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PRESS RELEASE

For Immediate Release
2/9/2025

Royal Palm Coast Realtor® Association Market Stats Report: January Year-Over-Year Sales Show Promising Momentum

Fort Myers and Cape Coral, FL –(RPCRA) is reports January housing market statistics show continued resilience across Southwest Florida. While month-over-month sales experienced a dip, year-over-year sales activity is up. Median home prices, closed sales, and single-family home pending sales continue to demonstrate overall strength.

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$354,900, down 1.4% from the previous month. The number of closed sales was 783, down 26.7% from December. The number of new listings at the end of January was 2,473, an increase of 56% from the prior month. The median days on market was 59, up 12.5% compared to December. Finally, the months' supply of inventory increased to 10.0, 41.5% lower compared to December.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$250,000, up 0.4% from the previous month, and down 12.6% from last January. The number of closed sales was 227, a decrease of 18.6% from December, with median days on market up 38% at 69. The number of new listings at the end of January was 906, an increase of 67.5% from the prior month. Finally, the monthly supply of inventory increased to 14.1, up 30.8% from December, and down 26.2% compared to January 2025.

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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

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.

Median Sales Price

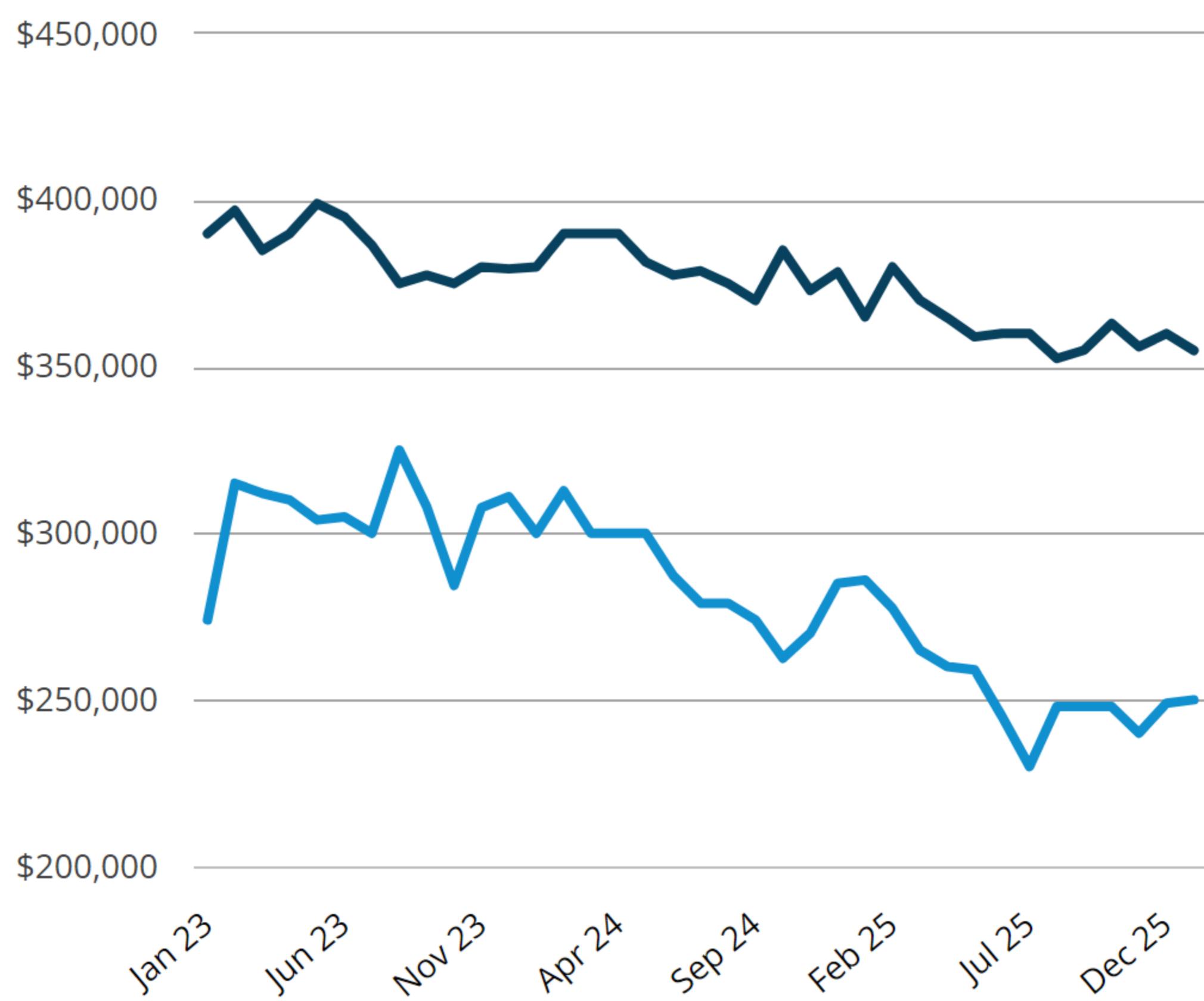


January 2026

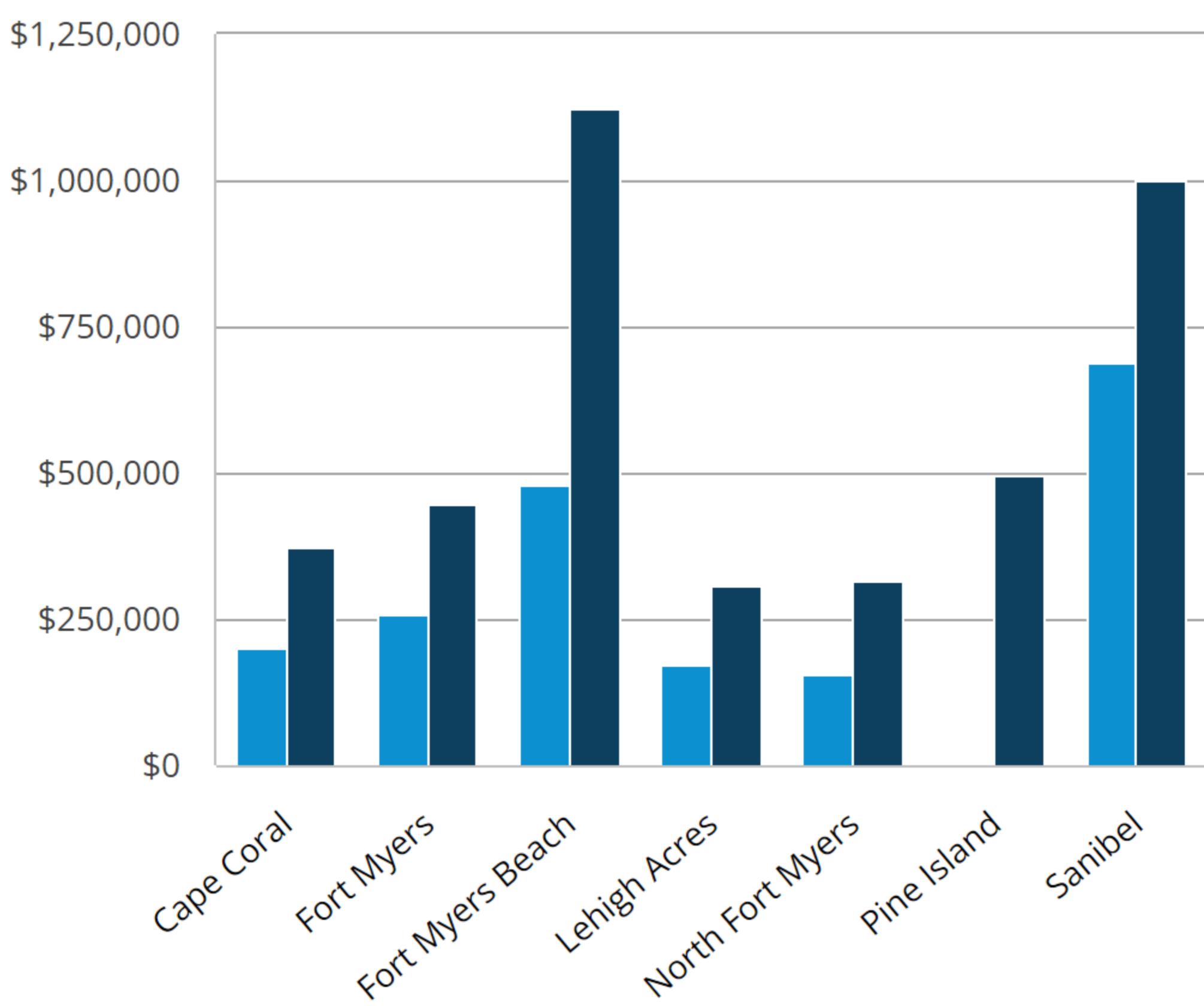
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	January 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$354,900	▼ -1.4%	▼ -2.8%	▼ -2.8%
CONDO	\$250,000	▲ 0.4%	▼ -12.6%	▼ -12.6%

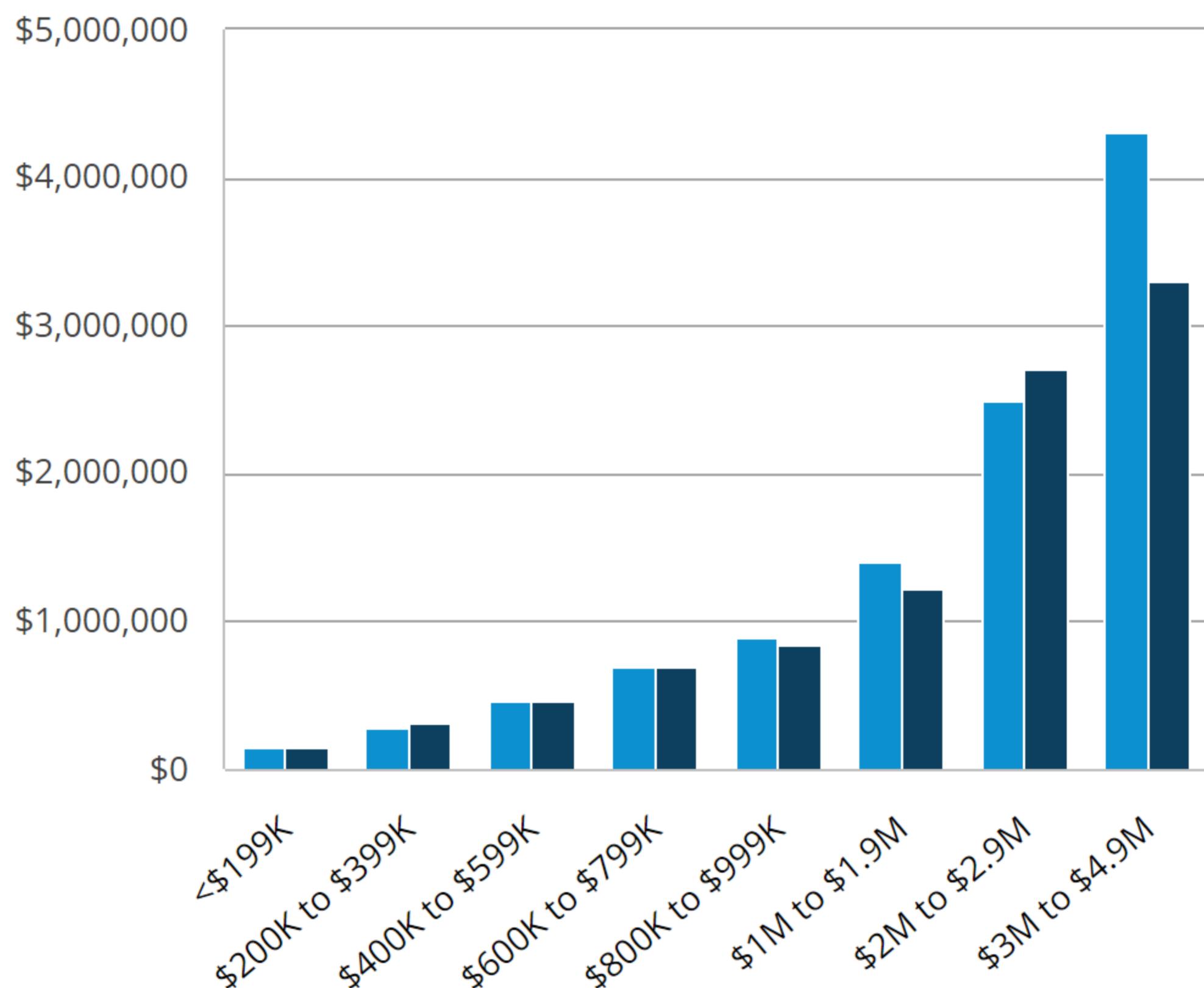
Historical Activity



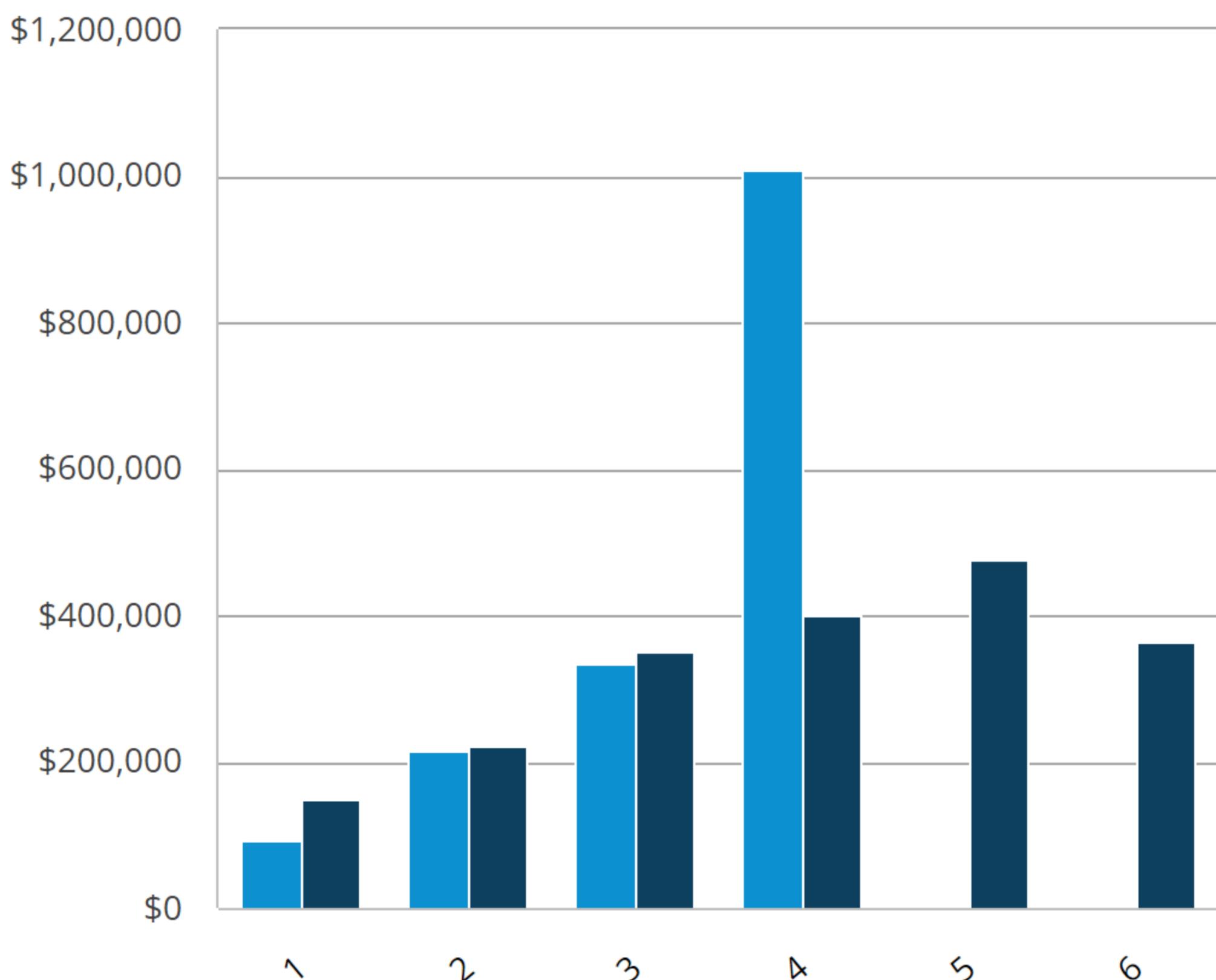
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Data provided by SWFL MLS, updated 02/04/26. ©2026 Domus Analytics®

Closed Sales

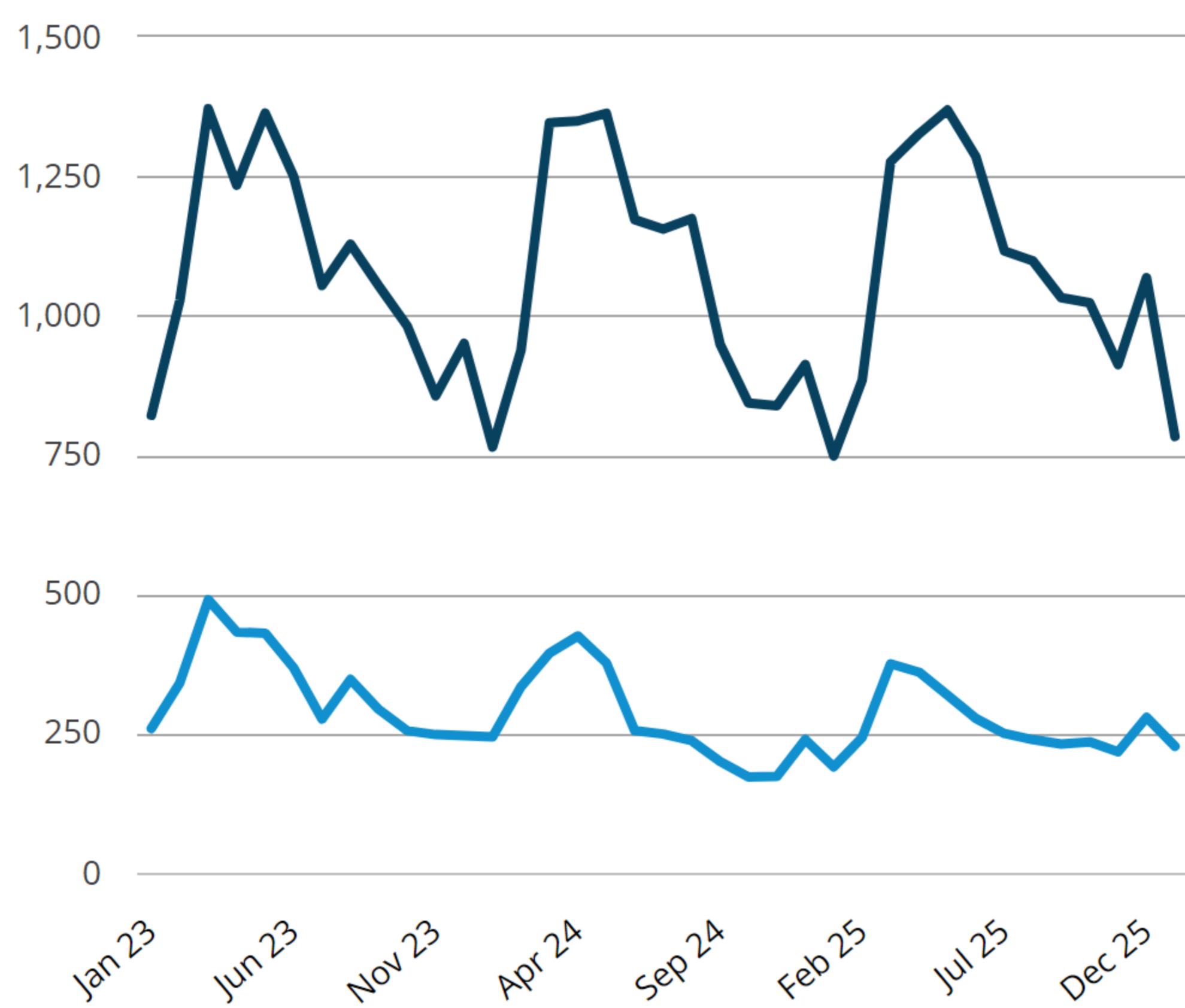


January 2026

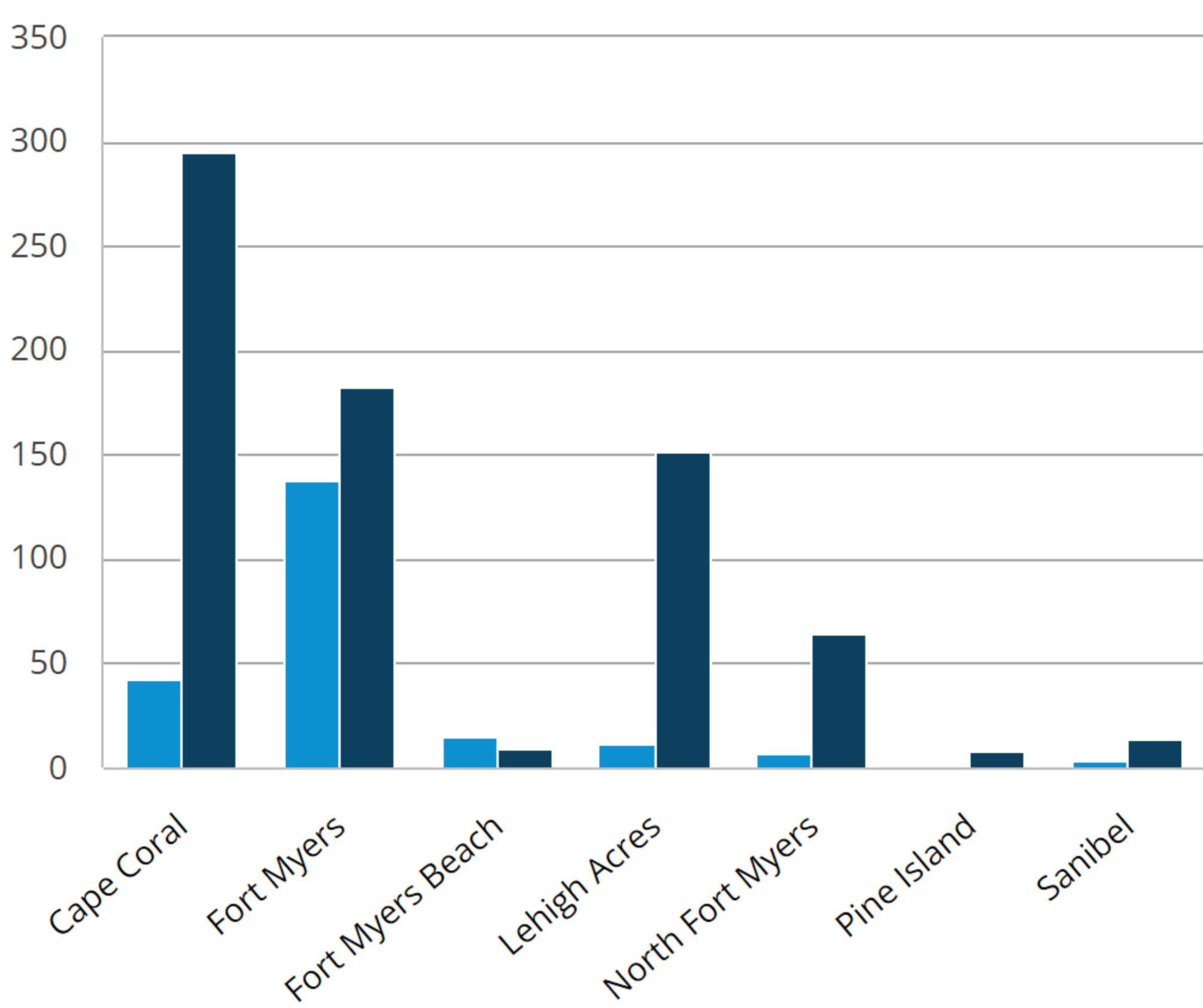
The number of properties that sold.

	January 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	783	⬇️ -26.7%	⬆️ 4.7%	⬆️ 4.7%
CONDO	227	⬇️ -18.6%	⬆️ 19.5%	⬆️ 19.5%

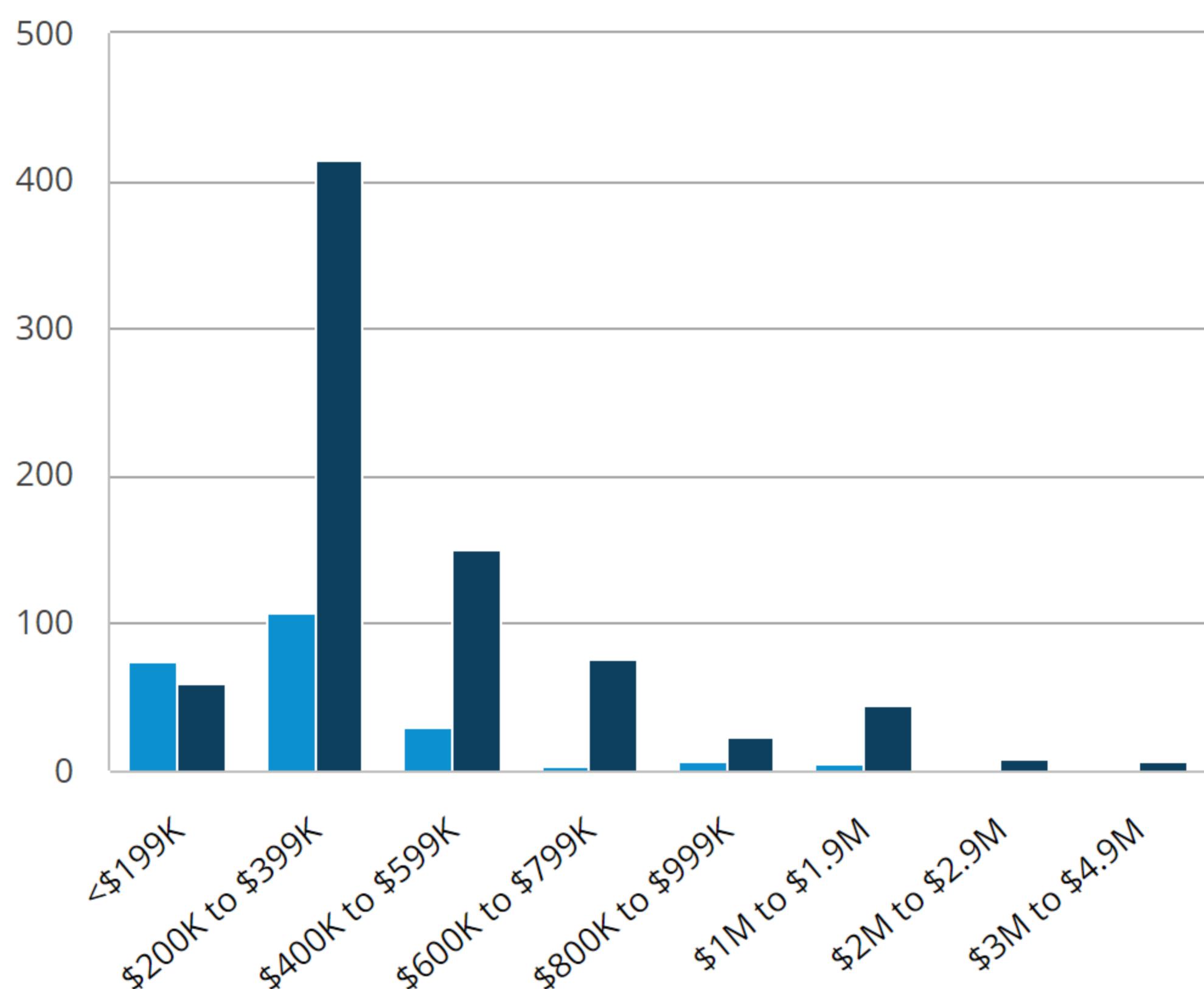
Historical Activity



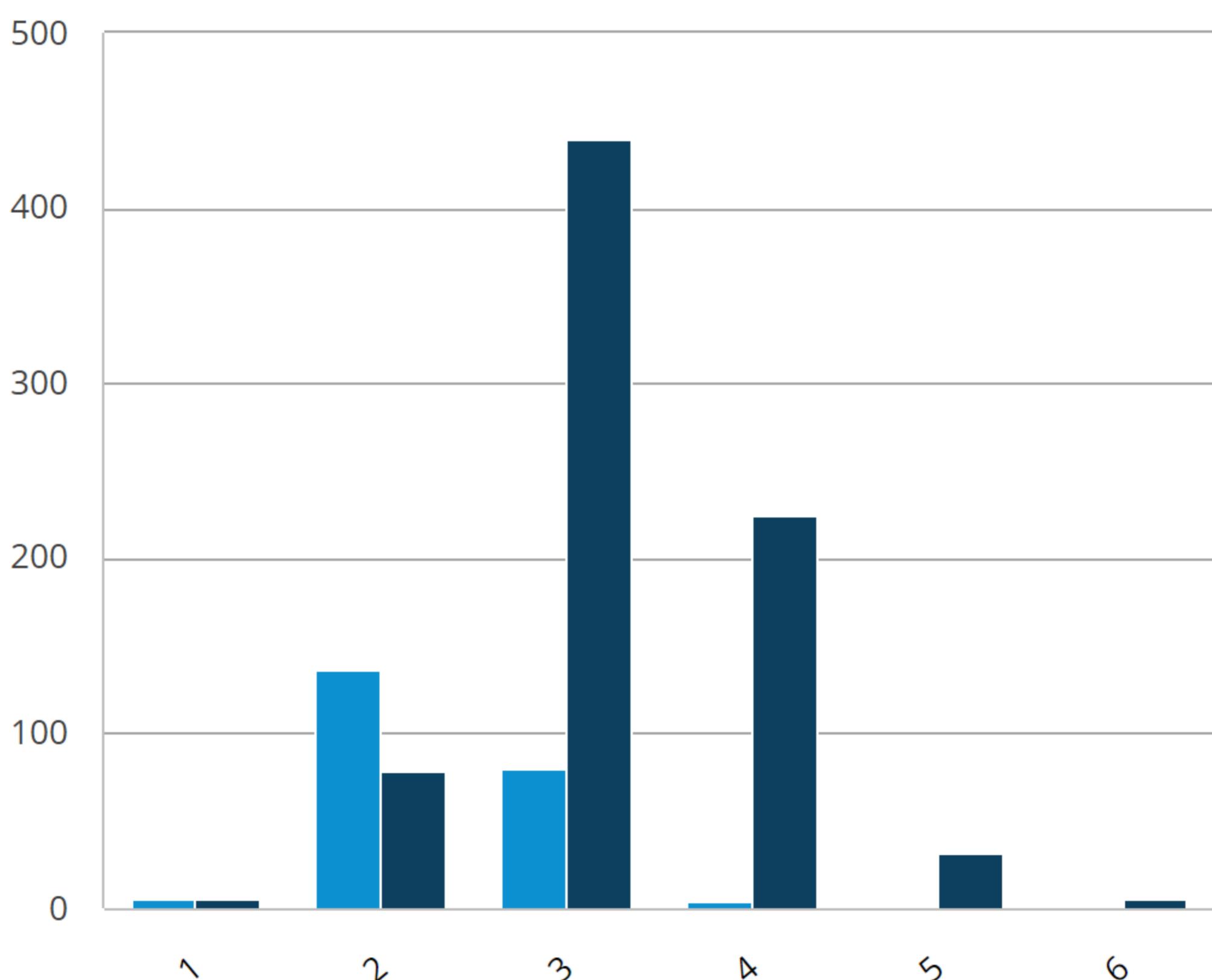
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Data provided by SWFL MLS, updated 02/04/26. ©2026 [Domus Analytics®](#)

New Listings

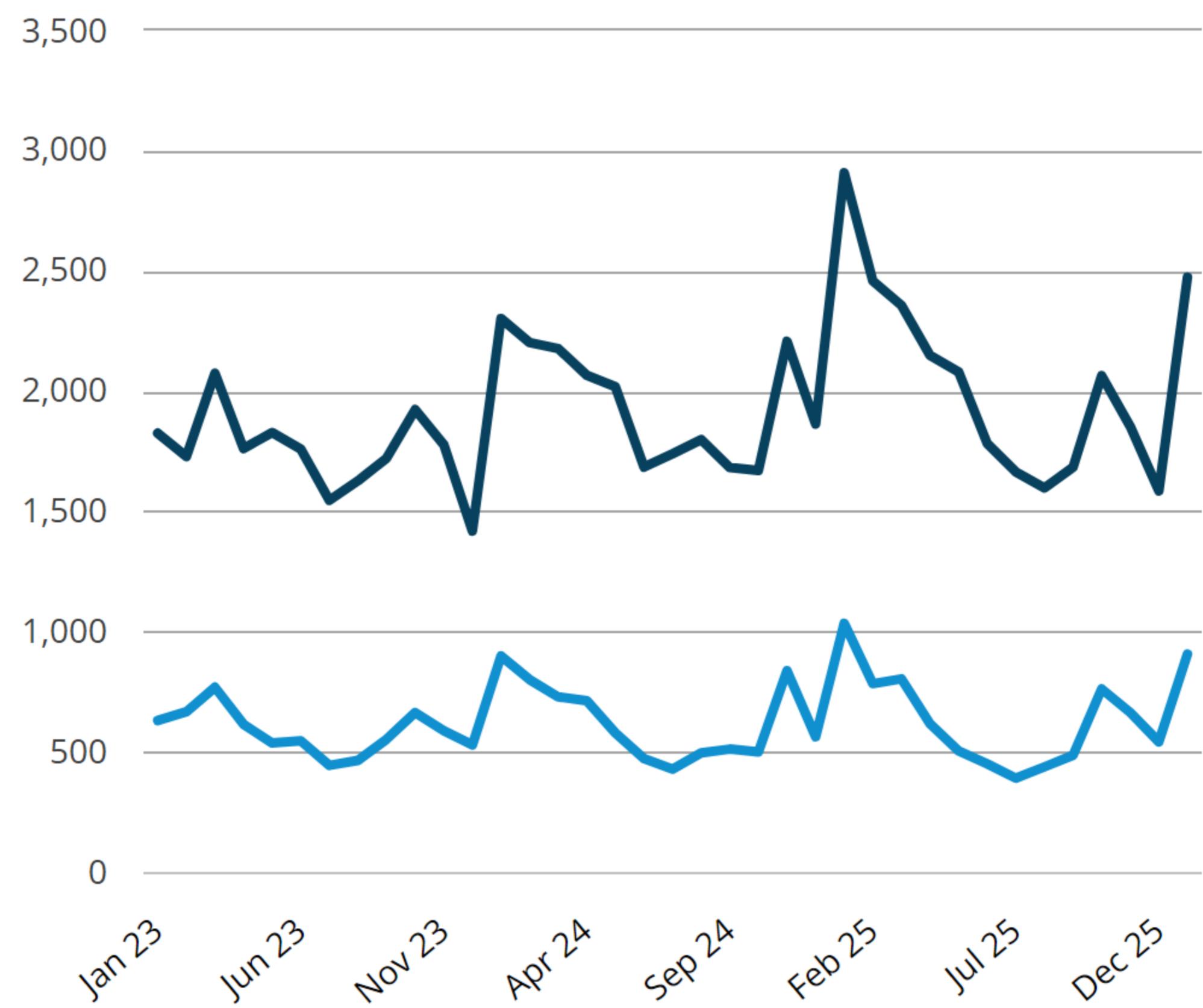


January 2026

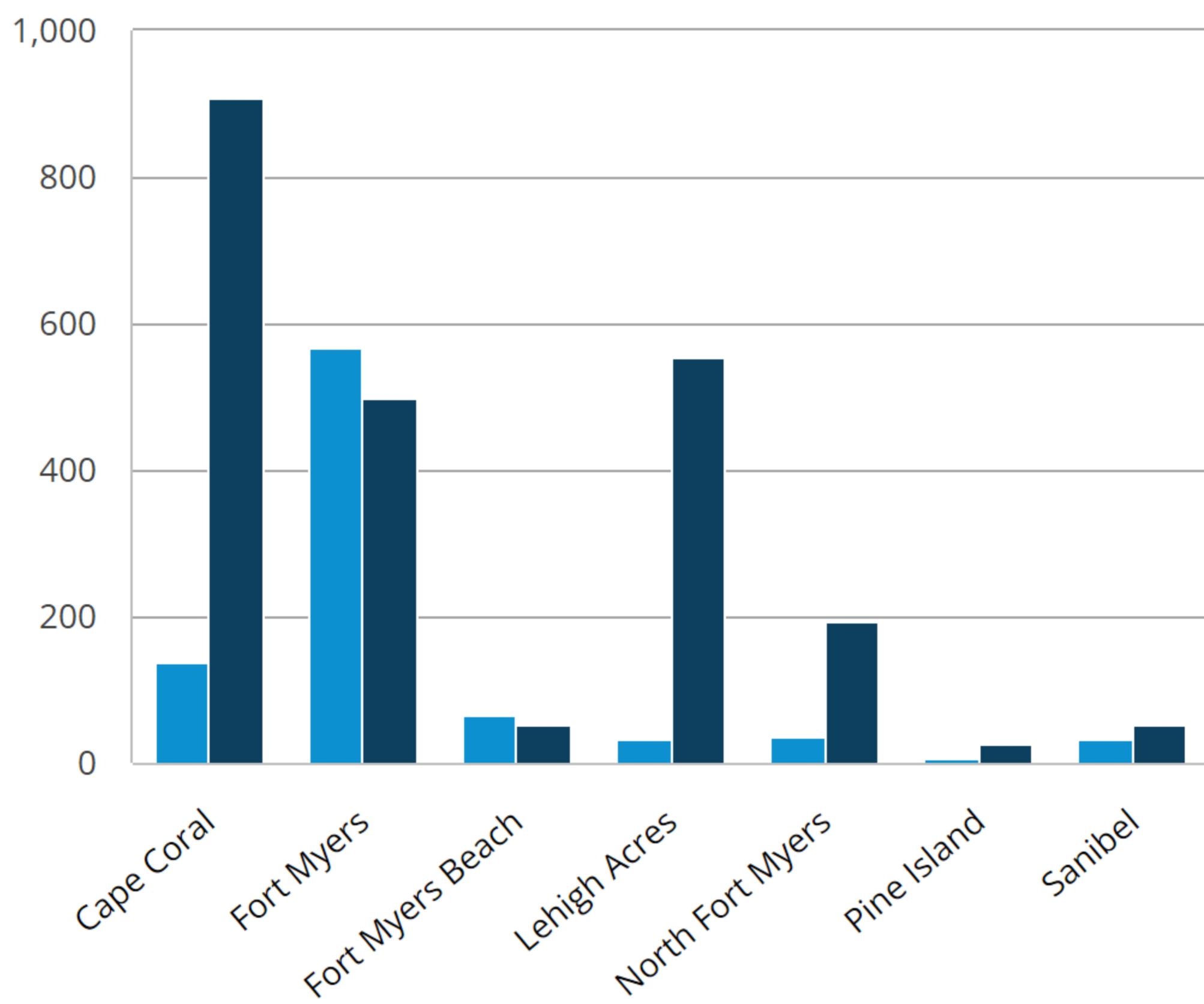
The number of properties listed regardless of current status.

	January 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	2,473	▲ 56.0%	▼ -15.0%	▼ -15.0%
CONDO	906	▲ 67.5%	▼ -12.4%	▼ -12.4%

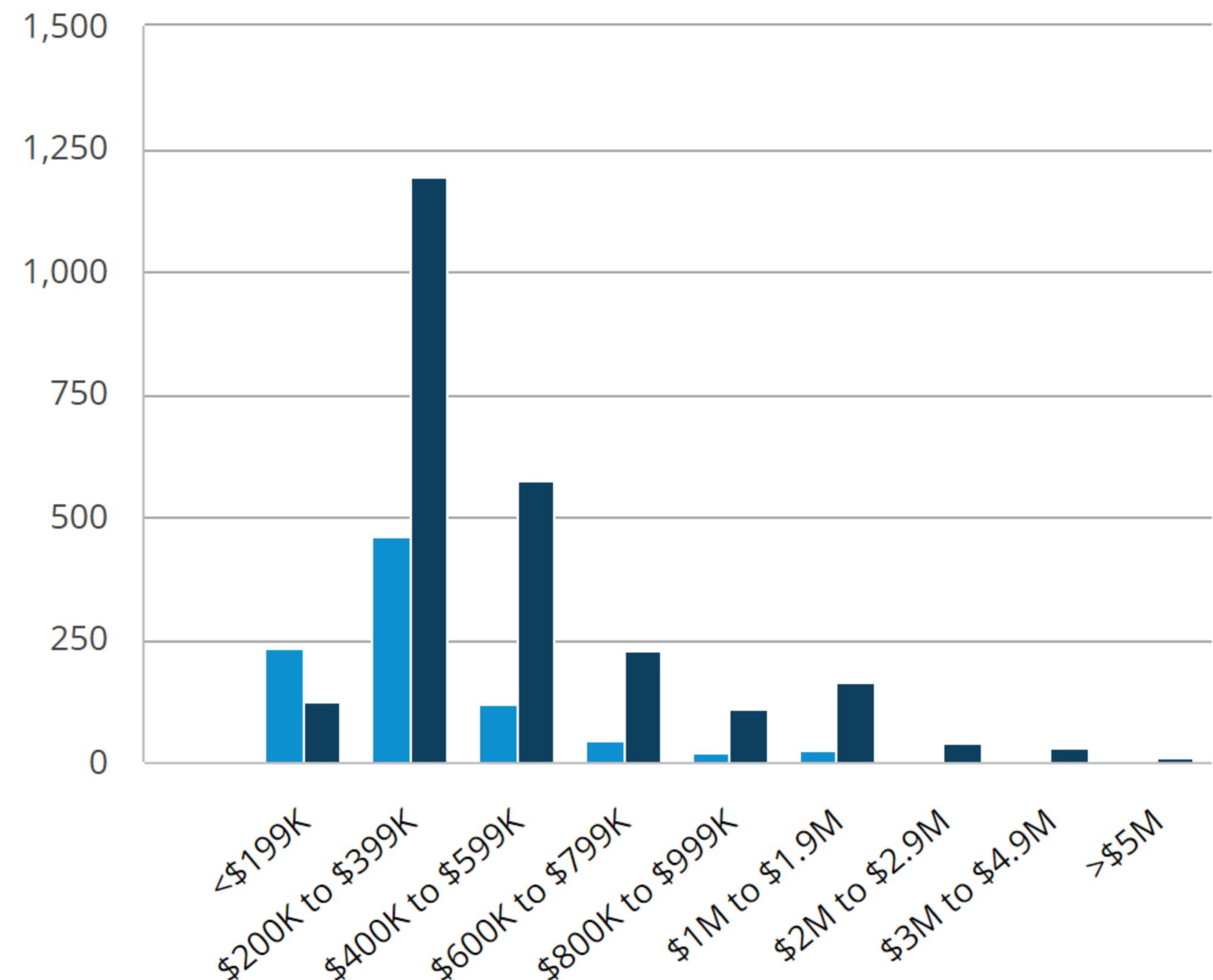
Historical Activity



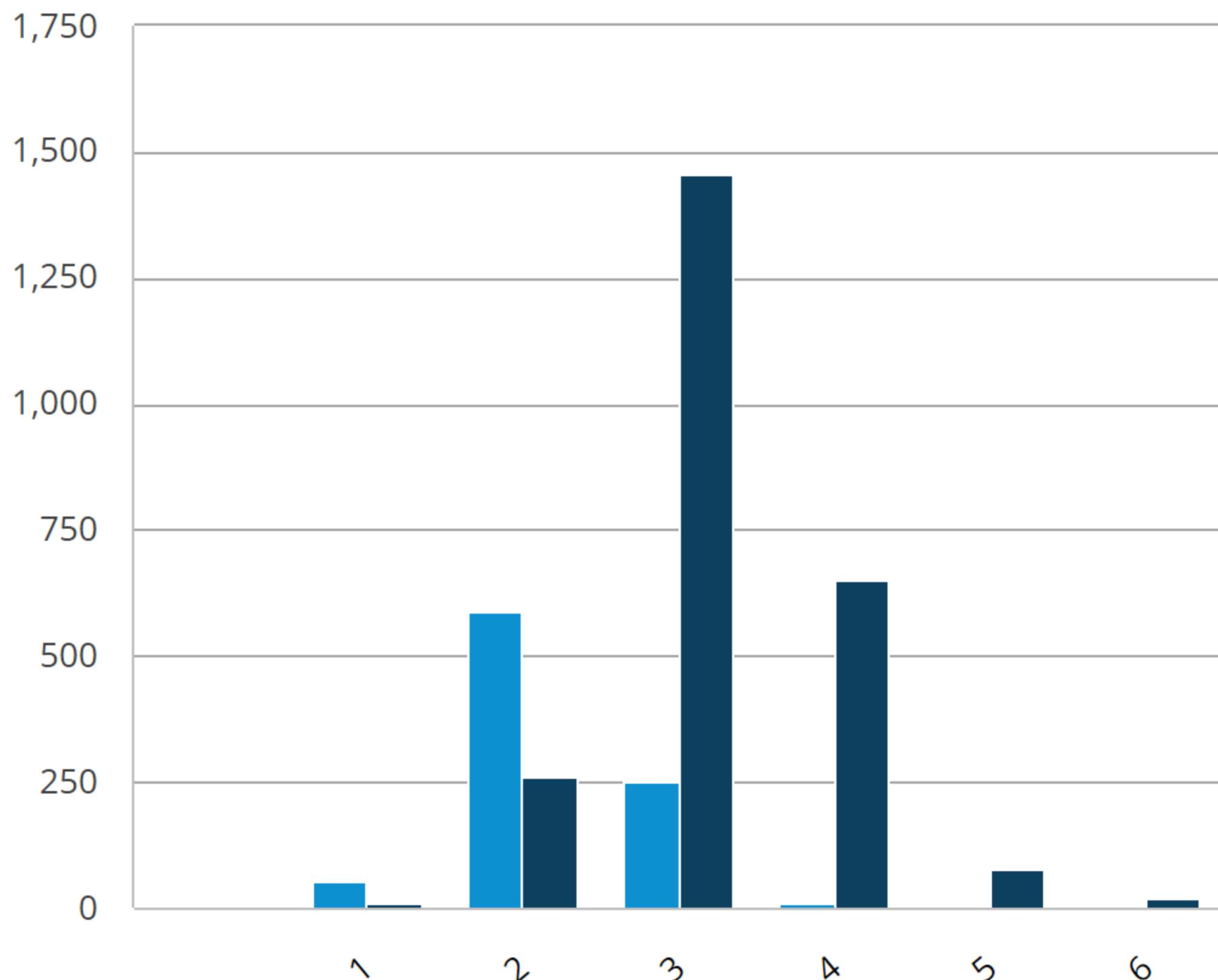
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Pending Sales

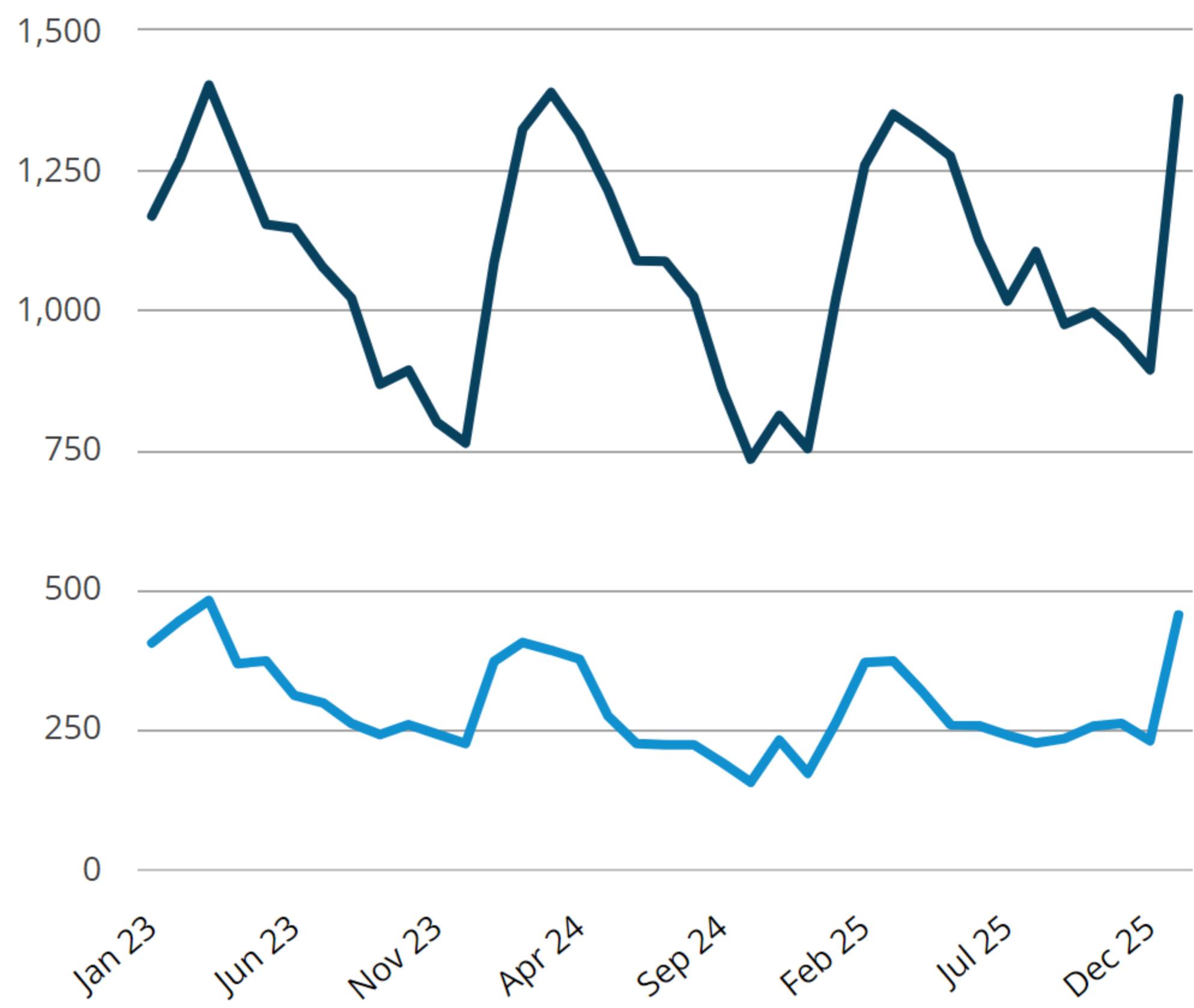


January 2026

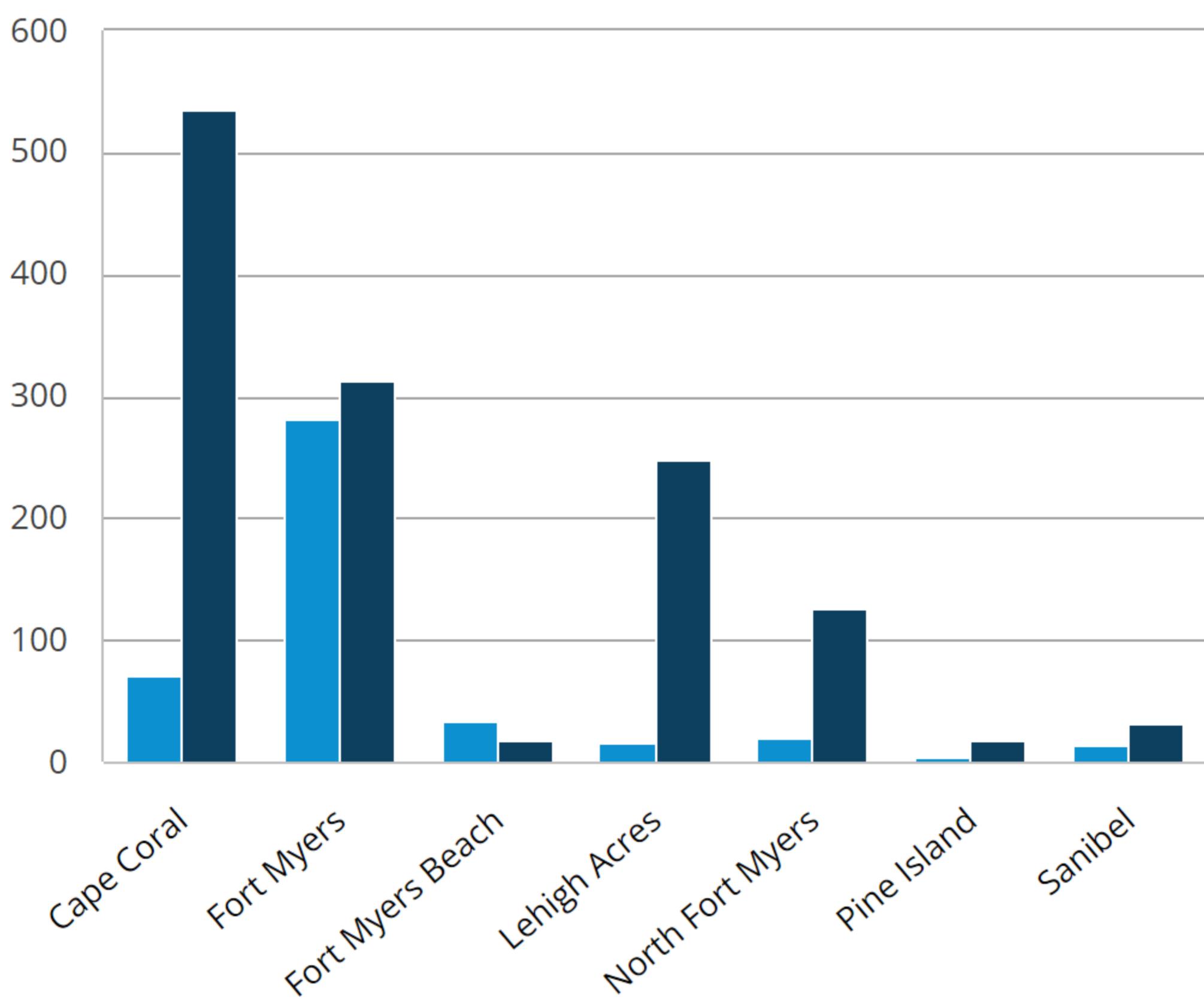
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	January 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,378	▲ 54.3%	▲ 34.6%	▲ 34.6%
CONDO	454	▲ 98.3%	▲ 72.6%	▲ 72.6%

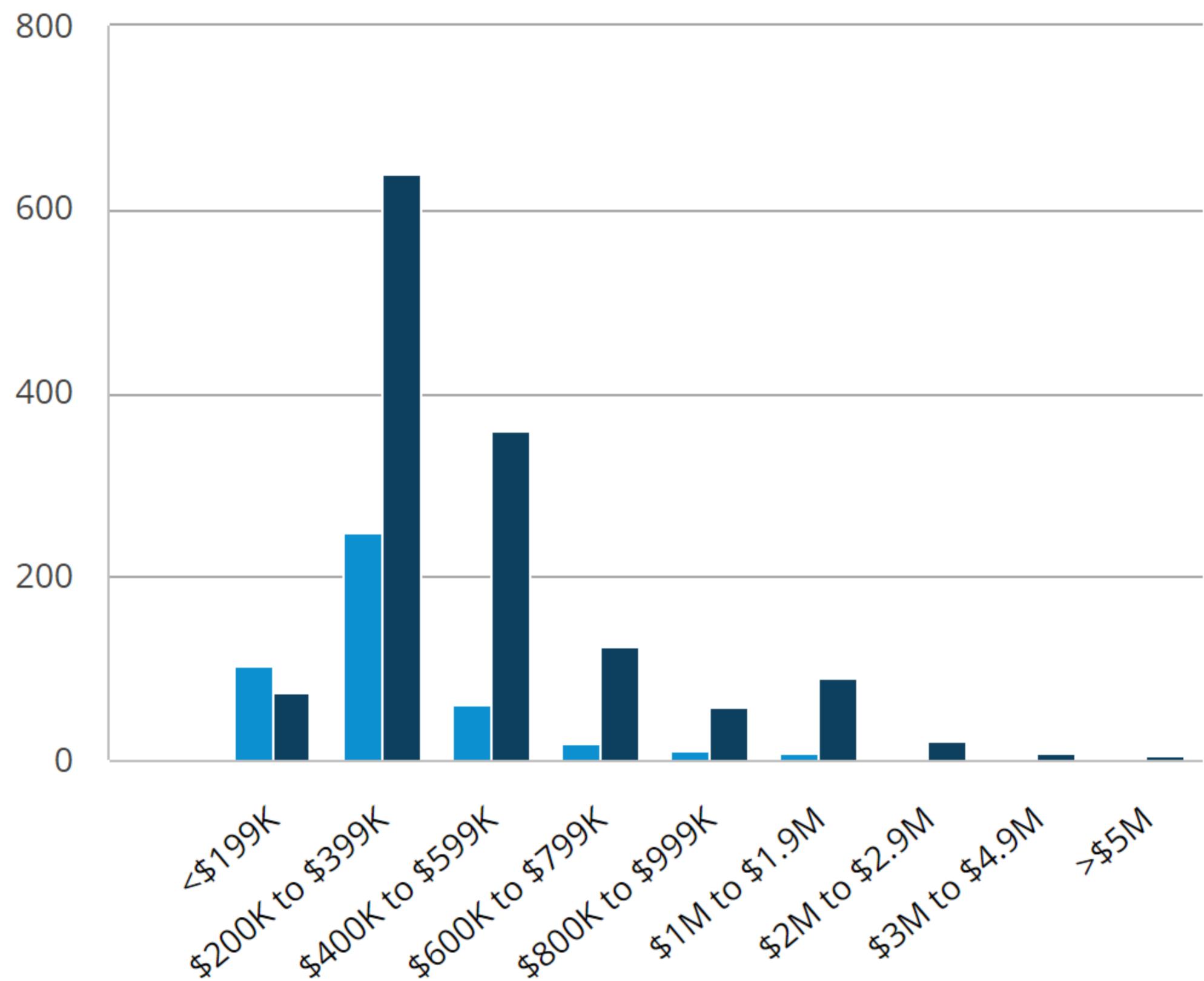
Historical Activity



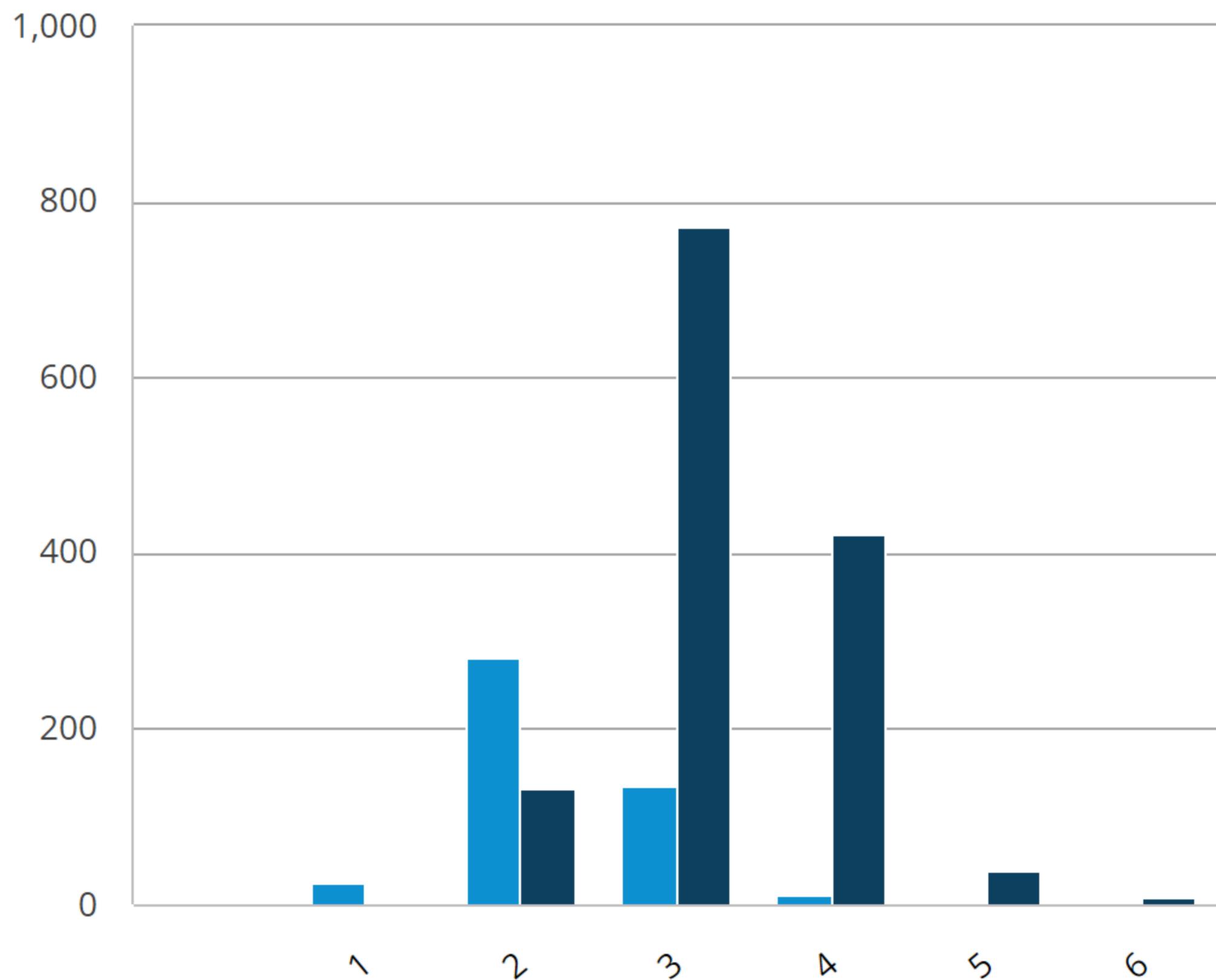
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Days on Market

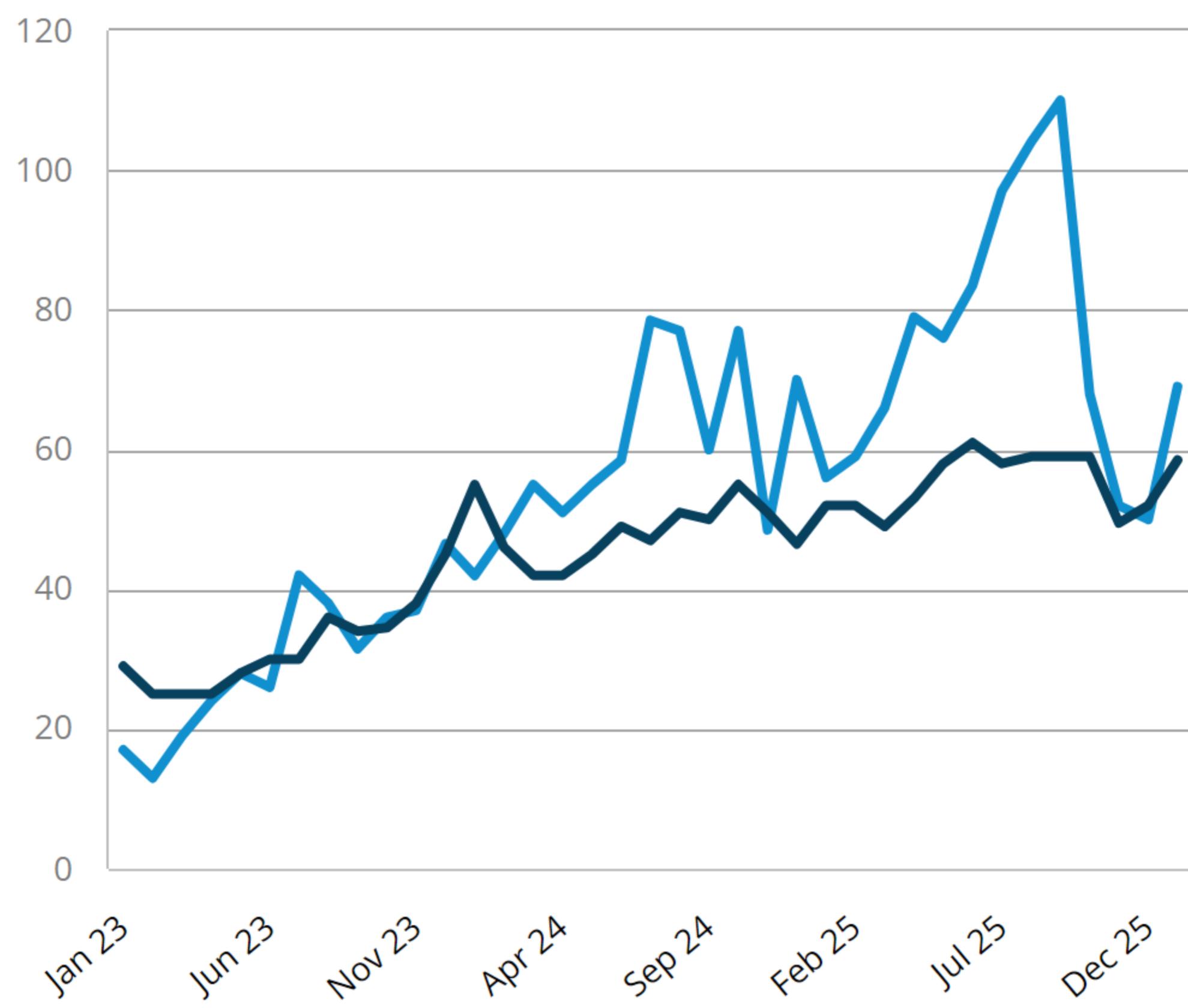


January 2026

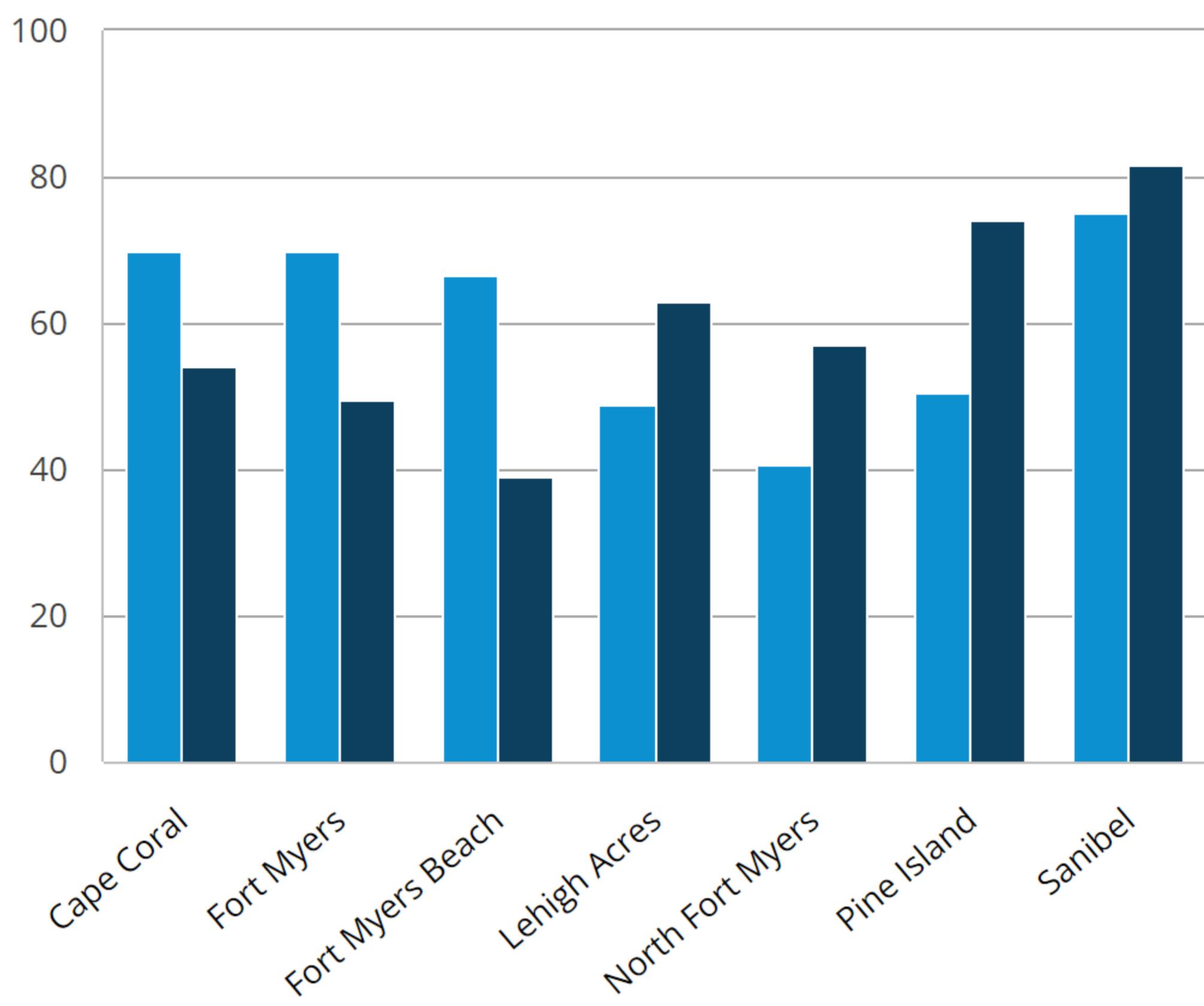
The median number of days between when a property is listed and the purchase contract date.

	January 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	59	▲ 12.5%	▲ 12.5%	▲ 12.5%
CONDO	69	▲ 38.0%	▲ 23.2%	▲ 23.2%

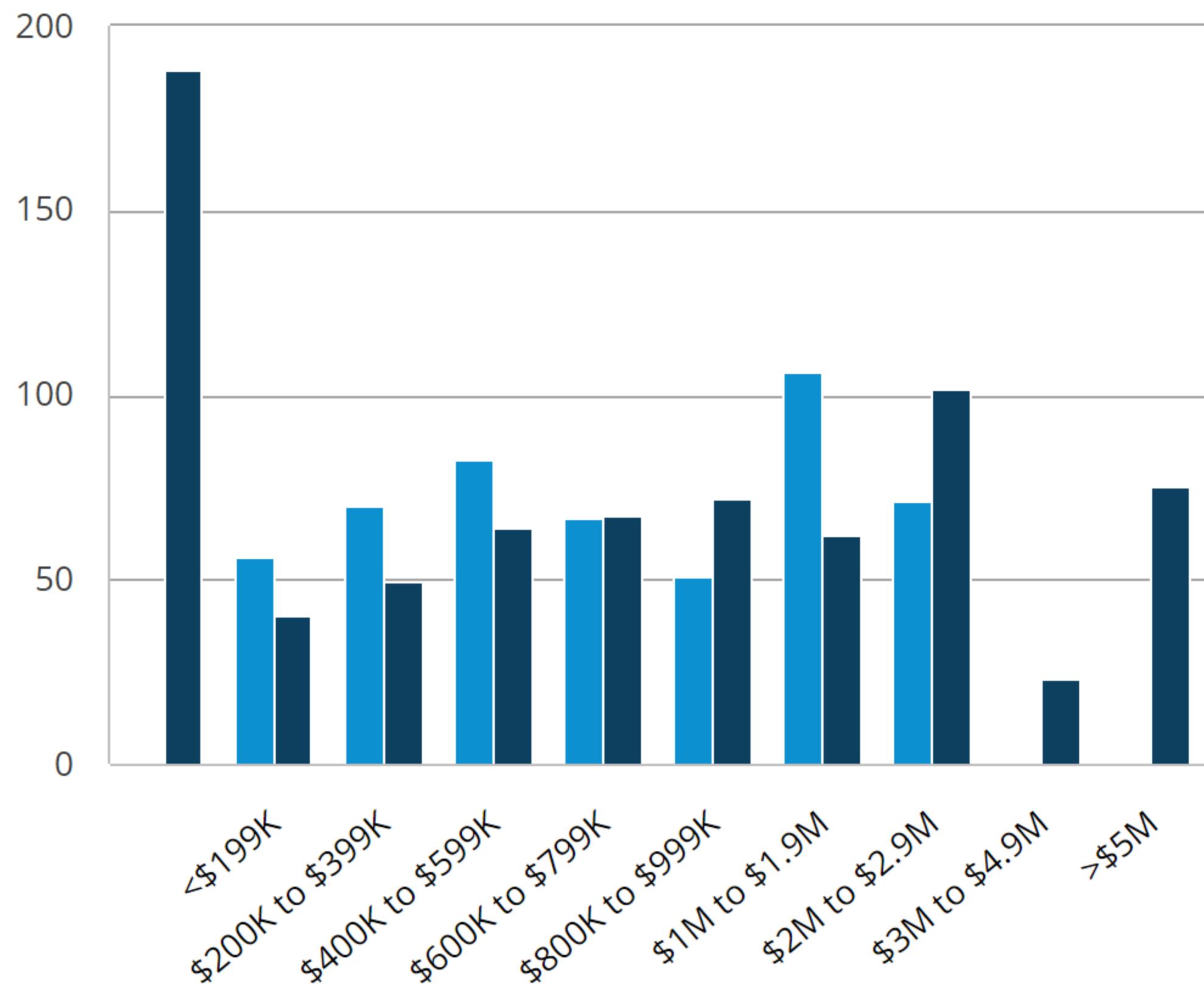
Historical Activity



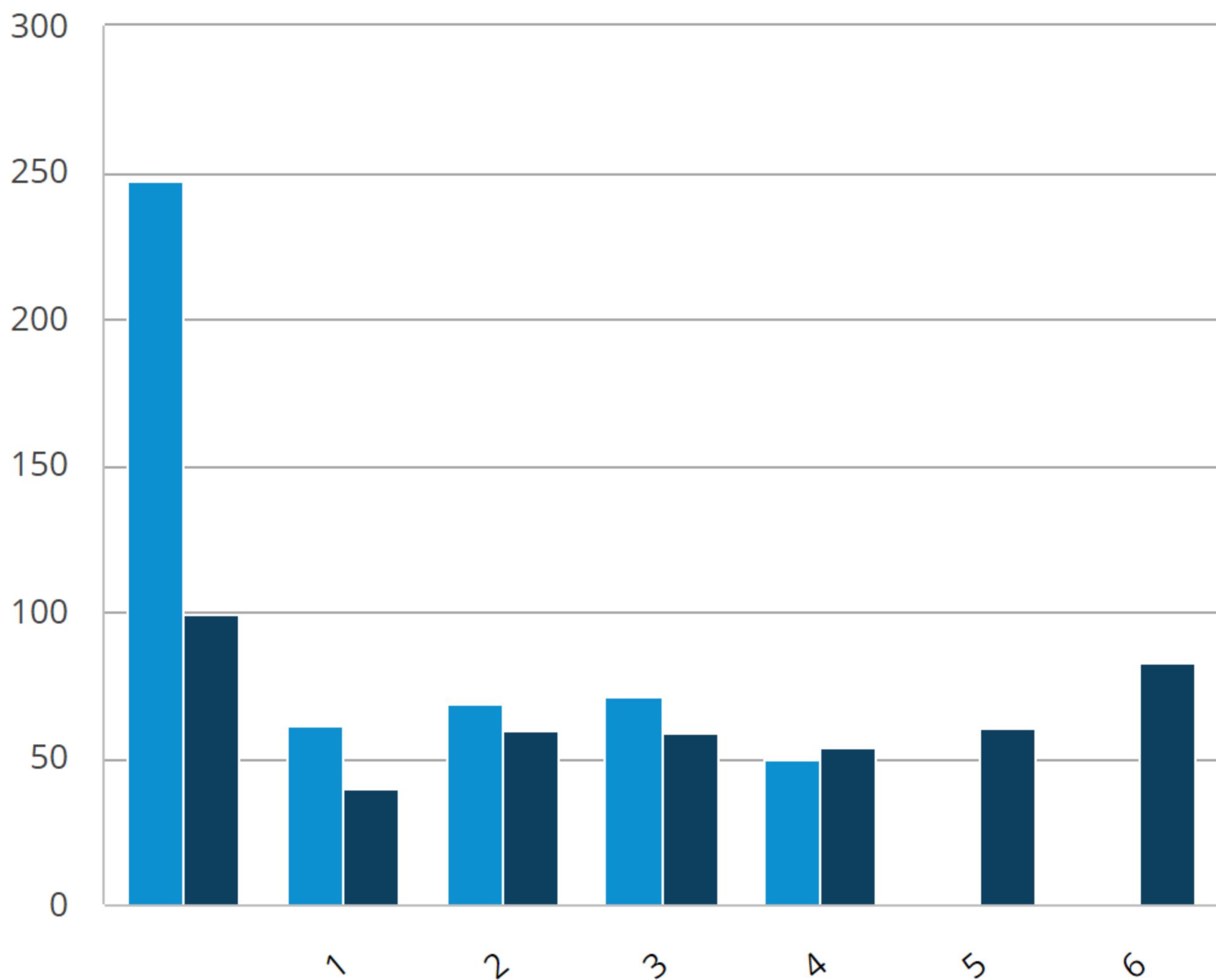
Select Areas



By Price Range



By Bedrooms



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Price per Square Foot

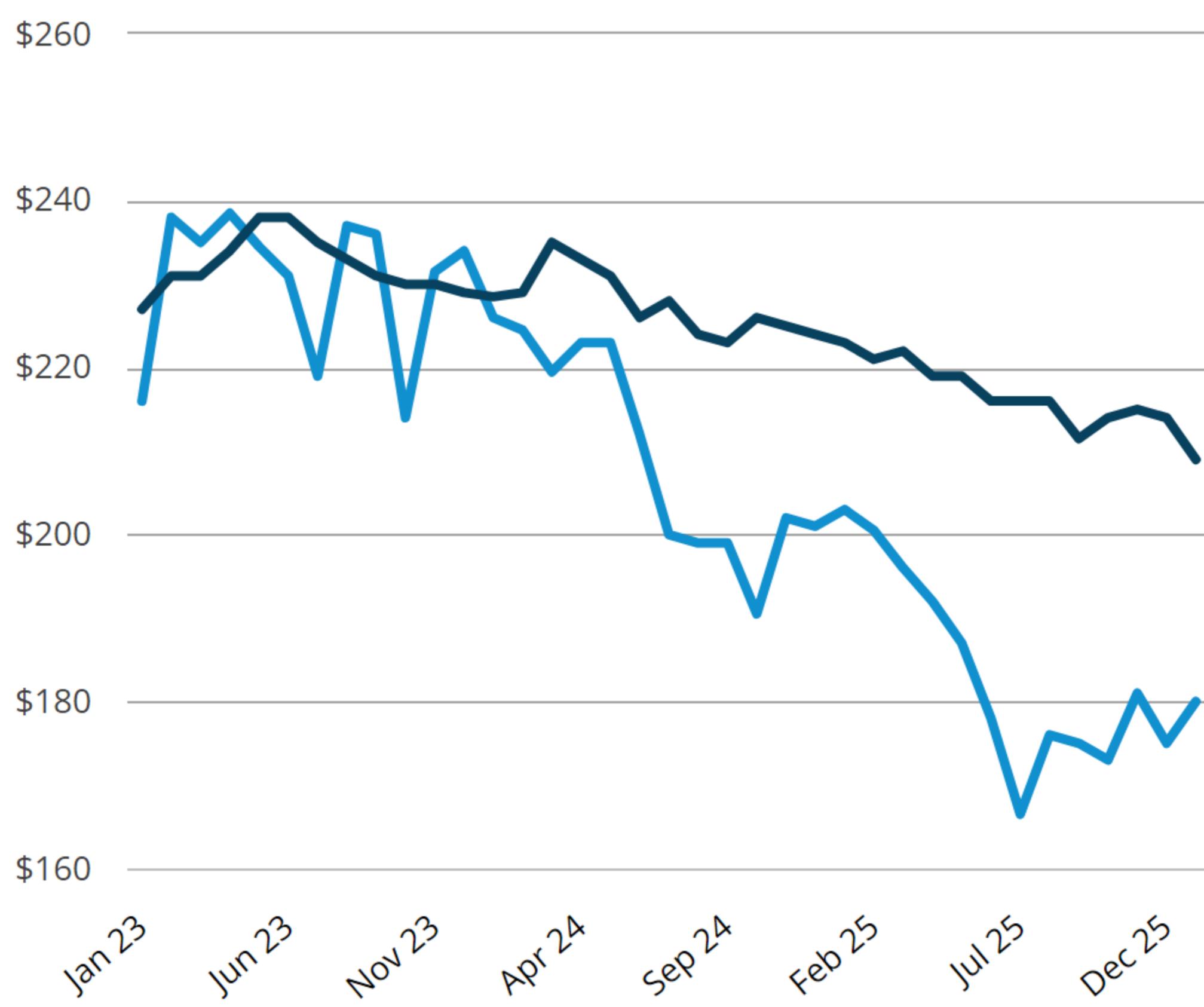


January 2026

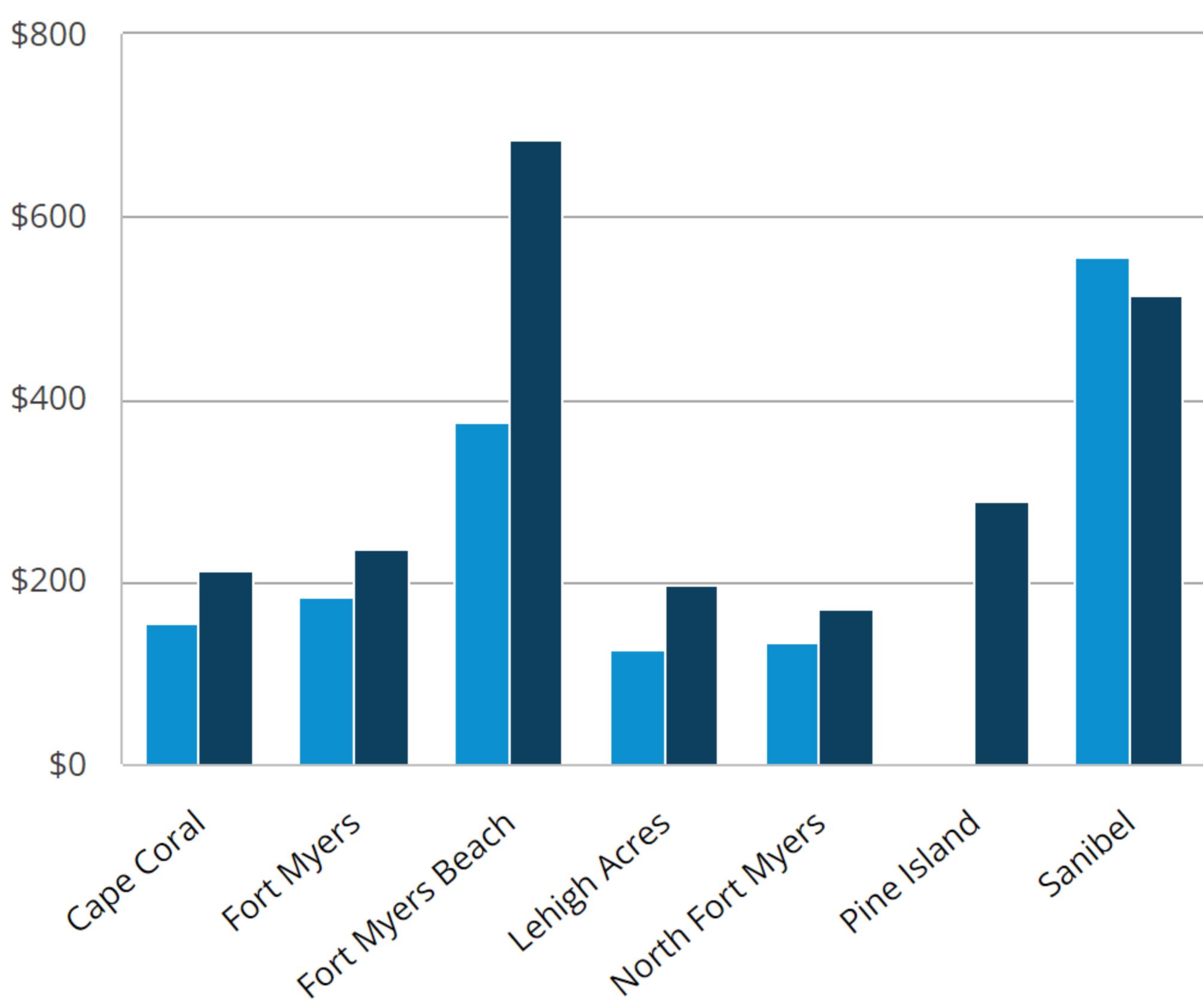
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	January 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$209	▼ -2.3%	▼ -6.3%	▼ -6.3%
CONDO	\$180	▲ 2.9%	▼ -11.3%	▼ -11.3%

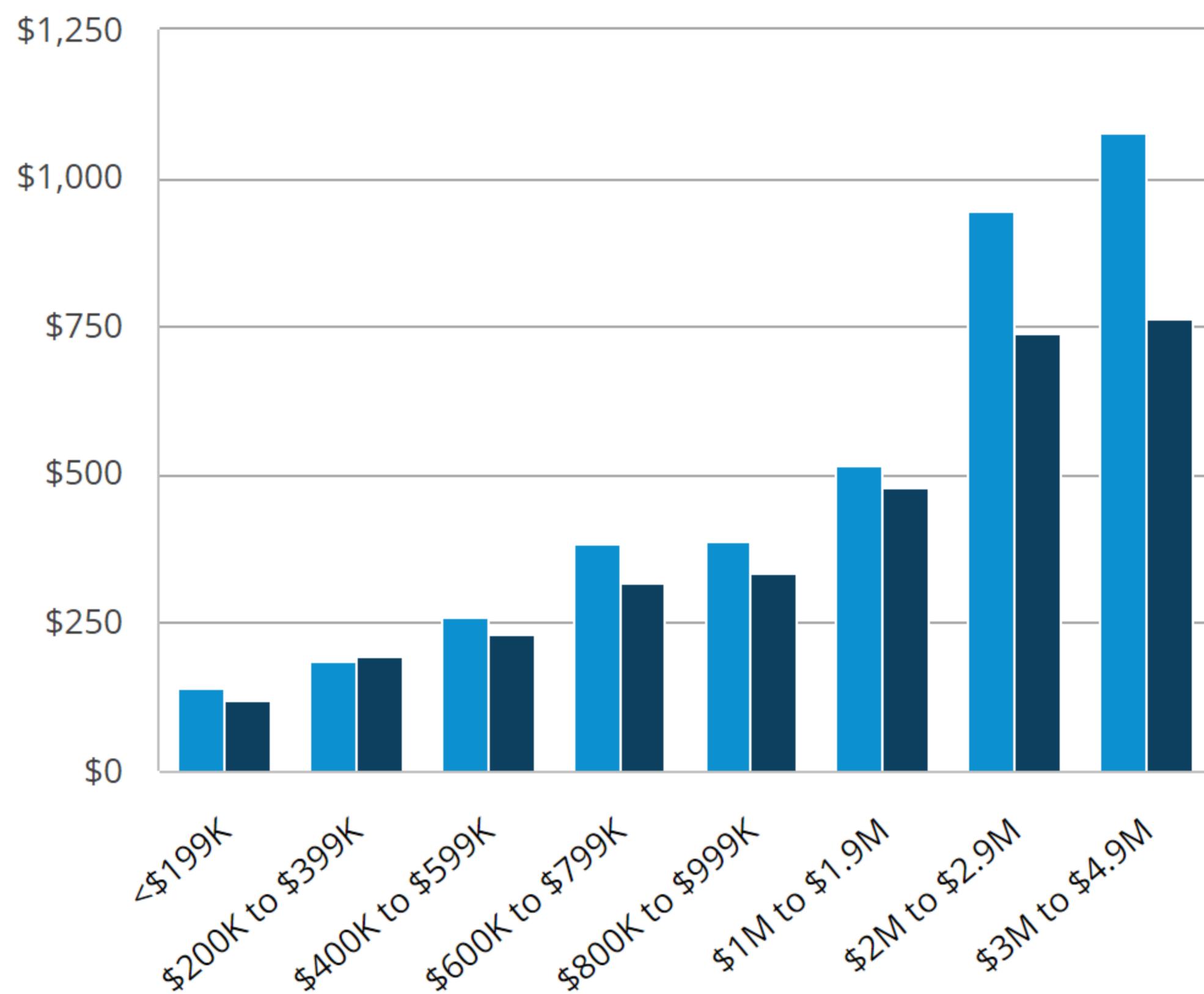
Historical Activity



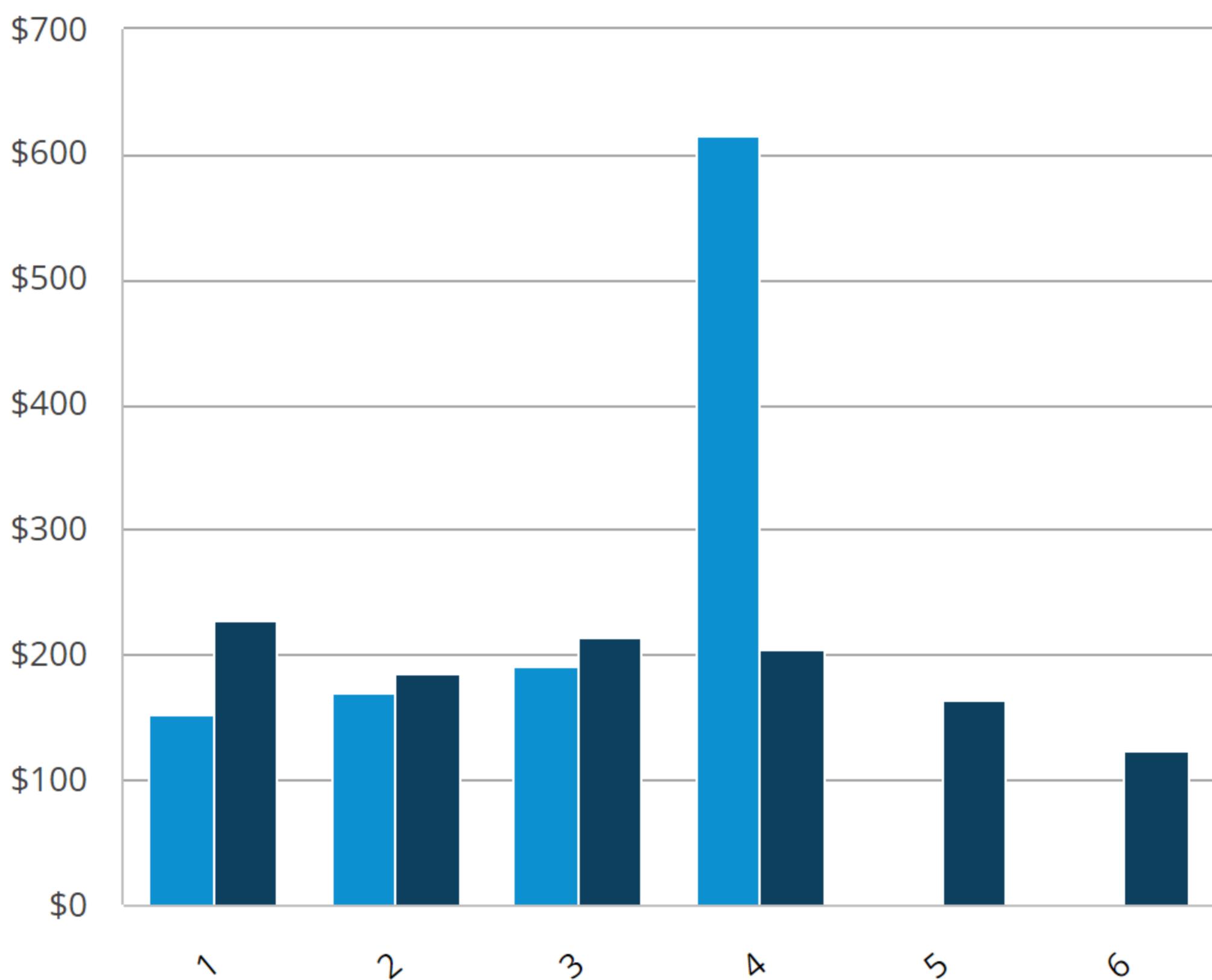
Select Areas



By Price Range



By Bedrooms



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Percent of Original Price Received

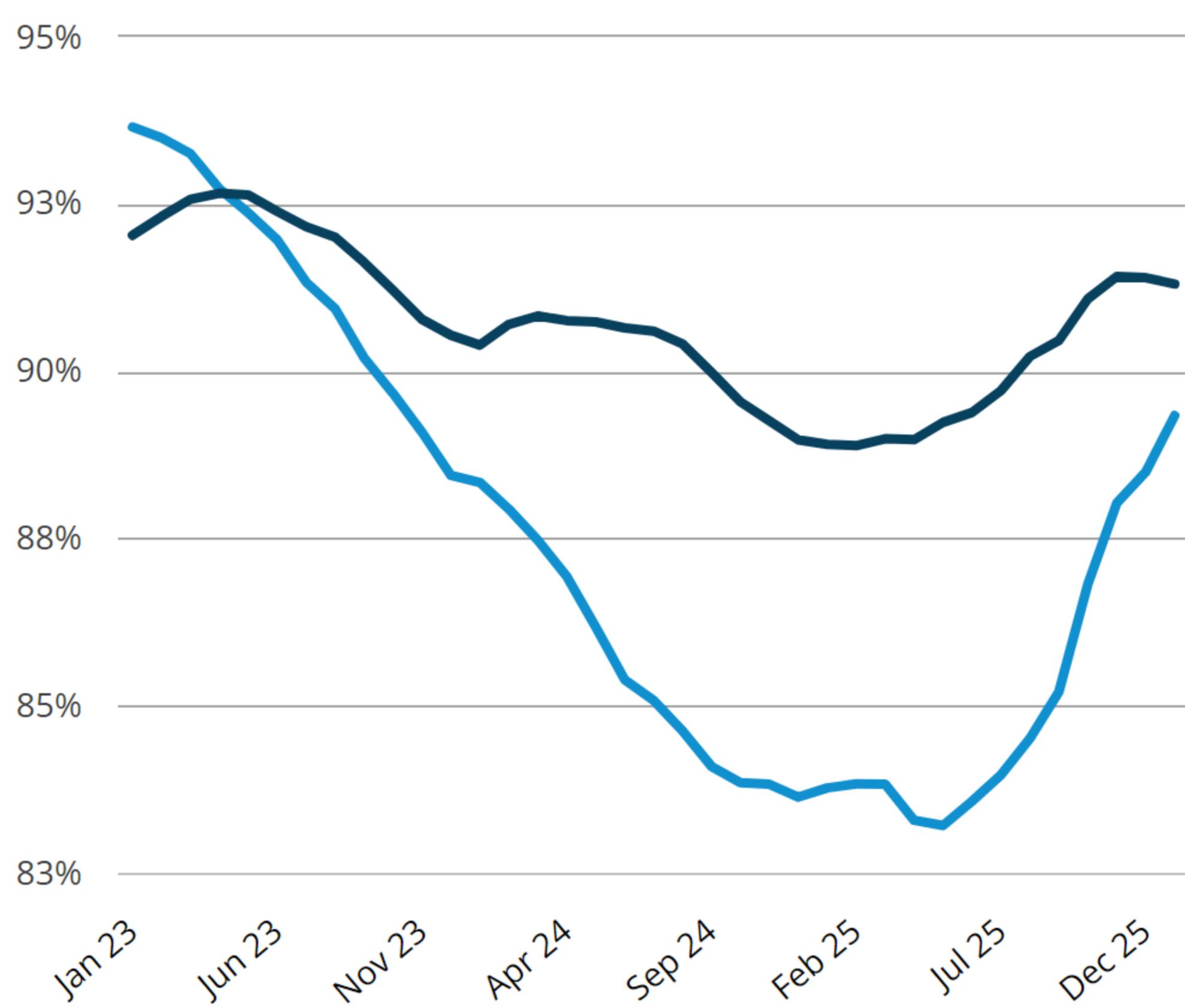


January 2026

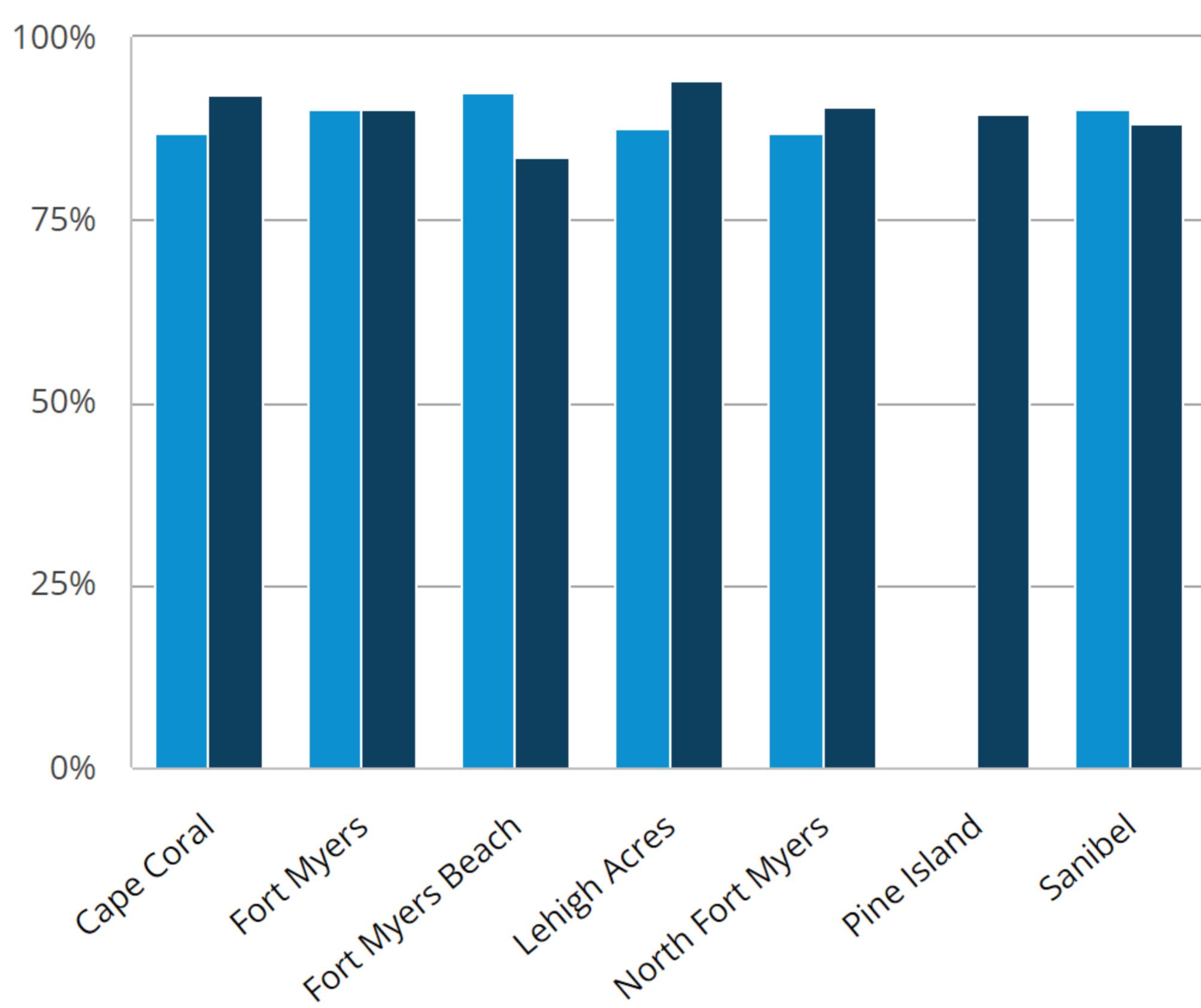
The average of the sales price divided by the original list price expressed as a percentage.

	January 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	91.3%	▼ -0.1%	▲ 2.7%	▲ 2.7%
CONDO	89.3%	▲ 1.0%	▲ 6.6%	▲ 6.6%

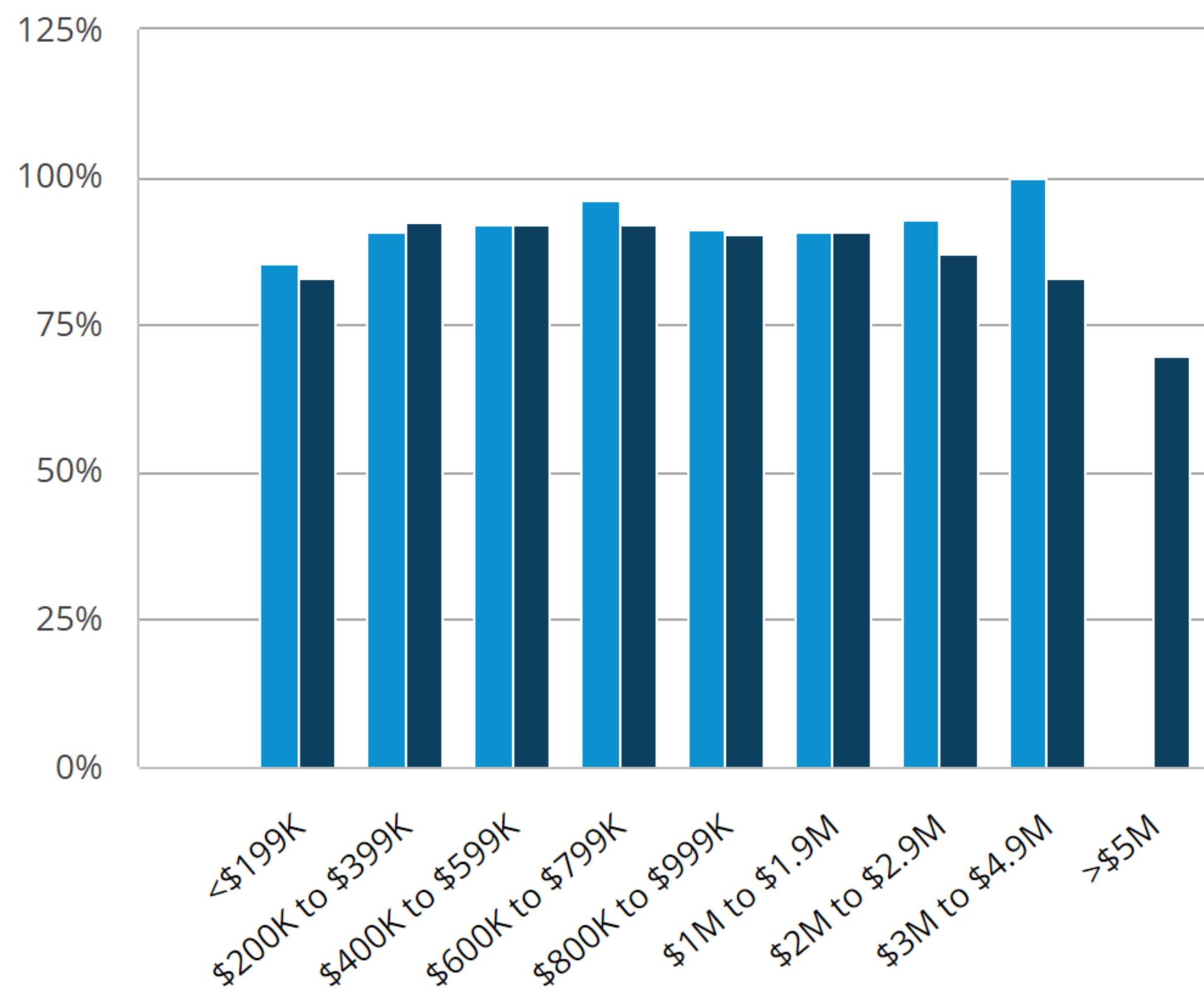
Historical Activity



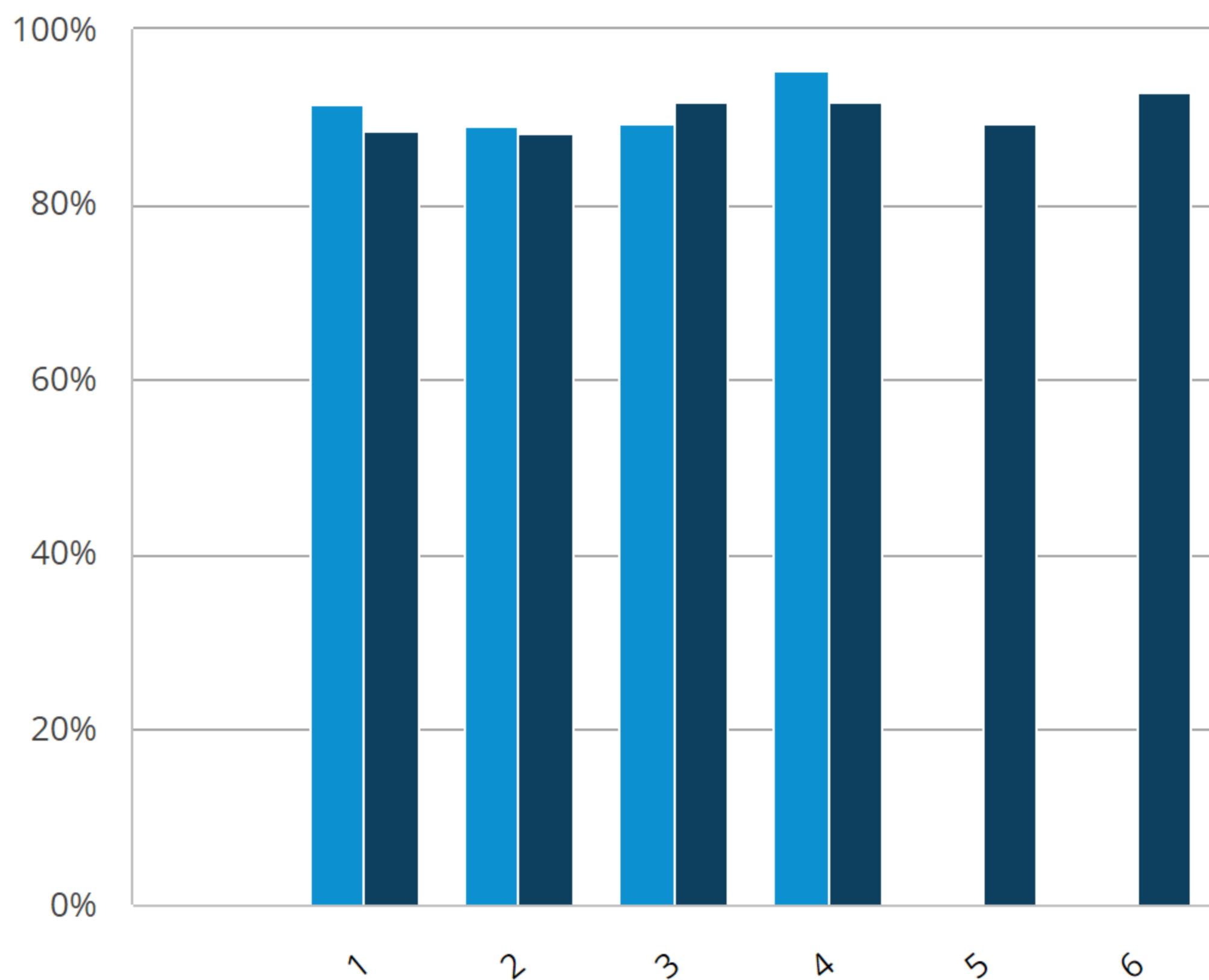
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Active Inventory

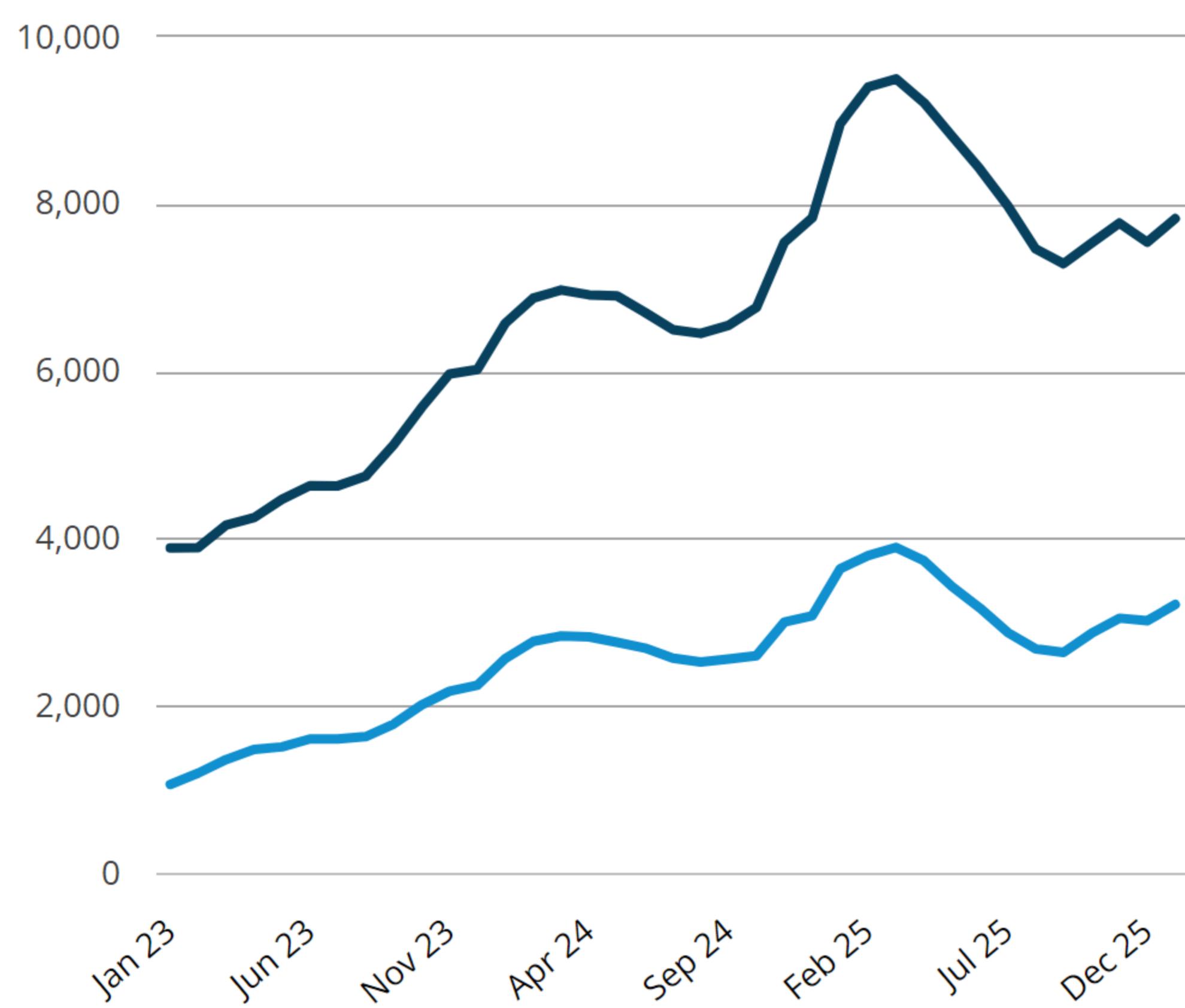


January 2026

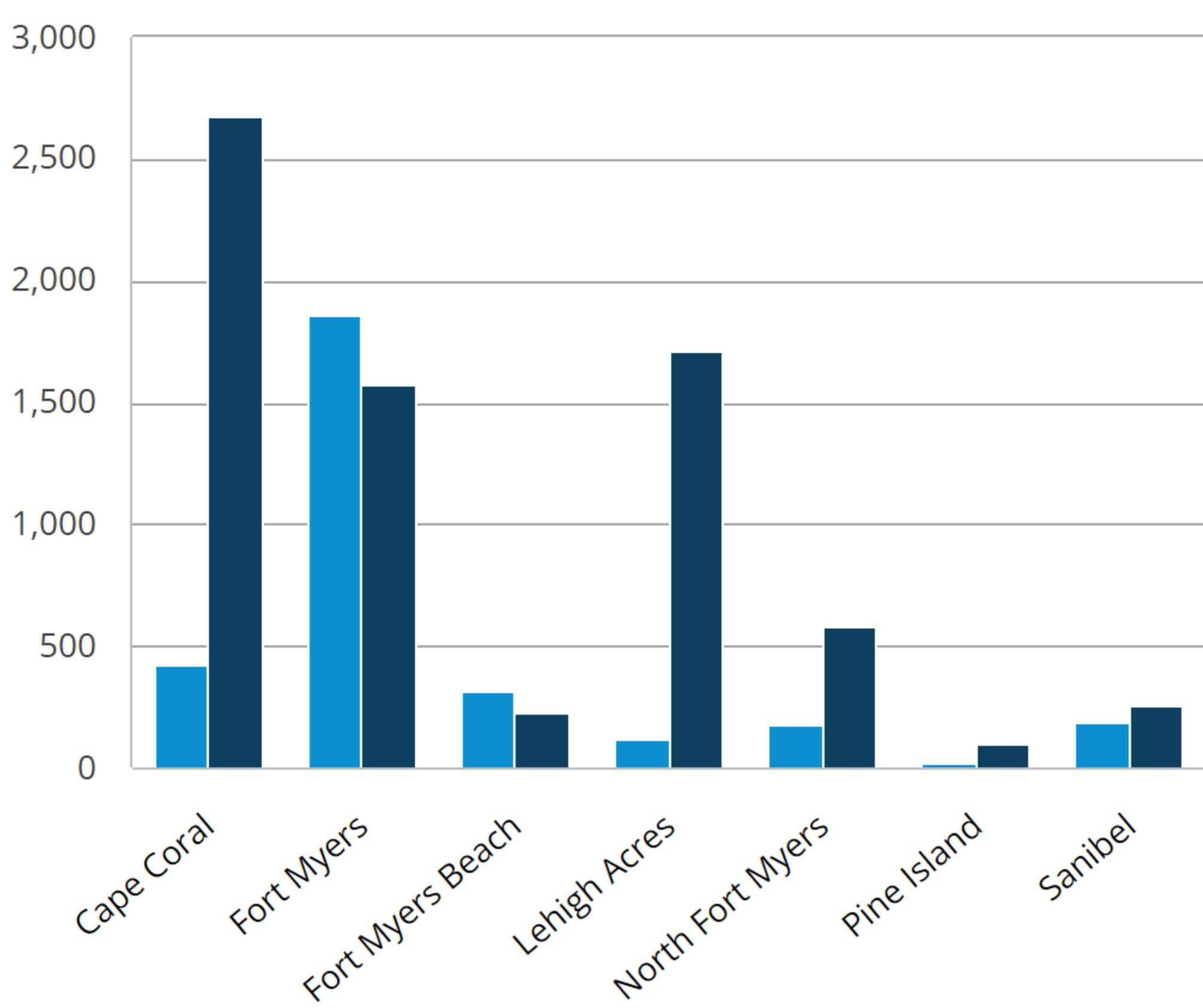
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	January 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	7,826	▲ 3.7%	▼ -12.7%	—
CONDO	3,209	▲ 6.4%	▼ -11.8%	—

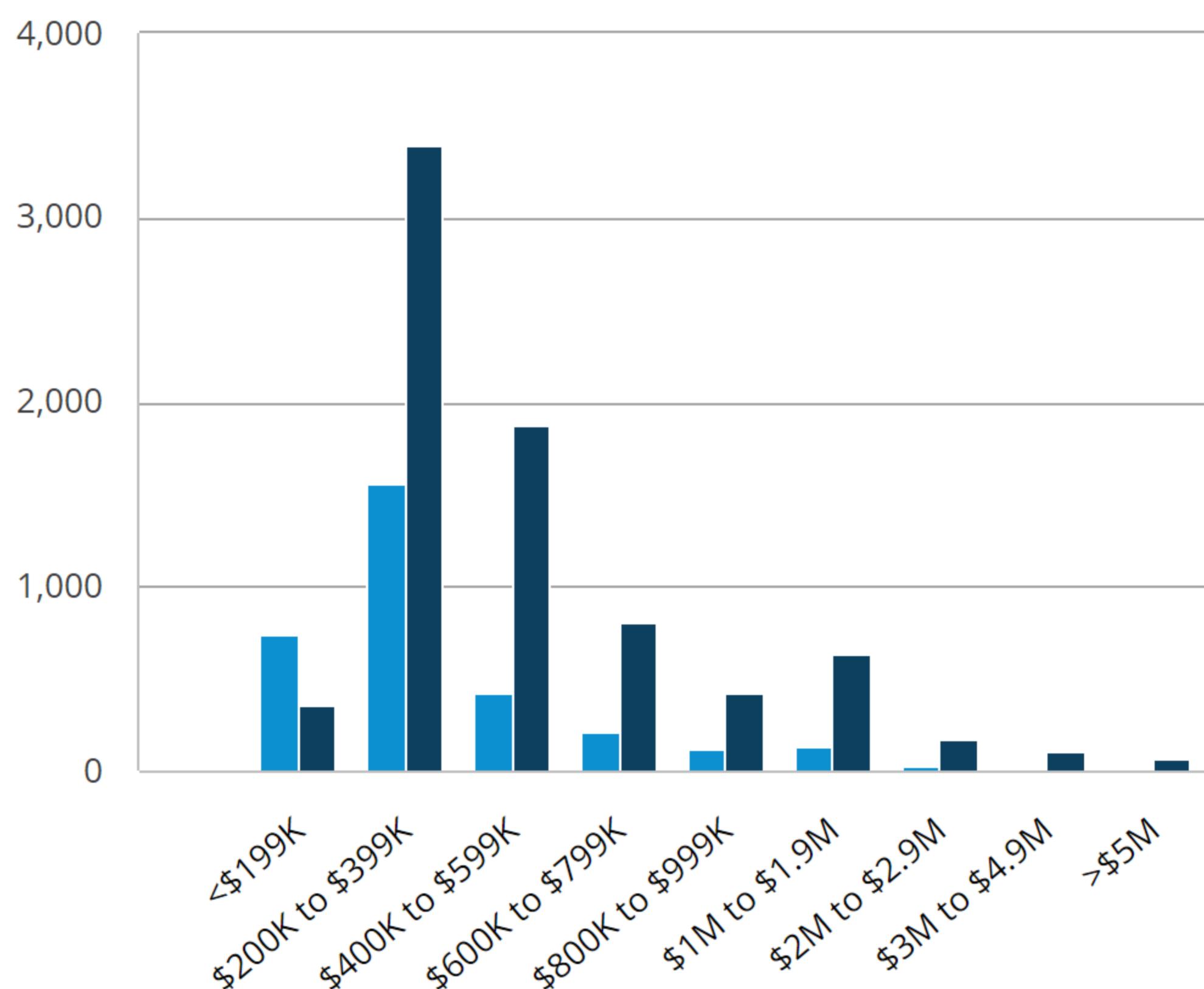
Historical Activity



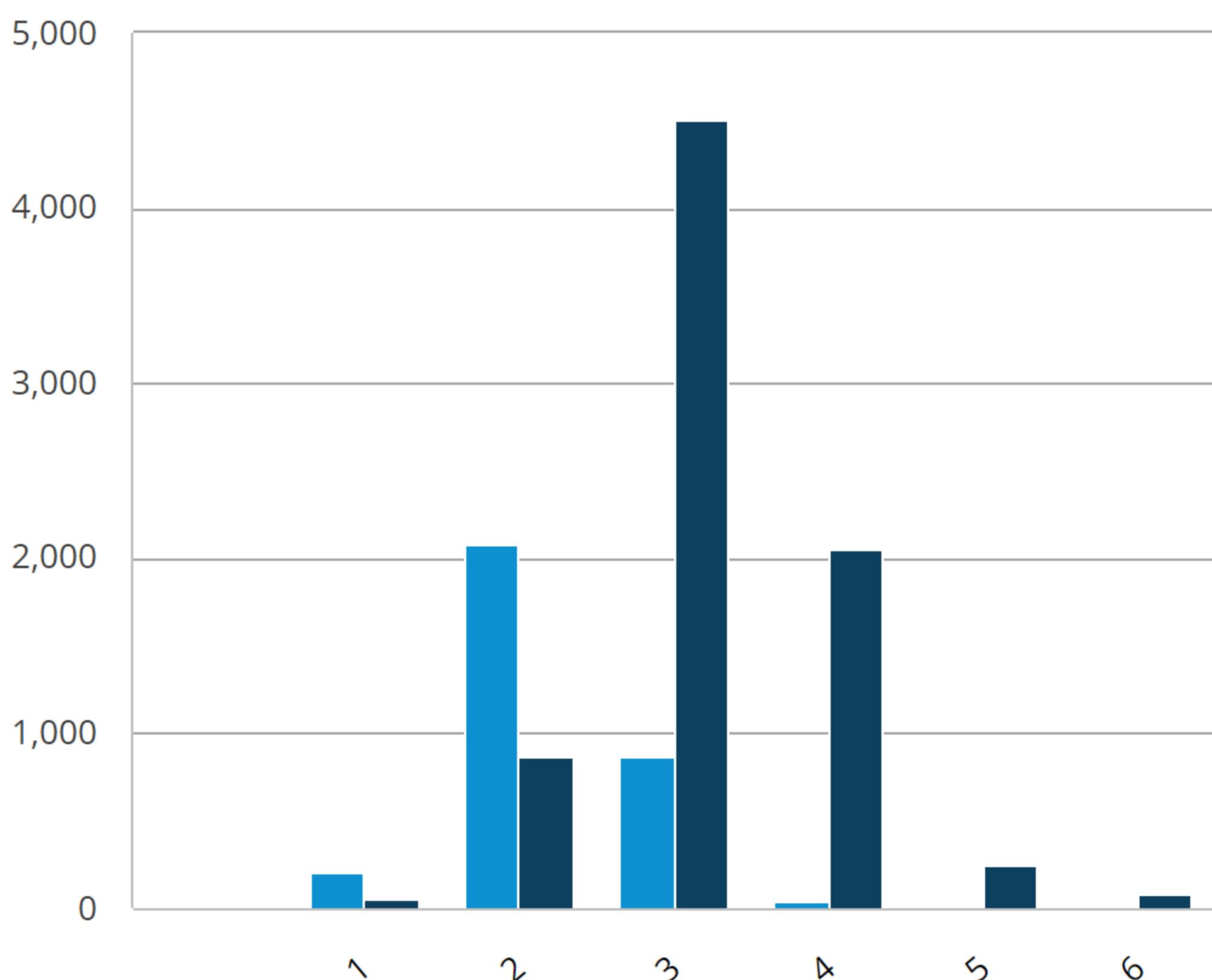
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Months Supply of Inventory

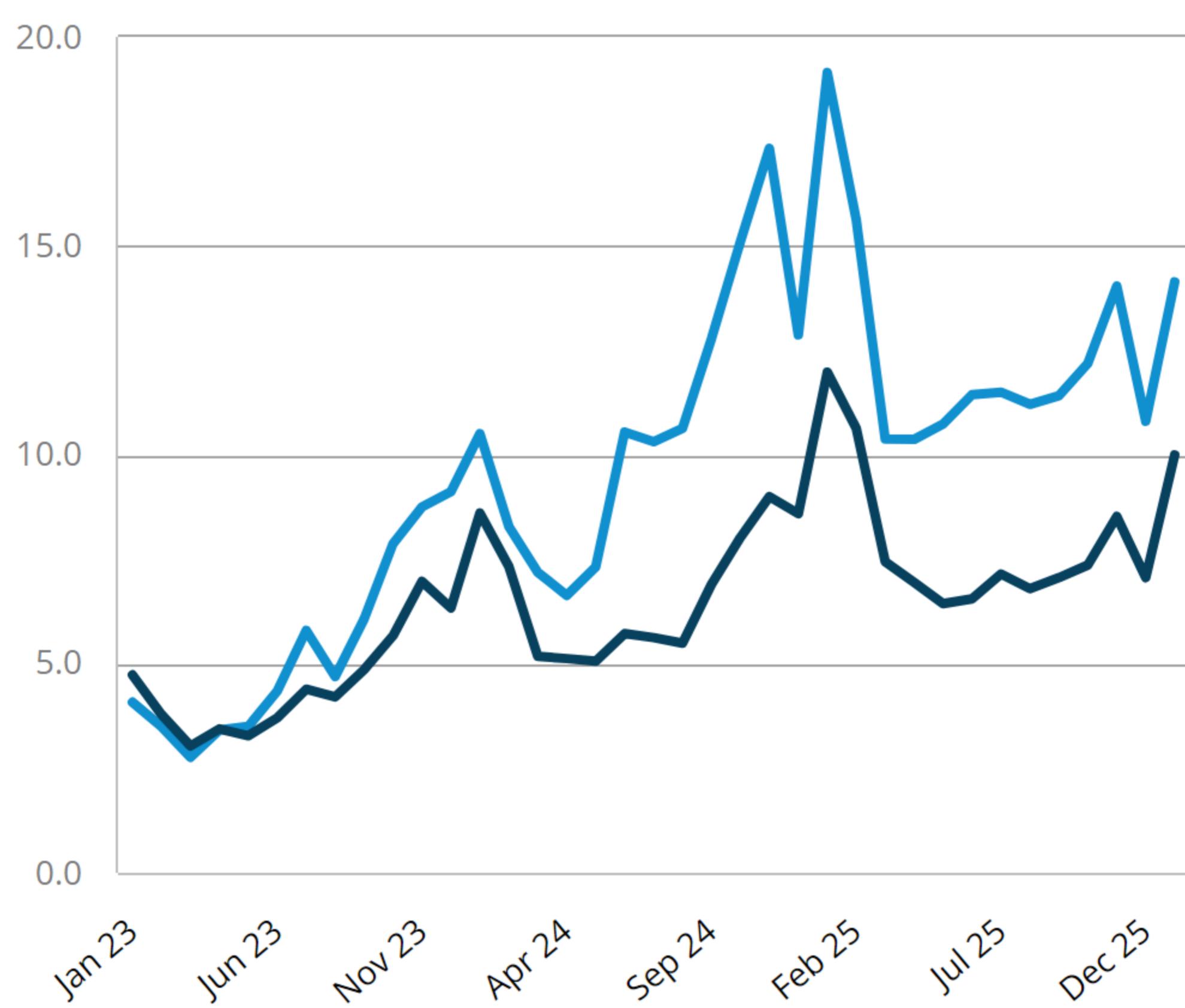


January 2026

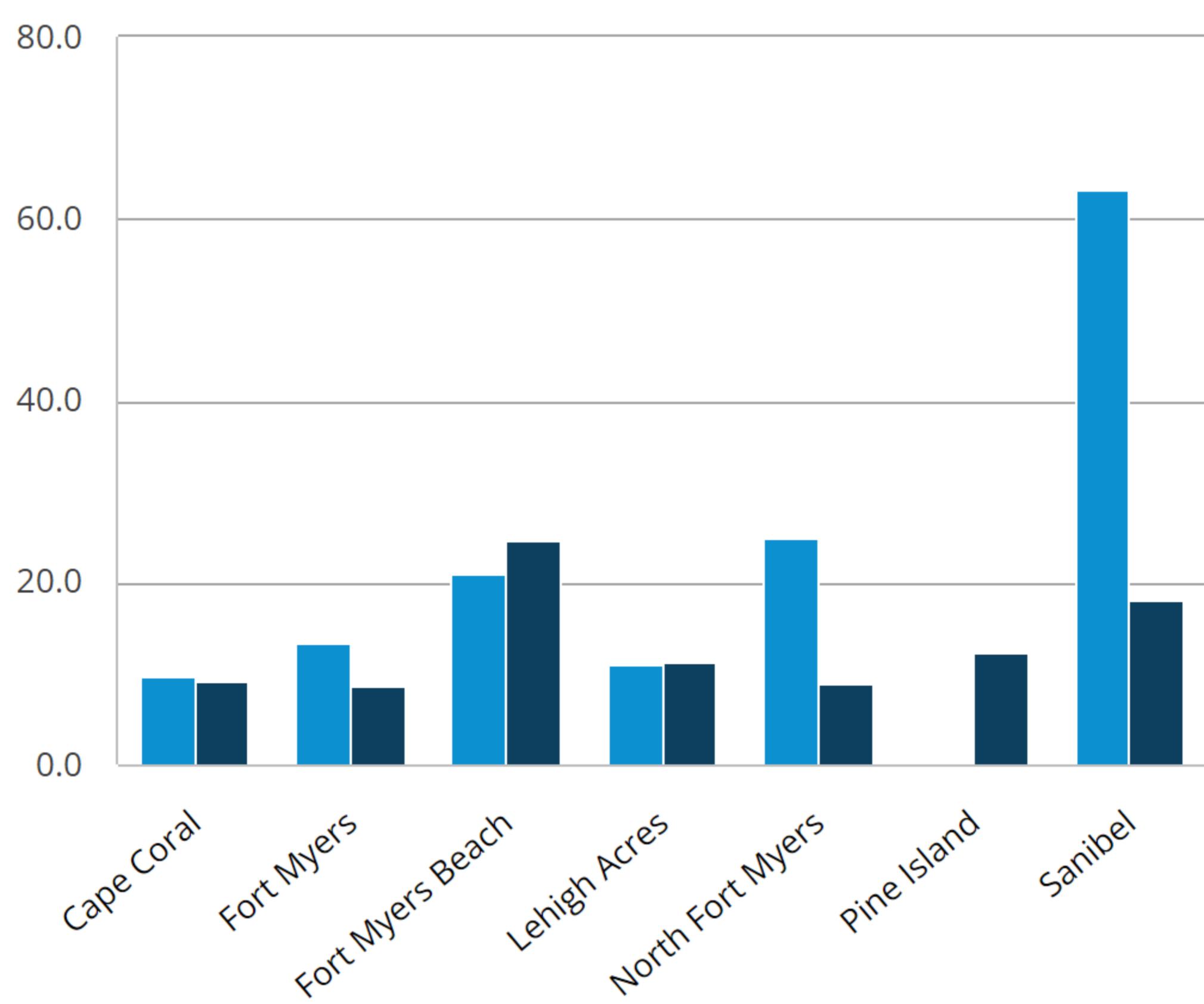
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	January 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	10.0	▲ 41.5%	▼ -16.6%	—
CONDO	14.1	▲ 30.8%	▼ -26.2%	—

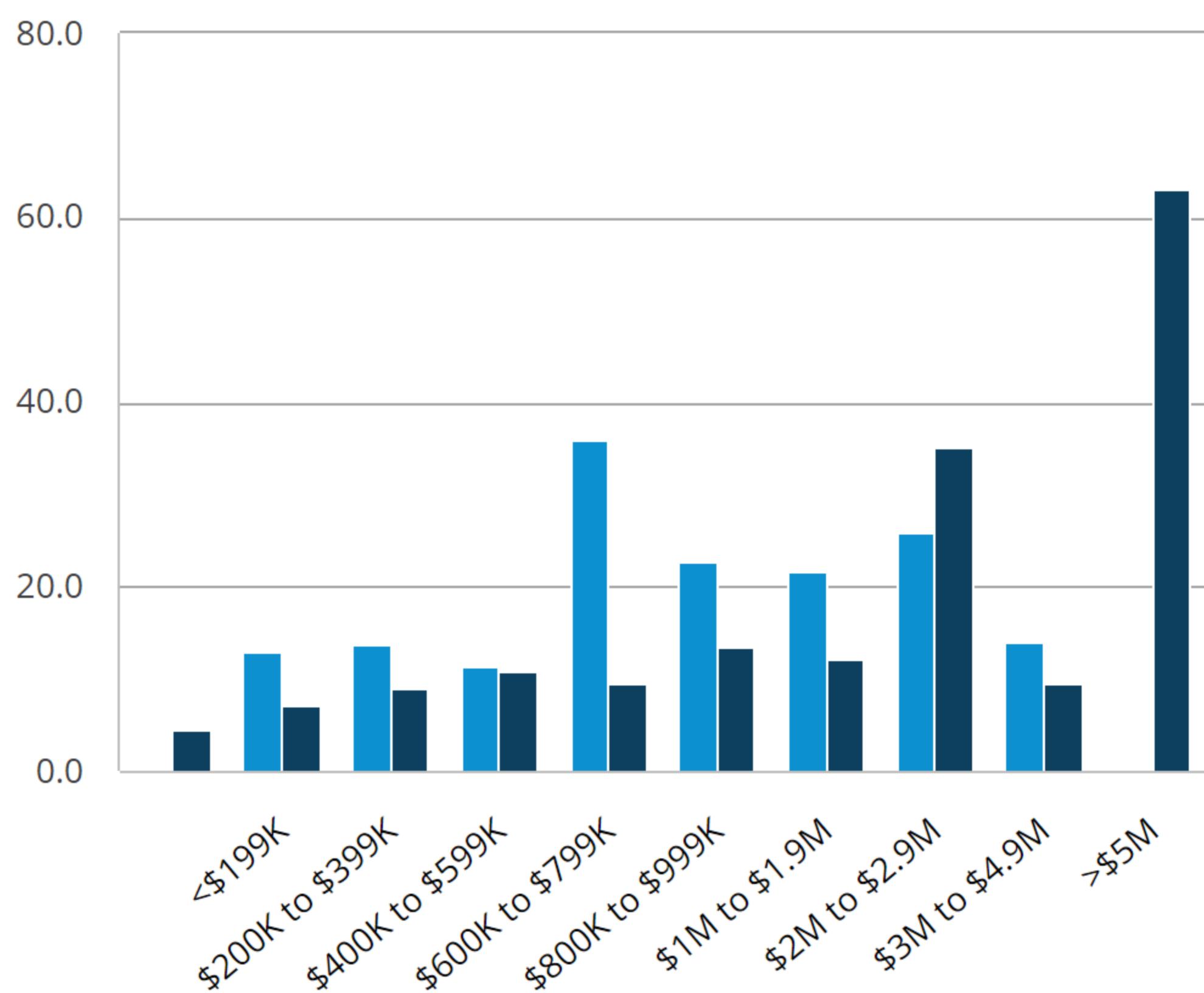
Historical Activity



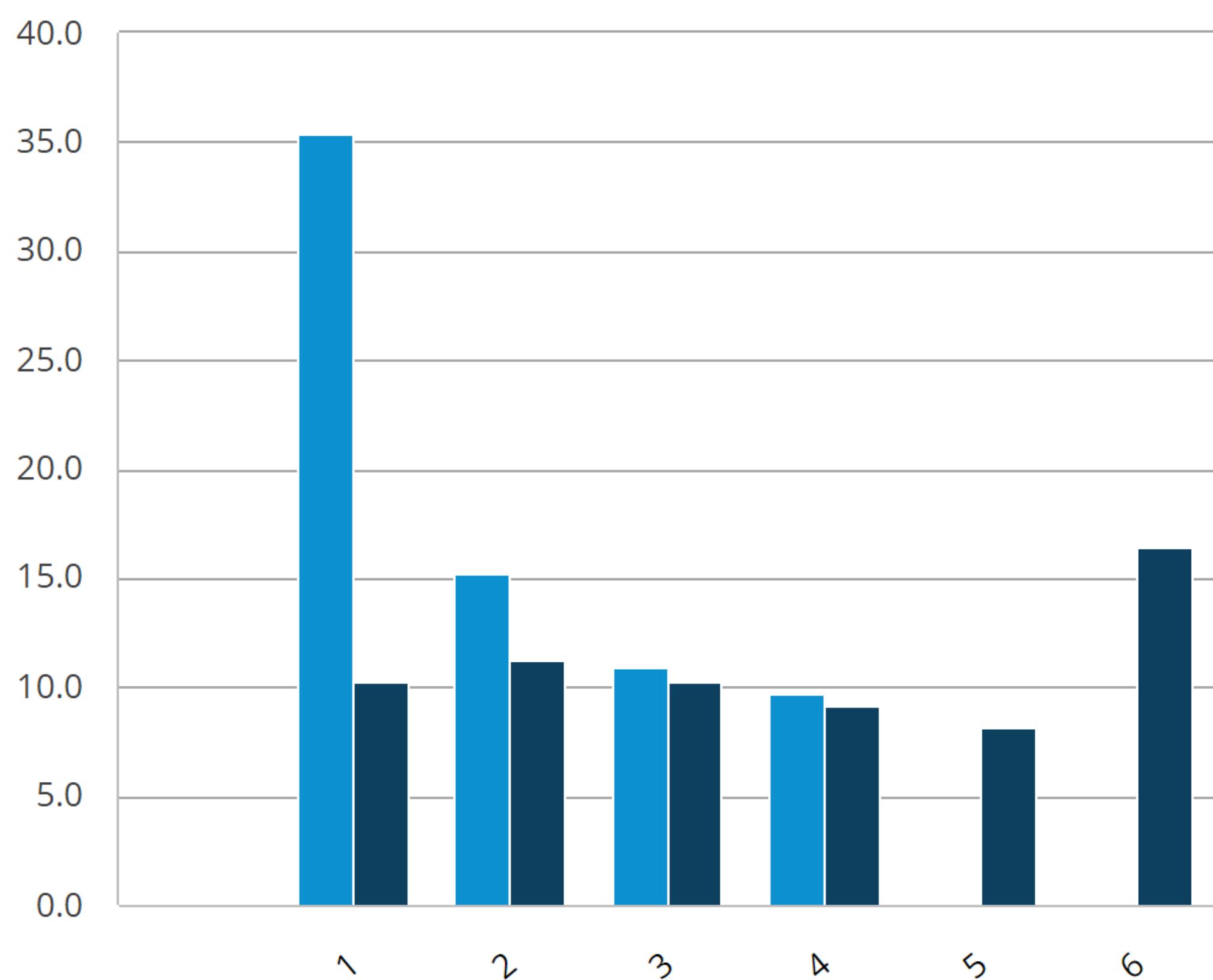
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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RPCRA Market Summary



January 2026

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

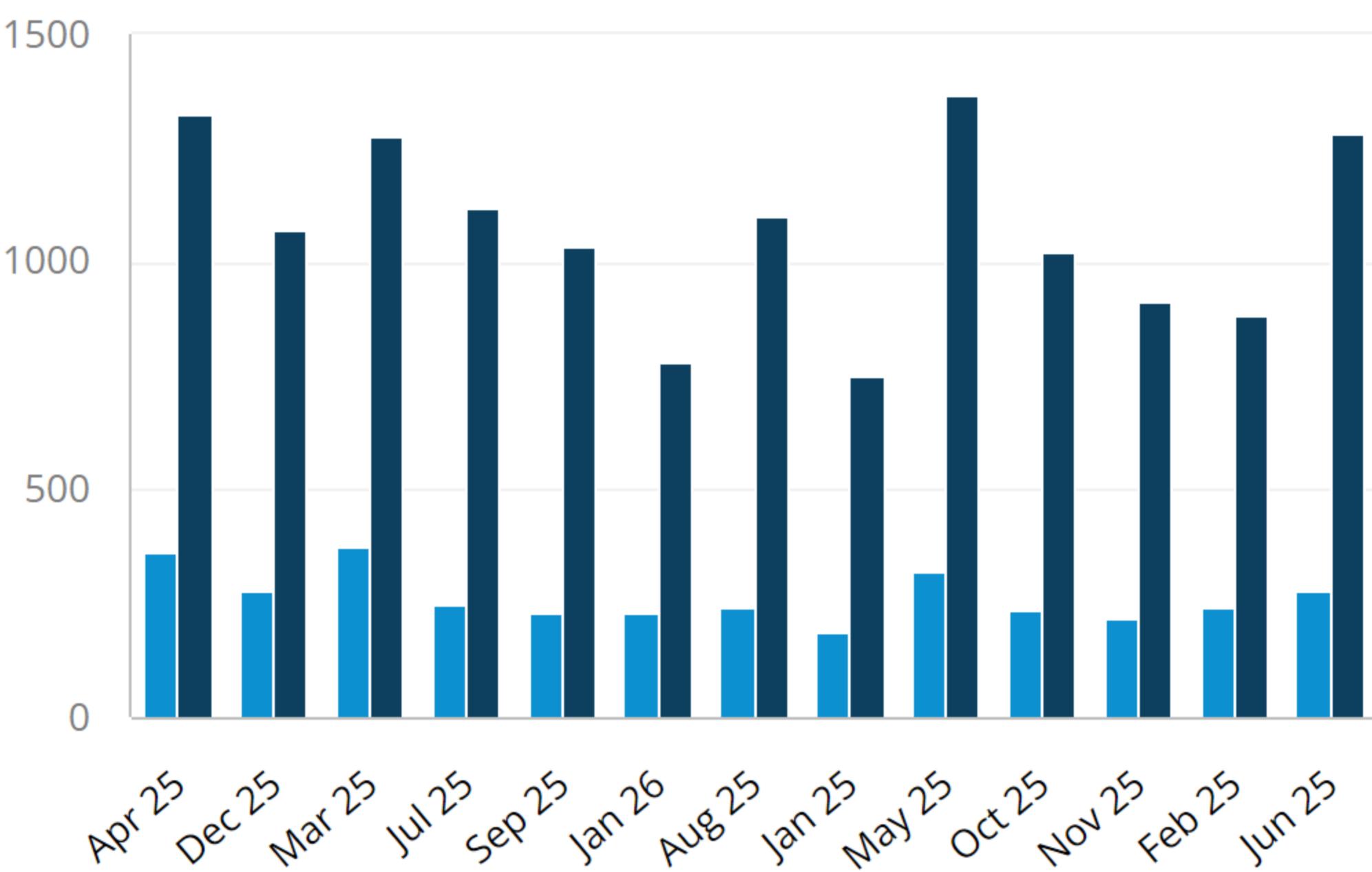
Single Family Homes

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$354,900	\$365,000	▼ -2.8%	\$360,000	▼ -1.4%	\$354,900	\$365,000	▼ -2.8%
Closed Sales	783	748	▲ 4.7%	1,068	▼ -26.7%	783	748	▲ 4.7%
New Listings	2,473	2,908	▼ -15.0%	1,585	▲ 56.0%	2,473	2,908	▼ -15.0%
Pending Sales	1,378	1,024	▲ 34.6%	893	▲ 54.3%	1,378	1,024	▲ 34.6%
Median Days on Market	59	52	▲ 12.5%	52	▲ 12.5%	59	52	▲ 12.5%
Sold Price per Square Foot	\$209	\$223	▼ -6.3%	\$214	▼ -2.3%	\$209	\$223	▼ -6.3%
Percent of Original Price Rec'd	91.3%	92.7%	▼ -1.5%	91.6%	▼ -0.3%	91.3%	92.7%	▼ -1.5%
Active Inventory	7,826	8,960	▼ -12.7%	7,544	▲ 3.7%	--	--	--
Months Supply of Inventory	10.0	12.0	▼ -16.6%	7.1	▲ 41.5%	--	--	--

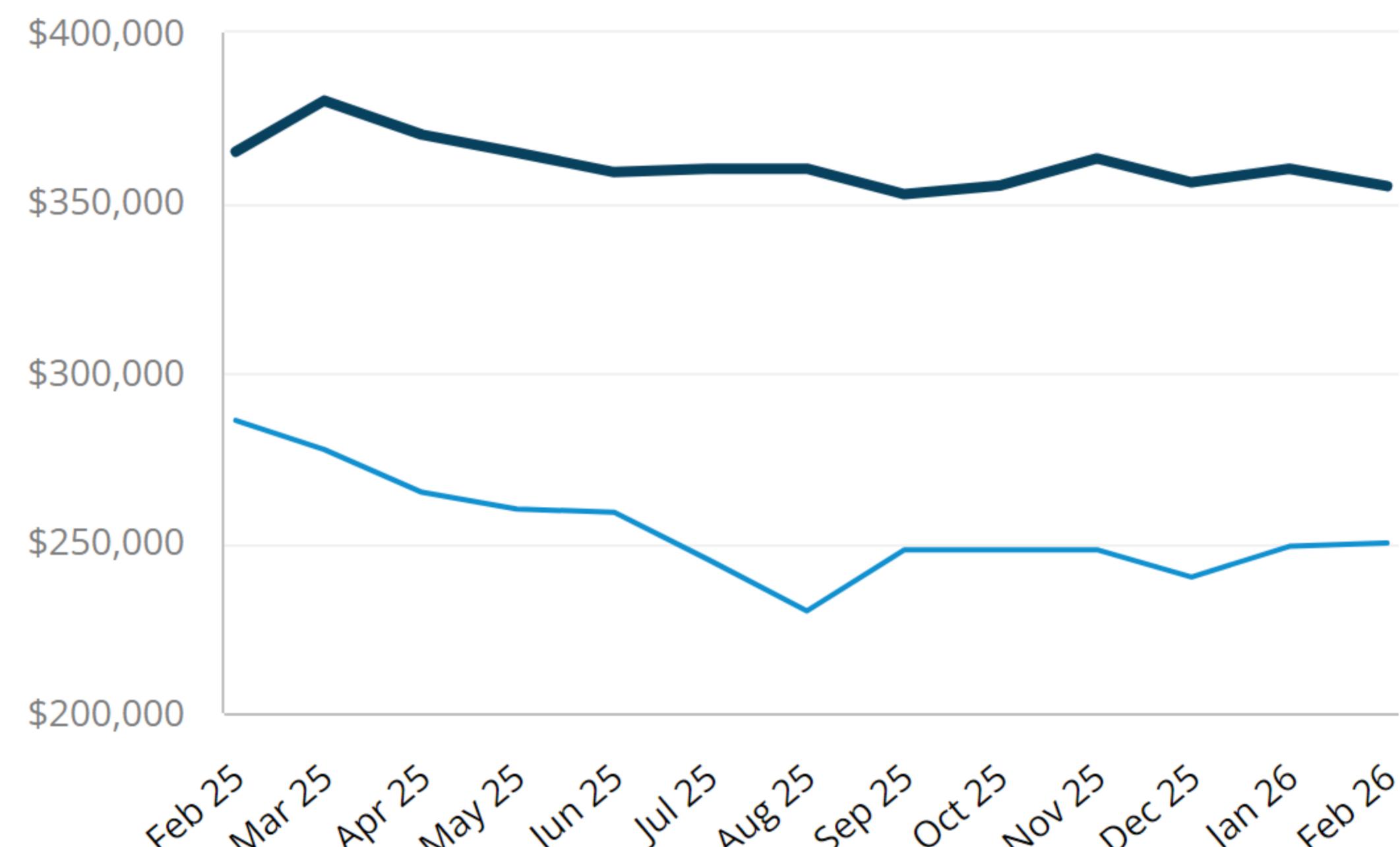
Condominiums

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$250,000	\$286,000	▼ -12.6%	\$249,000	▲ 0.4%	\$250,000	\$286,000	▼ -12.6%
Closed Sales	227	190	▲ 19.5%	279	▼ -18.6%	227	190	▲ 19.5%
New Listings	906	1,034	▼ -12.4%	541	▲ 67.5%	906	1,034	▼ -12.4%
Pending Sales	454	263	▲ 72.6%	229	▲ 98.3%	454	263	▲ 72.6%
Median Days on Market	69	56	▲ 23.2%	50	▲ 38.0%	69	56	▲ 23.2%
Sold Price per Square Foot	\$180	\$203	▼ -11.3%	\$175	▲ 2.9%	\$180	\$203	▼ -11.3%
Percent of Original Price Rec'd	89.0%	89.1%	▼ -0.2%	88.1%	▲ 0.9%	89.0%	89.1%	▼ -0.2%
Active Inventory	3,209	3,638	▼ -11.8%	3,015	▲ 6.4%	--	--	--
Months Supply of Inventory	14.1	19.1	▼ -26.2%	10.8	▲ 30.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Cape Coral Region

January 2026



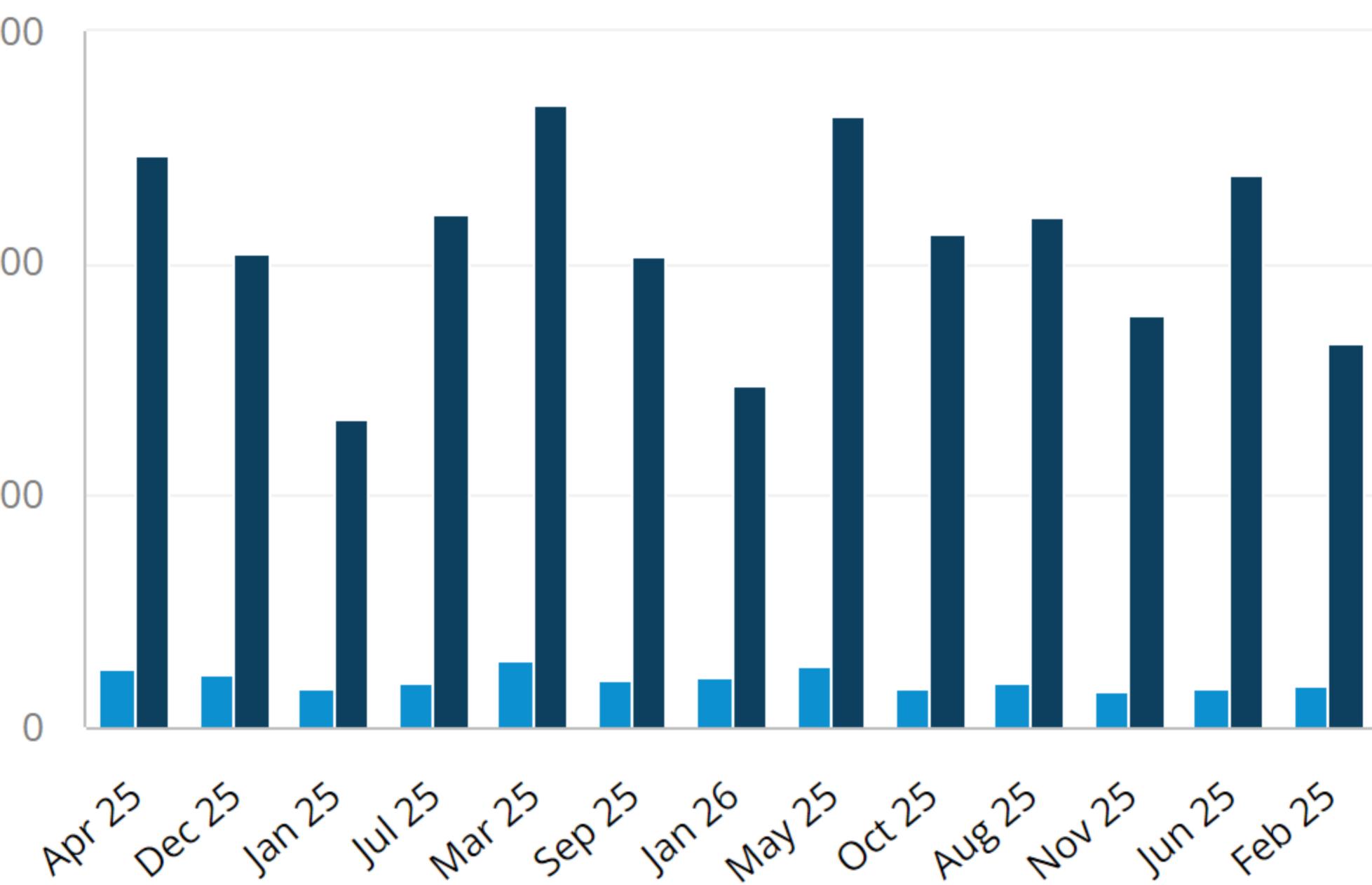
Single Family Homes

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$374,900	\$374,900	► 0.0%	\$377,950	▼ -0.8%	\$374,900	\$374,900	► 0.0%
Closed Sales	295	267	▲ 10.5%	408	▼ -27.7%	295	267	▲ 10.5%
New Listings	907	1,105	▼ -17.9%	571	▲ 58.8%	907	1,105	▼ -17.9%
Pending Sales	536	386	▲ 38.9%	330	▲ 62.4%	536	386	▲ 38.9%
Median Days on Market	54	60	▼ -10.0%	49	▲ 10.2%	54	60	▼ -10.0%
Sold Price per Square Foot	\$213	\$222	▼ -4.1%	\$223	▼ -4.5%	\$213	\$222	▼ -4.1%
Percent of Original Price Rec'd	91.9%	92.9%	▼ -1.0%	92.2%	▼ -0.3%	91.9%	92.9%	▼ -1.0%
Active Inventory	2,672	3,595	▼ -25.7%	2,568	▲ 4.0%	--	--	--
Months Supply of Inventory	9.1	13.5	▼ -32.7%	6.3	▲ 43.9%	--	--	--

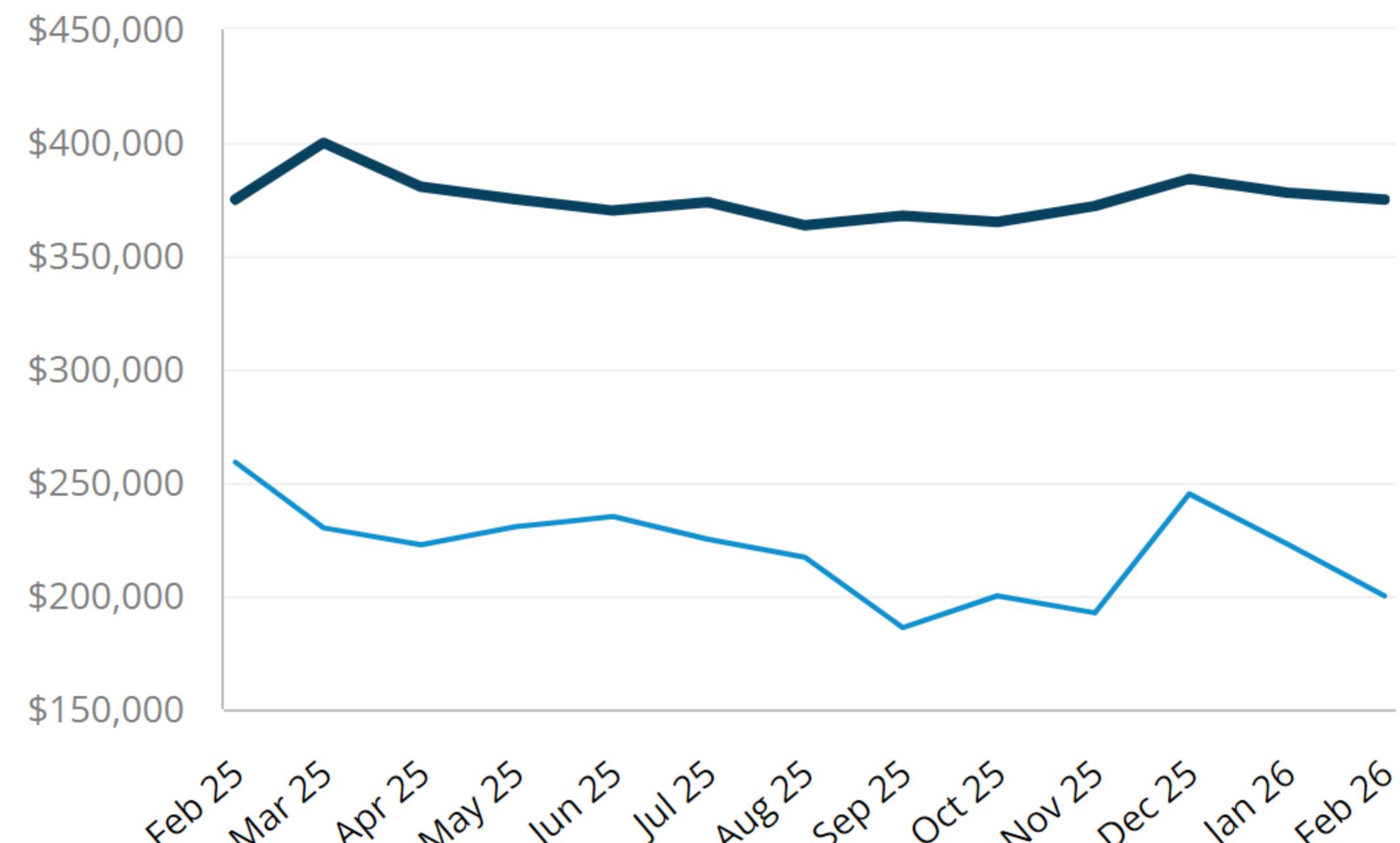
Condominiums

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$200,000	\$259,000	▼ -22.8%	\$223,000	▼ -10.3%	\$200,000	\$259,000	▼ -22.8%
Closed Sales	43	35	▲ 22.9%	47	▼ -8.5%	43	35	▲ 22.9%
New Listings	139	147	▼ -5.4%	73	▲ 90.4%	139	147	▼ -5.4%
Pending Sales	71	42	▲ 69.0%	45	▲ 57.8%	71	42	▲ 69.0%
Median Days on Market	70	48	▲ 45.8%	67	▲ 4.5%	70	48	▲ 45.8%
Sold Price per Square Foot	\$155	\$198	▼ -21.7%	\$167	▼ -7.2%	\$155	\$198	▼ -21.7%
Percent of Original Price Rec'd	85.9%	89.1%	▼ -3.5%	87.6%	▼ -1.9%	85.9%	89.1%	▼ -3.5%
Active Inventory	422	494	▼ -14.6%	377	▲ 11.9%	--	--	--
Months Supply of Inventory	9.8	14.1	▼ -30.5%	8.0	▲ 22.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Fort Myers Region

January 2026



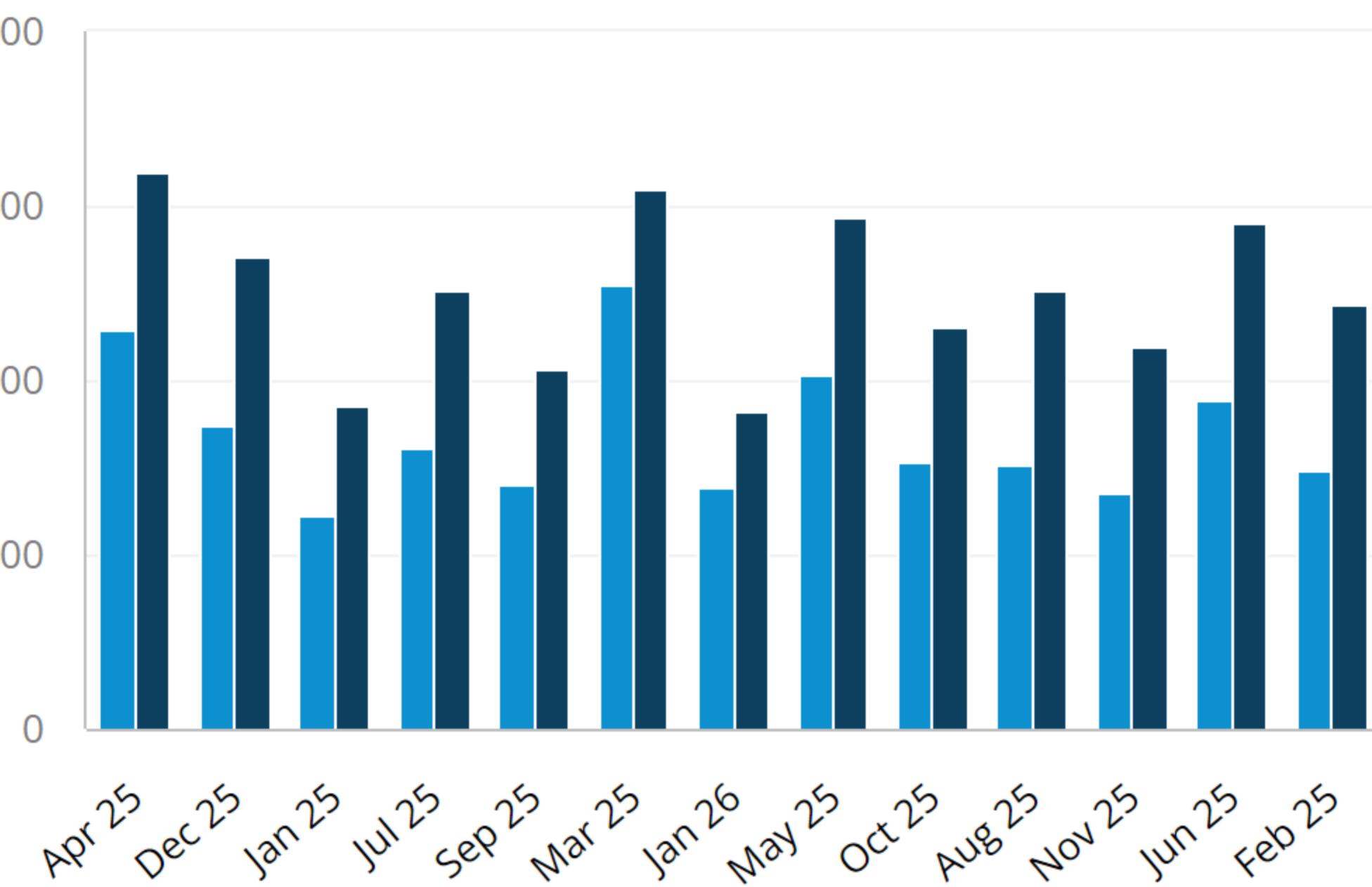
Single Family Homes

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$447,500	\$489,000	▼ -8.5%	\$450,000	▼ -0.6%	\$447,500	\$489,000	▼ -8.5%
Closed Sales	182	186	▼ -2.2%	271	▼ -32.8%	182	186	▼ -2.2%
New Listings	498	714	▼ -30.3%	332	▲ 50.0%	498	714	▼ -30.3%
Pending Sales	312	277	▲ 12.6%	212	▲ 47.2%	312	277	▲ 12.6%
Median Days on Market	50	45	▲ 10.0%	41	▲ 22.2%	50	45	▲ 10.0%
Sold Price per Square Foot	\$237	\$251	▼ -5.4%	\$230	▲ 3.0%	\$237	\$251	▼ -5.4%
Percent of Original Price Rec'd	90.3%	91.2%	▼ -0.9%	91.9%	▼ -1.8%	90.3%	91.2%	▼ -0.9%
Active Inventory	1,577	1,948	▼ -19.0%	1,540	▲ 2.4%	--	--	--
Months Supply of Inventory	8.7	10.5	▼ -17.3%	5.7	▲ 52.5%	--	--	--

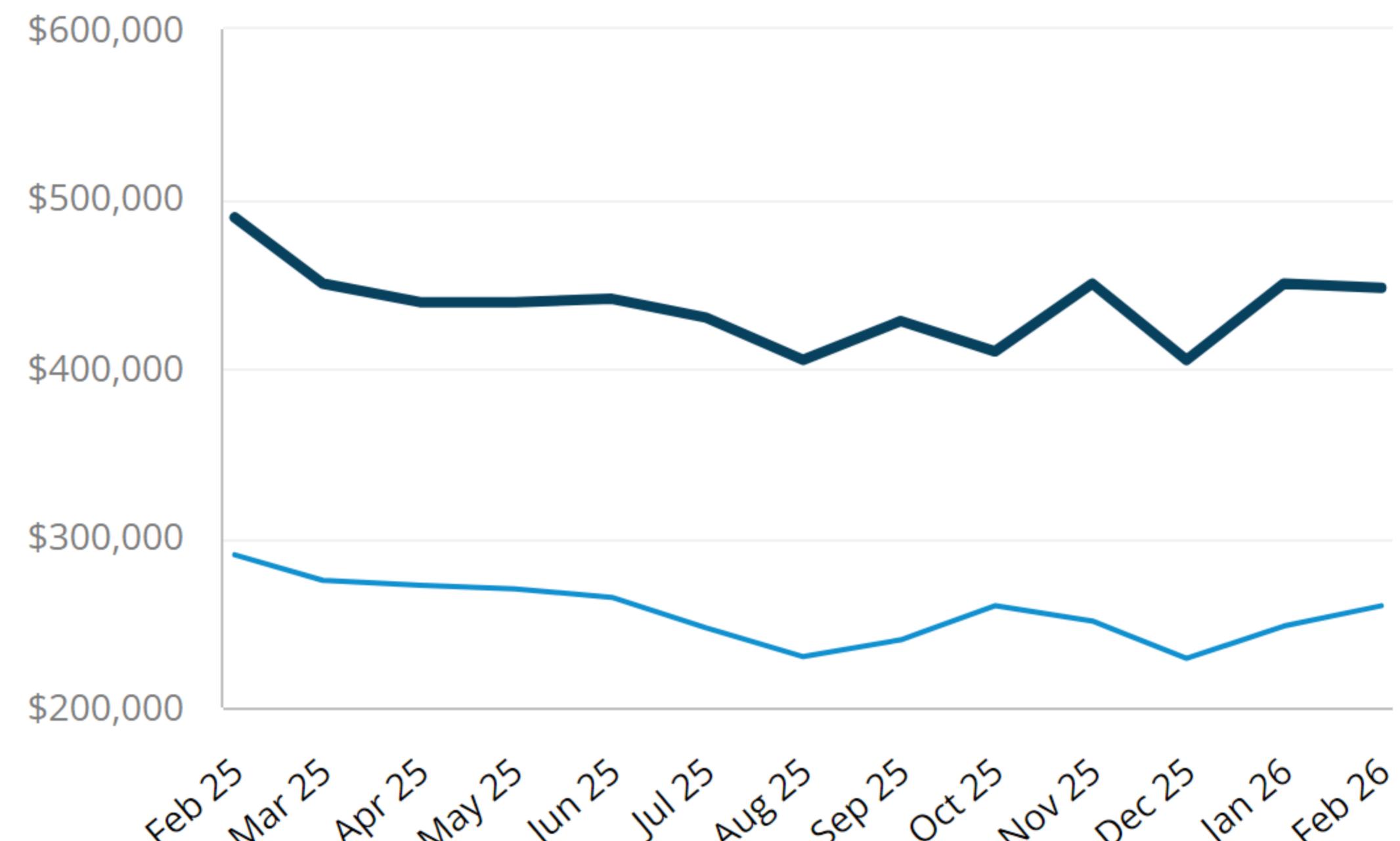
Condominiums

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$260,000	\$290,000	▼ -10.3%	\$248,000	▲ 4.8%	\$260,000	\$290,000	▼ -10.3%
Closed Sales	138	123	▲ 12.2%	175	▼ -21.1%	138	123	▲ 12.2%
New Listings	567	651	▼ -12.9%	310	▲ 82.9%	567	651	▼ -12.9%
Pending Sales	281	168	▲ 67.3%	134	▲ 109.7%	281	168	▲ 67.3%
Median Days on Market	70	58	▲ 20.7%	50	▲ 41.4%	70	58	▲ 20.7%
Sold Price per Square Foot	\$184	\$205	▼ -10.2%	\$172	▲ 7.0%	\$184	\$205	▼ -10.2%
Percent of Original Price Rec'd	89.9%	89.4%	▲ 0.6%	89.3%	▲ 0.7%	89.9%	89.4%	▲ 0.6%
Active Inventory	1,860	2,233	▼ -16.7%	1,737	▲ 7.1%	--	--	--
Months Supply of Inventory	13.5	18.2	▼ -25.8%	9.9	▲ 35.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Fort Myers Beach Region



January 2026

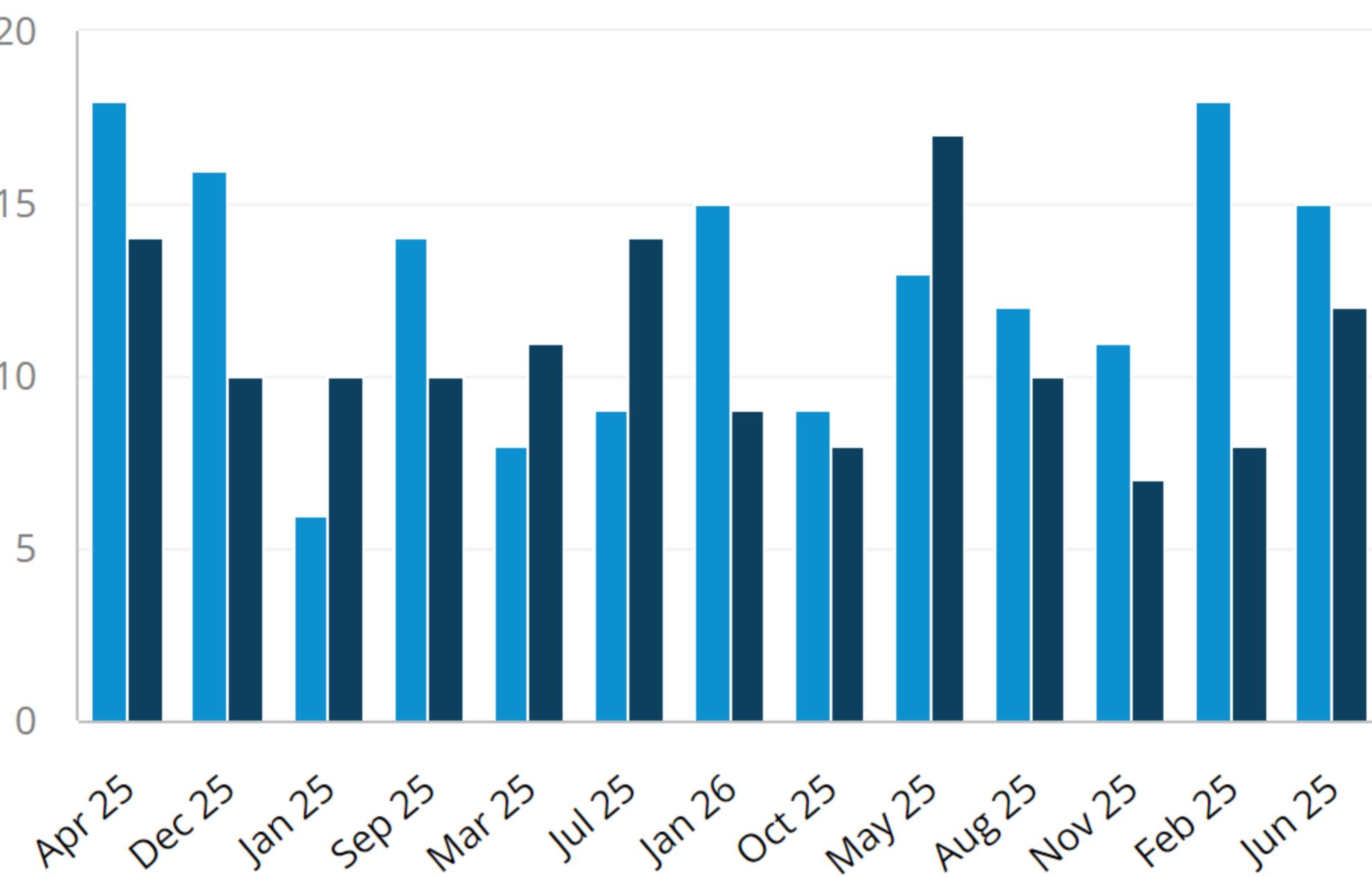
Single Family Homes

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,125,000	\$612,500	▲ 83.7%	\$794,325	▲ 41.6%	\$1,125,000	\$612,500	▲ 83.7%
Closed Sales	9	10	▼ -10.0%	10	▼ -10.0%	9	10	▼ -10.0%
New Listings	52	68	▼ -23.5%	29	▲ 79.3%	52	68	▼ -23.5%
Pending Sales	17	10	▲ 70.0%	9	▲ 88.9%	17	10	▲ 70.0%
Median Days on Market	39	27	▲ 44.4%	100	▼ -61.0%	39	27	▲ 44.4%
Sold Price per Square Foot	\$684	\$464	▲ 47.4%	\$461	▲ 48.5%	\$684	\$464	▲ 47.4%
Percent of Original Price Rec'd	83.7%	79.9%	▲ 4.8%	88.5%	▼ -5.4%	83.7%	79.9%	▲ 4.8%
Active Inventory	222	233	▼ -4.7%	205	▲ 8.3%	--	--	--
Months Supply of Inventory	24.6	23.3	▲ 5.9%	20.5	▲ 20.3%	--	--	--

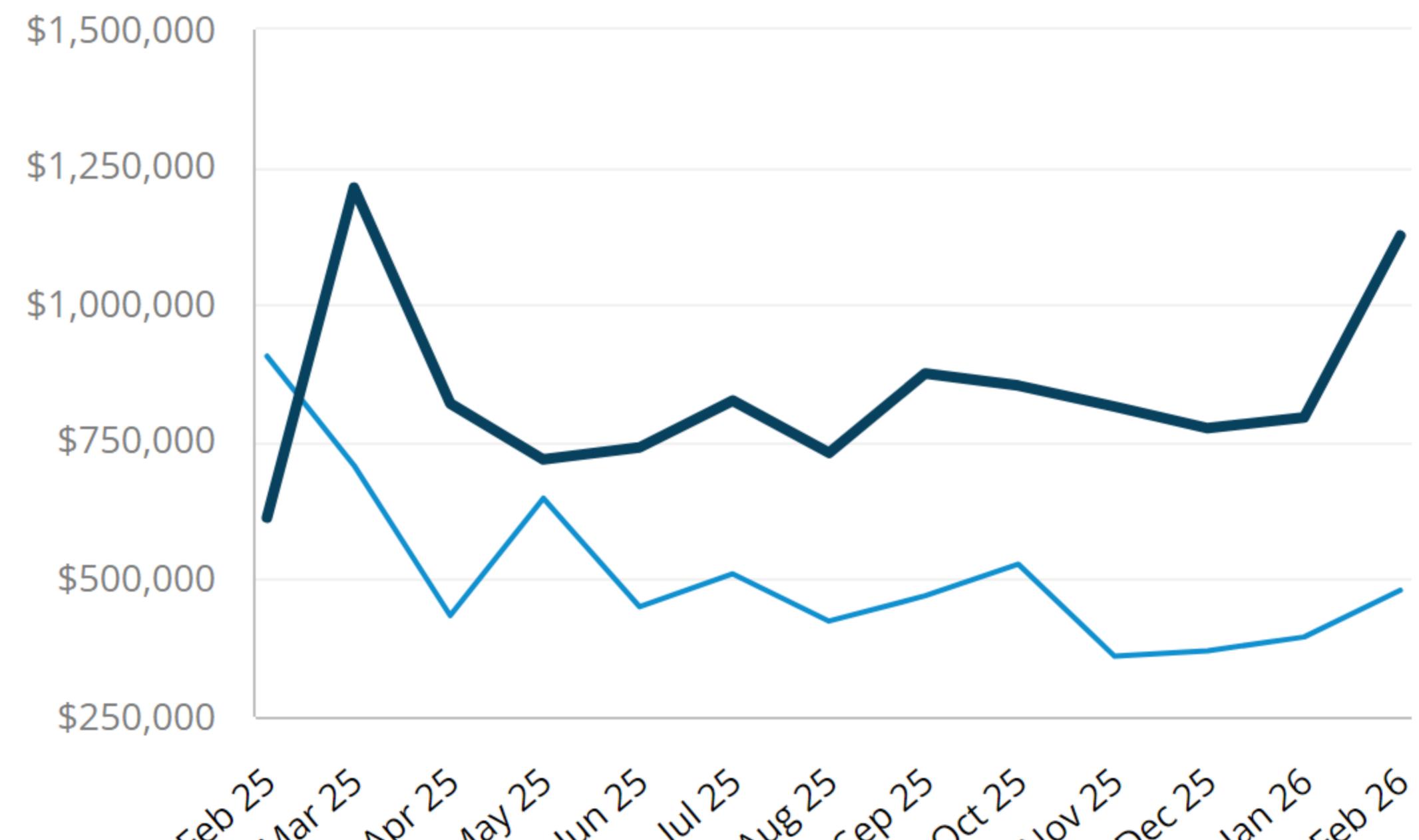
Condominiums

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$480,000	\$906,000	▼ -47.0%	\$395,000	▲ 21.5%	\$480,000	\$906,000	▼ -47.0%
Closed Sales	15	6	▲ 150.0%	16	▼ -6.3%	15	6	▲ 150.0%
New Listings	65	64	▲ 1.6%	44	▲ 47.7%	65	64	▲ 1.6%
Pending Sales	34	12	▲ 183.3%	17	▲ 100.0%	34	12	▲ 183.3%
Median Days on Market	67	37	▲ 82.2%	88	▼ -24.4%	67	37	▲ 82.2%
Sold Price per Square Foot	\$376	\$464	▼ -19.0%	\$409	▼ -8.0%	\$376	\$464	▼ -19.0%
Percent of Original Price Rec'd	91.6%	92.3%	▼ -0.8%	82.5%	▲ 10.9%	91.6%	92.3%	▼ -0.8%
Active Inventory	314	292	▲ 7.5%	303	▲ 3.6%	--	--	--
Months Supply of Inventory	20.9	48.6	▼ -56.9%	18.9	▲ 10.5%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Lehigh Acres Region



January 2026

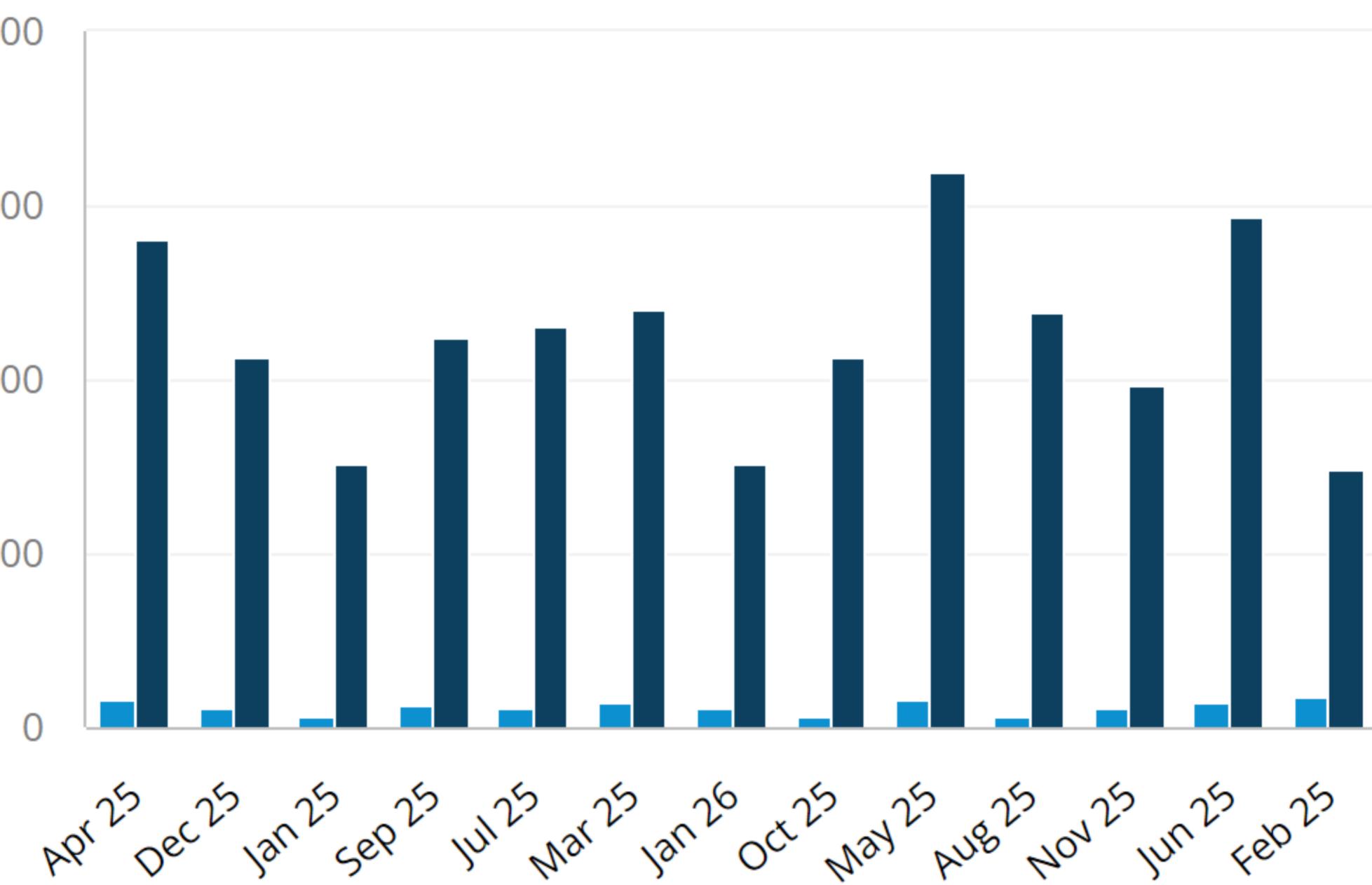
Single Family Homes

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$307,450	\$320,000	▼ -3.9%	\$309,000	▼ -0.5%	\$307,450	\$320,000	▼ -3.9%
Closed Sales	152	151	▲ 0.7%	213	▼ -28.6%	152	151	▲ 0.7%
New Listings	555	516	▲ 7.6%	348	▲ 59.5%	555	516	▲ 7.6%
Pending Sales	247	182	▲ 35.7%	181	▲ 36.5%	247	182	▲ 35.7%
Median Days on Market	63	55	▲ 15.6%	55	▲ 14.5%	63	55	▲ 15.6%
Sold Price per Square Foot	\$196	\$211	▼ -7.3%	\$194	▲ 0.8%	\$196	\$211	▼ -7.3%
Percent of Original Price Rec'd	94.2%	95.8%	▼ -1.6%	92.6%	▲ 1.7%	94.2%	95.8%	▼ -1.6%
Active Inventory	1,709	1,418	▲ 20.5%	1,622	▲ 5.4%	--	--	--
Months Supply of Inventory	11.2	9.4	▲ 19.7%	7.6	▲ 47.6%	--	--	--

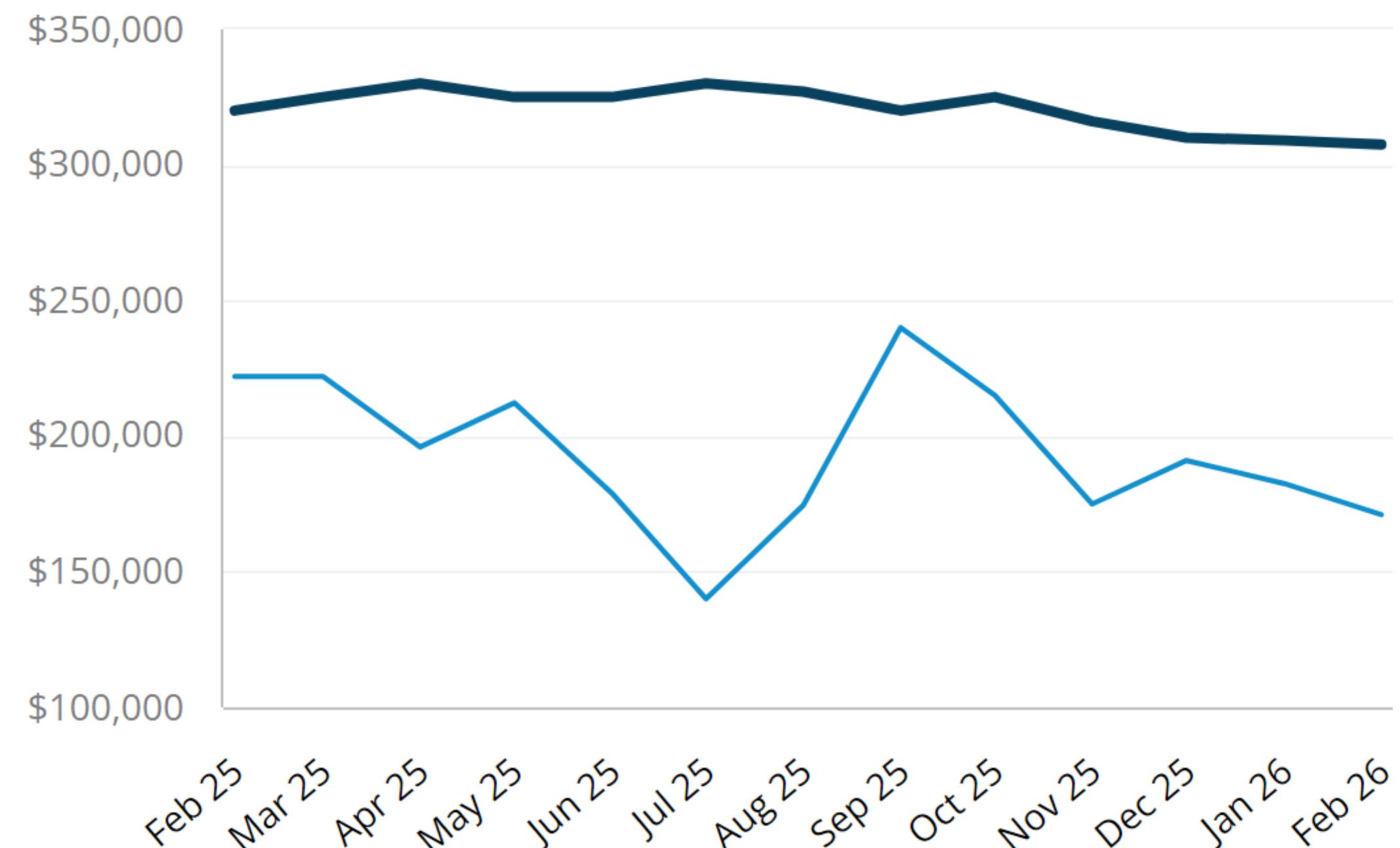
Condominiums

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$171,000	\$222,000	▼ -23.0%	\$182,500	▼ -6.3%	\$171,000	\$222,000	▼ -23.0%
Closed Sales	11	6	▲ 83.3%	11	► 0.0%	11	6	▲ 83.3%
New Listings	34	52	▼ -34.6%	35	▼ -2.9%	34	52	▼ -34.6%
Pending Sales	15	15	► 0.0%	10	▲ 50.0%	15	15	► 0.0%
Median Days on Market	49	25	▲ 96.0%	32	▲ 55.6%	49	25	▲ 96.0%
Sold Price per Square Foot	\$125	\$169	▼ -26.0%	\$125	► 0.0%	\$125	\$169	▼ -26.0%
Percent of Original Price Rec'd	87.5%	90.4%	▼ -3.2%	91.7%	▼ -4.6%	87.5%	90.4%	▼ -3.2%
Active Inventory	120	113	▲ 6.2%	119	▲ 0.8%	--	--	--
Months Supply of Inventory	10.9	18.8	▼ -42.0%	10.8	▲ 0.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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North Fort Myers Region



January 2026

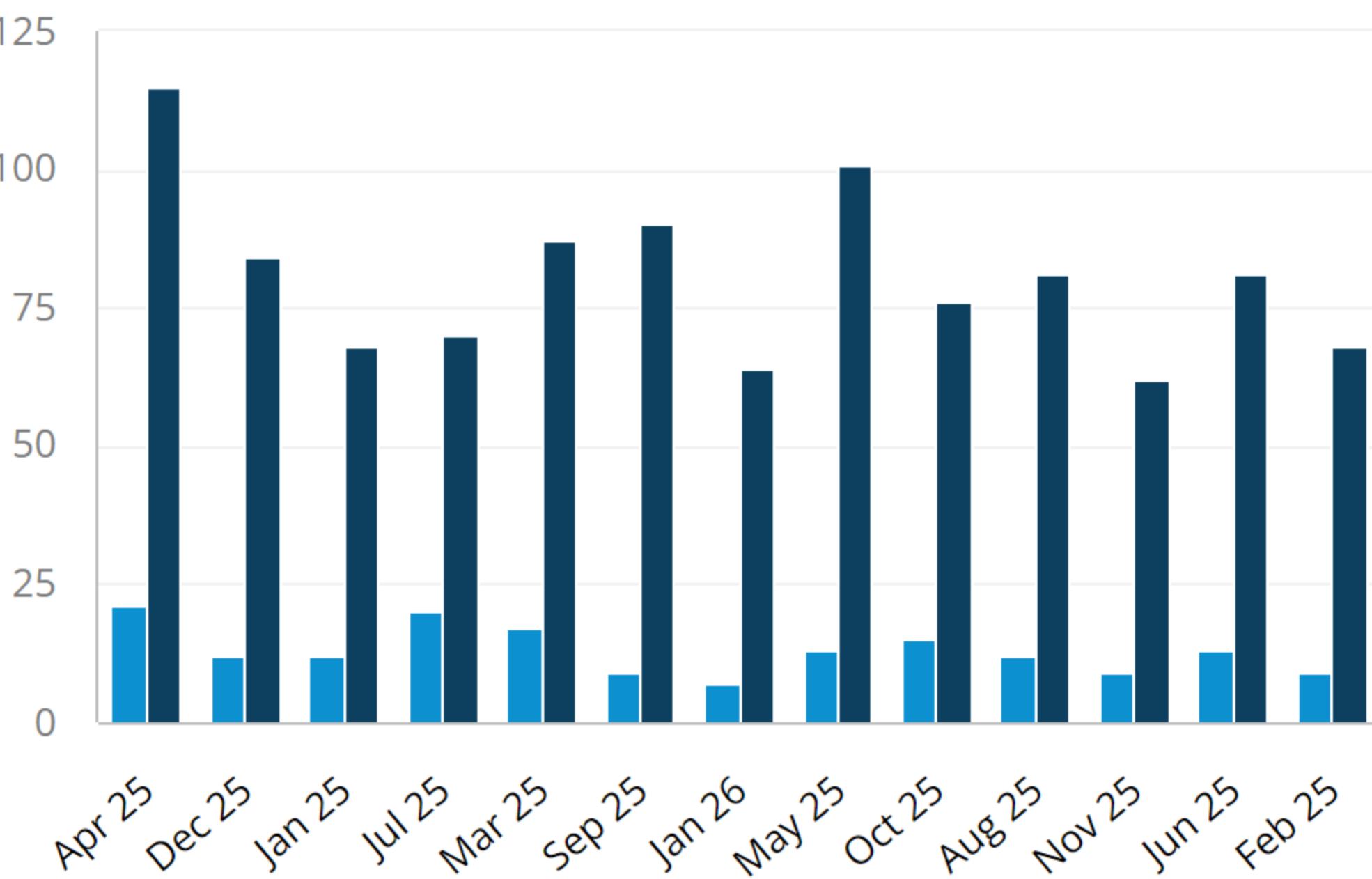
Single Family Homes

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$315,000	\$329,750	▼ -4.5%	\$291,500	▲ 8.1%	\$315,000	\$329,750	▼ -4.5%
Closed Sales	64	68	▼ -5.9%	84	▼ -23.8%	64	68	▼ -5.9%
New Listings	194	191	▲ 1.6%	128	▲ 51.6%	194	191	▲ 1.6%
Pending Sales	126	82	▲ 53.7%	72	▲ 75.0%	126	82	▲ 53.7%
Median Days on Market	57	43	▲ 34.1%	65	▼ -12.3%	57	43	▲ 34.1%
Sold Price per Square Foot	\$170	\$183	▼ -7.4%	\$180	▼ -5.6%	\$170	\$183	▼ -7.4%
Percent of Original Price Rec'd	90.3%	90.3%	▼ 0.0%	85.5%	▲ 5.6%	90.3%	90.3%	▼ 0.0%
Active Inventory	576	660	▼ -12.7%	564	▲ 2.1%	--	--	--
Months Supply of Inventory	9.0	9.7	▼ -7.3%	6.7	▲ 34.0%	--	--	--

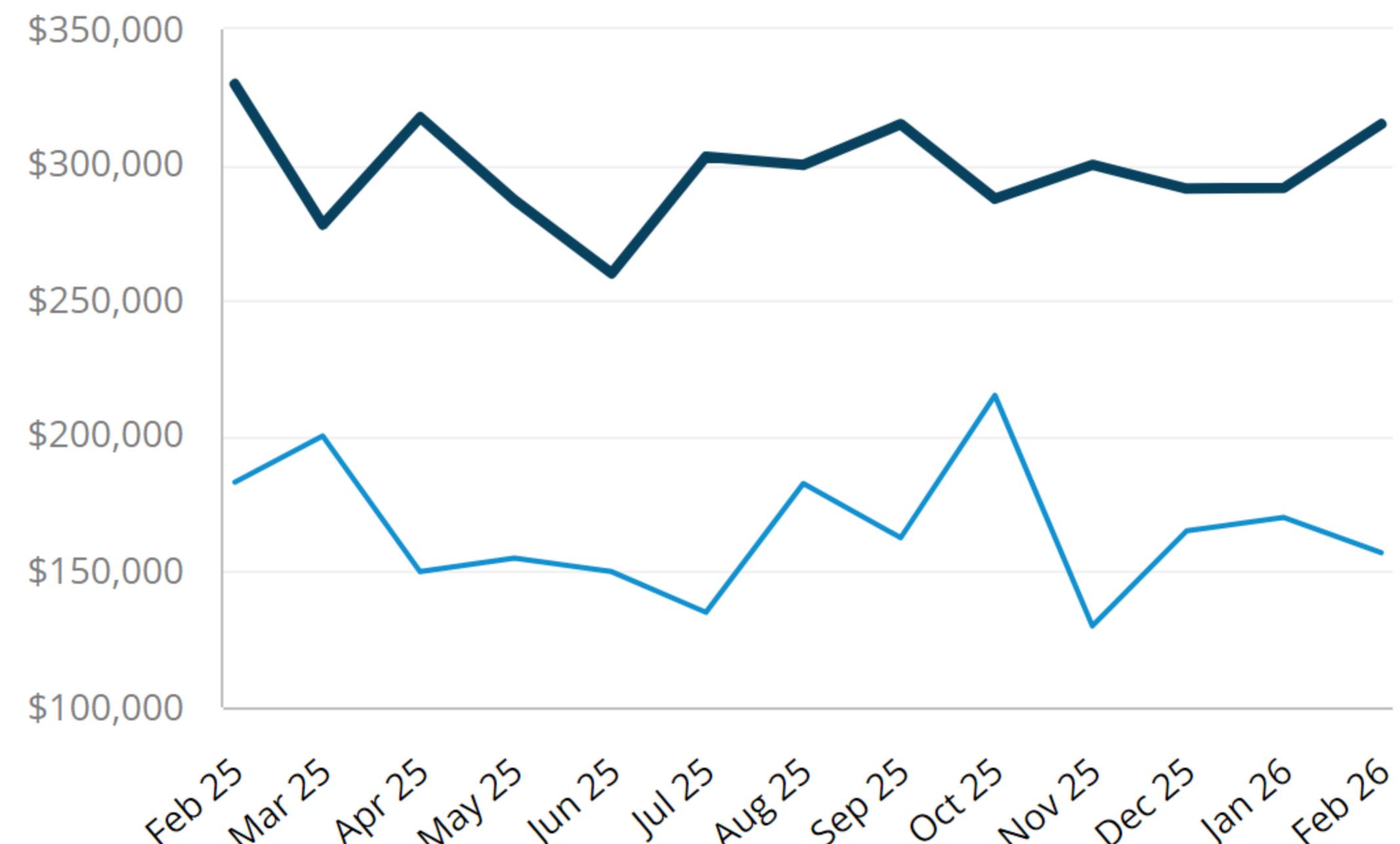
Condominiums

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$157,000	\$183,000	▼ -14.2%	\$170,000	▼ -7.6%	\$157,000	\$183,000	▼ -14.2%
Closed Sales	7	12	▼ -41.7%	12	▼ -41.7%	7	12	▼ -41.7%
New Listings	36	58	▼ -37.9%	35	▲ 2.9%	36	58	▼ -37.9%
Pending Sales	20	13	▲ 53.8%	10	▲ 100.0%	20	13	▲ 53.8%
Median Days on Market	41	59	▼ -31.4%	42	▼ -3.6%	41	59	▼ -31.4%
Sold Price per Square Foot	\$134	\$157	▼ -14.4%	\$146	▼ -7.9%	\$134	\$157	▼ -14.4%
Percent of Original Price Rec'd	84.3%	84.6%	▼ -0.3%	80.1%	▲ 5.3%	84.3%	84.6%	▼ -0.3%
Active Inventory	174	223	▼ -22.0%	172	▲ 1.2%	--	--	--
Months Supply of Inventory	24.8	18.6	▲ 33.7%	14.3	▲ 73.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Pine Island Region

January 2026



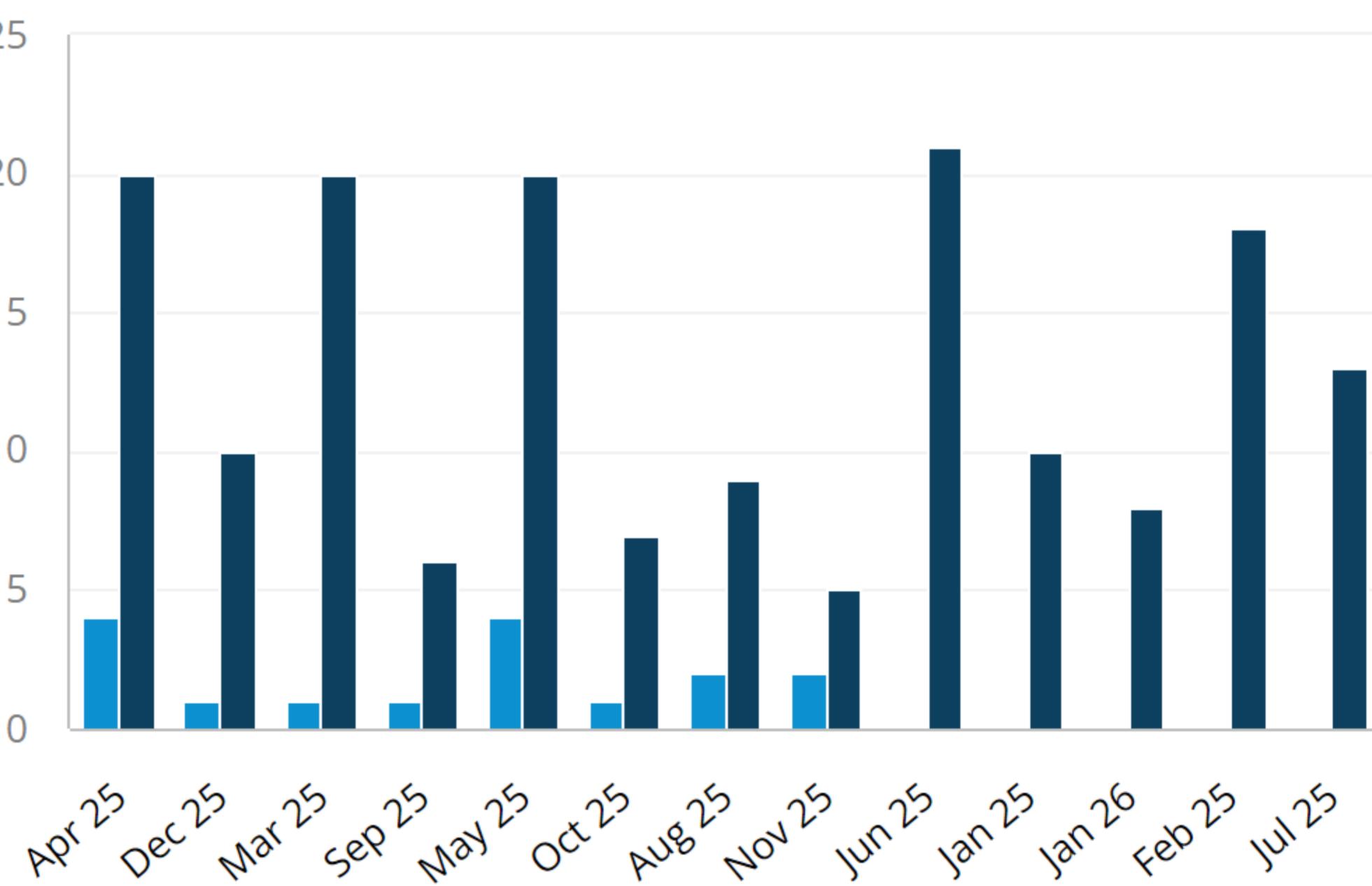
Single Family Homes

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$494,500	\$515,000	▼ -4.0%	\$352,500	▲ 40.3%	\$494,500	\$515,000	▼ -4.0%
Closed Sales	8	10	▼ -20.0%	10	▼ -20.0%	8	10	▼ -20.0%
New Listings	25	52	▼ -51.9%	18	▲ 38.9%	25	52	▼ -51.9%
Pending Sales	17	13	▲ 30.8%	7	▲ 142.9%	17	13	▲ 30.8%
Median Days on Market	74	55	▲ 34.5%	102	▼ -27.5%	74	55	▲ 34.5%
Sold Price per Square Foot	\$289	\$354	▼ -18.5%	\$268	▲ 7.6%	\$289	\$354	▼ -18.5%
Percent of Original Price Rec'd	89.6%	82.3%	▲ 8.8%	85.5%	▲ 4.8%	89.6%	82.3%	▲ 8.8%
Active Inventory	99	214	▼ -53.7%	110	▼ -10.0%	--	--	--
Months Supply of Inventory	12.4	21.4	▼ -42.2%	11.0	▲ 12.5%	--	--	--

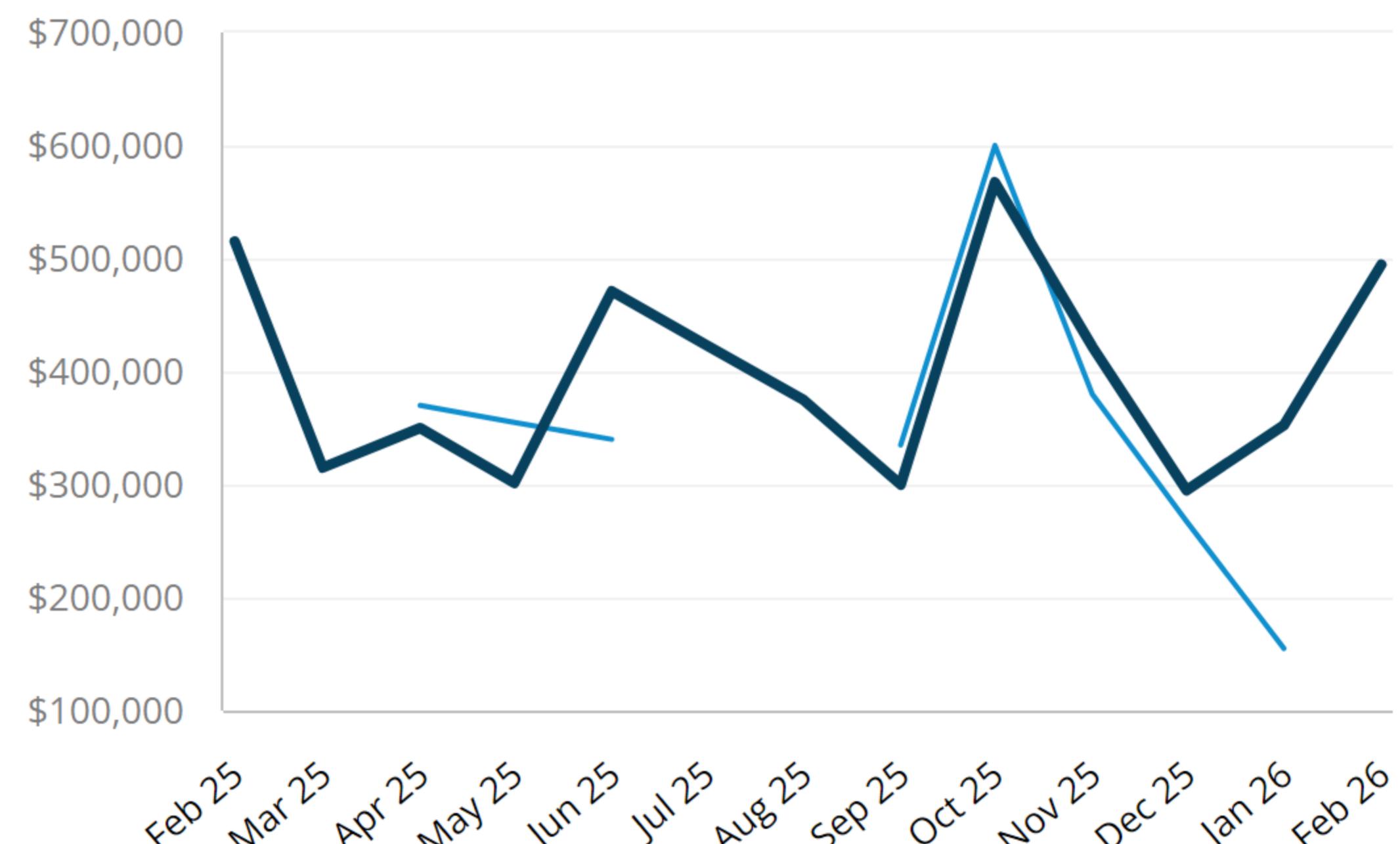
Condominiums

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price				\$155,000				
Closed Sales	0	0		1	▼ -100.0%	0	0	
New Listings	6	3	▲ 100.0%	6	► 0.0%	6	3	▲ 100.0%
Pending Sales	4	0		1	▲ 300.0%	4	0	
Median Days on Market	51			70	▼ -27.9%	51		
Sold Price per Square Foot				\$435				
Percent of Original Price Rec'd				73.8%				
Active Inventory	21	22	▼ -4.5%	20	▲ 5.0%	--	--	--
Months Supply of Inventory	2,100.0	2,200.0	▼ -4.5%	19.8	▲ 10,505.0%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Sanibel Region

January 2026



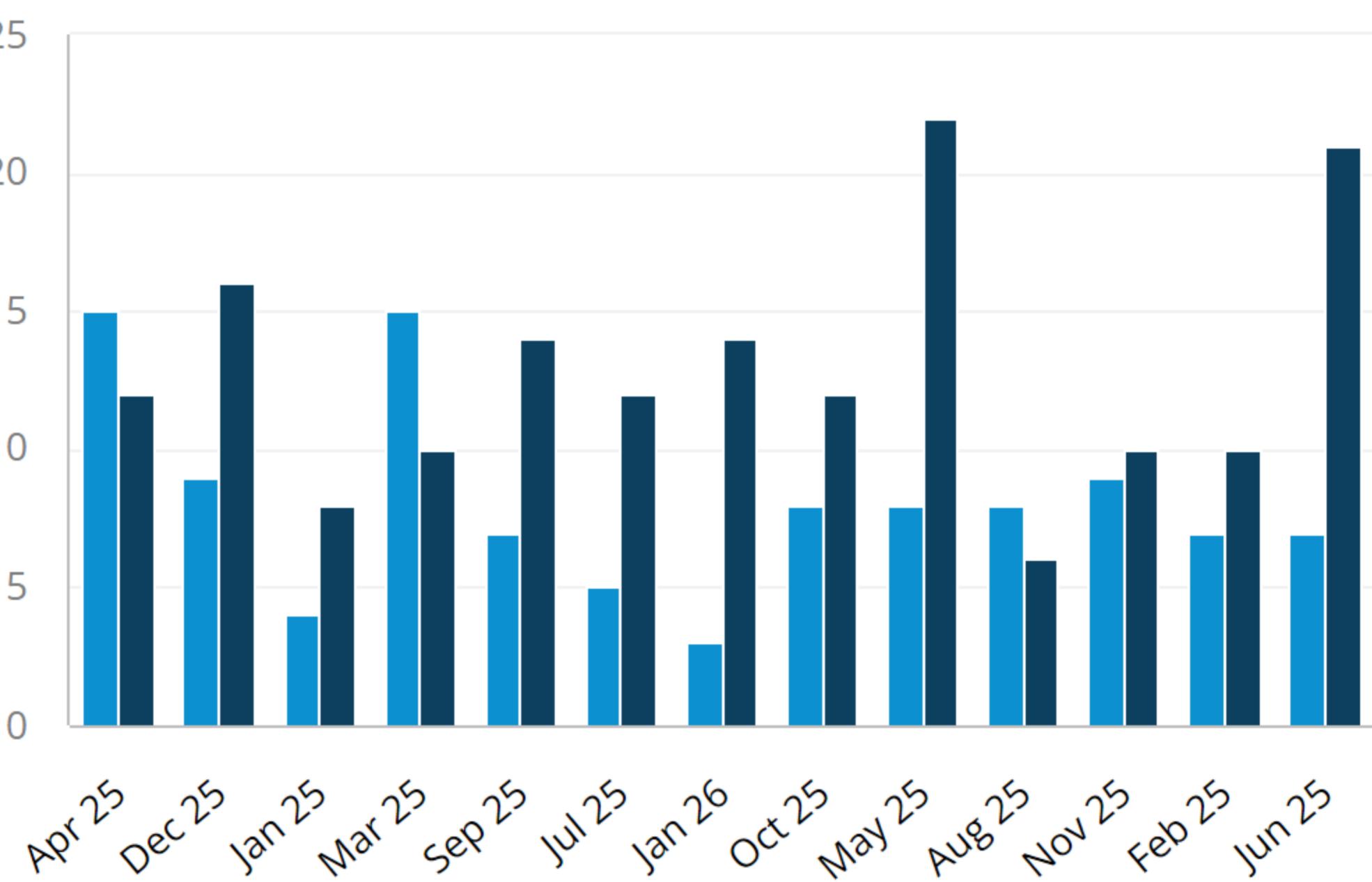
Single Family Homes

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,002,000	\$1,037,000	▼ -3.4%	\$1,032,500	▼ -3.0%	\$1,002,000	\$1,037,000	▼ -3.4%
Closed Sales	14	8	▲ 75.0%	16	▼ -12.5%	14	8	▲ 75.0%
New Listings	54	77	▼ -29.9%	47	▲ 14.9%	54	77	▼ -29.9%
Pending Sales	32	12	▲ 166.7%	16	▲ 100.0%	32	12	▲ 166.7%
Median Days on Market	82	19	▲ 340.5%	34	▲ 139.7%	82	19	▲ 340.5%
Sold Price per Square Foot	\$513	\$528	▼ -2.7%	\$550	▼ -6.7%	\$513	\$528	▼ -2.7%
Percent of Original Price Rec'd	89.1%	91.1%	▼ -2.2%	88.1%	▲ 1.1%	89.1%	91.1%	▼ -2.2%
Active Inventory	252	245	▲ 2.9%	239	▲ 5.4%	--	--	--
Months Supply of Inventory	18.0	30.6	▼ -41.2%	14.9	▲ 20.5%	--	--	--

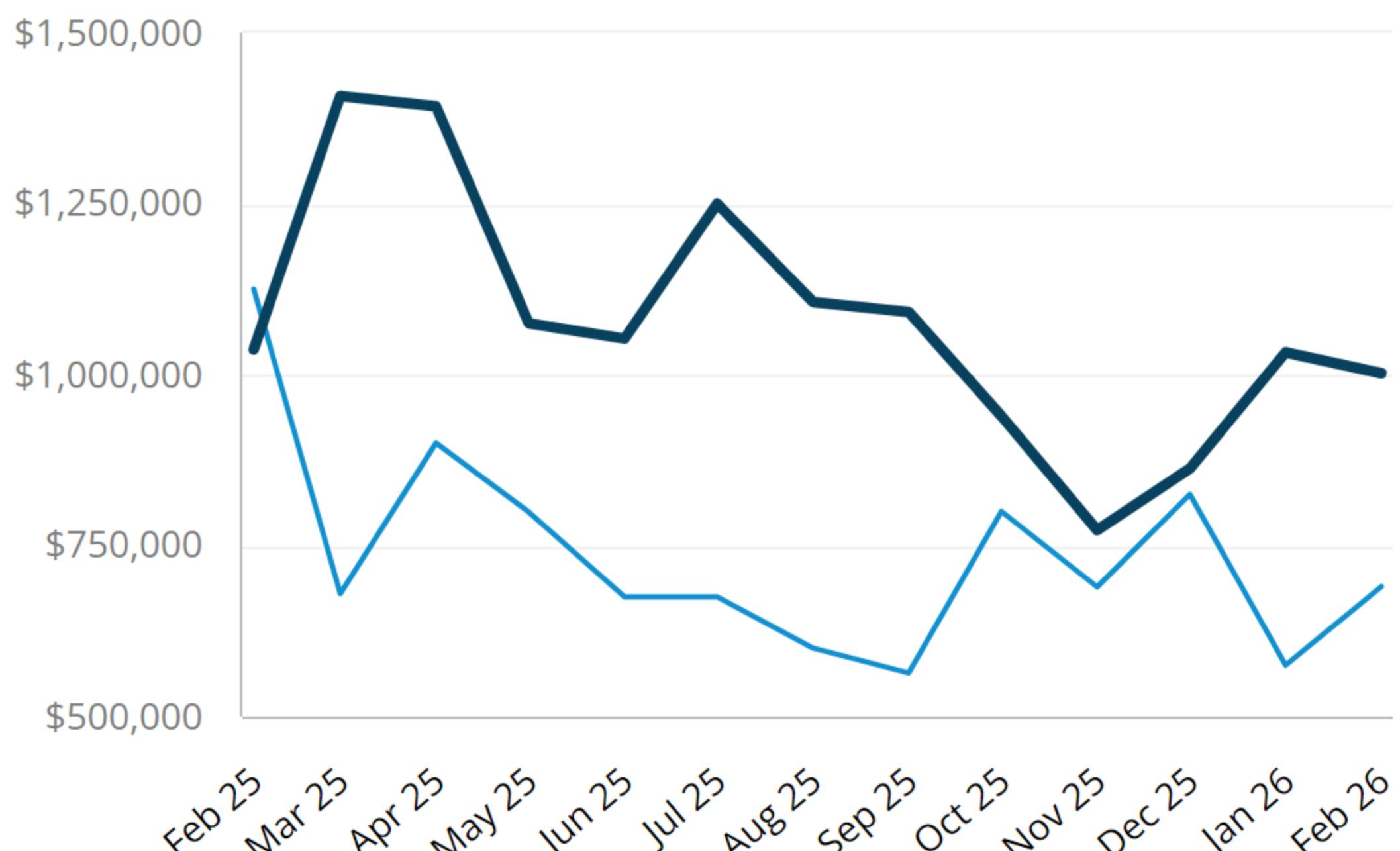
Condominiums

	Jan 2026	Jan 2025	YoY %Chg	Dec 2025	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$690,000	\$1,125,000	▼ -38.7%	\$575,000	▲ 20.0%	\$690,000	\$1,125,000	▼ -38.7%
Closed Sales	3	4	▼ -25.0%	9	▼ -66.7%	3	4	▼ -25.0%
New Listings	33	43	▼ -23.3%	21	▲ 57.1%	33	43	▼ -23.3%
Pending Sales	13	8	▲ 62.5%	5	▲ 160.0%	13	8	▲ 62.5%
Median Days on Market	75	85	▼ -11.2%	42	▲ 78.6%	75	85	▼ -11.2%
Sold Price per Square Foot	\$557	\$634	▼ -12.1%	\$562	▼ -0.9%	\$557	\$634	▼ -12.1%
Percent of Original Price Rec'd	90.3%	86.3%	▲ 4.7%	86.0%	▲ 5.0%	90.3%	86.3%	▲ 4.7%
Active Inventory	190	151	▲ 25.8%	176	▲ 8.0%	--	--	--
Months Supply of Inventory	63.1	37.7	▲ 67.6%	19.5	▲ 223.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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