

# MARKET INSIGHTS REPORT



November 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.



# RPCRA Market Summary



November 2025

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

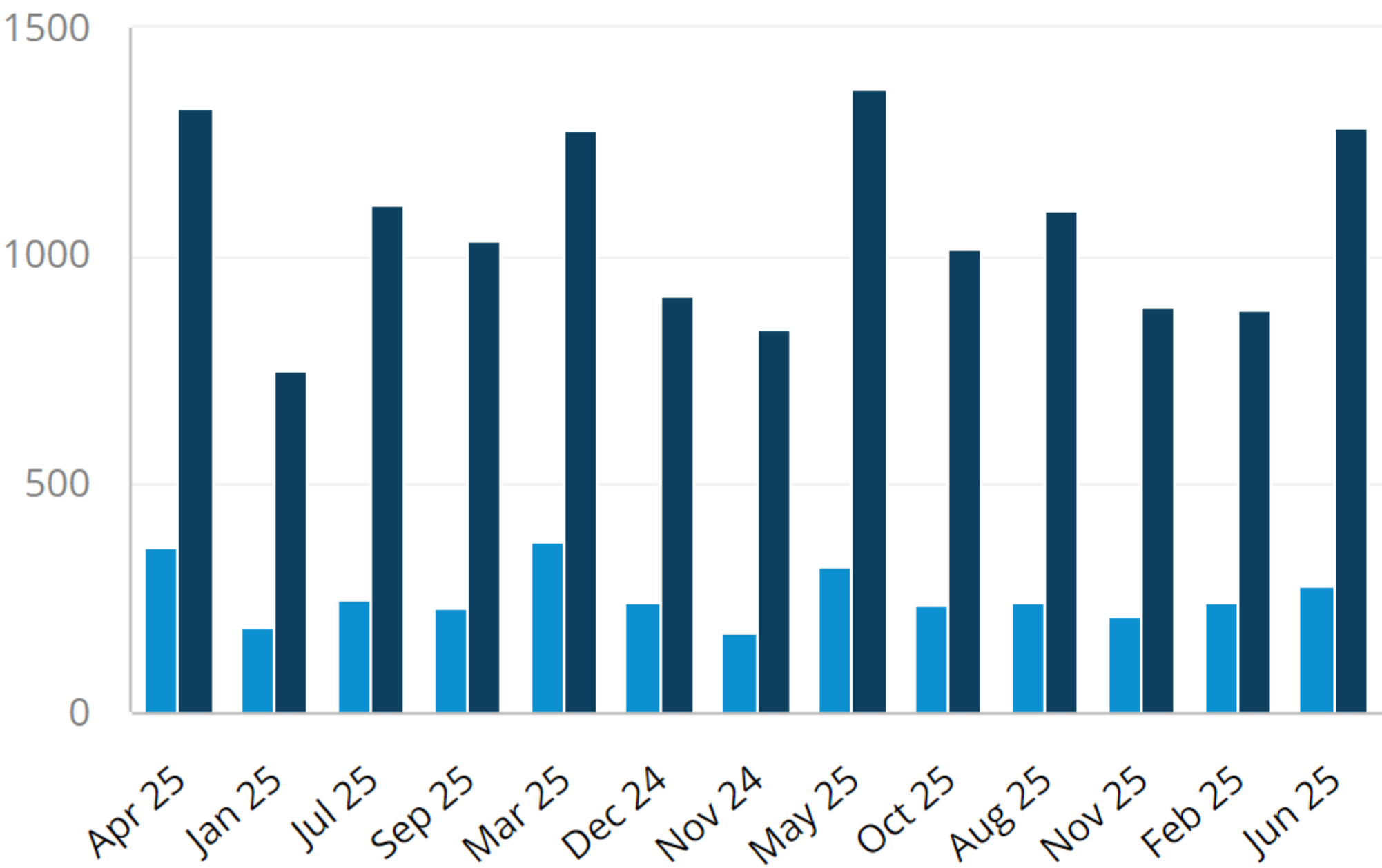
## Single Family Homes

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$359,900	\$372,945	▼ -3.5%	\$362,000	▼ -0.6%	\$360,000	\$380,000	▼ -5.3%
Closed Sales	888	838	▲ 6.0%	1,019	▼ -12.9%	12,040	11,892	▲ 1.2%
New Listings	1,856	2,207	▼ -15.9%	2,070	▼ -10.3%	22,622	21,546	▲ 5.0%
Pending Sales	1,055	812	▲ 29.9%	1,029	▲ 2.5%	12,548	11,930	▲ 5.2%
Median Days on Market	49	51	▼ -3.9%	58	▼ -15.5%	55	48	▲ 14.6%
Sold Price per Square Foot	\$215	\$225	▼ -4.4%	\$214	▲ 0.5%	\$218	\$228	▼ -4.4%
Percent of Original Price Rec'd	92.2%	92.8%	▼ -0.7%	91.6%	▲ 0.6%	91.5%	92.9%	▼ -1.6%
Active Inventory	7,573	7,541	▲ 0.4%	7,461	▲ 1.5%	--	--	--
Months Supply of Inventory	8.5	9.0	▼ -5.2%	7.3	▲ 16.5%	--	--	--

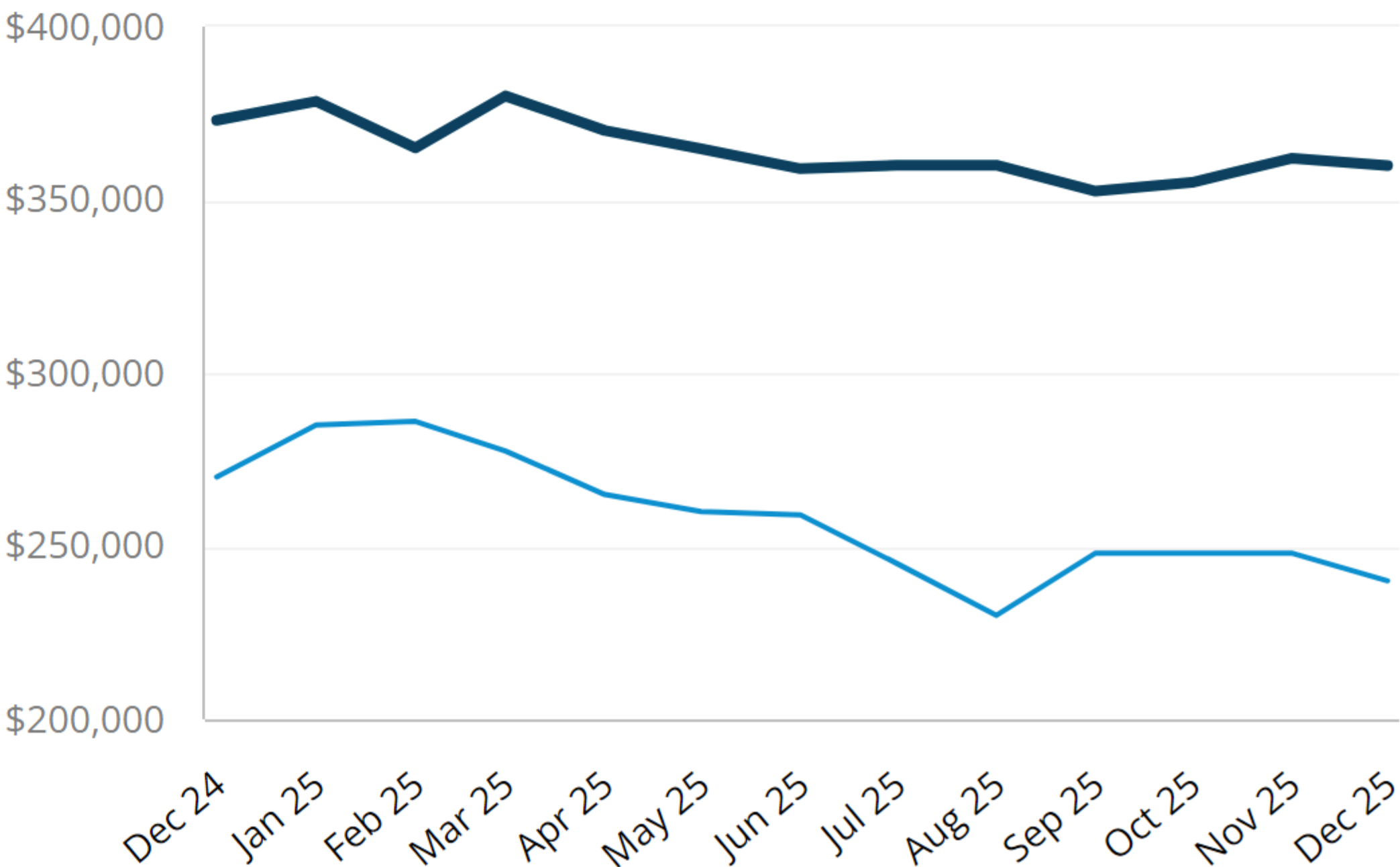
## Condominiums

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$240,000	\$269,999	▼ -11.1%	\$247,995	▼ -3.2%	\$252,995	\$290,000	▼ -12.8%
Closed Sales	212	173	▲ 22.5%	234	▼ -9.4%	2,930	3,059	▼ -4.2%
New Listings	665	837	▼ -20.5%	761	▼ -12.6%	6,930	6,956	▼ -0.4%
Pending Sales	295	230	▲ 28.3%	262	▲ 12.6%	3,095	3,057	▲ 1.2%
Median Days on Market	55	49	▲ 13.4%	68	▼ -19.1%	76	56	▲ 35.7%
Sold Price per Square Foot	\$182	\$202	▼ -10.1%	\$173	▲ 5.2%	\$187	\$215	▼ -13.0%
Percent of Original Price Rec'd	88.1%	89.5%	▼ -1.6%	86.4%	▲ 1.9%	86.9%	90.4%	▼ -3.9%
Active Inventory	2,990	2,999	▼ -0.3%	2,848	▲ 5.0%	--	--	--
Months Supply of Inventory	14.1	17.3	▼ -18.6%	12.2	▲ 15.9%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family





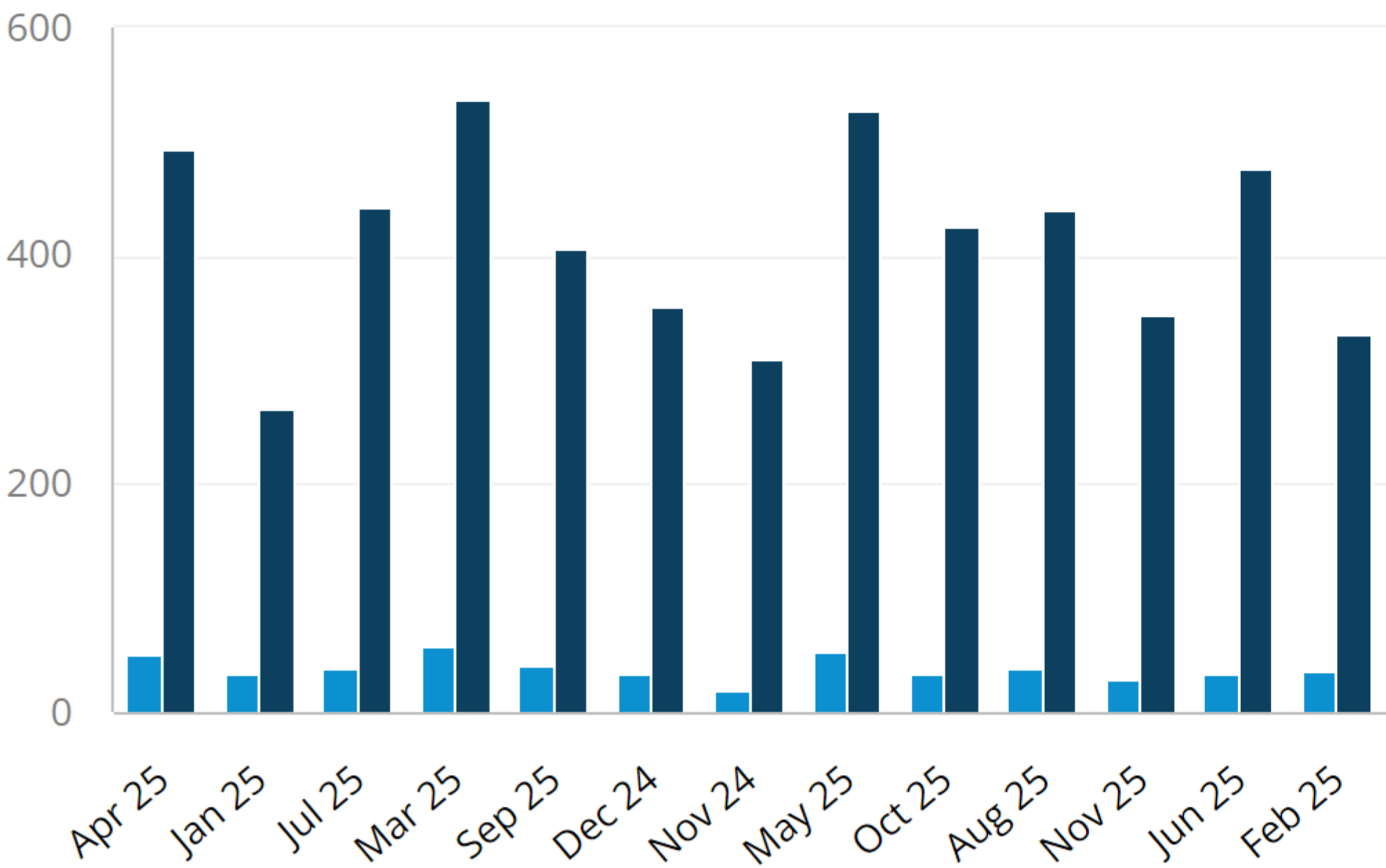
### Single Family Homes

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$385,000	\$390,000	⬇️ -1.3%	\$371,000	⬆️ 3.8%	\$375,000	\$399,000	⬇️ -6.0%
Closed Sales	349	310	⬆️ 12.6%	425	⬇️ -17.9%	4,695	4,776	⬇️ -1.7%
New Listings	648	846	⬇️ -23.4%	709	⬇️ -8.6%	8,210	8,835	⬇️ -7.1%
Pending Sales	401	313	⬆️ 28.1%	390	⬆️ 2.8%	4,900	4,804	⬆️ 2.0%
Median Days on Market	53	54	⬇️ -1.9%	57	⬇️ -7.0%	57	51	⬆️ 11.8%
Sold Price per Square Foot	\$219	\$228	⬇️ -3.9%	\$219	➡️ 0.0%	\$220	\$233	⬇️ -5.6%
Percent of Original Price Rec'd	91.9%	93.4%	⬇️ -1.6%	91.6%	⬆️ 0.3%	91.6%	93.0%	⬇️ -1.5%
Active Inventory	2,592	3,076	⬇️ -15.7%	2,590	⬆️ 0.1%	--	--	--
Months Supply of Inventory	7.4	9.9	⬇️ -25.2%	6.1	⬆️ 21.9%	--	--	--

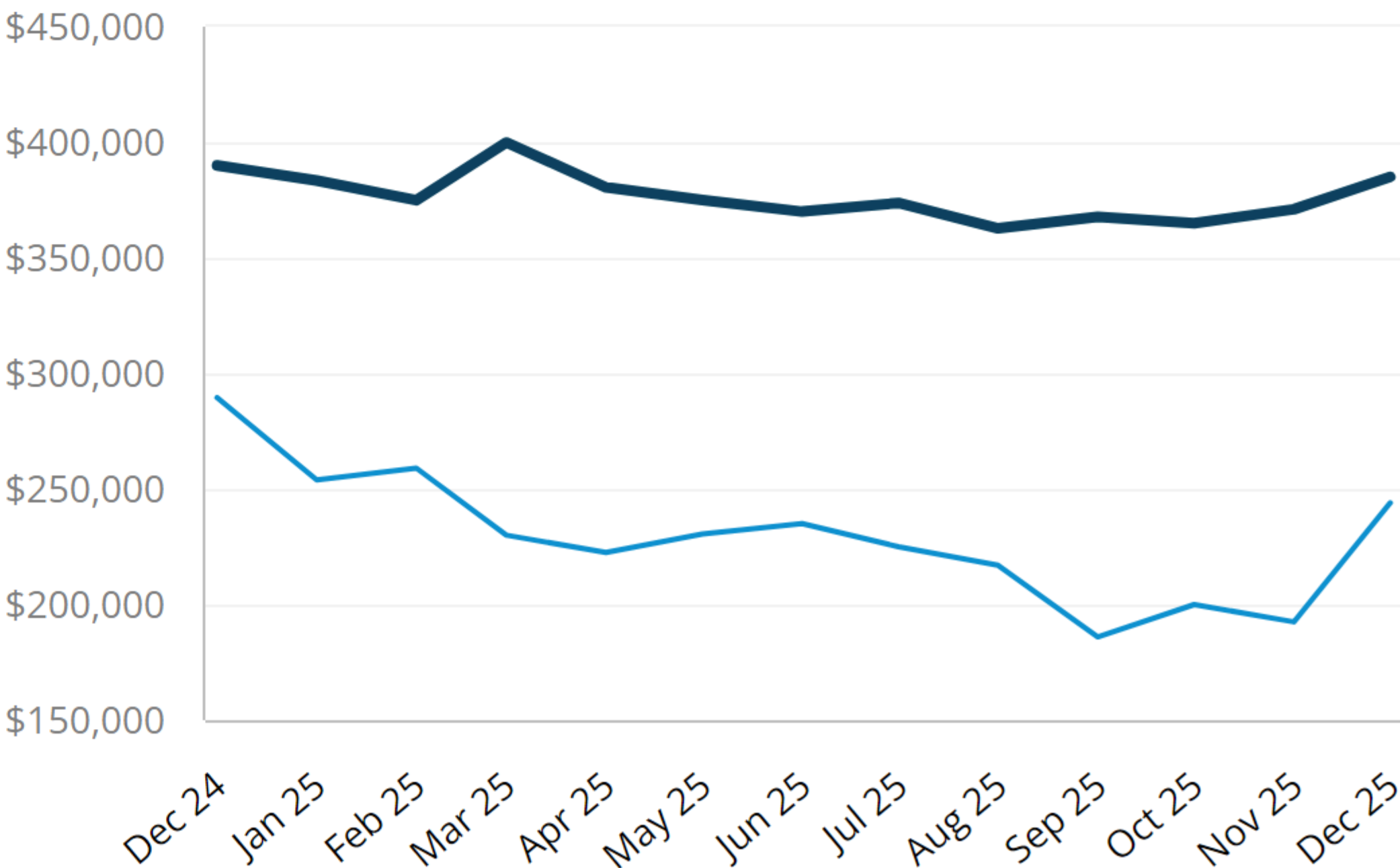
### Condominiums

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$243,990	\$289,500	⬇️ -15.7%	\$192,500	⬆️ 26.7%	\$225,000	\$267,500	⬇️ -15.9%
Closed Sales	30	20	⬆️ 50.0%	34	⬇️ -11.8%	452	421	⬆️ 7.4%
New Listings	88	112	⬇️ -21.4%	88	➡️ 0.0%	989	997	⬇️ -0.8%
Pending Sales	51	35	⬆️ 45.7%	37	⬆️ 37.8%	476	416	⬆️ 14.4%
Median Days on Market	59	84	⬇️ -29.8%	75	⬇️ -21.3%	70	75	⬇️ -6.7%
Sold Price per Square Foot	\$177	\$204	⬇️ -13.5%	\$156	⬆️ 13.1%	\$166	\$199	⬇️ -16.6%
Percent of Original Price Rec'd	89.1%	87.7%	⬆️ 1.7%	85.9%	⬆️ 3.8%	86.6%	88.2%	⬇️ -1.8%
Active Inventory	391	447	⬇️ -12.5%	388	⬆️ 0.8%	--	--	--
Months Supply of Inventory	13.0	22.3	⬇️ -41.7%	11.4	⬆️ 14.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family





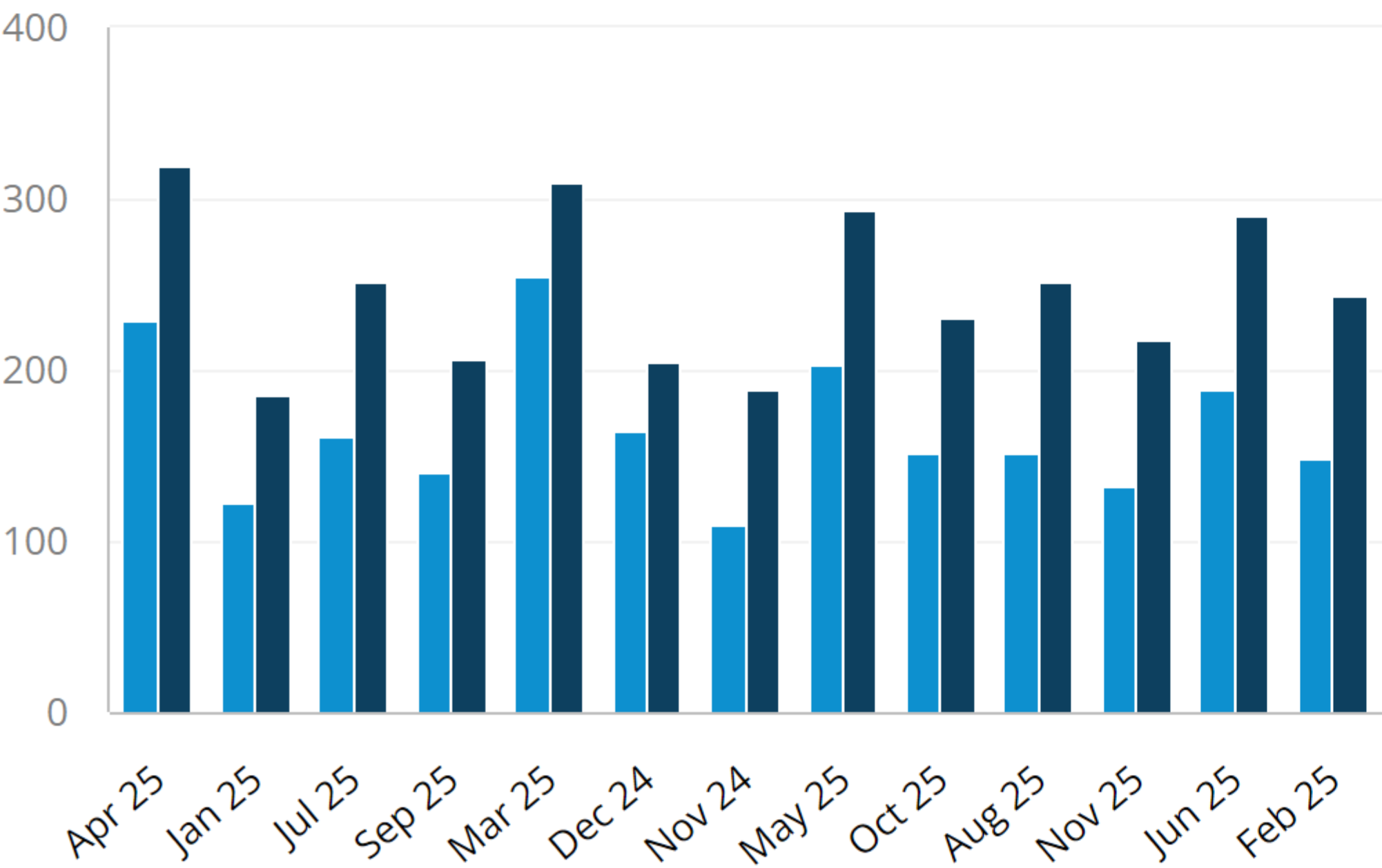
### Single Family Homes

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$405,000	\$477,950	⬇️ -15.3%	\$450,000	⬇️ -10.0%	\$430,000	\$465,000	⬇️ -7.5%
Closed Sales	217	188	⬆️ 15.4%	231	⬇️ -6.1%	2,798	2,702	⬆️ 3.6%
New Listings	429	517	⬇️ -17.0%	470	⬇️ -8.7%	5,076	4,757	⬆️ 6.7%
Pending Sales	261	192	⬆️ 35.9%	256	⬆️ 2.0%	2,926	2,709	⬆️ 8.0%
Median Days on Market	38	39	⬇️ -1.3%	45	⬇️ -15.6%	50	45	⬆️ 11.1%
Sold Price per Square Foot	\$223	\$248	⬇️ -10.1%	\$235	⬇️ -5.1%	\$236	\$253	⬇️ -6.7%
Percent of Original Price Rec'd	92.6%	90.6%	⬆️ 2.1%	91.2%	⬆️ 1.5%	90.6%	91.8%	⬇️ -1.3%
Active Inventory	1,552	1,589	⬇️ -2.3%	1,525	⬆️ 1.8%	--	--	--
Months Supply of Inventory	7.2	8.5	⬇️ -15.4%	6.6	⬆️ 8.3%	--	--	--

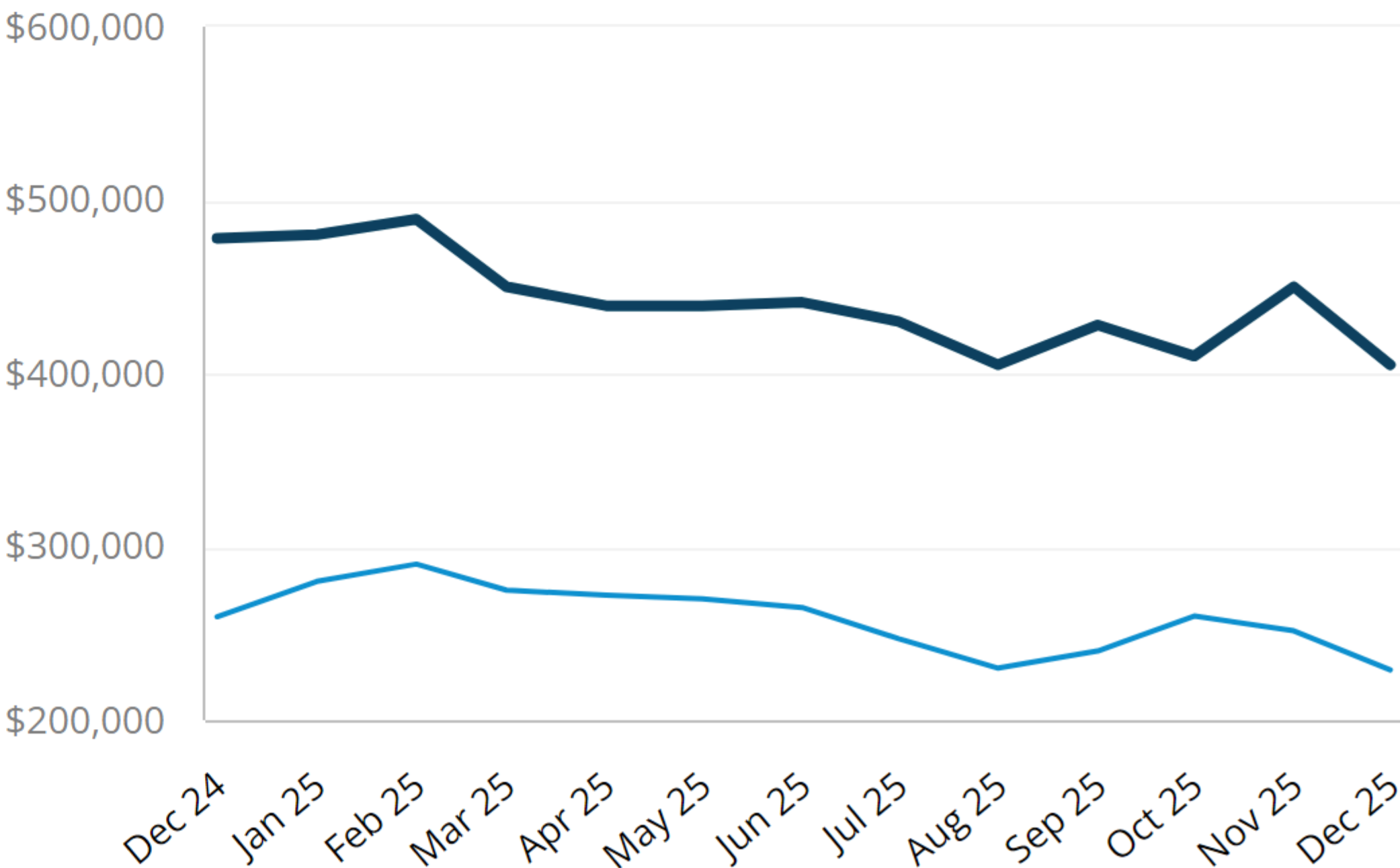
### Condominiums

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$229,000	\$259,646	⬇️ -11.8%	\$251,500	⬇️ -8.9%	\$257,875	\$295,000	⬇️ -12.6%
Closed Sales	133	109	⬆️ 22.0%	152	⬇️ -12.5%	1,886	2,022	⬇️ -6.7%
New Listings	373	545	⬇️ -31.6%	509	⬇️ -26.7%	4,190	4,470	⬇️ -6.3%
Pending Sales	189	151	⬆️ 25.2%	167	⬆️ 13.2%	1,990	2,024	⬇️ -1.7%
Median Days on Market	52	46	⬆️ 13.0%	60	⬇️ -13.3%	74	54	⬆️ 37.0%
Sold Price per Square Foot	\$179	\$196	⬇️ -8.7%	\$172	⬆️ 4.4%	\$188	\$215	⬇️ -12.6%
Percent of Original Price Rec'd	88.3%	88.8%	⬇️ -0.5%	86.7%	⬆️ 1.9%	87.2%	90.6%	⬇️ -3.8%
Active Inventory	1,740	1,846	⬇️ -5.7%	1,672	⬆️ 4.1%	--	--	--
Months Supply of Inventory	13.1	16.9	⬇️ -22.7%	11.0	⬆️ 18.9%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# Fort Myers Beach Region

November 2025



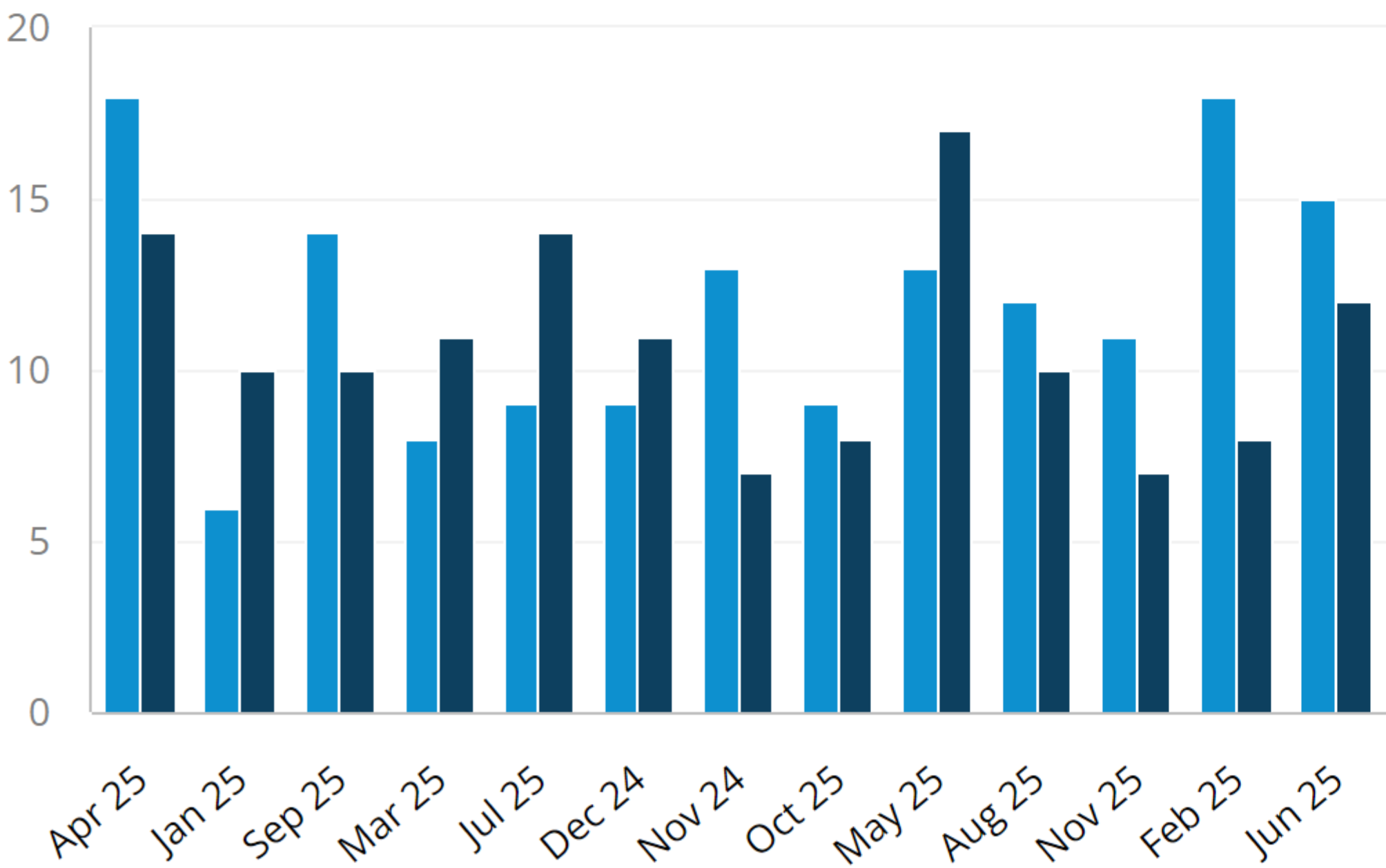
## Single Family Homes

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$775,000	\$822,000	⬇️ -5.7%	\$814,000	⬇️ -4.8%	\$810,000	\$850,000	⬇️ -4.7%
Closed Sales	7	7	➡️ 0.0%	8	⬇️ -12.5%	121	97	⬆️ 24.7%
New Listings	39	48	⬇️ -18.8%	36	⬆️ 8.3%	413	303	⬆️ 36.3%
Pending Sales	12	9	⬆️ 33.3%	6	⬆️ 100.0%	126	102	⬆️ 23.5%
Median Days on Market	142	60	⬆️ 136.7%	160	⬇️ -11.0%	91	84	⬆️ 8.3%
Sold Price per Square Foot	\$438	\$465	⬇️ -5.8%	\$512	⬇️ -14.4%	\$494	\$585	⬇️ -15.6%
Percent of Original Price Rec'd	85.1%	87.1%	⬇️ -2.3%	82.4%	⬆️ 3.3%	81.9%	85.0%	⬇️ -3.6%
Active Inventory	212	160	⬆️ 32.5%	198	⬆️ 7.1%	--	--	--
Months Supply of Inventory	30.2	22.8	⬆️ 32.5%	24.7	⬆️ 22.3%	--	--	--

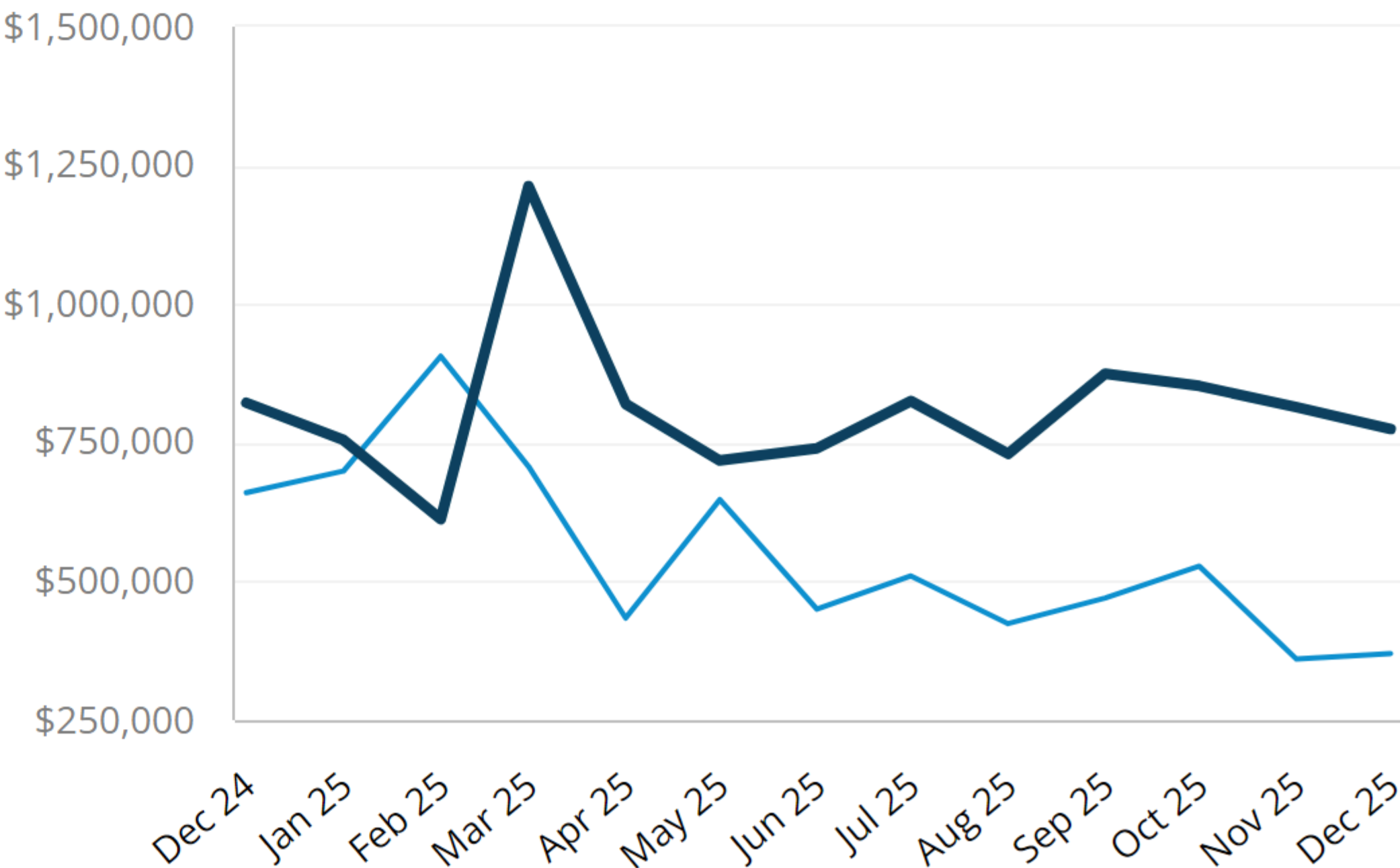
## Condominiums

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$370,000	\$660,000	⬇️ -43.9%	\$360,000	⬆️ 2.8%	\$499,000	\$527,450	⬇️ -5.4%
Closed Sales	11	13	⬇️ -15.4%	9	⬆️ 22.2%	133	160	⬇️ -16.9%
New Listings	74	52	⬆️ 42.3%	57	⬆️ 29.8%	522	415	⬆️ 25.8%
Pending Sales	12	11	⬆️ 9.1%	14	⬇️ -14.3%	136	157	⬇️ -13.4%
Median Days on Market	71	54	⬆️ 31.5%	139	⬇️ -48.9%	95	61	⬆️ 55.7%
Sold Price per Square Foot	\$631	\$571	⬆️ 10.5%	\$384	⬆️ 64.3%	\$462	\$497	⬇️ -6.9%
Percent of Original Price Rec'd	90.0%	90.0%	⬆️ 0.0%	88.9%	⬆️ 1.2%	88.5%	89.8%	⬇️ -1.4%
Active Inventory	294	218	⬆️ 34.9%	251	⬆️ 17.1%	--	--	--
Months Supply of Inventory	26.7	16.8	⬆️ 59.4%	27.9	⬇️ -4.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# Lehigh Acres Region

November 2025



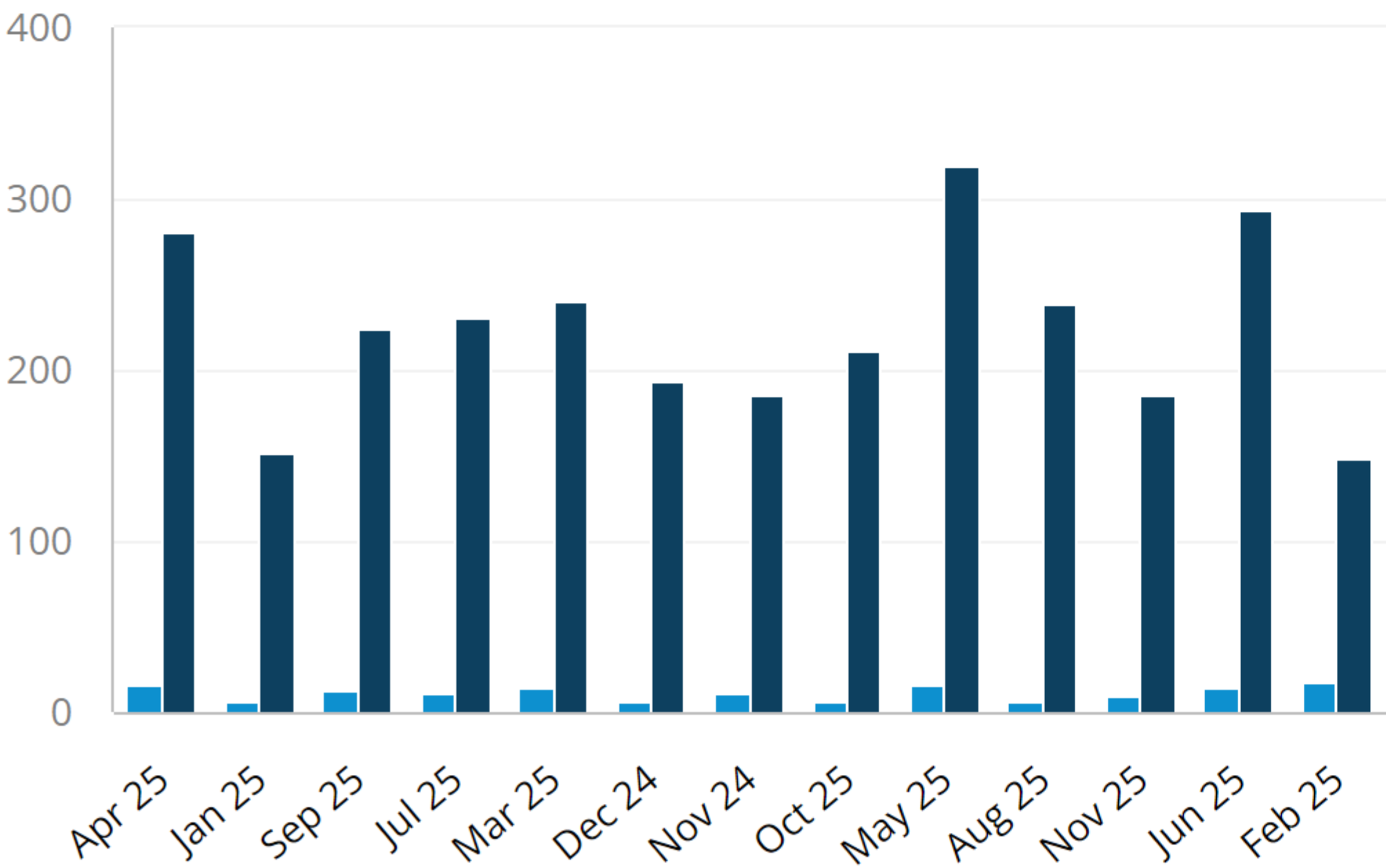
## Single Family Homes

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$310,000	\$340,000	⬇️ -8.8%	\$316,450	⬇️ -2.0%	\$324,900	\$348,000	⬇️ -6.6%
Closed Sales	186	185	⬆️ 0.5%	212	⬇️ -12.3%	2,526	2,324	⬆️ 8.7%
New Listings	399	366	⬆️ 9.0%	494	⬇️ -19.2%	5,017	3,877	⬆️ 29.4%
Pending Sales	205	156	⬆️ 31.4%	220	⬇️ -6.8%	2,629	2,319	⬆️ 13.4%
Median Days on Market	46	55	⬇️ -15.6%	60	⬇️ -22.7%	49	37	⬆️ 32.4%
Sold Price per Square Foot	\$207	\$216	⬇️ -4.2%	\$203	⬆️ 2.2%	\$209	\$216	⬇️ -3.2%
Percent of Original Price Rec'd	94.2%	96.1%	⬇️ -2.0%	95.1%	⬇️ -1.0%	95.1%	96.8%	⬇️ -1.7%
Active Inventory	1,645	1,227	⬆️ 34.1%	1,628	⬆️ 1.0%	--	--	--
Months Supply of Inventory	8.8	6.6	⬆️ 33.3%	7.7	⬆️ 15.2%	--	--	--

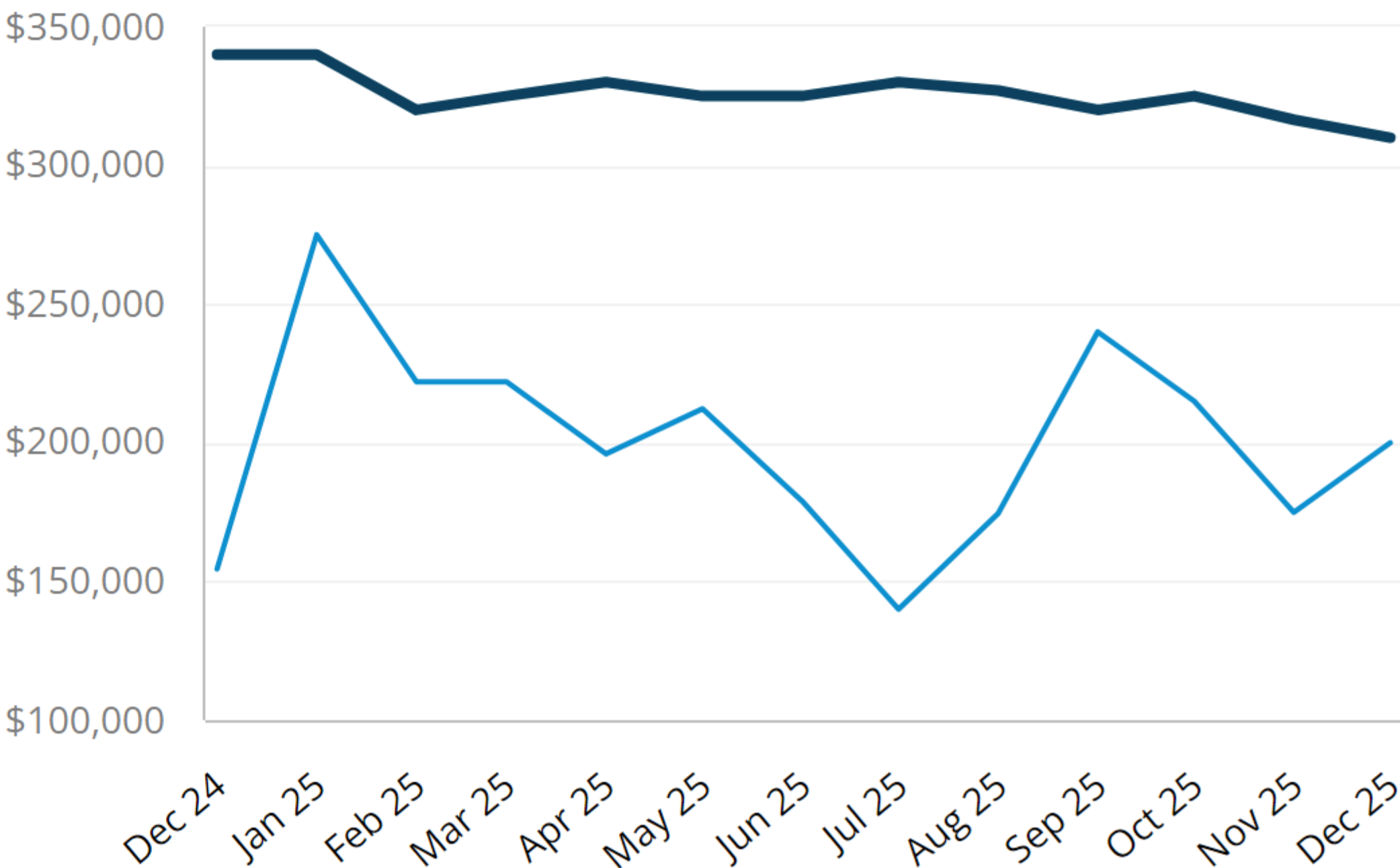
## Condominiums

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$200,000	\$154,500	⬆️ 29.4%	\$174,950	⬆️ 14.3%	\$202,000	\$188,250	⬆️ 7.3%
Closed Sales	9	12	⬇️ -25.0%	6	⬆️ 50.0%	132	122	⬆️ 8.2%
New Listings	25	15	⬆️ 66.7%	24	⬆️ 4.2%	346	260	⬆️ 33.1%
Pending Sales	7	11	⬇️ -36.4%	15	⬇️ -53.3%	143	117	⬆️ 22.2%
Median Days on Market	56	35	⬆️ 60.0%	53	⬆️ 5.7%	55	43	⬆️ 27.9%
Sold Price per Square Foot	\$136	\$169	⬇️ -19.3%	\$142	⬇️ -4.2%	\$155	\$173	⬇️ -10.1%
Percent of Original Price Rec'd	88.6%	93.5%	⬇️ -5.3%	89.0%	⬇️ -0.5%	87.7%	93.4%	⬇️ -6.0%
Active Inventory	113	82	⬆️ 37.8%	115	⬇️ -1.7%	--	--	--
Months Supply of Inventory	12.5	6.8	⬆️ 83.7%	19.1	⬇️ -34.5%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family





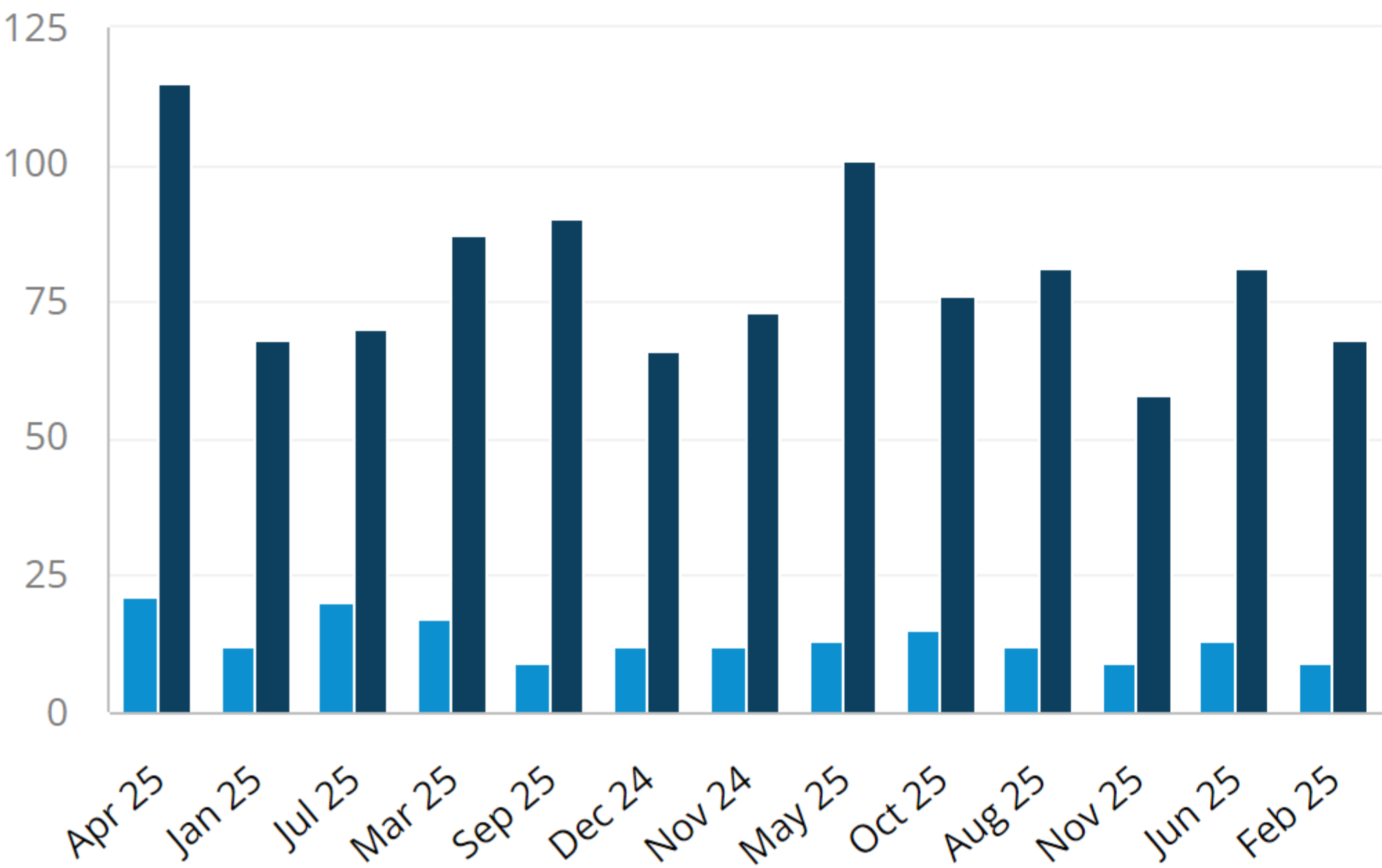
### Single Family Homes

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$303,750	\$320,000	⬇️ -5.1%	\$300,000	⬆️ 1.3%	\$300,000	\$325,000	⬇️ -7.7%
Closed Sales	58	73	⬇️ -20.5%	76	⬇️ -23.7%	895	982	⬇️ -8.9%
New Listings	126	190	⬇️ -33.7%	131	⬇️ -3.8%	1,614	1,714	⬇️ -5.8%
Pending Sales	92	68	⬆️ 35.3%	74	⬆️ 24.3%	931	976	⬇️ -4.6%
Median Days on Market	72	50	⬆️ 45.5%	92	⬇️ -21.3%	62	49	⬆️ 26.5%
Sold Price per Square Foot	\$177	\$185	⬇️ -4.3%	\$177	⬆️ 0.3%	\$176	\$191	⬇️ -7.9%
Percent of Original Price Rec'd	88.9%	91.5%	⬇️ -2.8%	88.5%	⬆️ 0.4%	87.6%	90.2%	⬇️ -2.9%
Active Inventory	557	574	⬇️ -3.0%	567	⬇️ -1.8%	--	--	--
Months Supply of Inventory	9.6	7.9	⬆️ 22.1%	7.5	⬆️ 28.7%	--	--	--

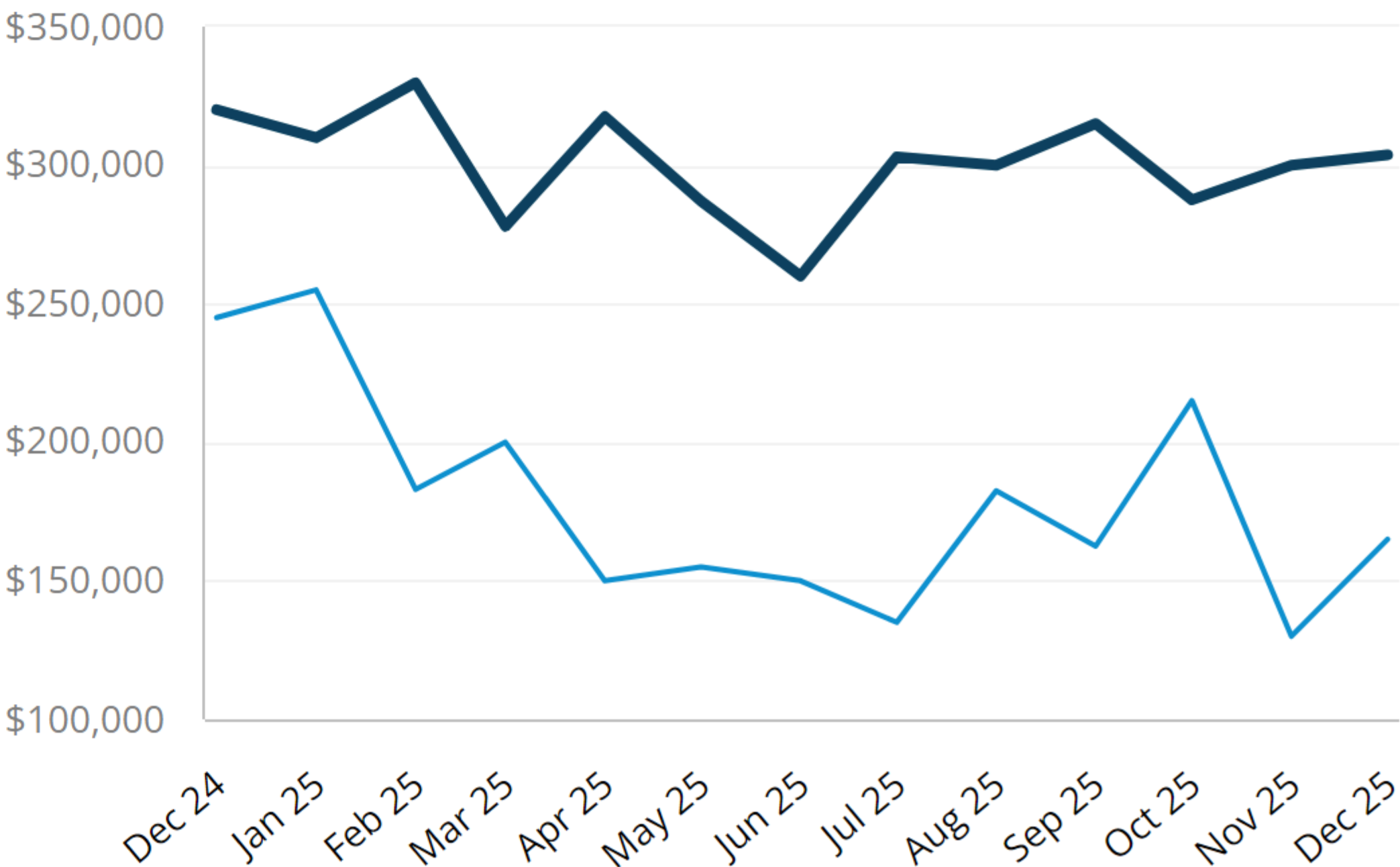
### Condominiums

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$165,000	\$245,000	⬇️ -32.7%	\$130,000	⬆️ 26.9%	\$155,000	\$252,500	⬇️ -38.6%
Closed Sales	9	12	⬇️ -25.0%	15	⬇️ -40.0%	150	184	⬇️ -18.5%
New Listings	40	55	⬇️ -27.3%	34	⬆️ 17.6%	380	419	⬇️ -9.3%
Pending Sales	13	12	⬆️ 8.3%	10	⬆️ 30.0%	156	187	⬇️ -16.6%
Median Days on Market	139	26	⬆️ 434.6%	51	⬆️ 172.5%	86	58	⬆️ 48.3%
Sold Price per Square Foot	\$138	\$184	⬇️ -25.0%	\$123	⬆️ 12.2%	\$144	\$185	⬇️ -22.2%
Percent of Original Price Rec'd	82.1%	92.6%	⬇️ -11.4%	80.4%	⬆️ 2.1%	82.4%	89.7%	⬇️ -8.1%
Active Inventory	169	190	⬇️ -11.1%	162	⬆️ 4.3%	--	--	--
Months Supply of Inventory	18.8	15.8	⬆️ 18.6%	10.8	⬆️ 73.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family





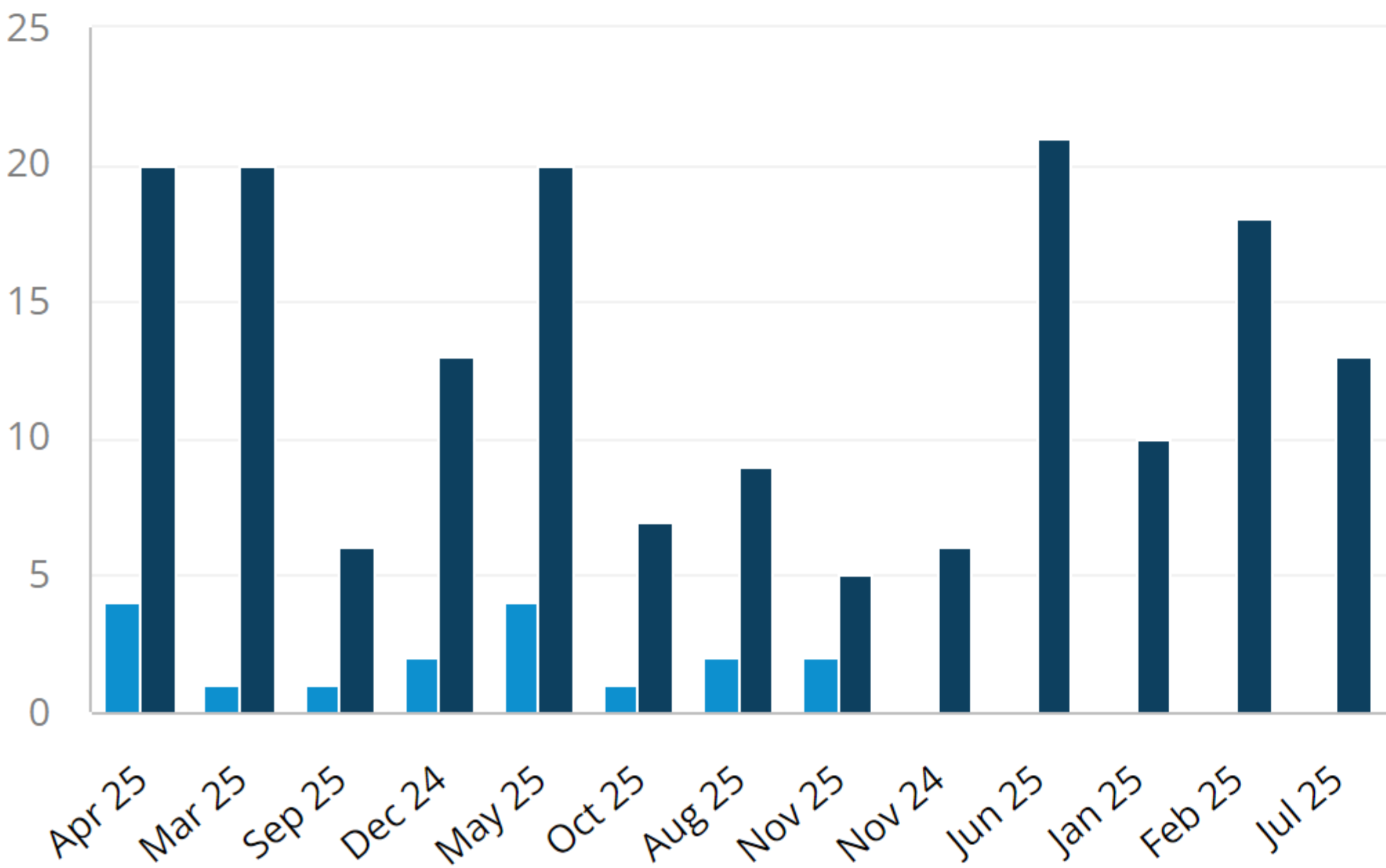
### Single Family Homes

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$295,000	\$303,000	⬇️ -2.6%	\$422,000	⬇️ -30.1%	\$400,000	\$460,000	⬇️ -13.0%
Closed Sales	5	6	⬇️ -16.7%	7	⬇️ -28.6%	149	189	⬇️ -21.2%
New Listings	15	53	⬇️ -71.7%	19	⬇️ -21.1%	266	433	⬇️ -38.6%
Pending Sales	10	14	⬇️ -28.6%	6	⬆️ 66.7%	147	193	⬇️ -23.8%
Median Days on Market	64	67	⬇️ -5.2%	95	⬇️ -32.8%	84	75	⬆️ 12.0%
Sold Price per Square Foot	\$301	\$283	⬆️ 6.4%	\$316	⬇️ -4.7%	\$279	\$373	⬇️ -25.2%
Percent of Original Price Rec'd	87.3%	87.9%	⬇️ -0.7%	83.2%	⬆️ 4.9%	83.5%	85.4%	⬇️ -2.3%
Active Inventory	104	188	⬇️ -44.7%	107	⬇️ -2.8%	--	--	--
Months Supply of Inventory	20.8	31.3	⬇️ -33.6%	15.3	⬆️ 36.0%	--	--	--

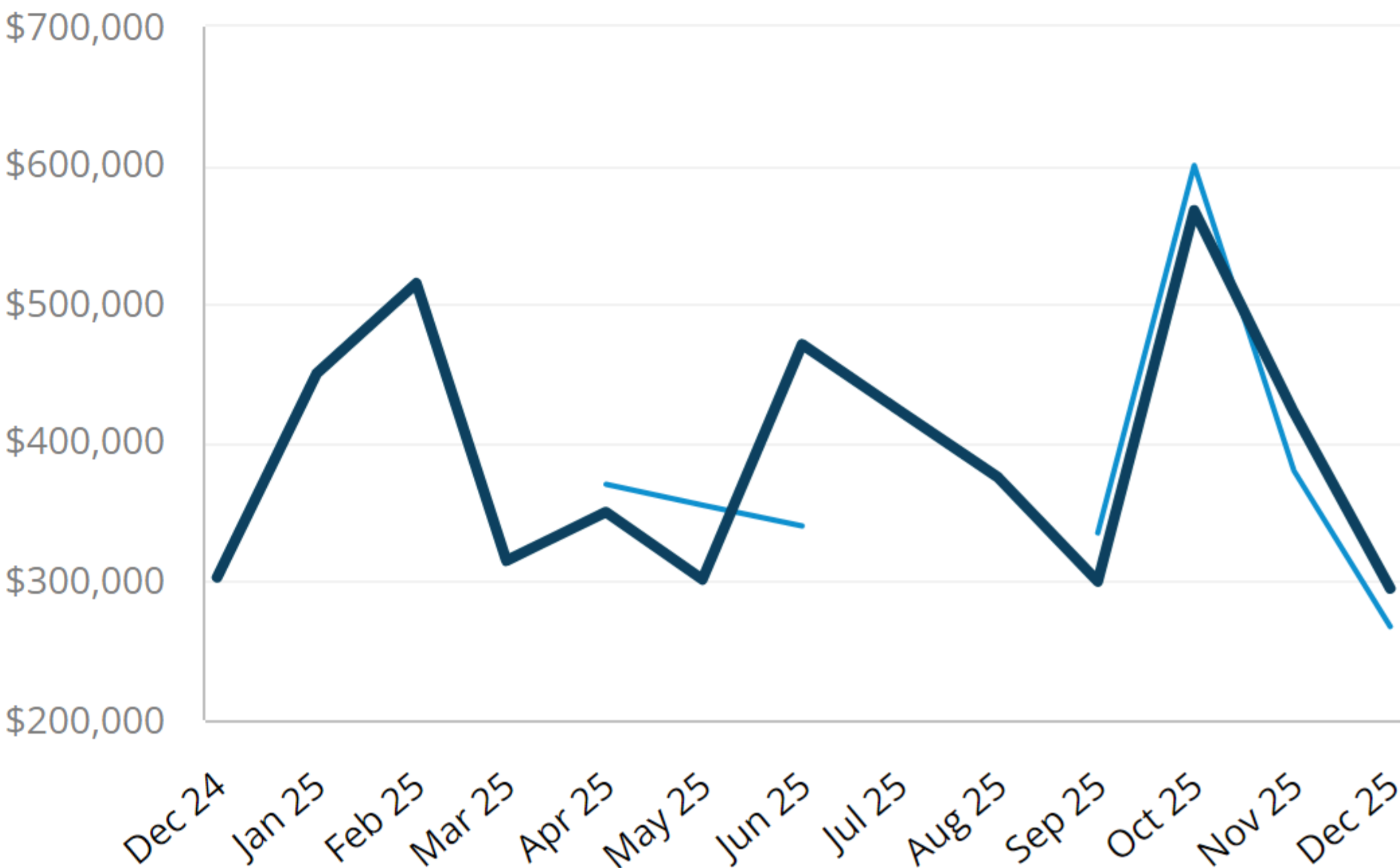
### Condominiums

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$267,500			\$380,000	⬇️ -29.6%	\$370,000	\$399,000	⬇️ -7.3%
Closed Sales	2	0		1	⬆️ 100.0%	15	19	⬇️ -21.1%
New Listings	4	3	⬆️ 33.3%	3	⬆️ 33.3%	32	43	⬇️ -25.6%
Pending Sales	1	1	➡️ 0.0%	2	⬇️ -50.0%	15	20	⬇️ -25.0%
Median Days on Market	523	54	⬆️ 868.5%	447	⬆️ 17.1%	129	22	⬆️ 486.4%
Sold Price per Square Foot	\$247			\$339	⬇️ -27.1%	\$312	\$363	⬇️ -14.0%
Percent of Original Price Rec'd	68.2%			76.0%	⬇️ -10.3%	82.0%	94.8%	⬇️ -13.5%
Active Inventory	18	18	➡️ 0.0%	16	⬆️ 12.5%	--	--	--
Months Supply of Inventory	9.0	1,800.0	⬇️ -99.5%	15.8	⬇️ -43.5%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



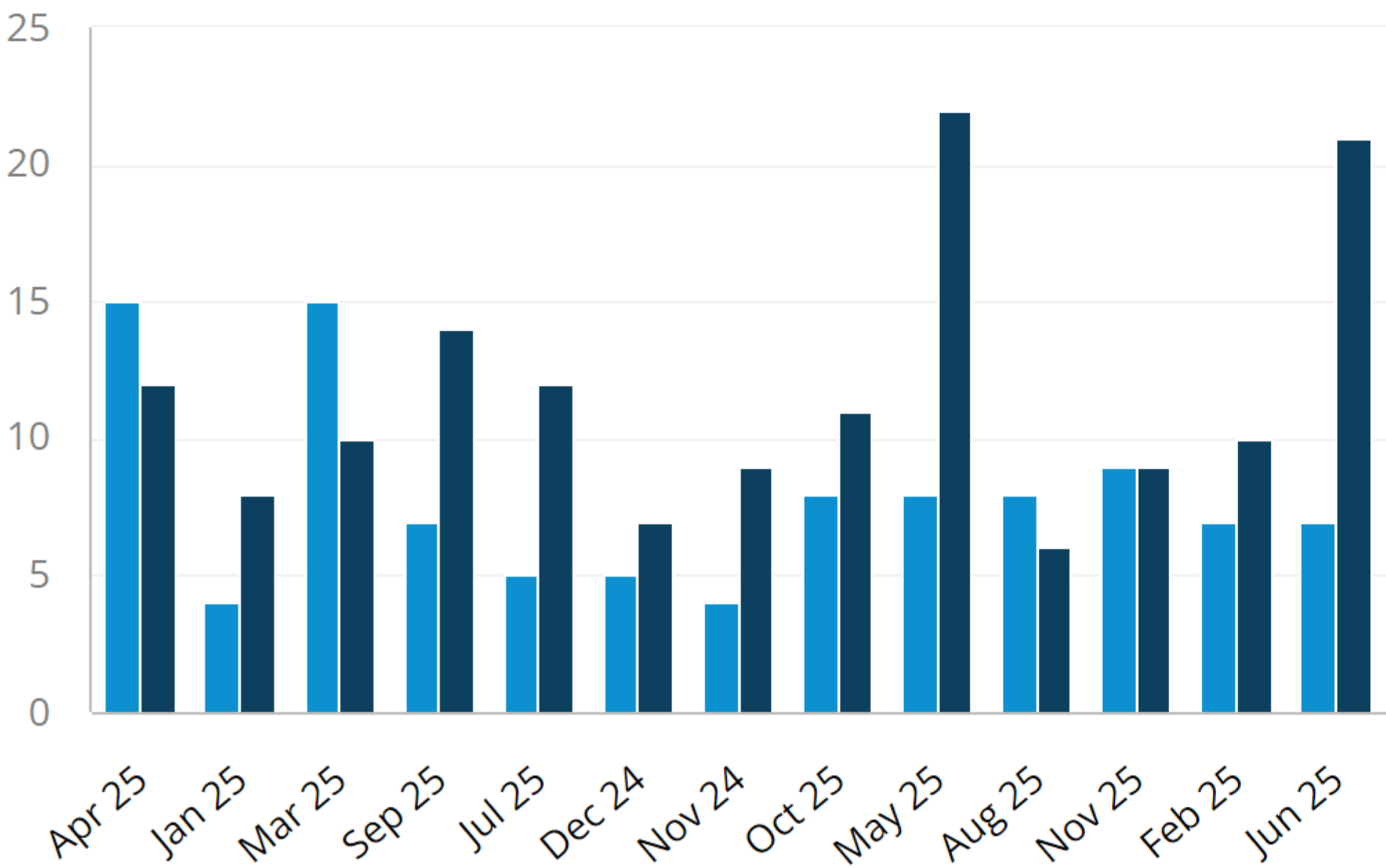
### Single Family Homes

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$925,000	\$1,125,000	⬇️ -17.8%	\$800,000	⬆️ 15.6%	\$989,000	\$1,150,000	⬇️ -14.0%
Closed Sales	9	9	➡️ 0.0%	11	⬇️ -18.2%	135	159	⬇️ -15.1%
New Listings	65	45	⬆️ 44.4%	52	⬆️ 25.0%	455	326	⬆️ 39.6%
Pending Sales	16	7	⬆️ 128.6%	14	⬆️ 14.3%	149	152	⬇️ -2.0%
Median Days on Market	34	21	⬆️ 59.5%	111	⬇️ -69.8%	89	74	⬆️ 20.3%
Sold Price per Square Foot	\$366	\$424	⬇️ -13.7%	\$438	⬇️ -16.4%	\$479	\$552	⬇️ -13.2%
Percent of Original Price Rec'd	85.2%	86.4%	⬇️ -1.4%	76.3%	⬆️ 11.7%	82.3%	87.7%	⬇️ -6.1%
Active Inventory	215	146	⬆️ 47.3%	171	⬆️ 25.7%	--	--	--
Months Supply of Inventory	23.9	16.2	⬆️ 47.3%	15.5	⬆️ 53.6%	--	--	--

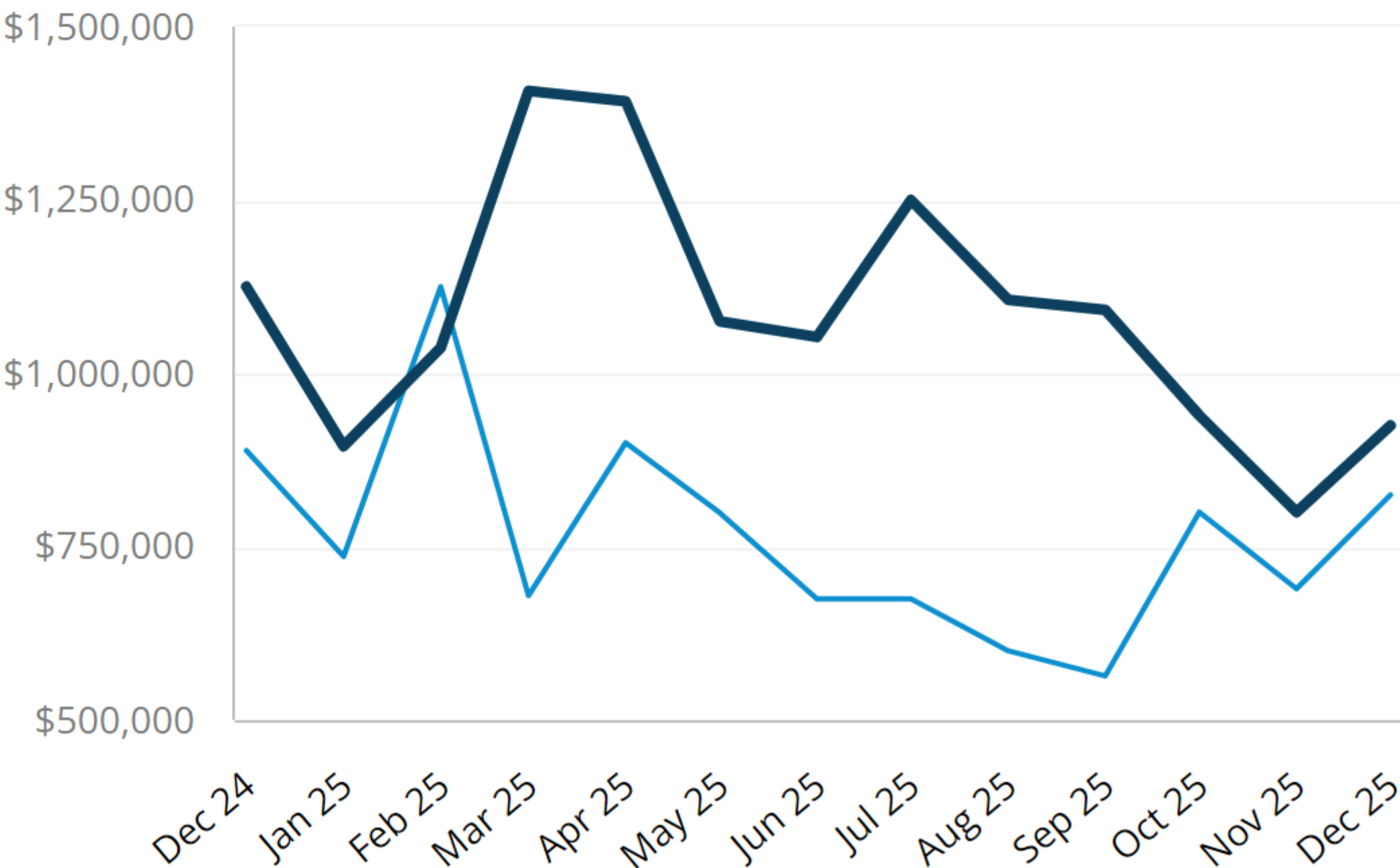
### Condominiums

	Nov 2025	Nov 2024	YoY %Chg	Oct 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$825,000	\$888,750	⬇️ -7.2%	\$689,500	⬆️ 19.7%	\$750,000	\$775,000	⬇️ -3.2%
Closed Sales	9	4	⬆️ 125.0%	8	⬆️ 12.5%	93	67	⬆️ 38.8%
New Listings	38	33	⬆️ 15.2%	29	⬆️ 31.0%	291	183	⬆️ 59.0%
Pending Sales	10	4	⬆️ 150.0%	8	⬆️ 25.0%	100	69	⬆️ 44.9%
Median Days on Market	59	22	⬆️ 165.9%	207	⬇️ -71.7%	85	79	⬆️ 7.0%
Sold Price per Square Foot	\$607	\$594	⬆️ 2.2%	\$578	⬆️ 5.1%	\$640	\$673	⬇️ -4.9%
Percent of Original Price Rec'd	83.9%	96.2%	⬇️ -12.8%	83.4%	⬆️ 0.5%	85.3%	90.0%	⬇️ -5.2%
Active Inventory	160	102	⬆️ 56.9%	140	⬆️ 14.3%	--	--	--
Months Supply of Inventory	17.8	25.4	⬇️ -30.2%	17.5	⬆️ 1.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# Median Sales Price

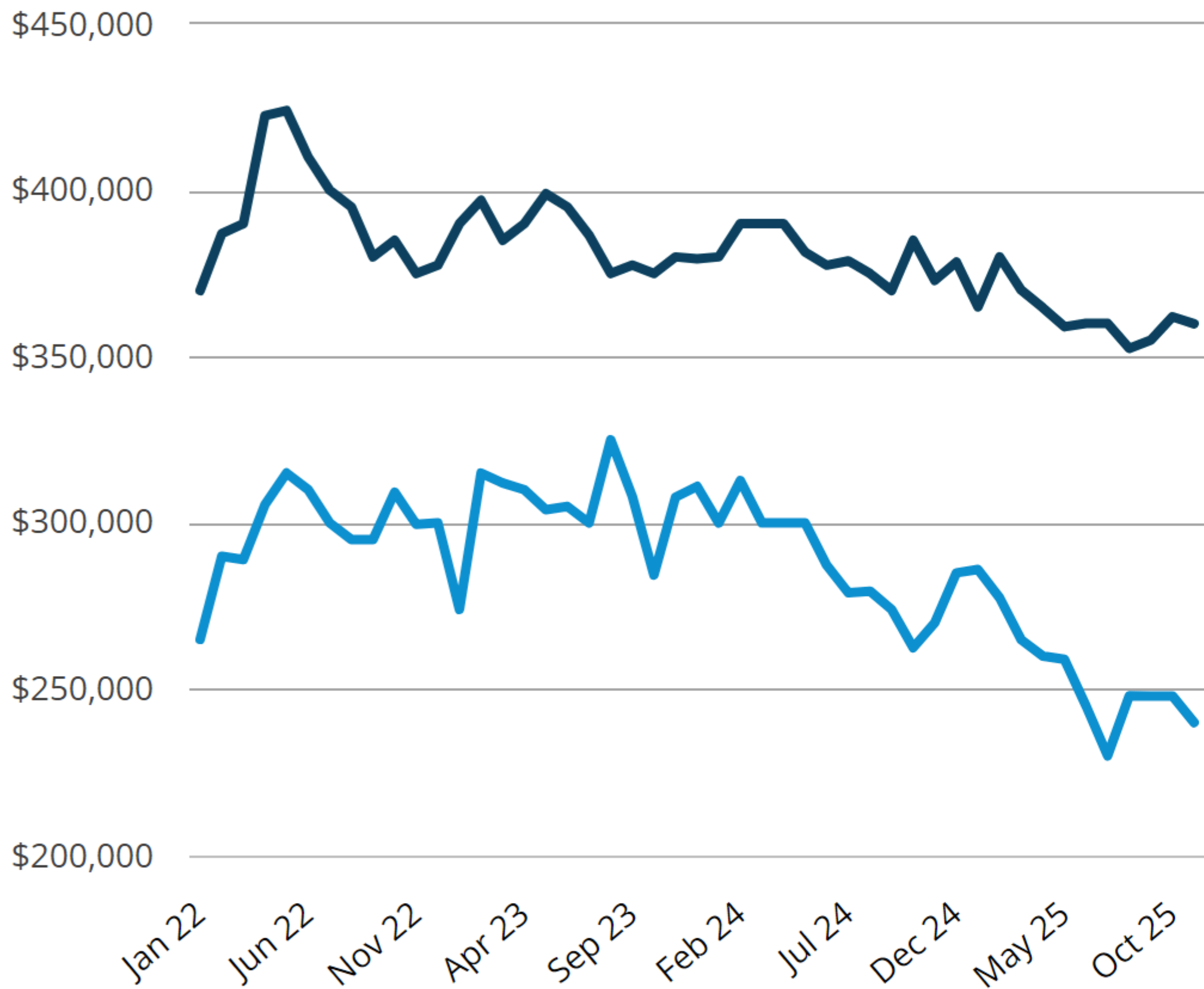


## November 2025

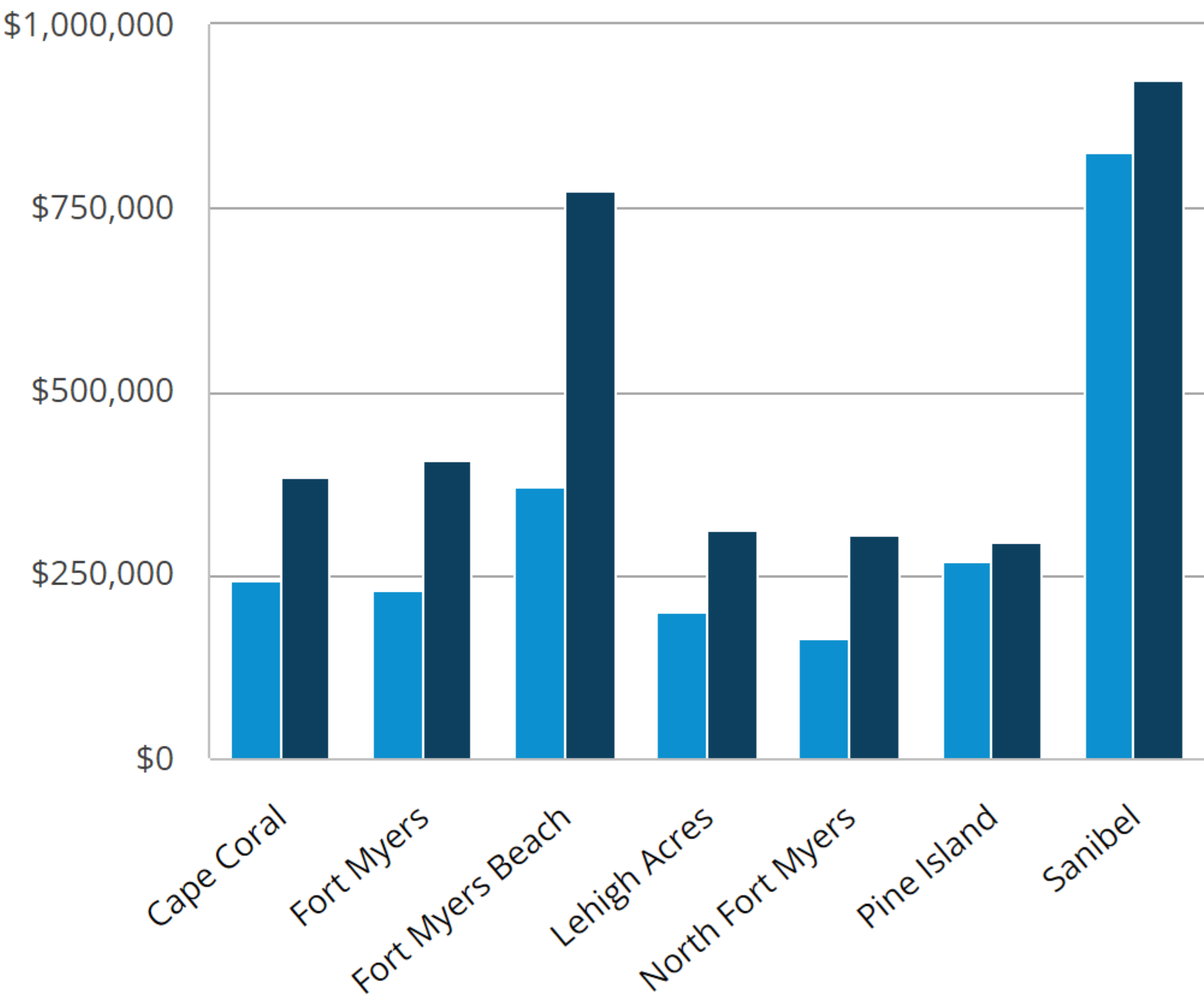
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$359,900	⌵	-0.6%	⌵	-3.5%	⌵	-5.3%
CONDO	\$240,000	⌵	-3.2%	⌵	-11.1%	⌵	-12.8%

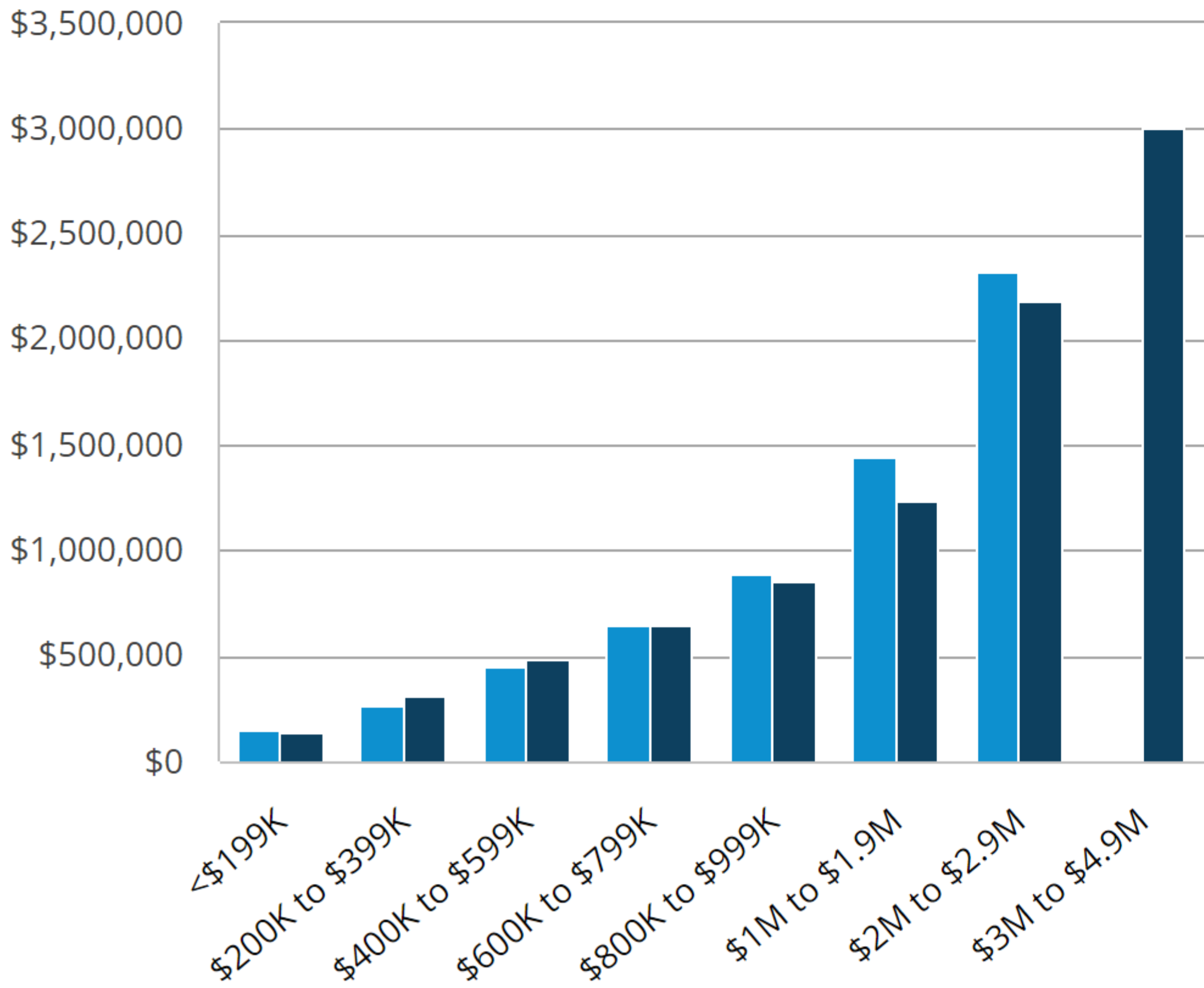
Historical Activity



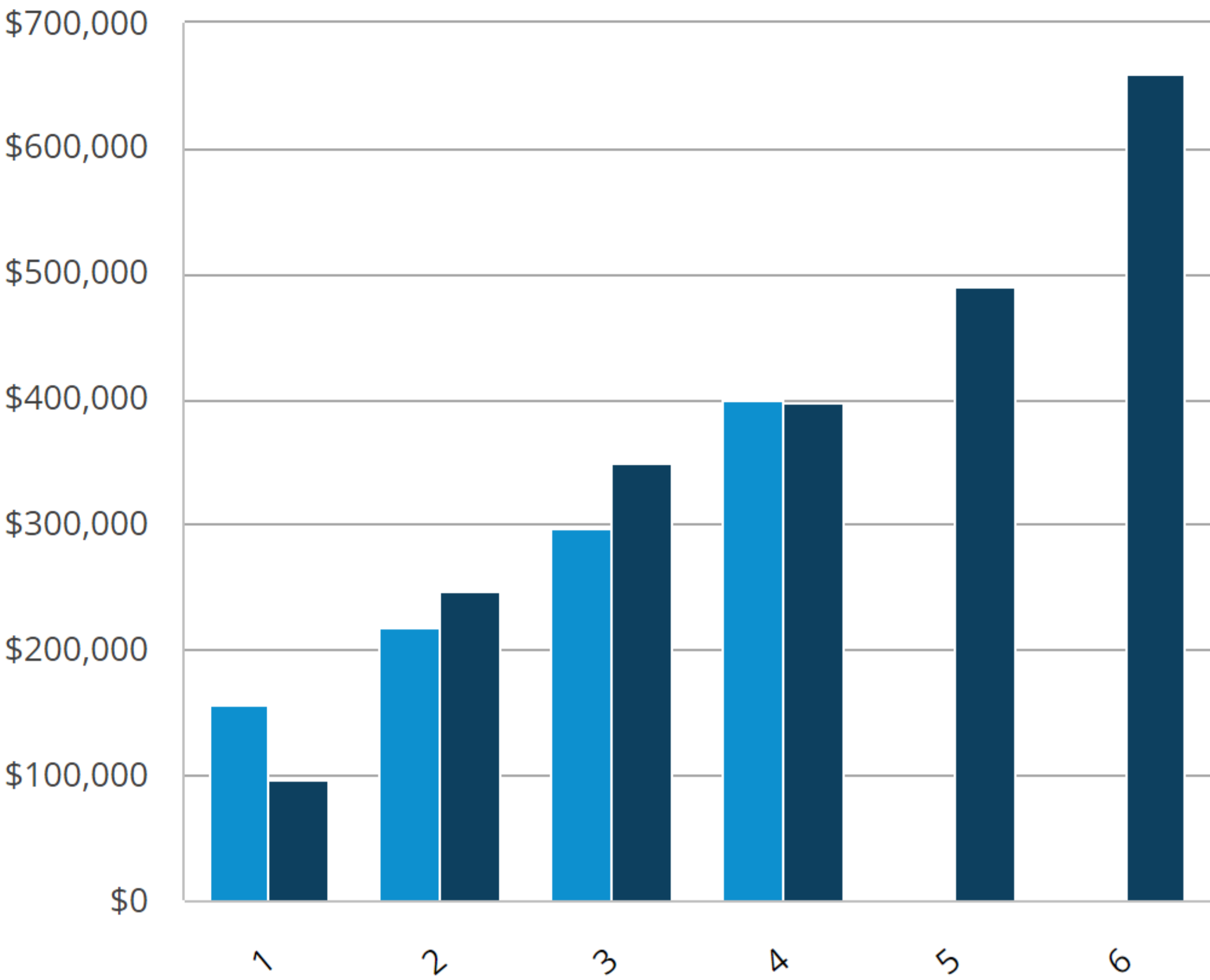
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# Closed Sales

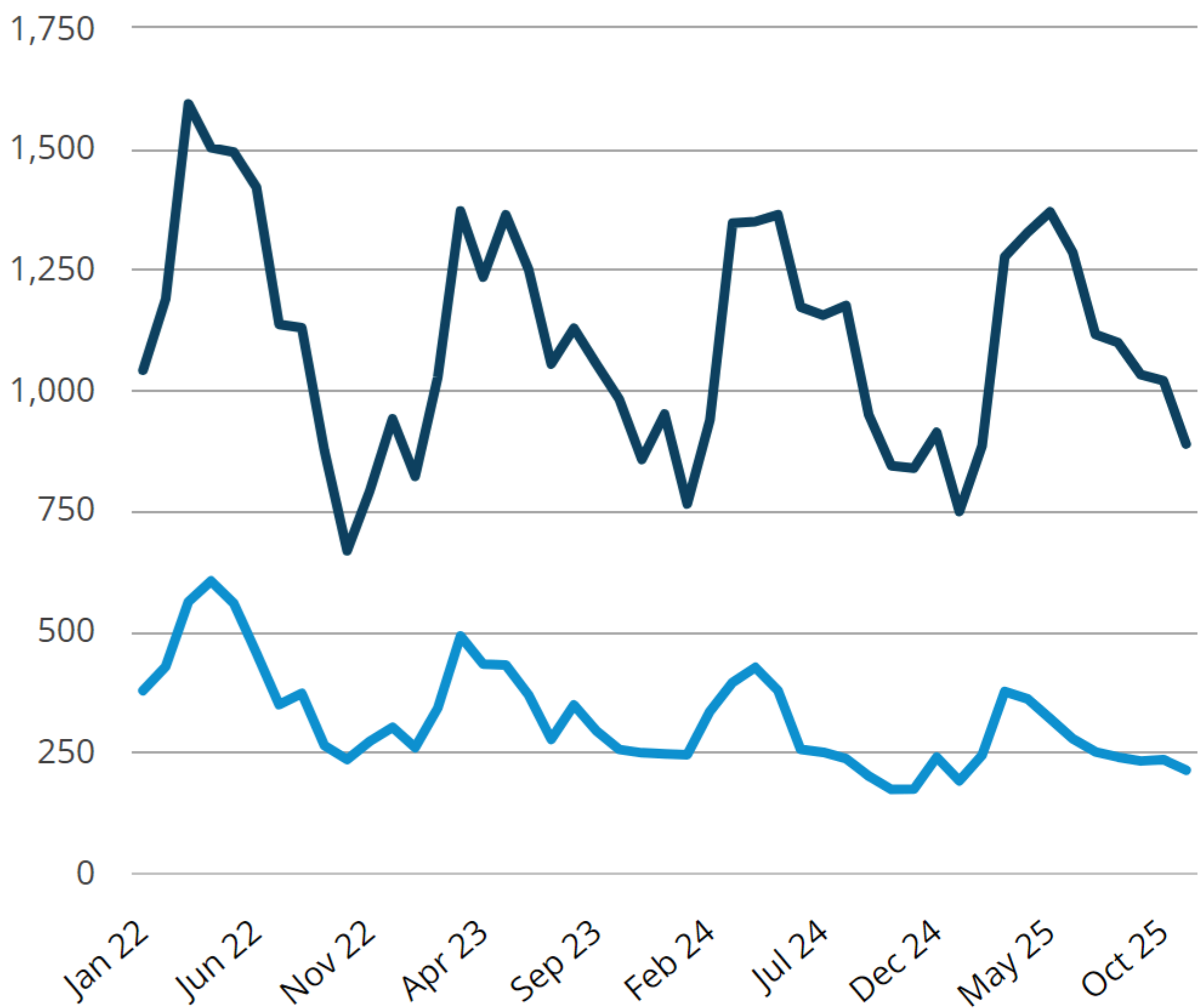


## November 2025

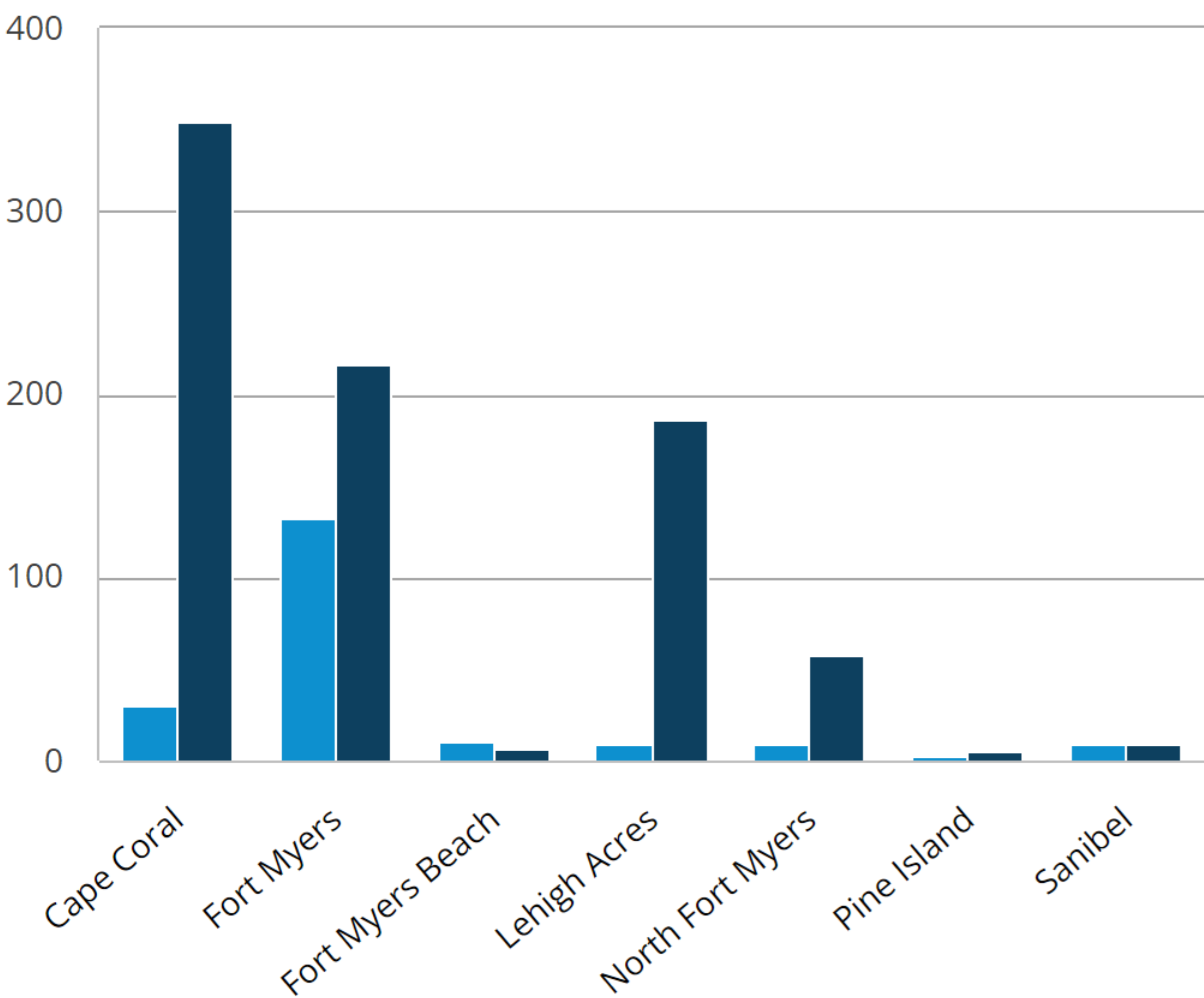
The number of properties that sold.

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	888	⬇️	-12.9%	⬆️	6.0%	⬆️	1.2%
CONDO	212	⬇️	-9.4%	⬆️	22.5%	⬇️	-4.2%

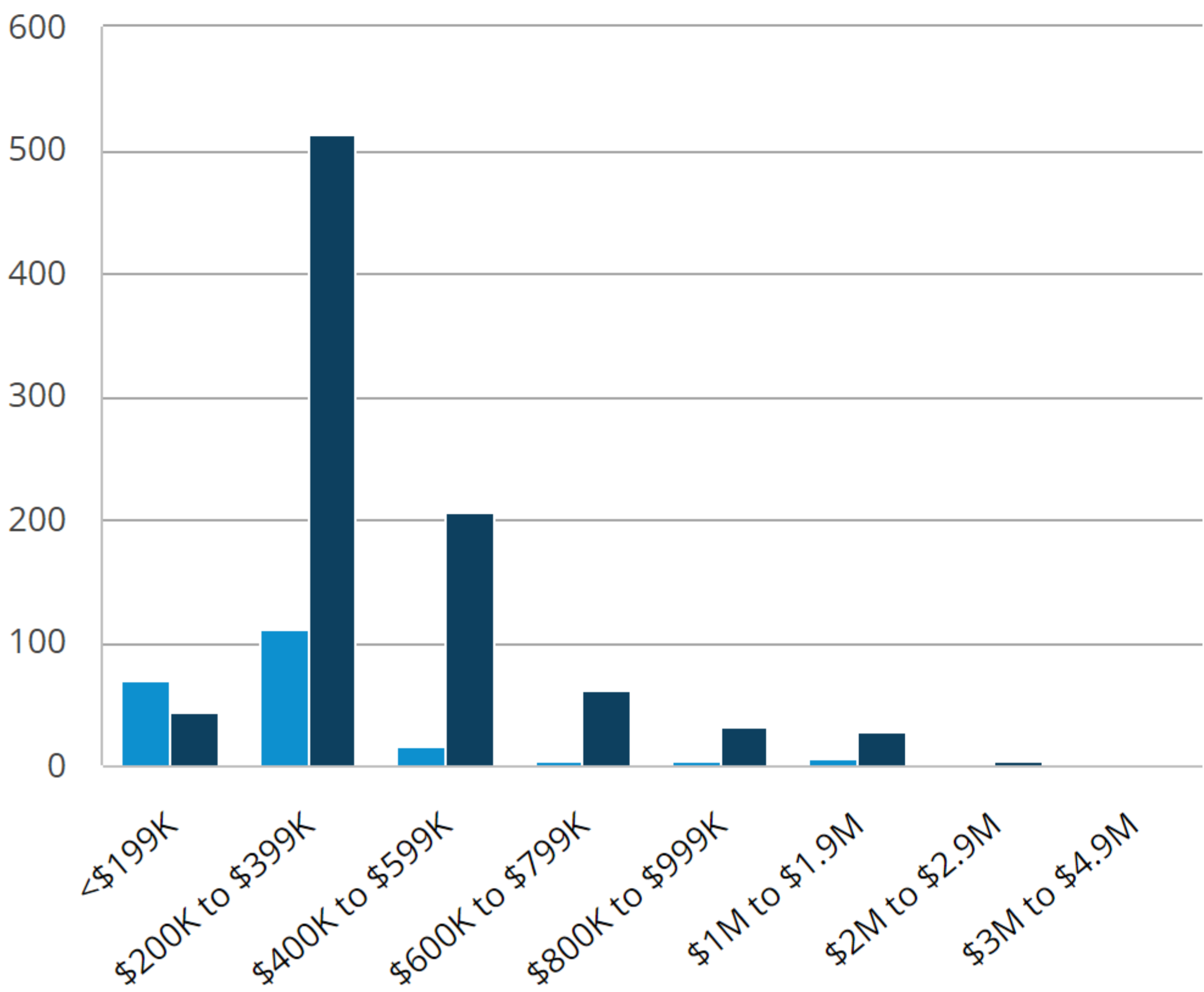
Historical Activity



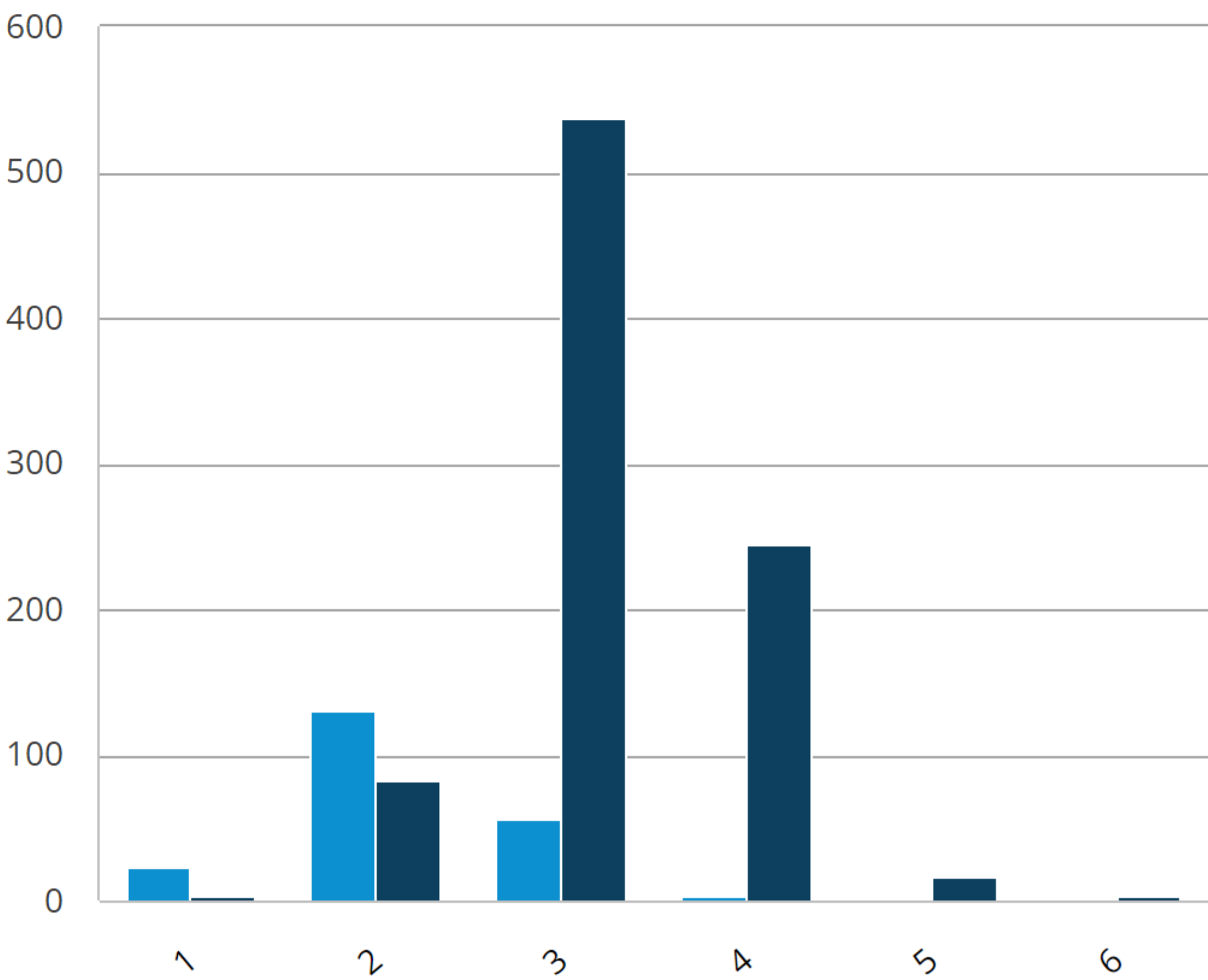
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# New Listings

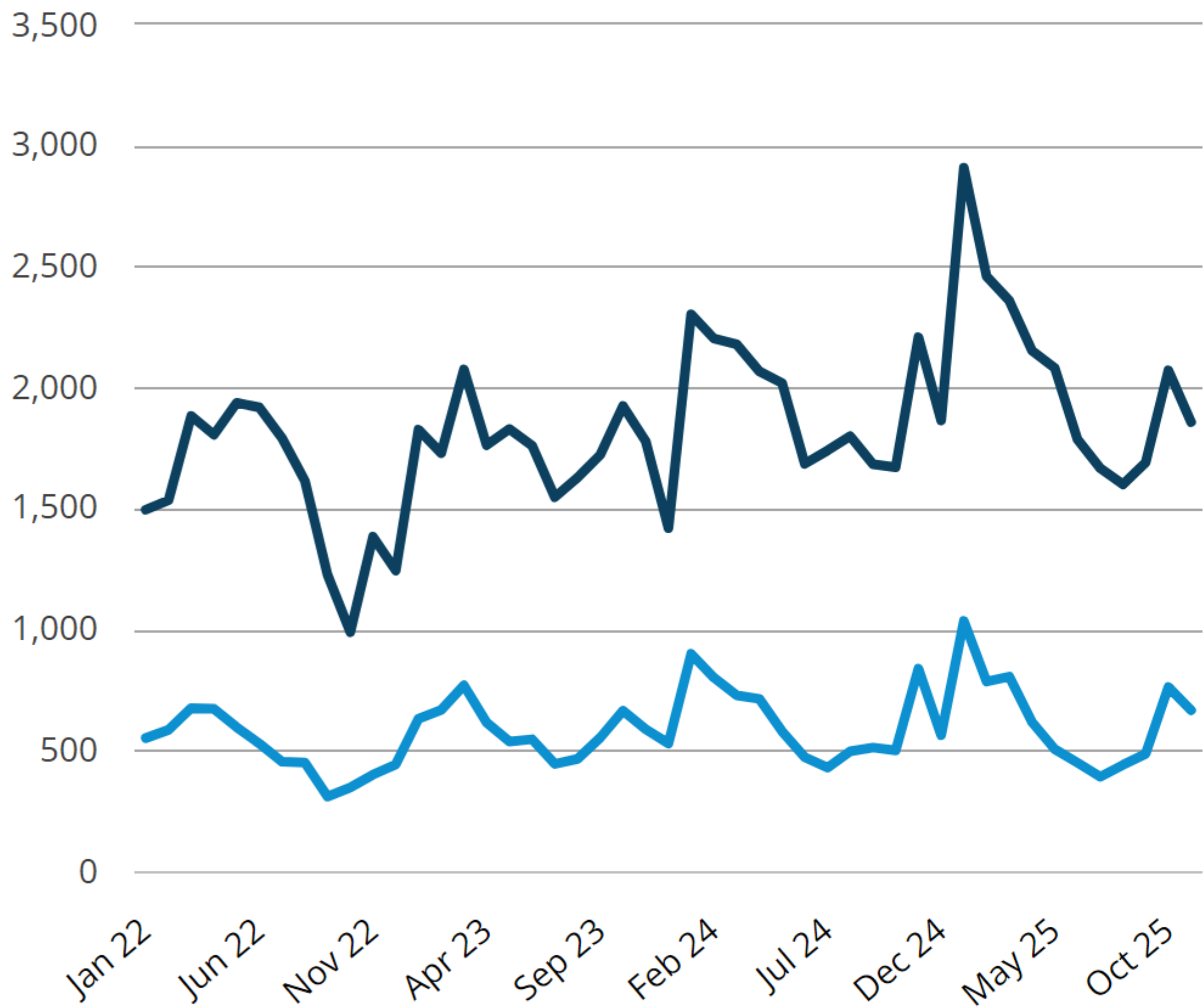


## November 2025

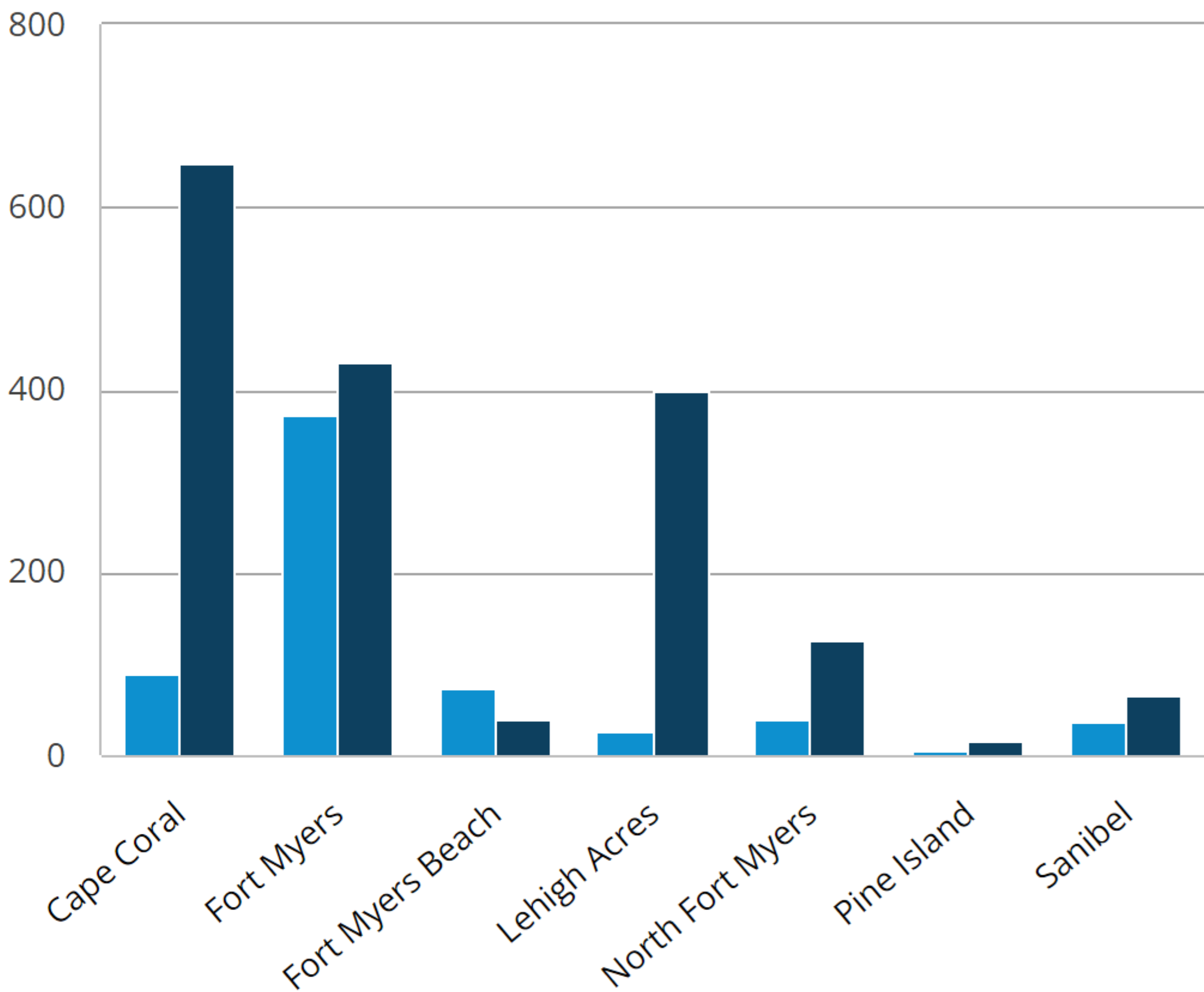
The number of properties listed regardless of current status.

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,856	⬇	-10.3%	⬇	-15.9%	⬆	5.0%
CONDO	665	⬇	-12.6%	⬇	-20.5%	⬇	-0.4%

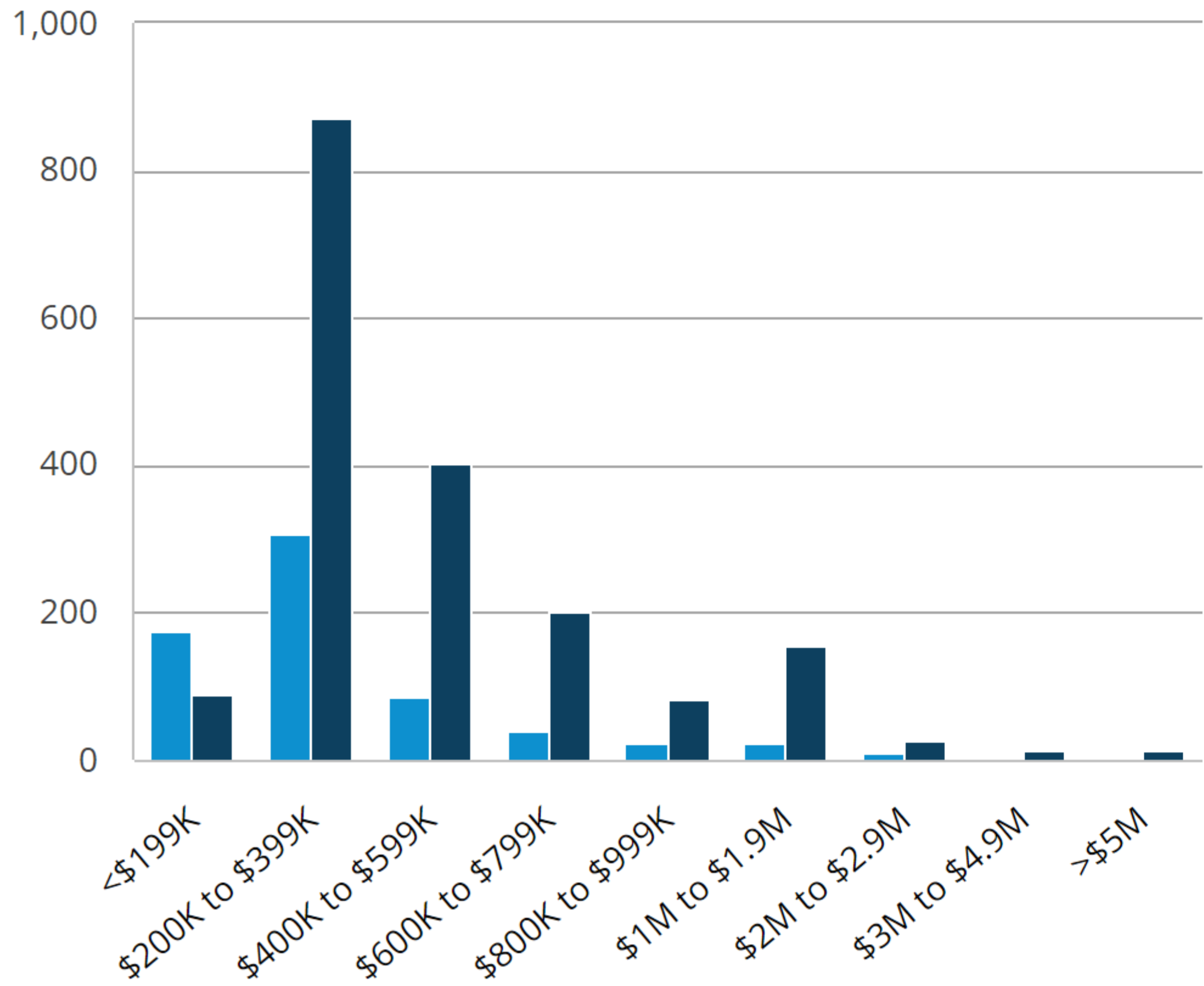
Historical Activity



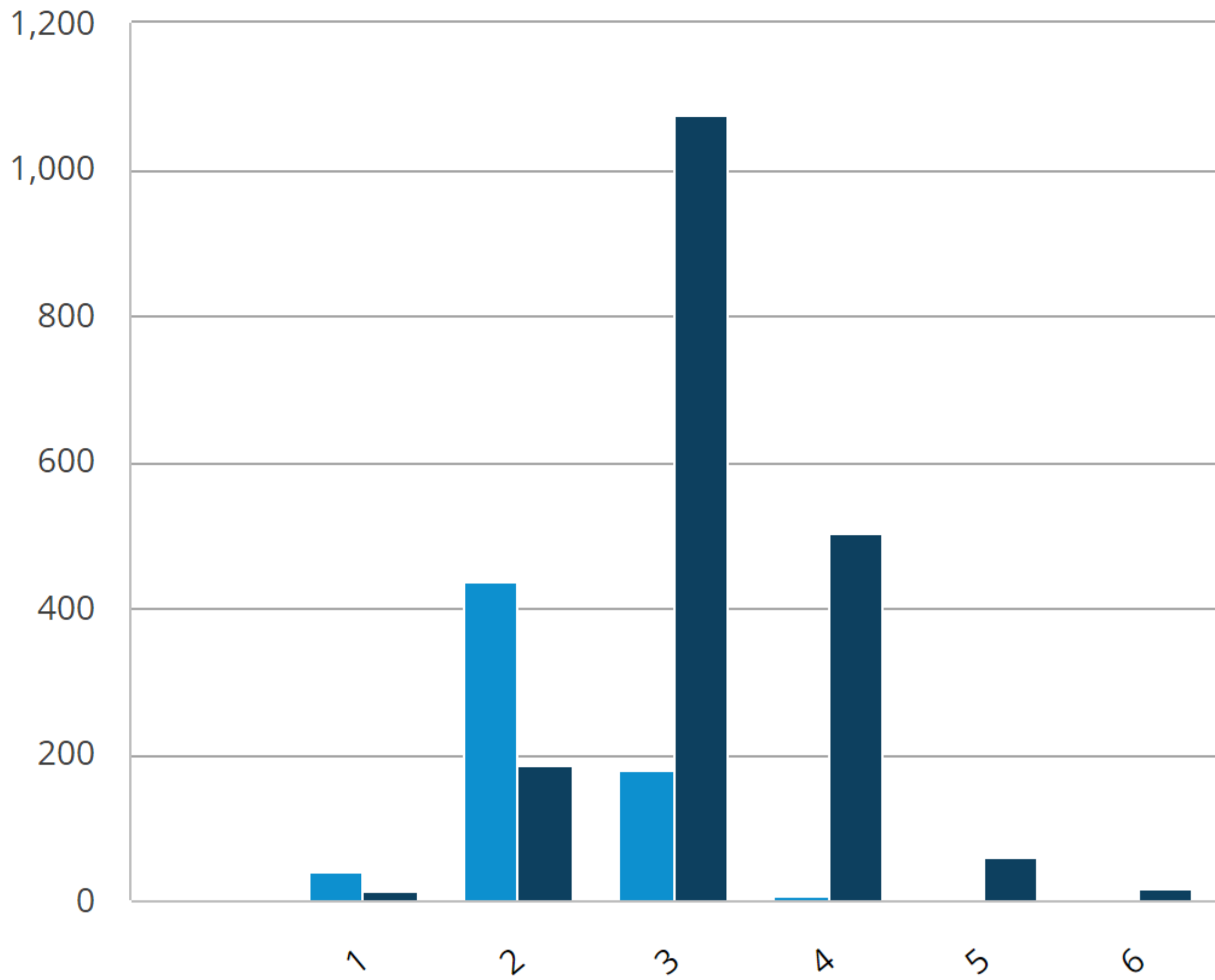
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# Pending Sales

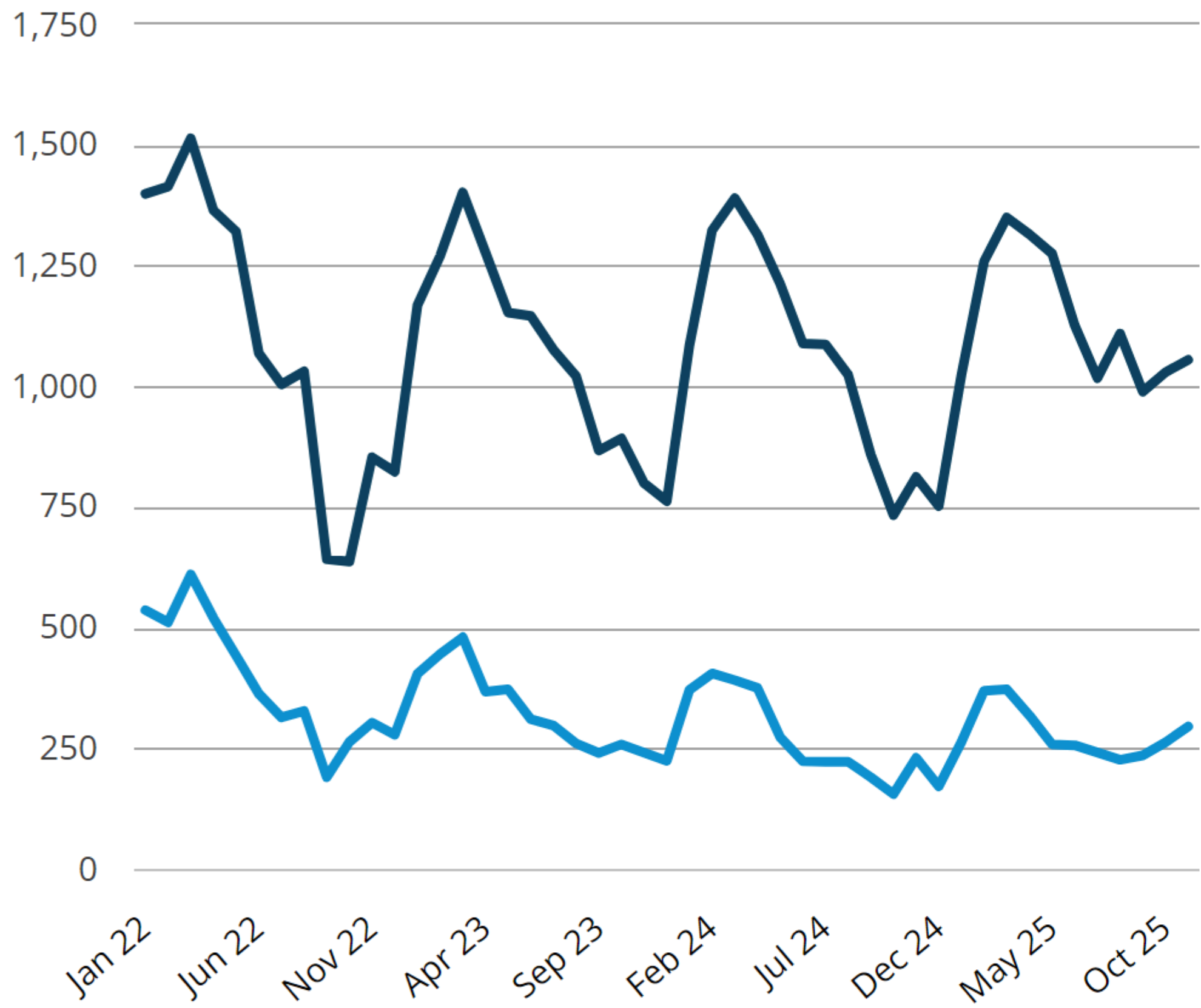


## November 2025

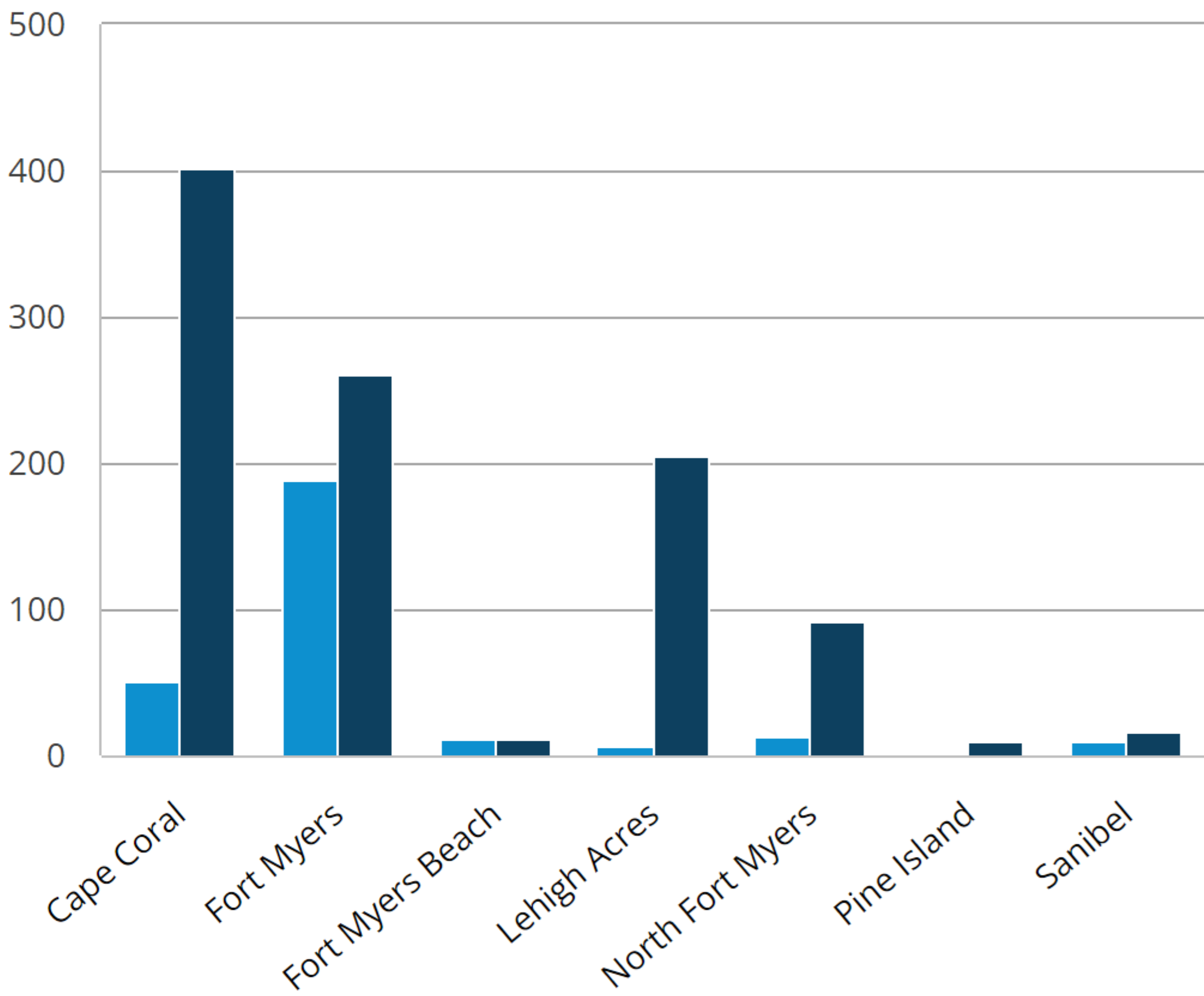
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,055	⬆	2.5%	⬆	29.9%	⬆	5.2%
CONDO	295	⬆	12.6%	⬆	28.3%	⬆	1.2%

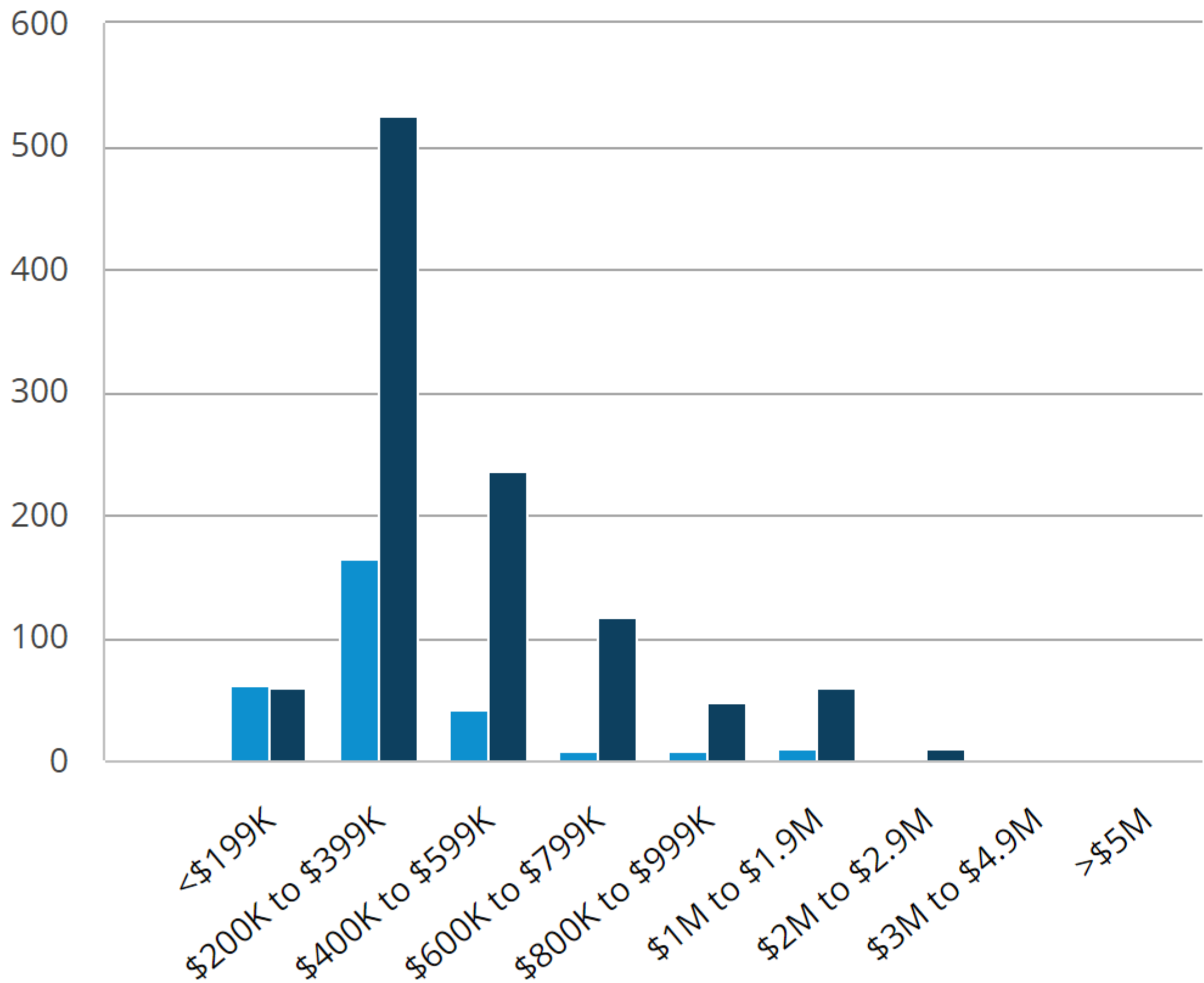
Historical Activity



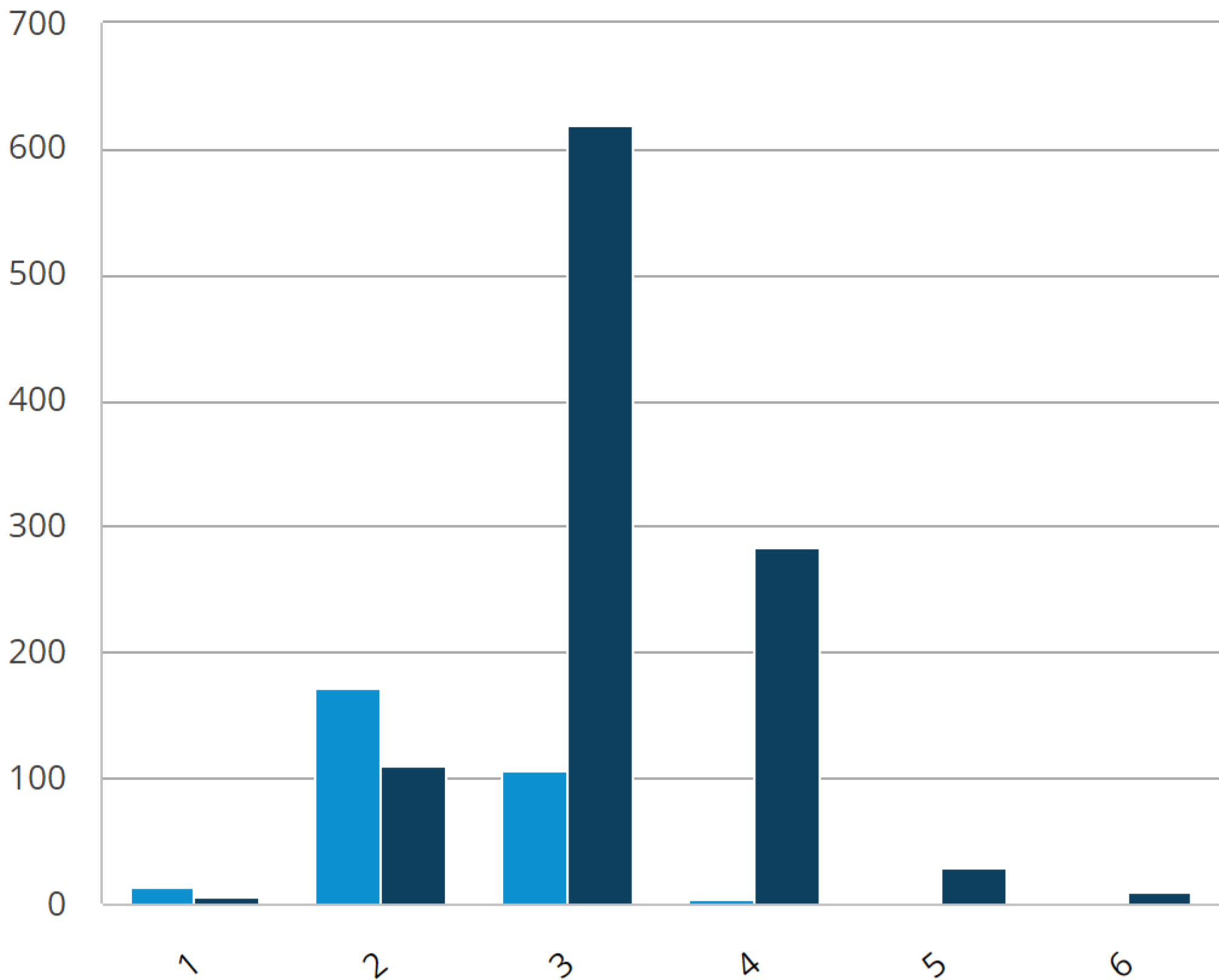
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# Days on Market

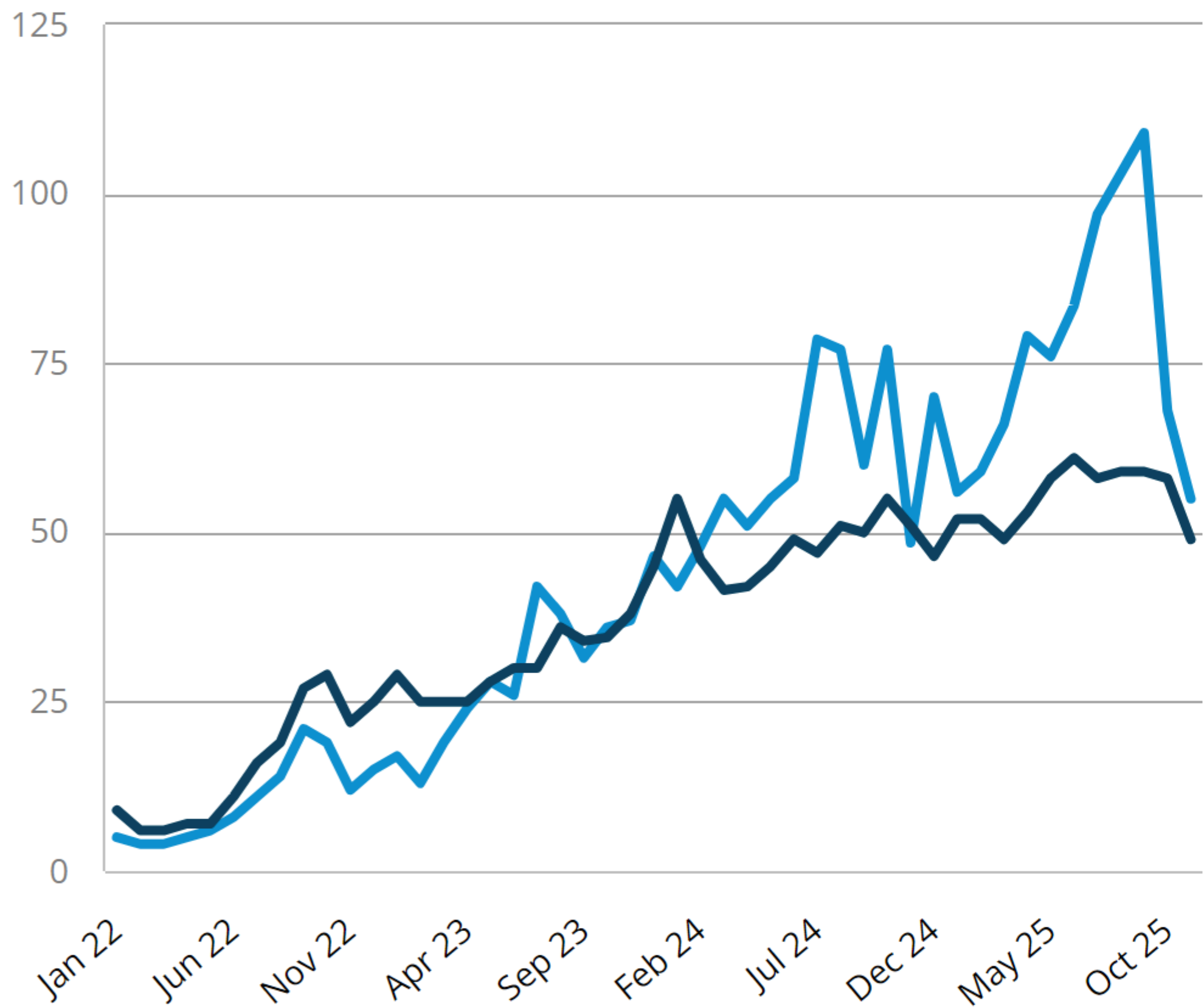


## November 2025

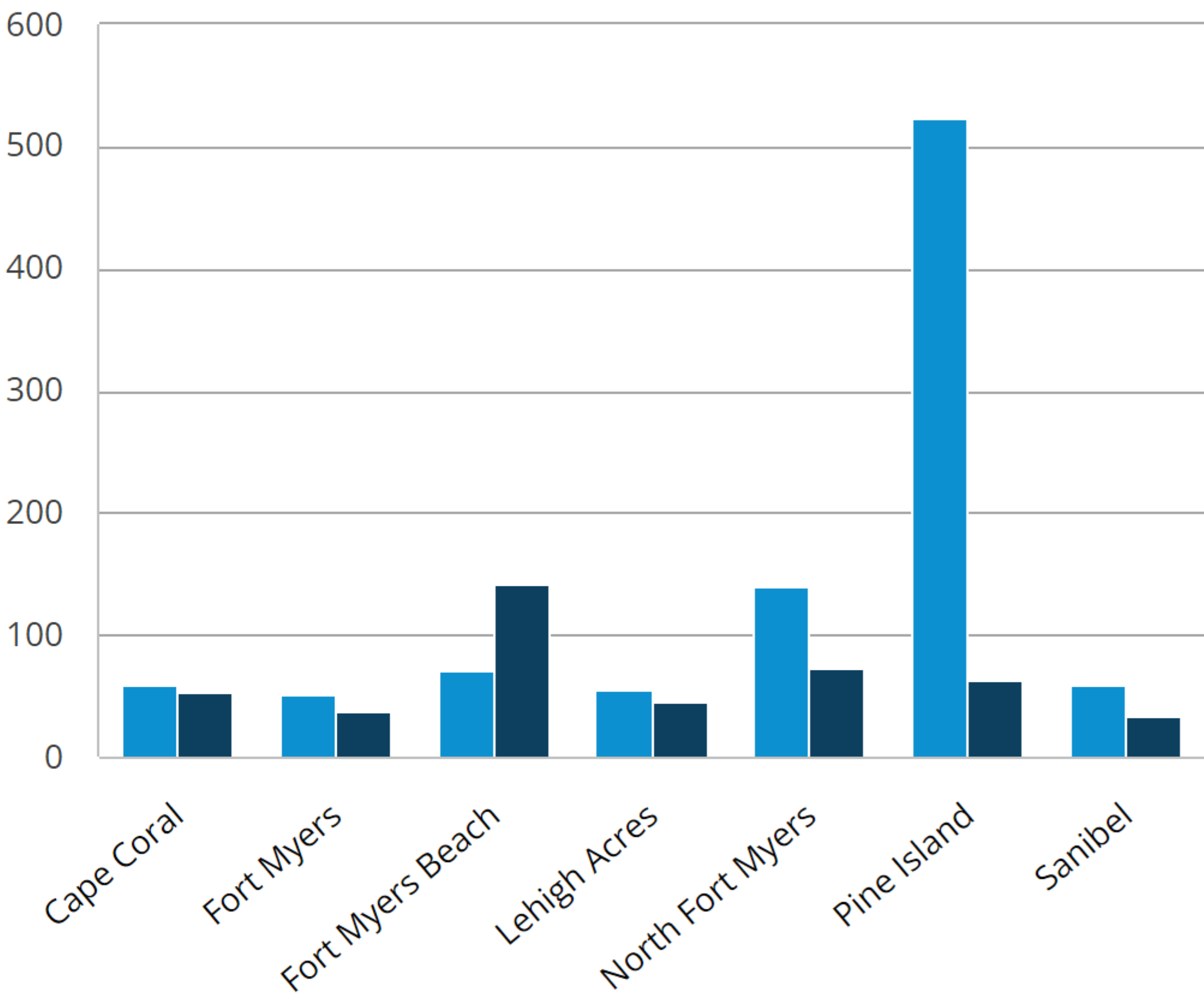
The median number of days between when a property is listed and the purchase contract date.

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	49	⬇️	-15.5%	⬇️	-3.9%	⬆️	14.6%
CONDO	55	⬇️	-19.1%	⬆️	13.4%	⬆️	35.7%

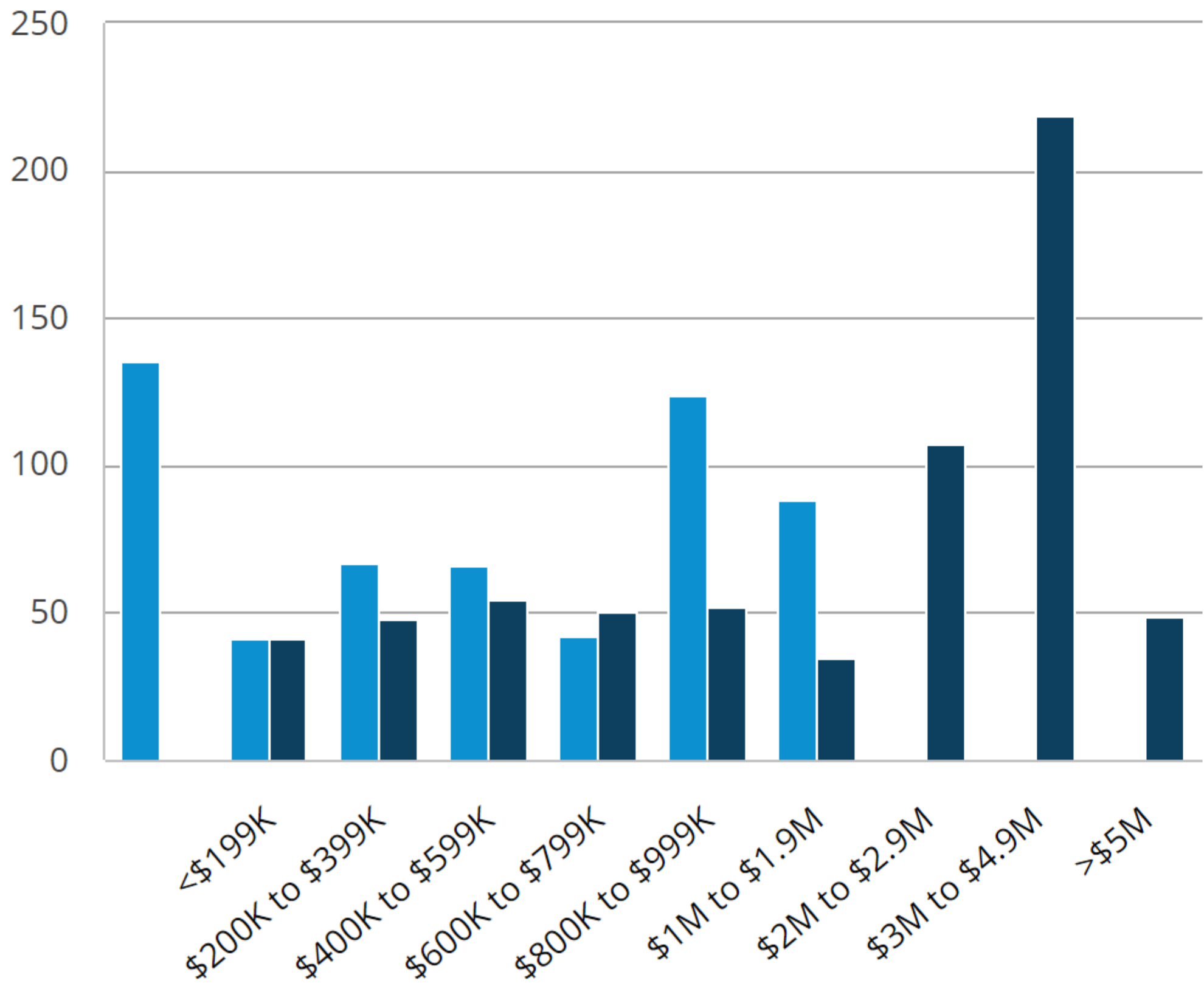
Historical Activity



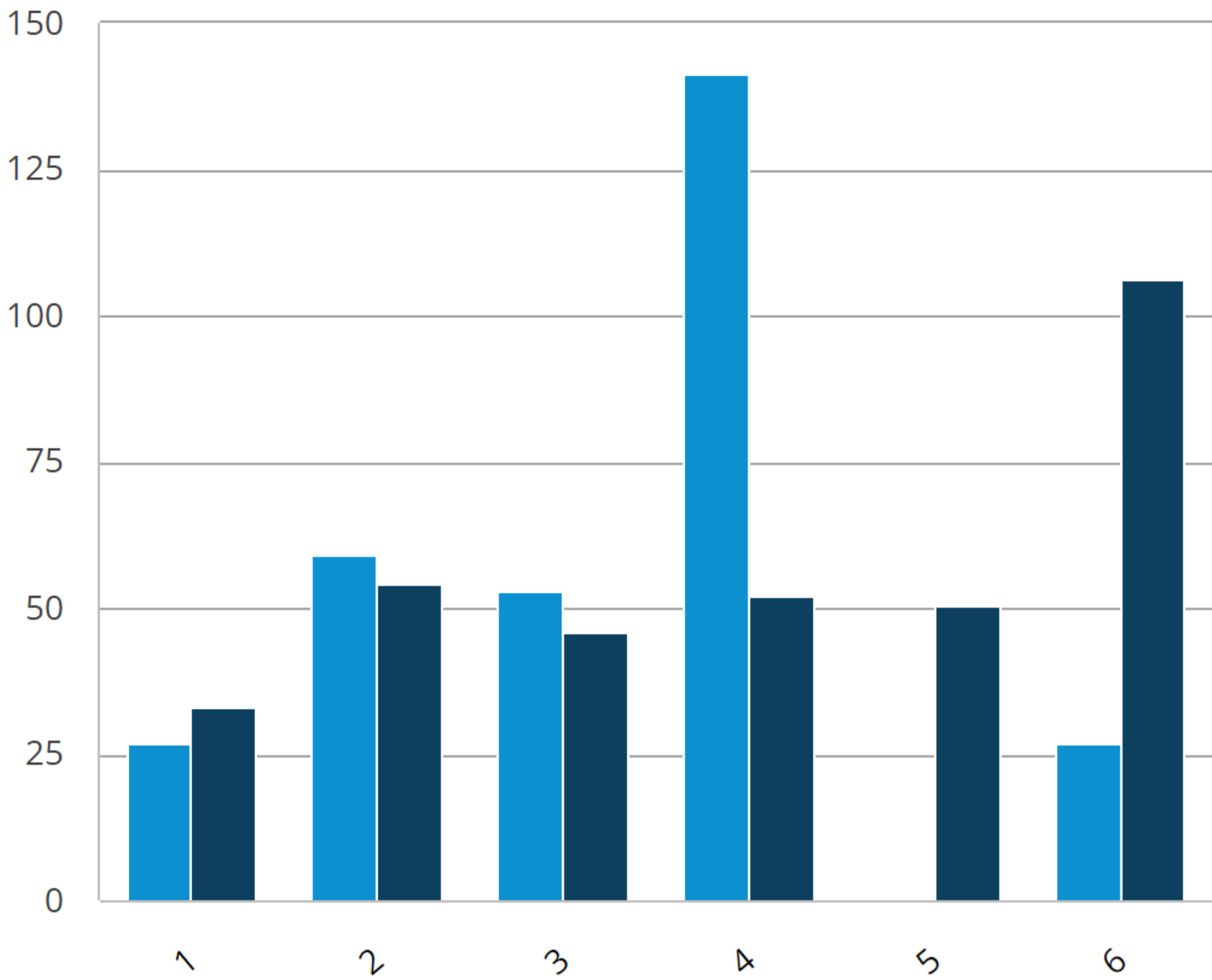
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# Price per Square Foot

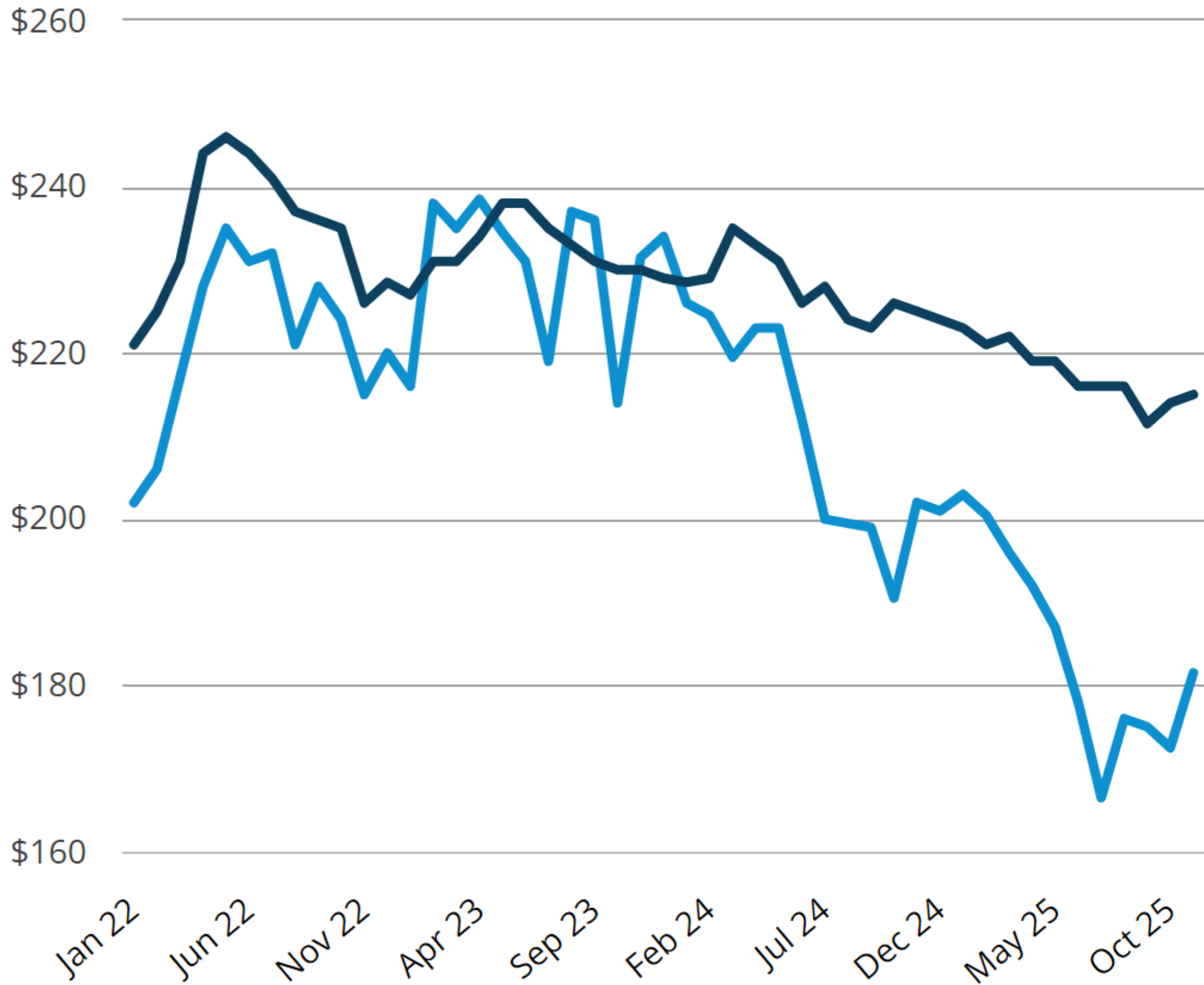


## November 2025

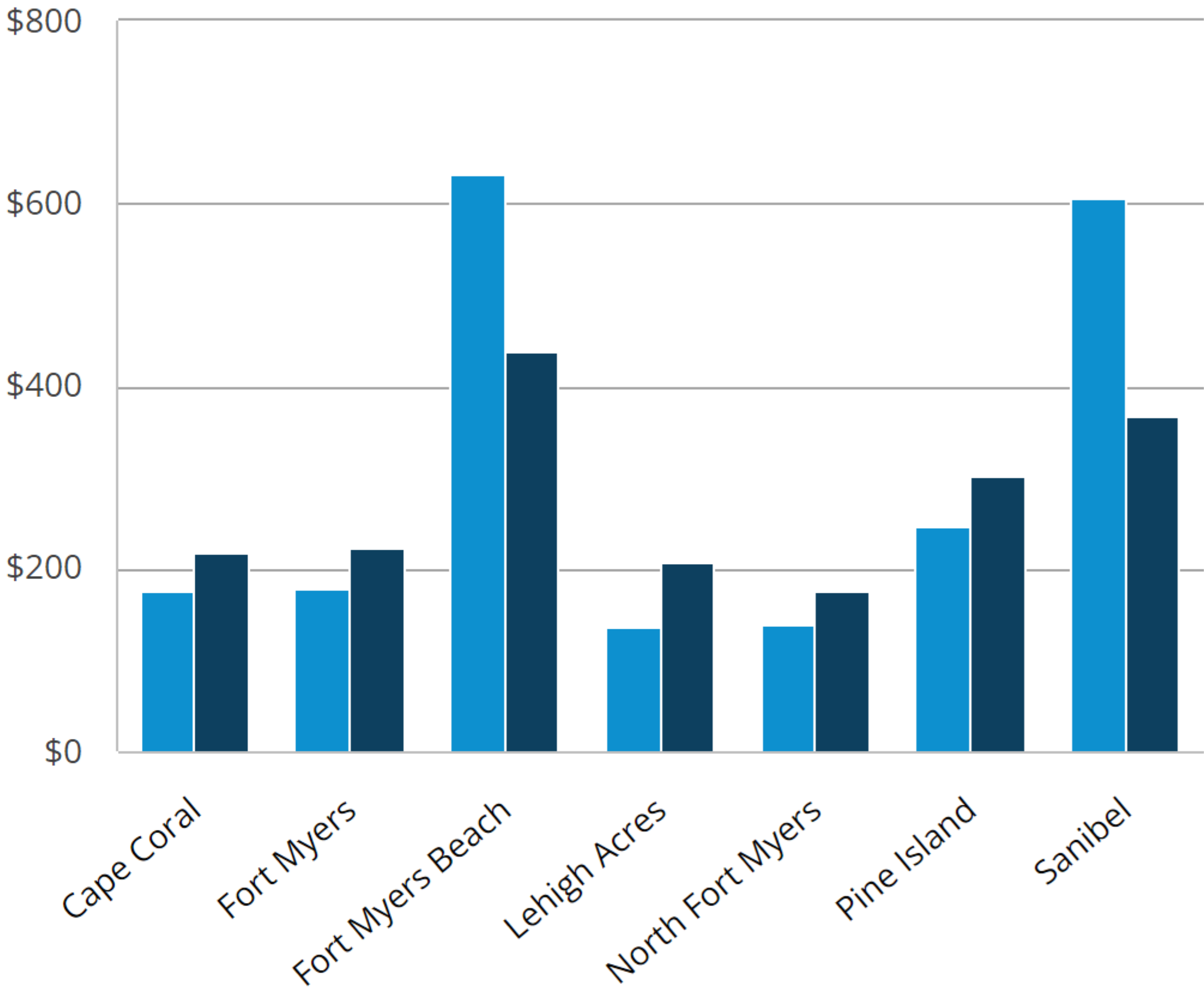
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$215	⬆️	0.5%	⬇️	-4.4%	⬇️	-4.4%
CONDO	\$182	⬆️	5.2%	⬇️	-10.1%	⬇️	-13.0%

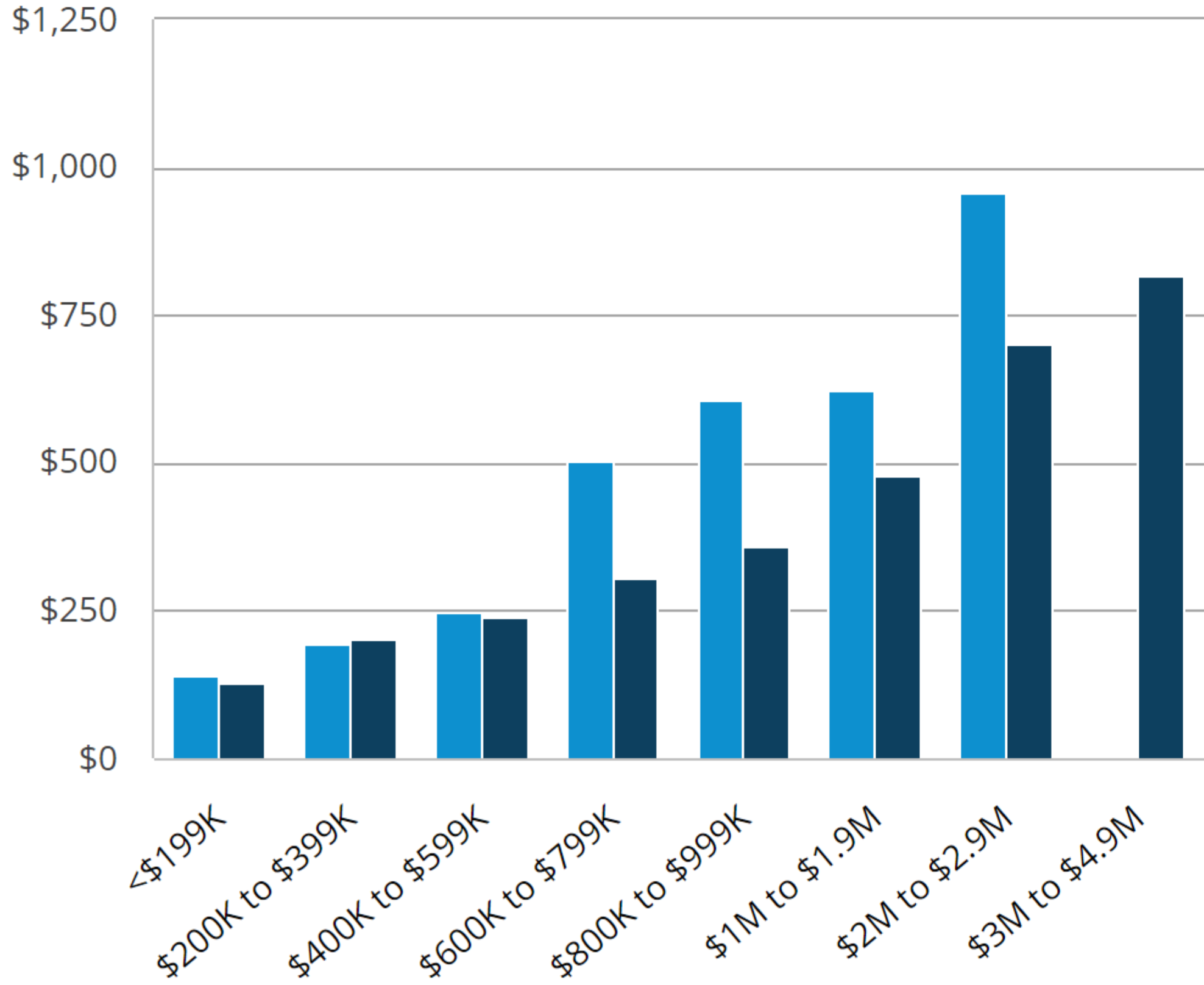
Historical Activity



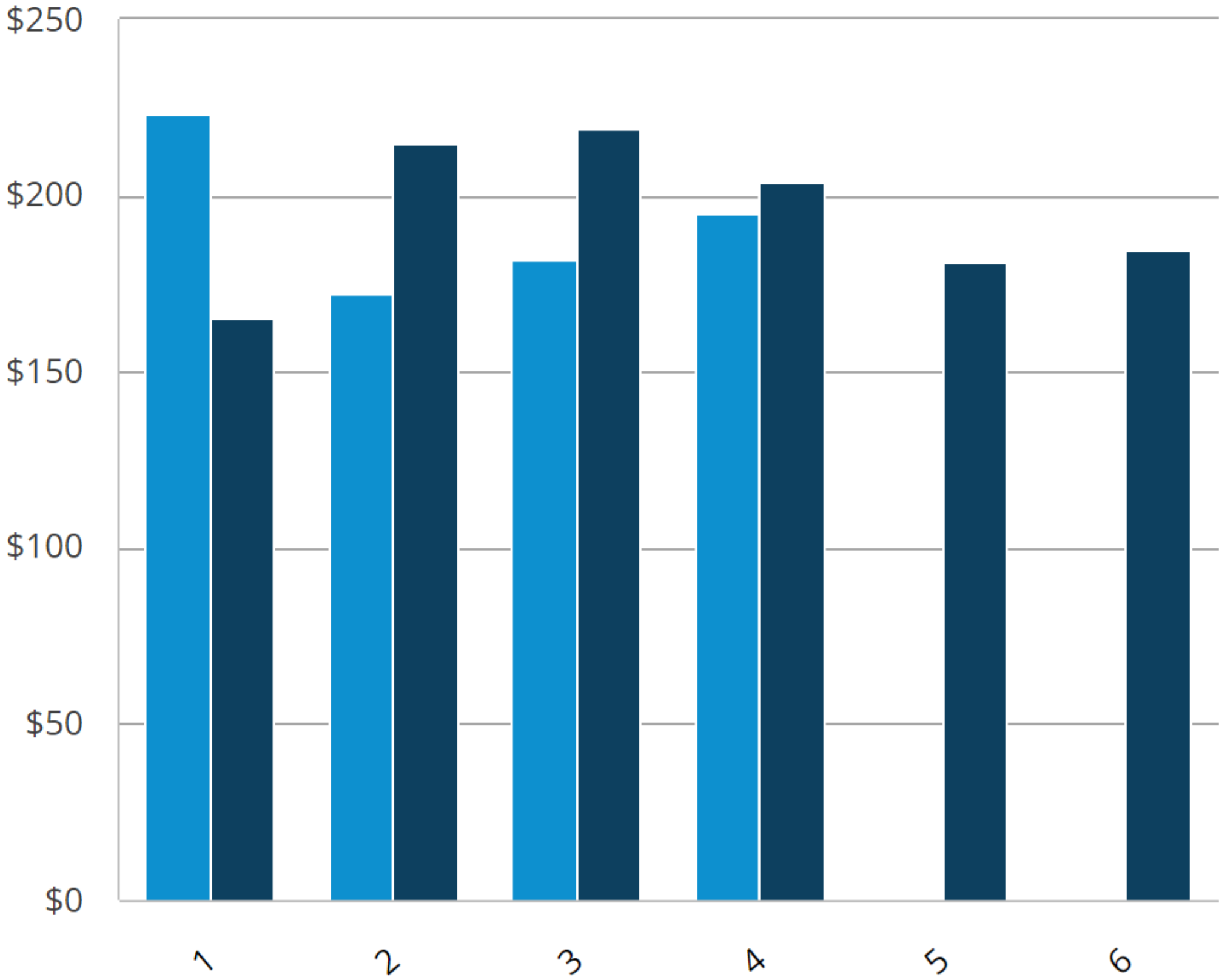
Select Areas



By Price Range



By Bedrooms



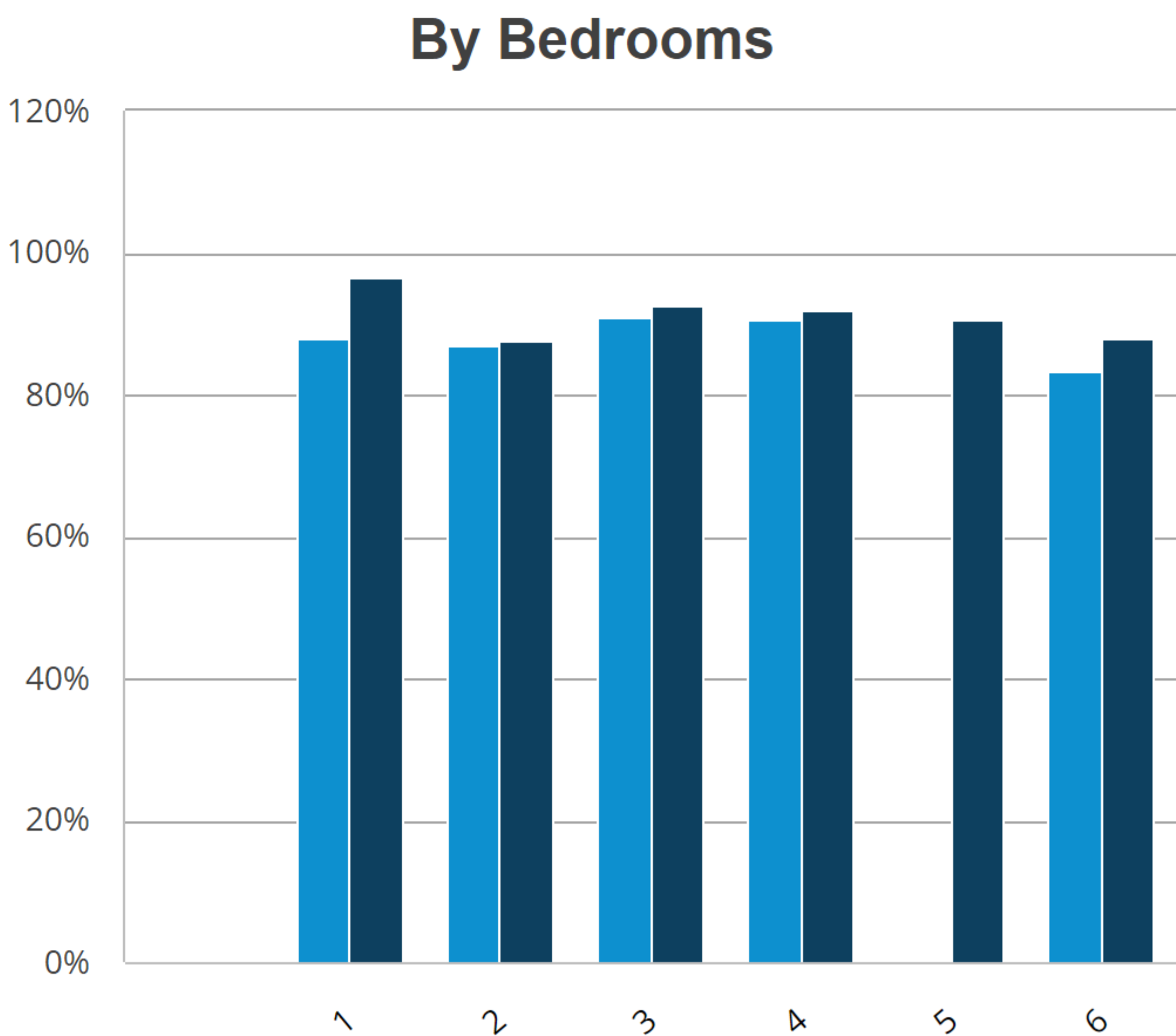
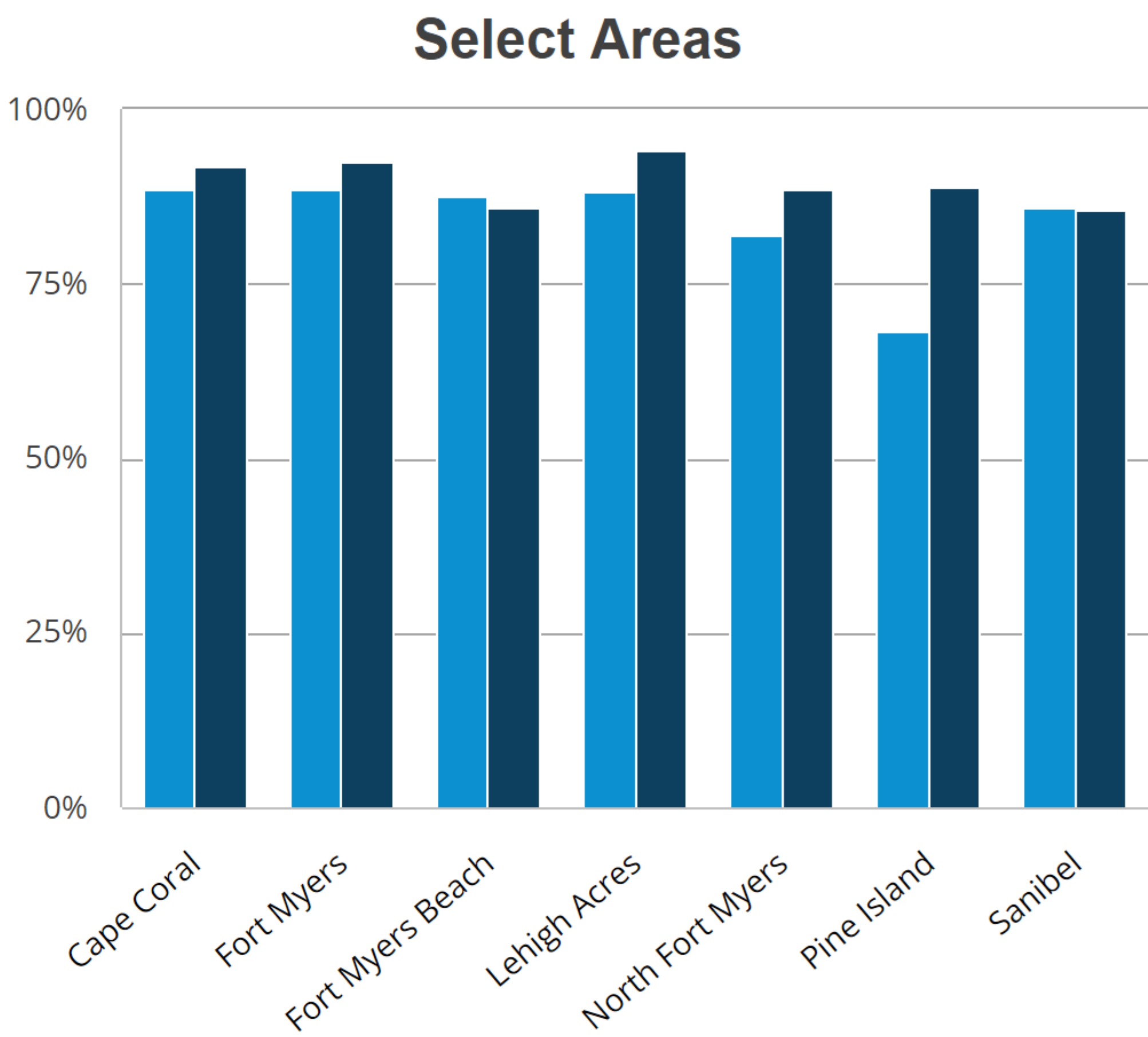
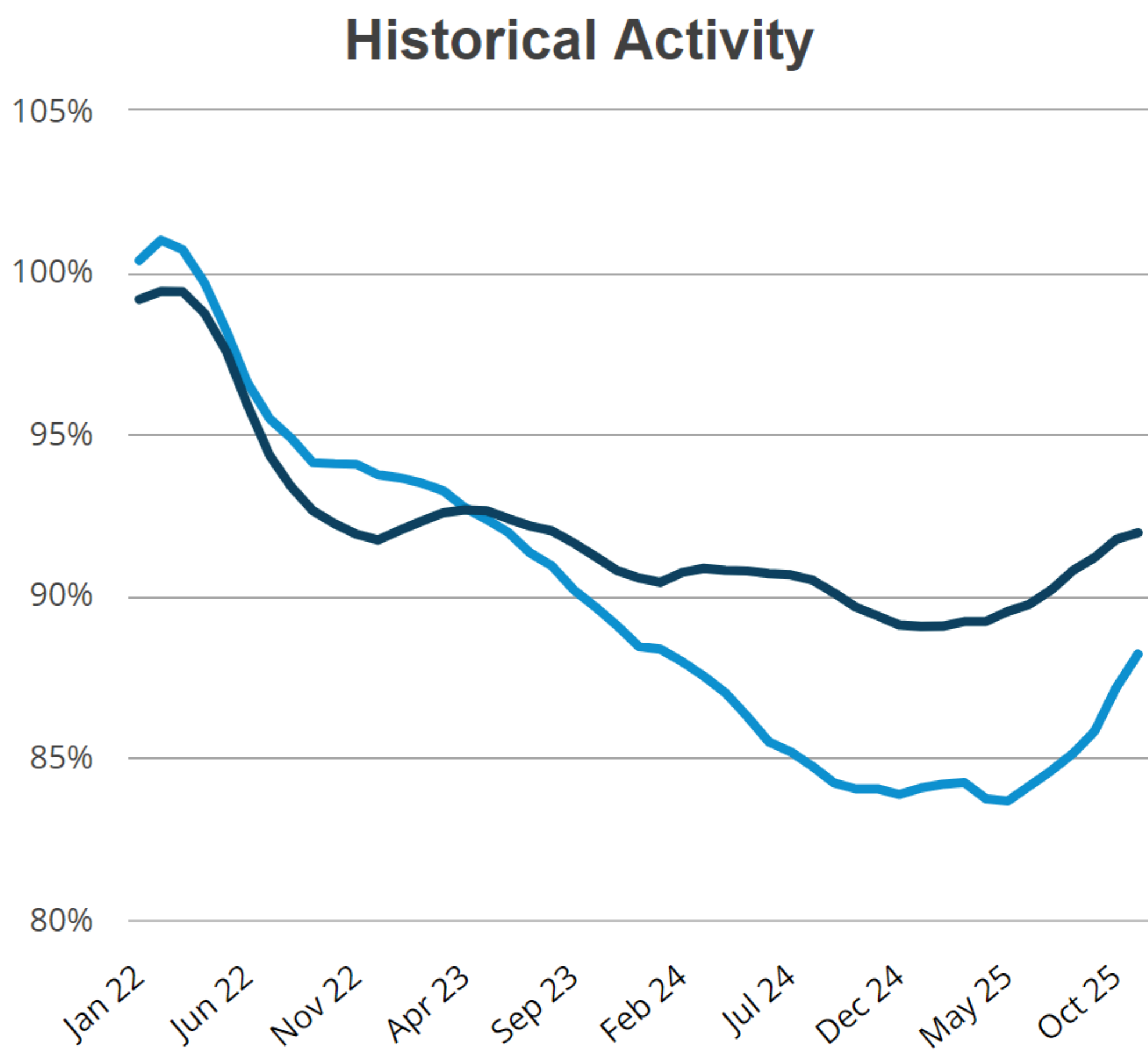
Legend: — Condo — Single Family



November 2025

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

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	92.0%	⬆	0.2%	⬆	2.9%	⬇	-0.8%
CONDO	88.2%	⬆	1.2%	⬆	5.0%	⬇	-1.9%





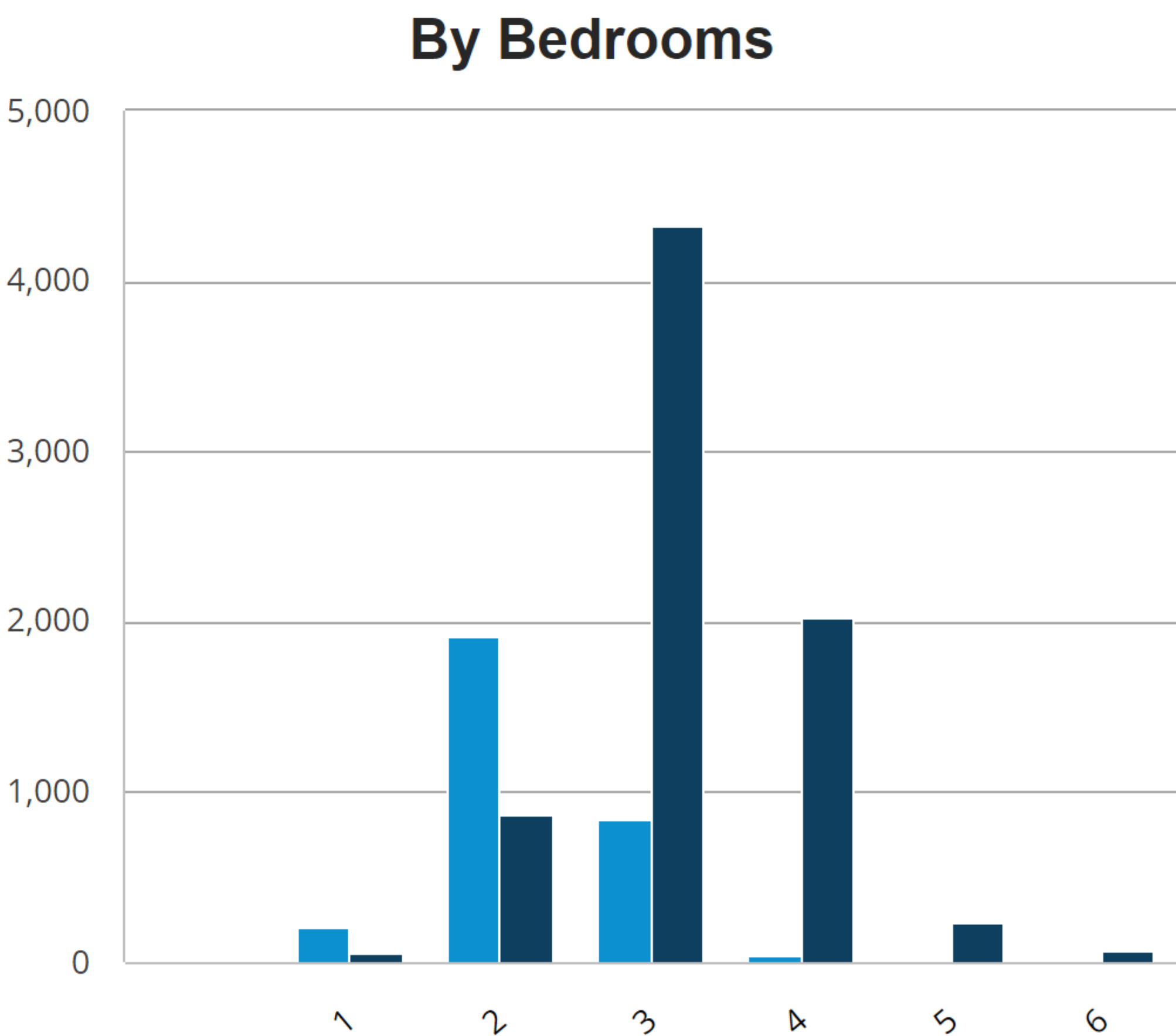
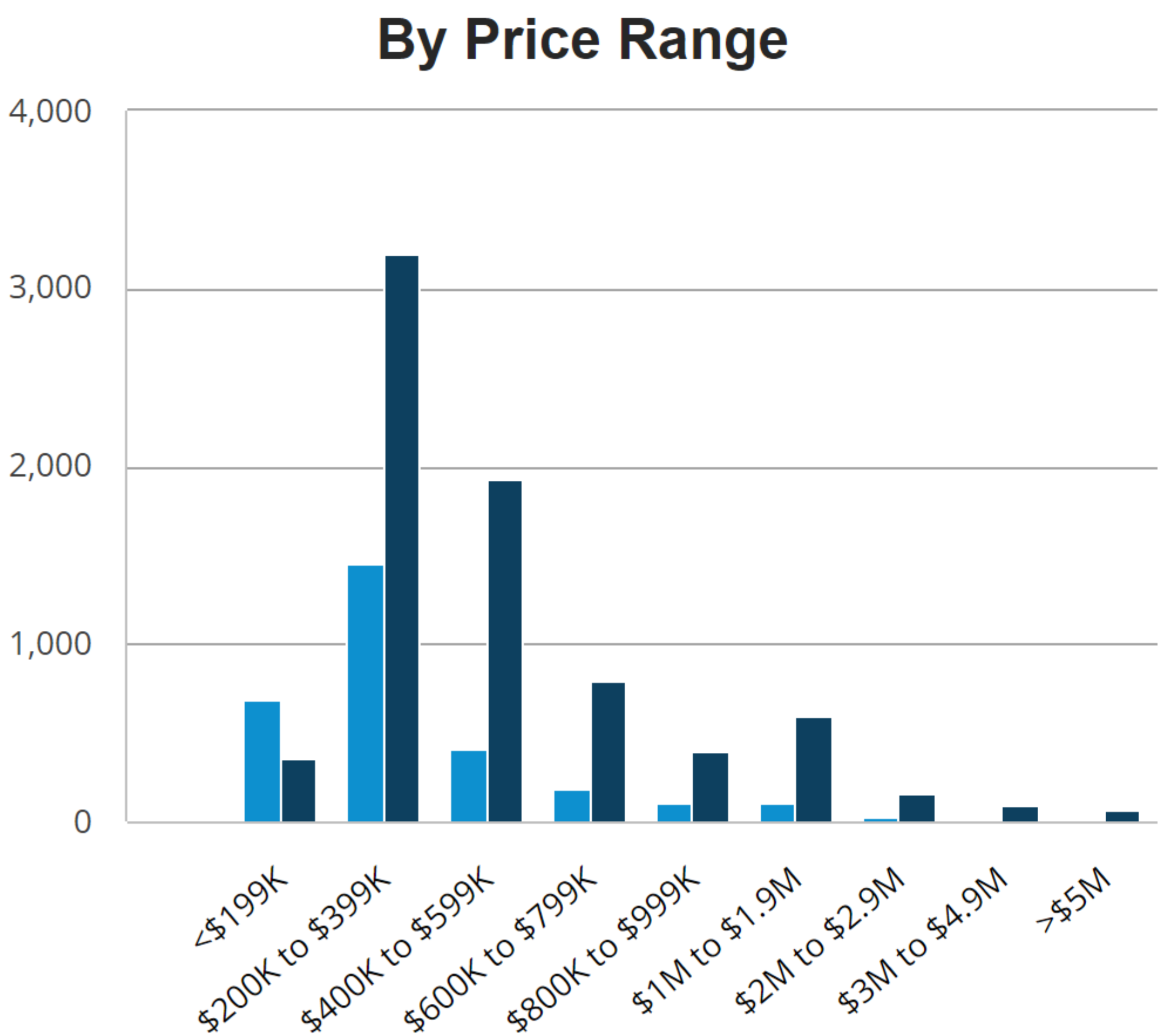
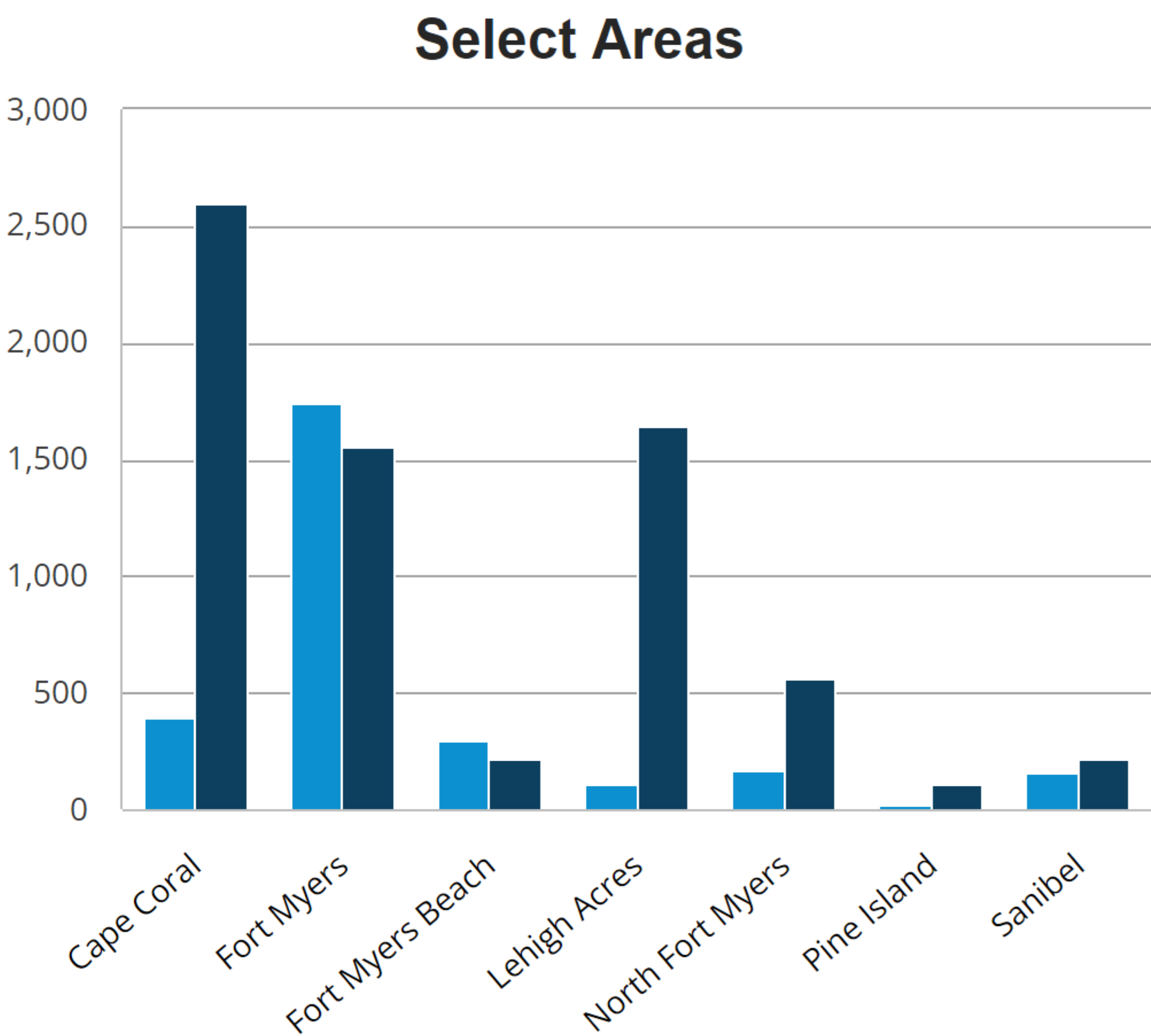
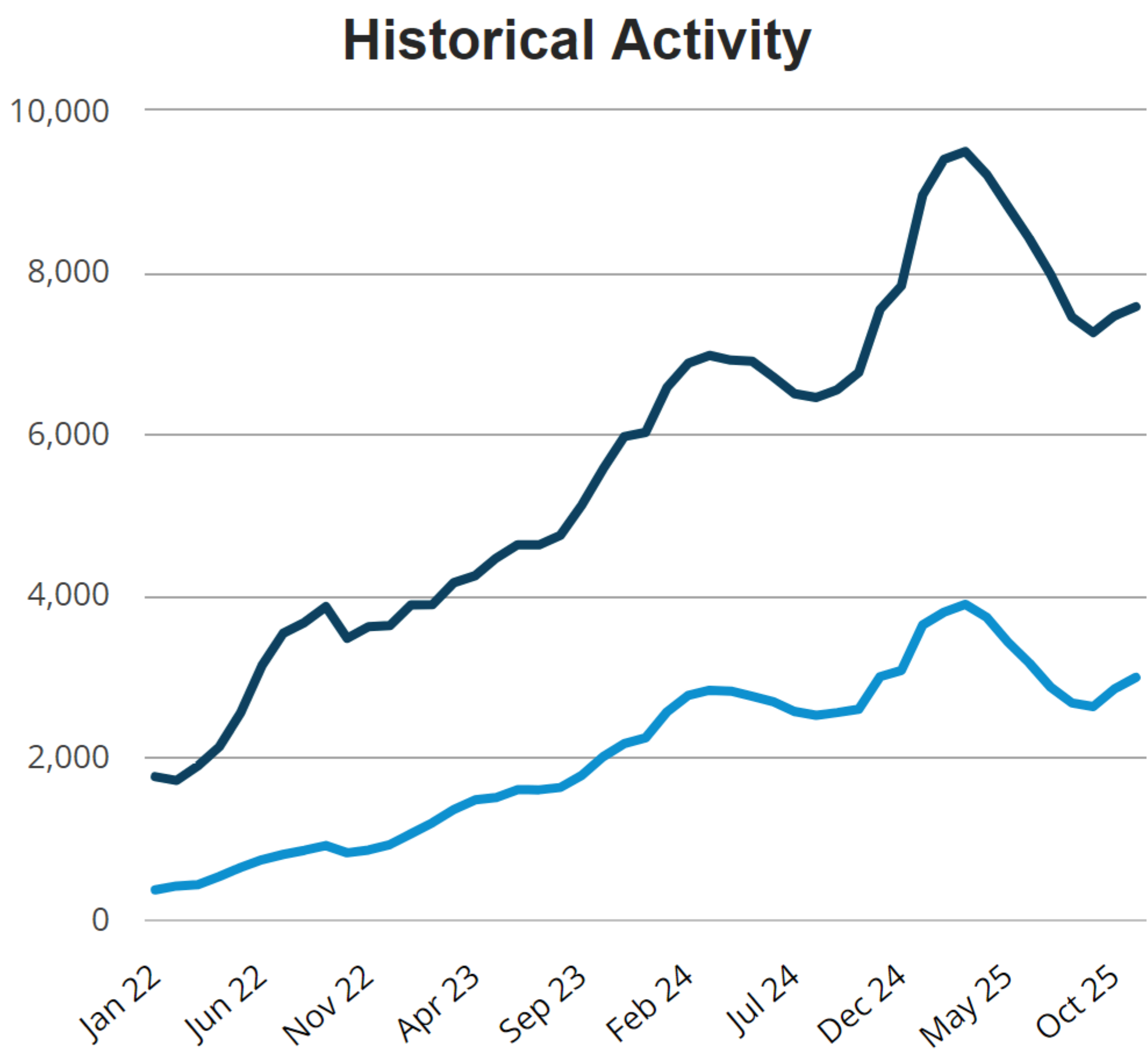
# Active Inventory



## November 2025

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

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	7,573	⬆	1.5%	⬆	0.4%	—
CONDO	2,990	⬆	5.0%	⬇	-0.3%	—



Legend: — Condo — Single Family



# Months Supply of Inventory

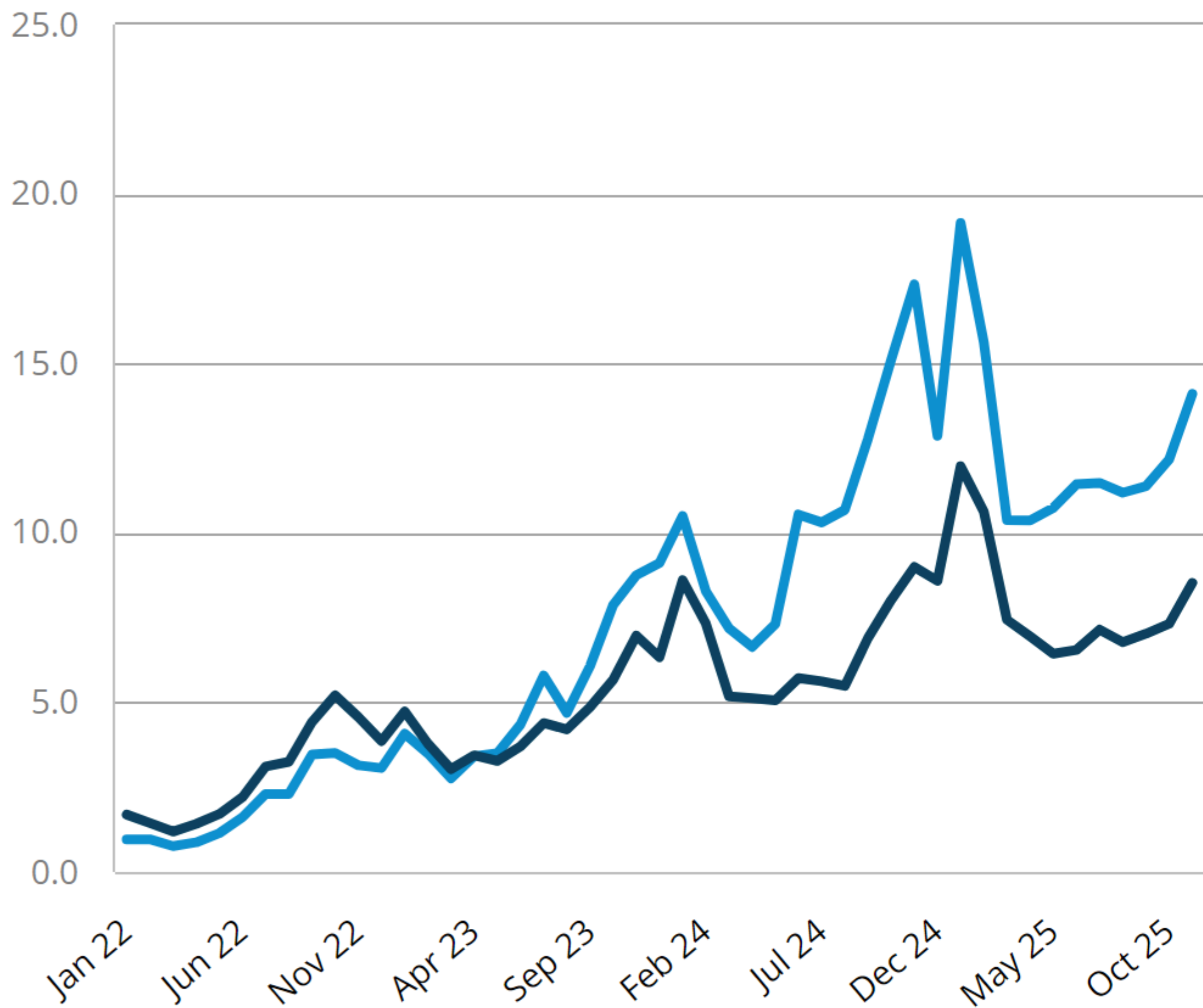


## November 2025

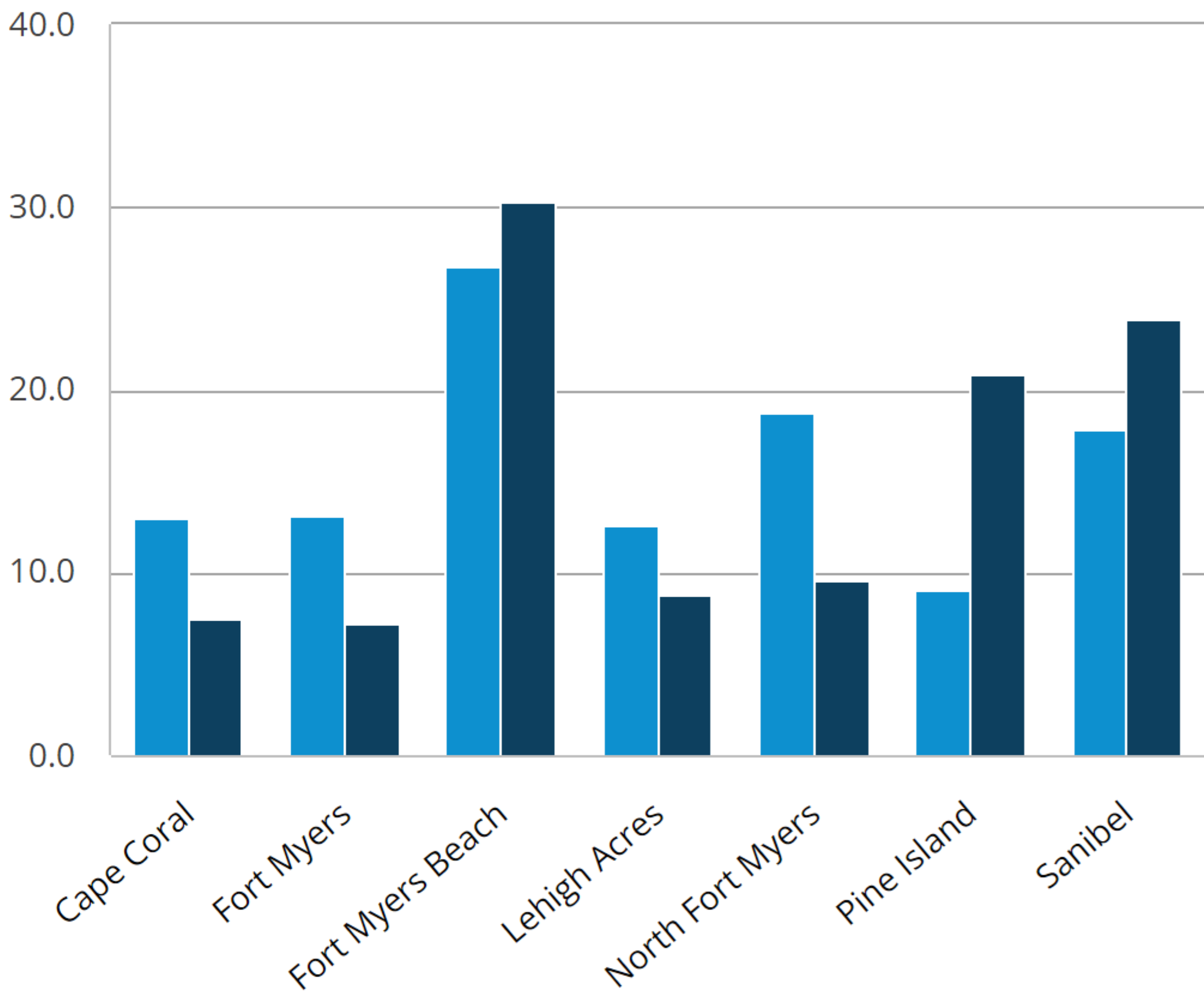
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	8.5	⬆	16.5%	⬇	-5.2%	—
CONDO	14.1	⬆	15.9%	⬇	-18.6%	—

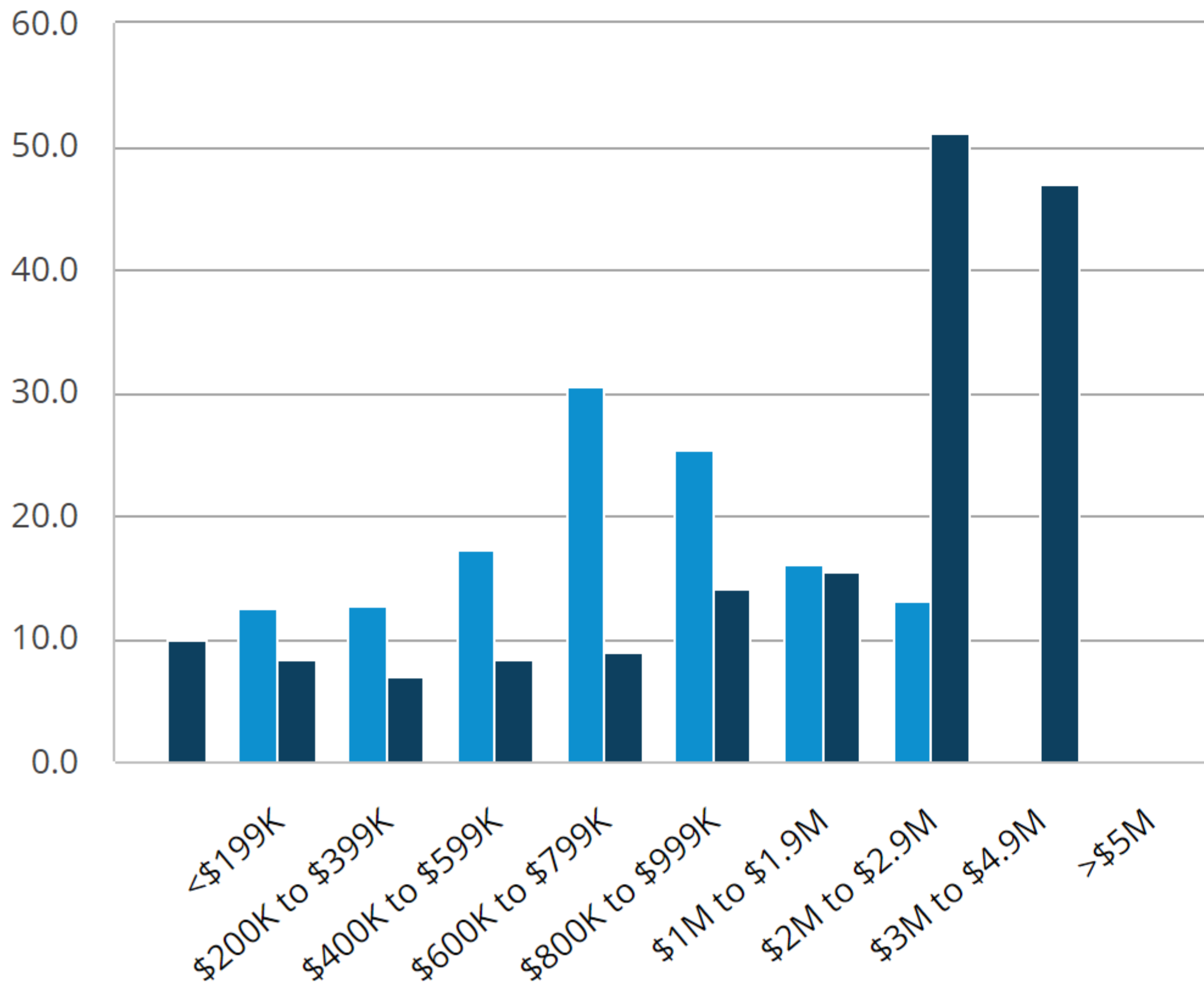
Historical Activity



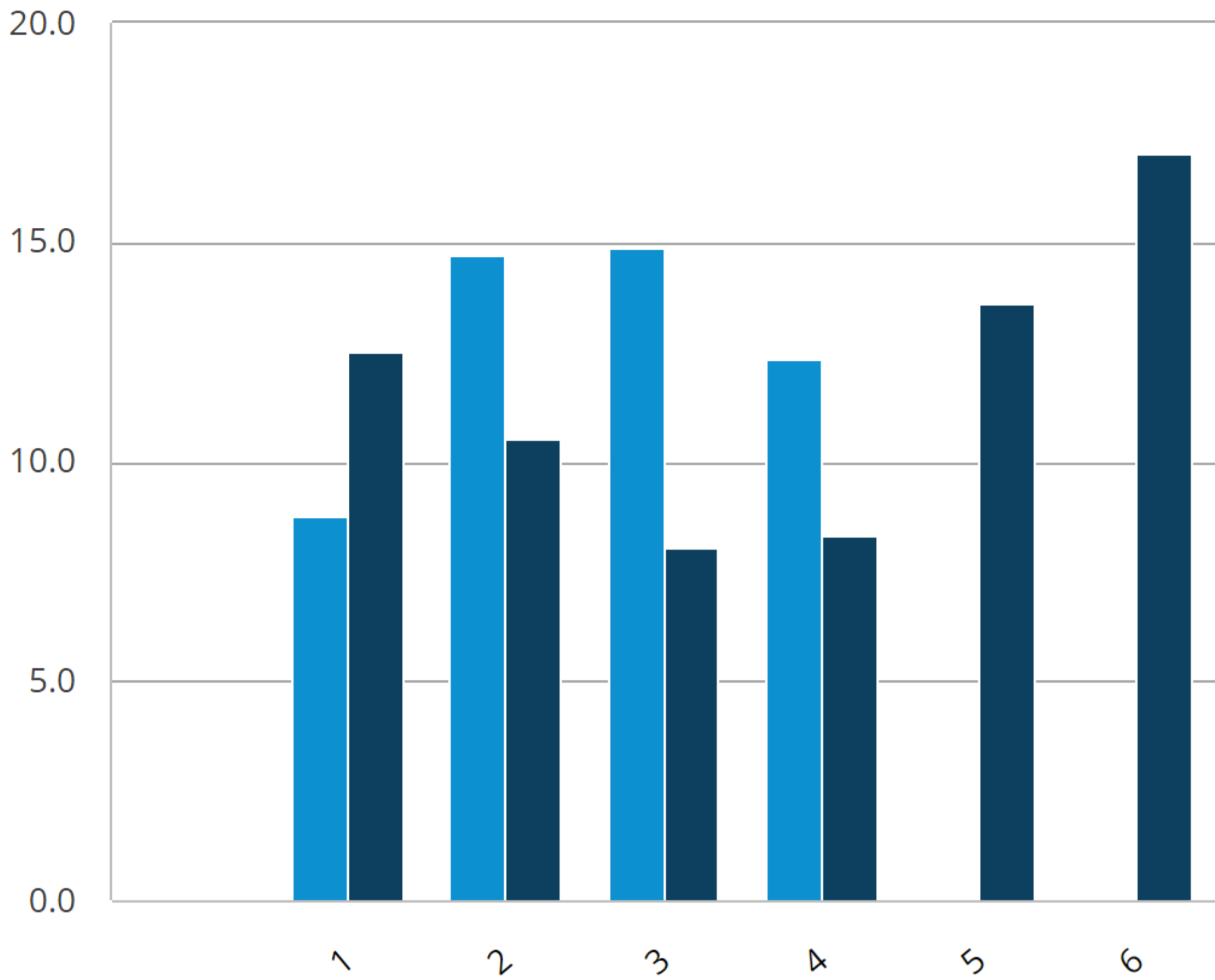
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family