

MARKET INSIGHTS REPORT



August 2025

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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



August 2025

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

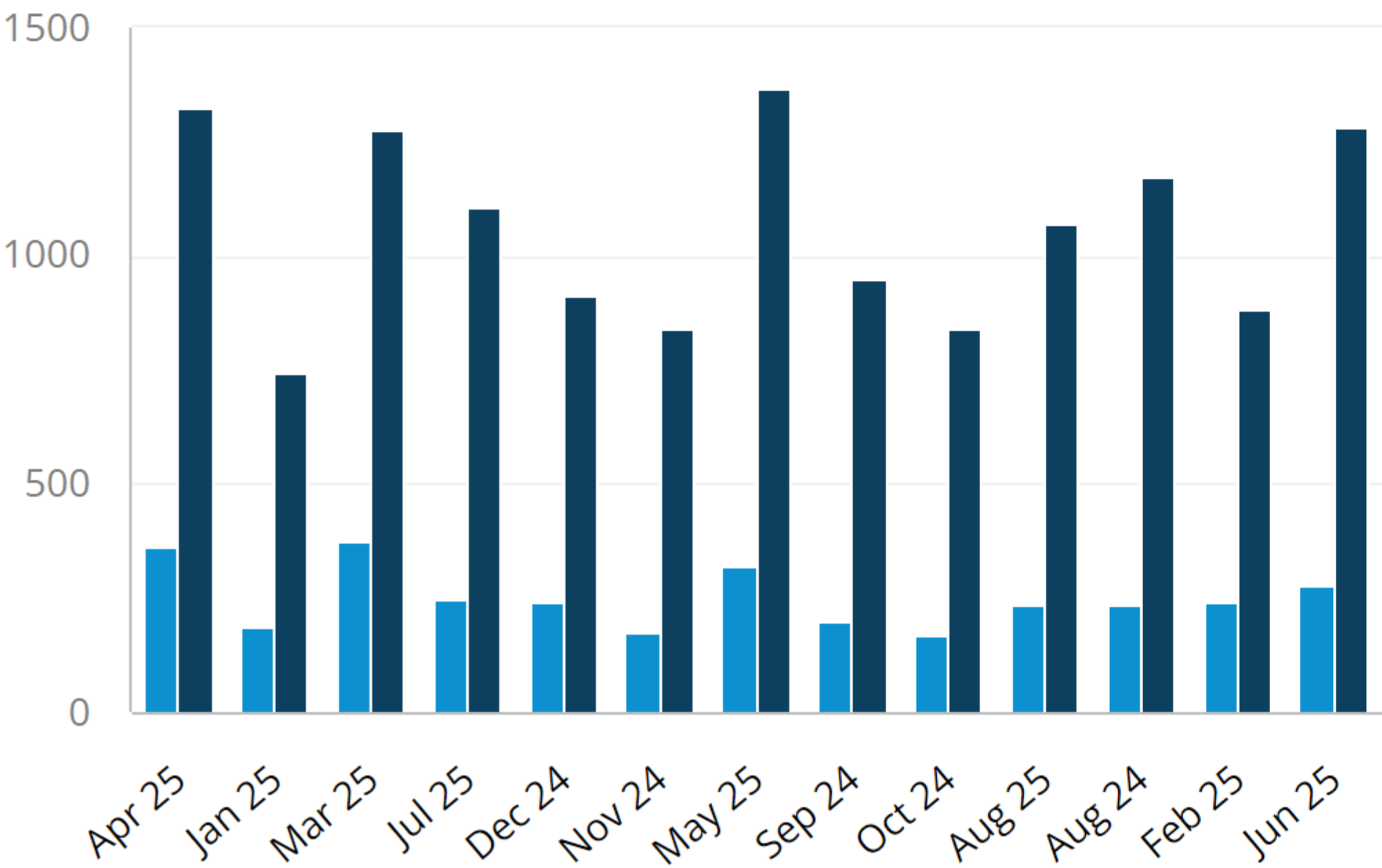
Single Family Homes

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$353,238	\$375,000	⬇️ -5.8%	\$360,000	⬇️ -1.9%	\$362,975	\$381,000	⬇️ -4.7%
Closed Sales	1,072	1,175	⬇️ -8.8%	1,108	⬇️ -3.2%	9,056	9,262	⬇️ -2.2%
New Listings	1,603	1,798	⬇️ -10.8%	1,670	⬇️ -4.0%	17,021	15,987	⬆️ 6.5%
Pending Sales	1,249	1,024	⬆️ 22.0%	1,056	⬆️ 18.3%	9,684	9,526	⬆️ 1.7%
Median Days on Market	59	51	⬆️ 15.7%	59	➡️ 0.0%	56	47	⬆️ 19.1%
Sold Price per Square Foot	\$216	\$224	⬇️ -3.6%	\$217	⬇️ -0.5%	\$219	\$229	⬇️ -4.4%
Percent of Original Price Rec'd	91.4%	93.1%	⬇️ -1.8%	90.6%	⬆️ 0.9%	91.4%	92.9%	⬇️ -1.6%
Active Inventory	7,142	6,450	⬆️ 10.7%	7,852	⬇️ -9.0%	--	--	--
Months Supply of Inventory	6.7	5.5	⬆️ 21.4%	7.1	⬇️ -6.0%	--	--	--

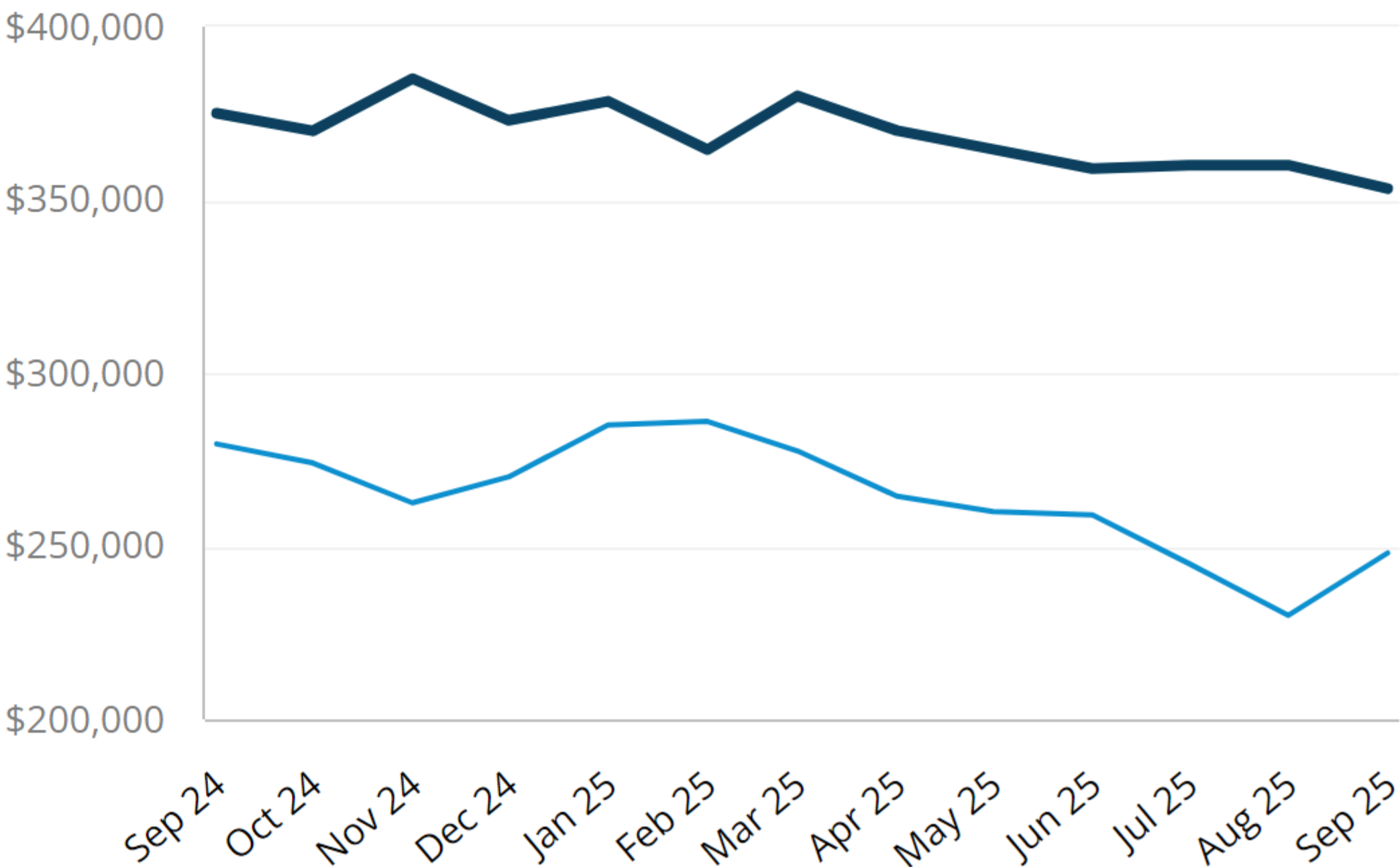
Condominiums

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$248,000	\$279,500	⬇️ -11.3%	\$230,000	⬆️ 7.8%	\$255,000	\$297,750	⬇️ -14.4%
Closed Sales	234	236	⬇️ -0.8%	250	⬇️ -6.4%	2,246	2,514	⬇️ -10.7%
New Listings	435	495	⬇️ -12.1%	389	⬆️ 11.8%	5,010	5,108	⬇️ -1.9%
Pending Sales	250	222	⬆️ 12.6%	248	⬆️ 0.8%	2,337	2,482	⬇️ -5.8%
Median Days on Market	105	77	⬆️ 36.4%	95	⬆️ 11.1%	76	55	⬆️ 38.2%
Sold Price per Square Foot	\$176	\$200	⬇️ -11.8%	\$167	⬆️ 5.7%	\$189	\$219	⬇️ -13.5%
Percent of Original Price Rec'd	85.6%	89.4%	⬇️ -4.3%	85.6%	⬇️ 0.0%	86.9%	90.7%	⬇️ -4.1%
Active Inventory	2,602	2,520	⬆️ 3.3%	2,837	⬇️ -8.3%	--	--	--
Months Supply of Inventory	11.1	10.7	⬆️ 4.1%	11.3	⬇️ -2.0%	--	--	--

Number of Closed Sales



Median Sales Price



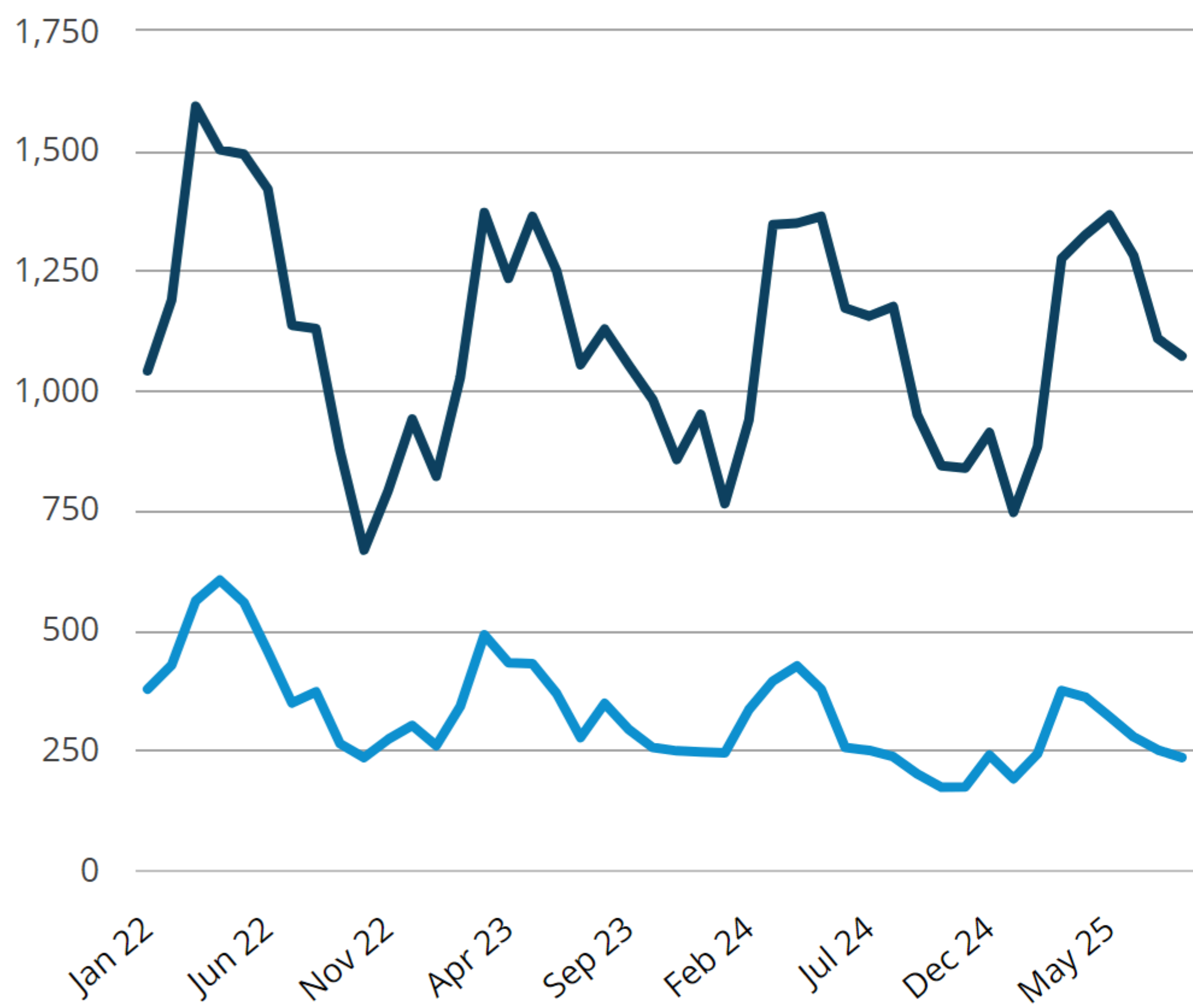
Legend: — Condo — Single Family

August 2025

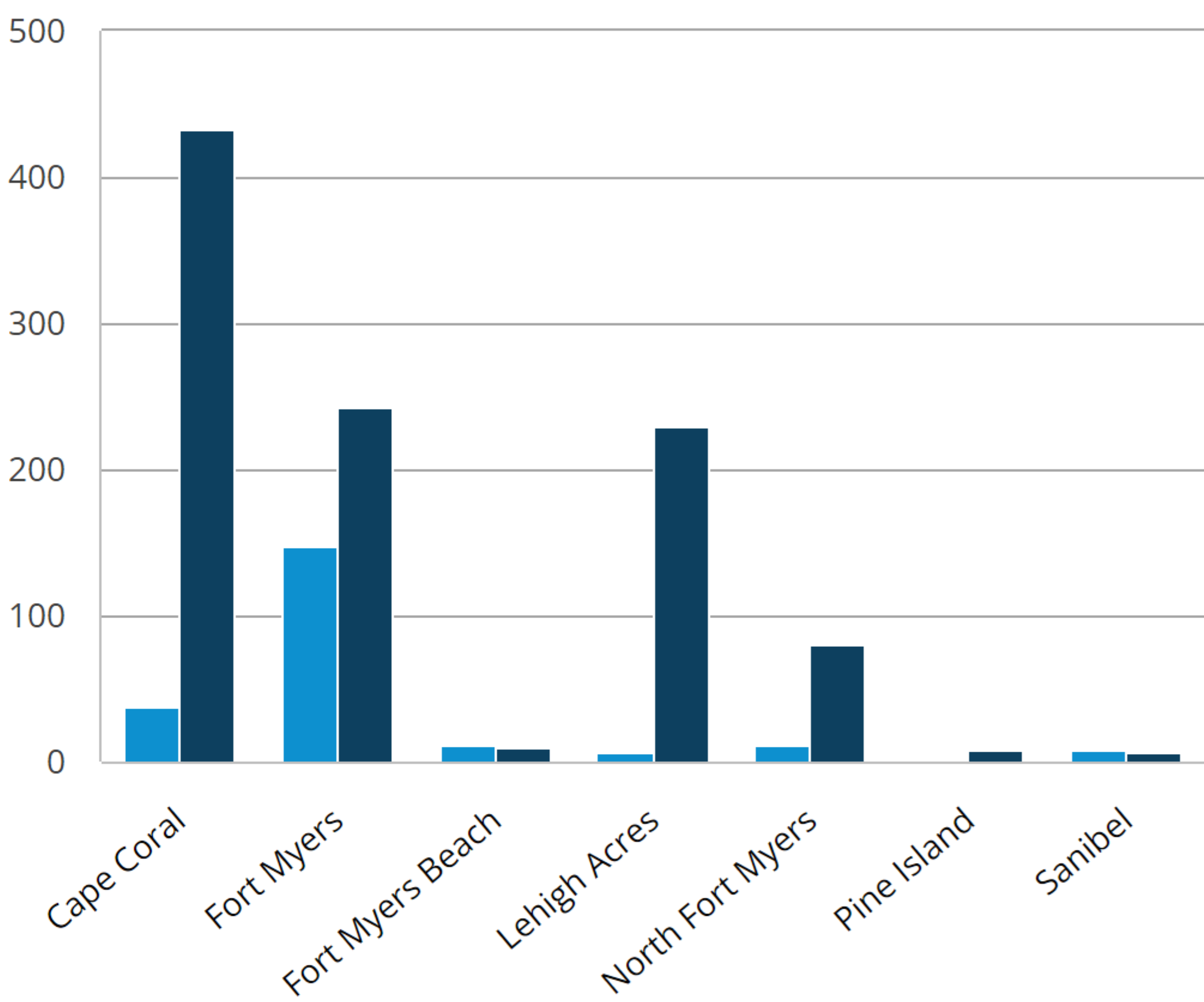
The number of properties that sold.

	August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,072	⌵	-3.2%	⌵	-8.8%	⌵	-2.2%
CONDO	234	⌵	-6.4%	⌵	-0.8%	⌵	-10.7%

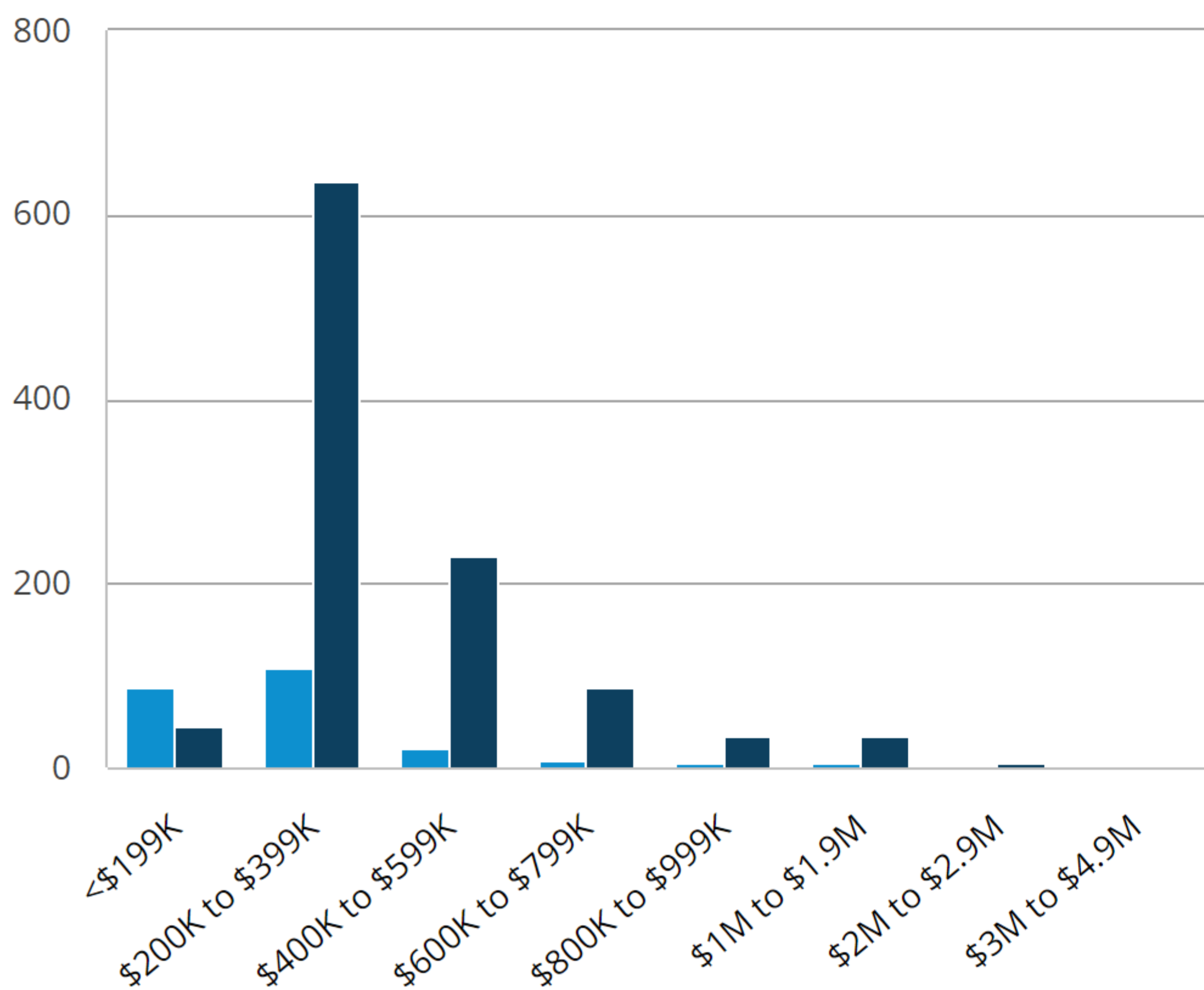
Historical Activity



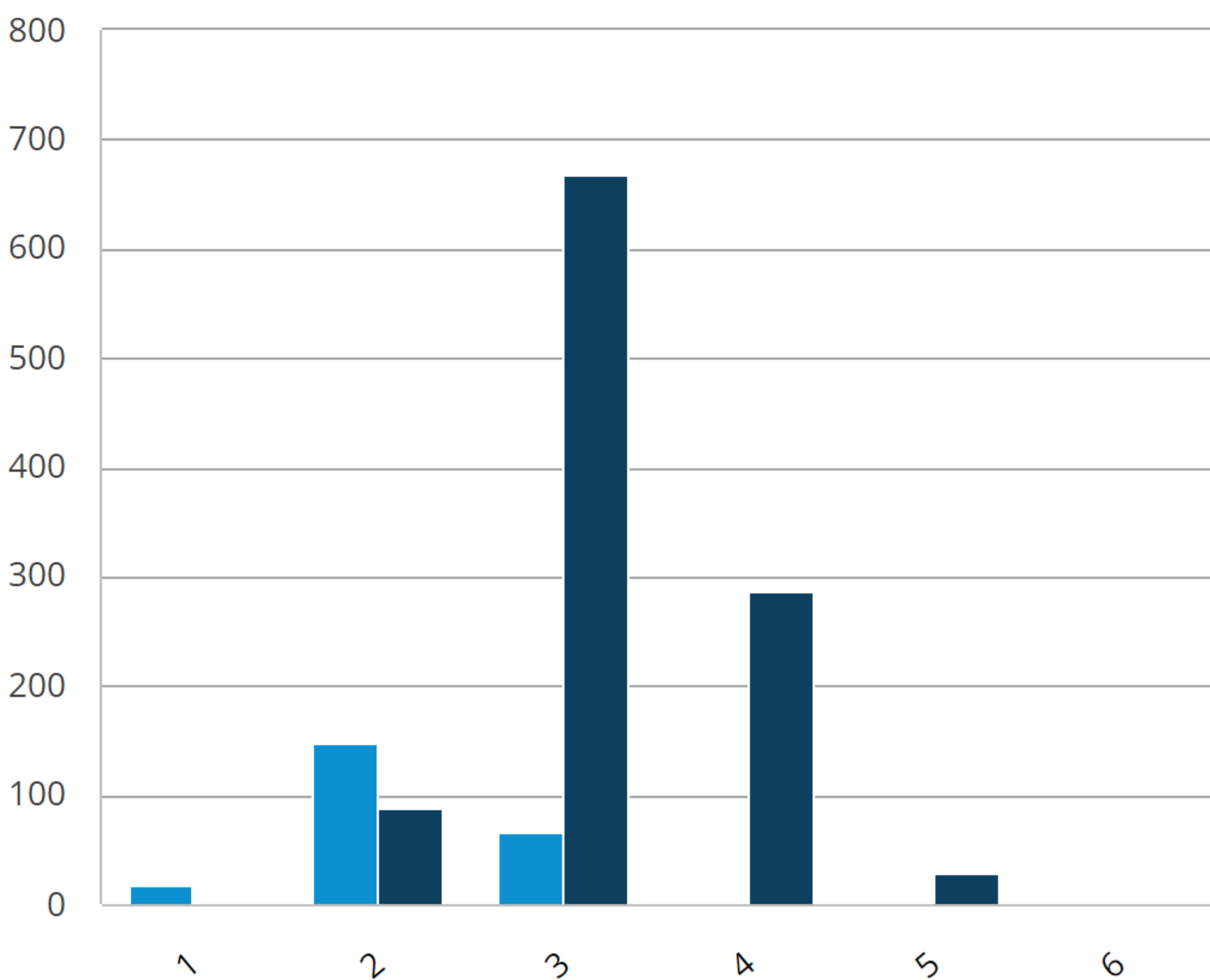
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

New Listings

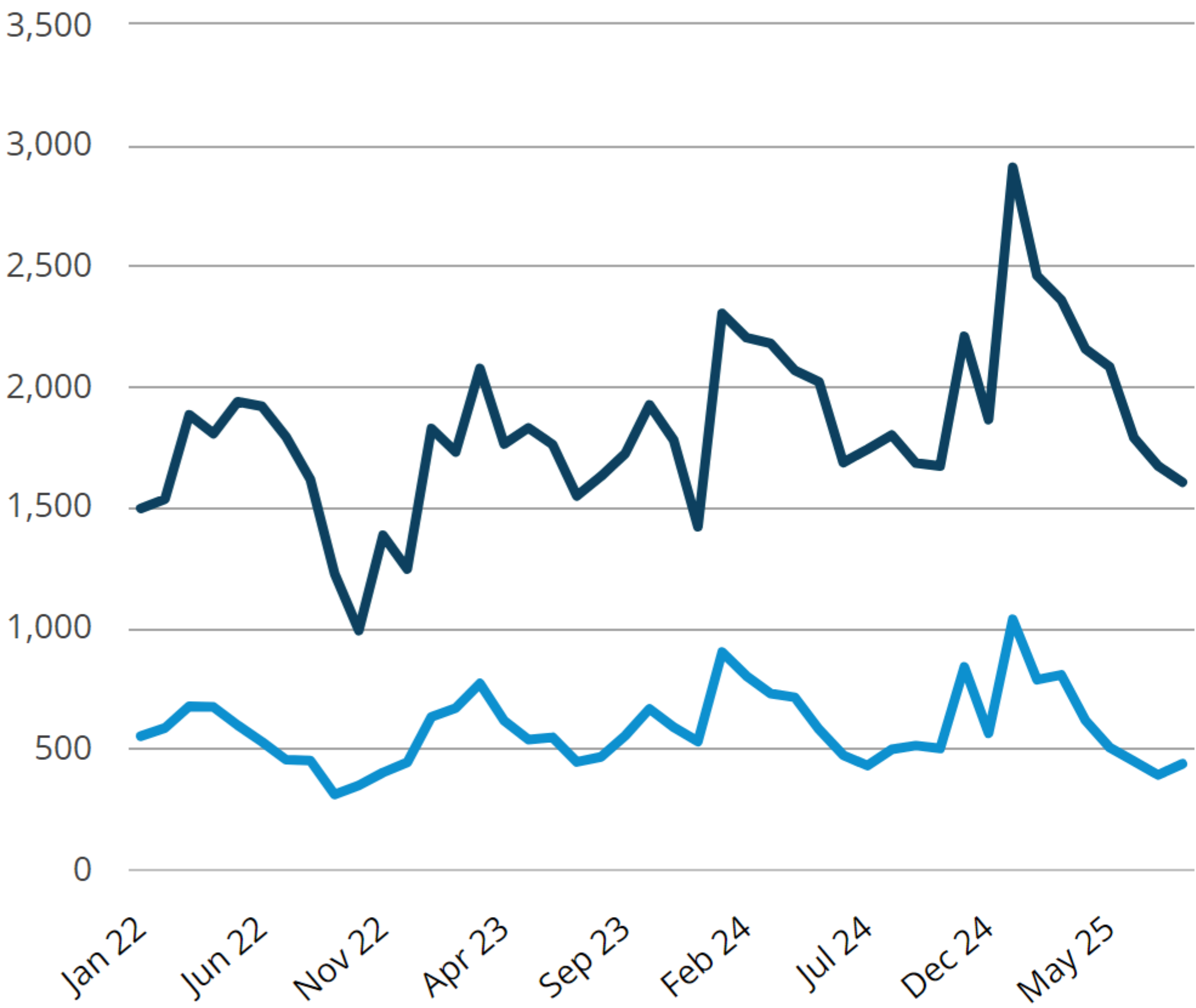


August 2025

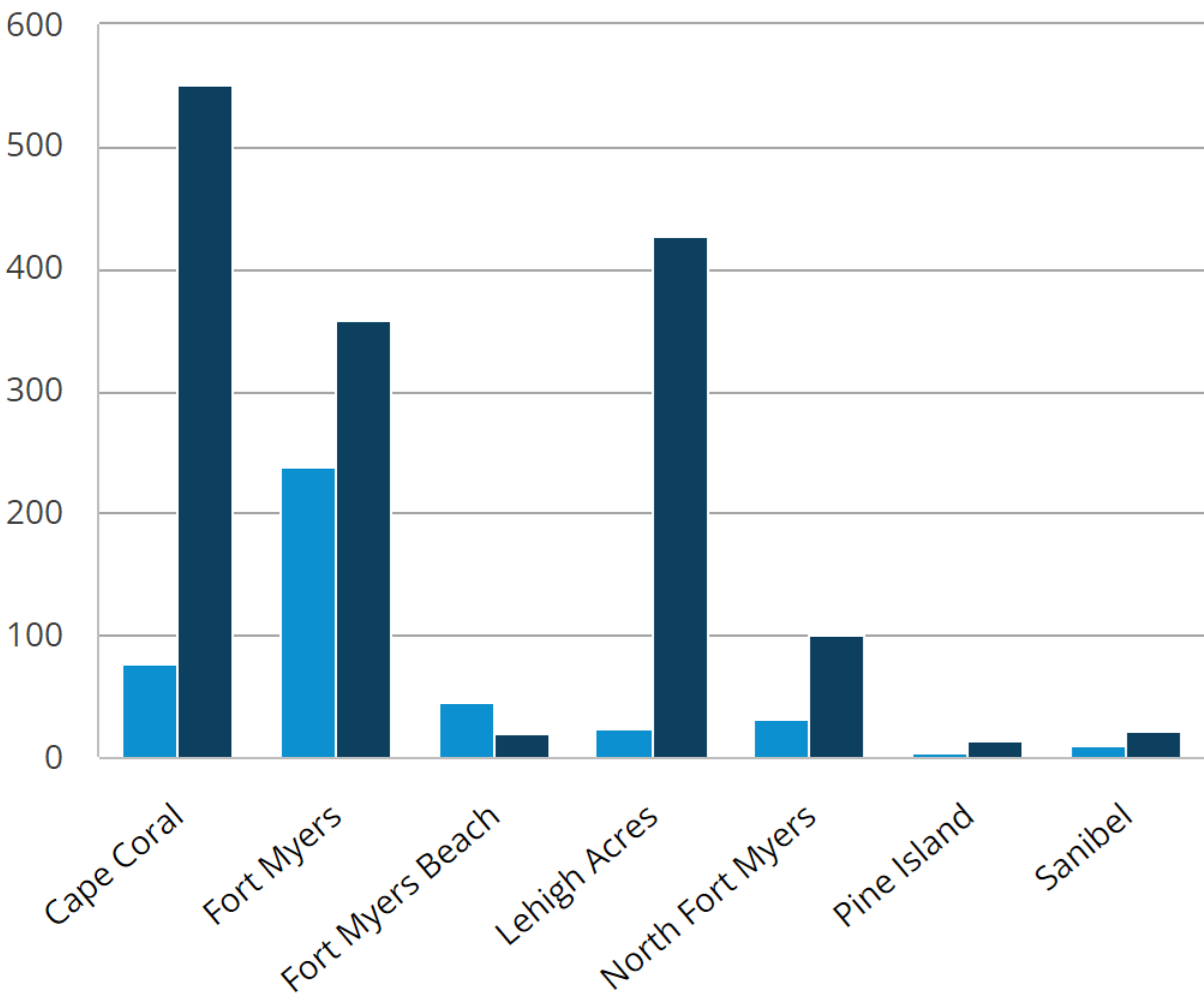
The number of properties listed regardless of current status.

	August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,603	⬇️	-4.0%	⬇️	-10.8%	⬆️	6.5%
CONDO	435	⬆️	11.8%	⬇️	-12.1%	⬇️	-1.9%

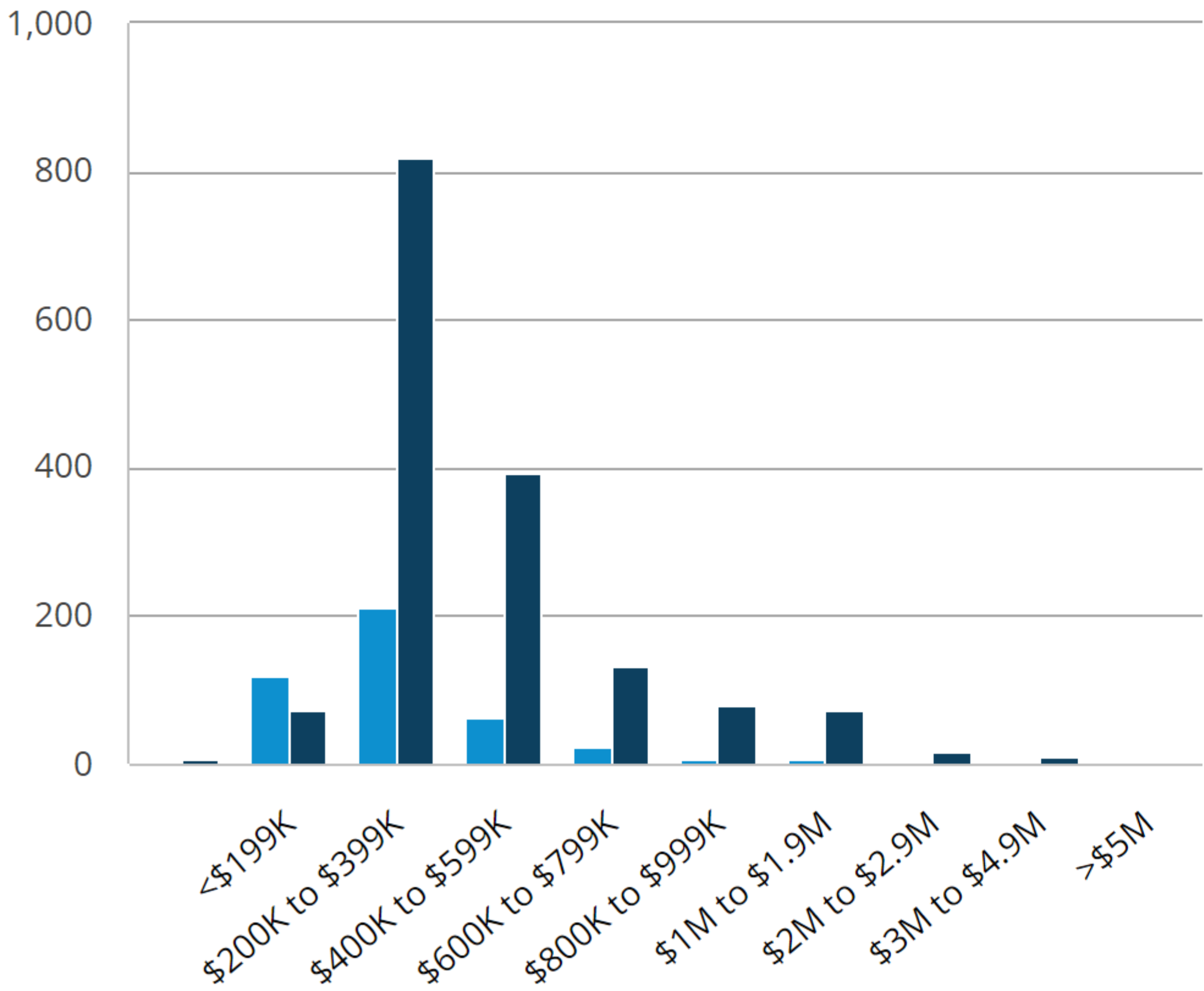
Historical Activity



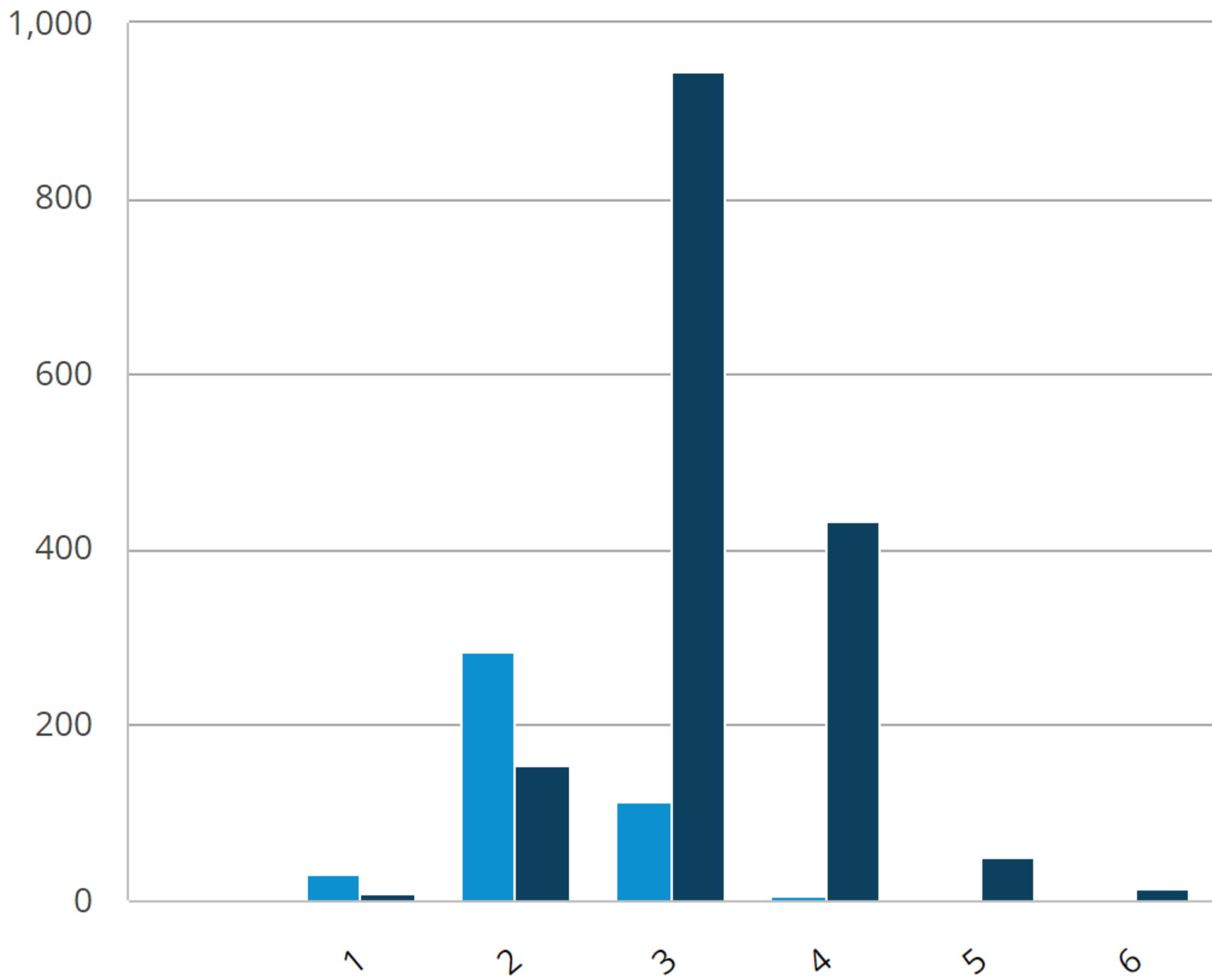
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Pending Sales

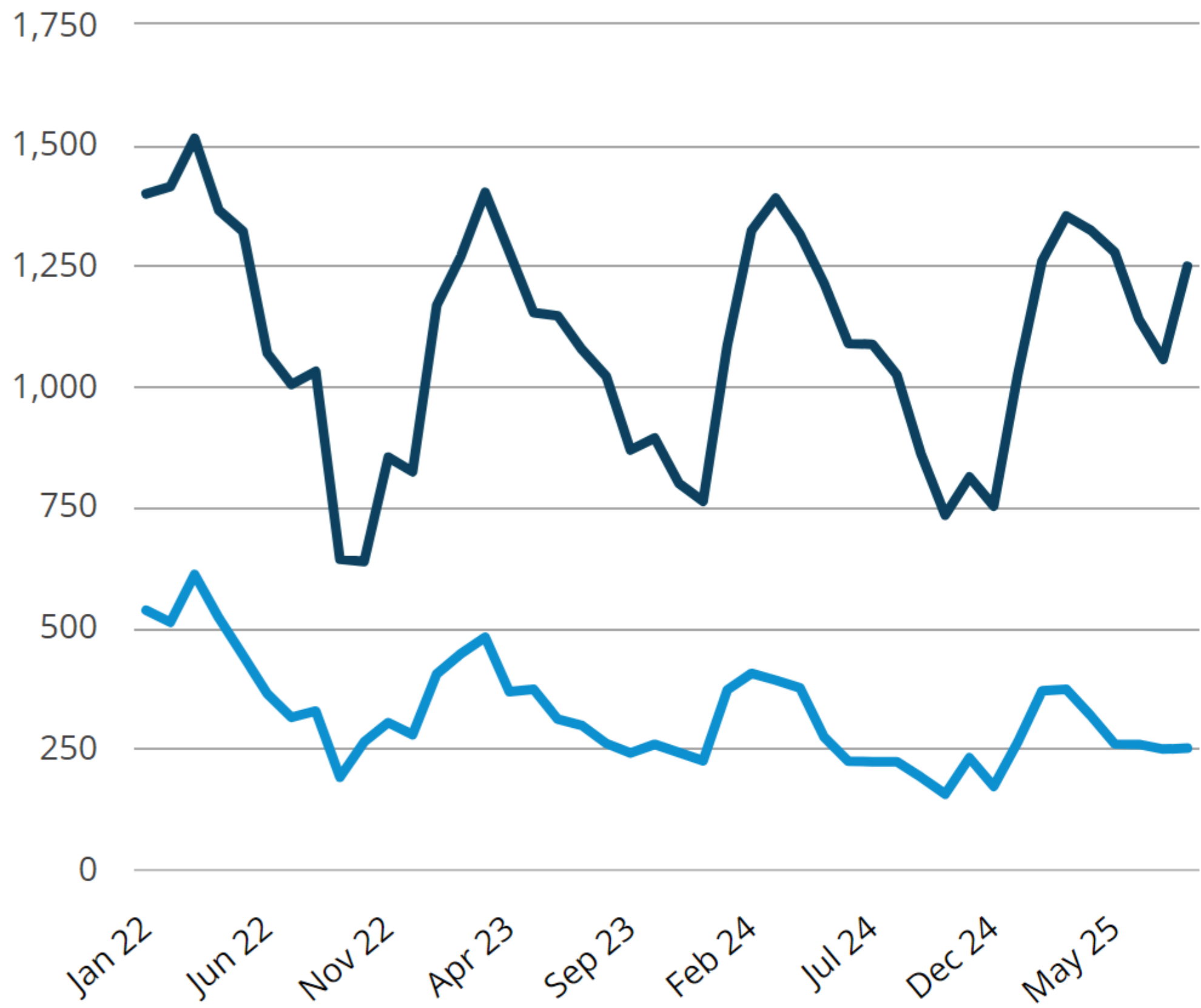


August 2025

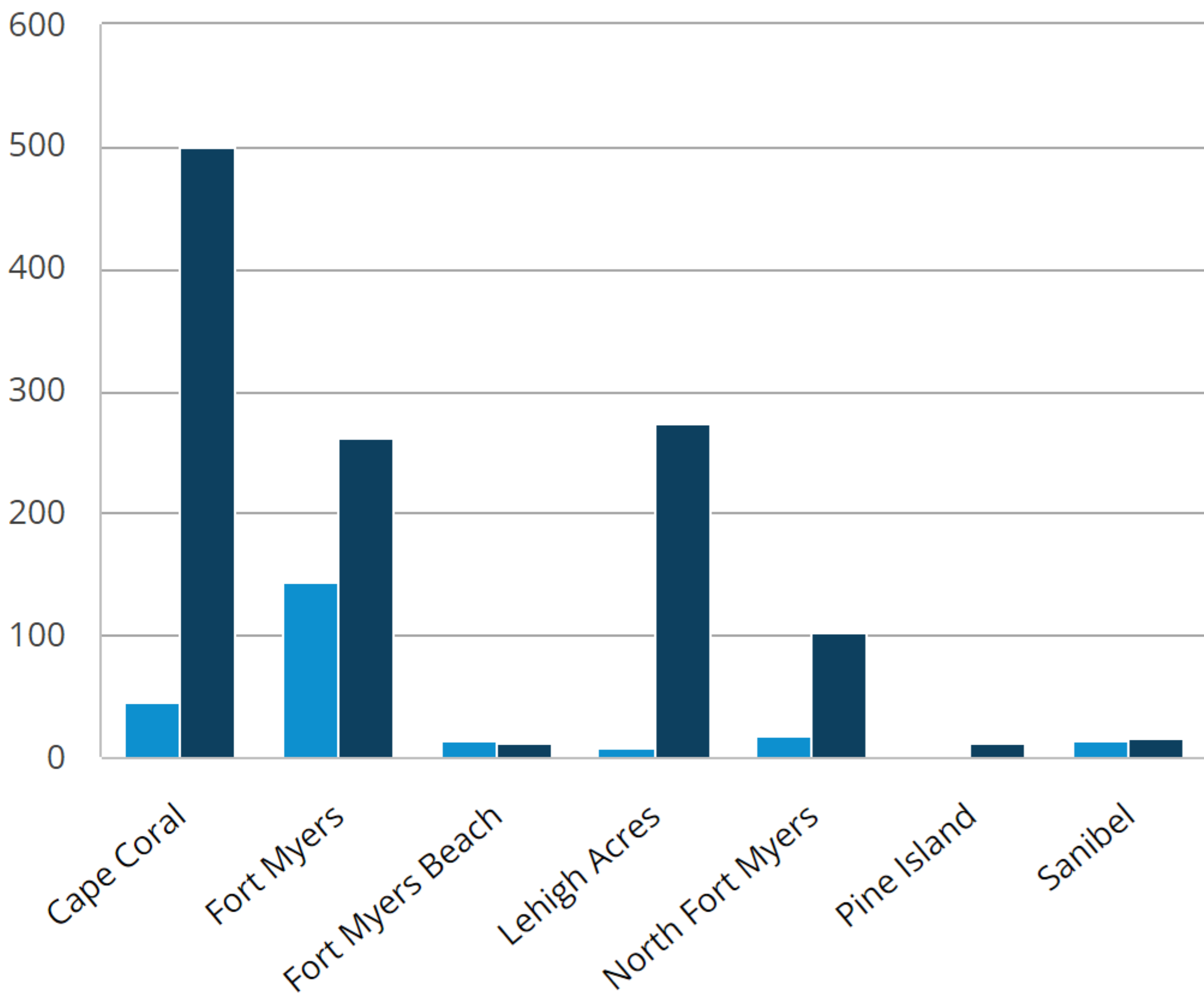
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	August 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	1,249	⬆	18.3%	⬆	22.0%	⬆ 1.7%
CONDO	250	⬆	0.8%	⬆	12.6%	⬇ -5.8%

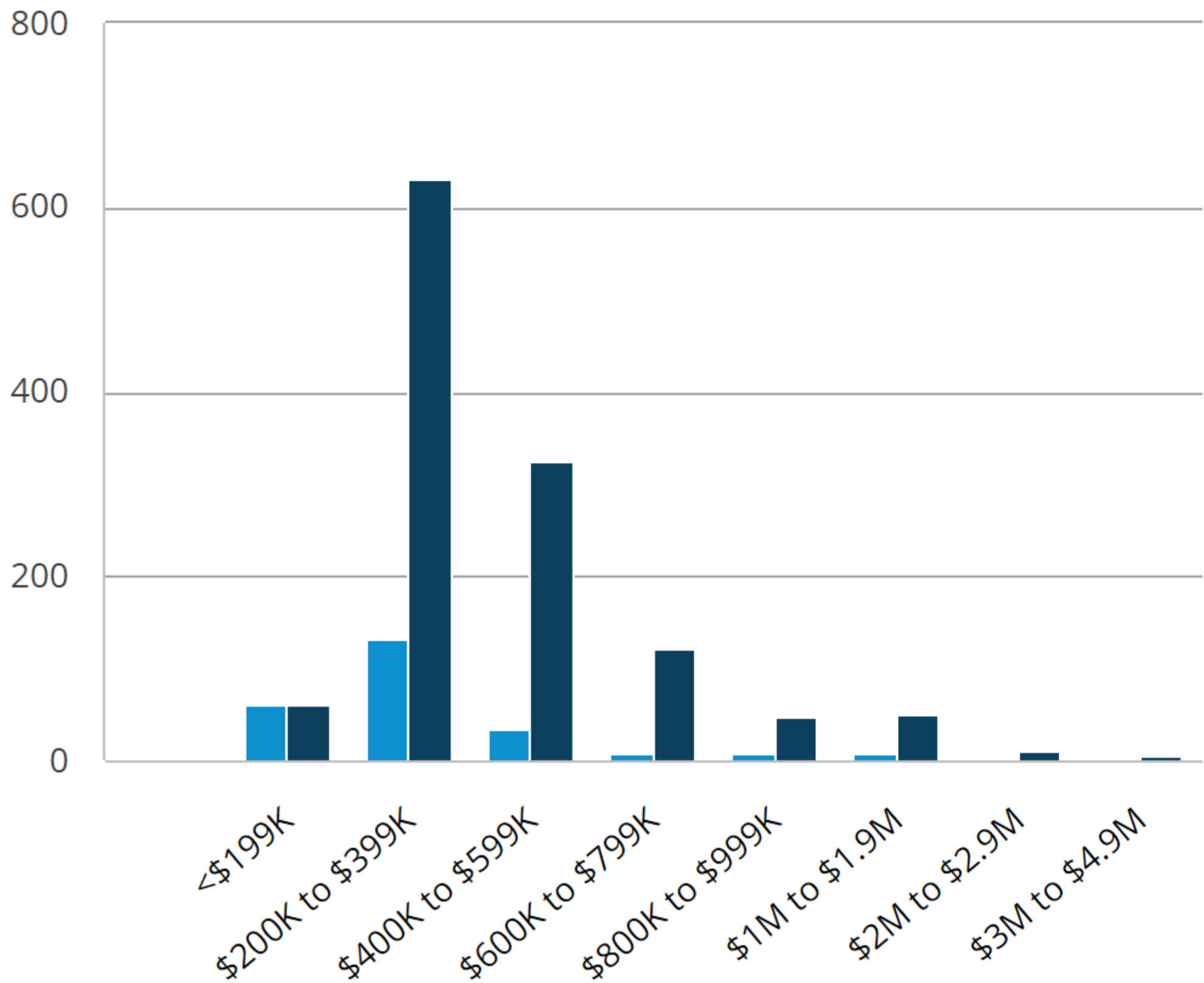
Historical Activity



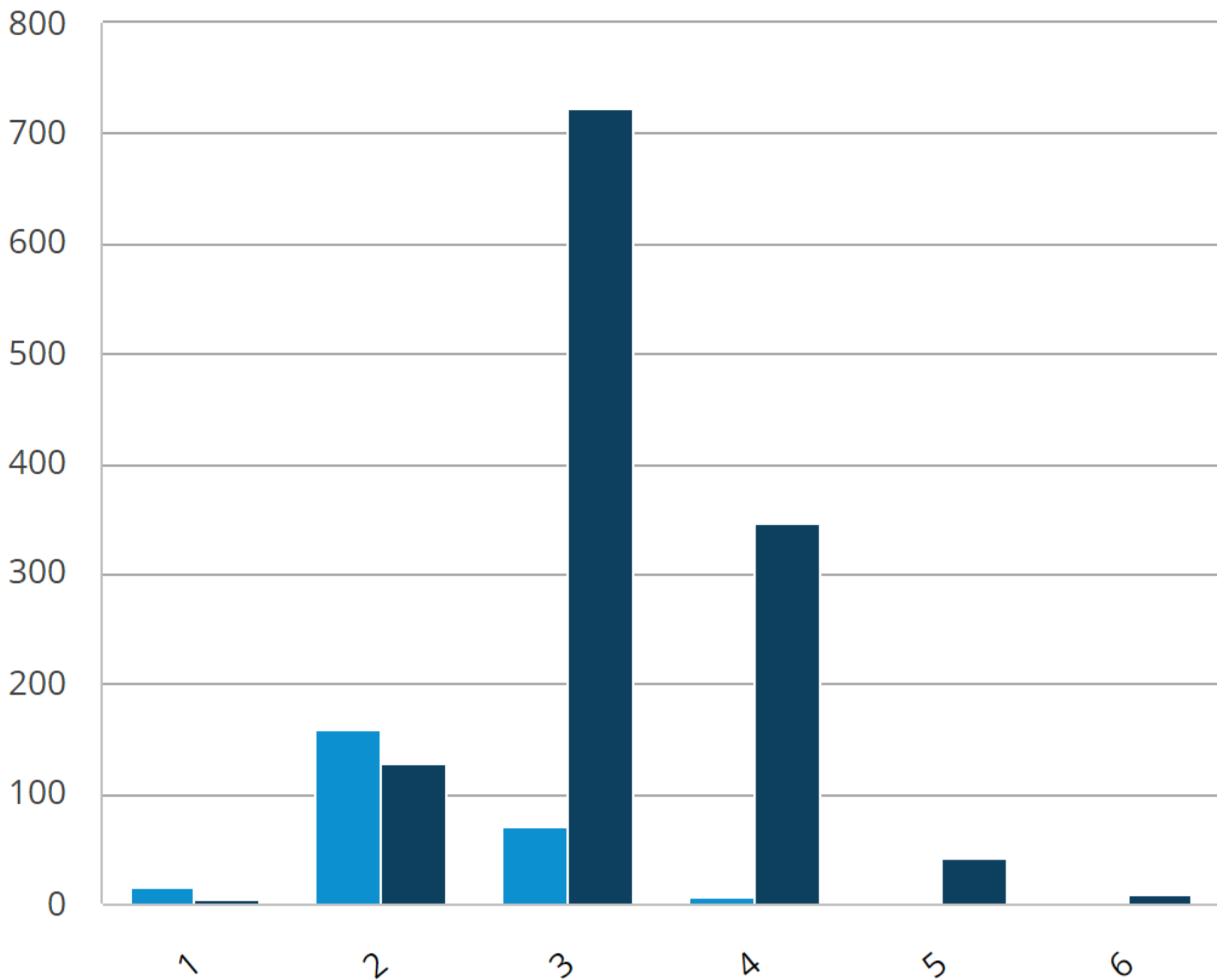
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Days on Market

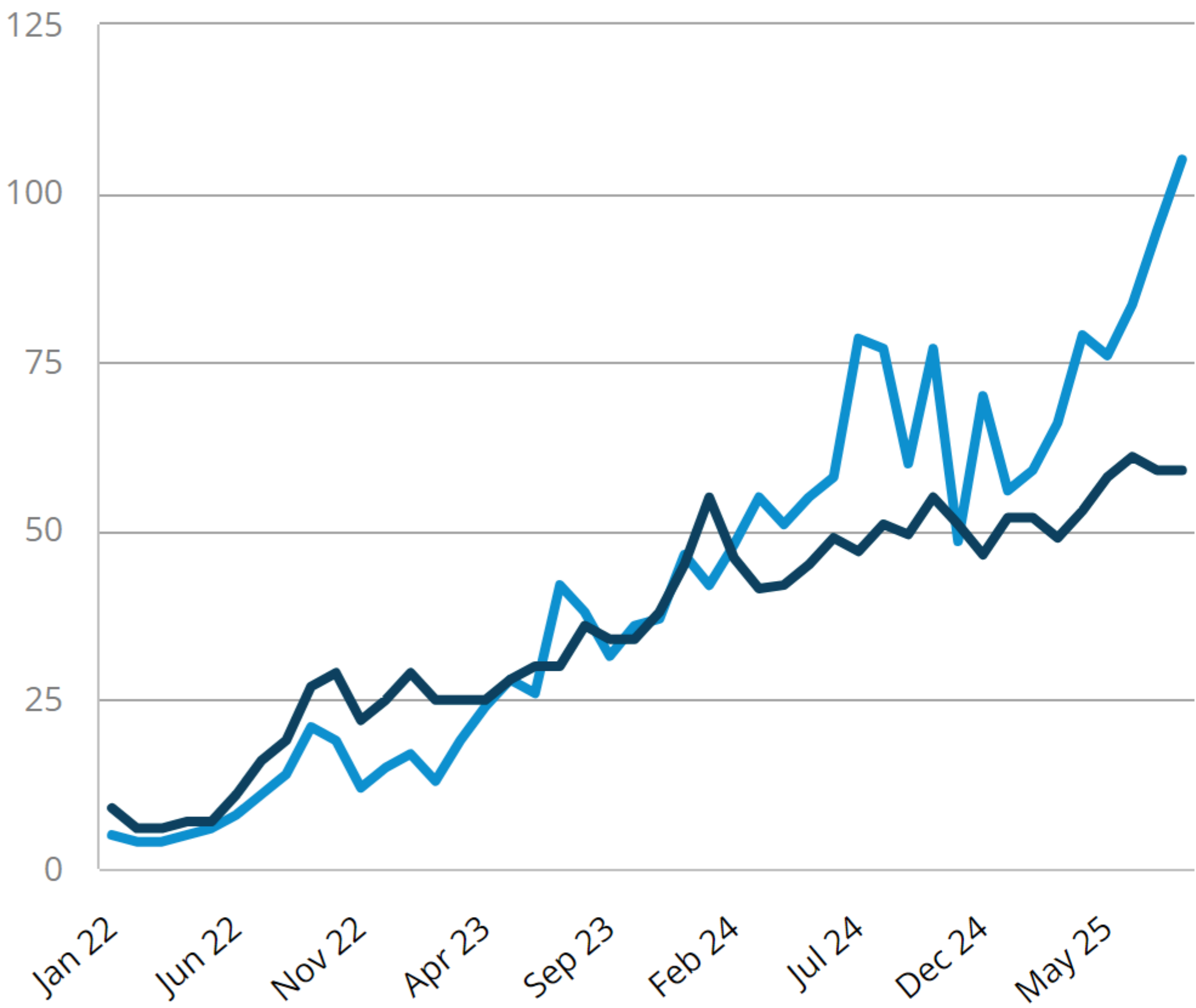


August 2025

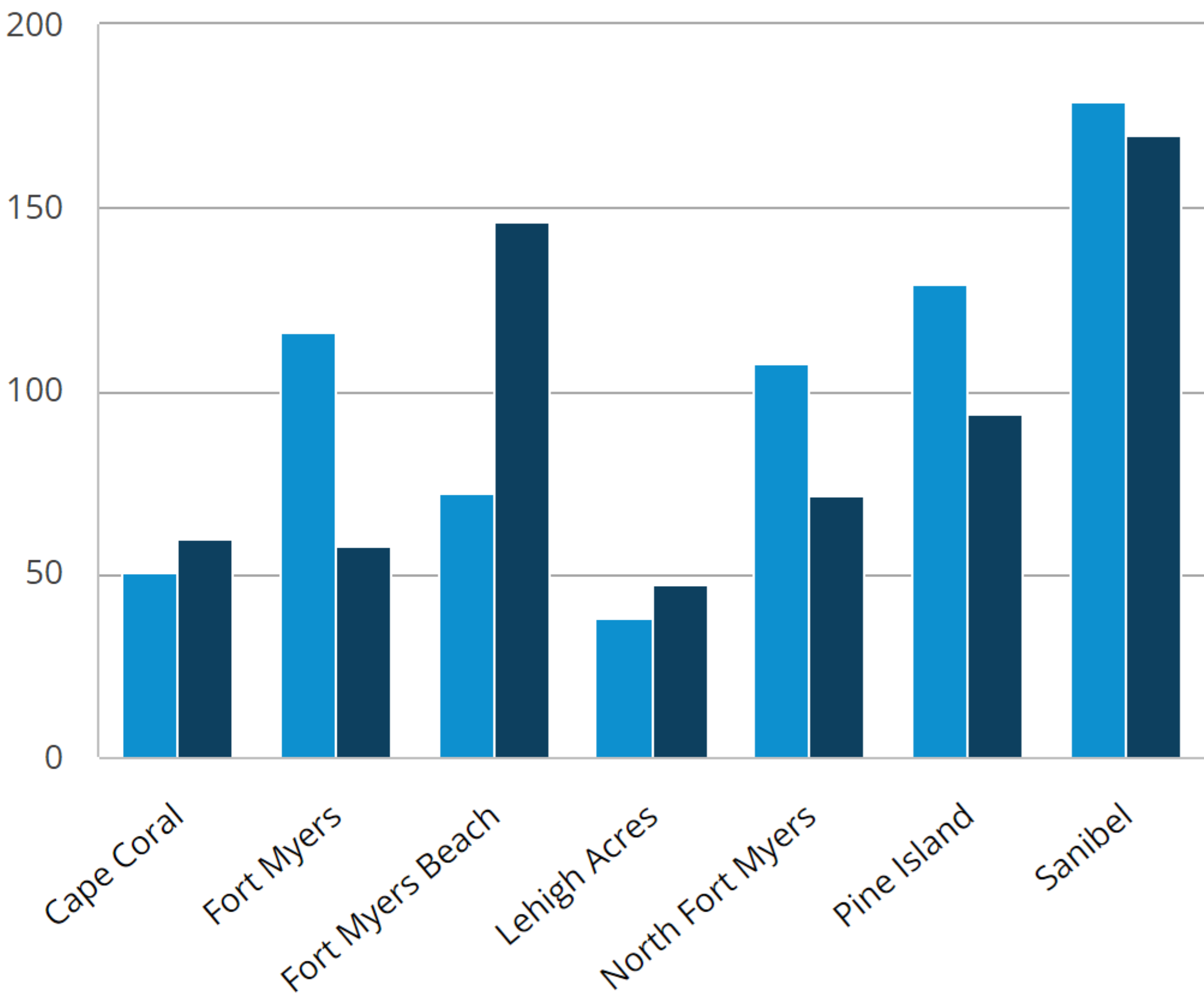
The median number of days between when a property is listed and the purchase contract date.

	August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	59	>>	0.0%	>	15.7%	>	19.1%
CONDO	105	>	11.1%	>	36.4%	>	38.2%

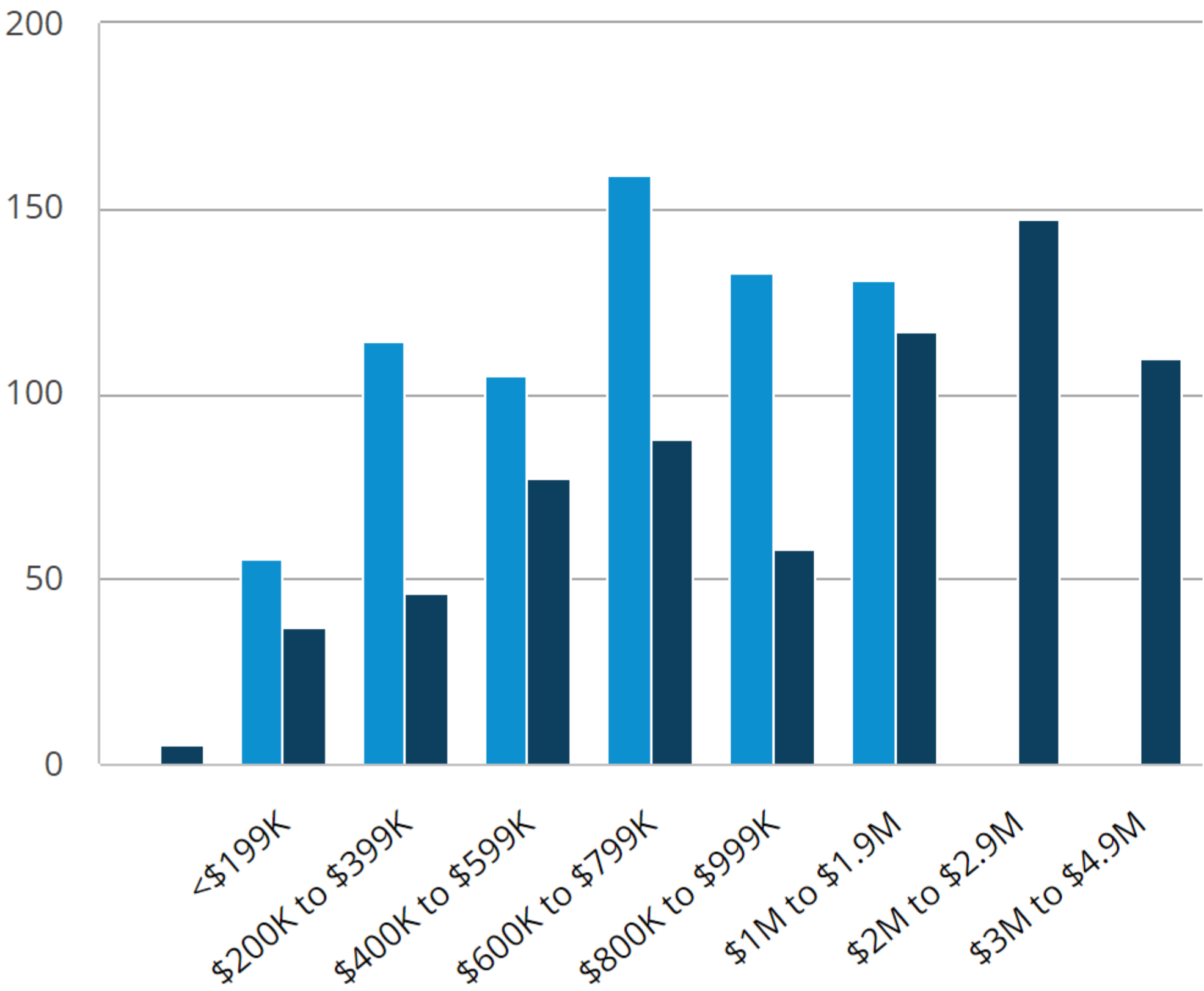
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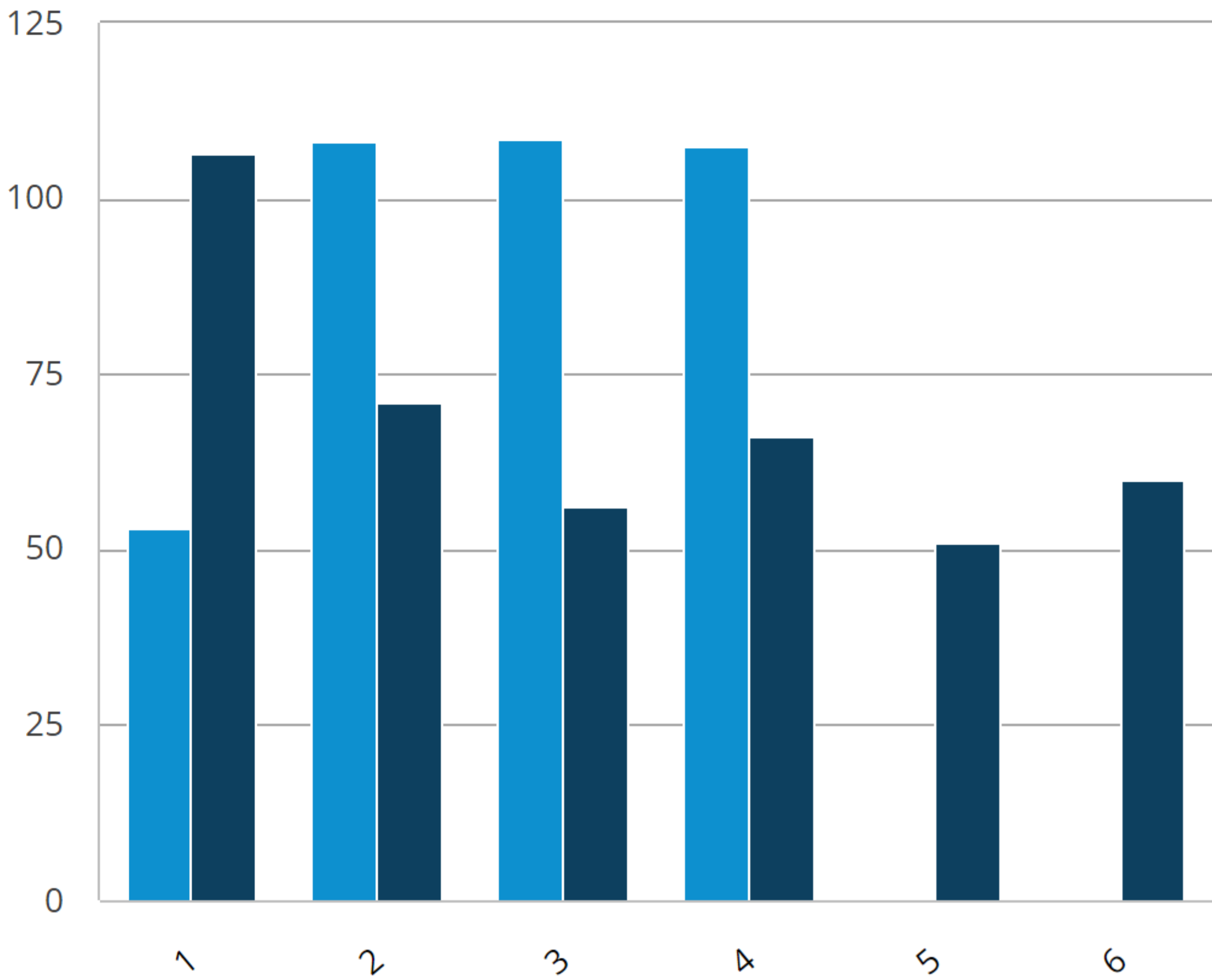
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Price per Square Foot

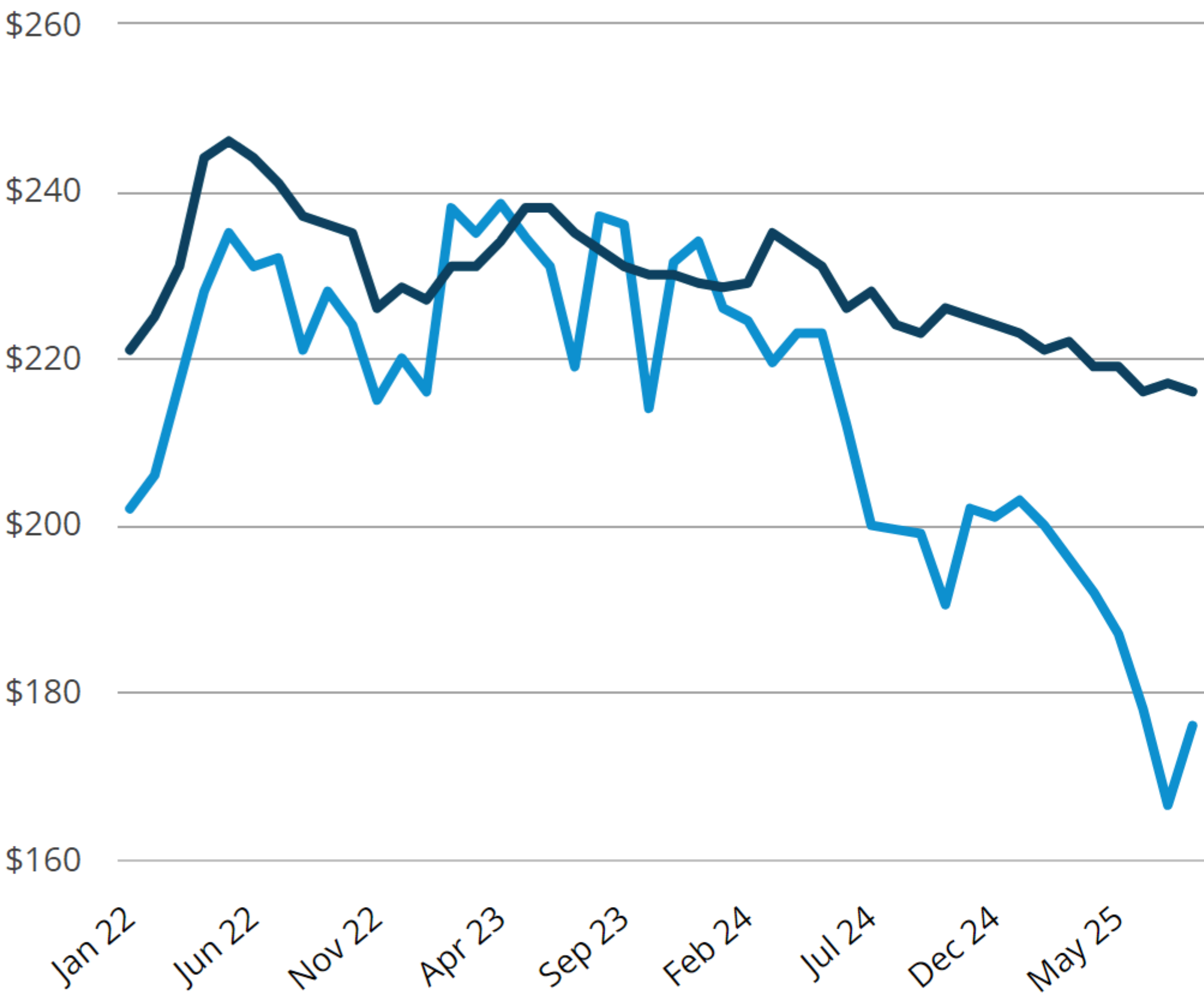


August 2025

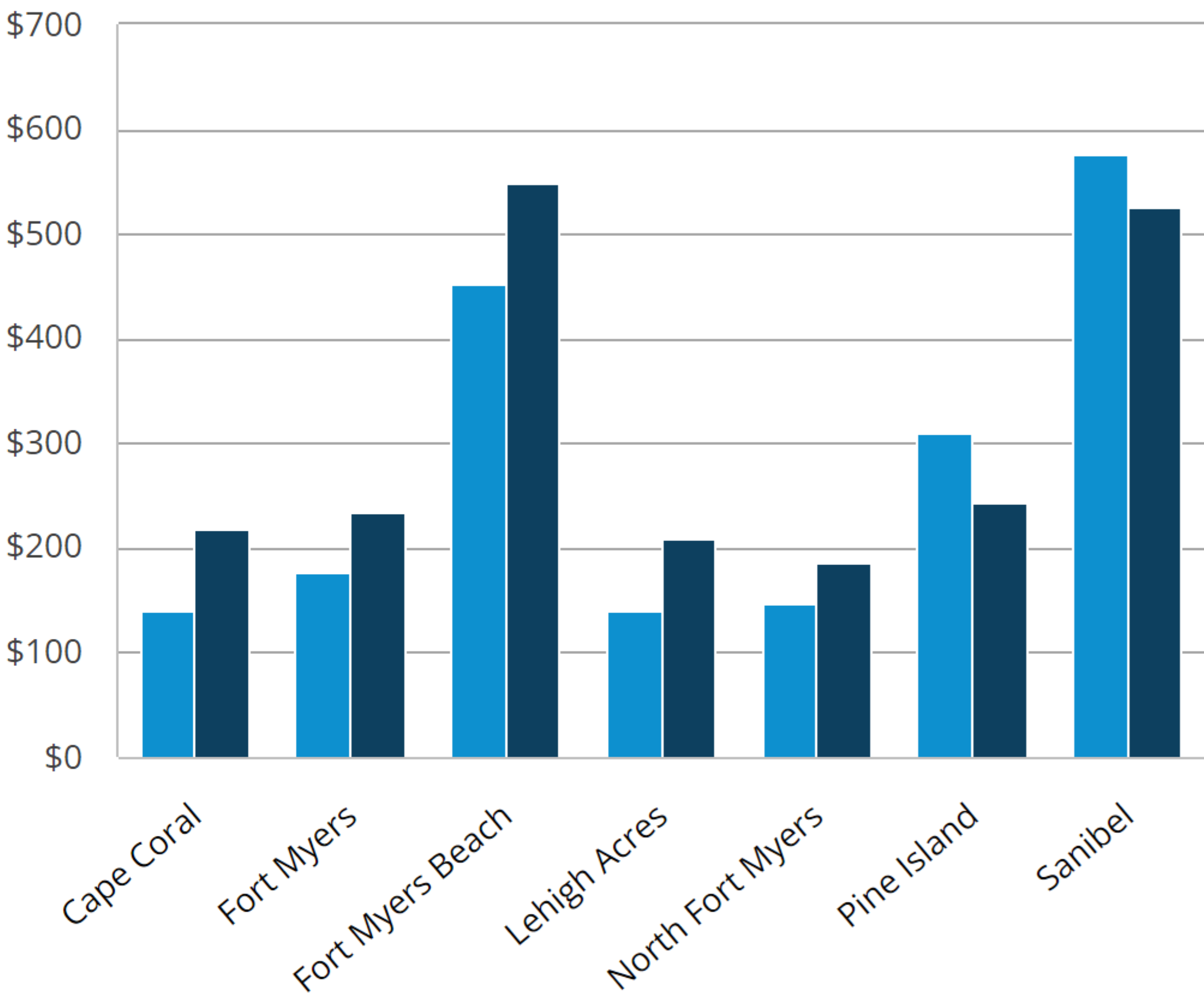
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$216	⬇️	-0.5%	⬇️	-3.6%	⬇️	-4.4%
CONDO	\$176	⬆️	5.7%	⬇️	-11.8%	⬇️	-13.5%

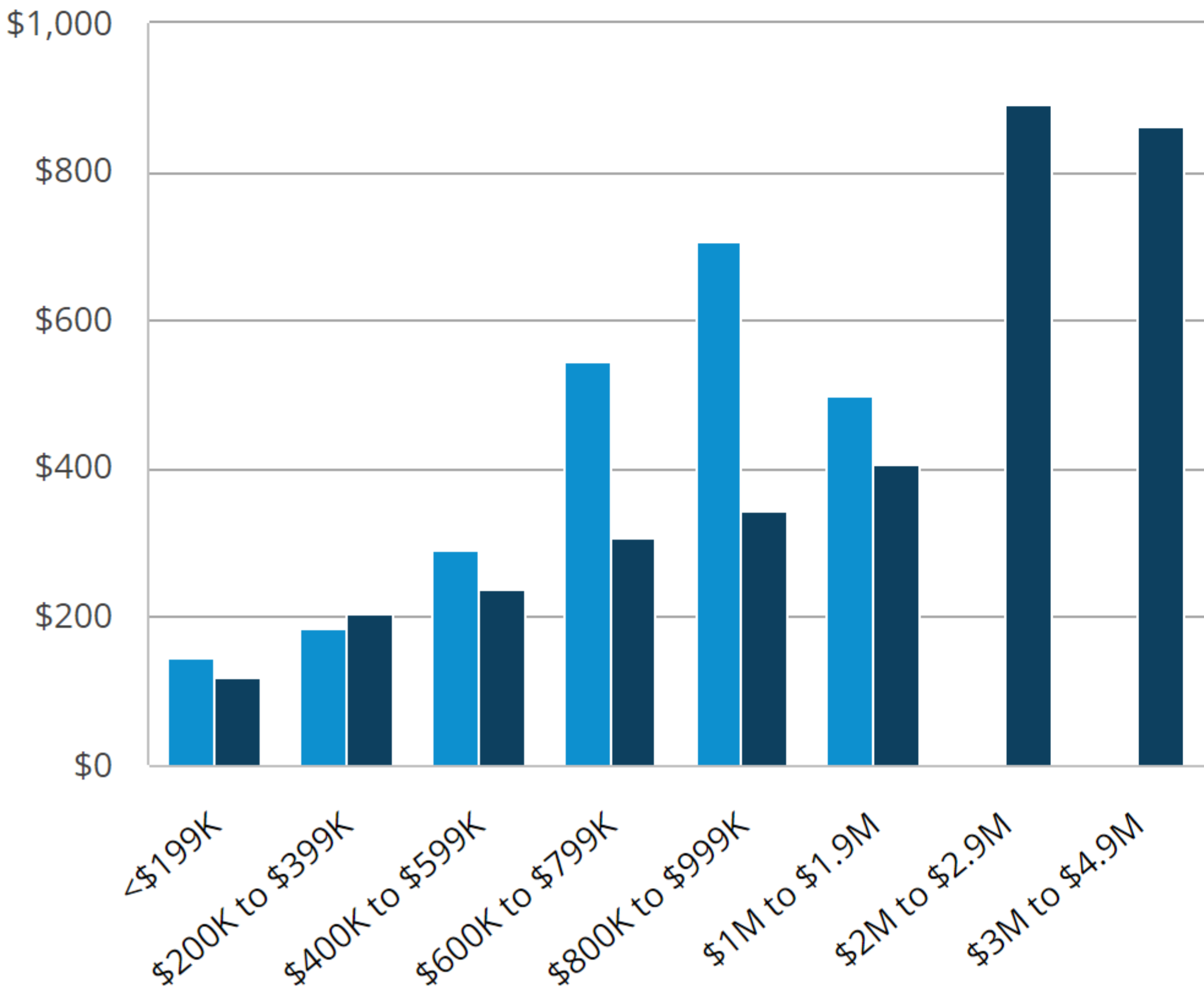
Historical Activity



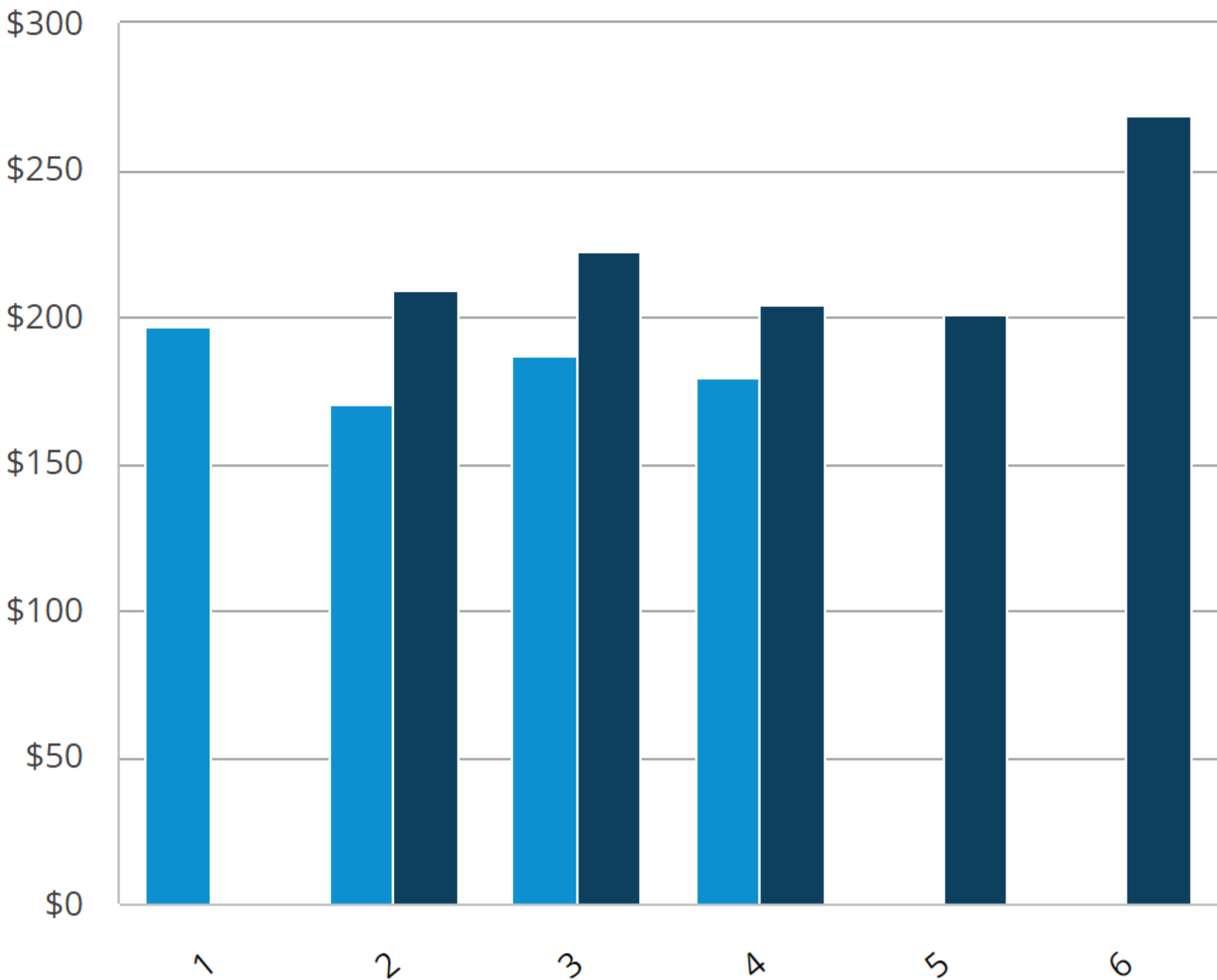
Select Areas



By Price Range



By Bedrooms

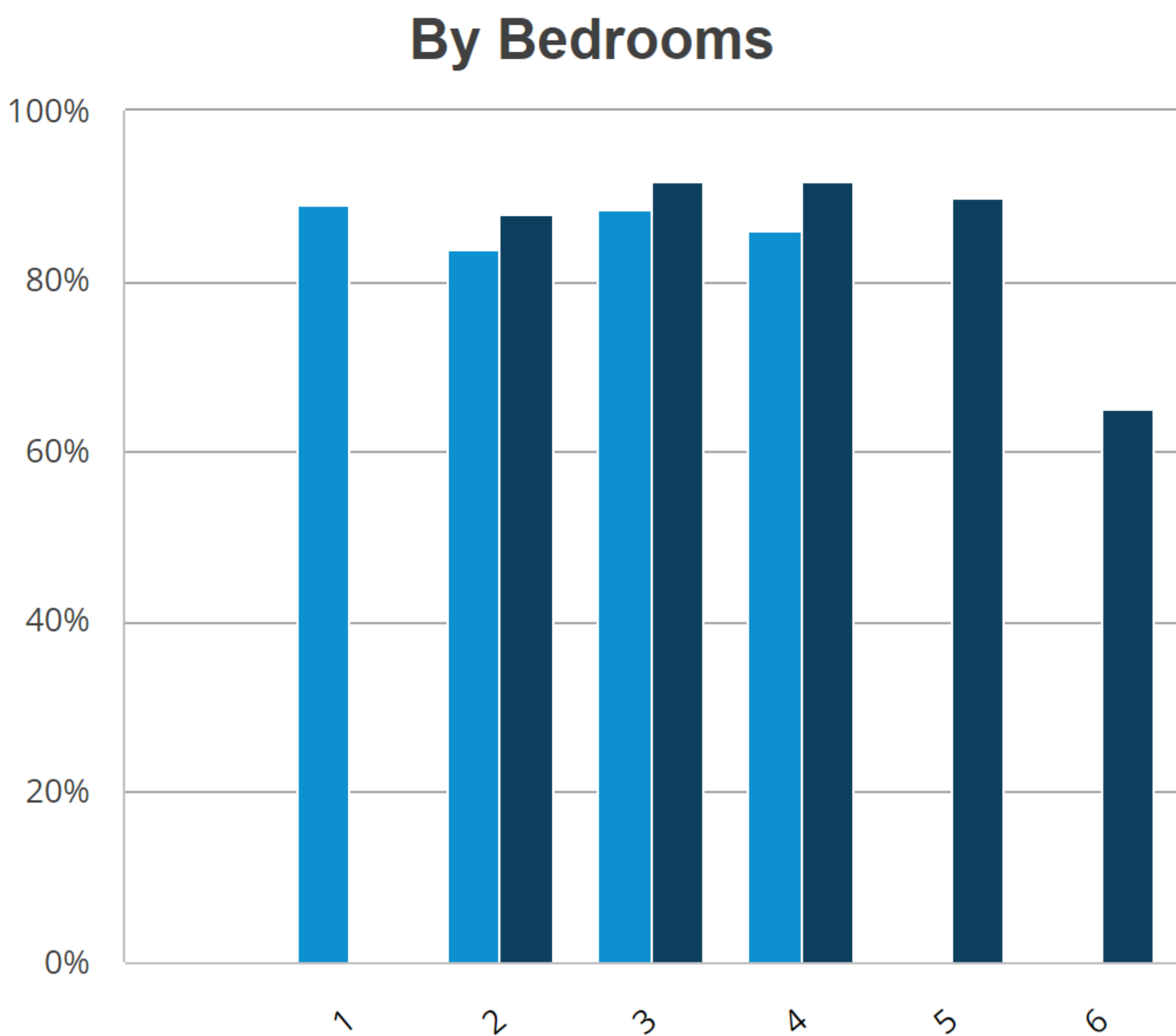
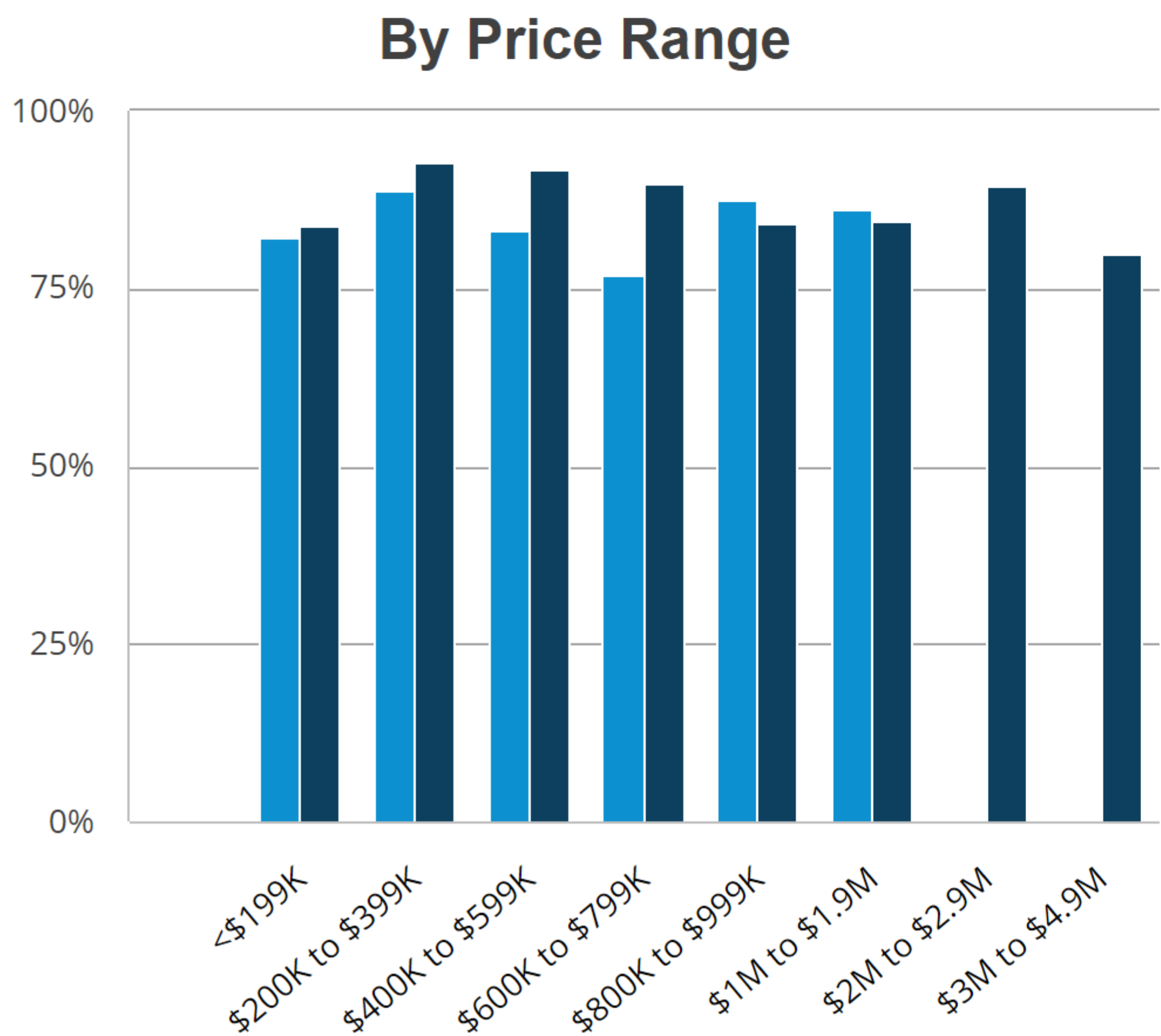
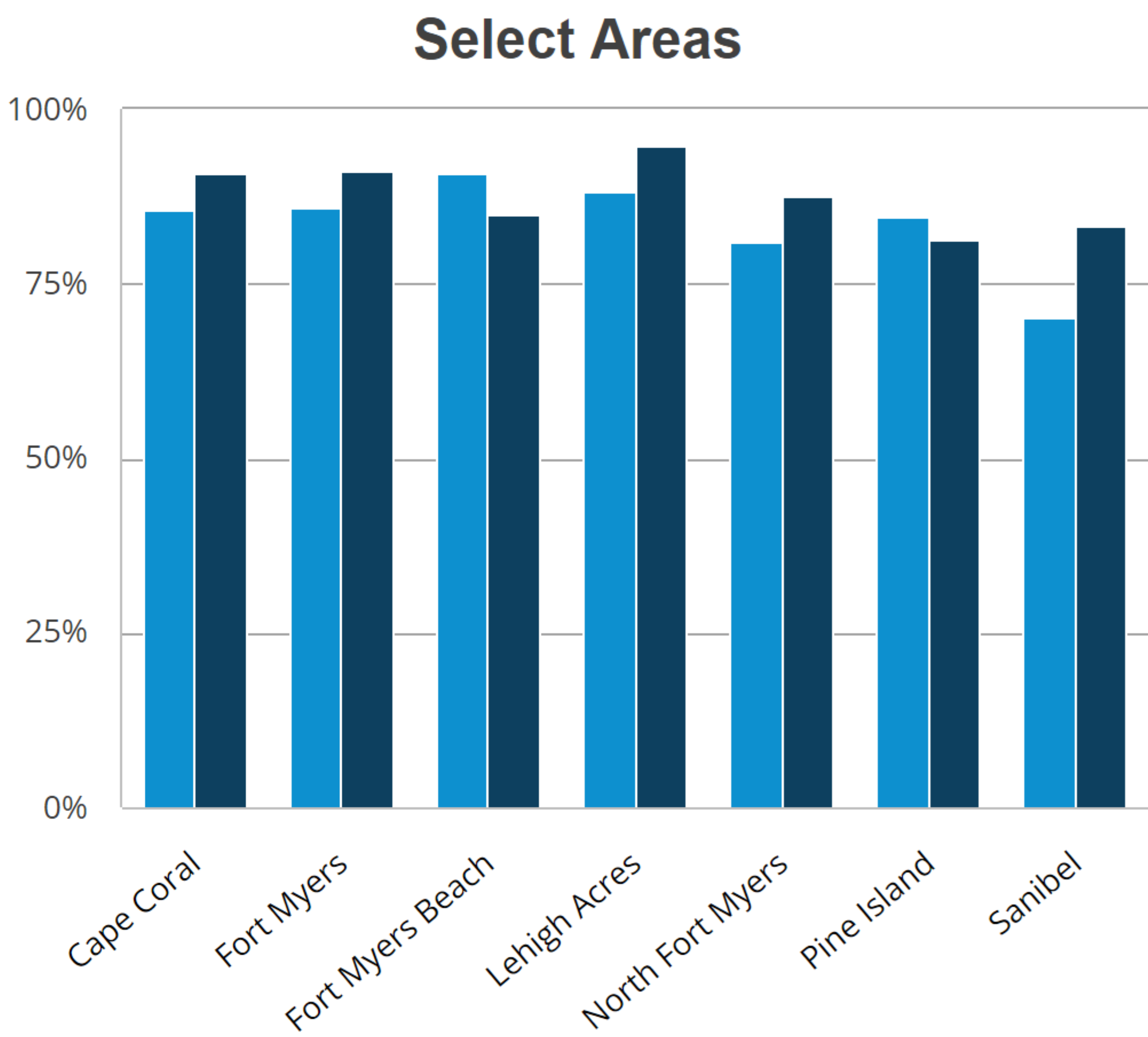
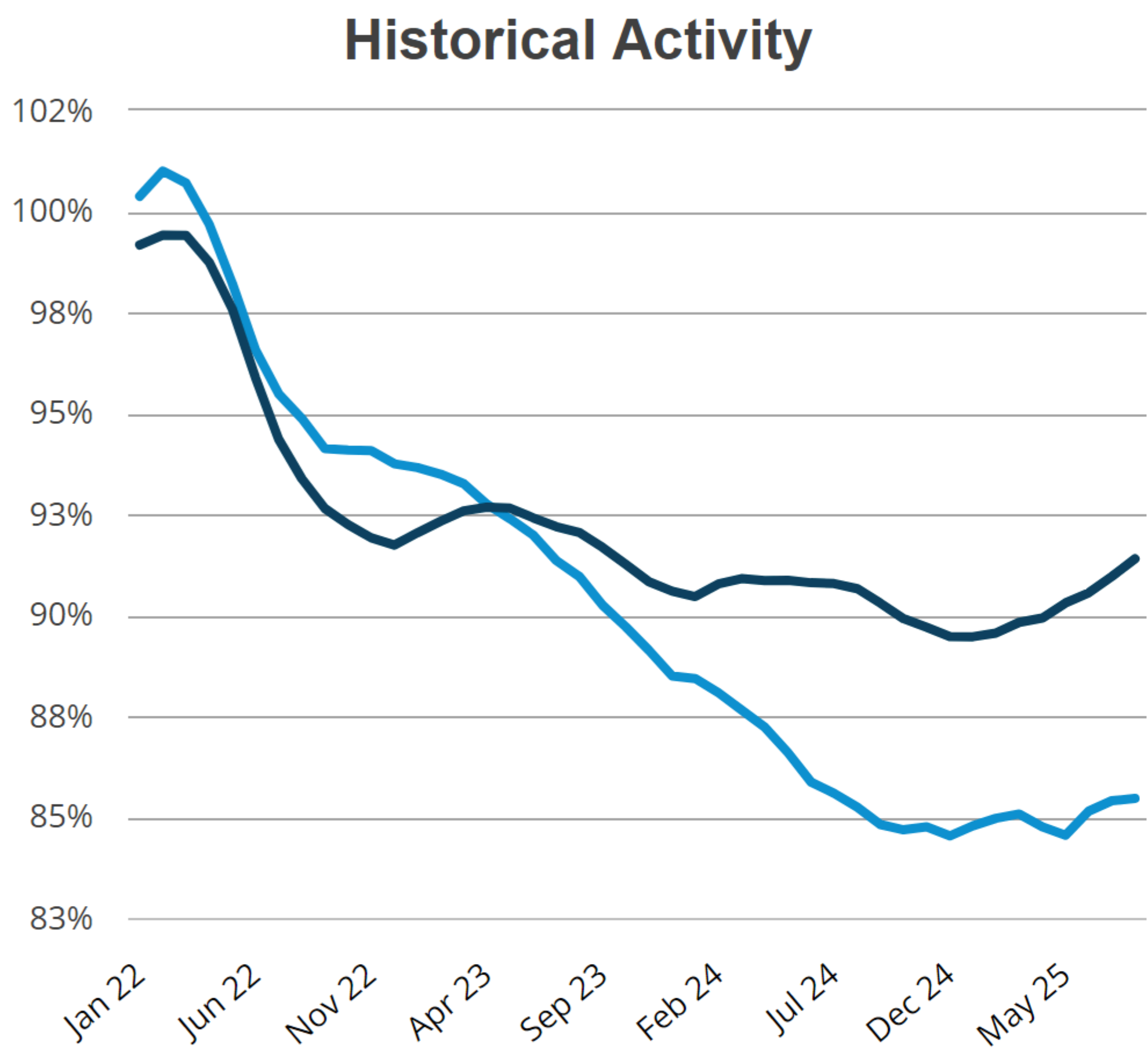


Legend: — Condo — Single Family

August 2025

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

	August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	91.4%	⬆️	0.5%	⬆️	0.8%	⬇️	-0.8%
CONDO	85.5%	⬆️	0.1%	⬆️	0.2%	⬇️	-2.4%



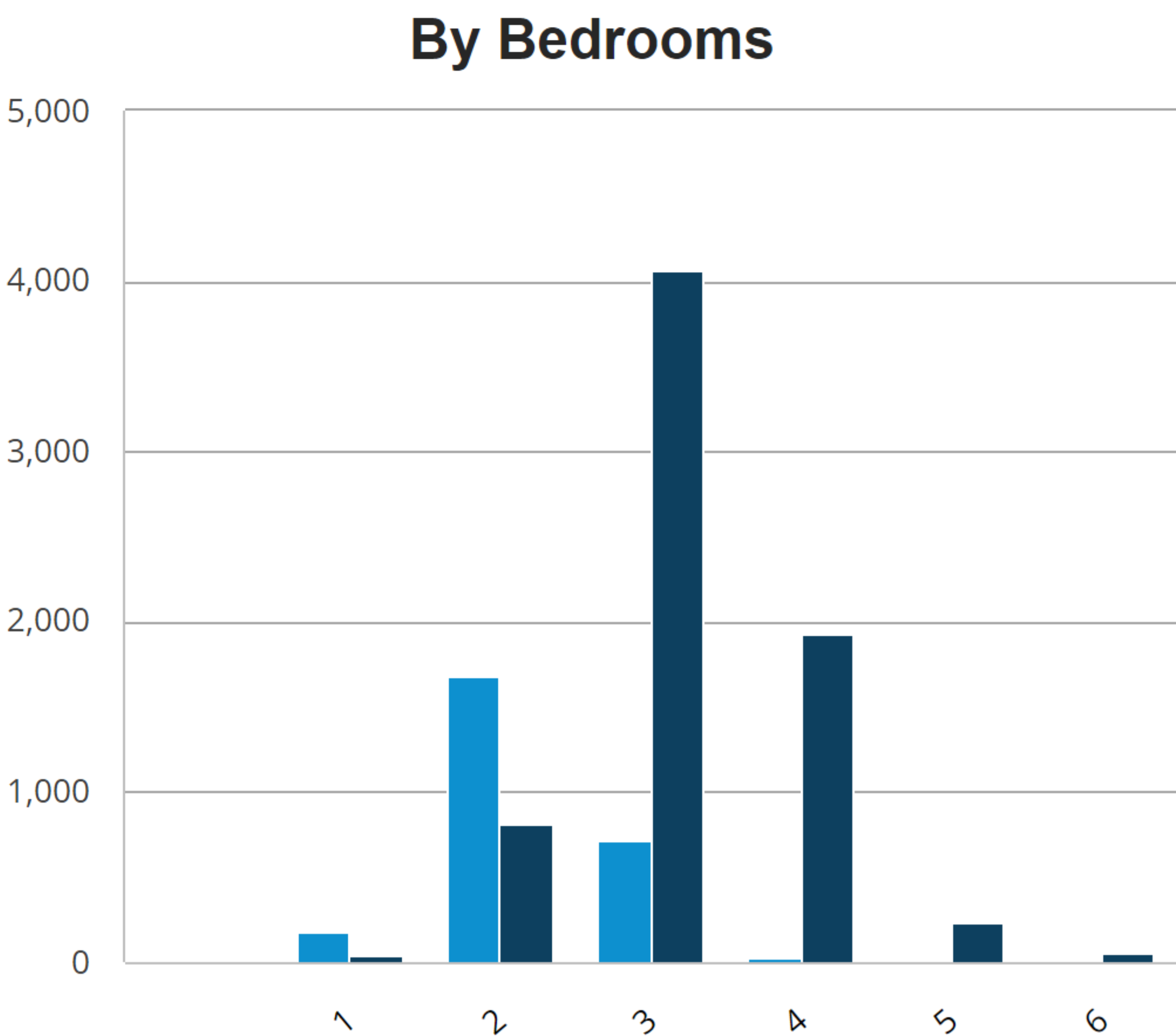
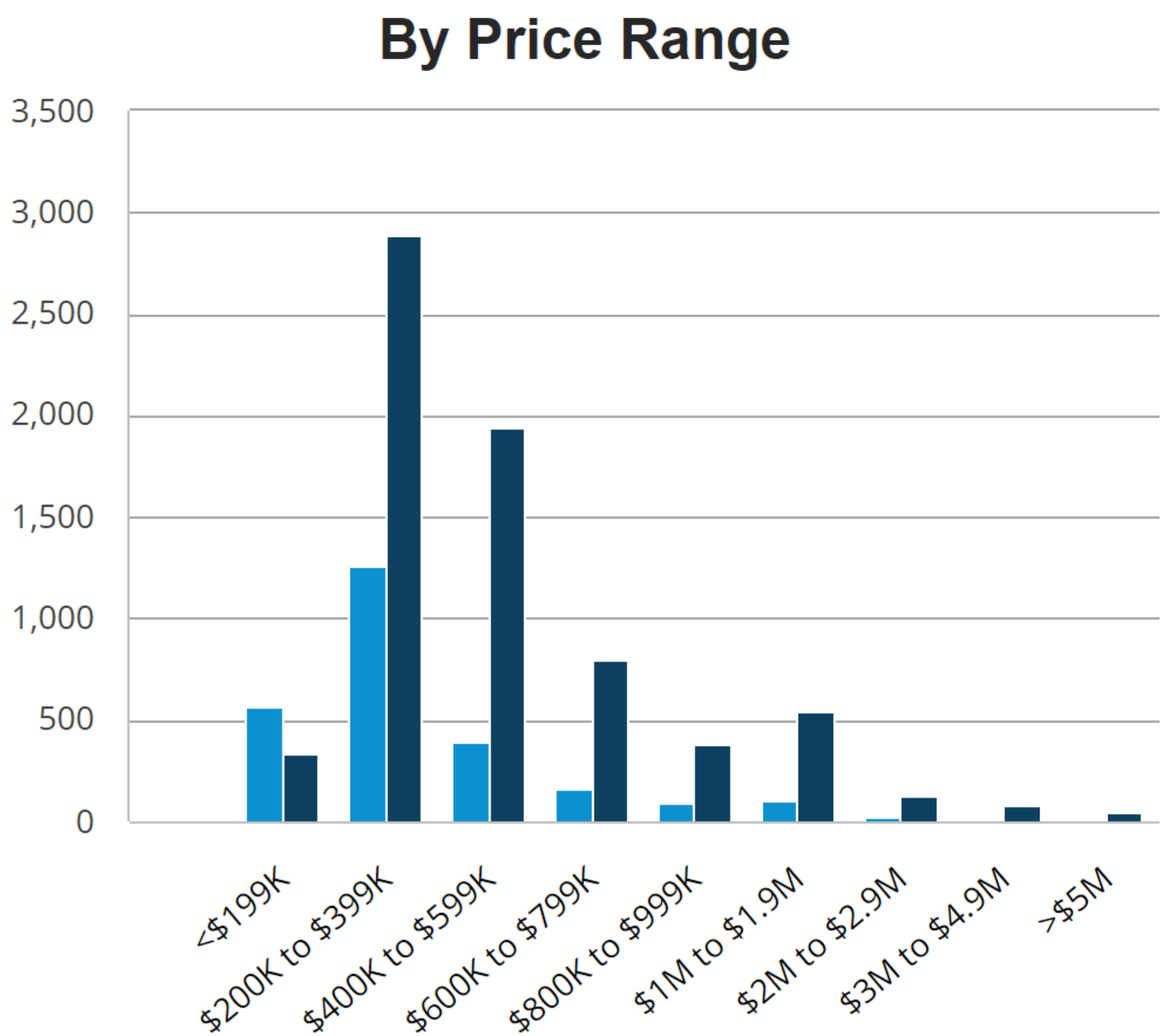
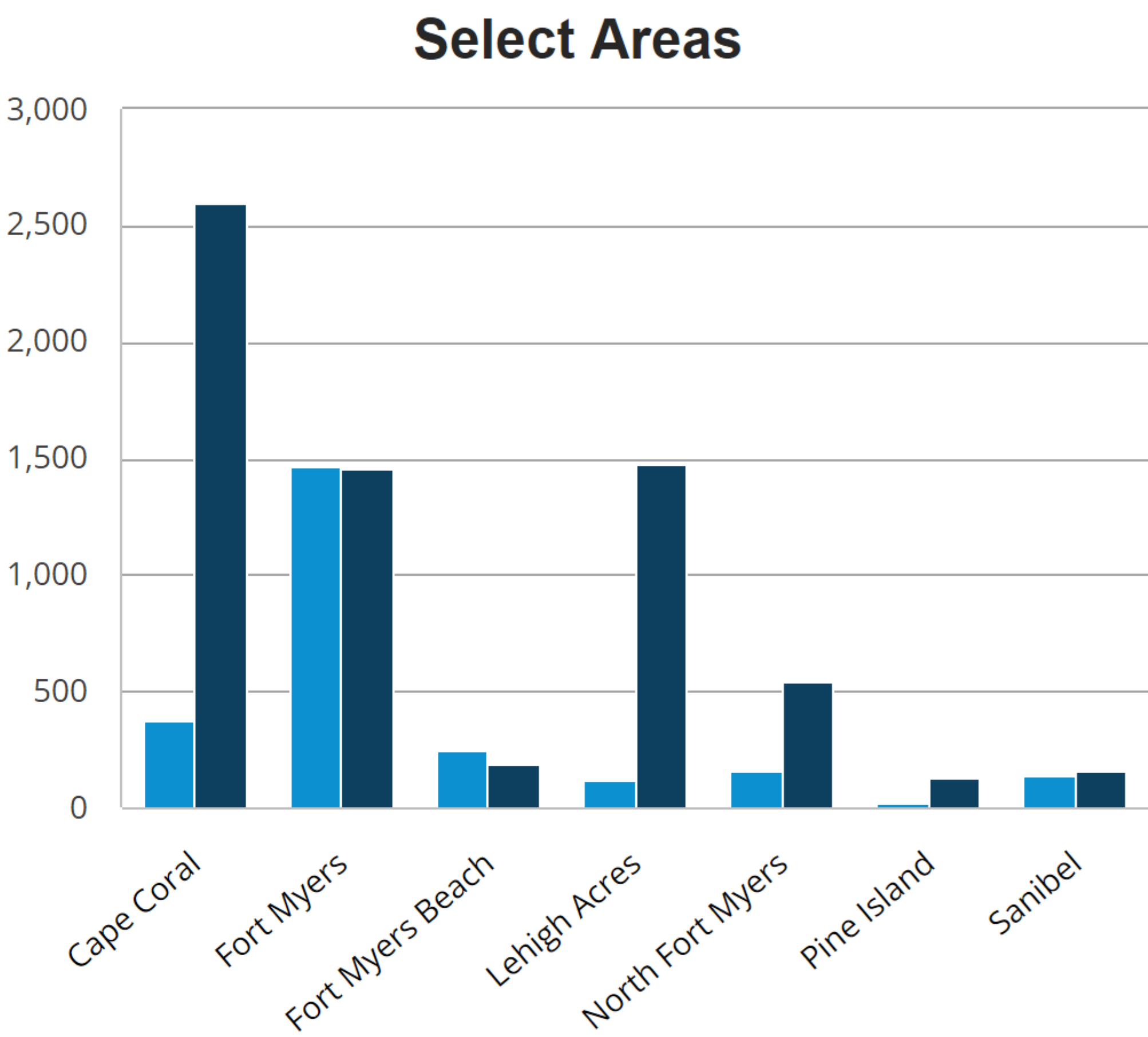
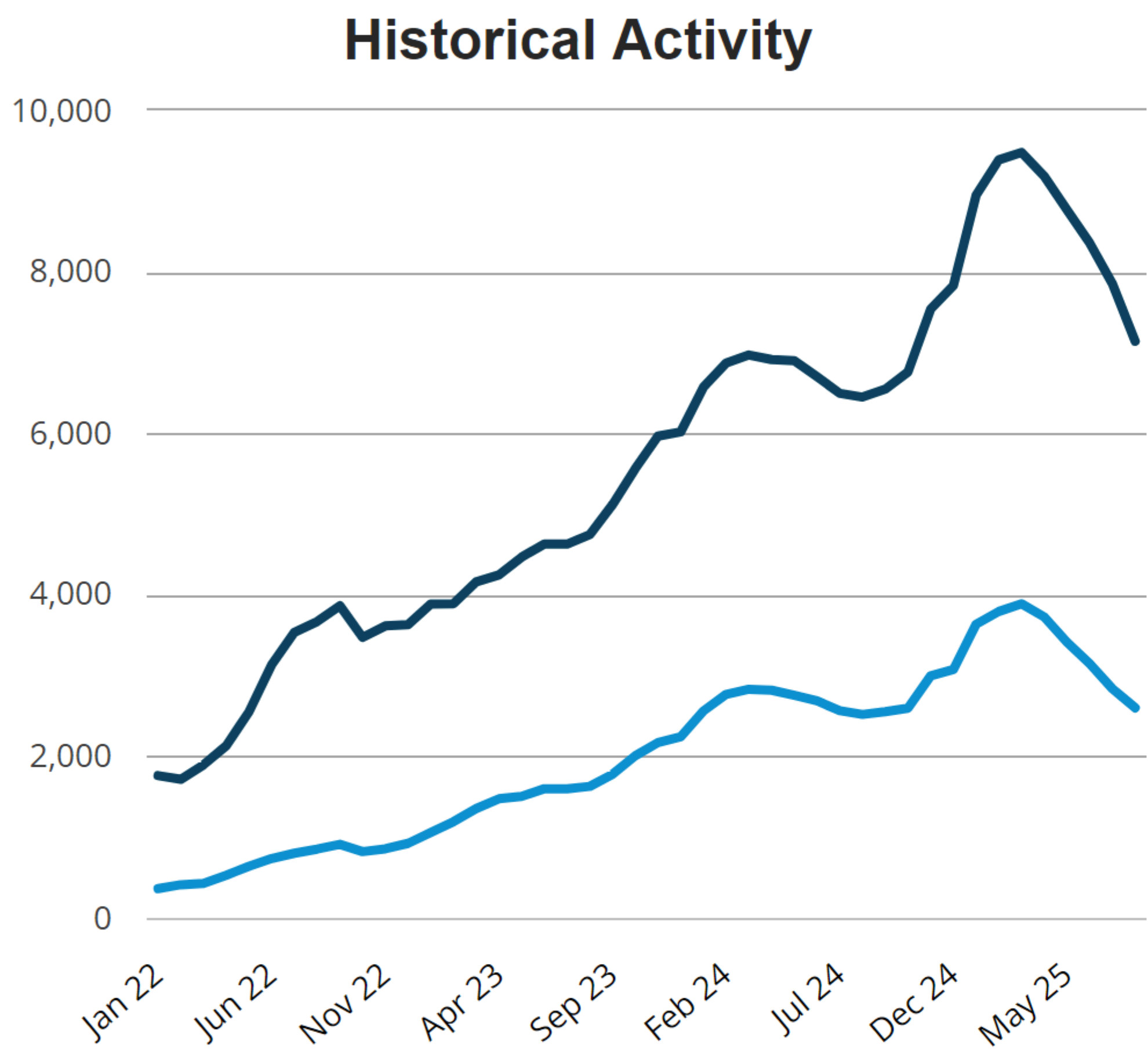
Active Inventory



August 2025

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

	August 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	7,142	⬇	-9.0%	⬆	10.7%	—
CONDO	2,602	⬇	-8.3%	⬆	3.3%	—



Legend: — Condo — Single Family

Months Supply of Inventory

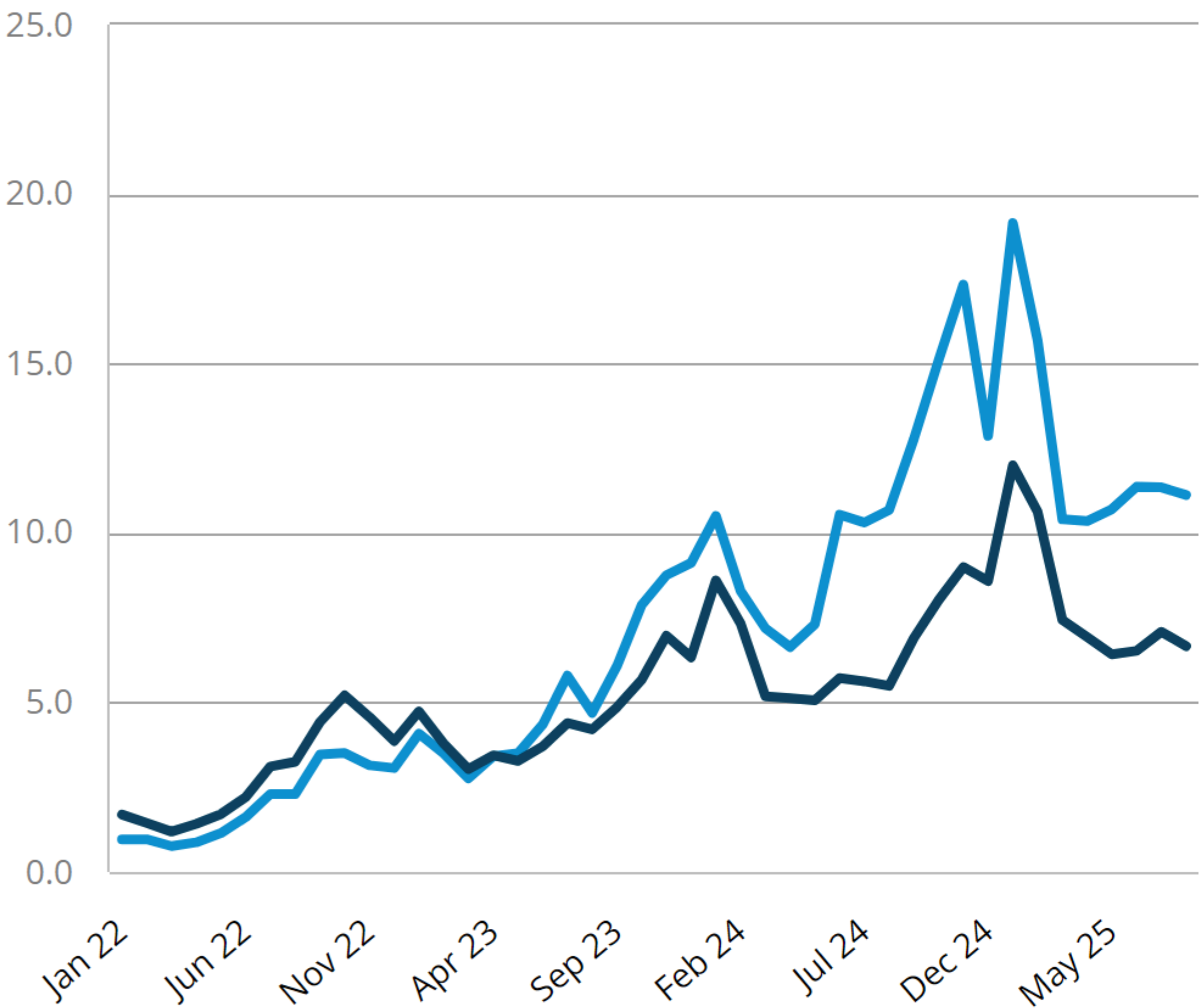


August 2025

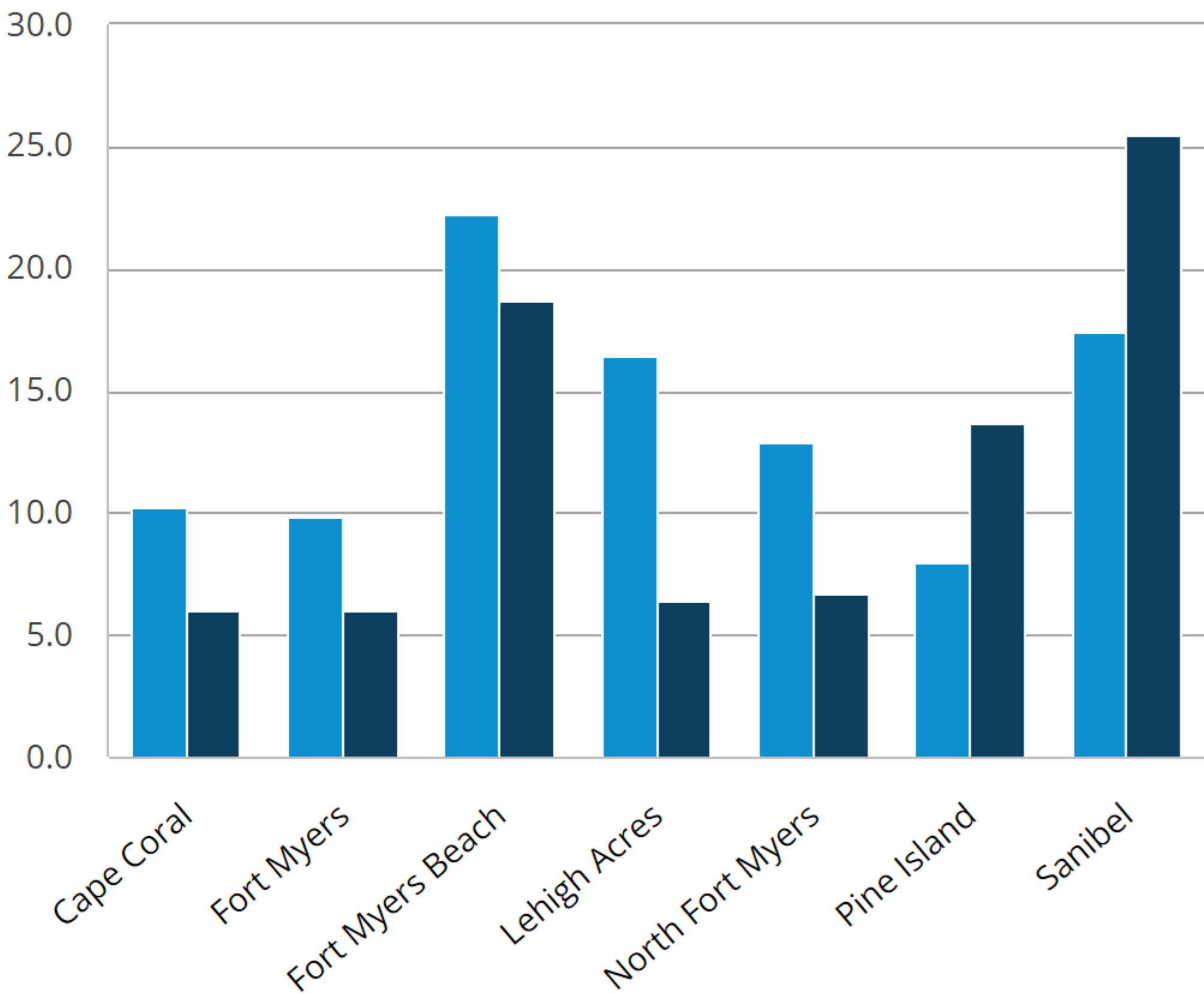
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	August 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	6.7	⬇️	-6.0%	⬆️	21.4%	—
CONDO	11.1	⬇️	-2.0%	⬆️	4.1%	—

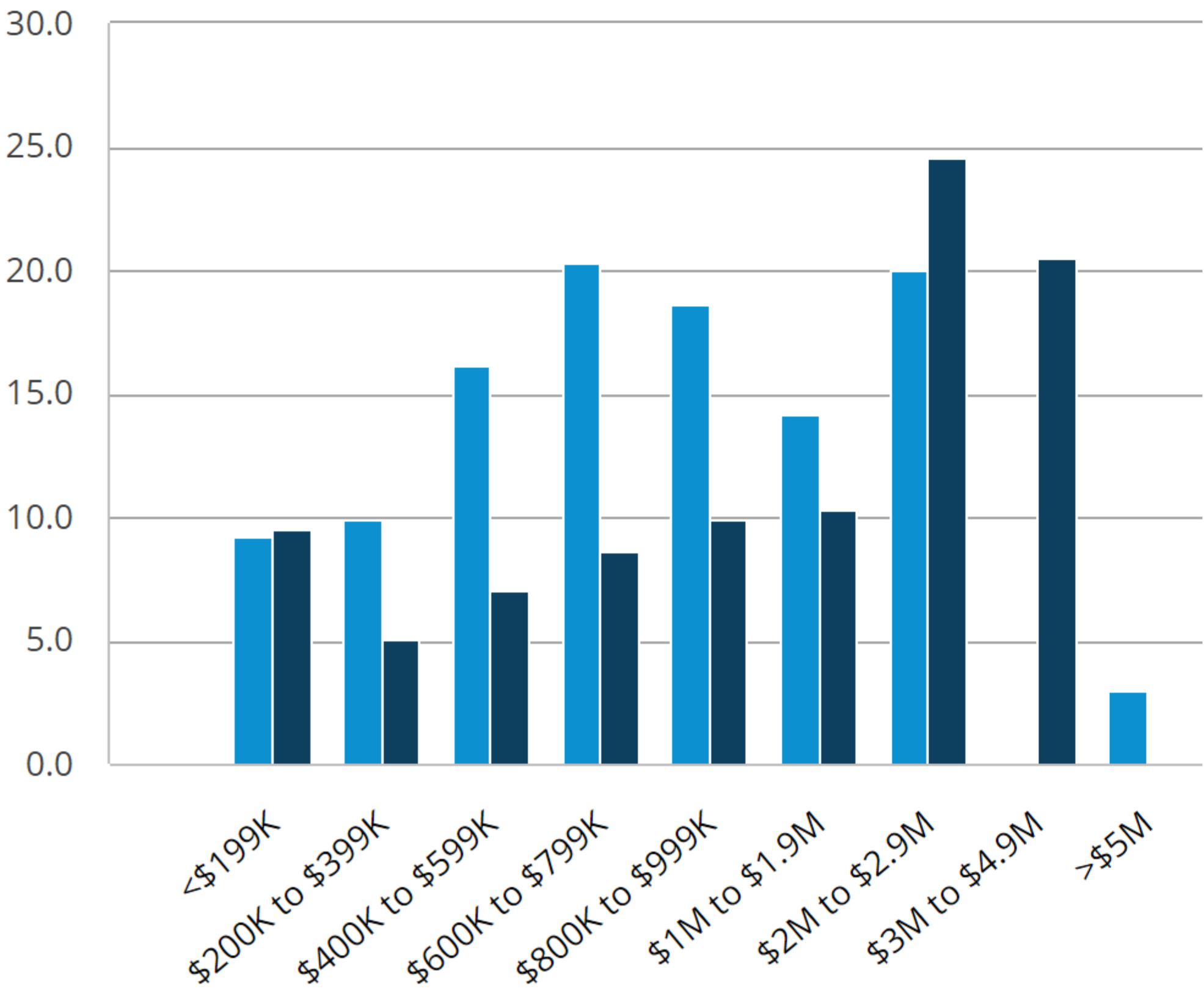
Historical Activity



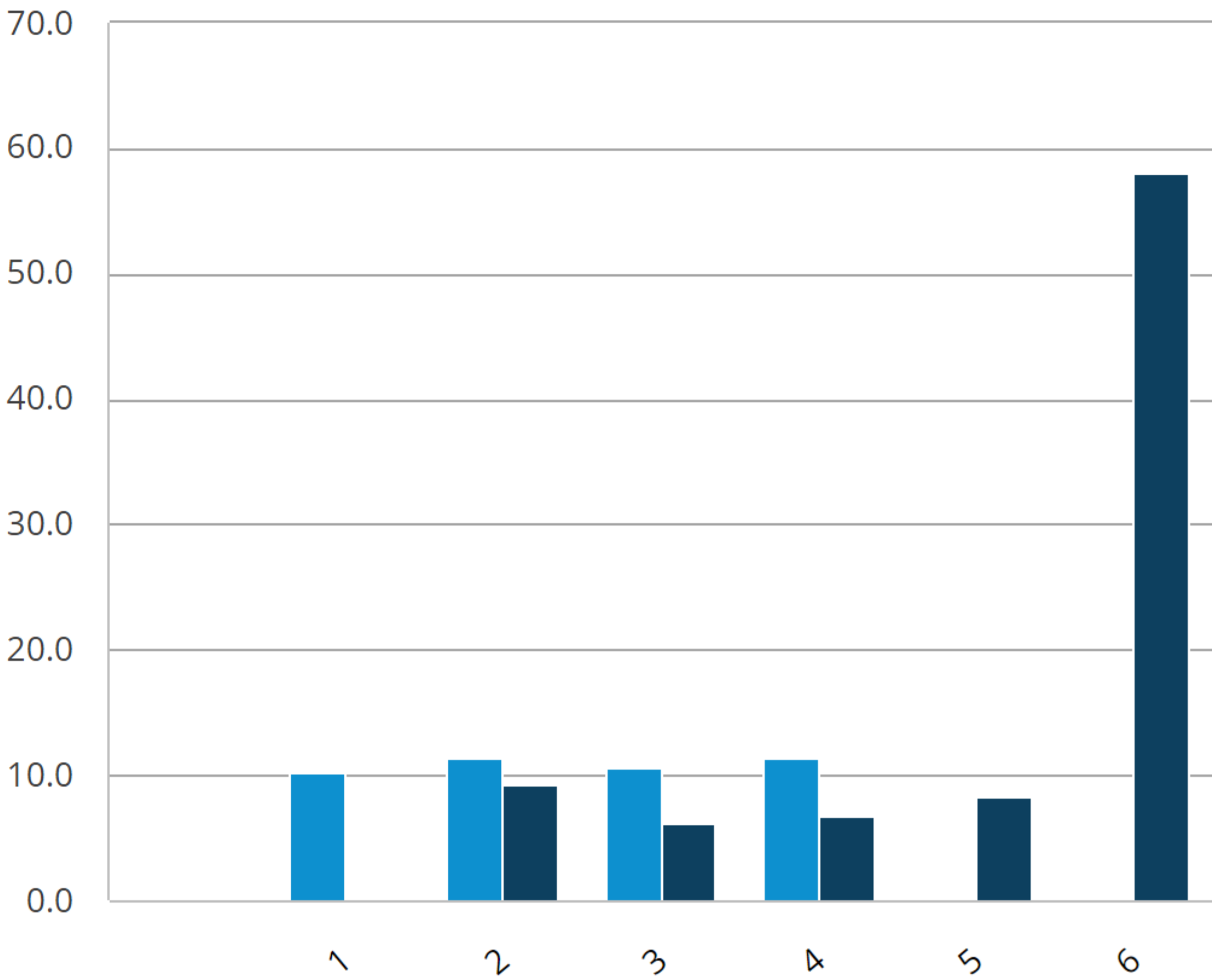
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Median Sales Price

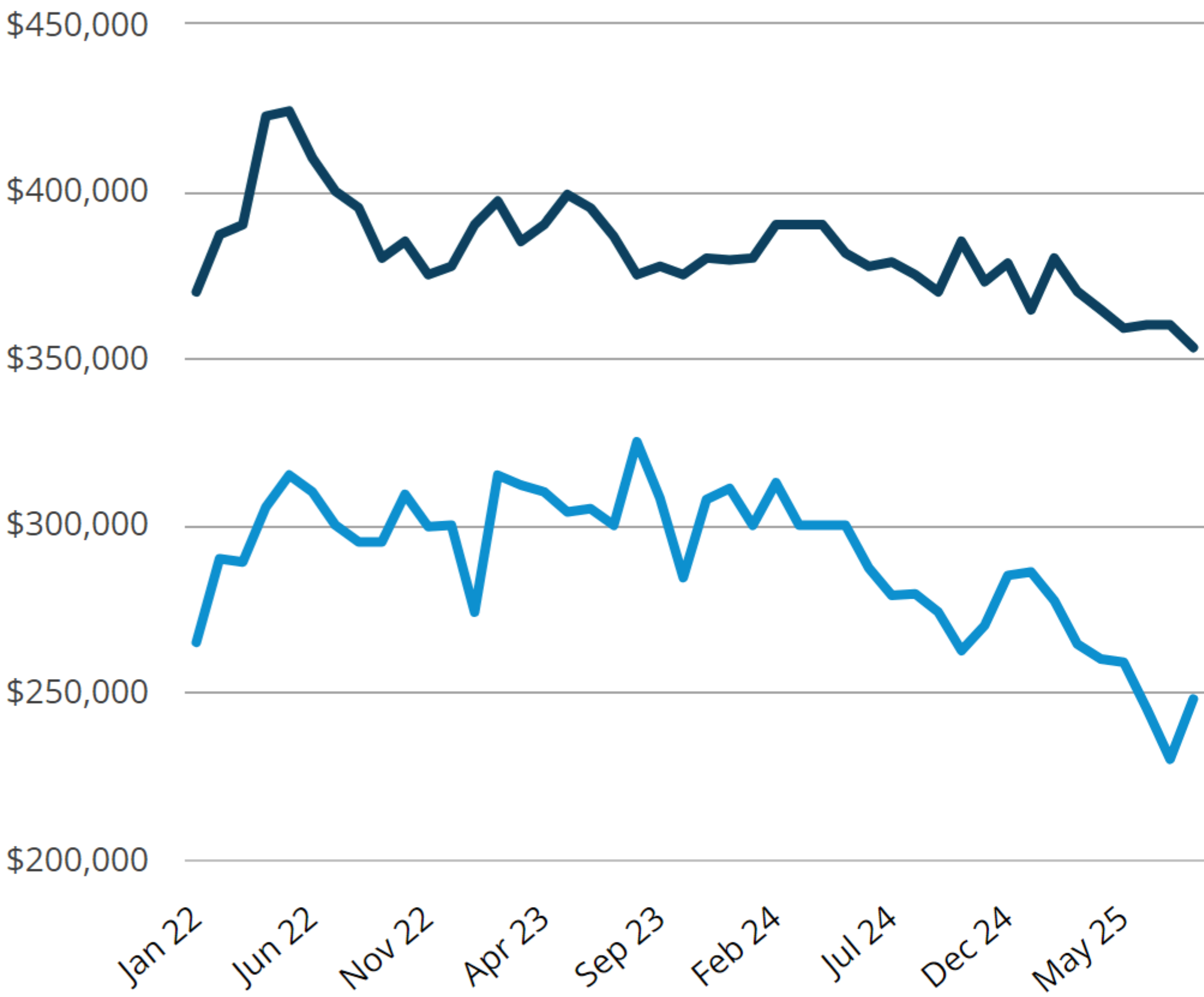


August 2025

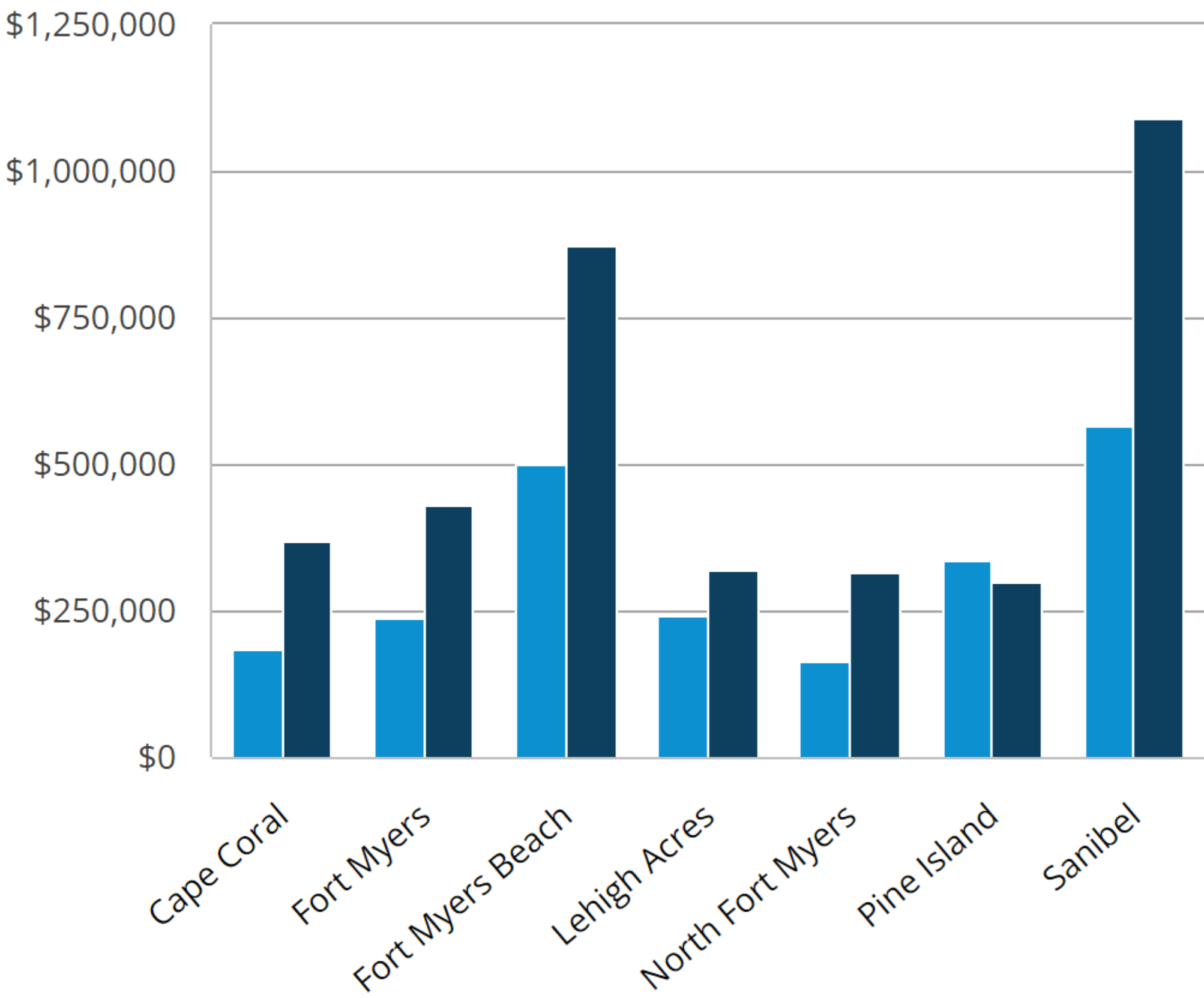
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$353,238	⬇️	-1.9%	⬇️	-5.8%	⬇️	-4.7%
CONDO	\$248,000	⬆️	7.8%	⬇️	-11.3%	⬇️	-14.4%

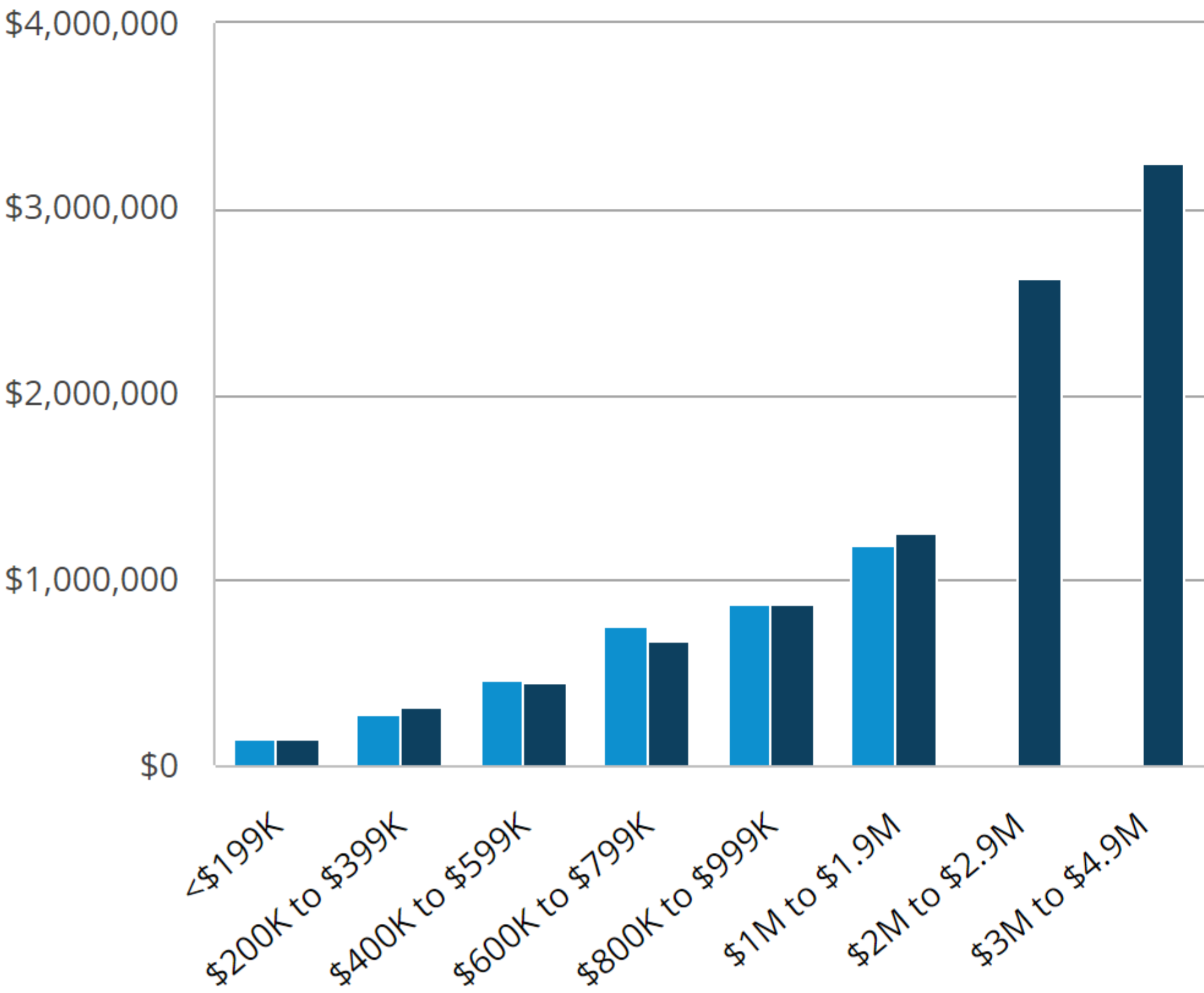
Historical Activity



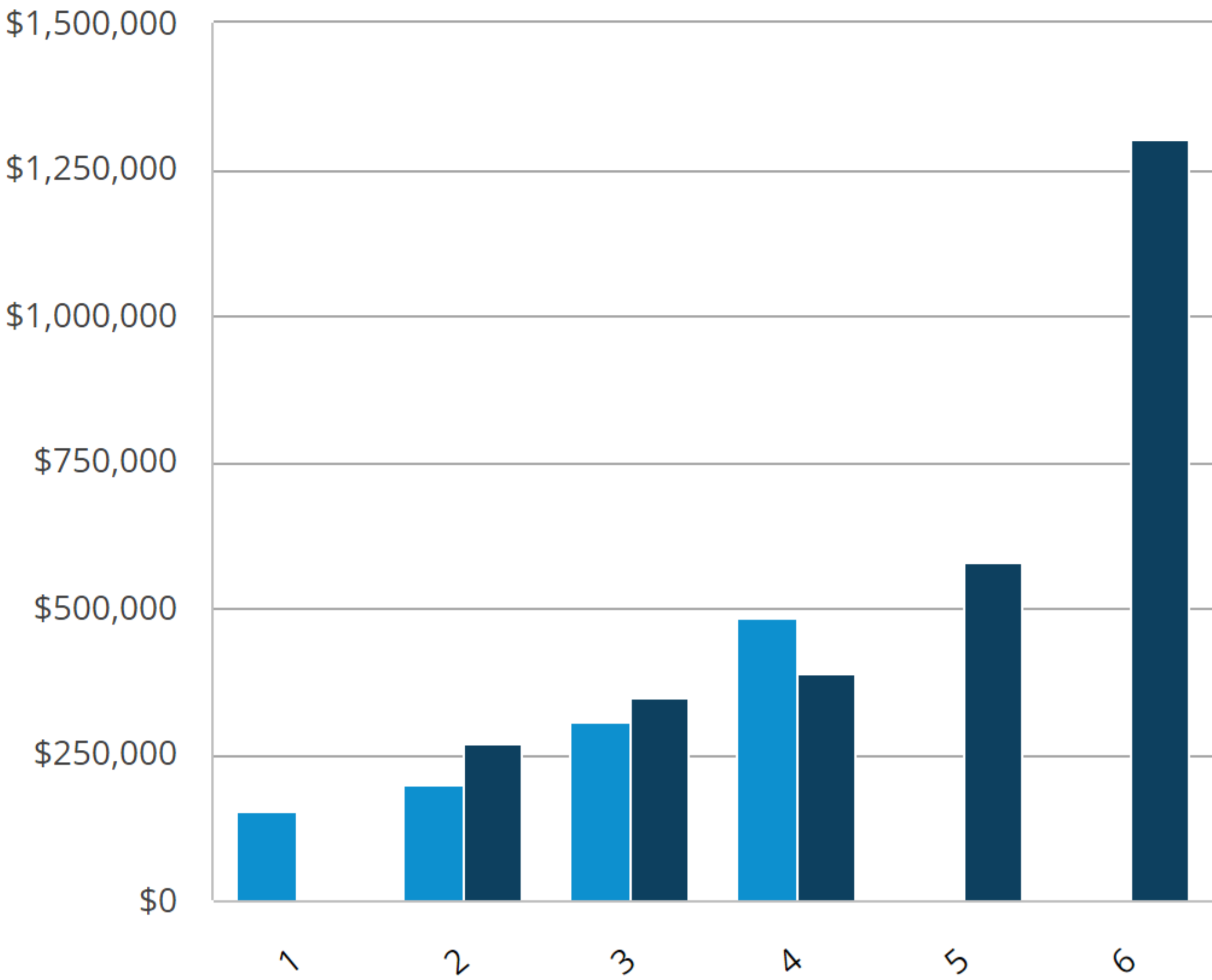
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Cape Coral Region

August 2025



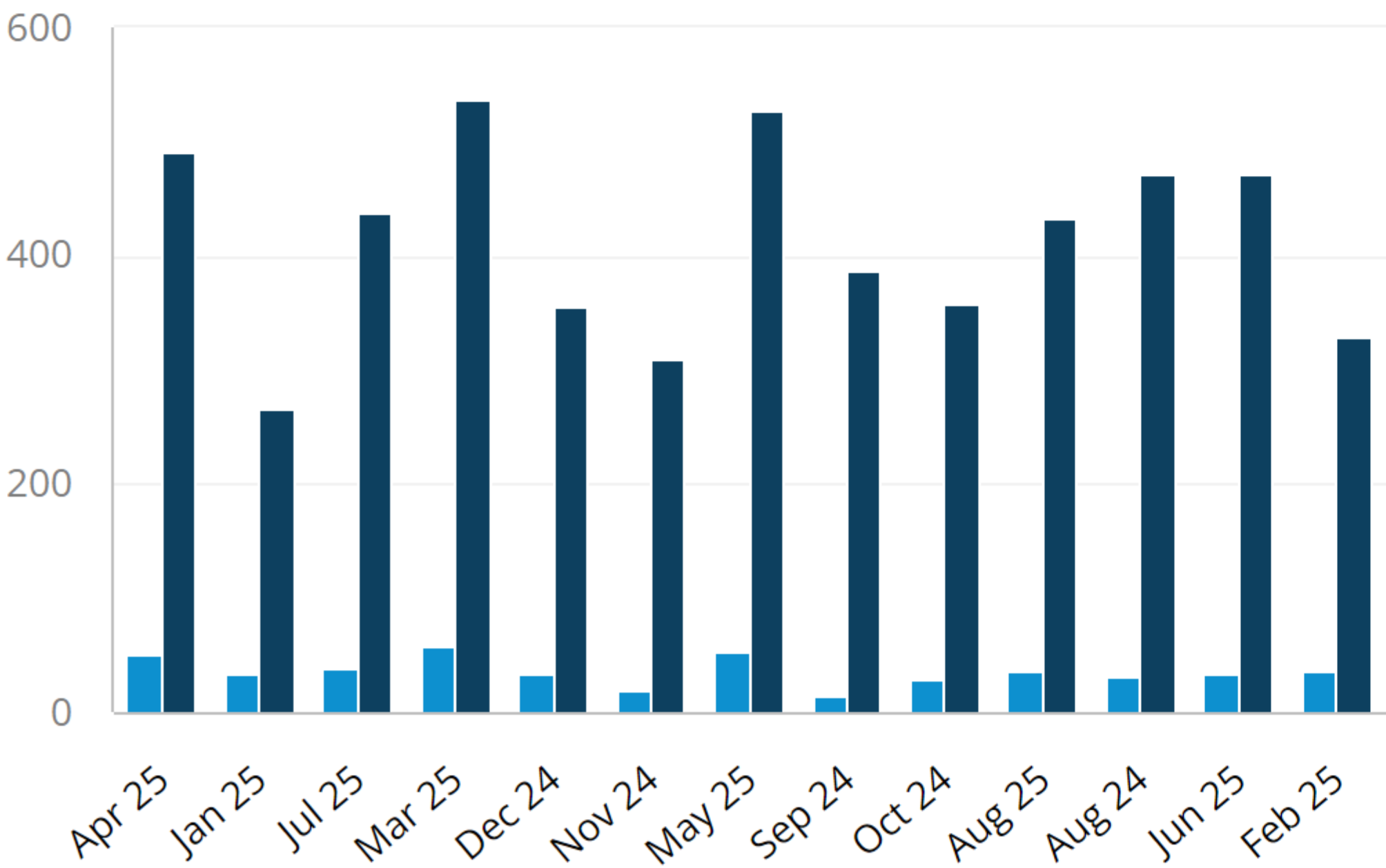
Single Family Homes

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$368,000	\$390,000	⬇️ -5.6%	\$364,200	⬆️ 1.0%	\$375,000	\$400,000	⬇️ -6.3%
Closed Sales	432	471	⬇️ -8.3%	438	⬇️ -1.4%	3,496	3,723	⬇️ -6.1%
New Listings	550	751	⬇️ -26.8%	624	⬇️ -11.9%	6,263	6,648	⬇️ -5.8%
Pending Sales	499	416	⬆️ 20.0%	407	⬆️ 22.6%	3,762	3,859	⬇️ -2.5%
Median Days on Market	60	54	⬆️ 11.1%	58	⬆️ 3.4%	57	50	⬆️ 14.0%
Sold Price per Square Foot	\$219	\$231	⬇️ -5.2%	\$219	⬆️ 0.2%	\$221	\$234	⬇️ -5.6%
Percent of Original Price Rec'd	90.8%	93.3%	⬇️ -2.6%	91.5%	⬇️ -0.7%	91.6%	92.9%	⬇️ -1.4%
Active Inventory	2,600	2,708	⬇️ -4.0%	2,941	⬇️ -11.6%	--	--	--
Months Supply of Inventory	6.0	5.7	⬆️ 4.7%	6.7	⬇️ -10.4%	--	--	--

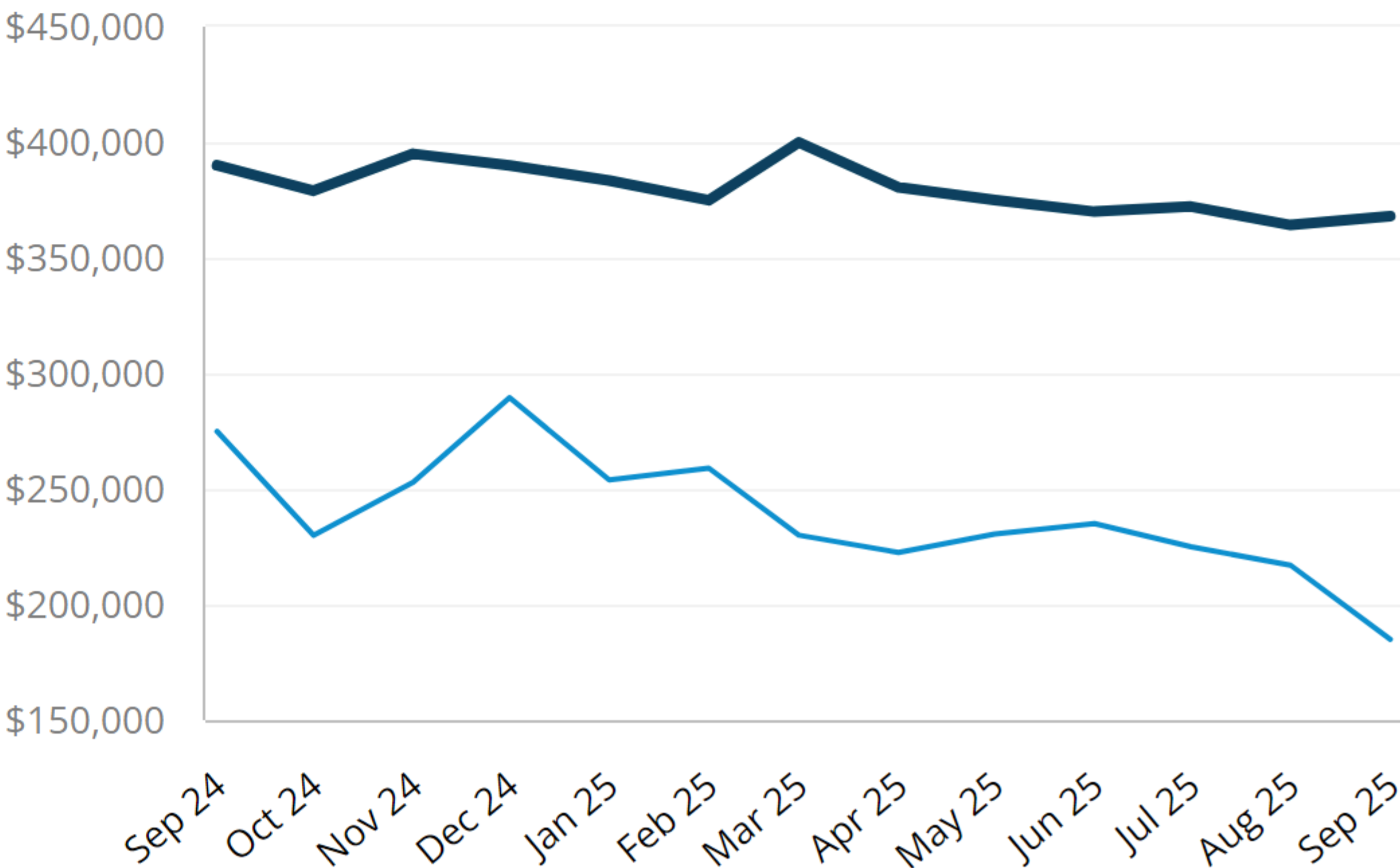
Condominiums

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$185,000	\$274,900	⬇️ -32.7%	\$217,000	⬇️ -14.7%	\$230,000	\$269,500	⬇️ -14.7%
Closed Sales	37	31	⬆️ 19.4%	38	⬇️ -2.6%	345	358	⬇️ -3.6%
New Listings	76	65	⬆️ 16.9%	63	⬆️ 20.6%	742	751	⬇️ -1.2%
Pending Sales	46	16	⬆️ 187.5%	35	⬆️ 31.4%	357	339	⬆️ 5.3%
Median Days on Market	51	88	⬇️ -42.6%	124	⬇️ -59.3%	70	75	⬇️ -6.7%
Sold Price per Square Foot	\$139	\$189	⬇️ -26.5%	\$157	⬇️ -11.5%	\$171	\$204	⬇️ -16.2%
Percent of Original Price Rec'd	85.3%	88.9%	⬇️ -4.1%	88.9%	⬇️ -4.0%	86.3%	88.6%	⬇️ -2.5%
Active Inventory	378	398	⬇️ -5.0%	398	⬇️ -5.0%	--	--	--
Months Supply of Inventory	10.2	12.8	⬇️ -20.4%	10.5	⬇️ -2.5%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



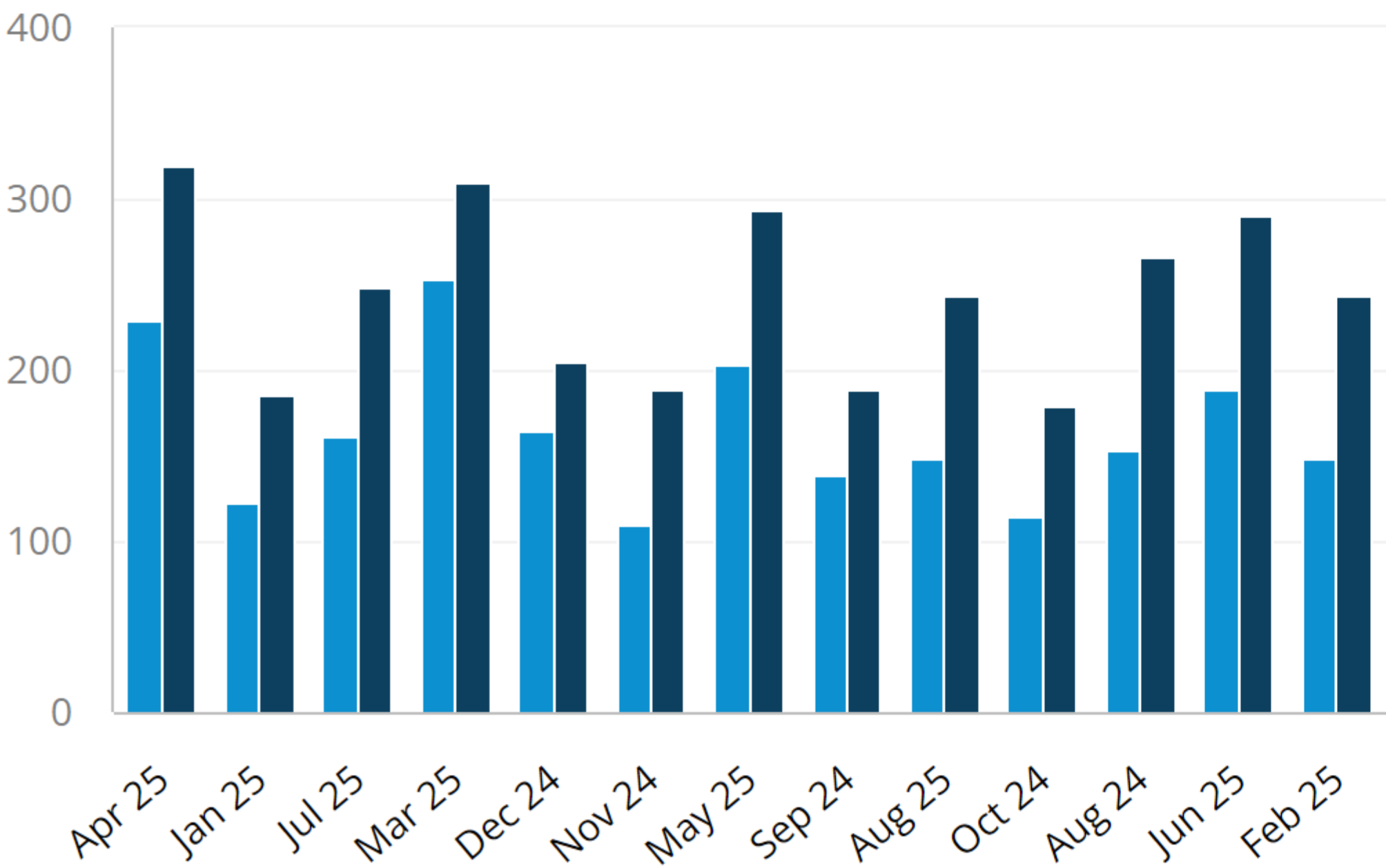
Single Family Homes

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$430,000	\$442,149	⬇️ -2.7%	\$405,000	⬆️ 6.2%	\$435,000	\$470,000	⬇️ -7.4%
Closed Sales	243	266	⬇️ -8.6%	249	⬇️ -2.4%	2,134	2,147	⬇️ -0.6%
New Listings	359	381	⬇️ -5.8%	325	⬆️ 10.5%	3,809	3,506	⬆️ 8.6%
Pending Sales	261	221	⬆️ 18.1%	227	⬆️ 15.0%	2,232	2,173	⬆️ 2.7%
Median Days on Market	58	43	⬆️ 34.9%	55	⬆️ 5.5%	53	45	⬆️ 17.8%
Sold Price per Square Foot	\$233	\$241	⬇️ -3.3%	\$224	⬆️ 4.0%	\$238	\$255	⬇️ -6.7%
Percent of Original Price Rec'd	90.9%	91.6%	⬇️ -0.7%	89.2%	⬆️ 1.9%	90.3%	91.8%	⬇️ -1.7%
Active Inventory	1,455	1,308	⬆️ 11.2%	1,599	⬇️ -9.0%	--	--	--
Months Supply of Inventory	6.0	4.9	⬆️ 21.8%	6.4	⬇️ -6.8%	--	--	--

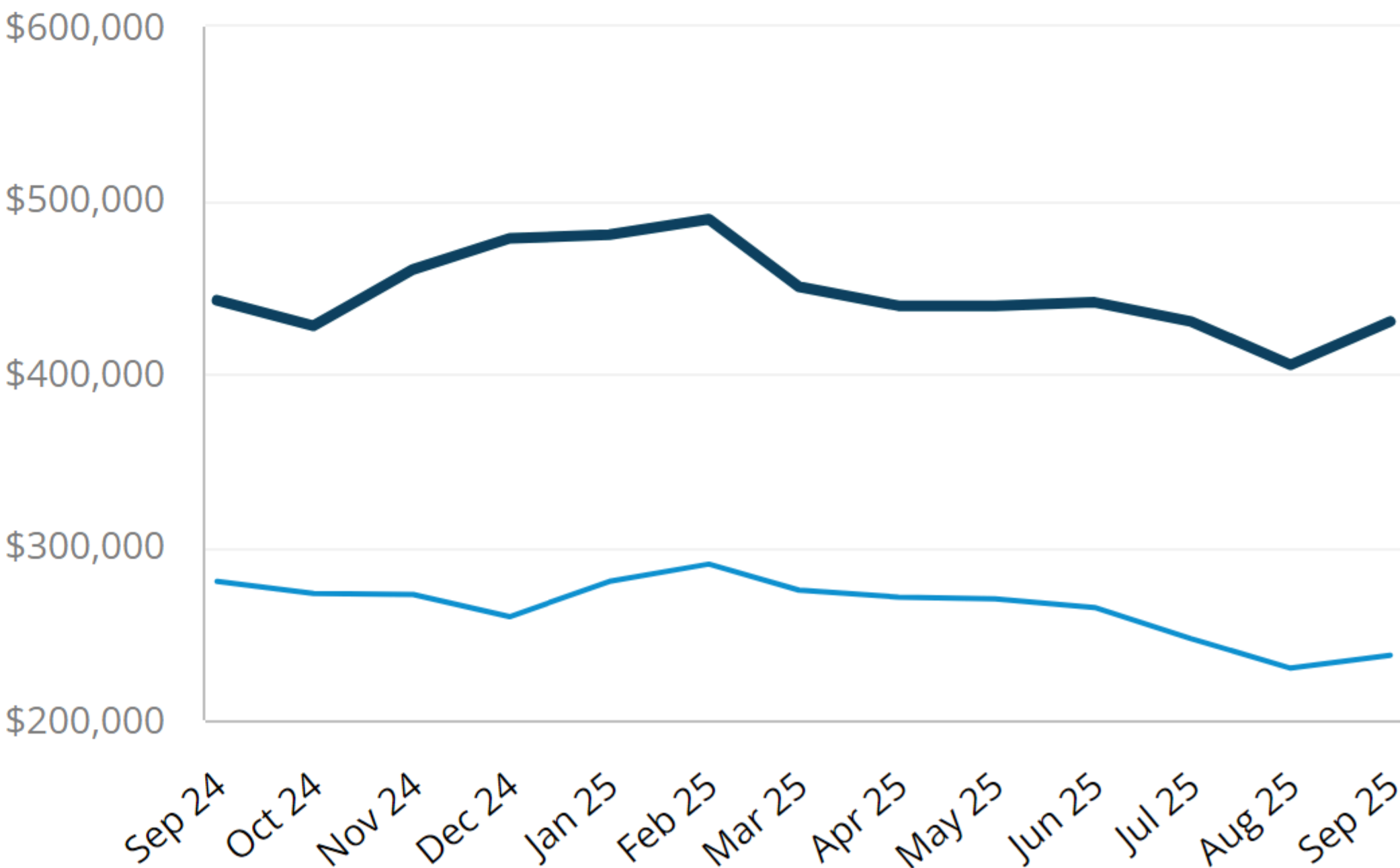
Condominiums

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$237,450	\$280,000	⬇️ -15.2%	\$230,000	⬆️ 3.2%	\$260,000	\$299,900	⬇️ -13.3%
Closed Sales	148	153	⬇️ -3.3%	161	⬇️ -8.1%	1,455	1,660	⬇️ -12.3%
New Listings	238	314	⬇️ -24.2%	215	⬆️ 10.7%	2,989	3,268	⬇️ -8.5%
Pending Sales	144	165	⬇️ -12.7%	168	⬇️ -14.3%	1,504	1,641	⬇️ -8.3%
Median Days on Market	116	72	⬆️ 61.1%	98	⬆️ 19.0%	76	53	⬆️ 43.4%
Sold Price per Square Foot	\$177	\$201	⬇️ -12.2%	\$170	⬆️ 3.8%	\$191	\$219	⬇️ -12.8%
Percent of Original Price Rec'd	85.8%	89.6%	⬇️ -4.2%	85.5%	⬆️ 0.3%	87.3%	91.0%	⬇️ -4.1%
Active Inventory	1,462	1,519	⬇️ -3.8%	1,604	⬇️ -8.9%	--	--	--
Months Supply of Inventory	9.9	9.9	⬇️ -0.5%	10.0	⬇️ -0.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Beach Region

August 2025



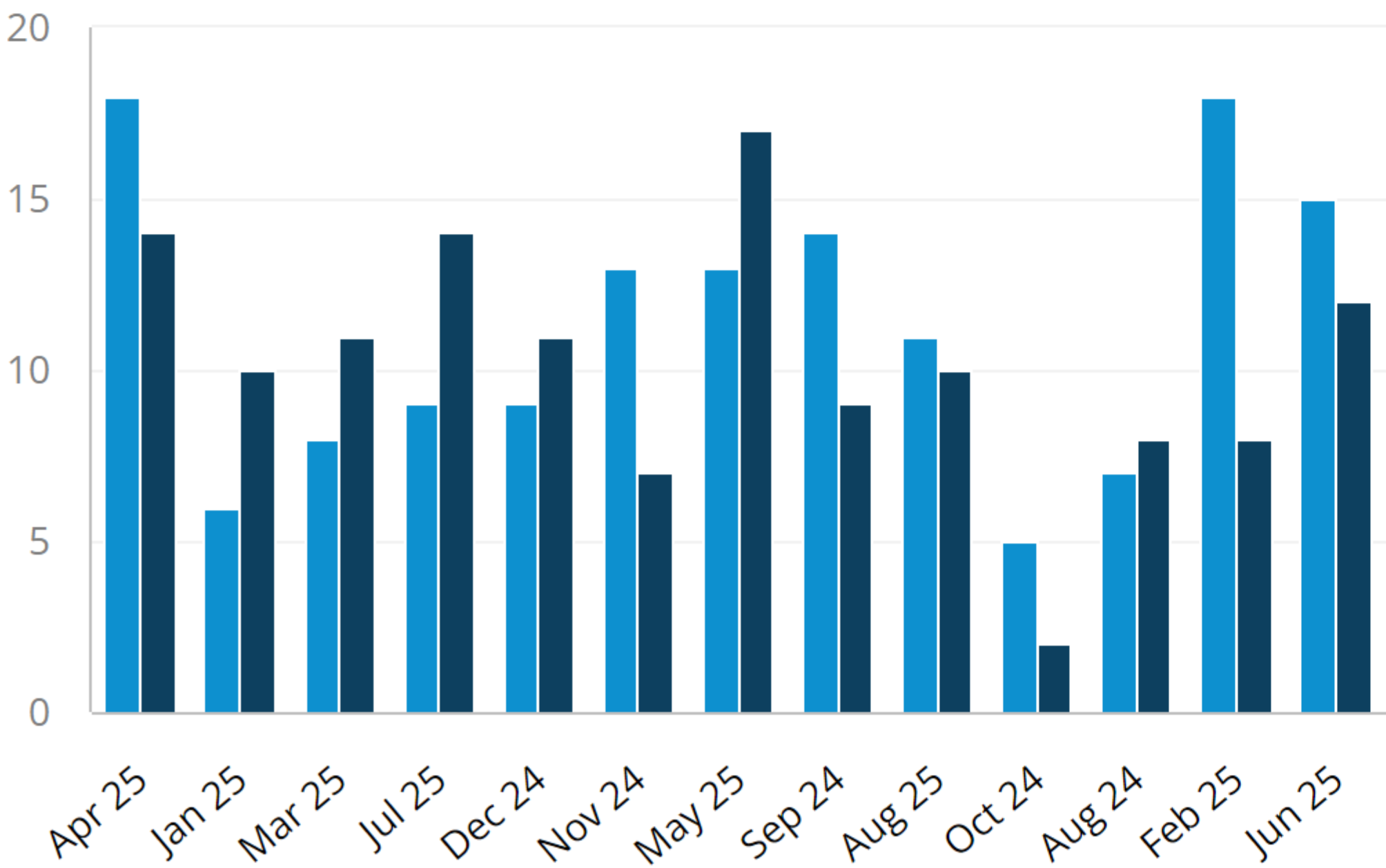
Single Family Homes

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$874,500	\$717,500	⬆ 21.9%	\$730,000	⬆ 19.8%	\$815,000	\$852,500	⬆ -4.4%
Closed Sales	10	8	⬆ 25.0%	14	⬆ -28.6%	96	79	⬆ 21.5%
New Listings	20	21	⬆ -4.8%	26	⬆ -23.1%	309	202	⬆ 53.0%
Pending Sales	12	9	⬆ 33.3%	11	⬆ 9.1%	104	83	⬆ 25.3%
Median Days on Market	147	46	⬆ 218.5%	34	⬆ 330.9%	87	87	⬆ 0.0%
Sold Price per Square Foot	\$548	\$508	⬆ 7.8%	\$398	⬆ 37.6%	\$499	\$599	⬆ -16.8%
Percent of Original Price Rec'd	86.1%	83.7%	⬆ 2.8%	81.9%	⬆ 5.2%	81.3%	84.8%	⬆ -4.2%
Active Inventory	187	123	⬆ 52.0%	211	⬆ -11.4%	--	--	--
Months Supply of Inventory	18.7	15.4	⬆ 21.7%	15.1	⬆ 24.0%	--	--	--

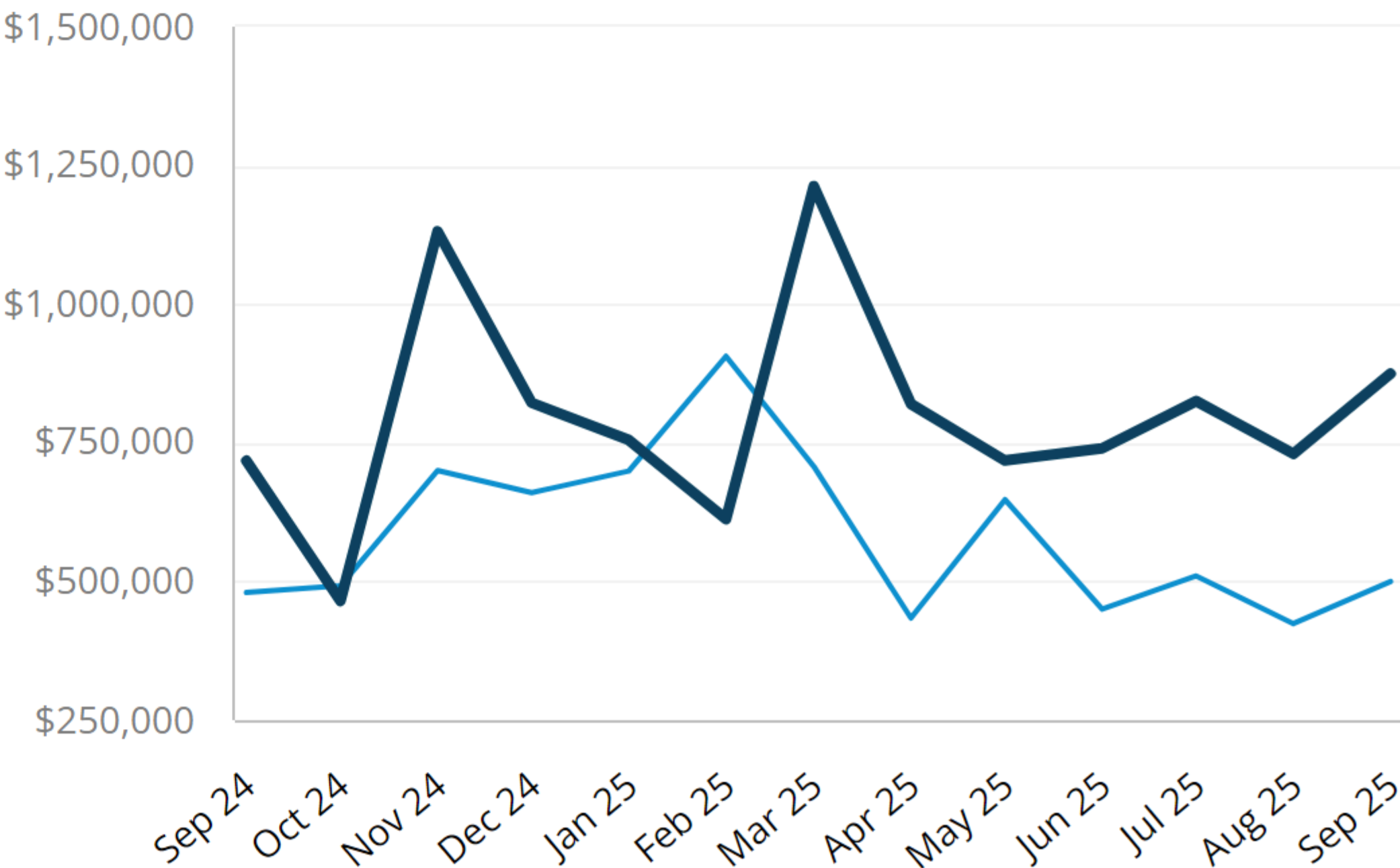
Condominiums

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$500,000	\$480,000	⬆ 4.2%	\$424,000	⬆ 17.9%	\$500,000	\$517,500	⬆ -3.4%
Closed Sales	11	7	⬆ 57.1%	9	⬆ 22.2%	98	128	⬆ -23.4%
New Listings	46	31	⬆ 48.4%	32	⬆ 43.8%	368	305	⬆ 20.7%
Pending Sales	13	8	⬆ 62.5%	15	⬆ -13.3%	105	130	⬆ -19.2%
Median Days on Market	72	70	⬆ 3.6%	91	⬆ -20.9%	91	60	⬆ 51.7%
Sold Price per Square Foot	\$453	\$419	⬆ 8.1%	\$382	⬆ 18.6%	\$448	\$498	⬆ -10.0%
Percent of Original Price Rec'd	90.9%	79.4%	⬆ 14.4%	85.6%	⬆ 6.1%	88.7%	89.9%	⬆ -1.3%
Active Inventory	244	192	⬆ 27.1%	276	⬆ -11.6%	--	--	--
Months Supply of Inventory	22.2	27.4	⬆ -19.1%	30.6	⬆ -27.7%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Lehigh Acres Region

August 2025



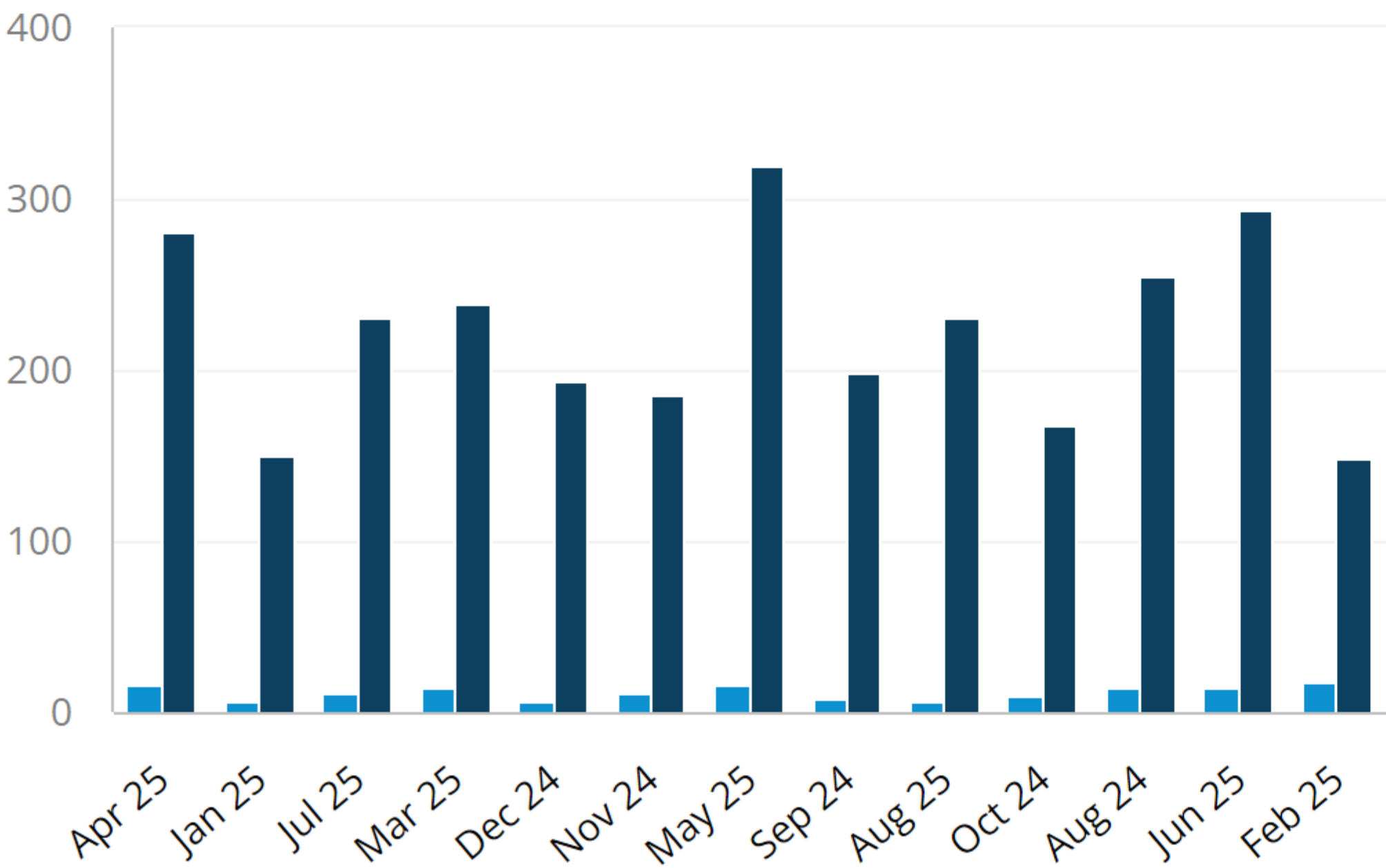
Single Family Homes

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$318,000	\$346,000	⬇️ -8.1%	\$327,000	⬇️ -2.8%	\$325,000	\$349,900	⬇️ -7.1%
Closed Sales	230	255	⬇️ -9.8%	231	⬇️ -0.4%	1,892	1,773	⬆️ 6.7%
New Listings	426	359	⬆️ 18.7%	446	⬇️ -4.5%	3,731	2,838	⬆️ 31.5%
Pending Sales	273	205	⬆️ 33.2%	239	⬆️ 14.2%	2,051	1,834	⬆️ 11.8%
Median Days on Market	47	35	⬆️ 34.3%	53	⬇️ -11.3%	49	34	⬆️ 44.1%
Sold Price per Square Foot	\$208	\$215	⬇️ -3.3%	\$209	⬇️ -0.5%	\$211	\$216	⬇️ -2.3%
Percent of Original Price Rec'd	94.7%	97.0%	⬇️ -2.4%	94.5%	⬆️ 0.2%	95.2%	96.8%	⬇️ -1.7%
Active Inventory	1,479	993	⬆️ 48.9%	1,536	⬇️ -3.7%	--	--	--
Months Supply of Inventory	6.4	3.9	⬆️ 65.1%	6.6	⬇️ -3.3%	--	--	--

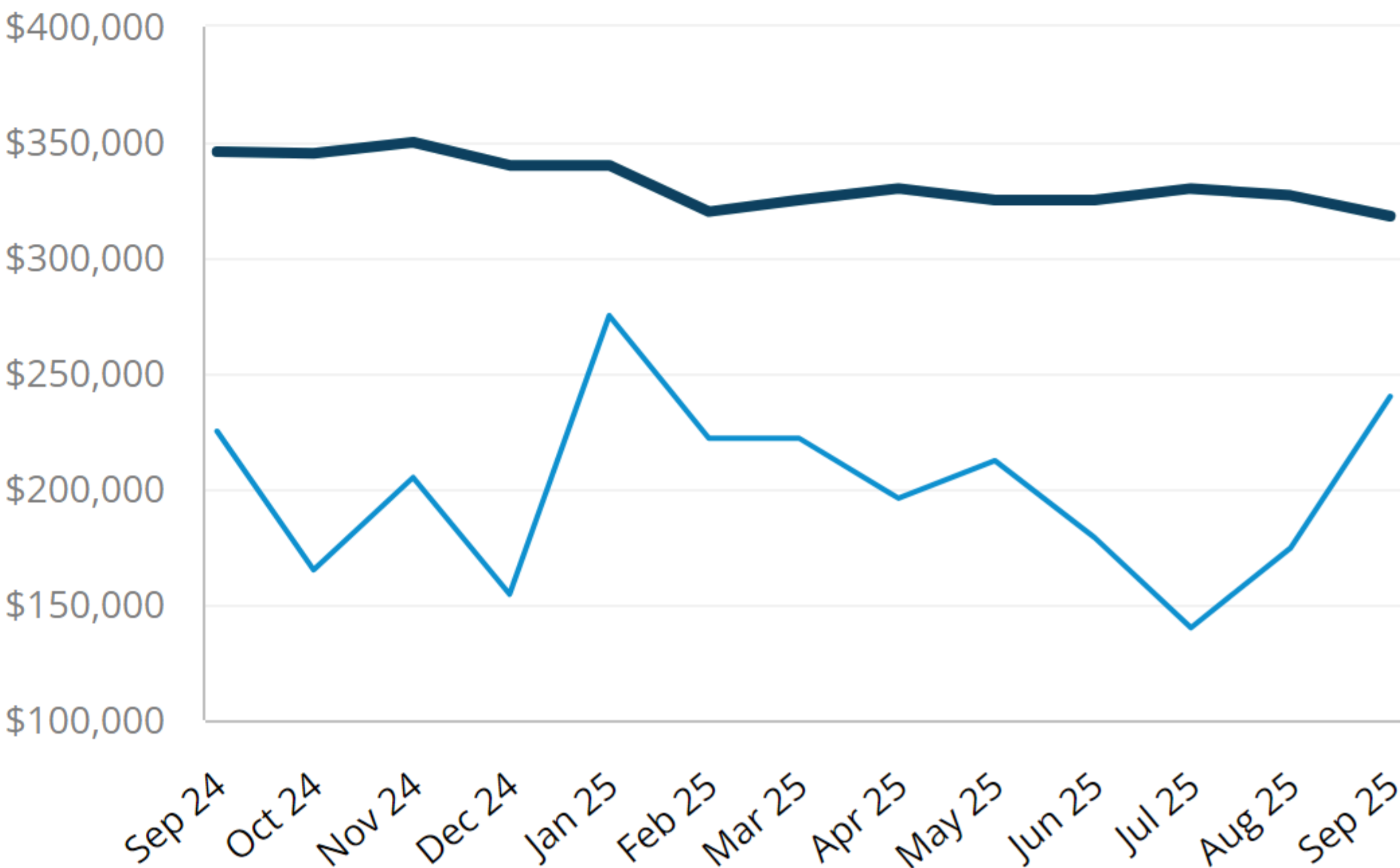
Condominiums

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$240,000	\$225,000	⬆️ 6.7%	\$174,500	⬆️ 37.5%	\$200,000	\$194,500	⬆️ 2.8%
Closed Sales	7	15	⬇️ -53.3%	12	⬇️ -41.7%	104	92	⬆️ 13.0%
New Listings	23	27	⬇️ -14.8%	34	⬇️ -32.4%	271	203	⬆️ 33.5%
Pending Sales	8	11	⬇️ -27.3%	11	⬇️ -27.3%	110	89	⬆️ 23.6%
Median Days on Market	38	61	⬇️ -37.7%	46	⬇️ -17.4%	52	43	⬆️ 19.8%
Sold Price per Square Foot	\$139	\$188	⬇️ -26.1%	\$146	⬇️ -4.8%	\$158	\$171	⬇️ -7.3%
Percent of Original Price Rec'd	88.2%	95.3%	⬇️ -7.5%	86.7%	⬆️ 1.7%	87.7%	93.6%	⬇️ -6.3%
Active Inventory	115	84	⬆️ 36.9%	121	⬇️ -5.0%	--	--	--
Months Supply of Inventory	16.4	5.6	⬆️ 193.1%	10.1	⬆️ 62.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region

August 2025



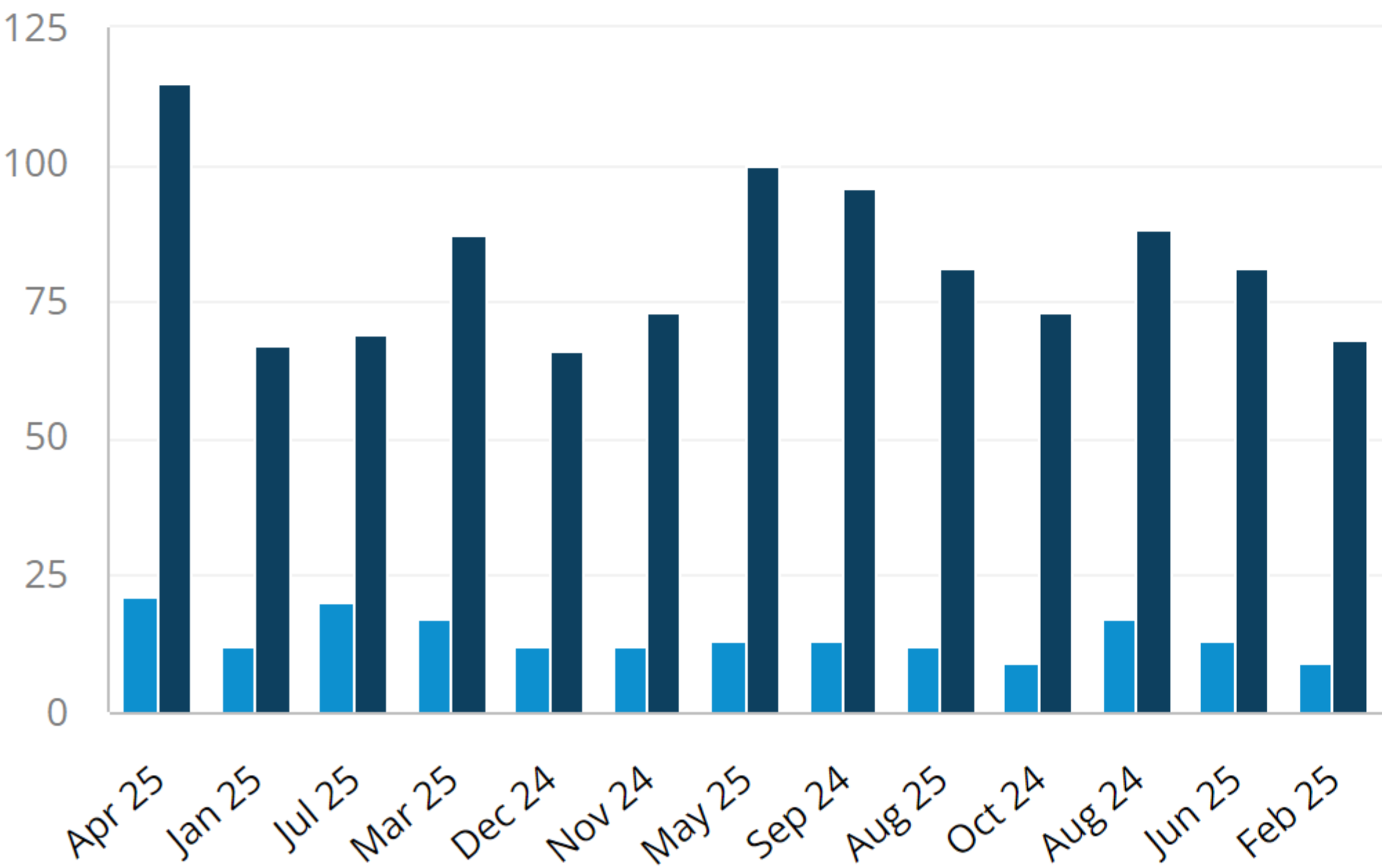
Single Family Homes

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$315,000	\$346,500	⬇️ -9.1%	\$300,000	⬆️ 5.0%	\$300,000	\$325,000	⬇️ -7.7%
Closed Sales	81	88	⬇️ -8.0%	69	⬆️ 17.4%	668	740	⬇️ -9.7%
New Listings	100	135	⬇️ -25.9%	96	⬆️ 4.2%	1,243	1,280	⬇️ -2.9%
Pending Sales	102	90	⬆️ 13.3%	83	⬆️ 22.9%	721	759	⬇️ -5.0%
Median Days on Market	72	69	⬆️ 4.4%	83	⬇️ -13.9%	57	46	⬆️ 23.9%
Sold Price per Square Foot	\$185	\$189	⬇️ -2.1%	\$170	⬆️ 8.8%	\$177	\$193	⬇️ -8.5%
Percent of Original Price Rec'd	87.5%	90.5%	⬇️ -3.2%	85.2%	⬆️ 2.7%	87.6%	90.3%	⬇️ -3.1%
Active Inventory	544	536	⬆️ 1.5%	607	⬇️ -10.4%	--	--	--
Months Supply of Inventory	6.7	6.1	⬆️ 10.3%	8.8	⬇️ -23.7%	--	--	--

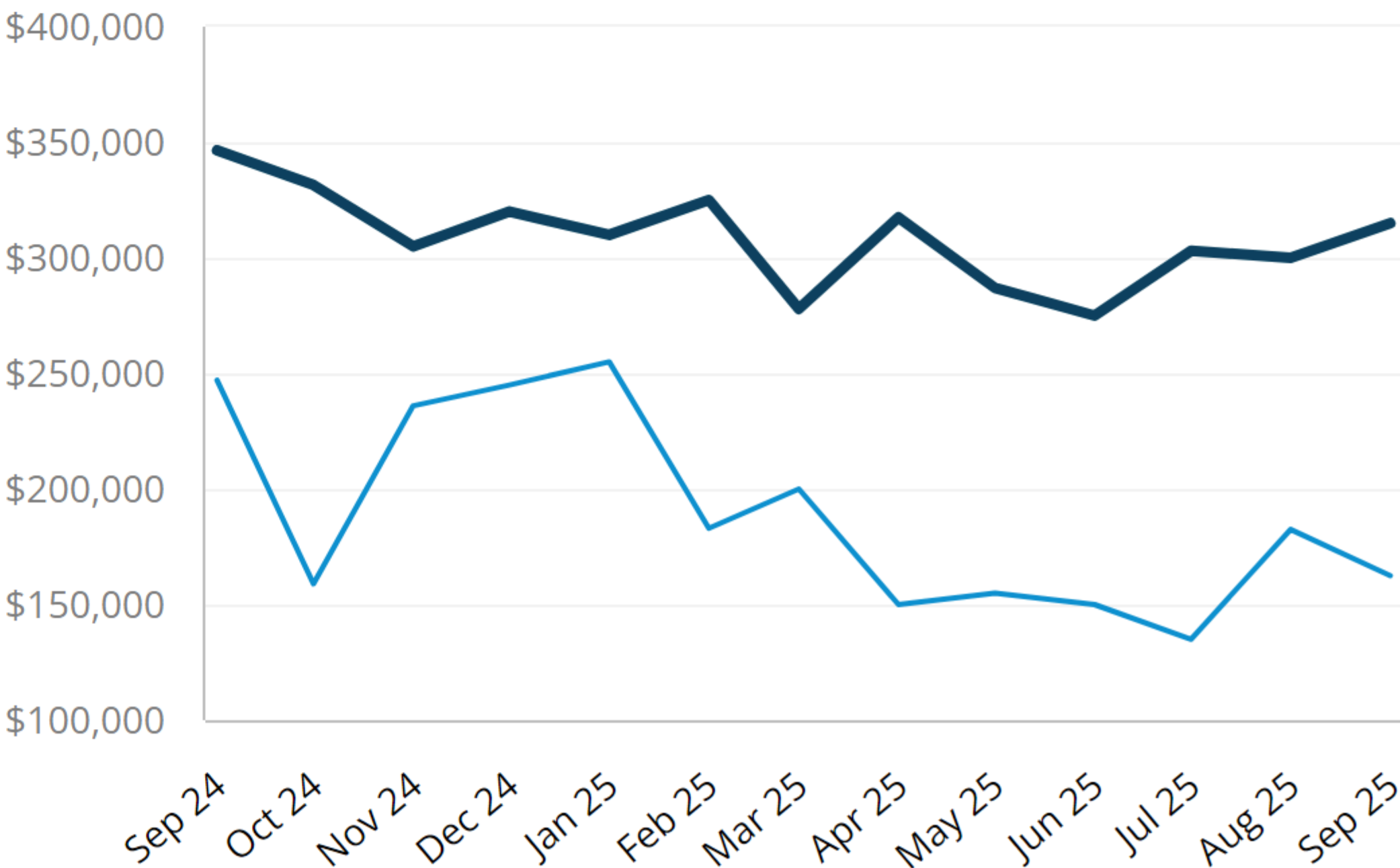
Condominiums

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$162,500	\$247,000	⬇️ -34.2%	\$182,500	⬇️ -11.0%	\$155,000	\$265,000	⬇️ -41.5%
Closed Sales	12	17	⬇️ -29.4%	20	⬇️ -40.0%	117	150	⬇️ -22.0%
New Listings	32	35	⬇️ -8.6%	15	⬆️ 113.3%	281	303	⬇️ -7.3%
Pending Sales	18	12	⬆️ 50.0%	5	⬆️ 260.0%	123	153	⬇️ -19.6%
Median Days on Market	108	111	⬇️ -2.7%	44	⬆️ 144.3%	82	62	⬆️ 32.3%
Sold Price per Square Foot	\$147	\$170	⬇️ -13.8%	\$142	⬆️ 3.2%	\$146	\$187	⬇️ -21.9%
Percent of Original Price Rec'd	82.8%	86.4%	⬇️ -4.2%	80.5%	⬆️ 2.8%	82.7%	89.3%	⬇️ -7.5%
Active Inventory	155	161	⬇️ -3.7%	167	⬇️ -7.2%	--	--	--
Months Supply of Inventory	12.9	9.5	⬆️ 36.4%	8.3	⬆️ 54.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



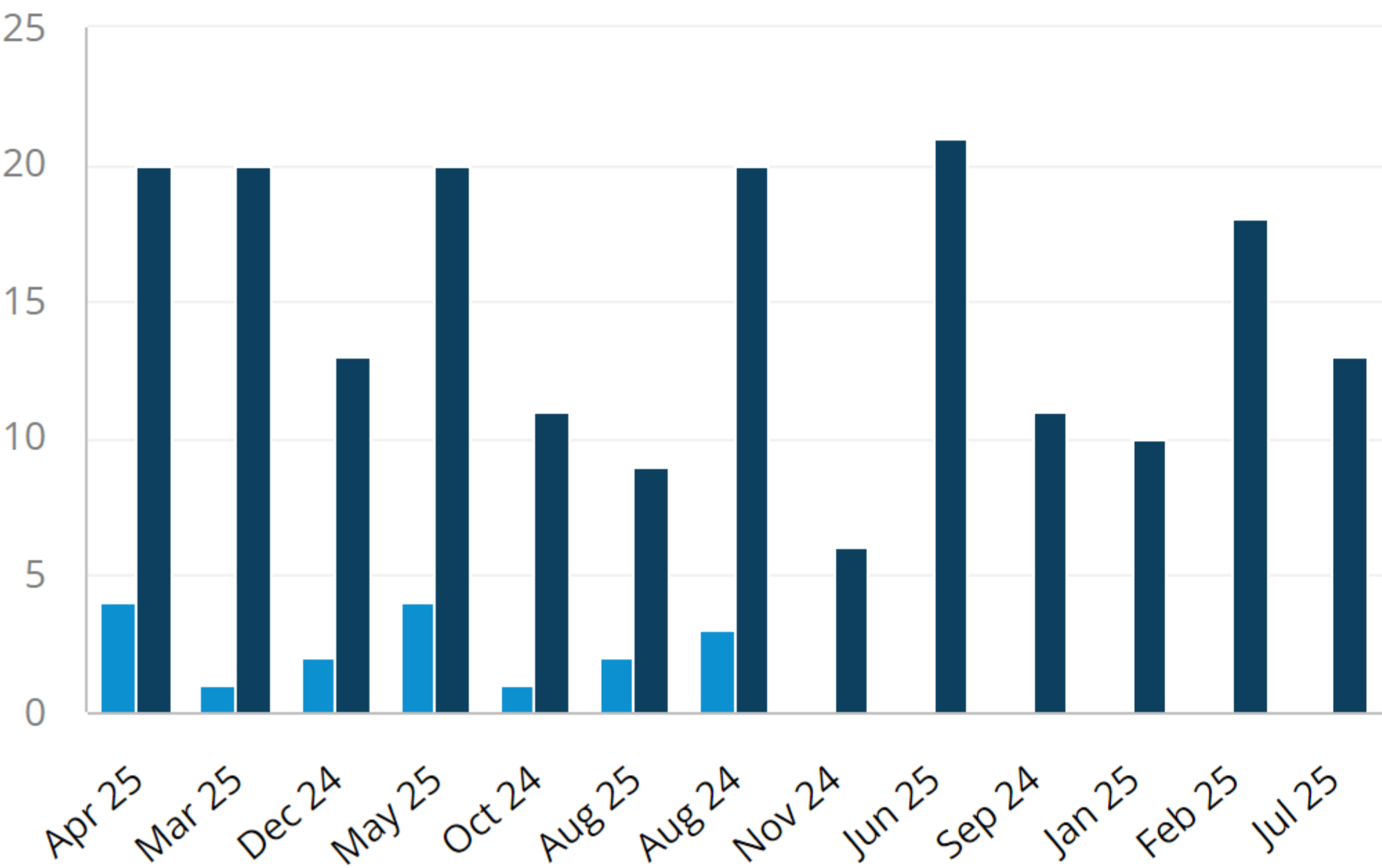
Single Family Homes

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$300,000	\$505,000	⬇️ -40.6%	\$375,000	⬇️ -20.0%	\$375,000	\$440,000	⬇️ -14.8%
Closed Sales	9	20	⬇️ -55.0%	13	⬇️ -30.8%	131	161	⬇️ -18.6%
New Listings	13	24	⬇️ -45.8%	18	⬇️ -27.8%	232	332	⬇️ -30.1%
Pending Sales	12	20	⬇️ -40.0%	11	⬆️ 9.1%	128	165	⬇️ -22.4%
Median Days on Market	94	138	⬇️ -32.2%	93	⬆️ 0.5%	83	75	⬆️ 10.0%
Sold Price per Square Foot	\$244	\$382	⬇️ -36.1%	\$253	⬇️ -3.6%	\$274	\$373	⬇️ -26.5%
Percent of Original Price Rec'd	81.4%	78.8%	⬆️ 3.2%	83.3%	⬇️ -2.3%	83.4%	85.5%	⬇️ -2.4%
Active Inventory	123	172	⬇️ -28.5%	138	⬇️ -10.9%	--	--	--
Months Supply of Inventory	13.7	8.6	⬆️ 58.8%	10.6	⬆️ 28.7%	--	--	--

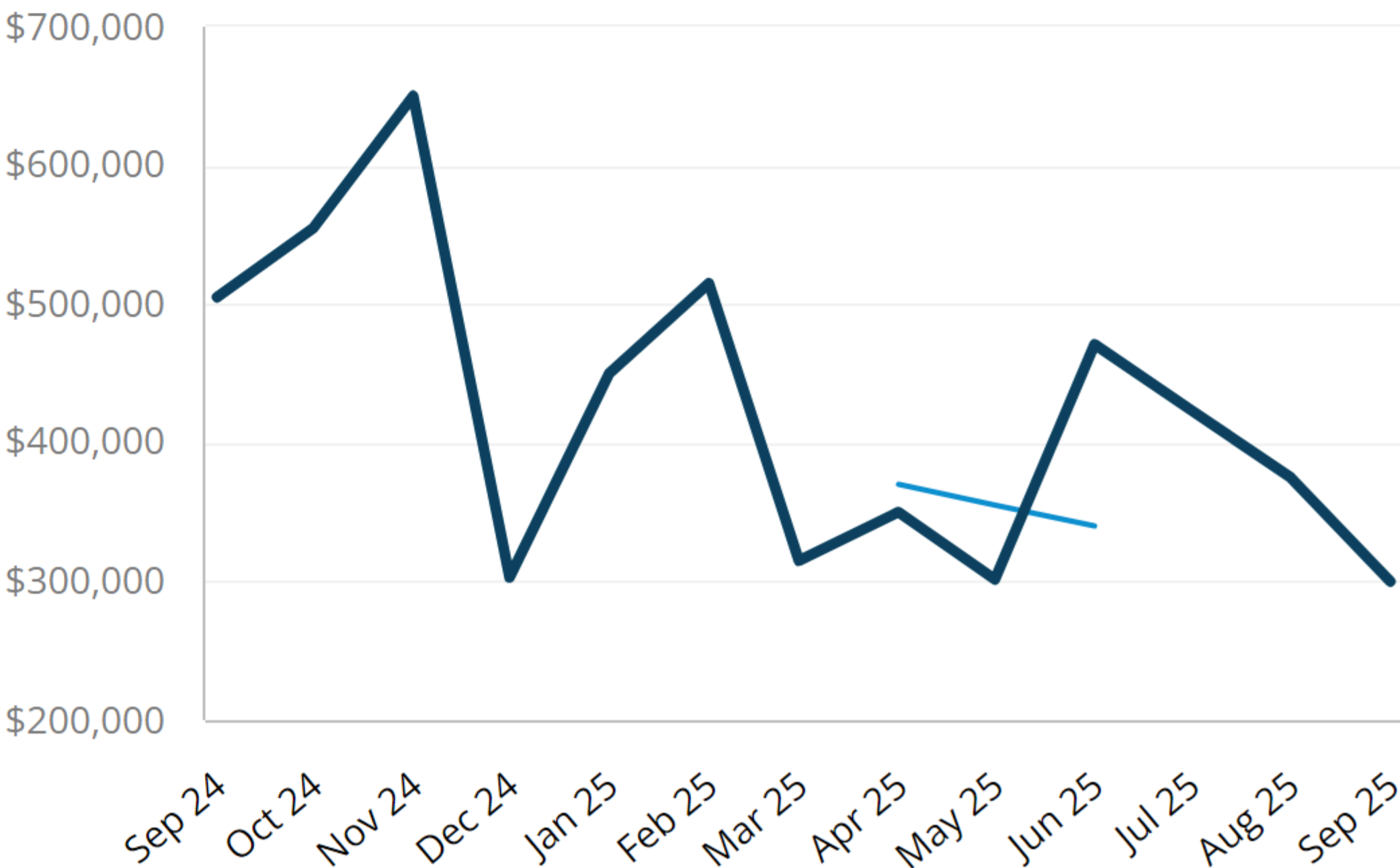
Condominiums

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$335,000	\$400,000	⬇️ -16.3%			\$370,000	\$399,500	⬇️ -7.4%
Closed Sales	2	3	⬇️ -33.3%	0		11	18	⬇️ -38.9%
New Listings	3	0		0		24	32	⬇️ -25.0%
Pending Sales	1	0		1	➡️ 0.0%	12	17	⬇️ -29.4%
Median Days on Market	129			152	⬇️ -15.1%	112	25	⬆️ 348.0%
Sold Price per Square Foot	\$310	\$379	⬇️ -18.2%			\$339	\$371	⬇️ -8.6%
Percent of Original Price Rec'd	84.7%	92.9%	⬇️ -8.8%			85.7%	94.7%	⬇️ -9.5%
Active Inventory	16	13	⬆️ 23.1%	14	⬆️ 14.3%	--	--	--
Months Supply of Inventory	8.0	4.3	⬆️ 84.3%	1,400.0	⬇️ -99.4%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

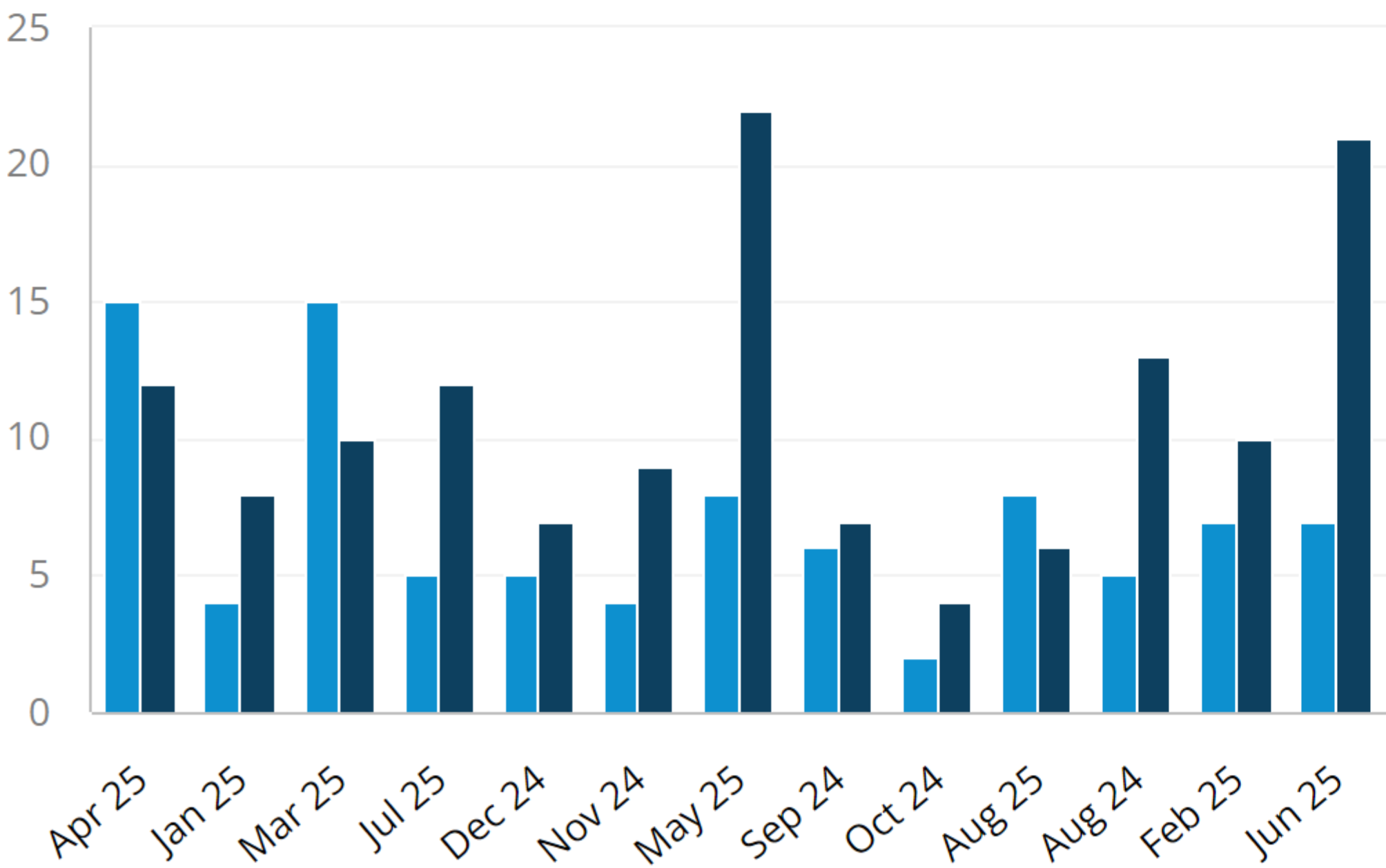
Single Family Homes

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$1,091,500	\$1,300,000	⬇️ -16.0%	\$1,106,300	⬇️ -1.3%	\$1,100,000	\$1,200,000	⬇️ -8.3%
Closed Sales	6	13	⬇️ -53.8%	12	⬇️ -50.0%	101	139	⬇️ -27.3%
New Listings	22	19	⬆️ 15.8%	24	⬇️ -8.3%	321	234	⬆️ 37.2%
Pending Sales	16	9	⬆️ 77.8%	10	⬆️ 60.0%	113	130	⬇️ -13.1%
Median Days on Market	170	151	⬆️ 12.6%	136	⬆️ 25.5%	87	69	⬆️ 26.1%
Sold Price per Square Foot	\$525	\$569	⬇️ -7.8%	\$431	⬆️ 21.7%	\$501	\$566	⬇️ -11.5%
Percent of Original Price Rec'd	81.4%	83.0%	⬇️ -2.0%	83.0%	⬇️ -1.9%	82.8%	88.1%	⬇️ -6.0%
Active Inventory	153	100	⬆️ 53.0%	188	⬇️ -18.6%	--	--	--
Months Supply of Inventory	25.5	7.7	⬆️ 231.2%	15.7	⬆️ 62.6%	--	--	--

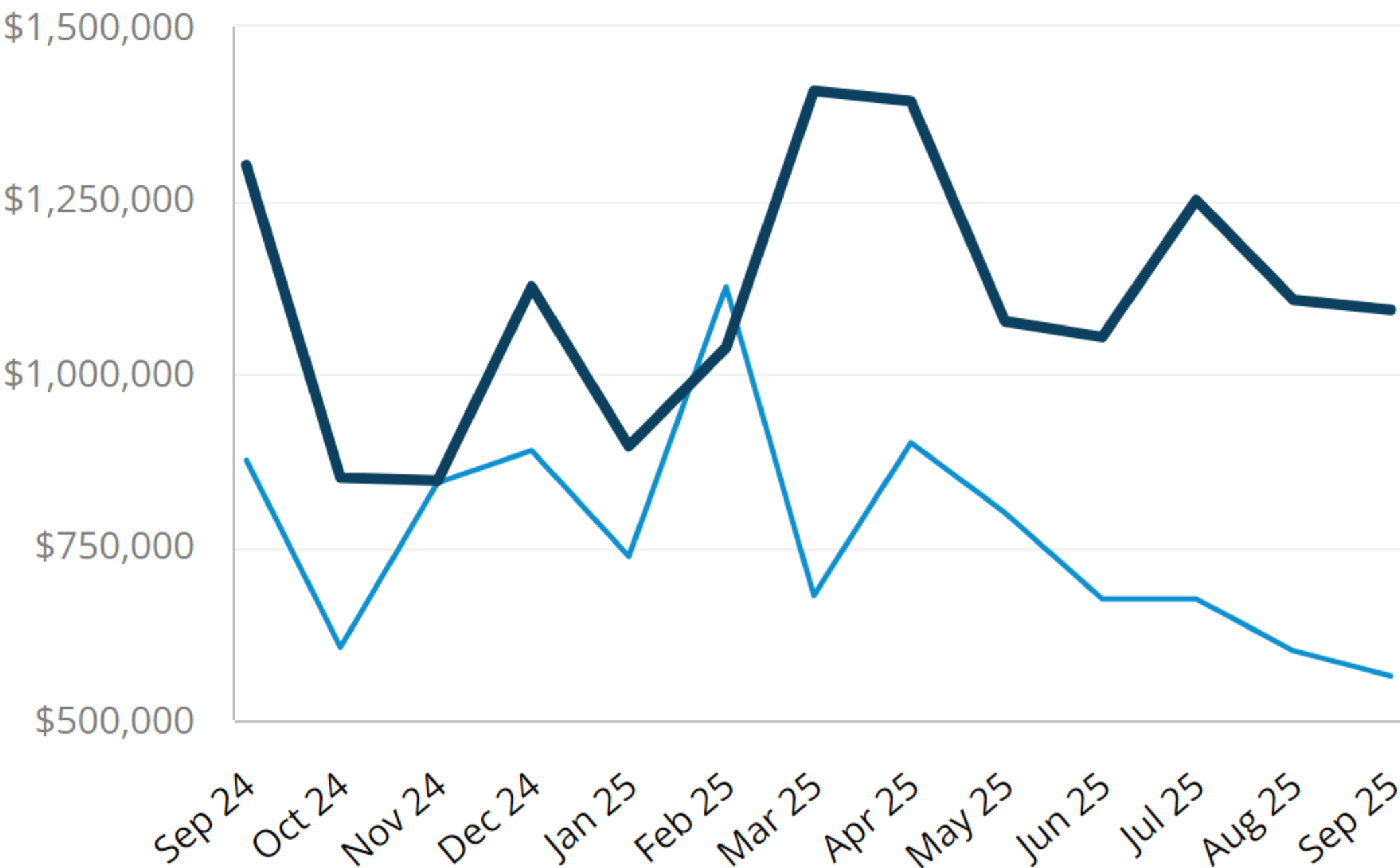
Condominiums

	Aug 2025	Aug 2024	YoY %Chg	Jul 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$563,750	\$875,000	⬇️ -35.6%	\$600,000	⬇️ -6.0%	\$740,000	\$775,000	⬇️ -4.5%
Closed Sales	8	5	⬆️ 60.0%	5	⬆️ 60.0%	69	55	⬆️ 25.5%
New Listings	9	9	➡️ 0.0%	17	⬇️ -47.1%	213	127	⬆️ 67.7%
Pending Sales	13	3	⬆️ 333.3%	4	⬆️ 225.0%	74	57	⬆️ 29.8%
Median Days on Market	179	128	⬆️ 39.8%	73	⬆️ 146.9%	85	79	⬆️ 7.0%
Sold Price per Square Foot	\$577	\$689	⬇️ -16.3%	\$373	⬆️ 54.7%	\$658	\$653	⬆️ 0.8%
Percent of Original Price Rec'd	70.2%	93.9%	⬇️ -25.2%	83.7%	⬇️ -16.2%	85.8%	89.8%	⬇️ -4.5%
Active Inventory	139	83	⬆️ 67.5%	158	⬇️ -12.0%	--	--	--
Months Supply of Inventory	17.4	16.6	⬆️ 4.7%	31.5	⬇️ -45.0%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family