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PRESS RELEASE

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8/9/2026

Royal Palm Coast Realtor® Association Market Stats Report: Single-Family Prices Hold Steady in July as Condo Market Continues to Soften

Fort Myers and Cape Coral, FL – The Royal Palm Coast Realtor® Association's July market report shows the single-family residential market held steady, with the median sold price, days on market, and inventory levels all essentially unchanged from June, while the condo and townhouse segment saw more pronounced movement, with prices and closed sales declining.

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$369,000, unchanged from the previous month. The number of closed sales was 1,190, down 6.4% from June. The number of new listings at the end of July was 1,607, a decrease of 1.8% from the prior month. The median days on market was 56, unchanged compared to June. Finally, the months' supply of inventory remained the same as the previous month at 5.0.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$230,000, down 3.6% from the previous month. The number of closed sales was 309, an decrease of 16.0% from June, with median days on market increasing to 86. The number of new listings at the end of July was 400, a decrease of 5.7% from the prior month. Finally, the monthly supply of inventory increased to 7.5, up 7.8% from June, and down 34.5% compared to July 2025.

###

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.

MARKET INSIGHTS REPORT



July 2026

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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.

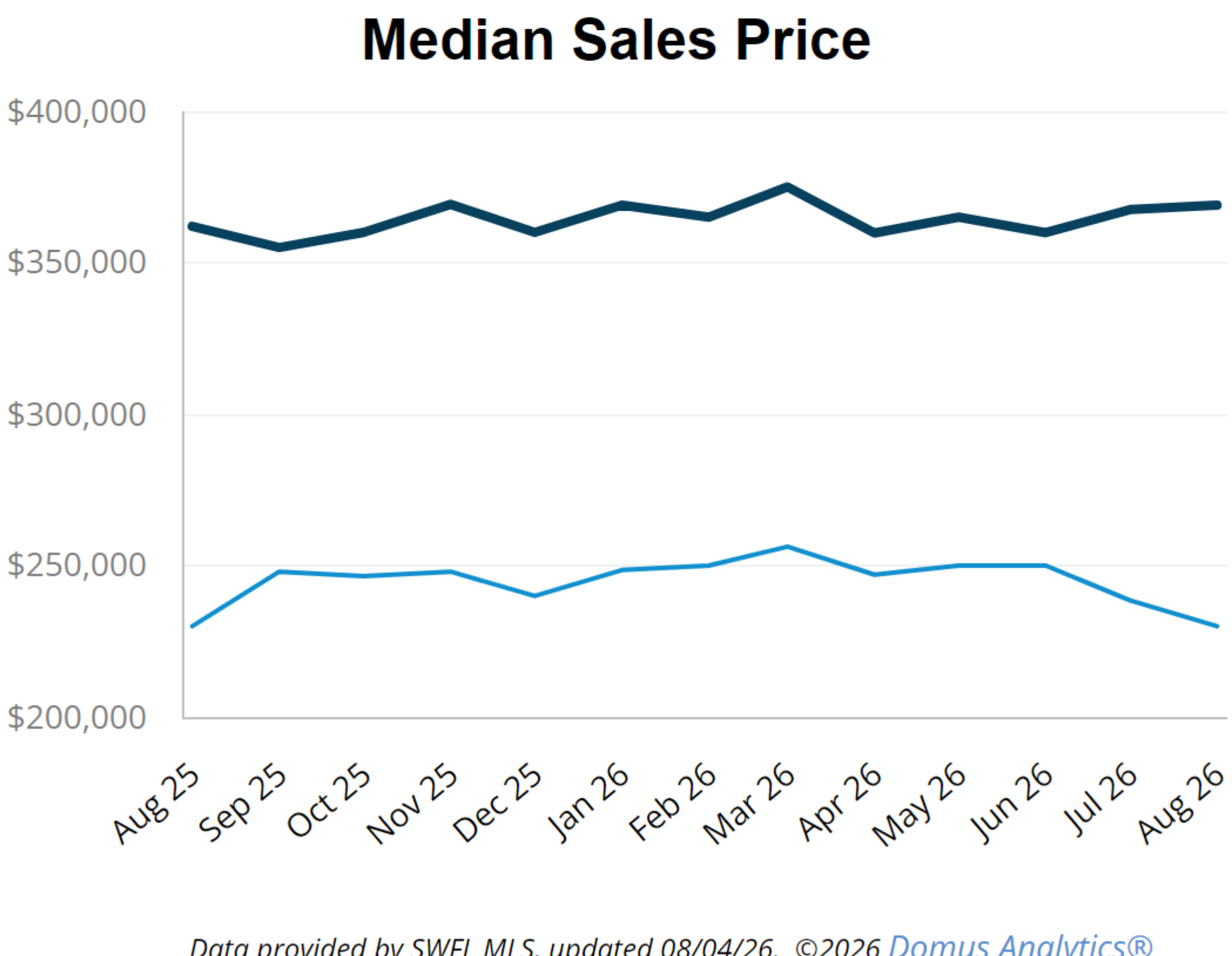
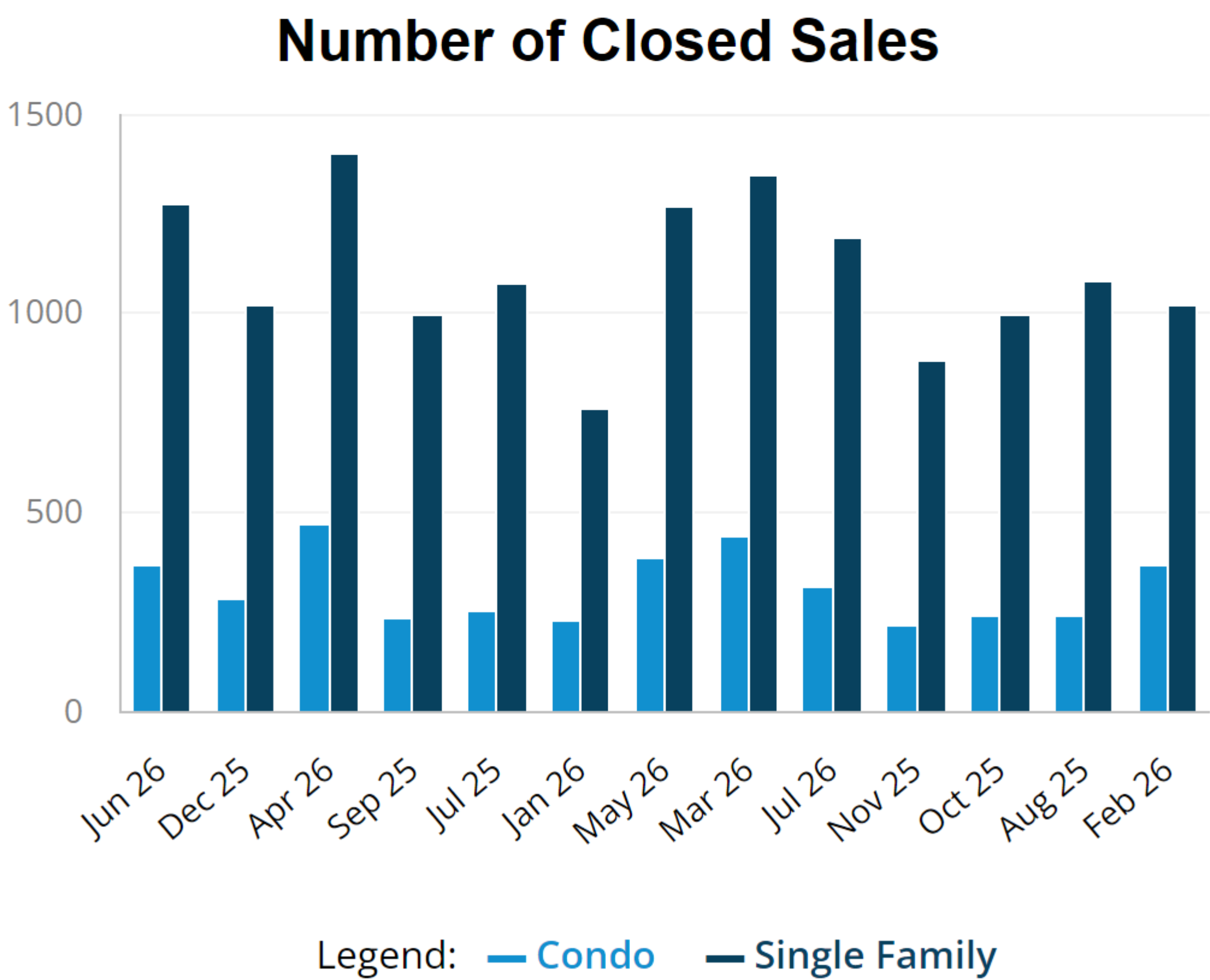
Includes Lee and Hendry counties, excluding Bonita Springs and Estero.

Single Family Homes

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$369,000	\$362,000	▲ 1.9%	\$367,500	▲ 0.4%	\$365,000	\$370,000	▼ -1.4%
Closed Sales	1,190	1,073	▲ 10.9%	1,271	▼ -6.4%	8,257	7,665	▲ 7.7%
New Listings	1,607	1,614	▼ -0.4%	1,637	▼ -1.8%	13,214	14,662	▼ -9.9%
Pending Sales	1,287	985	▲ 30.7%	1,236	▲ 4.1%	8,974	8,027	▲ 11.8%
Median Days on Market	56	57	▼ -1.8%	55	▲ 1.8%	54	54	▶ 0.0%
Sold Price per Square Foot	\$214	\$218	▼ -1.8%	\$214	▶ 0.0%	\$214	\$221	▼ -3.2%
Percent of Original Price Rec'd	93.0%	90.9%	▲ 2.4%	93.2%	▼ -0.1%	92.7%	91.7%	▲ 1.1%
Active Inventory	5,936	7,487	▼ -20.7%	6,438	▼ -7.8%	--	--	--
Months Supply of Inventory	5.0	7.0	▼ -28.5%	5.1	▼ -1.5%	--	--	--

Condominiums

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$230,000	\$230,000	▶ 0.0%	\$238,500	▼ -3.6%	\$246,000	\$258,875	▼ -5.0%
Closed Sales	309	250	▲ 23.6%	368	▼ -16.0%	2,564	2,014	▲ 27.3%
New Listings	400	390	▲ 2.6%	424	▼ -5.7%	4,120	4,577	▼ -10.0%
Pending Sales	310	239	▲ 29.7%	322	▼ -3.7%	2,681	2,074	▲ 29.3%
Median Days on Market	86	97	▼ -11.9%	78	▲ 10.3%	70	73	▼ -4.1%
Sold Price per Square Foot	\$166	\$167	▼ -0.3%	\$171	▼ -2.9%	\$178	\$190	▼ -6.3%
Percent of Original Price Rec'd	87.3%	85.6%	▲ 2.0%	87.9%	▼ -0.7%	88.1%	87.1%	▲ 1.2%
Active Inventory	2,328	2,877	▼ -19.1%	2,573	▼ -9.5%	--	--	--
Months Supply of Inventory	7.5	11.5	▼ -34.5%	7.0	▲ 7.8%	--	--	--



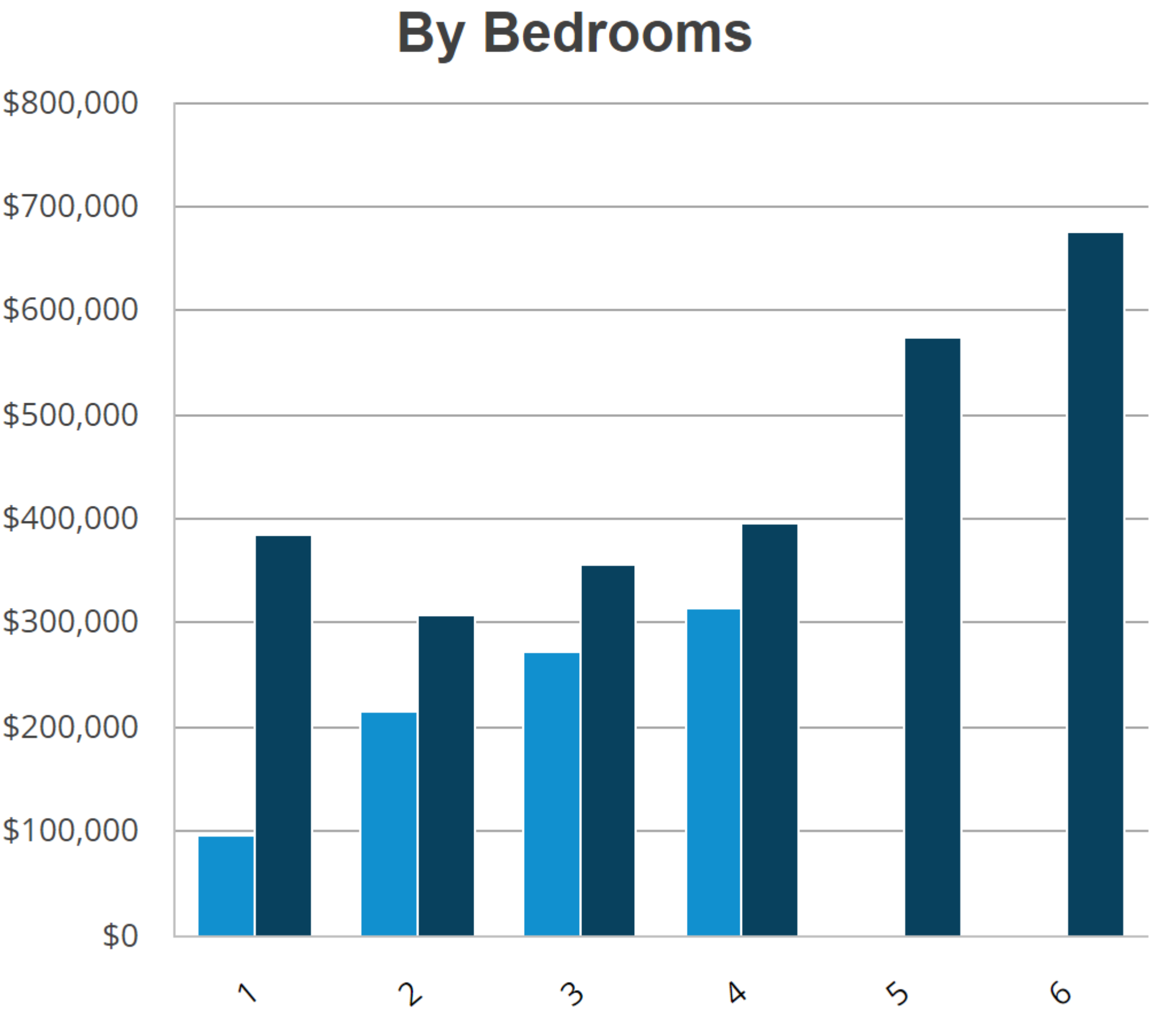
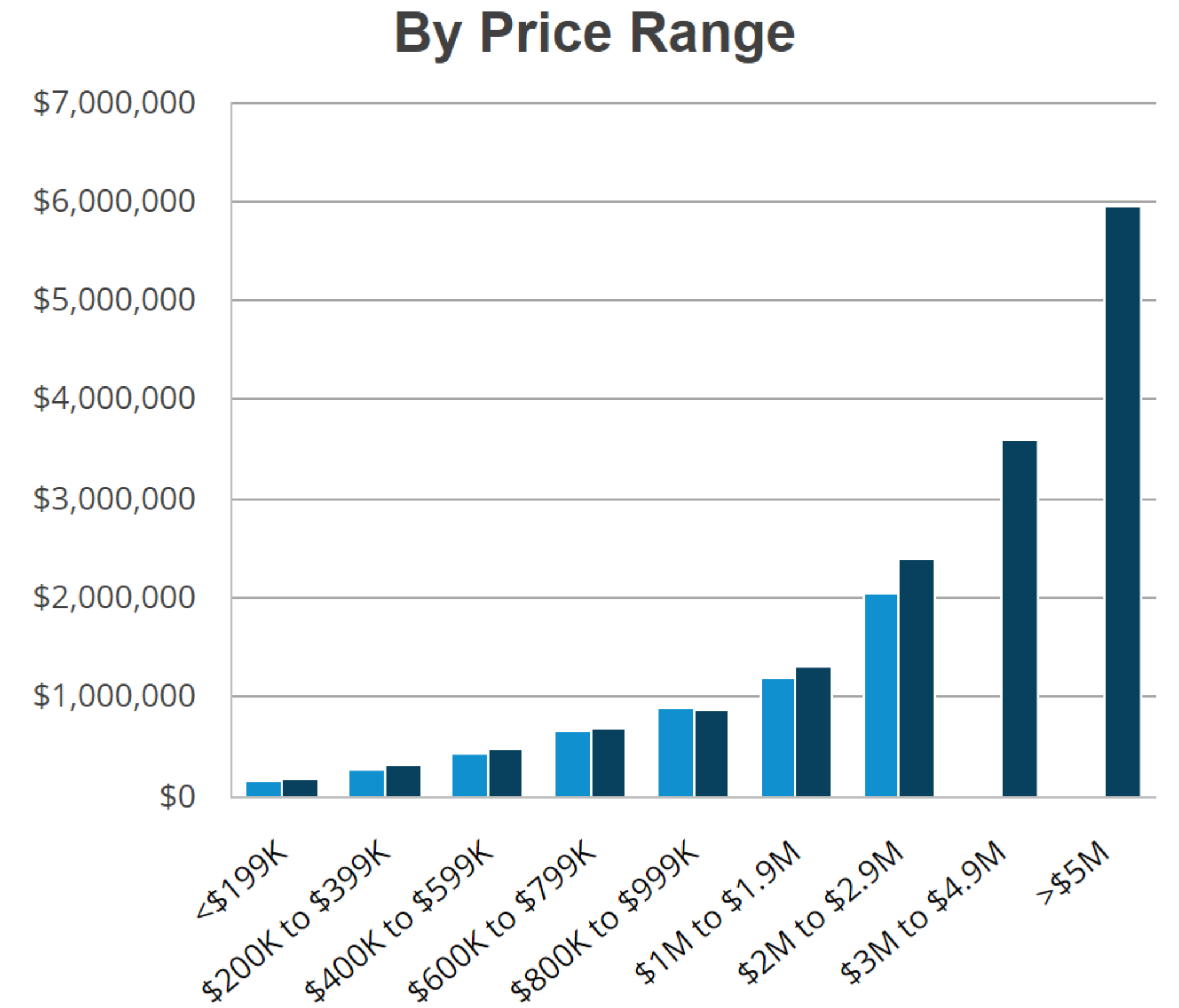
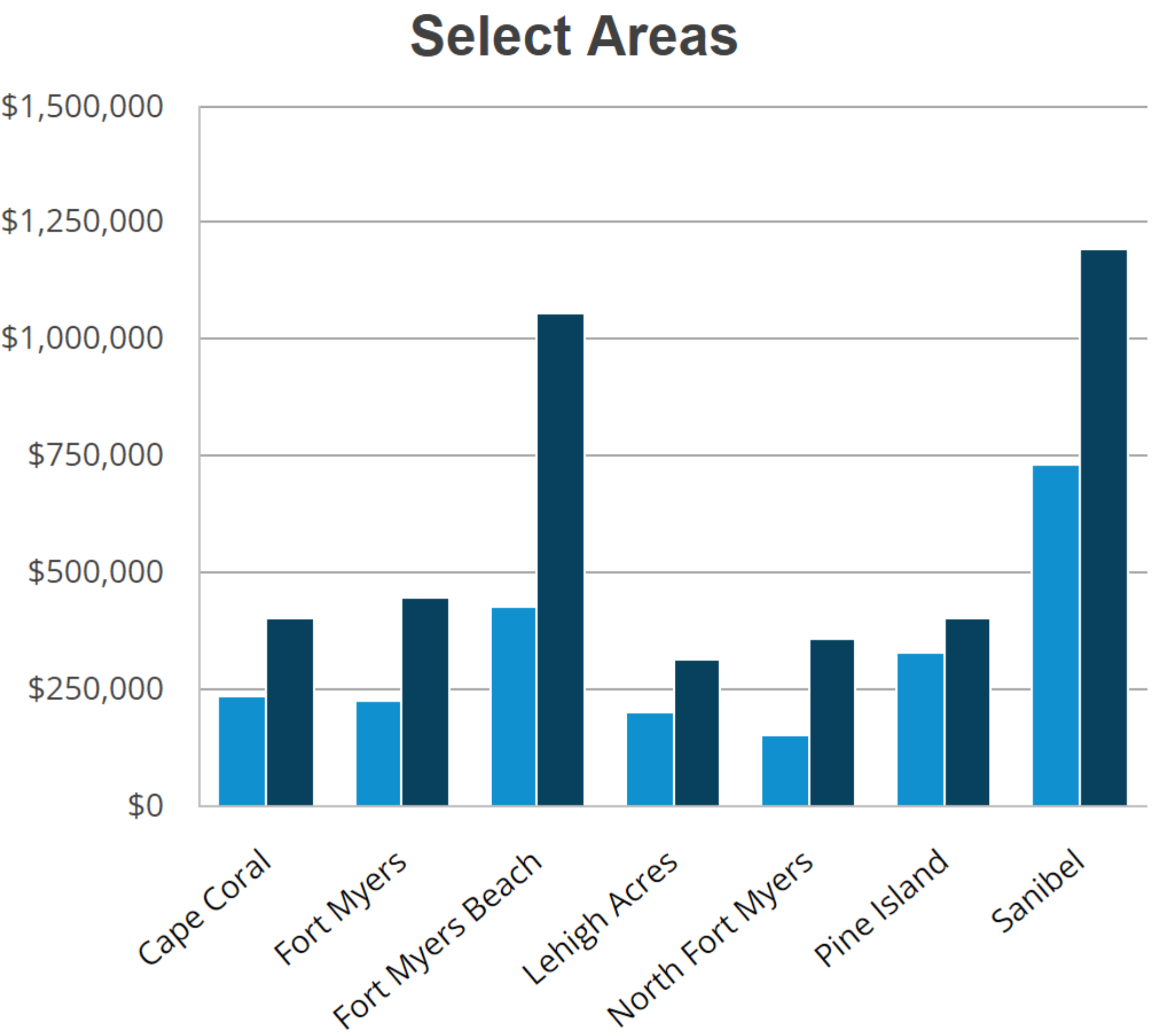
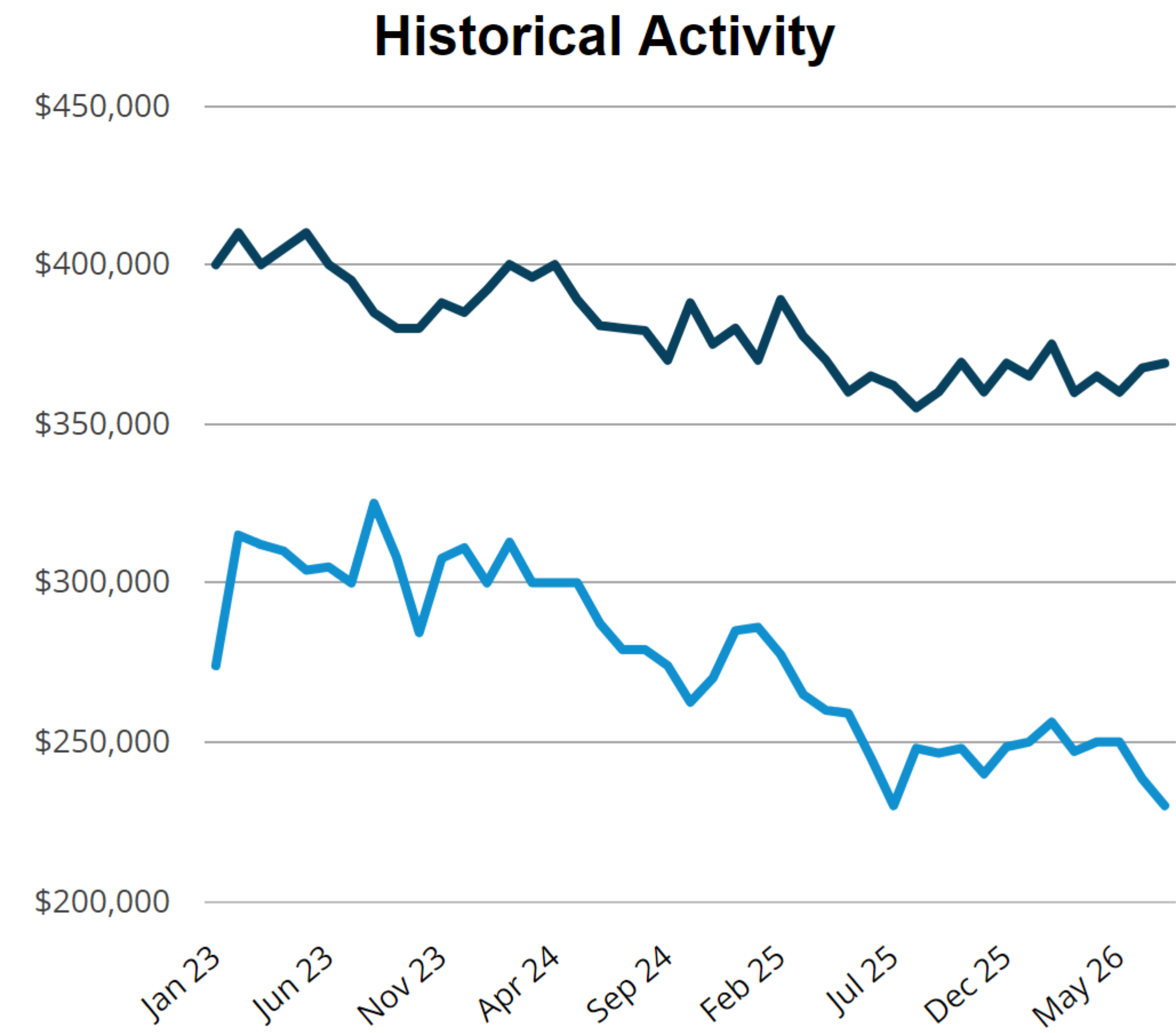
Median Sales Price



July 2026

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

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$369,000	⬆️	0.4%	⬆️	1.9%	⬆️	-1.4%
CONDO	\$230,000	⬆️	-3.6%	⬆️	0.0%	⬆️	-5.0%



Legend: — Condo — Single Family

Closed Sales

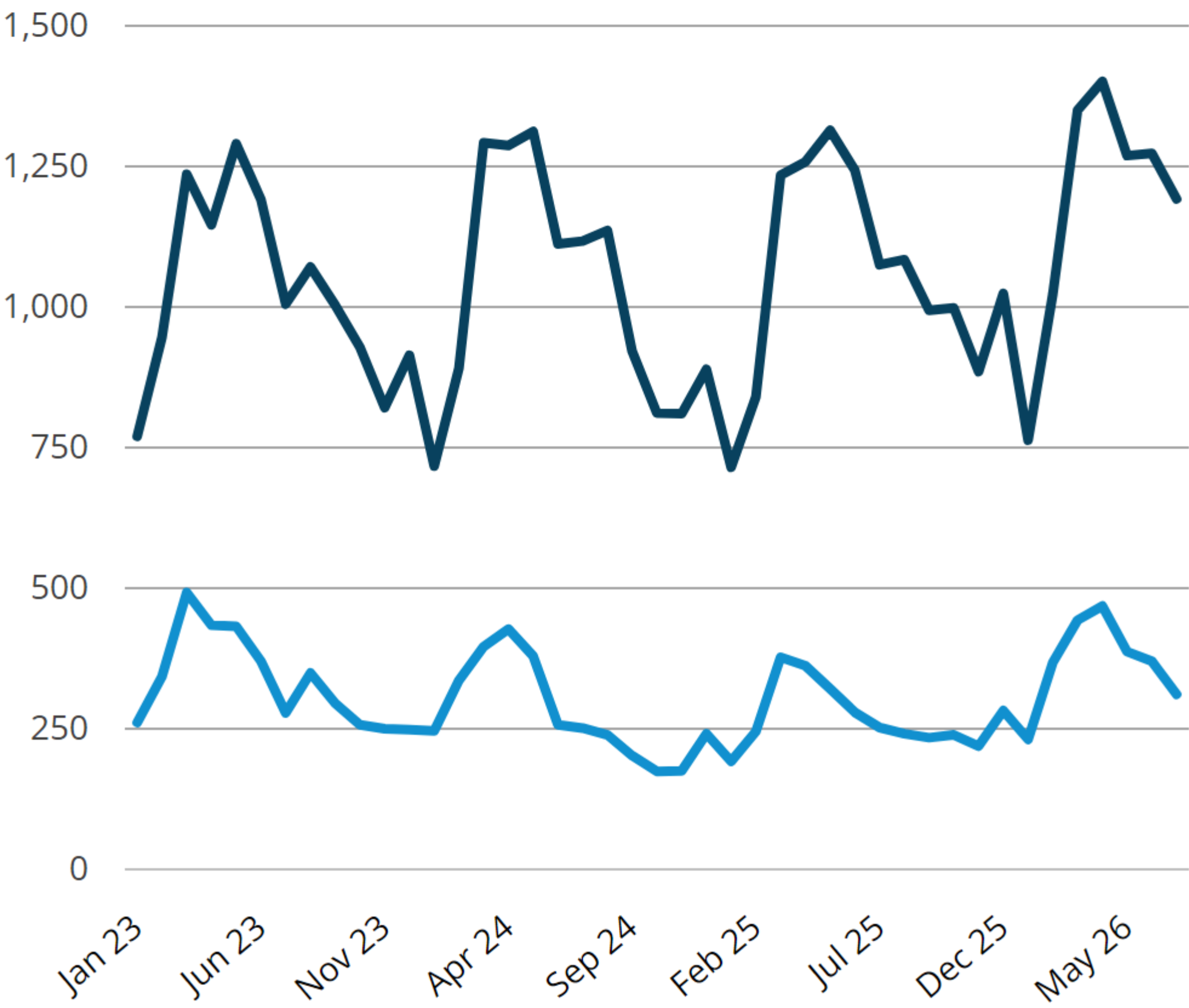


July 2026

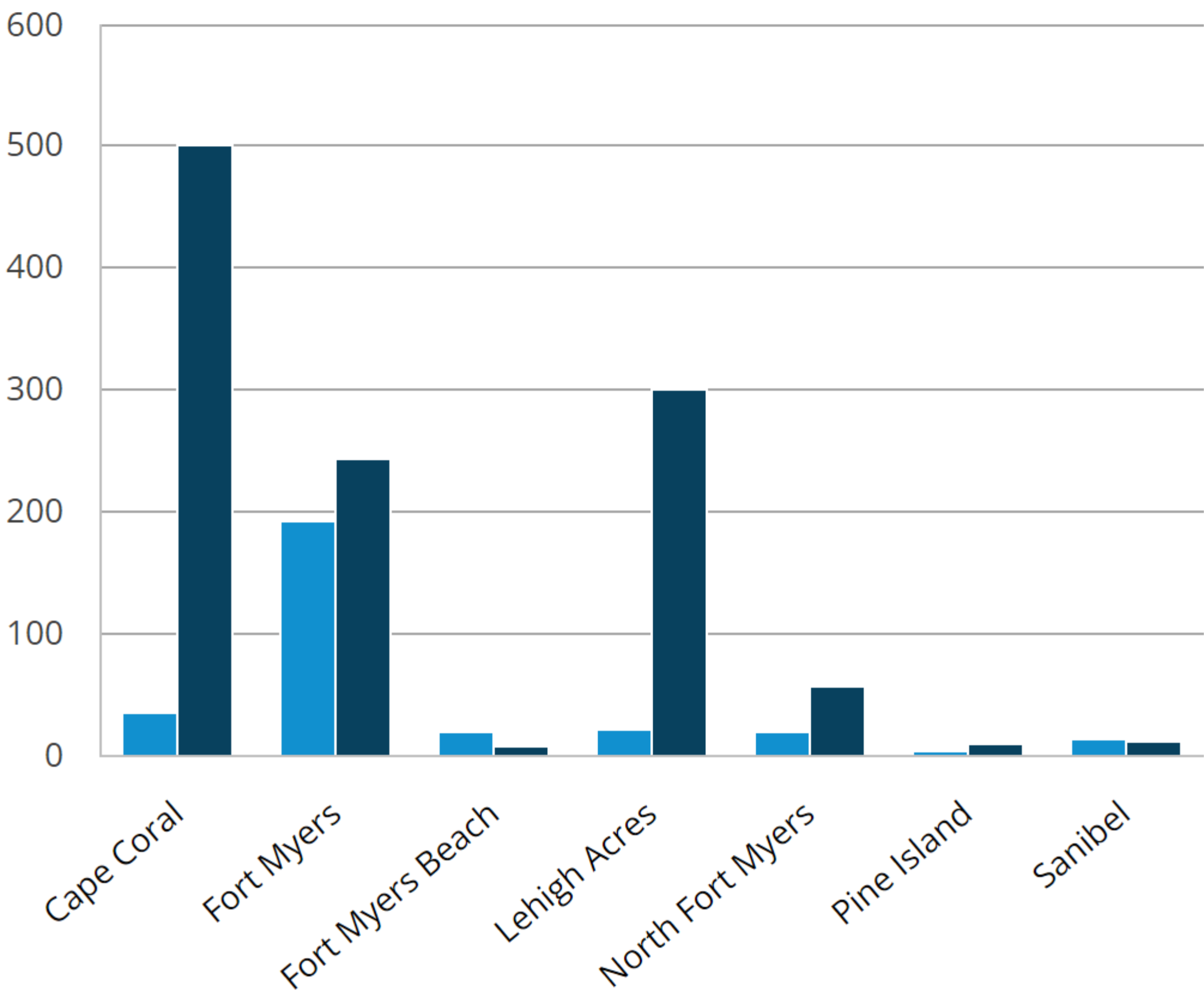
The number of properties that sold.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,190	⬇	-6.4%	⬆	10.9%	⬆	7.7%
CONDO	309	⬇	-16.0%	⬆	23.6%	⬆	27.3%

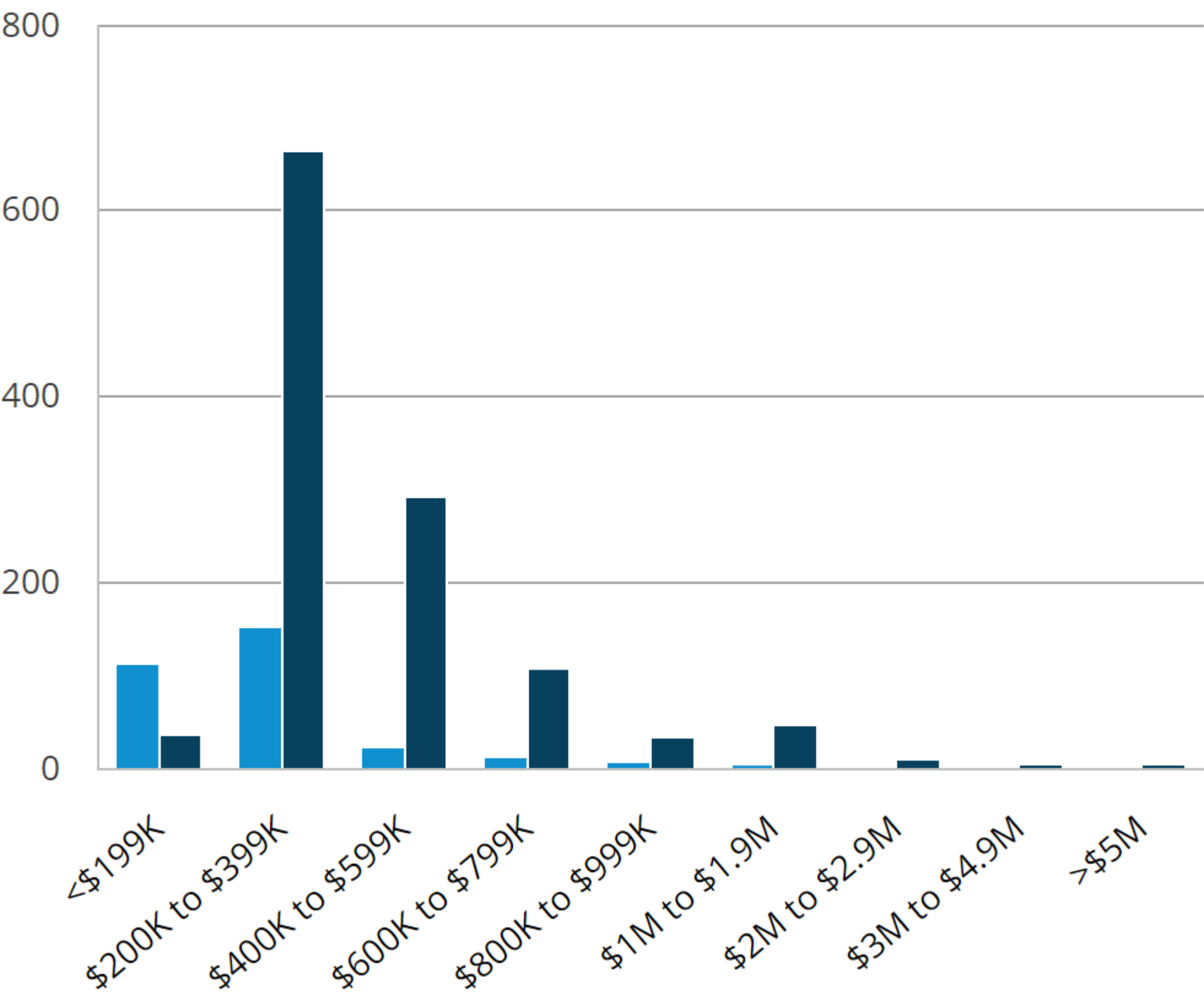
Historical Activity



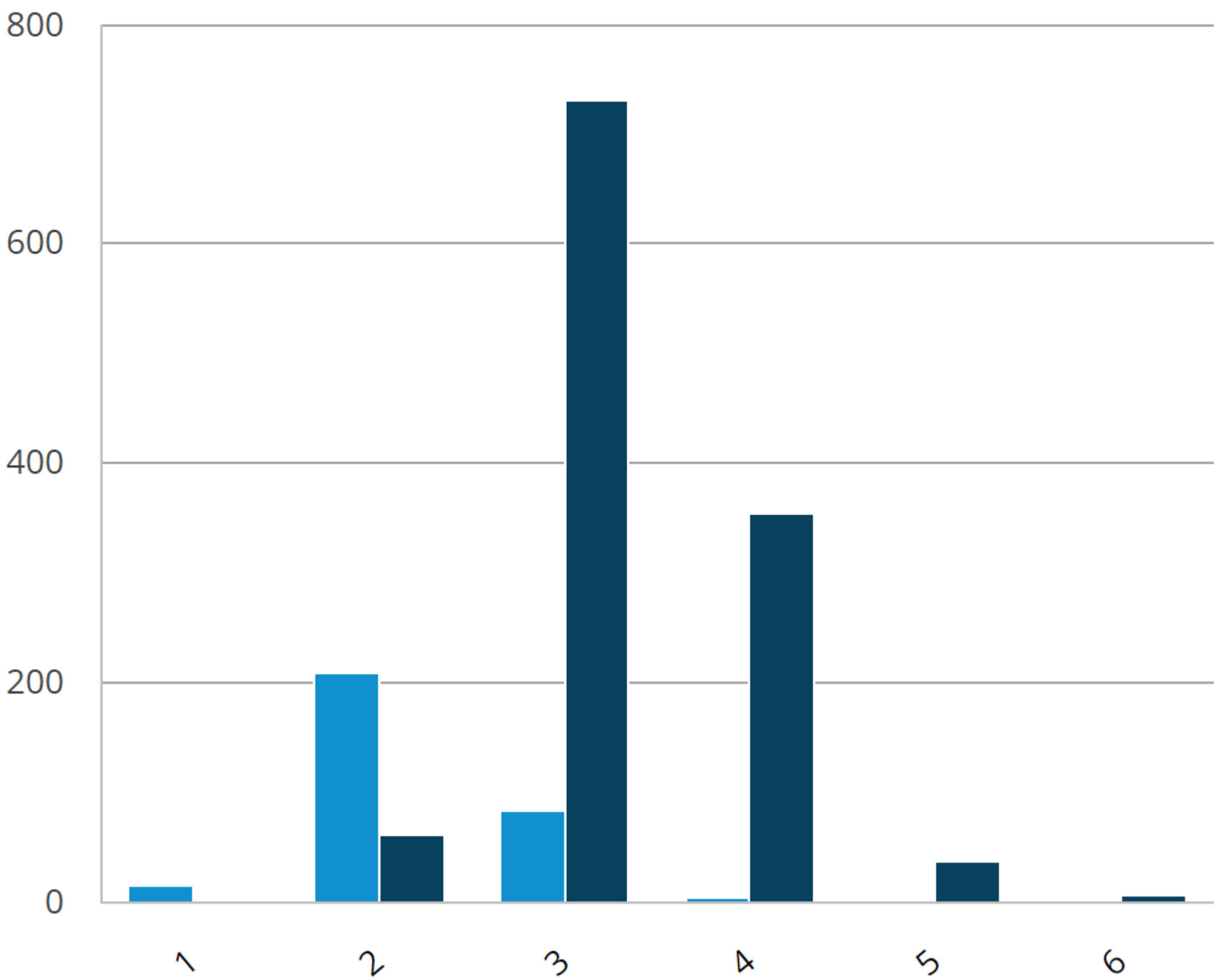
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

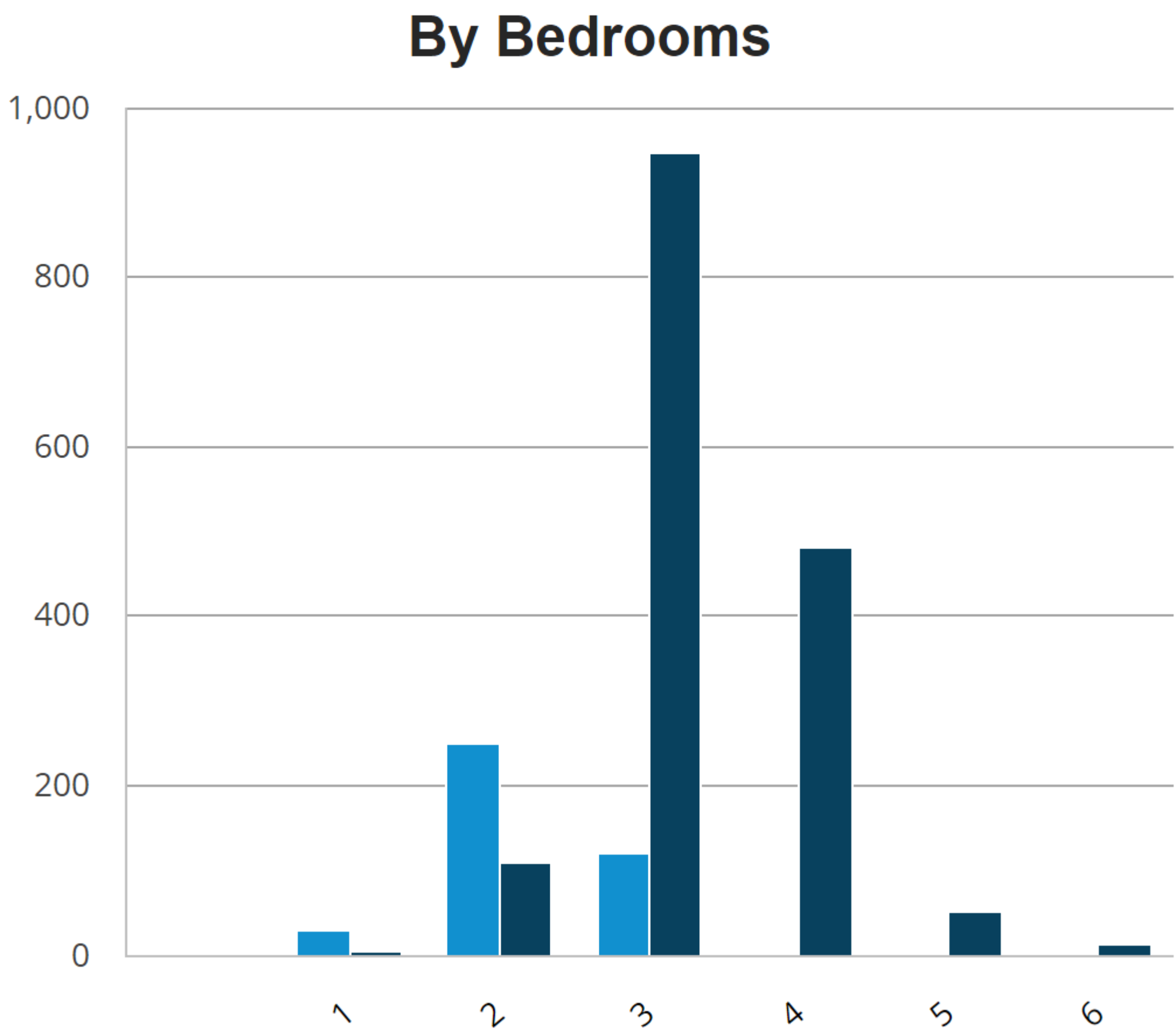
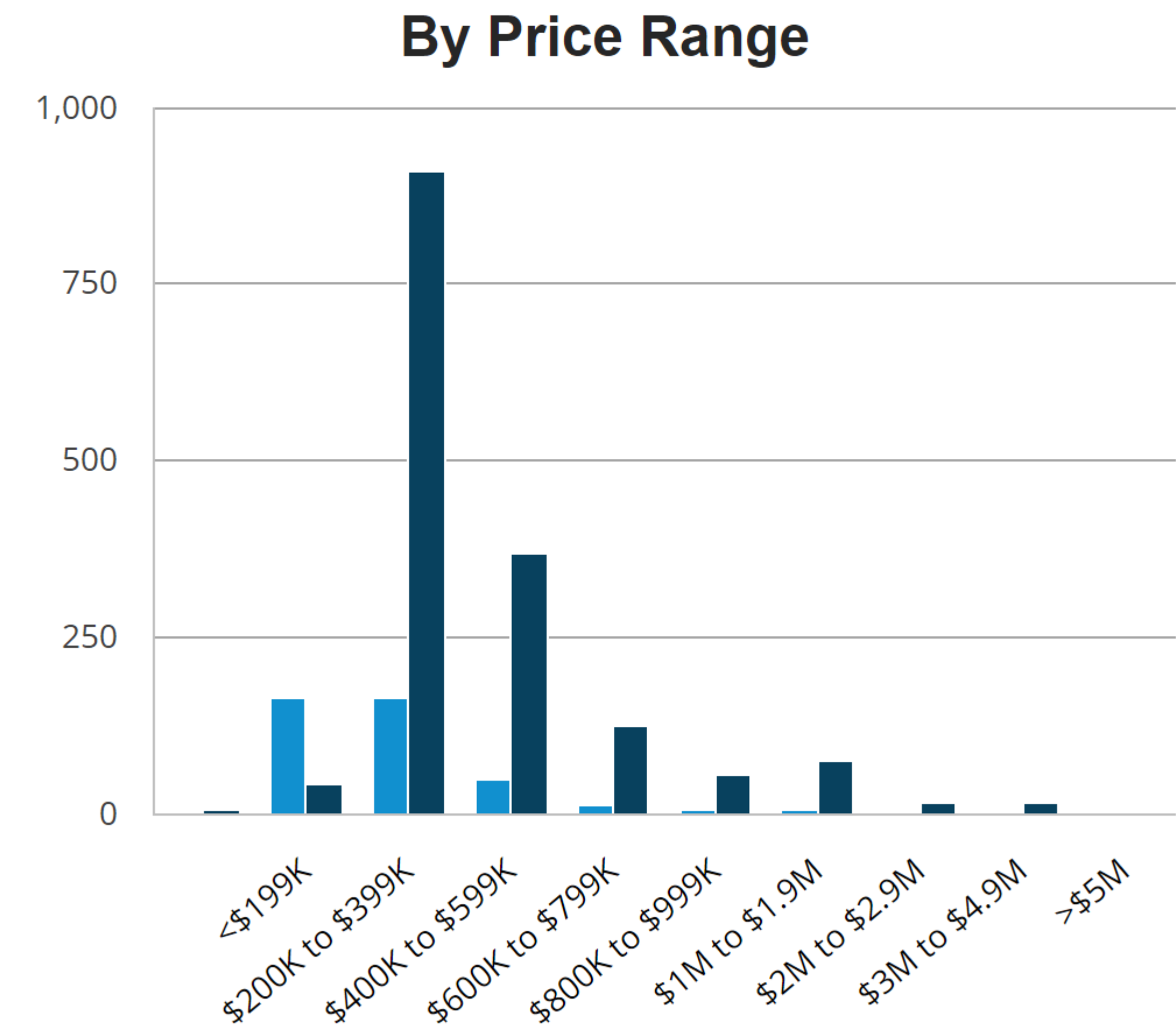
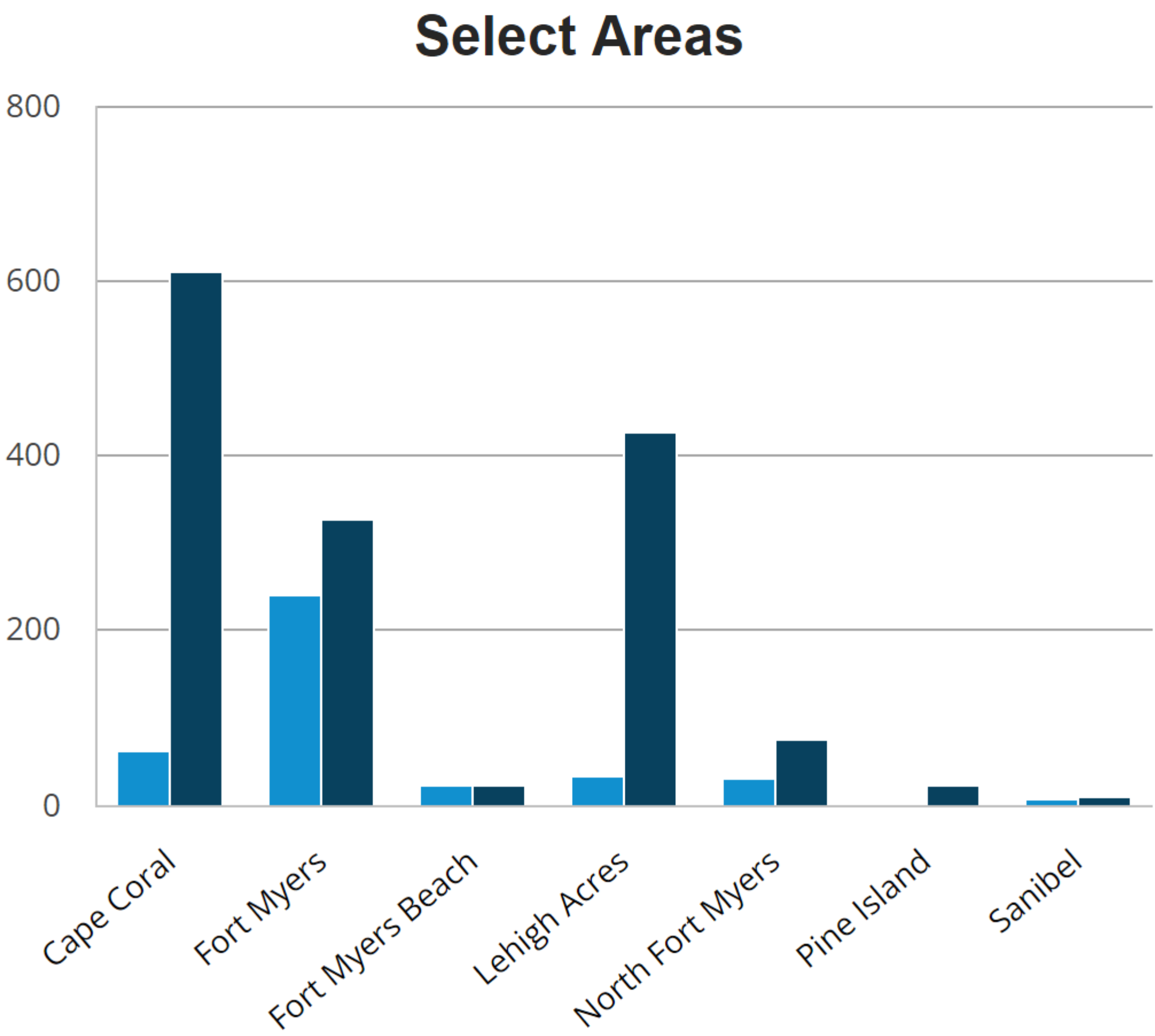
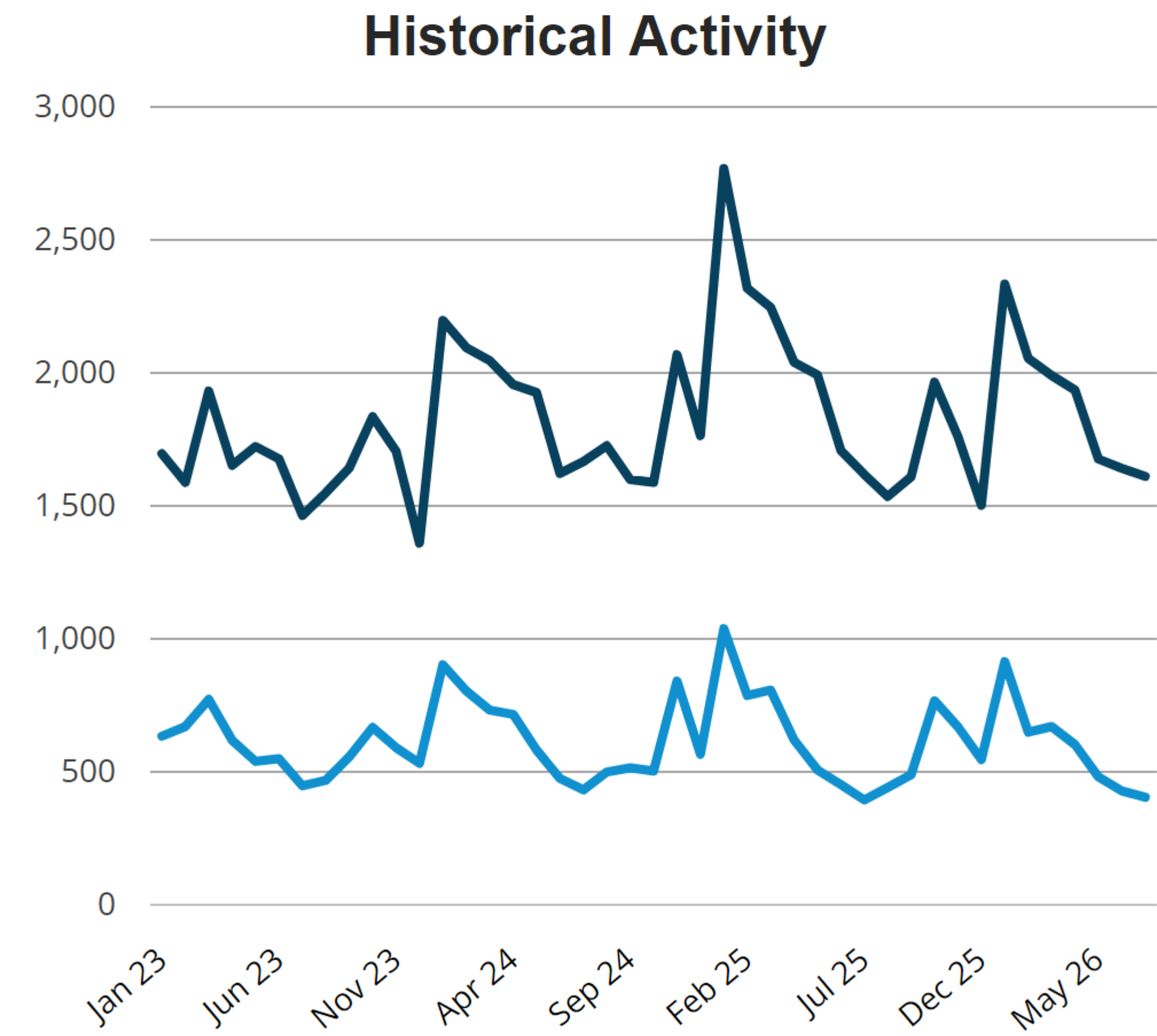
New Listings



July 2026

The number of properties listed regardless of current status.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,607	⬇️	-1.8%	⬇️	-0.4%	⬇️	-9.9%
CONDO	400	⬇️	-5.7%	⬆️	2.6%	⬇️	-10.0%



Legend: — Condo — Single Family

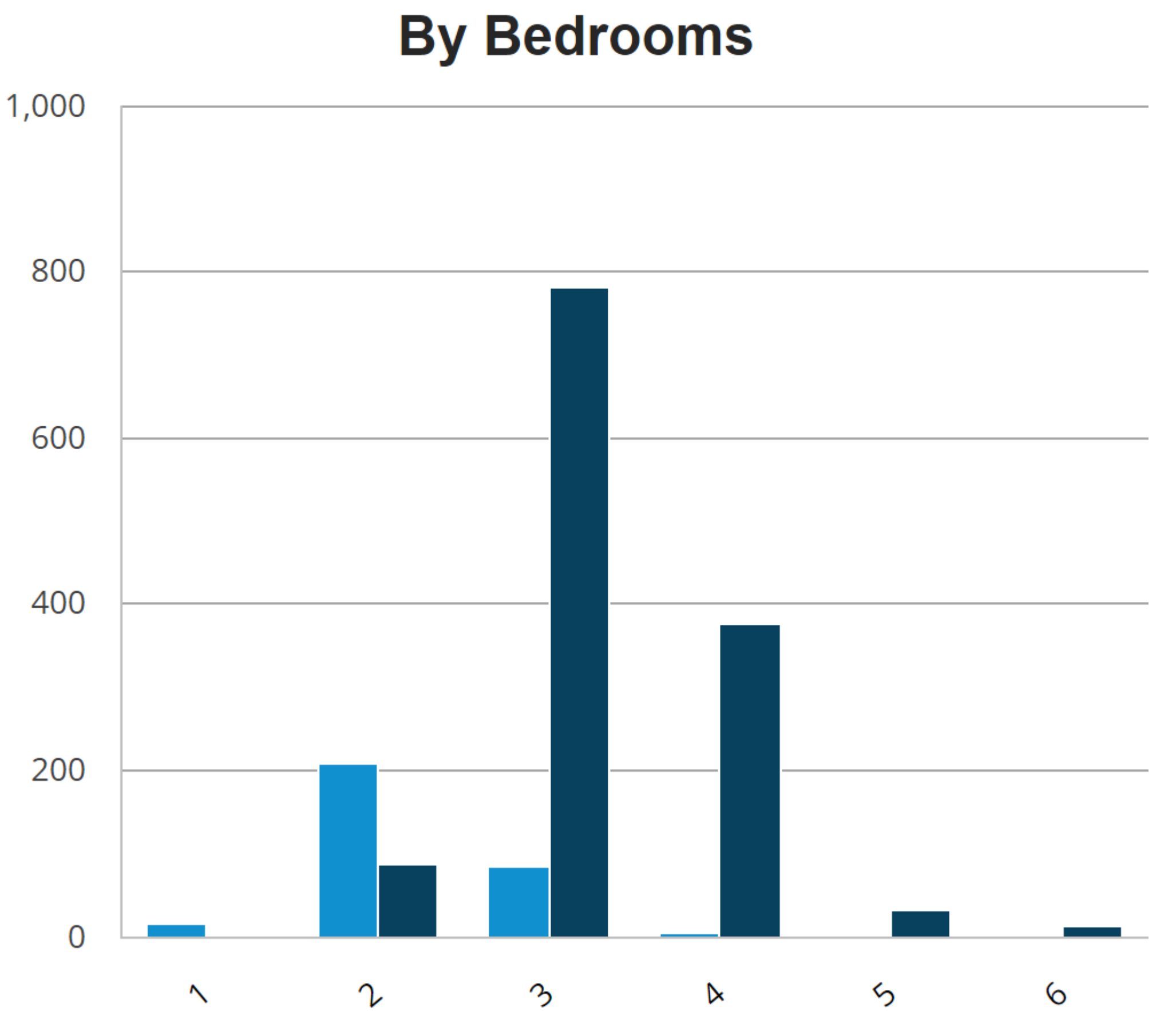
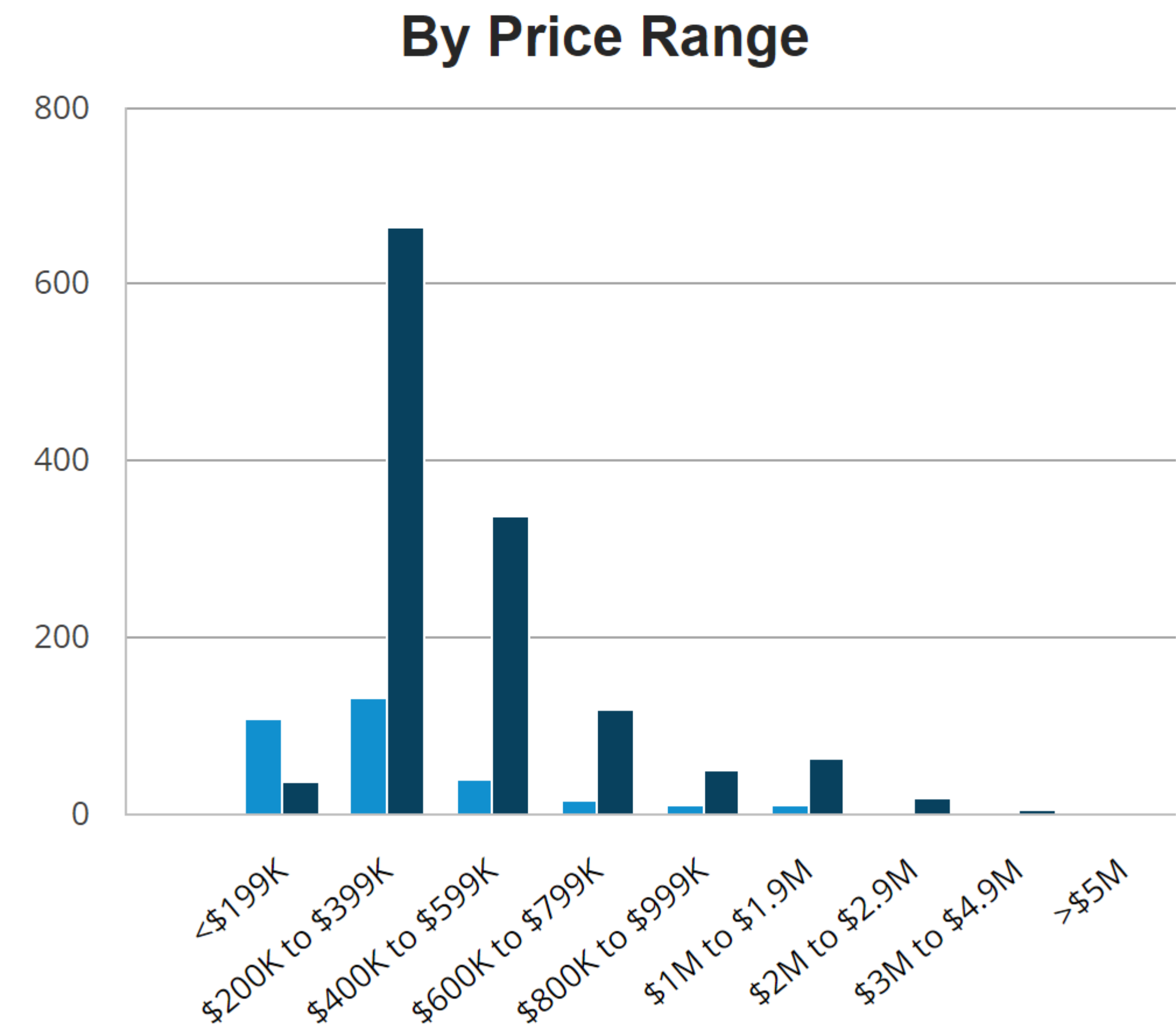
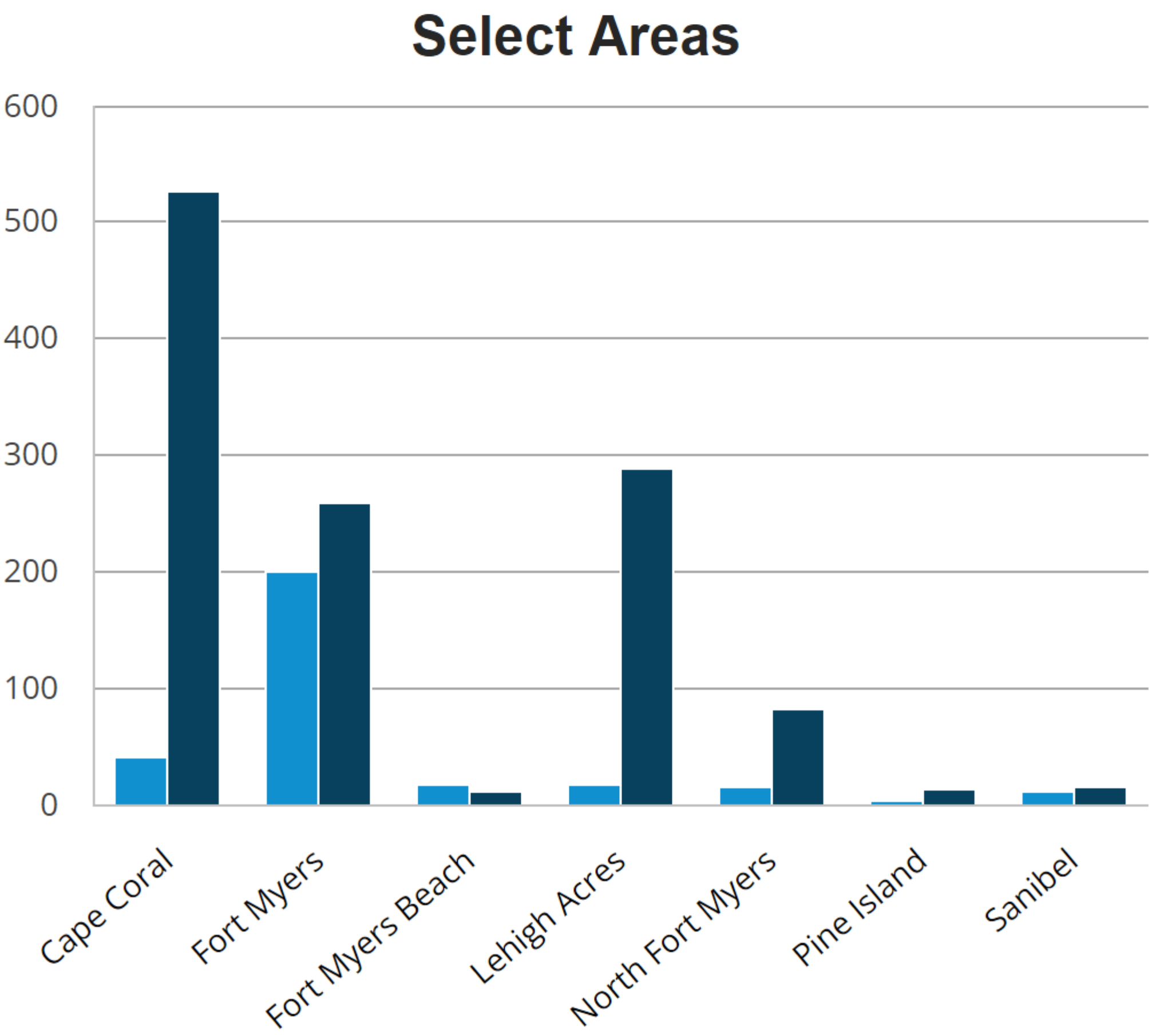
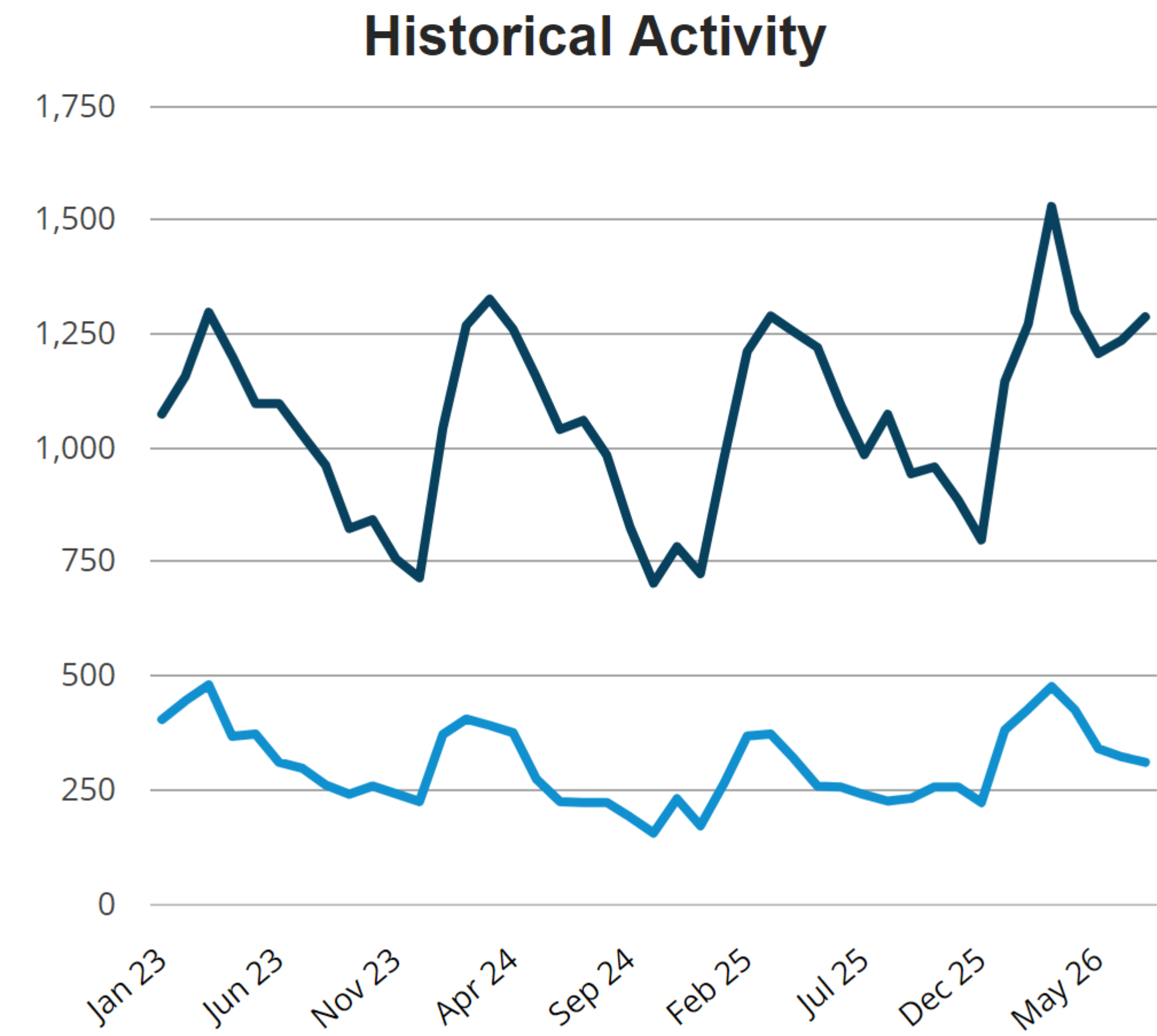
Pending Sales



July 2026

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

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,287	⬆	4.1%	⬆	30.7%	⬆	11.8%
CONDO	310	⬇	-3.7%	⬆	29.7%	⬆	29.3%



Legend: — Condo — Single Family

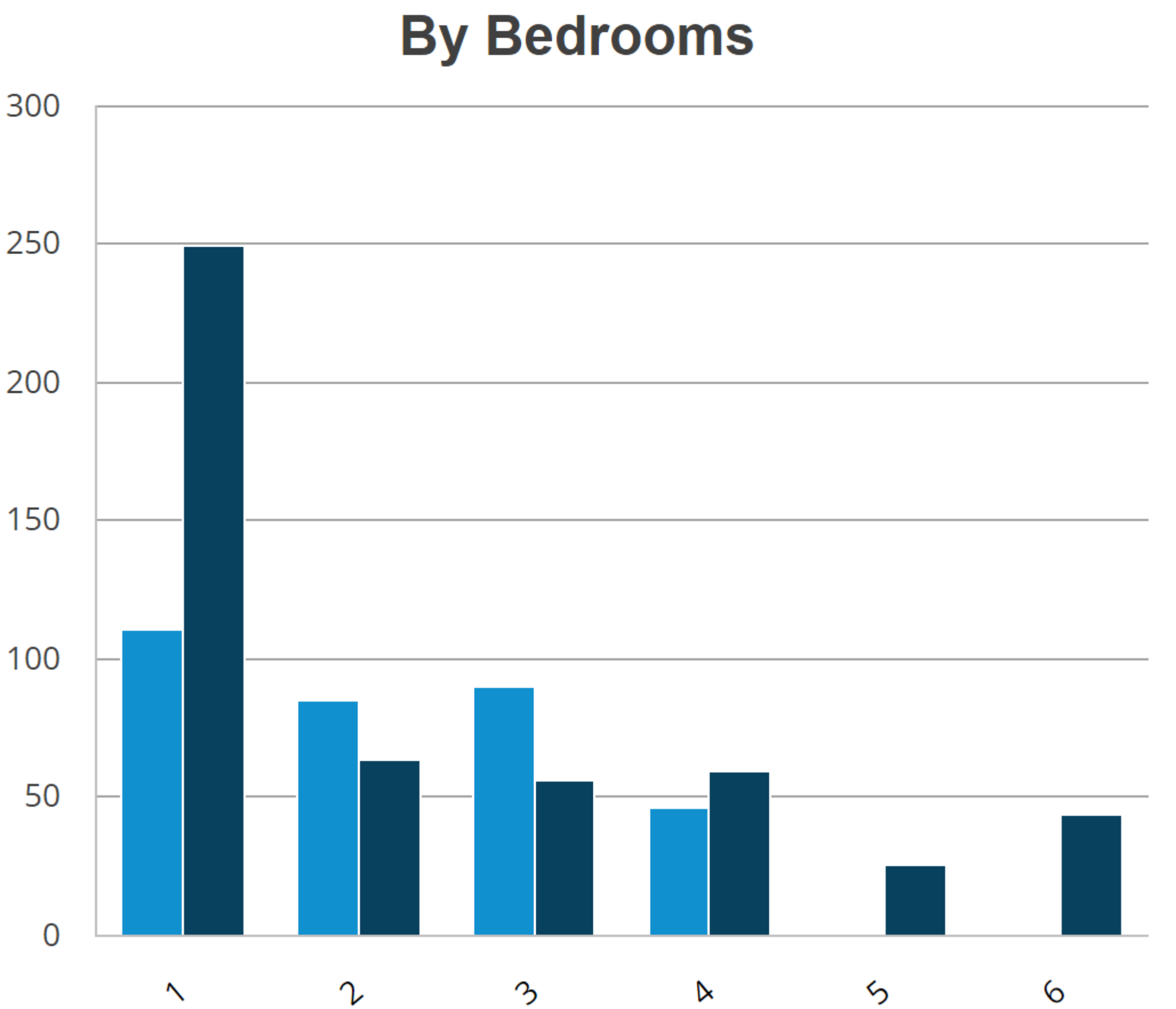
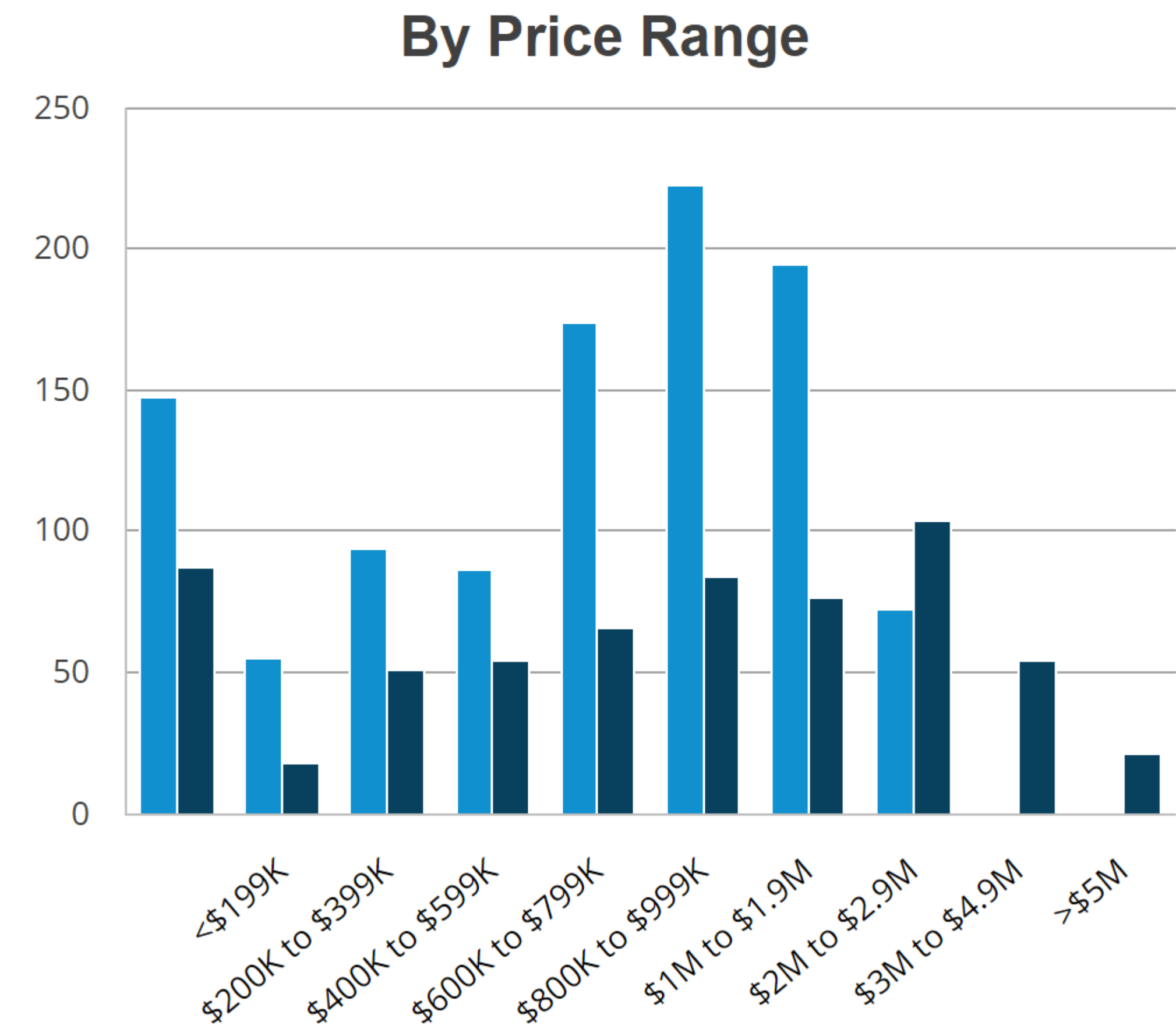
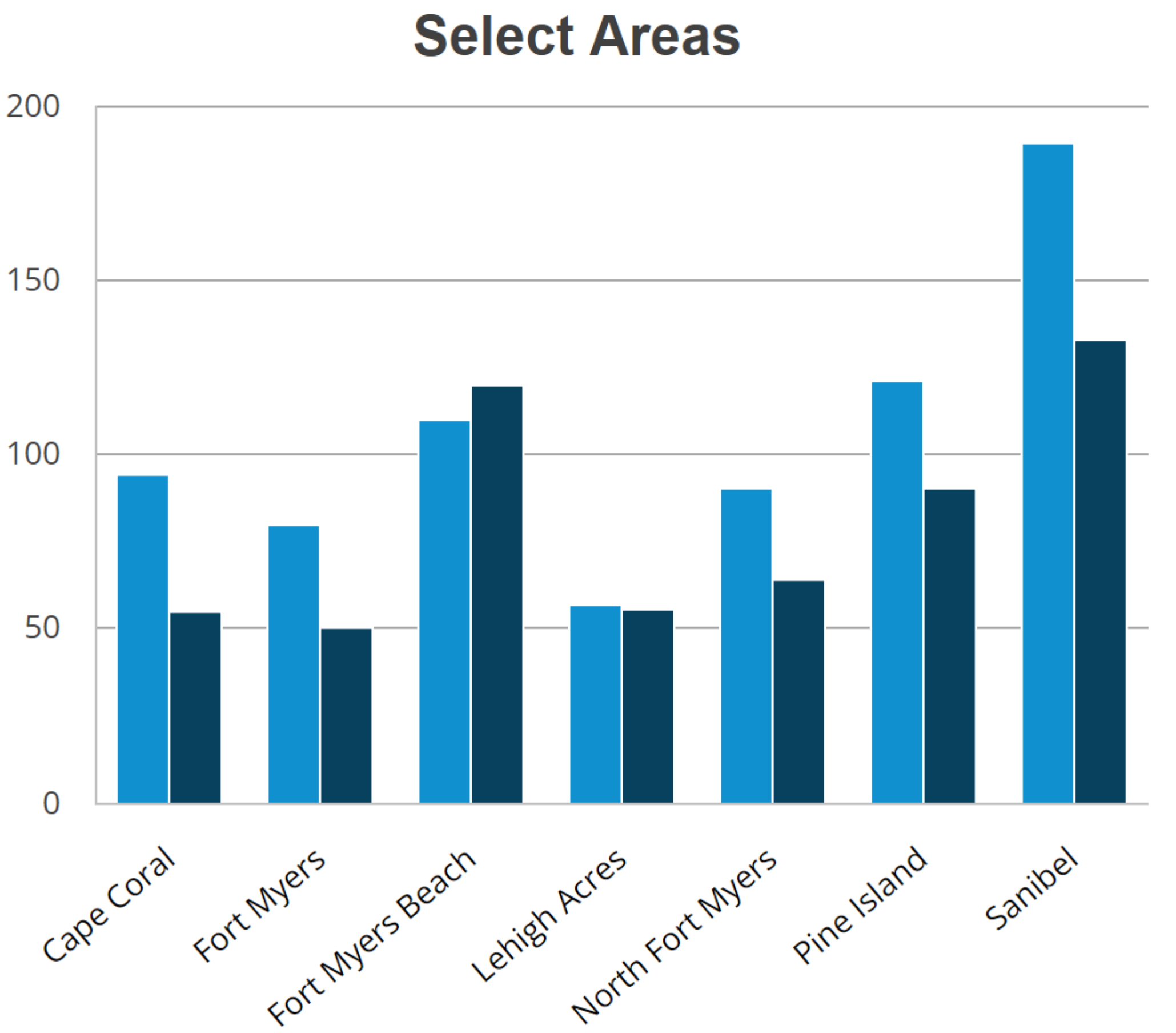
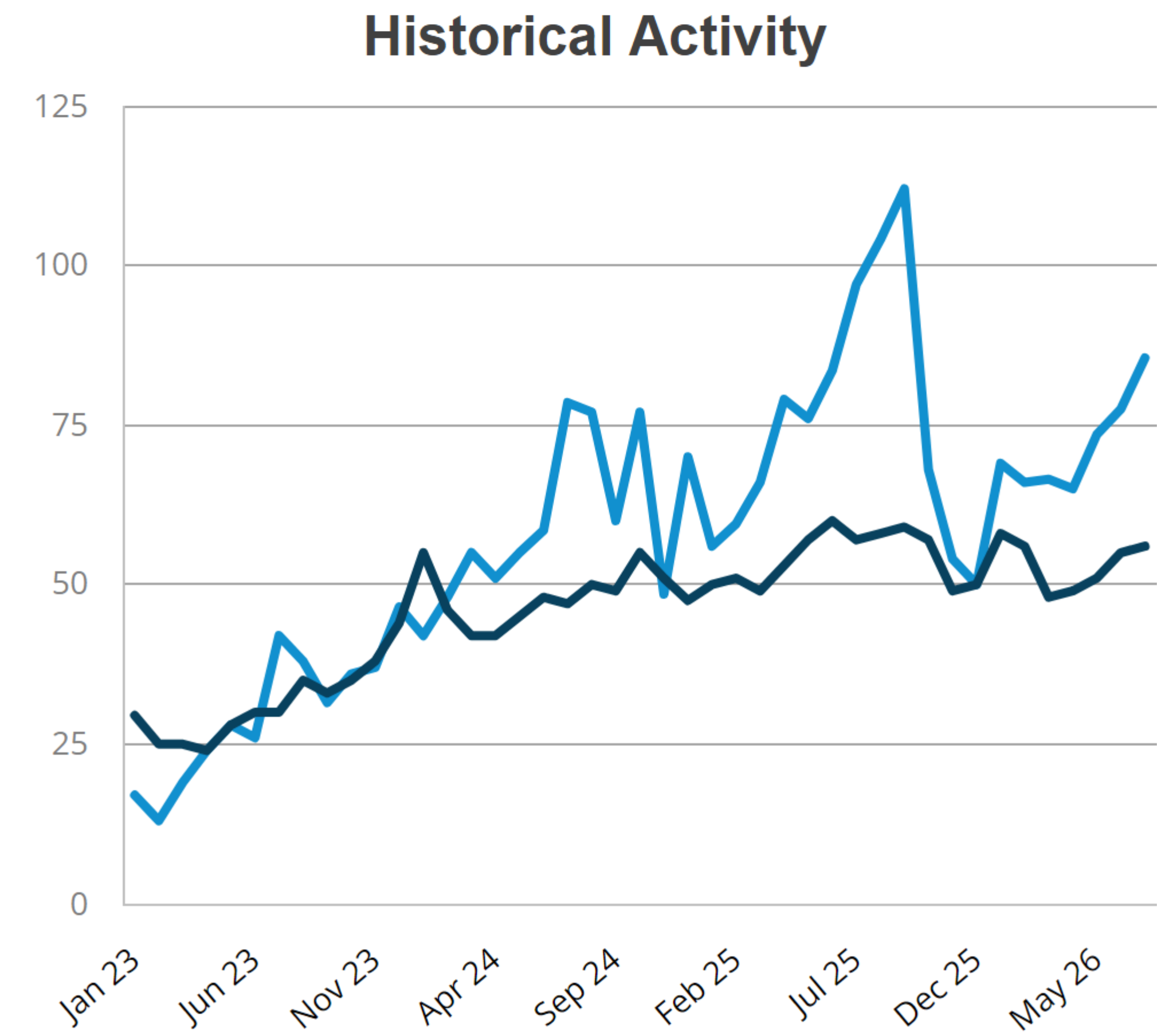
Days on Market



July 2026

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

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	56	⬆️	1.8%	⬇️	-1.8%	⬆️	0.0%
CONDO	86	⬆️	10.3%	⬇️	-11.9%	⬇️	-4.1%



Legend: — Condo — Single Family

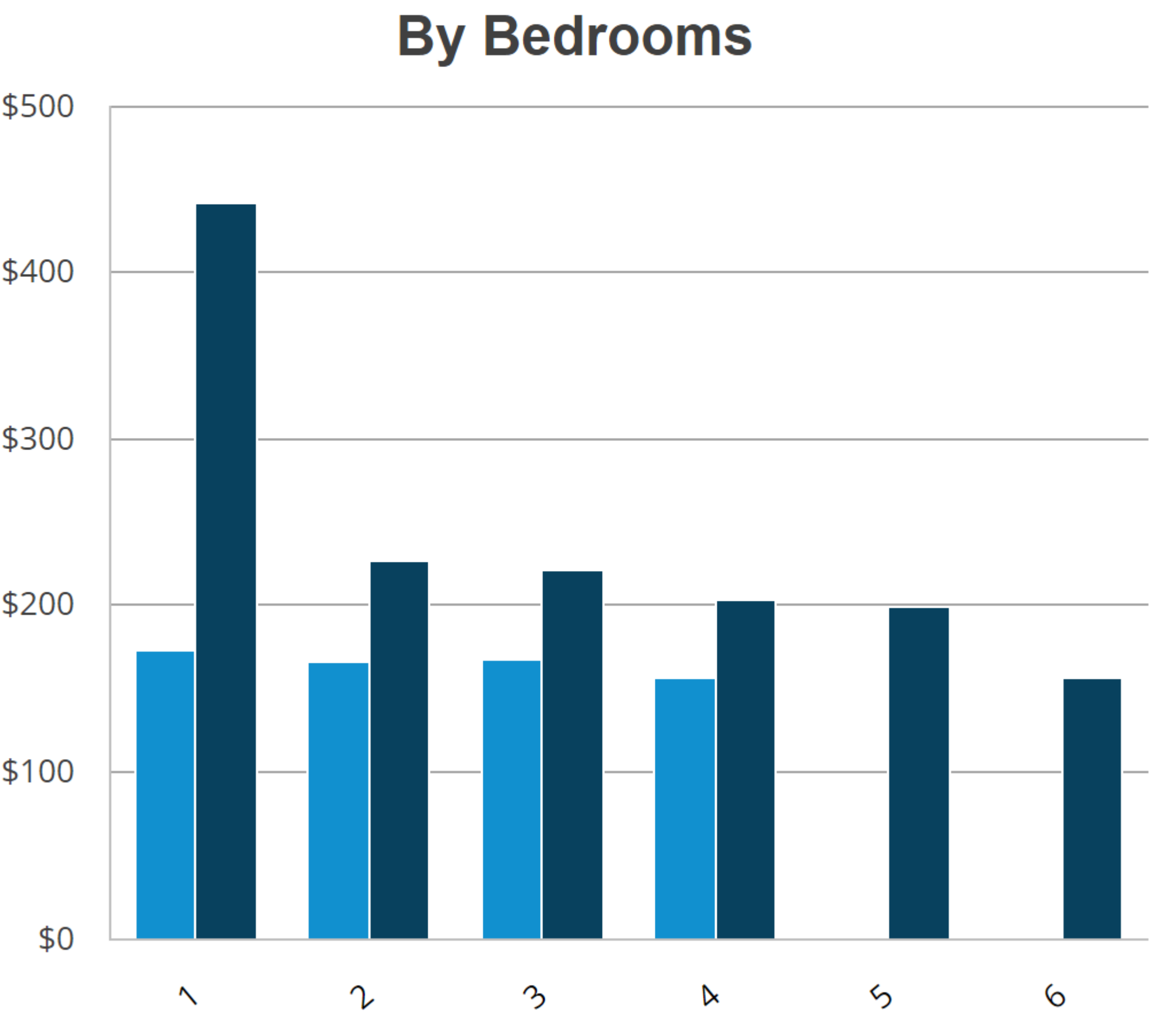
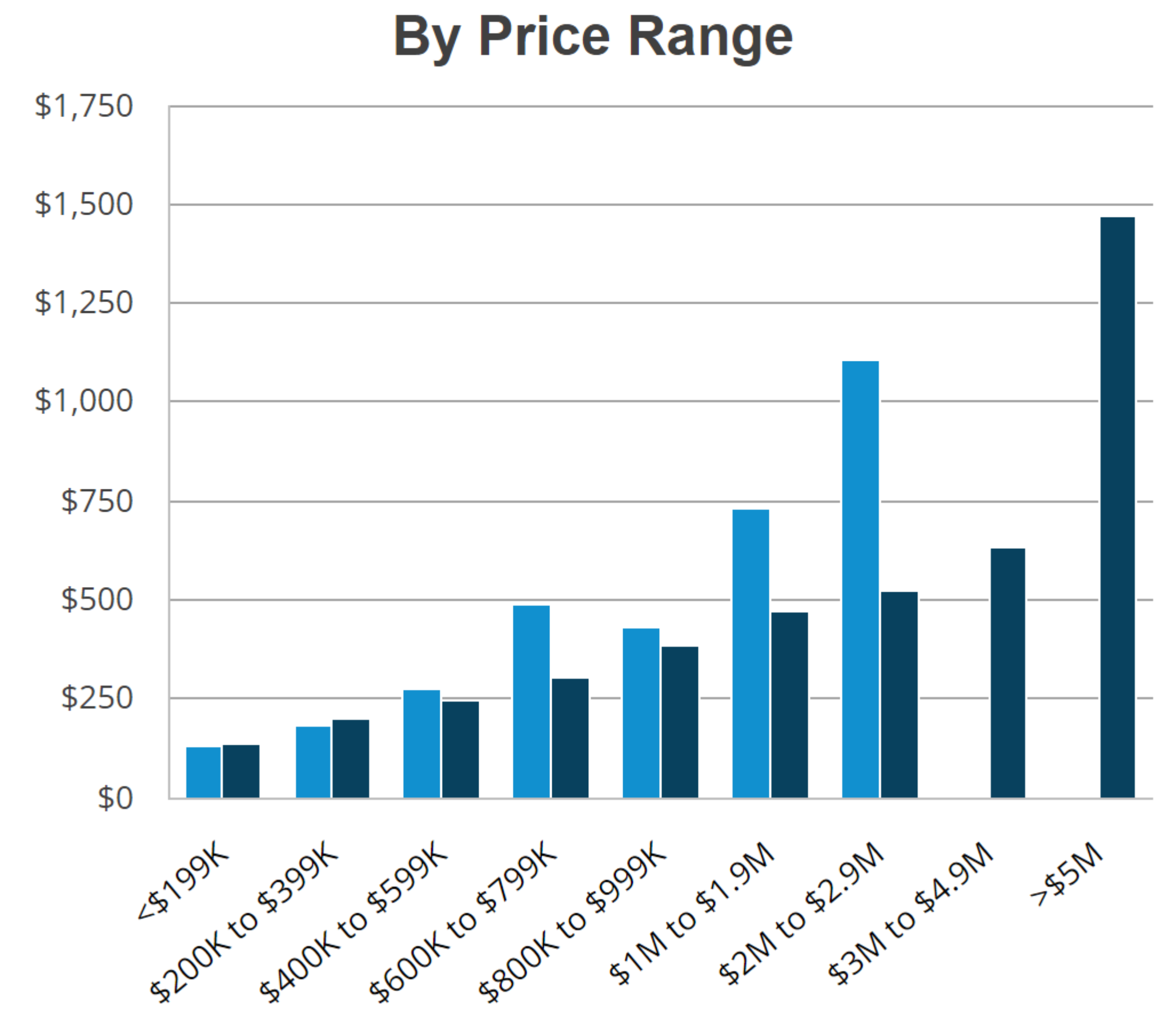
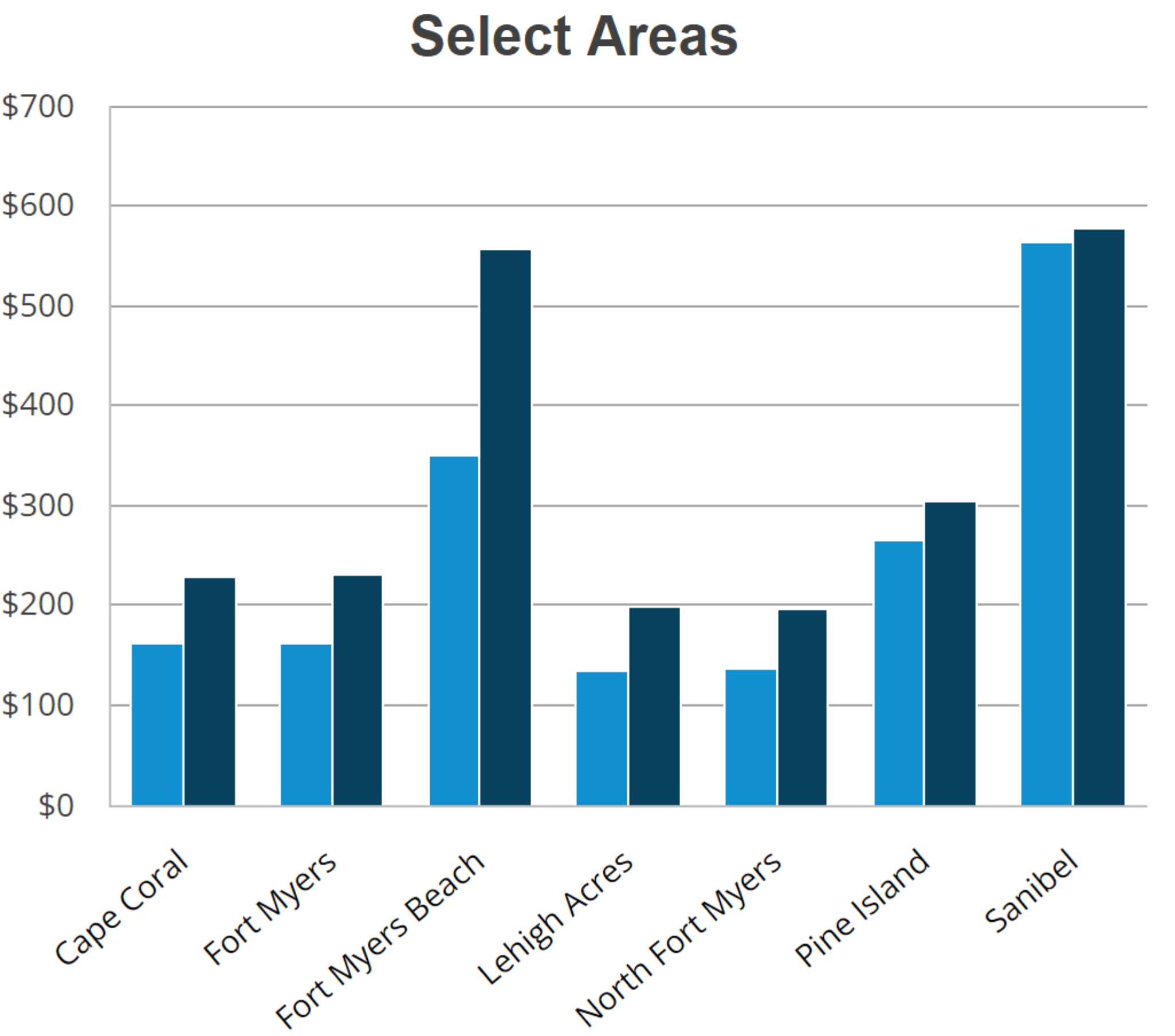
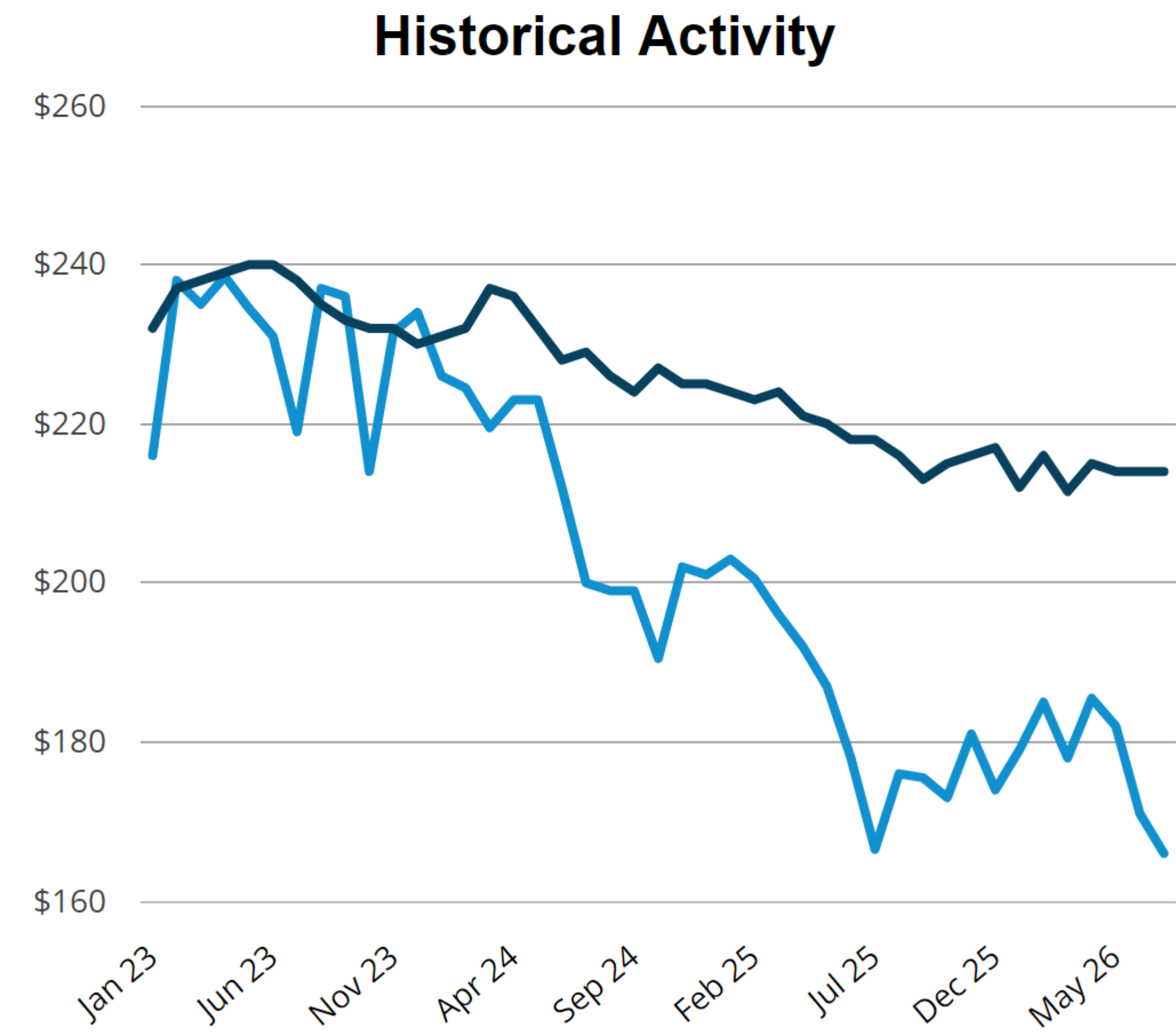
Price per Square Foot



July 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.

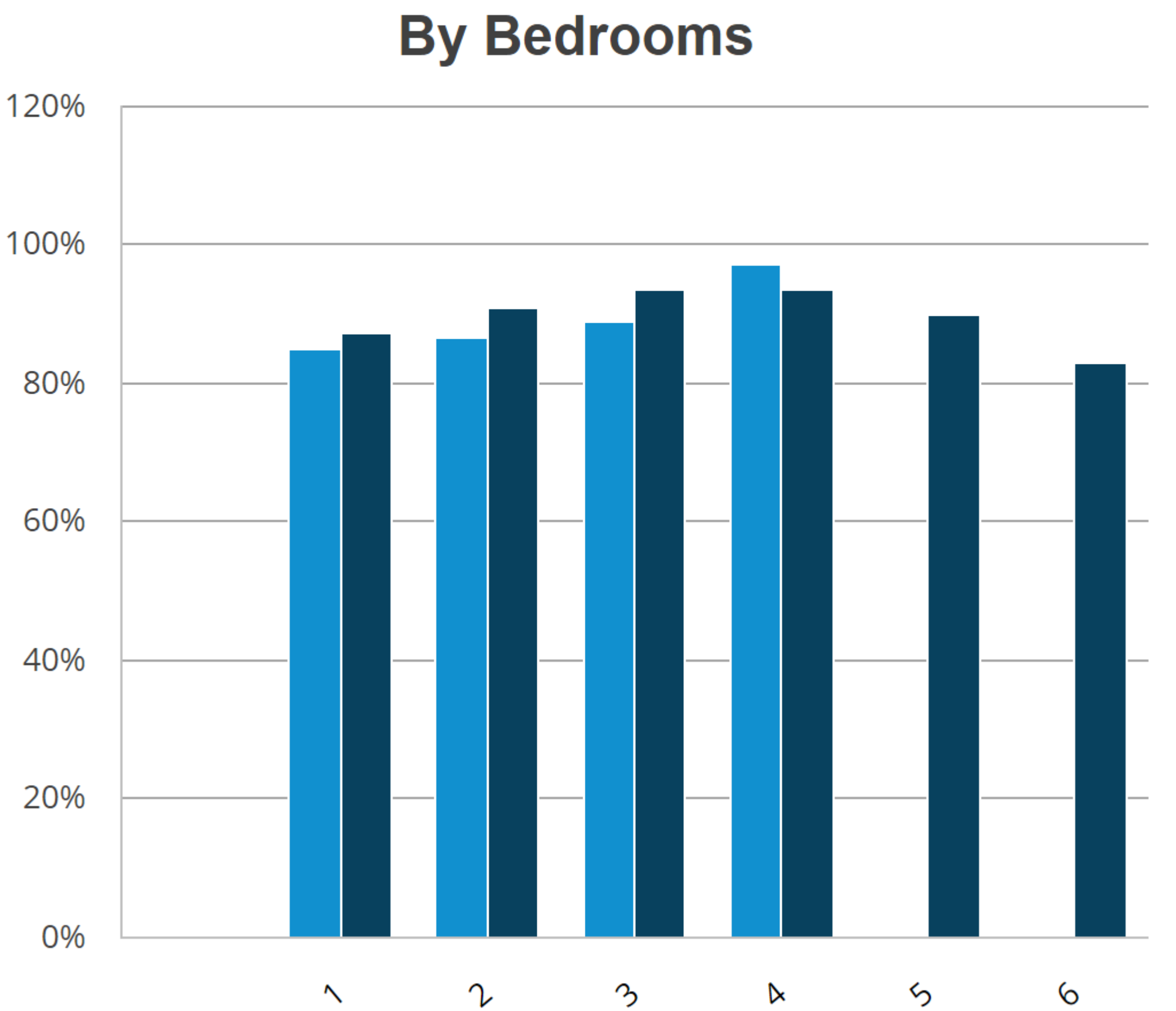
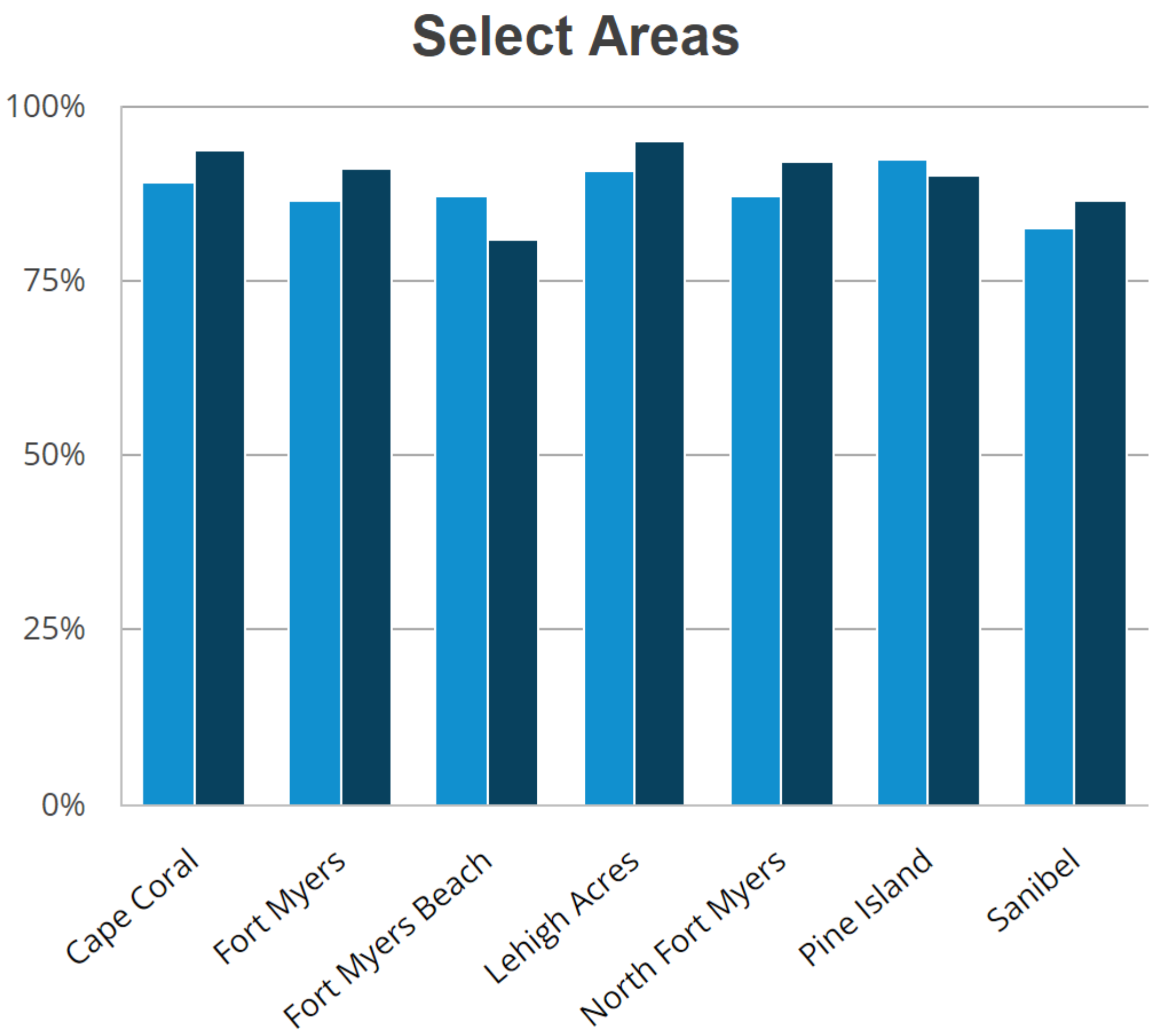
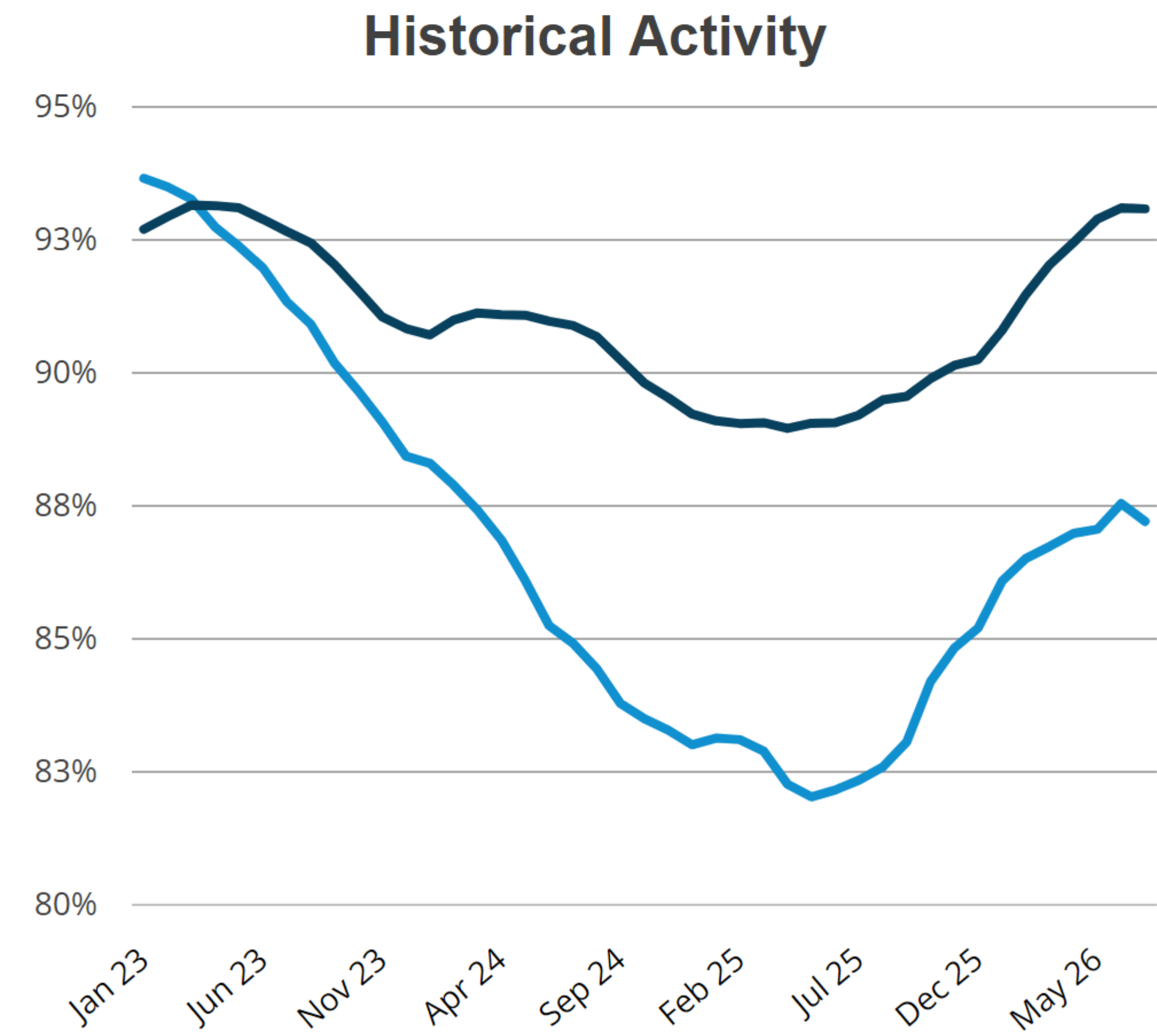
	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$214	>>	0.0%	<<	-1.8%	<<	-3.2%
CONDO	\$166	<<	-2.9%	<<	-0.3%	<<	-6.3%



July 2026

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

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	93.1%	⬇	-0.0%	⬆	4.3%	⬆	3.3%
CONDO	87.2%	⬇	-0.4%	⬆	5.9%	⬆	5.0%



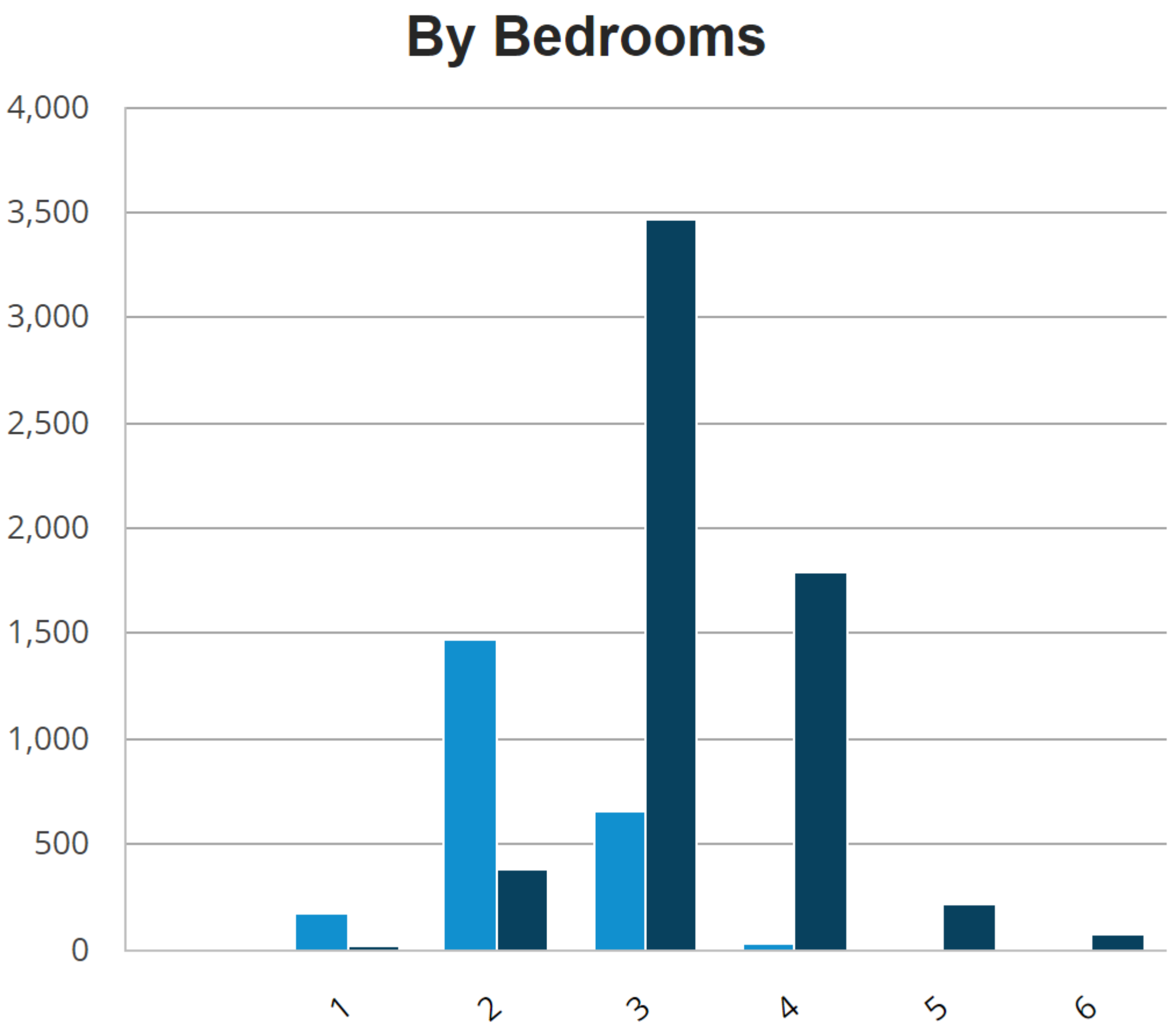
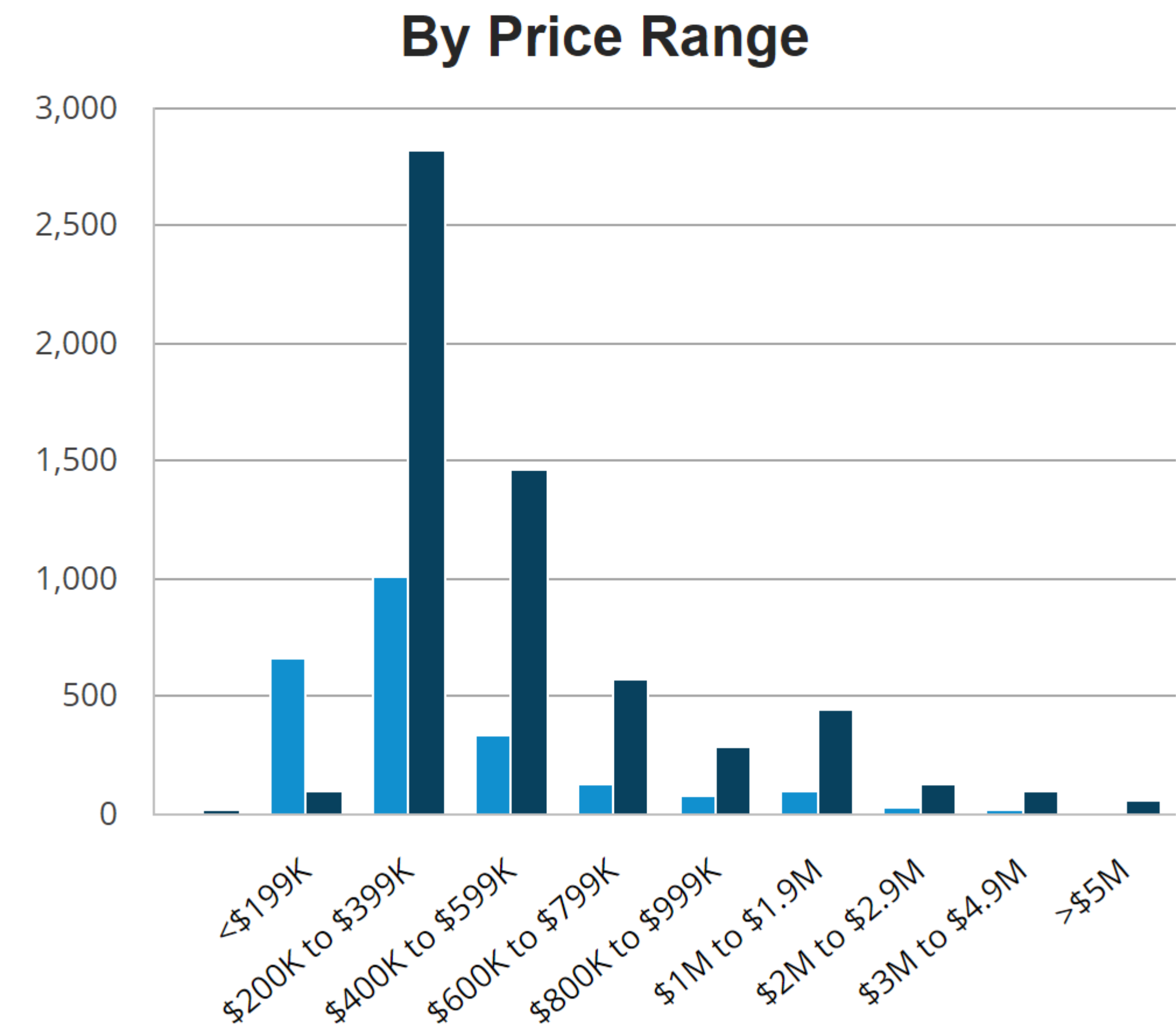
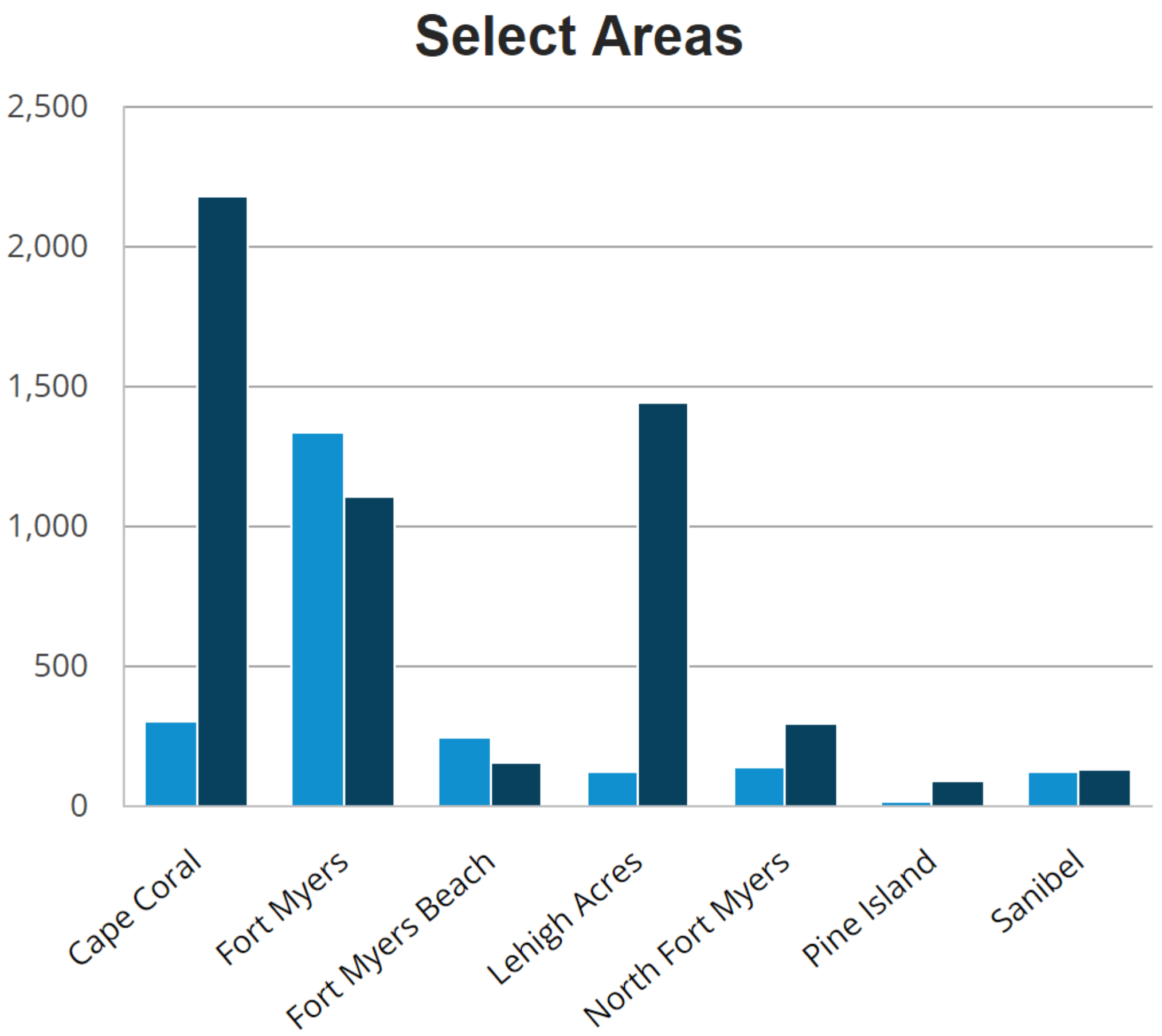
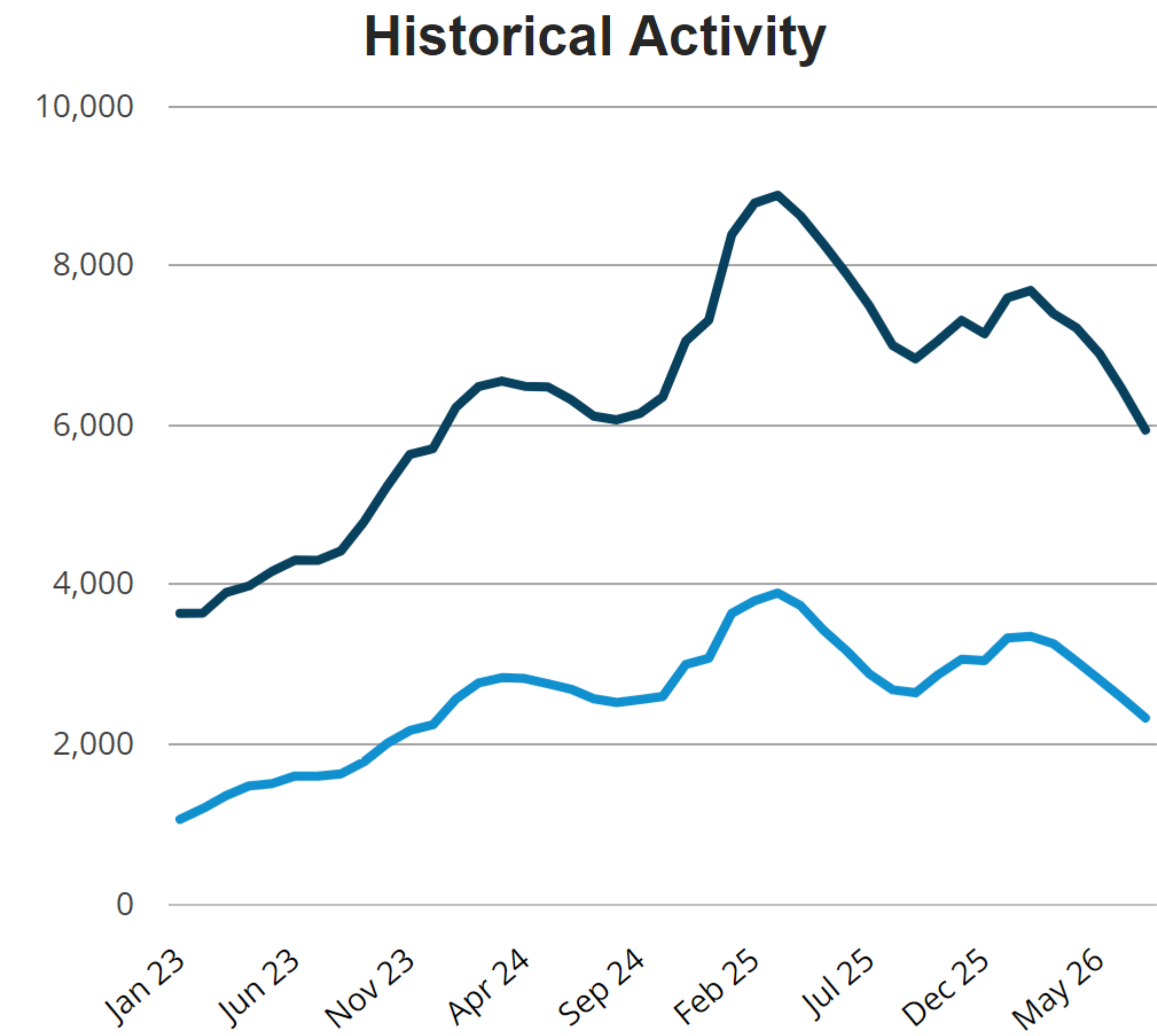
Active Inventory



July 2026

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

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change
SFH	5,936	⌵	-7.8%	⌵	-20.7%	—
CONDO	2,328	⌵	-9.5%	⌵	-19.1%	—



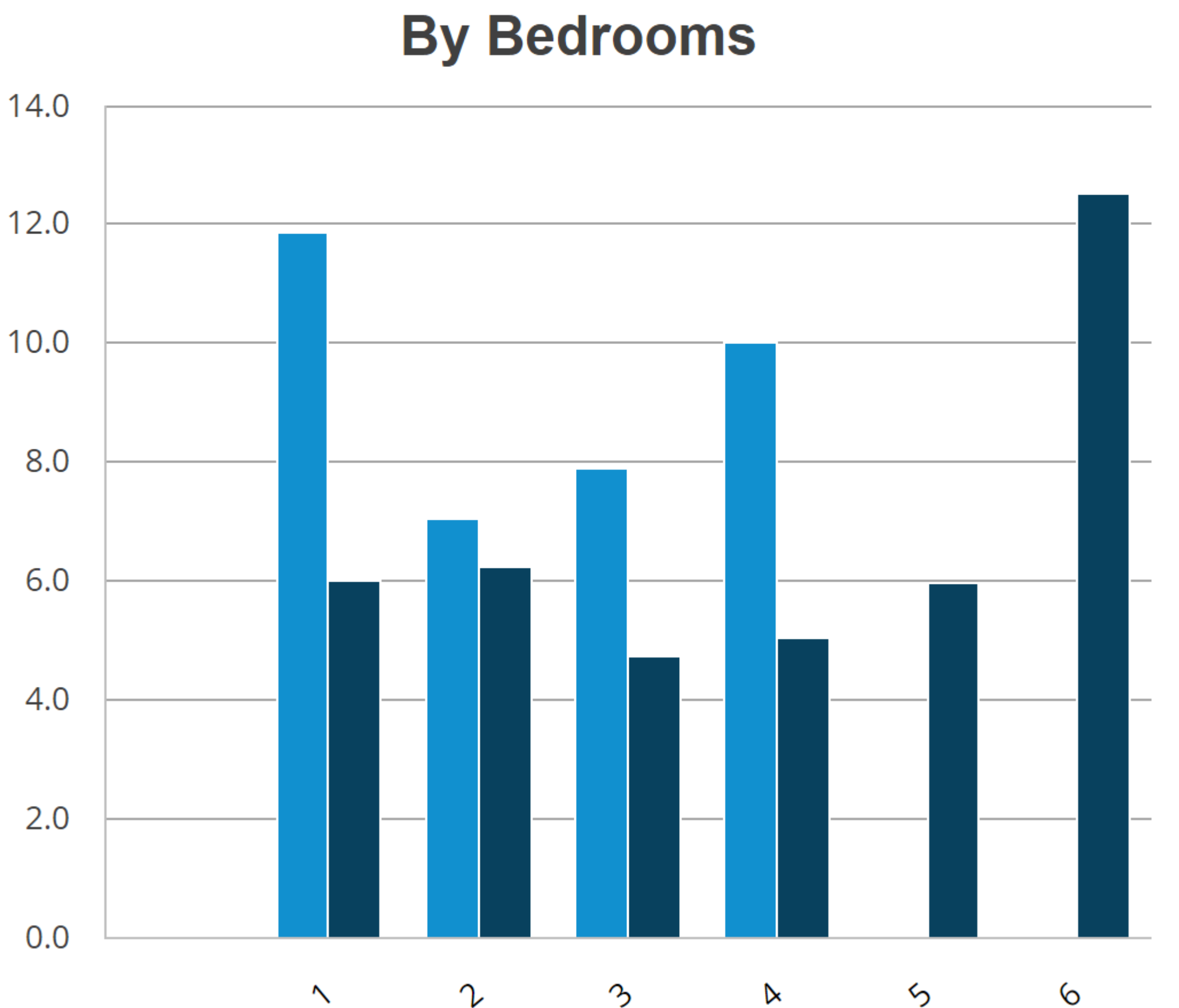
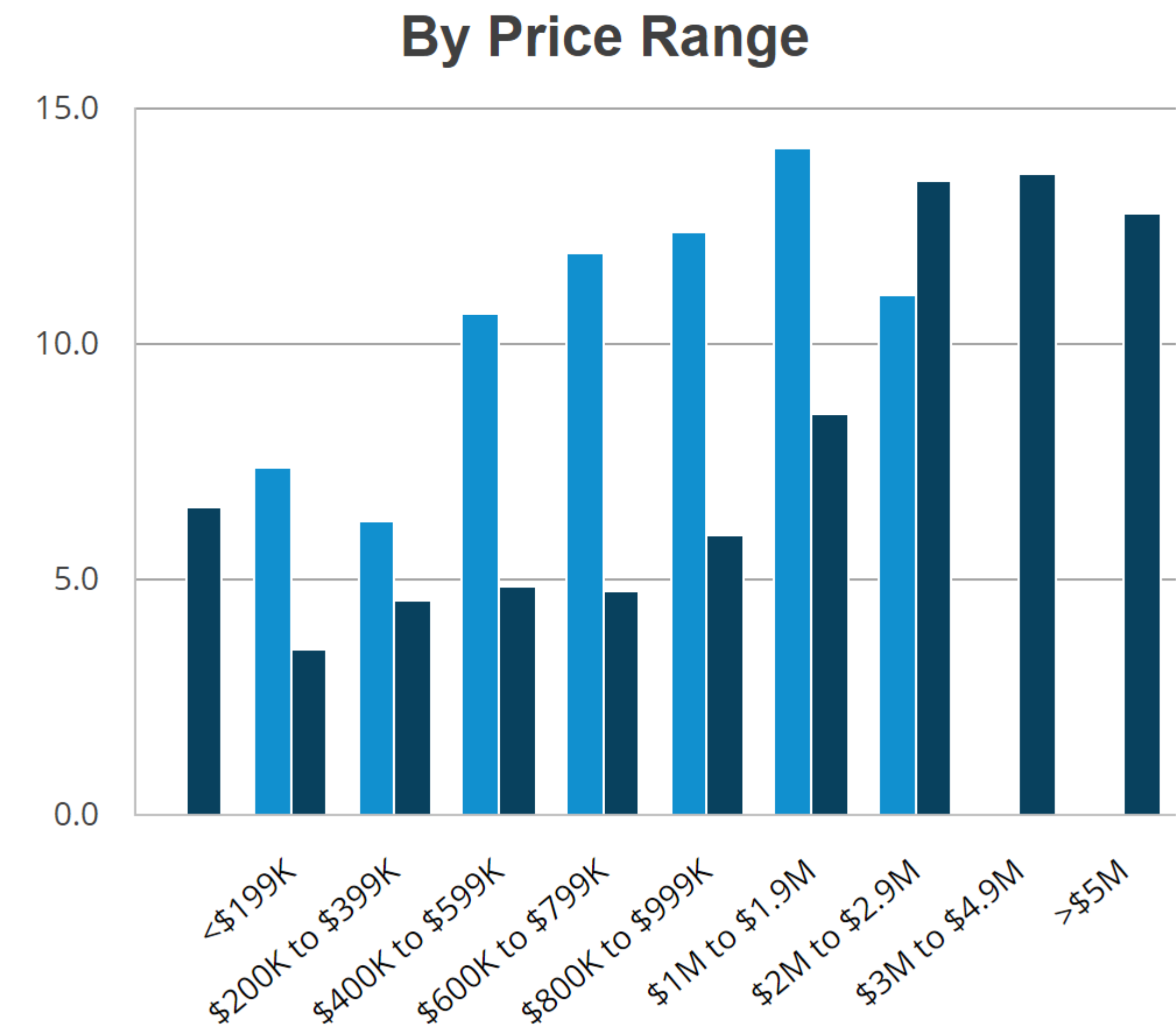
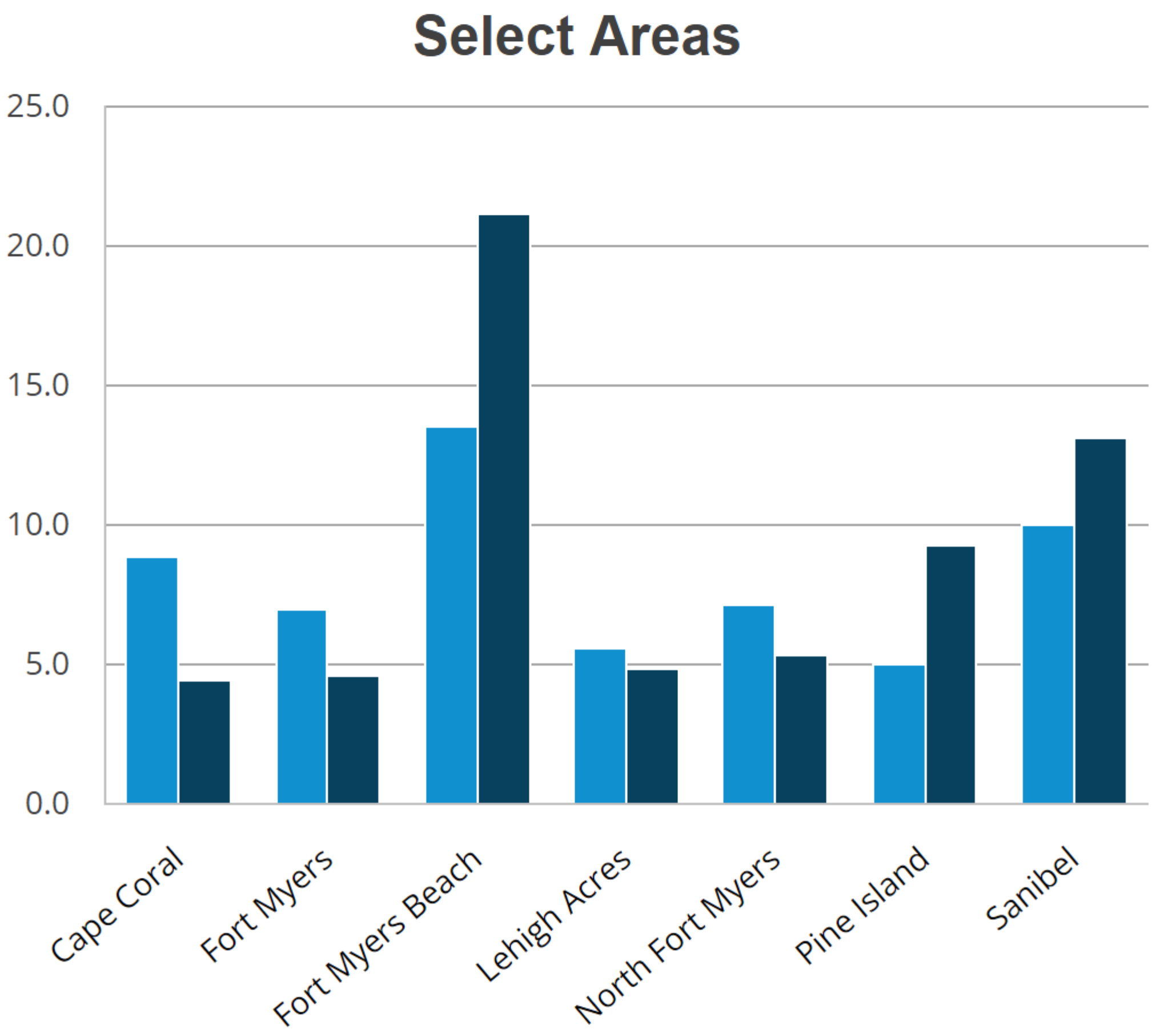
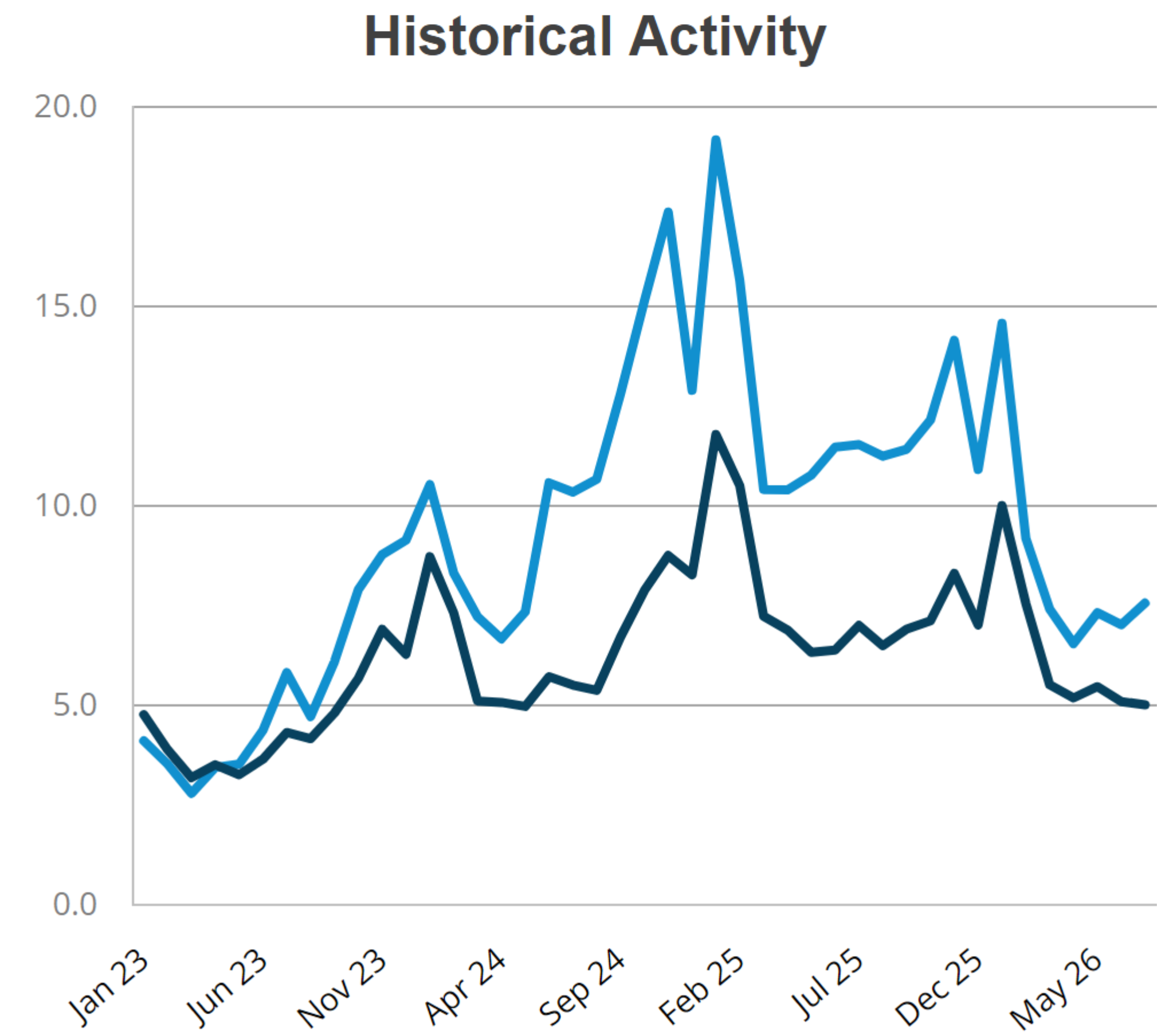
Months Supply of Inventory



July 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.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change
SFH	5.0	⬇️	-1.5%	⬇️	-28.5%	—
CONDO	7.5	⬆️	7.8%	⬇️	-34.5%	—



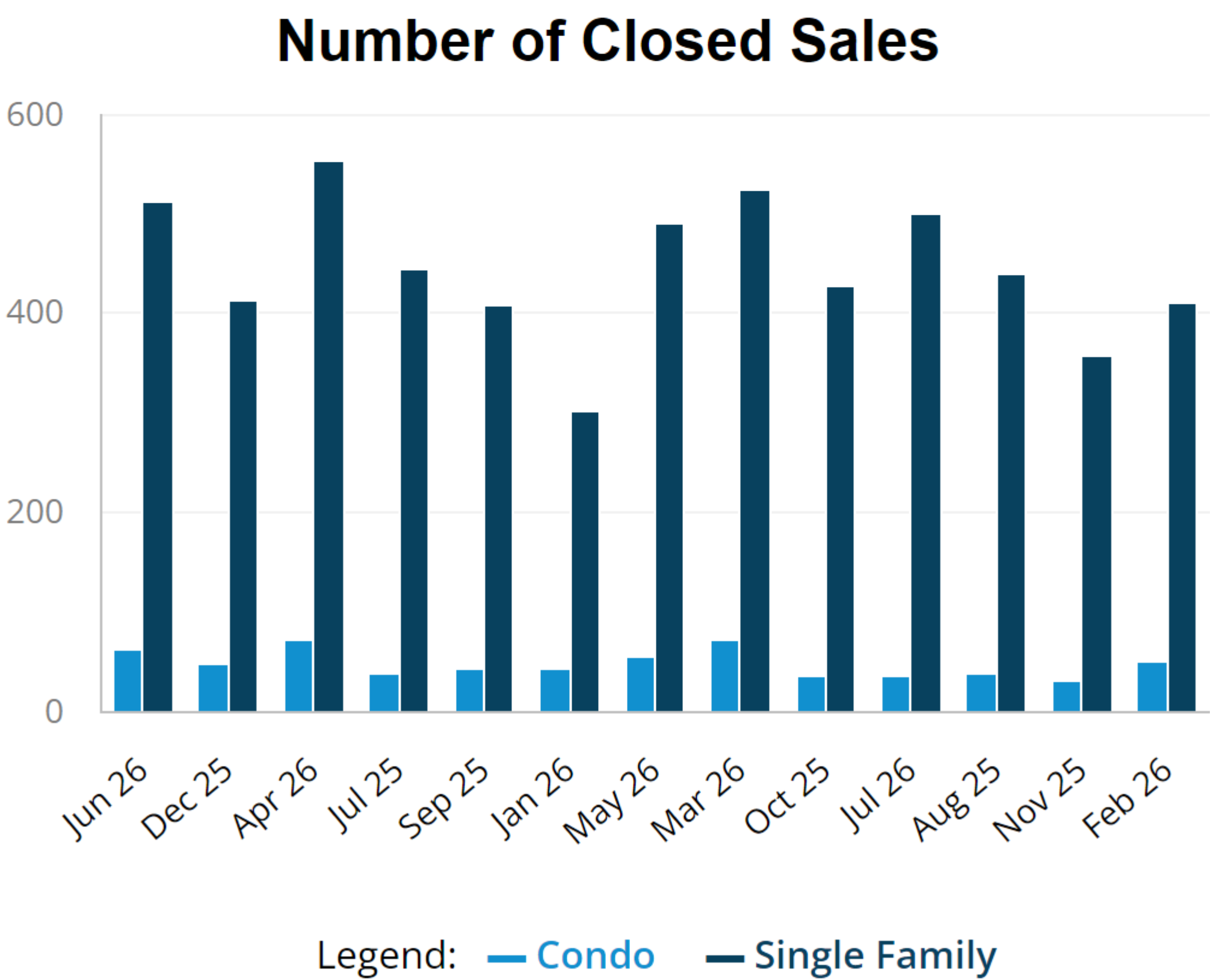
Legend: — Condo — Single Family

Single Family Homes

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$400,950	\$364,200	⬆ 10.1%	\$390,000	⬆ 2.8%	\$385,000	\$375,000	⬆ 2.7%
Closed Sales	500	444	⬆ 12.6%	511	⬆ -2.2%	3,290	3,078	⬆ 6.9%
New Listings	611	621	⬆ -1.6%	633	⬆ -3.5%	5,067	5,704	⬆ -11.2%
Pending Sales	526	395	⬆ 33.2%	498	⬆ 5.6%	3,593	3,239	⬆ 10.9%
Median Days on Market	55	58	⬆ -6.0%	52	⬆ 4.8%	49	56	⬆ -12.5%
Sold Price per Square Foot	\$228	\$218	⬆ 4.4%	\$229	⬆ -0.7%	\$221	\$221	⬆ 0.0%
Percent of Original Price Rec'd	93.7%	91.5%	⬆ 2.5%	93.8%	⬆ -0.1%	93.2%	91.8%	⬆ 1.6%
Active Inventory	2,178	2,988	⬆ -27.1%	2,349	⬆ -7.3%	--	--	--
Months Supply of Inventory	4.4	6.7	⬆ -35.3%	4.6	⬆ -5.2%	--	--	--

Condominiums

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$232,000	\$217,000	⬆ 6.9%	\$202,450	⬆ 14.6%	\$215,000	\$232,000	⬆ -7.3%
Closed Sales	34	38	⬆ -10.5%	62	⬆ -45.2%	386	308	⬆ 25.3%
New Listings	62	63	⬆ -1.6%	57	⬆ 8.8%	568	665	⬆ -14.6%
Pending Sales	41	33	⬆ 24.2%	42	⬆ -2.4%	392	309	⬆ 26.9%
Median Days on Market	94	124	⬆ -24.2%	65	⬆ 45.7%	66	72	⬆ -8.3%
Sold Price per Square Foot	\$162	\$157	⬆ 3.2%	\$158	⬆ 2.5%	\$164	\$177	⬆ -7.1%
Percent of Original Price Rec'd	88.9%	88.9%	⬆ 0.0%	90.6%	⬆ -1.9%	87.9%	86.4%	⬆ 1.7%
Active Inventory	299	401	⬆ -25.4%	329	⬆ -9.1%	--	--	--
Months Supply of Inventory	8.8	10.5	⬆ -16.7%	5.3	⬆ 65.7%	--	--	--

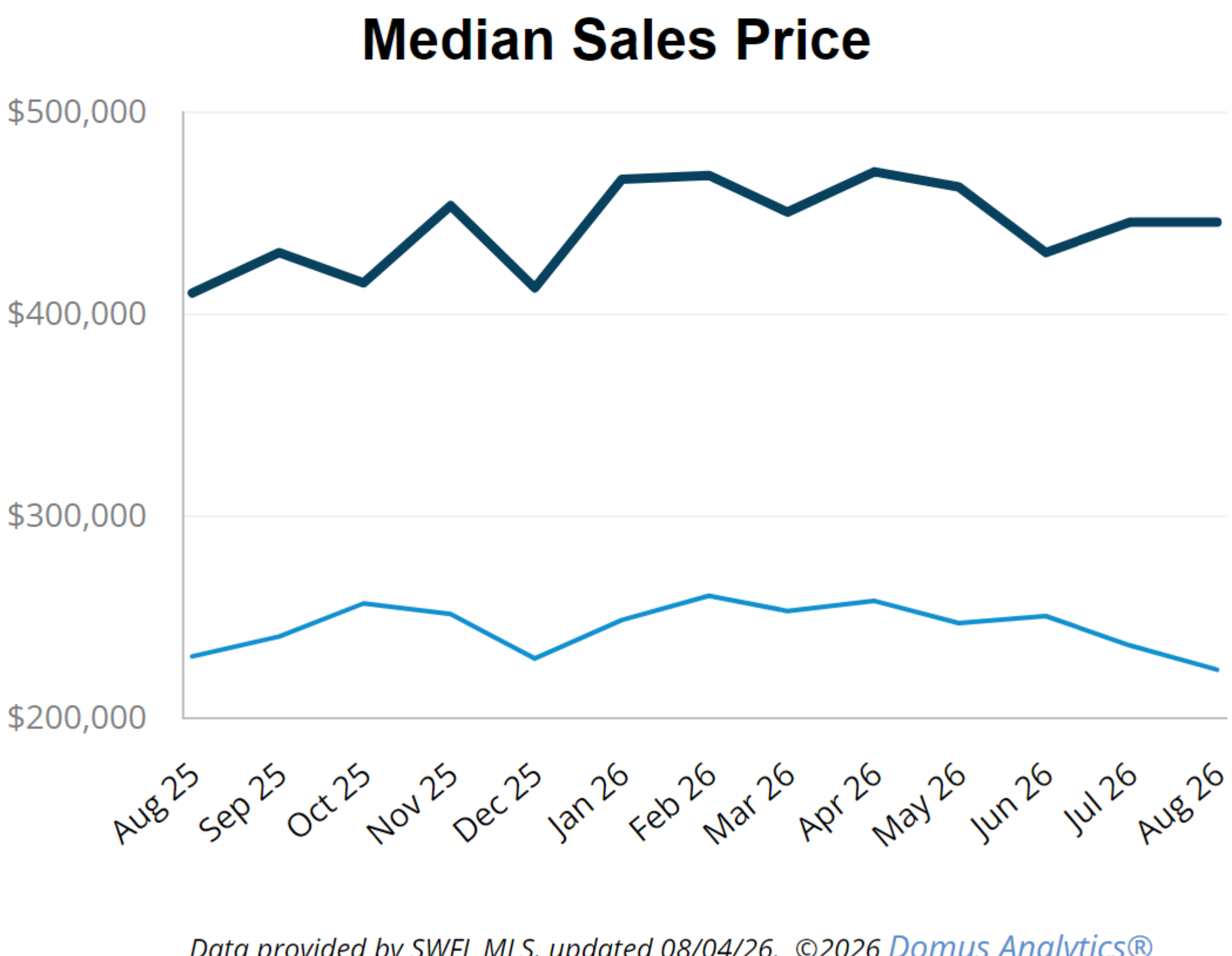
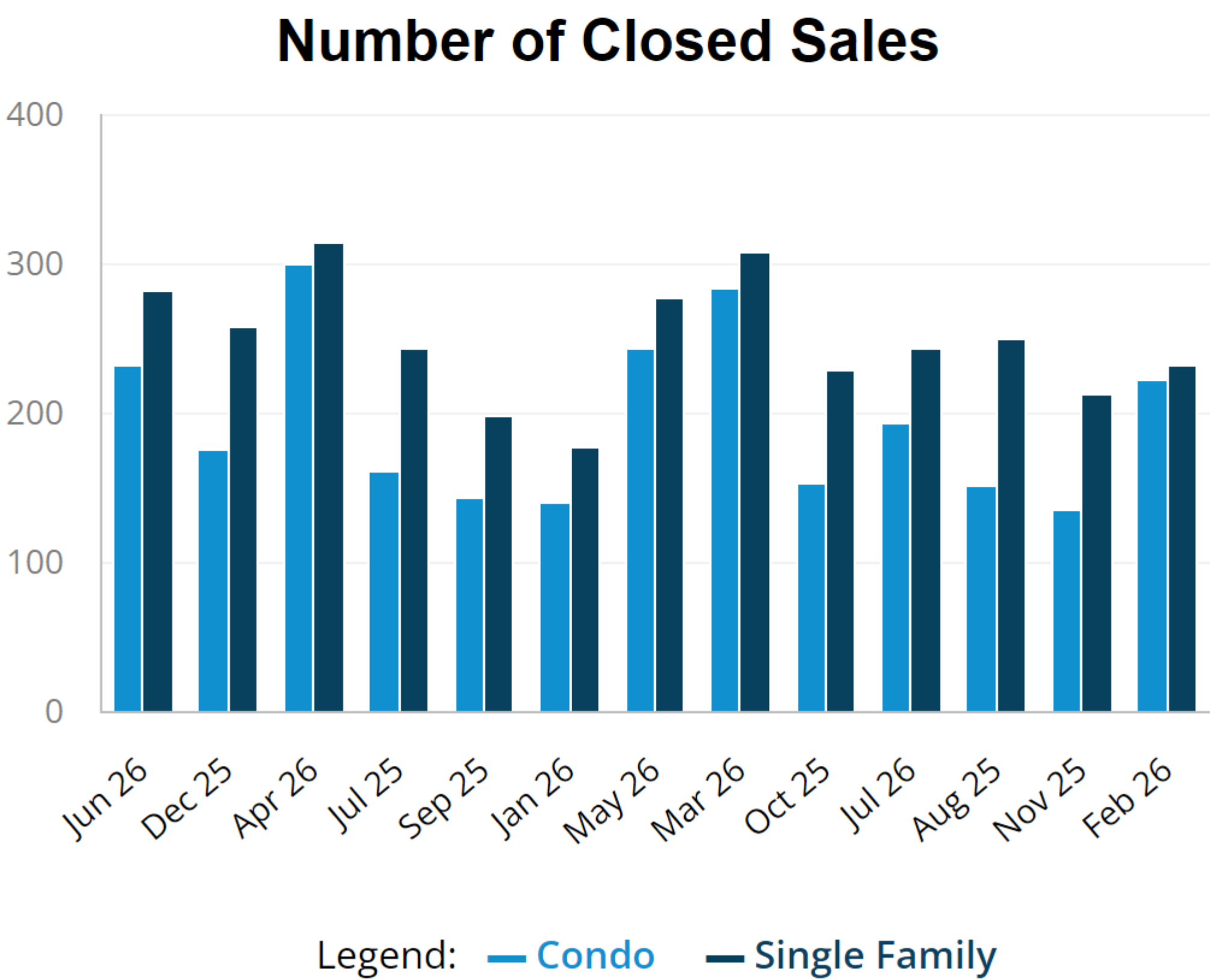


Single Family Homes

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$445,000	\$410,000	▲ 8.5%	\$445,000	▶ 0.0%	\$450,000	\$449,950	▲ 0.0%
Closed Sales	243	242	▲ 0.4%	282	▼ -13.8%	1,830	1,820	▲ 0.5%
New Listings	326	312	▲ 4.5%	297	▲ 9.8%	2,647	3,252	▼ -18.6%
Pending Sales	259	216	▲ 19.9%	265	▼ -2.3%	1,942	1,888	▲ 2.9%
Median Days on Market	50	54	▼ -6.5%	60	▼ -16.7%	54	51	▲ 5.9%
Sold Price per Square Foot	\$231	\$225	▲ 2.7%	\$223	▲ 3.6%	\$233	\$242	▼ -3.7%
Percent of Original Price Rec'd	90.7%	89.3%	▲ 1.6%	92.0%	▼ -1.4%	91.7%	90.4%	▲ 1.4%
Active Inventory	1,101	1,502	▼ -26.7%	1,186	▼ -7.2%	--	--	--
Months Supply of Inventory	4.5	6.2	▼ -27.0%	4.2	▲ 7.7%	--	--	--

Condominiums

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$223,450	\$230,000	▼ -2.8%	\$235,450	▼ -5.1%	\$246,750	\$262,500	▼ -6.0%
Closed Sales	192	161	▲ 19.3%	232	▼ -17.2%	1,610	1,309	▲ 23.0%
New Listings	241	216	▲ 11.6%	261	▼ -7.7%	2,557	2,753	▼ -7.1%
Pending Sales	199	164	▲ 21.3%	192	▲ 3.6%	1,694	1,353	▲ 25.2%
Median Days on Market	80	98	▼ -18.4%	77	▲ 4.6%	69	72	▼ -4.9%
Sold Price per Square Foot	\$162	\$170	▼ -5.0%	\$168	▼ -3.6%	\$176	\$193	▼ -8.8%
Percent of Original Price Rec'd	86.7%	85.5%	▲ 1.3%	87.4%	▼ -0.9%	88.2%	87.4%	▲ 0.9%
Active Inventory	1,328	1,628	▼ -18.4%	1,462	▼ -9.2%	--	--	--
Months Supply of Inventory	6.9	10.1	▼ -31.6%	6.3	▲ 9.8%	--	--	--



Fort Myers Beach Region

July 2026



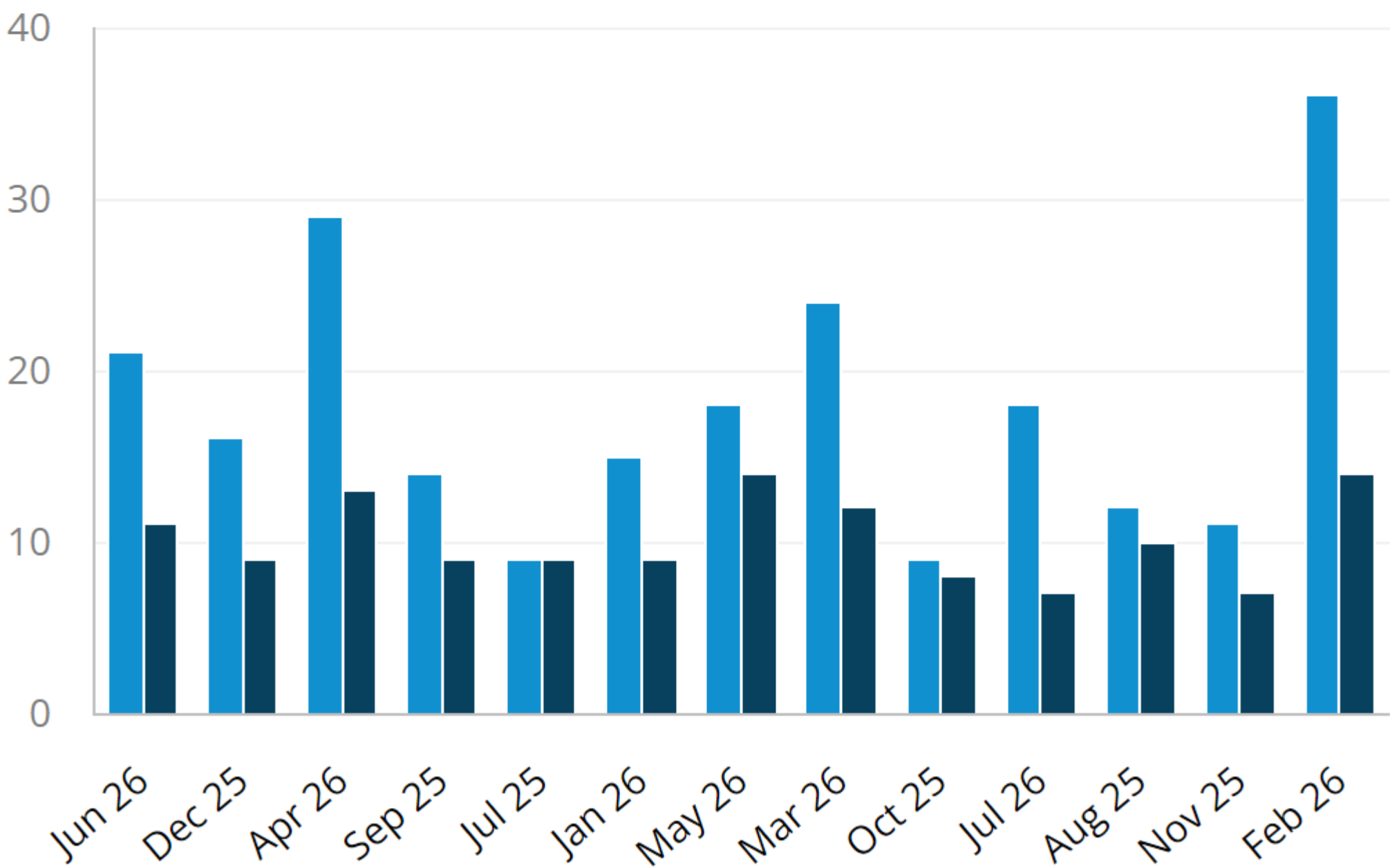
Single Family Homes

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,055,000	\$875,000	▲ 20.6%	\$1,300,000	▼ -18.8%	\$1,067,500	\$910,000	▲ 17.3%
Closed Sales	7	9	▼ -22.2%	11	▼ -36.4%	80	64	▲ 25.0%
New Listings	22	23	▼ -4.3%	20	▲ 10.0%	204	244	▼ -16.4%
Pending Sales	10	9	▲ 11.1%	6	▲ 66.7%	81	70	▲ 15.7%
Median Days on Market	120	34	▲ 252.9%	122	▼ -1.6%	97	77	▲ 26.0%
Sold Price per Square Foot	\$556	\$620	▼ -10.3%	\$587	▼ -5.3%	\$565	\$583	▼ -3.2%
Percent of Original Price Rec'd	81.0%	80.5%	▲ 0.6%	86.1%	▼ -6.0%	85.2%	80.9%	▲ 5.4%
Active Inventory	148	181	▼ -18.2%	163	▼ -9.2%	--	--	--
Months Supply of Inventory	21.1	20.1	▲ 5.1%	14.8	▲ 42.6%	--	--	--

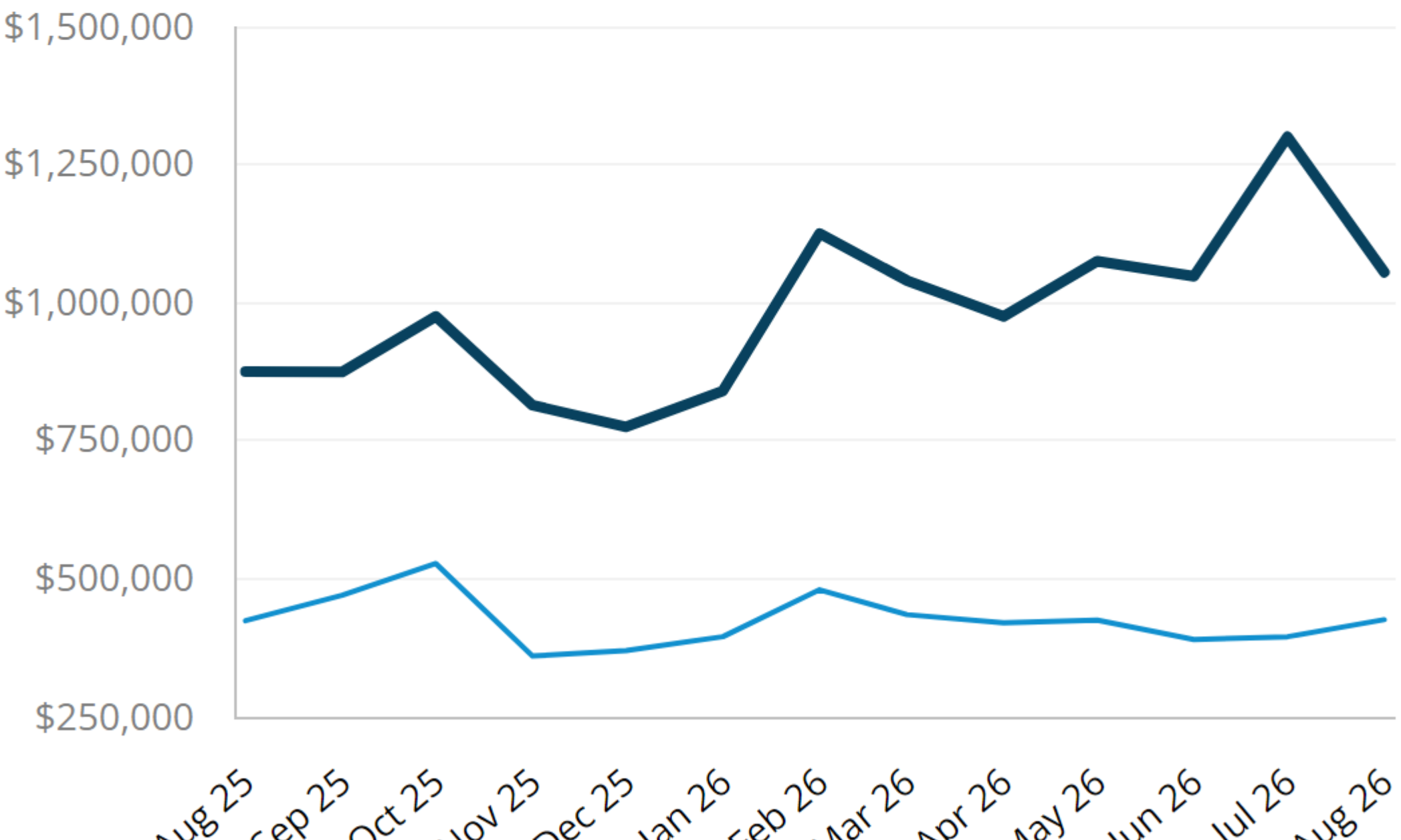
Condominiums

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$425,870	\$424,000	▲ 0.4%	\$395,000	▲ 7.8%	\$435,000	\$510,000	▼ -14.7%
Closed Sales	18	9	▲ 100.0%	21	▼ -14.3%	161	87	▲ 85.1%
New Listings	22	32	▼ -31.3%	35	▼ -37.1%	313	322	▼ -2.8%
Pending Sales	17	14	▲ 21.4%	23	▼ -26.1%	165	90	▲ 83.3%
Median Days on Market	110	91	▲ 21.5%	126	▼ -12.7%	83	91	▼ -8.3%
Sold Price per Square Foot	\$351	\$382	▼ -8.1%	\$395	▼ -11.1%	\$403	\$445	▼ -9.4%
Percent of Original Price Rec'd	86.3%	85.6%	▲ 0.8%	84.7%	▲ 1.9%	87.8%	88.4%	▼ -0.7%
Active Inventory	242	280	▼ -13.6%	270	▼ -10.4%	--	--	--
Months Supply of Inventory	13.4	31.1	▼ -56.8%	12.9	▲ 4.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Lehigh Acres Region

July 2026



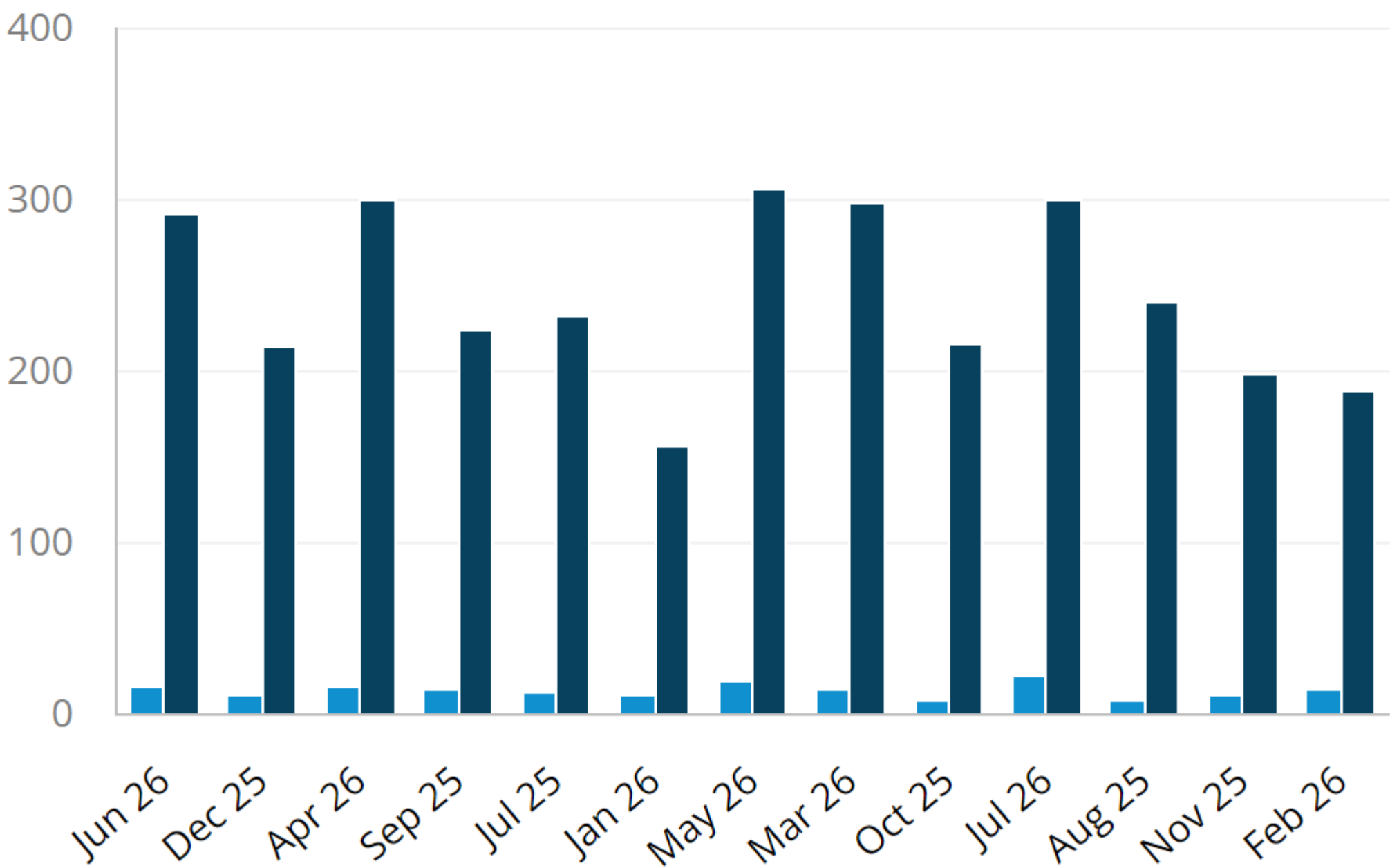
Single Family Homes

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$312,500	\$327,000	⬇️ -4.4%	\$309,998	⬆️ 0.8%	\$310,000	\$325,000	⬇️ -4.6%
Closed Sales	300	231	⬆️ 29.9%	291	⬆️ 3.1%	1,836	1,665	⬆️ 10.3%
New Listings	426	445	⬇️ -4.3%	420	⬆️ 1.4%	3,307	3,301	⬆️ 0.2%
Pending Sales	288	225	⬆️ 28.0%	319	⬇️ -9.7%	2,029	1,755	⬆️ 15.6%
Median Days on Market	56	53	⬆️ 4.7%	50	⬆️ 11.0%	54	49	⬆️ 10.2%
Sold Price per Square Foot	\$200	\$209	⬇️ -4.5%	\$197	⬆️ 1.3%	\$198	\$212	⬇️ -6.6%
Percent of Original Price Rec'd	95.1%	94.5%	⬆️ 0.6%	95.4%	⬇️ -0.3%	94.9%	95.3%	⬇️ -0.4%
Active Inventory	1,442	1,566	⬇️ -7.9%	1,523	⬇️ -5.3%	--	--	--
Months Supply of Inventory	4.8	6.8	⬇️ -29.1%	5.2	⬇️ -8.2%	--	--	--

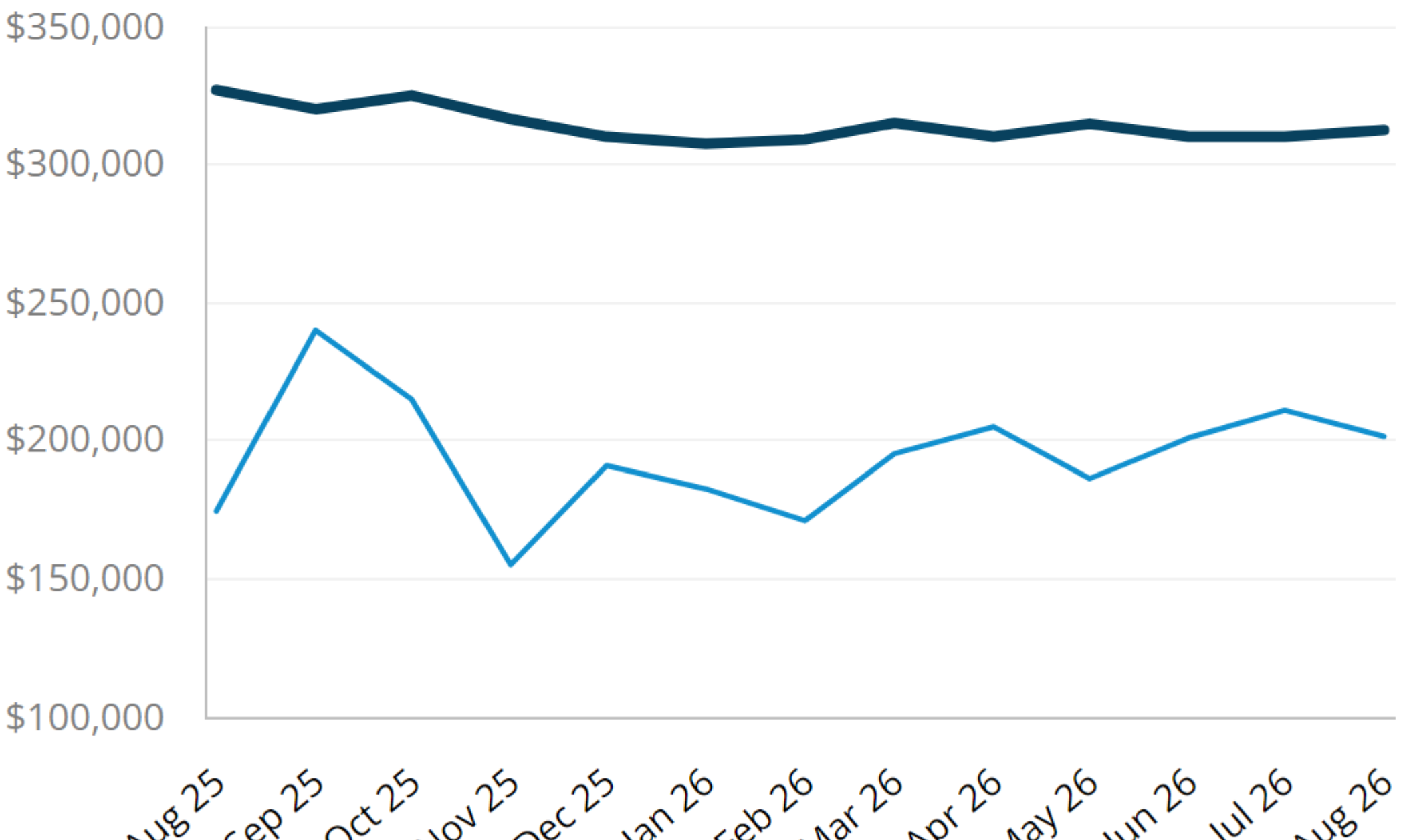
Condominiums

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$201,500	\$174,500	⬆️ 15.5%	\$211,000	⬇️ -4.5%	\$200,000	\$195,000	⬆️ 2.6%
Closed Sales	21	12	⬆️ 75.0%	16	⬆️ 31.3%	110	97	⬆️ 13.4%
New Listings	33	33	➡️ 0.0%	29	⬆️ 13.8%	210	249	⬇️ -15.7%
Pending Sales	17	10	⬆️ 70.0%	19	⬇️ -10.5%	114	101	⬆️ 12.9%
Median Days on Market	57	51	⬆️ 12.9%	58	⬇️ -1.7%	52	55	⬇️ -6.4%
Sold Price per Square Foot	\$135	\$146	⬇️ -7.5%	\$146	⬇️ -7.5%	\$141	\$158	⬇️ -11.1%
Percent of Original Price Rec'd	90.7%	86.7%	⬆️ 4.6%	90.4%	⬆️ 0.4%	90.0%	87.6%	⬆️ 2.8%
Active Inventory	116	126	⬇️ -7.9%	114	⬆️ 1.8%	--	--	--
Months Supply of Inventory	5.5	10.5	⬇️ -47.4%	7.1	⬇️ -22.5%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region

July 2026



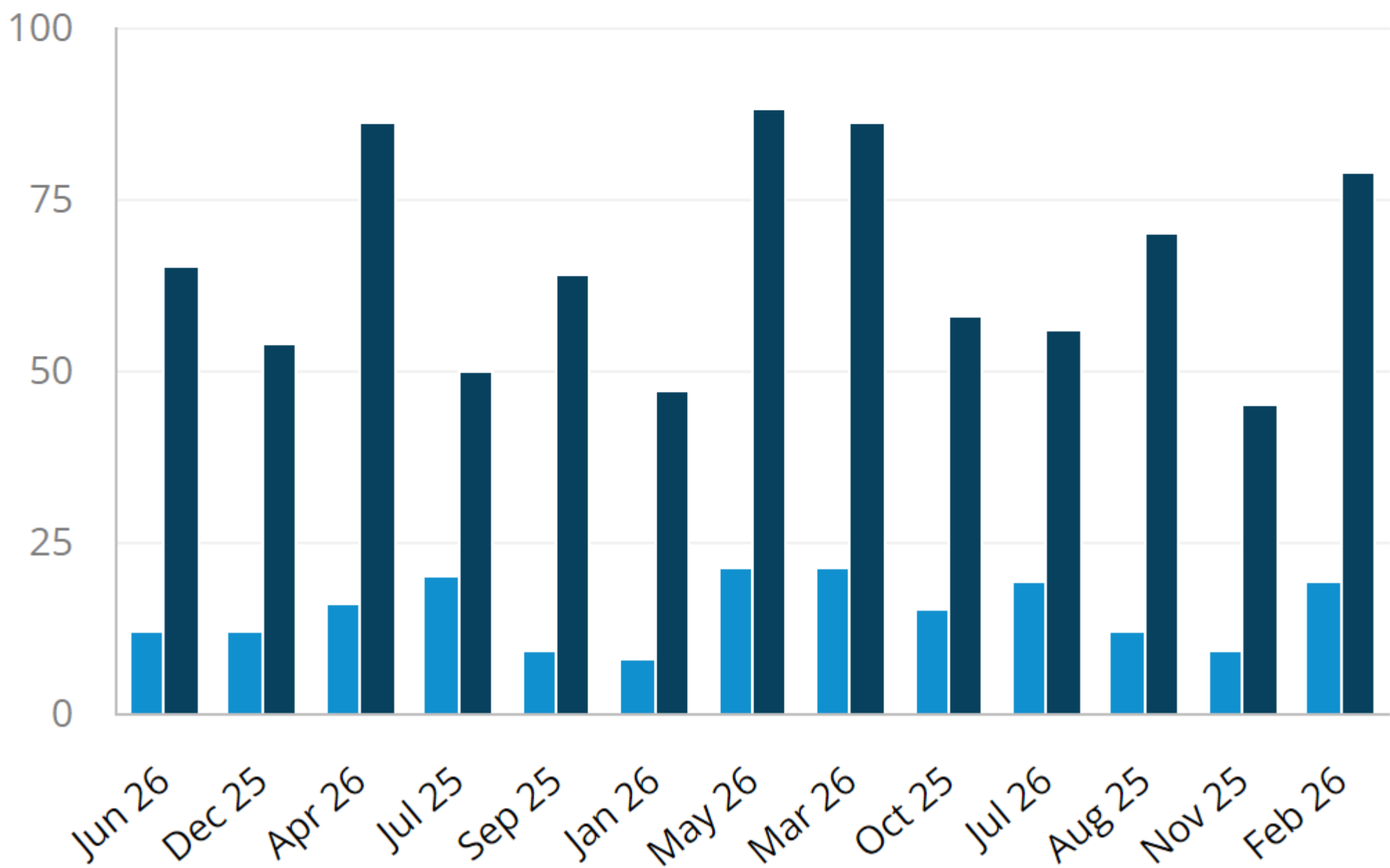
Single Family Homes

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$356,500	\$365,000	⬇️ -2.3%	\$330,000	⬆️ 8.0%	\$340,000	\$348,500	⬇️ -2.4%
Closed Sales	56	50	⬆️ 12.0%	65	⬇️ -13.8%	507	415	⬆️ 22.2%
New Listings	76	74	⬆️ 2.7%	94	⬇️ -19.1%	727	805	⬇️ -9.7%
Pending Sales	82	63	⬆️ 30.2%	49	⬆️ 67.3%	540	442	⬆️ 22.2%
Median Days on Market	64	69	⬇️ -7.2%	32	⬆️ 100.0%	52	50	⬆️ 4.0%
Sold Price per Square Foot	\$197	\$198	⬇️ -0.8%	\$188	⬆️ 4.5%	\$190	\$194	⬇️ -2.1%
Percent of Original Price Rec'd	92.2%	87.0%	⬆️ 6.0%	92.4%	⬇️ -0.2%	92.0%	89.2%	⬆️ 3.1%
Active Inventory	295	394	⬇️ -25.1%	356	⬇️ -17.1%	--	--	--
Months Supply of Inventory	5.3	7.9	⬇️ -33.1%	5.5	⬇️ -3.8%	--	--	--

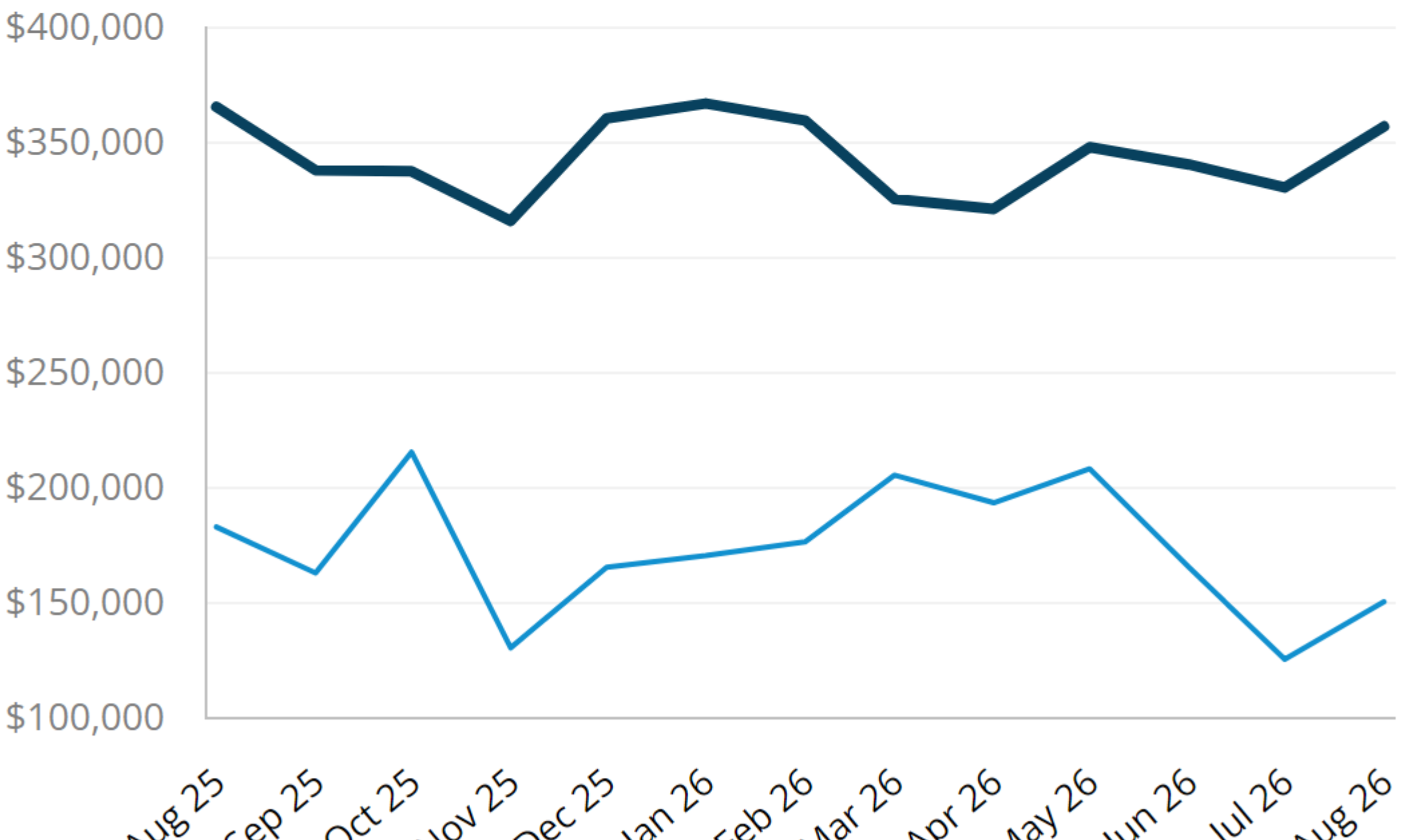
Condominiums

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$150,000	\$182,500	⬇️ -17.8%	\$125,000	⬆️ 20.0%	\$180,000	\$155,000	⬆️ 16.1%
Closed Sales	19	20	⬇️ -5.0%	12	⬆️ 58.3%	116	105	⬆️ 10.5%
New Listings	31	16	⬆️ 93.8%	19	⬆️ 63.2%	217	251	⬇️ -13.5%
Pending Sales	15	5	⬆️ 200.0%	19	⬇️ -21.1%	123	105	⬆️ 17.1%
Median Days on Market	90	44	⬆️ 104.5%	44	⬆️ 104.5%	66	76	⬇️ -13.2%
Sold Price per Square Foot	\$137	\$142	⬇️ -3.5%	\$123	⬆️ 11.8%	\$144	\$144	⬆️ 0.0%
Percent of Original Price Rec'd	87.2%	80.5%	⬆️ 8.3%	82.7%	⬆️ 5.5%	87.0%	82.6%	⬆️ 5.3%
Active Inventory	134	170	⬇️ -21.2%	134	⬆️ 0.0%	--	--	--
Months Supply of Inventory	7.0	8.5	⬇️ -17.0%	11.2	⬇️ -36.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

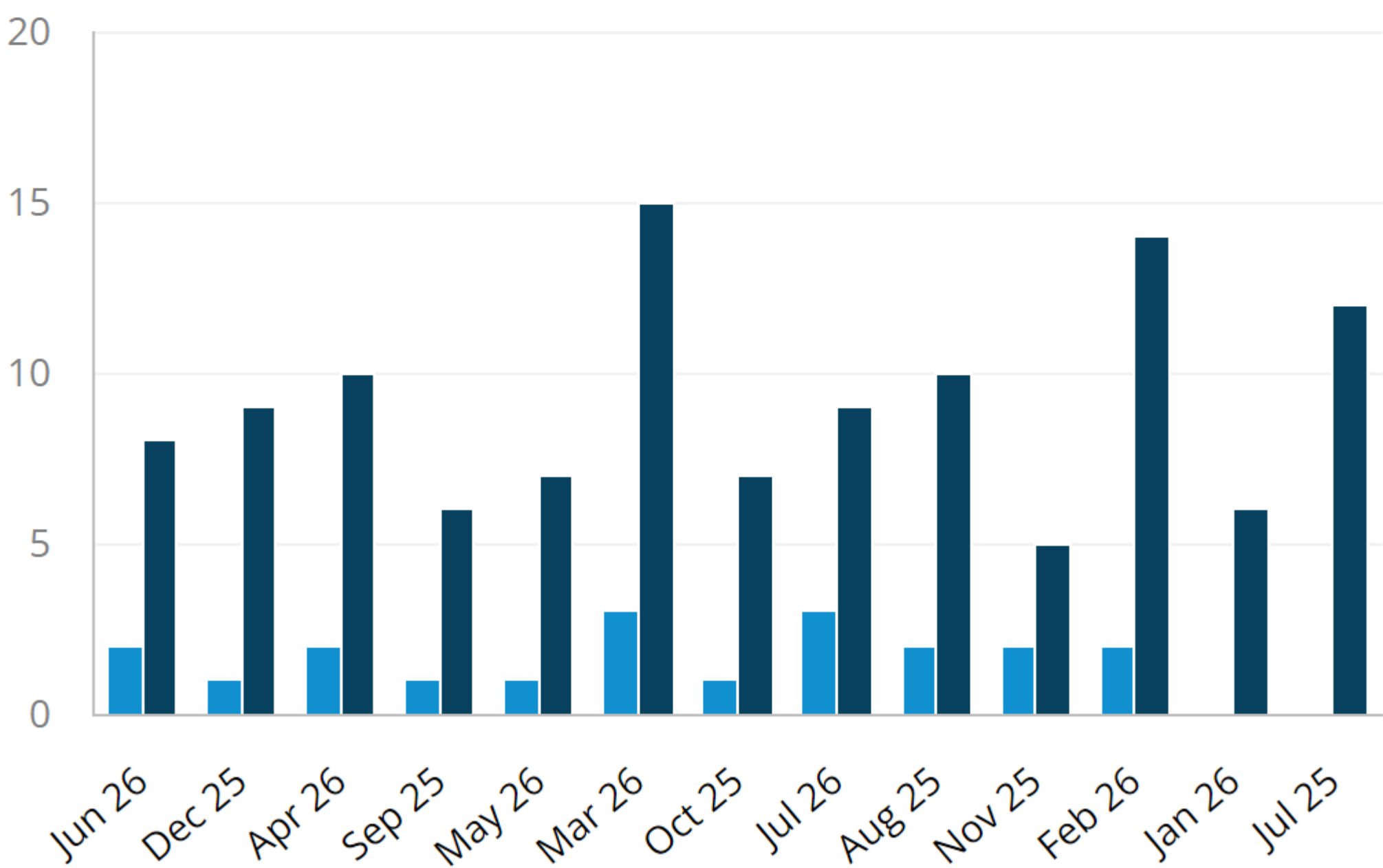
Single Family Homes

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$399,000	\$387,000	⬆ 3.1%	\$387,500	⬆ 3.0%	\$445,000	\$445,000	➡ 0.0%
Closed Sales	9	12	⬇ -25.0%	8	⬆ 12.5%	69	59	⬆ 16.9%
New Listings	22	19	⬆ 15.8%	10	⬆ 120.0%	124	143	⬇ -13.3%
Pending Sales	13	11	⬆ 18.2%	8	⬆ 62.5%	76	58	⬆ 31.0%
Median Days on Market	90	93	⬇ -3.2%	114	⬇ -20.7%	91	98	⬇ -6.7%
Sold Price per Square Foot	\$305	\$257	⬆ 18.9%	\$292	⬆ 4.6%	\$301	\$294	⬆ 2.4%
Percent of Original Price Rec'd	91.2%	83.0%	⬆ 9.8%	86.2%	⬆ 5.8%	86.4%	82.9%	⬆ 4.3%
Active Inventory	83	106	⬇ -21.7%	81	⬆ 2.5%	--	--	--
Months Supply of Inventory	9.2	8.8	⬆ 4.4%	10.1	⬇ -8.9%	--	--	--

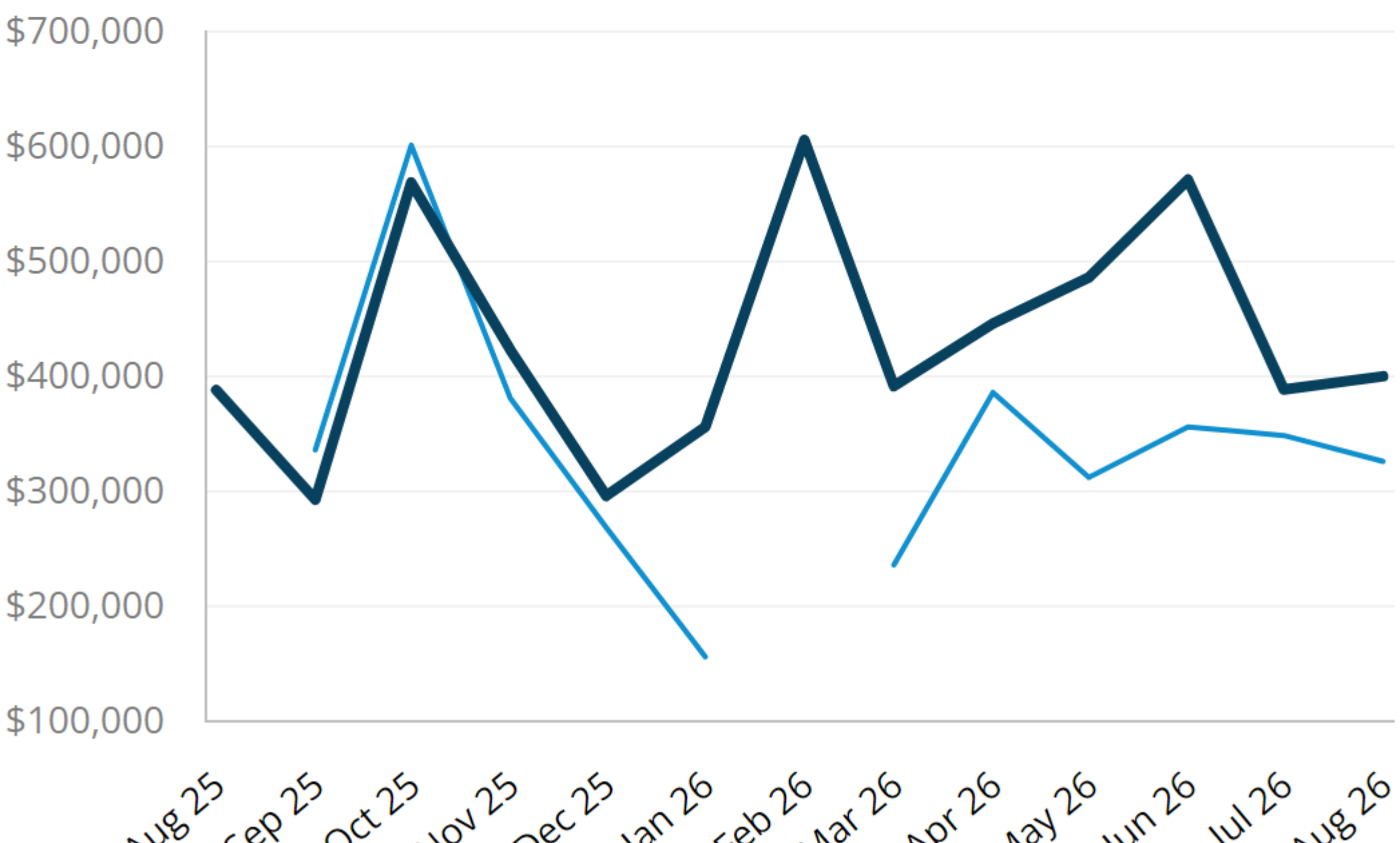
Condominiums

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$325,000			\$347,500	⬇ -6.5%	\$330,000	\$370,000	⬇ -10.8%
Closed Sales	3	0		2	⬆ 50.0%	13	9	⬆ 44.4%
New Listings	2	0		1	⬆ 100.0%	20	18	⬆ 11.1%
Pending Sales	3	1	⬆ 200.0%	3	➡ 0.0%	15	11	⬆ 36.4%
Median Days on Market	121	152	⬇ -20.4%	180	⬇ -32.8%	121	105	⬆ 15.2%
Sold Price per Square Foot	\$266			\$285	⬇ -6.5%	\$305	\$339	⬇ -10.0%
Percent of Original Price Rec'd	92.4%			89.2%	⬆ 3.6%	91.0%	85.9%	⬆ 6.0%
Active Inventory	15	12	⬆ 25.0%	17	⬇ -11.8%	--	--	--
Months Supply of Inventory	5.0	1,200.0	⬇ -99.6%	8.5	⬇ -41.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Sanibel Region

July 2026



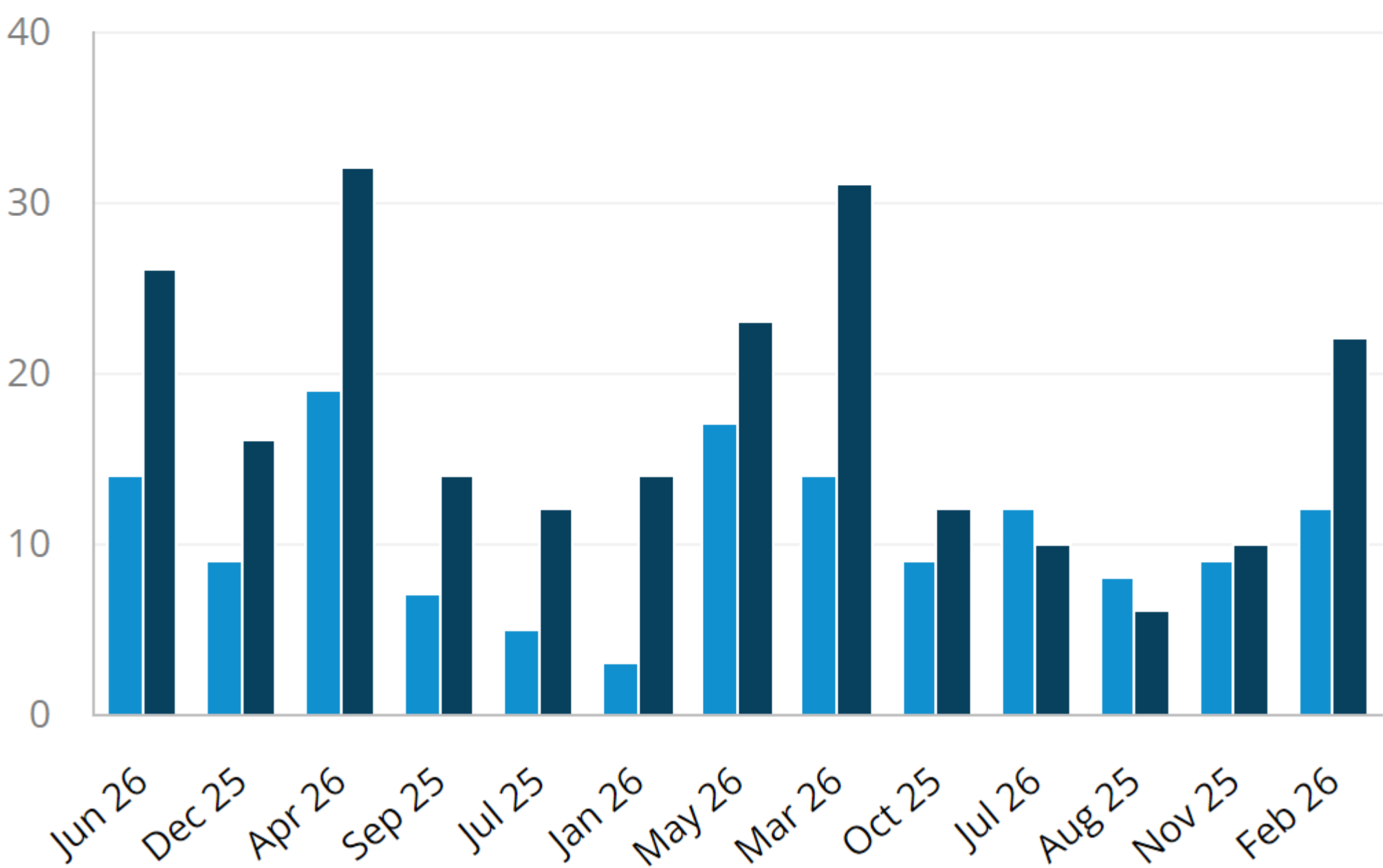
Single Family Homes

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,192,500	\$1,106,300	▲ 7.8%	\$1,167,500	▲ 2.1%	\$1,205,000	\$1,100,000	▲ 9.5%
Closed Sales	10	12	▼ -16.7%	26	▼ -61.5%	158	95	▲ 66.3%
New Listings	9	24	▼ -62.5%	24	▼ -62.5%	209	298	▼ -29.9%
Pending Sales	15	9	▲ 66.7%	20	▼ -25.0%	170	95	▲ 78.9%
Median Days on Market	133	124	▲ 7.3%	171	▼ -22.2%	108	86	▲ 25.0%
Sold Price per Square Foot	\$578	\$431	▲ 34.1%	\$515	▲ 12.3%	\$537	\$501	▲ 7.1%
Percent of Original Price Rec'd	85.3%	83.0%	▲ 2.8%	85.5%	▼ -0.2%	86.2%	82.9%	▲ 4.0%
Active Inventory	131	191	▼ -31.4%	165	▼ -20.6%	--	--	--
Months Supply of Inventory	13.1	15.9	▼ -17.7%	6.3	▲ 106.3%	--	--	--

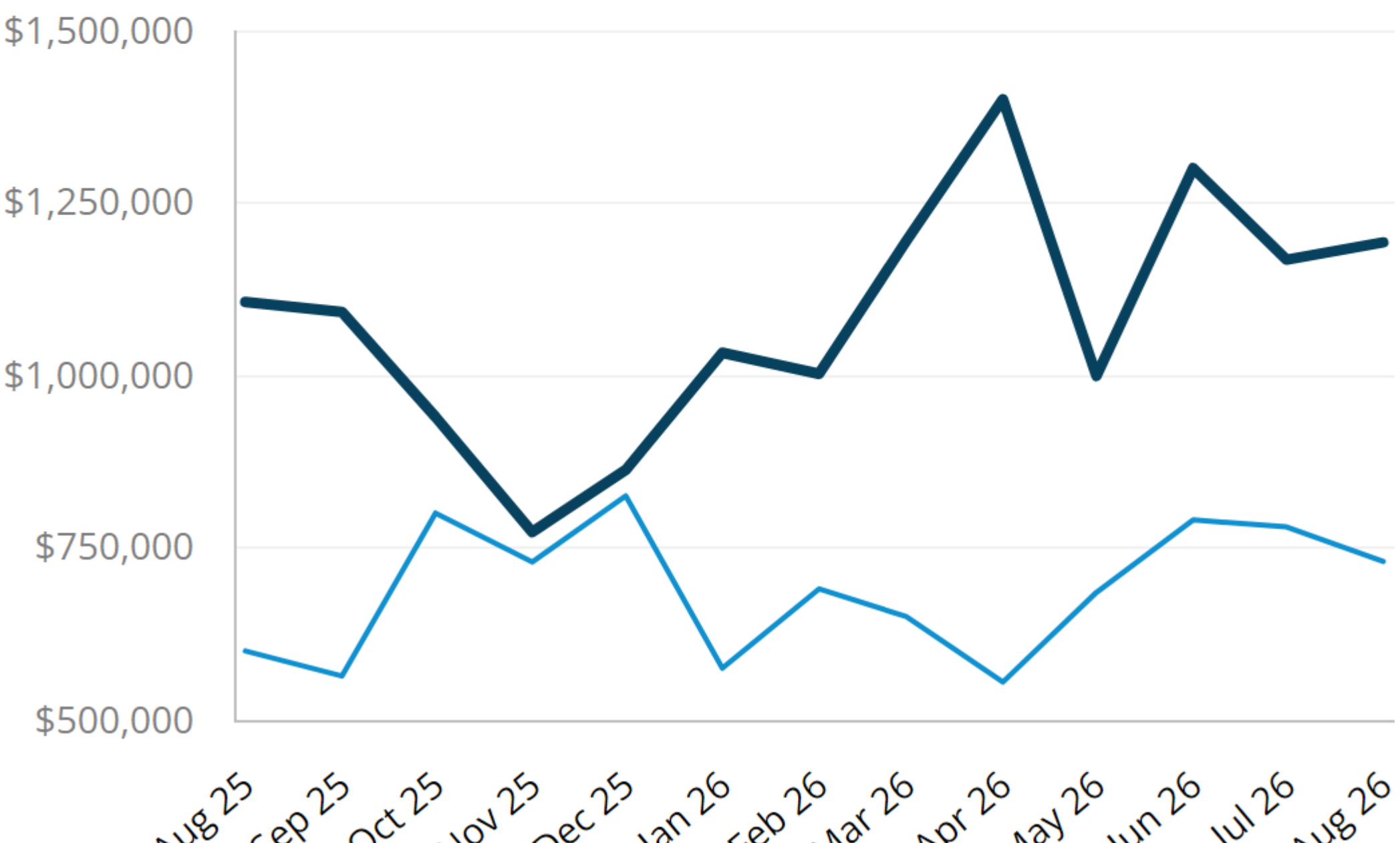
Condominiums

	Jul 2026	Jul 2025	YoY %Chg	Jun 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$730,000	\$600,000	▲ 21.7%	\$780,000	▼ -6.4%	\$720,000	\$800,000	▼ -10.0%
Closed Sales	12	5	▲ 140.0%	14	▼ -14.3%	91	61	▲ 49.2%
New Listings	6	17	▼ -64.7%	14	▼ -57.1%	126	204	▼ -38.2%
Pending Sales	11	4	▲ 175.0%	14	▼ -21.4%	101	61	▲ 65.6%
Median Days on Market	189	73	▲ 160.7%	152	▲ 24.3%	129	73	▲ 76.7%
Sold Price per Square Foot	\$564	\$373	▲ 51.2%	\$714	▼ -21.0%	\$636	\$680	▼ -6.5%
Percent of Original Price Rec'd	82.7%	83.7%	▼ -1.2%	87.9%	▼ -5.9%	85.5%	87.9%	▼ -2.7%
Active Inventory	120	159	▼ -24.5%	154	▼ -22.1%	--	--	--
Months Supply of Inventory	10.0	31.7	▼ -68.5%	11.0	▼ -9.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family