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# PRESS RELEASE

**FOR IMMEDIATE RELEASE**

June 11, 2025

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## **Royal Palm Coast Realtor® Association Market Stats Report: May Sees Slight Increase In Single Family Home Sales**

**Fort Myers and Cape Coral, FL** –New listings, closed sales, and median home prices see a slight decrease in May. "While we're seeing some seasonal moderation in prices and new listings, steady buyer activity and a balanced supply indicate continued confidence in our market. These trends reflect a healthy adjustment period and opportunities for both buyers and sellers across Fort Myers and Cape Coral," said Karen Borrelli, RPCRA President.

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

For the RPCRA single family residential market, the median sold price was \$362,900, down 1.9% from the previous month. The number of closed sales was 1,274, up 1.6 % from April. The number of new listings at the end of May was 1,992, a decrease of 2.6% from the prior month. The median days on market was 58, up 9.4% compared to April. Finally, the month's supply of inventory decreased to 6.2, 7.9% lower compared to April.

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

For the RPCRA condo and townhouse market, the median sold price was \$259,500, down 0.2% from the previous month, and down 13.5% from last May. The number of closed sales was 314, a decrease of 12.5% from April, with median days on market up 2.5% at 81. The number of new listings at the end of May was 501, a decrease of 18.4% from the prior month. Finally, the month's supply of inventory increased to 10.6, up 3.1% from April, and up 45.6% compared to May 2024.

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. Today, it serves more than 10,000 Realtor® members and Affiliate Business Partners. The Association acts as the primary resource and active advocate for its members by collectively promoting member business interests through education, communication, and proactive management of industry issues.

# MARKET INSIGHTS REPORT



May 2025

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Market trends and analysis are based on data from the Southwest Florida MLS through the end of each month. Data is deemed reliable but not guaranteed and may differ from previous reports due to timing of MLS entries.

This report summarizes markets served by RPCRA in Lee and Hendry counties. An online dashboard with real-time data, additional metrics, and filtering options is also available for members—contact the Association for details.

# Closed Sales

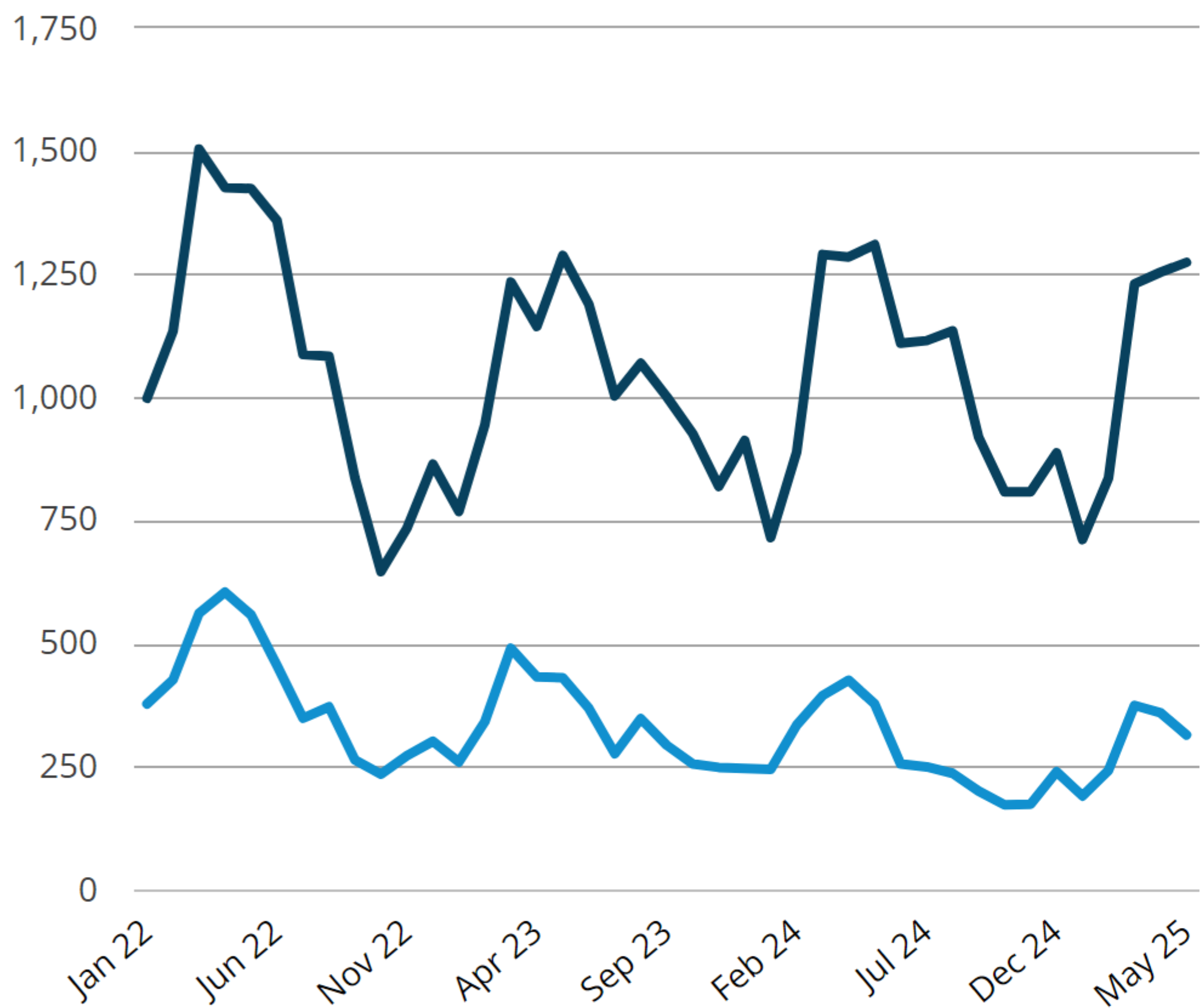


## May 2025

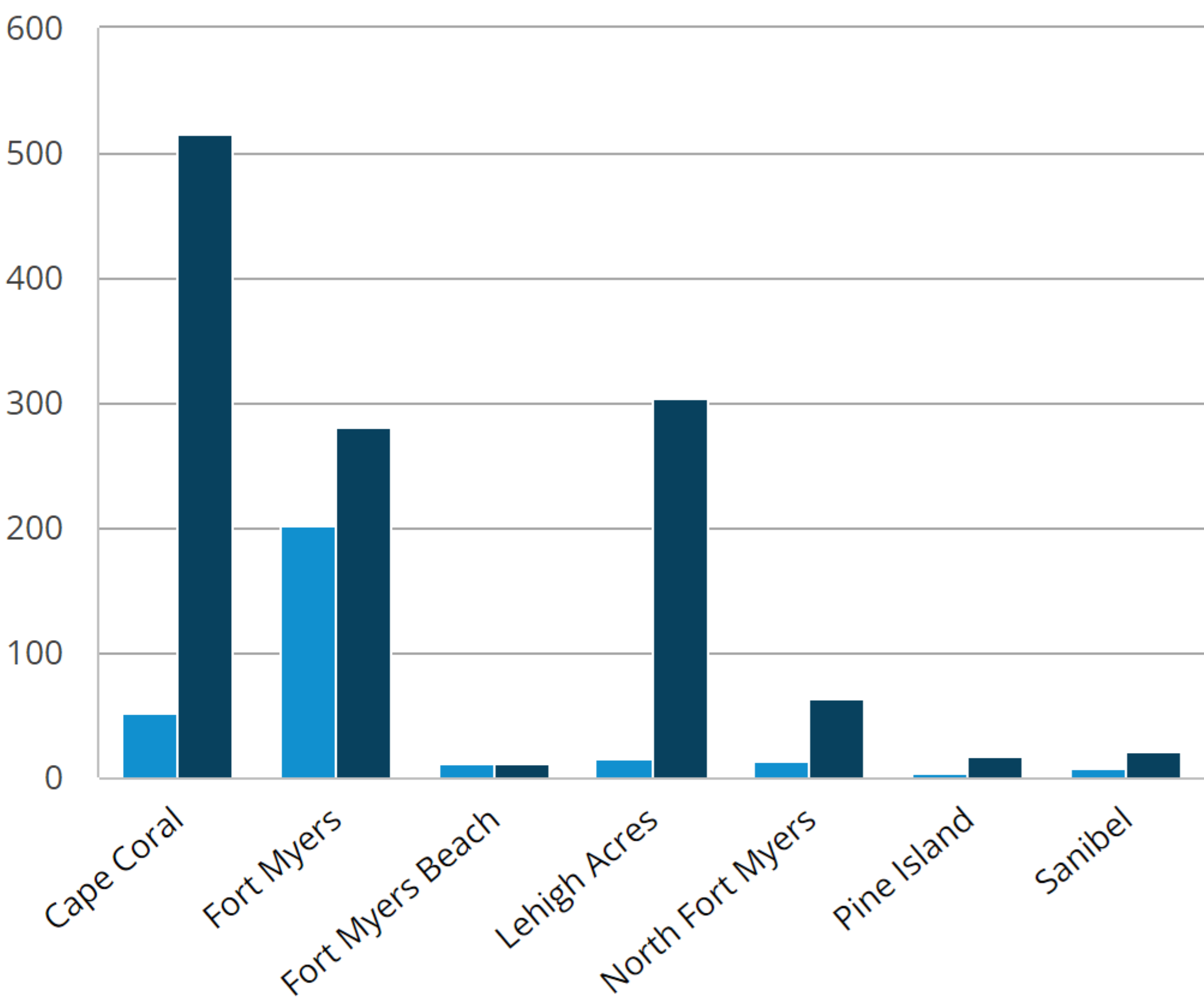
The number of properties that sold.

	May 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,274	⬆	1.6%	⬇	-2.7%	⬇	-3.4%
CONDO	314	⬇	-12.5%	⬇	-16.7%	⬇	-16.6%

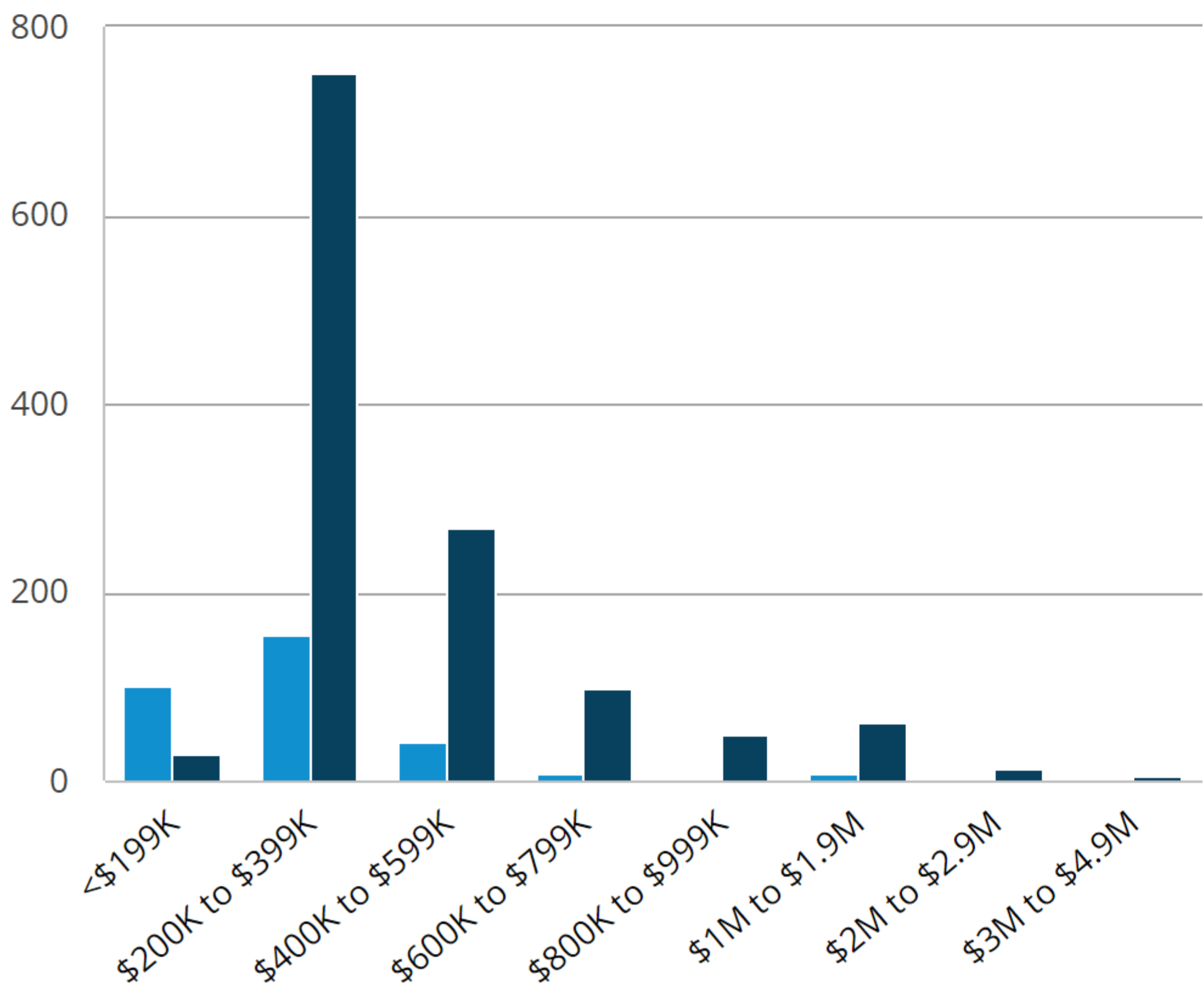
Historical Activity



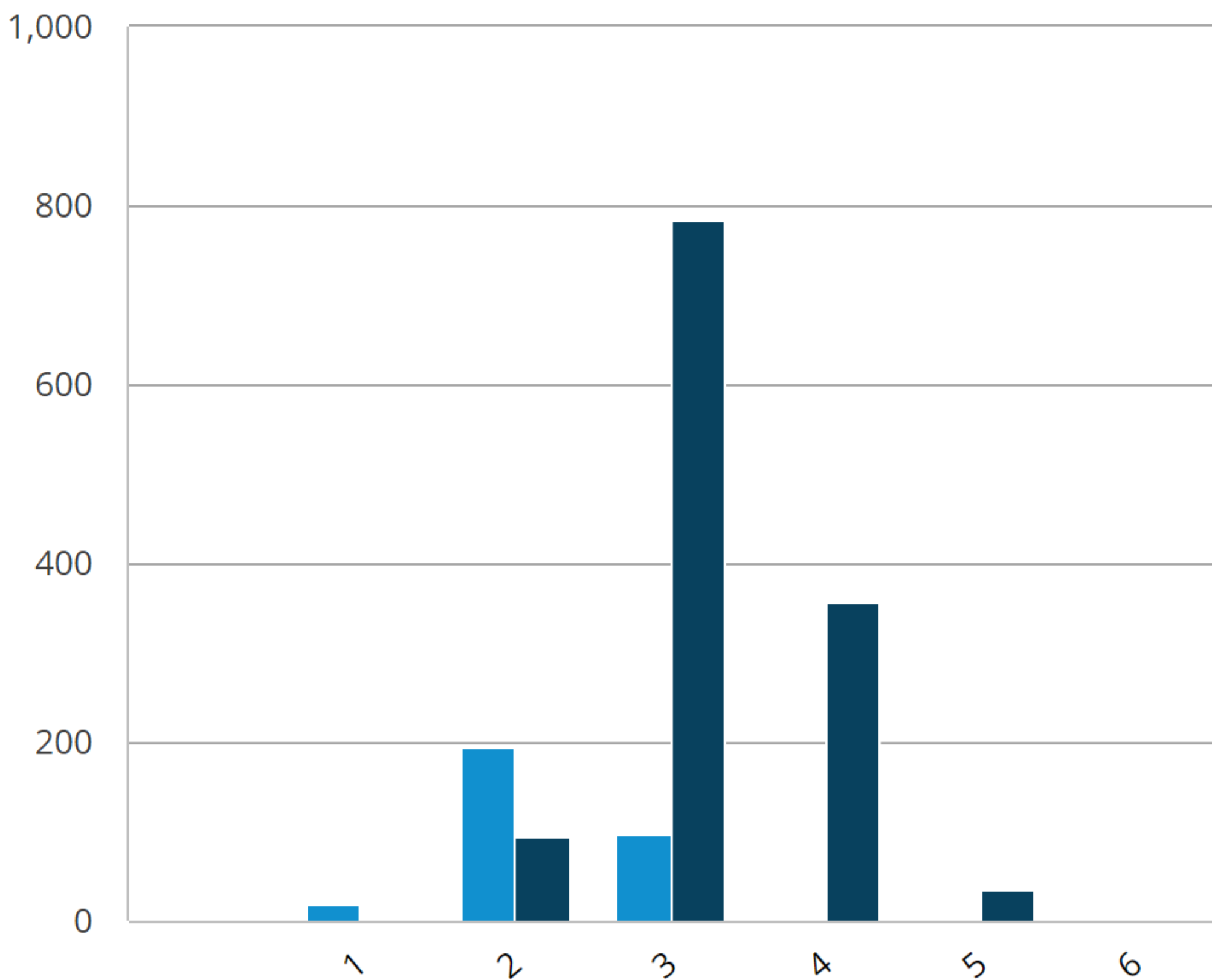
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# New Listings

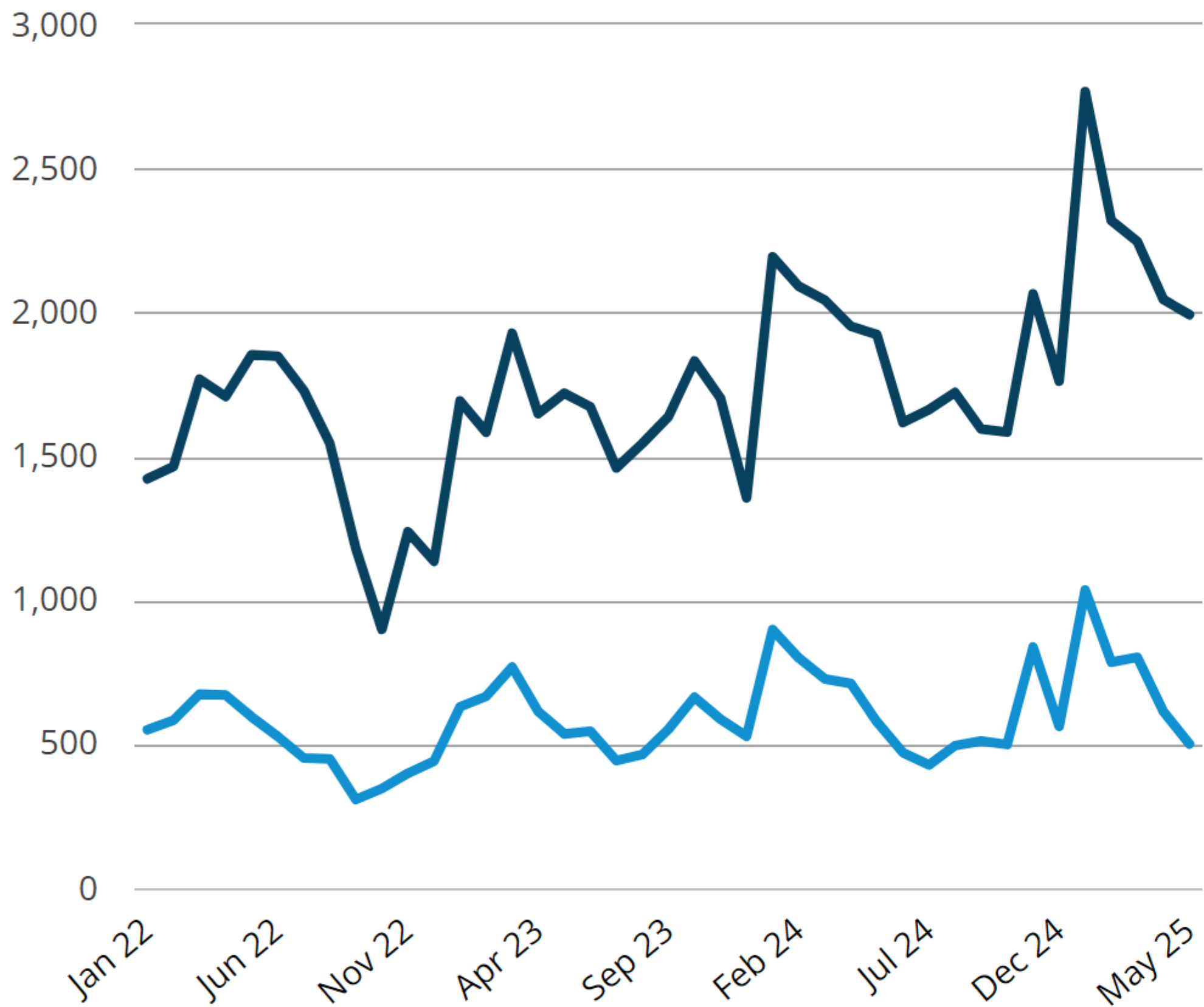


## May 2025

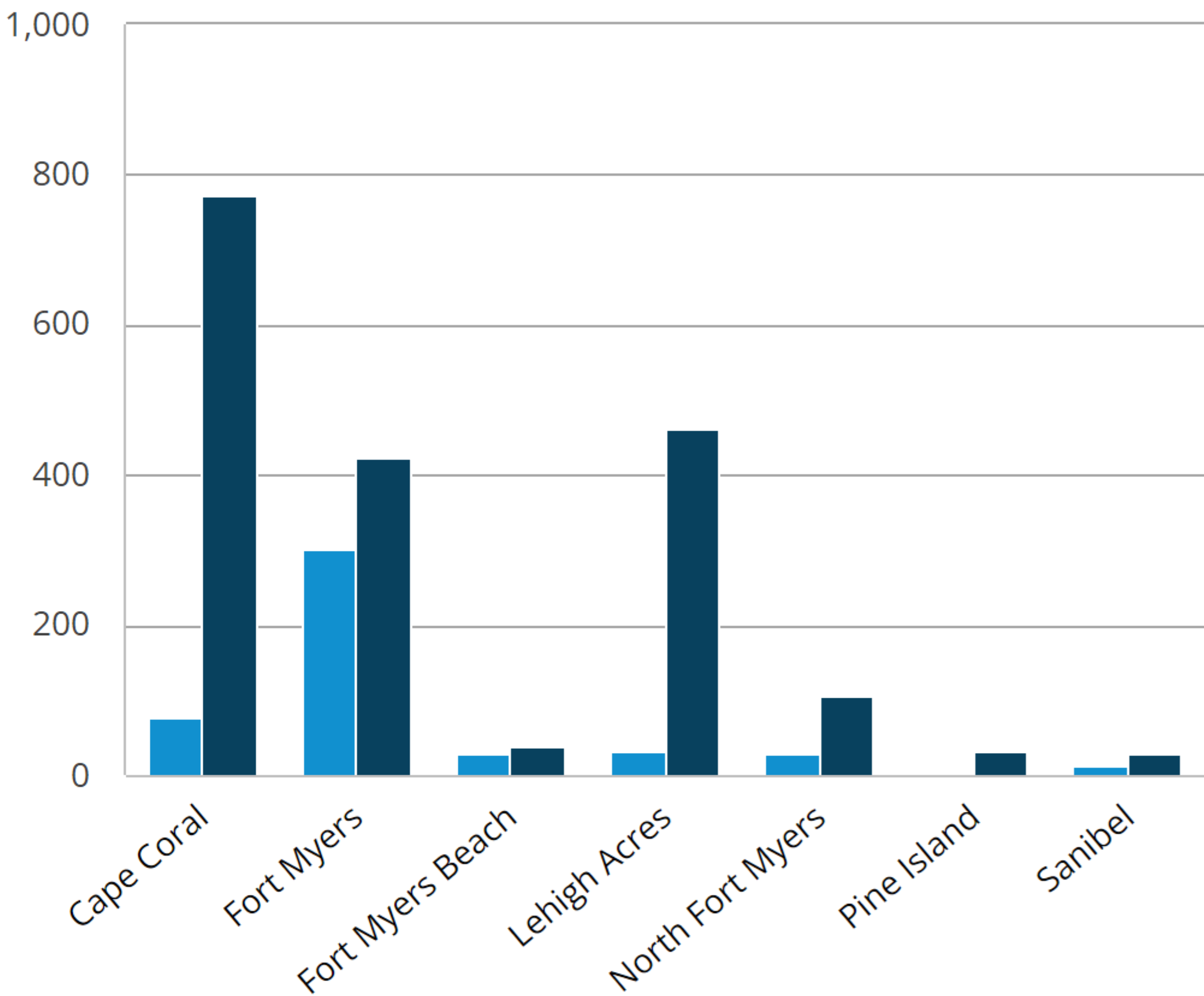
The number of properties listed regardless of current status.

	May 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,992	⬇	-2.6%	⬆	3.6%	⬆	11.4%
CONDO	501	⬇	-18.4%	⬇	-13.3%	⬆	0.6%

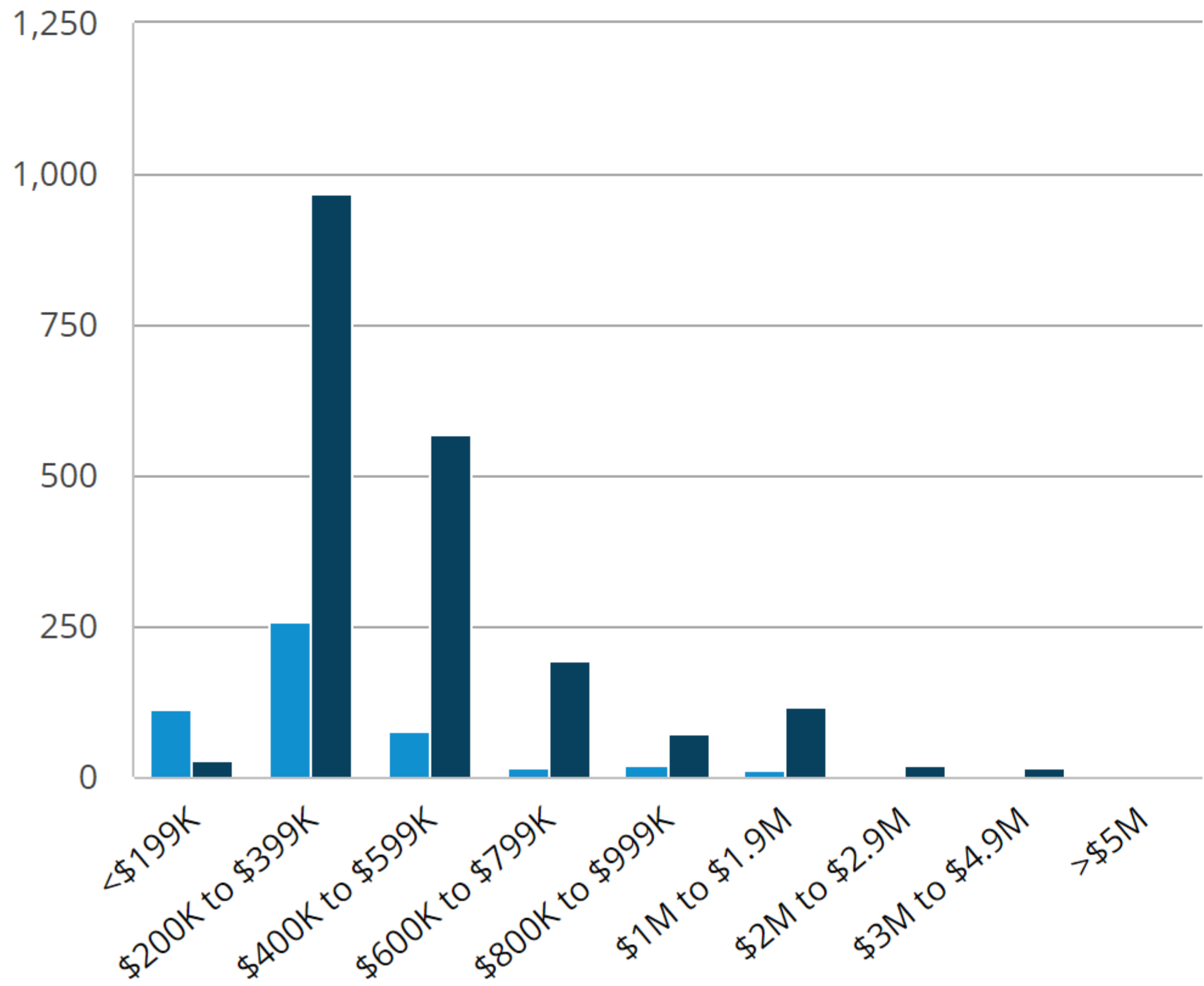
Historical Activity



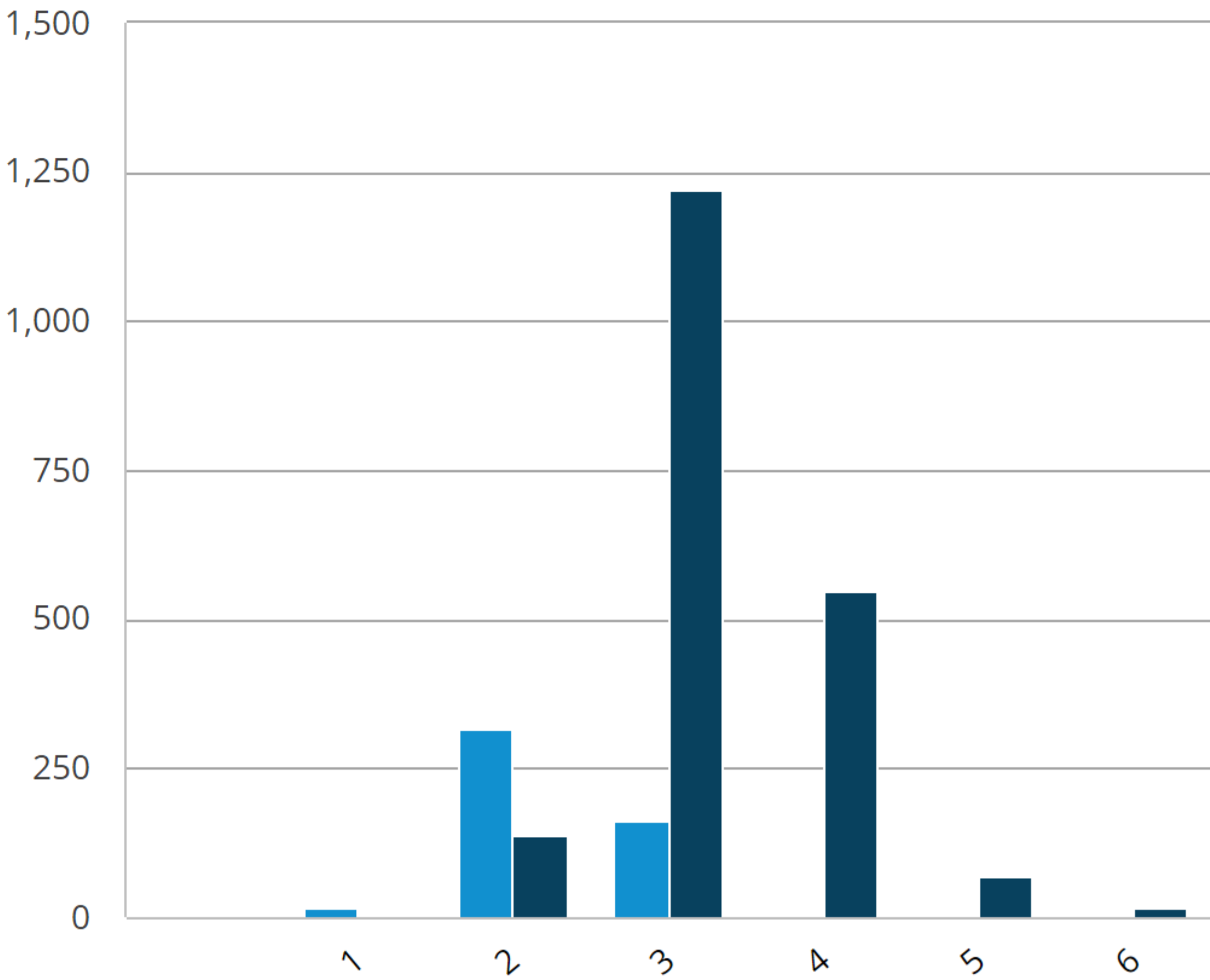
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

# Pending Sales

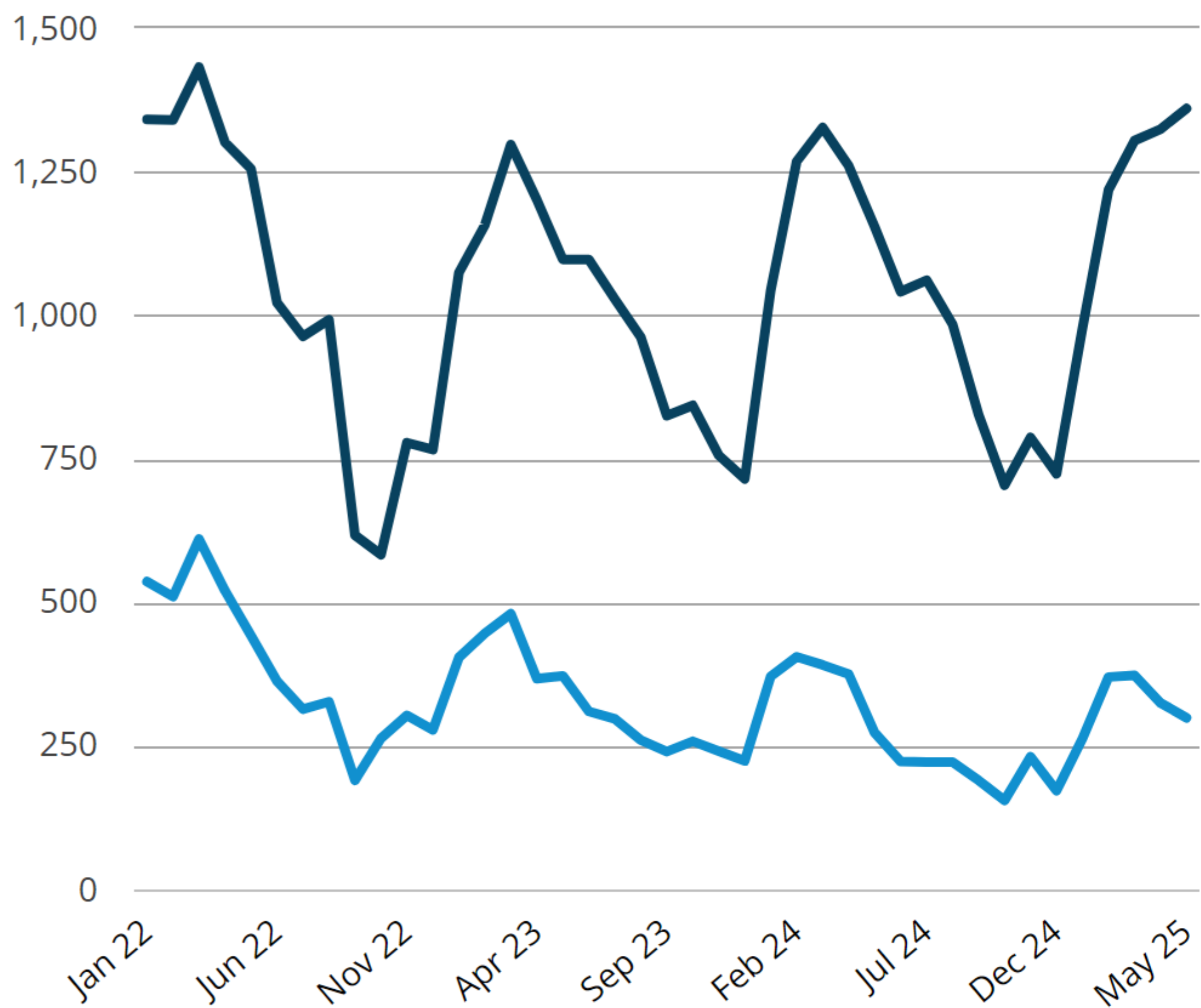


## May 2025

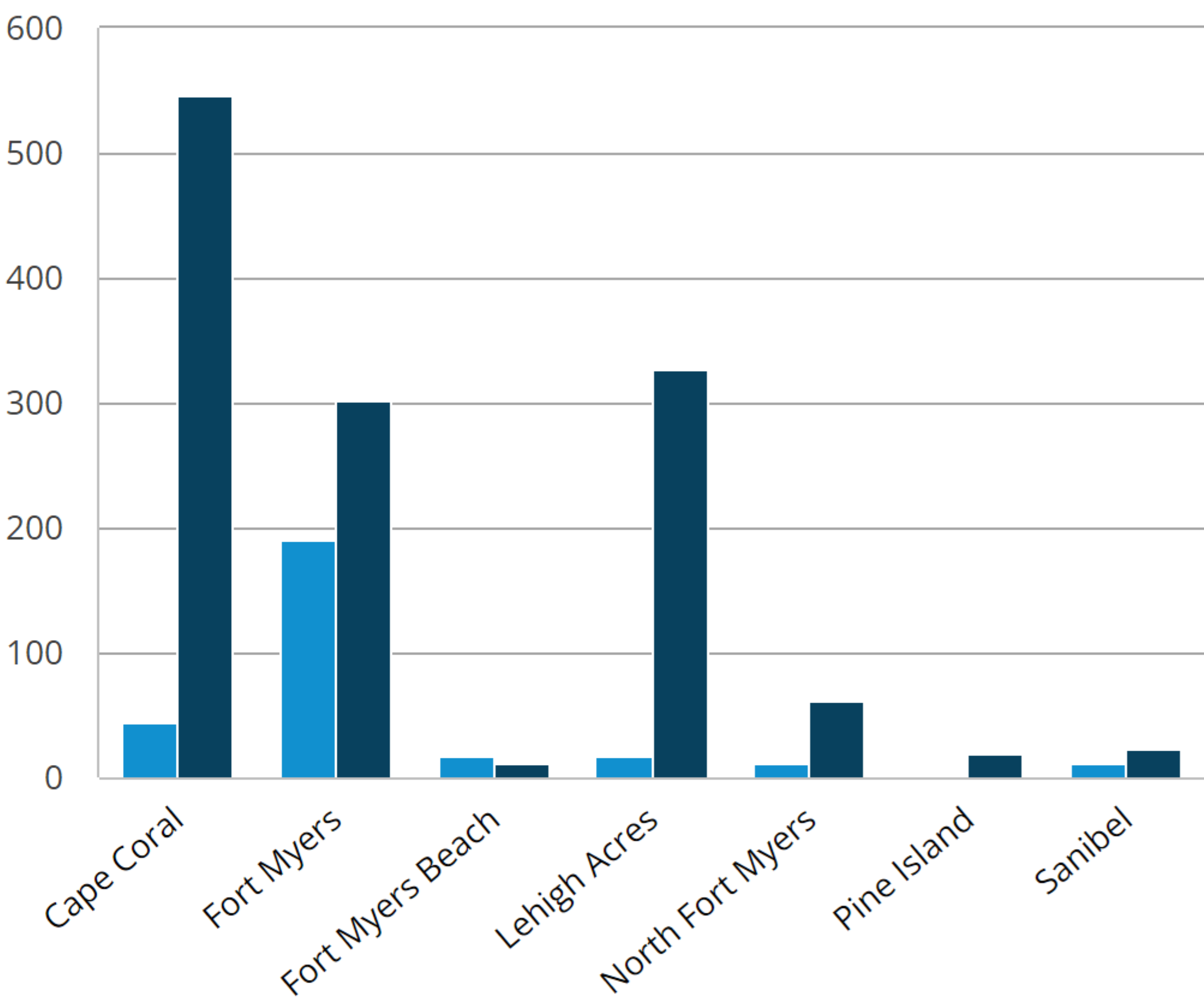
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	May 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,360	⬆	2.7%	⬆	17.9%	⬆	2.2%
CONDO	299	⬇	-8.0%	⬆	9.5%	⬇	-10.2%

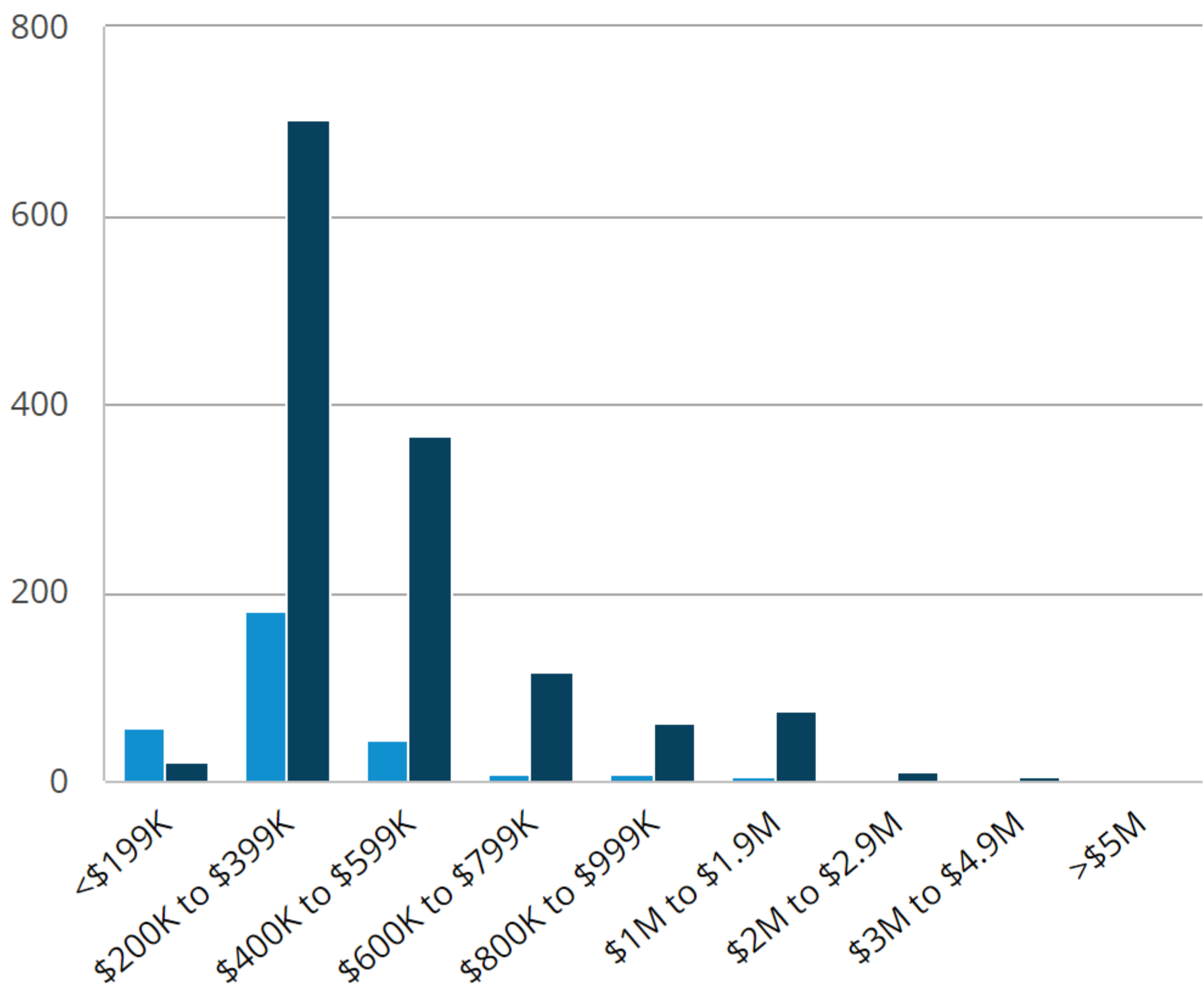
Historical Activity



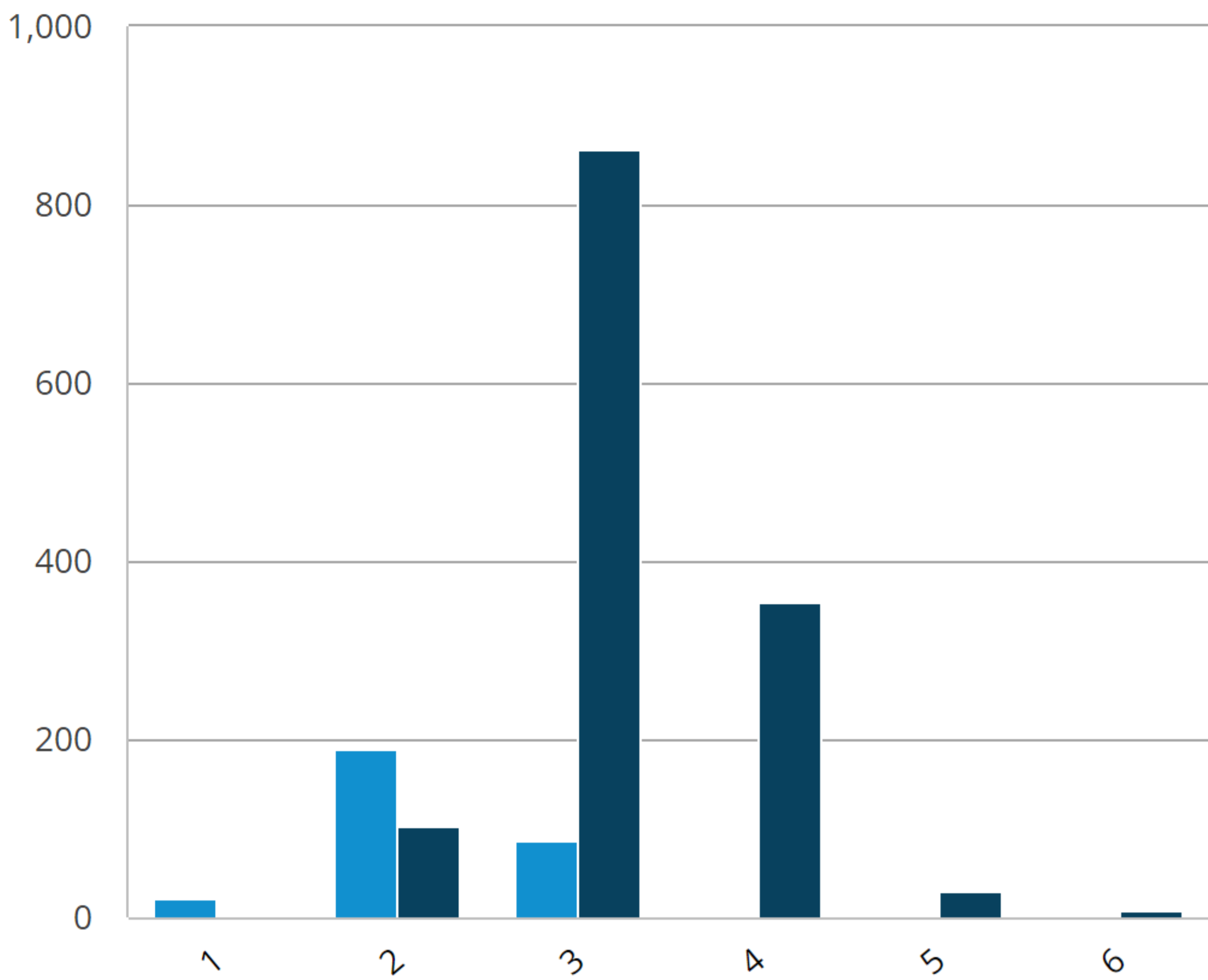
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# Days on Market

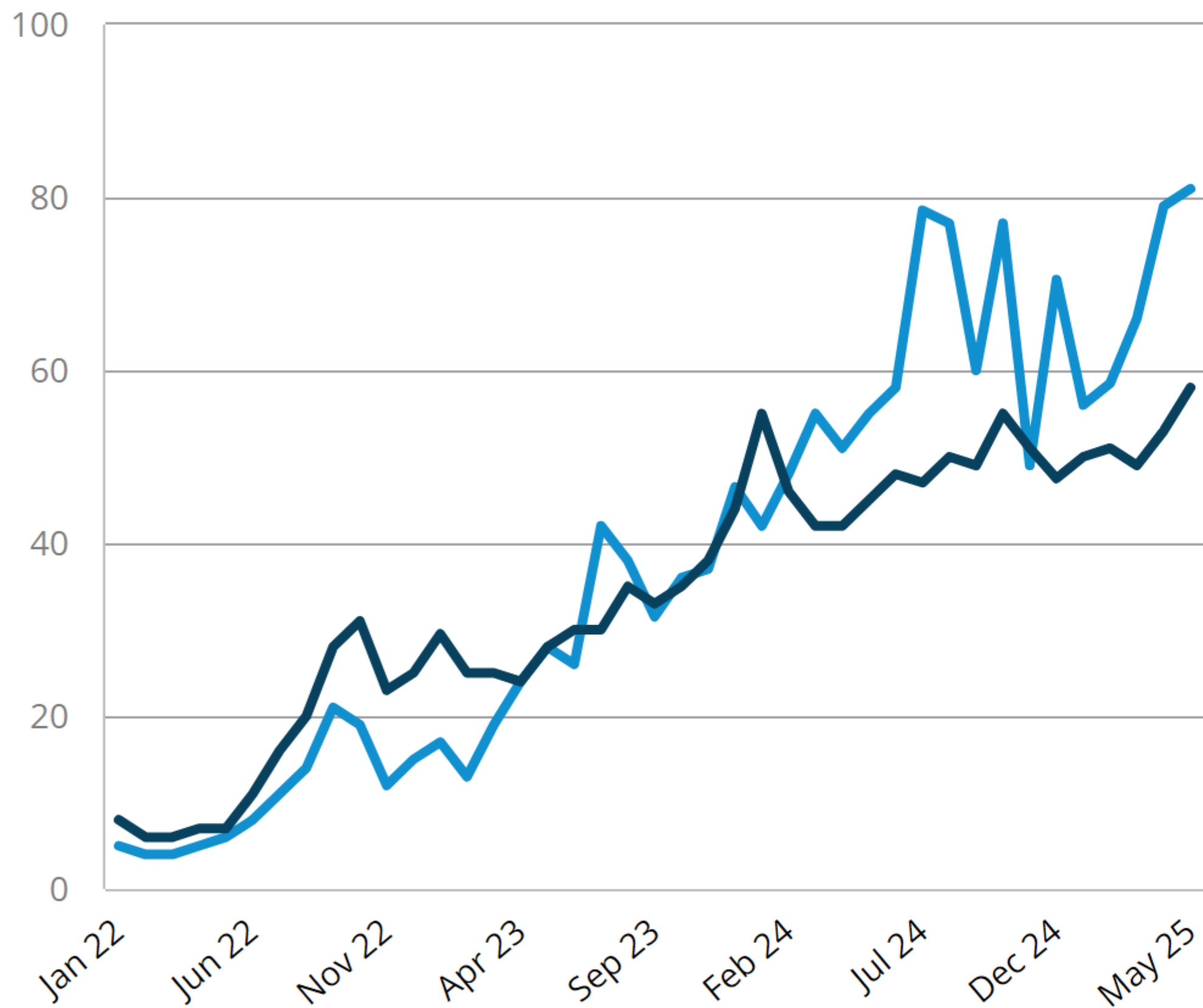


## May 2025

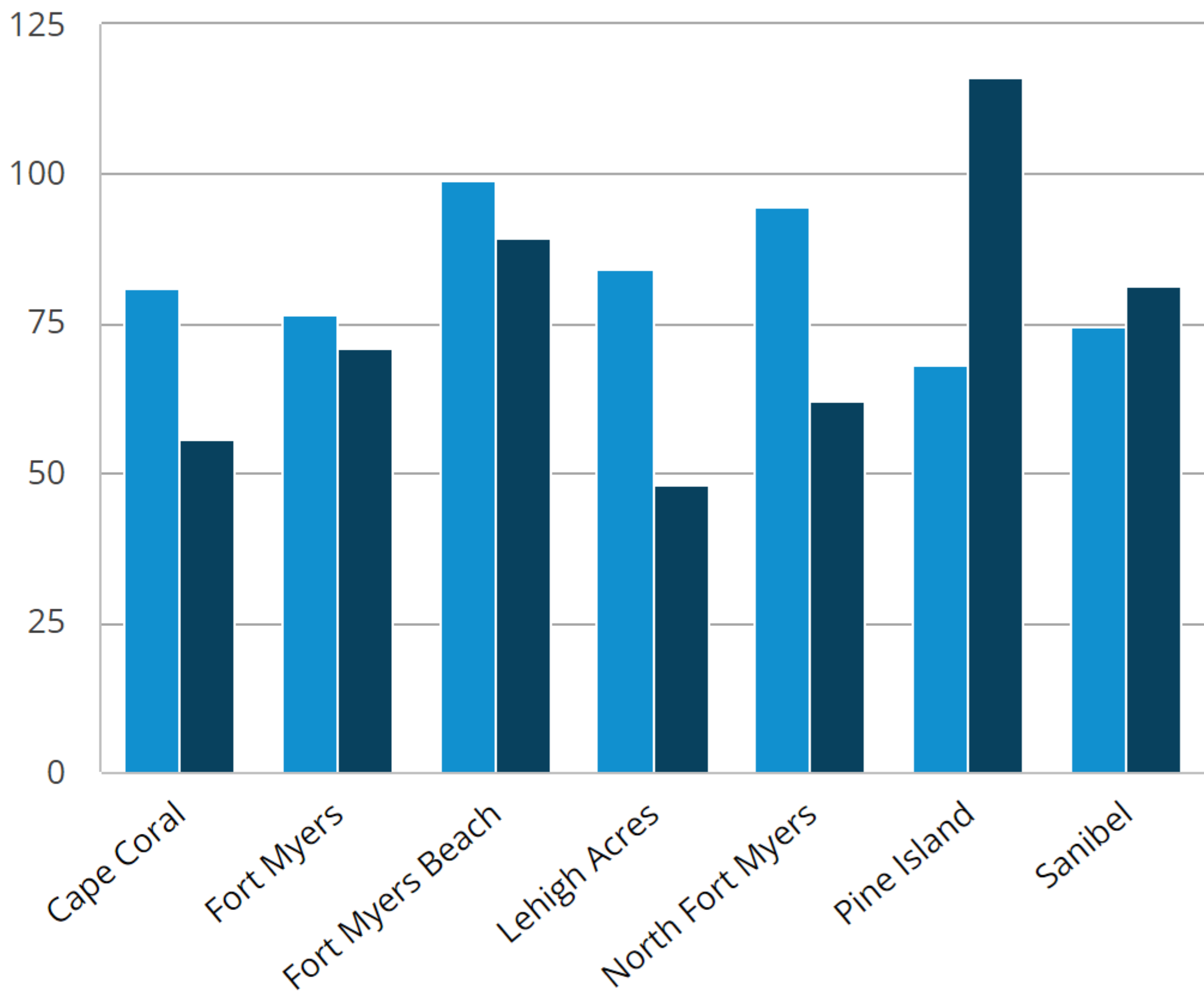
The median number of days between when a property is listed and the purchase contract date.

	May 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	58	⬆	9.4%	⬆	28.9%	⬆	17.8%
CONDO	81	⬆	2.5%	⬆	47.3%	⬆	36.3%

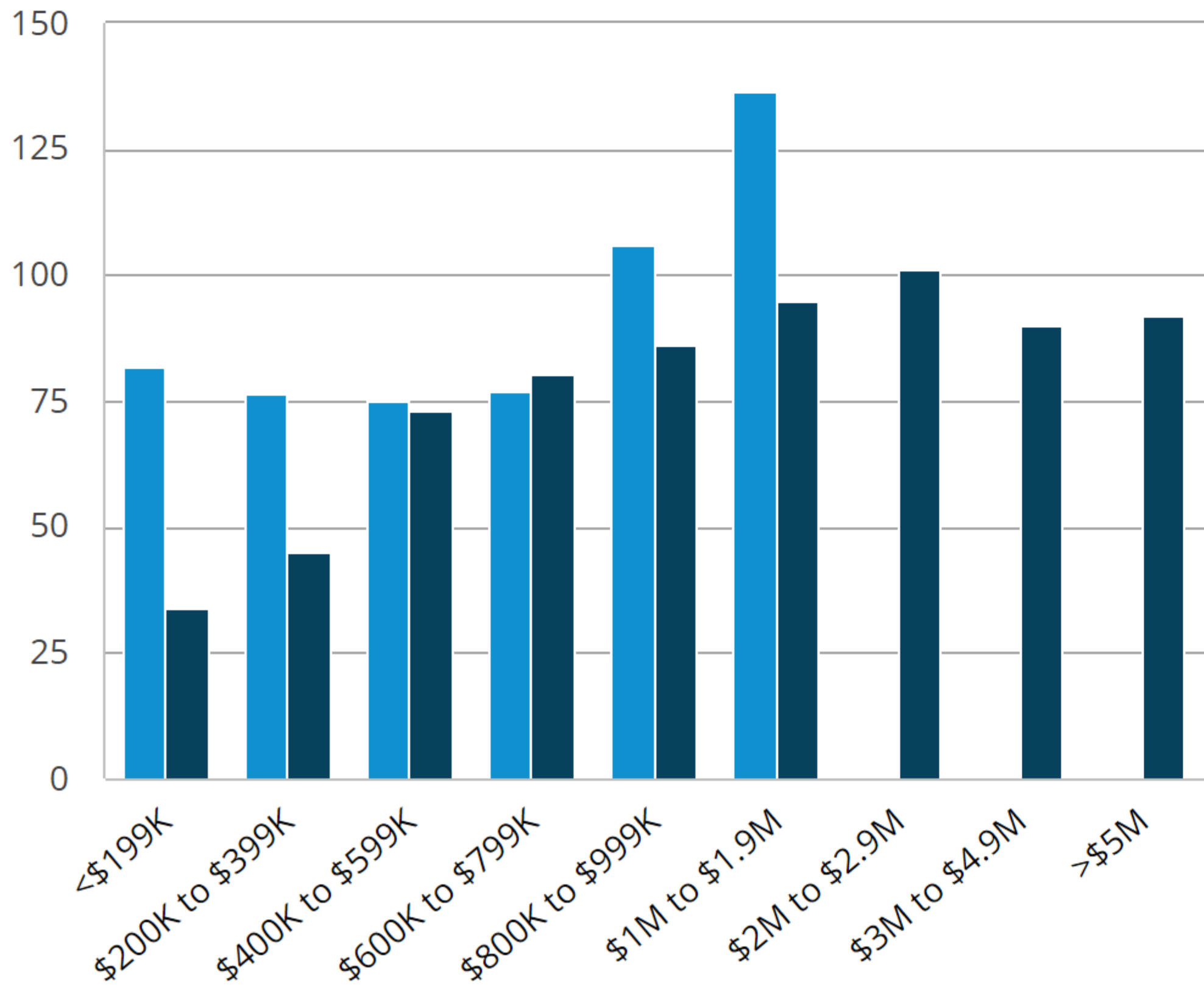
Historical Activity



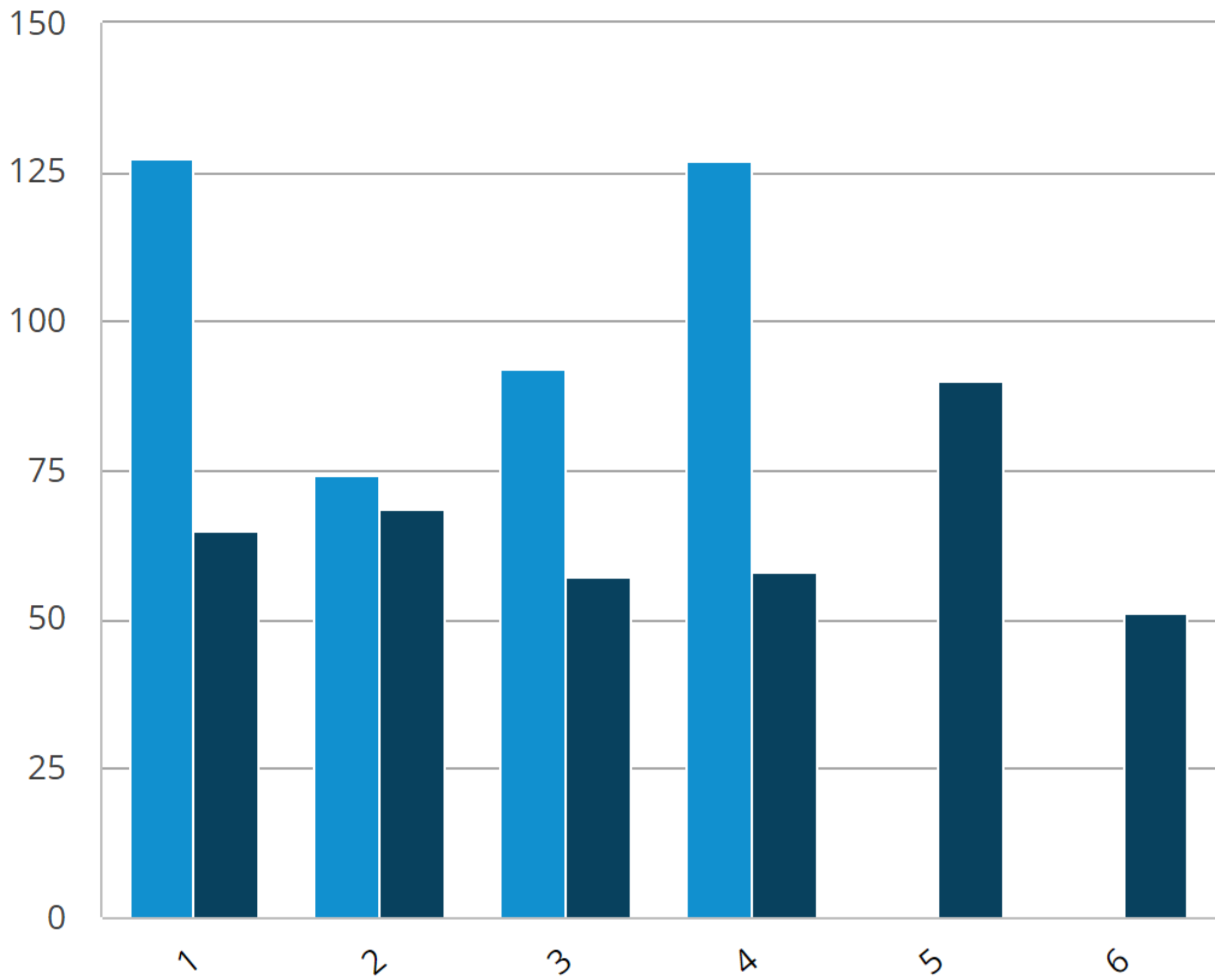
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

# Price per Square Foot

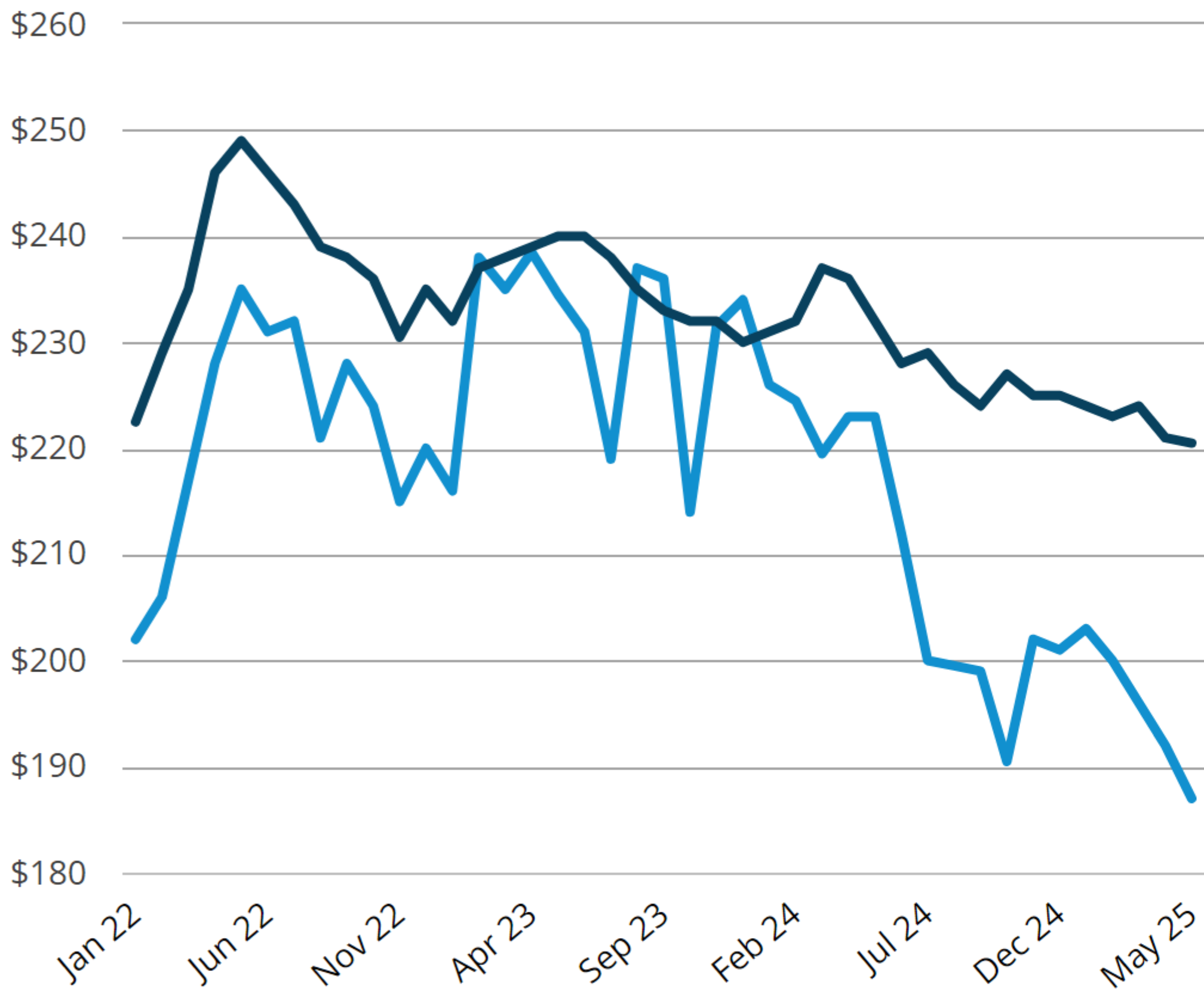


## May 2025

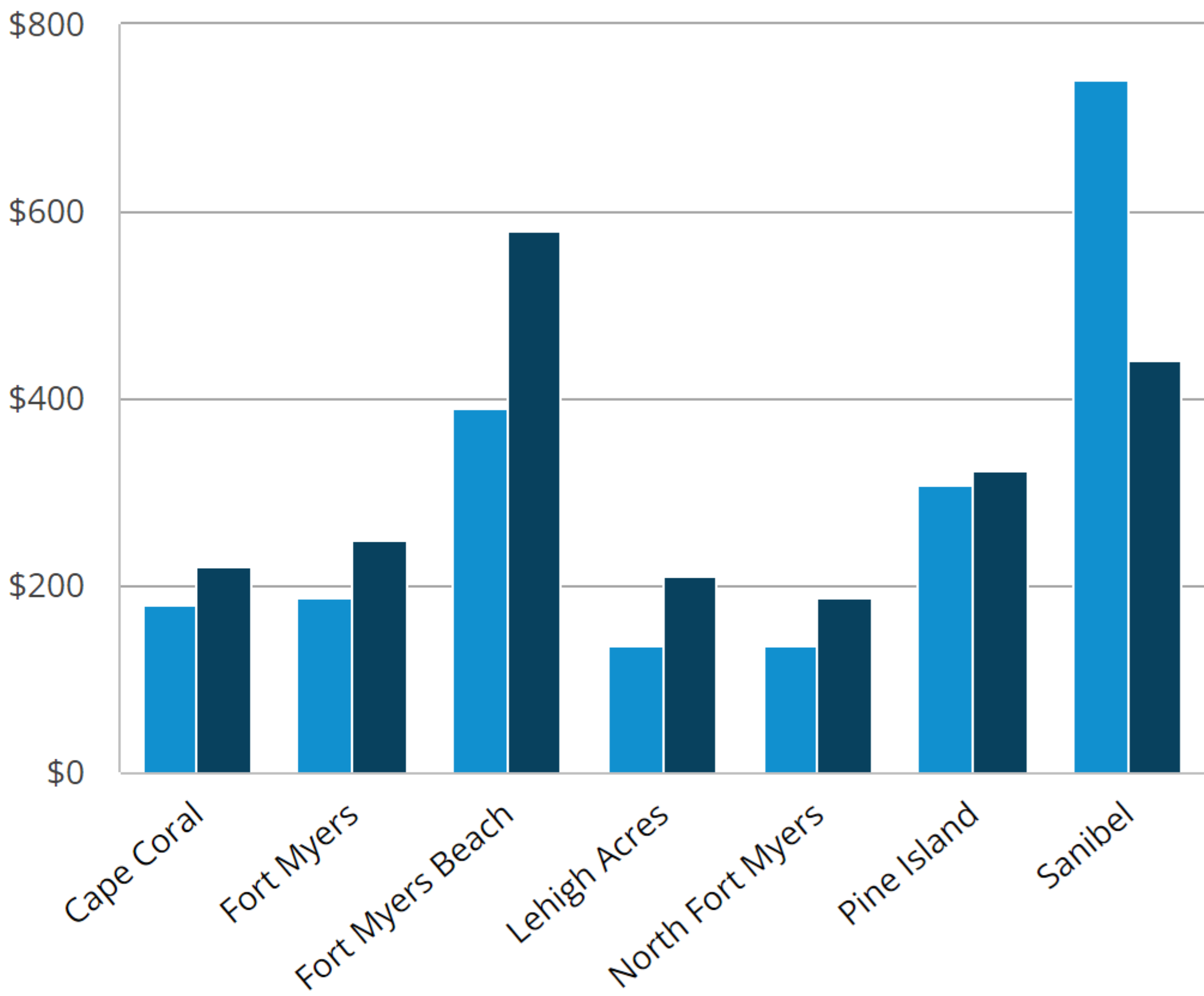
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	May 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$221	⌵	-0.2%	⌵	-5.0%	⌵	-4.7%
CONDO	\$187	⌵	-2.6%	⌵	-16.1%	⌵	-12.1%

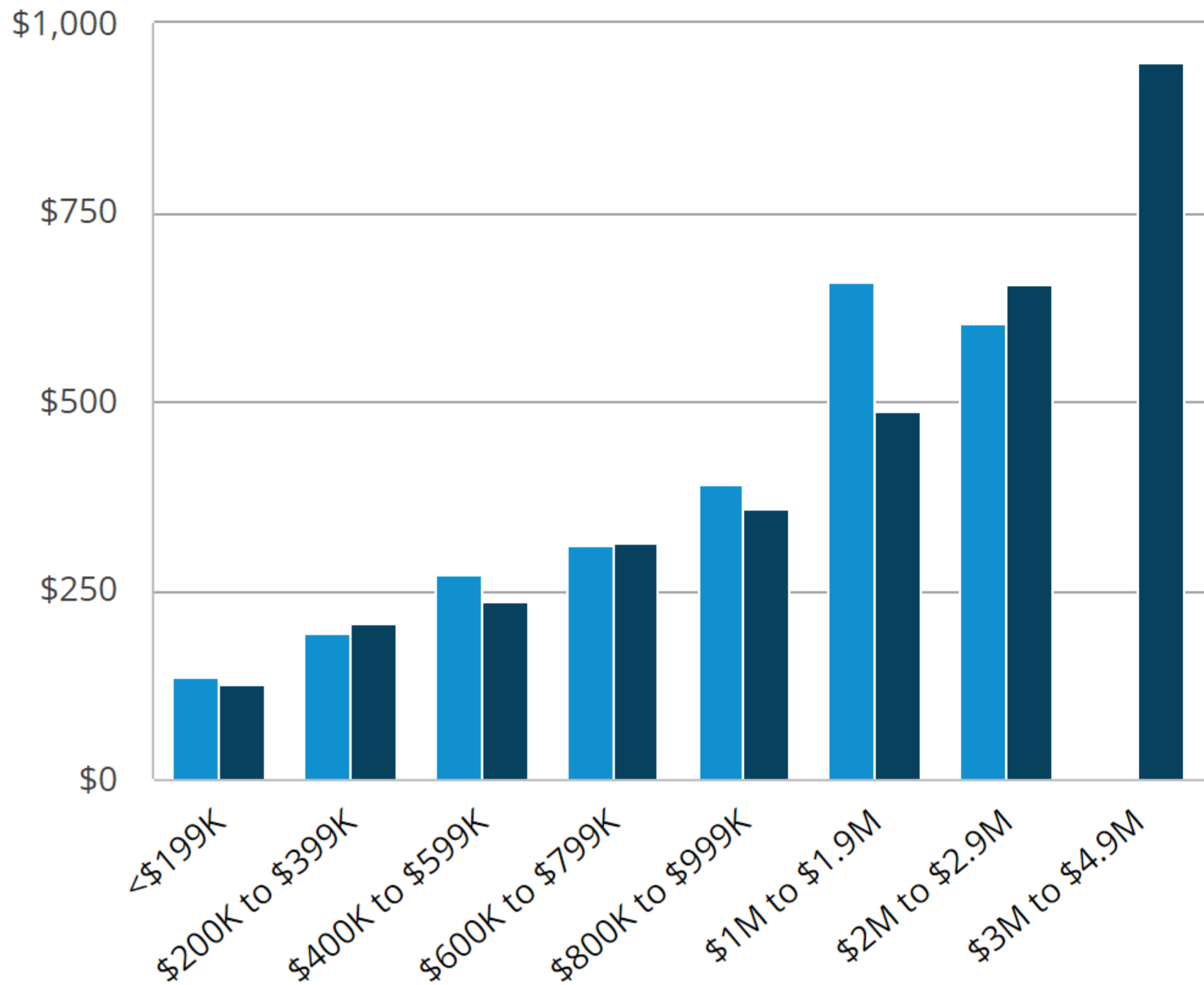
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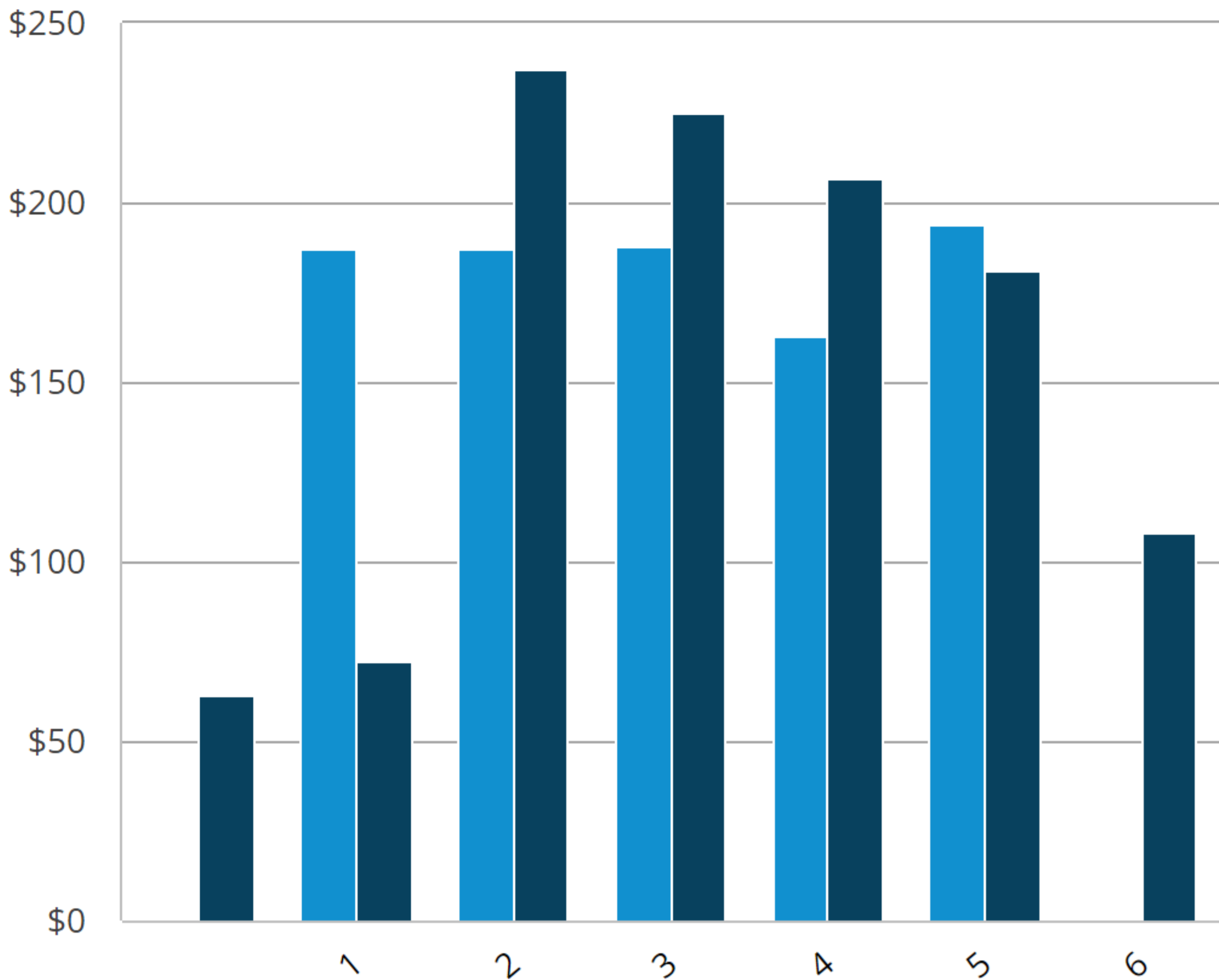
Select Areas



By Price Range



By Bedrooms



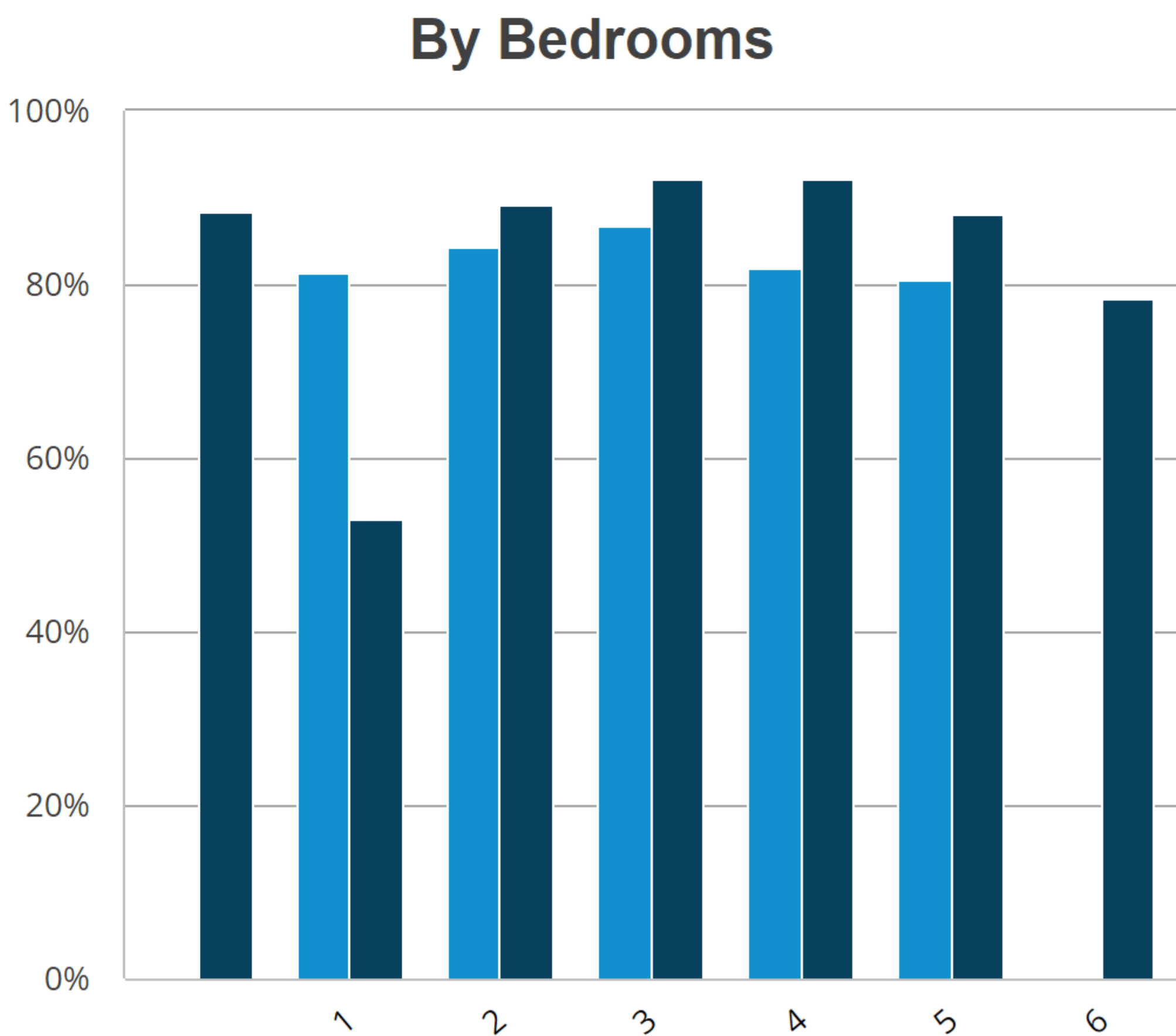
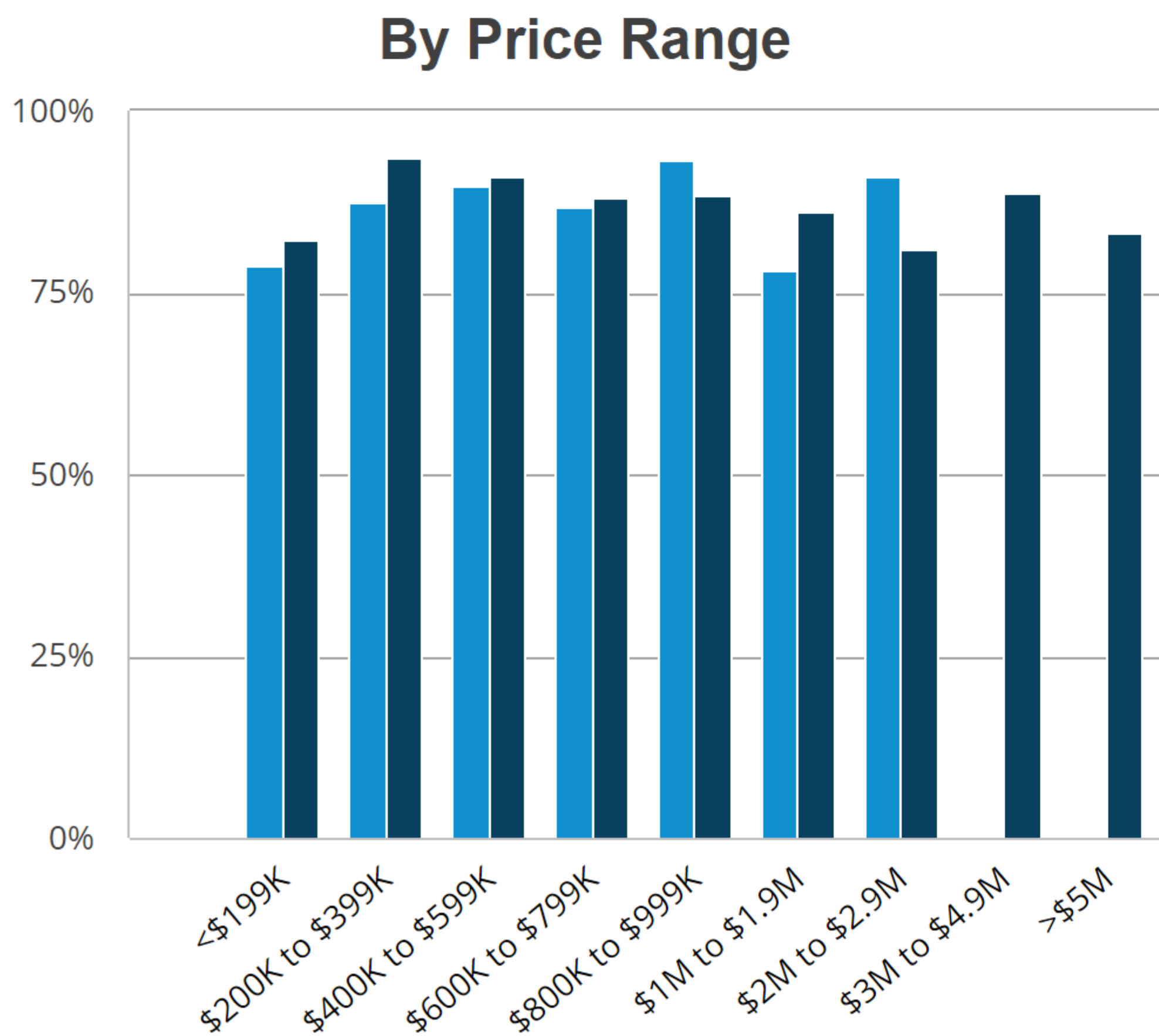
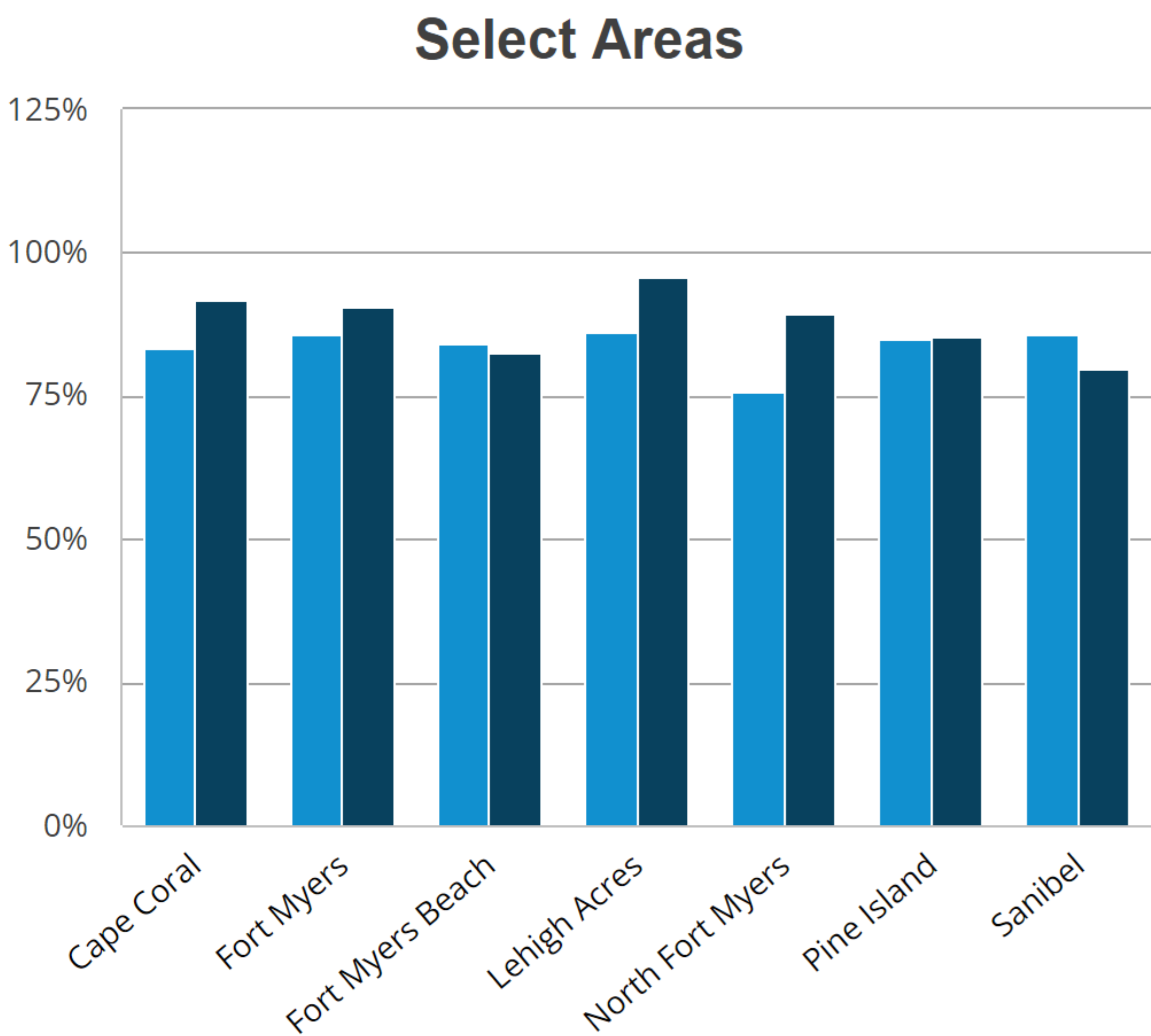
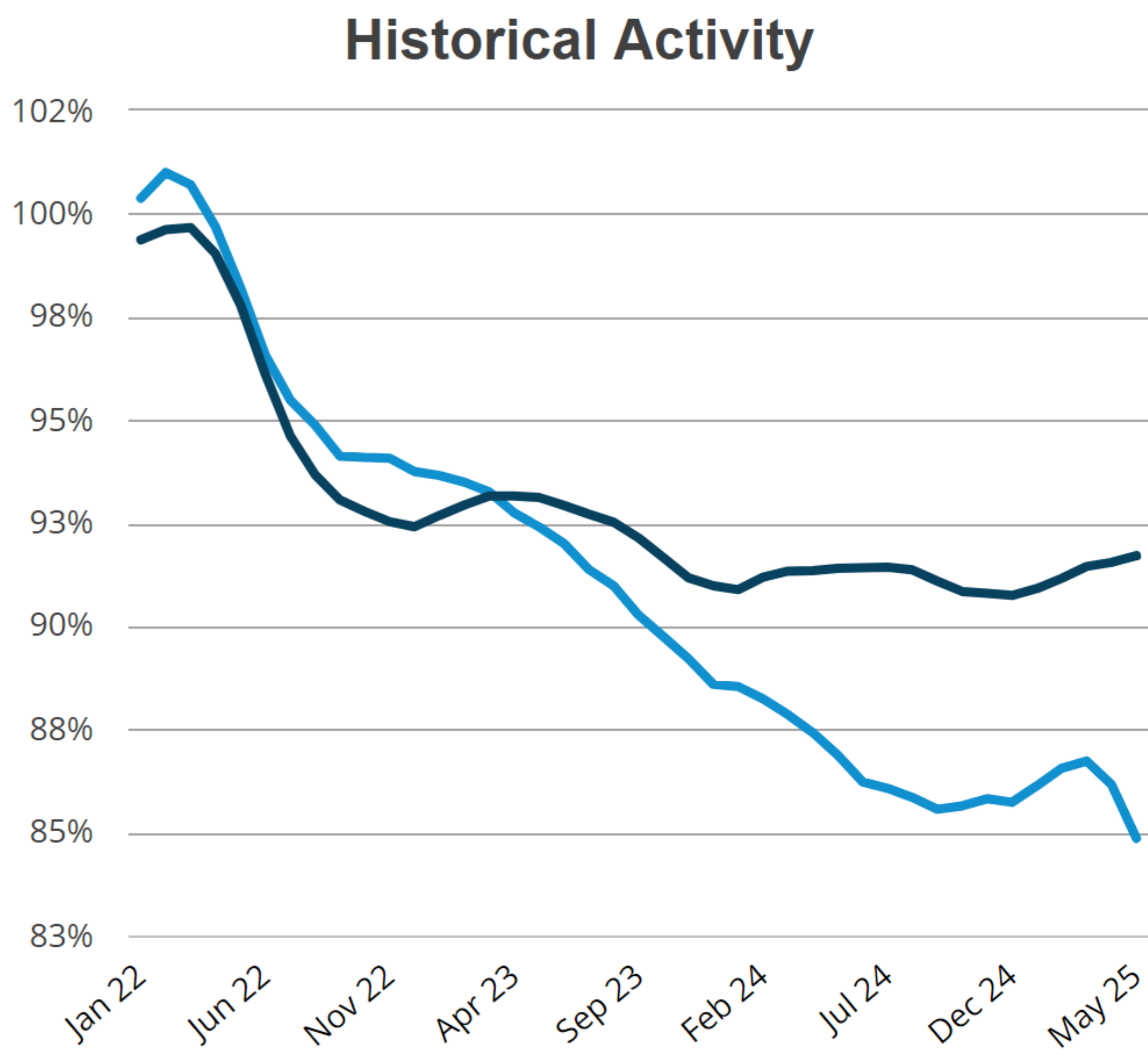
Legend: — Condo — Single Family



May 2025

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

	May 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	91.7%	⬆	0.2%	⬆	0.3%	⬆	0.0%
CONDO	84.9%	⬇	-1.5%	⬇	-2.3%	⬇	-1.7%





# Active Inventory

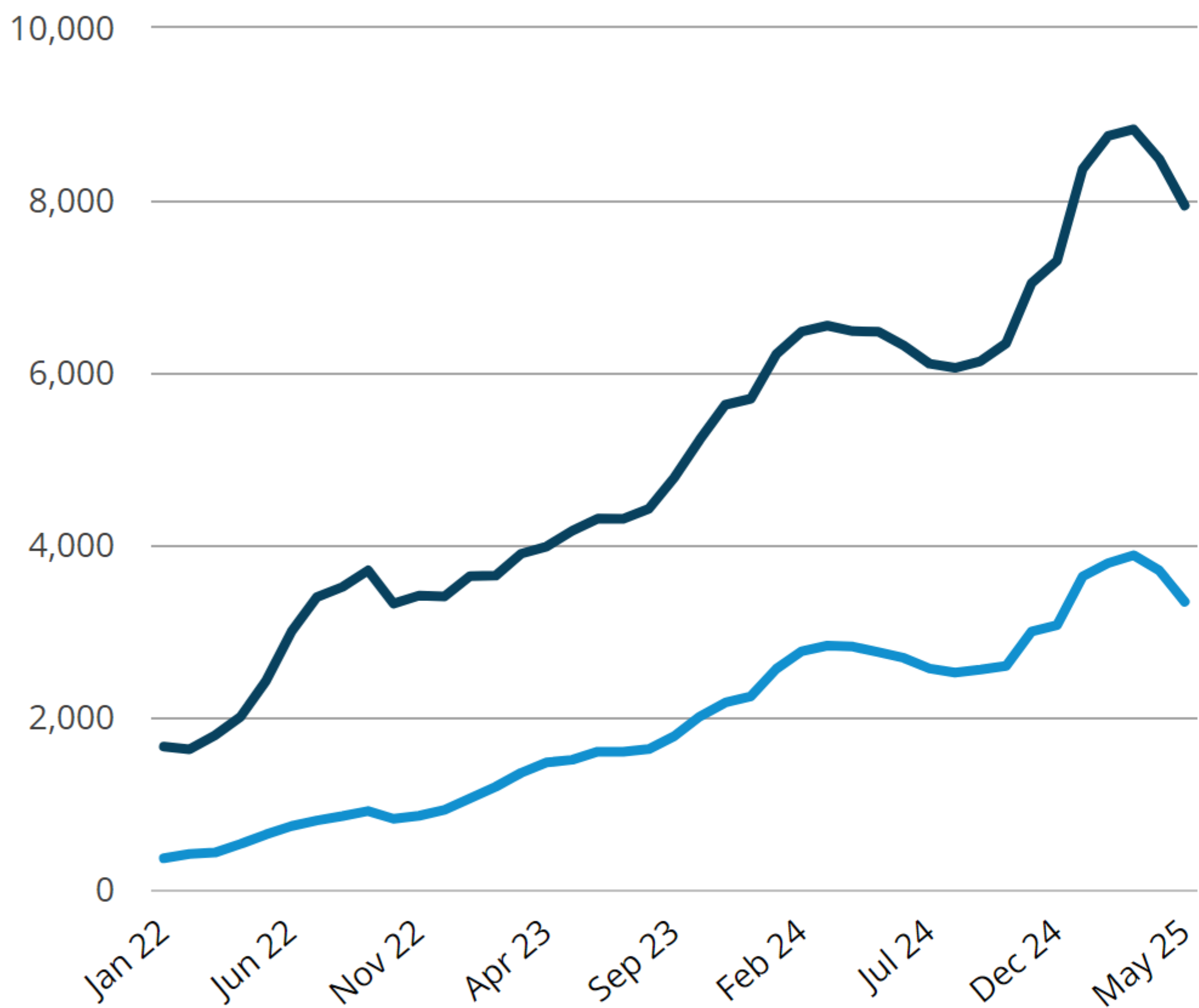


## May 2025

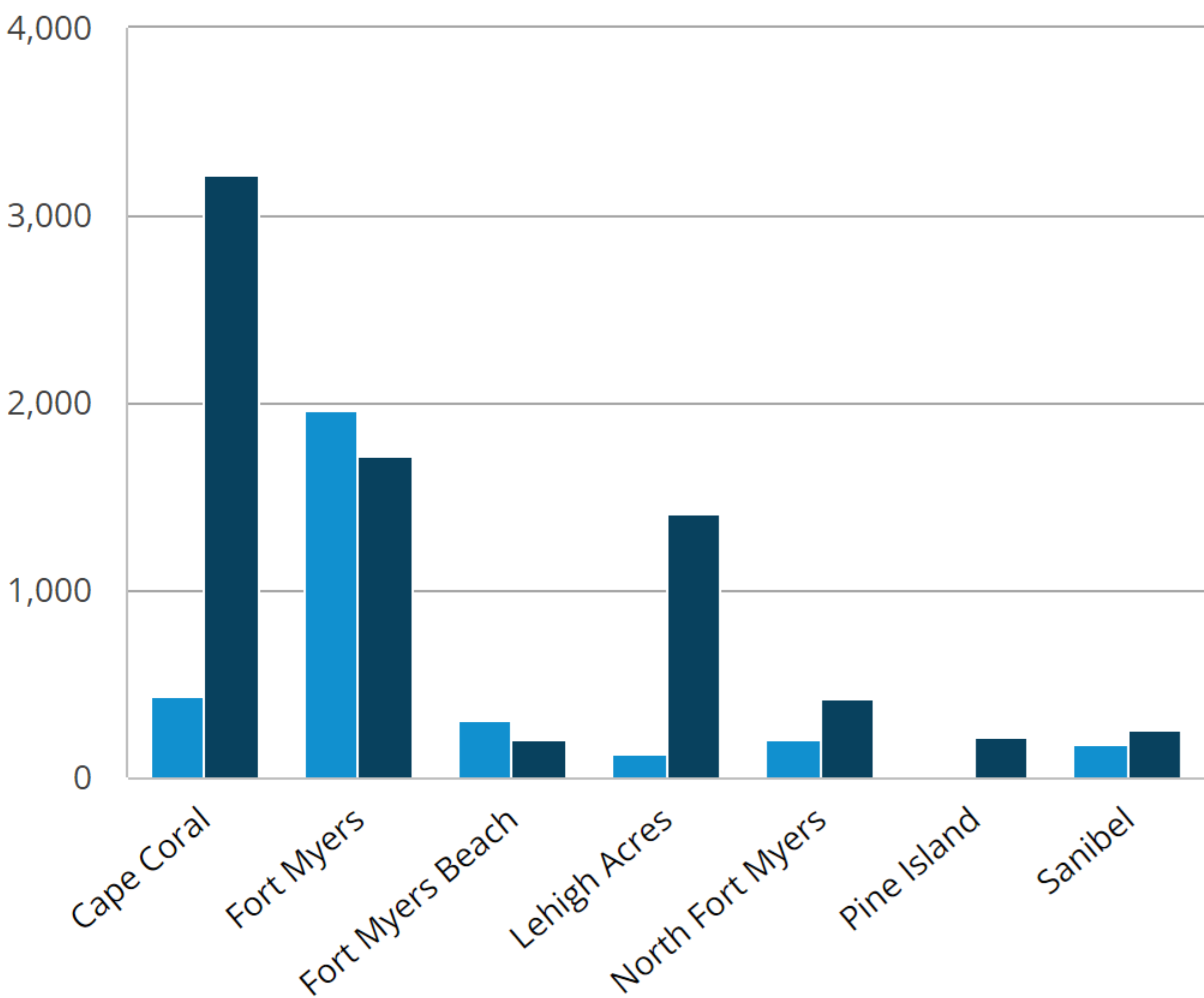
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	May 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	7,940	⬇	-6.4%	⬆	22.6%	—
CONDO	3,340	⬇	-9.9%	⬆	21.2%	—

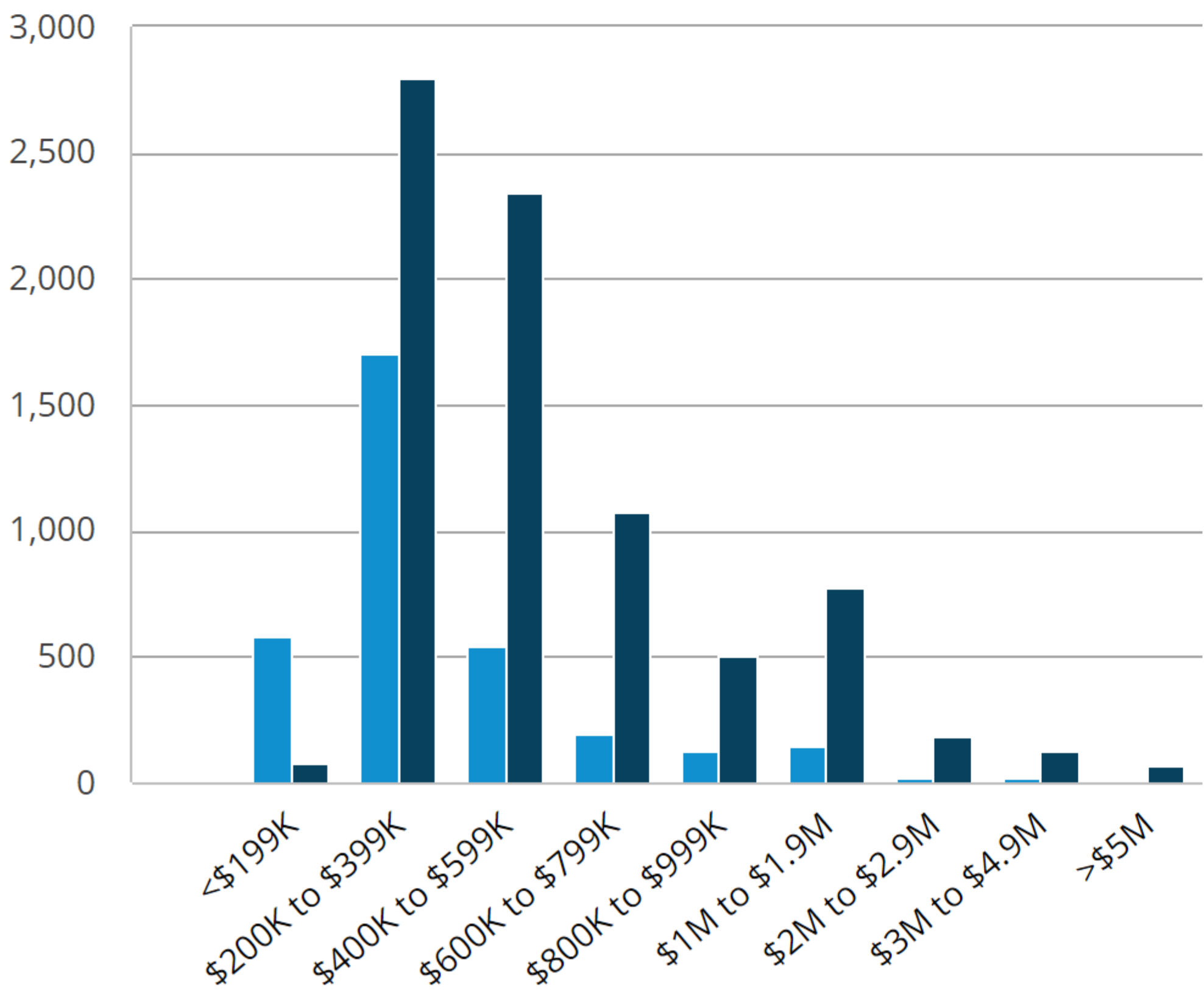
Historical Activity



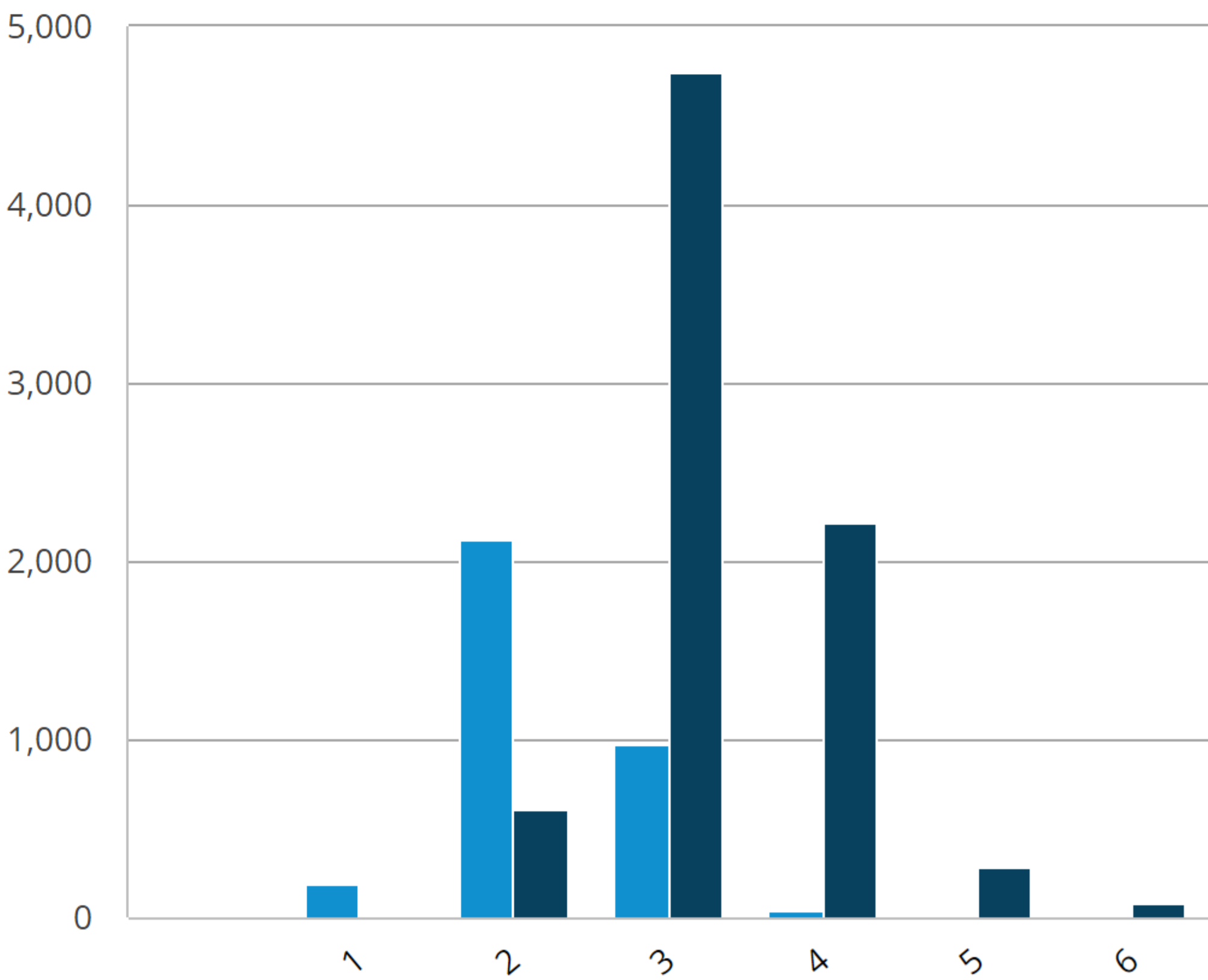
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

# Months Supply of Inventory

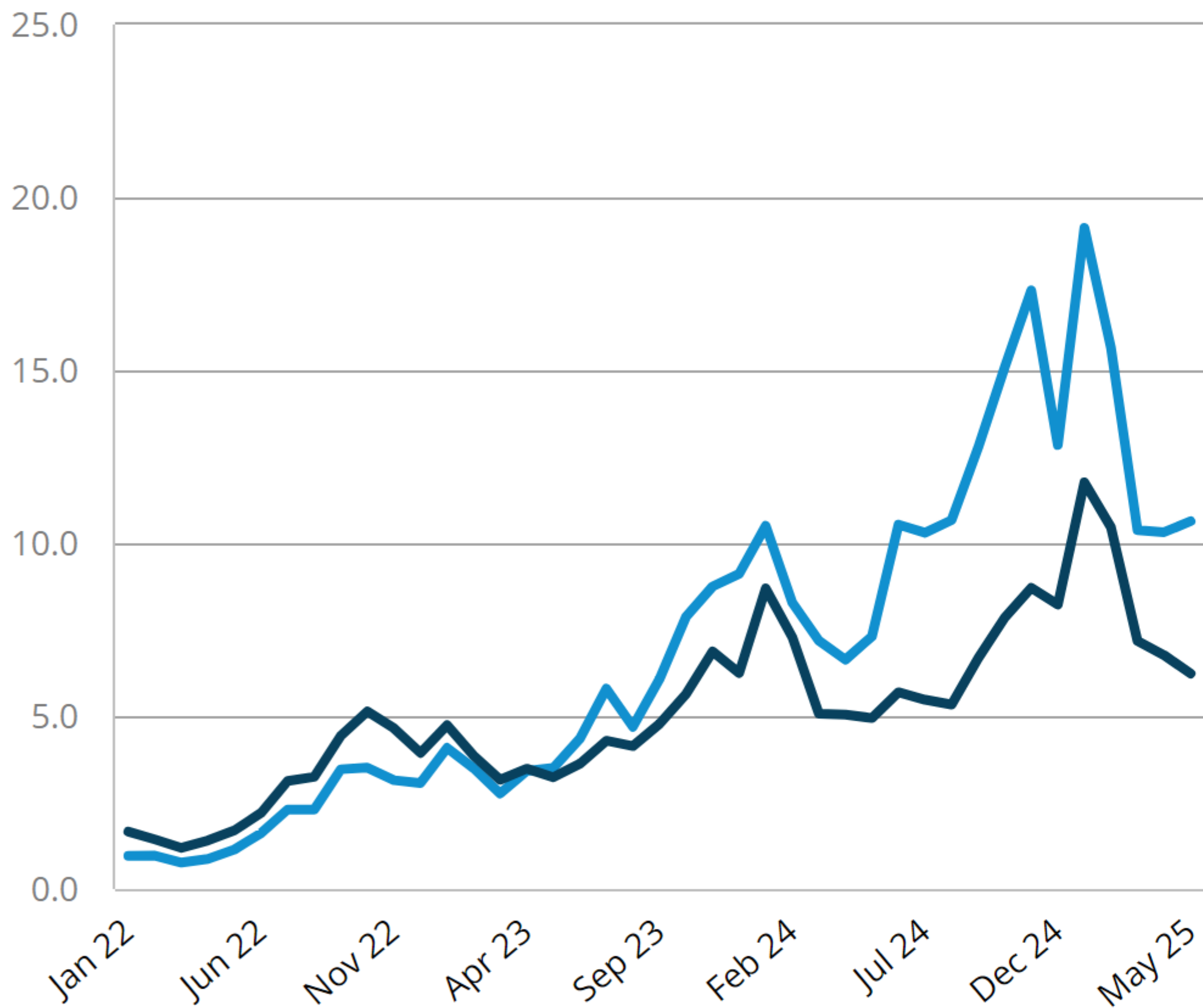


## May 2025

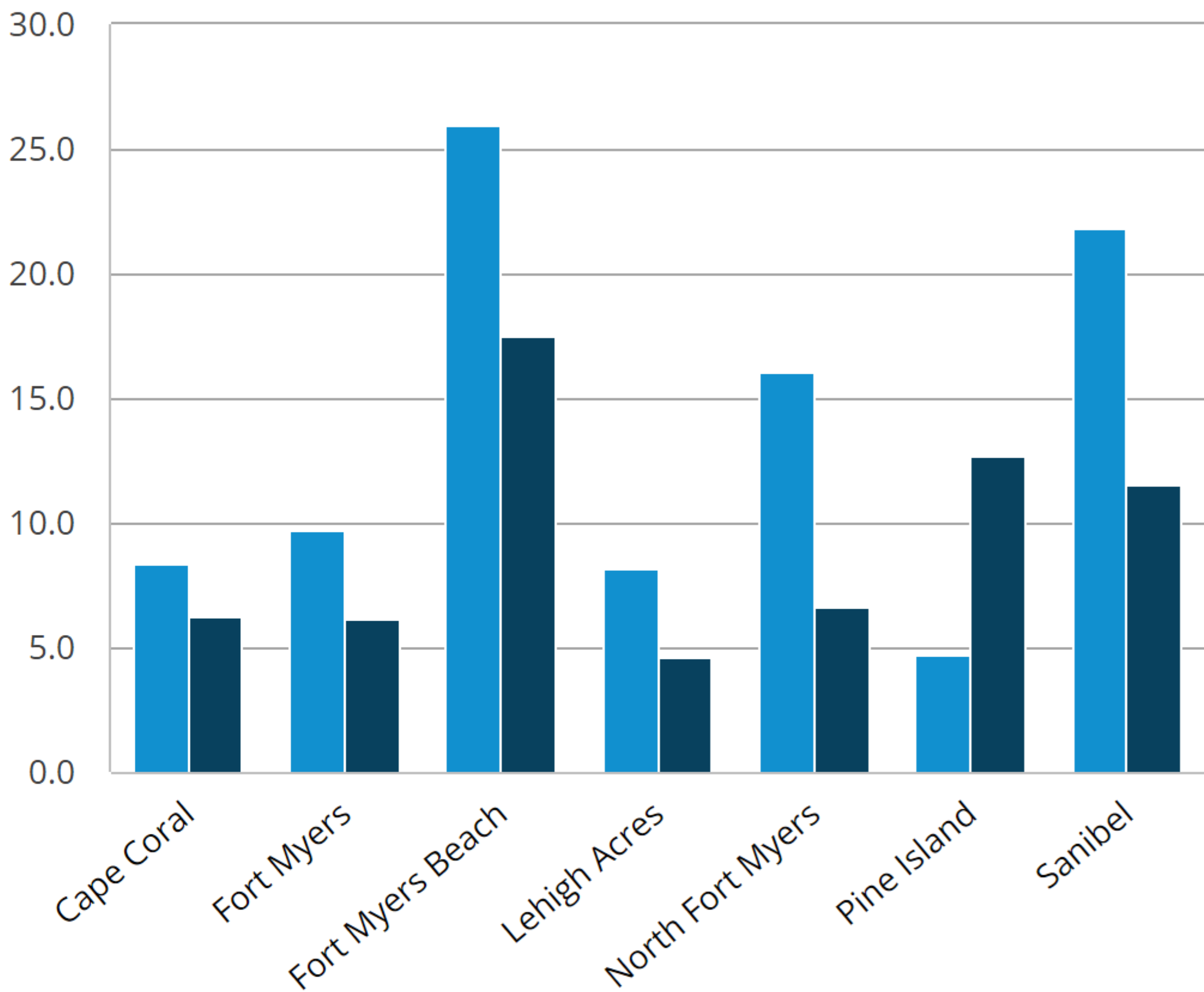
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	May 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	6.2	⬇️	-7.9%	⬆️	26.1%	—
CONDO	10.6	⬆️	3.1%	⬆️	45.6%	—

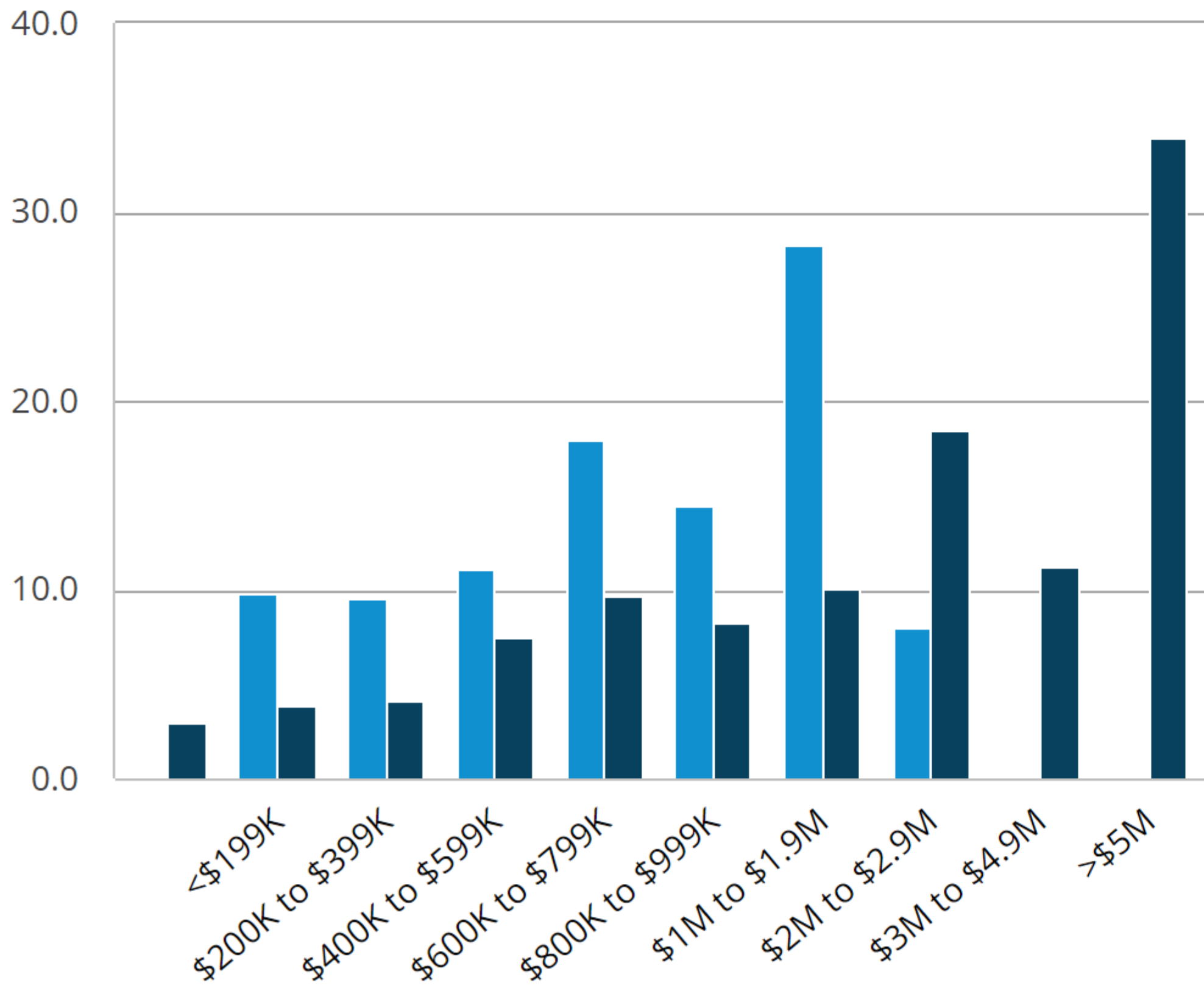
Historical Activity



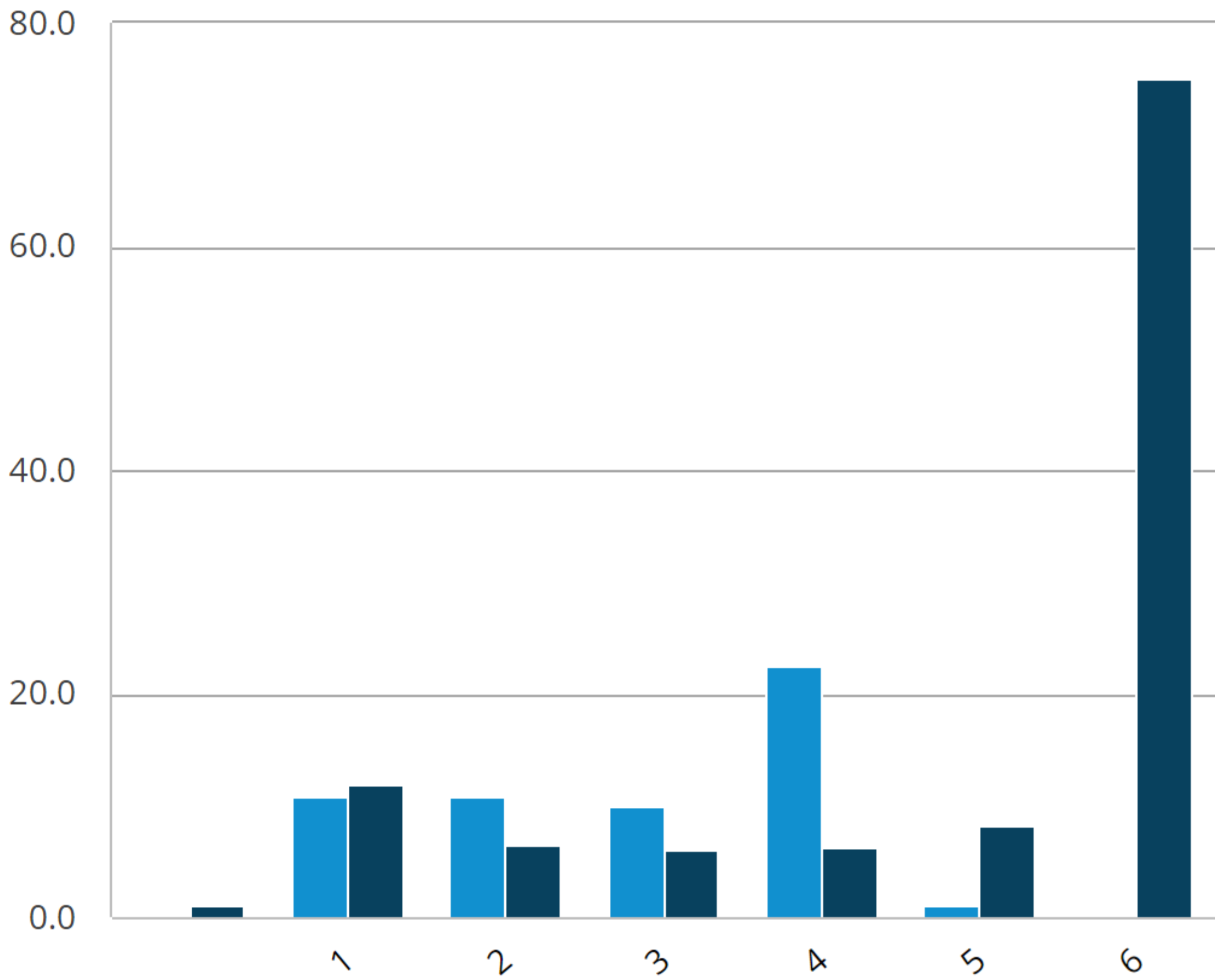
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# Median Sales Price

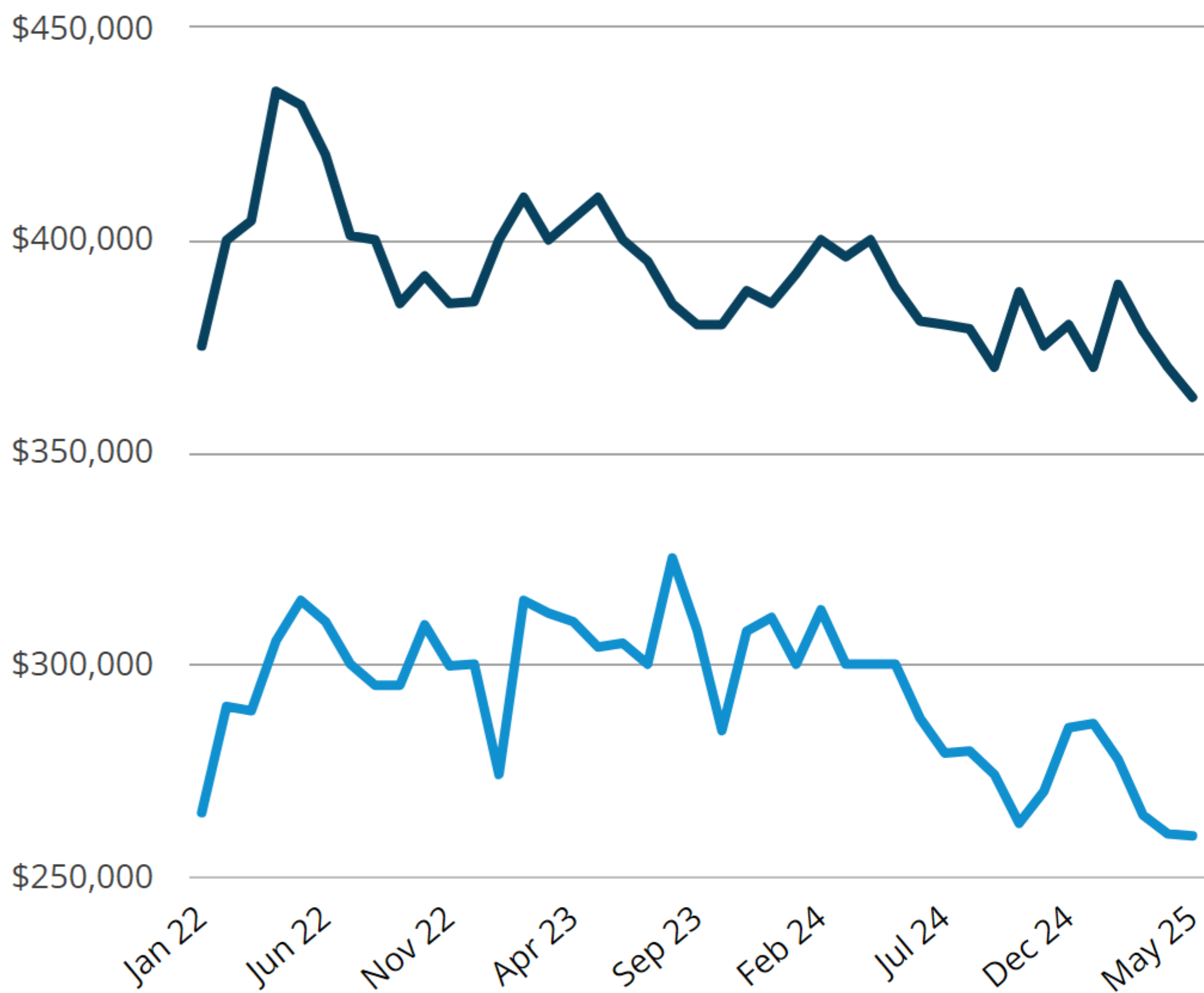


## May 2025

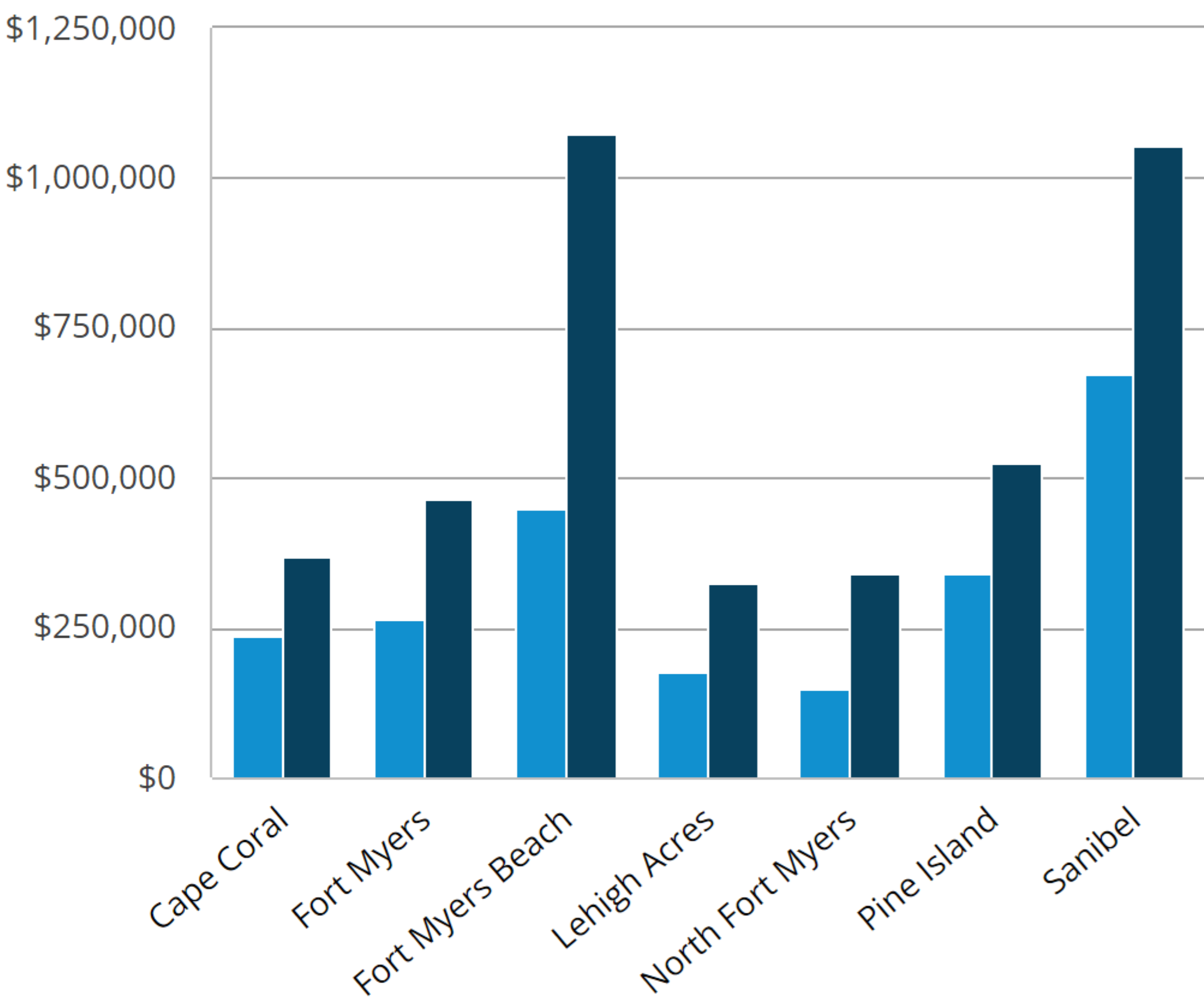
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	May 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$362,900	⌵	-1.9%	⌵	-6.7%	⌵	-5.6%
CONDO	\$259,500	⌵	-0.2%	⌵	-13.5%	⌵	-13.0%

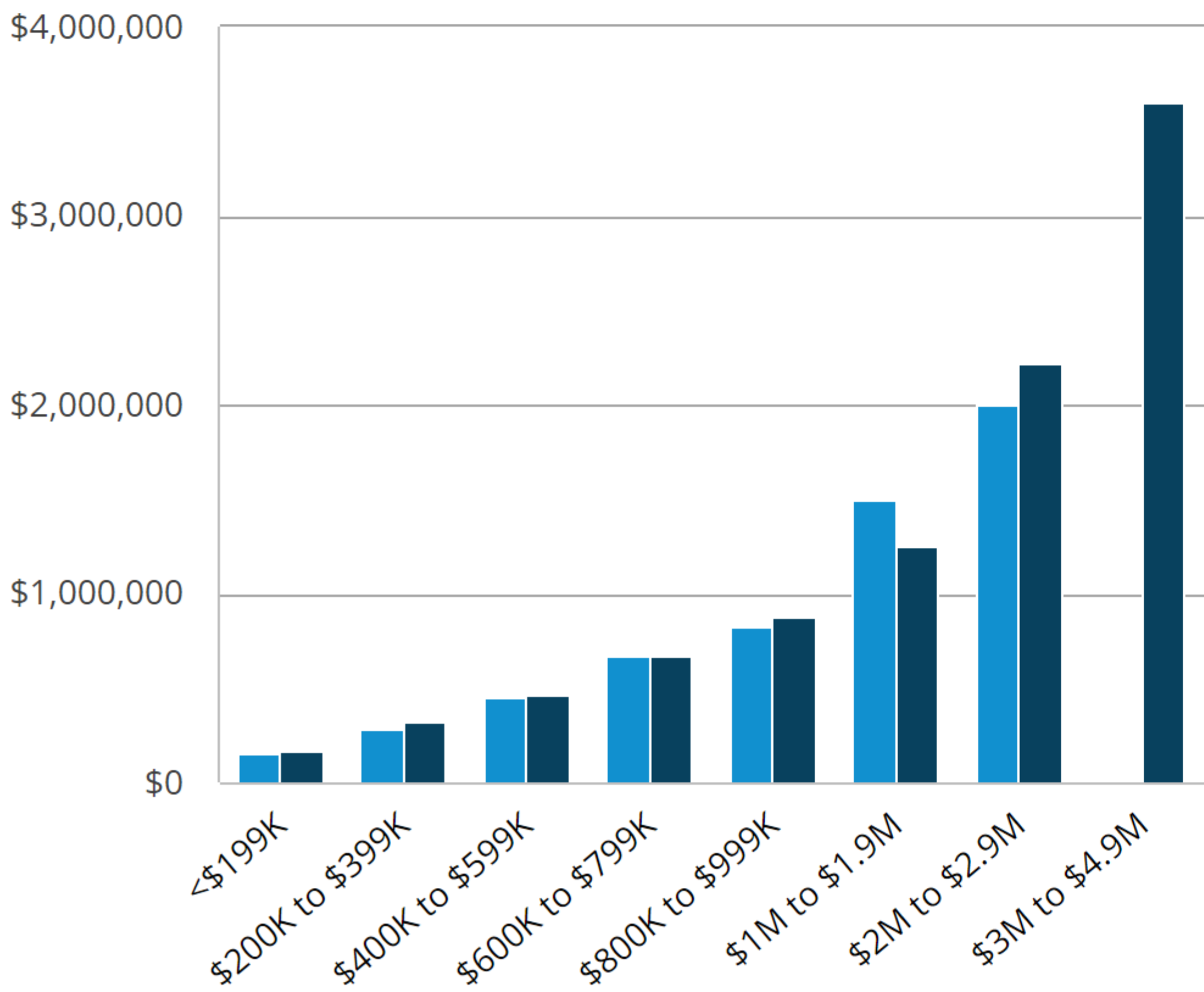
Historical Activity



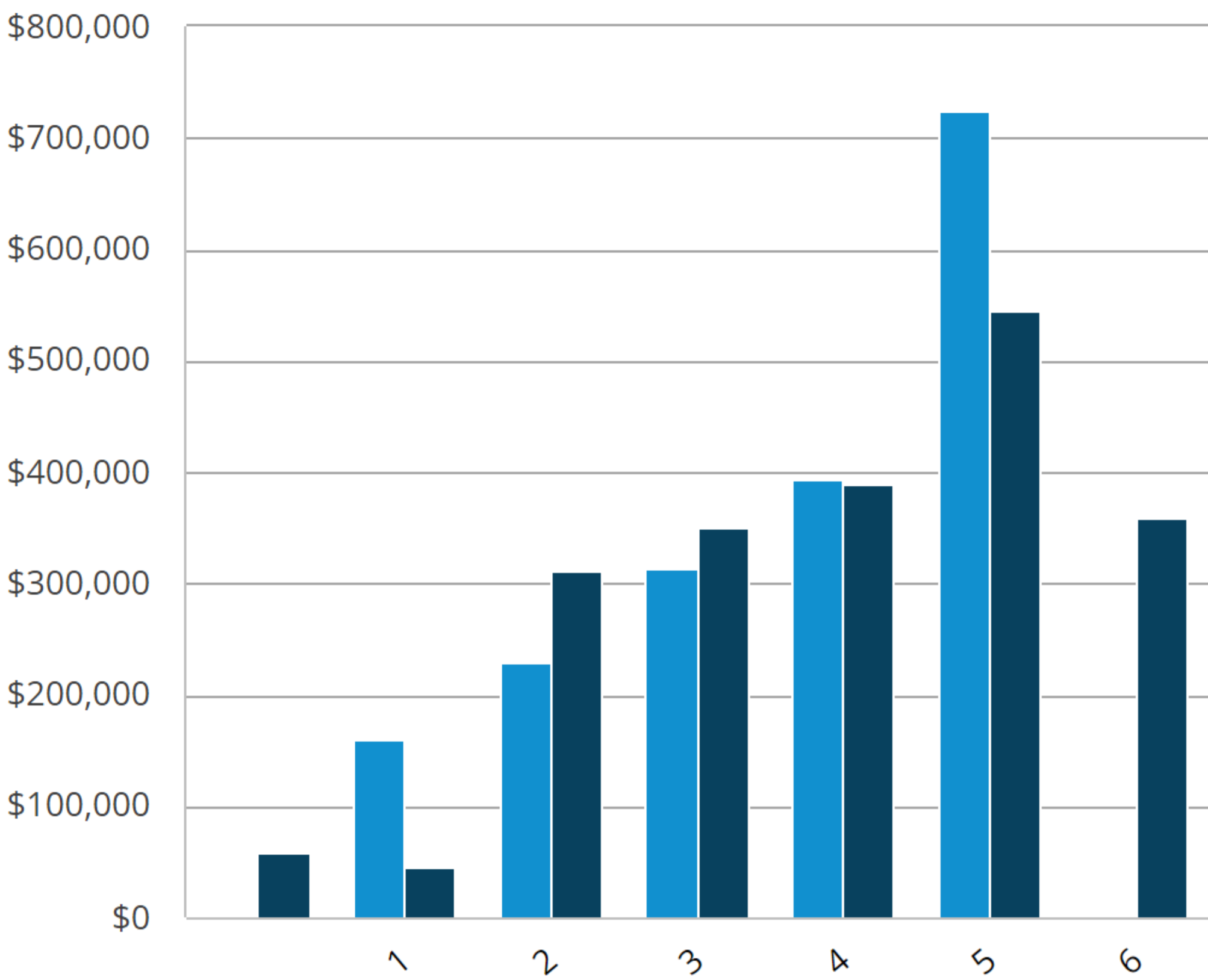
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# Cape Coral Region

May 2025



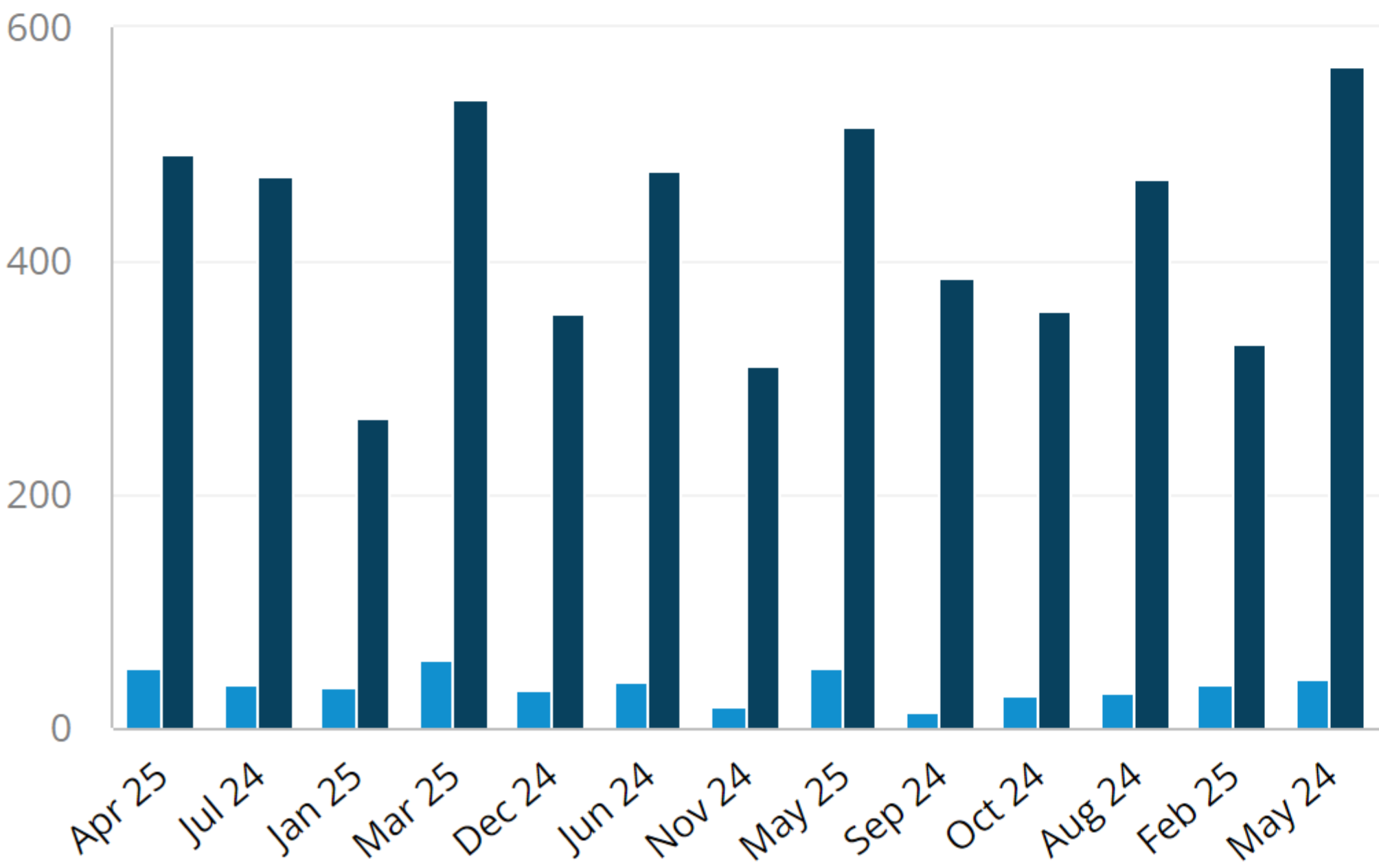
## Single Family Homes

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$370,000	\$395,000	⬇️ -6.3%	\$375,000	⬇️ -1.3%	\$379,900	\$409,500	⬇️ -7.2%
Closed Sales	516	567	⬇️ -9.0%	492	⬆️ 4.9%	2,143	2,299	⬇️ -6.8%
New Listings	772	868	⬇️ -11.1%	863	⬇️ -10.5%	4,474	4,497	⬇️ -0.5%
Pending Sales	546	488	⬆️ 11.9%	517	⬆️ 5.6%	2,518	2,560	⬇️ -1.6%
Median Days on Market	56	49	⬆️ 14.4%	52	⬆️ 6.7%	56	49	⬆️ 13.3%
Sold Price per Square Foot	\$221	\$236	⬇️ -6.6%	\$223	⬇️ -0.9%	\$223	\$237	⬇️ -5.9%
Percent of Original Price Rec'd	91.5%	92.5%	⬇️ -1.1%	91.6%	⬇️ -0.1%	91.9%	92.9%	⬇️ -1.1%
Active Inventory	3,212	2,935	⬆️ 9.4%	3,459	⬇️ -7.1%	--	--	--
Months Supply of Inventory	6.2	5.2	⬆️ 20.3%	7.0	⬇️ -11.5%	--	--	--

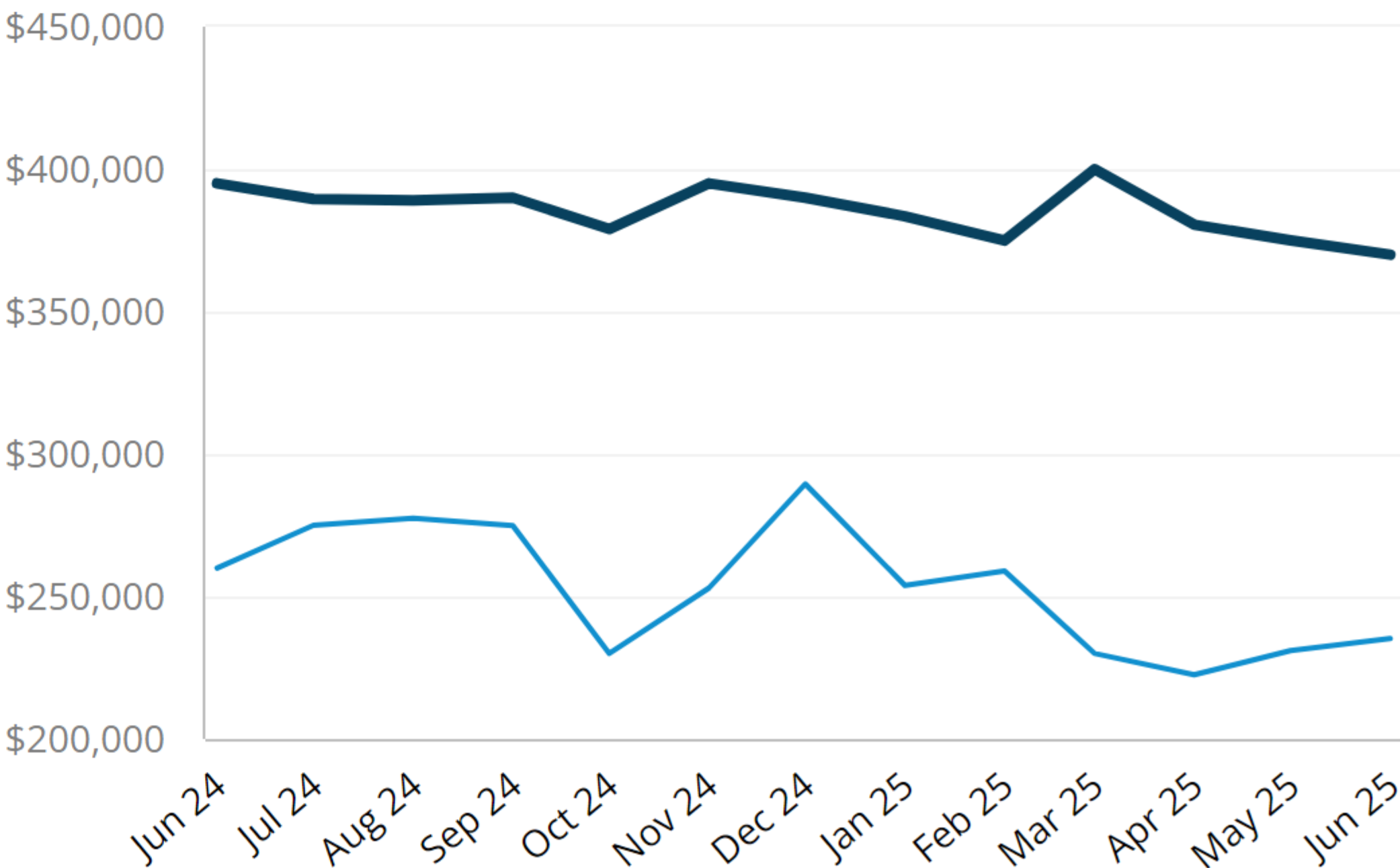
## Condominiums

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$235,250	\$260,000	⬇️ -9.5%	\$231,000	⬆️ 1.8%	\$235,000	\$262,000	⬇️ -10.3%
Closed Sales	52	43	⬆️ 20.9%	51	⬆️ 2.0%	233	250	⬇️ -6.8%
New Listings	77	94	⬇️ -18.1%	83	⬇️ -7.2%	516	542	⬇️ -4.8%
Pending Sales	45	32	⬆️ 40.6%	45	➡️ 0.0%	239	253	⬇️ -5.5%
Median Days on Market	81	82	⬇️ -1.2%	81	➡️ 0.0%	72	71	⬆️ 1.4%
Sold Price per Square Foot	\$180	\$189	⬇️ -5.0%	\$177	⬆️ 1.4%	\$181	\$204	⬇️ -11.3%
Percent of Original Price Rec'd	83.6%	86.9%	⬇️ -3.9%	84.7%	⬇️ -1.4%	85.9%	88.7%	⬇️ -3.2%
Active Inventory	435	442	⬇️ -1.6%	484	⬇️ -10.1%	--	--	--
Months Supply of Inventory	8.4	10.3	⬇️ -18.6%	9.5	⬇️ -11.9%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



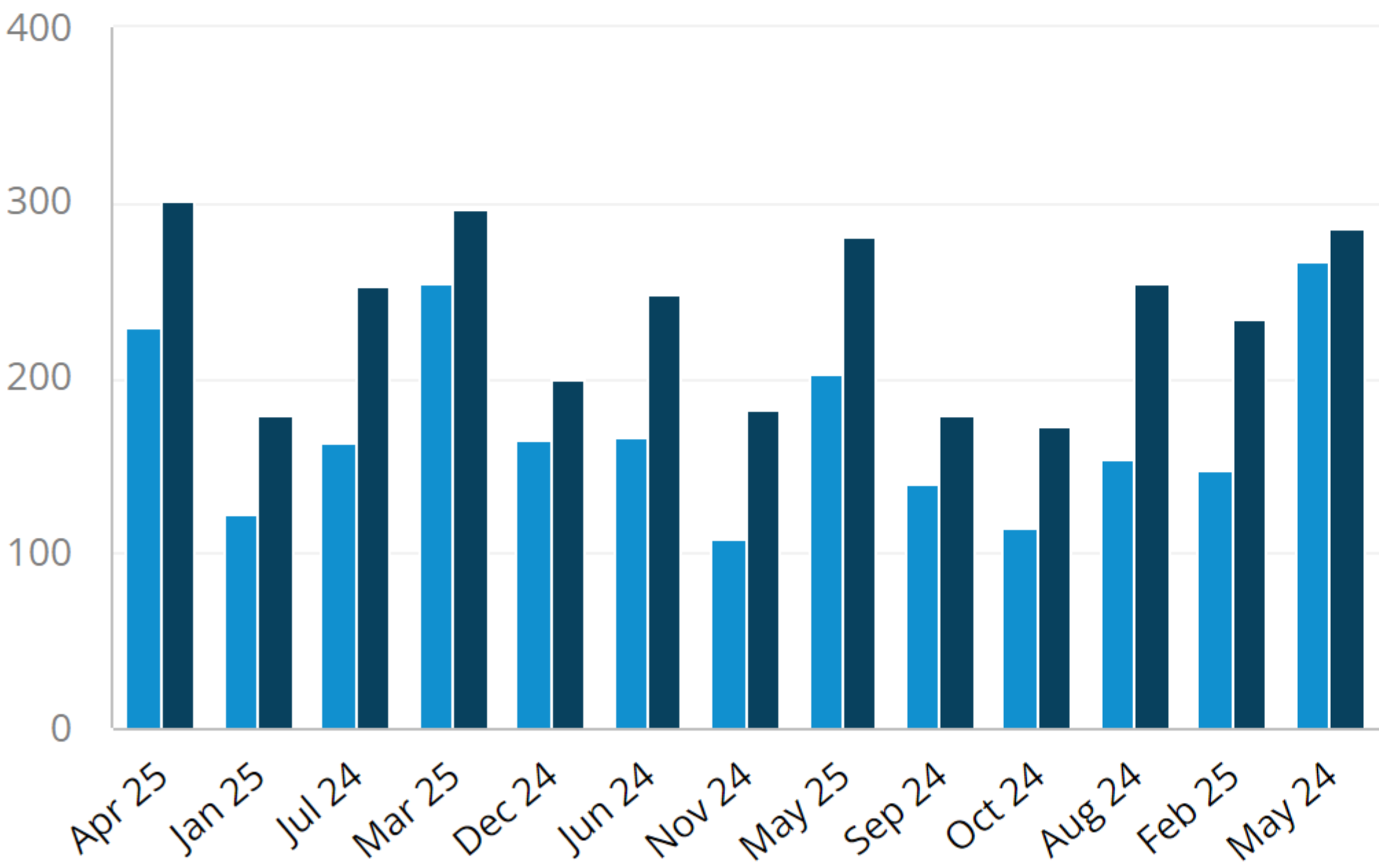
### Single Family Homes

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$465,000	\$515,000	▼ -9.7%	\$459,000	▲ 1.3%	\$465,000	\$499,450	▼ -6.9%
Closed Sales	281	285	▼ -1.4%	301	▼ -6.6%	1,291	1,260	▲ 2.5%
New Listings	423	388	▲ 9.0%	434	▼ -2.5%	2,583	2,250	▲ 14.8%
Pending Sales	301	258	▲ 16.7%	280	▲ 7.5%	1,443	1,383	▲ 4.3%
Median Days on Market	71	45	▲ 57.8%	53	▲ 35.2%	49	44	▲ 11.4%
Sold Price per Square Foot	\$249	\$260	▼ -4.2%	\$244	▲ 2.0%	\$248	\$263	▼ -5.7%
Percent of Original Price Rec'd	90.8%	92.3%	▼ -1.7%	89.8%	▲ 1.1%	91.0%	92.2%	▼ -1.3%
Active Inventory	1,718	1,333	▲ 28.9%	1,873	▼ -8.3%	--	--	--
Months Supply of Inventory	6.1	4.7	▲ 30.7%	6.2	▼ -1.7%	--	--	--

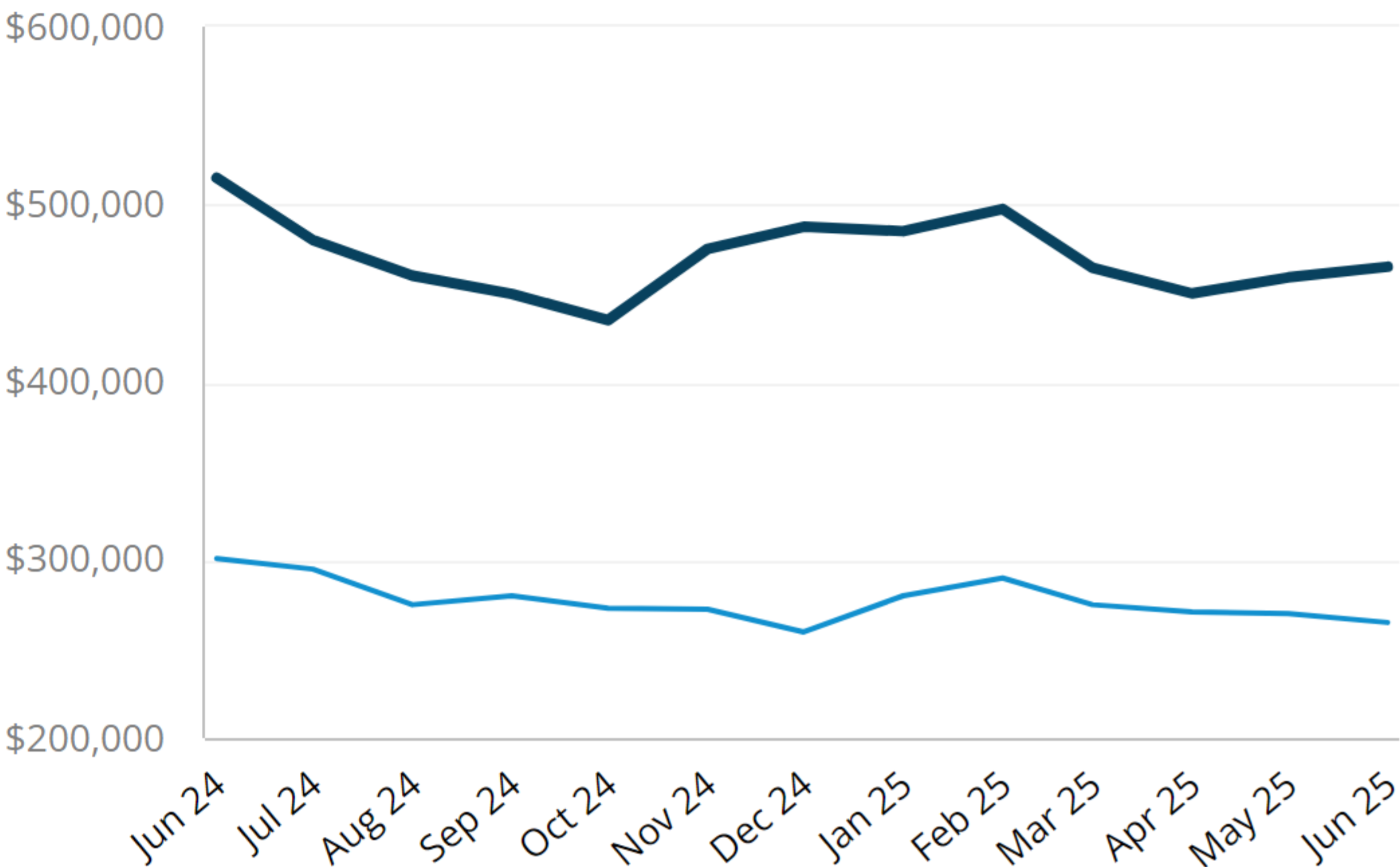
### Condominiums

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$265,000	\$301,000	▼ -12.0%	\$270,000	▼ -1.9%	\$272,750	\$305,000	▼ -10.6%
Closed Sales	202	267	▼ -24.3%	229	▼ -11.8%	956	1,178	▼ -18.8%
New Listings	300	365	▼ -17.8%	373	▼ -19.6%	2,280	2,402	▼ -5.1%
Pending Sales	190	181	▲ 5.0%	211	▼ -10.0%	1,064	1,197	▼ -11.1%
Median Days on Market	77	51	▲ 50.0%	76	▲ 0.7%	67	50	▲ 34.0%
Sold Price per Square Foot	\$187	\$225	▼ -16.9%	\$193	▼ -3.1%	\$196	\$224	▼ -12.3%
Percent of Original Price Rec'd	85.6%	90.9%	▼ -5.9%	87.8%	▼ -2.5%	88.1%	91.5%	▼ -3.7%
Active Inventory	1,957	1,686	▲ 16.1%	2,195	▼ -10.8%	--	--	--
Months Supply of Inventory	9.7	6.3	▲ 53.4%	9.6	▲ 1.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# Fort Myers Beach Region

May 2025



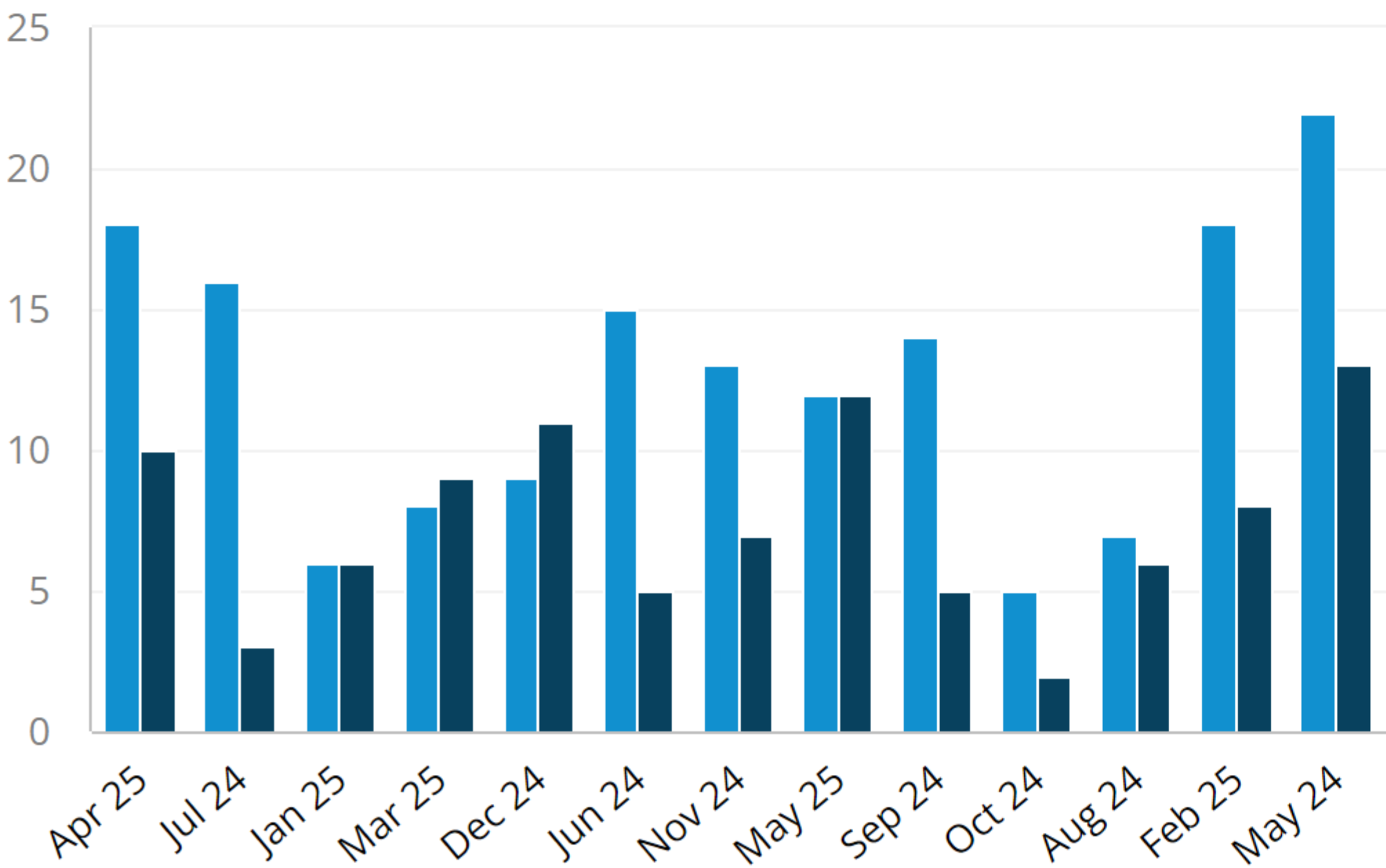
## Single Family Homes

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$1,072,500	\$940,000	⬆️ 14.1%	\$887,500	⬆️ 20.8%	\$920,000	\$1,025,000	⬆️ -10.2%
Closed Sales	12	13	⬆️ -7.7%	10	⬆️ 20.0%	45	45	➡️ 0.0%
New Listings	38	13	⬆️ 192.3%	25	⬆️ 52.0%	193	104	⬆️ 85.6%
Pending Sales	12	9	⬆️ 33.3%	7	⬆️ 71.4%	53	48	⬆️ 10.4%
Median Days on Market	90	111	⬆️ -19.4%	80	⬆️ 11.9%	80	99	⬆️ -19.2%
Sold Price per Square Foot	\$581	\$564	⬆️ 2.9%	\$563	⬆️ 3.2%	\$575	\$646	⬆️ -11.0%
Percent of Original Price Rec'd	82.3%	79.1%	⬆️ 4.0%	82.6%	⬆️ -0.3%	81.4%	83.9%	⬆️ -3.0%
Active Inventory	210	105	⬆️ 100.0%	212	⬆️ -0.9%	--	--	--
Months Supply of Inventory	17.5	8.1	⬆️ 116.7%	21.2	⬆️ -17.4%	--	--	--

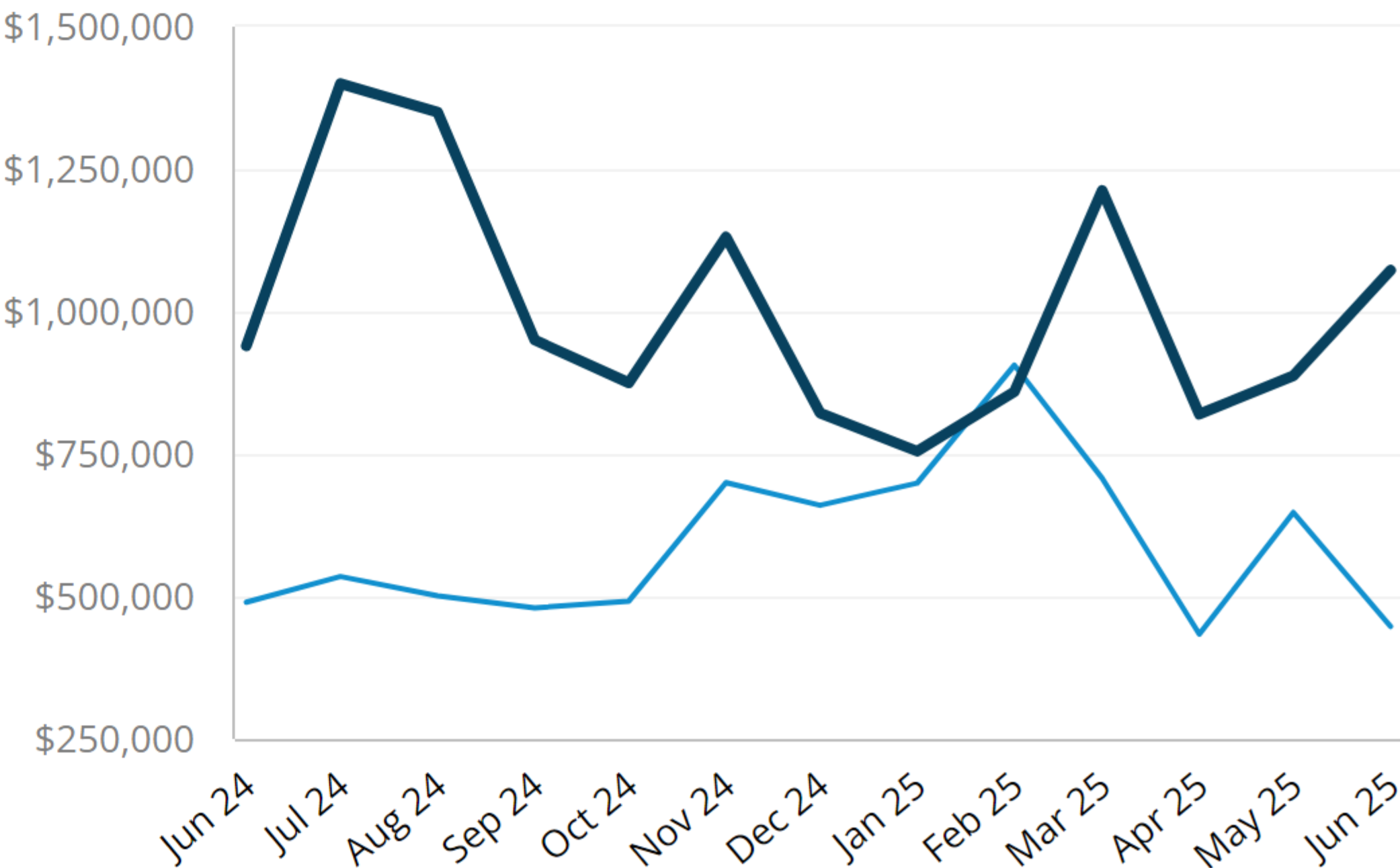
## Condominiums

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$447,500	\$490,000	⬆️ -8.7%	\$647,500	⬆️ -30.9%	\$515,200	\$529,950	⬆️ -2.8%
Closed Sales	12	22	⬆️ -45.5%	18	⬆️ -33.3%	62	90	⬆️ -31.1%
New Listings	30	31	⬆️ -3.2%	40	⬆️ -25.0%	255	210	⬆️ 21.4%
Pending Sales	17	19	⬆️ -10.5%	15	⬆️ 13.3%	70	97	⬆️ -27.8%
Median Days on Market	99	71	⬆️ 39.4%	100	⬆️ -1.0%	94	48	⬆️ 95.8%
Sold Price per Square Foot	\$391	\$483	⬆️ -19.2%	\$456	⬆️ -14.3%	\$464	\$499	⬆️ -7.0%
Percent of Original Price Rec'd	84.2%	90.4%	⬆️ -6.8%	88.9%	⬆️ -5.3%	89.7%	91.8%	⬆️ -2.3%
Active Inventory	311	190	⬆️ 63.7%	341	⬆️ -8.8%	--	--	--
Months Supply of Inventory	25.9	8.6	⬆️ 200.0%	18.9	⬆️ 36.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# Lehigh Acres Region

May 2025



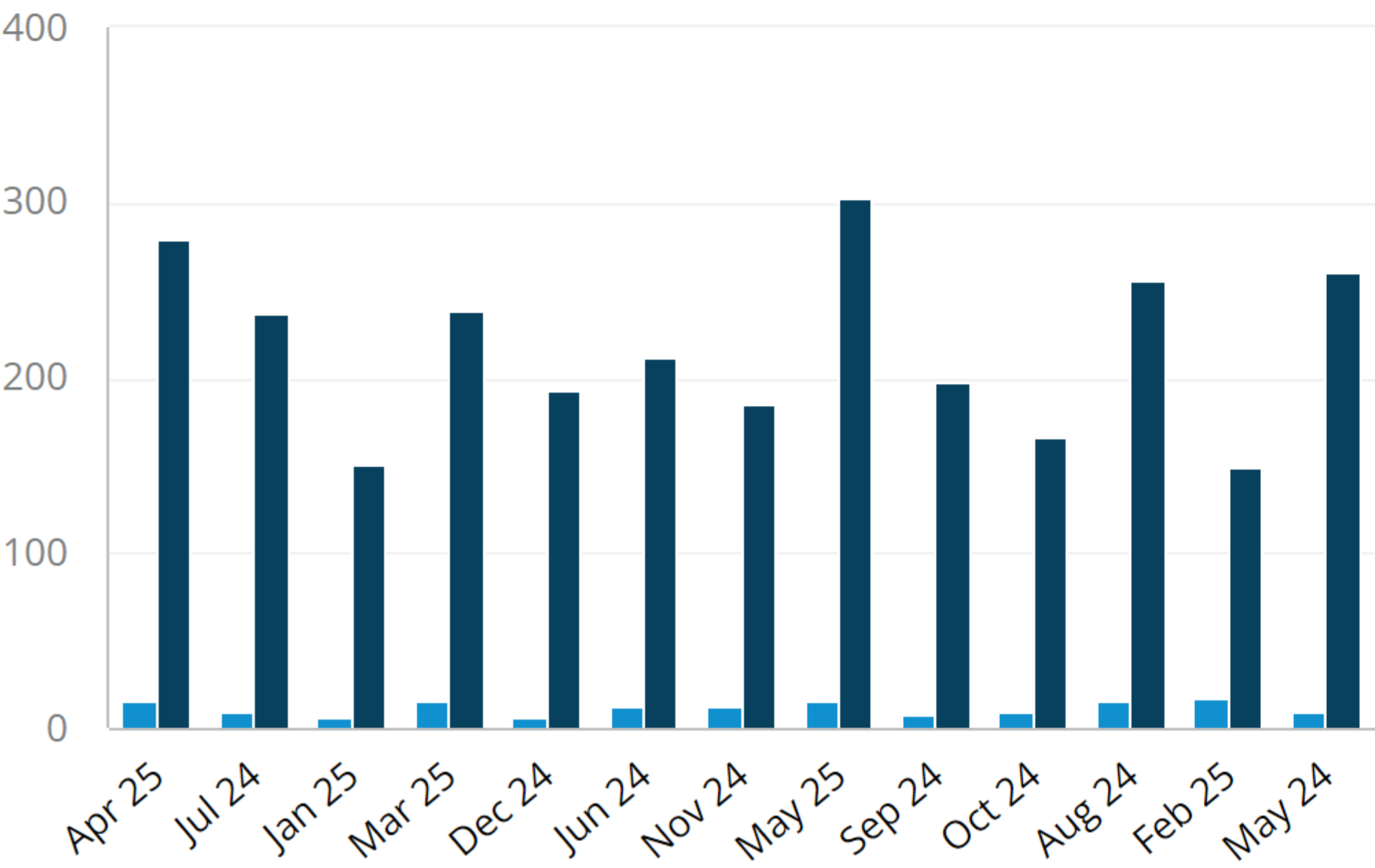
## Single Family Homes

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$322,634	\$349,999	⬇️ -7.8%	\$325,000	⬇️ -0.7%	\$325,000	\$347,500	⬇️ -6.5%
Closed Sales	303	261	⬆️ 16.1%	279	⬆️ 8.6%	1,120	1,067	⬆️ 5.0%
New Listings	463	386	⬆️ 19.9%	454	⬆️ 2.0%	2,411	1,775	⬆️ 35.8%
Pending Sales	326	229	⬆️ 42.4%	333	⬇️ -2.1%	1,364	1,171	⬆️ 16.5%
Median Days on Market	48	28	⬆️ 71.4%	48	➡️ 0.0%	46	33	⬆️ 37.9%
Sold Price per Square Foot	\$209	\$218	⬇️ -4.1%	\$213	⬇️ -1.9%	\$212	\$215	⬇️ -1.4%
Percent of Original Price Rec'd	95.8%	97.1%	⬇️ -1.4%	95.0%	⬆️ 0.8%	95.6%	96.7%	⬇️ -1.2%
Active Inventory	1,404	934	⬆️ 50.3%	1,454	⬇️ -3.4%	--	--	--
Months Supply of Inventory	4.6	3.6	⬆️ 29.5%	5.2	⬇️ -11.1%	--	--	--

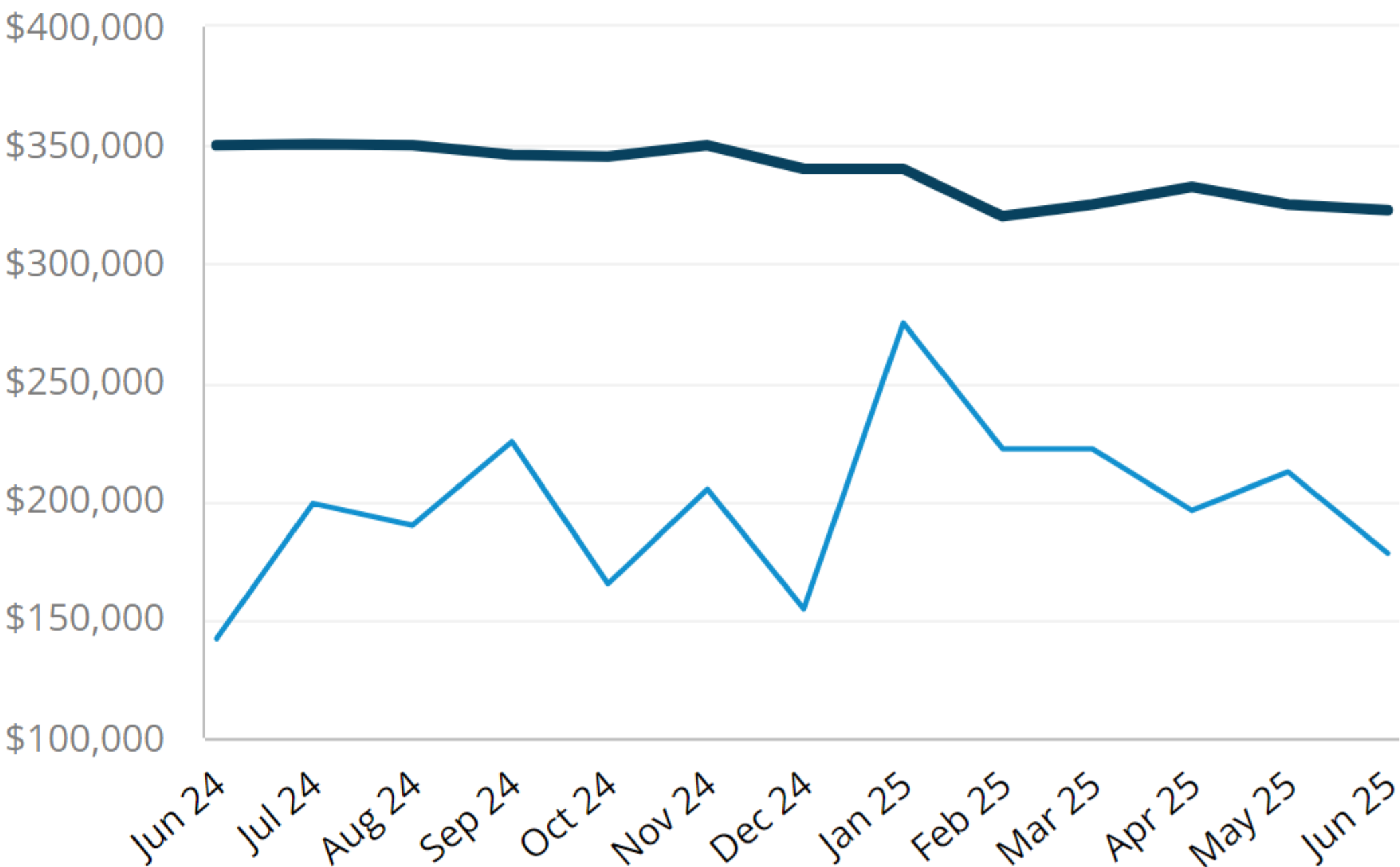
## Condominiums

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$178,000	\$142,000	⬆️ 25.4%	\$212,250	⬇️ -16.1%	\$205,000	\$175,750	⬆️ 16.6%
Closed Sales	15	10	⬆️ 50.0%	16	⬇️ -6.3%	69	54	⬆️ 27.8%
New Listings	32	18	⬆️ 77.8%	25	⬆️ 28.0%	192	136	⬆️ 41.2%
Pending Sales	17	14	⬆️ 21.4%	13	⬆️ 30.8%	80	56	⬆️ 42.9%
Median Days on Market	84	36	⬆️ 136.6%	82	⬆️ 2.4%	63	39	⬆️ 63.6%
Sold Price per Square Foot	\$137	\$154	⬇️ -10.7%	\$167	⬇️ -18.0%	\$161	\$165	⬇️ -2.4%
Percent of Original Price Rec'd	86.1%	93.1%	⬇️ -7.5%	87.9%	⬇️ -2.0%	88.8%	93.2%	⬇️ -4.8%
Active Inventory	123	70	⬆️ 75.7%	125	⬇️ -1.6%	--	--	--
Months Supply of Inventory	8.2	7.0	⬆️ 17.2%	7.8	⬆️ 5.0%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# North Fort Myers Region

May 2025



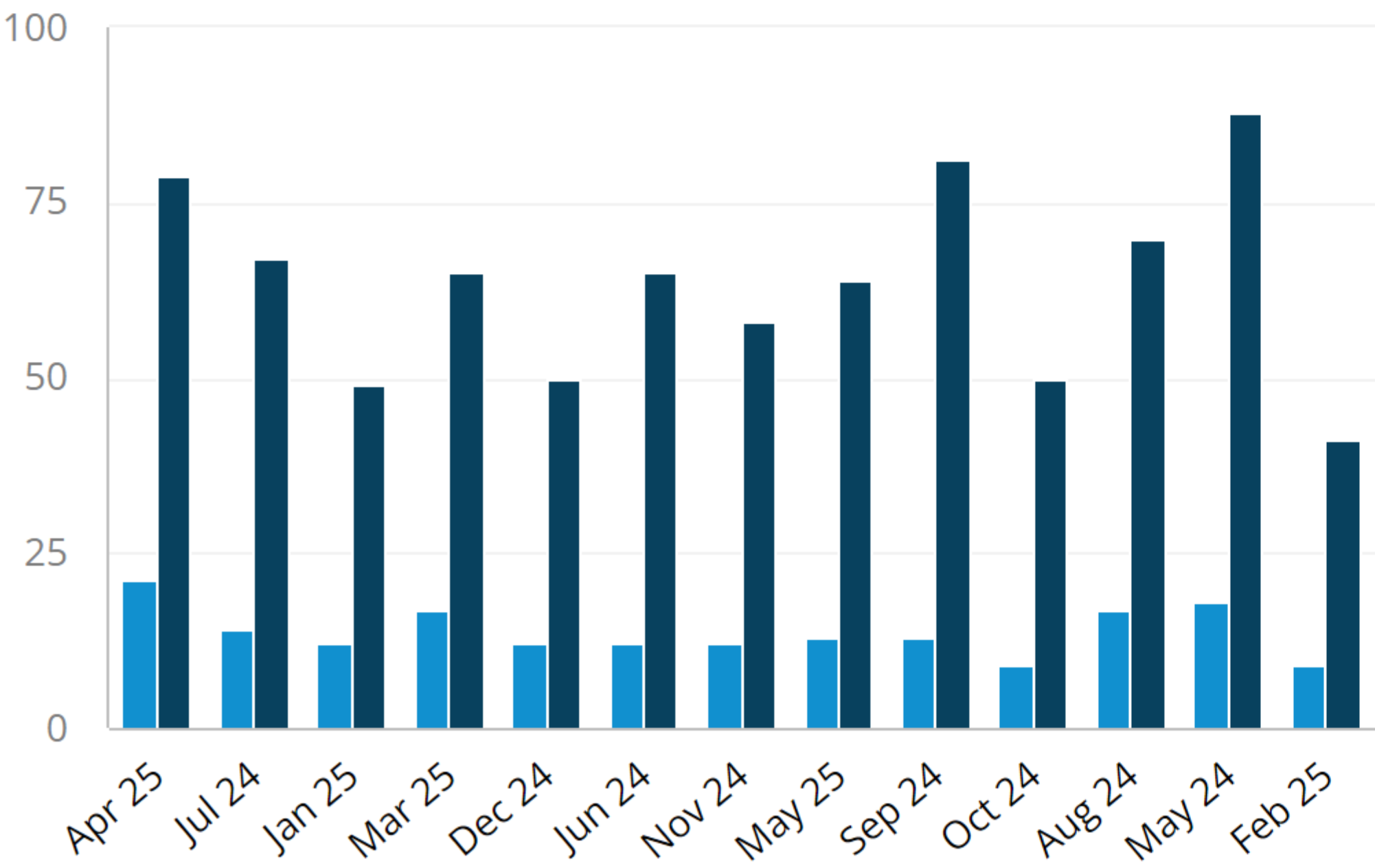
## Single Family Homes

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$341,000	\$348,500	⬇️ -2.2%	\$337,000	⬆️ 1.2%	\$340,000	\$357,900	⬇️ -5.0%
Closed Sales	64	88	⬇️ -27.3%	79	⬇️ -19.0%	298	353	⬇️ -15.6%
New Listings	106	110	⬇️ -3.6%	111	⬇️ -4.5%	636	605	⬆️ 5.1%
Pending Sales	62	70	⬇️ -11.4%	76	⬇️ -18.4%	329	377	⬇️ -12.7%
Median Days on Market	62	38	⬆️ 63.2%	49	⬆️ 27.8%	48	41	⬆️ 17.1%
Sold Price per Square Foot	\$187	\$207	⬇️ -9.9%	\$202	⬇️ -7.7%	\$194	\$206	⬇️ -5.8%
Percent of Original Price Rec'd	89.5%	94.2%	⬇️ -5.0%	89.9%	⬇️ -0.4%	90.6%	92.6%	⬇️ -2.1%
Active Inventory	425	373	⬆️ 13.9%	440	⬇️ -3.4%	--	--	--
Months Supply of Inventory	6.6	4.2	⬆️ 56.7%	5.6	⬆️ 19.2%	--	--	--

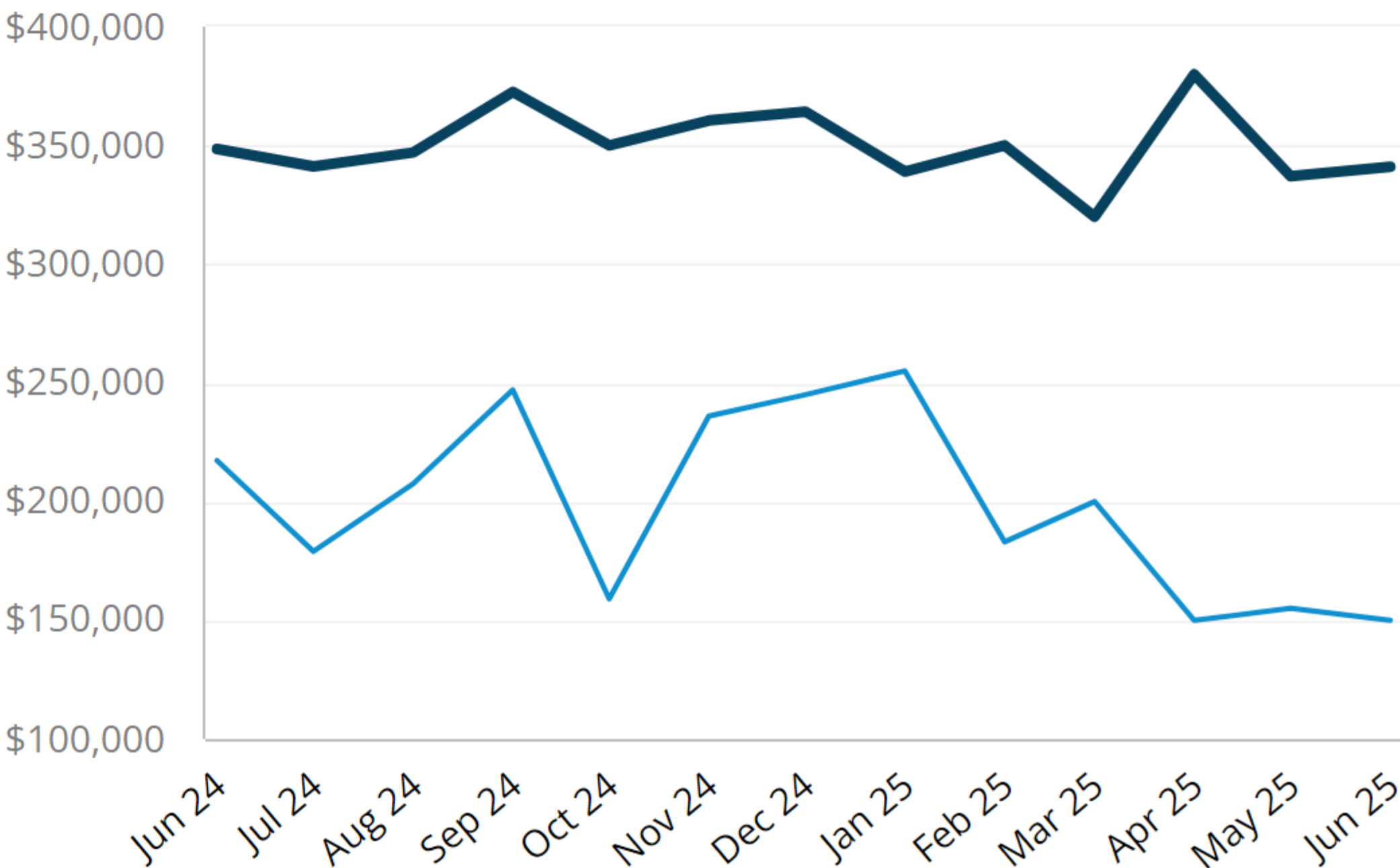
## Condominiums

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$150,000	\$217,250	⬇️ -31.0%	\$155,000	⬇️ -3.2%	\$160,000	\$271,298	⬇️ -41.0%
Closed Sales	13	18	⬇️ -27.8%	21	⬇️ -38.1%	72	107	⬇️ -32.7%
New Listings	30	39	⬇️ -23.1%	43	⬇️ -30.2%	213	216	⬇️ -1.4%
Pending Sales	12	14	⬇️ -14.3%	13	⬇️ -7.7%	77	111	⬇️ -30.6%
Median Days on Market	95	61	⬆️ 54.9%	82	⬆️ 15.2%	75	58	⬆️ 29.3%
Sold Price per Square Foot	\$136	\$182	⬇️ -25.3%	\$150	⬇️ -9.3%	\$147	\$190	⬇️ -22.6%
Percent of Original Price Rec'd	75.6%	88.1%	⬇️ -14.2%	86.1%	⬇️ -12.2%	84.0%	89.9%	⬇️ -6.5%
Active Inventory	209	170	⬆️ 22.9%	224	⬇️ -6.7%	--	--	--
Months Supply of Inventory	16.1	9.4	⬆️ 70.2%	10.7	⬆️ 50.7%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family





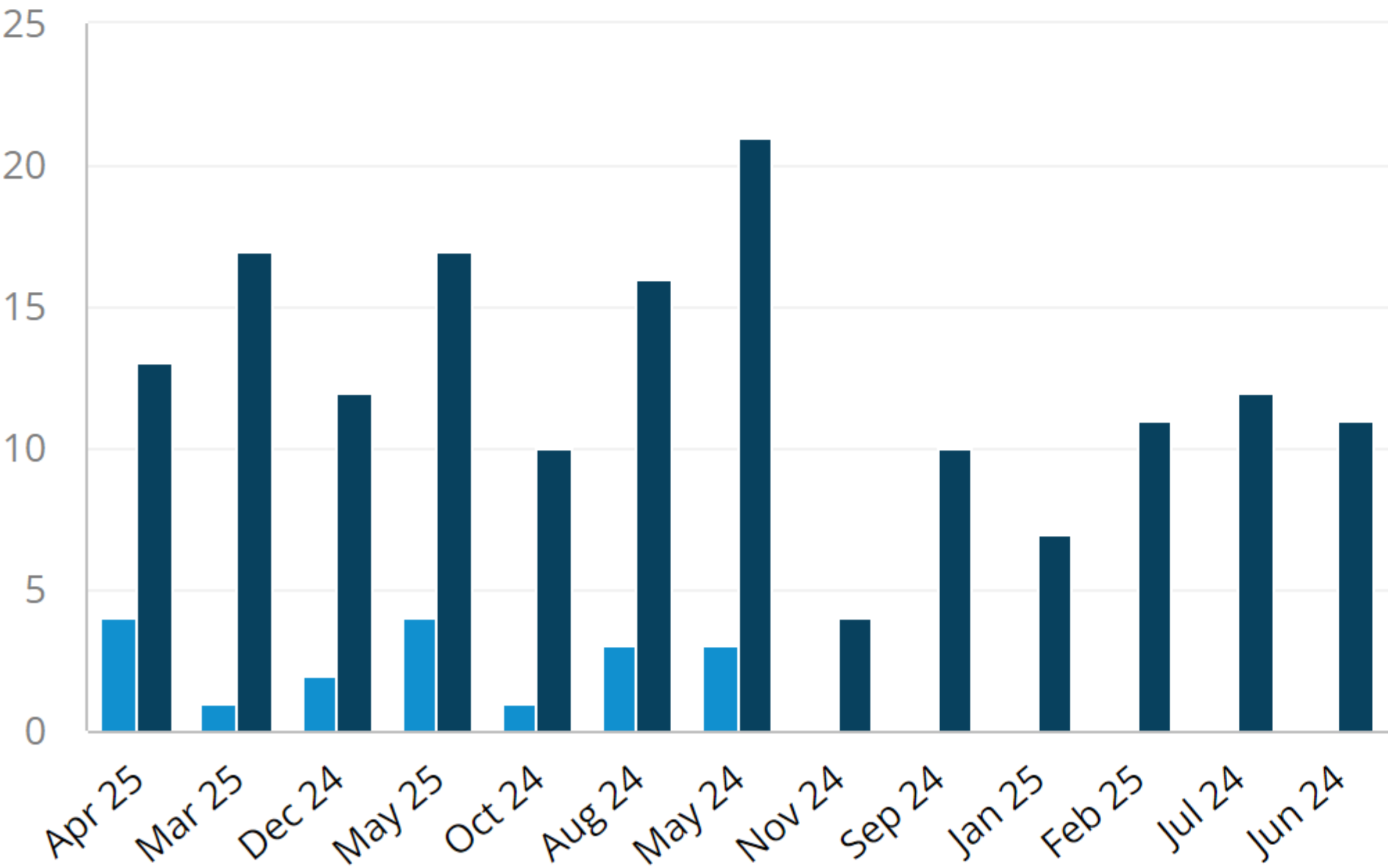
### Single Family Homes

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$525,000	\$460,000	⬆️ 14.1%	\$470,000	⬆️ 11.7%	\$525,000	\$559,000	⬆️ -6.1%
Closed Sales	17	21	⬆️ -19.0%	13	⬆️ 30.8%	65	91	⬆️ -28.6%
New Listings	32	33	⬆️ -3.0%	30	⬆️ 6.7%	222	217	⬆️ 2.3%
Pending Sales	19	18	⬆️ 5.6%	26	⬆️ -26.9%	78	96	⬆️ -18.8%
Median Days on Market	116	64	⬆️ 82.7%	89	⬆️ 31.1%	77	58	⬆️ 33.9%
Sold Price per Square Foot	\$322	\$364	⬆️ -11.5%	\$333	⬆️ -3.3%	\$330	\$409	⬆️ -19.3%
Percent of Original Price Rec'd	85.4%	86.6%	⬆️ -1.4%	80.9%	⬆️ 5.5%	85.1%	86.6%	⬆️ -1.8%
Active Inventory	216	177	⬆️ 22.0%	242	⬆️ -10.7%	--	--	--
Months Supply of Inventory	12.7	8.4	⬆️ 50.7%	18.6	⬆️ -31.7%	--	--	--

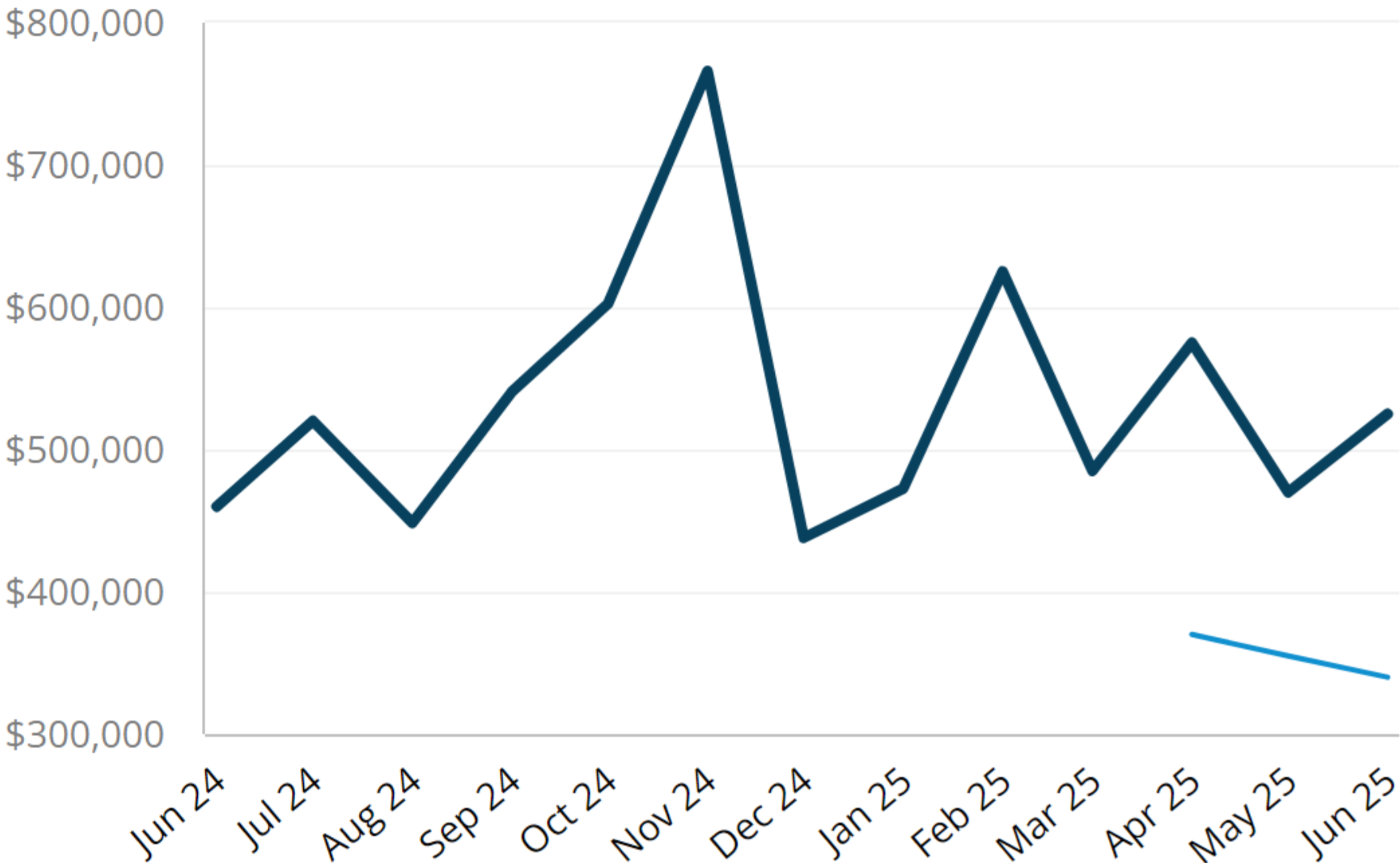
### Condominiums

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$340,000	\$575,000	⬆️ -40.9%	\$355,000	⬆️ -4.2%	\$370,000	\$399,000	⬆️ -7.3%
Closed Sales	4	3	⬆️ 33.3%	4	⬆️ 0.0%	9	15	⬆️ -40.0%
New Listings	1	3	⬆️ -66.7%	5	⬆️ -80.0%	19	27	⬆️ -29.6%
Pending Sales	1	1	⬆️ 0.0%	5	⬆️ -80.0%	10	15	⬆️ -33.3%
Median Days on Market	68	9	⬆️ 655.6%	89	⬆️ -23.6%	98	19	⬆️ 415.8%
Sold Price per Square Foot	\$309	\$504	⬆️ -38.8%	\$315	⬆️ -2.1%	\$339	\$363	⬆️ -6.6%
Percent of Original Price Rec'd	85.1%	94.2%	⬆️ -9.6%	85.0%	⬆️ 0.1%	85.9%	95.1%	⬆️ -9.6%
Active Inventory	19	14	⬆️ 35.7%	24	⬆️ -20.8%	--	--	--
Months Supply of Inventory	4.7	4.7	⬆️ 1.9%	6.0	⬆️ -20.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



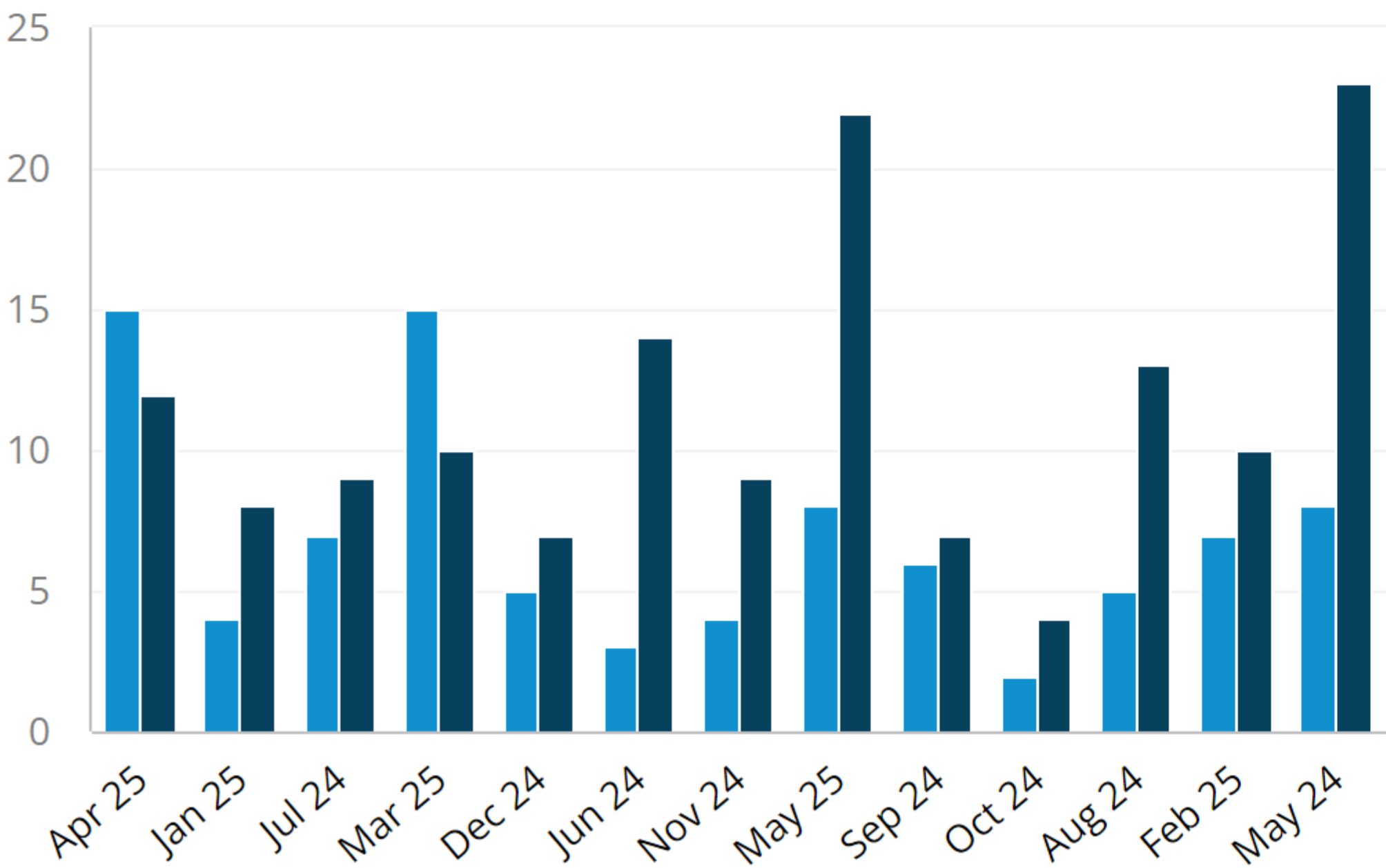
Single Family Homes

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$1,052,500	\$1,255,000	⬇️ -16.1%	\$1,075,000	⬇️ -2.1%	\$1,100,000	\$1,175,000	⬇️ -6.4%
Closed Sales	22	23	⬇️ -4.3%	12	⬆️ 83.3%	62	103	⬇️ -39.8%
New Listings	30	14	⬆️ 114.3%	34	⬇️ -11.8%	251	180	⬆️ 39.4%
Pending Sales	24	19	⬆️ 26.3%	16	⬆️ 50.0%	76	103	⬇️ -26.2%
Median Days on Market	82	58	⬆️ 40.5%	126	⬇️ -35.3%	84	57	⬆️ 46.5%
Sold Price per Square Foot	\$442	\$566	⬇️ -22.0%	\$512	⬇️ -13.8%	\$518	\$566	⬇️ -8.5%
Percent of Original Price Rec'd	79.8%	88.3%	⬇️ -9.7%	78.3%	⬆️ 1.9%	84.0%	89.2%	⬇️ -5.8%
Active Inventory	254	140	⬆️ 81.4%	301	⬇️ -15.6%	--	--	--
Months Supply of Inventory	11.5	6.1	⬆️ 89.7%	25.1	⬇️ -54.0%	--	--	--

Condominiums

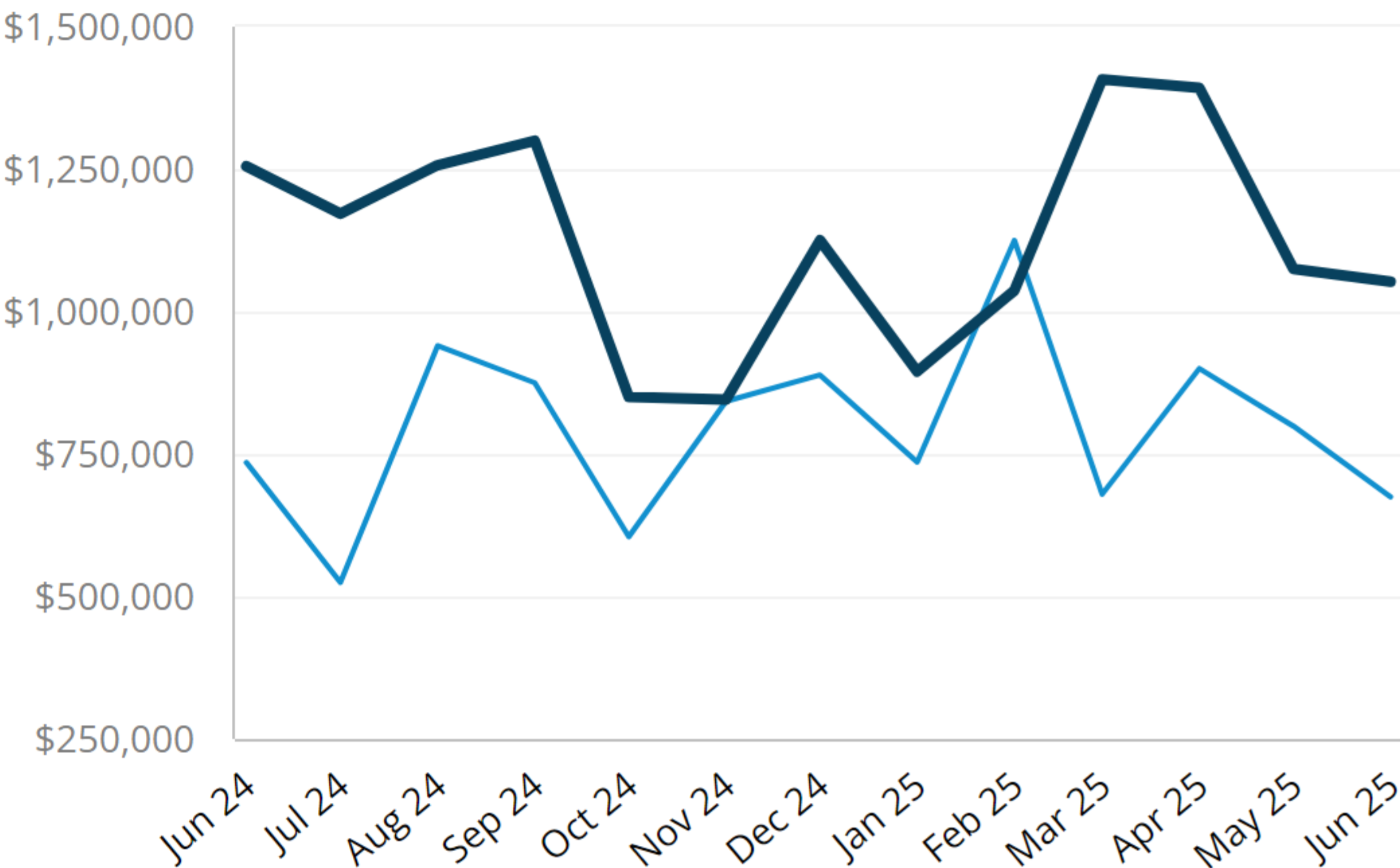
	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$675,000	\$735,000	⬇️ -8.2%	\$799,000	⬇️ -15.5%	\$840,000	\$787,500	⬆️ 6.7%
Closed Sales	8	8	➡️ 0.0%	15	⬇️ -46.7%	49	40	⬆️ 22.5%
New Listings	12	12	➡️ 0.0%	28	⬇️ -57.1%	174	93	⬆️ 87.1%
Pending Sales	12	5	⬆️ 140.0%	14	⬇️ -14.3%	56	43	⬆️ 30.2%
Median Days on Market	75	103	⬇️ -27.7%	87	⬇️ -13.9%	63	68	⬇️ -8.1%
Sold Price per Square Foot	\$741	\$691	⬆️ 7.3%	\$791	⬇️ -6.3%	\$704	\$654	⬆️ 7.6%
Percent of Original Price Rec'd	88.0%	87.8%	⬆️ 0.2%	88.9%	⬇️ -1.1%	88.4%	90.0%	⬇️ -1.8%
Active Inventory	175	104	⬆️ 68.3%	199	⬇️ -12.1%	--	--	--
Months Supply of Inventory	21.8	13.0	⬆️ 68.3%	13.3	⬆️ 64.8%	--	--	--

Number of Closed Sales



Legend: — Condo — Single Family

Median Sales Price





# RPCRA Market Summary



May 2025

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

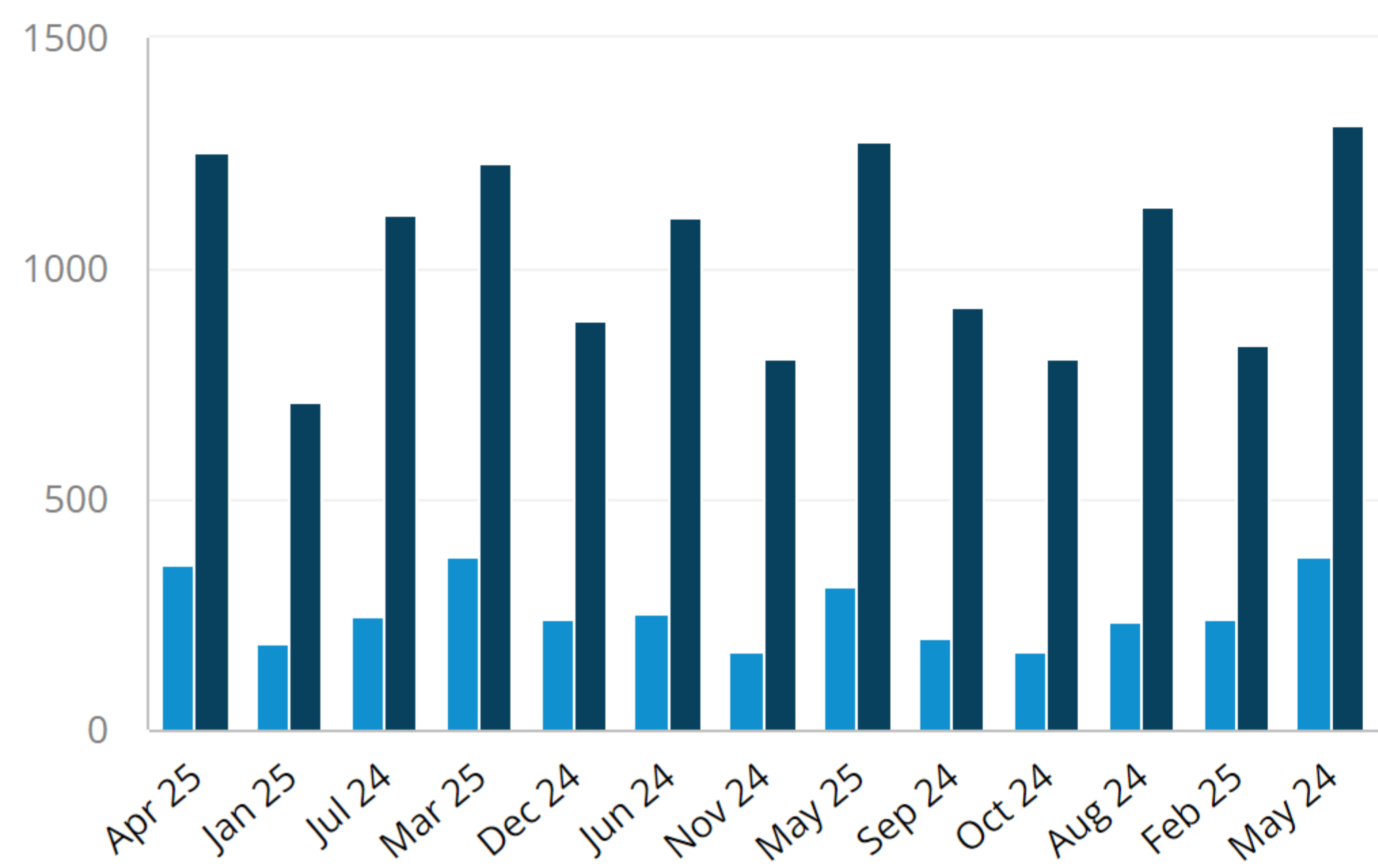
## Single Family Homes

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$362,900	\$389,000	⬇️ -6.7%	\$370,000	⬇️ -1.9%	\$373,000	\$395,000	⬇️ -5.6%
Closed Sales	1,274	1,310	⬇️ -2.7%	1,254	⬆️ 1.6%	5,305	5,489	⬇️ -3.4%
New Listings	1,992	1,923	⬆️ 3.6%	2,045	⬇️ -2.6%	11,369	10,202	⬆️ 11.4%
Pending Sales	1,360	1,154	⬆️ 17.9%	1,324	⬆️ 2.7%	6,184	6,052	⬆️ 2.2%
Median Days on Market	58	45	⬆️ 28.9%	53	⬆️ 9.4%	53	45	⬆️ 17.8%
Sold Price per Square Foot	\$221	\$232	⬇️ -5.0%	\$221	⬇️ -0.2%	\$222	\$233	⬇️ -4.7%
Percent of Original Price Rec'd	91.8%	93.1%	⬇️ -1.4%	91.5%	⬆️ 0.3%	92.1%	93.2%	⬇️ -1.2%
Active Inventory	7,940	6,476	⬆️ 22.6%	8,482	⬇️ -6.4%	--	--	--
Months Supply of Inventory	6.2	4.9	⬆️ 26.1%	6.8	⬇️ -7.9%	--	--	--

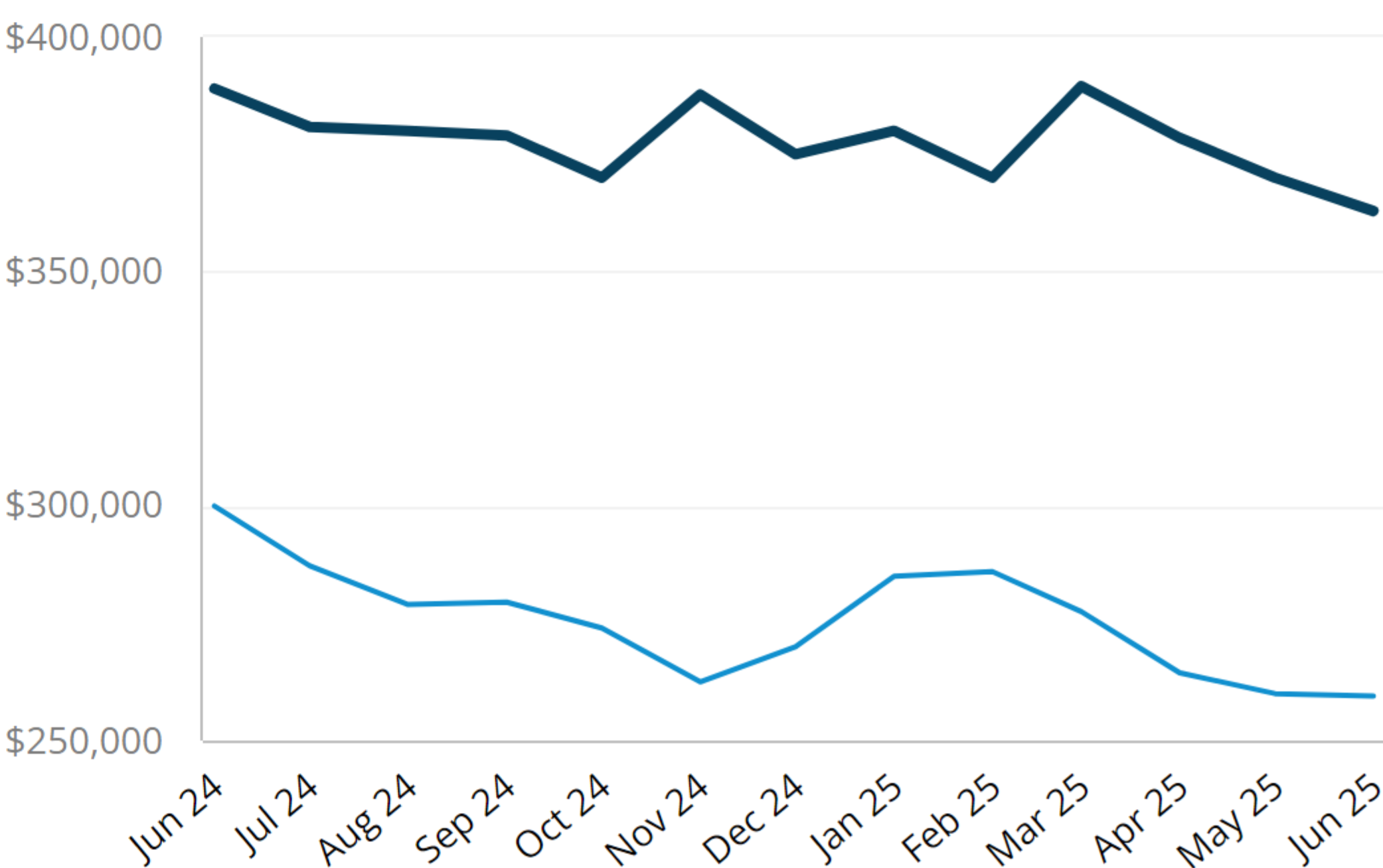
## Condominiums

	May 2025	May 2024	YoY %Chg	Apr 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$259,500	\$300,000	⬇️ -13.5%	\$260,000	⬇️ -0.2%	\$265,000	\$304,500	⬇️ -13.0%
Closed Sales	314	377	⬇️ -16.7%	359	⬇️ -12.5%	1,479	1,774	⬇️ -16.6%
New Listings	501	578	⬇️ -13.3%	614	⬇️ -18.4%	3,737	3,714	⬆️ 0.6%
Pending Sales	299	273	⬆️ 9.5%	325	⬇️ -8.0%	1,630	1,815	⬇️ -10.2%
Median Days on Market	81	55	⬆️ 47.3%	79	⬆️ 2.5%	70	51	⬆️ 36.3%
Sold Price per Square Foot	\$187	\$223	⬇️ -16.1%	\$192	⬇️ -2.6%	\$196	\$223	⬇️ -12.1%
Percent of Original Price Rec'd	84.8%	90.3%	⬇️ -6.1%	87.4%	⬇️ -3.0%	87.7%	91.2%	⬇️ -3.8%
Active Inventory	3,340	2,755	⬆️ 21.2%	3,705	⬇️ -9.9%	--	--	--
Months Supply of Inventory	10.6	7.3	⬆️ 45.6%	10.3	⬆️ 3.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family