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PRESS RELEASE

For Immediate Release
7/9/2026

Royal Palm Coast Realtor® Association Market Stats Report: Home Prices Tick Up in June as Inventory Continues to Build

Fort Myers and Cape Coral, FL – The Royal Palm Coast Realtor® Association's June market report shows a mixed but stabilizing housing market across the region. Inventory levels grew across both markets, a sign that buyers may be gaining a bit more leverage and selection heading into summer.

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$369,000, up 2.5% from the previous month. The number of closed sales was 1,239, down 2.1% from May. The number of new listings at the end of May was 1,637, a decrease of 2.1% from the prior month. The median days on market was 56, up 7.7% compared to May. Finally, the months' supply of inventory increased to 5.0, 6.7% lower compared to May.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$239,000, down 4.4% from the previous month, and down 2.4% from last June. The number of closed sales was 359, an decrease of 6.8% from May, with median days on market unchanged at 75. The number of new listings at the end of June was 424, a decrease of 11.3% from the prior month. Finally, the monthly supply of inventory increased to 7.0, down 2.9% from May, and down 38.5% compared to June 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



June 2026

Contents

Market Overview	1
Median Sales Price	2
Closed Sales	3
New Listings	4
Pending Sales	5
Days on Market	6
Price per SqFt	7
Percent of Original List	8
Active Inventory	9
Months Supply Inventory	10
Region Reports	11-18

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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



June 2026

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

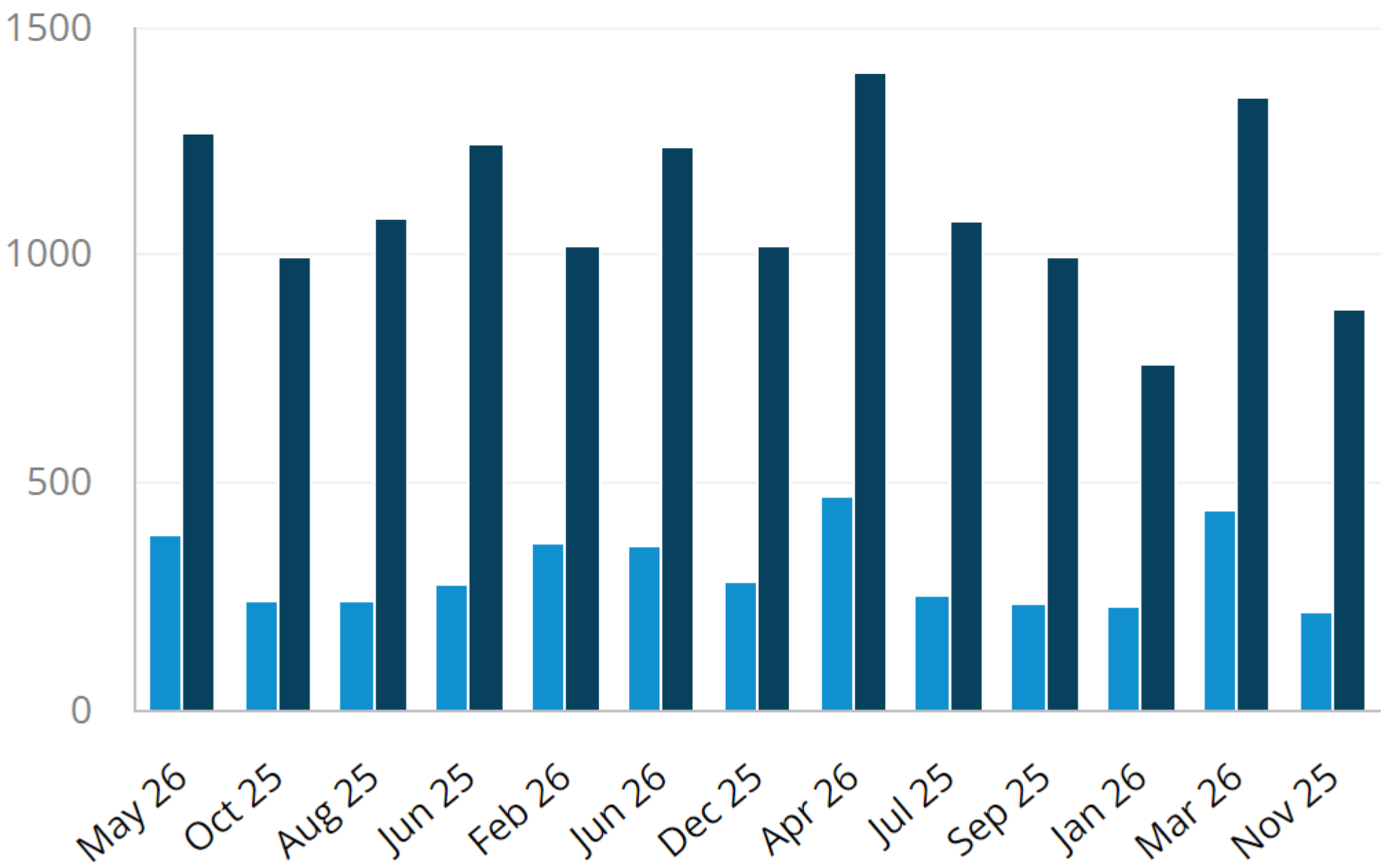
Single Family Homes

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$369,000	\$365,000	▲ 1.1%	\$359,900	▲ 2.5%	\$365,000	\$370,000	▼ -1.4%
Closed Sales	1,239	1,241	▼ -0.2%	1,265	▼ -2.1%	7,031	6,592	▲ 6.7%
New Listings	1,637	1,704	▼ -3.9%	1,672	▼ -2.1%	11,608	13,048	▼ -11.0%
Pending Sales	1,351	1,093	▲ 23.6%	1,251	▲ 8.0%	7,868	7,042	▲ 11.7%
Median Days on Market	56	60	▼ -6.7%	52	▲ 7.7%	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	93.1%	91.0%	▲ 2.3%	93.2%	▼ -0.2%	92.7%	91.9%	▲ 0.9%
Active Inventory	6,222	7,891	▼ -21.2%	6,810	▼ -8.6%	--	--	--
Months Supply of Inventory	5.0	6.4	▼ -21.0%	5.4	▼ -6.7%	--	--	--

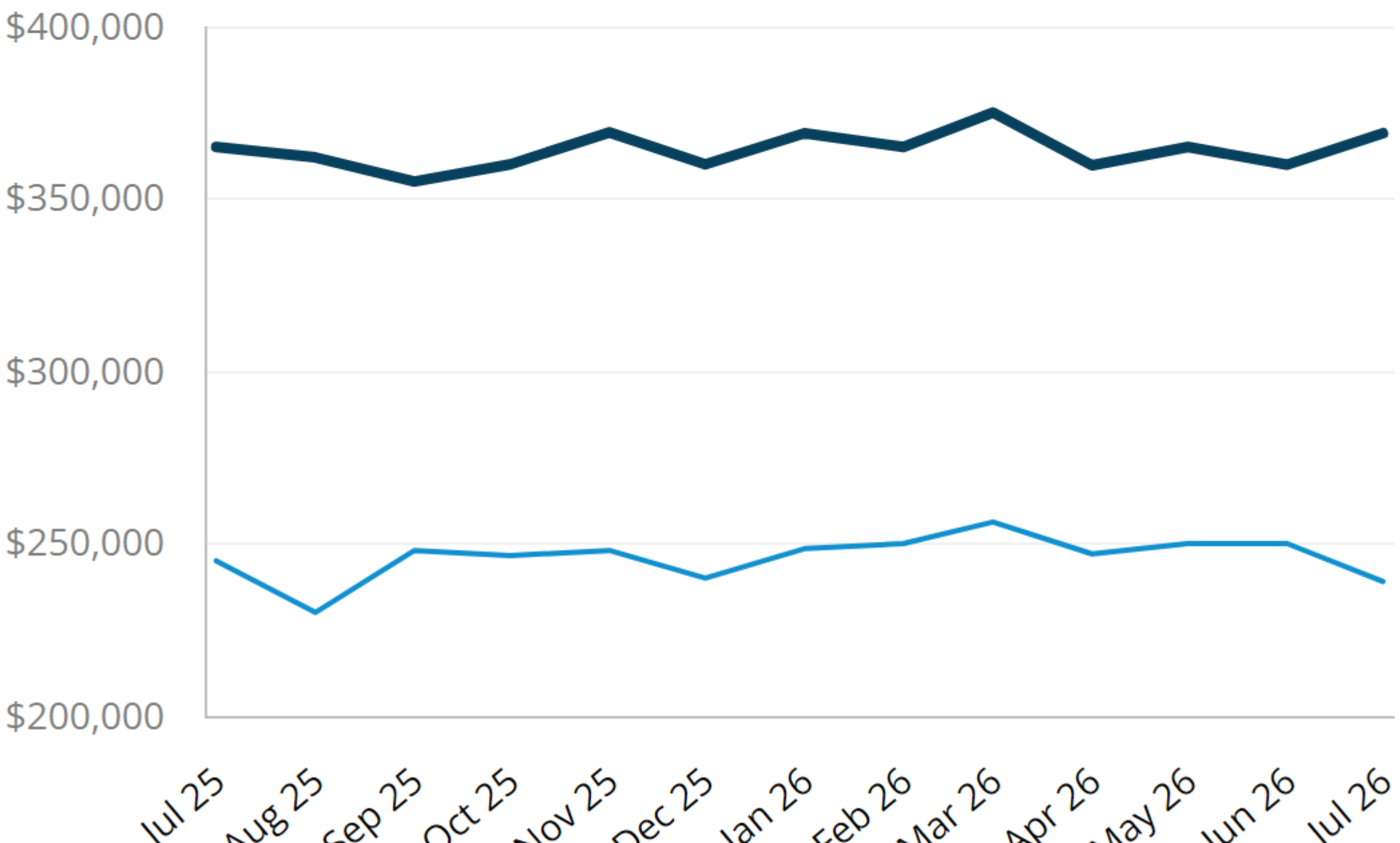
Condominiums

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$239,000	\$245,000	▼ -2.4%	\$250,000	▼ -4.4%	\$250,000	\$262,500	▼ -4.8%
Closed Sales	359	277	▲ 29.6%	385	▼ -6.8%	2,245	1,764	▲ 27.3%
New Listings	424	448	▼ -5.4%	478	▼ -11.3%	3,721	4,187	▼ -11.1%
Pending Sales	348	256	▲ 35.9%	347	▲ 0.3%	2,409	1,835	▲ 31.3%
Median Days on Market	75	84	▼ -10.2%	75	▶ 0.0%	69	71	▼ -2.8%
Sold Price per Square Foot	\$172	\$178	▼ -3.4%	\$182	▼ -5.5%	\$180	\$193	▼ -6.7%
Percent of Original Price Rec'd	88.1%	85.5%	▲ 3.0%	87.3%	▲ 0.8%	88.3%	87.3%	▲ 1.1%
Active Inventory	2,525	3,170	▼ -20.3%	2,790	▼ -9.5%	--	--	--
Months Supply of Inventory	7.0	11.4	▼ -38.5%	7.2	▼ -2.9%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

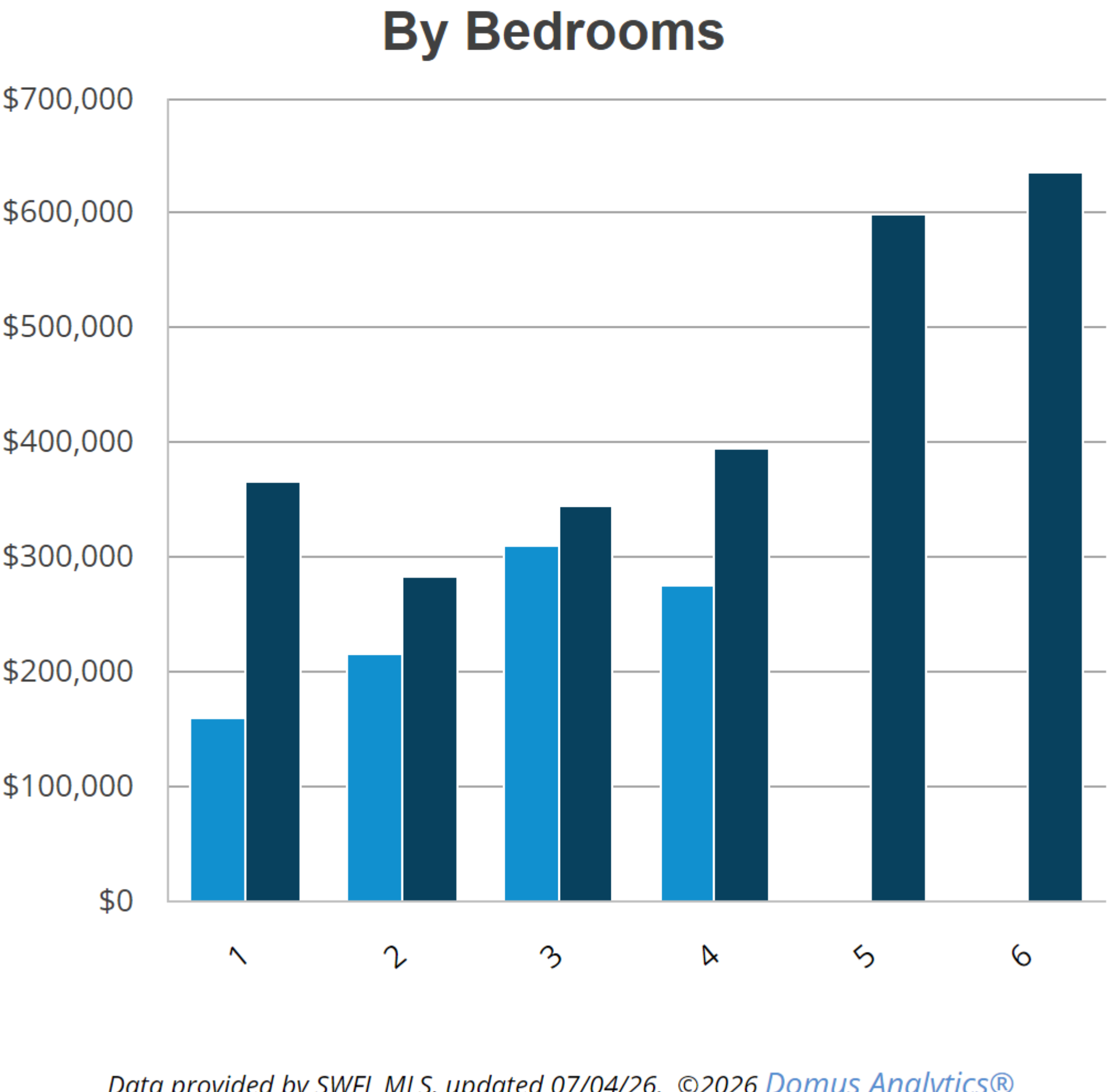
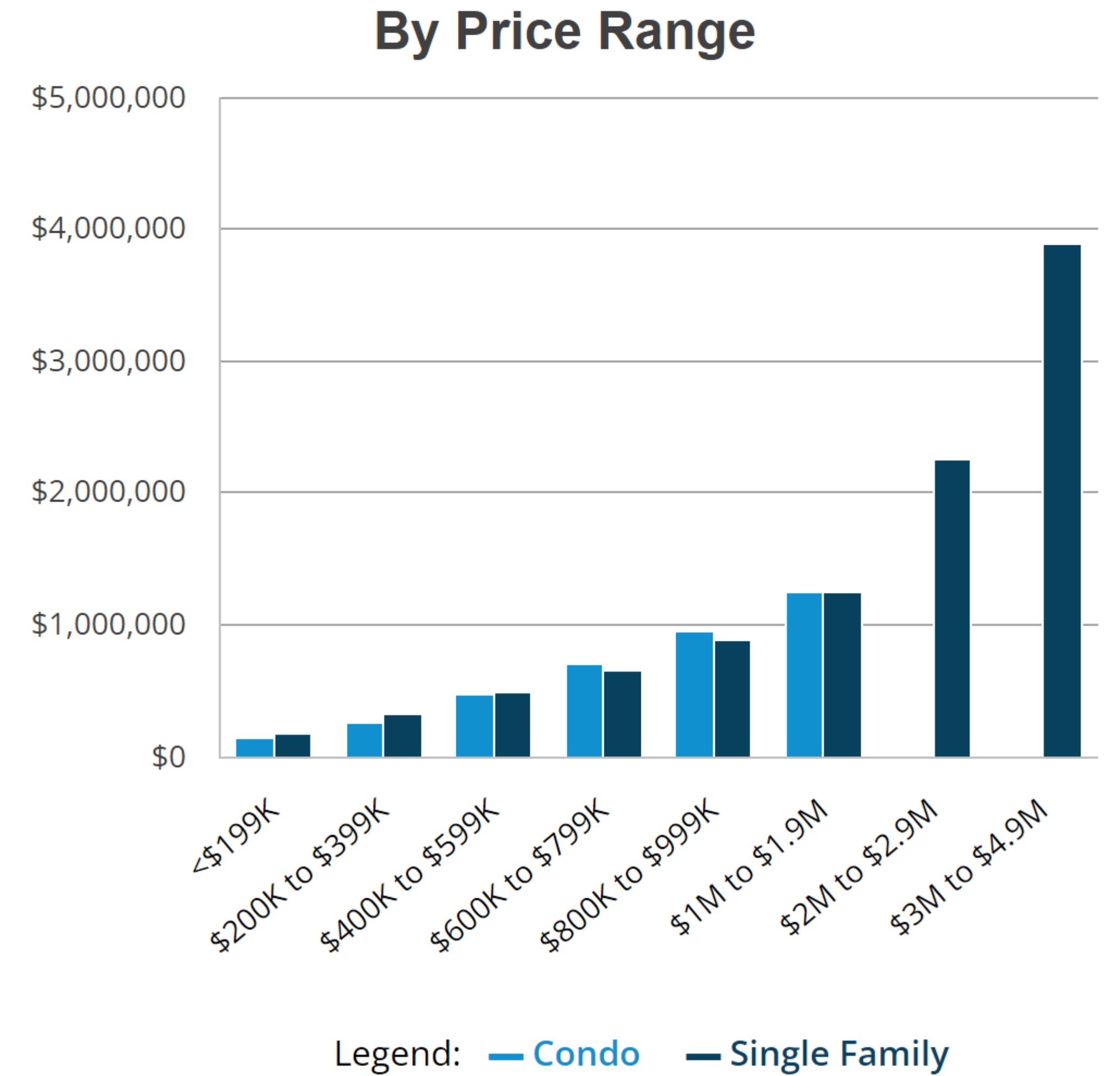
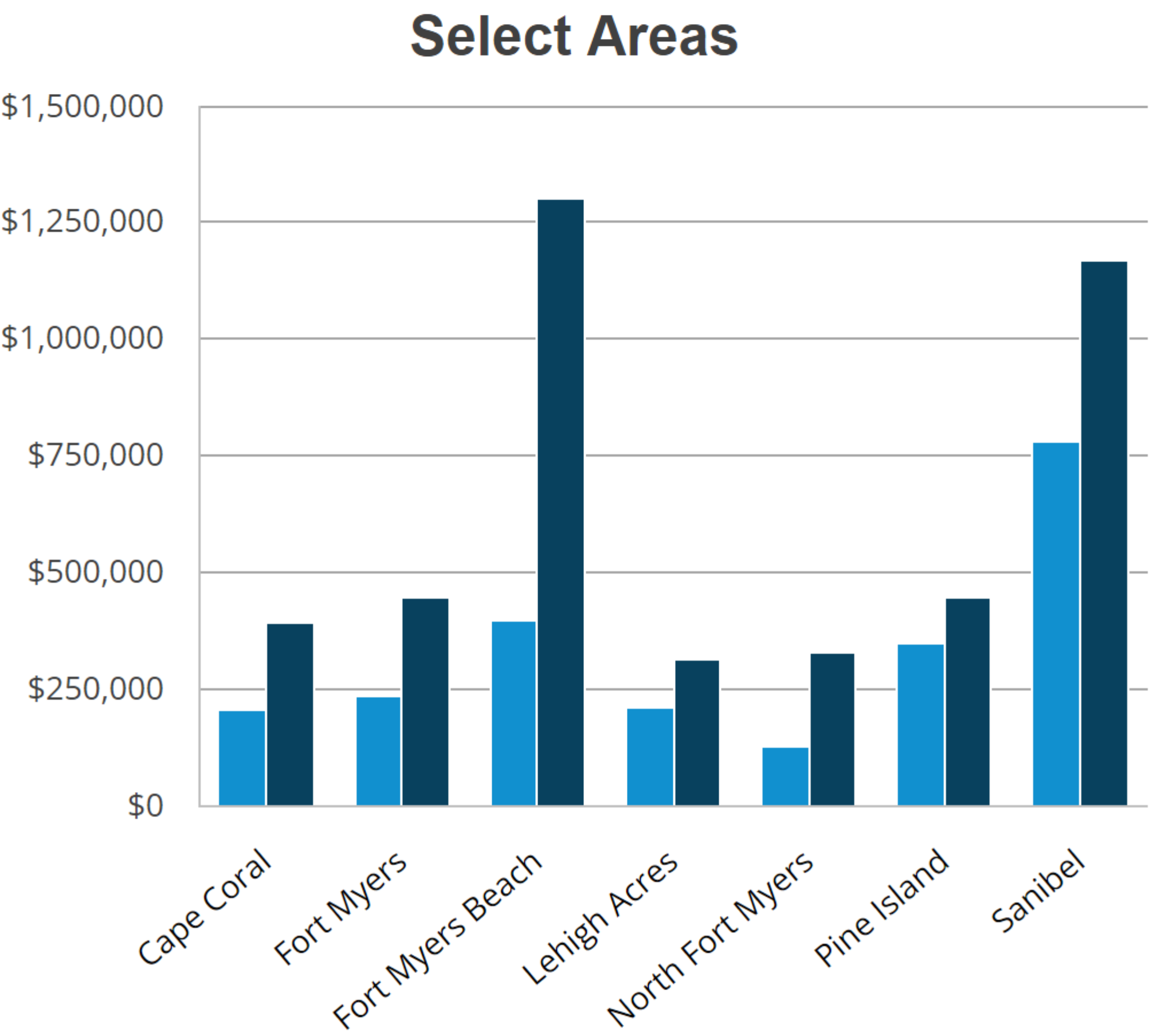
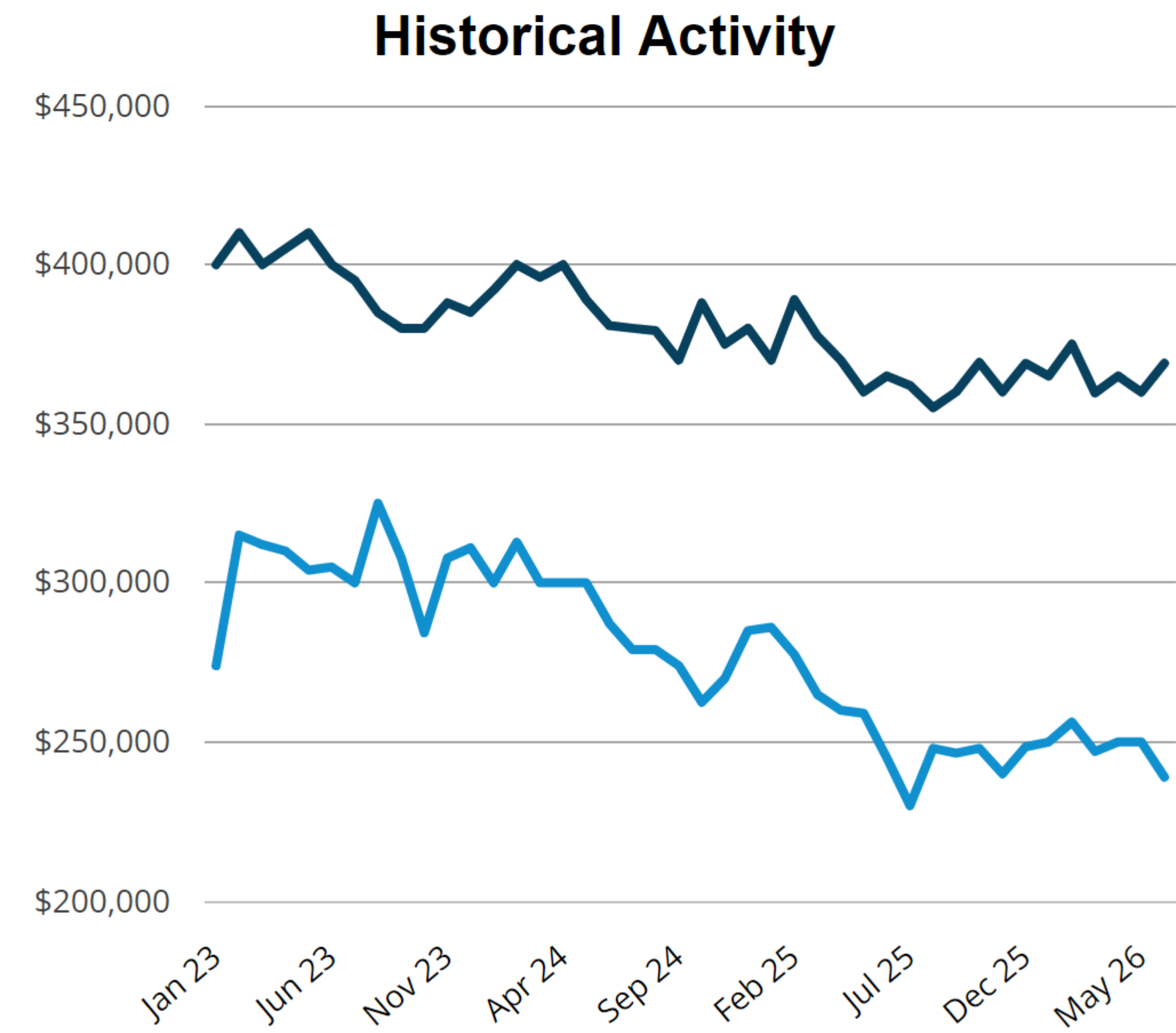
Median Sales Price



June 2026

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

	June 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$369,000	⬆	2.5%	⬆	1.1%	⬇	-1.4%
CONDO	\$239,000	⬇	-4.4%	⬇	-2.4%	⬇	-4.8%



Closed Sales

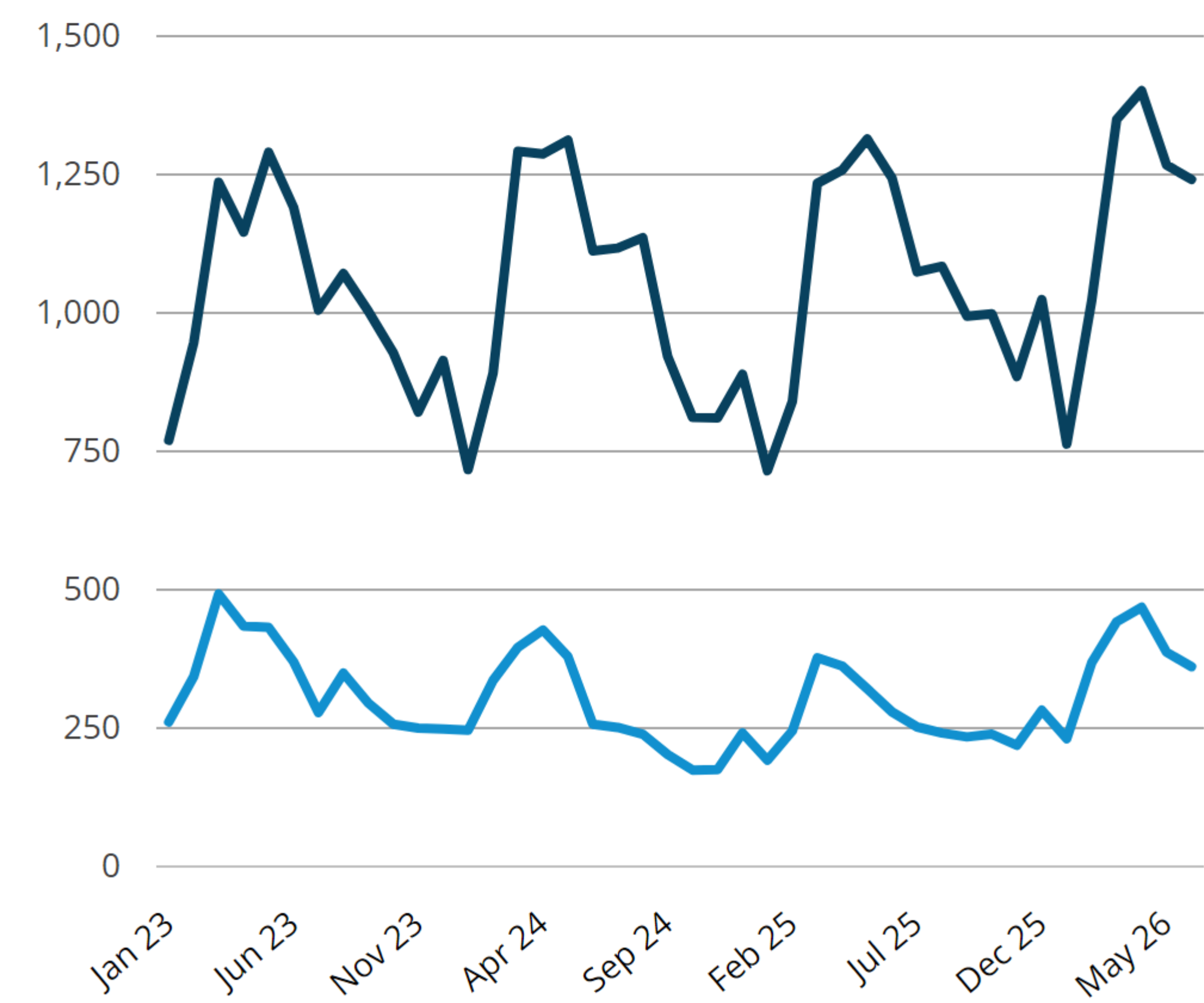


June 2026

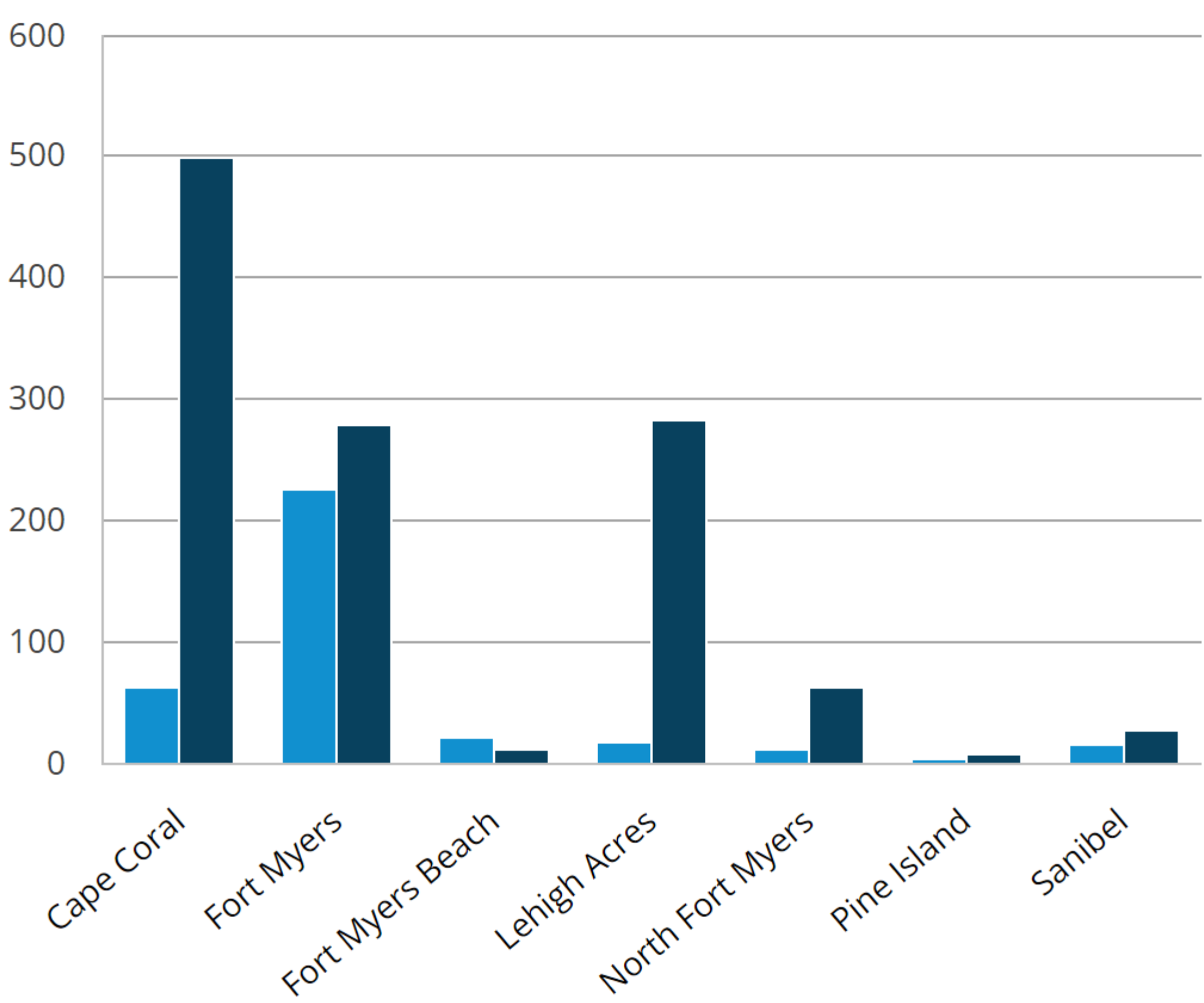
The number of properties that sold.

	June 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,239	⬇️	-2.1%	⬇️	-0.2%	⬆️	6.7%
CONDO	359	⬇️	-6.8%	⬆️	29.6%	⬆️	27.3%

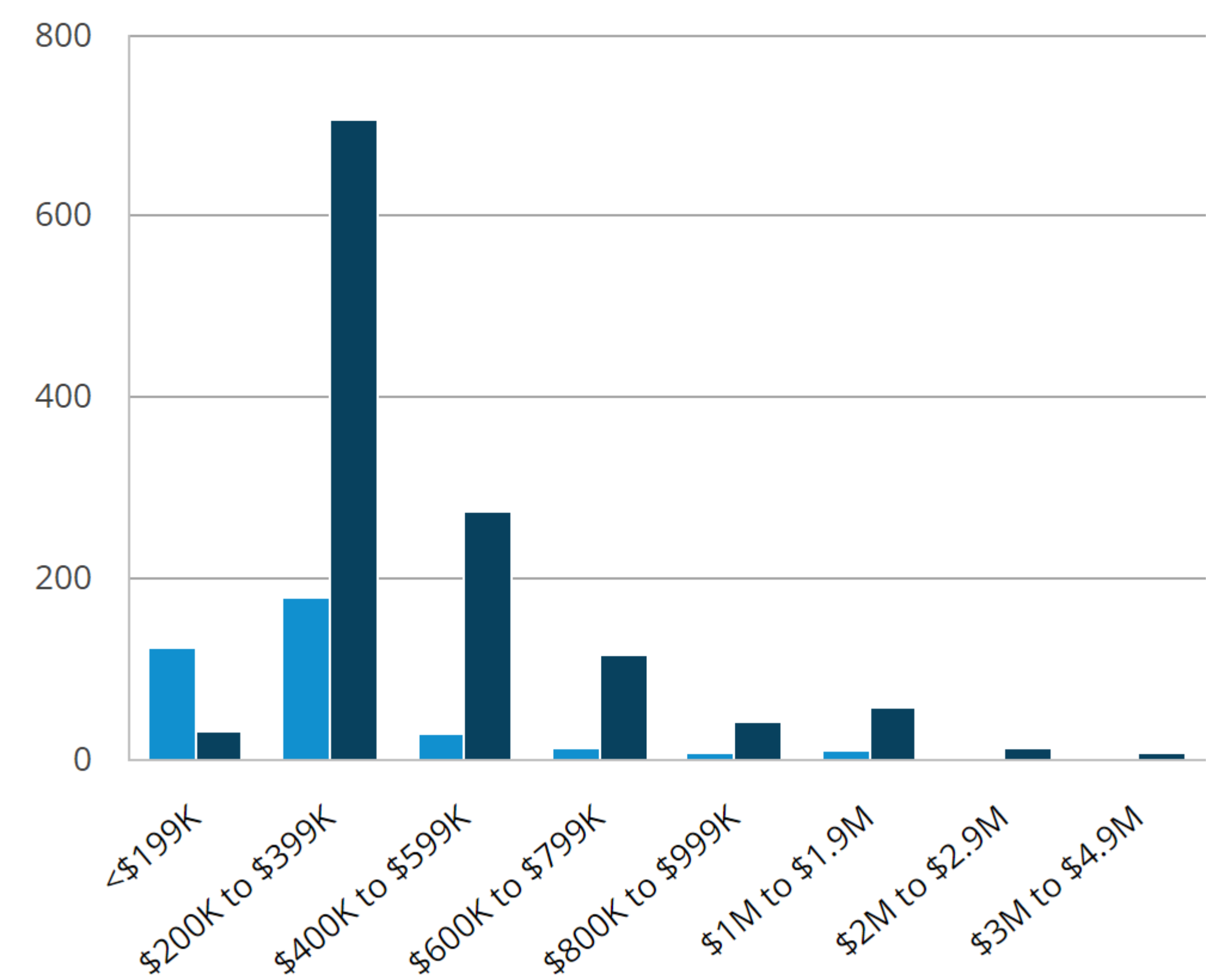
Historical Activity



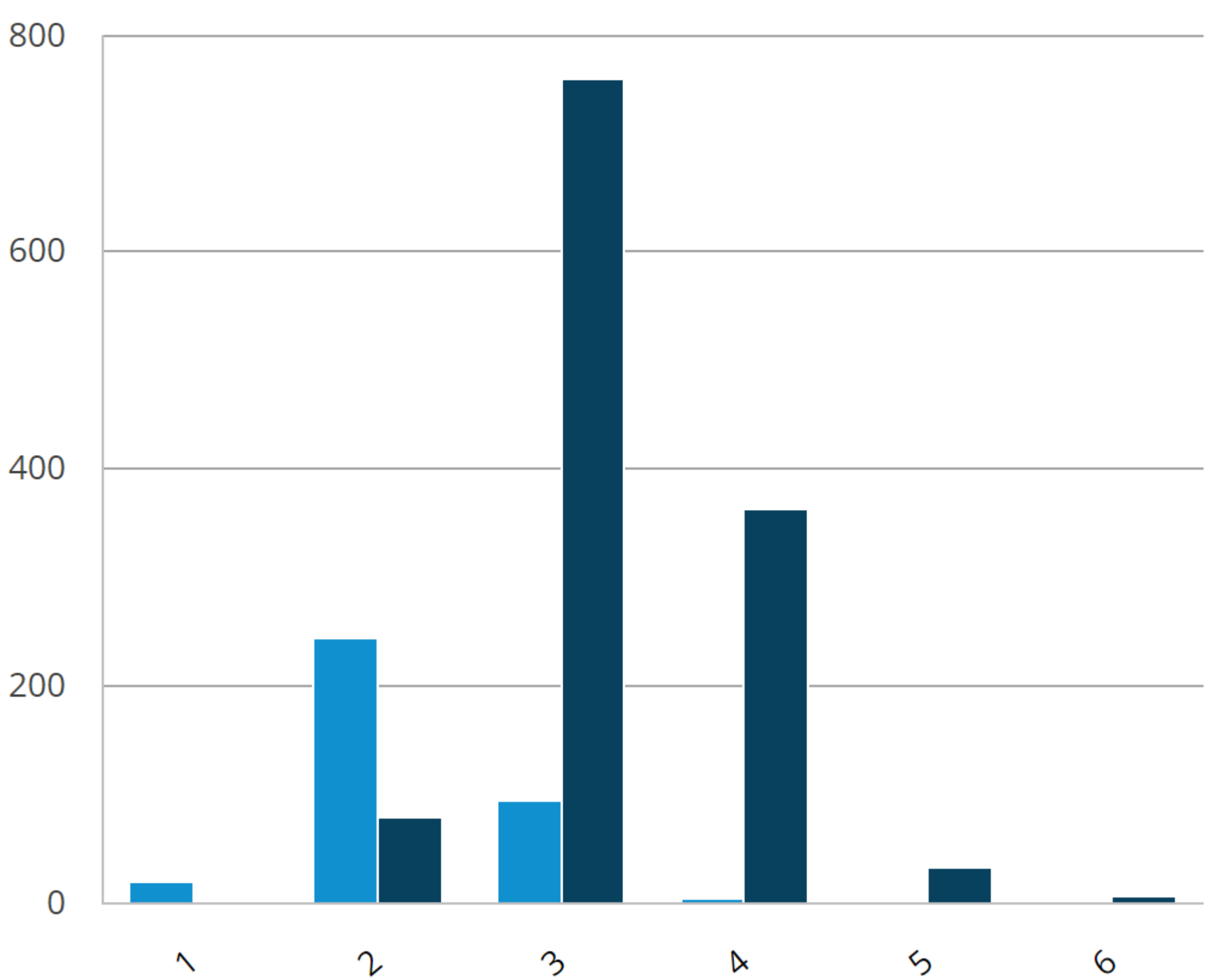
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

New Listings

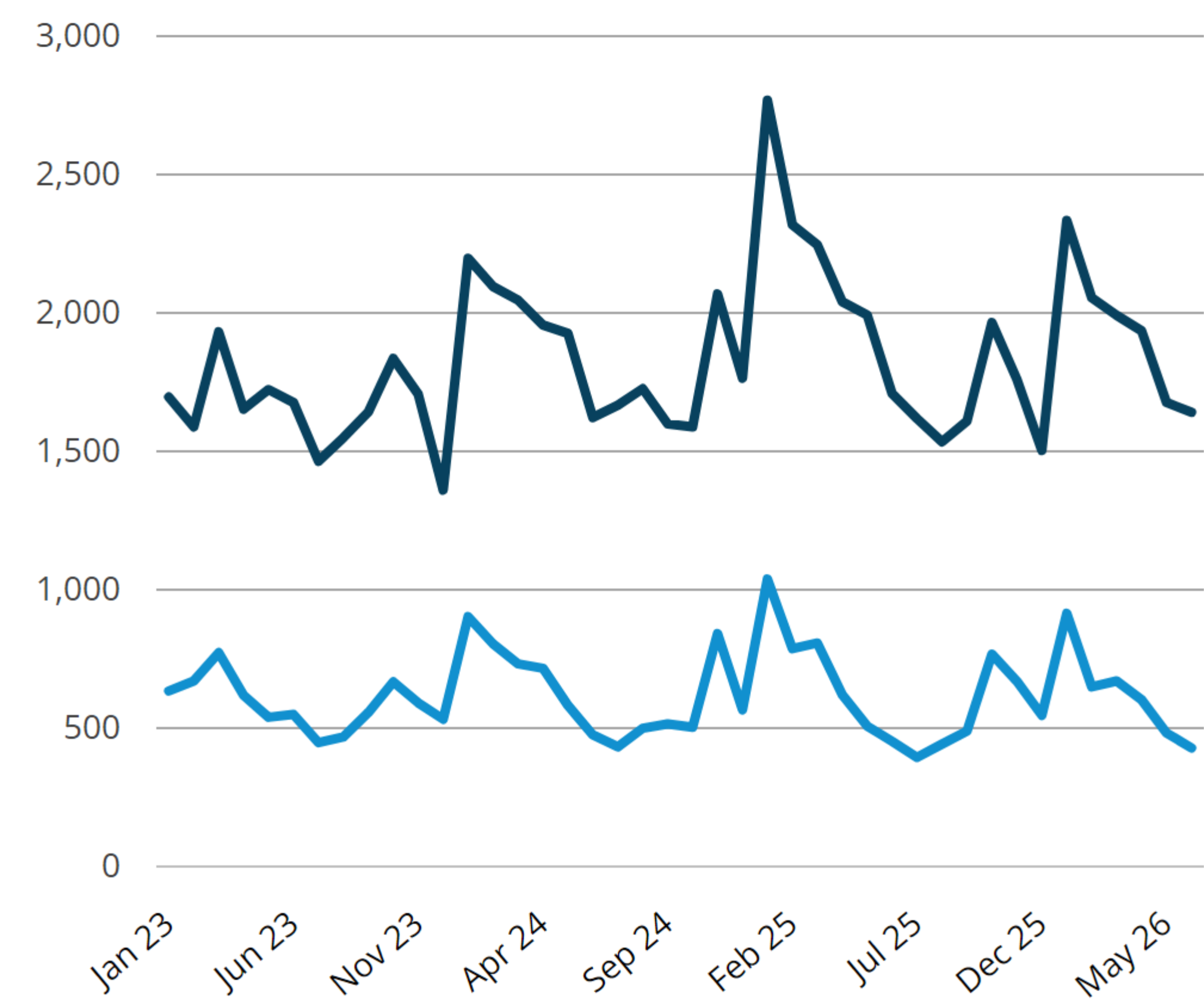


June 2026

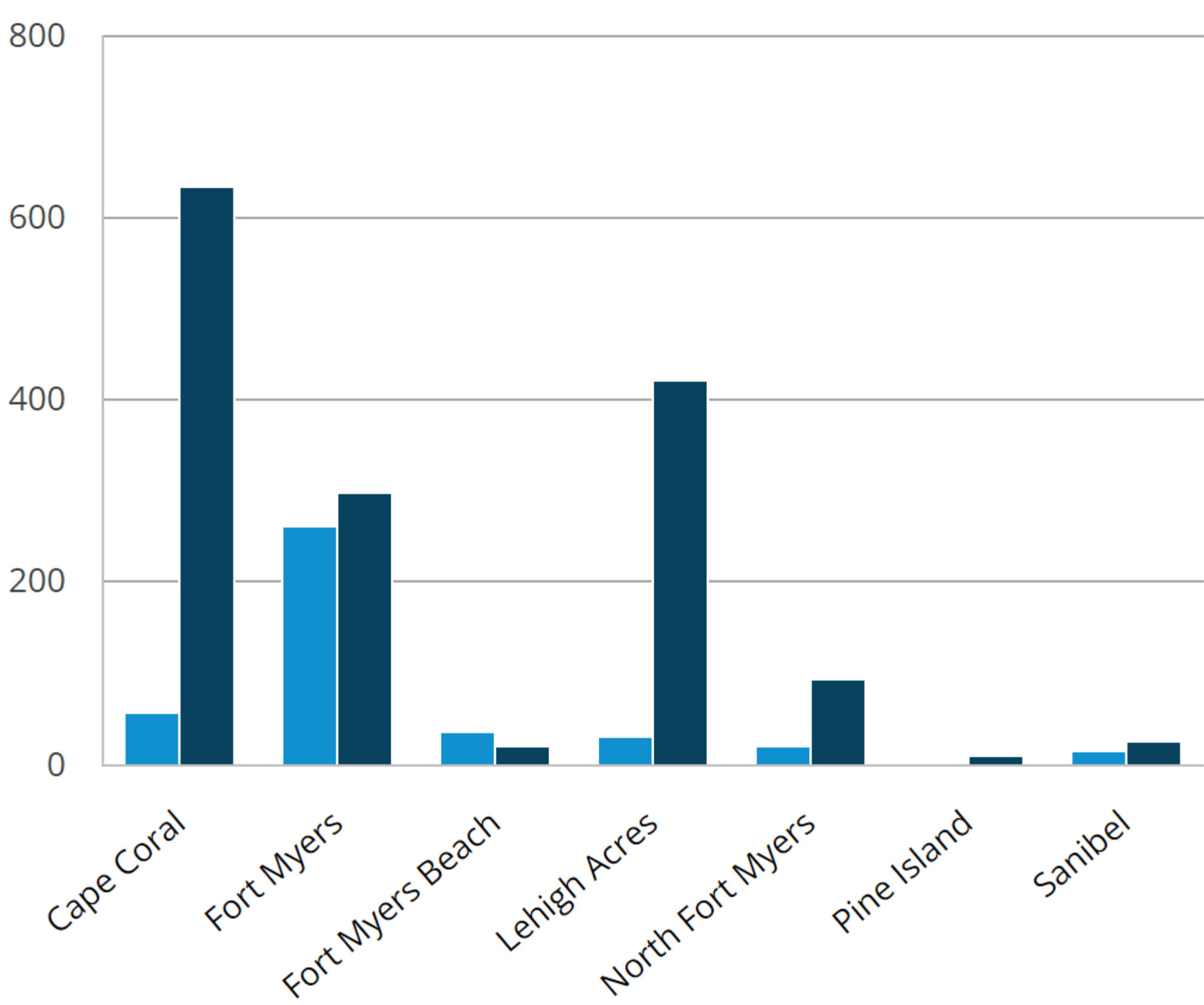
The number of properties listed regardless of current status.

	June 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,637	⌵	-2.1%	⌵	-3.9%	⌵	-11.0%
CONDO	424	⌵	-11.3%	⌵	-5.4%	⌵	-11.1%

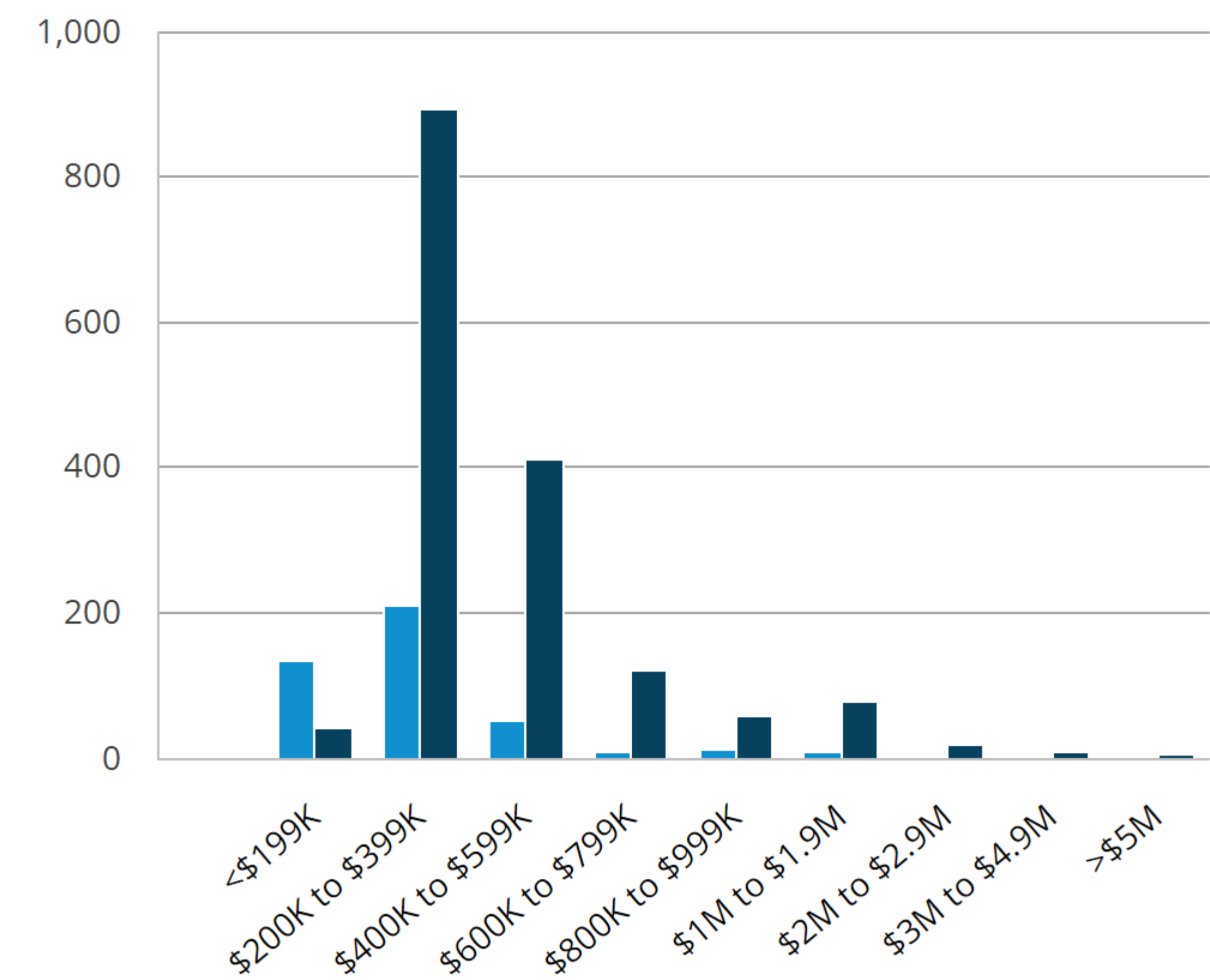
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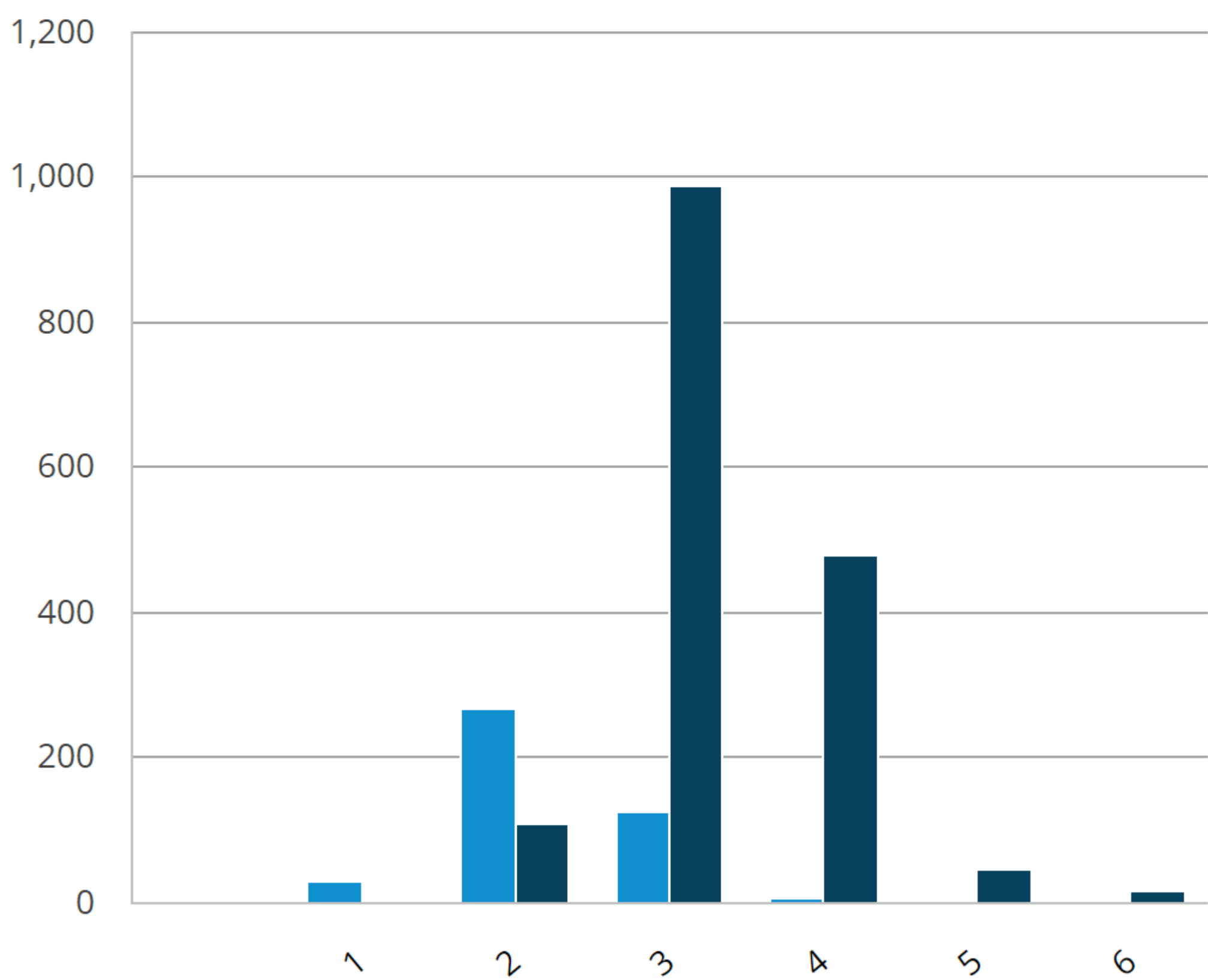
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Pending Sales

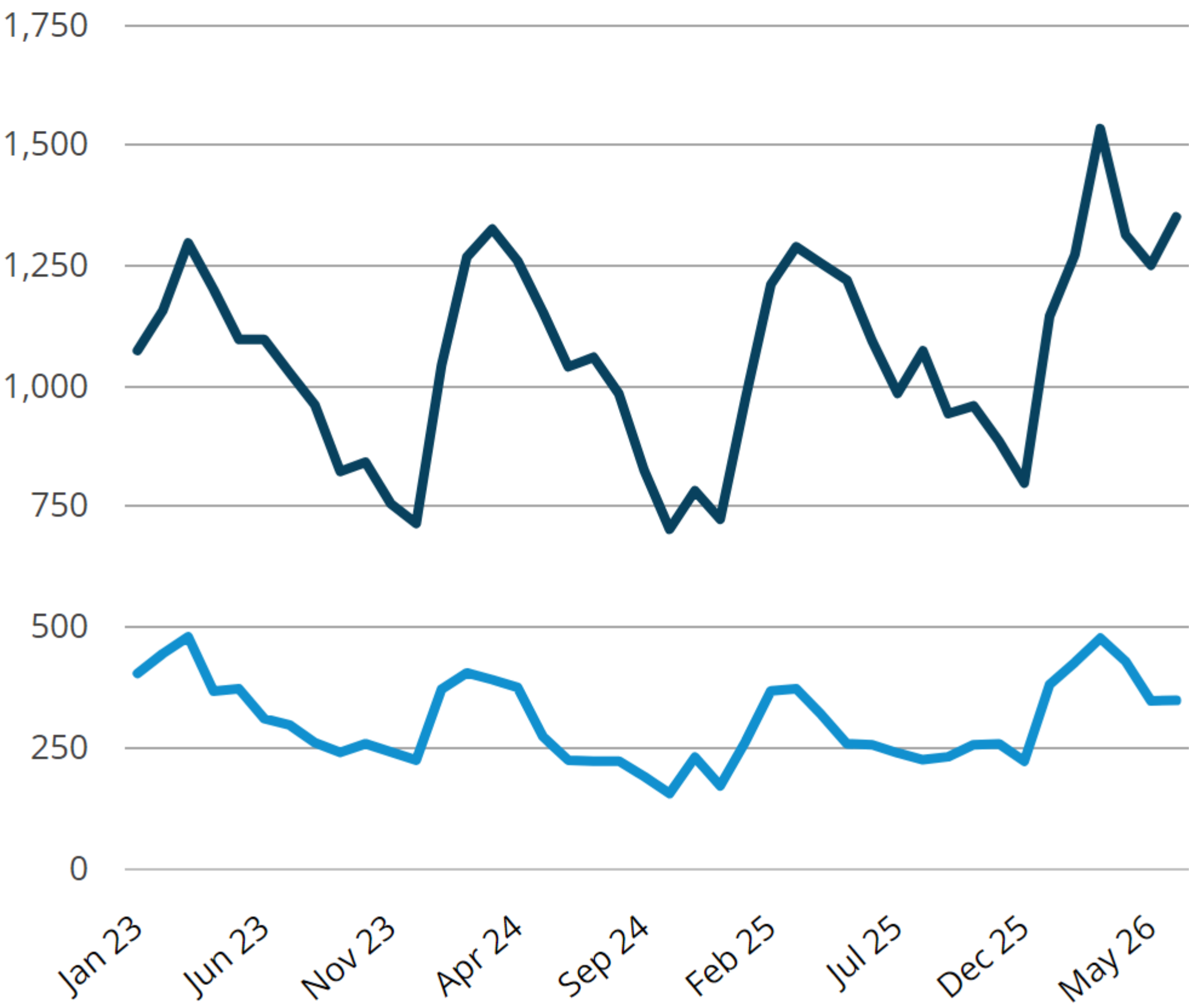


June 2026

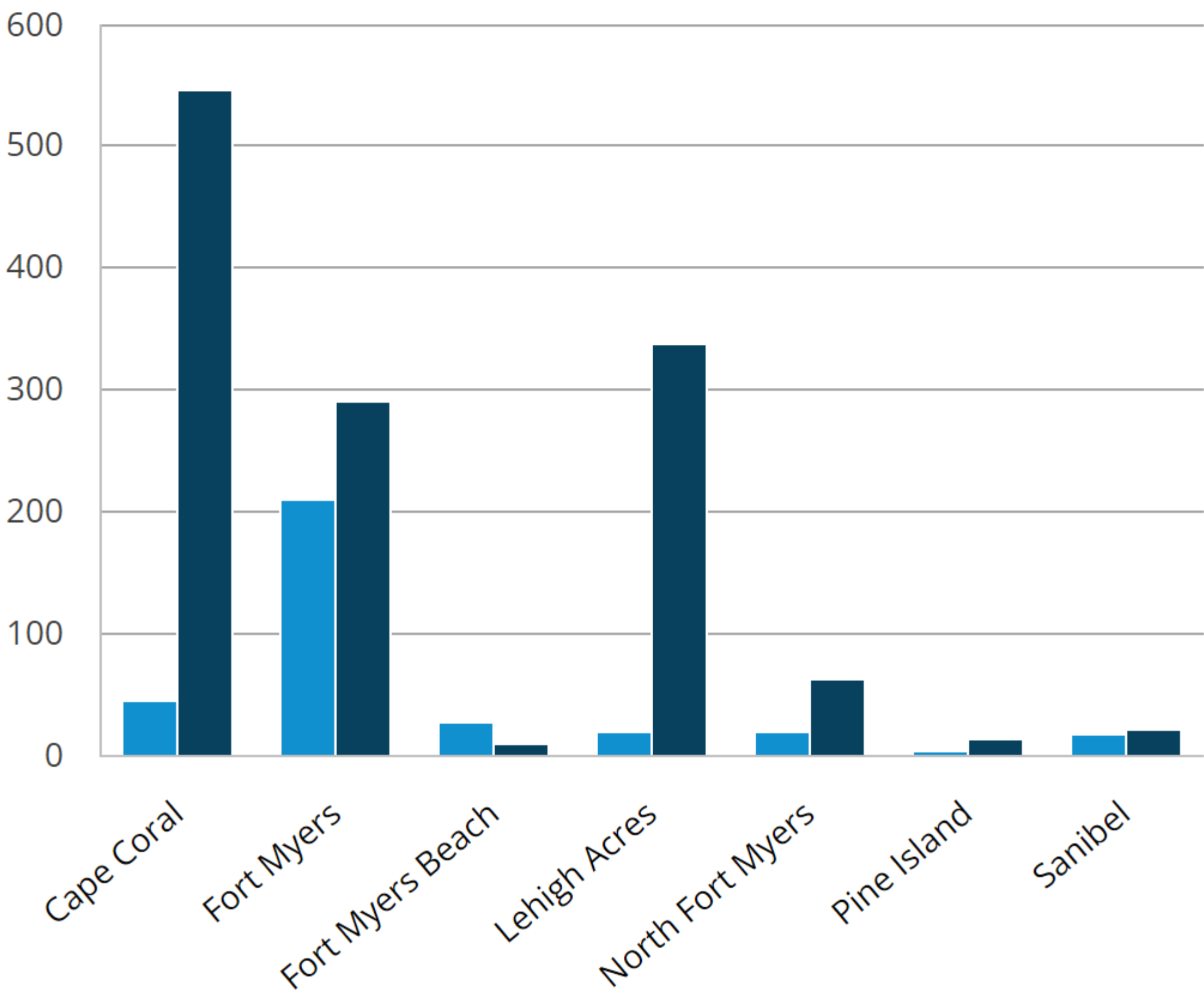
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	June 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,351	⬆	8.0%	⬆	23.6%	⬆	11.7%
CONDO	348	⬆	0.3%	⬆	35.9%	⬆	31.3%

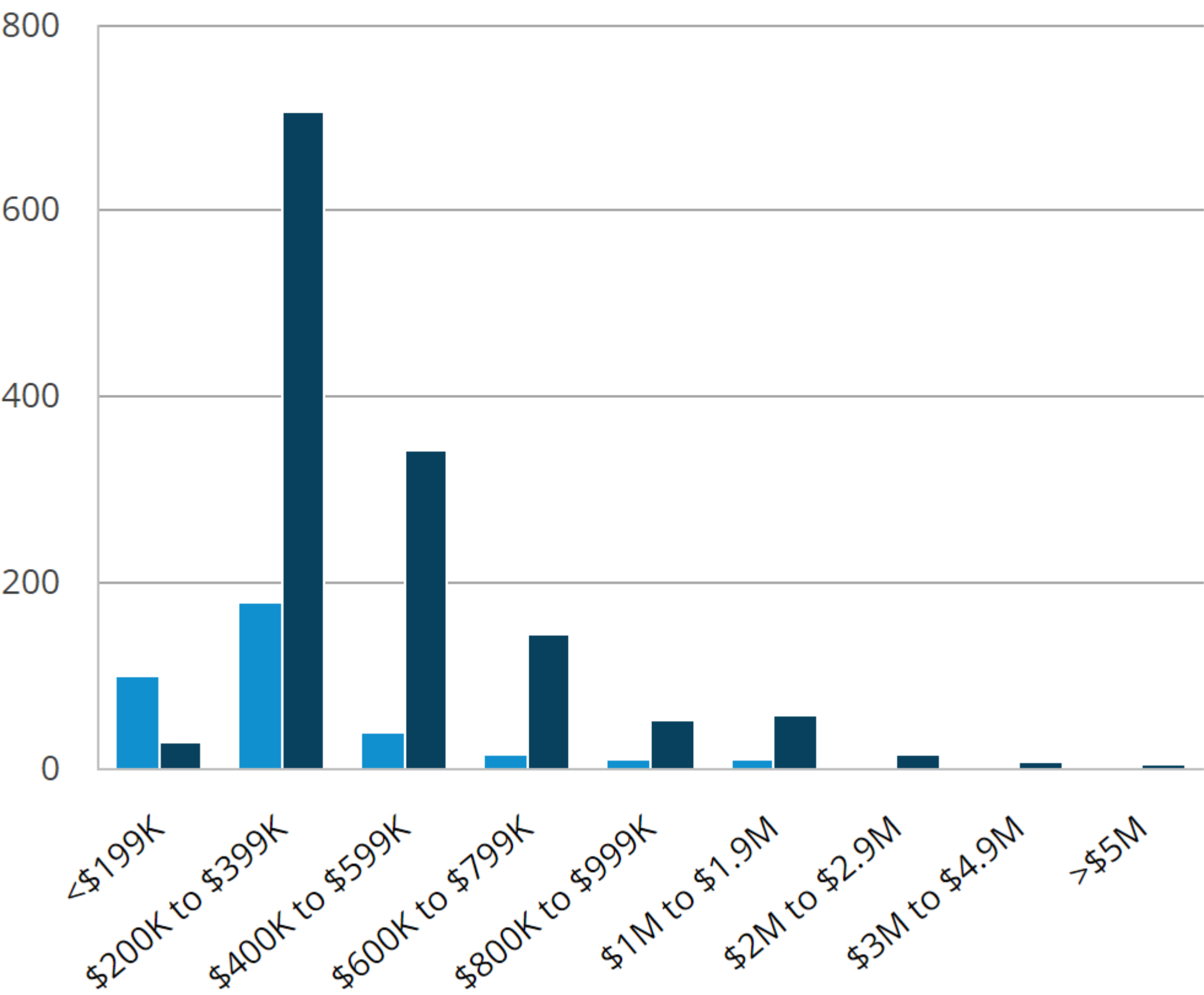
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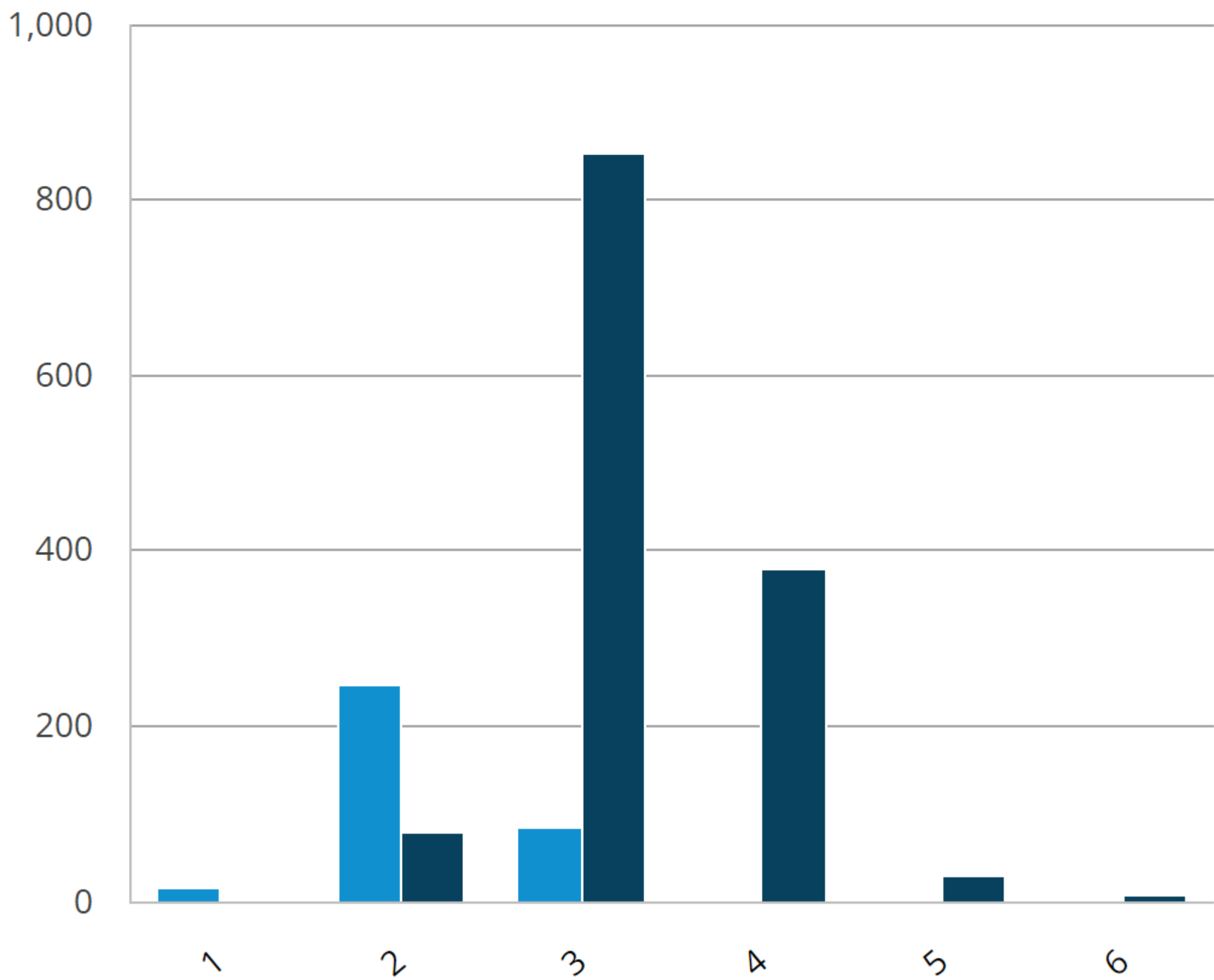
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

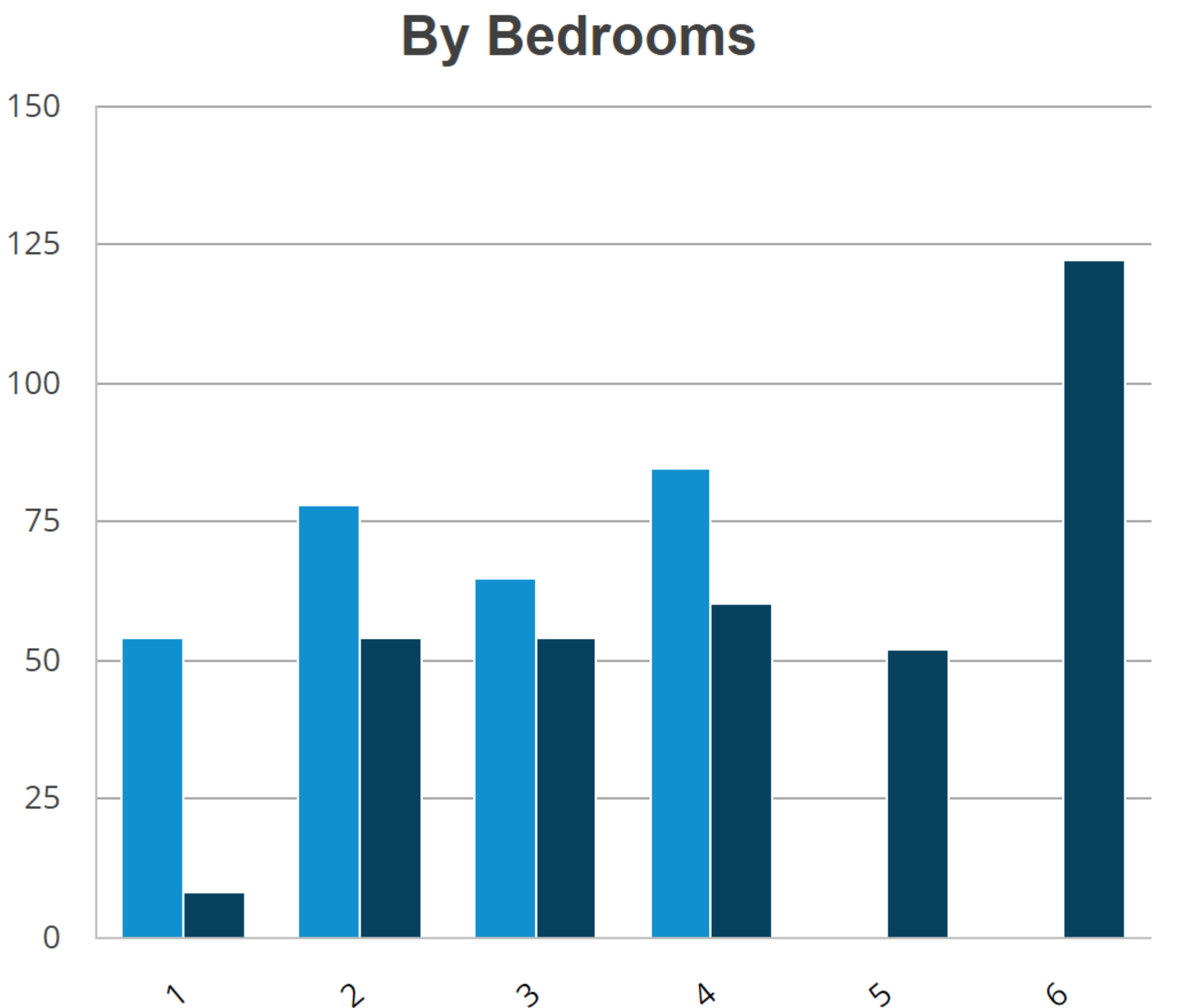
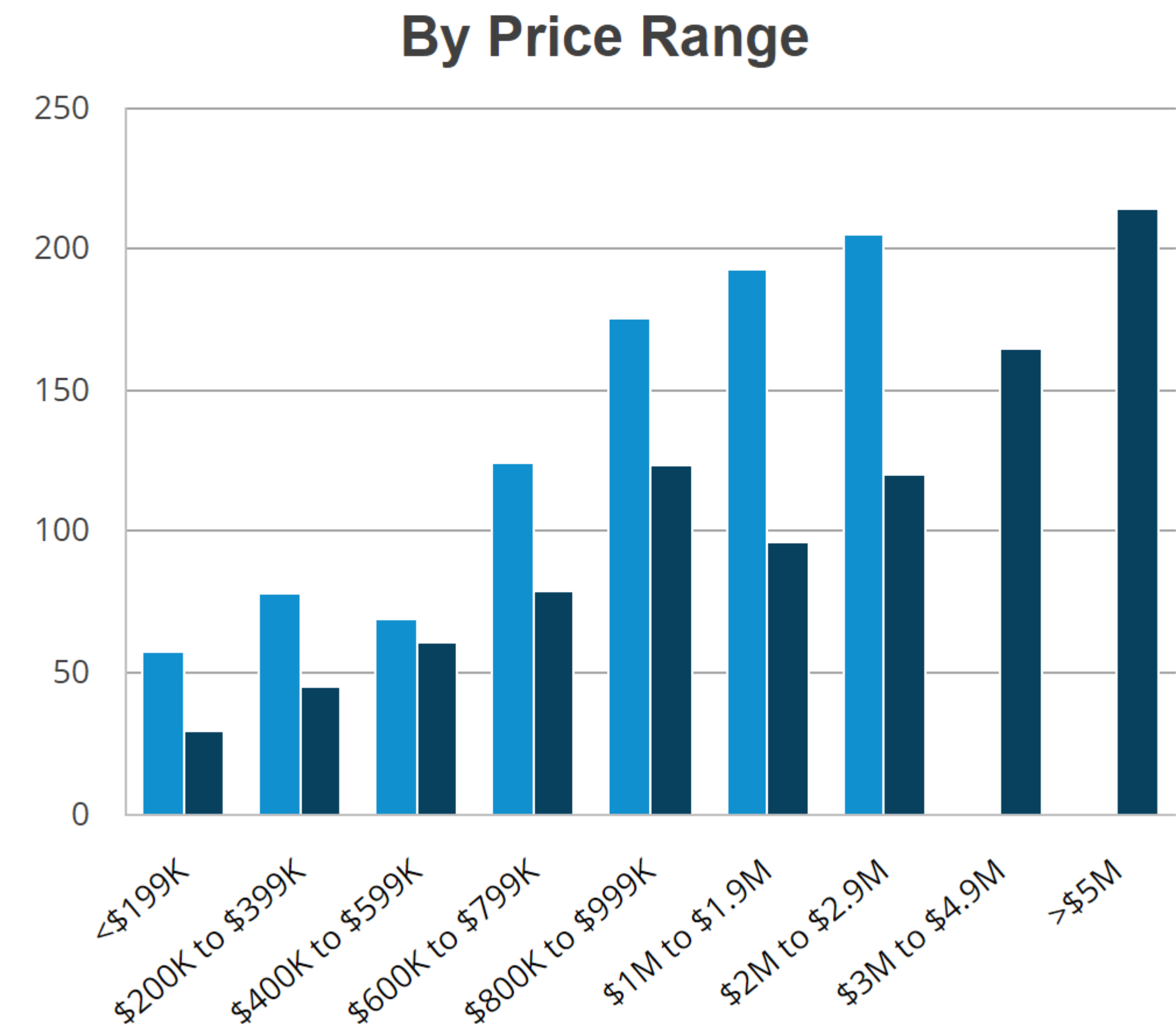
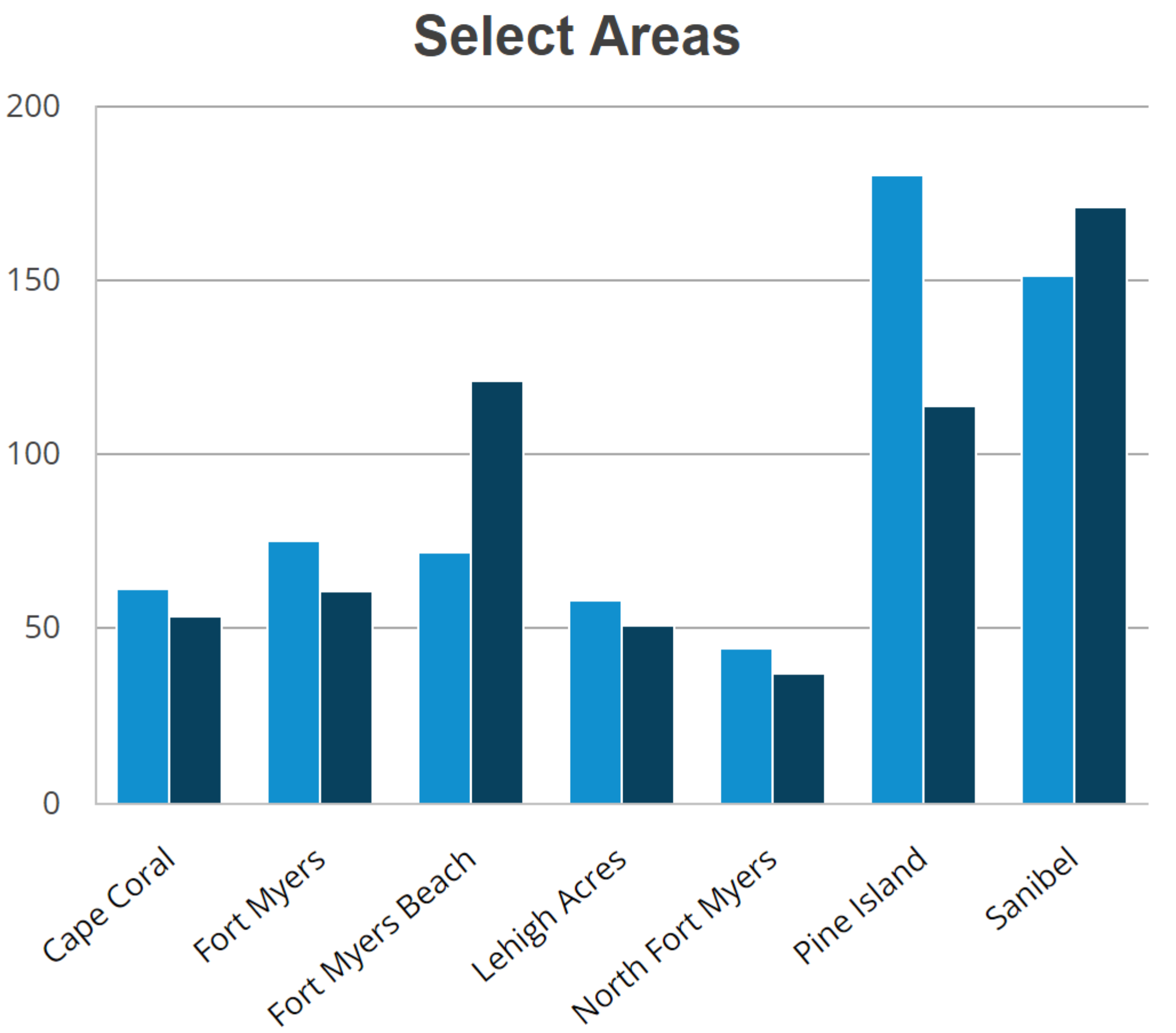
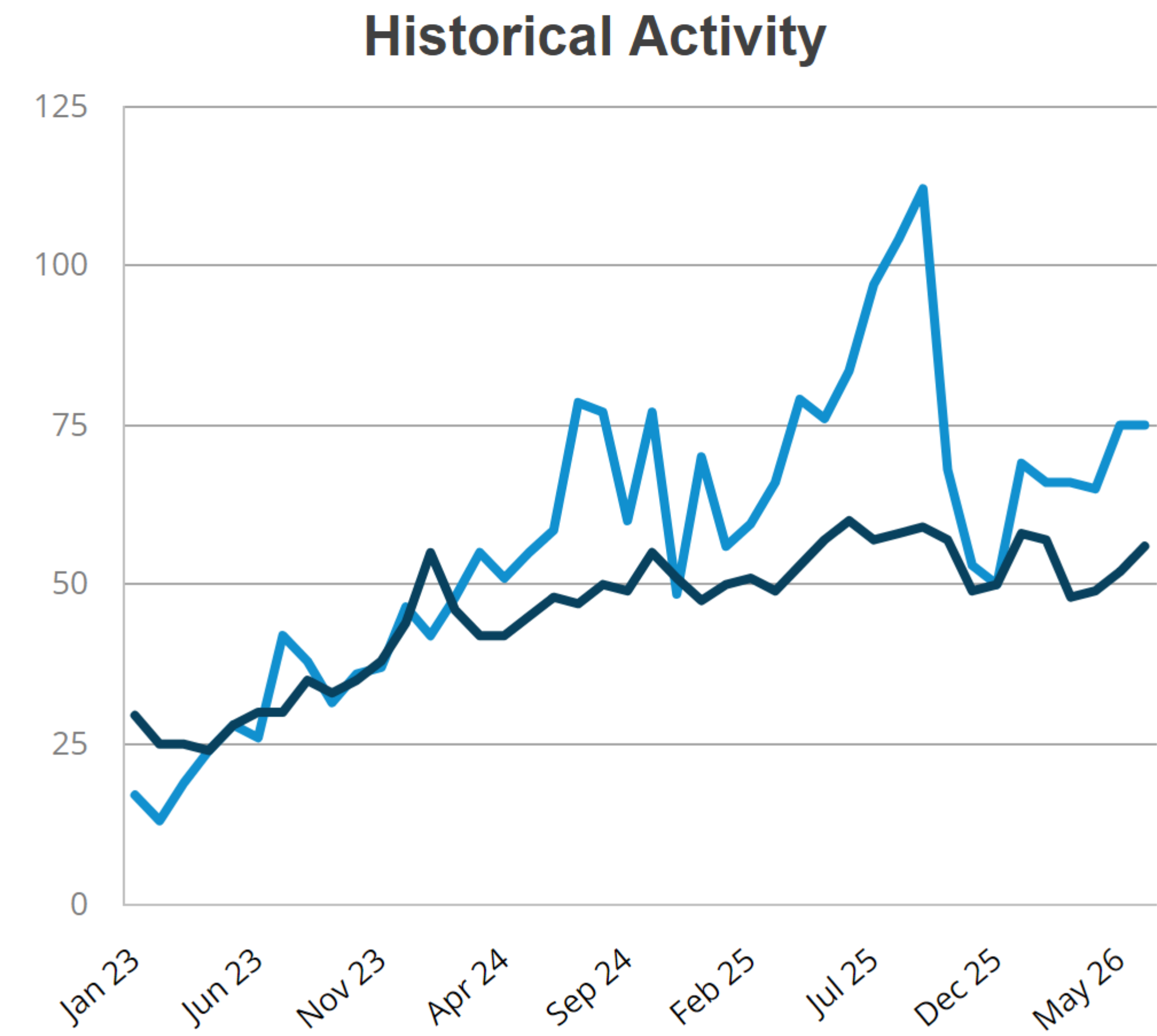
Days on Market



June 2026

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

	June 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	56	⬆️	7.7%	⬇️	-6.7%	⬆️	0.0%
CONDO	75	⬆️	0.0%	⬇️	-10.2%	⬇️	-2.8%



Legend: — Condo — Single Family

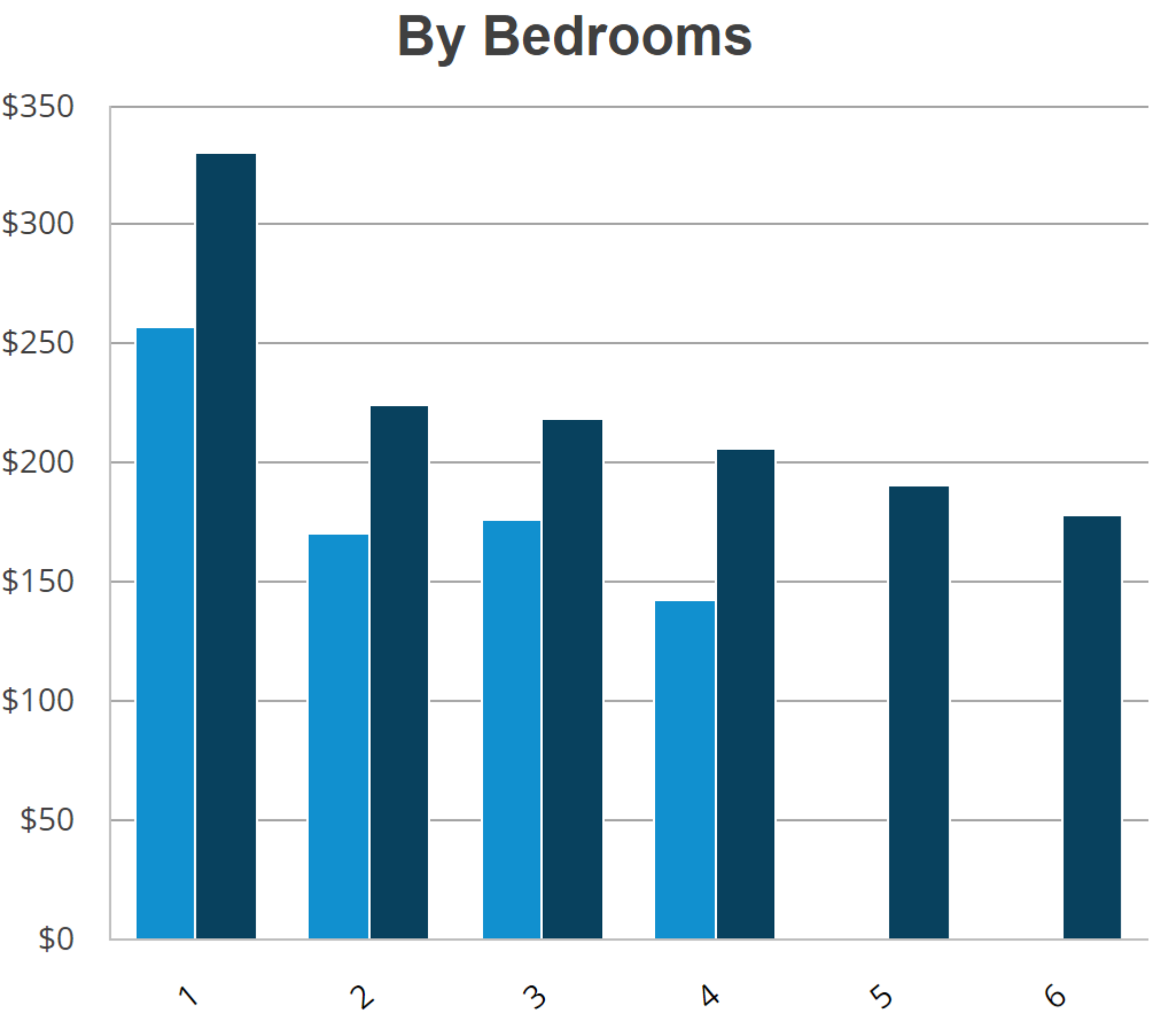
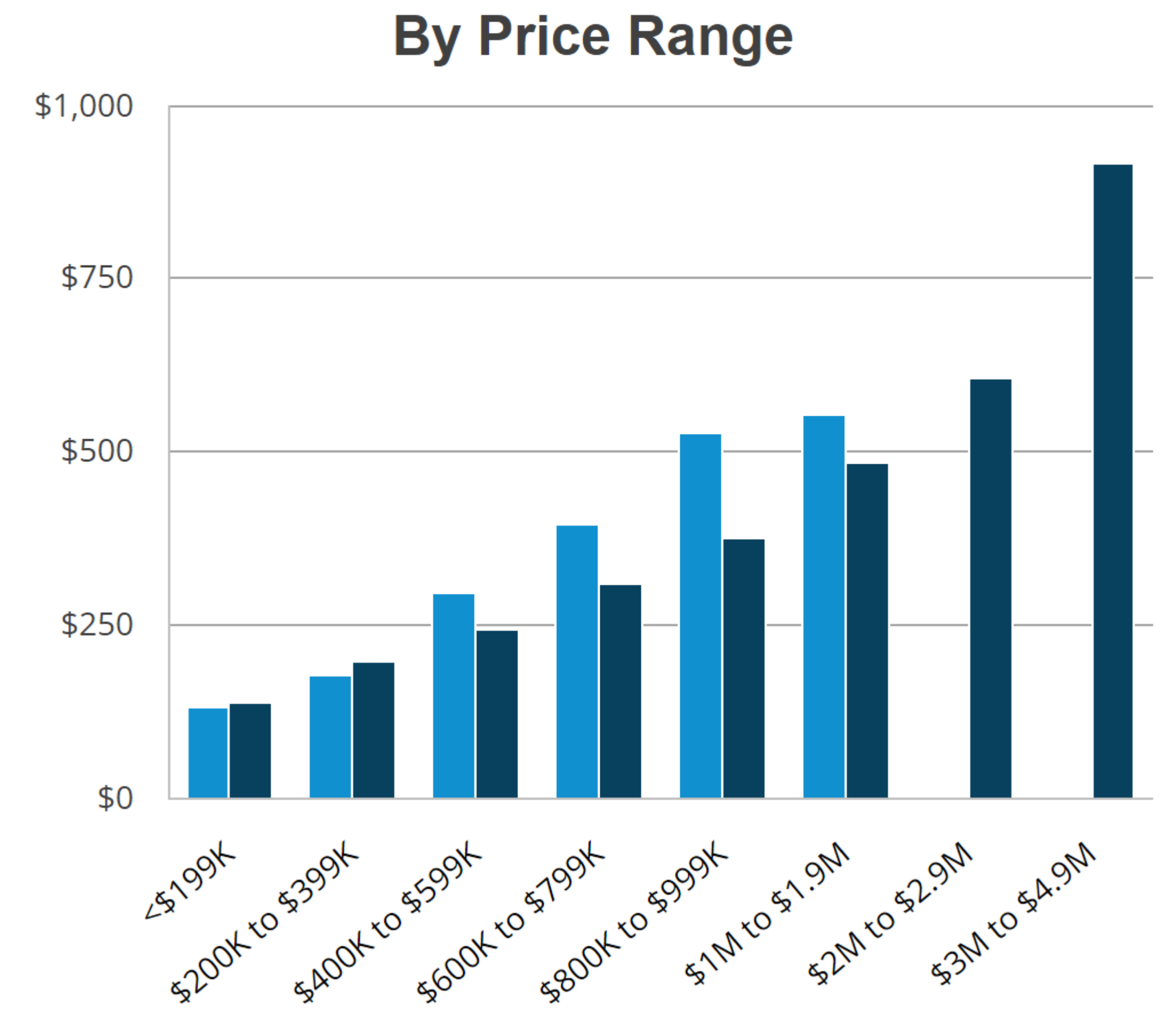
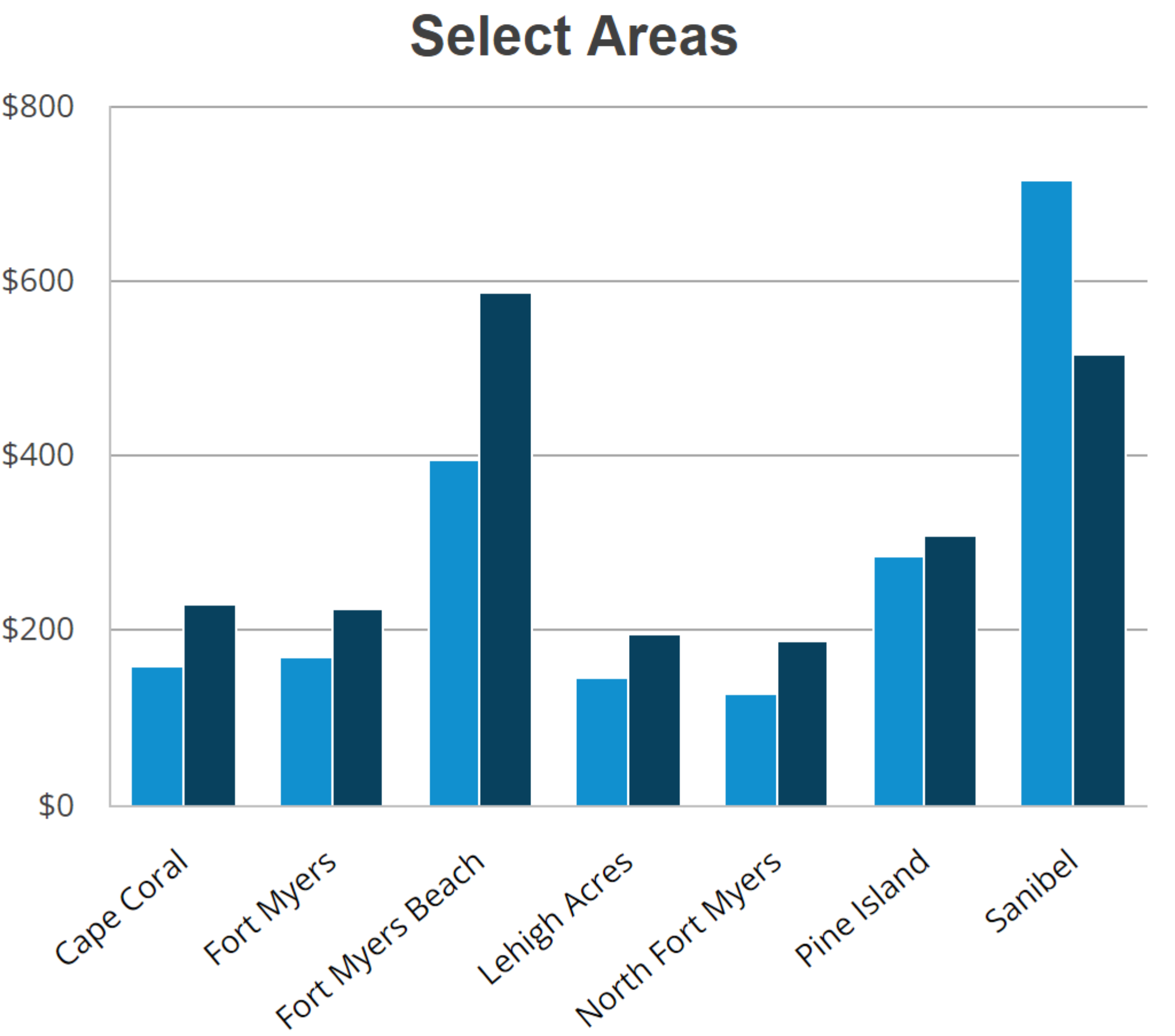
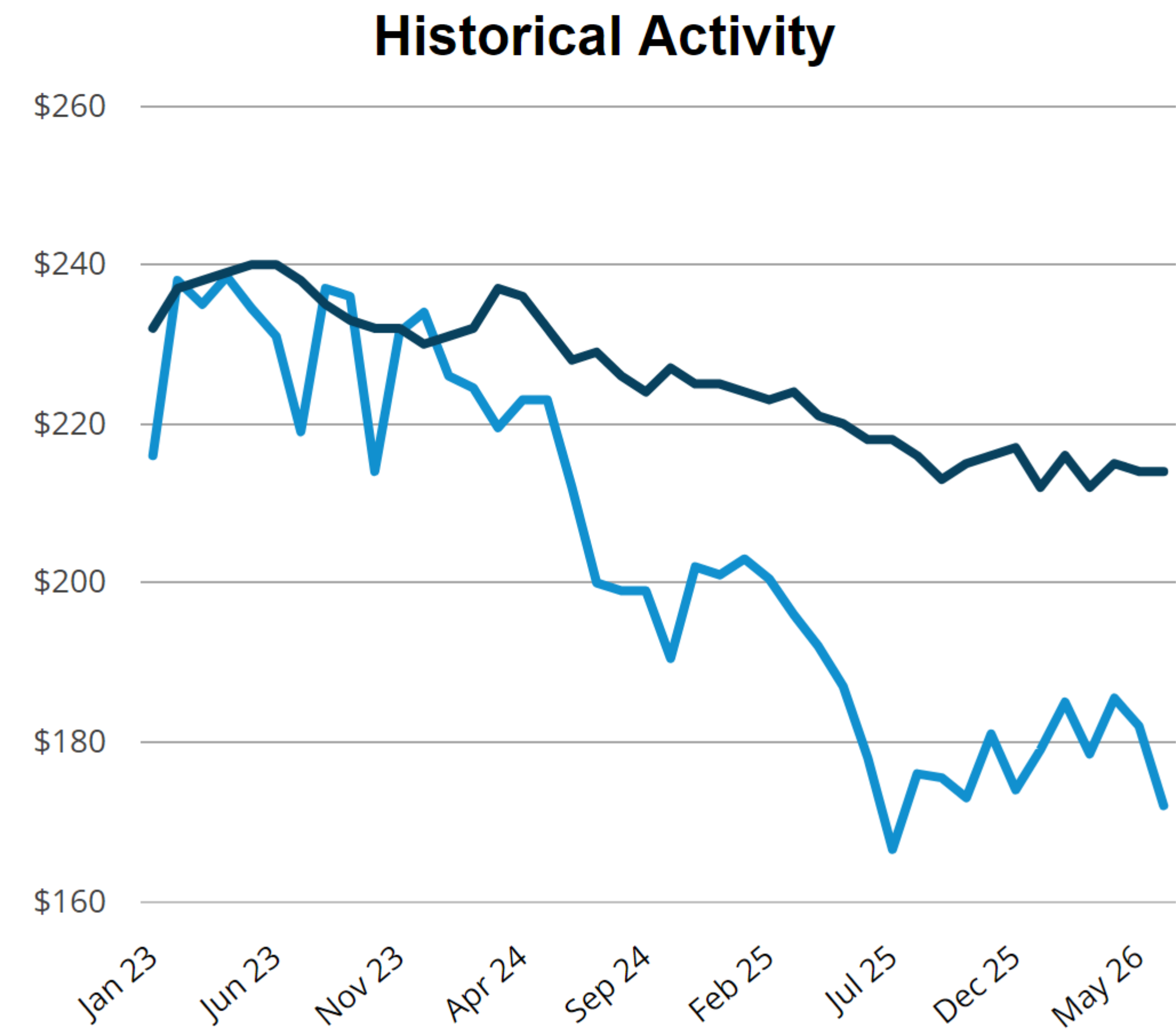
Price per Square Foot



June 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.

	June 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$214	>>	0.0%	<<	-1.8%	<<	-3.2%
CONDO	\$172	<<	-5.5%	<<	-3.4%	<<	-6.7%

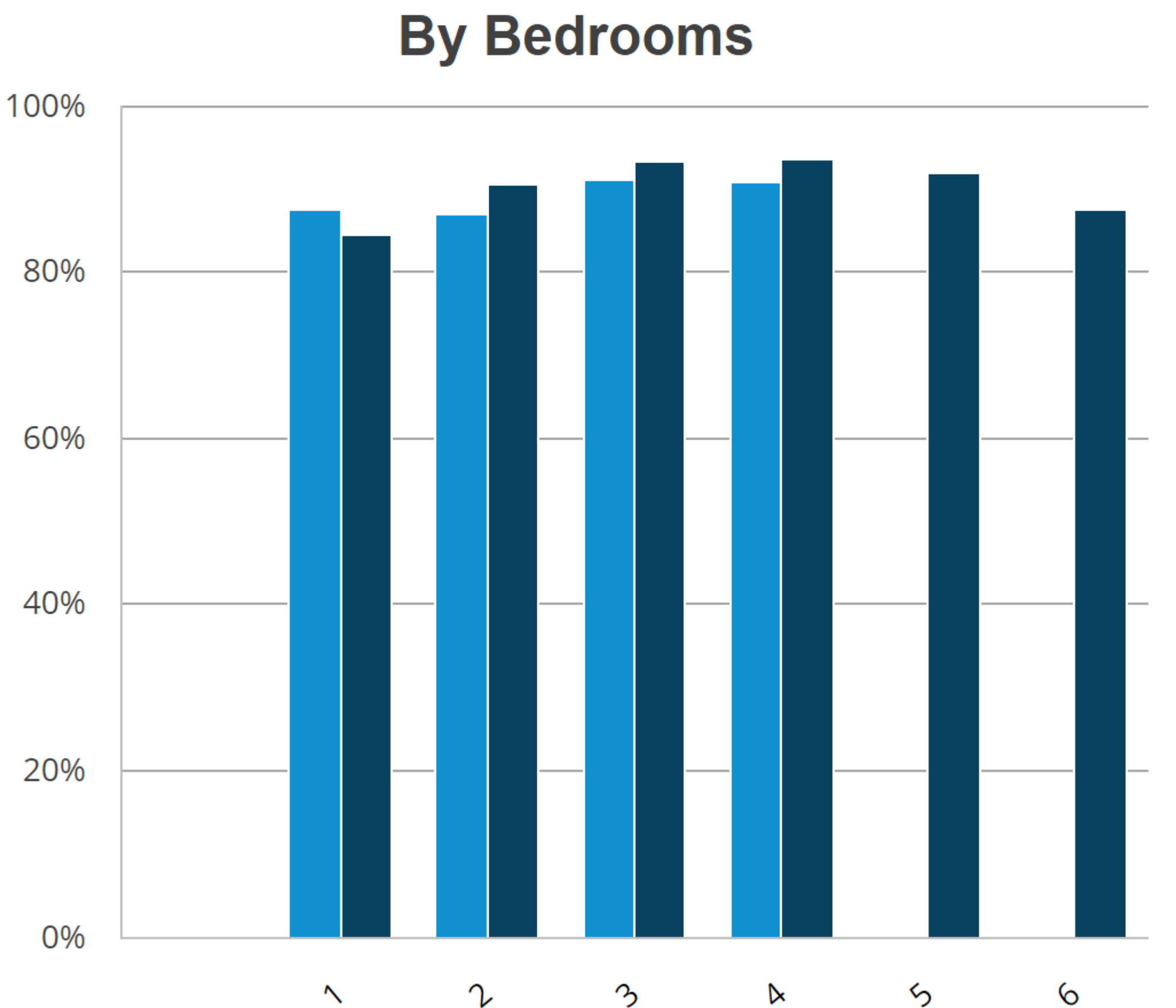
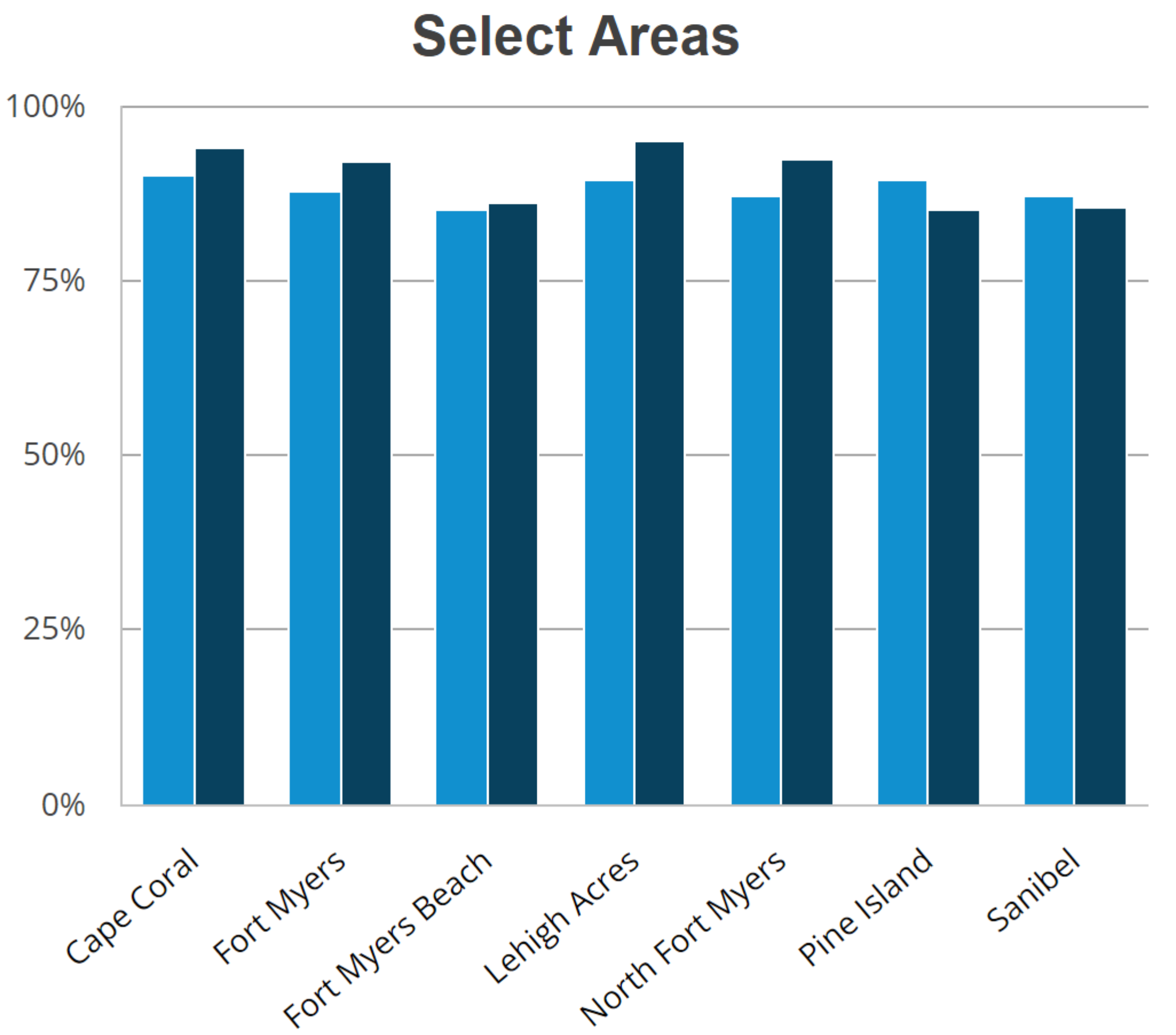
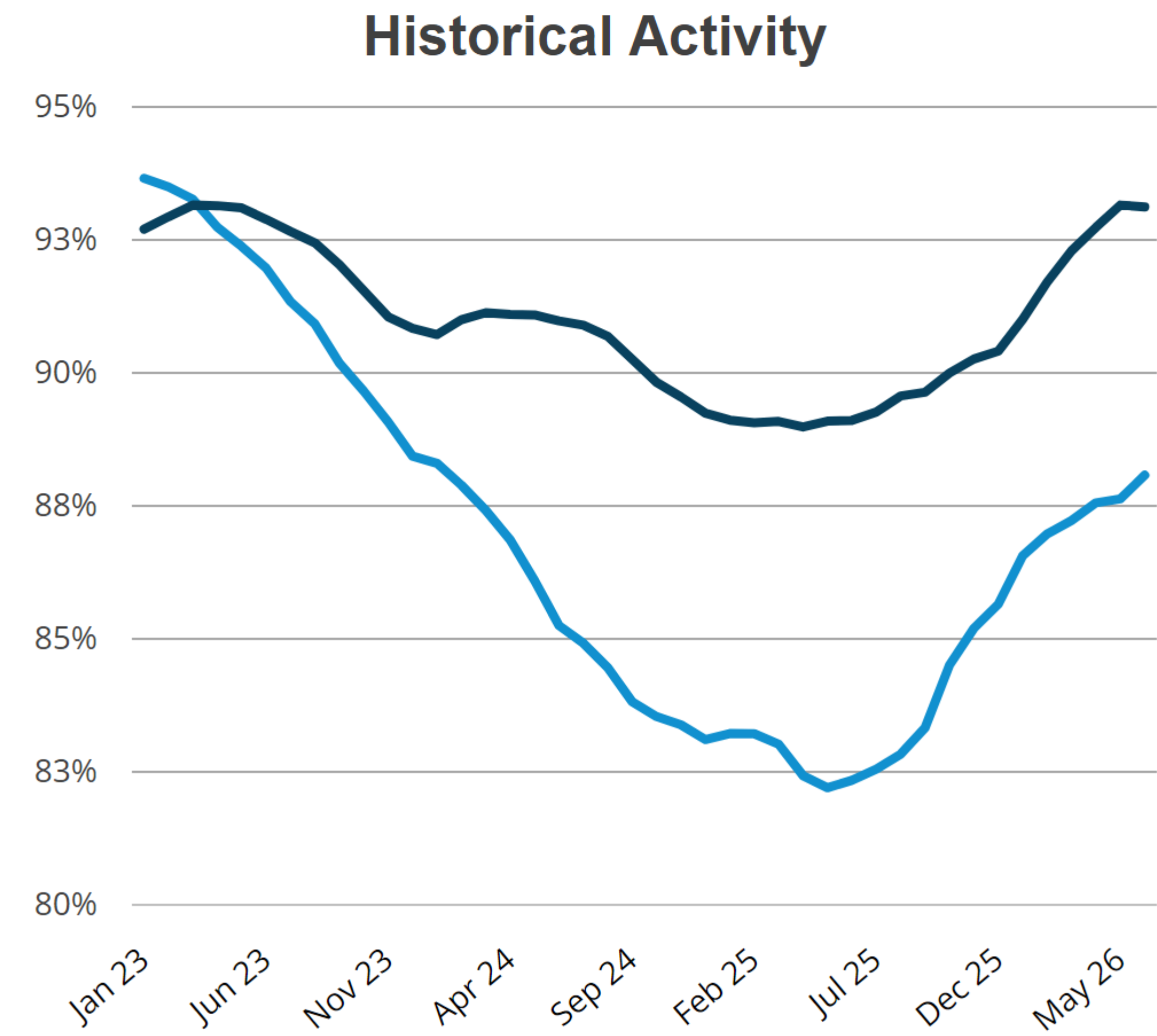


Legend: — Condo — Single Family

June 2026

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

	June 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	93.1%	⬇️	-0.0%	⬆️	4.5%	⬆️	3.4%
CONDO	88.1%	⬆️	0.5%	⬆️	7.0%	⬆️	5.3%



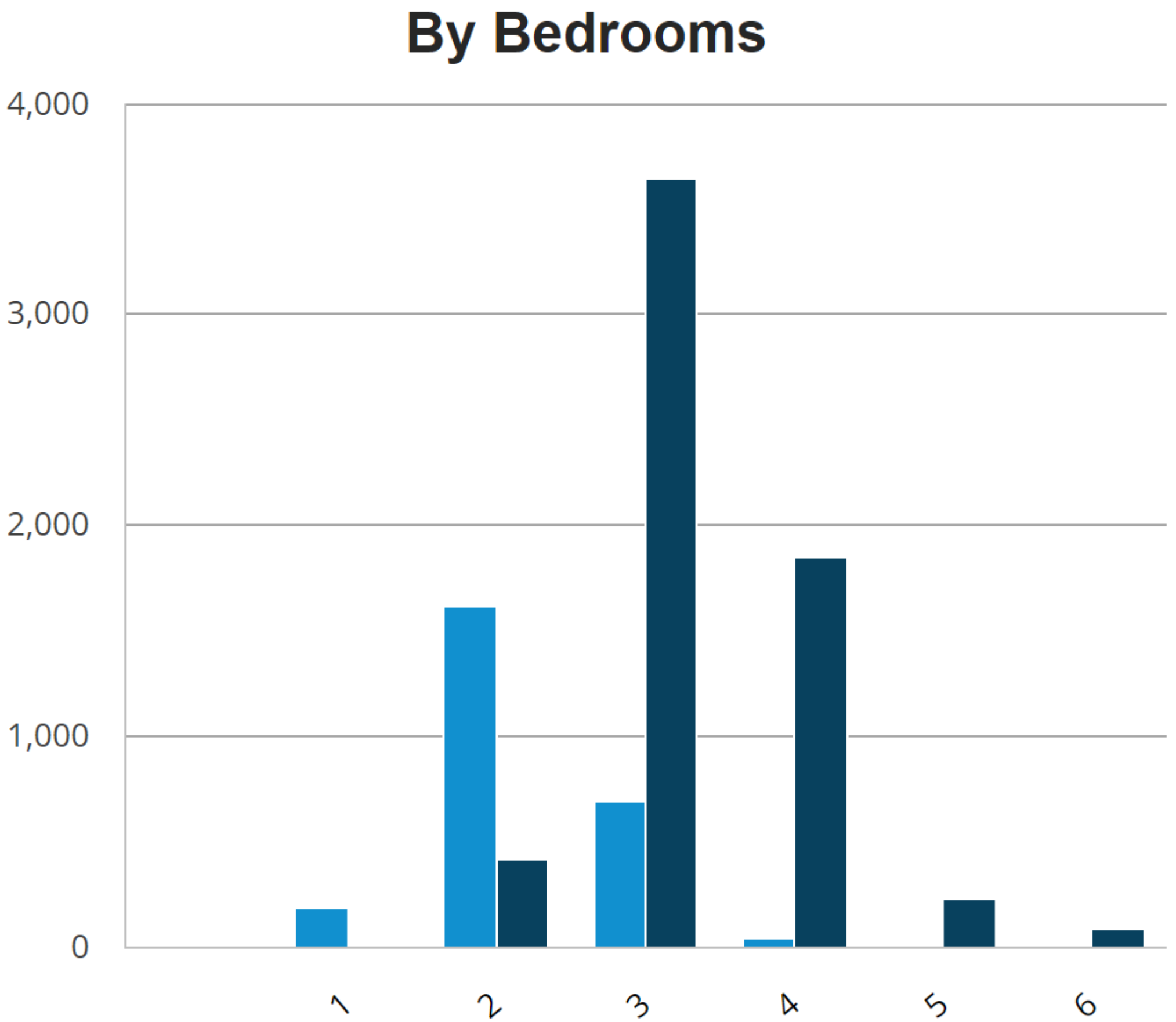
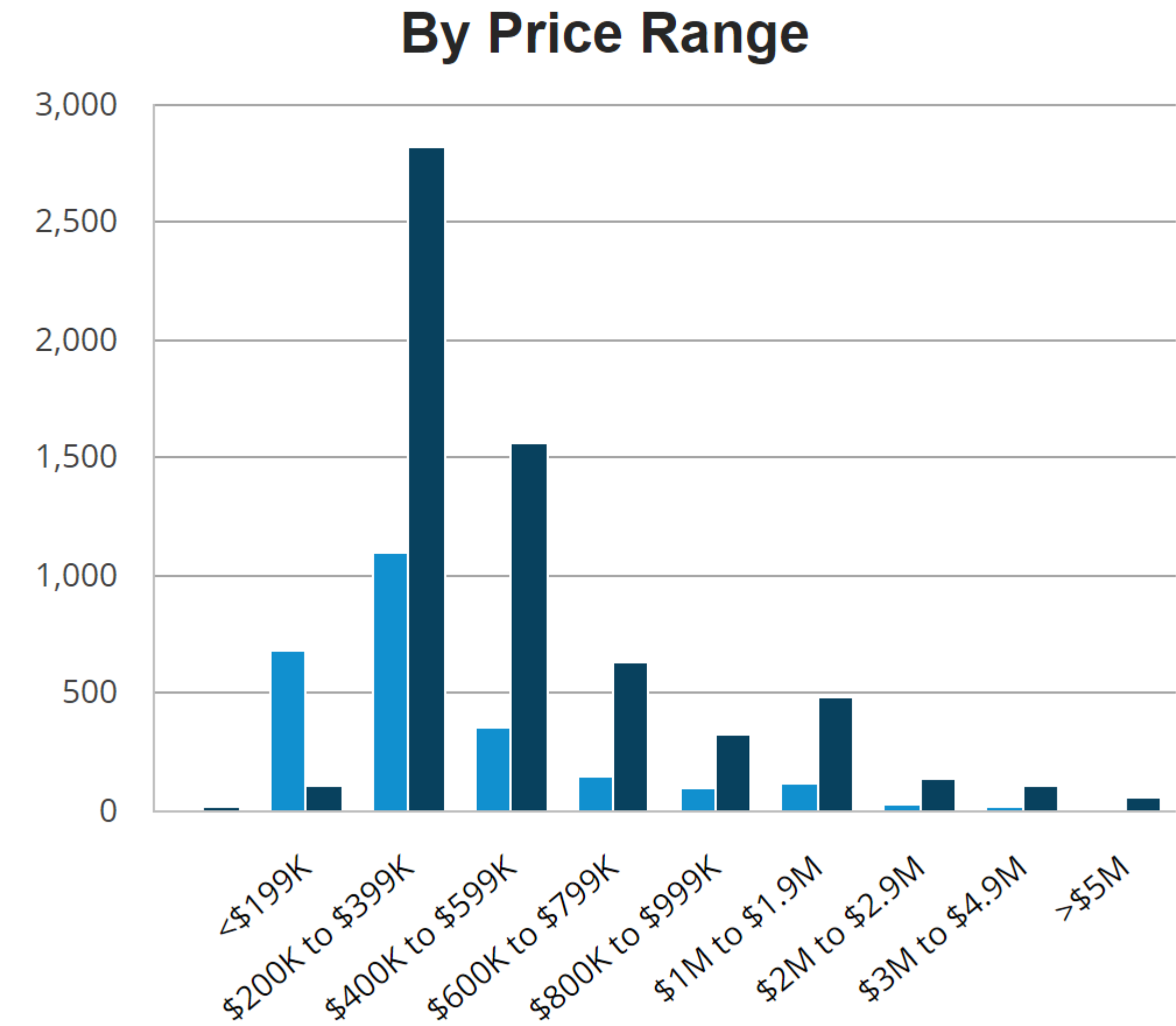
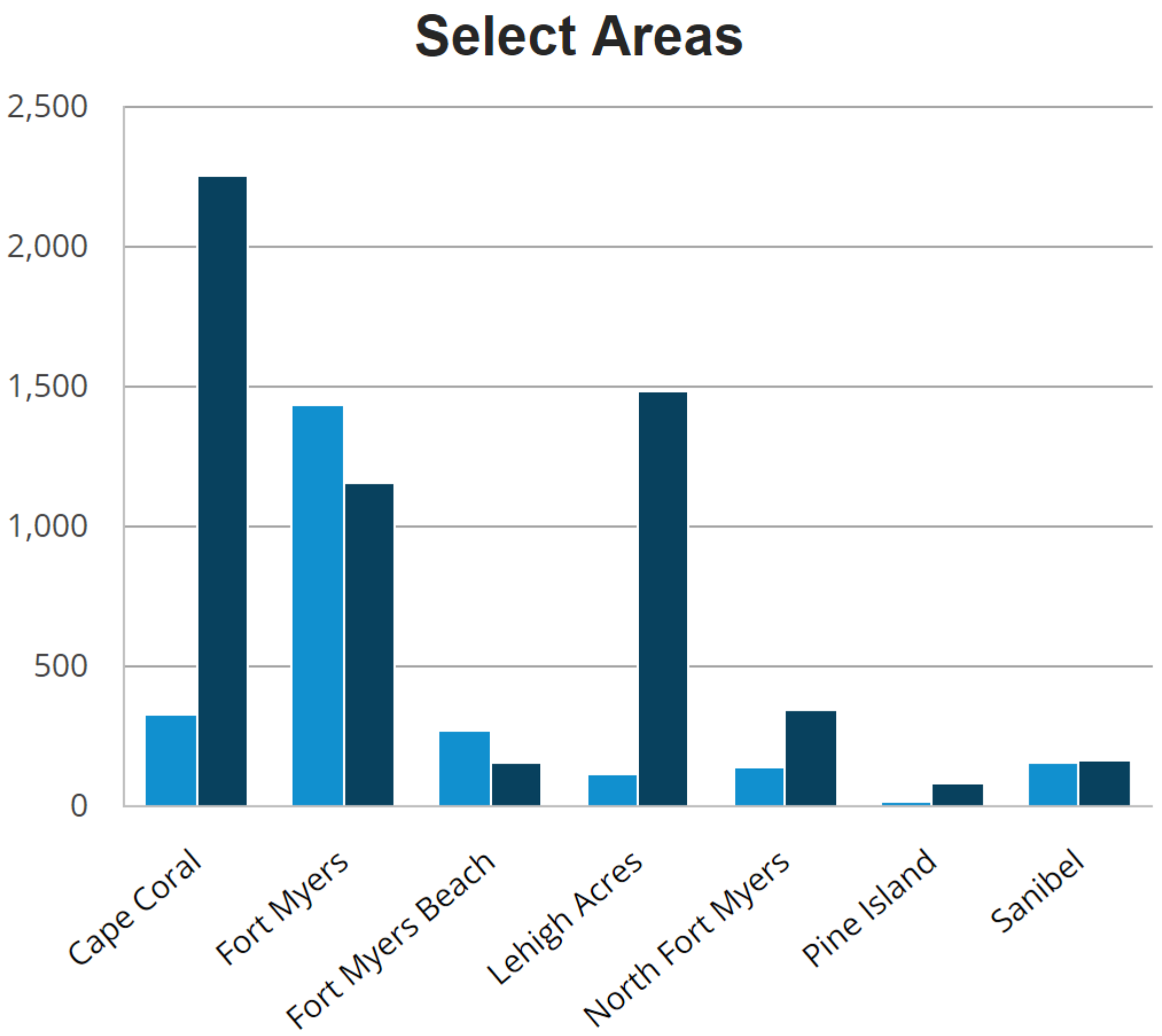
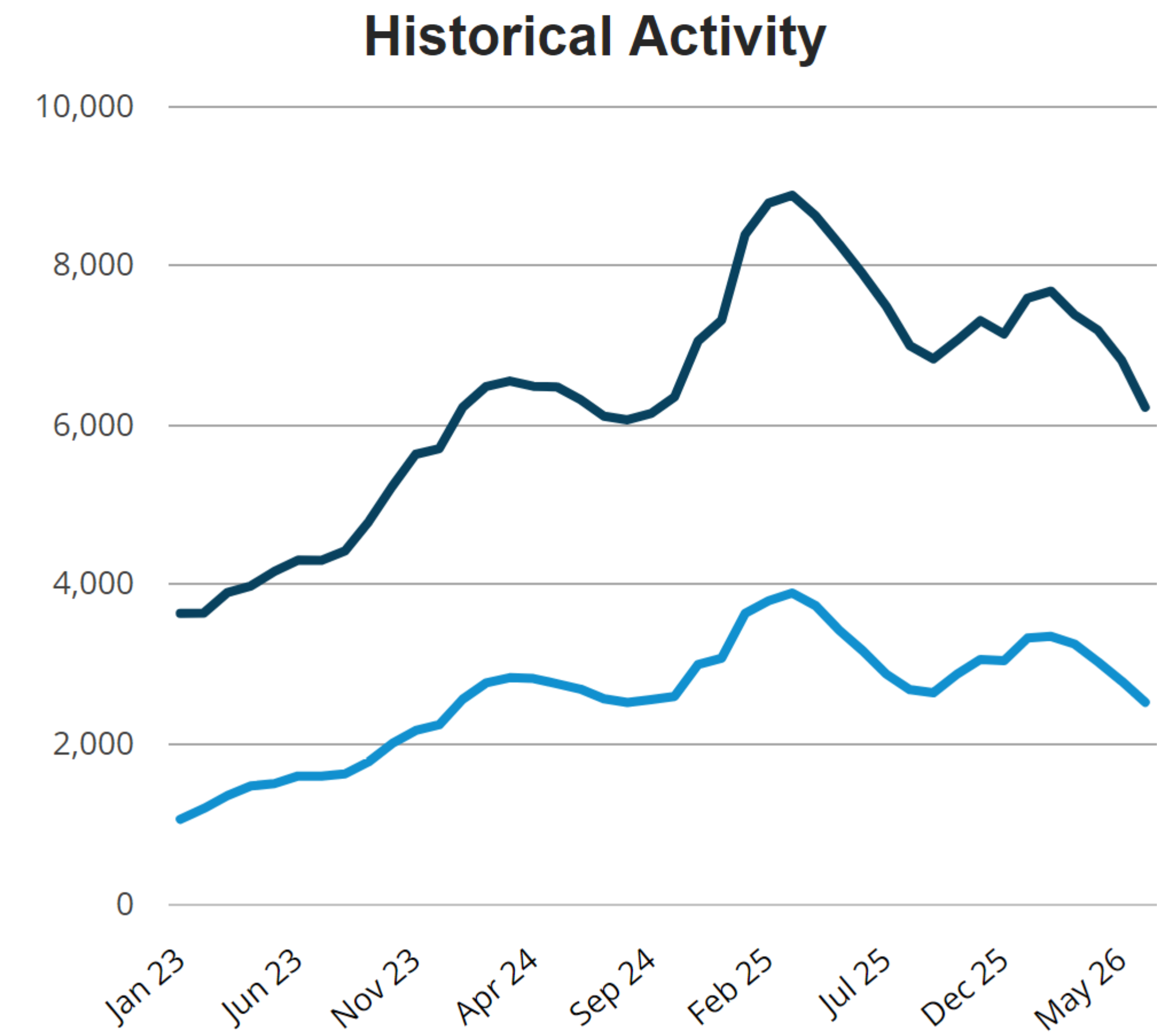
Active Inventory



June 2026

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

	June 2026	Month over Month Change		Year over Year Change		Year to Date Change
SFH	6,222	⌵	-8.6%	⌵	-21.2%	—
CONDO	2,525	⌵	-9.5%	⌵	-20.3%	—



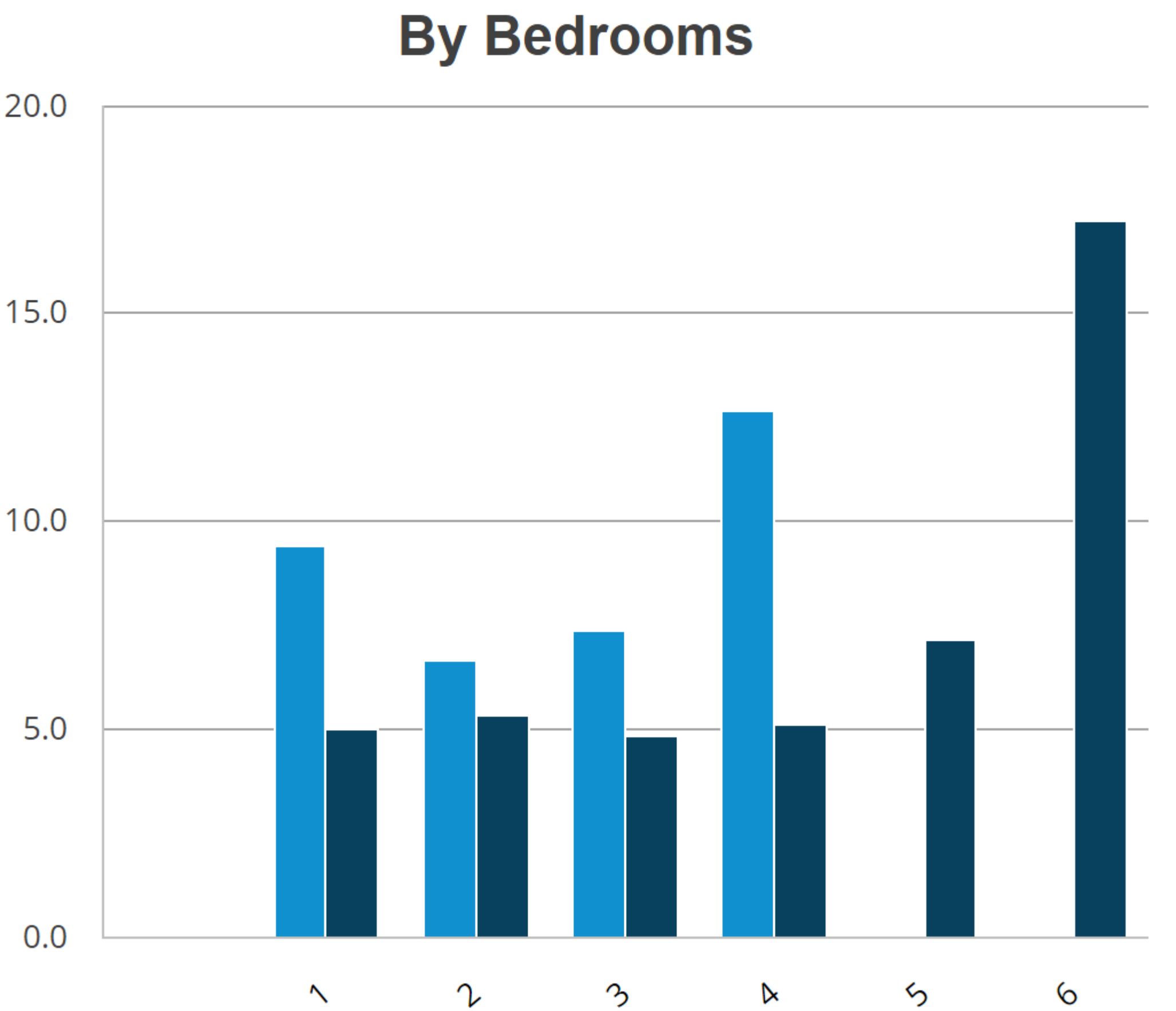
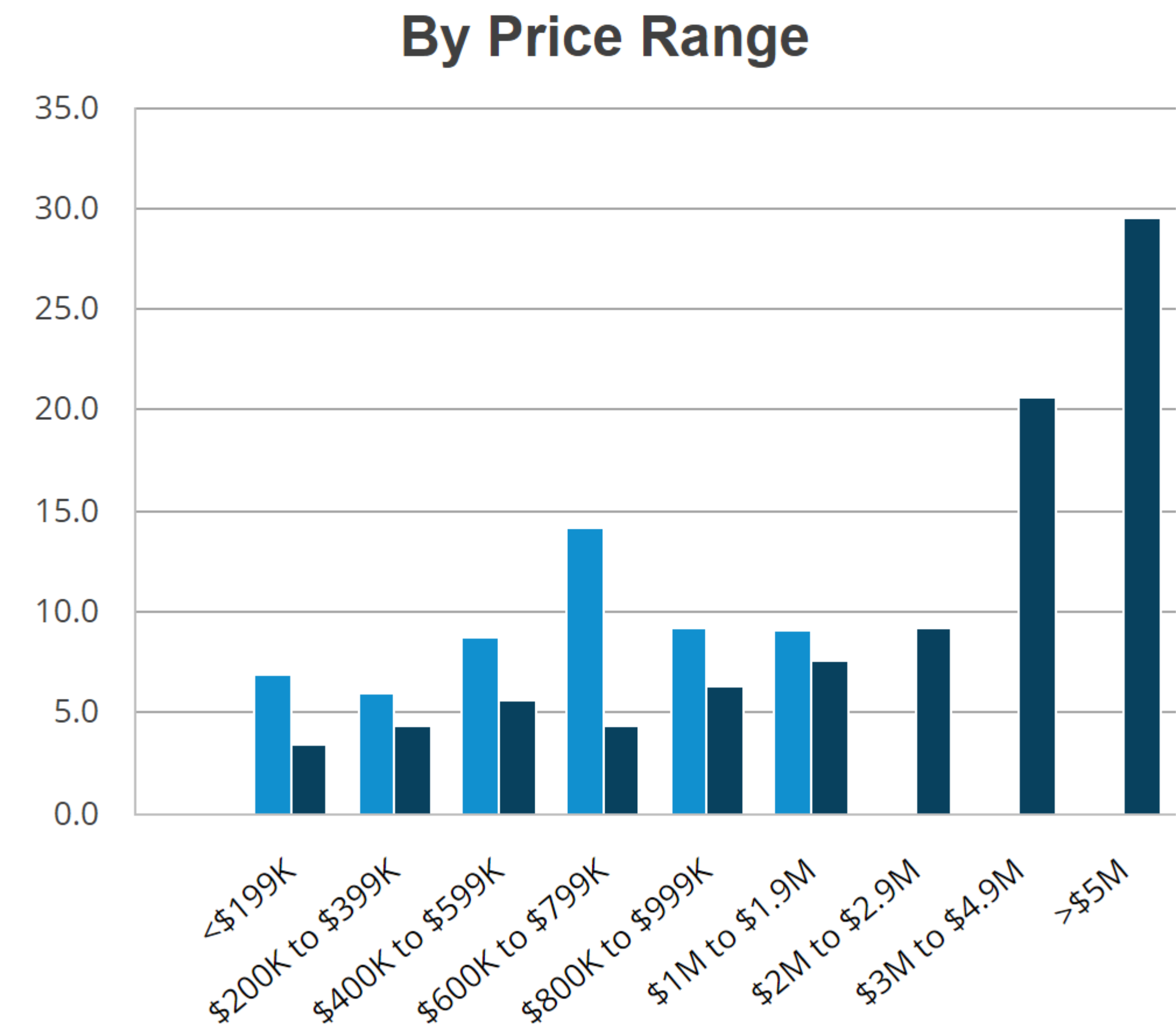
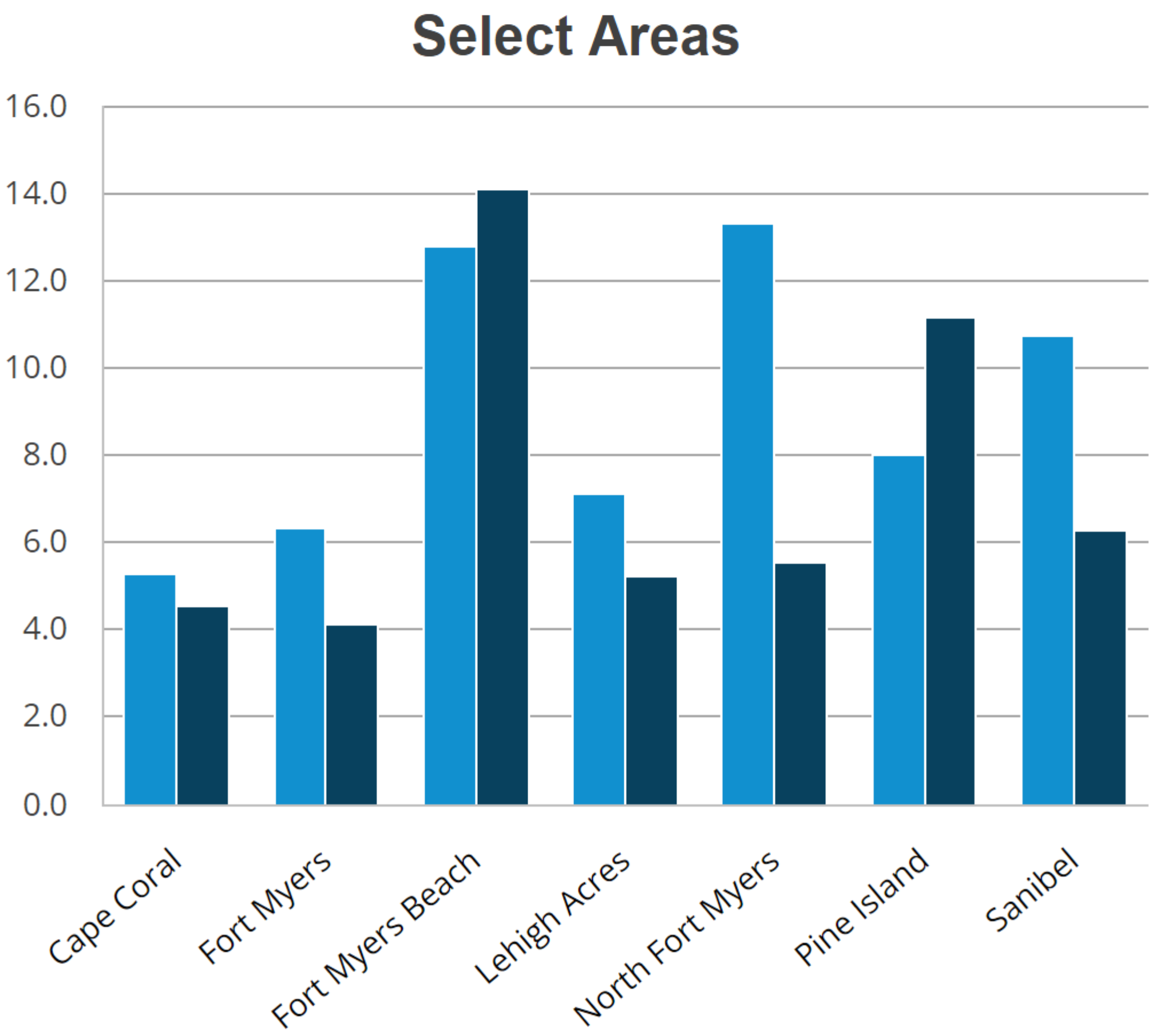
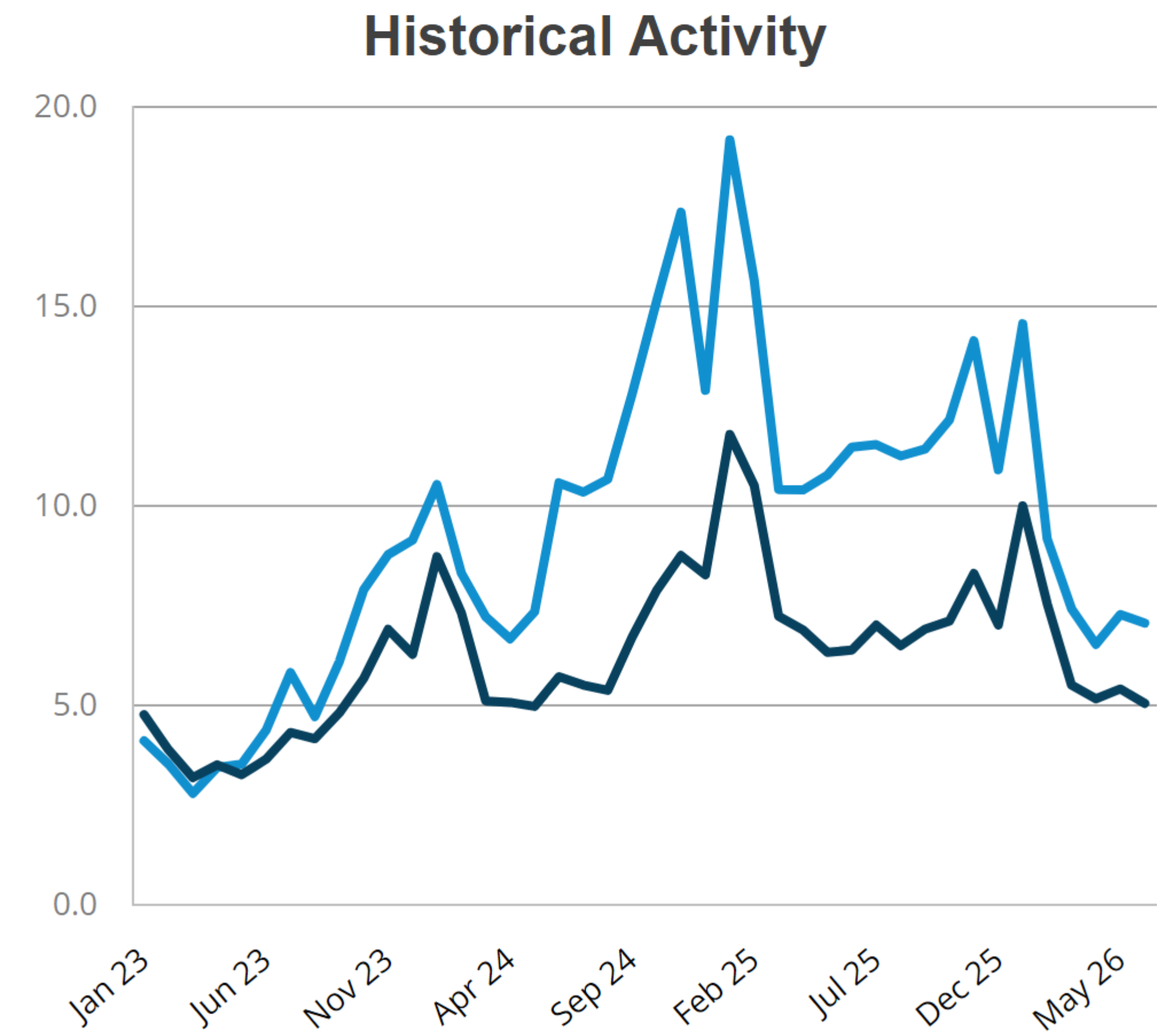
Months Supply of Inventory



June 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.

	June 2026	Month over Month Change		Year over Year Change		Year to Date Change
SFH	5.0	⌵	-6.7%	⌵	-21.0%	—
CONDO	7.0	⌵	-2.9%	⌵	-38.5%	—



Cape Coral Region

June 2026



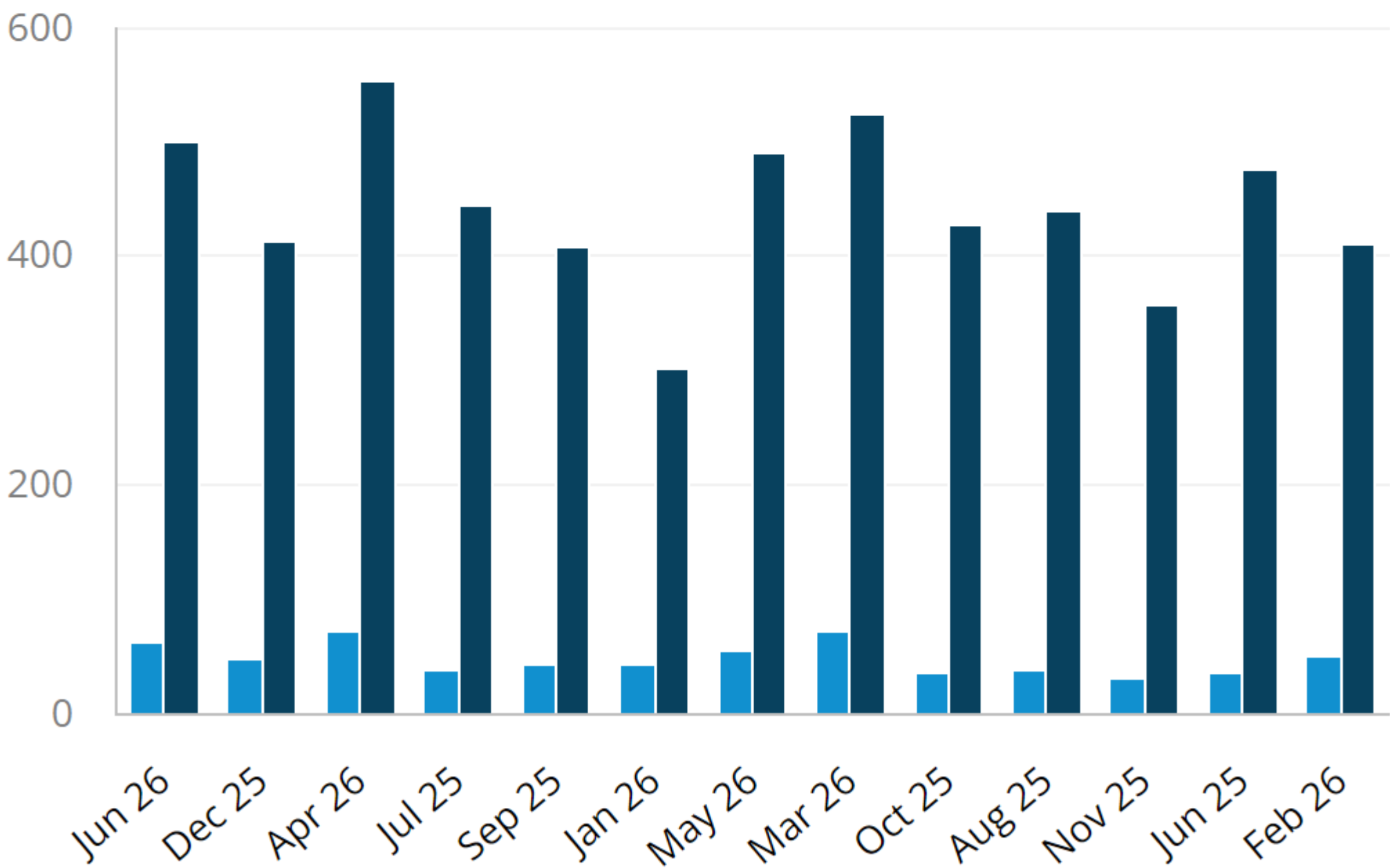
Single Family Homes

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$390,000	\$373,749	⬆ 4.3%	\$385,000	⬆ 1.3%	\$380,000	\$376,719	⬆ 0.9%
Closed Sales	499	476	⬆ 4.8%	490	⬆ 1.8%	2,777	2,634	⬆ 5.4%
New Listings	633	620	⬆ 2.1%	644	⬆ -1.7%	4,457	5,083	⬆ -12.3%
Pending Sales	546	435	⬆ 25.5%	520	⬆ 5.0%	3,147	2,844	⬆ 10.7%
Median Days on Market	54	59	⬆ -9.3%	49	⬆ 9.2%	48	56	⬆ -14.3%
Sold Price per Square Foot	\$229	\$219	⬆ 4.6%	\$222	⬆ 3.4%	\$220	\$221	⬆ -0.5%
Percent of Original Price Rec'd	93.8%	91.6%	⬆ 2.4%	93.4%	⬆ 0.4%	93.1%	91.8%	⬆ 1.4%
Active Inventory	2,253	3,171	⬆ -28.9%	2,473	⬆ -8.9%	--	--	--
Months Supply of Inventory	4.5	6.7	⬆ -32.2%	5.0	⬆ -10.5%	--	--	--

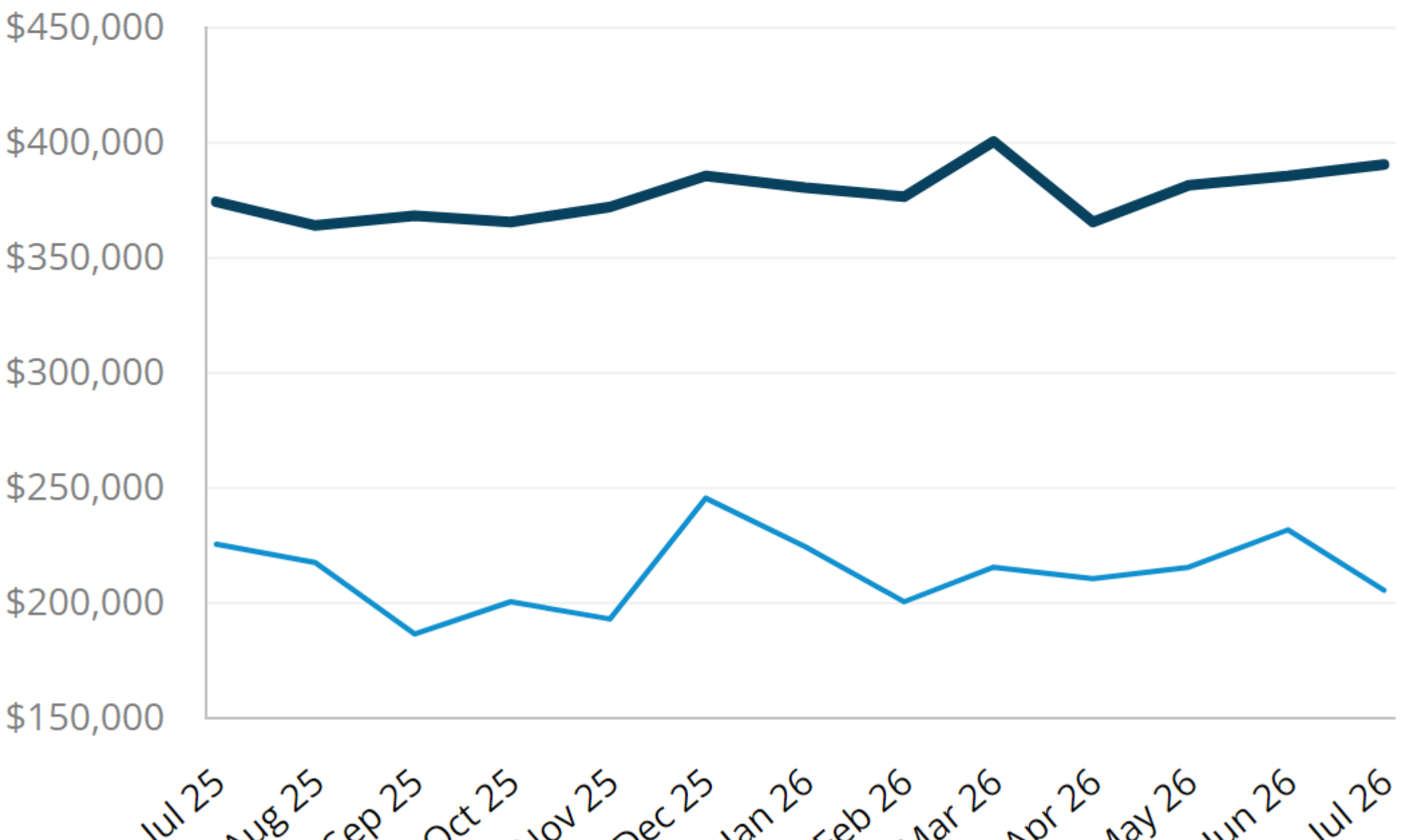
Condominiums

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$205,000	\$225,000	⬆ -8.9%	\$231,250	⬆ -11.4%	\$212,500	\$234,950	⬆ -9.6%
Closed Sales	61	35	⬆ 74.3%	54	⬆ 13.0%	351	270	⬆ 30.0%
New Listings	57	85	⬆ -32.9%	64	⬆ -10.9%	507	602	⬆ -15.8%
Pending Sales	45	40	⬆ 12.5%	49	⬆ -8.2%	354	276	⬆ 28.3%
Median Days on Market	61	57	⬆ 7.0%	48	⬆ 27.1%	64	69	⬆ -8.0%
Sold Price per Square Foot	\$158	\$177	⬆ -10.7%	\$163	⬆ -2.8%	\$164	\$180	⬆ -8.9%
Percent of Original Price Rec'd	90.8%	87.0%	⬆ 4.4%	87.1%	⬆ 4.2%	87.8%	86.1%	⬆ 2.0%
Active Inventory	323	431	⬆ -25.1%	353	⬆ -8.5%	--	--	--
Months Supply of Inventory	5.3	12.3	⬆ -57.0%	6.5	⬆ -19.0%	--	--	--

Number of Closed Sales



Median Sales Price



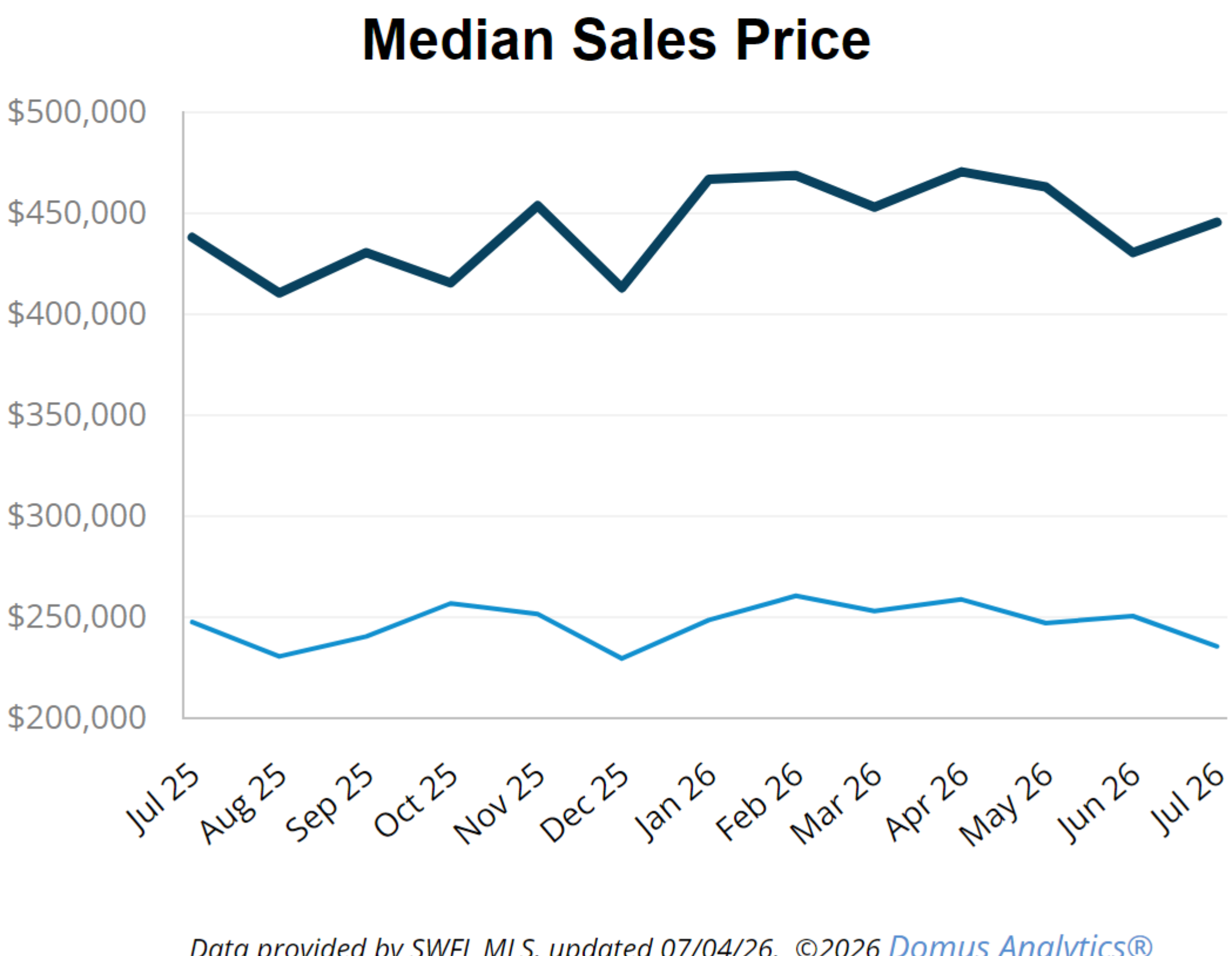
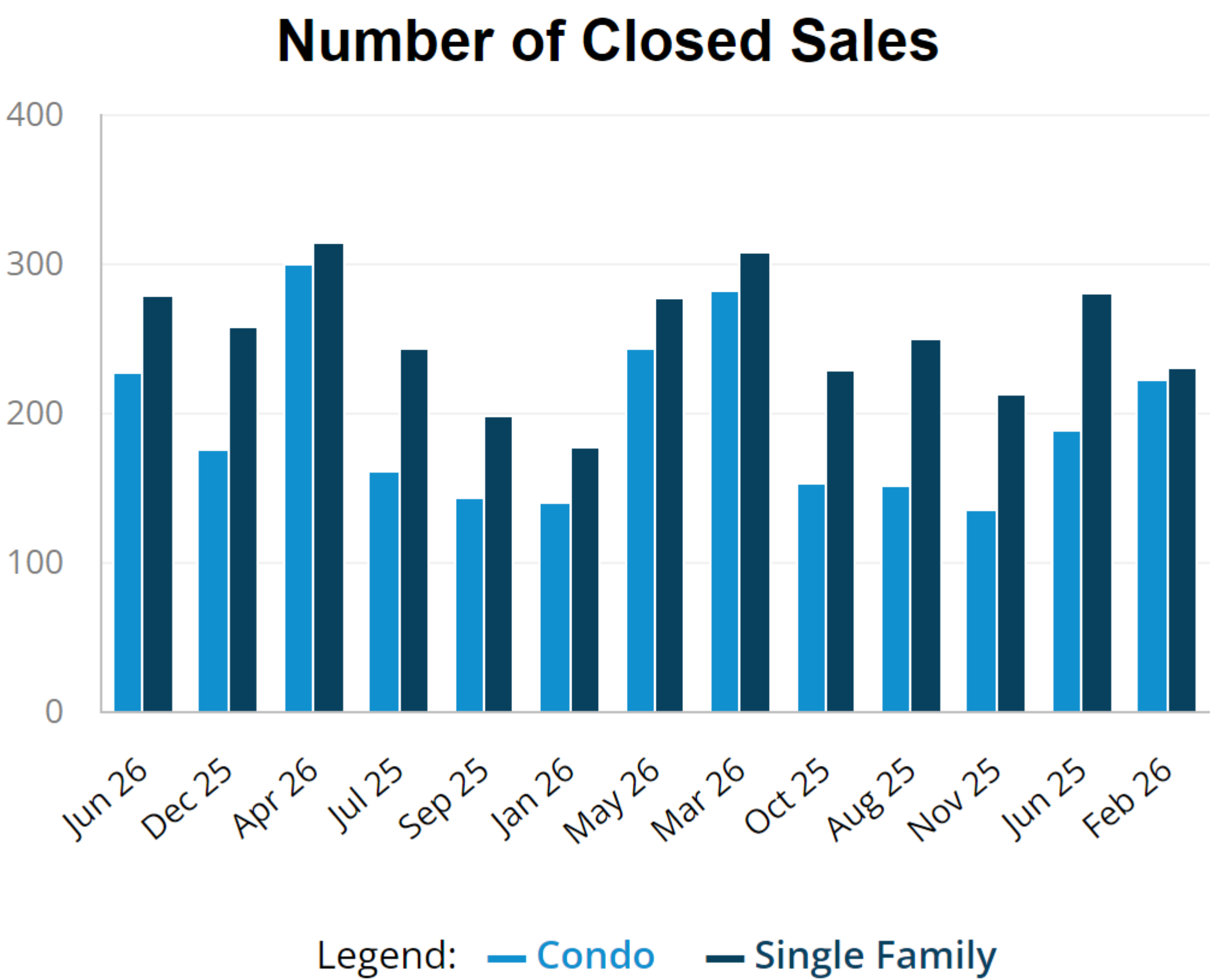
Legend: — Condo — Single Family

Single Family Homes

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$445,000	\$437,500	▲ 1.7%	\$430,000	▲ 3.5%	\$450,000	\$460,000	▼ -2.2%
Closed Sales	279	280	▼ -0.4%	277	▲ 0.7%	1,583	1,578	▲ 0.3%
New Listings	297	367	▼ -19.1%	331	▼ -10.3%	2,325	2,940	▼ -20.9%
Pending Sales	291	266	▲ 9.4%	252	▲ 15.5%	1,714	1,672	▲ 2.5%
Median Days on Market	61	62	▼ -2.4%	51	▲ 18.6%	54	51	▲ 5.9%
Sold Price per Square Foot	\$223	\$232	▼ -3.9%	\$235	▼ -5.1%	\$234	\$244	▼ -4.1%
Percent of Original Price Rec'd	92.0%	88.7%	▲ 3.7%	93.4%	▼ -1.5%	91.8%	90.6%	▲ 1.4%
Active Inventory	1,153	1,646	▼ -30.0%	1,320	▼ -12.7%	--	--	--
Months Supply of Inventory	4.1	5.9	▼ -29.7%	4.8	▼ -13.3%	--	--	--

Condominiums

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$235,000	\$247,000	▼ -4.9%	\$250,000	▼ -6.0%	\$250,000	\$269,750	▼ -7.3%
Closed Sales	226	188	▲ 20.2%	243	▼ -7.0%	1,411	1,148	▲ 22.9%
New Listings	261	256	▲ 2.0%	292	▼ -10.6%	2,316	2,537	▼ -8.7%
Pending Sales	210	162	▲ 29.6%	218	▼ -3.7%	1,522	1,189	▲ 28.0%
Median Days on Market	75	84	▼ -10.7%	82	▼ -8.0%	67	69	▼ -2.9%
Sold Price per Square Foot	\$169	\$179	▼ -5.3%	\$182	▼ -7.1%	\$178	\$195	▼ -8.7%
Percent of Original Price Rec'd	87.5%	85.8%	▲ 2.0%	87.2%	▲ 0.4%	88.5%	87.7%	▲ 0.9%
Active Inventory	1,430	1,827	▼ -21.7%	1,591	▼ -10.1%	--	--	--
Months Supply of Inventory	6.3	9.7	▼ -34.9%	6.5	▼ -3.4%	--	--	--



Fort Myers Beach Region

June 2026



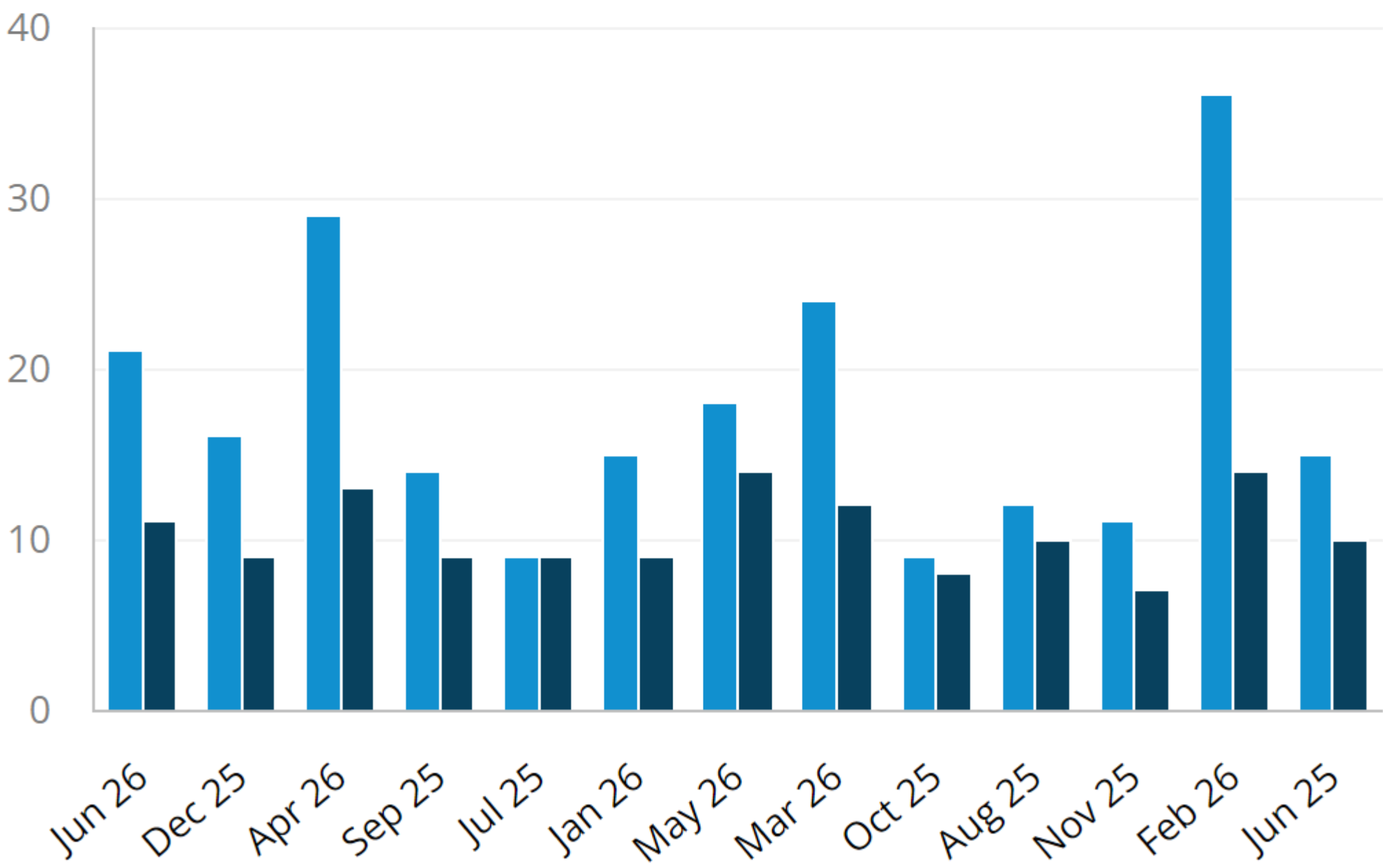
Single Family Homes

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,300,000	\$875,000	⬆ 48.6%	\$1,047,500	⬆ 24.1%	\$1,075,000	\$920,000	⬆ 16.8%
Closed Sales	11	10	⬆ 10.0%	14	⬆ -21.4%	73	55	⬆ 32.7%
New Listings	20	28	⬆ -28.6%	26	⬆ -23.1%	182	221	⬆ -17.6%
Pending Sales	9	8	⬆ 12.5%	16	⬆ -43.8%	76	61	⬆ 24.6%
Median Days on Market	121	90	⬆ 34.4%	118	⬆ 3.0%	83	85	⬆ -2.4%
Sold Price per Square Foot	\$587	\$589	⬆ -0.3%	\$506	⬆ 16.0%	\$587	\$582	⬆ 0.9%
Percent of Original Price Rec'd	86.1%	78.6%	⬆ 9.5%	86.0%	⬆ 0.1%	85.6%	80.9%	⬆ 5.8%
Active Inventory	155	193	⬆ -19.7%	171	⬆ -9.4%	--	--	--
Months Supply of Inventory	14.1	19.3	⬆ -27.0%	12.2	⬆ 15.3%	--	--	--

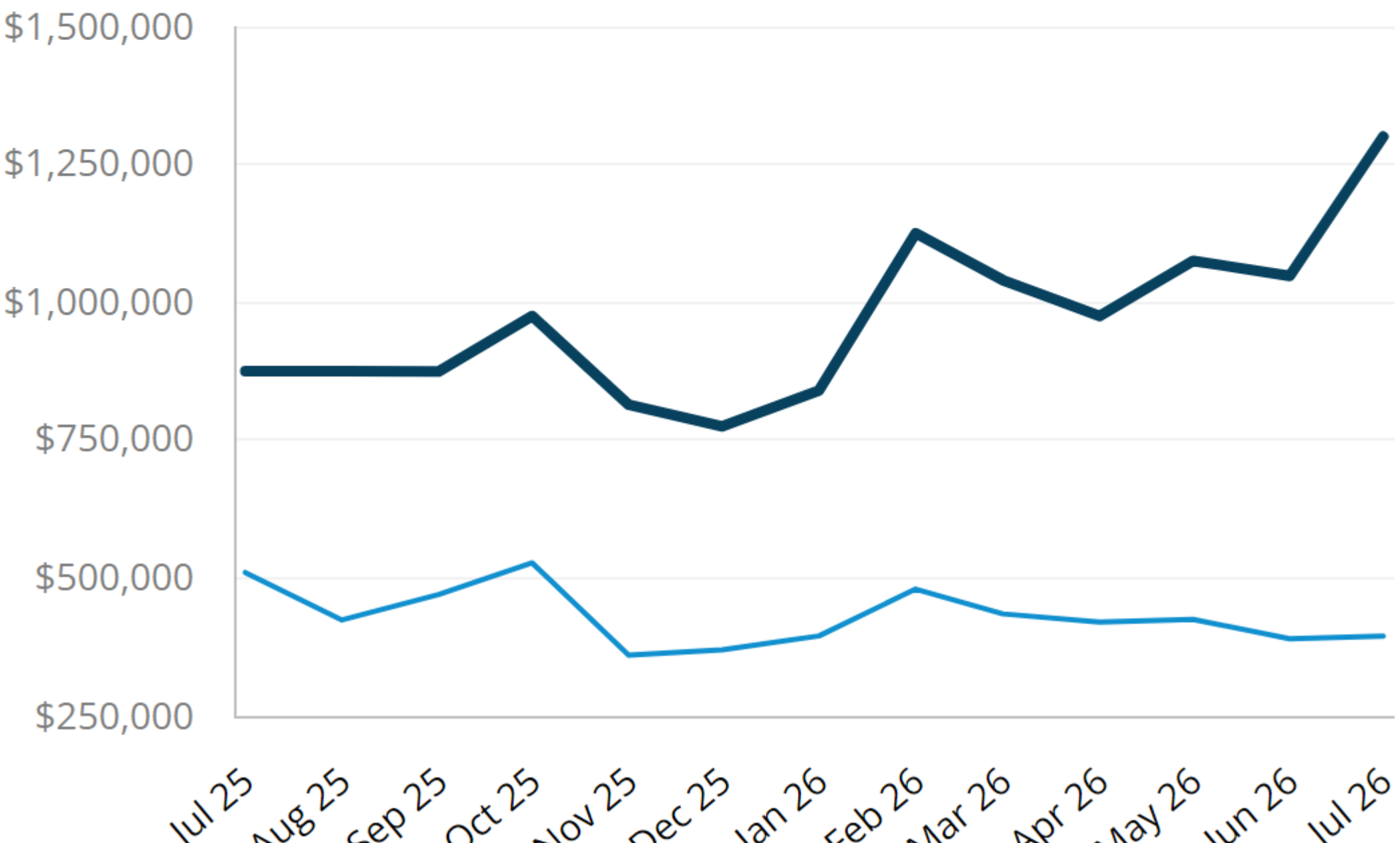
Condominiums

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$395,000	\$510,000	⬆ -22.5%	\$390,000	⬆ 1.3%	\$435,000	\$514,000	⬆ -15.4%
Closed Sales	21	15	⬆ 40.0%	18	⬆ 16.7%	143	78	⬆ 83.3%
New Listings	35	35	⬆ 0.0%	47	⬆ -25.5%	291	290	⬆ 0.3%
Pending Sales	27	10	⬆ 170.0%	22	⬆ 22.7%	152	76	⬆ 100.0%
Median Days on Market	72	199	⬆ -63.8%	70	⬆ 3.6%	81	94	⬆ -13.8%
Sold Price per Square Foot	\$395	\$439	⬆ -10.0%	\$386	⬆ 2.5%	\$407	\$450	⬆ -9.6%
Percent of Original Price Rec'd	84.7%	86.0%	⬆ -1.4%	88.5%	⬆ -4.3%	88.0%	88.8%	⬆ -0.9%
Active Inventory	268	305	⬆ -12.1%	284	⬆ -5.6%	--	--	--
Months Supply of Inventory	12.8	20.3	⬆ -37.2%	15.8	⬆ -19.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

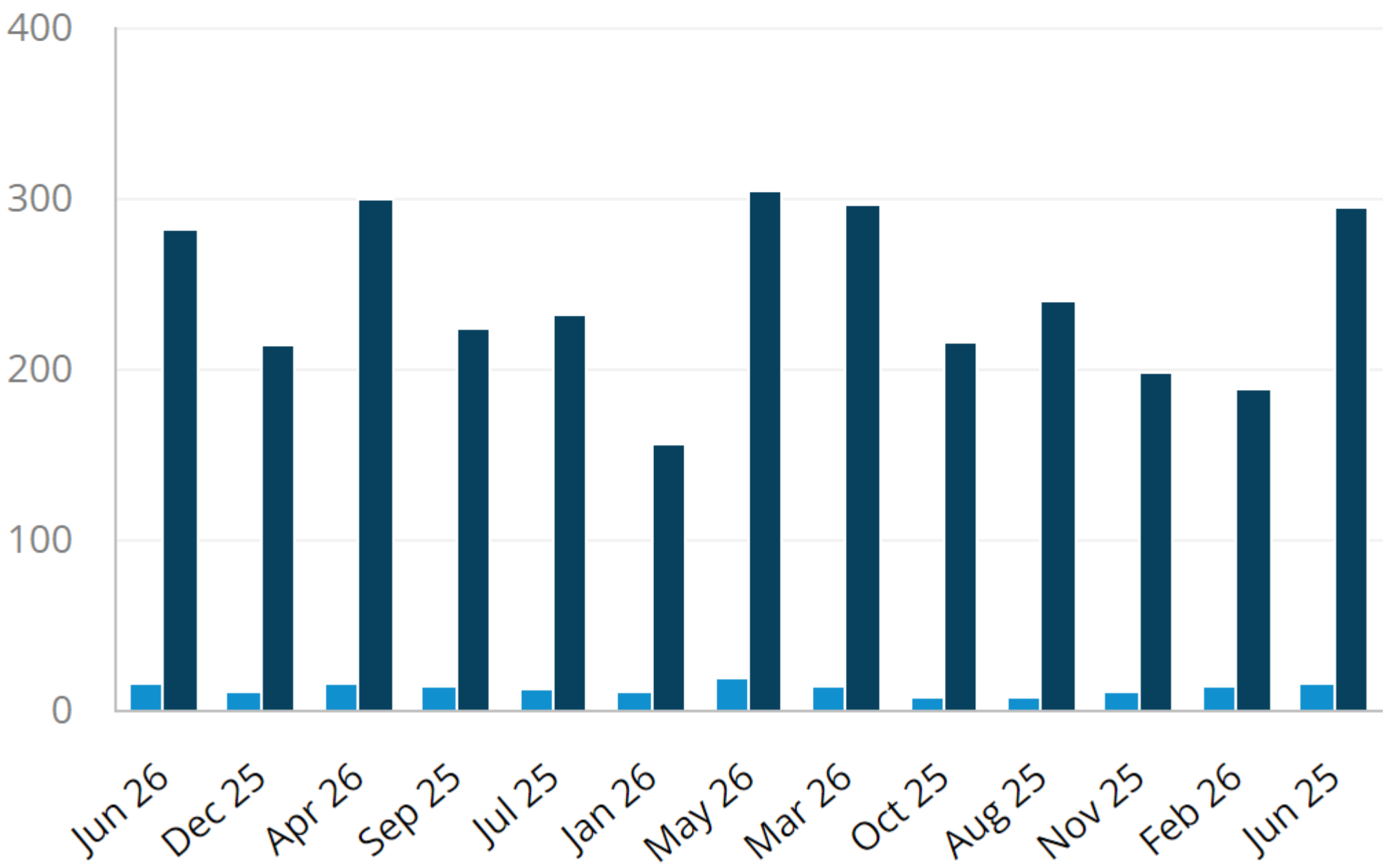
Single Family Homes

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$309,994	\$330,000	⬇️ -6.1%	\$309,998	⬇️ 0.0%	\$310,000	\$325,000	⬇️ -4.6%
Closed Sales	282	294	⬇️ -4.1%	304	⬇️ -7.2%	1,525	1,434	⬆️ 6.3%
New Listings	420	446	⬇️ -5.8%	416	⬆️ 1.0%	2,881	2,856	⬆️ 0.9%
Pending Sales	337	219	⬆️ 53.9%	286	⬆️ 17.8%	1,776	1,530	⬆️ 16.1%
Median Days on Market	51	53	⬇️ -3.8%	50	⬆️ 2.0%	54	48	⬆️ 12.5%
Sold Price per Square Foot	\$197	\$212	⬇️ -7.3%	\$196	⬆️ 0.3%	\$197	\$212	⬇️ -7.1%
Percent of Original Price Rec'd	95.0%	95.0%	⬆️ 0.0%	94.8%	⬆️ 0.2%	94.8%	95.4%	⬇️ -0.6%
Active Inventory	1,478	1,522	⬇️ -2.9%	1,596	⬇️ -7.4%	--	--	--
Months Supply of Inventory	5.2	5.2	⬆️ 1.2%	5.2	⬇️ -0.2%	--	--	--

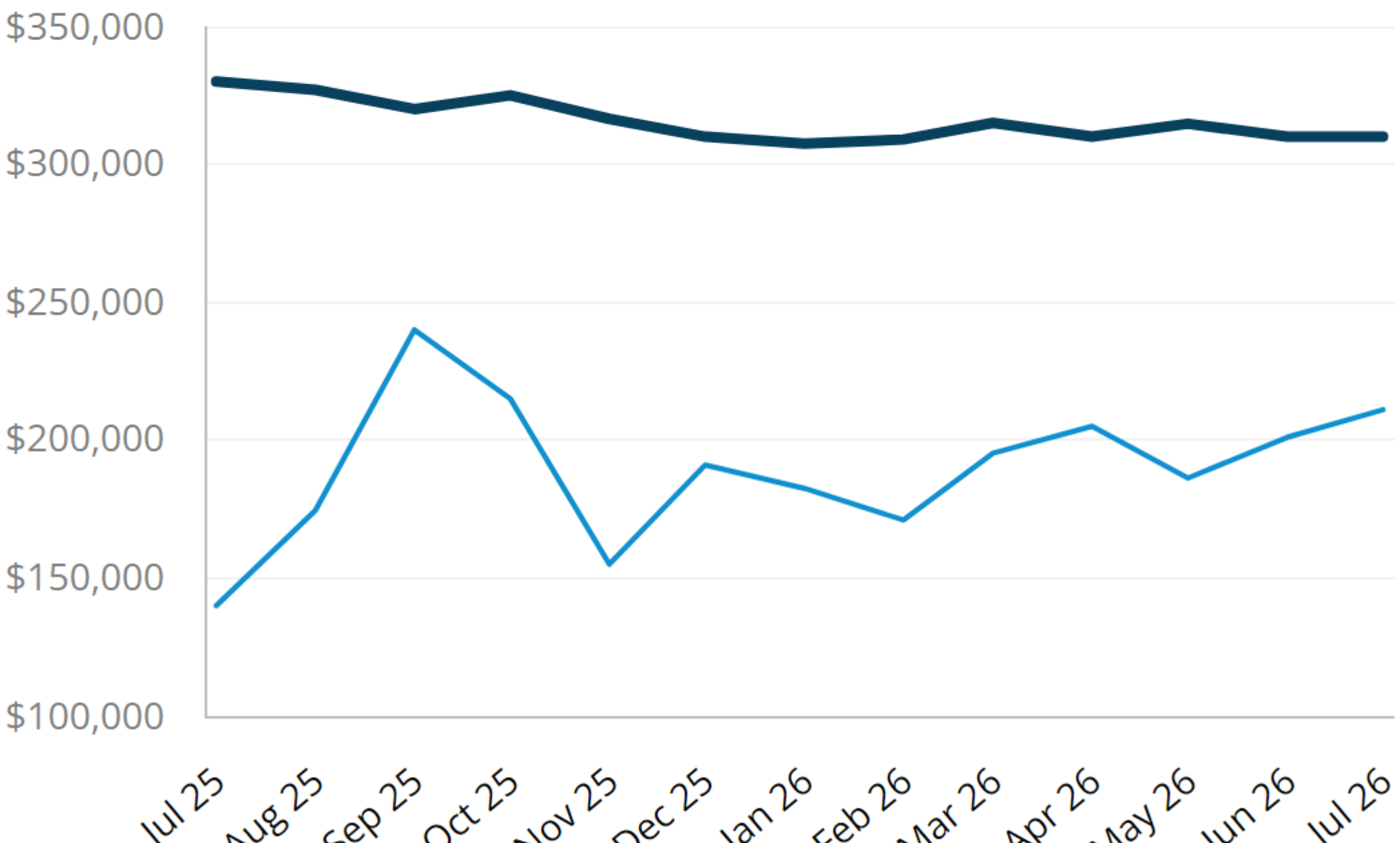
Condominiums

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$211,000	\$140,000	⬆️ 50.7%	\$201,000	⬆️ 5.0%	\$199,999	\$203,999	⬇️ -2.0%
Closed Sales	16	15	⬆️ 6.7%	18	⬇️ -11.1%	89	85	⬆️ 4.7%
New Listings	29	22	⬆️ 31.8%	27	⬆️ 7.4%	177	216	⬇️ -18.1%
Pending Sales	19	13	⬆️ 46.2%	17	⬆️ 11.8%	97	91	⬆️ 6.6%
Median Days on Market	58	70	⬇️ -17.1%	65	⬇️ -10.8%	50	61	⬇️ -18.0%
Sold Price per Square Foot	\$146	\$141	⬆️ 3.5%	\$140	⬆️ 4.3%	\$141	\$159	⬇️ -11.3%
Percent of Original Price Rec'd	90.4%	83.0%	⬆️ 9.0%	89.6%	⬆️ 0.9%	89.9%	87.8%	⬆️ 2.4%
Active Inventory	114	128	⬇️ -10.9%	115	⬇️ -0.9%	--	--	--
Months Supply of Inventory	7.1	8.5	⬇️ -16.5%	6.4	⬆️ 11.5%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region

June 2026

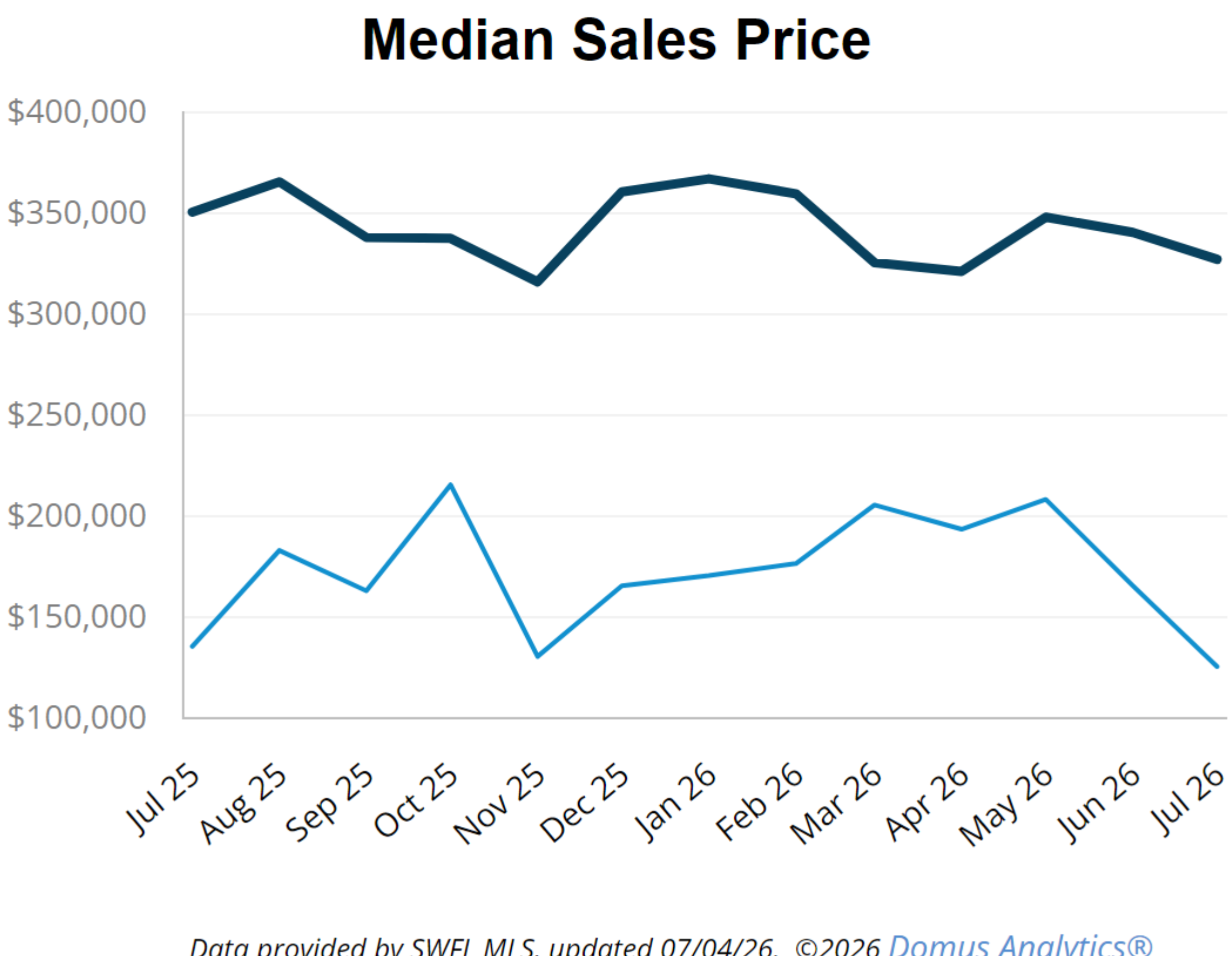
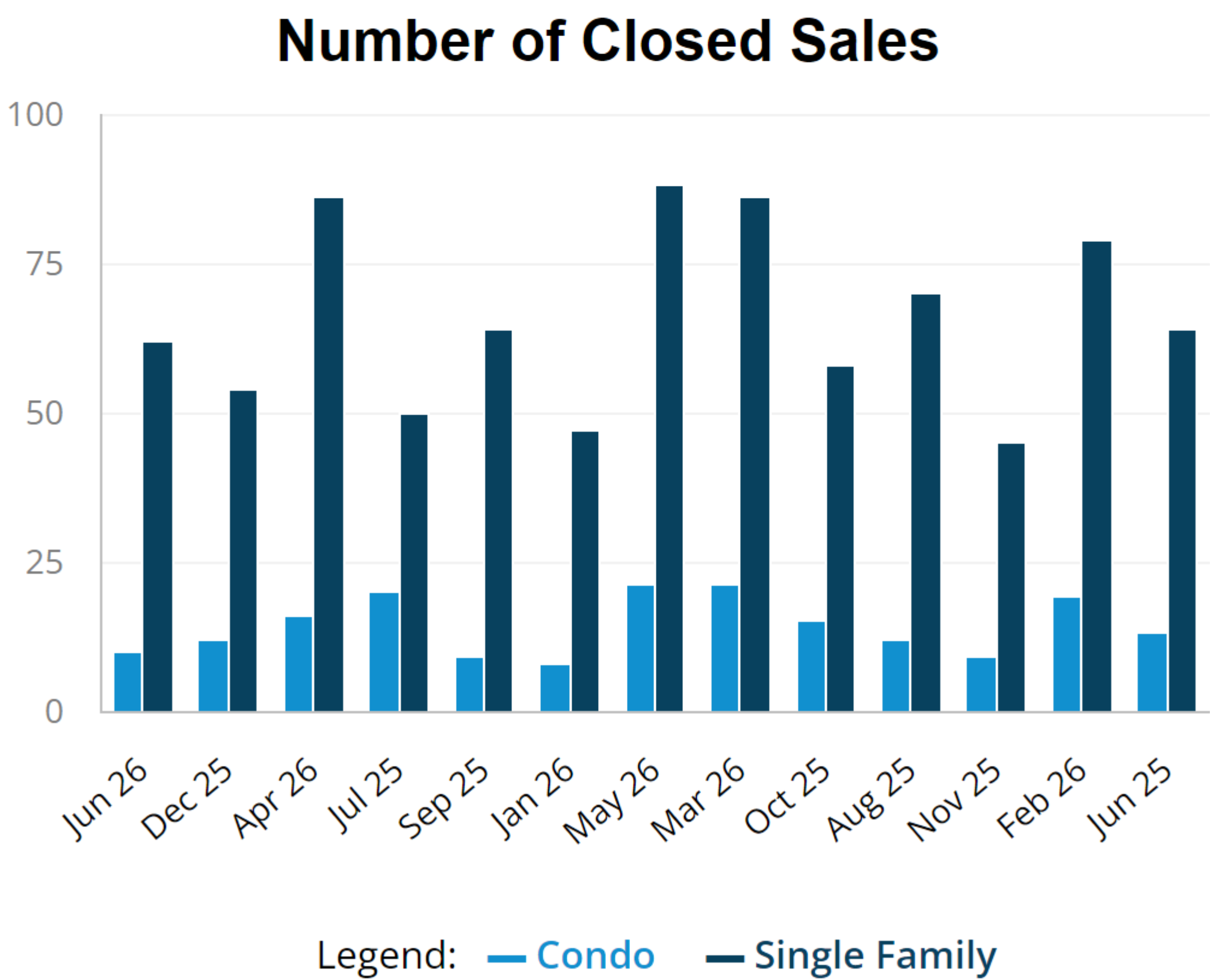


Single Family Homes

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$326,643	\$350,000	⬇️ -6.7%	\$340,000	⬇️ -3.9%	\$336,500	\$345,000	⬇️ -2.5%
Closed Sales	62	64	⬇️ -3.1%	88	⬇️ -29.5%	448	365	⬆️ 22.7%
New Listings	94	95	⬇️ -1.1%	94	➡️ 0.0%	651	731	⬇️ -10.9%
Pending Sales	61	61	➡️ 0.0%	67	⬇️ -9.0%	471	379	⬆️ 24.3%
Median Days on Market	37	53	⬇️ -30.2%	40	⬇️ -7.5%	50	49	⬆️ 2.0%
Sold Price per Square Foot	\$189	\$189	➡️ 0.0%	\$195	⬇️ -3.3%	\$189	\$193	⬇️ -2.1%
Percent of Original Price Rec'd	92.5%	85.6%	⬆️ 8.1%	92.3%	⬆️ 0.1%	92.0%	89.5%	⬆️ 2.7%
Active Inventory	342	425	⬇️ -19.5%	352	⬇️ -2.8%	--	--	--
Months Supply of Inventory	5.5	6.6	⬇️ -16.9%	4.0	⬆️ 37.9%	--	--	--

Condominiums

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$125,000	\$135,000	⬇️ -7.4%	\$165,000	⬇️ -24.2%	\$180,000	\$155,000	⬆️ 16.1%
Closed Sales	10	13	⬇️ -23.1%	21	⬇️ -52.4%	95	85	⬆️ 11.8%
New Listings	19	23	⬇️ -17.4%	28	⬇️ -32.1%	186	235	⬇️ -20.9%
Pending Sales	19	24	⬇️ -20.8%	13	⬆️ 46.2%	109	100	⬆️ 9.0%
Median Days on Market	44	113	⬇️ -61.1%	80	⬇️ -45.0%	65	79	⬇️ -17.7%
Sold Price per Square Foot	\$129	\$138	⬇️ -6.9%	\$149	⬇️ -13.8%	\$146	\$146	➡️ 0.0%
Percent of Original Price Rec'd	85.7%	78.5%	⬆️ 9.3%	83.1%	⬆️ 3.2%	87.4%	83.2%	⬆️ 5.1%
Active Inventory	133	183	⬇️ -27.3%	157	⬇️ -15.3%	--	--	--
Months Supply of Inventory	13.3	14.1	⬇️ -5.5%	7.5	⬆️ 77.8%	--	--	--



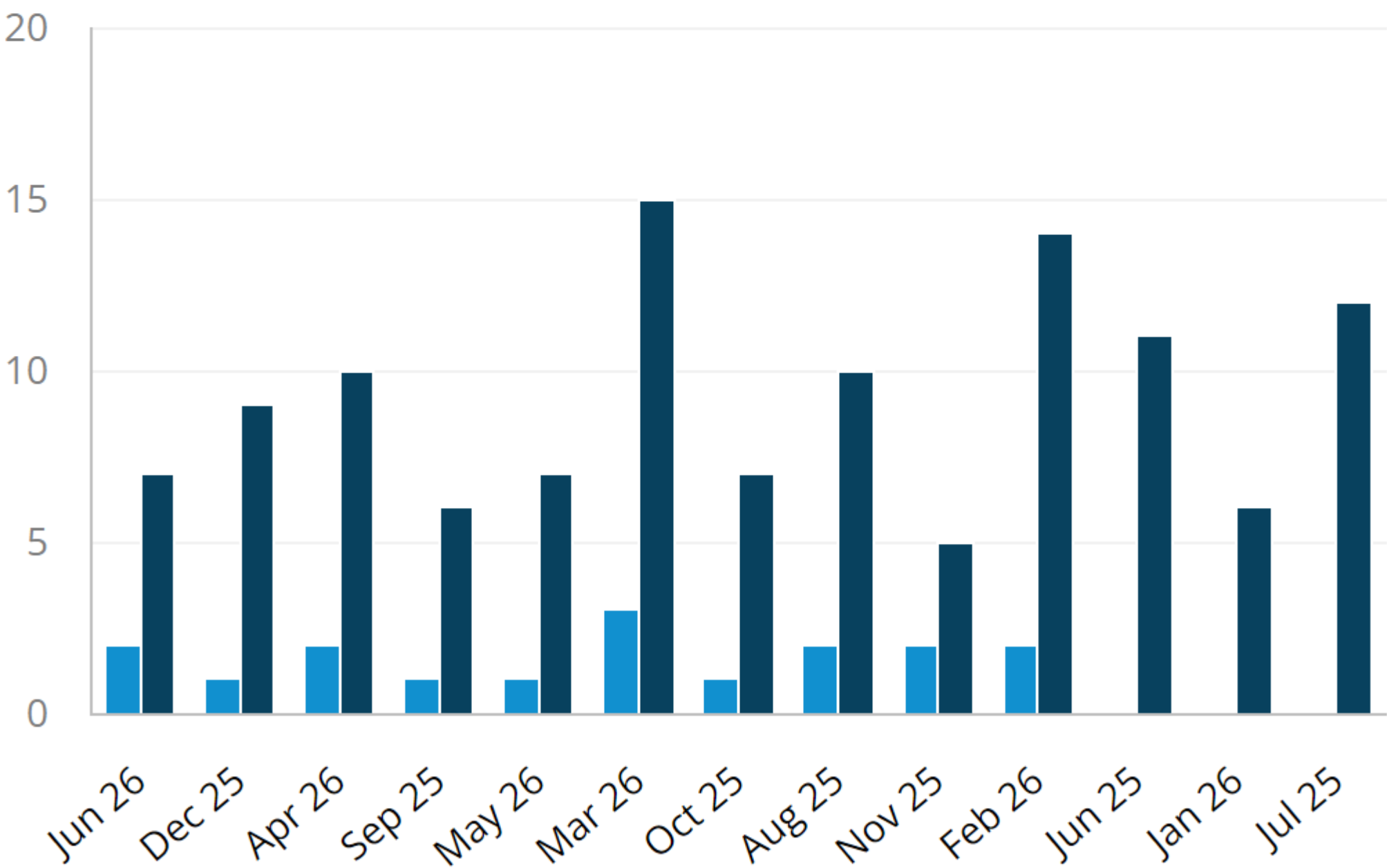
Single Family Homes

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$445,000	\$445,000	↗0.0%	\$570,000	↘-21.9%	\$459,999	\$452,000	↗1.8%
Closed Sales	7	11	↘-36.4%	7	↗0.0%	59	47	↗25.5%
New Listings	10	14	↘-28.6%	14	↘-28.6%	102	124	↘-17.7%
Pending Sales	12	9	↗33.3%	7	↗71.4%	67	47	↗42.6%
Median Days on Market	114	166	↘-31.6%	261	↘-56.5%	92	102	↘-9.8%
Sold Price per Square Foot	\$308	\$279	↗10.4%	\$356	↘-13.5%	\$301	\$322	↘-6.5%
Percent of Original Price Rec'd	84.2%	80.5%	↗4.5%	80.2%	↗5.0%	85.5%	82.9%	↗3.2%
Active Inventory	78	107	↘-27.1%	94	↘-17.0%	--	--	--
Months Supply of Inventory	11.1	9.7	↗14.5%	13.4	↘-17.0%	--	--	--

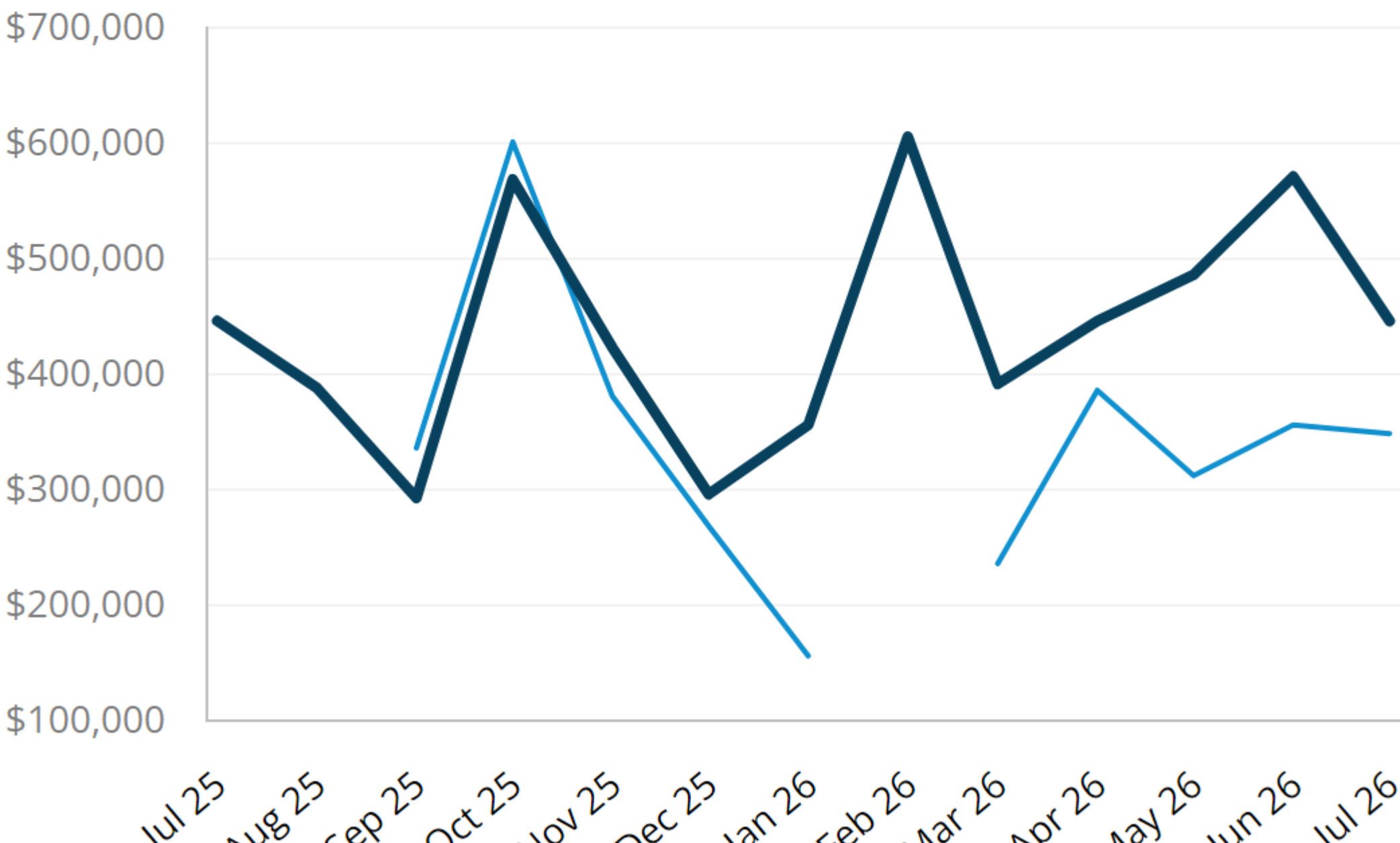
Condominiums

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$347,500			\$355,000	↘-2.1%	\$340,000	\$370,000	↘-8.1%
Closed Sales	2	0		1	↗100.0%	10	9	↗11.1%
New Listings	1	3	↘-66.7%	0		18	18	↗0.0%
Pending Sales	3	1	↗200.0%	2	↗50.0%	13	10	↗30.0%
Median Days on Market	180	68	↗164.7%	120	↗50.0%	101	98	↗3.1%
Sold Price per Square Foot	\$285			\$347	↘-18.0%	\$321	\$339	↘-5.3%
Percent of Original Price Rec'd	89.2%			83.5%	↗6.8%	90.6%	85.9%	↗5.5%
Active Inventory	16	16	↗0.0%	21	↘-23.8%	--	--	--
Months Supply of Inventory	8.0	1,600.0	↘-99.5%	20.8	↘-61.7%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

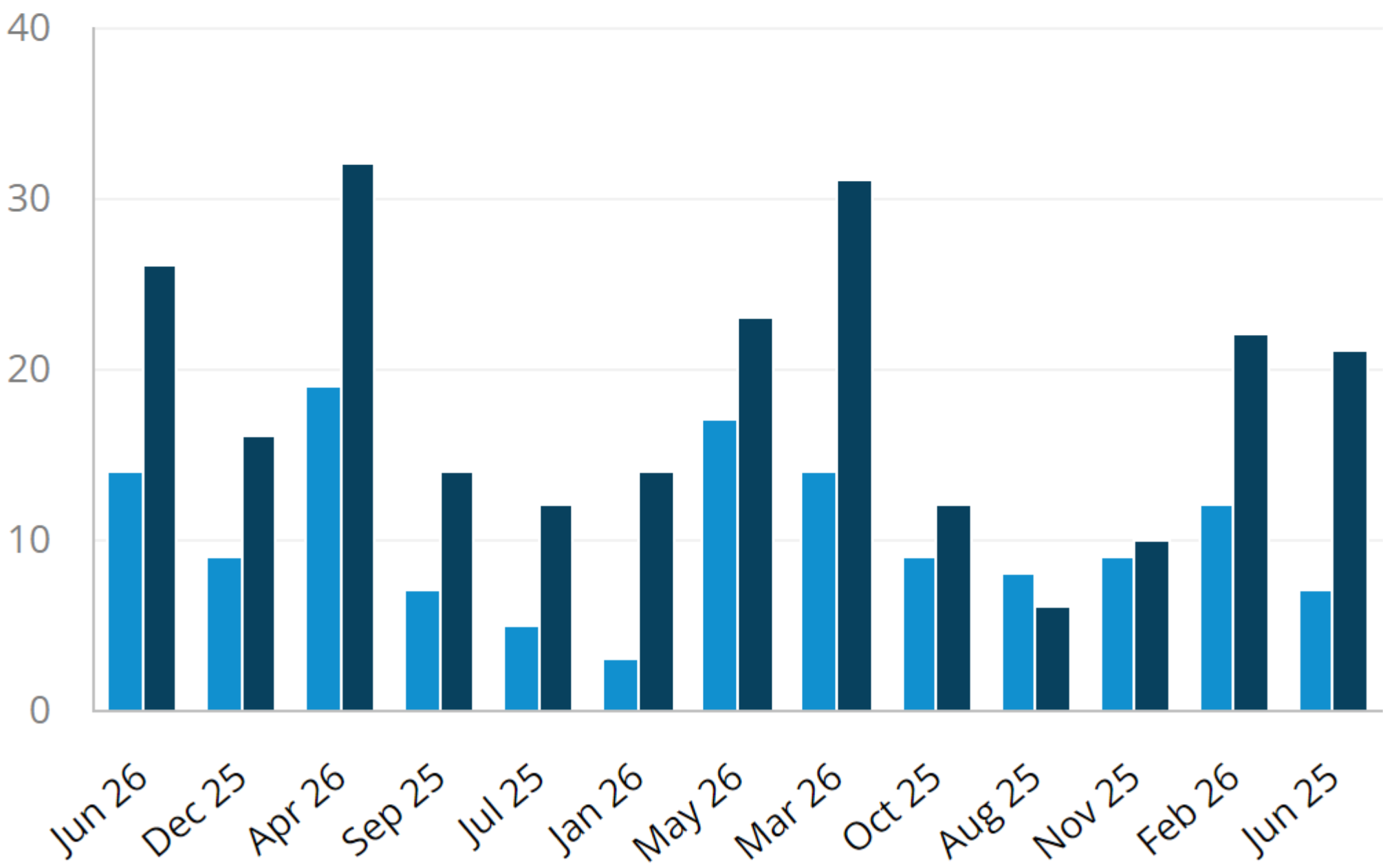
Single Family Homes

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,167,500	\$1,250,000	⬇️ -6.6%	\$1,300,000	⬇️ -10.2%	\$1,205,000	\$1,100,000	⬆️ 9.5%
Closed Sales	26	21	⬆️ 23.8%	23	⬆️ 13.0%	148	83	⬆️ 78.3%
New Listings	24	24	➡️ 0.0%	21	⬆️ 14.3%	200	274	⬇️ -27.0%
Pending Sales	20	16	⬆️ 25.0%	26	⬇️ -23.1%	158	86	⬆️ 83.7%
Median Days on Market	171	107	⬆️ 60.6%	91	⬆️ 87.9%	105	85	⬆️ 22.9%
Sold Price per Square Foot	\$515	\$501	⬆️ 2.7%	\$635	⬇️ -19.0%	\$532	\$514	⬆️ 3.5%
Percent of Original Price Rec'd	85.5%	79.4%	⬆️ 7.7%	88.2%	⬇️ -3.0%	86.3%	82.9%	⬆️ 4.1%
Active Inventory	163	229	⬇️ -28.8%	195	⬇️ -16.4%	--	--	--
Months Supply of Inventory	6.3	10.9	⬇️ -42.5%	8.5	⬇️ -26.1%	--	--	--

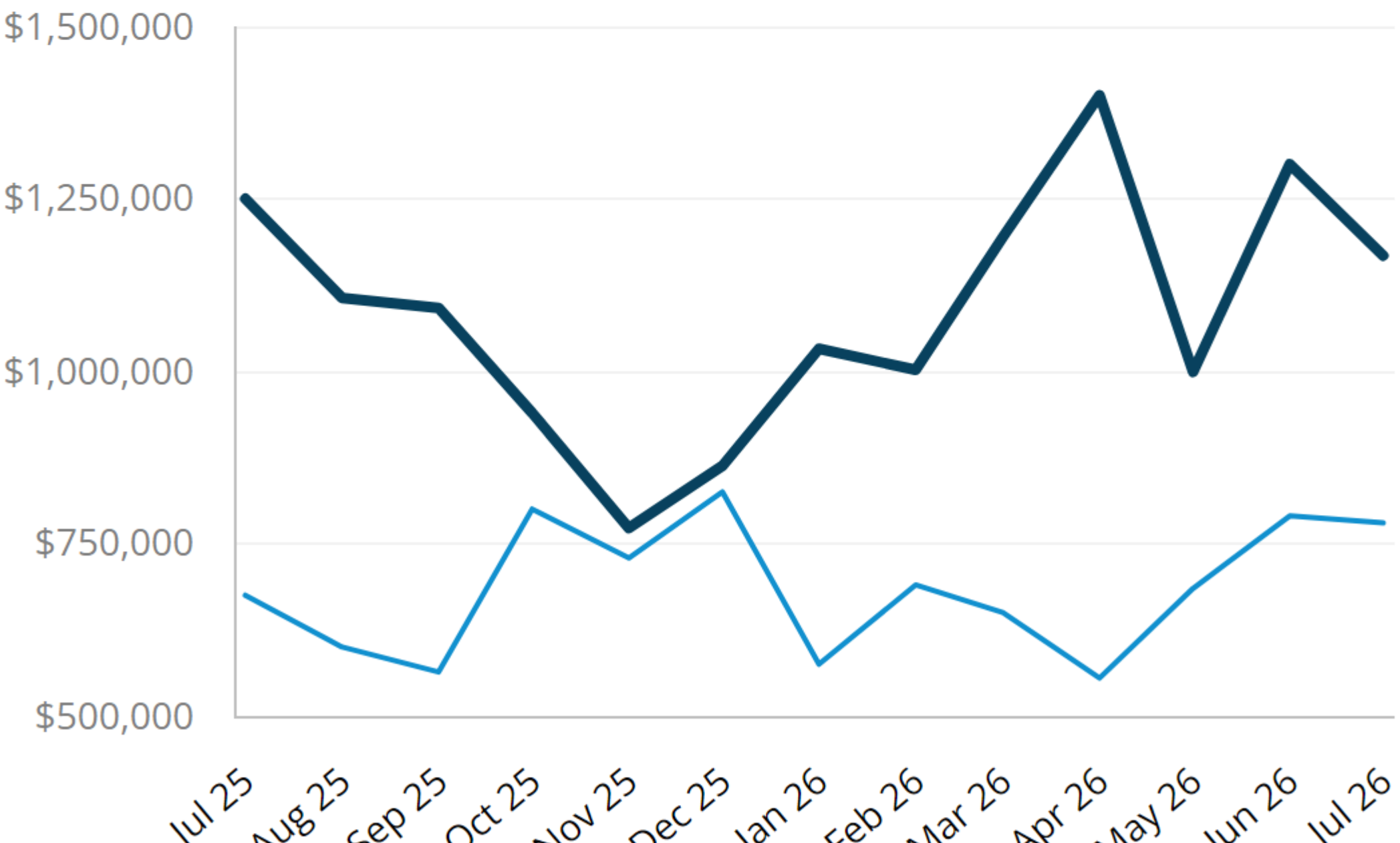
Condominiums

	Jun 2026	Jun 2025	YoY %Chg	May 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$780,000	\$675,000	⬆️ 15.6%	\$790,000	⬇️ -1.3%	\$720,000	\$832,500	⬇️ -13.5%
Closed Sales	14	7	⬆️ 100.0%	17	⬇️ -17.6%	79	56	⬆️ 41.1%
New Listings	14	13	⬆️ 7.7%	5	⬆️ 180.0%	120	187	⬇️ -35.8%
Pending Sales	16	3	⬆️ 433.3%	16	➡️ 0.0%	92	57	⬆️ 61.4%
Median Days on Market	151	73	⬆️ 106.8%	97	⬆️ 56.5%	114	73	⬆️ 55.5%
Sold Price per Square Foot	\$714	\$526	⬆️ 35.7%	\$723	⬇️ -1.2%	\$648	\$682	⬇️ -5.0%
Percent of Original Price Rec'd	87.9%	87.5%	⬆️ 0.5%	87.0%	⬆️ 1.1%	86.0%	88.3%	⬇️ -2.6%
Active Inventory	150	170	⬇️ -11.8%	165	⬇️ -9.1%	--	--	--
Months Supply of Inventory	10.7	24.3	⬇️ -55.9%	9.7	⬆️ 10.4%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family