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## Royal Palm Coast Realtor® Association Market Stats Report: June Another Slow Month For The Housing Market

**Fort Myers and Cape Coral, FL** – Marlissa Gervasoni, President of the Royal Palm Coast Realtor® Association, remarked, "While the summer months can be slow for everyone here in SWFL, we recognize there is still plenty of opportunity in our area."

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

For the RPCRA single family residential market, the median sold price was \$385,000, down 1% from the previous month. The number of closed sales was 1080, down 16.7 % over May. The number of new listings at the end of June was 1620, a decrease of 16.0% from the prior month. The median days on market was 49, up 8.9% compared to May. Finally, the months' supply of inventory decreased to 5.5, 12.9% lower compared to May.

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

For the RPCRA condo and townhouse market, the median sold price was \$282,500, down 5.5% from the previous month, and down 6.9% over last June. The number of closed sales was 198, a decrease of 34.2% from May, with median days on market down 10.9% at 57. The number of new listings at the end of June was 400, a decrease of 18.7% from the prior month. Finally, the monthly supply of inventory increased to 11.5, up 45.7% from May, and up 161.2% compared to June 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

June 2024

	Single Family Homes		Condos Townhouses	
	2024	2023	2024	2023
<b>Closed Sales</b>	<span style="color: red;">↓</span> Down 8.7% From Last Year <b>1,080</b>	1,183	<span style="color: red;">↓</span> Down 36.9% From Last Year <b>198</b>	314
<b>Pending Sales</b>	<span style="color: green;">↑</span> Up 10.2% From Last Year <b>1,209</b>	1,097	<span style="color: red;">↓</span> Down 18.3% From Last Year <b>214</b>	262
<b>Active Inventory</b>	<span style="color: green;">↑</span> Up 38.4% From Last Year <b>5,945</b>	4,296	<span style="color: green;">↑</span> Up 64.7% From Last Year <b>2,276</b>	1,382
<b>Days On Market</b>	<span style="color: green;">↑</span> Up 63.3% From Last Year <b>49</b>	30	<span style="color: green;">↑</span> Up 123.5% From Last Year <b>57</b>	25.5
<b>Median Sales Price</b>	<span style="color: red;">↓</span> Down 3.8% From Last Year <b>\$385,000</b>	\$400,000	<span style="color: red;">↓</span> Down 6.9% From Last Year <b>\$282,500</b>	\$303,450

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 Jul 08, 2024

# June 2024 Market Review

Single Family Residence

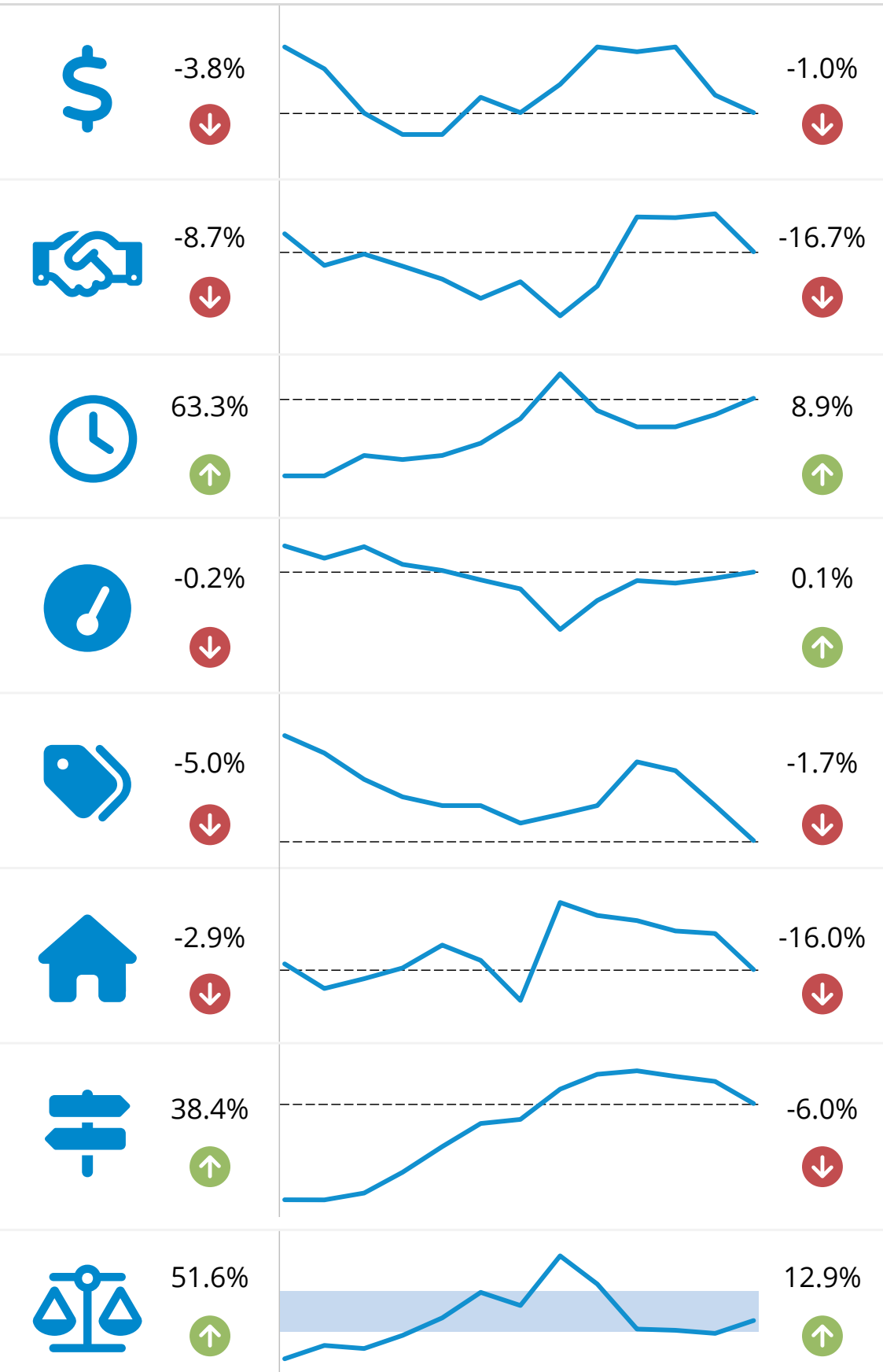
24 Cities selected

13 months  YTD

Compared to June 2023

Compared to May 2024

June 2024



Median Sales Price	<b>\$385,000</b>
Closed Sales	<b>1,080</b>
Median Days on Market	<b>49</b>
List Price Received	<b>97.0%</b>
Sold \$/SqFt	<b>\$228</b>
New Listings	<b>1,620</b>
Active Inventory	<b>5,945</b>
Months Supply of Inventory	<b>5.5</b>

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



# June 2024 Market Review

Condominium, Townhouse

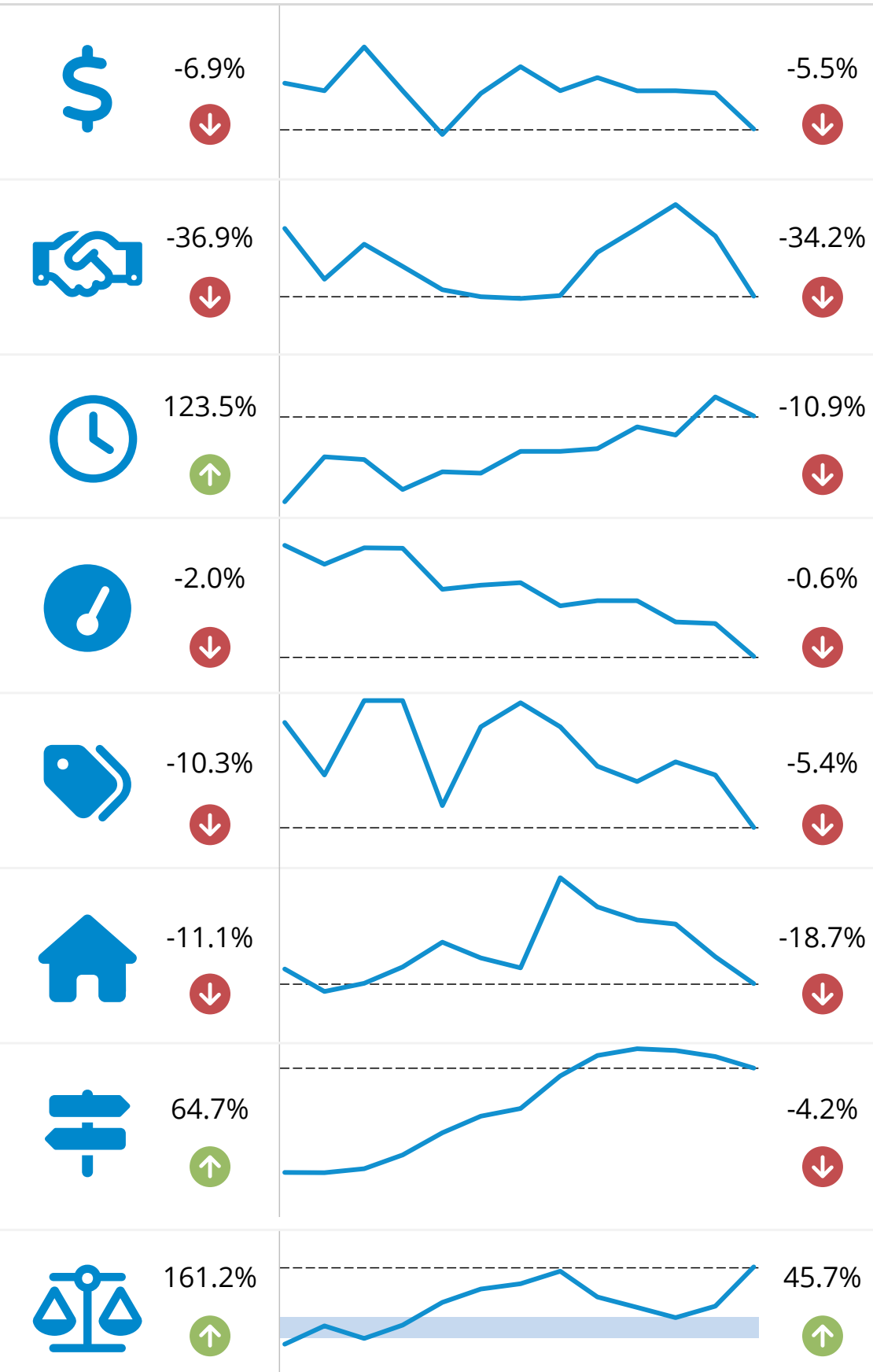
24 Cities selected

13 months  YTD

Compared to June 2023

Compared to May 2024

June 2024



Median Sales Price  
**\$282,500**

Closed Sales  
**198**

Median Days on Market  
**57**

List Price Received  
**94.6%**

Sold \$/SqFt  
**\$209**

New Listings  
**400**

Active Inventory  
**2,276**

Months Supply of Inventory  
**11.5**

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





New Pending Sales



1,398



2.9% compared to

1,359

June 2023



Time Series (Line)



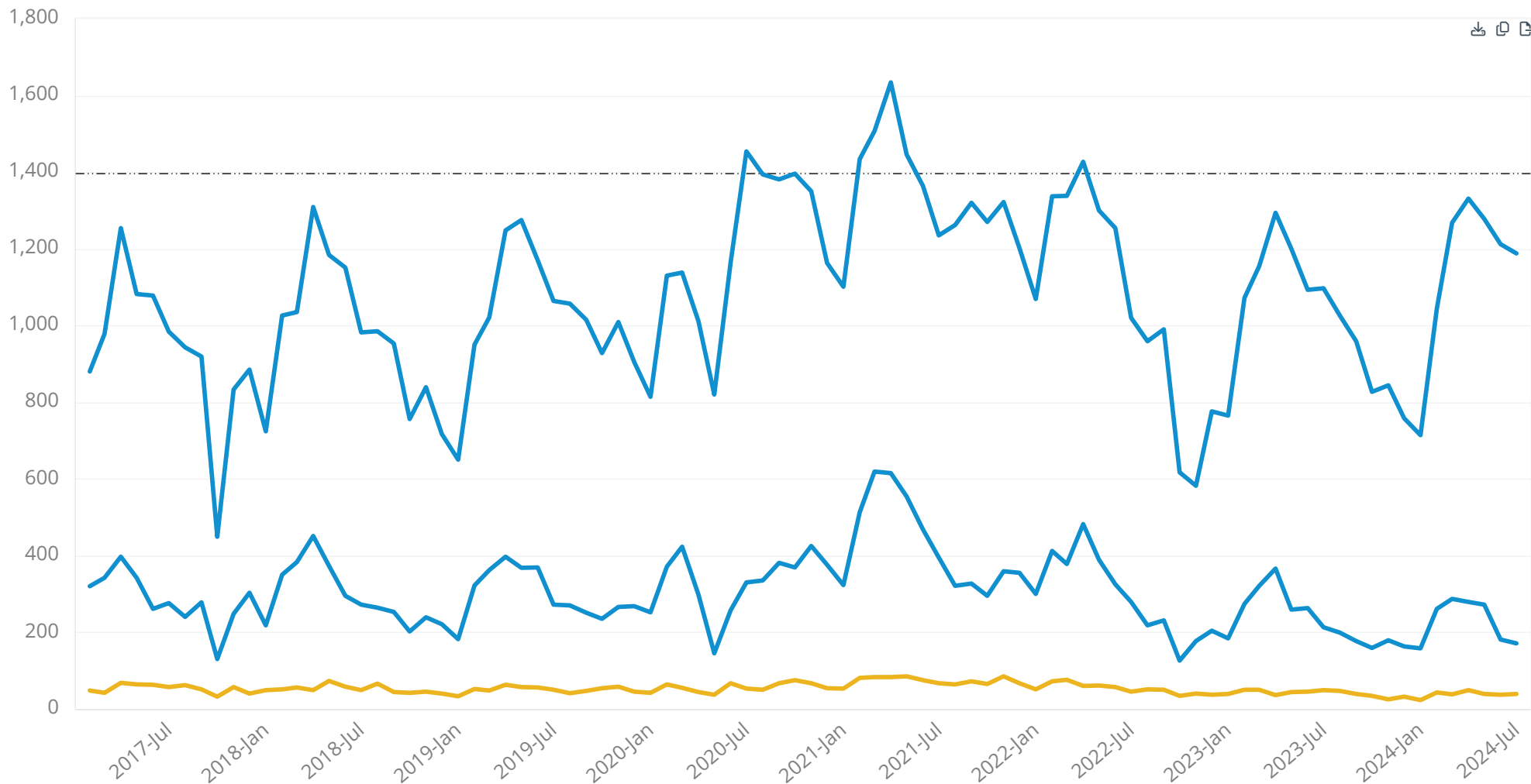
Monthly



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) ▼

49



69.0% compared to

29

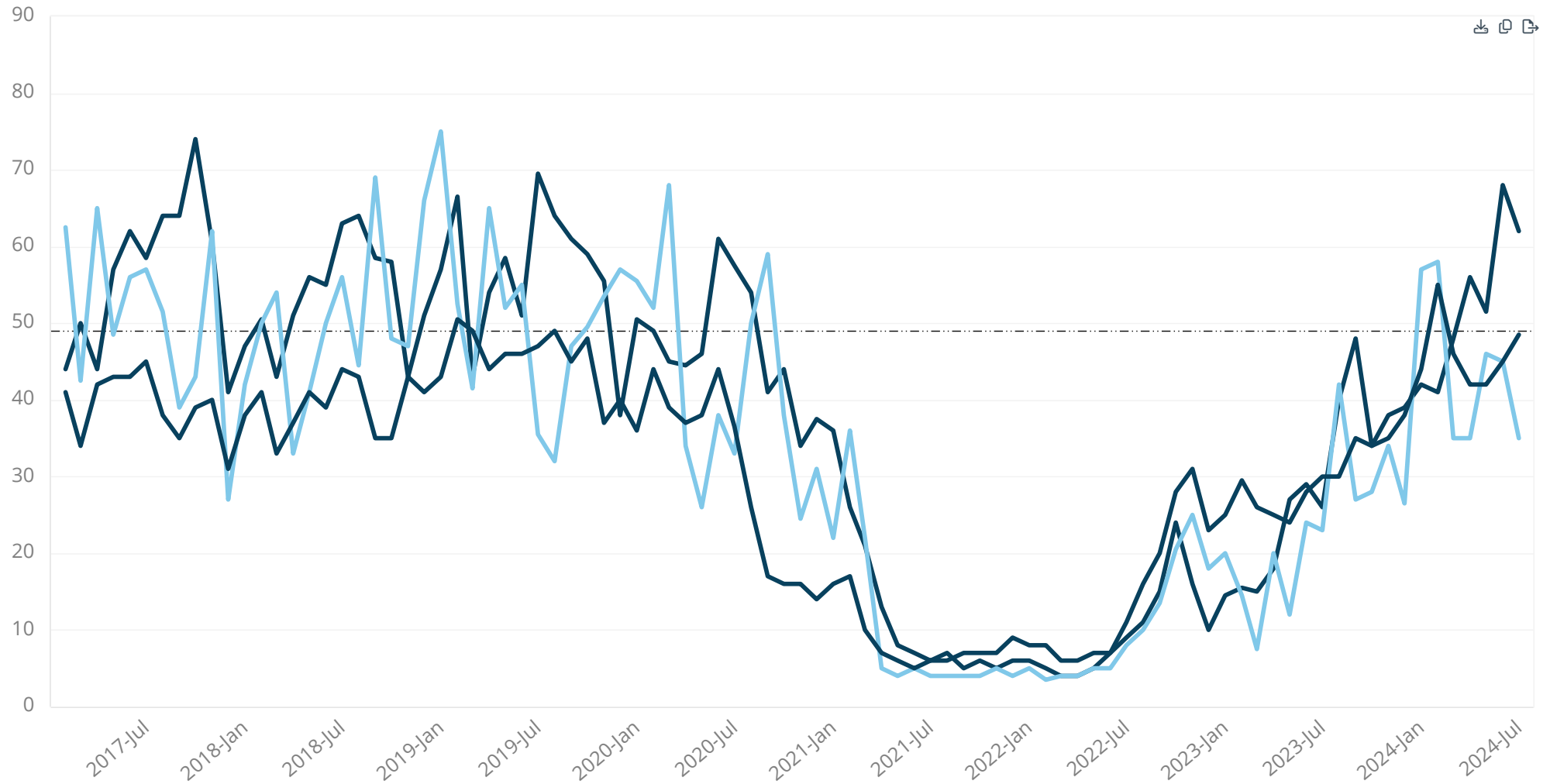
June 2023 ▼

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



8,256



45.4% compared to

5,678

June 2023



Time Series (Line)



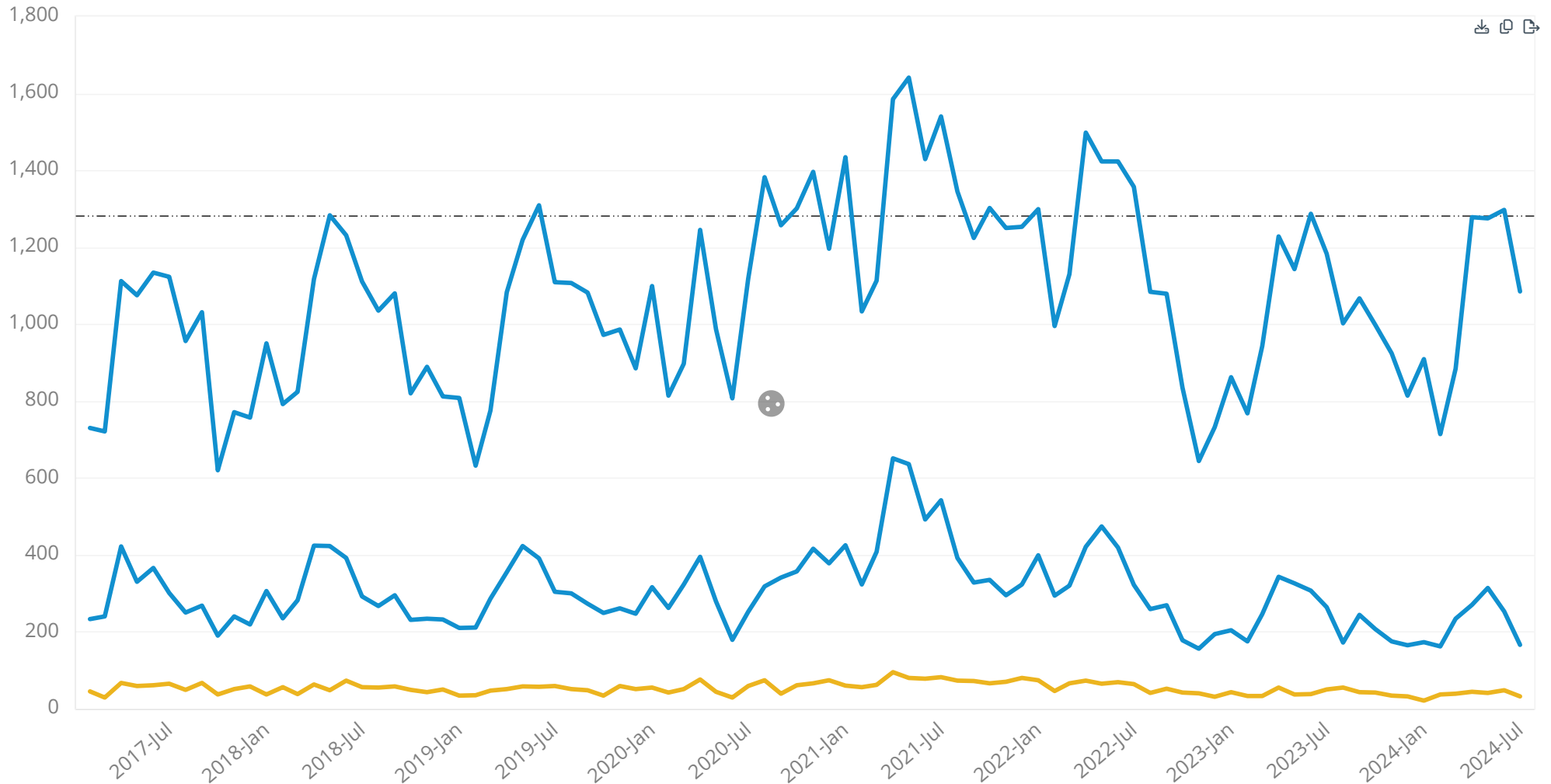
Monthly



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**



-2.6%  
compared to

**\$385,000**

June 2023



Time Series (Line)



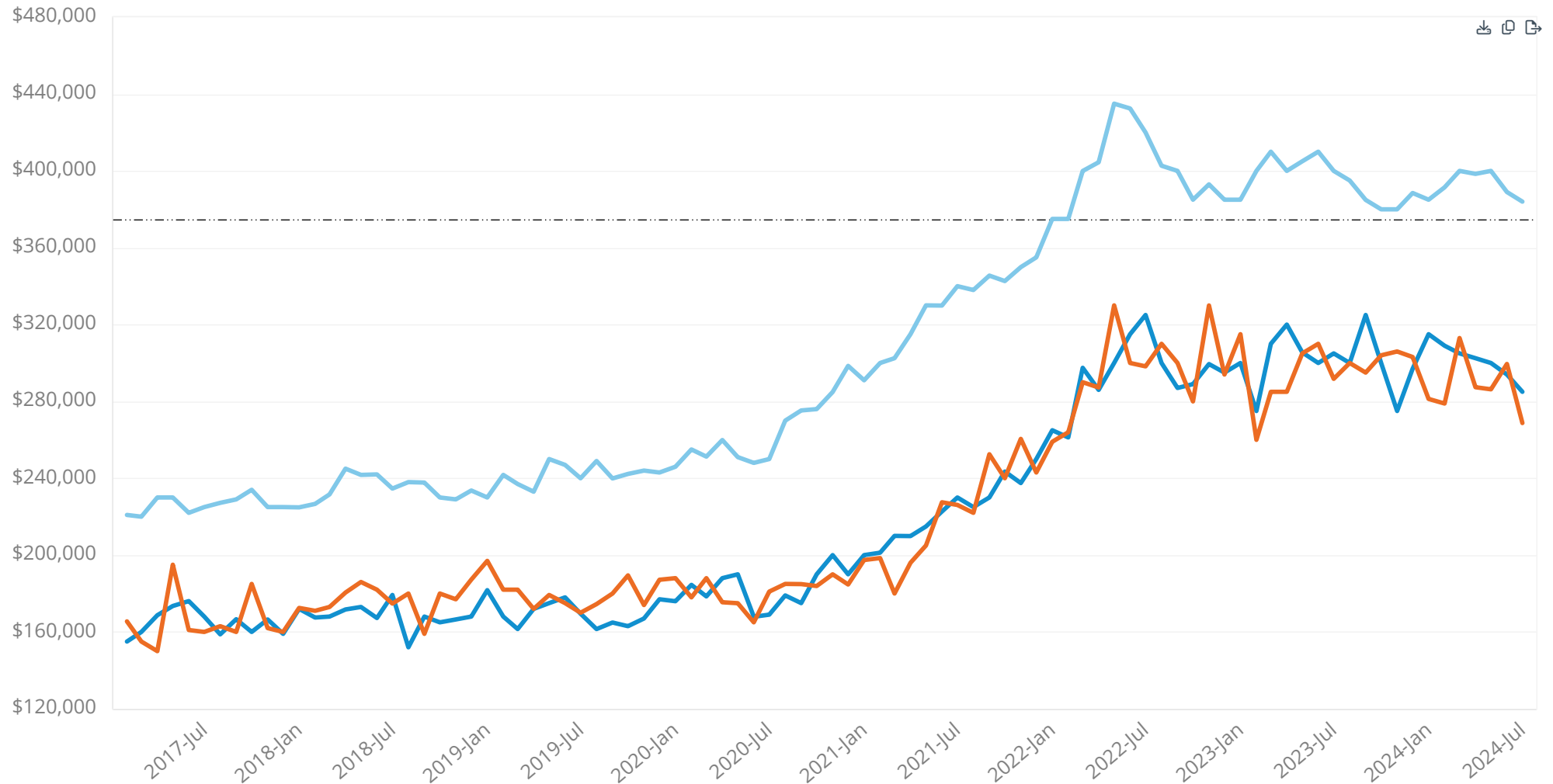
Monthly



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



1,283



-14.3% compared to

1,497

June 2023



Time Series (Line)



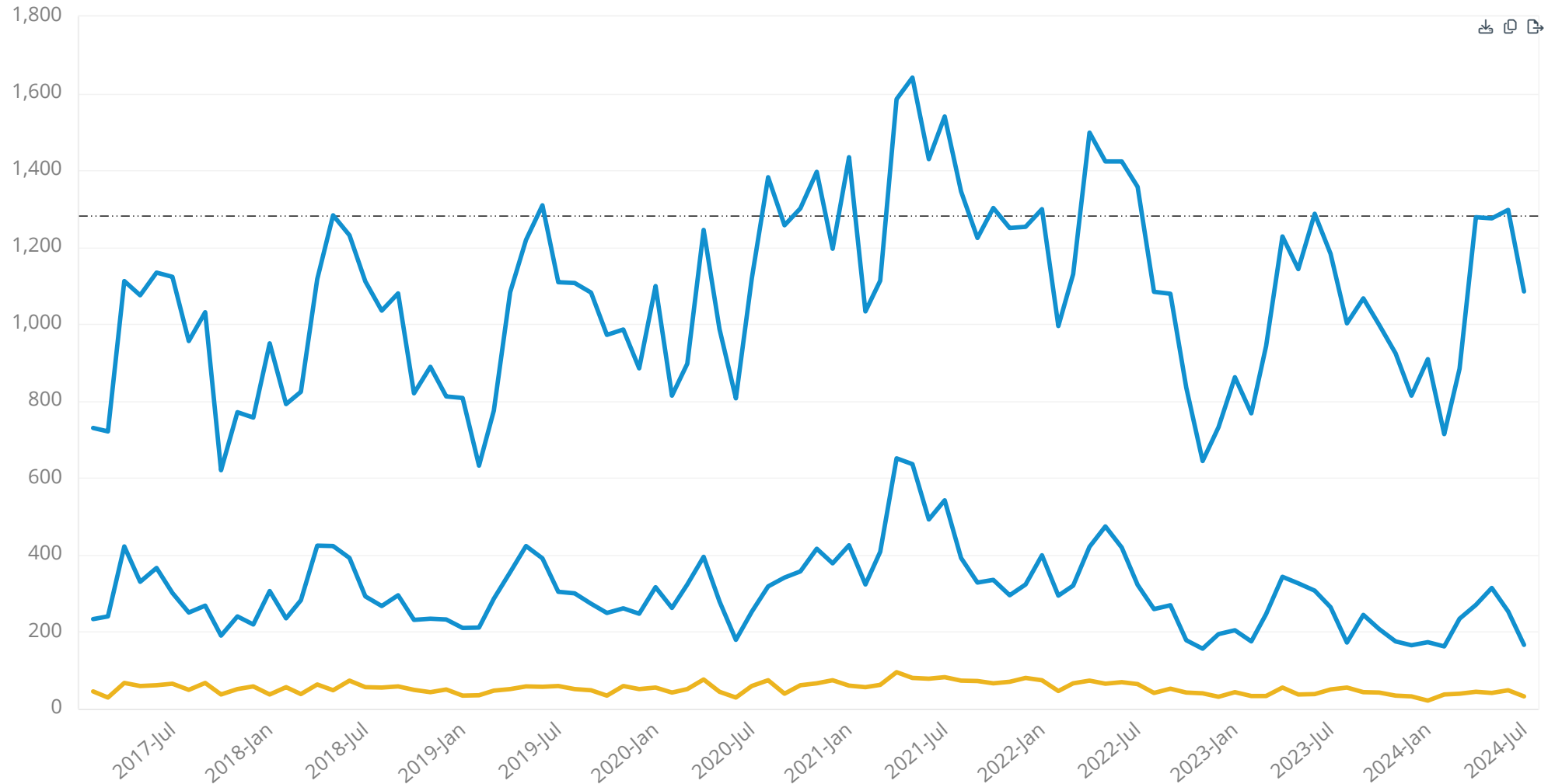
Monthly



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.