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## **Royal Palm Coast Realtor® Association Market Stats Report: More Home Listed For Sale As Home Prices Increase In October**

**Fort Myers and Cape Coral, FL** –RPCRA notes that the pending sales as well new listings, have been encouraging. Particularly with the busy season quickly approaching.

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

For the RPCRA single family residential market, the median sold price was \$388,000, up 4.9% from the previous month. The number of closed sales was 776, down 14.3 % from September. The number of new listings at the end of October was 1584, a decrease of 0.7% from the prior month. The median days on market was 54, up 10.2% compared to September. Finally, the months' supply of inventory increased to 7.8, 17.9% higher compared to September.

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

For the RPCRA condo and townhouse market, the median sold price was \$260,000, down 6.1% from the previous month, and down 7.1% from last October. The number of closed sales was 129, a decrease of 19.9% from September, with median days on market up 13.7% at 79. The number of new listings at the end of October was 421, an increase of 1.4% from the prior month. Finally, the monthly supply of inventory increased to 17.1, up 25.8% from September, and up 106.7% compared to October 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.

###



## Market Statistics Dashboard

October 2024 ▼

	Single Family Homes		Condos Townhouses	
	2024	2023	2024	2023
<b>Closed Sales</b>	<span style="color: red;">▼</span> Down 16.0% From Last Year <b>776</b>	924	<span style="color: red;">▼</span> Down 38.3% From Last Year <b>129</b>	209
<b>Pending Sales</b>	<span style="color: red;">▼</span> Down 5.2% From Last Year <b>799</b>	843	<span style="color: red;">▼</span> Down 34.7% From Last Year <b>132</b>	202
<b>Active Inventory</b>	<span style="color: green;">▲</span> Up 16.1% From Last Year <b>6,057</b>	5,217	<span style="color: green;">▲</span> Up 28.1% From Last Year <b>2,210</b>	1,725
<b>Days On Market</b>	<span style="color: green;">▲</span> Up 54.3% From Last Year <b>54</b>	35	<span style="color: green;">▲</span> Up 110.7% From Last Year <b>79</b>	37.5
<b>Median Sales Price</b>	<span style="color: green;">▲</span> Up 2.1% From Last Year <b>\$388,000</b>	\$380,000	<span style="color: red;">▼</span> Down 7.1% From Last Year <b>\$260,000</b>	\$280,000

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 Nov 07, 2024

# October 2024 Market Review

Single Family Residence

25 Cities selected

13 months  YTD

Compared to October 2023

Compared to September 2024

October 2024

<p>2.1% <span>↑</span></p>	<p>4.9% <span>↑</span></p>	<p>Median Sales Price</p> <p><b>\$388,000</b></p>
<p>-16.0% <span>↓</span></p>	<p>-14.3% <span>↓</span></p>	<p>Closed Sales</p> <p><b>776</b></p>
<p>54.3% <span>↑</span></p>	<p>10.2% <span>↑</span></p>	<p>Median Days on Market</p> <p><b>54</b></p>
<p>-0.4% <span>↓</span></p>	<p>-0.5% <span>↓</span></p>	<p>List Price Received</p> <p><b>96.7%</b></p>
<p>-1.7% <span>↓</span></p>	<p>1.8% <span>↑</span></p>	<p>Sold \$/SqFt</p> <p><b>\$228</b></p>
<p>-13.3% <span>↓</span></p>	<p>-0.7% <span>↓</span></p>	<p>New Listings</p> <p><b>1,584</b></p>
<p>16.1% <span>↑</span></p>	<p>1.1% <span>↑</span></p>	<p>Active Inventory</p> <p><b>6,057</b></p>
<p>38.2% <span>↑</span></p>	<p>17.9% <span>↑</span></p>	<p>Months Supply of Inventory</p> <p><b>7.8</b></p>

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



# October 2024 Market Review

Condominium, Townhouse

25 Cities selected

13 months  YTD

Compared to October 2023

Compared to September 2024

October 2024

<p>-7.1% </p>	<p>-6.1% </p>	<p>Median Sales Price</p> <p><b>\$260,000</b></p>
<p>-38.3% </p>	<p>-19.9% </p>	<p>Closed Sales</p> <p><b>129</b></p>
<p>110.7% </p>	<p>13.7% </p>	<p>Median Days on Market</p> <p><b>79</b></p>
<p>-1.8% </p>	<p>0.0% </p>	<p>List Price Received</p> <p><b>94.0%</b></p>
<p>-11.2% </p>	<p>-5.0% </p>	<p>Sold \$/SqFt</p> <p><b>\$190</b></p>
<p>-22.3% </p>	<p>1.4% </p>	<p>New Listings</p> <p><b>421</b></p>
<p>28.1% </p>	<p>0.8% </p>	<p>Active Inventory</p> <p><b>2,210</b></p>
<p>107.6% </p>	<p>25.8% </p>	<p>Months Supply of Inventory</p> <p><b>17.1</b></p>

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





New Pending Sales



931



-10.9% compared to

1,045

October 2023



Time Series (Line)



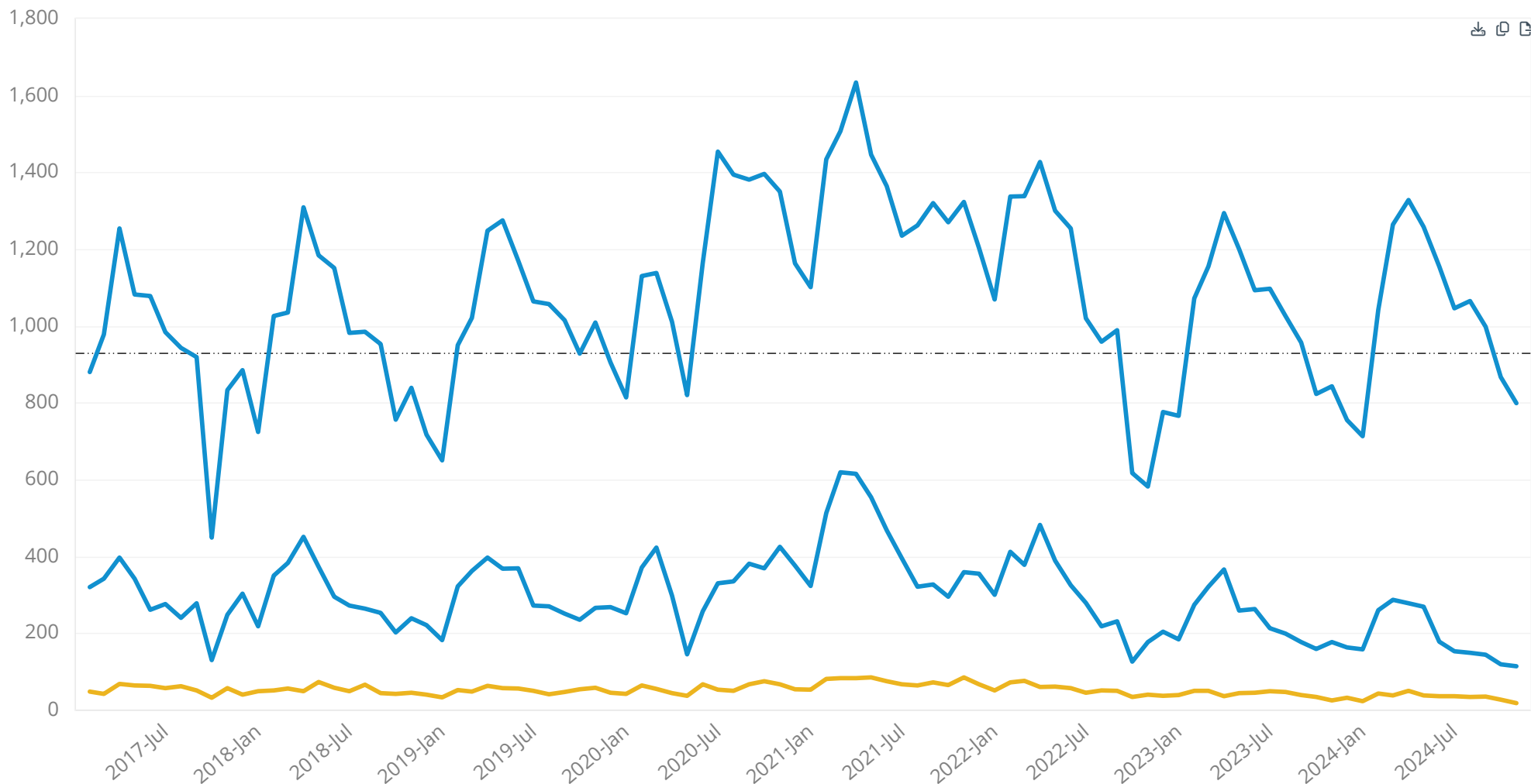
Monthly



By Property Type



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



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; all # of bathrooms; in all lot size ranges; across all years built.



Days on Market (Pending) ▼

56



60.0%  
compared to

35

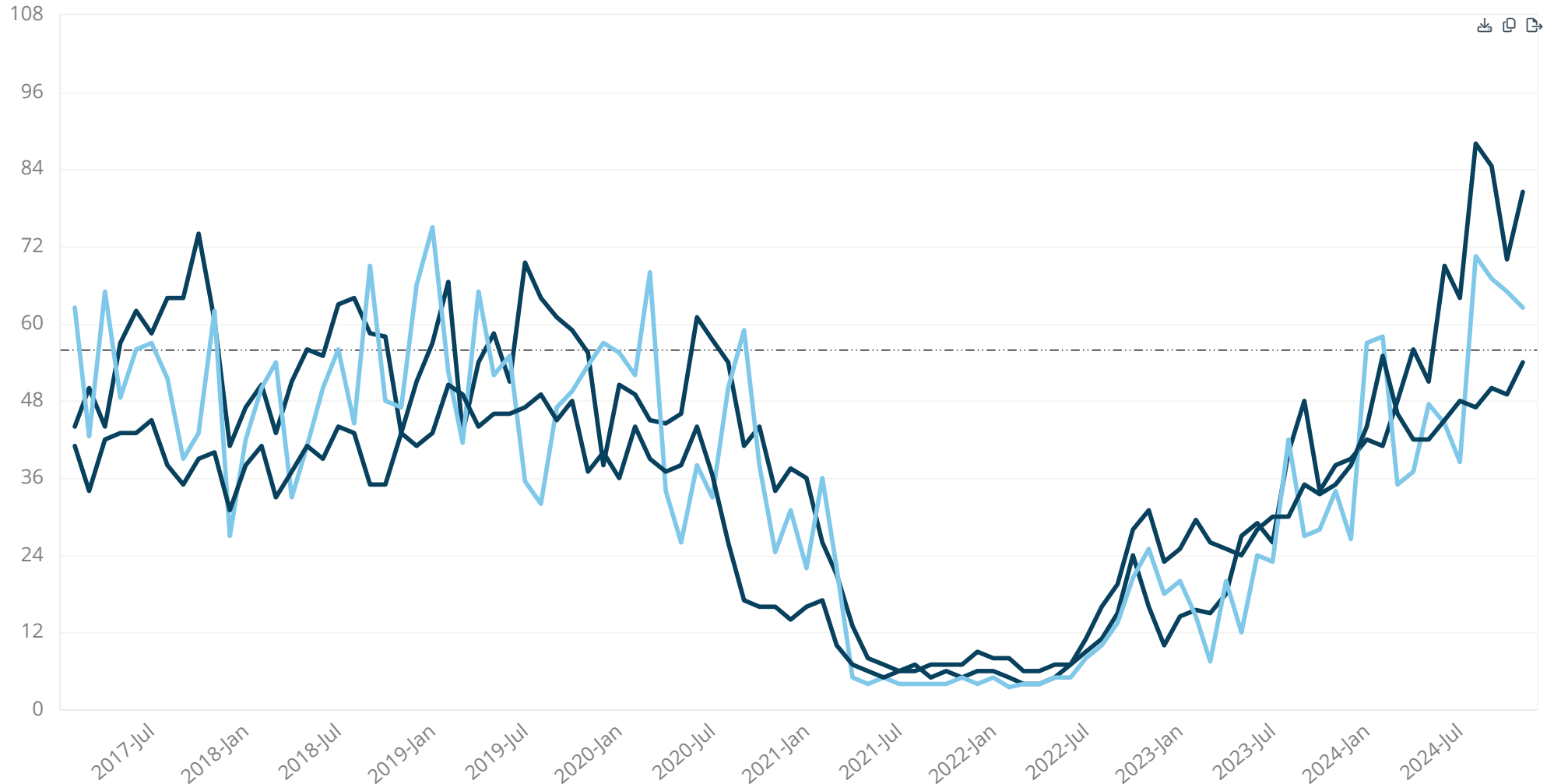
October 2023 ▼

Time Series (Line) ▼

Monthly ▼

By Property Type ▼

Days on Market is the median number of days a property is active between the list date and the contract date, reported in the contract month.



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; all # of bathrooms; in all lot size ranges; across all years built.



Active Inventory



8,267



19.1% compared to

6,942

October 2023



Time Series (Line)



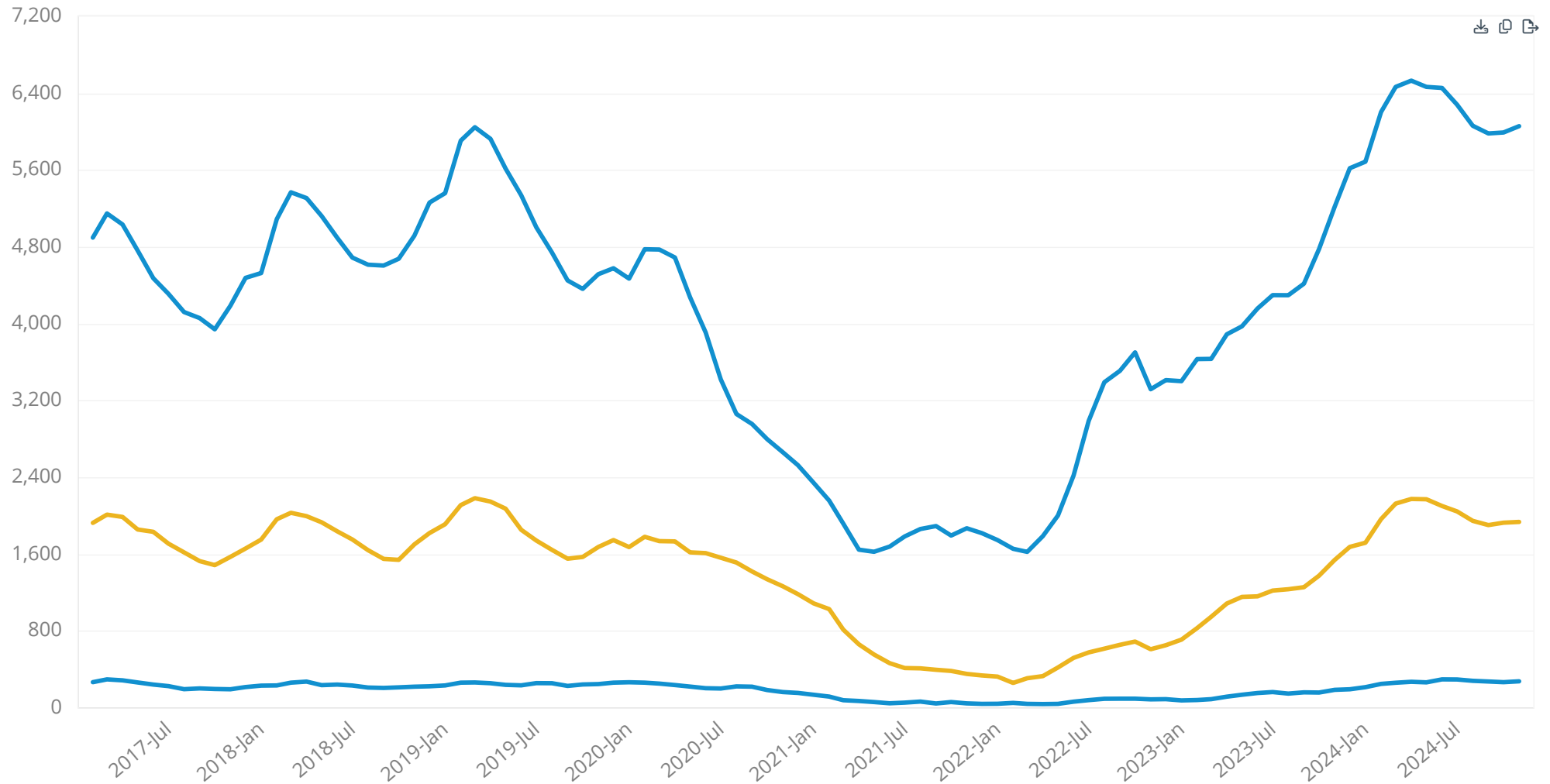
Monthly



By Property Type



Active Inventory is the number of properties available for sale at the end of the month, based on the contract date.



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; all # of bathrooms; in all lot size ranges; across all years built.



Median Sales Price



**\$375,000**



2.7%  
compared to

**\$364,999**

October 2023



Time Series (Line)



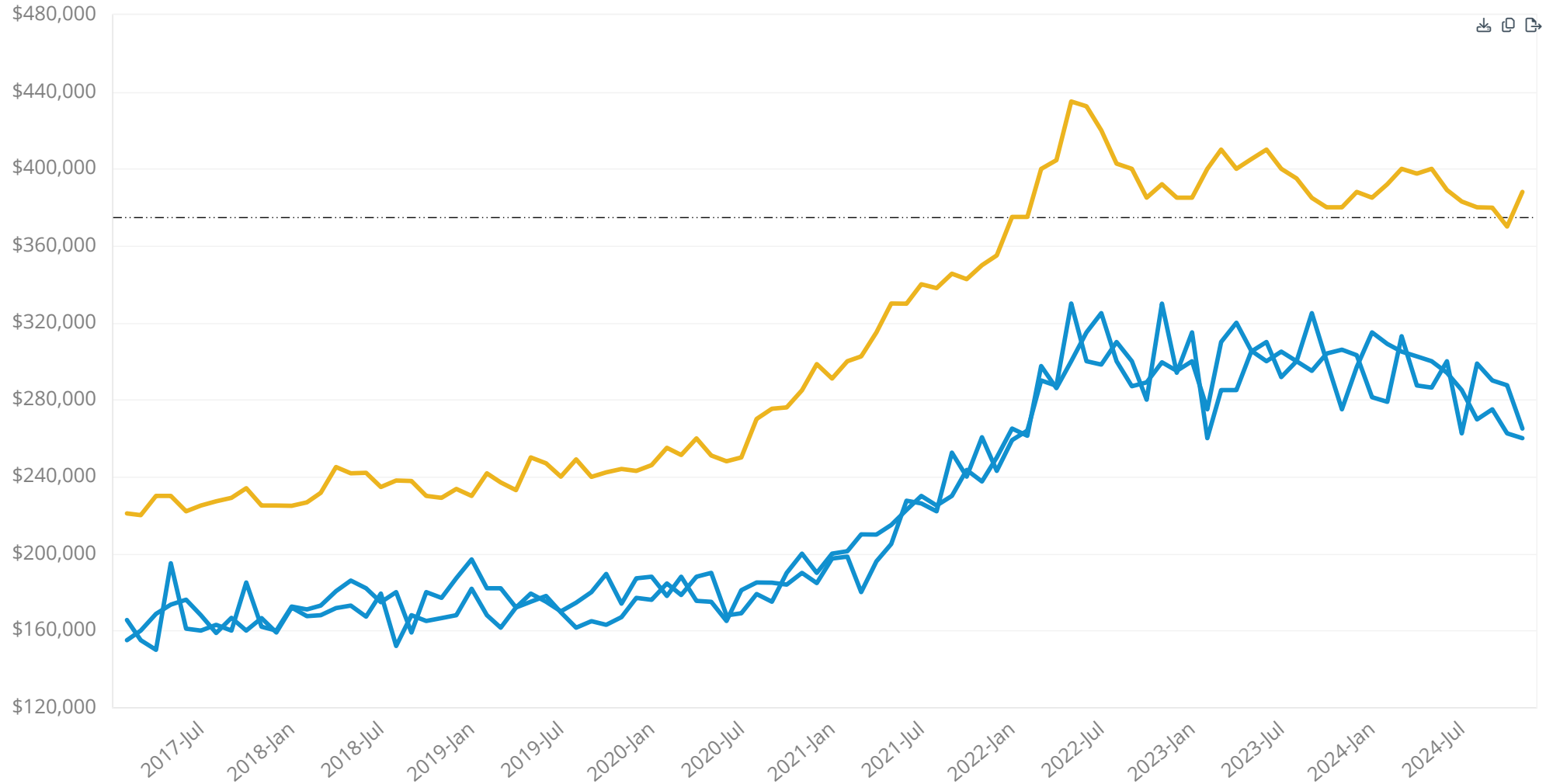
Monthly



By Property Type



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



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; all # of bathrooms; in all lot size ranges; across all years built.





Closed Sales



905



-20.1% compared to

1,133

October 2023



Time Series (Line)



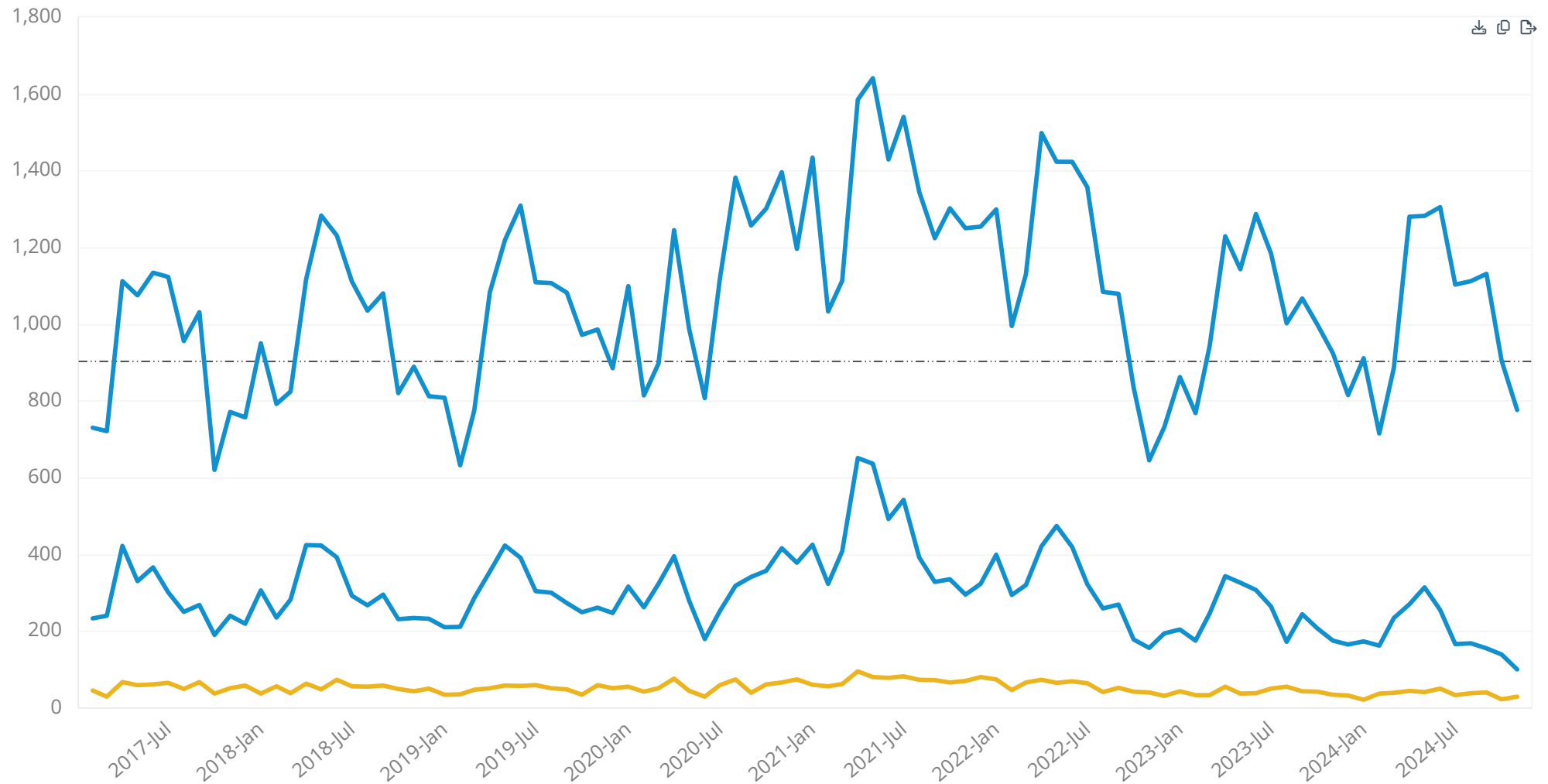
Monthly



By Property Type



Closed Sales is the number of properties that sold.



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; all # of bathrooms; in all lot size ranges; across all years built.