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Royal Palm Coast Realtor® Association Market Stats Report: August Brings Increase In Closed Sales As Well As New Listings

Fort Myers and Cape Coral, FL – Marlissa Gervasoni, President of the Royal Palm Coast Realtor® Association, remarked, "The increase in closed sales as well new listings, even if slight, has 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 \$379,000, down 0.3% from the previous month. The number of closed sales was 1113, up 0.3 % from July. The number of new listings at the end of August was 1724, an increase of 3.7% from the prior month. The median days on market was 50, up 8.7% compared to July. Finally, the months' supply of inventory decreased to 5.2, 4.1% lower compared to July.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$280,000, up 0.9% from the previous month, and down 12.5% from last August. The number of closed sales was 193, a decrease of 6.3% from July, with median days on market down 12.4%% at 75. The number of new listings at the end of July was 411, an increase of 14.5% from the prior month. Finally, the monthly supply of inventory increased to 11, up 3% from July, and up 123.9% compared to August 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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Market Statistics Dashboard

August 2024 ▼

	Single Family Homes		Condos Townhouses	
	2024	2023	2024	2023
Closed Sales	↑ Up 4.3% From Last Year 1,113	1,067	↓ Down 32.8% From Last Year 193	287
Pending Sales	↑ Up 17.3% From Last Year 1,123	957	↓ Down 9.3% From Last Year 196	216
Active Inventory	↑ Up 30.3% From Last Year 5,753	4,415	↑ Up 50.6% From Last Year 2,131	1,415
Days On Market	↑ Up 42.9% From Last Year 50	35	↑ Up 81.7% From Last Year 75	41
Median Sales Price	↓ Down 1.5% From Last Year \$379,000	\$384,900	↓ Down 12.5% From Last Year \$280,000	\$320,000

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 Sep 10, 2024

August 2024 Market Review

Single Family Residence

24 Cities selected

13 months YTD

Compared to August 2023

Compared to July 2024

August 2024

<p>-1.5% </p>	<p>-0.3% </p>	<p>Median Sales Price</p> <p>\$379,000</p>
<p>4.3% </p>	<p>0.3% </p>	<p>Closed Sales</p> <p>1,113</p>
<p>42.9% </p>	<p>8.7% </p>	<p>Median Days on Market</p> <p>50</p>
<p>-0.0% </p>	<p>0.0% </p>	<p>List Price Received</p> <p>97.2%</p>
<p>-4.3% </p>	<p>-1.7% </p>	<p>Sold \$/SqFt</p> <p>\$225</p>
<p>11.8% </p>	<p>3.7% </p>	<p>New Listings</p> <p>1,724</p>
<p>30.3% </p>	<p>-3.8% </p>	<p>Active Inventory</p> <p>5,753</p>
<p>24.9% </p>	<p>-4.1% </p>	<p>Months Supply of Inventory</p> <p>5.2</p>

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



August 2024 Market Review

Condominium, Townhouse

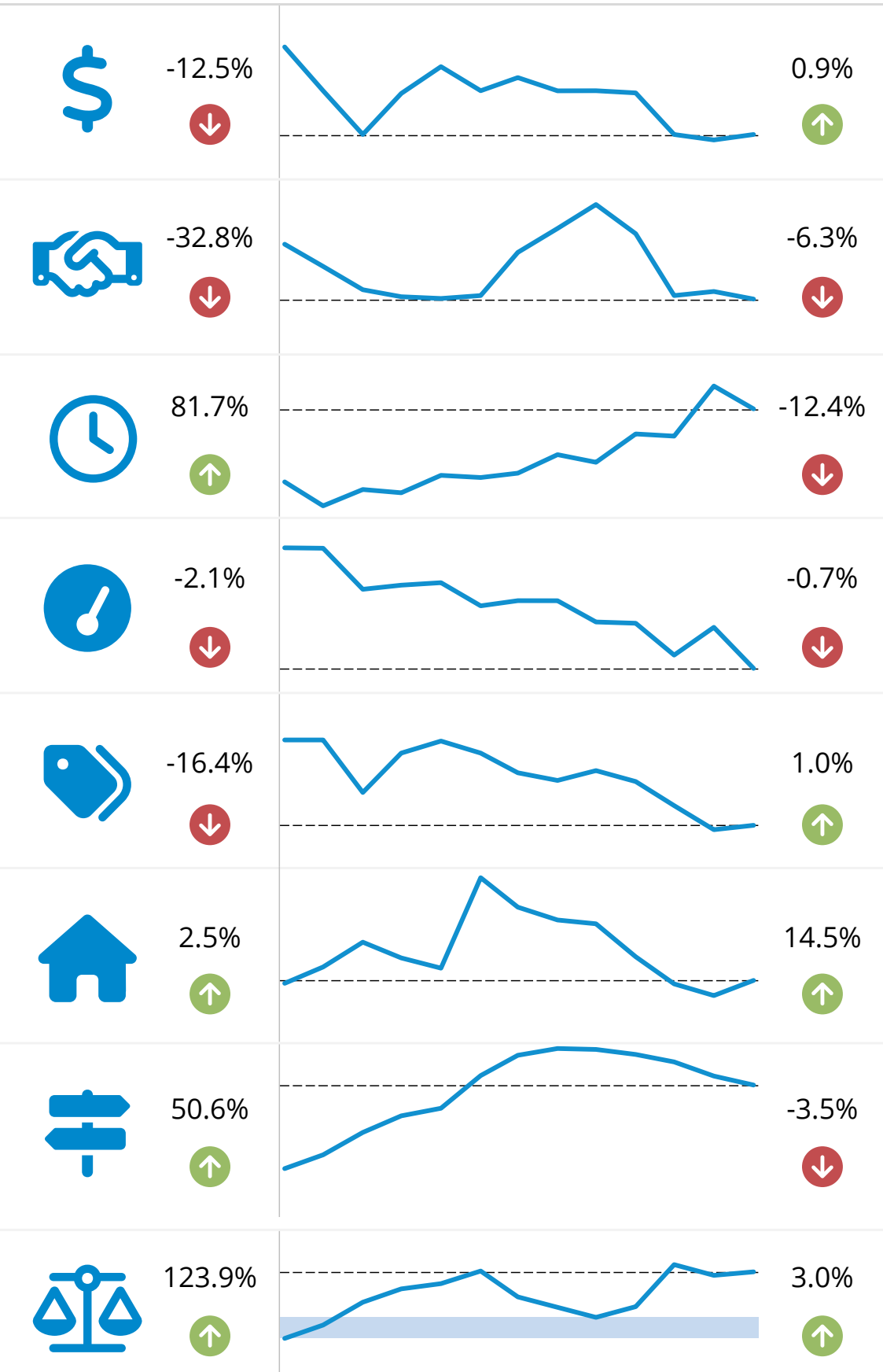
24 Cities selected

13 months YTD

Compared to August 2023

Compared to July 2024

August 2024



Median Sales Price
\$280,000

Closed Sales
193

Median Days on Market
75

List Price Received
94.4%

Sold \$/SqFt
\$199

New Listings
411

Active Inventory
2,131

Months Supply of Inventory
11.0

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





New Pending Sales



1,319



12.4%
compared to

1,173

August 2023



Time Series (Line)



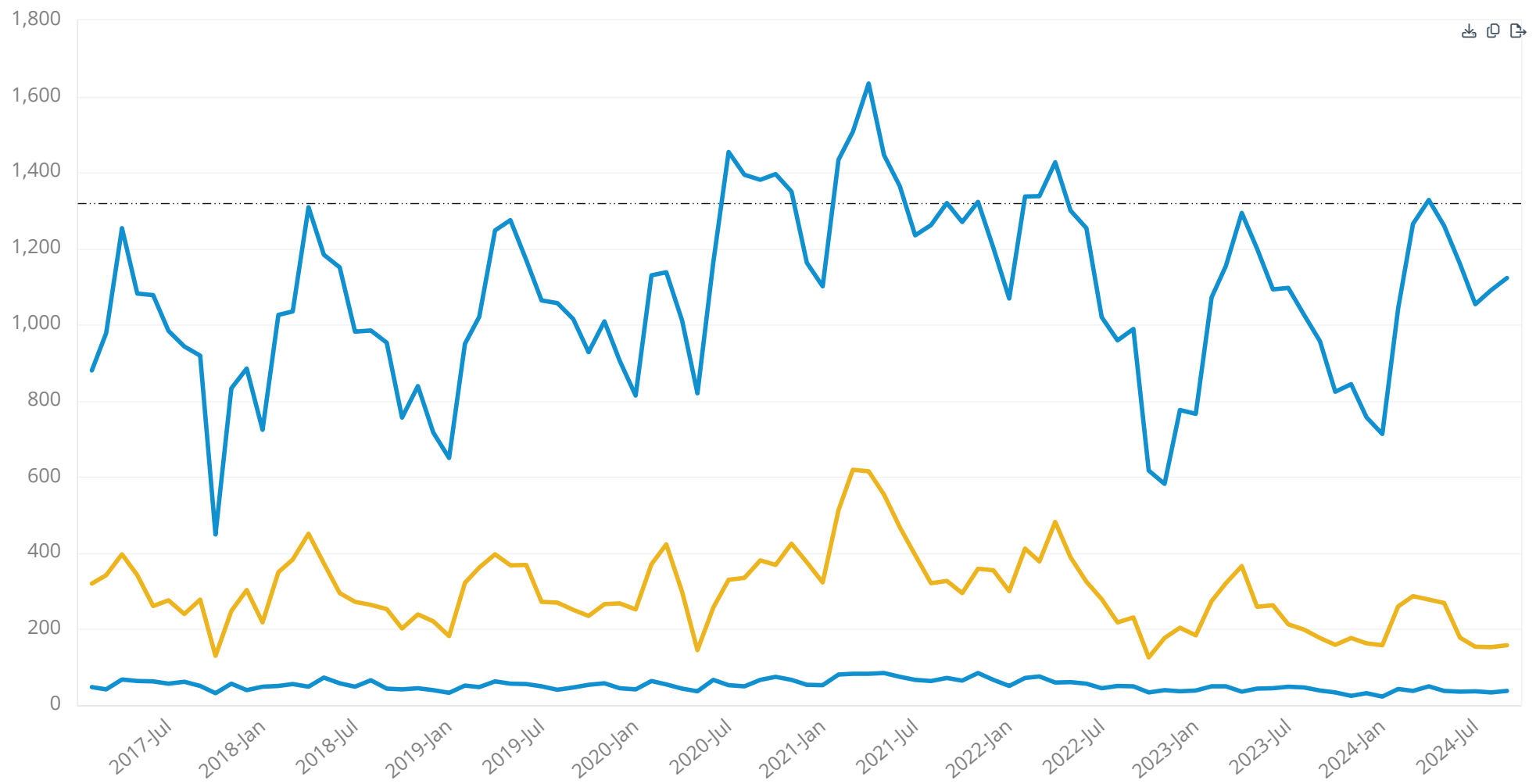
Monthly



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) ▼

54



50.0%
compared to

36

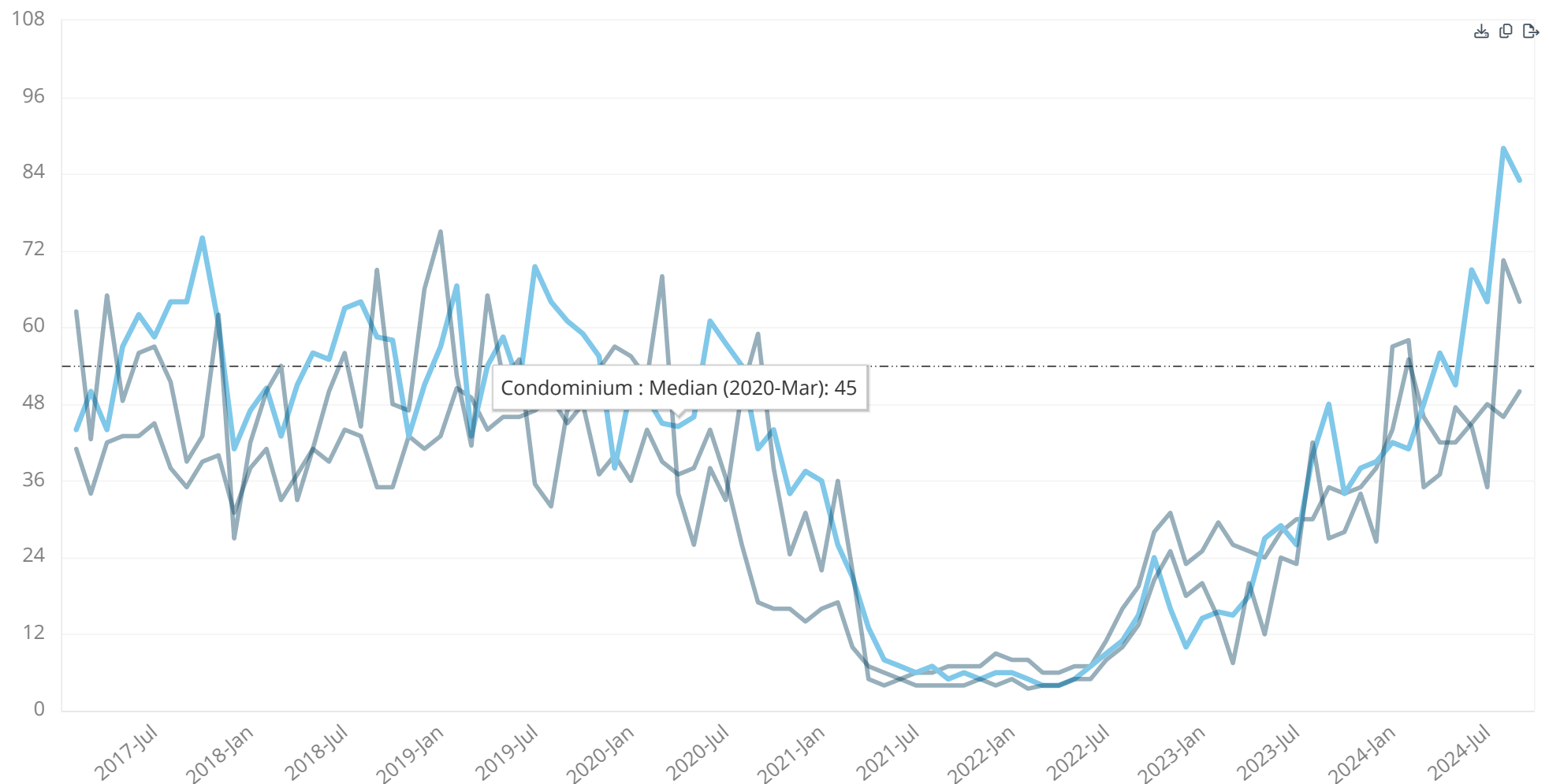
August 2023 ▼

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



7,884



35.2%
compared to

5,830

August 2023



Time Series (Line)



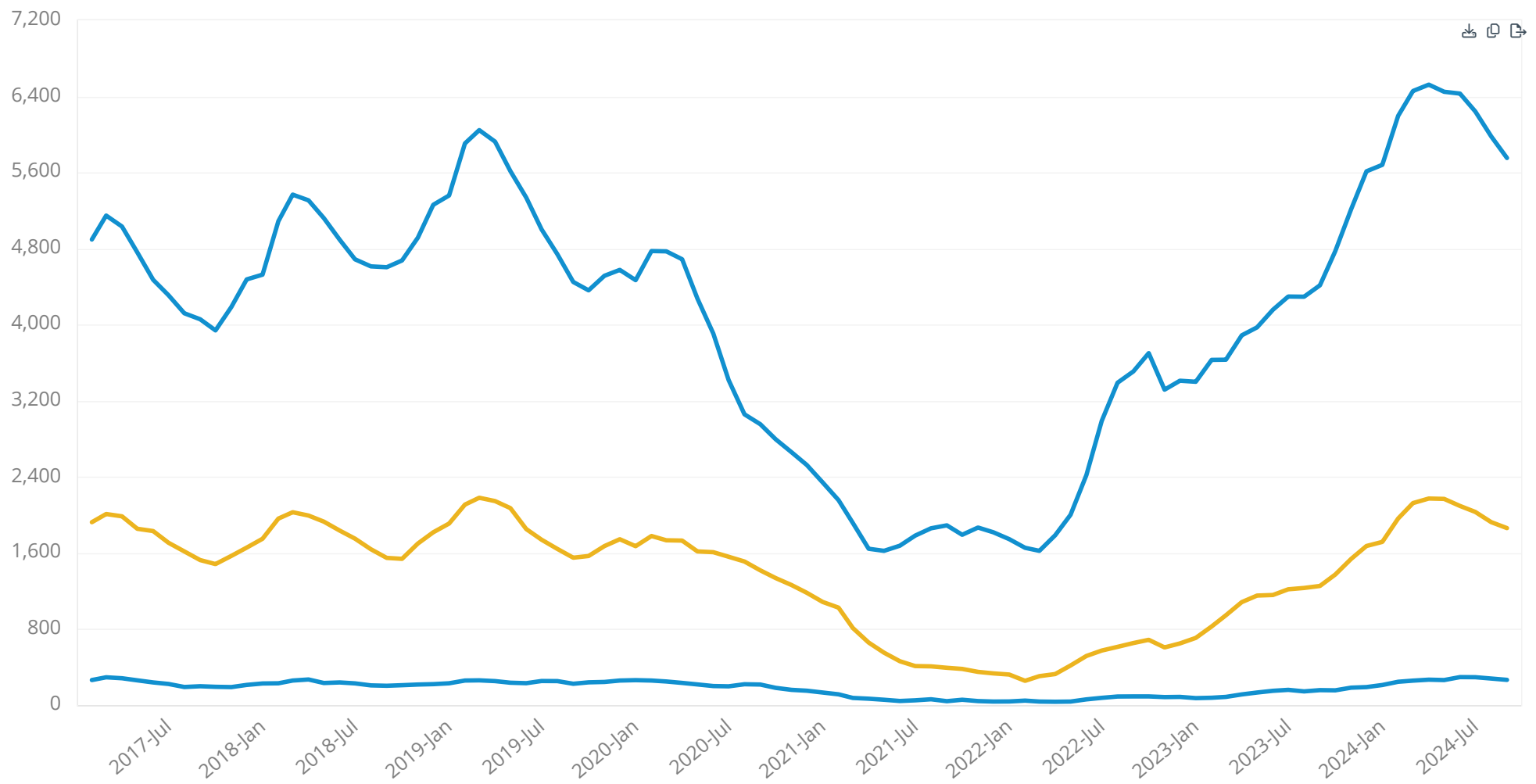
Monthly



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

\$369,995



-0.5%
compared to

\$371,948
August 2023

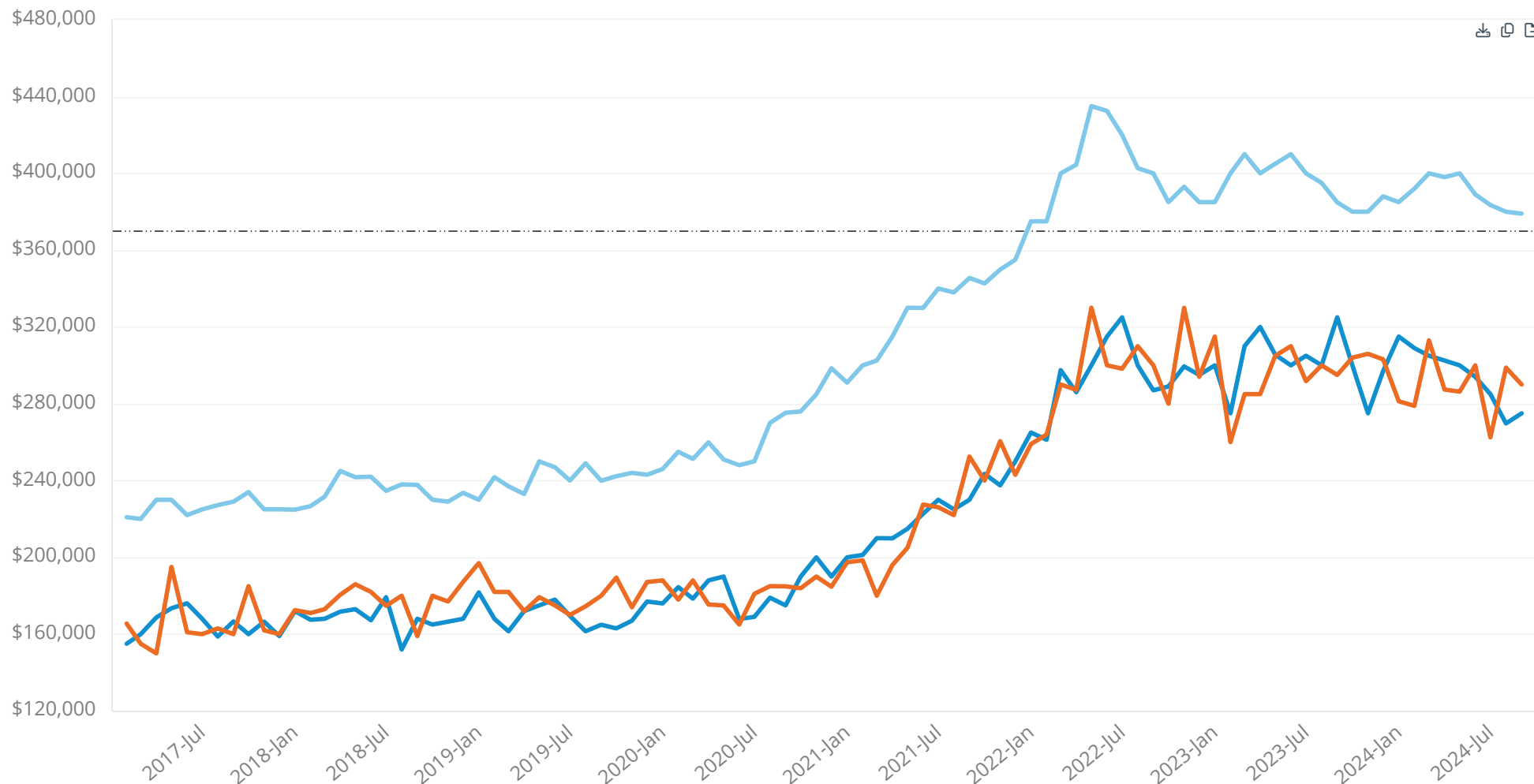


Time Series (Line)

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



1,306



-3.5% compared to

1,354

August 2023



Time Series (Line)



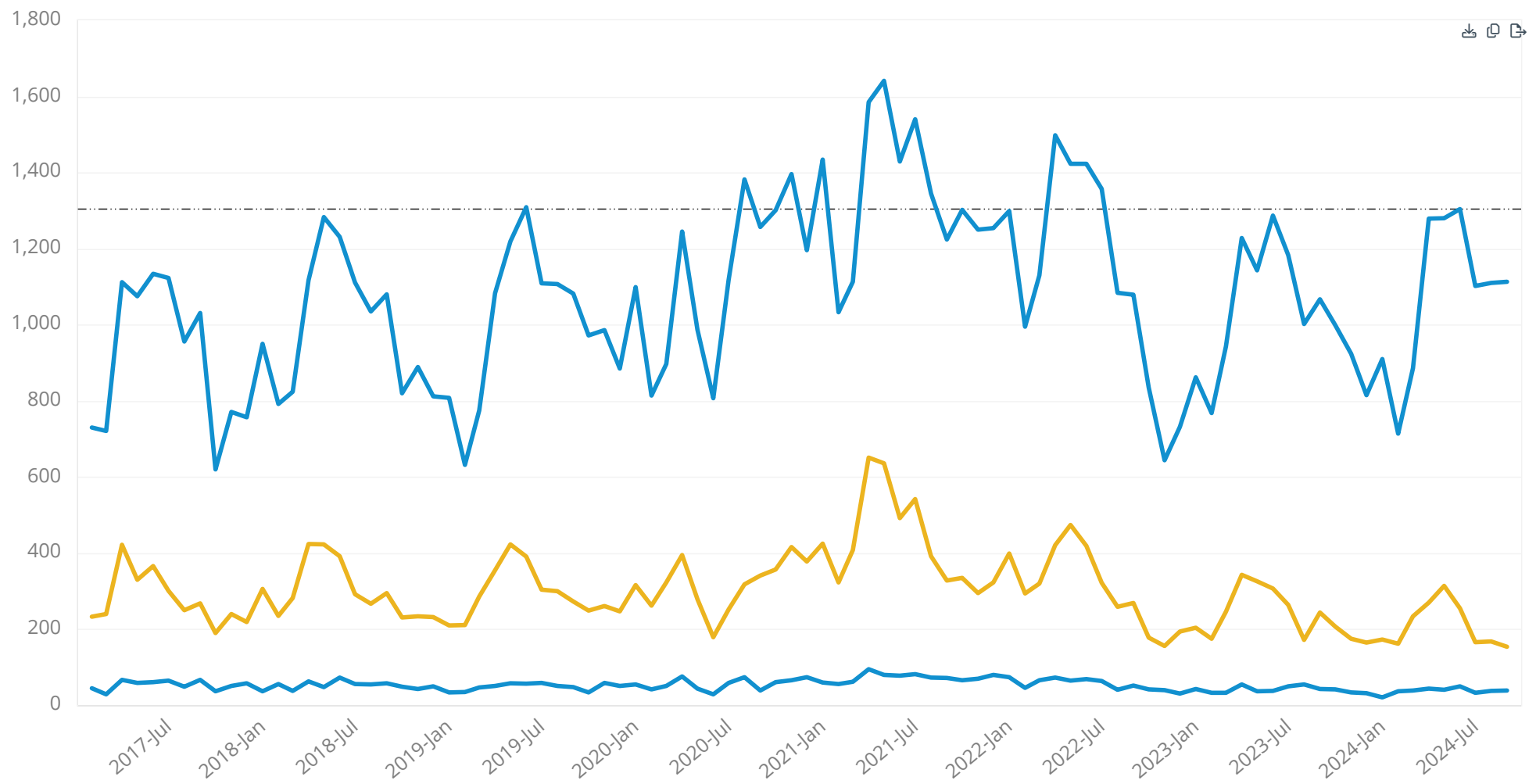
Monthly



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.