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PRESS RELEASE

For Immediate Release
11/9/2026

Royal Palm Coast Realtor® Association Market Stats Report: Listings Surge While Homes Sell Faster

Fort Myers and Cape Coral, FL – Southwest Florida's housing market found firmer footing in October, with median prices rising in both the single family and condo/townhouse segments after several months of softening. Sellers returned in force, driving a sharp jump in new listings and pushing available inventory higher across the board. At the same time, properties that did sell moved more quickly, as median days on market declined in both categories. The combination of rising prices, faster sales, and expanding supply suggests a market regaining momentum as season approaches, while still offering buyers an unusually wide range of options.

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was $369,999, up 2.8% from the previous month. The number of closed sales was 968, down 4.3% from September. The number of new listings at the end of October was 1,820, an increase of 16.3% from the prior month. The median days on market was 42, down 3.5% compared to September. Finally, the months' supply of inventory increased to 7.5, up 5.6% from September.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was $223,750, up 1.7% from the previous month. The number of closed sales was 258, an increase of 4.9% from September, with median days on market decreasing to 72. The number of new listings at the end of October was 648, an increase of 42.7% from the prior month. Finally, the monthly supply of inventory increased to 10.5, up 2.9% from September, and down 13.9% compared to October 2025.

###

To learn more about Royal Palm Coast Realtor® Association and membership, visit rpcra.org.

About the Royal Palm Coast Realtor® Association

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

October 2026

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

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

Data provided by SWFL MLS, updated 11/04/26. ©2026 Domus Analytics®

RPCRA Market Summary

October 2026

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

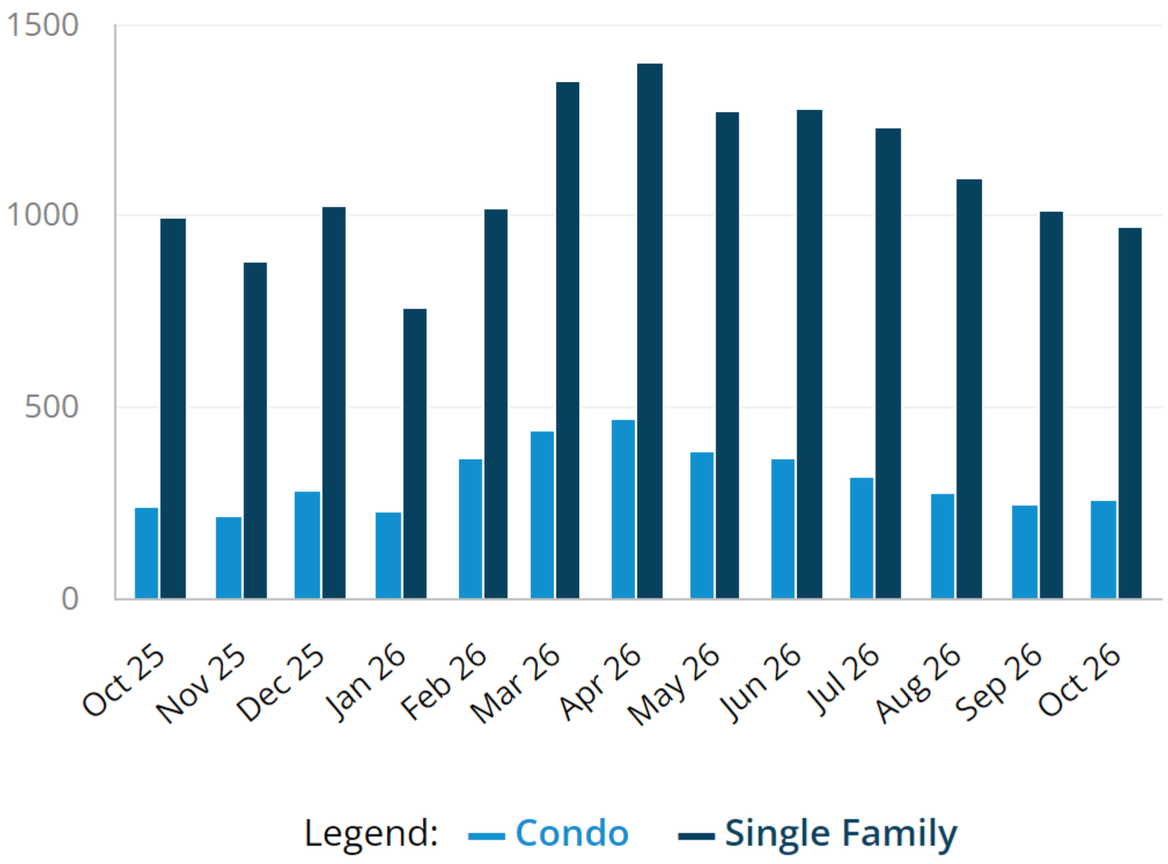
Single Family Homes

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$369,999	$369,250	0.2%	$360,000	2.8%	$365,000	$366,550	-0.4%
Closed Sales	968	996	-2.8%	1,011	-4.3%	11,391	10,736	6.1%
New Listings	1,820	1,959	-7.1%	1,565	16.3%	18,247	19,757	-7.6%
Pending Sales	837	953	-12.2%	768	9.0%	10,423	10,993	-5.2%
Median Days on Market	42	53	-21.7%	43	-3.5%	49	53	-7.5%
Sold Price per Square Foot	$214	$215	-0.7%	$210	1.7%	$214	$219	-2.3%
Percent of Original Price Rec'd	92.9%	91.8%	1.1%	93.3%	-0.4%	92.8%	91.7%	1.1%
Active Inventory	7,296	7,074	3.1%	7,134	2.3%	--	--	--
Months Supply of Inventory	7.5	7.1	5.6%	7.1	5.6%	--	--	--

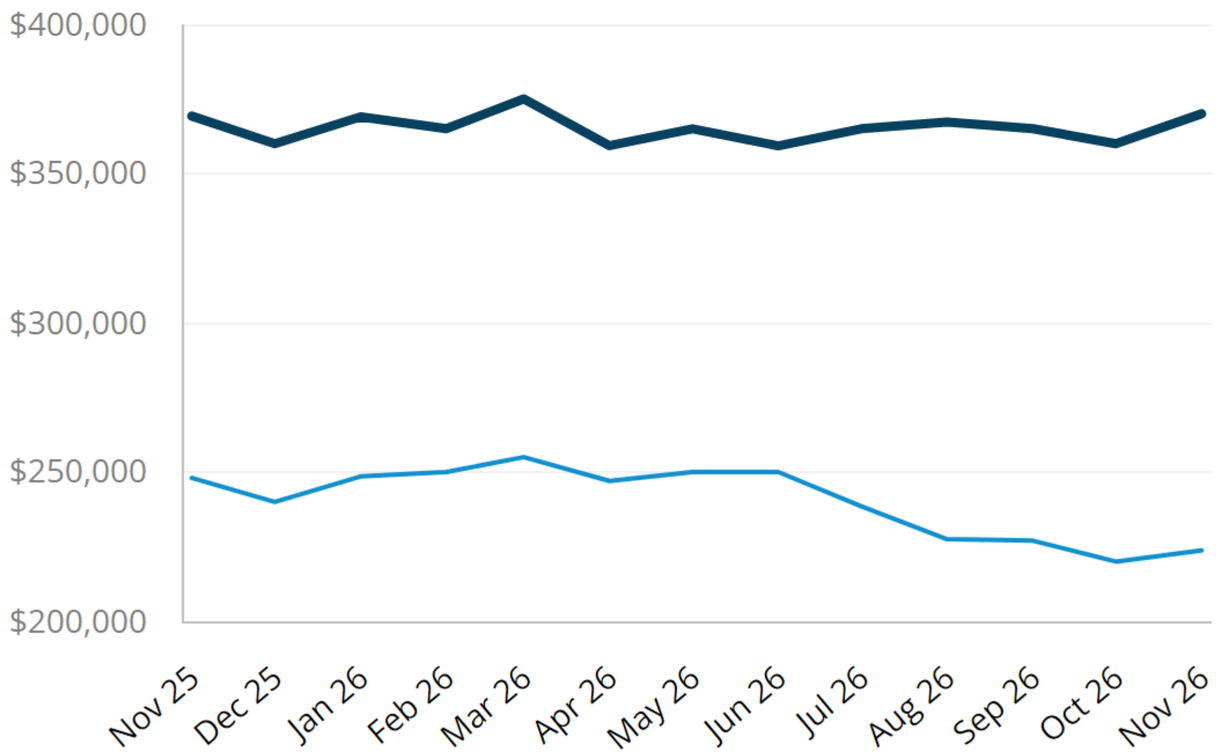
Condominiums

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$223,750	$247,990	-9.8%	$220,000	1.7%	$241,500	$255,000	-5.3%
Closed Sales	258	237	8.9%	246	4.9%	3,354	2,723	23.2%
New Listings	648	763	-15.1%	454	42.7%	5,664	6,263	-9.6%
Pending Sales	230	256	-10.2%	199	15.6%	3,098	2,787	11.2%
Median Days on Market	72	67	7.5%	90	-20.0%	71	78	-9.0%
Sold Price per Square Foot	$160	$173	-7.5%	$166	-3.3%	$176	$187	-5.9%
Percent of Original Price Rec'd	88.8%	86.5%	2.3%	87.2%	1.6%	88.1%	86.8%	1.3%
Active Inventory	2,704	2,887	-6.3%	2,513	7.6%	--	--	--
Months Supply of Inventory	10.5	12.2	-13.9%	10.2	2.9%	--	--	--

Number of Closed Sales



Median Sales Price



Data provided by SWFL MLS, updated 11/04/26. ©2026 Domus Analytics®

Median Sales Price

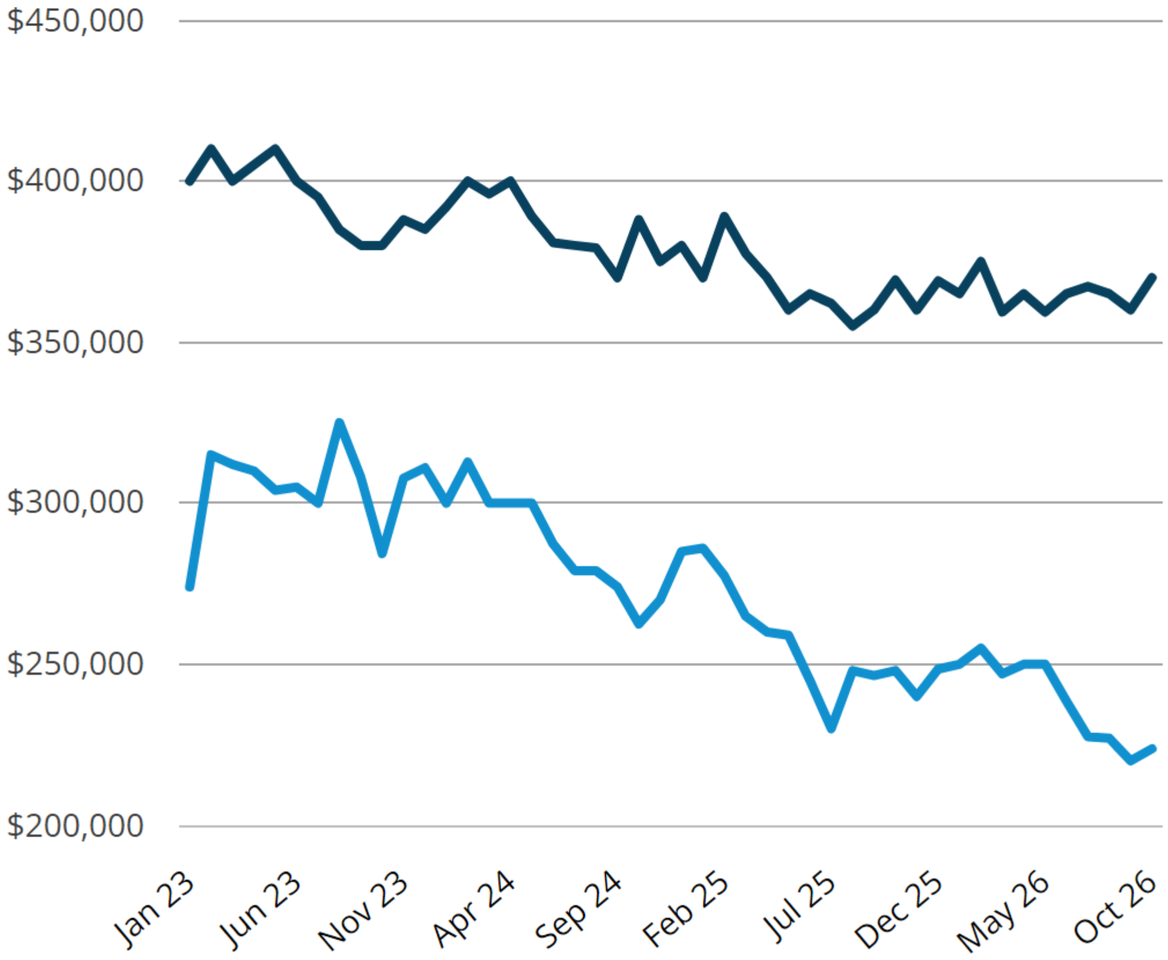
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October 2026

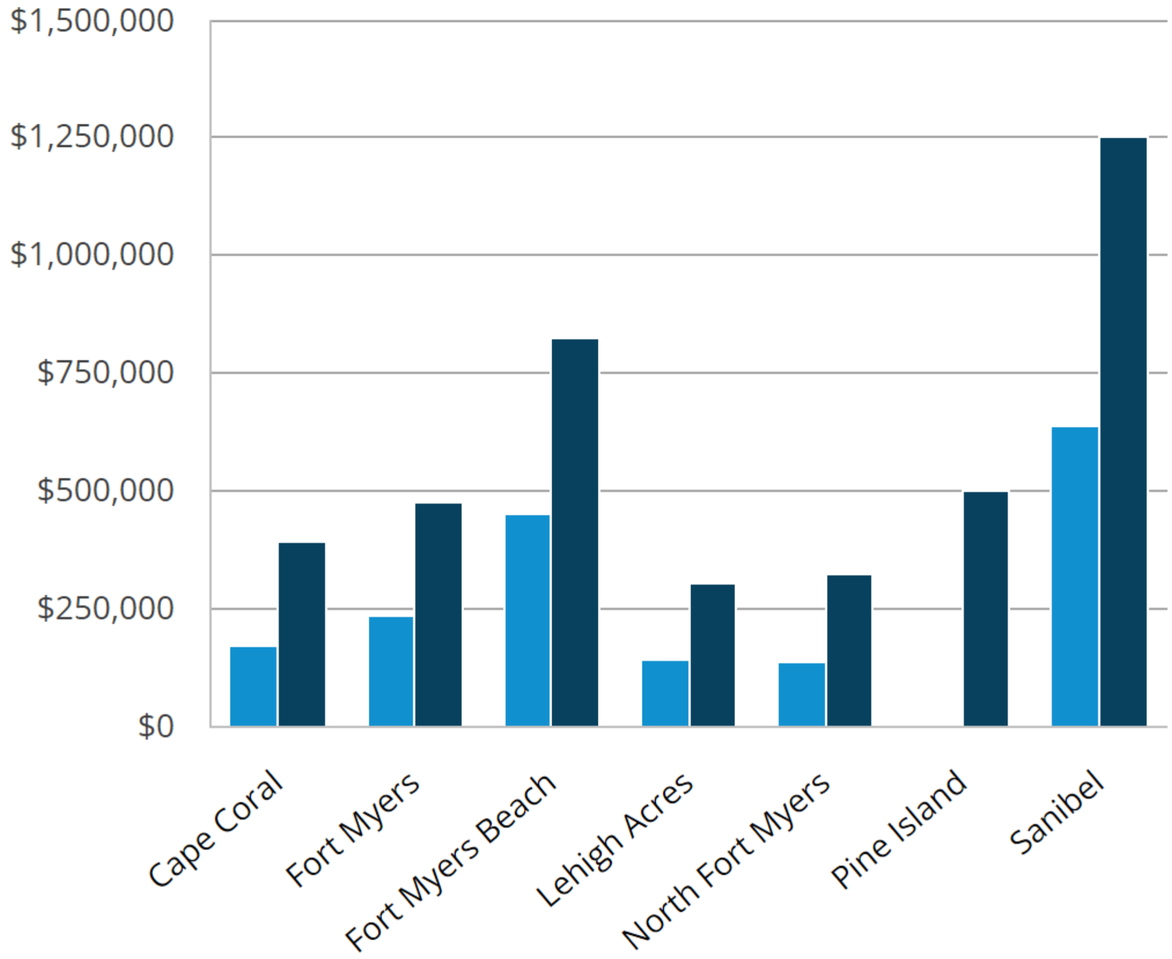
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	$369,999	2.8%	0.2%	-0.4%
CONDO	$223,750	1.7%	-9.8%	-5.3%

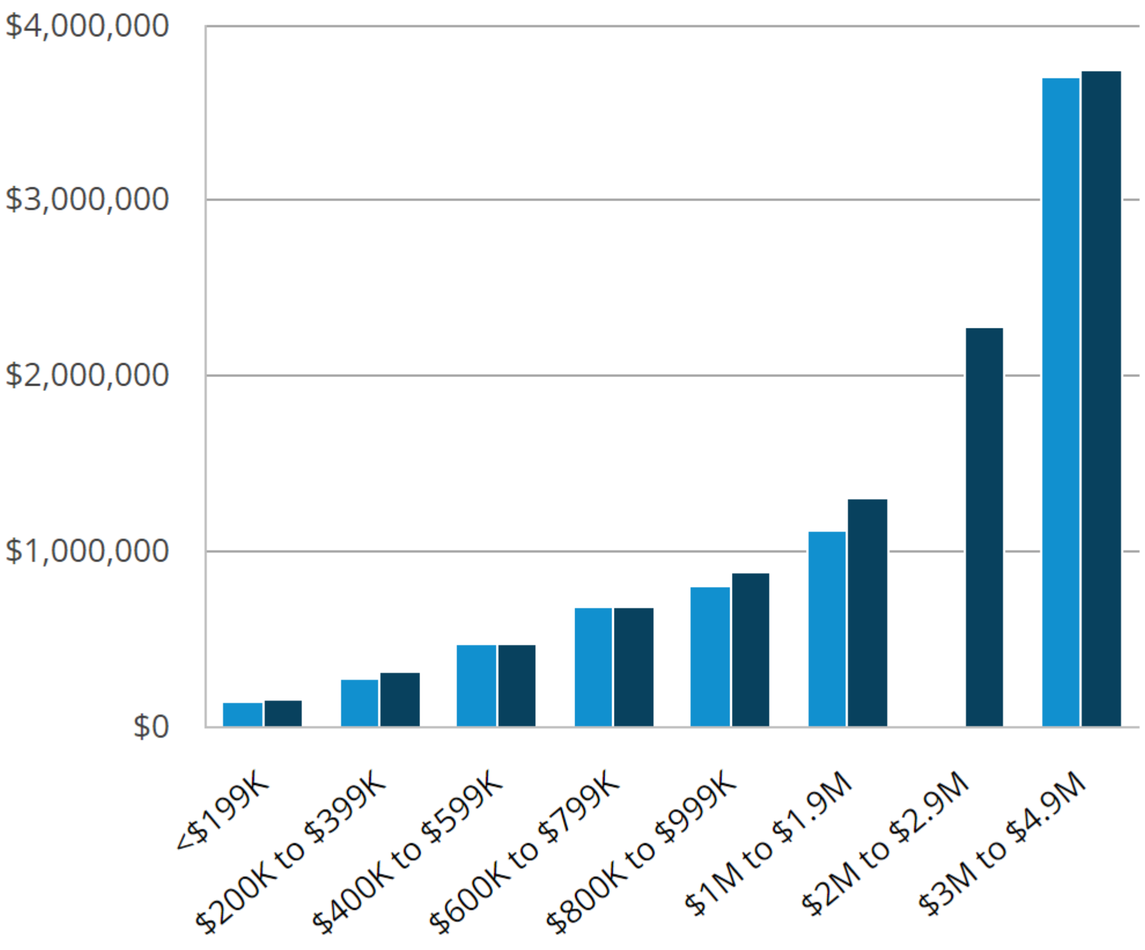
Historical Activity



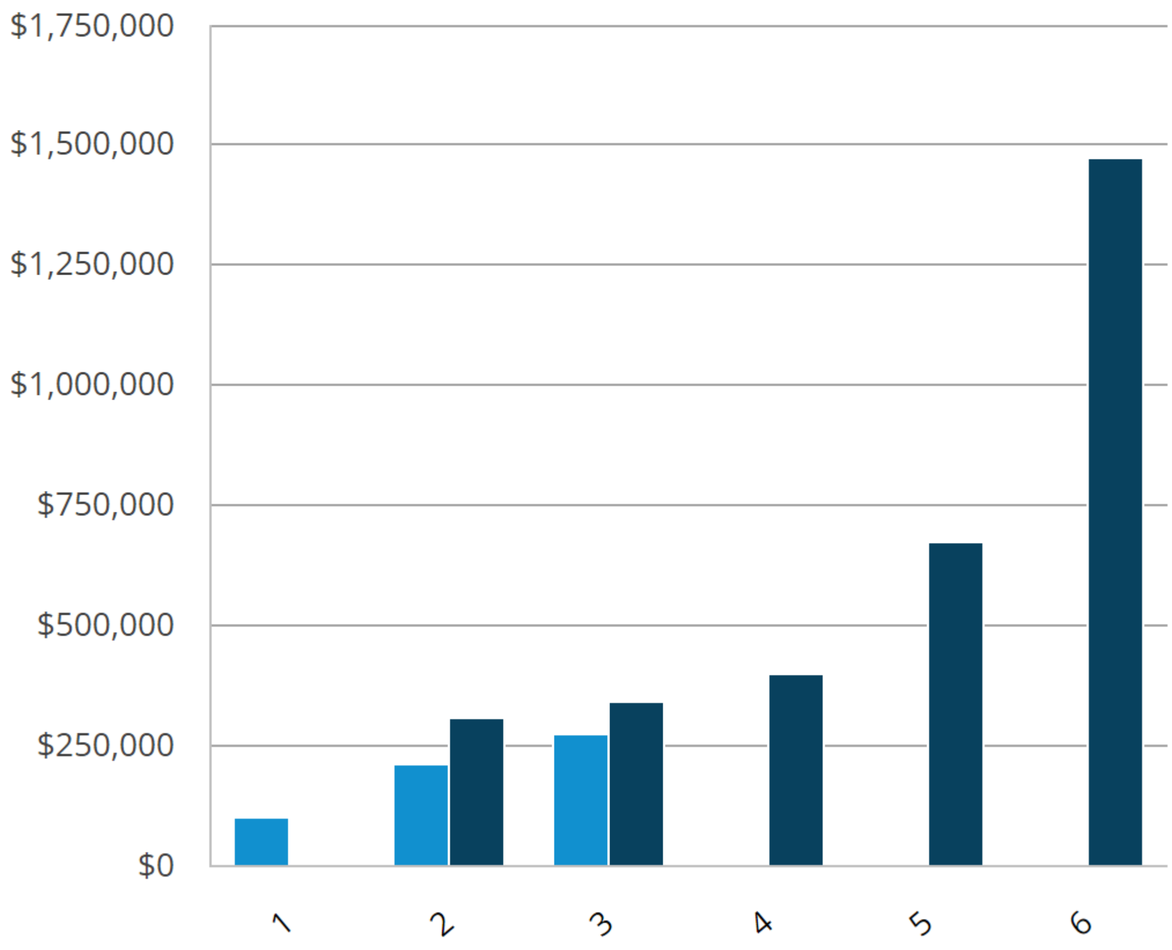
Select Areas



By Price Range



By Bedrooms



Legend: Condo Single Family

Data provided by SWFL MLS, updated 11/04/26. ©2026 Domus Analytics®

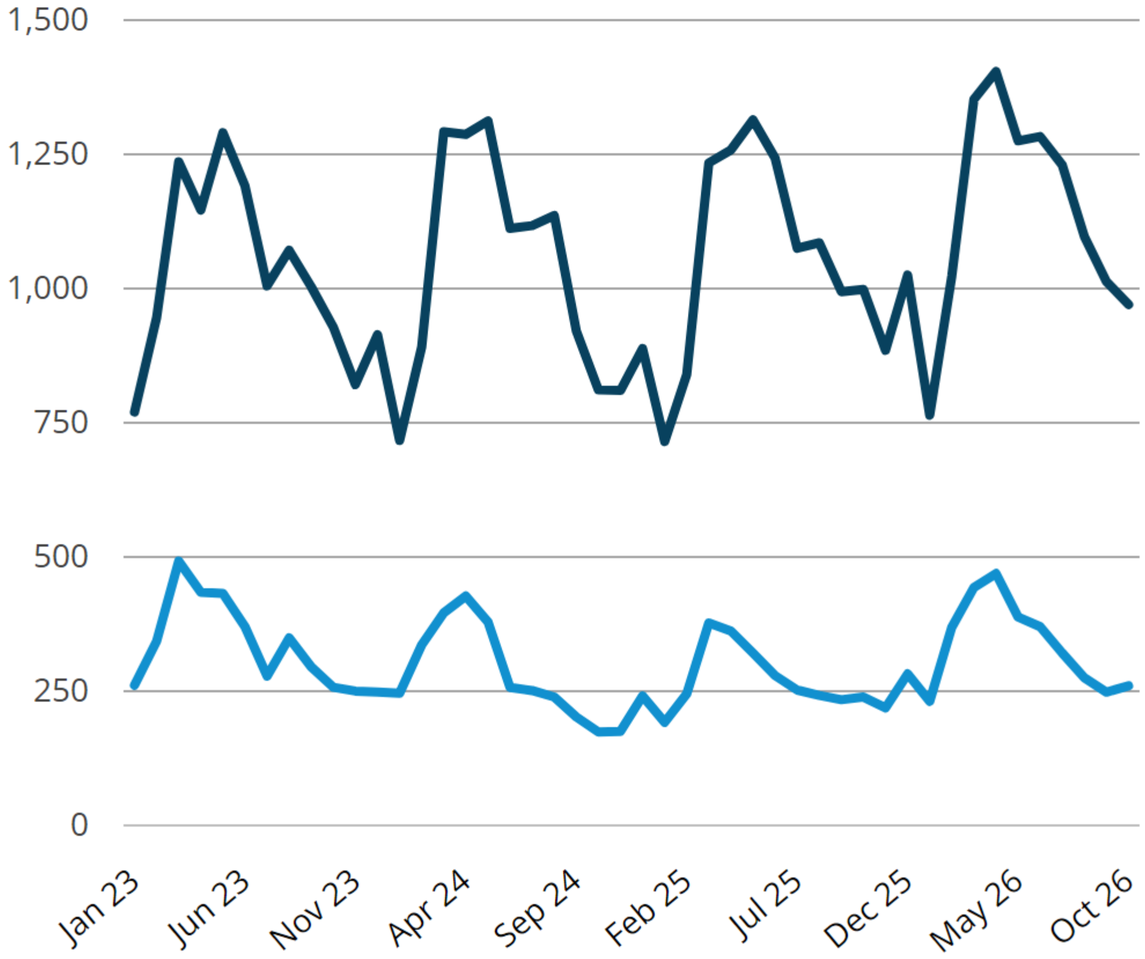
Closed Sales

October 2026

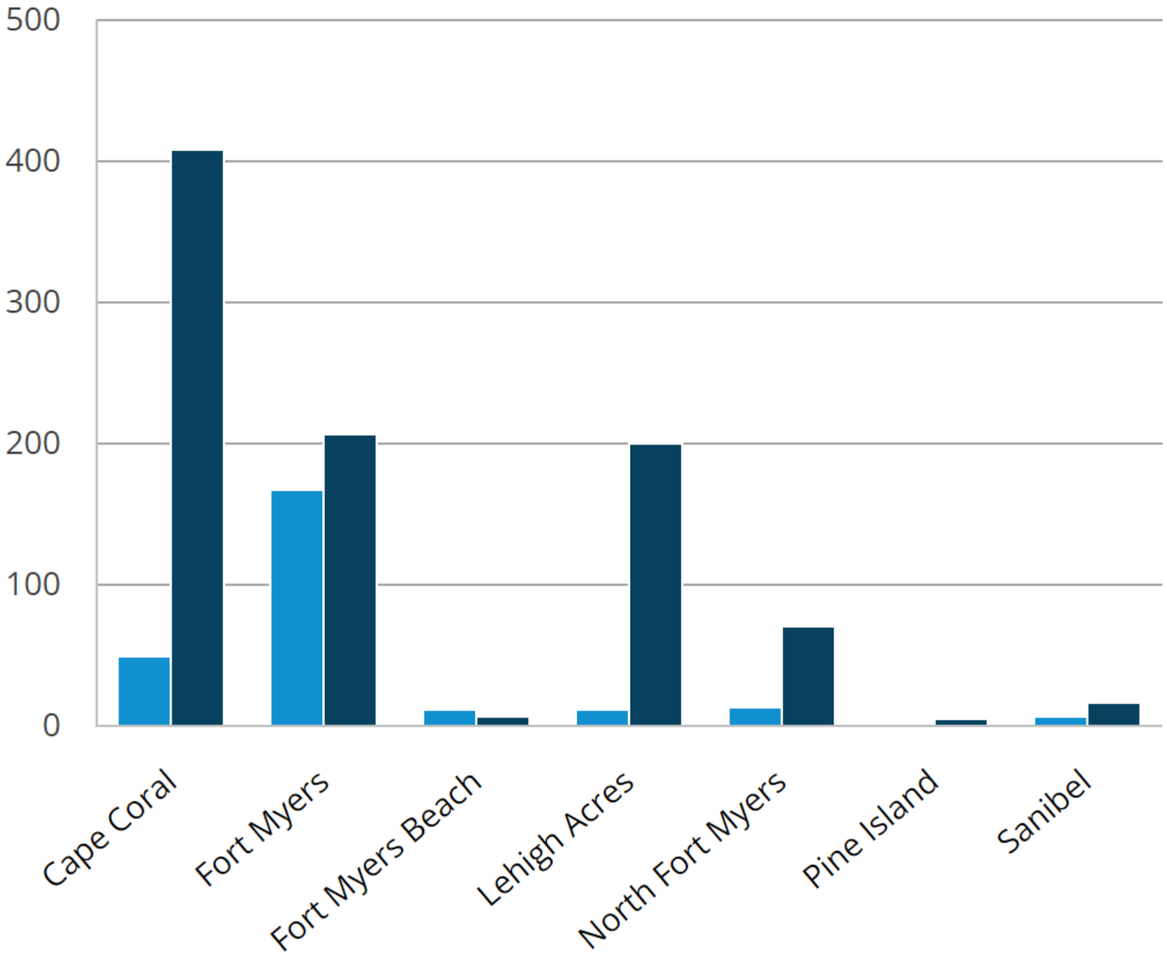
The number of properties that sold.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	968	-4.3%	-2.8%	6.1%
CONDO	258	4.9%	8.9%	23.2%

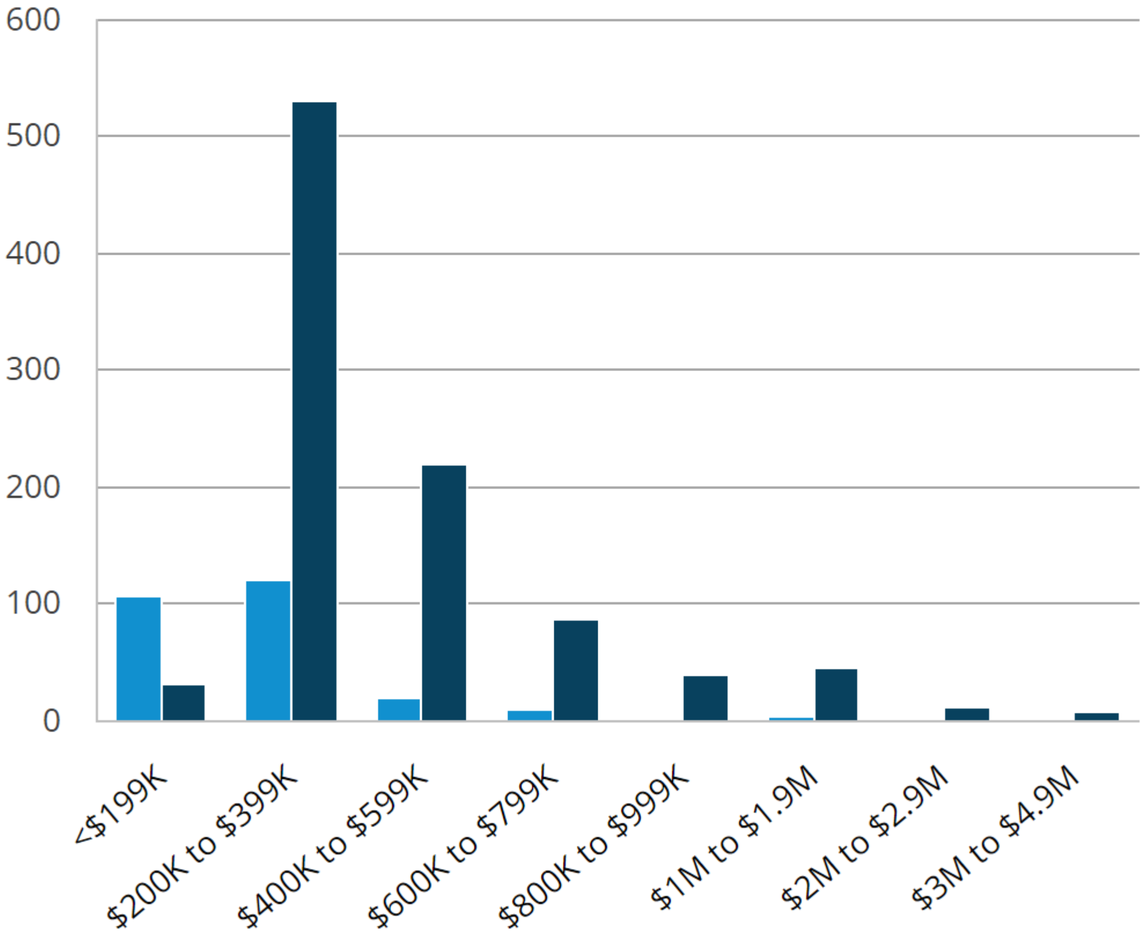
Historical Activity



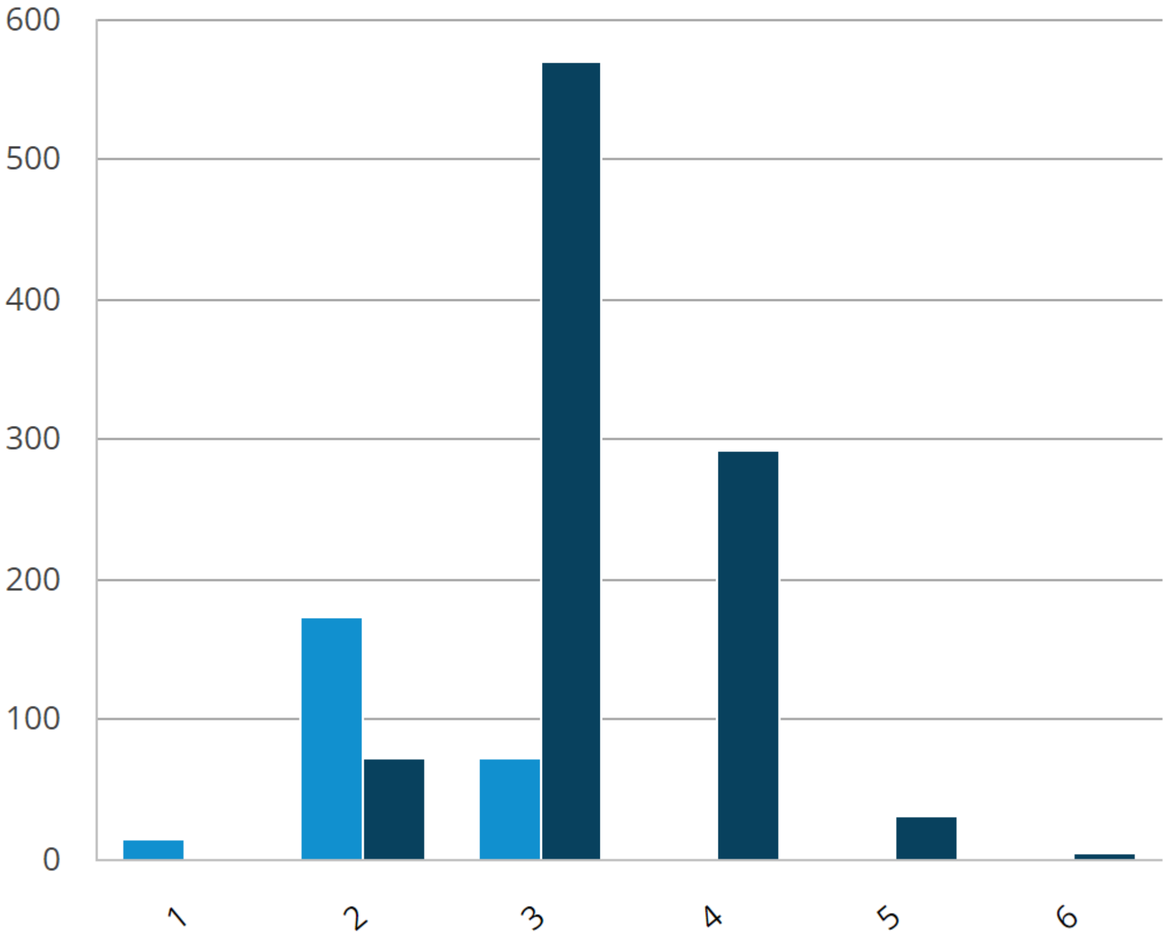
Select Areas



By Price Range



By Bedrooms



Data provided by SWFL MLS, updated 11/04/26. ©2026 Domus Analytics®

New Listings

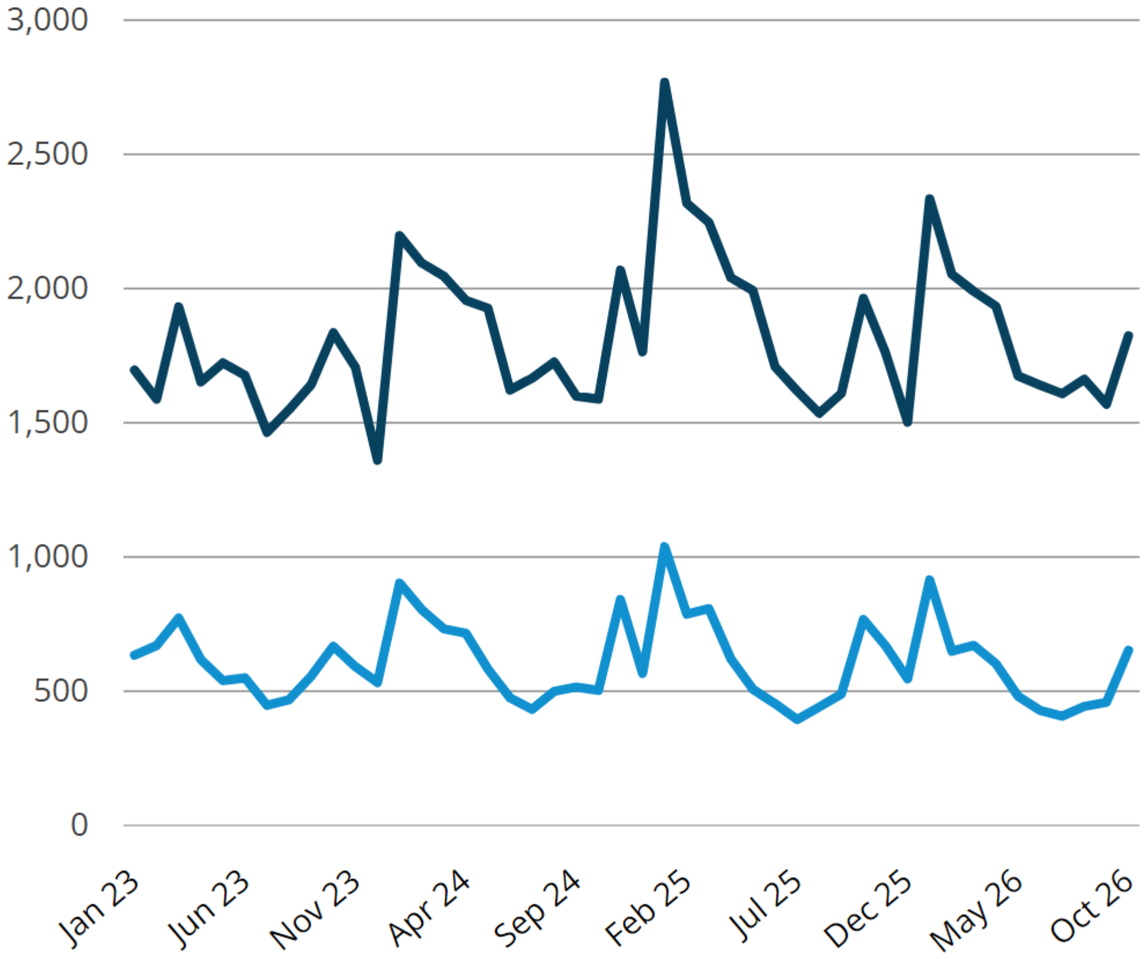
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October 2026

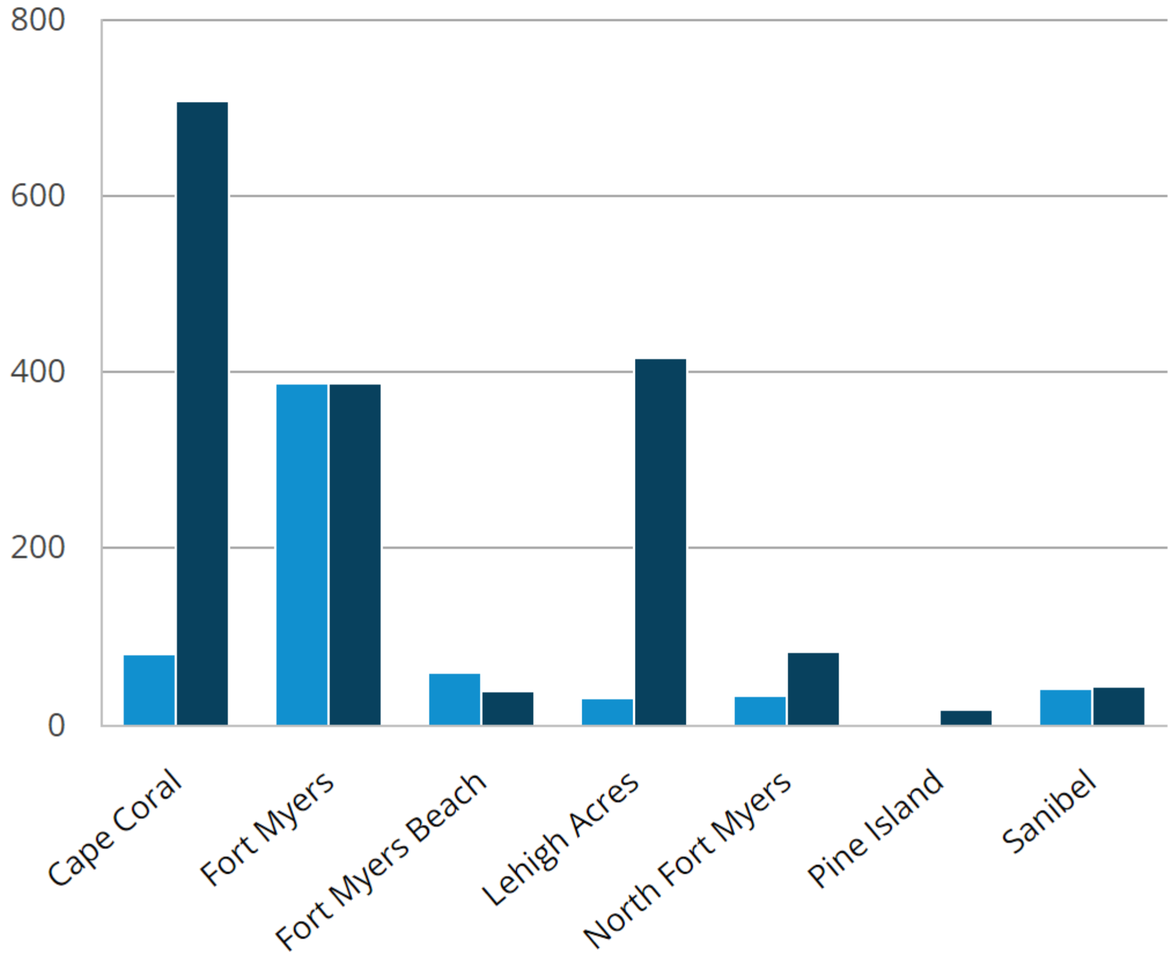
The number of properties listed regardless of current status.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,820	⇈ 16.3%	⇊ -7.1%	⇊ -7.6%
CONDO	648	⇈ 42.7%	⇊ -15.1%	⇊ -9.6%

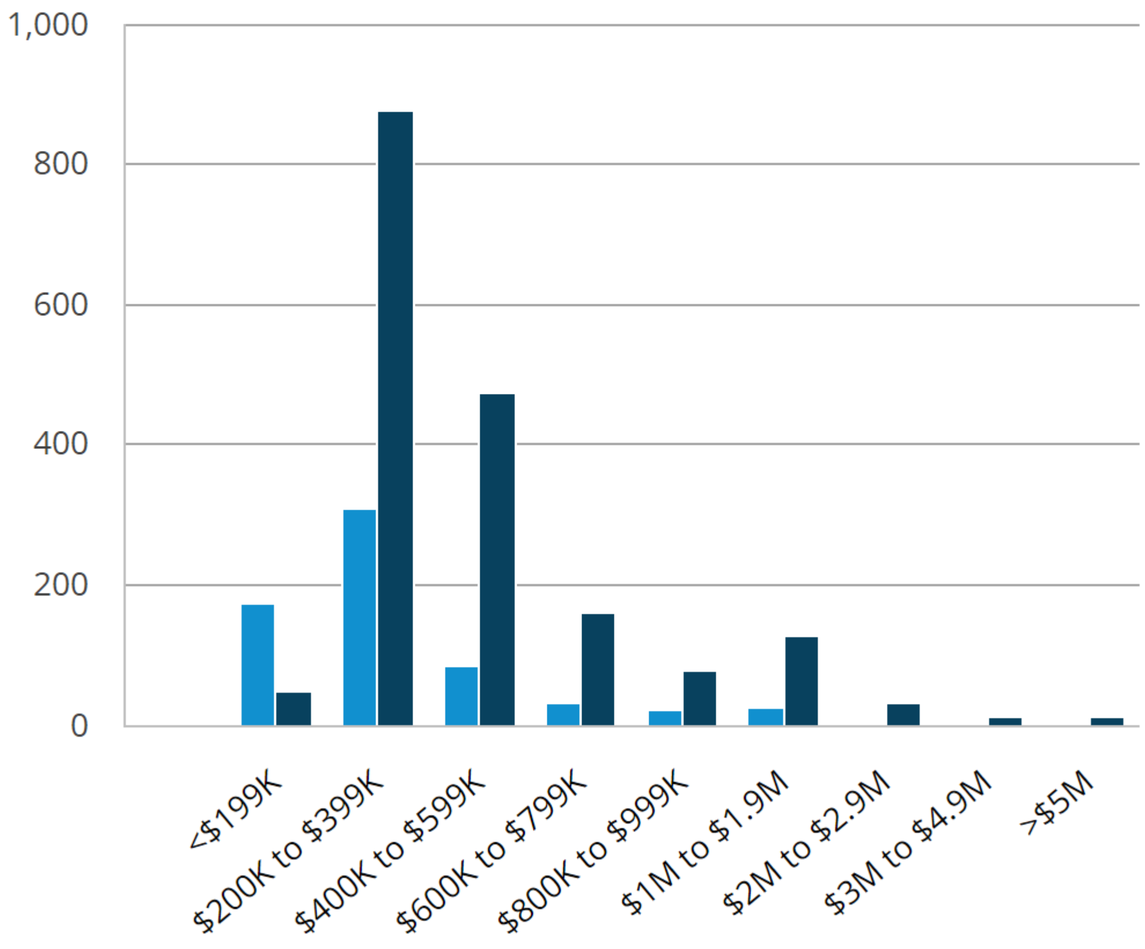
Historical Activity



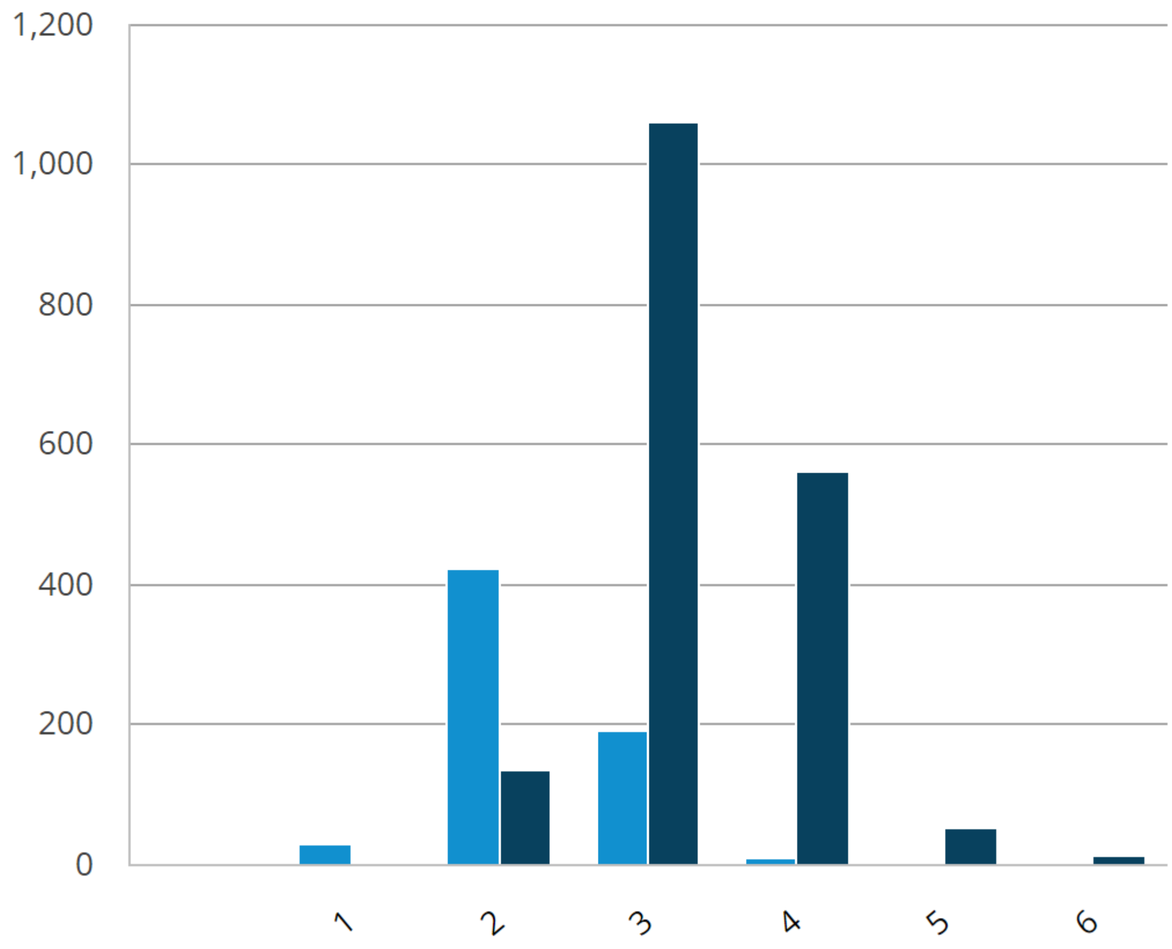
Select Areas



By Price Range



By Bedrooms



Legend: Condo Single Family

Data provided by SWFL MLS, updated 11/04/26. ©2026 Domus Analytics®

Pending Sales

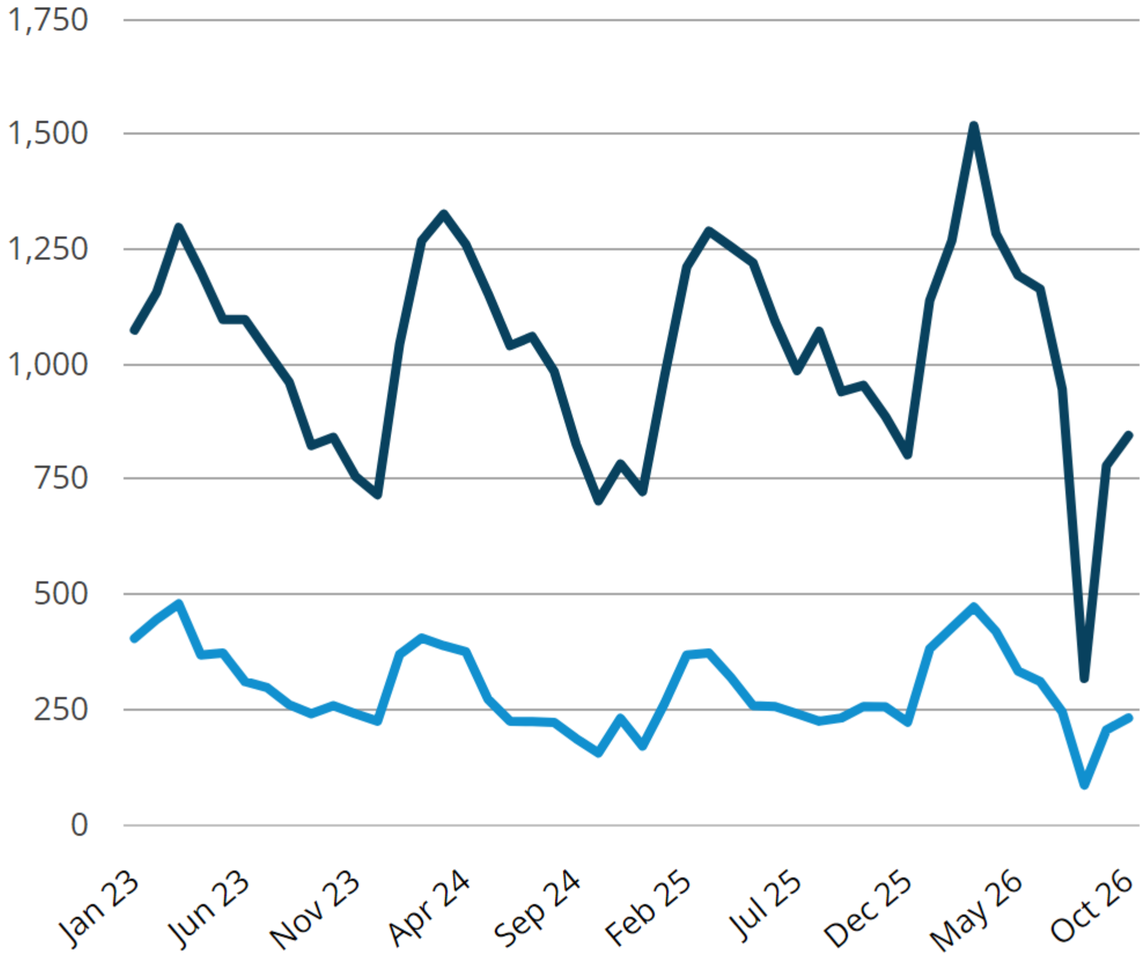
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October 2026

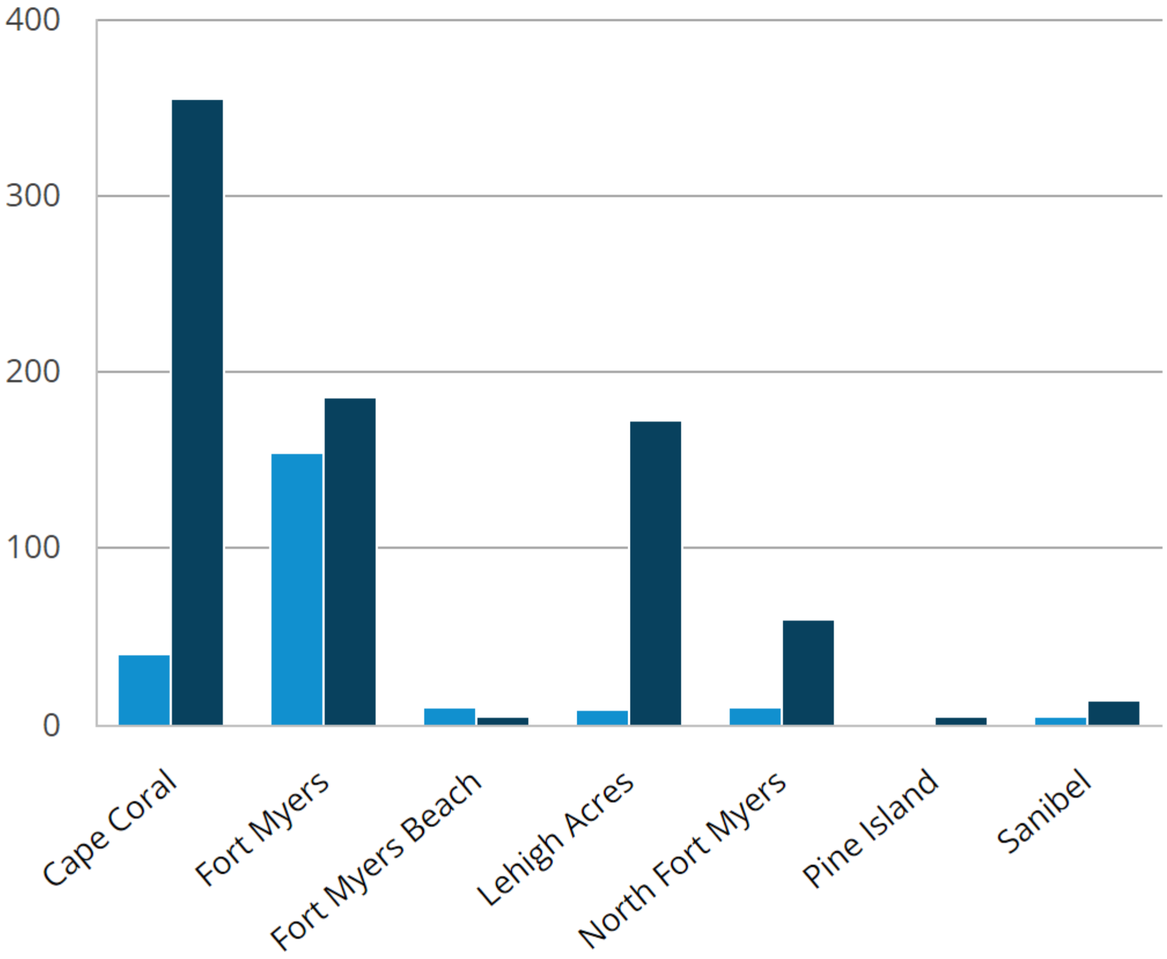
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	845	⇈ 8.5%	⇊ -11.4%	⇊ -4.9%
CONDO	231	⇈ 12.7%	⇊ -9.8%	⇈ 11.5%

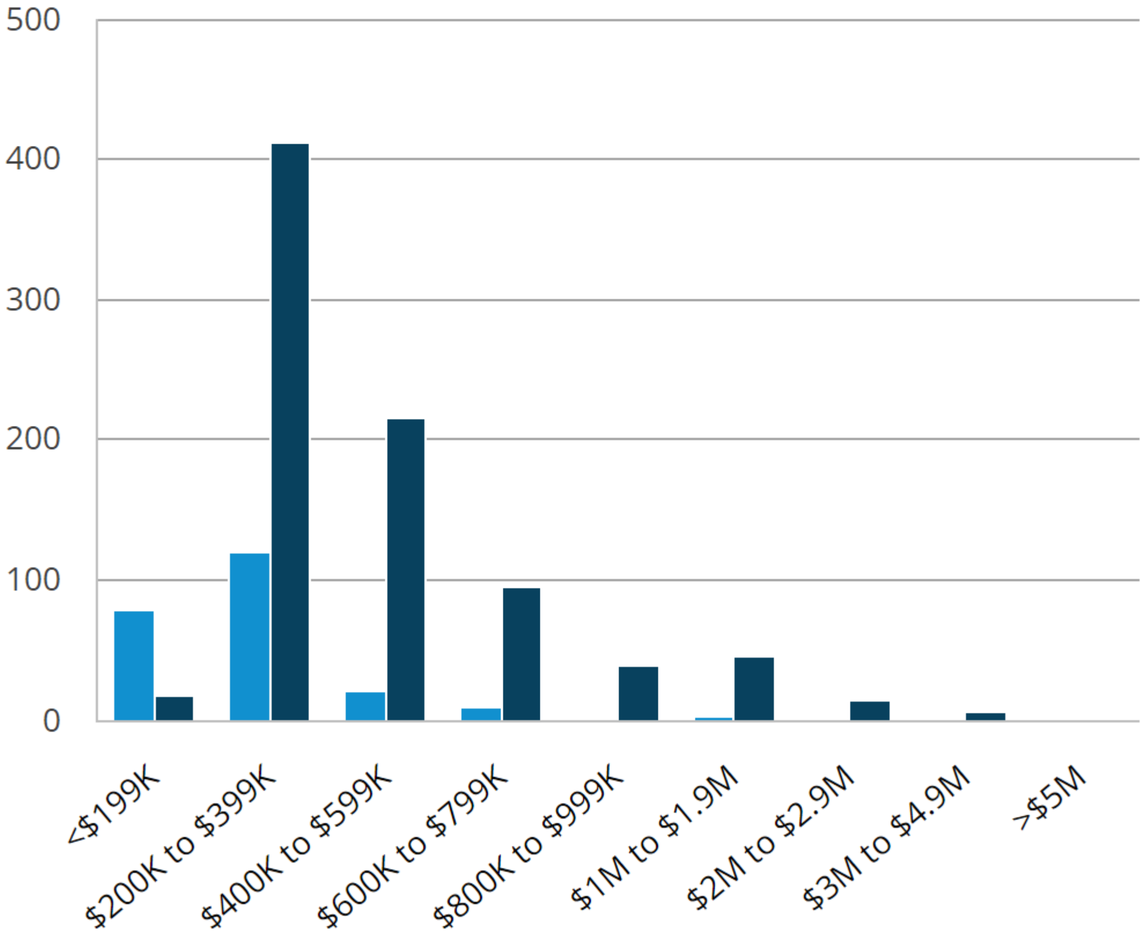
Historical Activity



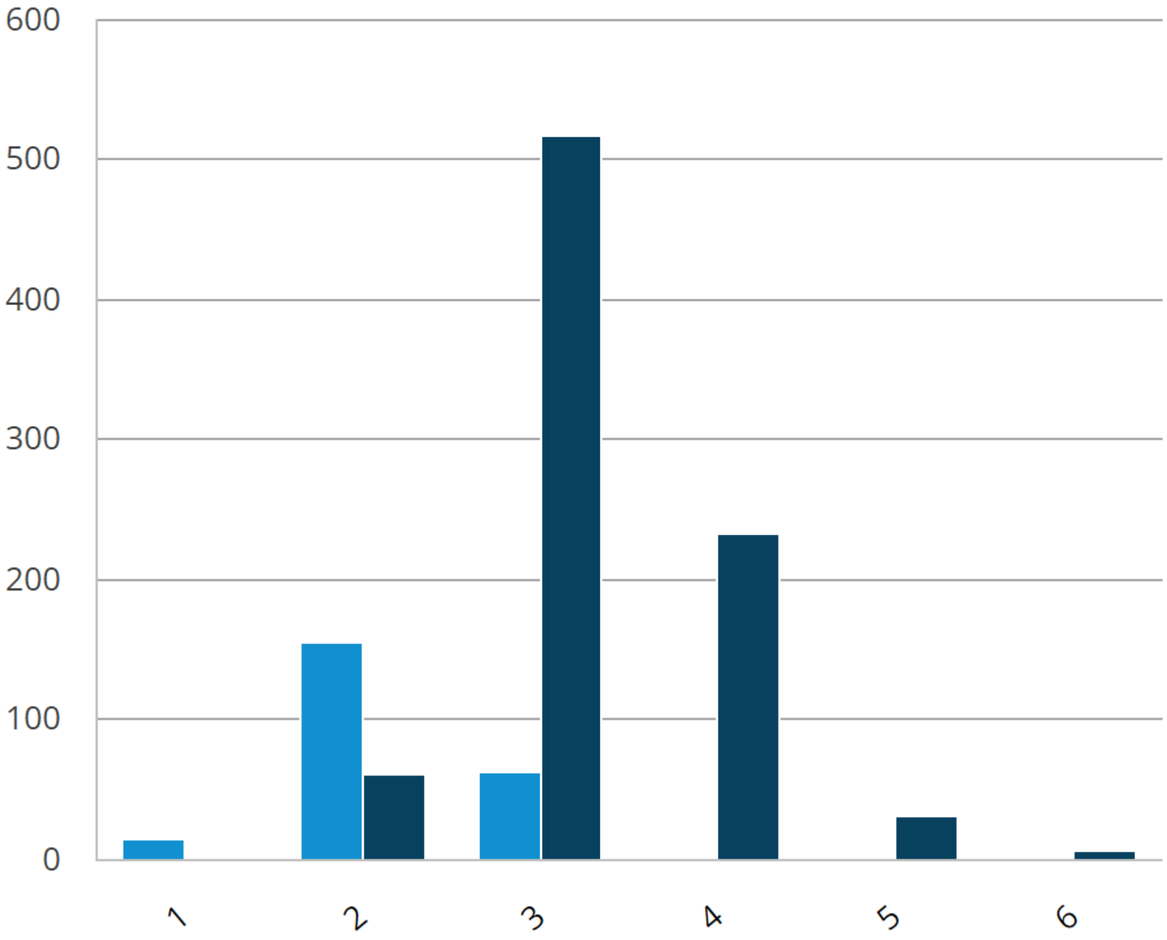
Select Areas



By Price Range



By Bedrooms



Legend: Condo Single Family

Data provided by SWFL MLS, updated 11/04/26. *©2026 Domus Analytics®*

Days on Market

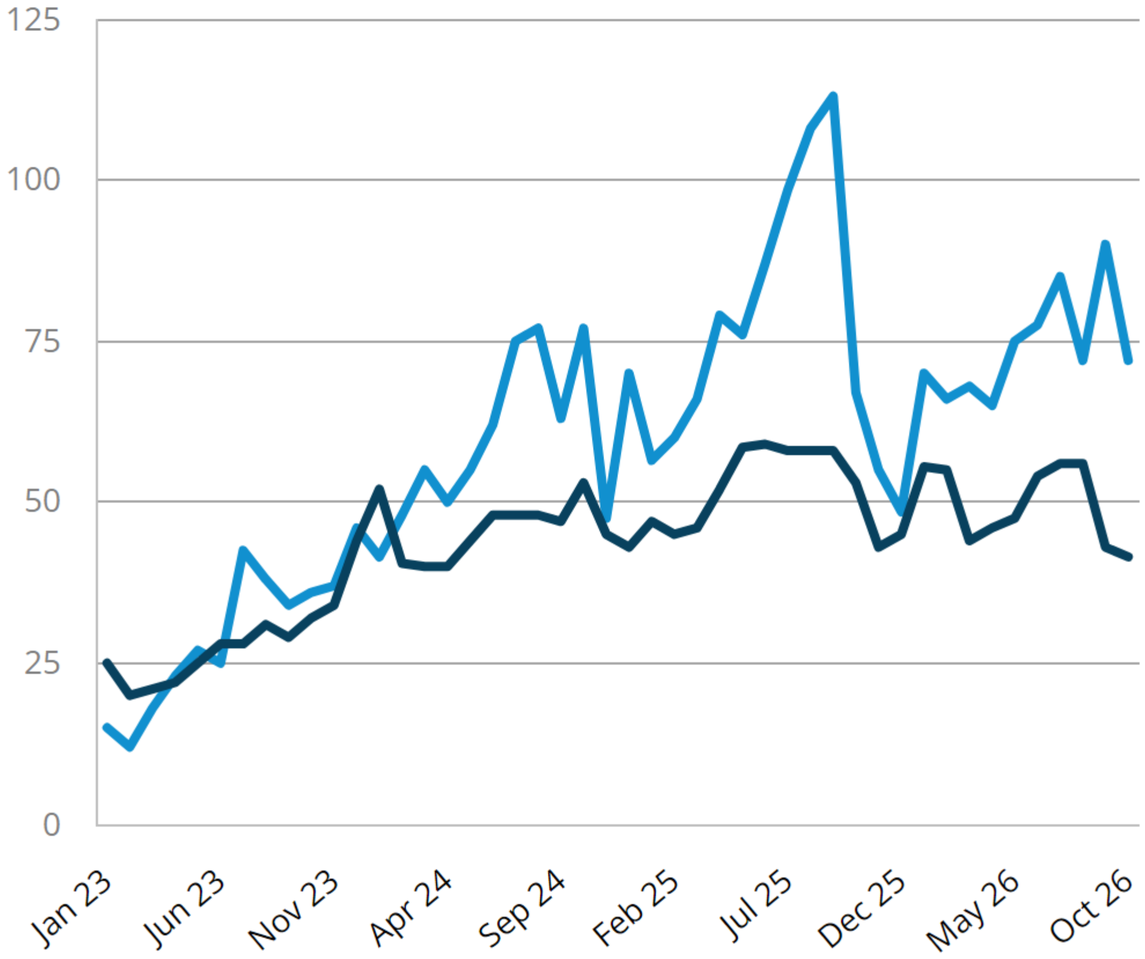
ROYAL PALM COAST REALTOR® ASSOCIATION

October 2026

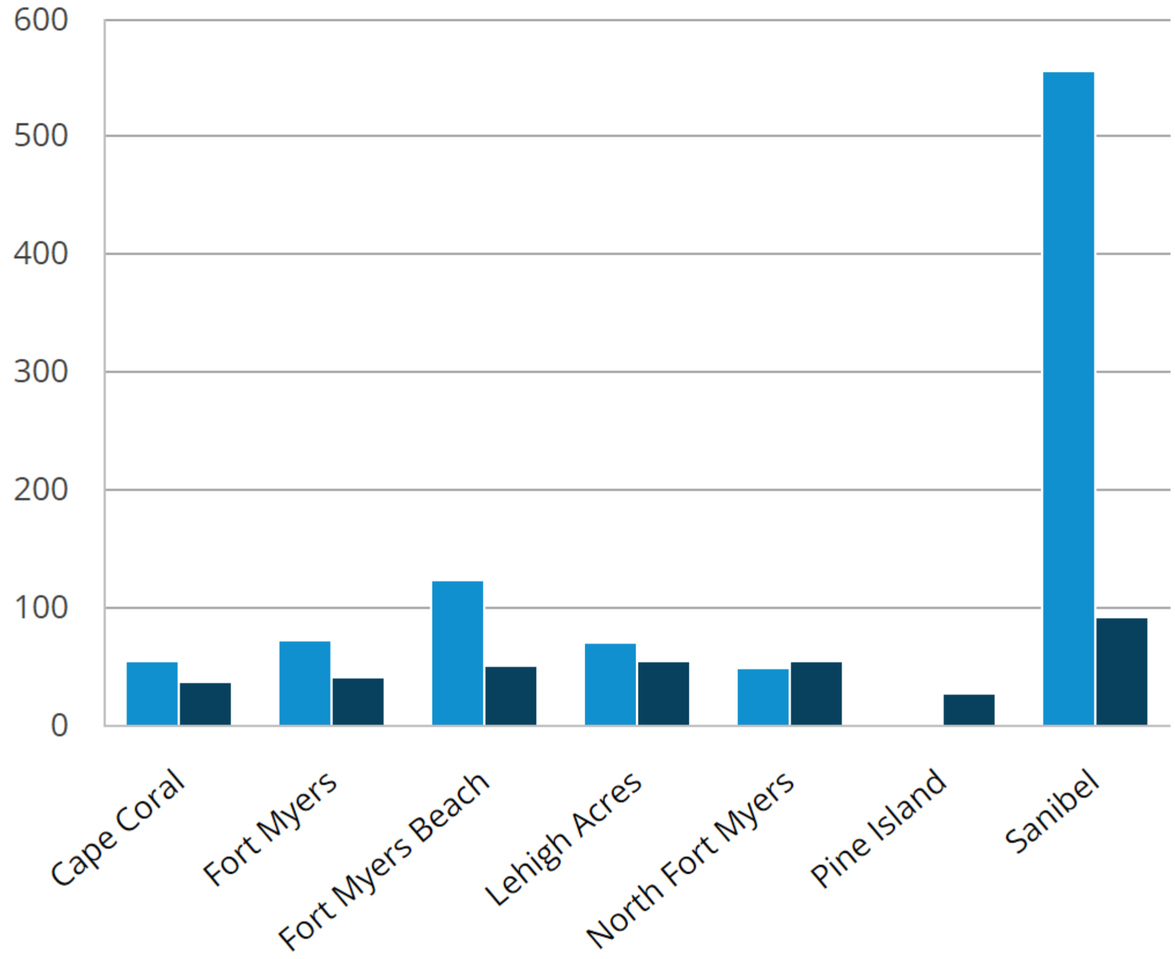
The median number of days between when a property is listed and the purchase contract date.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	42	-2.3%	-20.8%	-7.5%
CONDO	72	-20.0%	7.5%	-9.0%

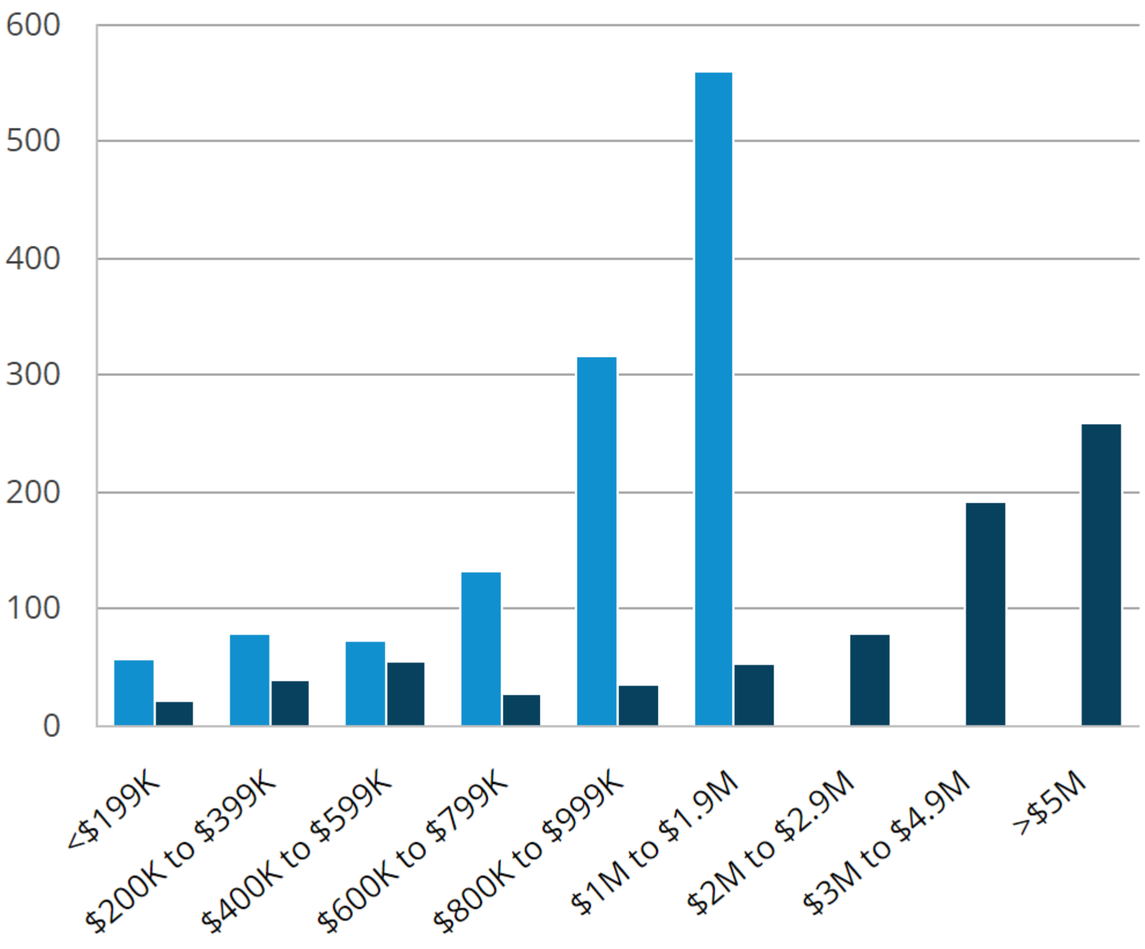
Historical Activity



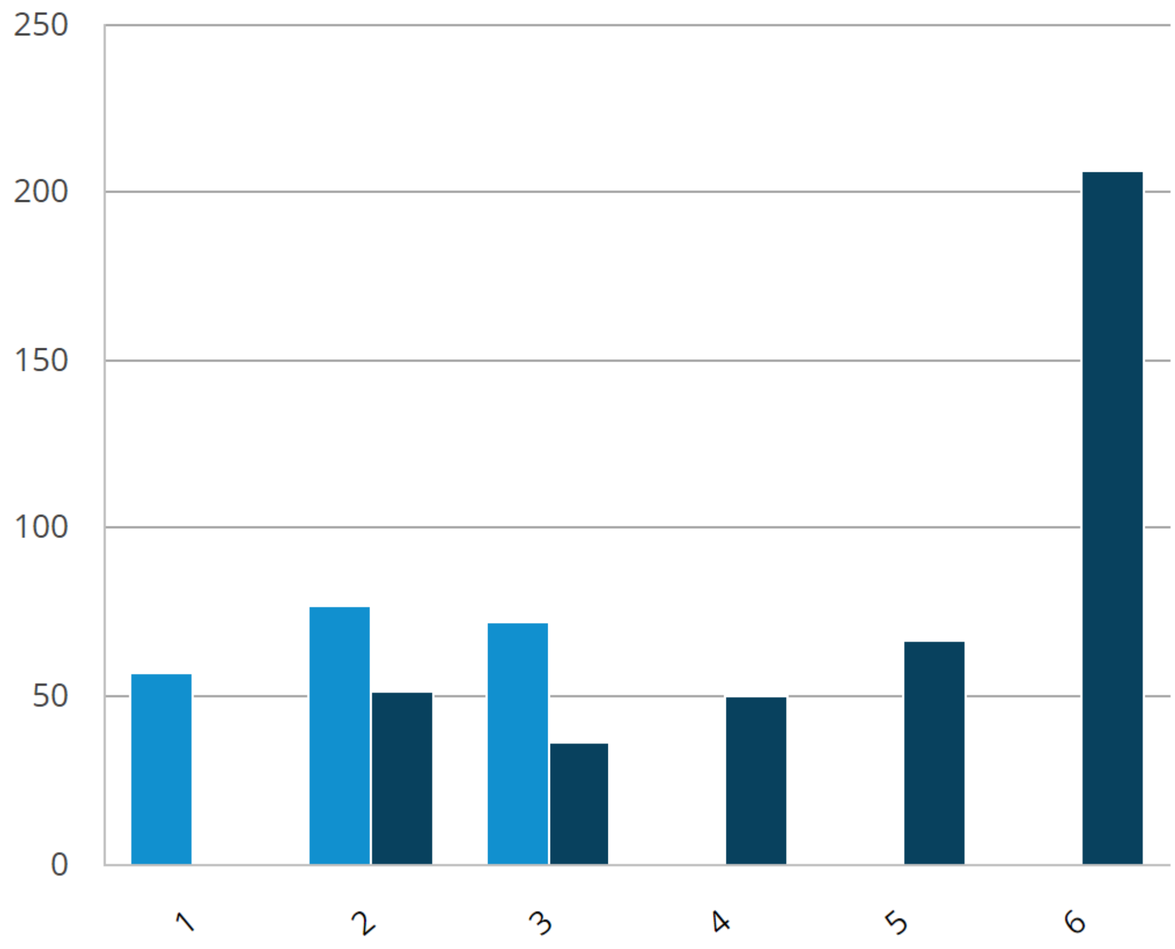
Select Areas



By Price Range



By Bedrooms



Legend: Condo Single Family

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Price per Square Foot

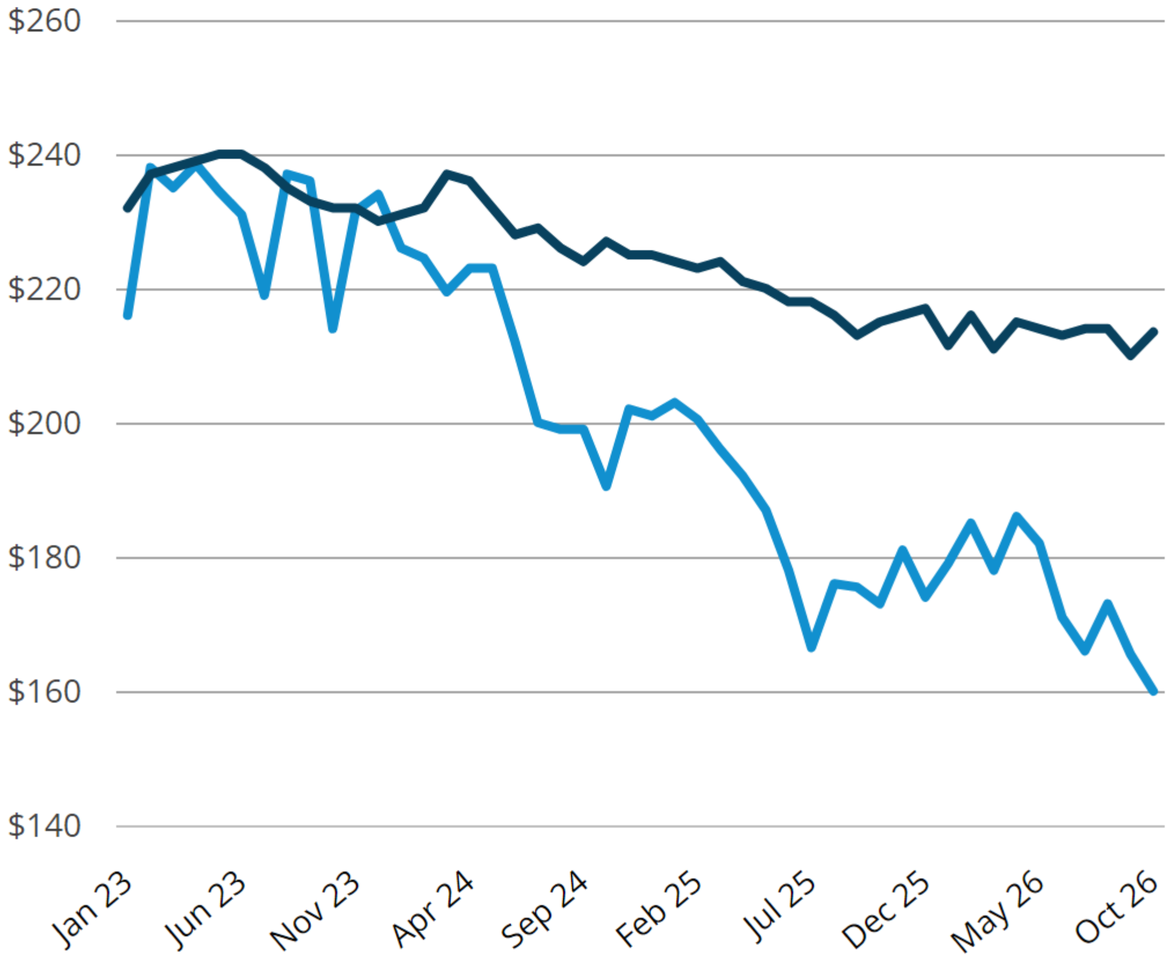
ROYAL PALM COAST REALTOR® ASSOCIATION

October 2026

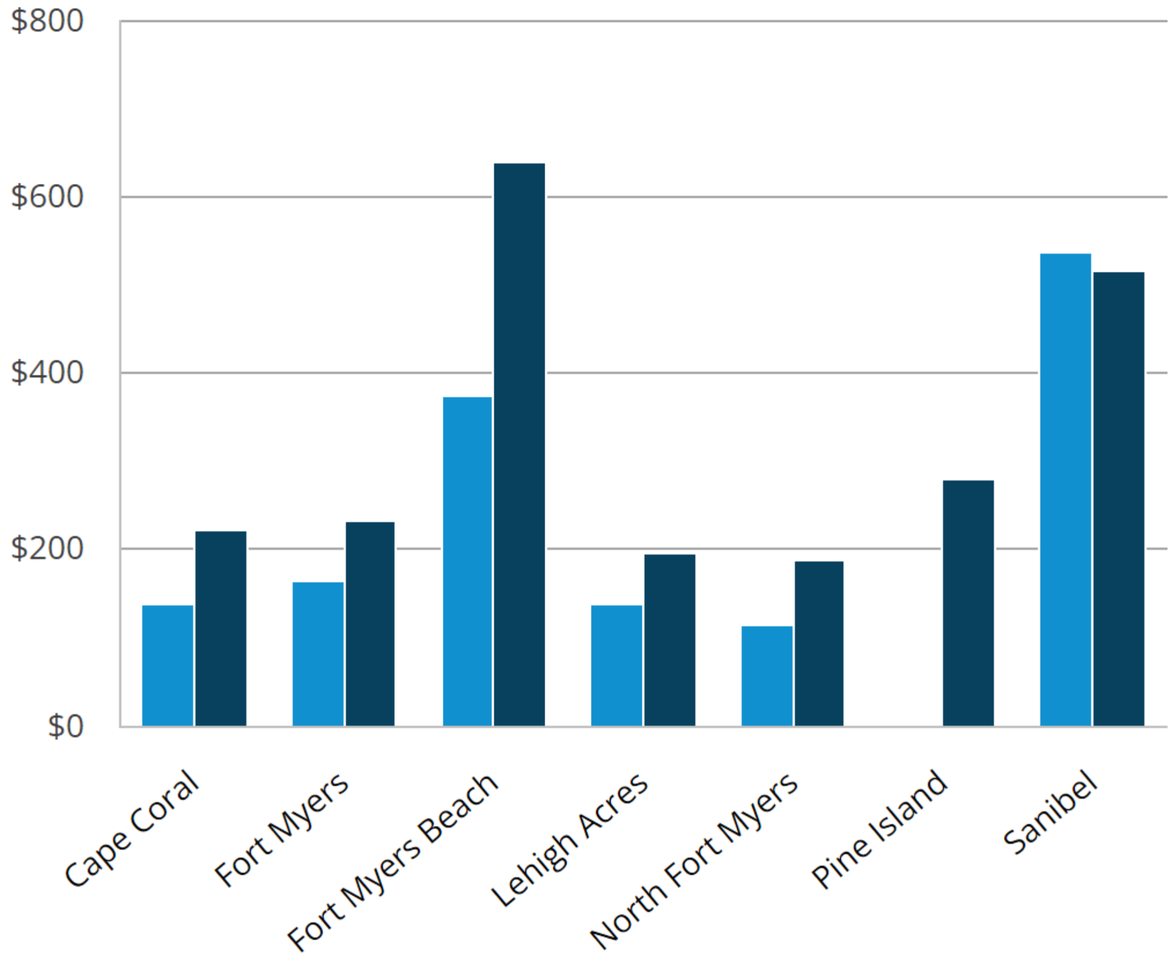
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	$214	1.9%	-0.5%	-2.3%
CONDO	$160	-3.6%	-7.5%	-5.9%

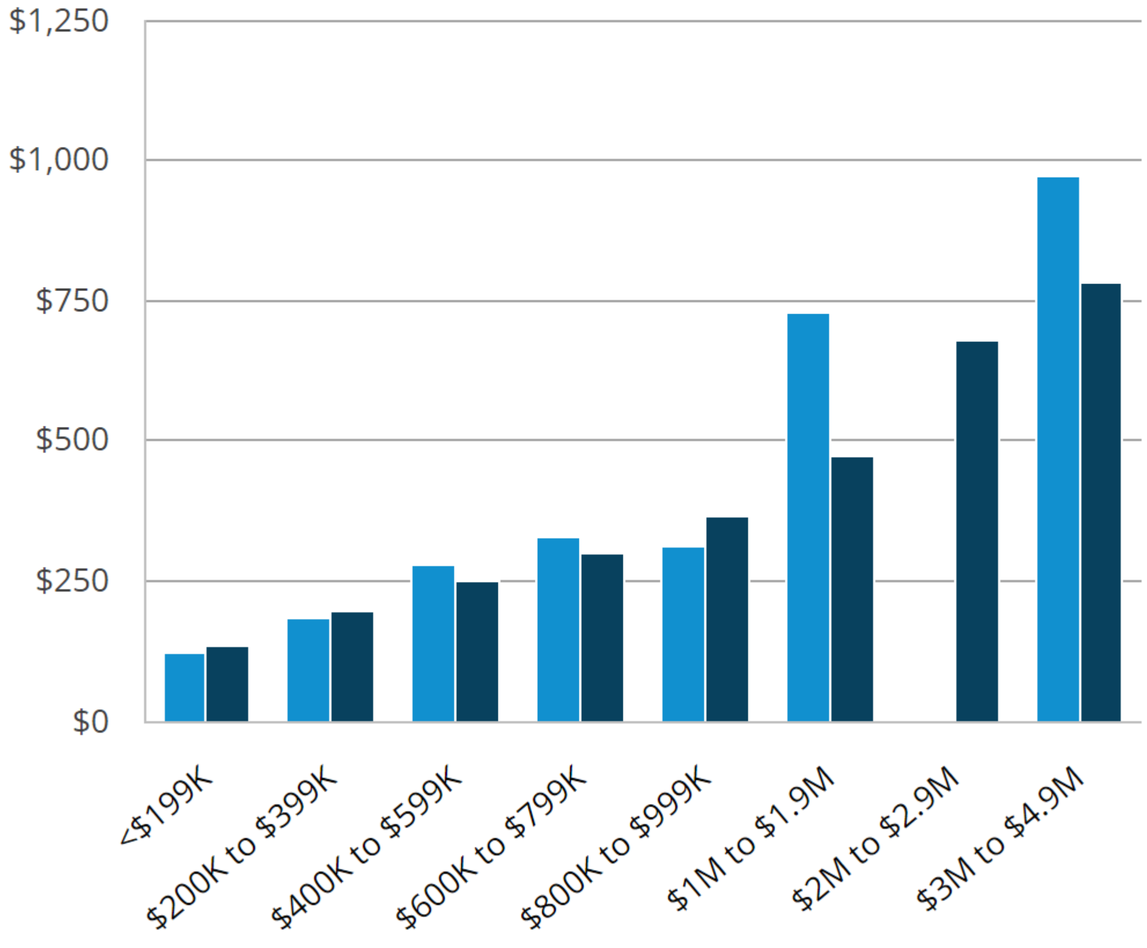
Historical Activity



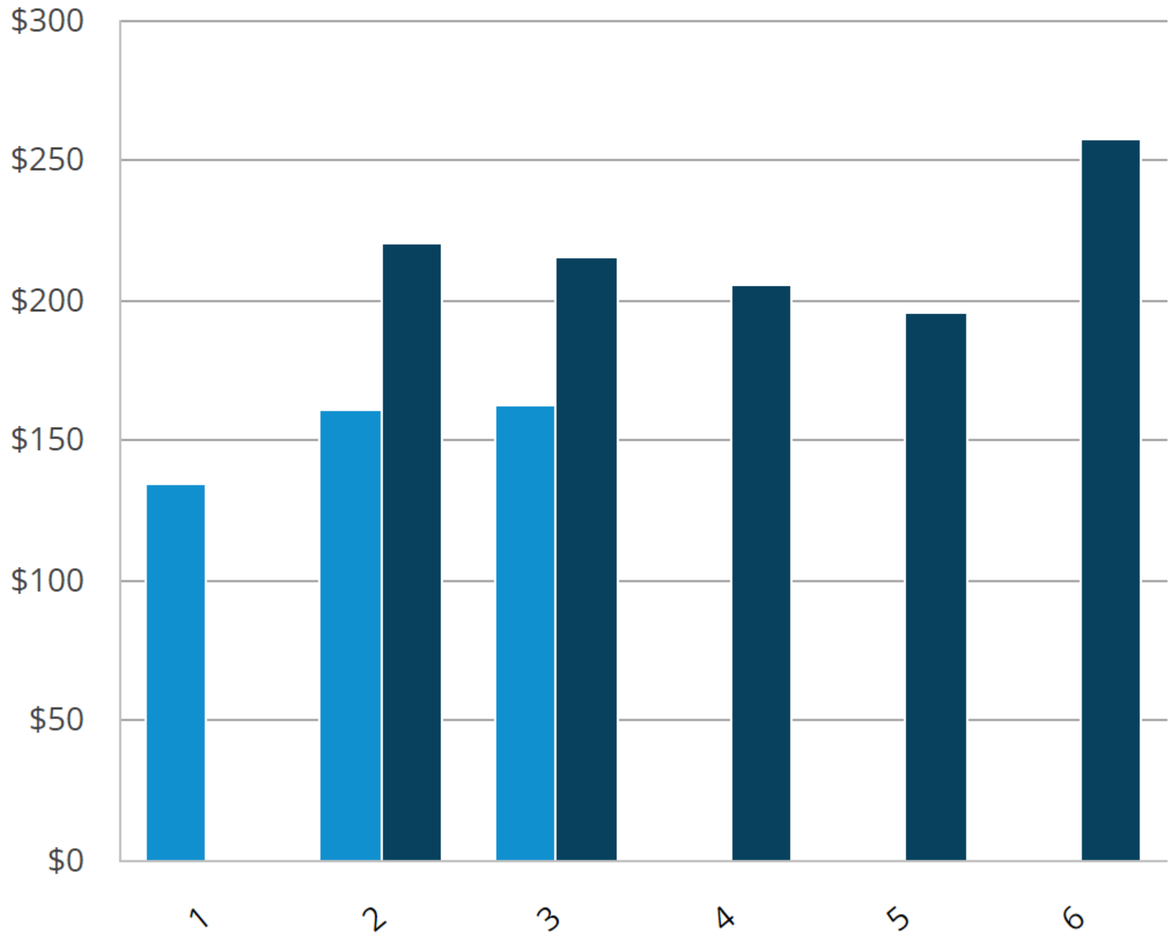
Select Areas



By Price Range



By Bedrooms



Legend: Condo Single Family

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Percent of Original Price Received

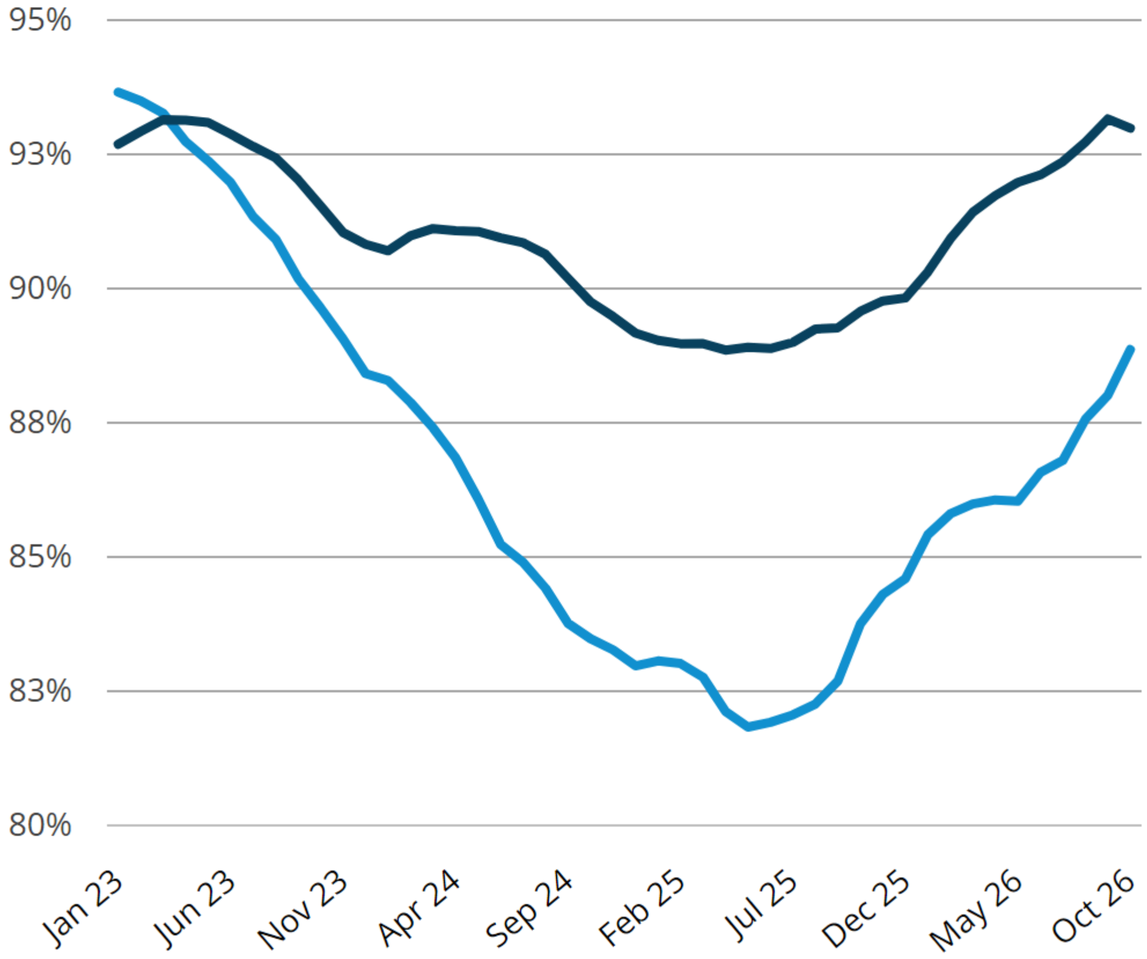
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October 2026

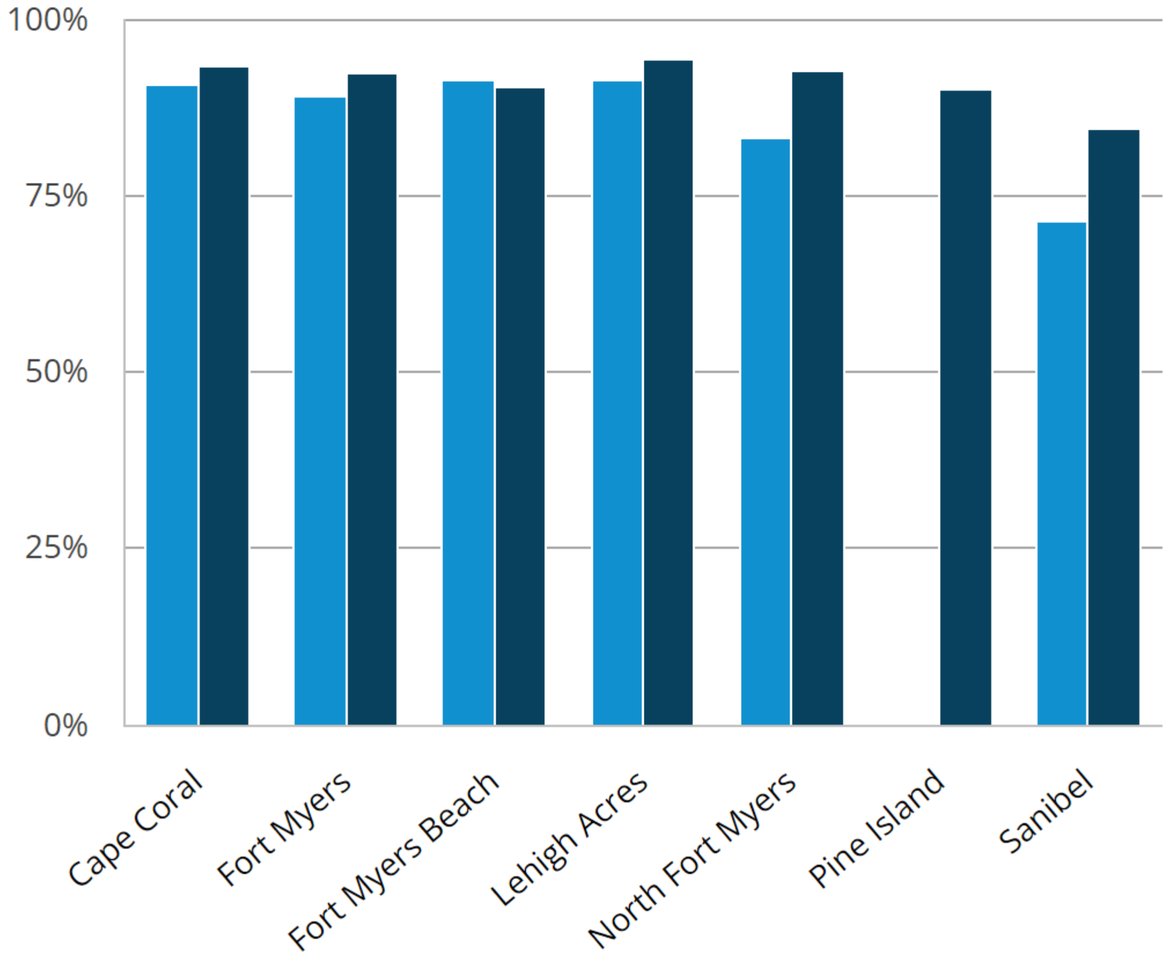
The average of the sales price divided by the original list price expressed as a percentage.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	93.0%	-0.1%	3.8%	3.0%
CONDO	88.8%	0.9%	6.1%	4.5%

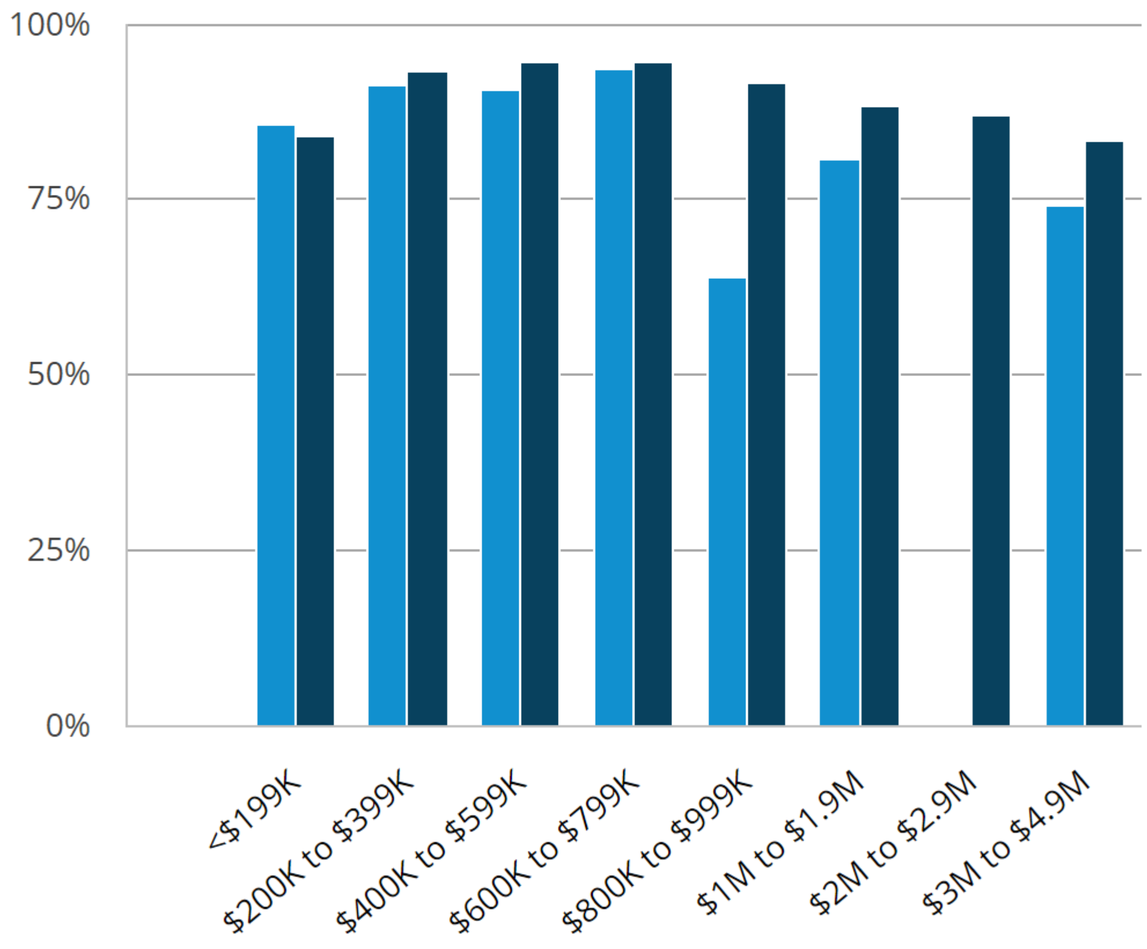
Historical Activity



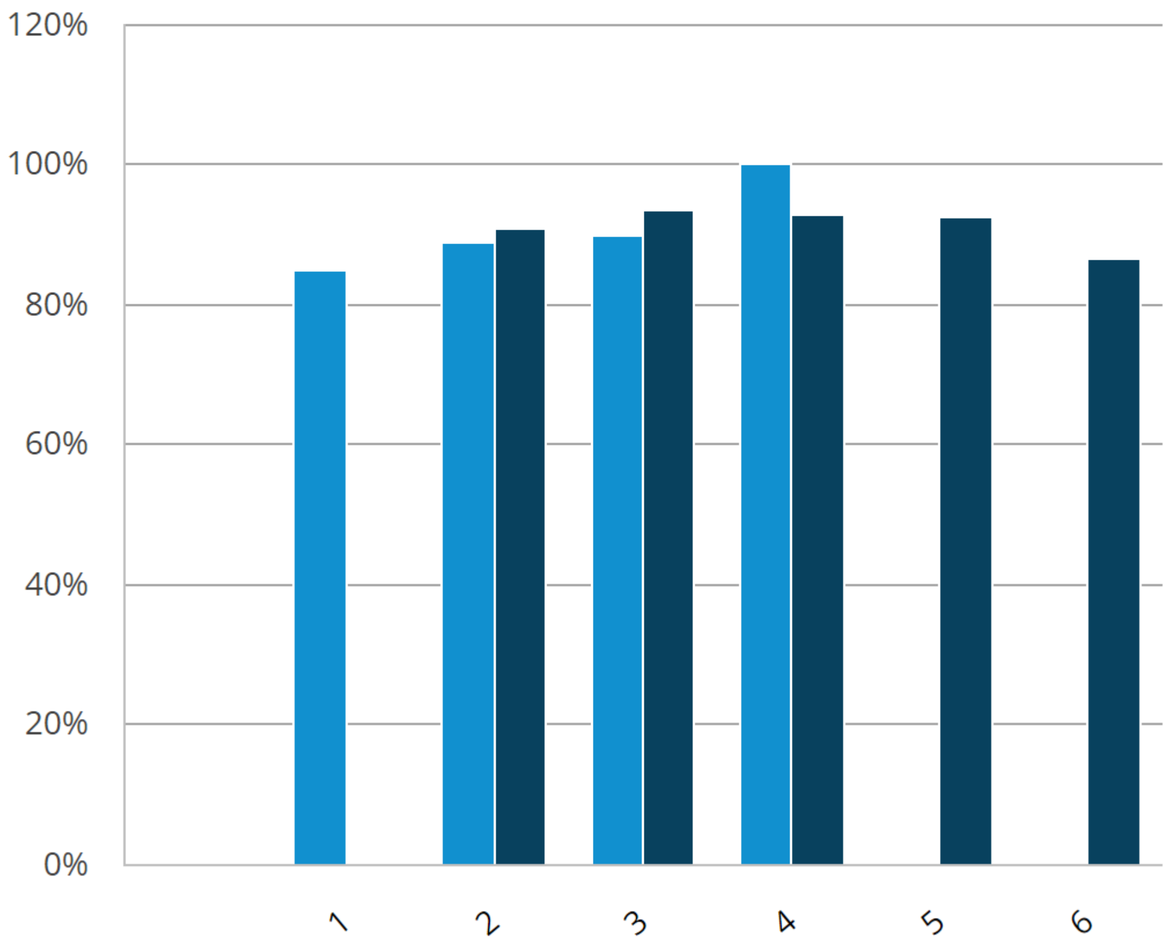
Select Areas



By Price Range



By Bedrooms



Legend: Condo Single Family

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Active Inventory

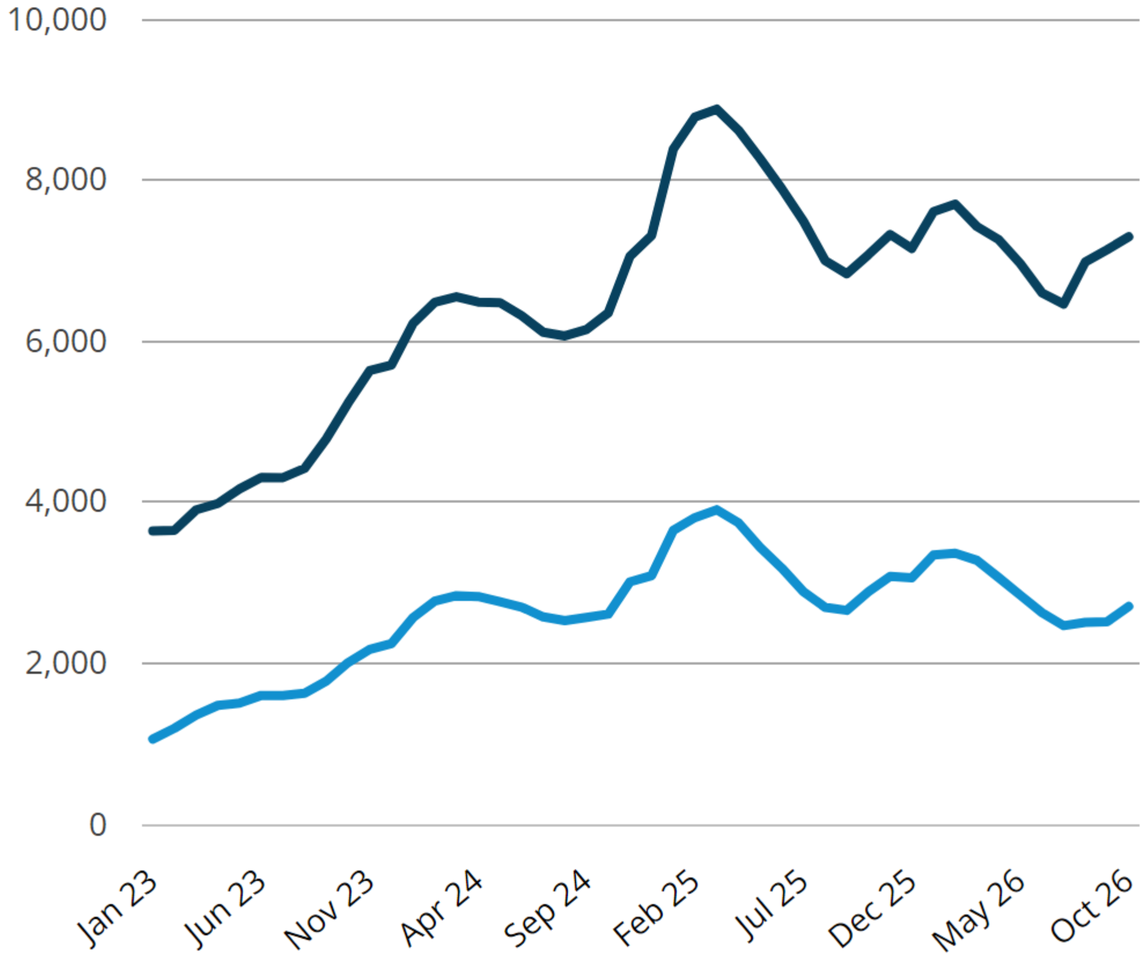
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October 2026

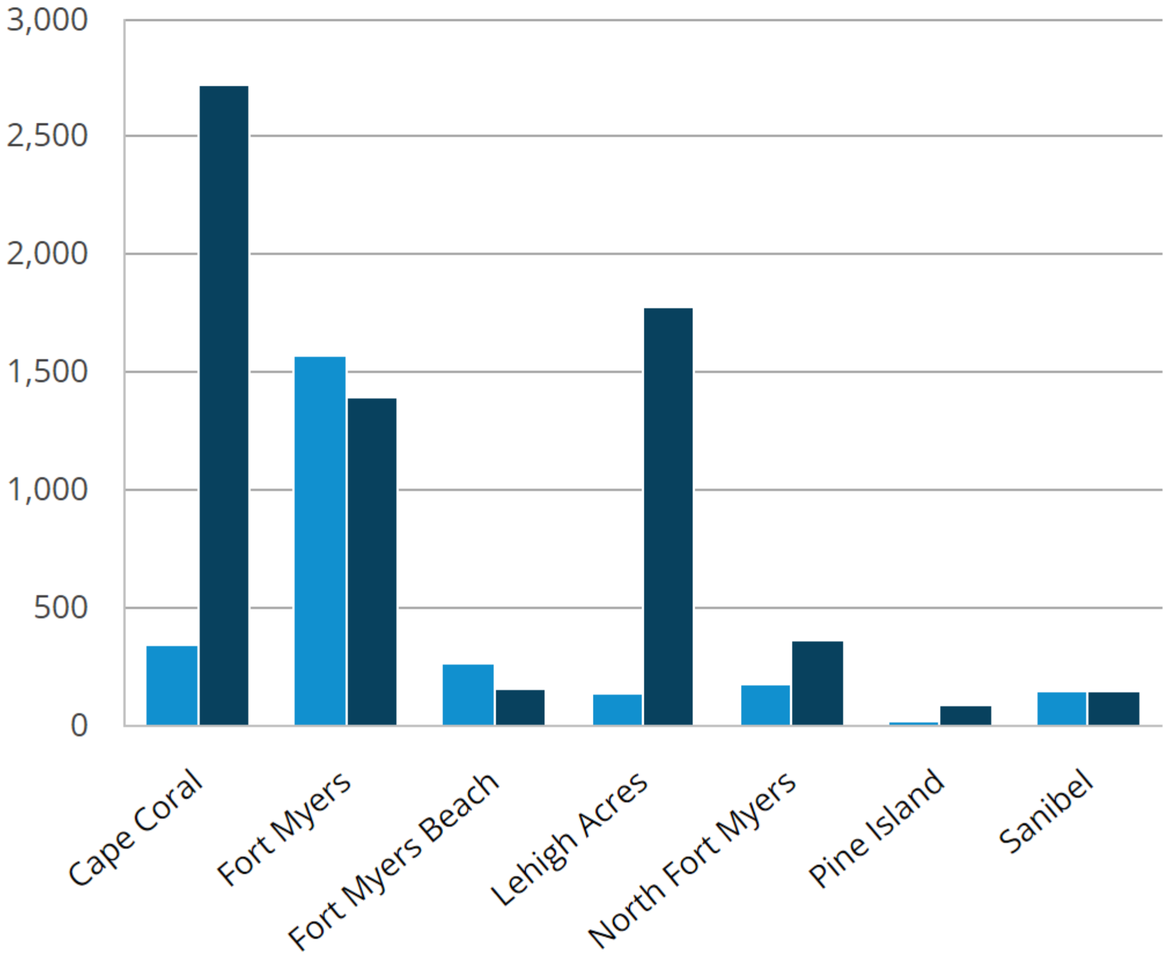
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	7,296	⌃⌃ 2.3%	⌃⌃ 3.1%	——
CONDO	2,704	⌃⌃ 7.6%	⌄⌄ -6.3%	——

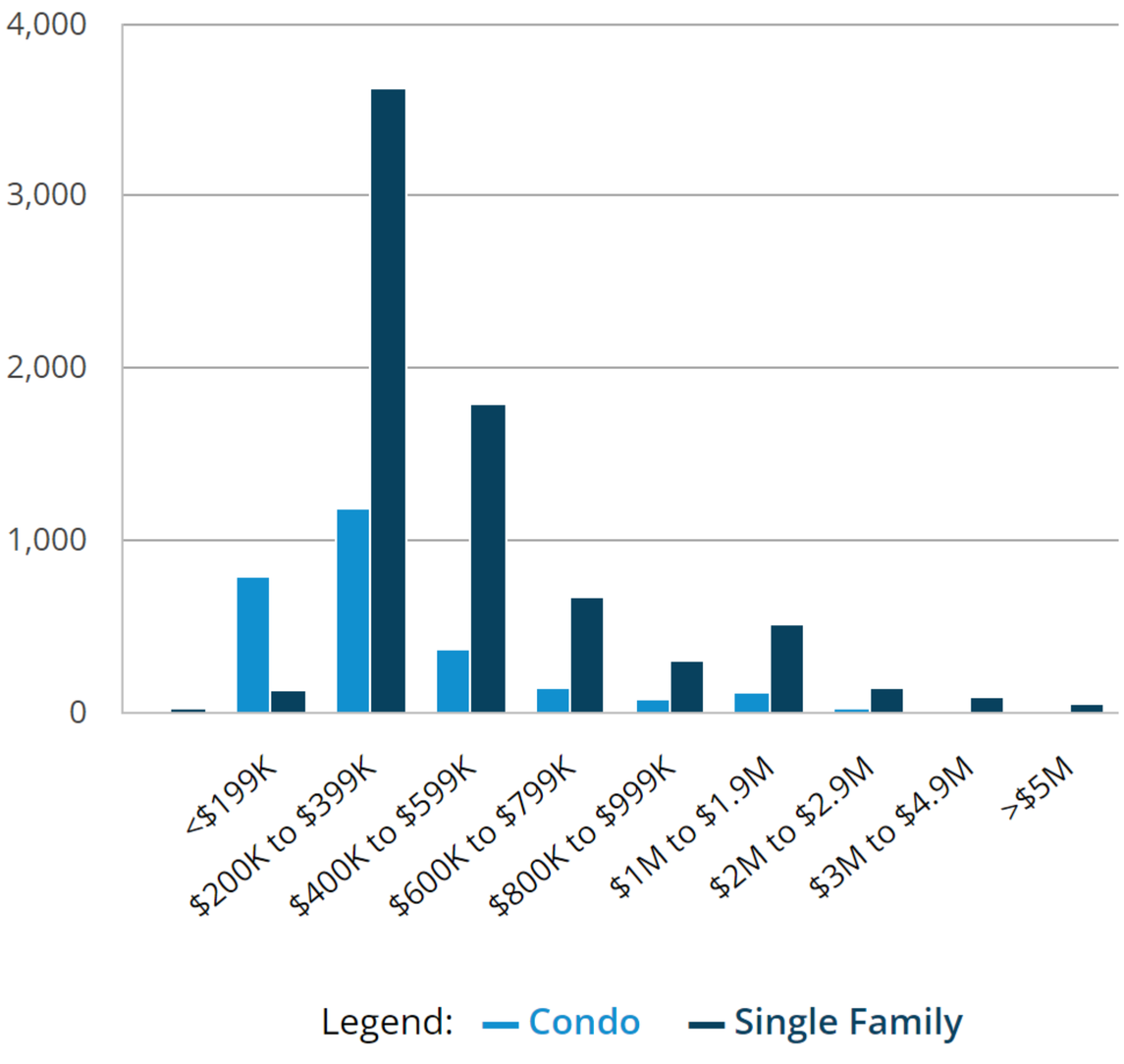
Historical Activity



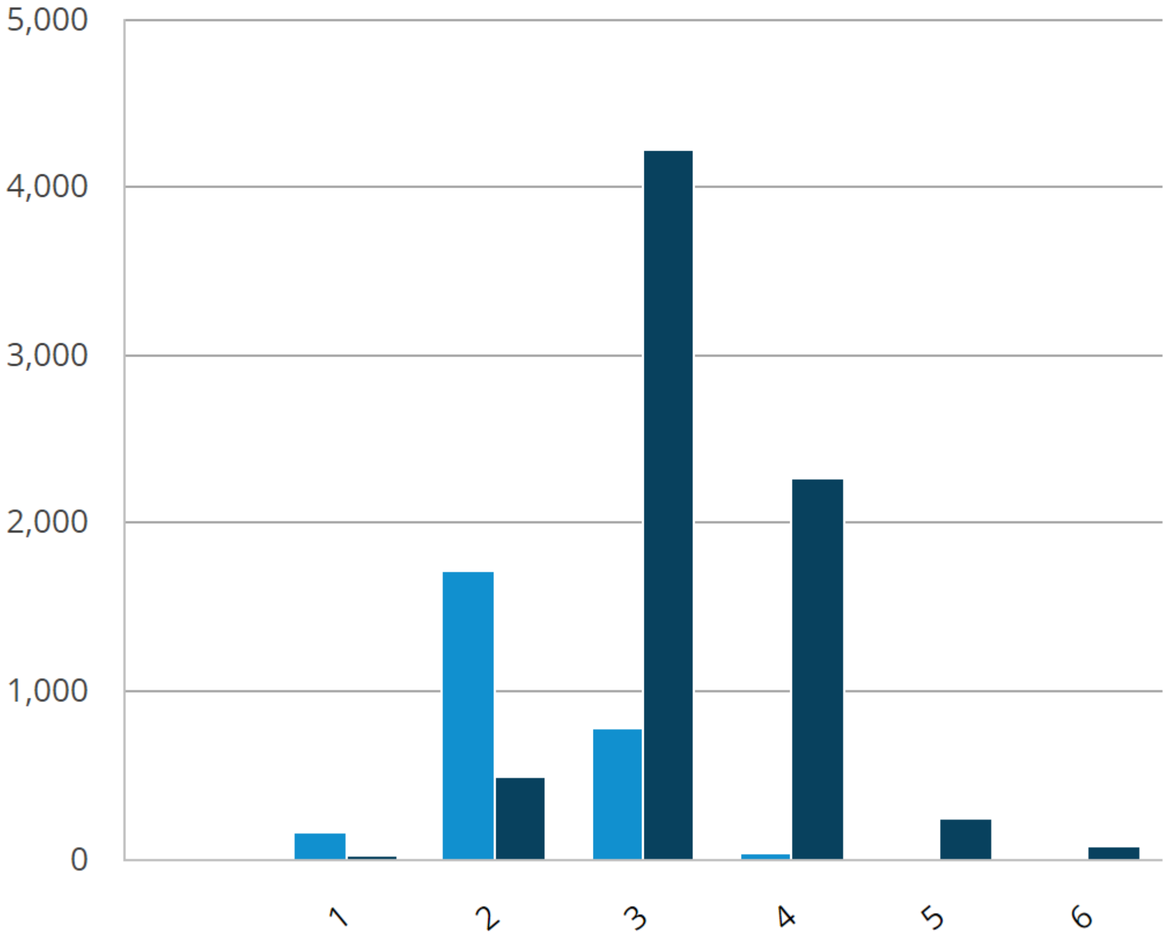
Select Areas



By Price Range



By Bedrooms



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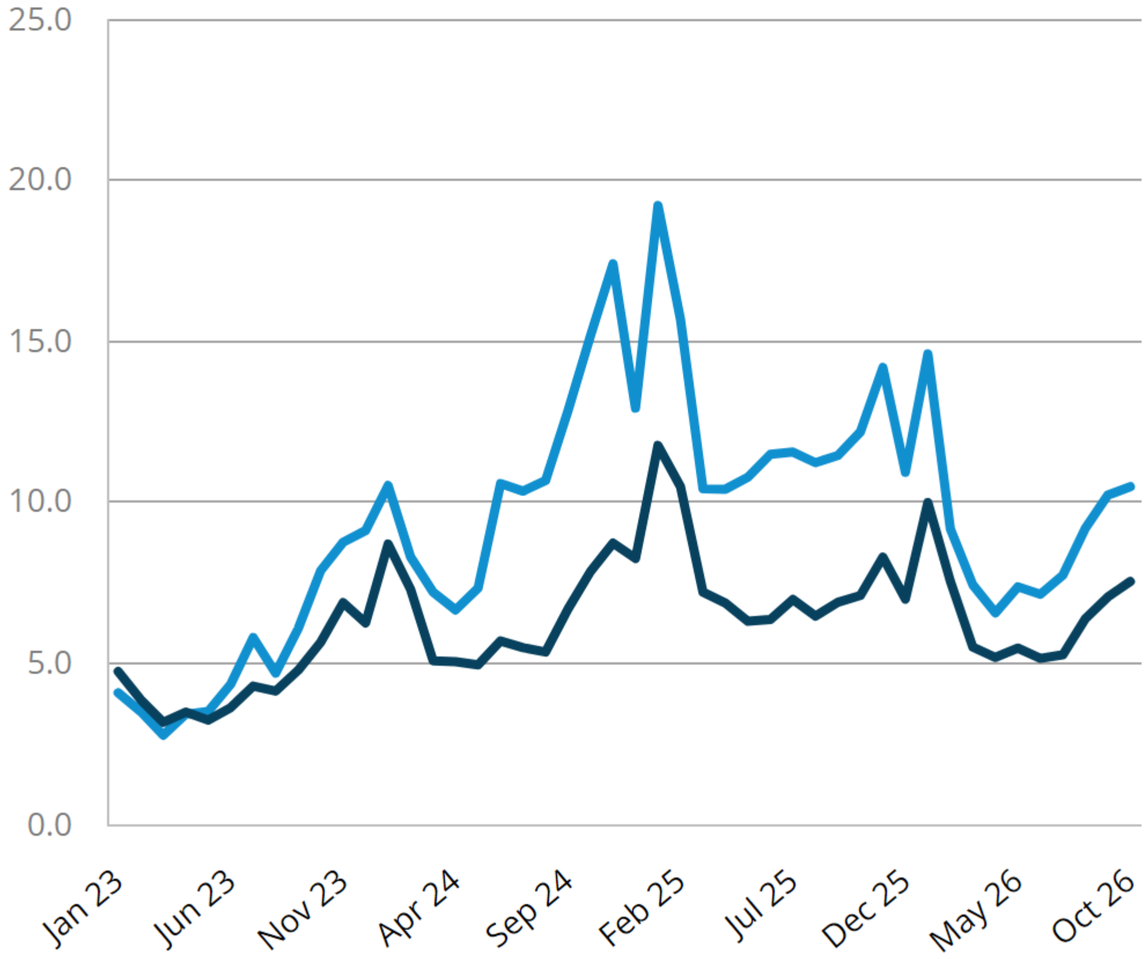
Months Supply of Inventory

October 2026

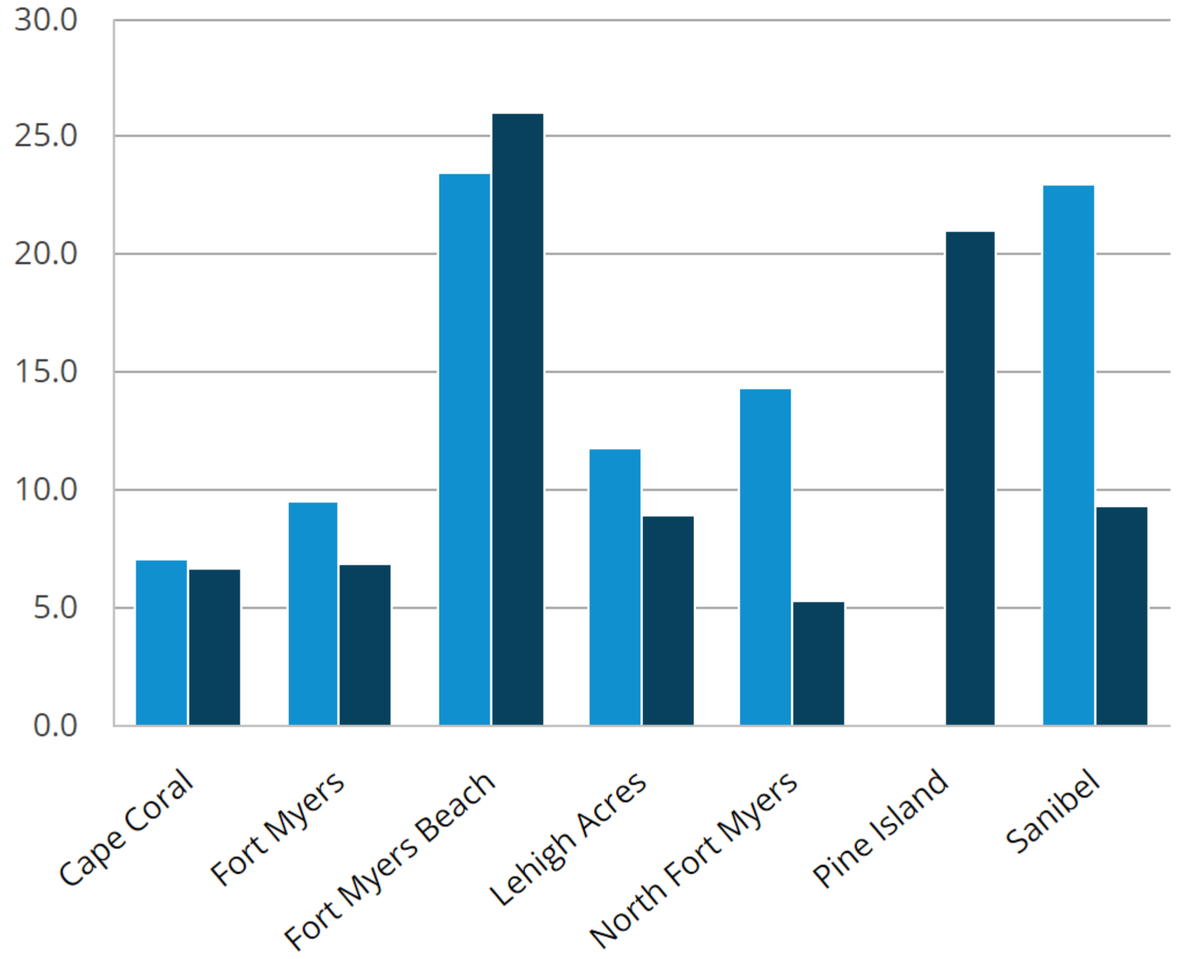
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	7.5	⇈ 5.6%	⇈ 5.6%	——
CONDO	10.5	⇈ 2.9%	⇊ -13.9%	——

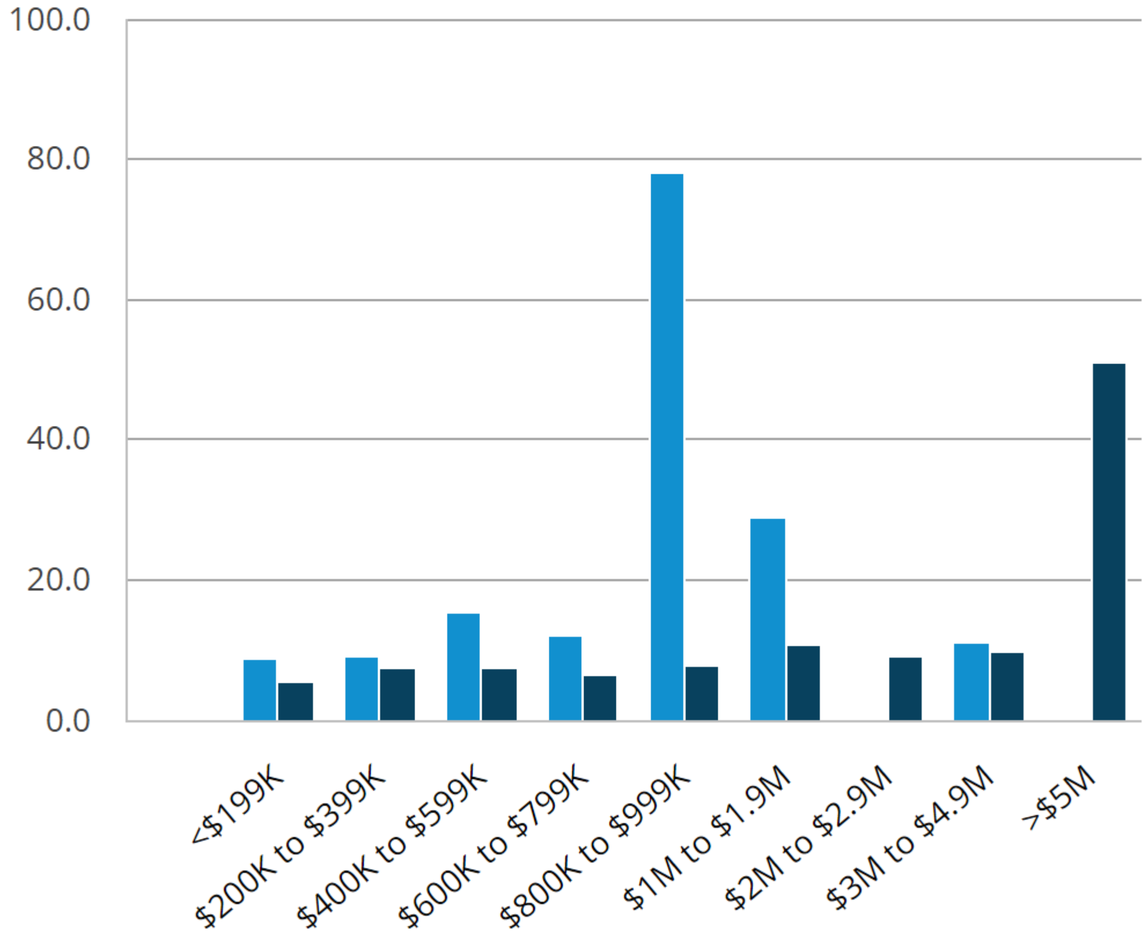
Historical Activity



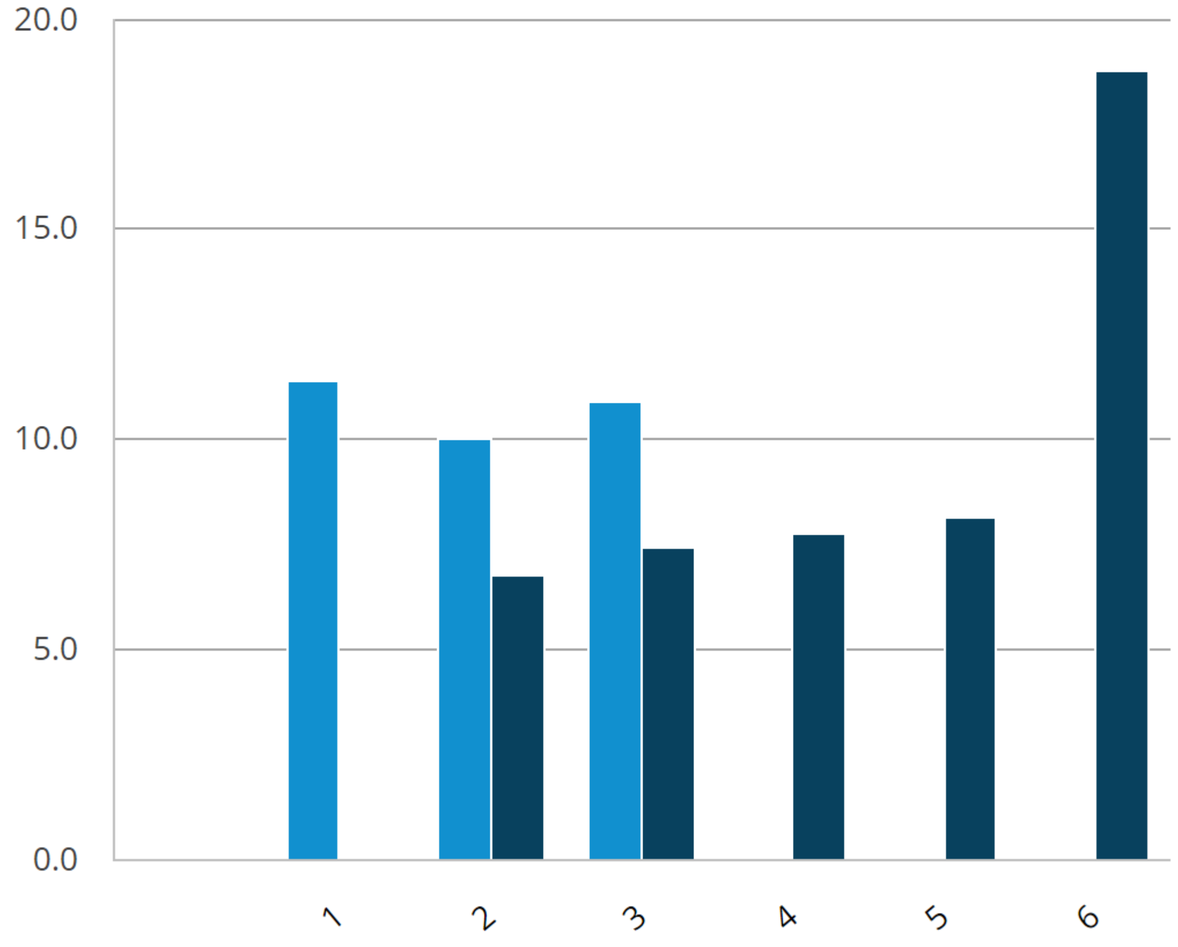
Select Areas



By Price Range



By Bedrooms



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Cape Coral Region

October 2026

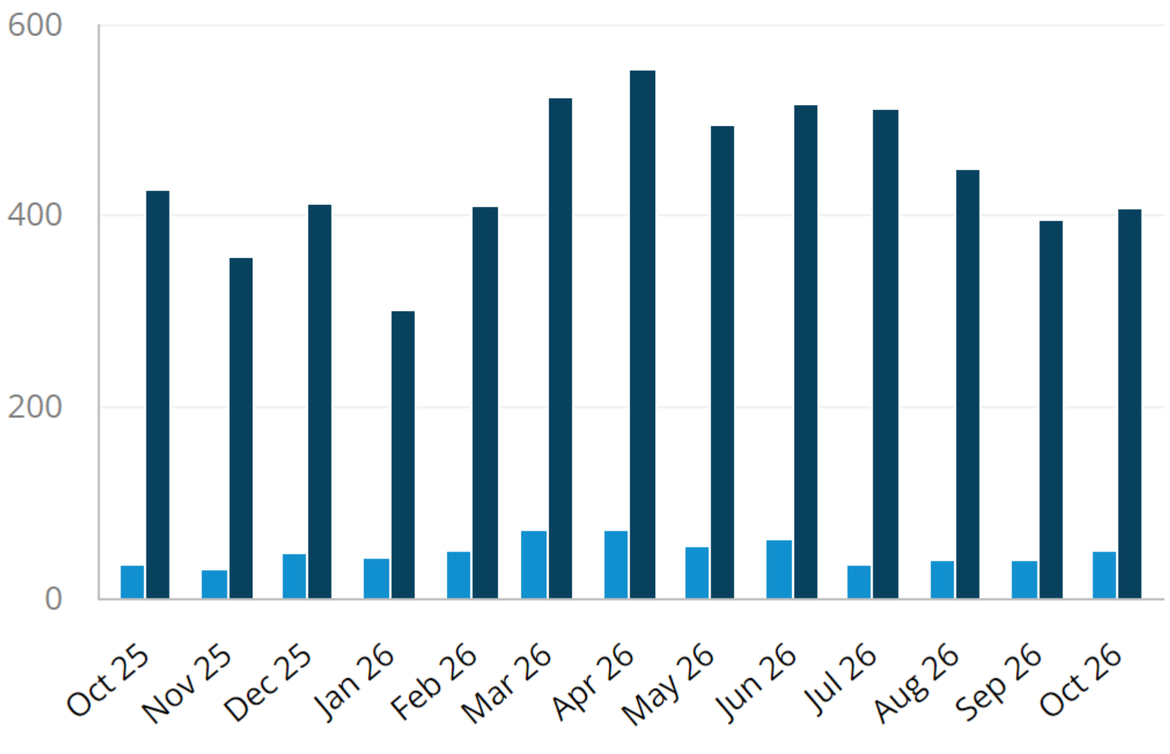
Single Family Homes

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$392,000	$371,500	⇈ 5.5%	$379,000	⇈ 3.4%	$385,000	$374,945	⇈ 2.7%
Closed Sales	407	428	⇊ -4.9%	396	⇈ 2.8%	4,565	4,354	⇈ 4.8%
New Listings	706	705	⇈ 0.1%	597	⇈ 18.3%	7,036	7,551	⇊ -6.8%
Pending Sales	350	378	⇊ -7.4%	308	⇈ 13.6%	4,194	4,477	⇊ -6.3%
Median Days on Market	36	49	⇊ -27.6%	44	⇊ -18.4%	44	53	⇊ -17.0%
Sold Price per Square Foot	$222	$219	⇈ 1.6%	$215	⇈ 3.5%	$221	$220	⇈ 0.5%
Percent of Original Price Rec'd	93.3%	91.6%	⇈ 1.7%	93.2%	⇈ 0.1%	93.2%	91.6%	⇈ 1.6%
Active Inventory	2,716	2,621	⇈ 3.6%	2,690	⇈ 1.0%	--	--	--
Months Supply of Inventory	6.7	6.1	⇈ 9.8%	6.8	⇊ -1.5%	--	--	--

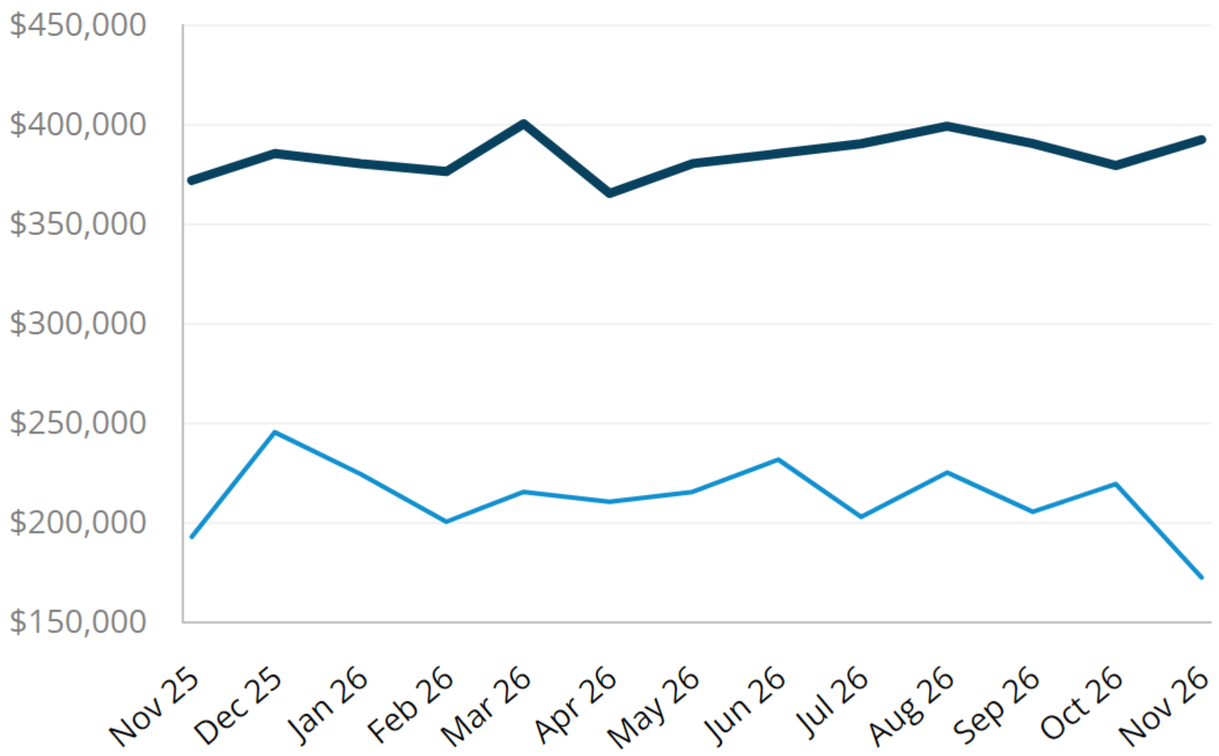
Condominiums

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$172,000	$192,500	⇊ -10.6%	$219,000	⇊ -21.5%	$210,000	$221,000	⇊ -5.0%
Closed Sales	49	34	⇈ 44.1%	39	⇈ 25.6%	516	422	⇈ 22.3%
New Listings	79	88	⇊ -10.2%	71	⇈ 11.3%	777	900	⇊ -13.7%
Pending Sales	39	38	⇈ 2.6%	28	⇈ 39.3%	455	424	⇈ 7.3%
Median Days on Market	54	75	⇊ -28.7%	59	⇊ -9.3%	68	80	⇊ -15.0%
Sold Price per Square Foot	$138	$156	⇊ -11.5%	$167	⇊ -17.4%	$162	$166	⇊ -2.7%
Percent of Original Price Rec'd	90.5%	85.9%	⇈ 4.6%	85.0%	⇈ 5.5%	88.0%	86.5%	⇈ 1.5%
Active Inventory	343	389	⇊ -11.8%	329	⇈ 4.3%	--	--	--
Months Supply of Inventory	7.0	11.4	⇊ -38.6%	8.4	⇊ -16.7%	--	--	--

Number of Closed Sales



Median Sales Price



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Fort Myers Region

October 2026

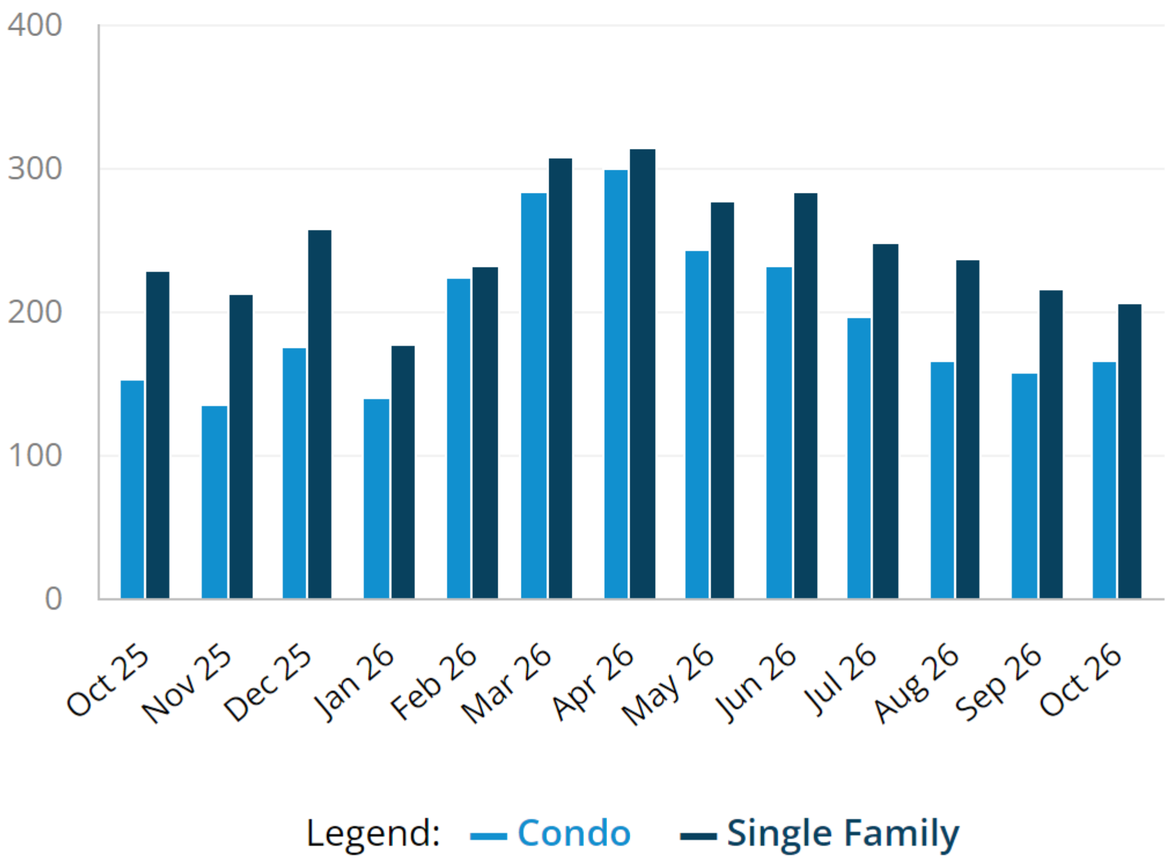
Single Family Homes

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$475,000	$453,250	⇈ 4.8%	$448,000	⇈ 6.0%	$450,000	$440,000	⇈ 2.3%
Closed Sales	205	228	⇊ -10.1%	215	⇊ -4.7%	2,494	2,495	⇊ 0.0%
New Listings	388	440	⇊ -11.8%	323	⇈ 20.1%	3,658	4,372	⇊ -16.3%
Pending Sales	185	241	⇊ -23.2%	171	⇈ 8.2%	2,289	2,570	⇊ -10.9%
Median Days on Market	41	45	⇊ -8.9%	44	⇊ -6.8%	50	52	⇊ -3.8%
Sold Price per Square Foot	$233	$235	⇊ -0.9%	$227	⇈ 2.6%	$232	$238	⇊ -2.5%
Percent of Original Price Rec'd	92.1%	91.2%	⇈ 0.9%	92.9%	⇊ -0.8%	91.8%	90.7%	⇈ 1.1%
Active Inventory	1,392	1,402	⇊ -0.7%	1,336	⇈ 4.2%	--	--	--
Months Supply of Inventory	6.8	6.1	⇈ 11.5%	6.2	⇈ 9.7%	--	--	--

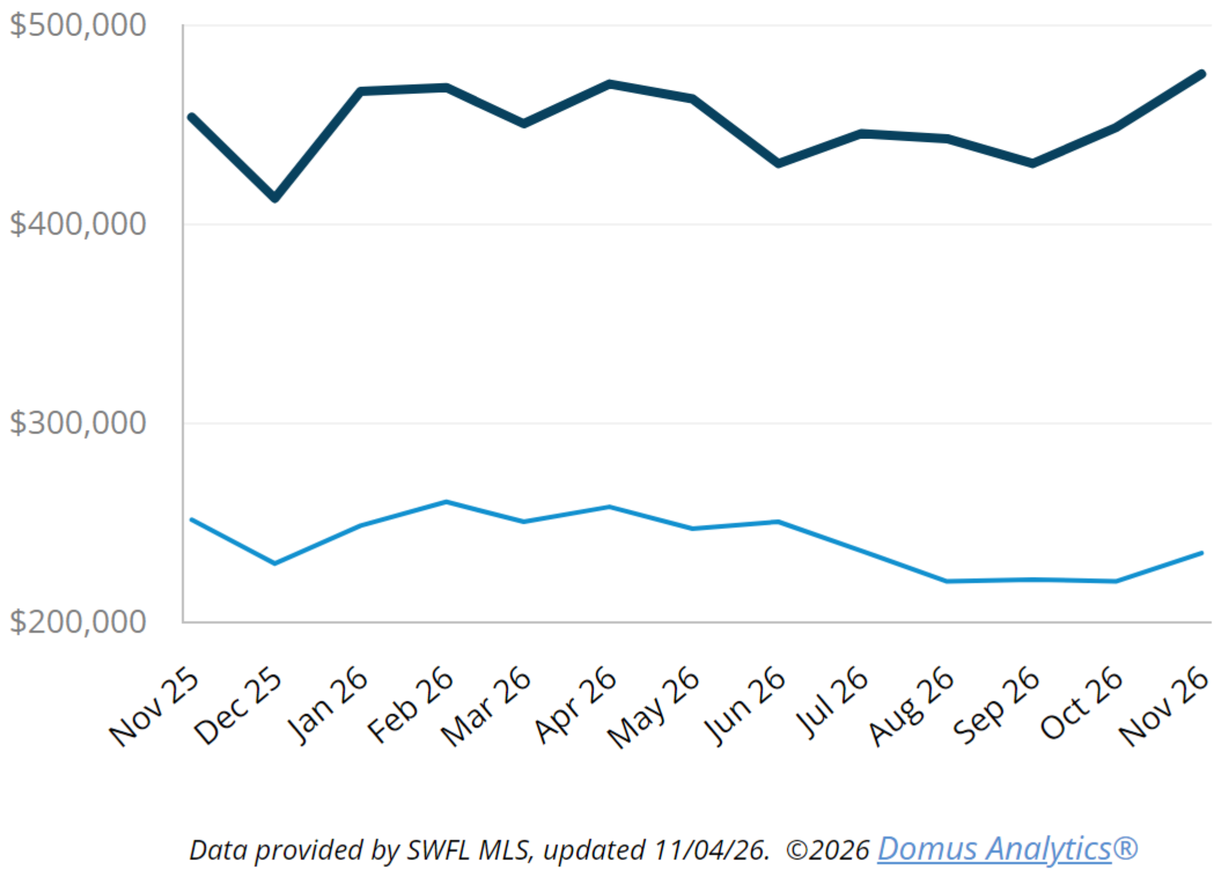
Condominiums

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$234,250	$251,000	⇊ -6.7%	$220,000	⇈ 6.5%	$240,000	$260,000	⇊ -7.7%
Closed Sales	166	153	⇈ 8.5%	157	⇈ 5.7%	2,104	1,755	⇈ 19.9%
New Listings	386	509	⇊ -24.2%	283	⇈ 36.4%	3,494	3,815	⇊ -8.4%
Pending Sales	154	165	⇊ -6.7%	129	⇈ 19.4%	1,962	1,795	⇈ 9.3%
Median Days on Market	73	60	⇈ 20.8%	89	⇊ -18.5%	69	76	⇊ -9.2%
Sold Price per Square Foot	$165	$172	⇊ -4.1%	$157	⇈ 5.1%	$173	$189	⇊ -8.5%
Percent of Original Price Rec'd	89.1%	86.8%	⇈ 2.3%	87.9%	⇈ 1.2%	88.2%	87.1%	⇈ 1.1%
Active Inventory	1,573	1,695	⇊ -7.2%	1,480	⇈ 6.3%	--	--	--
Months Supply of Inventory	9.5	11.1	⇊ -14.4%	9.4	⇈ 1.1%	--	--	--

Number of Closed Sales



Median Sales Price



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Fort Myers Beach Region

October 2026

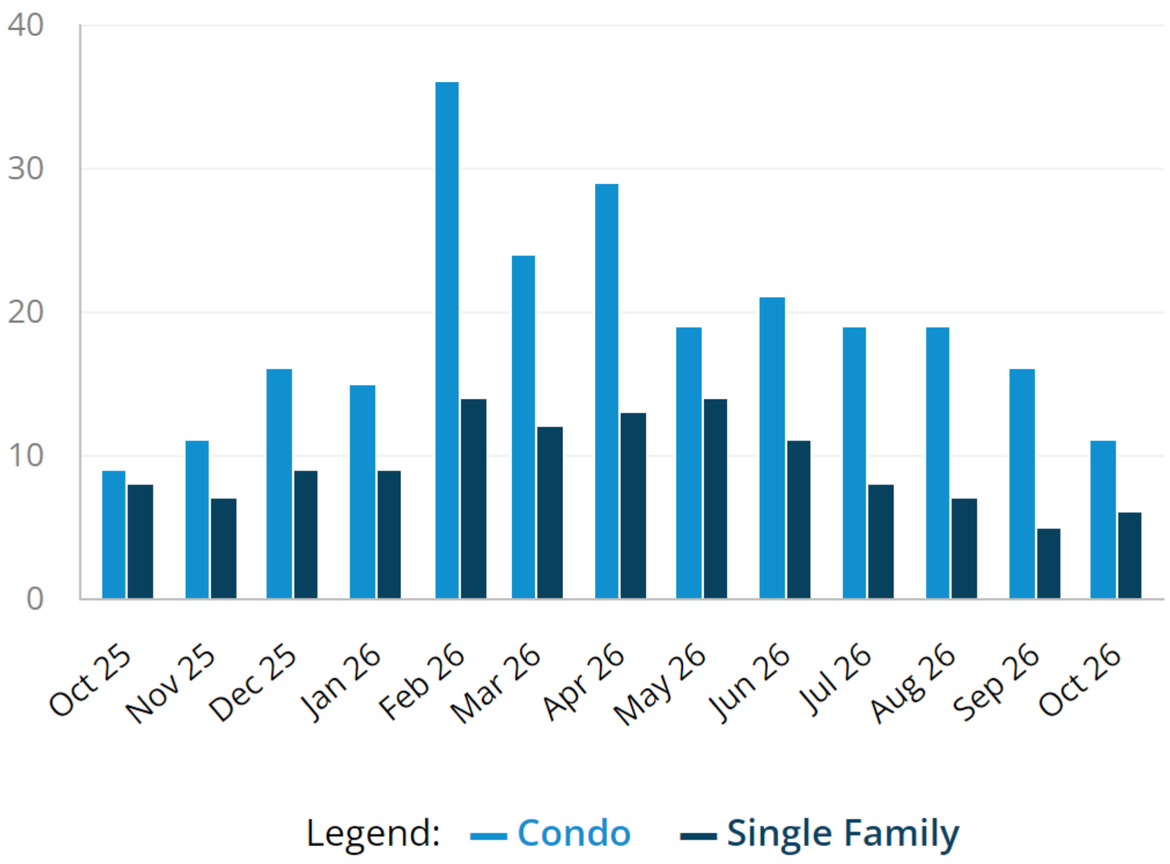
Single Family Homes

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$822,500	$814,000	1.0%	$750,000	9.7%	$1,045,000	$900,000	16.1%
Closed Sales	6	8	-25.0%	5	20.0%	99	91	8.8%
New Listings	39	30	30.0%	22	77.3%	278	321	-13.4%
Pending Sales	4	6	-33.3%	6	-33.3%	90	92	-2.2%
Median Days on Market	51	160	-68.0%	112	-54.5%	84	85	-1.2%
Sold Price per Square Foot	$639	$512	24.9%	$464	37.7%	$556	$564	-1.4%
Percent of Original Price Rec'd	90.5%	82.4%	8.1%	79.7%	10.8%	85.4%	82.2%	3.2%
Active Inventory	156	170	-8.2%	133	17.3%	--	--	--
Months Supply of Inventory	26.0	21.2	22.6%	26.5	-1.9%	--	--	--

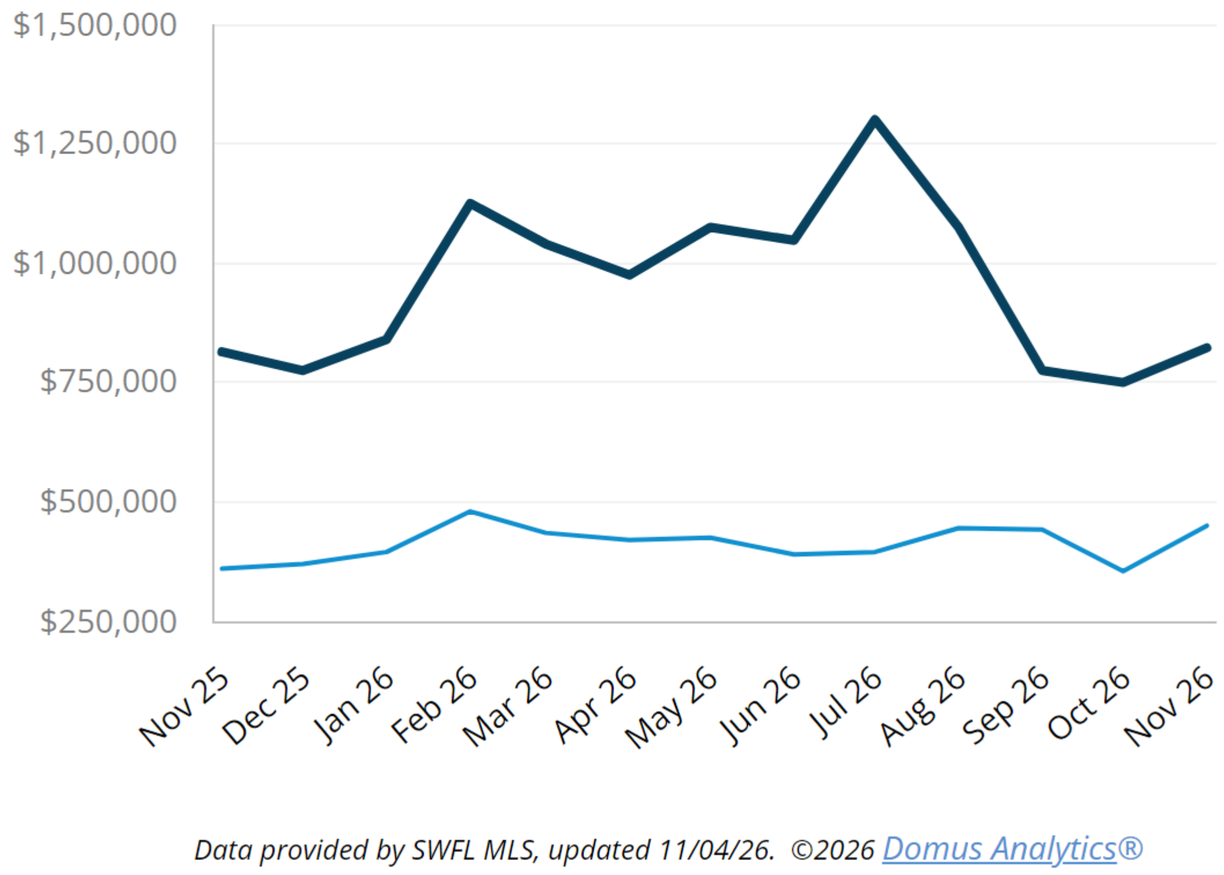
Condominiums

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$450,000	$360,000	25.0%	$355,000	26.8%	$435,000	$499,500	-12.9%
Closed Sales	11	9	22.2%	16	-31.3%	209	122	71.3%
New Listings	60	57	5.3%	40	50.0%	440	448	-1.8%
Pending Sales	10	14	-28.6%	12	-16.7%	193	124	55.6%
Median Days on Market	123	139	-11.5%	190	-35.3%	94	99	-5.1%
Sold Price per Square Foot	$373	$384	-2.9%	$468	-20.2%	$404	$450	-10.2%
Percent of Original Price Rec'd	90.9%	88.9%	2.0%	84.9%	6.0%	87.5%	88.4%	-0.9%
Active Inventory	258	252	2.4%	222	16.2%	--	--	--
Months Supply of Inventory	23.4	28.0	-16.4%	13.9	68.3%	--	--	--

Number of Closed Sales



Median Sales Price



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Lehigh Acres Region

October 2026

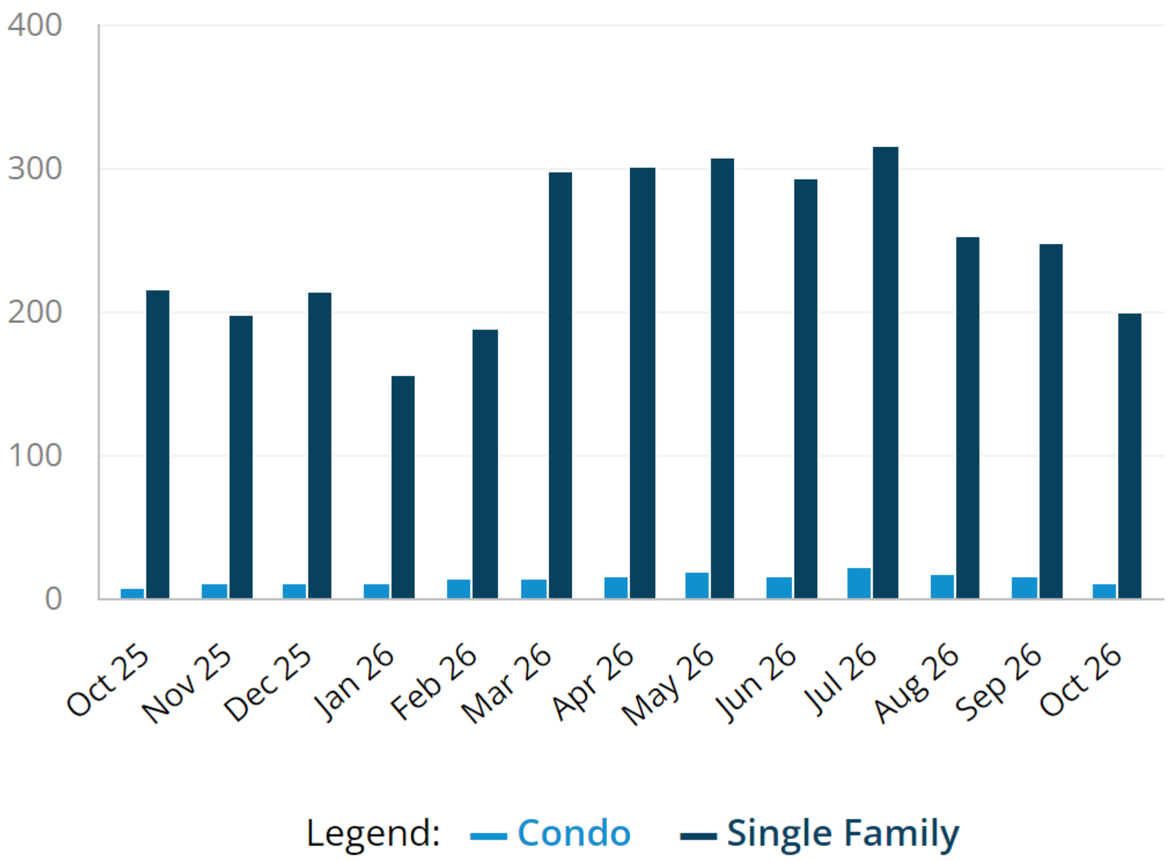
Single Family Homes

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$302,500	$316,450	-4.4%	$307,500	-1.6%	$309,998	$325,000	-4.6%
Closed Sales	200	216	-7.4%	247	-19.0%	2,557	2,345	9.0%
New Listings	416	492	-15.4%	399	4.3%	4,540	4,613	-1.6%
Pending Sales	171	204	-16.2%	171	0.0%	2,327	2,399	-3.0%
Median Days on Market	54	54	0.0%	33	63.6%	44	42	4.8%
Sold Price per Square Foot	$197	$203	-3.0%	$196	0.3%	$197	$210	-6.2%
Percent of Original Price Rec'd	94.4%	95.1%	-0.7%	95.3%	-0.9%	95.0%	95.1%	-0.1%
Active Inventory	1,779	1,660	7.2%	1,746	1.9%	--	--	--
Months Supply of Inventory	8.9	7.7	15.6%	7.1	25.4%	--	--	--

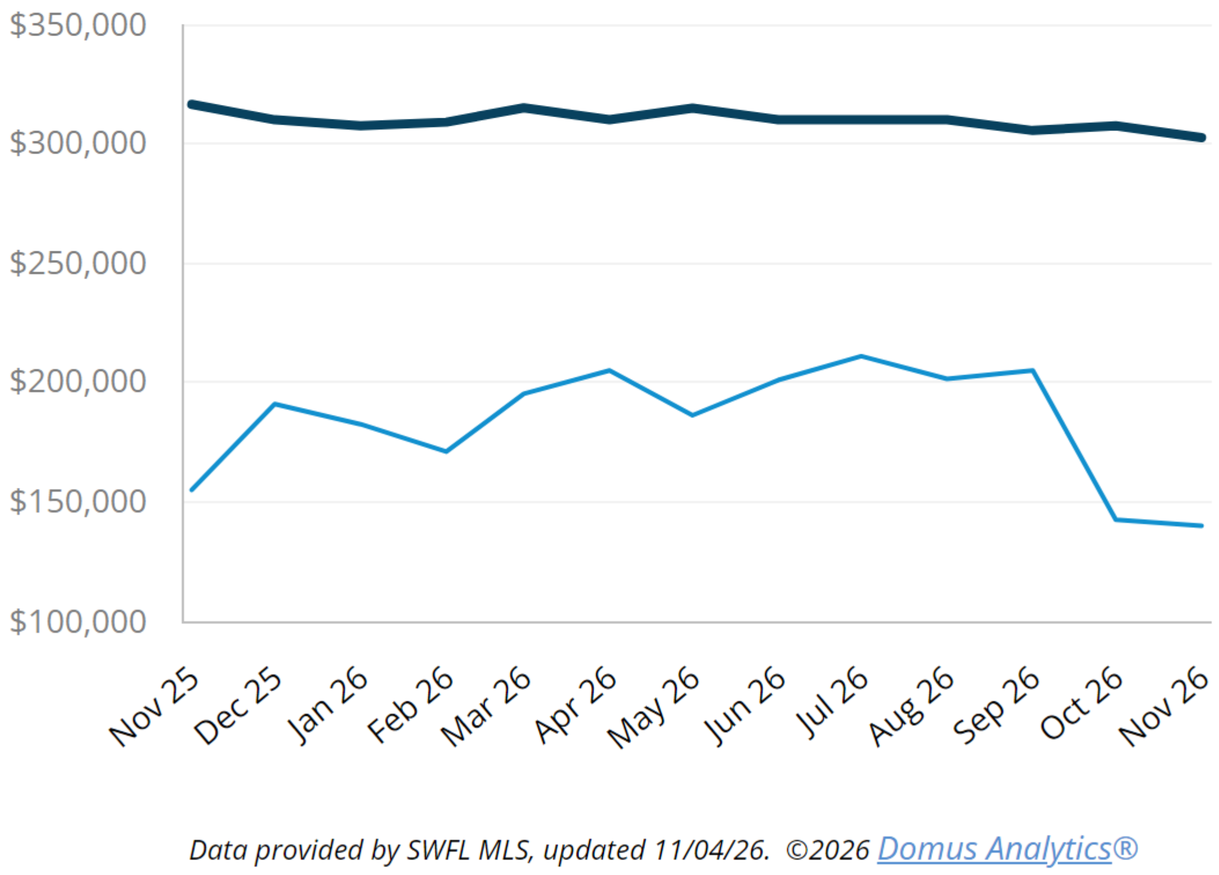
Condominiums

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$140,000	$155,000	-9.7%	$142,500	-1.8%	$195,000	$203,999	-4.4%
Closed Sales	11	7	57.1%	16	-31.3%	154	125	23.2%
New Listings	29	25	16.0%	21	38.1%	298	322	-7.5%
Pending Sales	9	12	-25.0%	14	-35.7%	142	133	6.8%
Median Days on Market	70	57	23.9%	113	-37.8%	53	54	-1.9%
Sold Price per Square Foot	$137	$146	-6.2%	$125	9.6%	$137	$157	-12.7%
Percent of Original Price Rec'd	91.5%	89.4%	2.1%	84.0%	7.5%	89.8%	87.7%	2.1%
Active Inventory	129	122	5.7%	125	3.2%	--	--	--
Months Supply of Inventory	11.7	17.4	-32.8%	7.8	50.0%	--	--	--

Number of Closed Sales



Median Sales Price



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North Fort Myers Region

October 2026

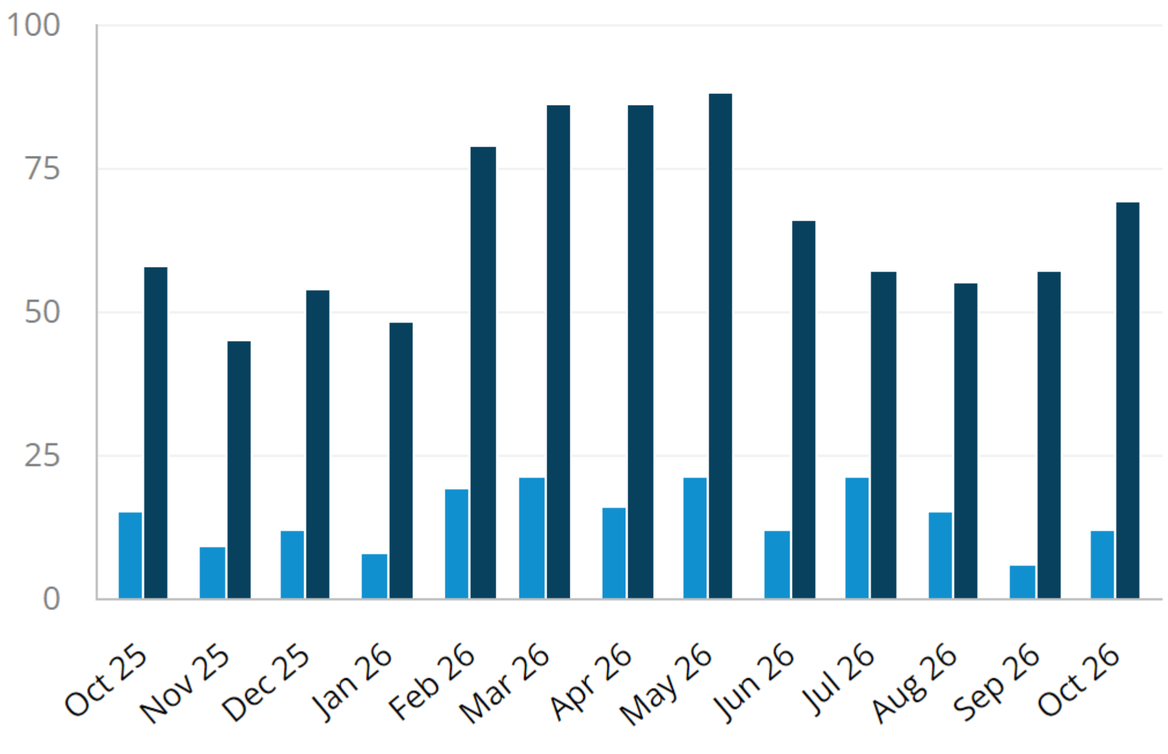
Single Family Homes

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$320,000	$315,500	⇈ 1.4%	$345,000	⇊ -7.2%	$339,900	$341,470	⇊ -0.5%
Closed Sales	69	58	⇈ 19.0%	57	⇈ 21.1%	691	607	⇈ 13.8%
New Listings	82	89	⇊ -7.9%	74	⇈ 10.8%	984	1,045	⇊ -5.8%
Pending Sales	60	55	⇈ 9.1%	44	⇈ 36.4%	624	608	⇈ 2.6%
Median Days on Market	54	90	⇊ -40.6%	45	⇈ 18.9%	58	56	⇈ 3.6%
Sold Price per Square Foot	$188	$186	⇈ 1.3%	$202	⇊ -6.9%	$190	$191	⇊ -0.5%
Percent of Original Price Rec'd	92.3%	90.0%	⇈ 2.3%	92.1%	⇈ 0.2%	91.9%	89.2%	⇈ 2.7%
Active Inventory	363	364	⇊ -0.3%	374	⇊ -2.9%	--	--	--
Months Supply of Inventory	5.3	6.3	⇊ -15.9%	6.6	⇊ -19.7%	--	--	--

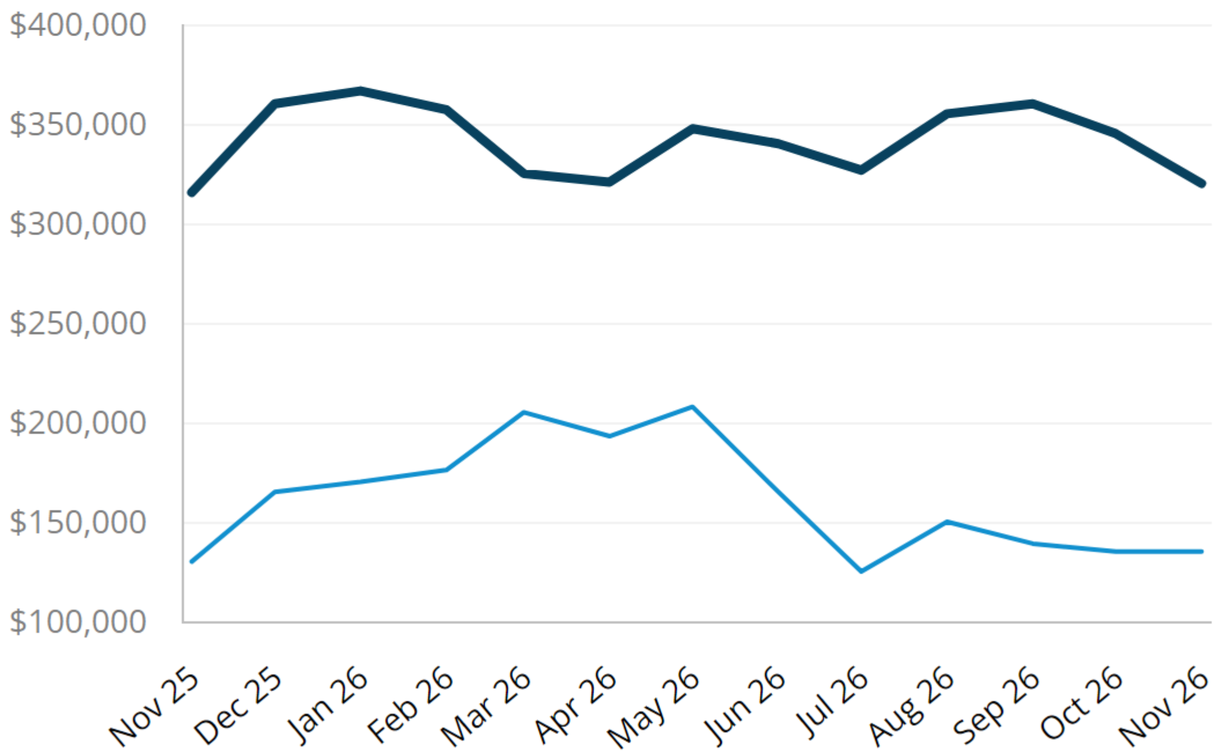
Condominiums

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$135,000	$130,000	⇈ 3.8%	$135,000	» 0.0%	$165,000	$155,000	⇈ 6.5%
Closed Sales	12	15	⇊ -20.0%	6	⇈ 100.0%	151	141	⇈ 7.1%
New Listings	33	34	⇊ -2.9%	23	⇈ 43.5%	305	341	⇊ -10.6%
Pending Sales	10	8	⇈ 25.0%	5	⇈ 100.0%	138	141	⇊ -2.1%
Median Days on Market	49	42	⇈ 15.5%	114	⇊ -57.5%	66	85	⇊ -22.4%
Sold Price per Square Foot	$113	$123	⇊ -8.1%	$138	⇊ -17.8%	$140	$144	⇊ -2.8%
Percent of Original Price Rec'd	83.2%	80.4%	⇈ 2.8%	91.3%	⇊ -8.1%	86.6%	82.4%	⇈ 4.2%
Active Inventory	172	166	⇈ 3.6%	167	⇈ 3.0%	--	--	--
Months Supply of Inventory	14.3	11.1	⇈ 28.8%	27.8	⇊ -48.6%	--	--	--

Number of Closed Sales



Median Sales Price



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Pine Island Region

October 2026

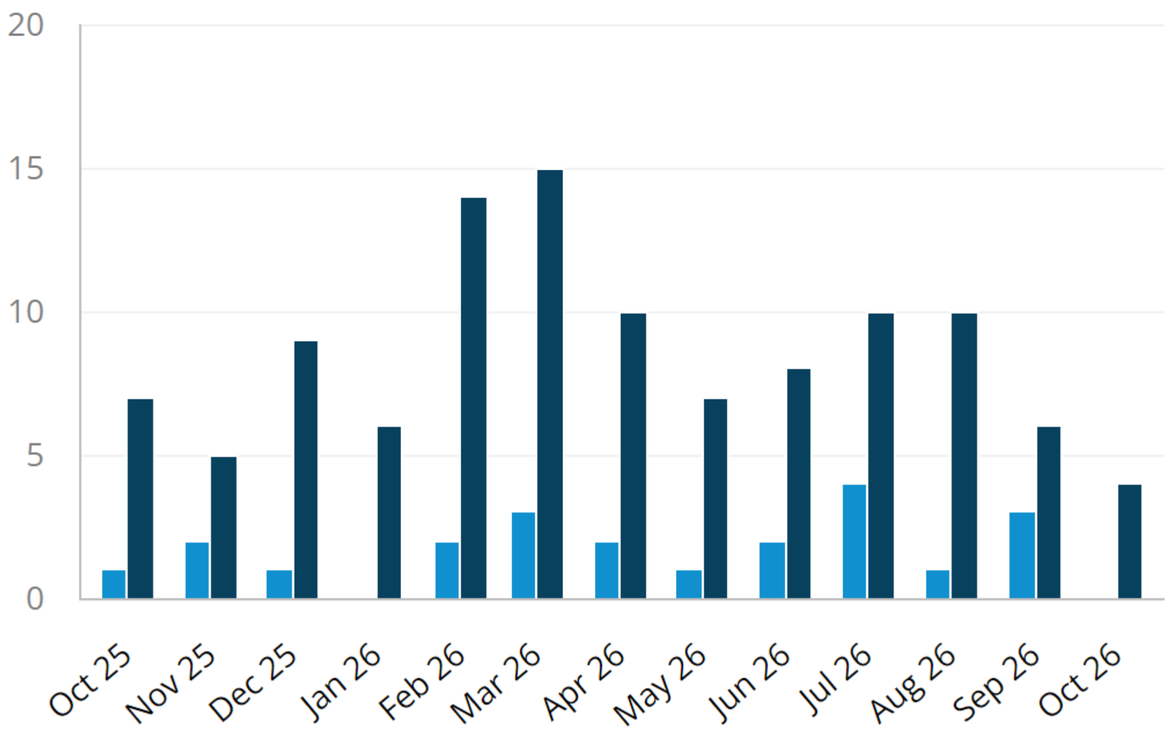
Single Family Homes

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$500,000	$422,000	18.5%	$667,500	-25.1%	$467,500	$426,000	9.7%
Closed Sales	4	7	-42.9%	6	-33.3%	90	82	9.8%
New Listings	18	18	0.0%	12	50.0%	164	185	-11.4%
Pending Sales	5	6	-16.7%	7	-28.6%	87	78	11.5%
Median Days on Market	26	95	-72.5%	44	-40.9%	79	102	-22.7%
Sold Price per Square Foot	$279	$316	-11.7%	$416	-32.9%	$309	$282	9.6%
Percent of Original Price Rec'd	88.8%	83.2%	5.6%	89.3%	-0.5%	86.8%	82.7%	4.1%
Active Inventory	84	96	-12.5%	80	5.0%	--	--	--
Months Supply of Inventory	20.9	13.7	52.6%	13.3	57.1%	--	--	--

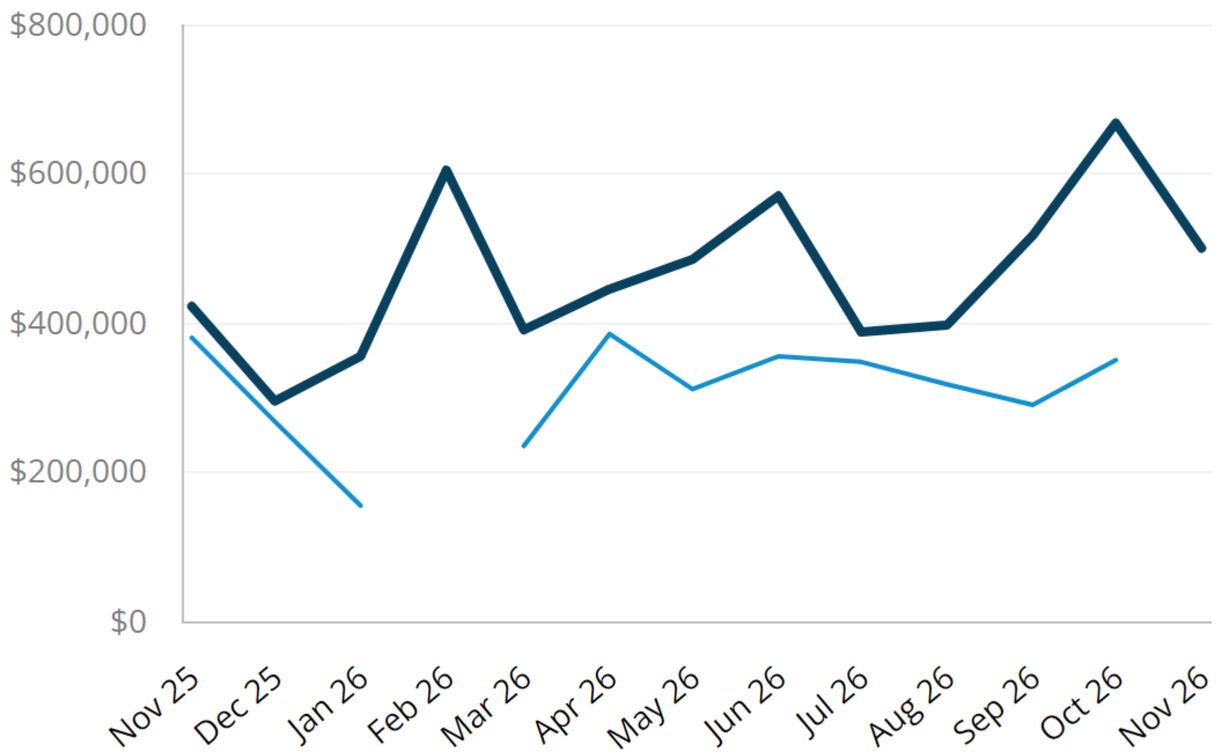
Condominiums

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price		$380,000		$350,000		$327,500	$370,000	-11.5%
Closed Sales	0	1	-100.0%	3	-100.0%	18	13	38.5%
New Listings	0	3	-100.0%	1	-100.0%	22	27	-18.5%
Pending Sales	0	2	-100.0%	3	-100.0%	18	14	28.6%
Median Days on Market		447		135		127	124	2.4%
Sold Price per Square Foot		$339		$323		$302	$339	-11.1%
Percent of Original Price Rec'd		76.0%		89.1%		90.8%	84.1%	6.7%
Active Inventory	10	16	-37.5%	11	-9.1%	--	--	--
Months Supply of Inventory	1,000.0	15.8	6,229.1%	3.7	26,927.0%	--	--	--

Number of Closed Sales



Median Sales Price



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Sanibel Region

October 2026

ROYAL PALM COAST REALTOR® ASSOCIATION

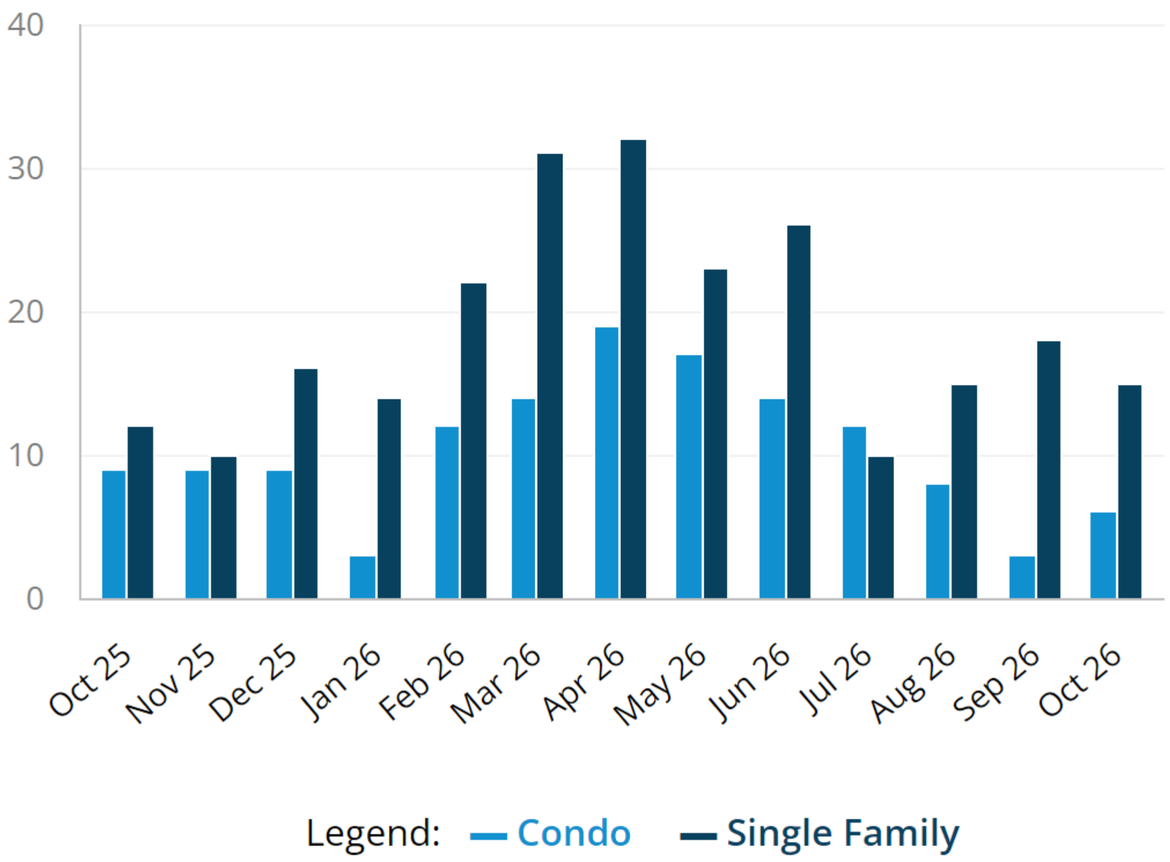
Single Family Homes

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$1,250,000	$772,500	⇈ 61.8%	$1,107,500	⇈ 12.9%	$1,175,000	$1,030,000	⇈ 14.1%
Closed Sales	15	12	⇈ 25.0%	18	⇊ -16.7%	206	127	⇈ 62.2%
New Listings	43	50	⇊ -14.0%	17	⇈ 152.9%	283	387	⇊ -26.9%
Pending Sales	14	13	⇈ 7.7%	13	⇈ 7.7%	192	131	⇈ 46.6%
Median Days on Market	91	114	⇊ -20.2%	115	⇊ -20.9%	112	90	⇈ 24.4%
Sold Price per Square Foot	$515	$430	⇈ 19.8%	$496	⇈ 3.8%	$535	$481	⇈ 11.1%
Percent of Original Price Rec'd	84.2%	75.4%	⇈ 8.8%	83.8%	⇈ 0.4%	85.9%	82.0%	⇈ 3.9%
Active Inventory	139	171	⇊ -18.7%	118	⇈ 17.8%	--	--	--
Months Supply of Inventory	9.3	14.2	⇊ -34.5%	6.6	⇈ 40.9%	--	--	--

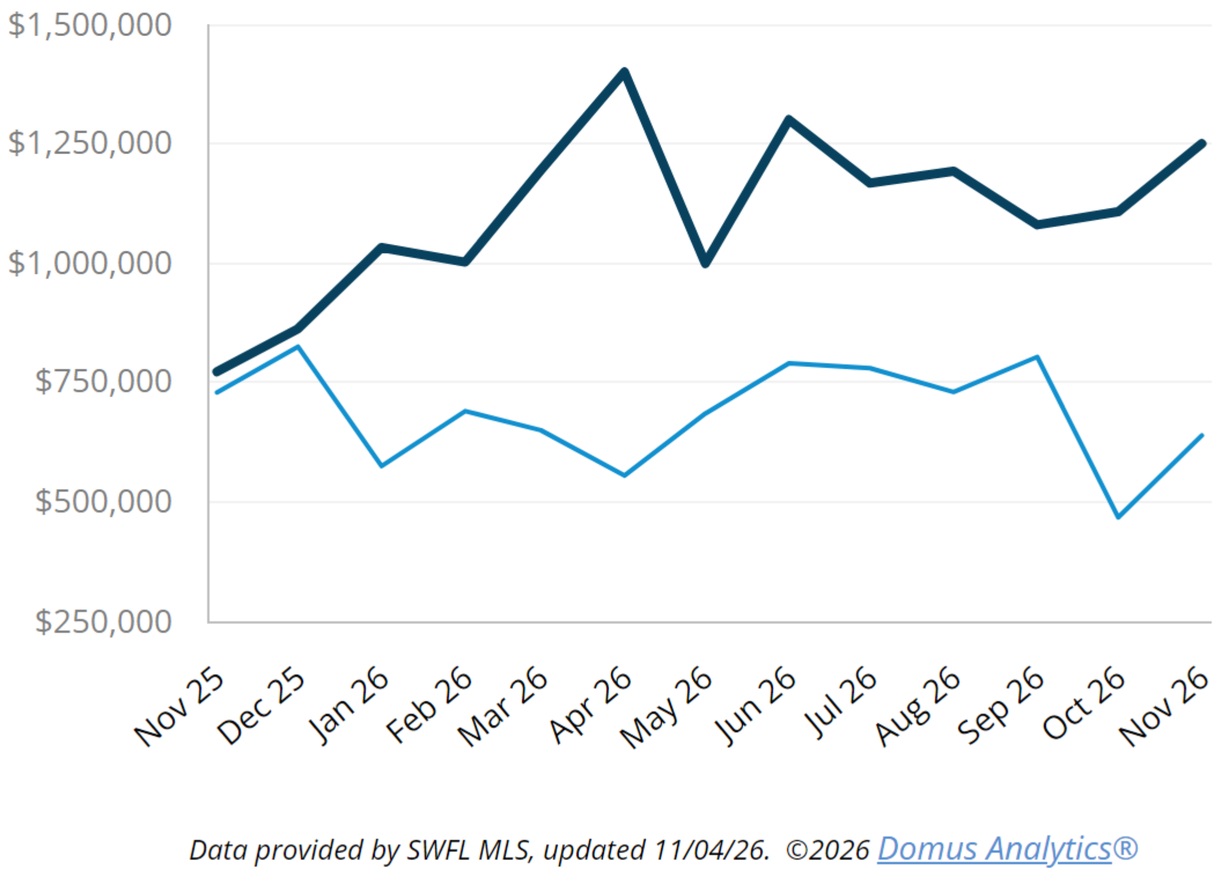
Condominiums

	Oct 2026	Oct 2025	YoY %Chg	Sep 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$639,000	$729,000	⇊ -12.3%	$467,500	⇈ 36.7%	$722,500	$750,000	⇊ -3.7%
Closed Sales	6	9	⇊ -33.3%	3	⇈ 100.0%	108	85	⇈ 27.1%
New Listings	41	30	⇈ 36.7%	10	⇈ 310.0%	184	254	⇊ -27.6%
Pending Sales	5	8	⇊ -37.5%	3	⇈ 66.7%	107	91	⇈ 17.6%
Median Days on Market	556	207	⇈ 169.2%	254	⇈ 118.9%	132	88	⇈ 50.0%
Sold Price per Square Foot	$537	$640	⇊ -16.2%	$601	⇊ -10.7%	$627	$640	⇊ -2.0%
Percent of Original Price Rec'd	71.4%	84.5%	⇊ -13.1%	80.7%	⇊ -9.3%	84.6%	85.5%	⇊ -0.9%
Active Inventory	138	142	⇊ -2.8%	112	⇈ 23.2%	--	--	--
Months Supply of Inventory	23.0	15.8	⇈ 45.6%	37.2	⇊ -38.2%	--	--	--

Number of Closed Sales



Median Sales Price



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