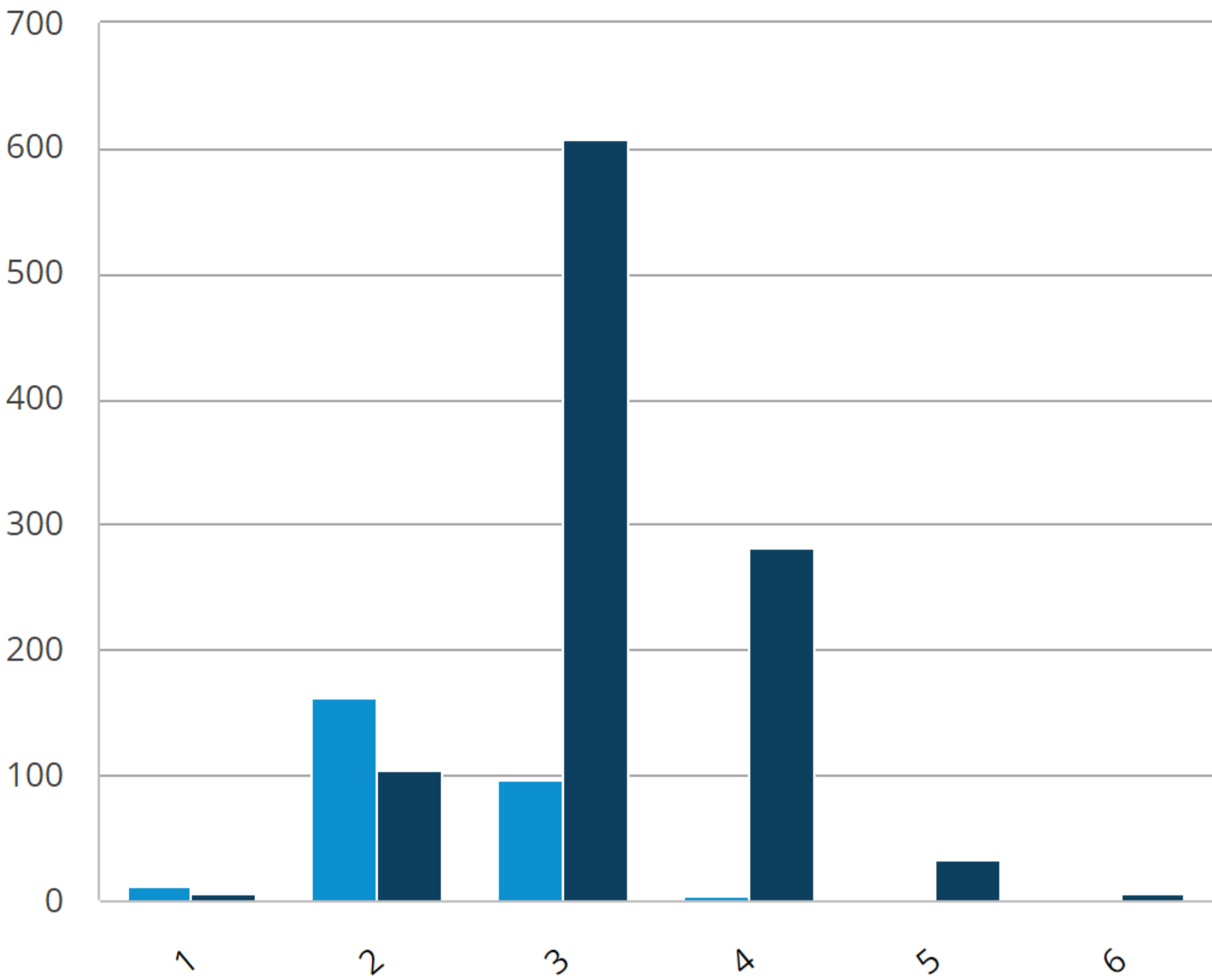
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

New Listings

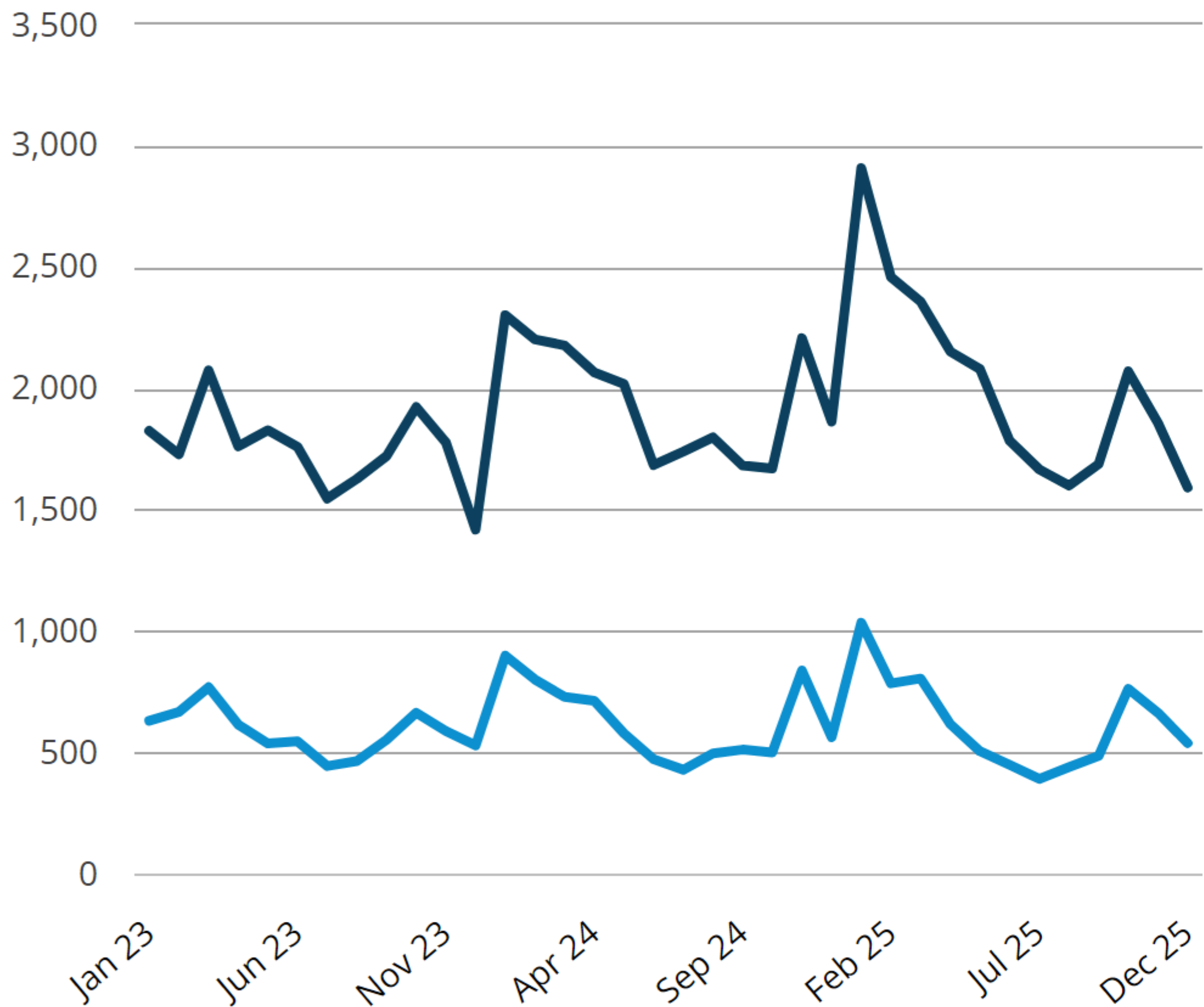


December 2025

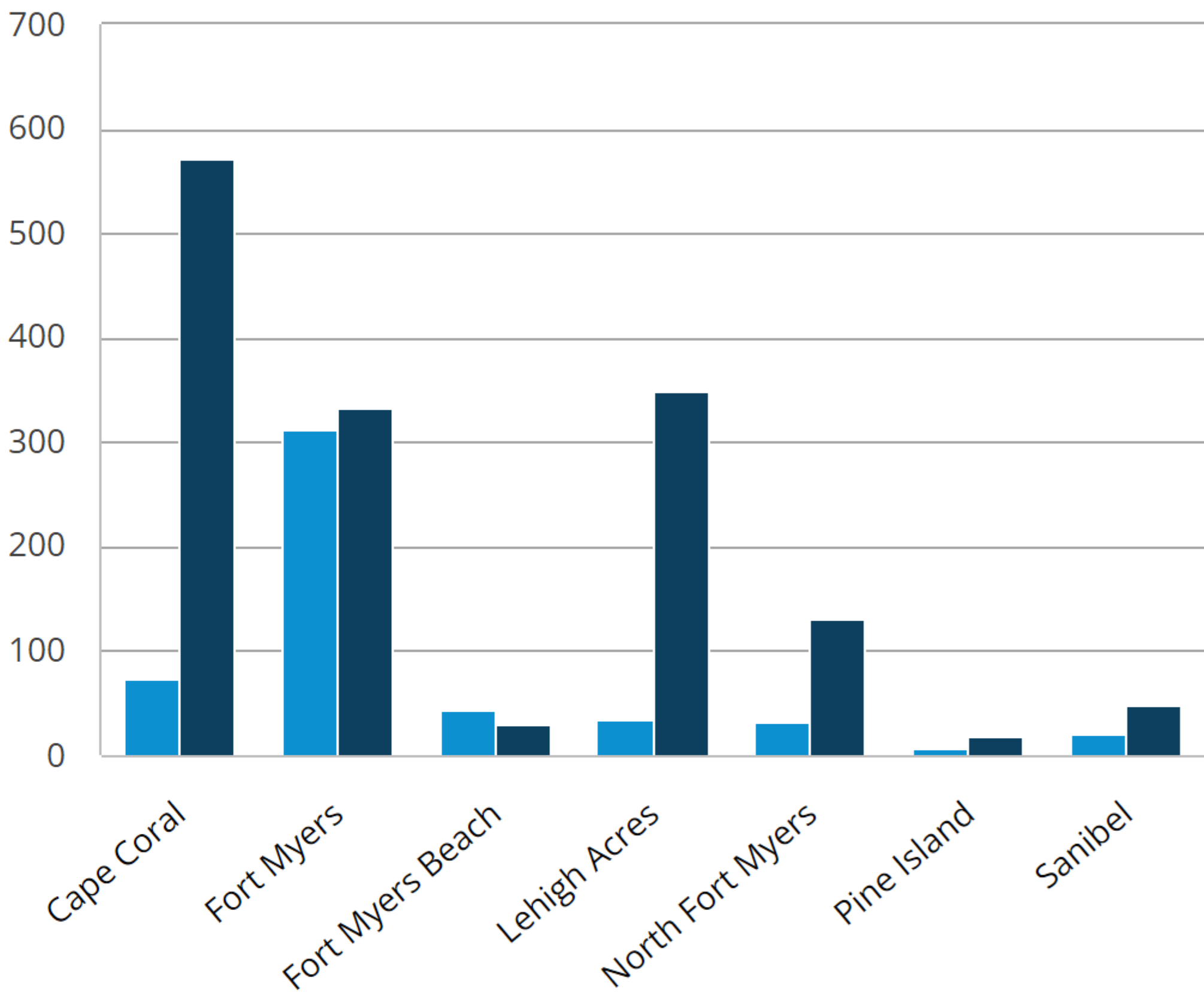
The number of properties listed regardless of current status.

	December 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,591	⬇	-14.4%	⬇	-14.6%	⬆	3.4%
CONDO	538	⬇	-18.9%	⬇	-4.3%	⬇	-0.7%

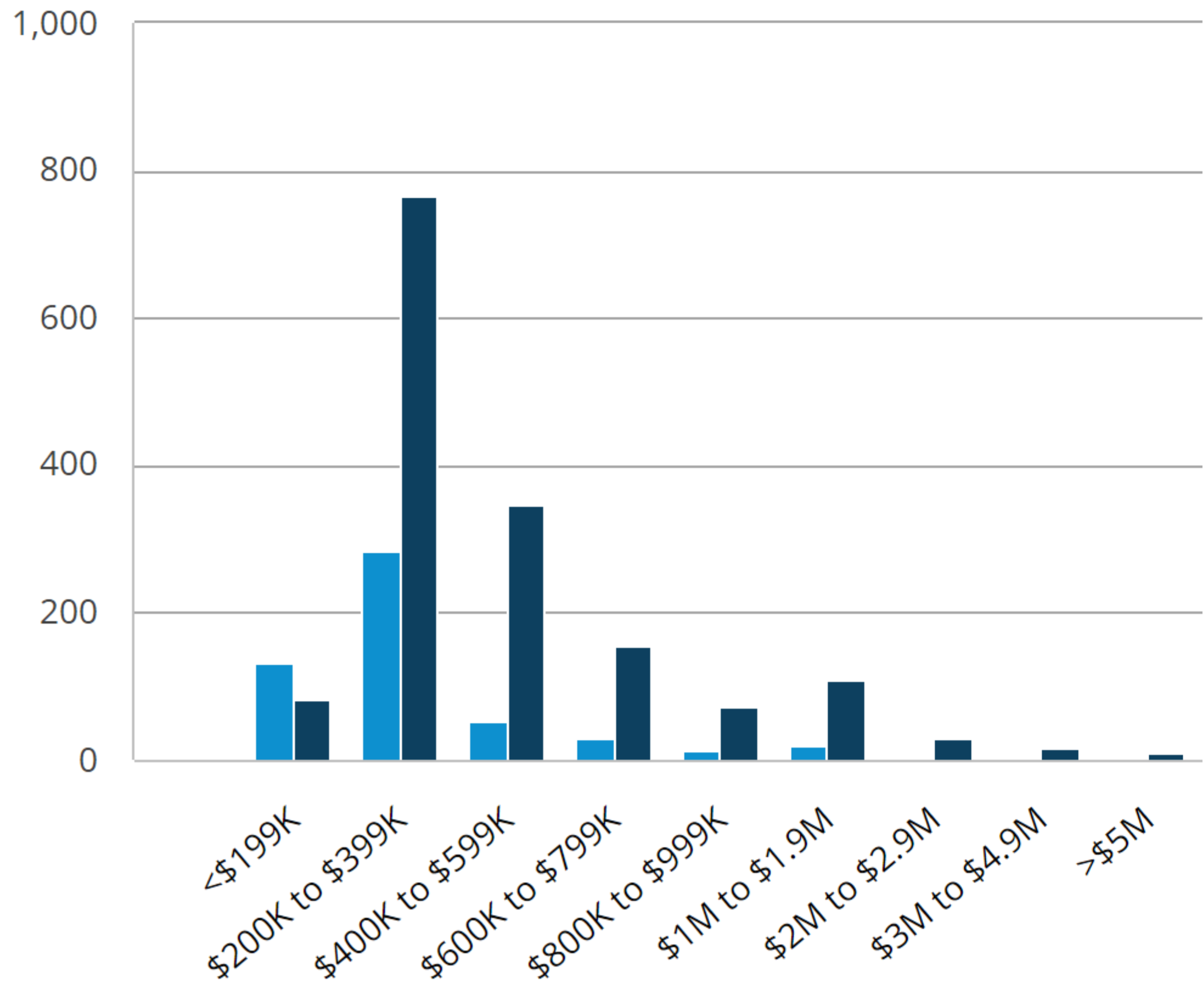
Historical Activity



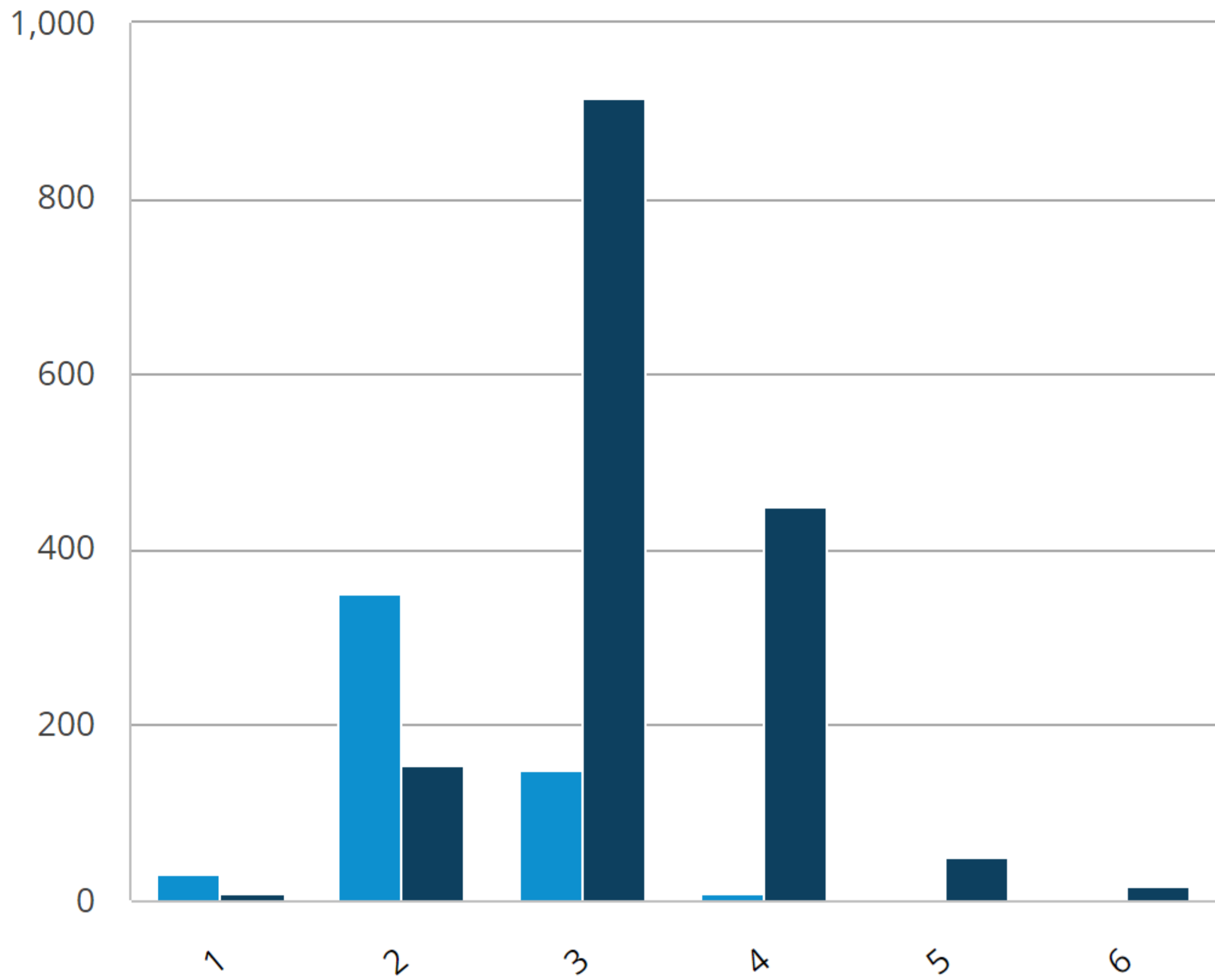
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

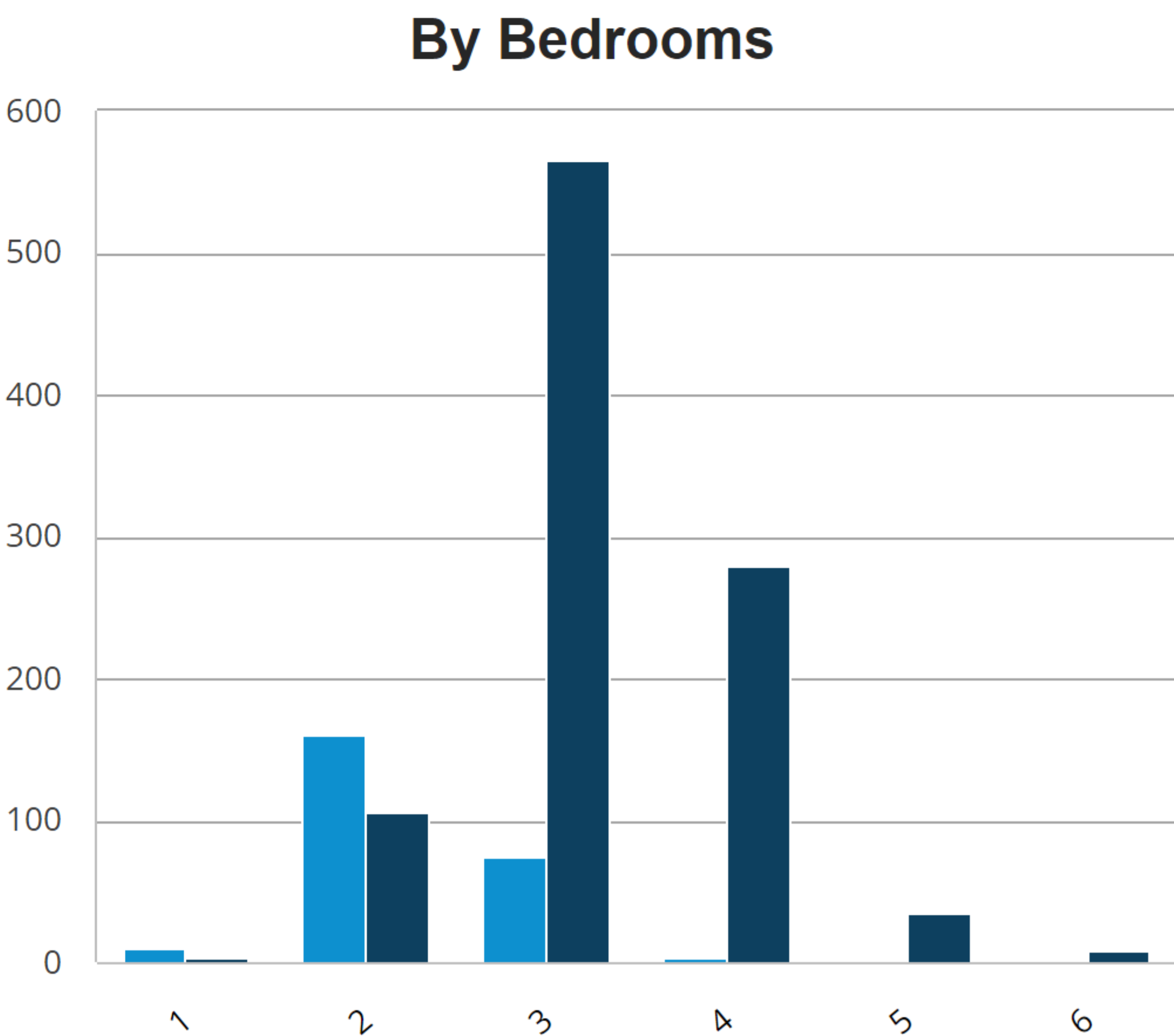
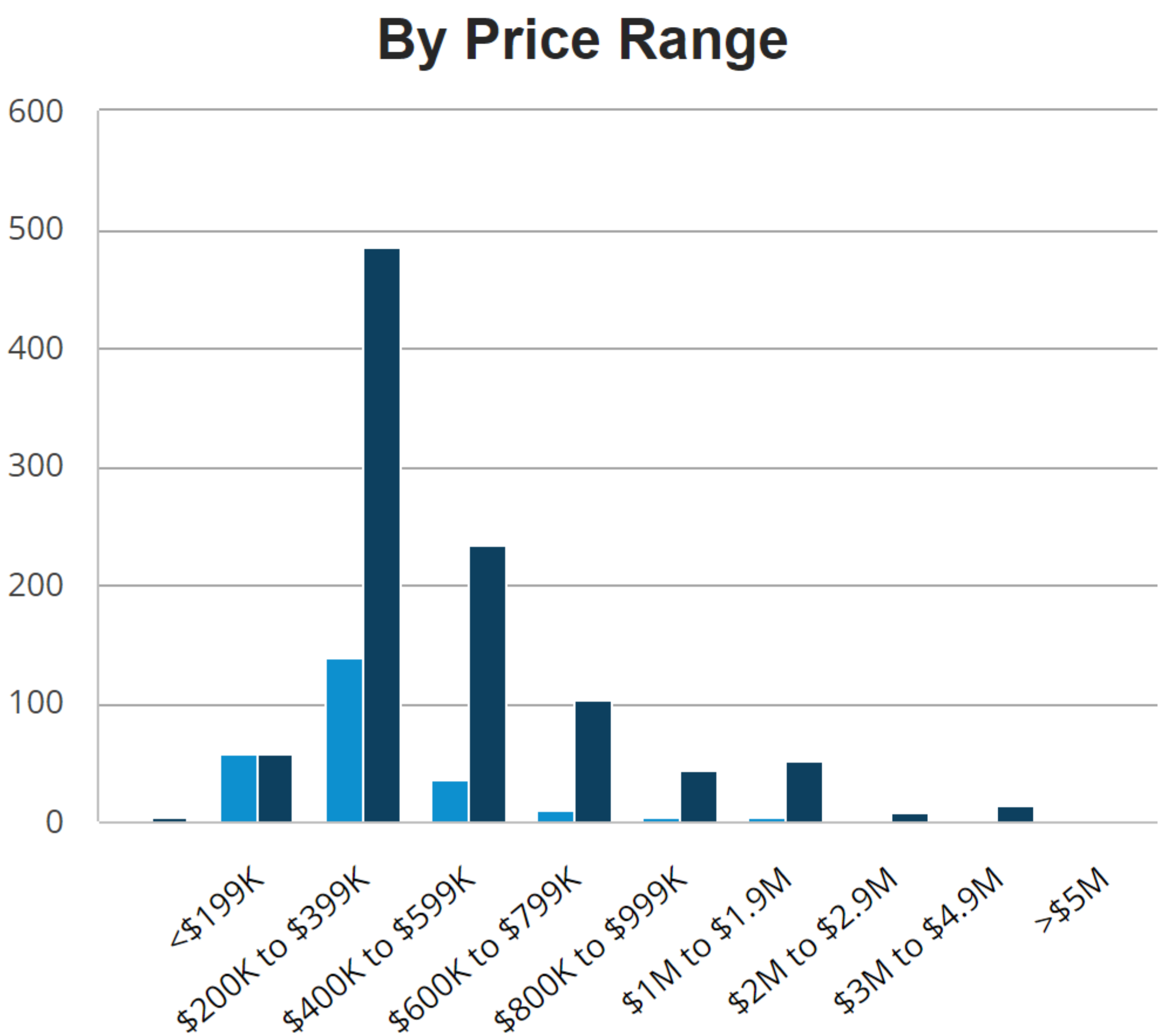
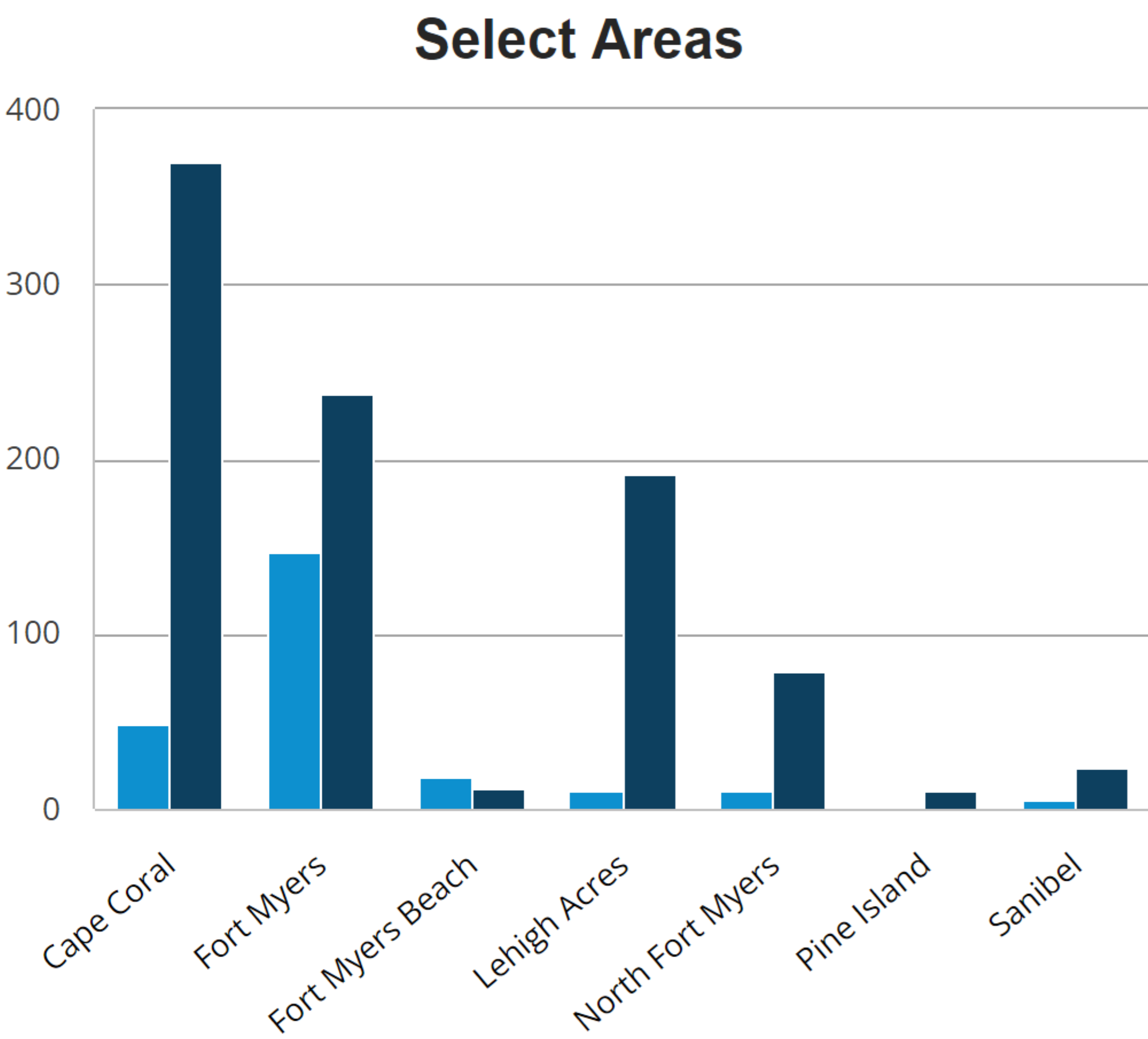
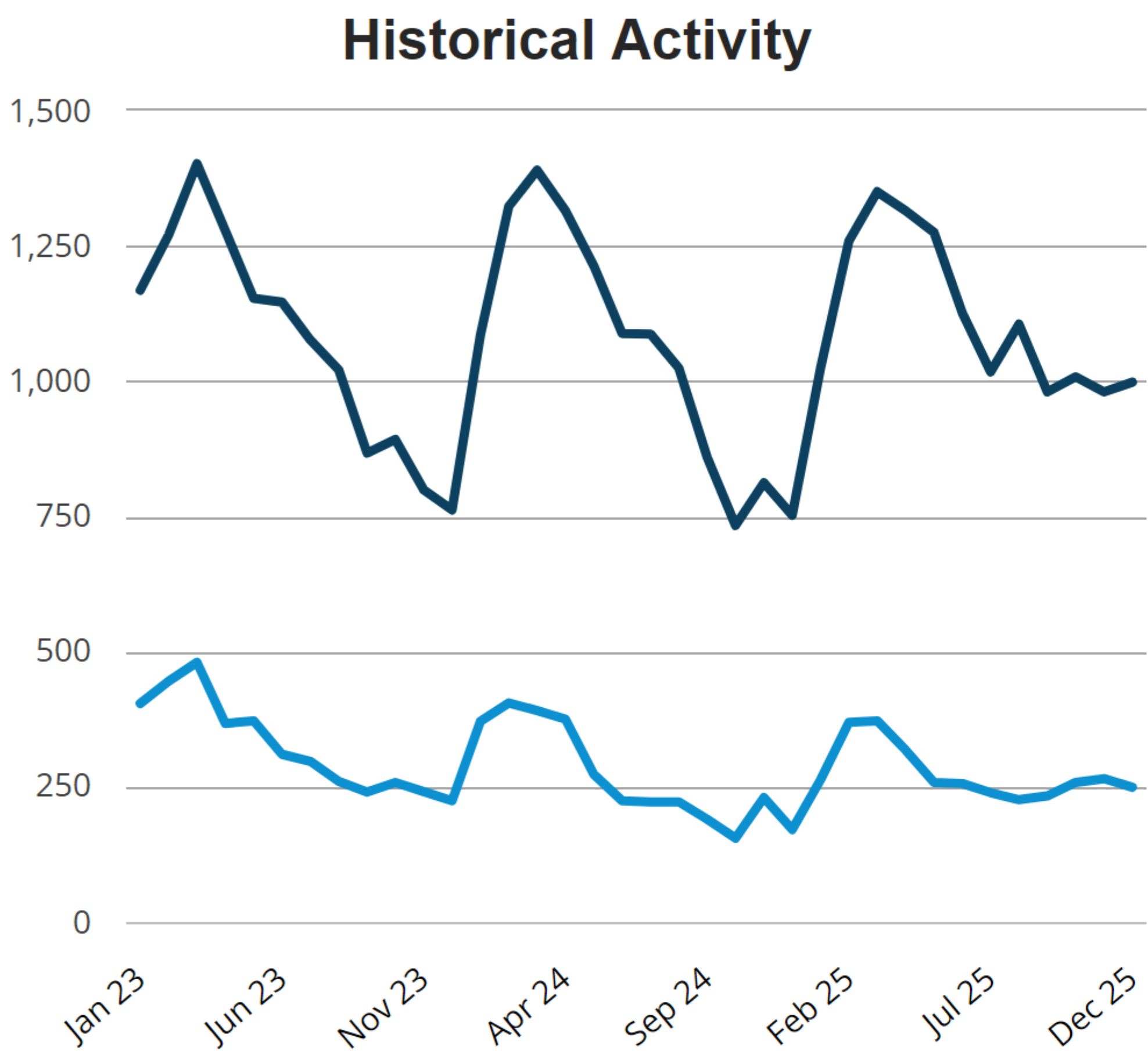
Pending Sales



December 2025

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

	December 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	998	⬆	1.8%	⬆	32.7%	⬆	6.0%
CONDO	249	⬇	-6.0%	⬆	45.6%	⬆	2.4%



Legend: — Condo — Single Family

Days on Market

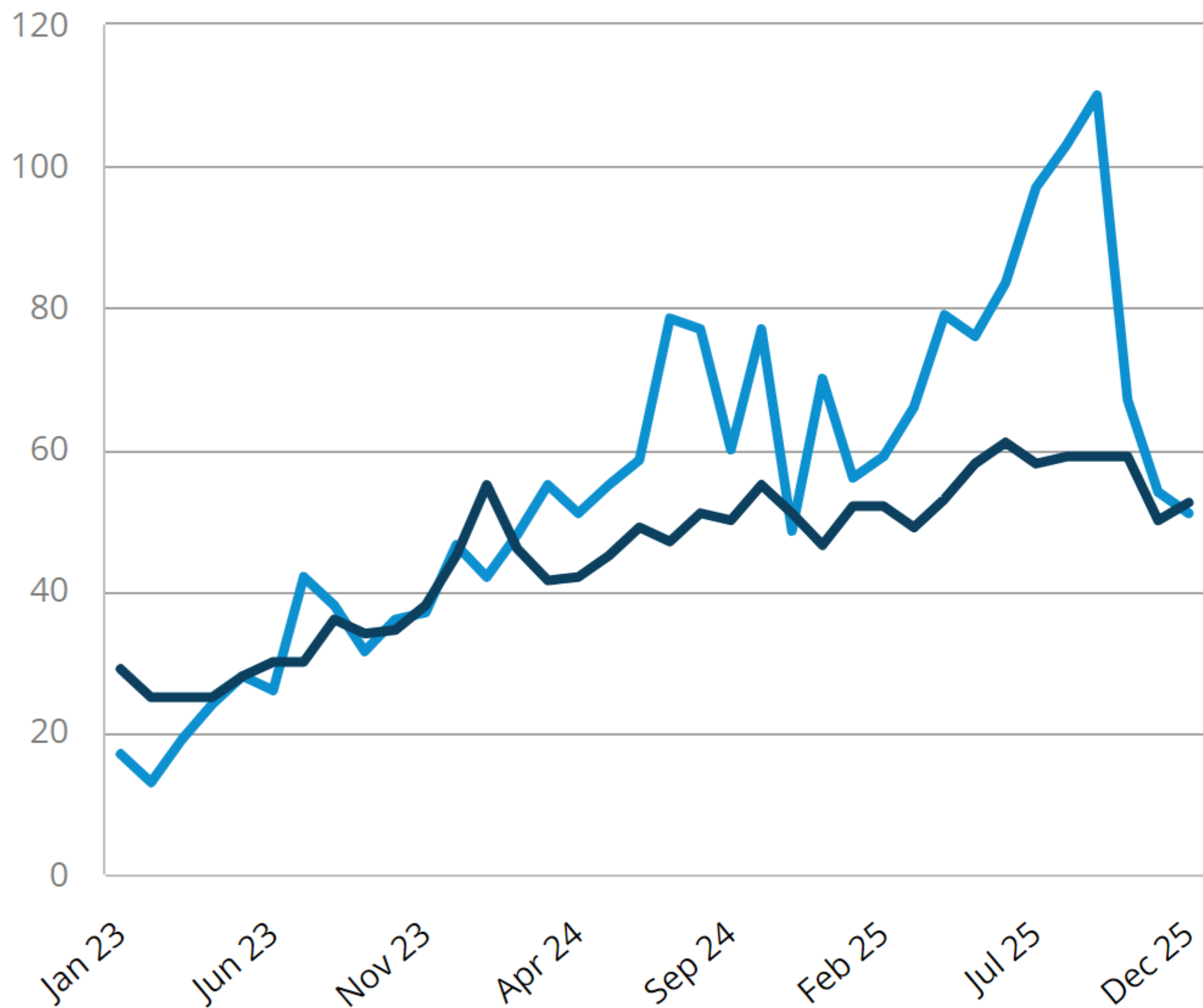


December 2025

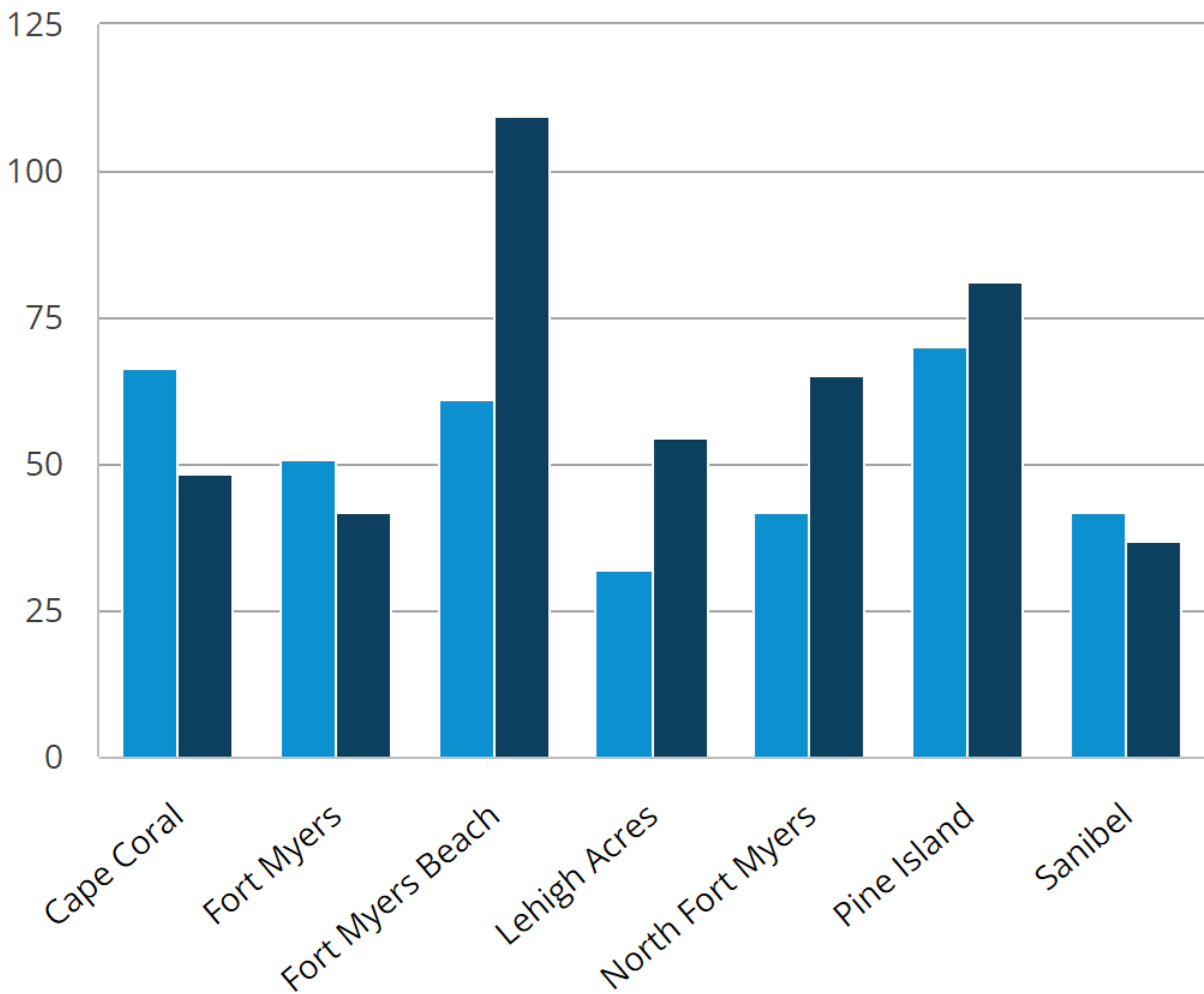
The median number of days between when a property is listed and the purchase contract date.

	December 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	53	⬆	5.0%	⬆	12.9%	⬆	14.6%
CONDO	51	⬇	-5.6%	⬇	-27.1%	⬆	28.1%

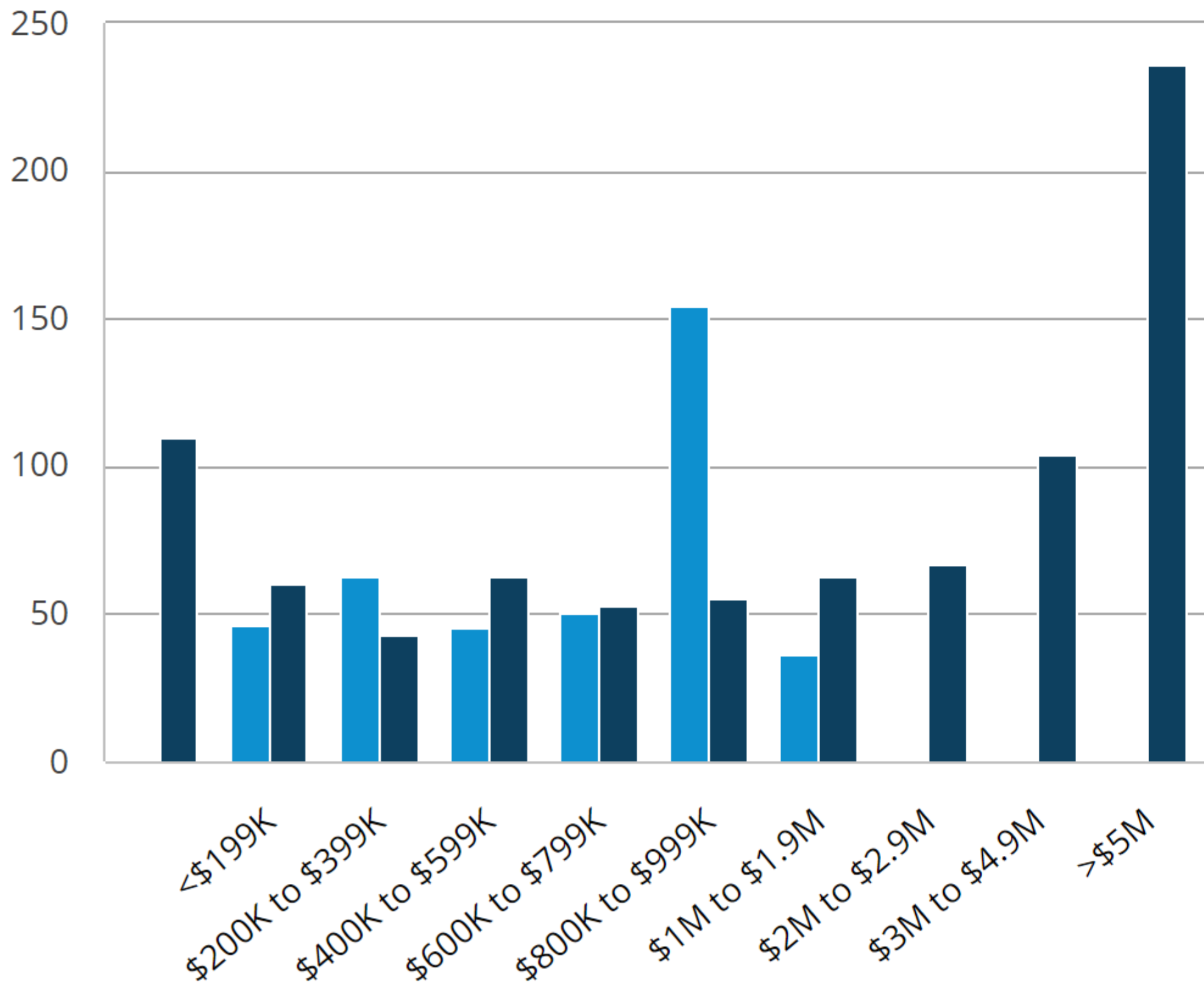
Historical Activity



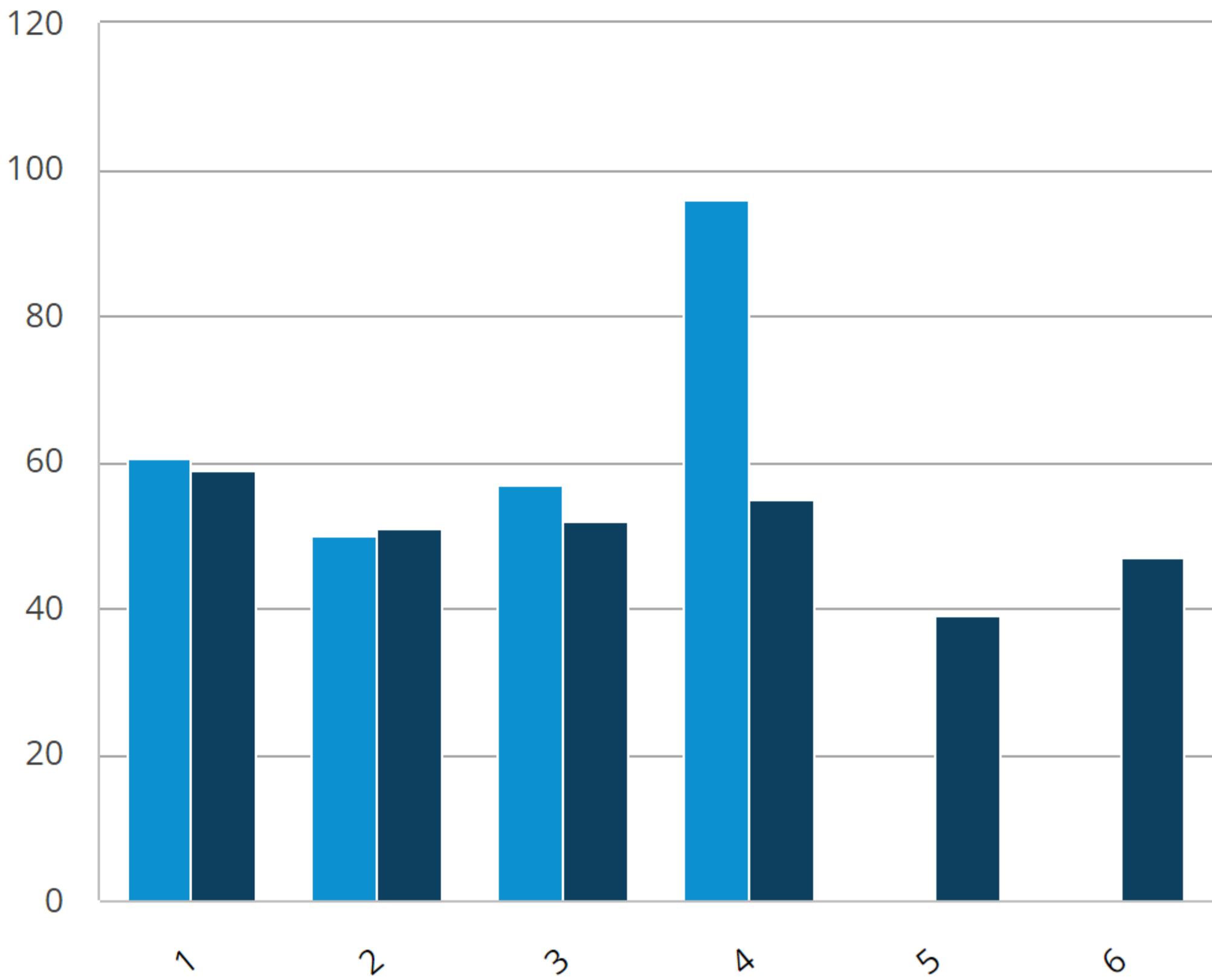
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Price per Square Foot

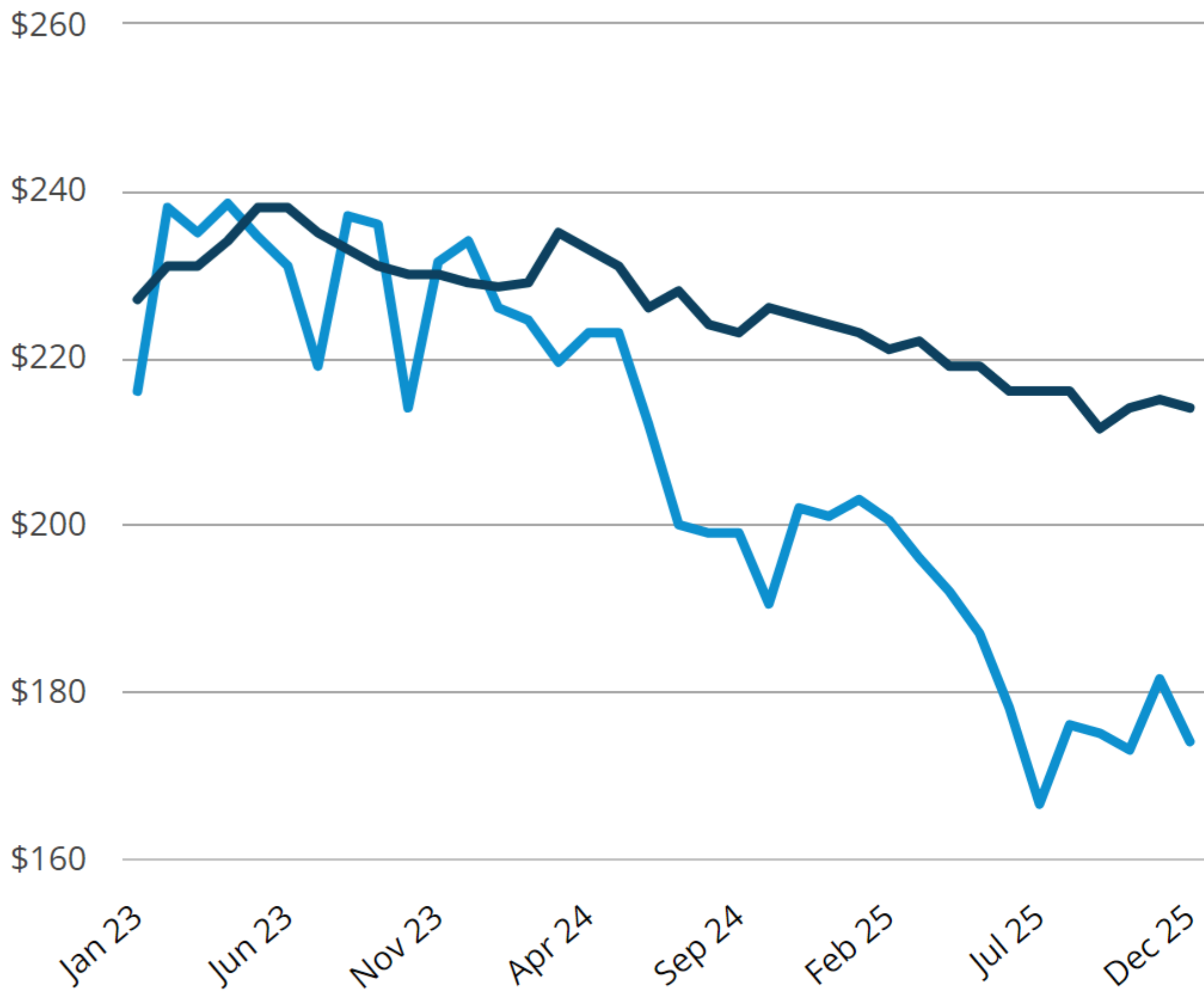


December 2025

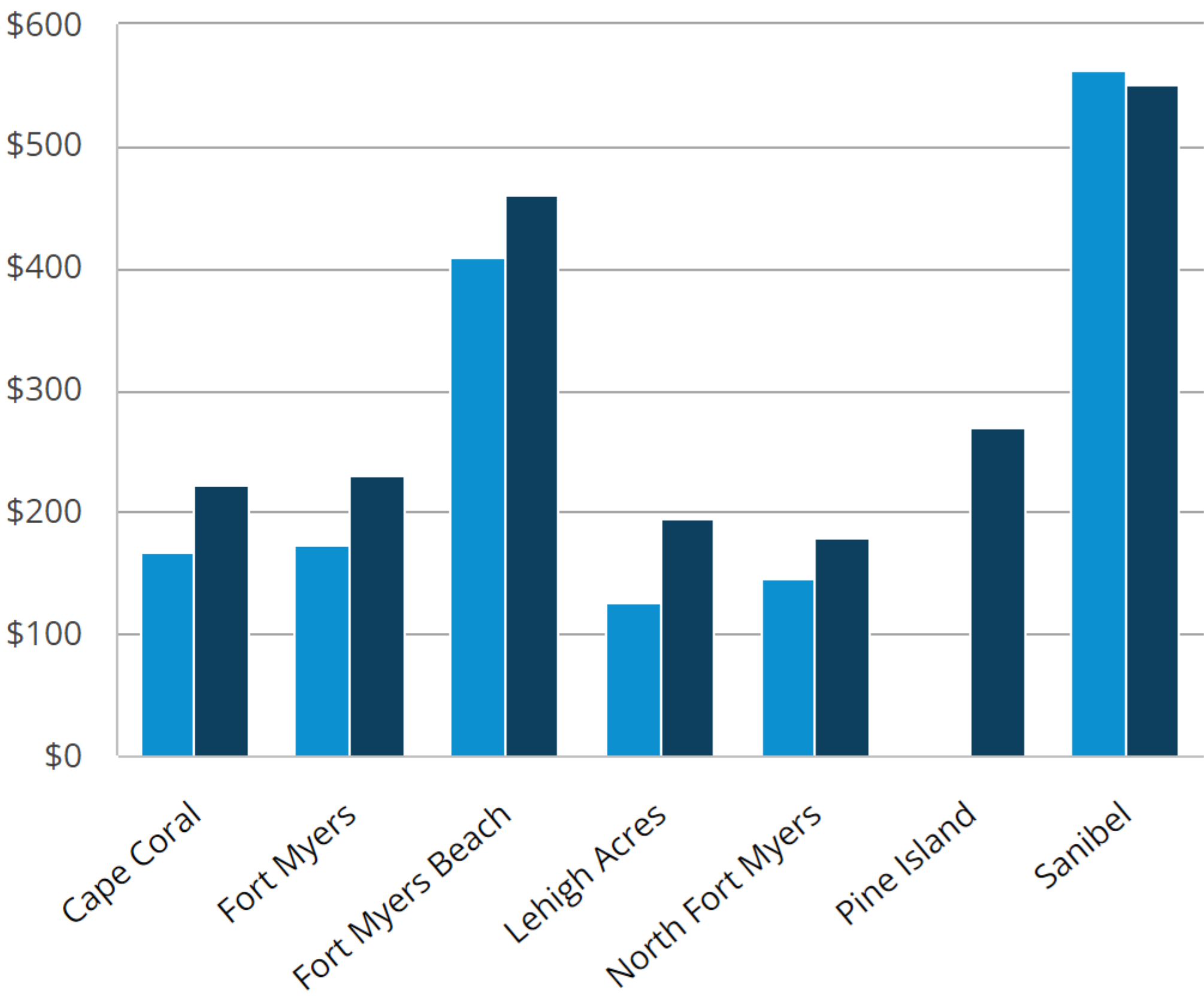
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	December 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$214	⬇	-0.5%	⬇	-4.5%	⬇	-4.8%
CONDO	\$174	⬇	-4.1%	⬇	-13.4%	⬇	-13.3%

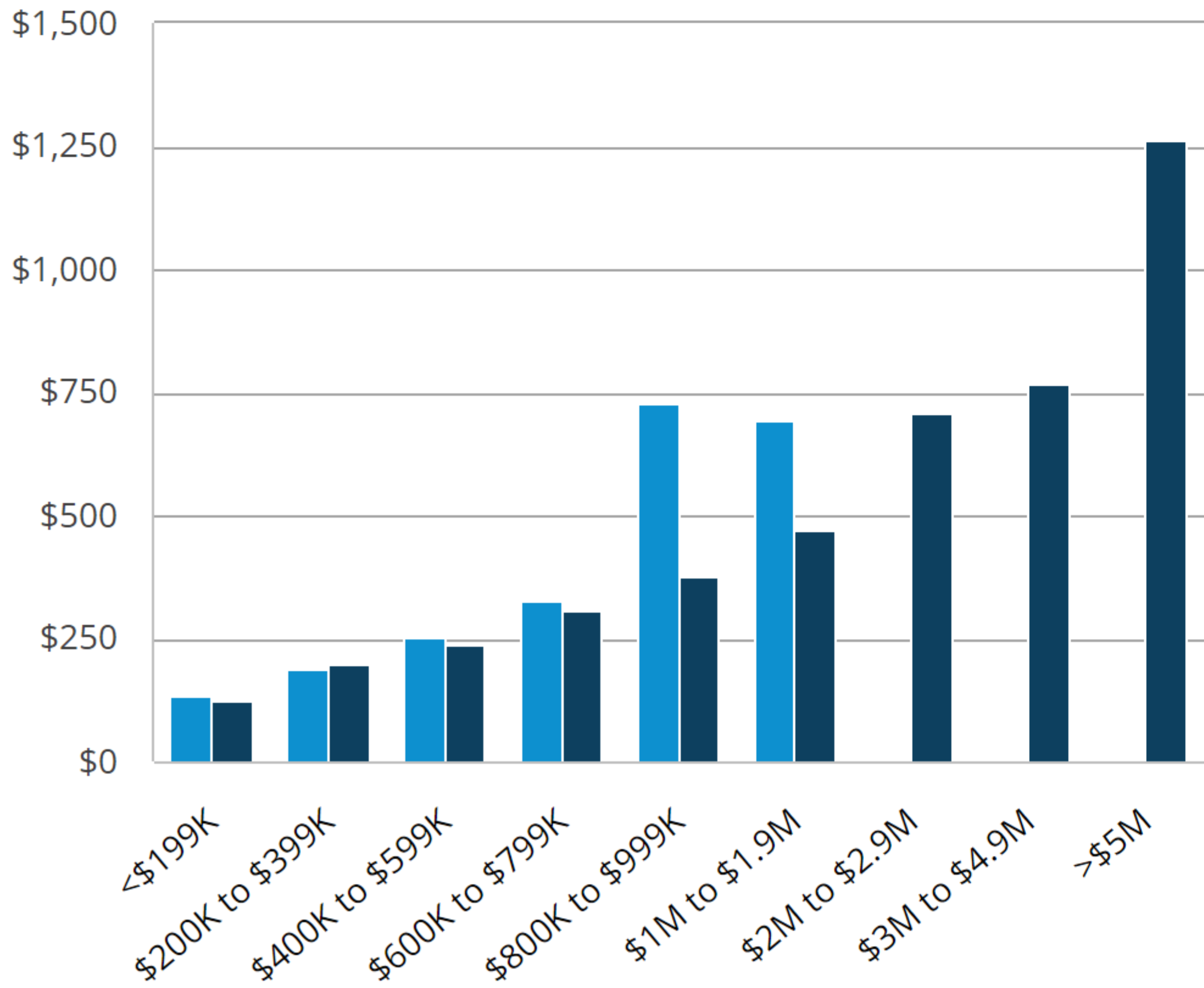
Historical Activity



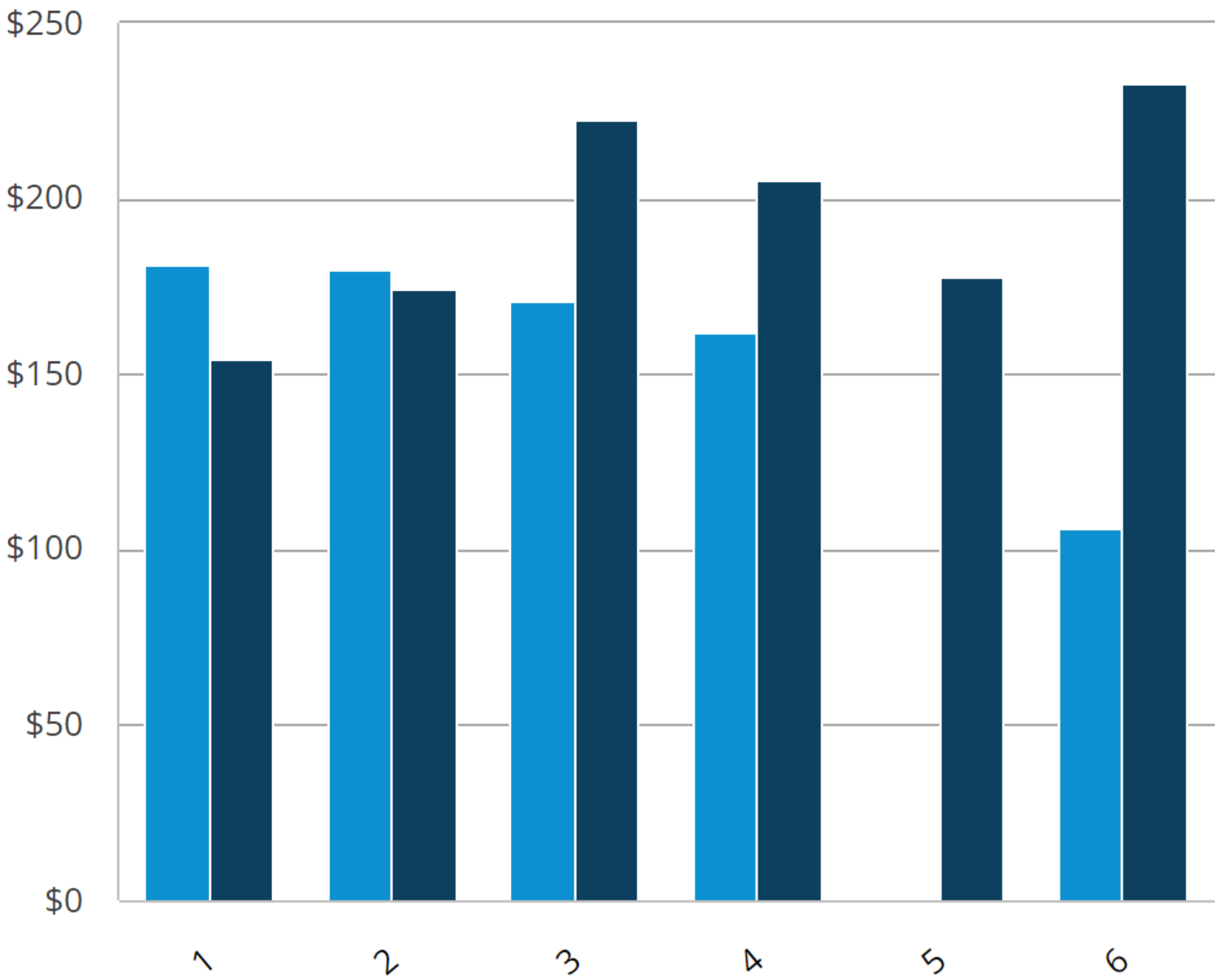
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

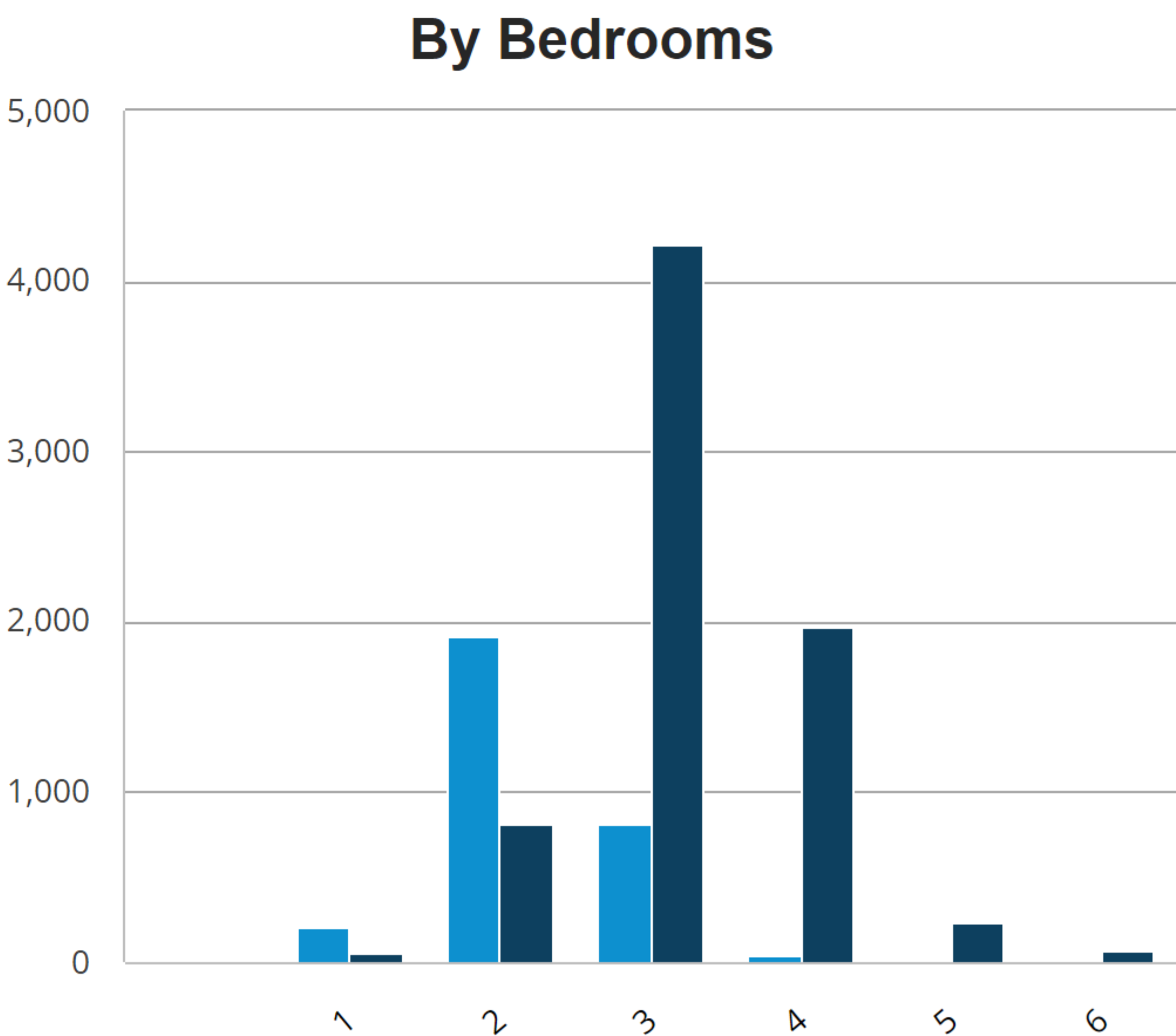
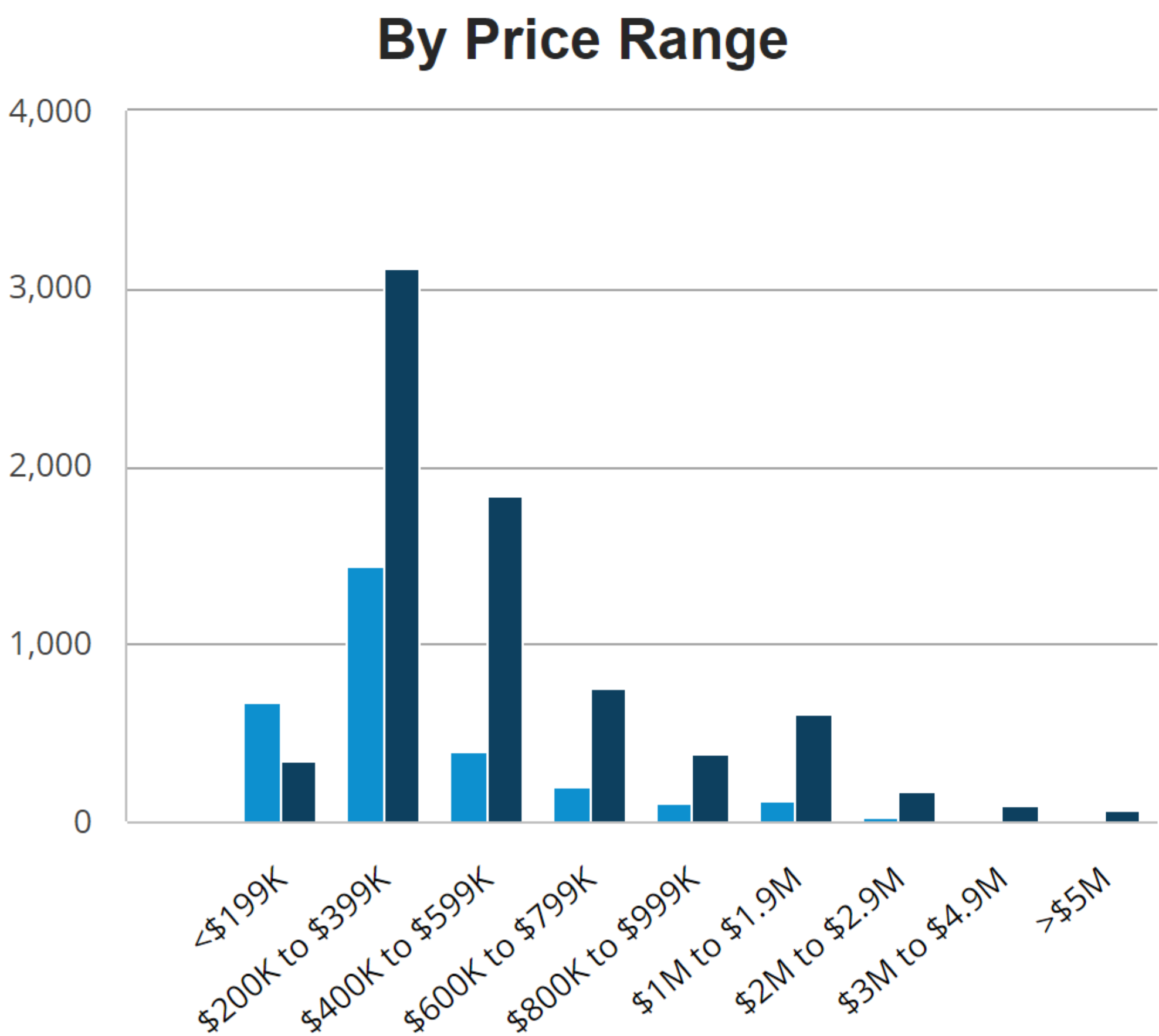
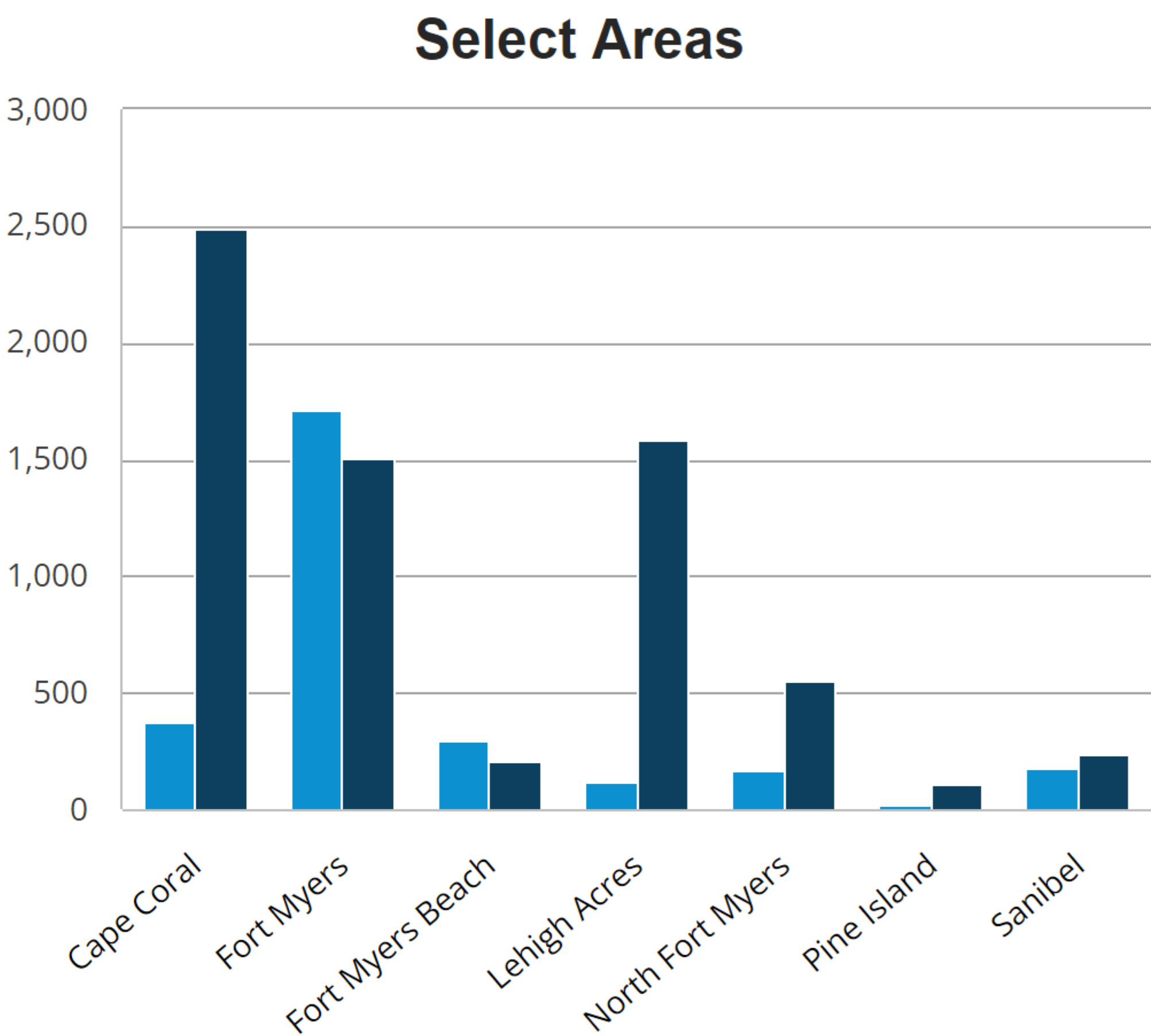
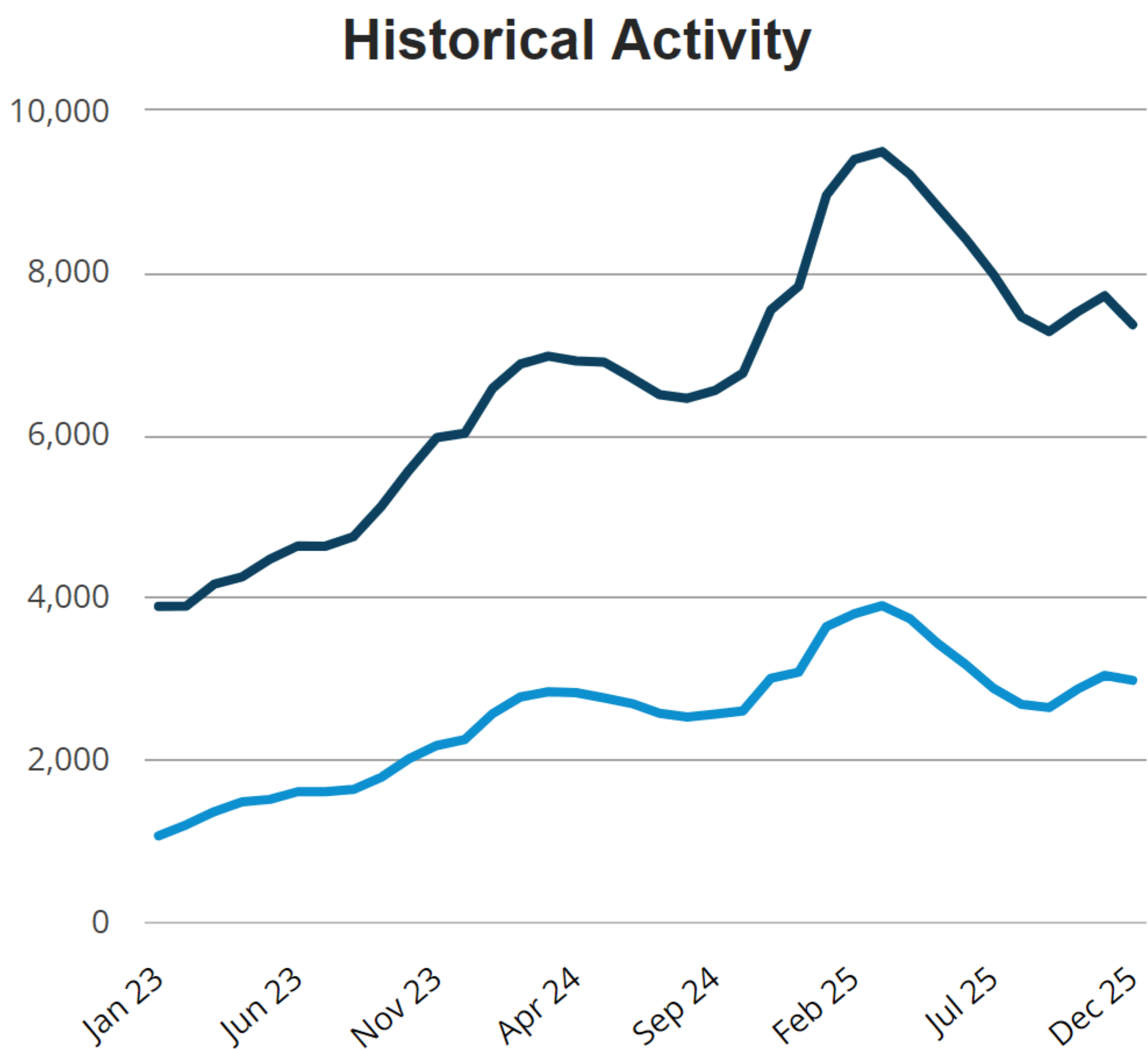
Active Inventory



December 2025

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

	December 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	7,359	⌵	-4.6%	⌵	-6.1%	—
CONDO	2,975	⌵	-2.0%	⌵	-3.3%	—



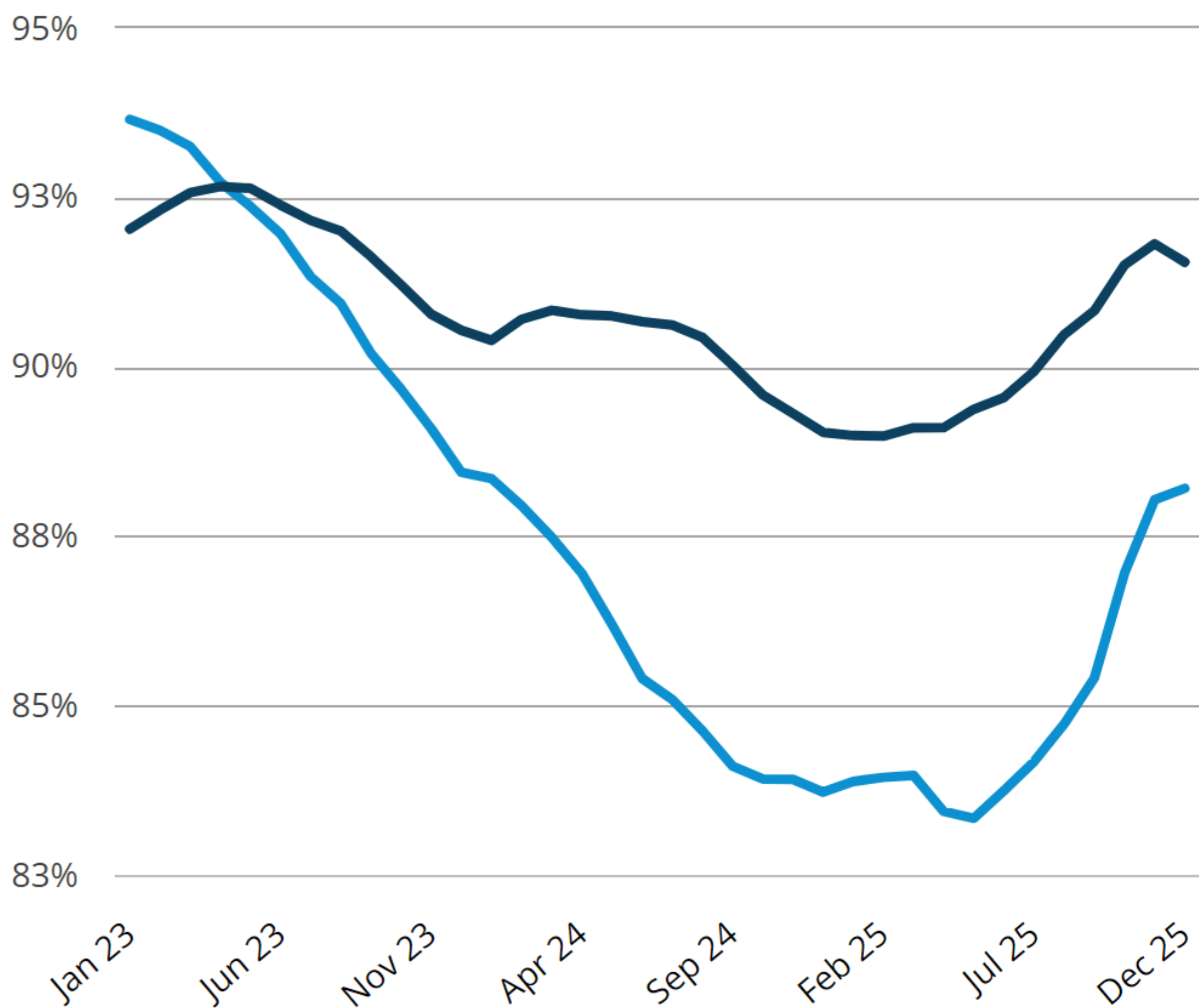
Legend: — Condo — Single Family

December 2025

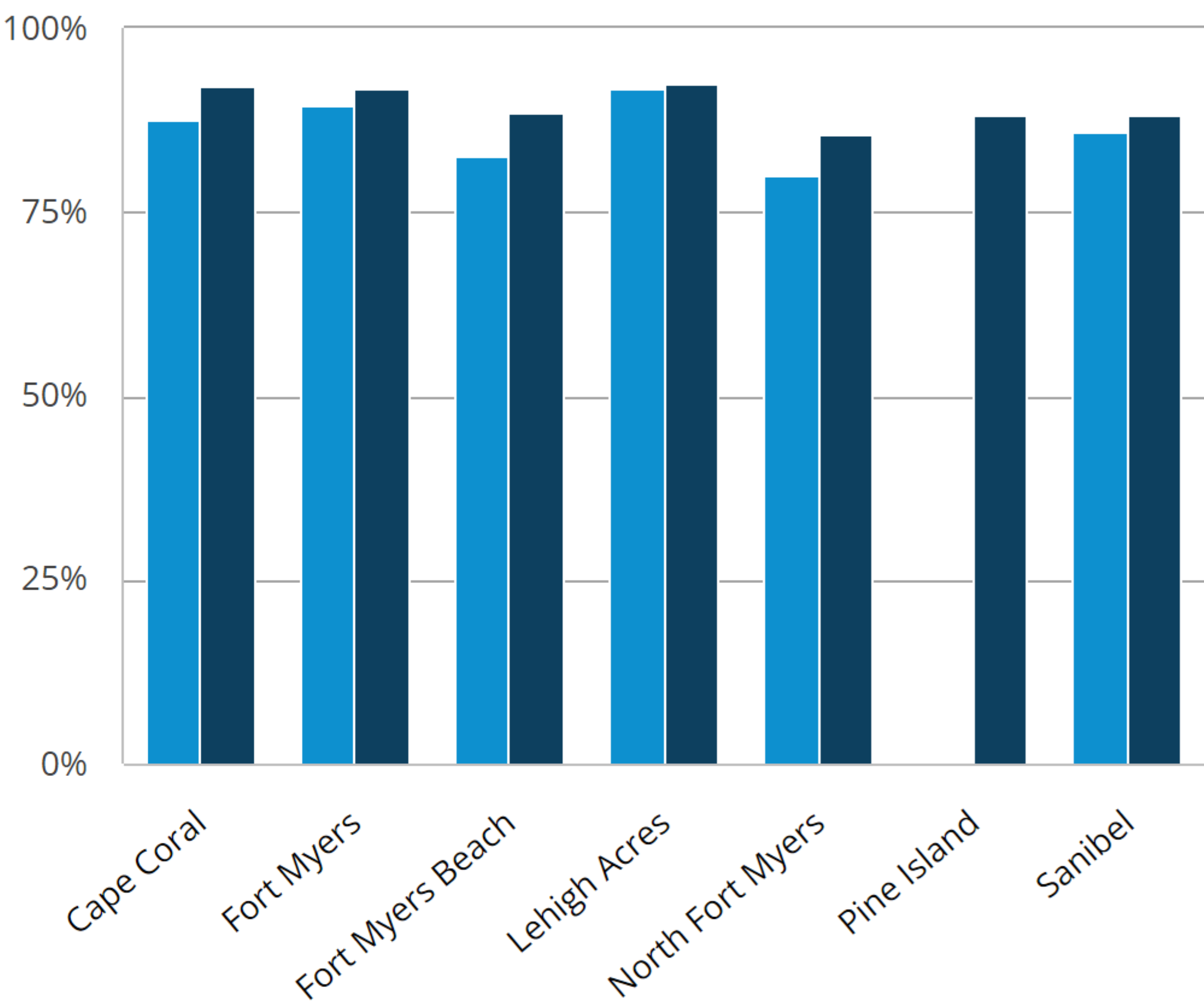
The average of the sales price divided by the original list price expressed as a percentage.

	December 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	91.5%	⬇	-0.3%	⬆	2.8%	⬇	-0.6%
CONDO	88.2%	⬆	0.2%	⬆	5.4%	⬇	-1.8%

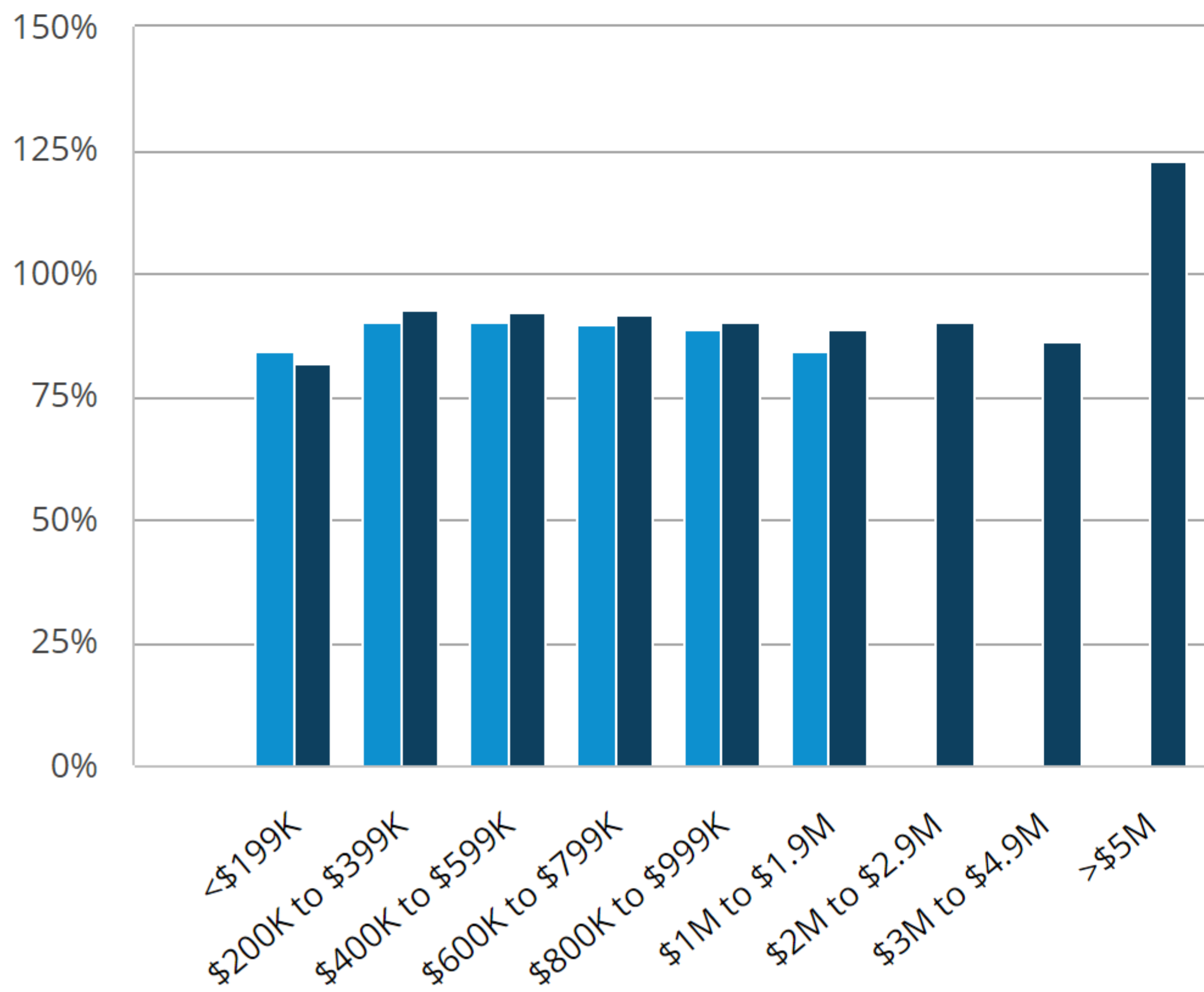
Historical Activity



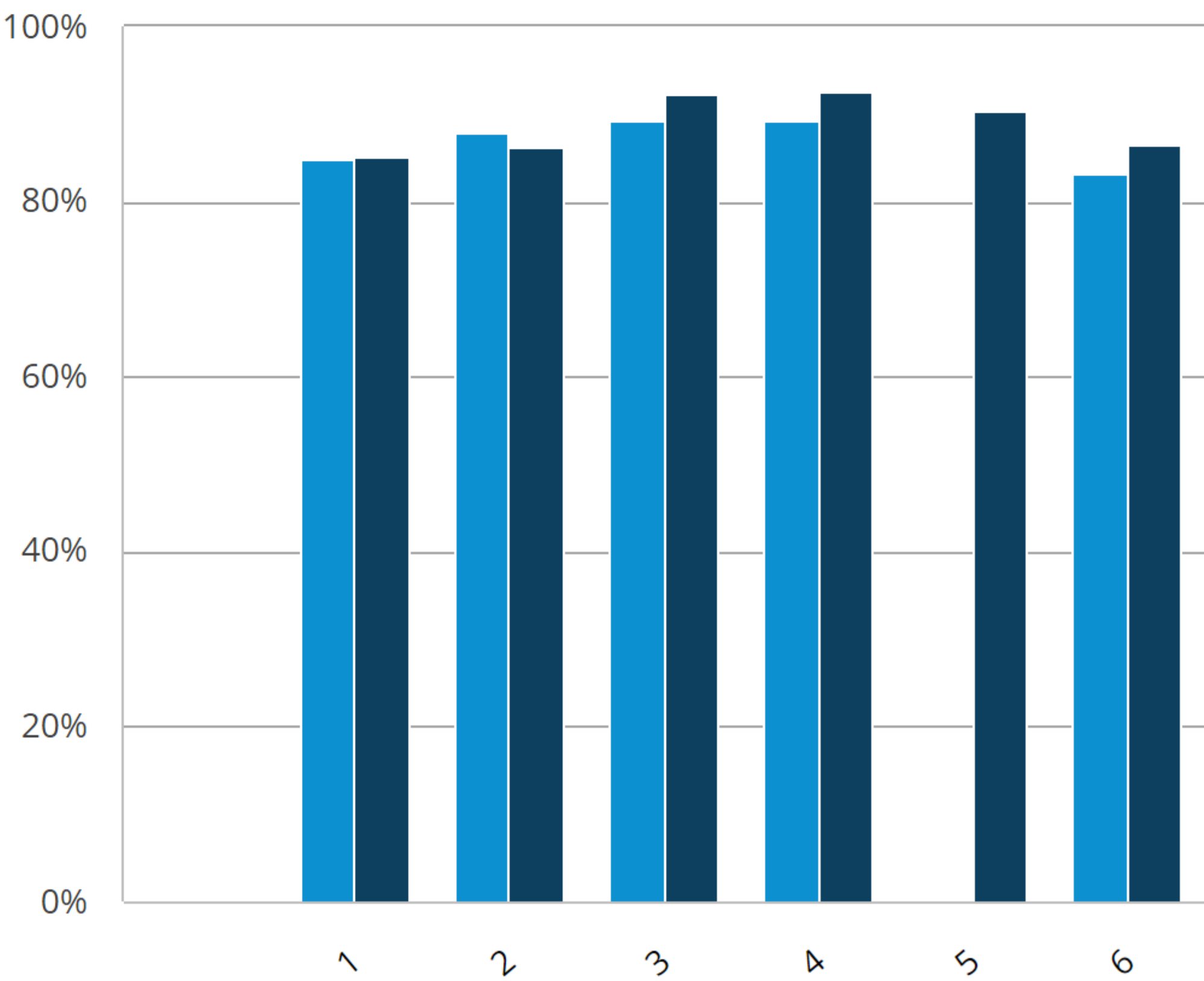
Select Areas



By Price Range



By Bedrooms



Months Supply of Inventory

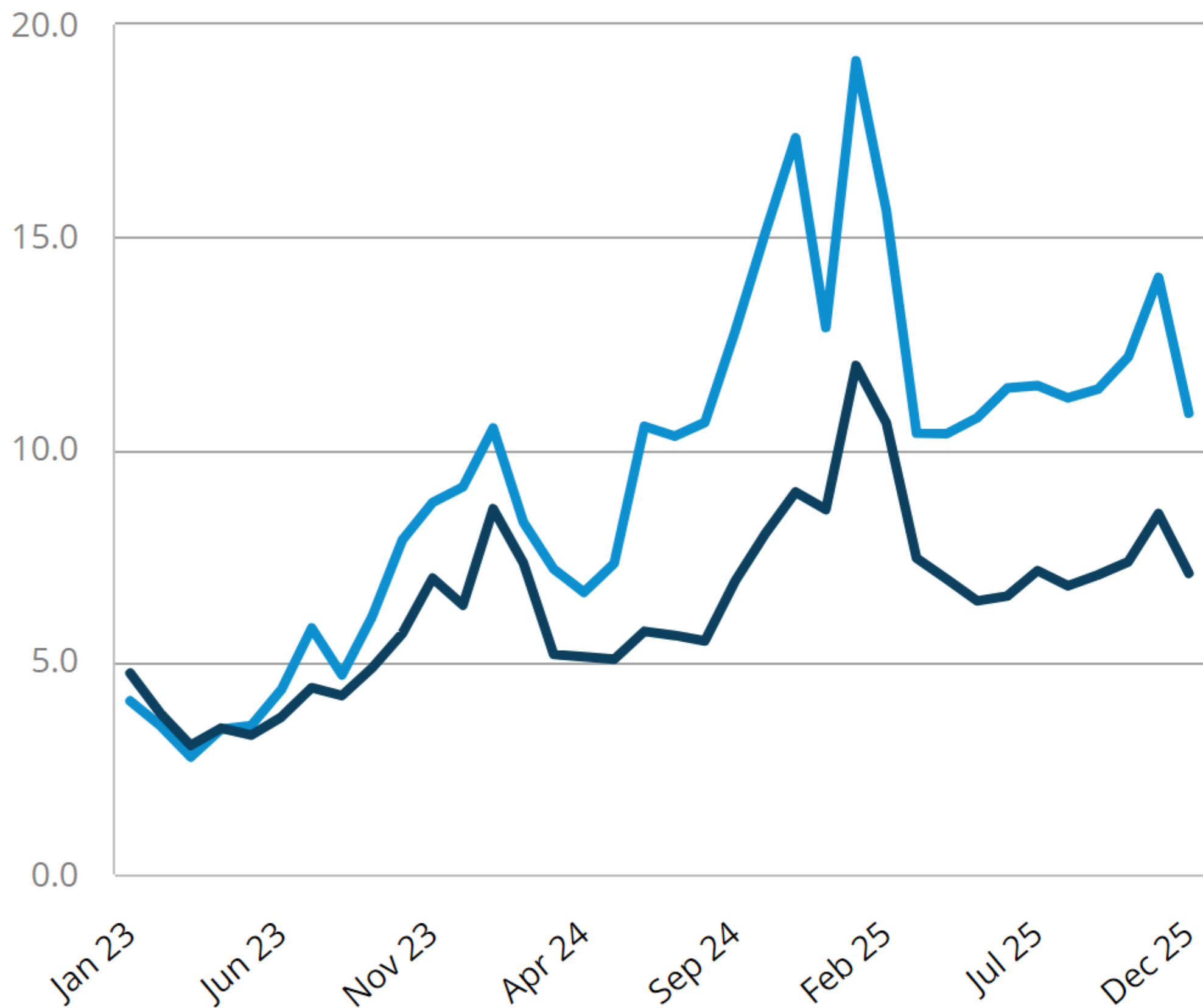


December 2025

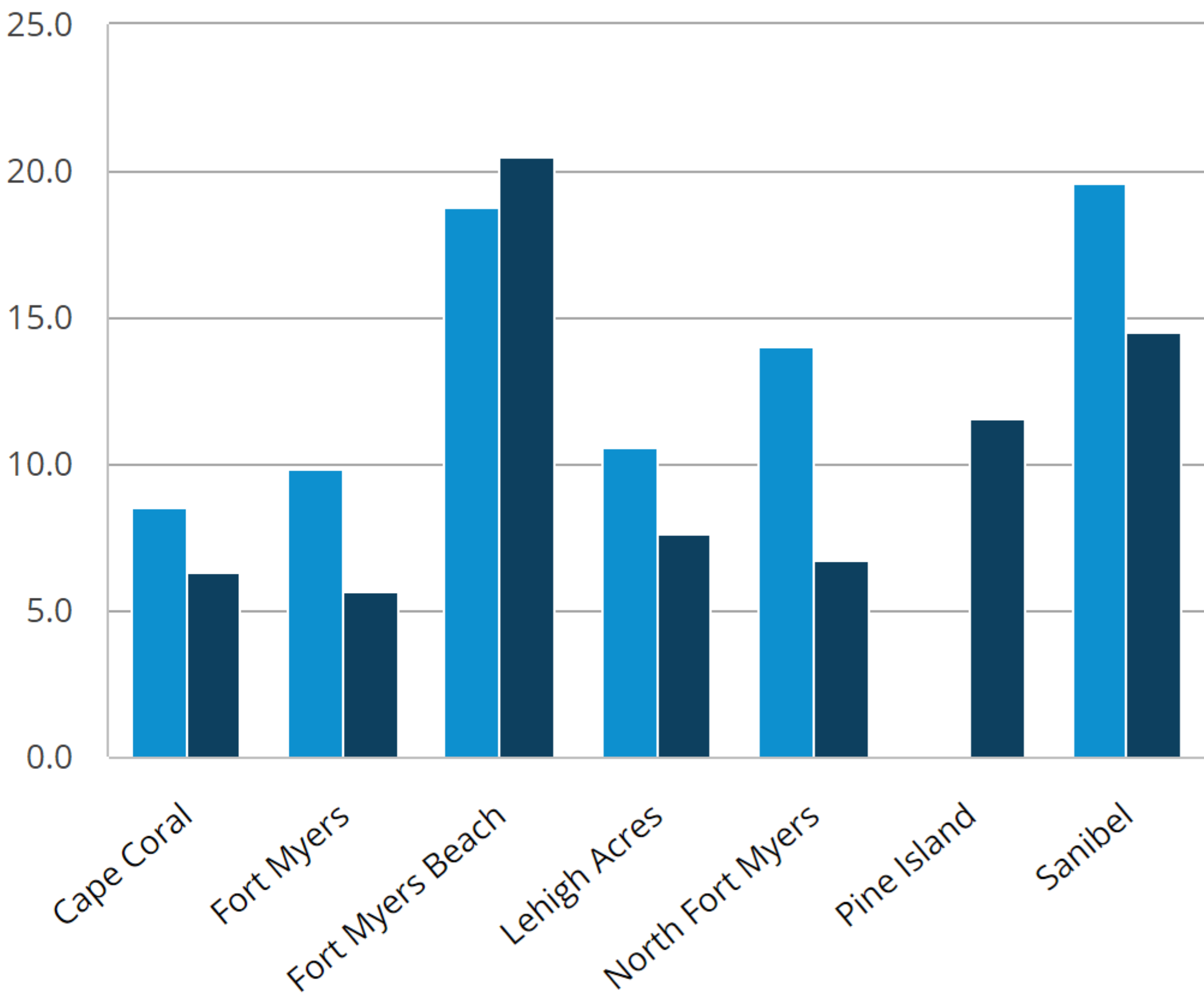
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	December 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	7.1	⌵ -16.5%	⌵ -17.5%	—
CONDO	10.9	⌵ -22.7%	⌵ -15.6%	—

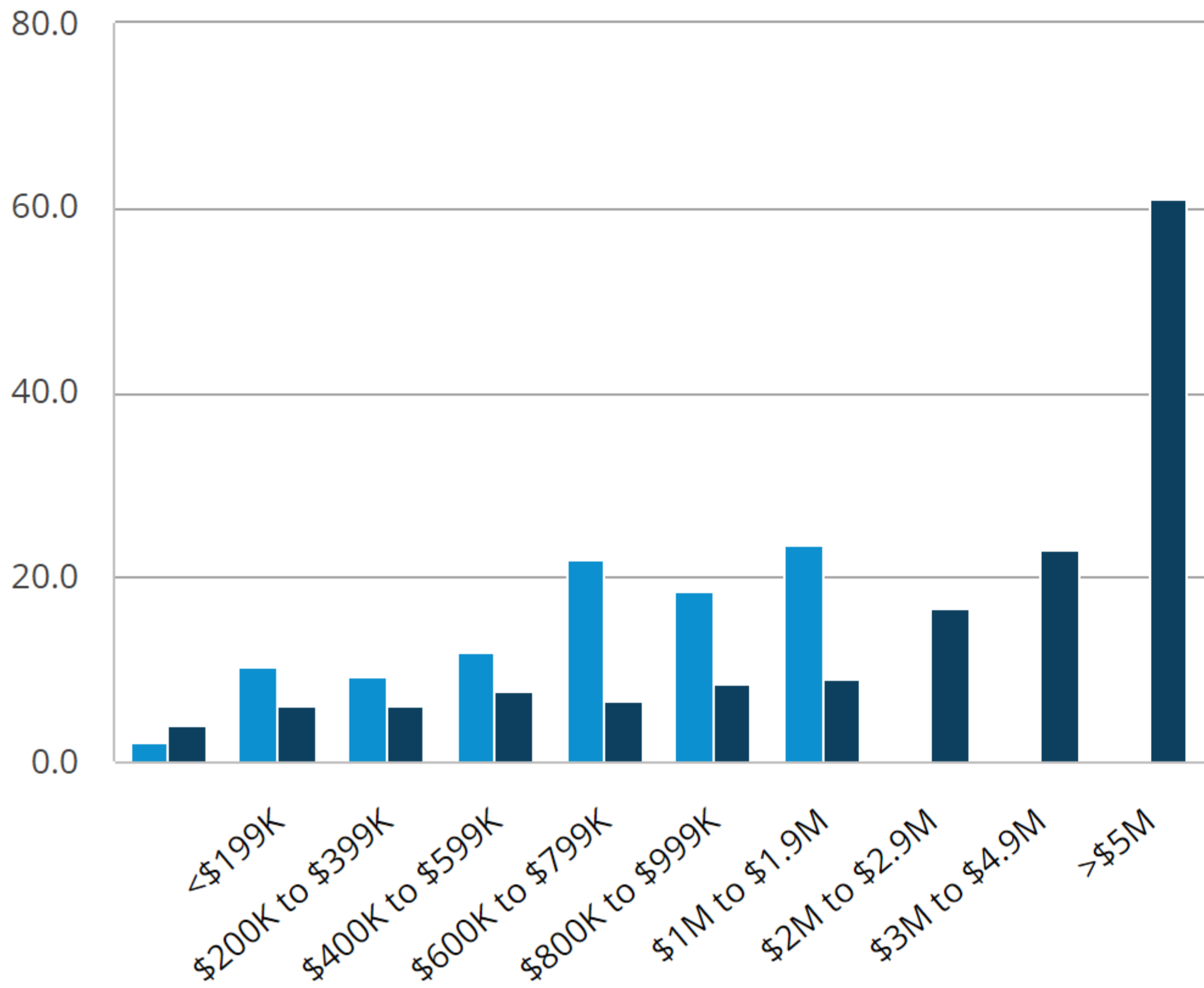
Historical Activity



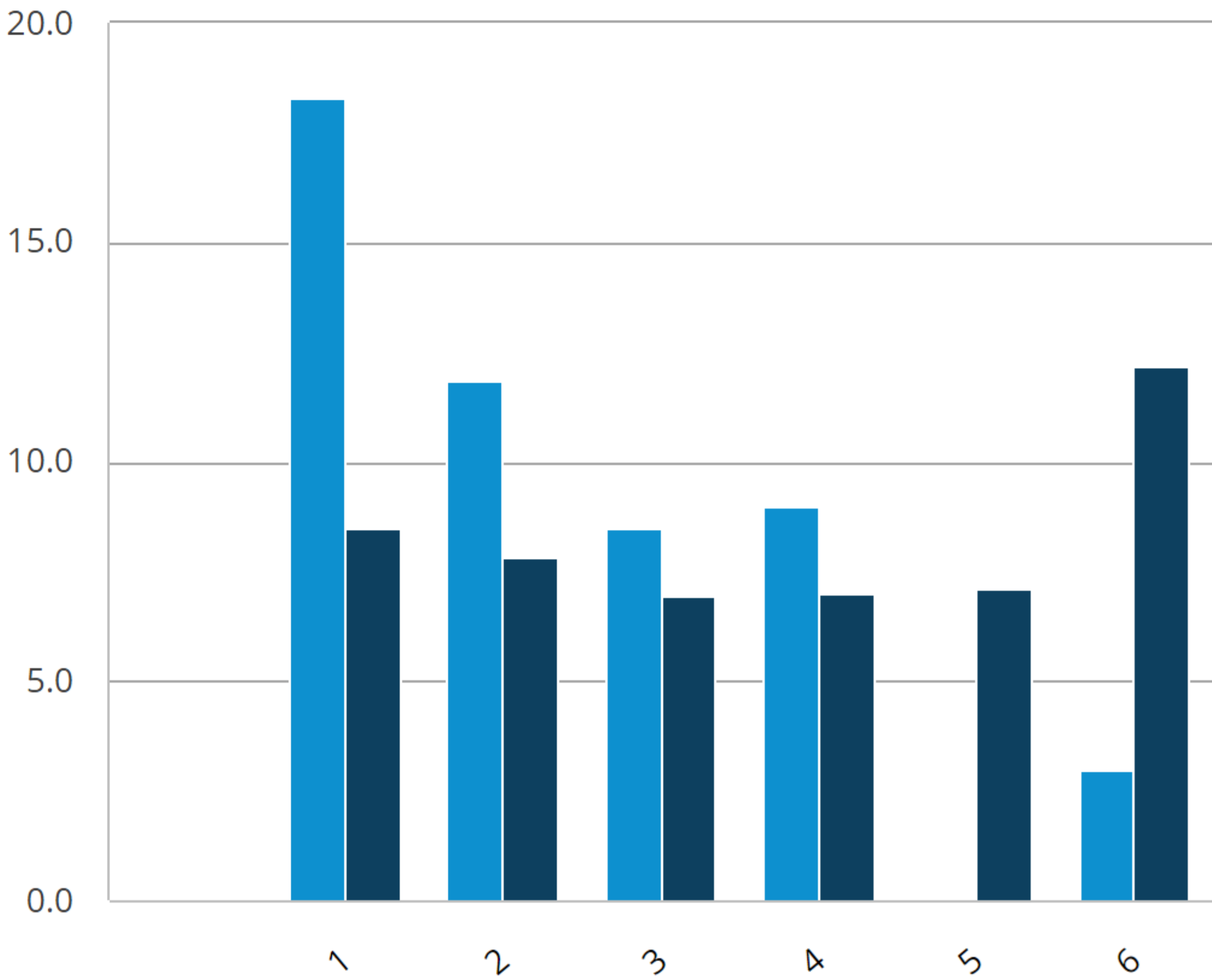
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Median Sales Price

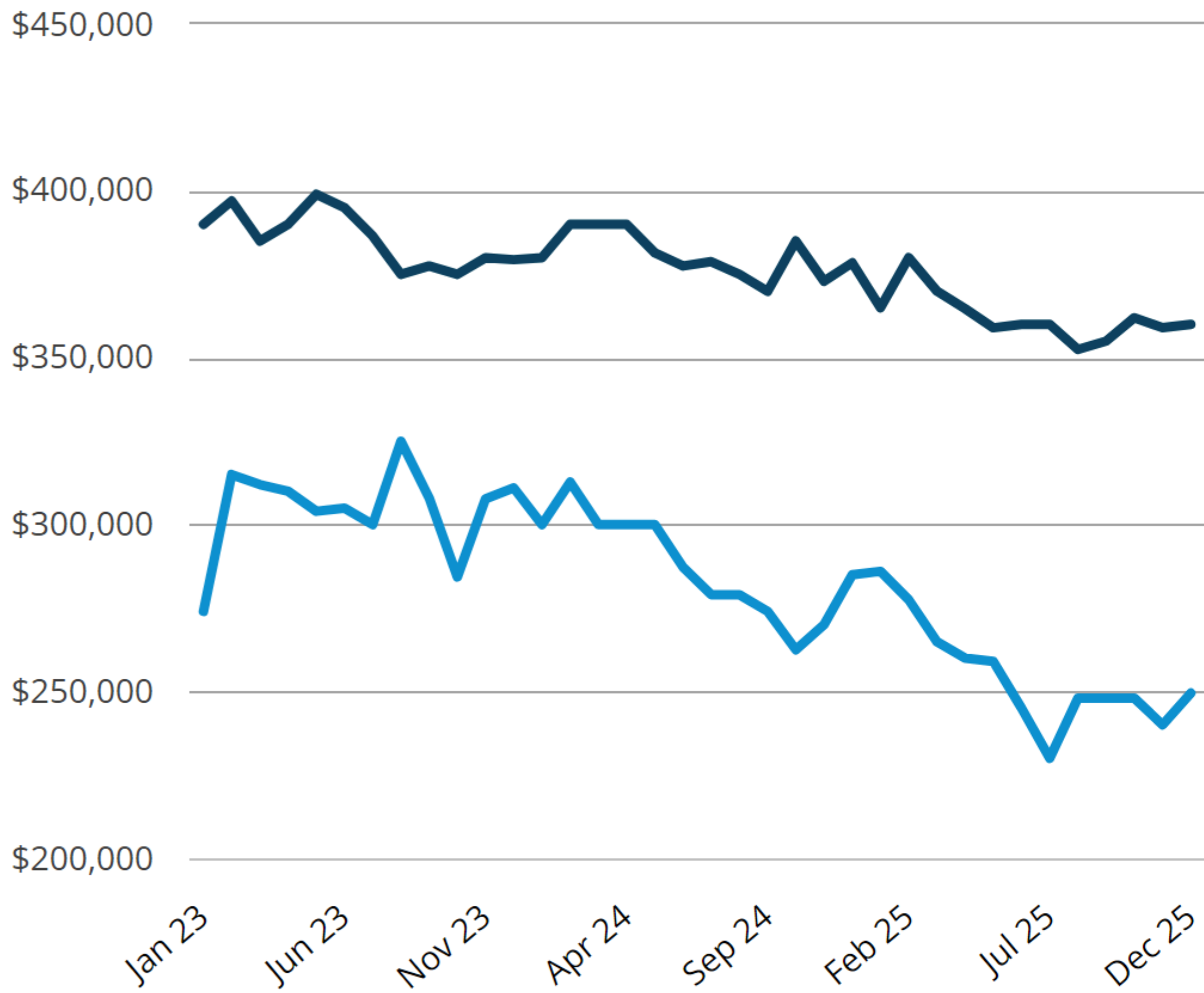


December 2025

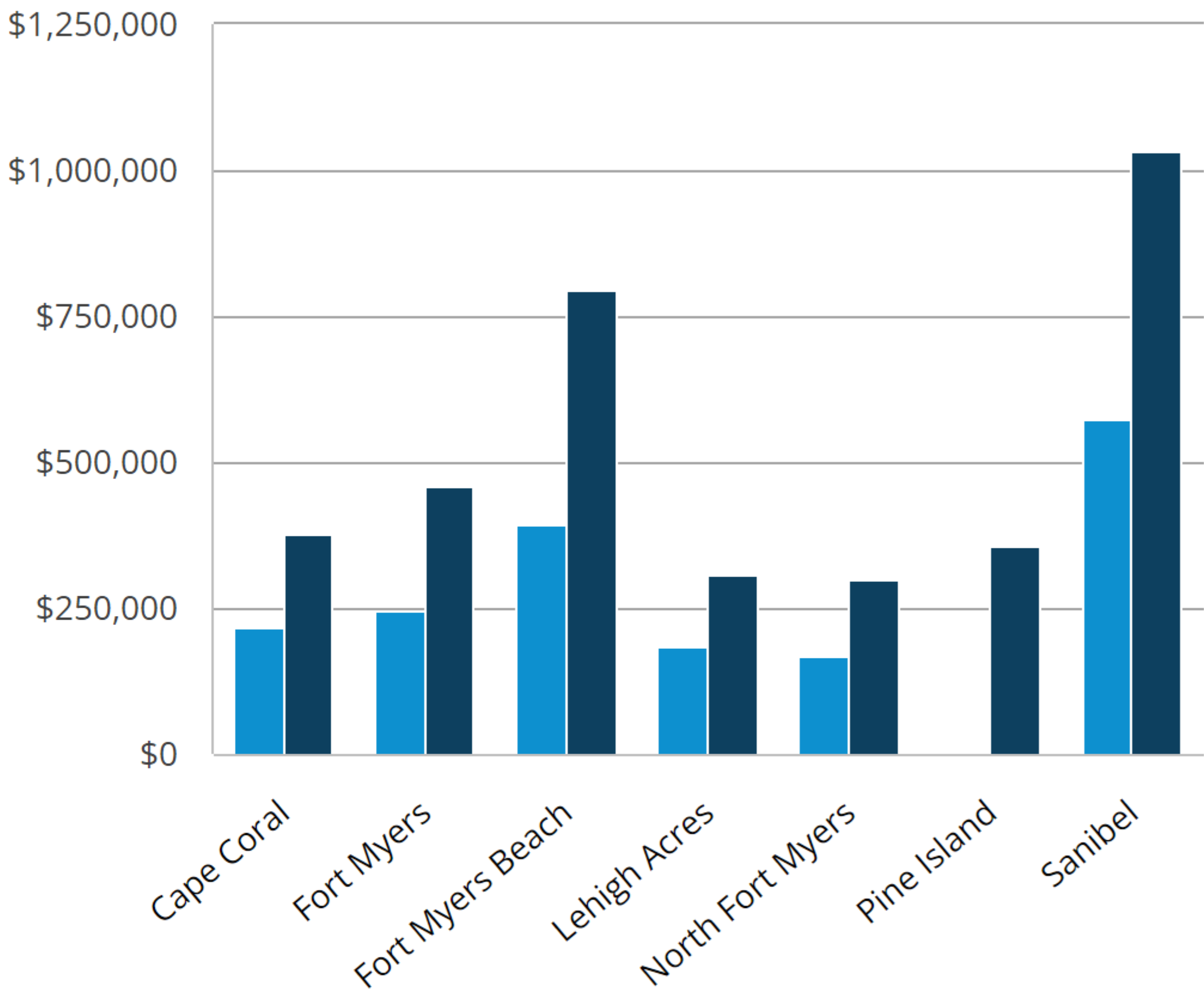
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	December 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$360,000	⬆	0.3%	⬇	-4.9%	⬇	-5.3%
CONDO	\$249,495	⬆	4.0%	⬇	-12.5%	⬇	-13.1%

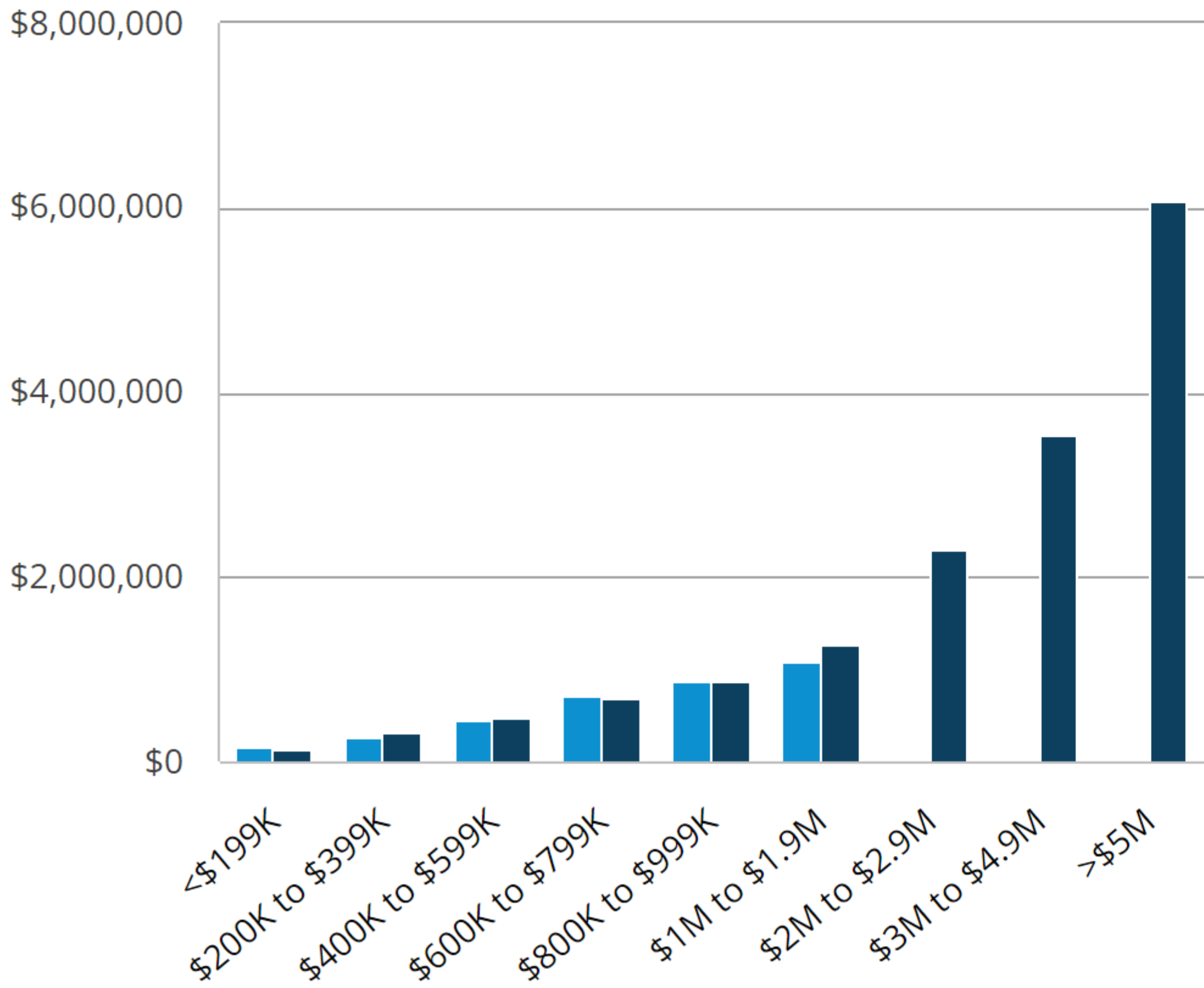
Historical Activity



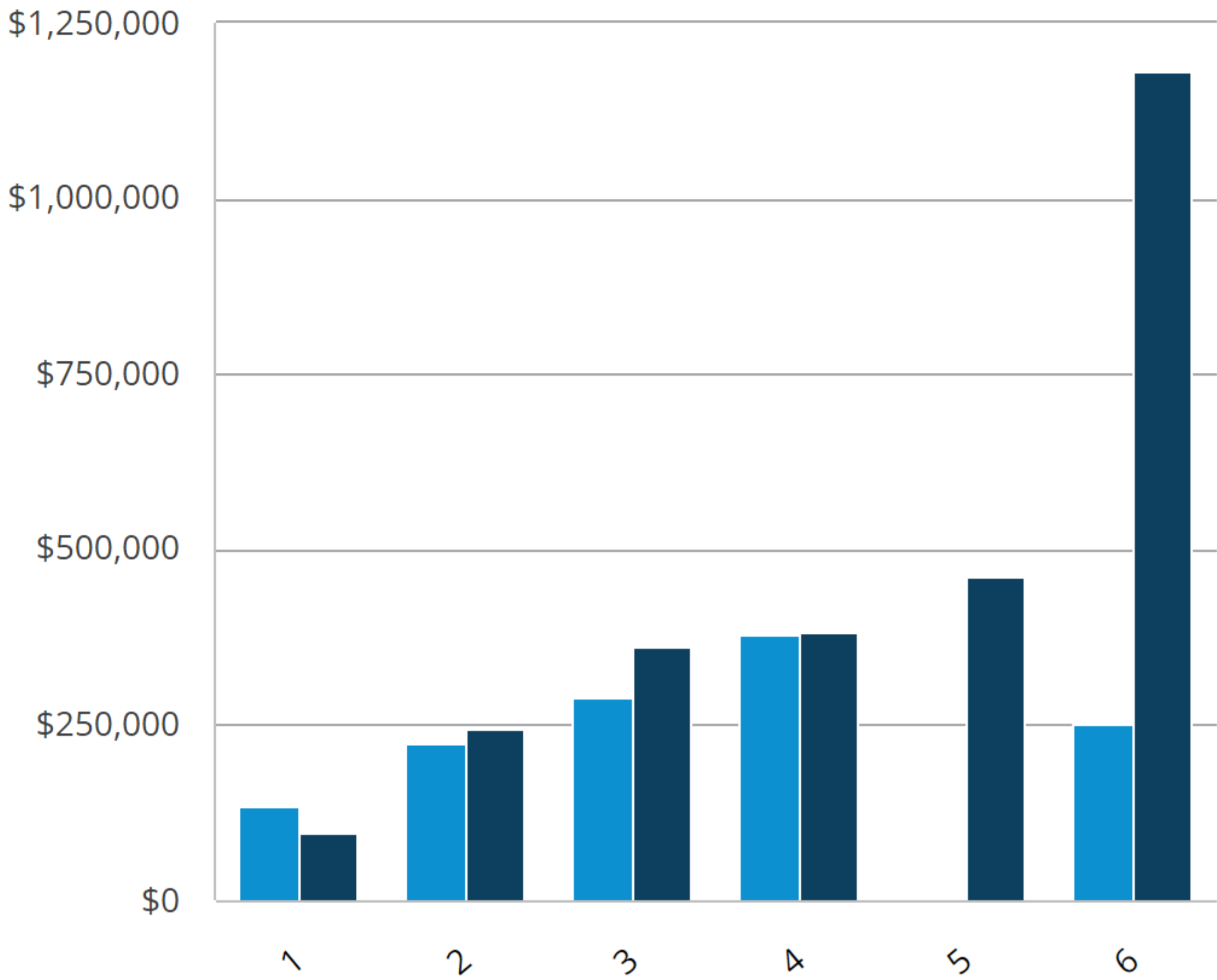
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family