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PRESS RELEASE

For Immediate Release
5/9/2026

Royal Palm Coast Realtor® Association Market Stats Report: Spring Momentum Builds: RPCRA Markets Post Gains in Prices and Sales for April 2026

Fort Myers and Cape Coral, FL – The RPCRA housing market showed encouraging signs of momentum in April 2026, with both the single family residential and condo/townhouse segments posting gains in median sold prices and closed sales compared to March.

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$365,000, up 1.7% from the previous month. The number of closed sales was 1,372, up 2.1% from March. The number of new listings at the end of April was 1,935, a decrease of 2.7% from the prior month. The median days on market was 50, up 4.2% compared to March. Finally, the months' supply of inventory decreased to 5.1, 6.7% lower compared to March.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$250,000, up 1.1% from the previous month, and down 3.8% from last April. The number of closed sales was 454, an increase of 3.7% from March, with median days on market down 3.0% at 65. The number of new listings at the end of April was 593, an decrease of 10.8% from the prior month. Finally, the monthly supply of inventory decreased to 6.5, down 11.8% from March, and down 37.2% compared to April 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.

RPCRA Market Summary



April 2026

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

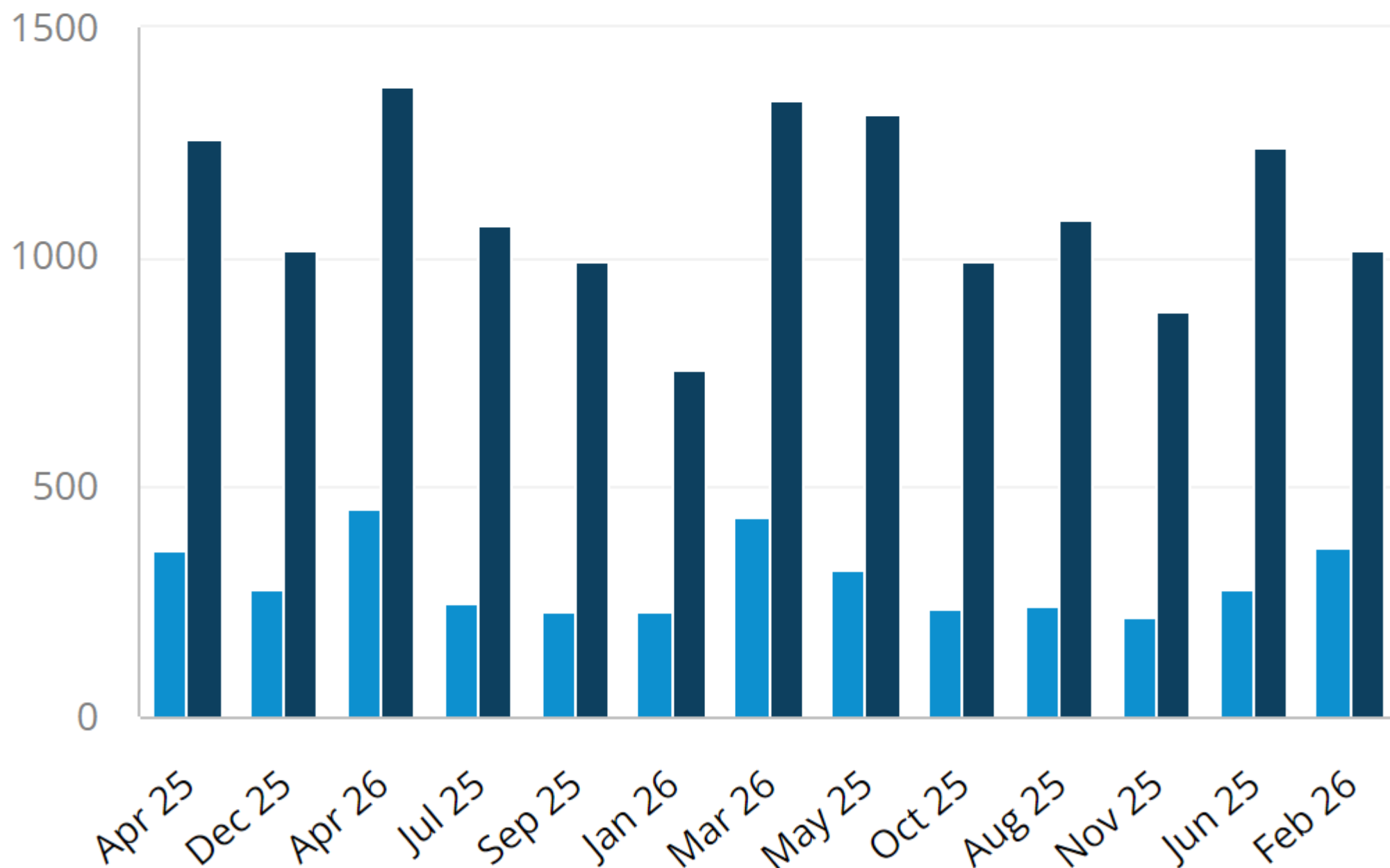
Single Family Homes

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$365,000 | \$370,000 | ▼ -1.4% | \$359,000 | ▲ 1.7% | \$365,000 | \$375,000 | ▼ -2.7% |
| Closed Sales | 1,372 | 1,256 | ▲ 9.2% | 1,344 | ▲ 2.1% | 4,492 | 4,039 | ▲ 11.2% |
| New Listings | 1,935 | 2,036 | ▼ -5.0% | 1,988 | ▼ -2.7% | 8,307 | 9,356 | ▼ -11.2% |
| Pending Sales | 1,453 | 1,254 | ▲ 15.9% | 1,570 | ▼ -7.5% | 5,452 | 4,730 | ▲ 15.3% |
| Median Days on Market | 50 | 53 | ▼ -5.7% | 48 | ▲ 4.2% | 53 | 51 | ▲ 3.9% |
| Sold Price per Square Foot | \$215 | \$221 | ▼ -2.7% | \$212 | ▲ 1.7% | \$214 | \$223 | ▼ -4.0% |
| Percent of Original Price Rec'd | 92.6% | 91.5% | ▲ 1.1% | 92.7% | ▼ -0.2% | 92.4% | 92.2% | ▲ 0.2% |
| Active Inventory | 6,954 | 8,616 | ▼ -19.3% | 7,305 | ▼ -4.8% | -- | -- | -- |
| Months Supply of Inventory | 5.1 | 6.9 | ▼ -26.1% | 5.4 | ▼ -6.7% | -- | -- | -- |

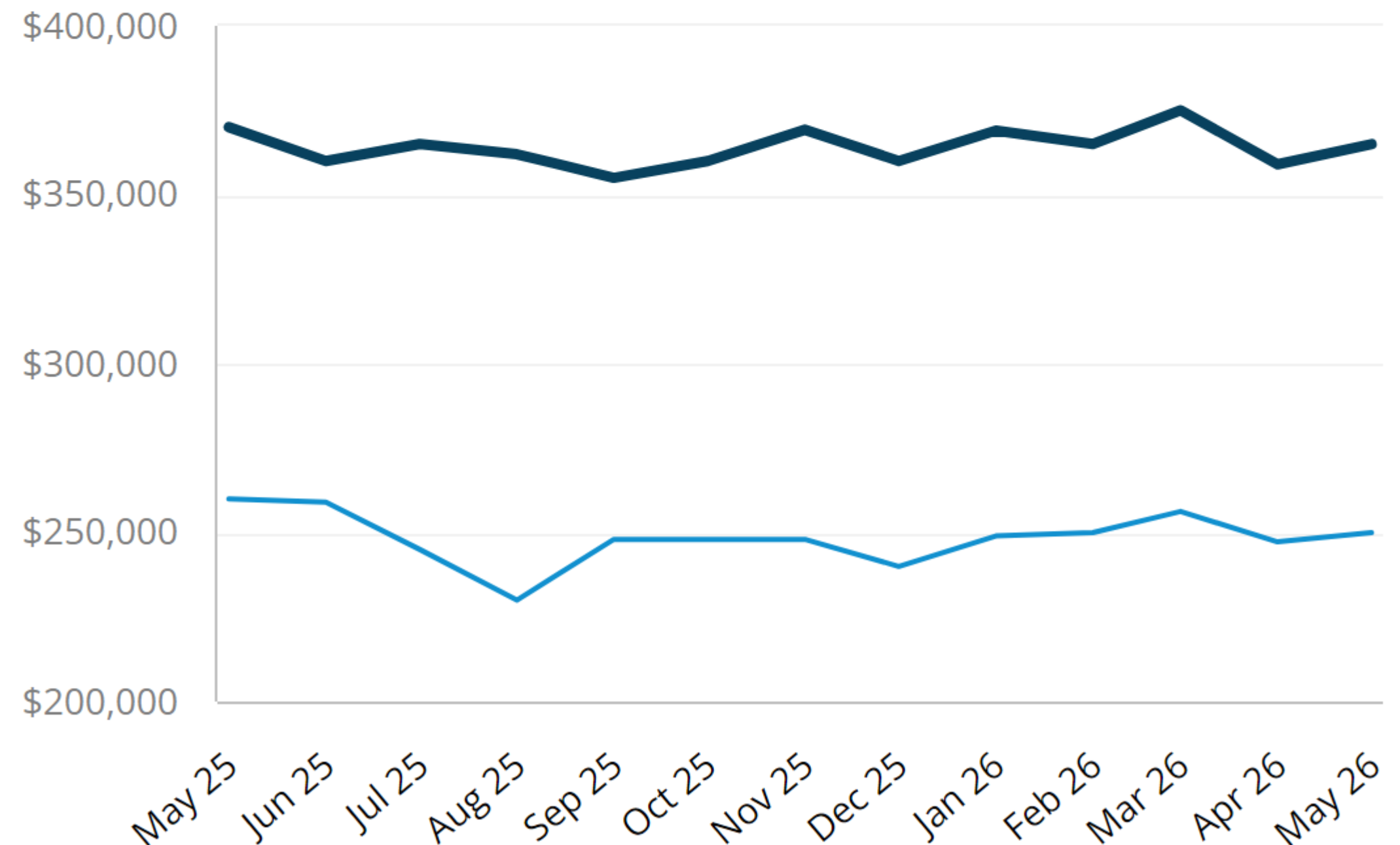
Condominiums

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$250,000 | \$260,000 | ▼ -3.8% | \$247,250 | ▲ 1.1% | \$250,000 | \$270,000 | ▼ -7.4% |
| Closed Sales | 454 | 360 | ▲ 26.1% | 438 | ▲ 3.7% | 1,487 | 1,168 | ▲ 27.3% |
| New Listings | 593 | 616 | ▼ -3.7% | 665 | ▼ -10.8% | 2,813 | 3,236 | ▼ -13.1% |
| Pending Sales | 471 | 318 | ▲ 48.1% | 484 | ▼ -2.7% | 1,766 | 1,321 | ▲ 33.7% |
| Median Days on Market | 65 | 79 | ▼ -17.7% | 67 | ▼ -3.0% | 67 | 67 | ▼ -0.7% |
| Sold Price per Square Foot | \$186 | \$192 | ▼ -3.1% | \$179 | ▲ 3.9% | \$183 | \$197 | ▼ -7.1% |
| Percent of Original Price Rec'd | 88.4% | 87.4% | ▲ 1.1% | 88.6% | ▼ -0.2% | 88.6% | 88.4% | ▲ 0.2% |
| Active Inventory | 2,956 | 3,733 | ▼ -20.8% | 3,235 | ▼ -8.6% | -- | -- | -- |
| Months Supply of Inventory | 6.5 | 10.4 | ▼ -37.2% | 7.4 | ▼ -11.8% | -- | -- | -- |

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Median Sales Price

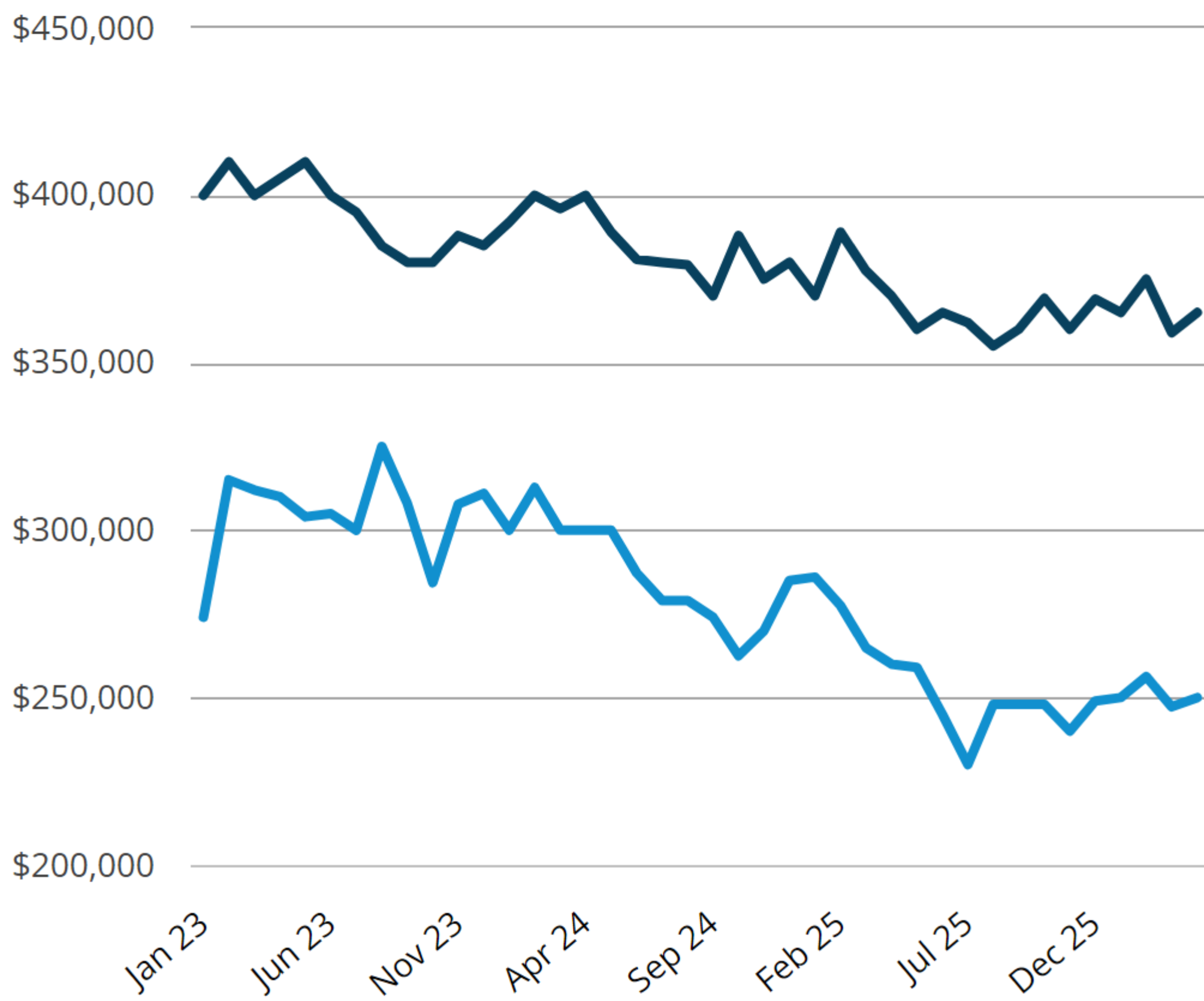


April 2026

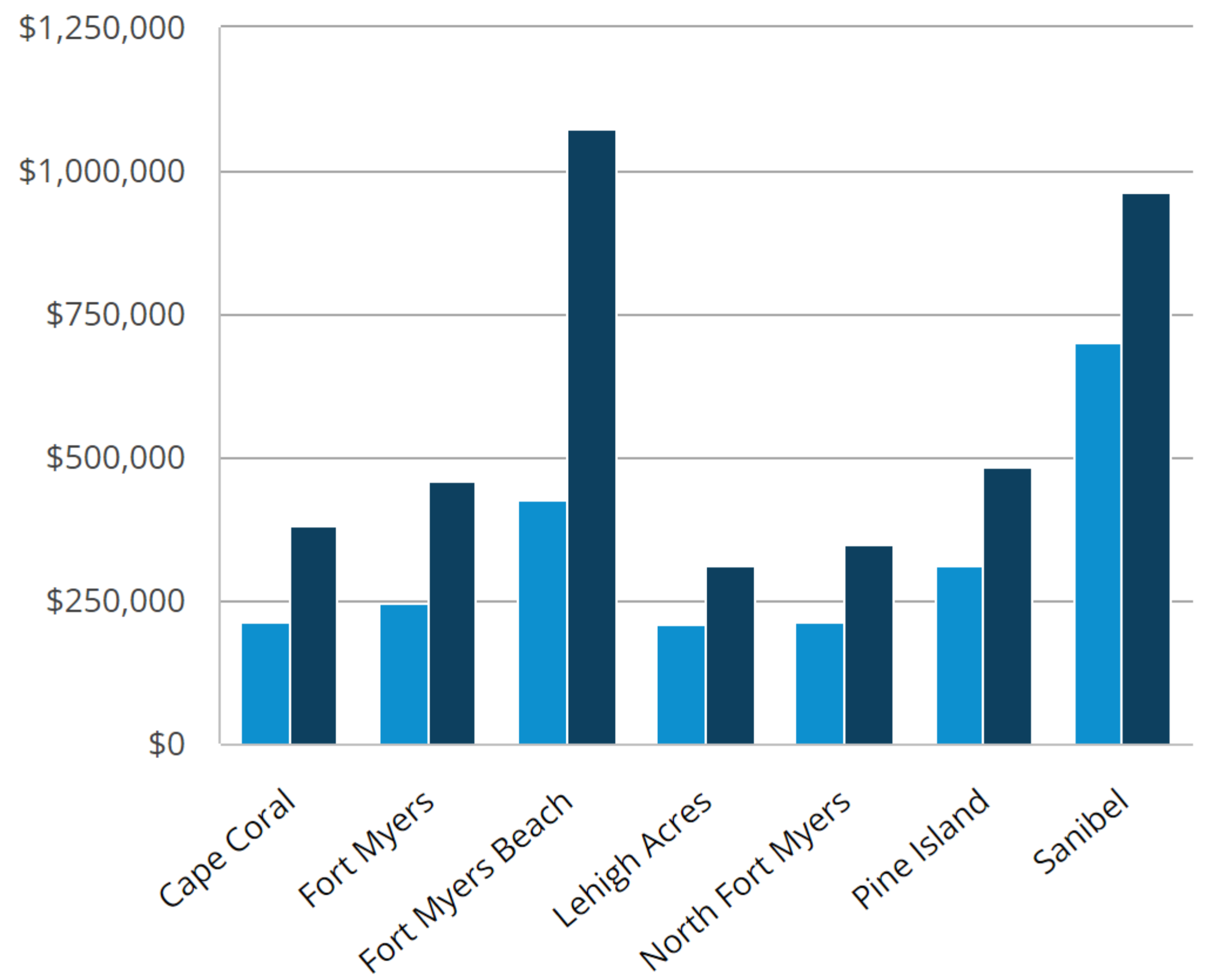
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

| | April 2026 | Month over Month Change | Year over Year Change | Year to Date Change |
|--------------|------------------|-------------------------|-----------------------|---------------------|
| SFH | \$365,000 | ⬆️ 1.7% | ⬇️ -1.4% | ⬇️ -2.7% |
| CONDO | \$250,000 | ⬆️ 1.1% | ⬇️ -3.8% | ⬇️ -7.4% |

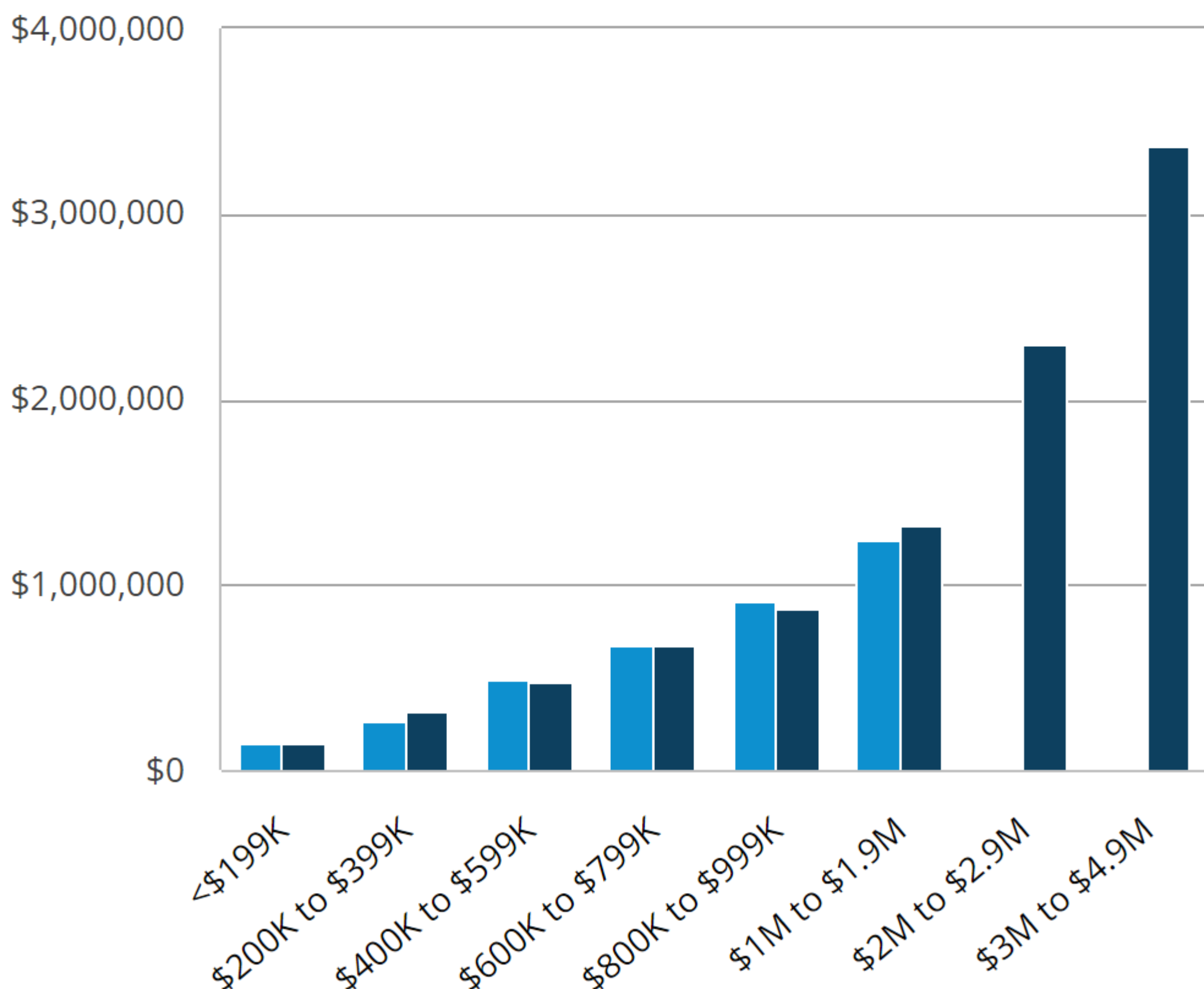
Historical Activity



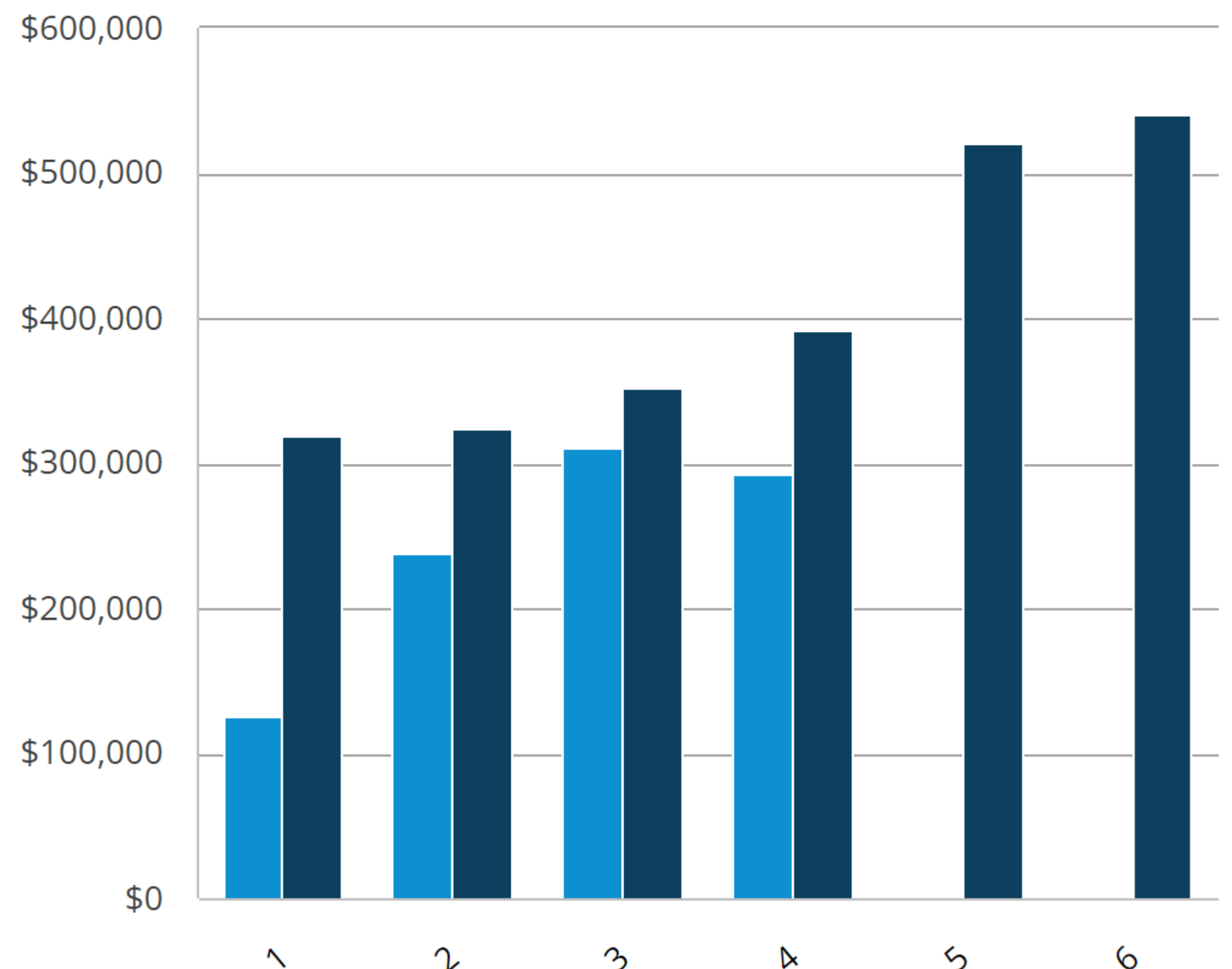
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Closed Sales

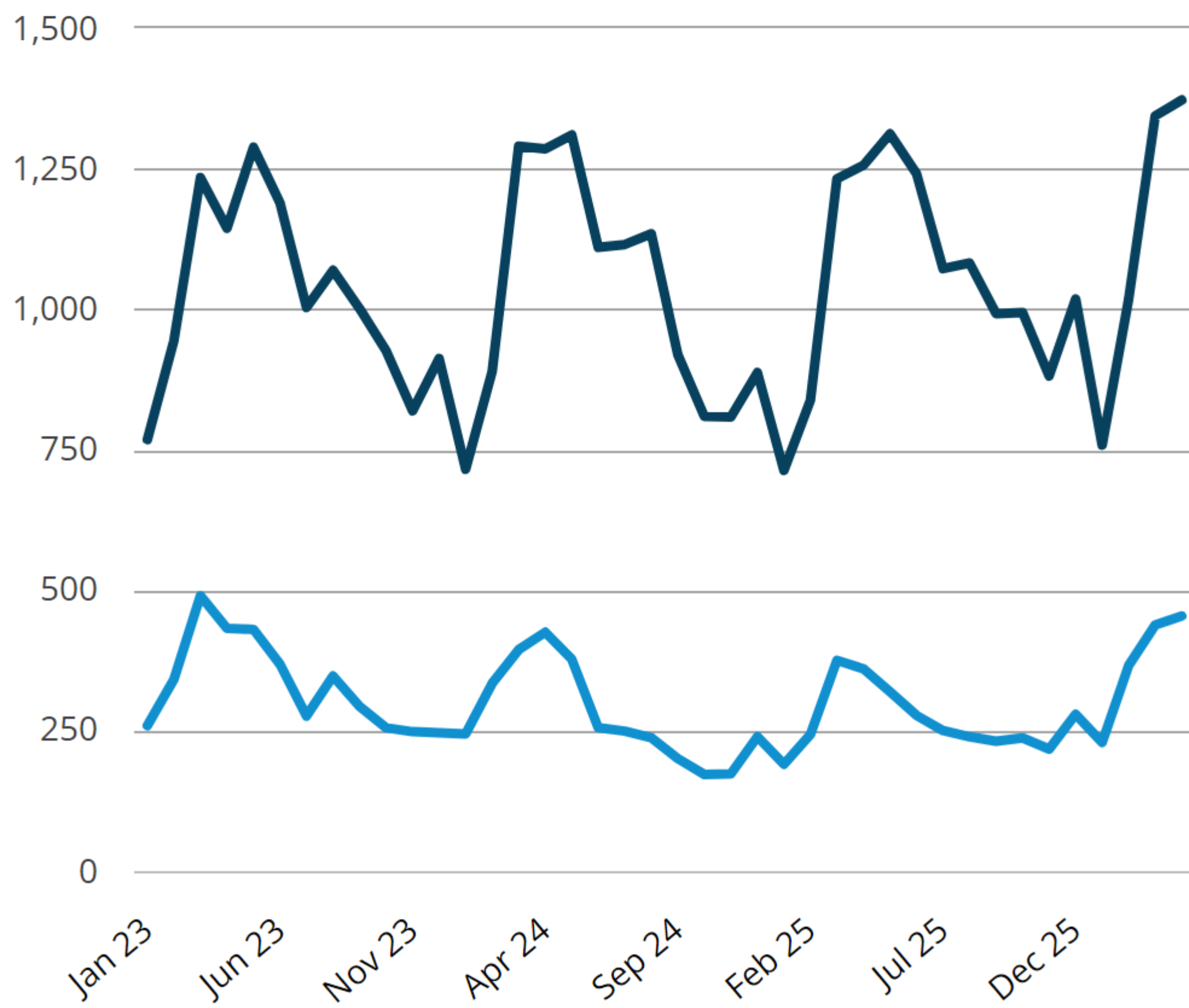


April 2026

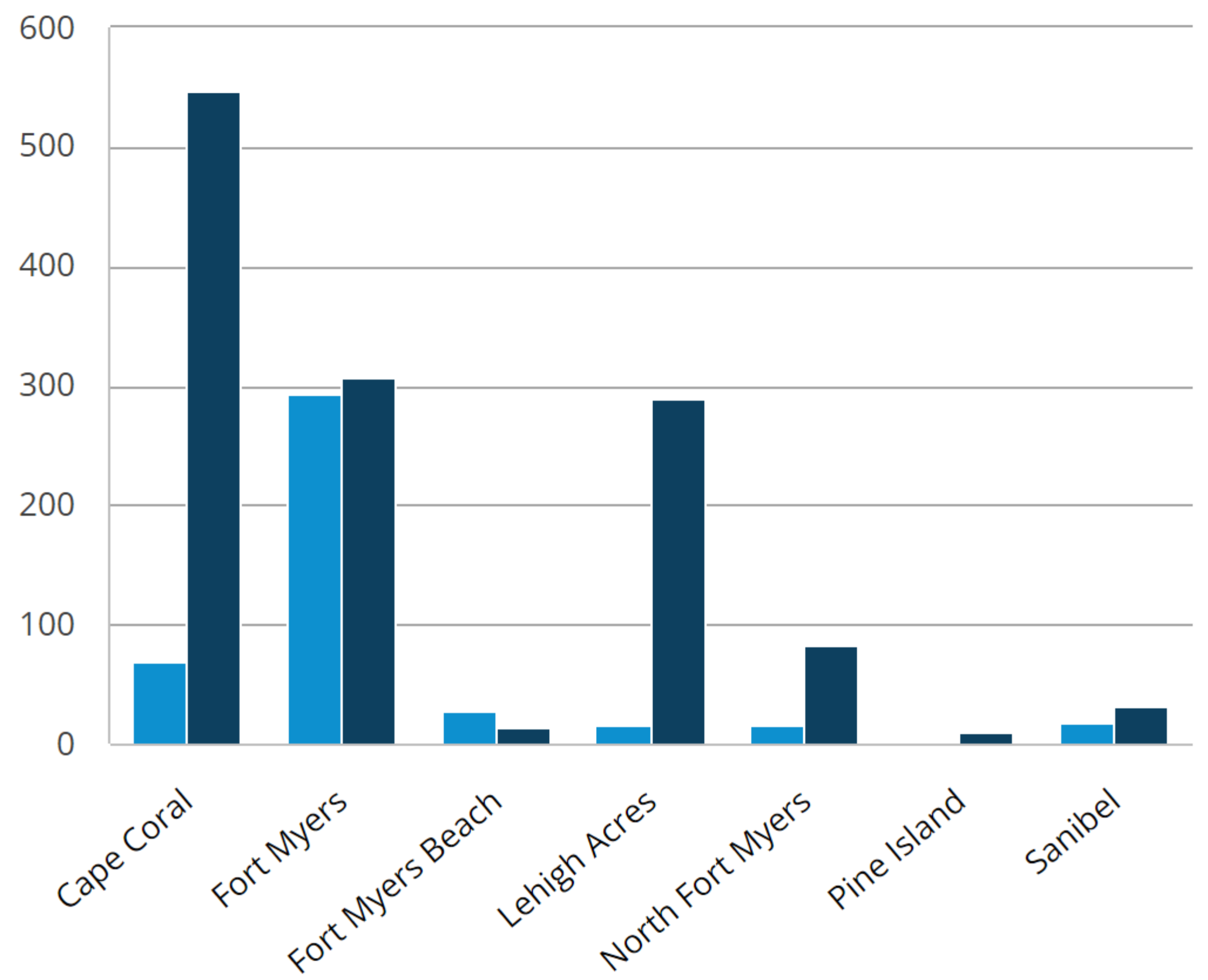
The number of properties that sold.

| | April 2026 | Month over Month Change | Year over Year Change | Year to Date Change |
|--------------|--------------|-------------------------|-----------------------|---------------------|
| SFH | 1,372 | ⬆️ 2.1% | ⬆️ 9.2% | ⬆️ 11.2% |
| CONDO | 454 | ⬆️ 3.7% | ⬆️ 26.1% | ⬆️ 27.3% |

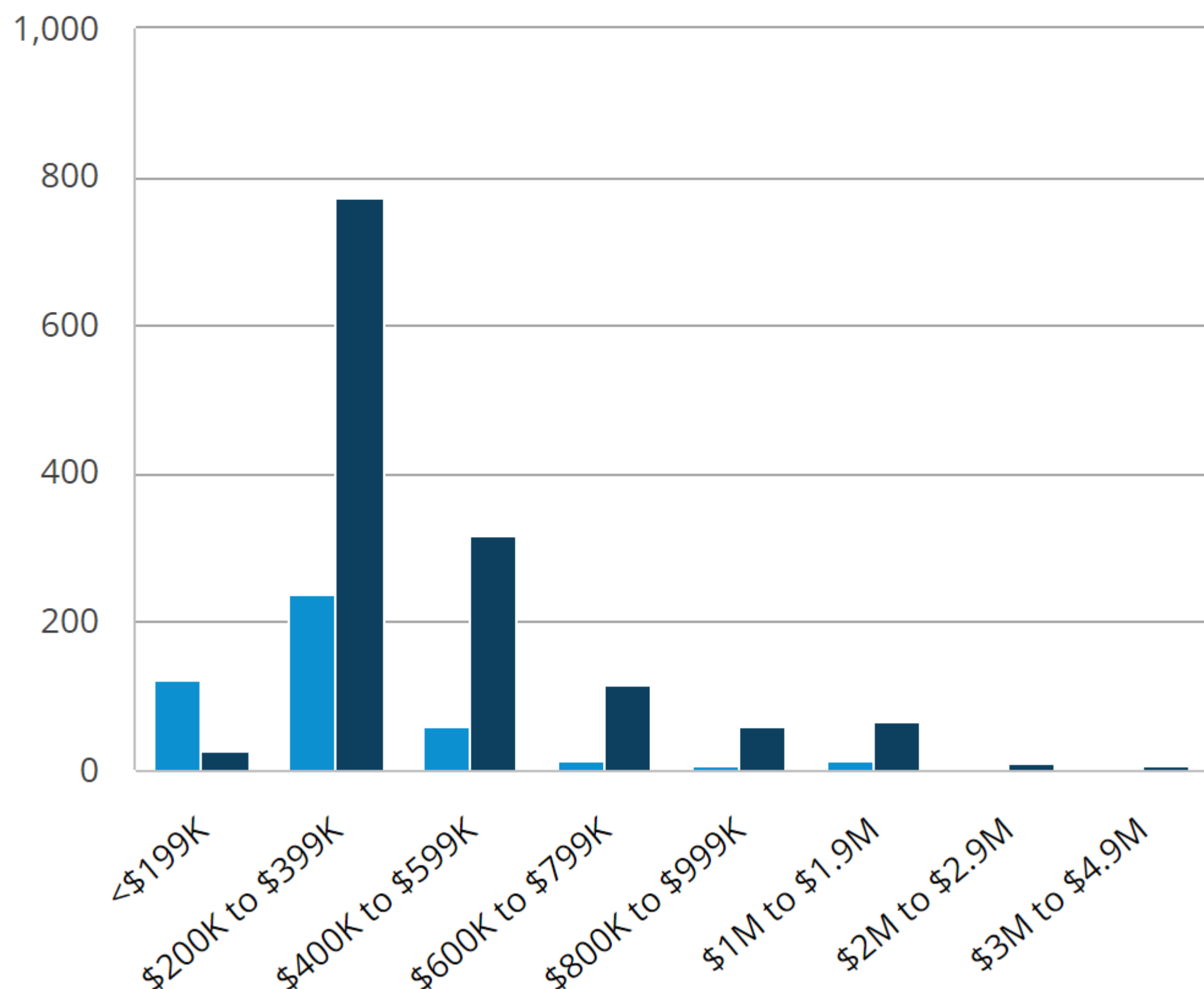
Historical Activity



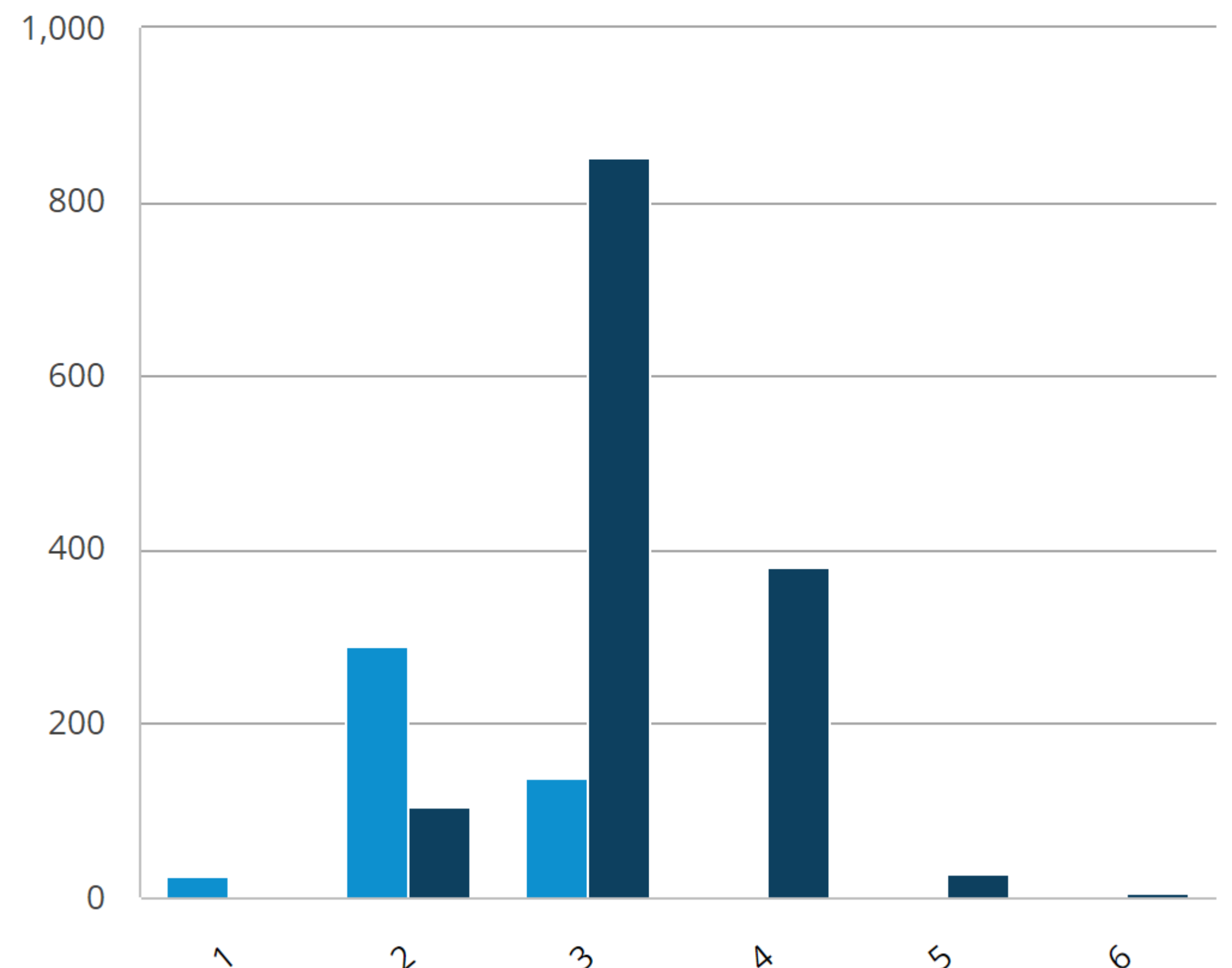
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

New Listings

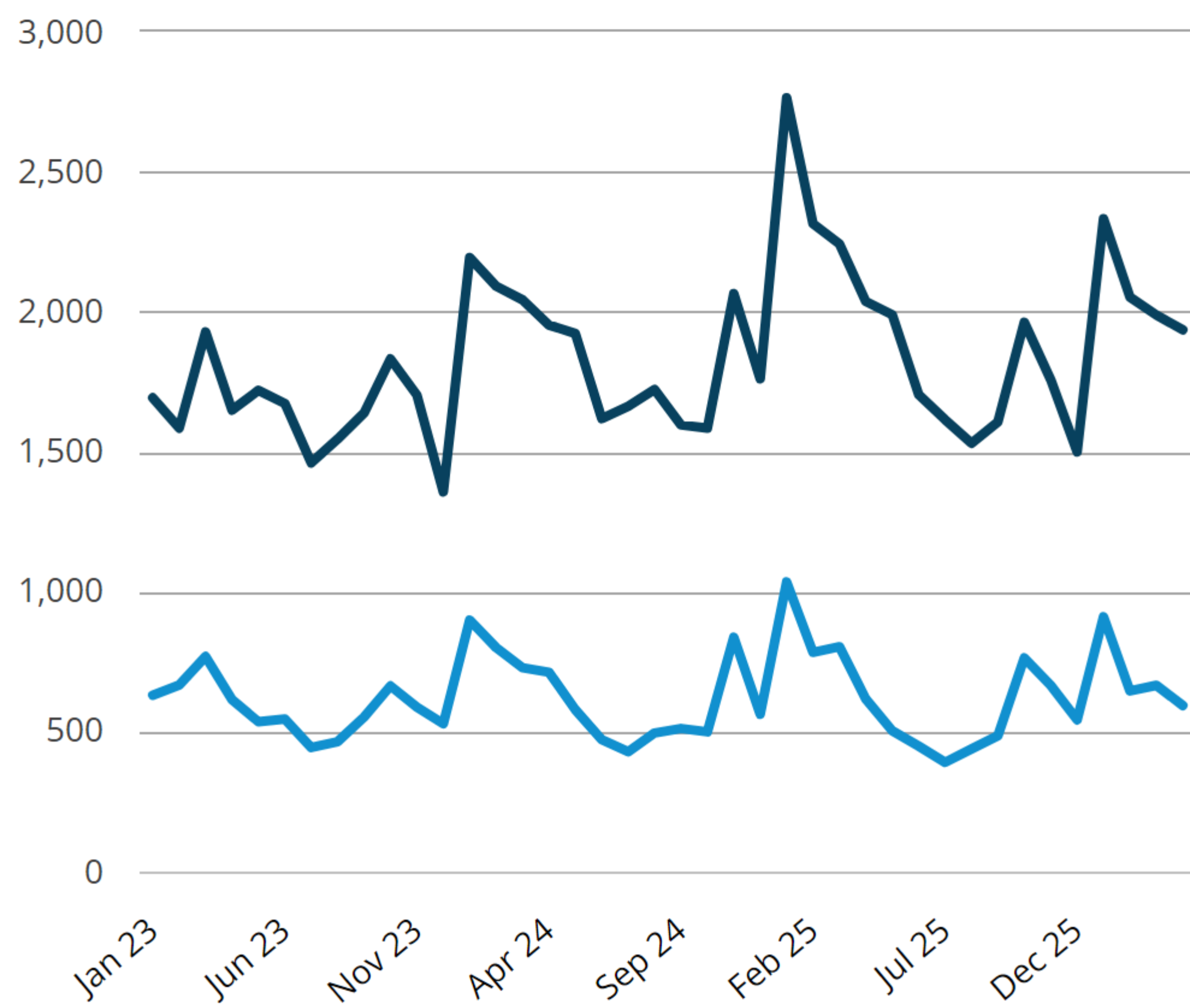


April 2026

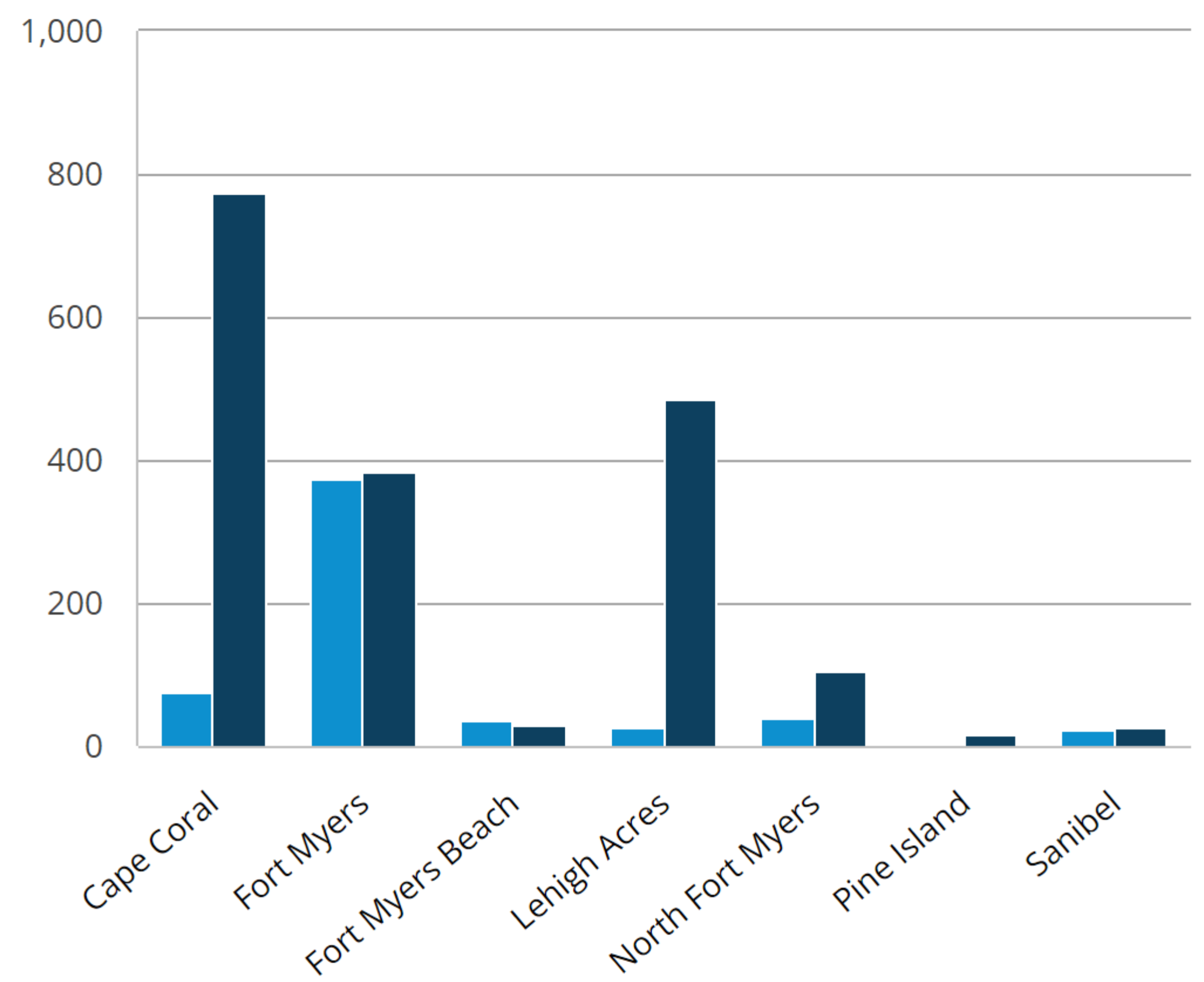
The number of properties listed regardless of current status.

| | April 2026 | Month over Month Change | Year over Year Change | Year to Date Change |
|--------------|--------------|-------------------------|-----------------------|---------------------|
| SFH | 1,935 | ⚡ -2.7% | ⚡ -5.0% | ⚡ -11.2% |
| CONDO | 593 | ⚡ -10.8% | ⚡ -3.7% | ⚡ -13.1% |

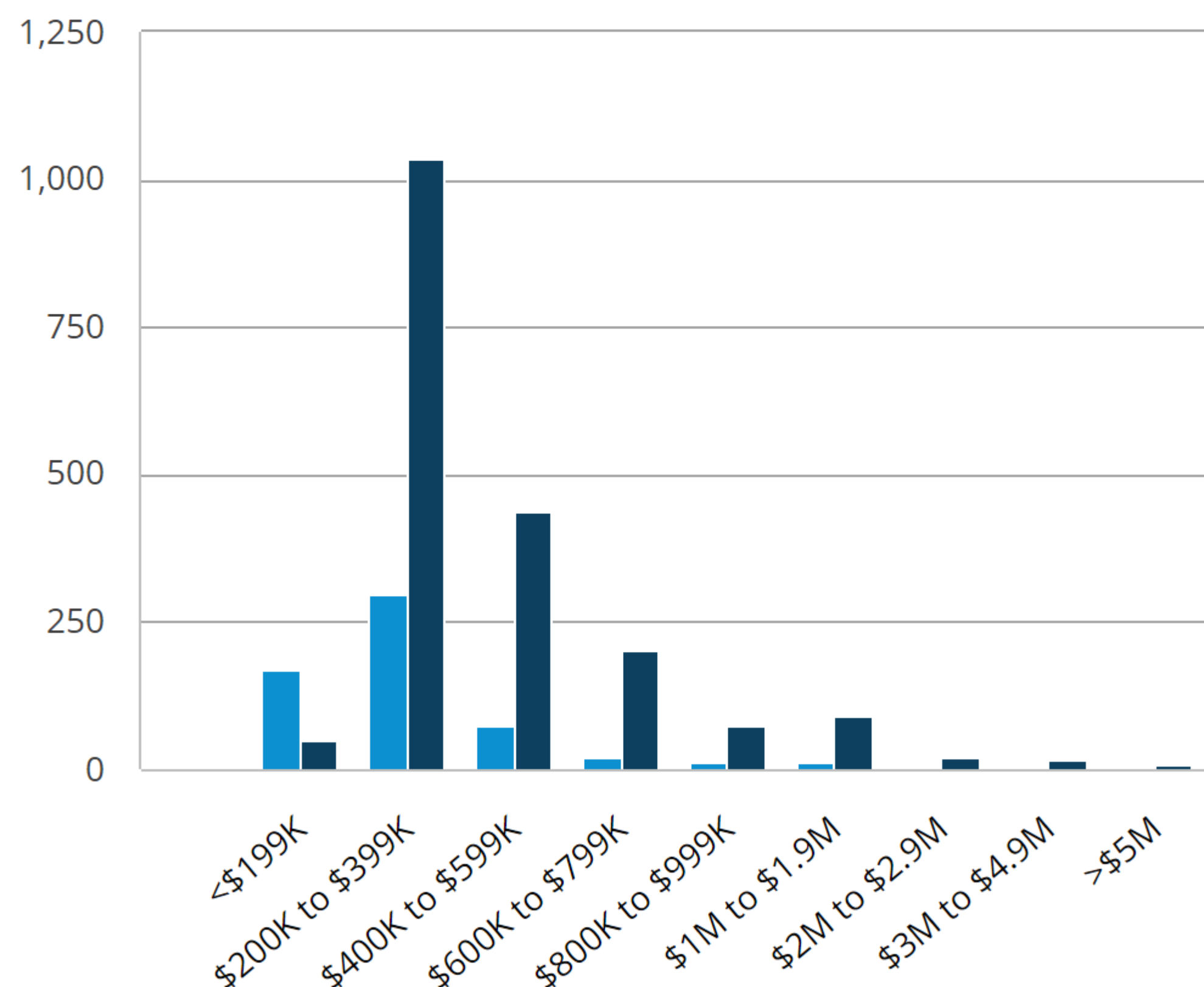
Historical Activity



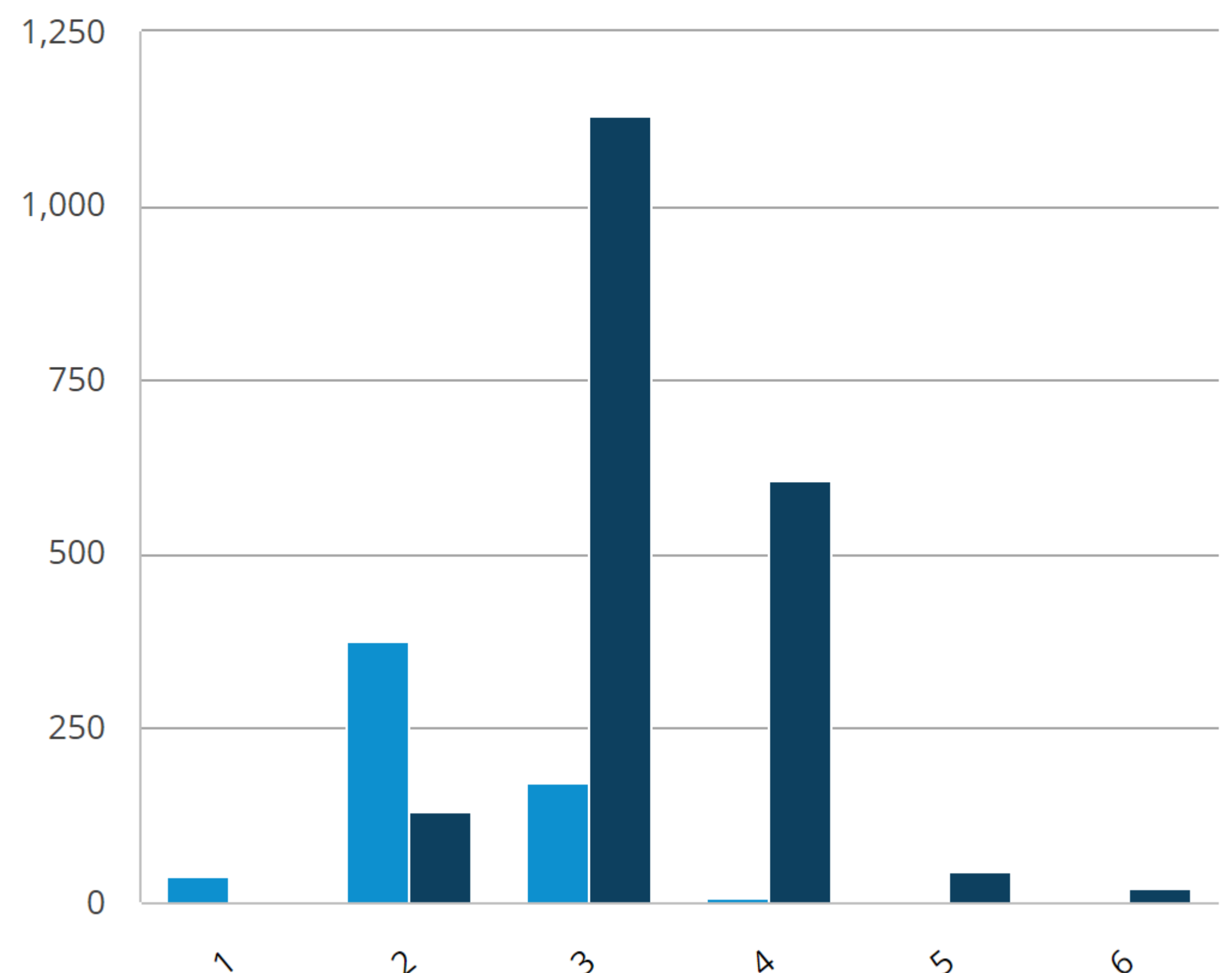
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Pending Sales

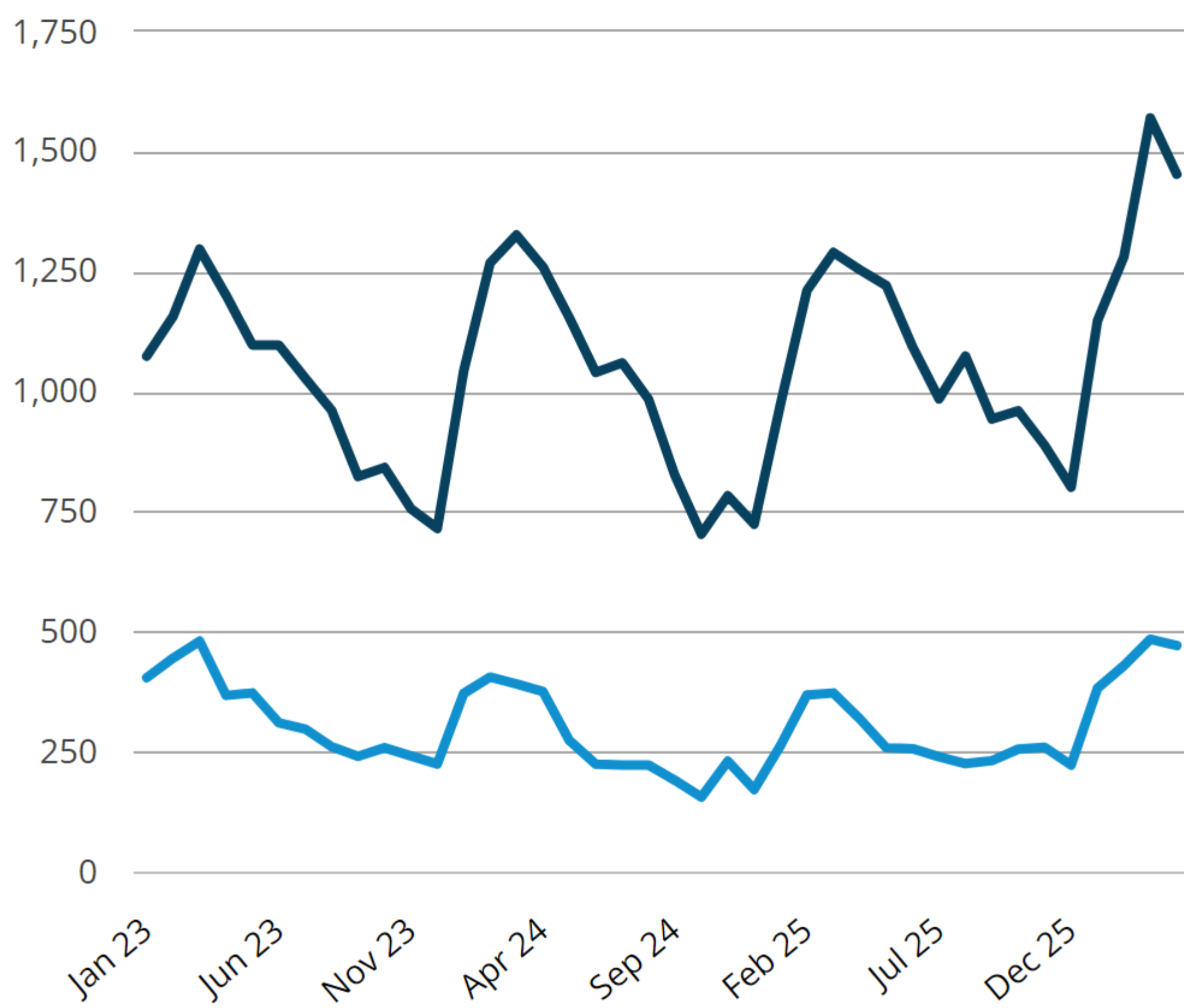


April 2026

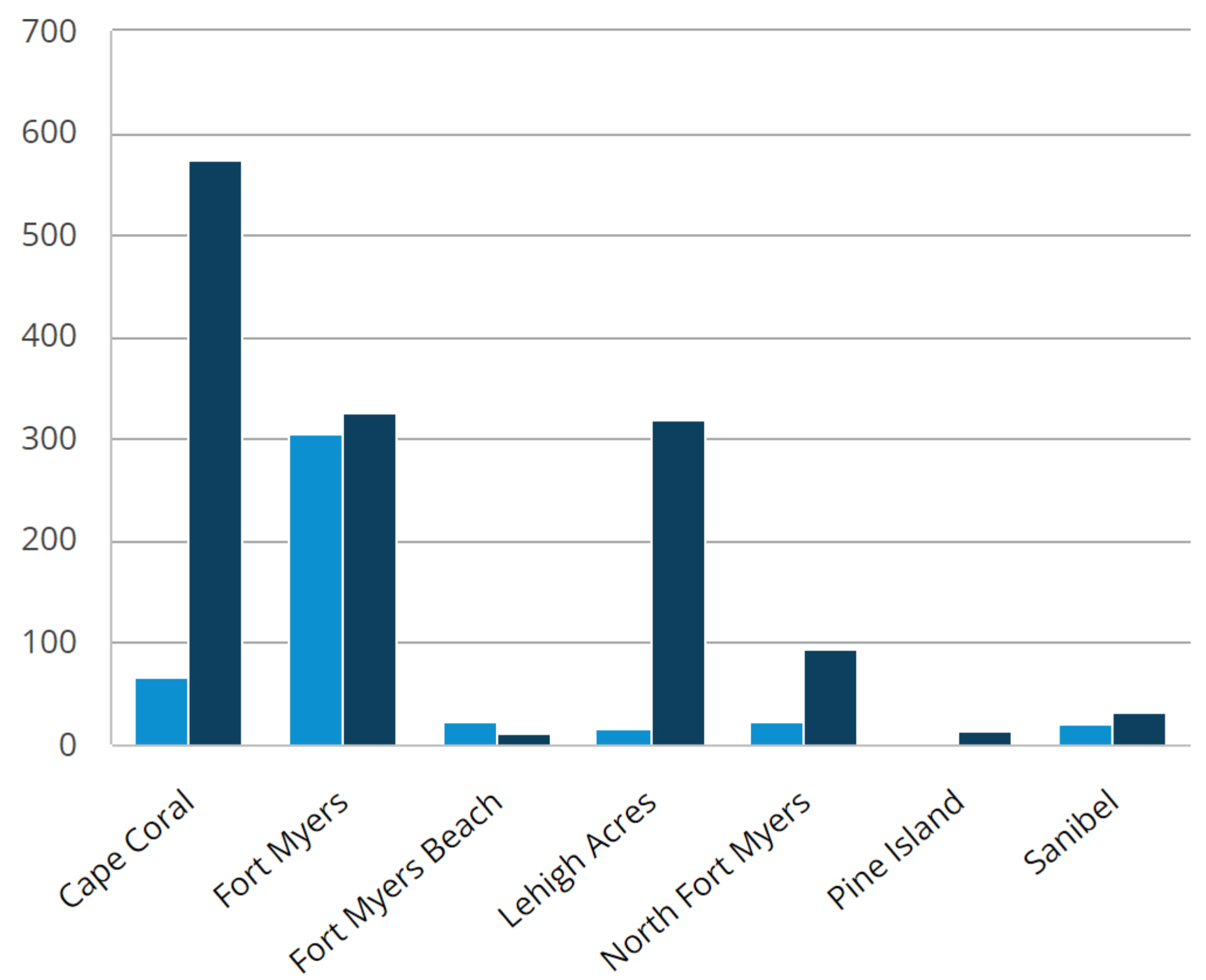
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

| | April 2026 | Month over Month Change | Year over Year Change | Year to Date Change |
|--------------|--------------|-------------------------|-----------------------|---------------------|
| SFH | 1,453 | ⚡ -7.5% | ⬆️ 15.9% | ⬆️ 15.3% |
| CONDO | 471 | ⚡ -2.7% | ⬆️ 48.1% | ⬆️ 33.7% |

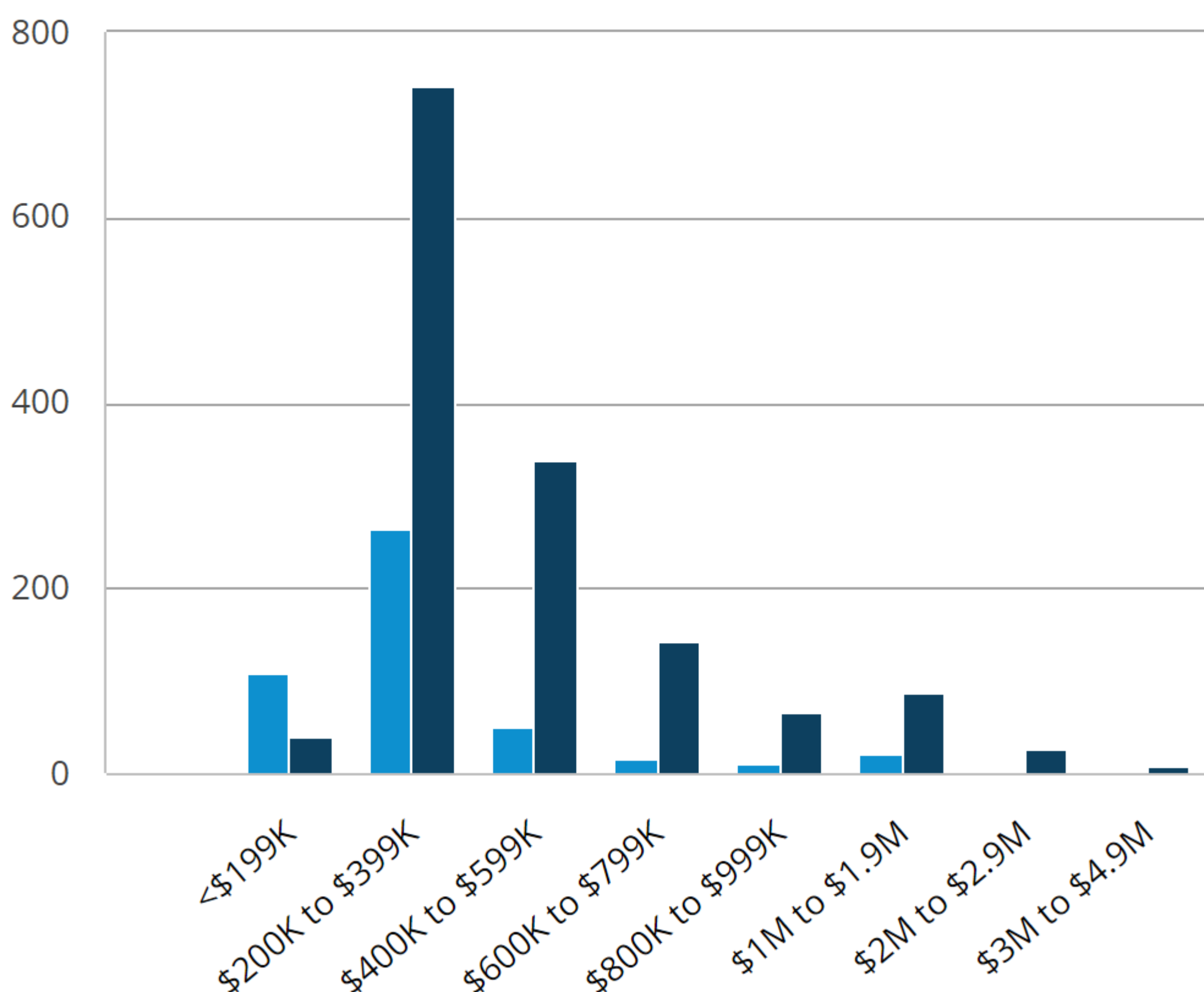
Historical Activity



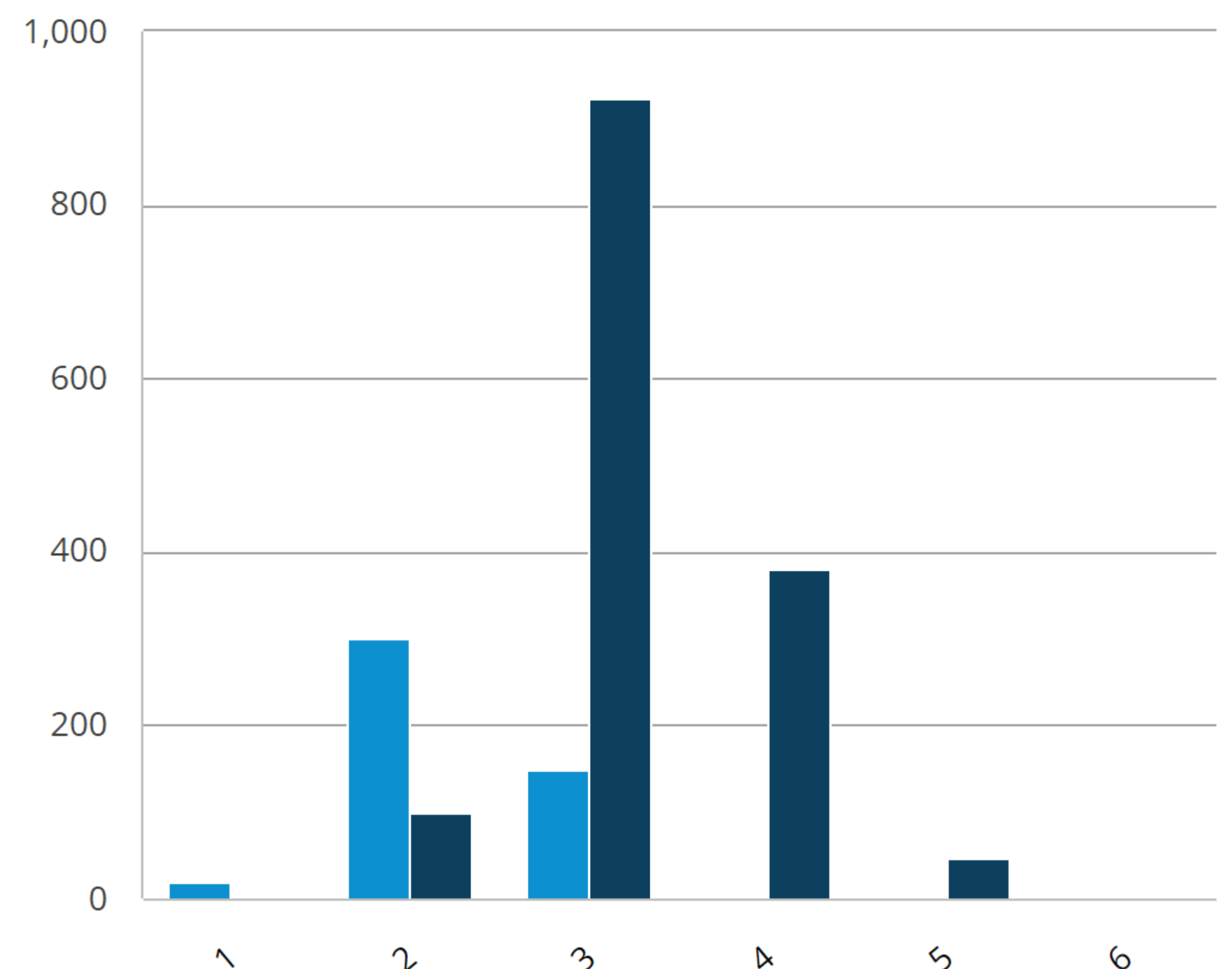
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Days on Market

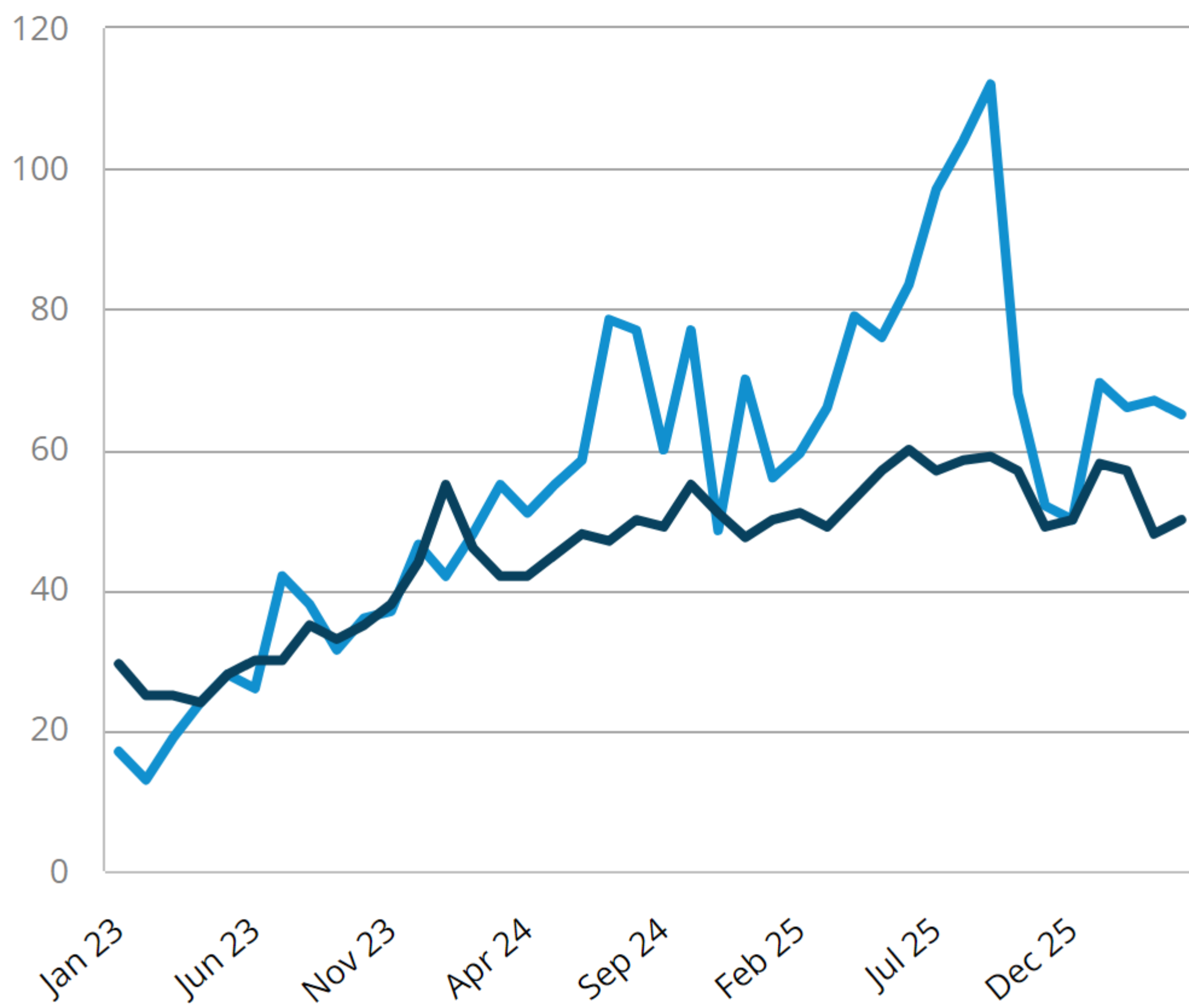


April 2026

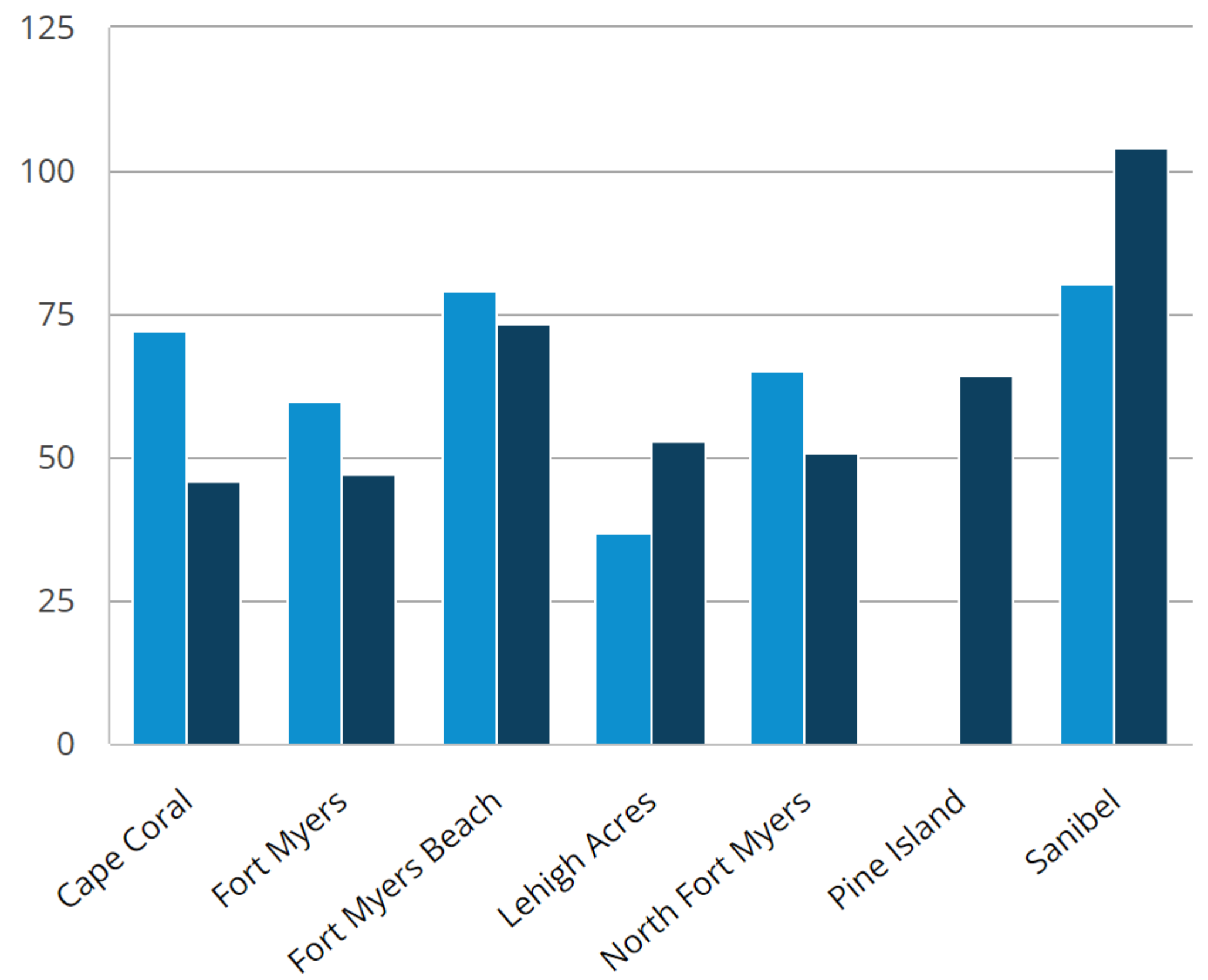
The median number of days between when a property is listed and the purchase contract date.

| | April 2026 | Month over Month Change | Year over Year Change | Year to Date Change |
|--------------|------------|-------------------------|-----------------------|---------------------|
| SFH | 50 | ⬆️ 4.2% | ⬇️ -5.7% | ⬆️ 3.9% |
| CONDO | 65 | ⬇️ -3.0% | ⬇️ -17.7% | ⬇️ -0.7% |

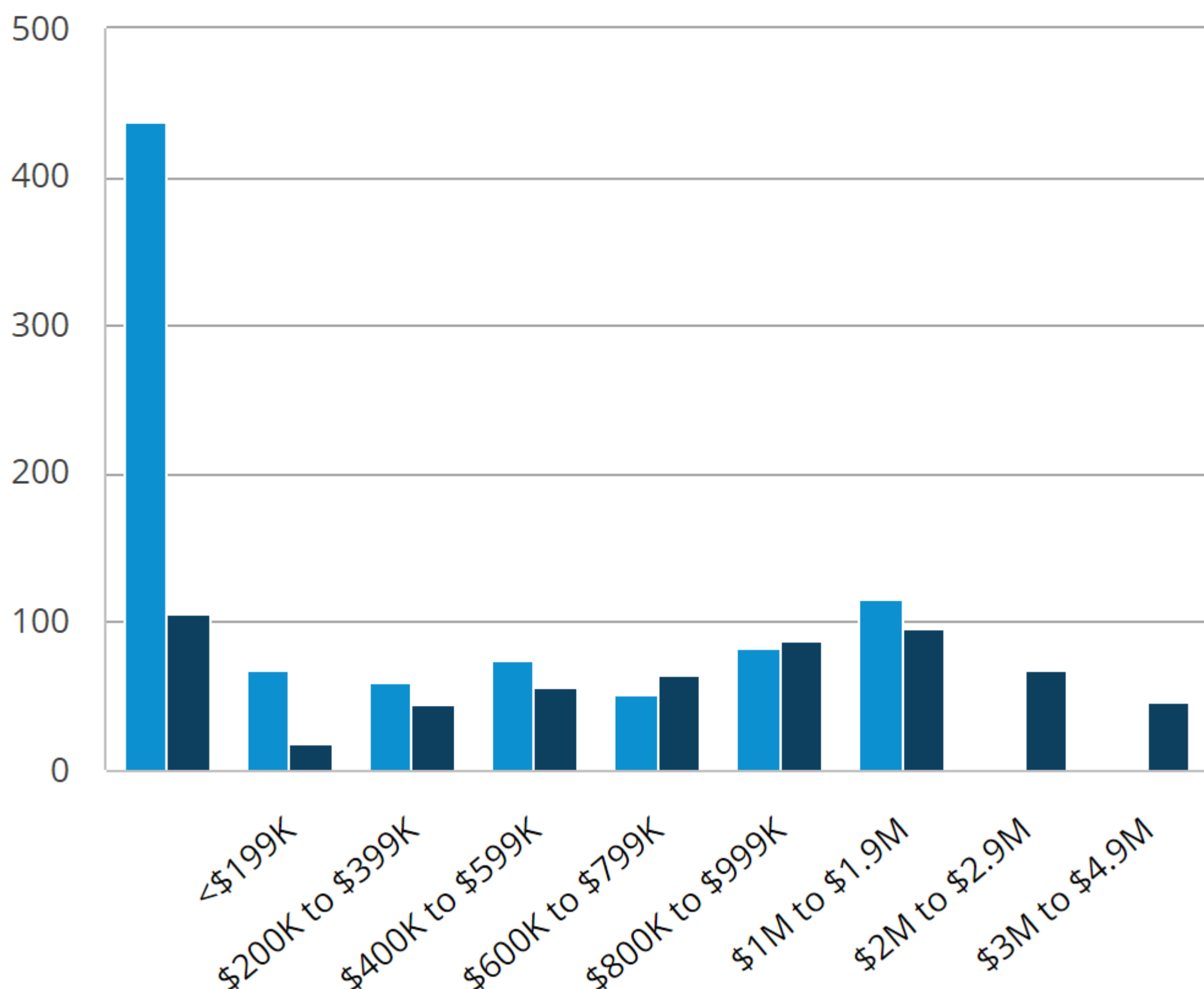
Historical Activity



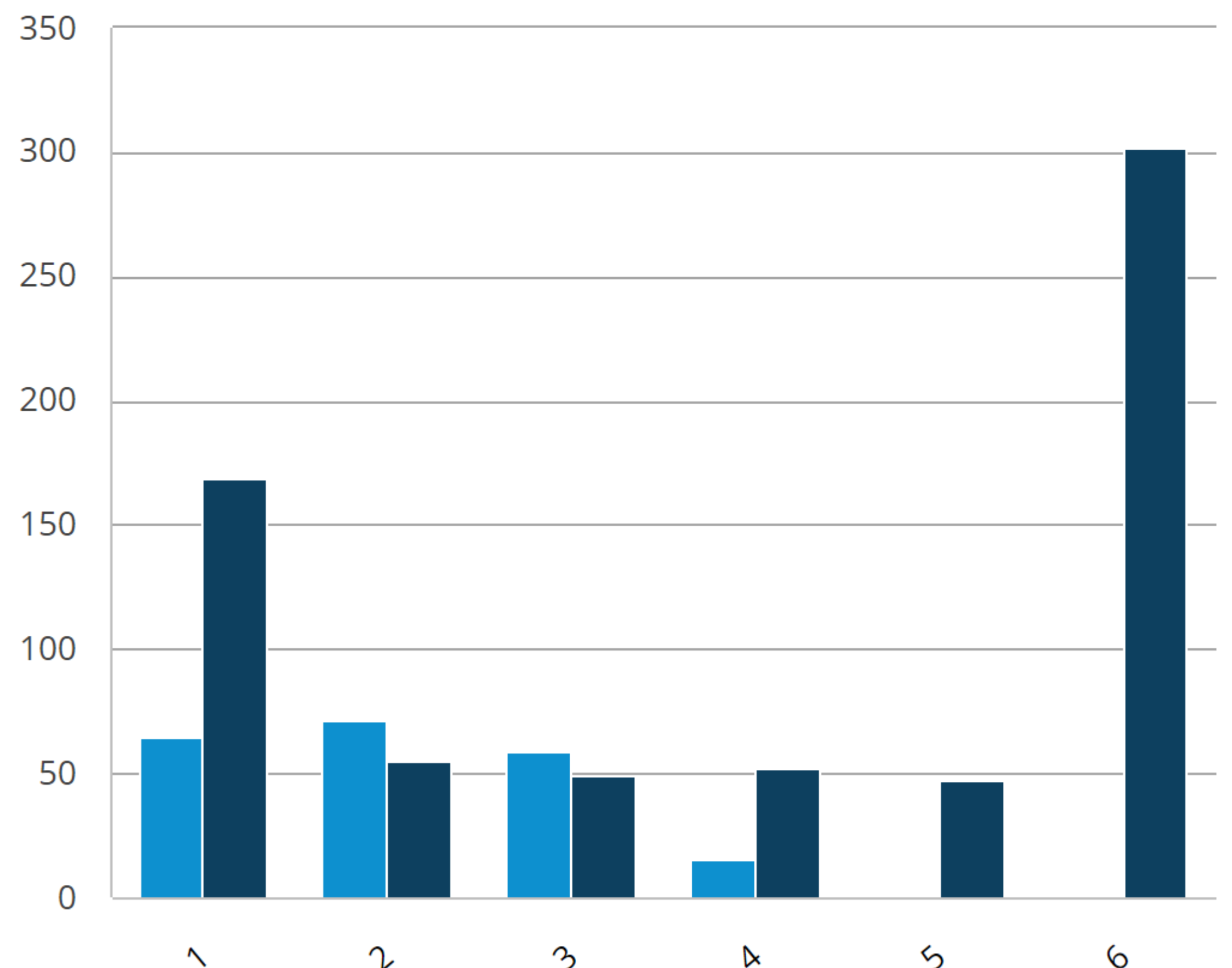
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Price per Square Foot

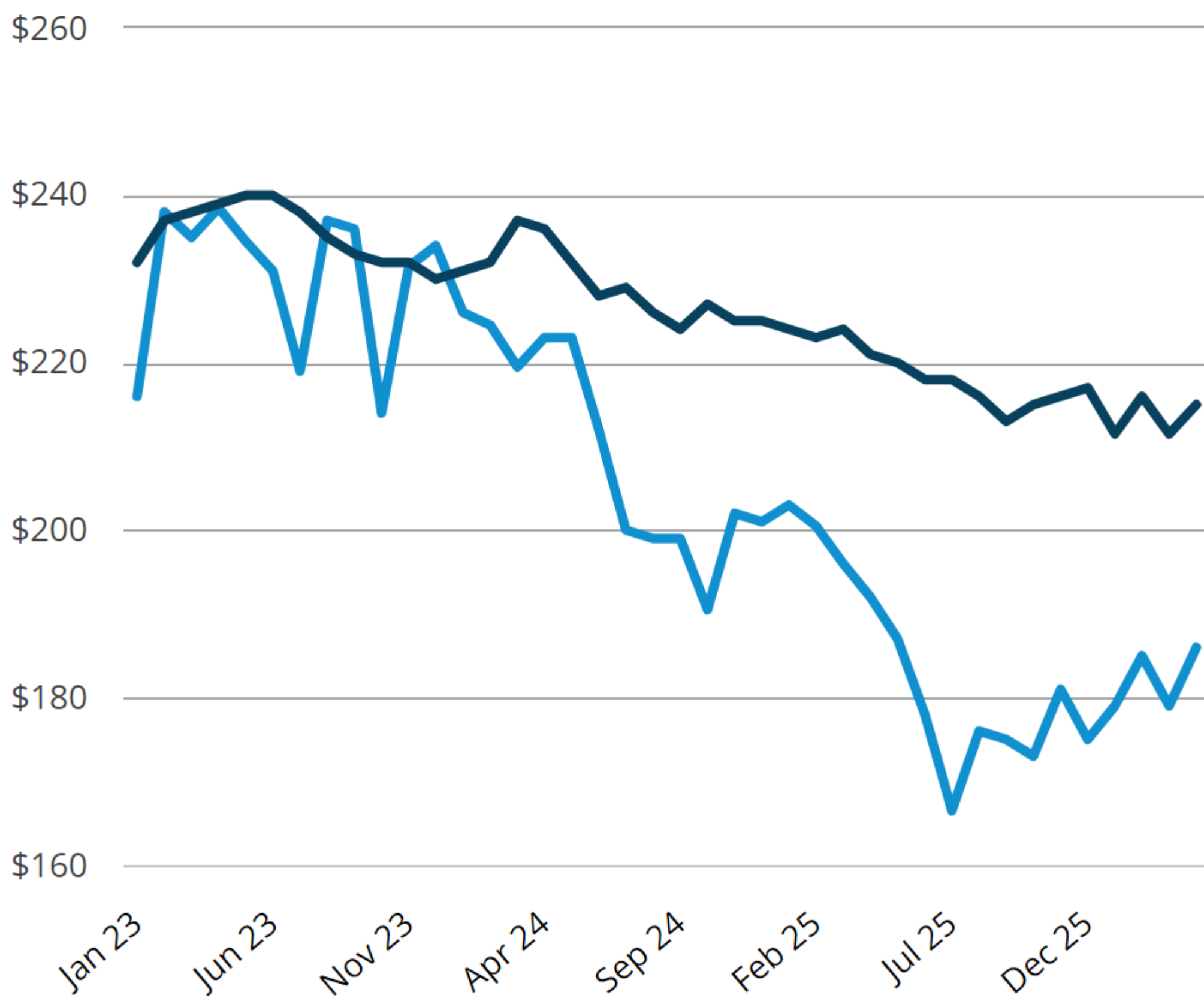


April 2026

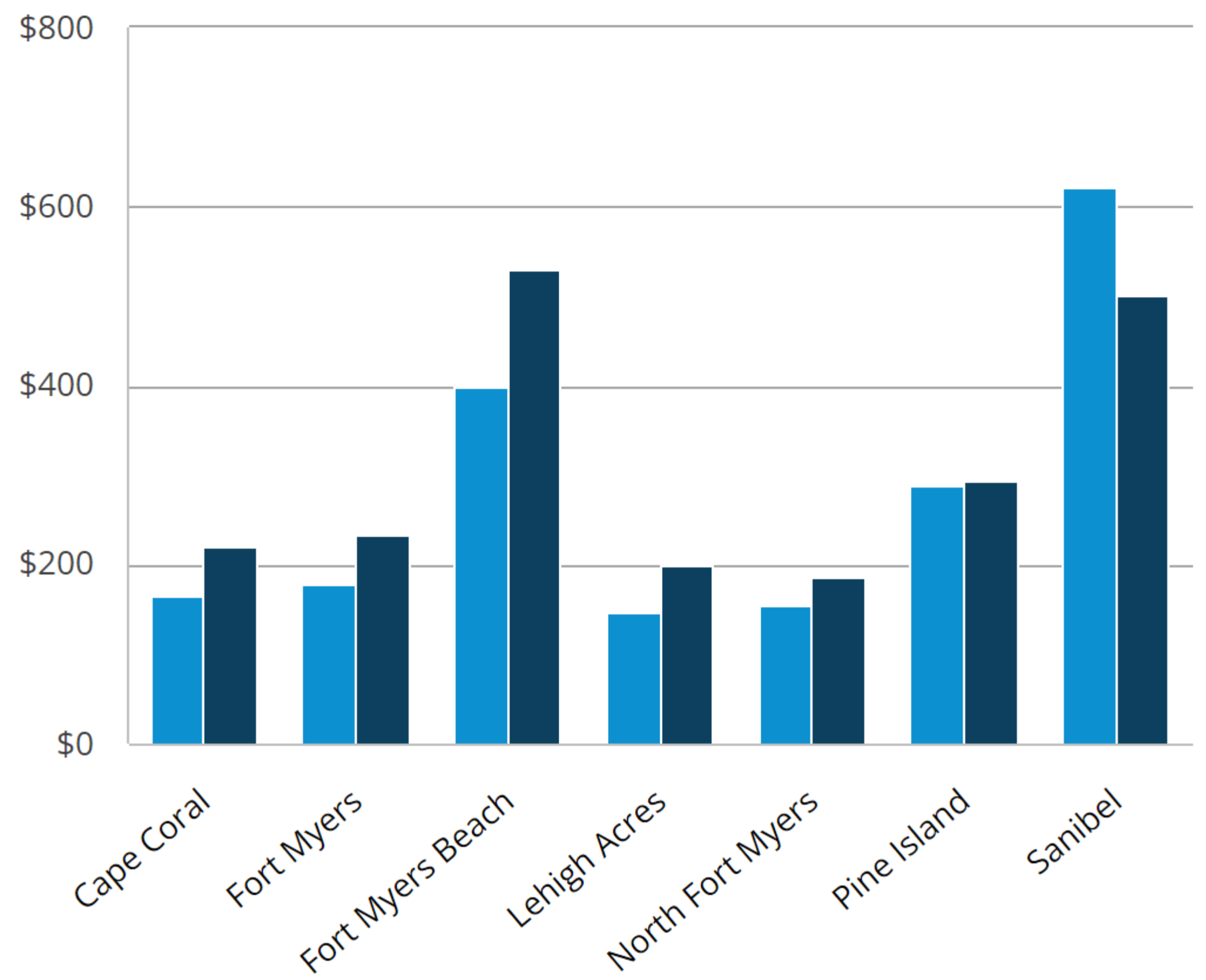
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

| | April 2026 | Month over Month Change | Year over Year Change | Year to Date Change |
|--------------|--------------|-------------------------|-----------------------|---------------------|
| SFH | \$215 | ⬆️ 1.7% | ⬇️ -2.7% | ⬇️ -4.0% |
| CONDO | \$186 | ⬆️ 3.9% | ⬇️ -3.1% | ⬇️ -7.1% |

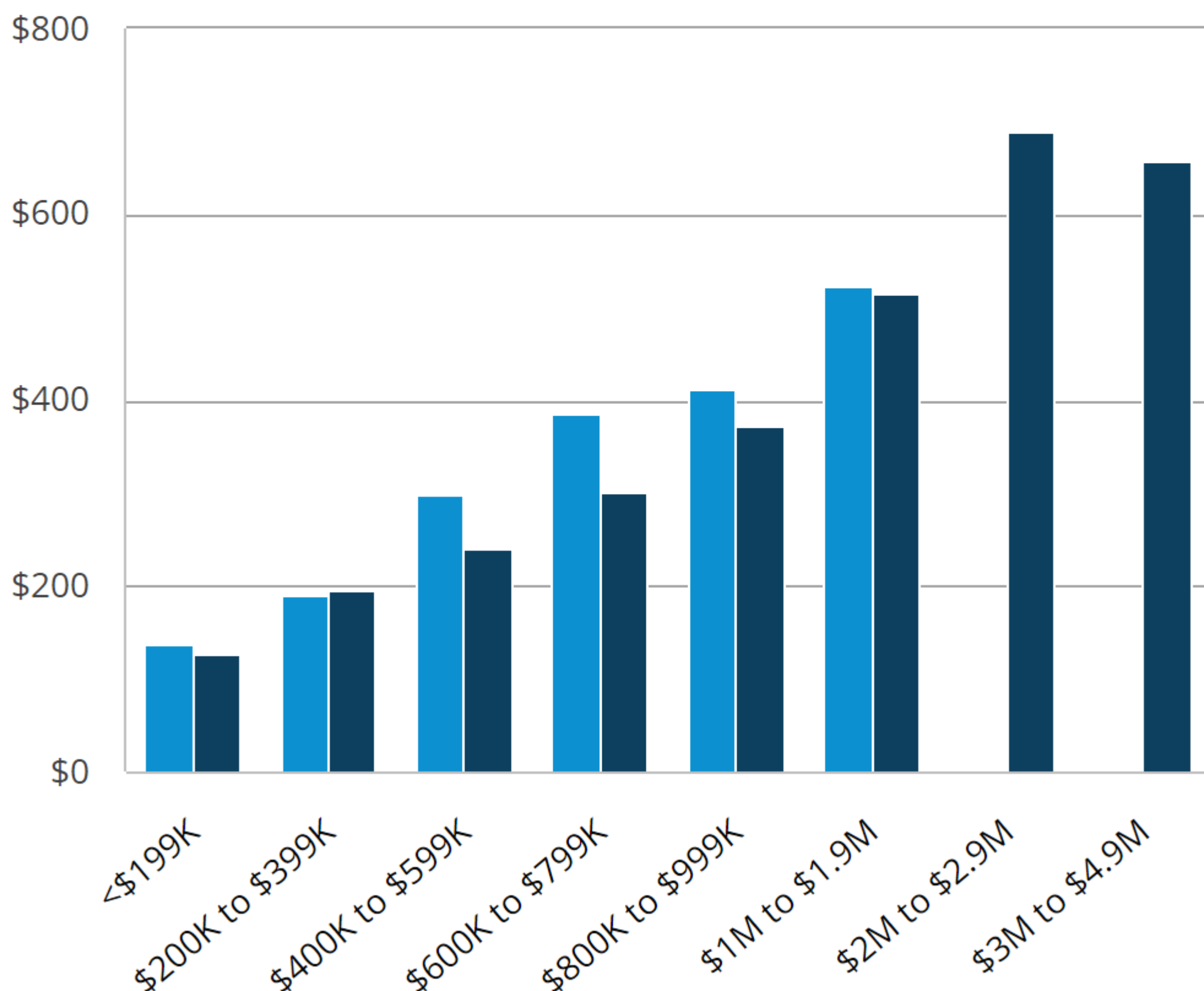
Historical Activity



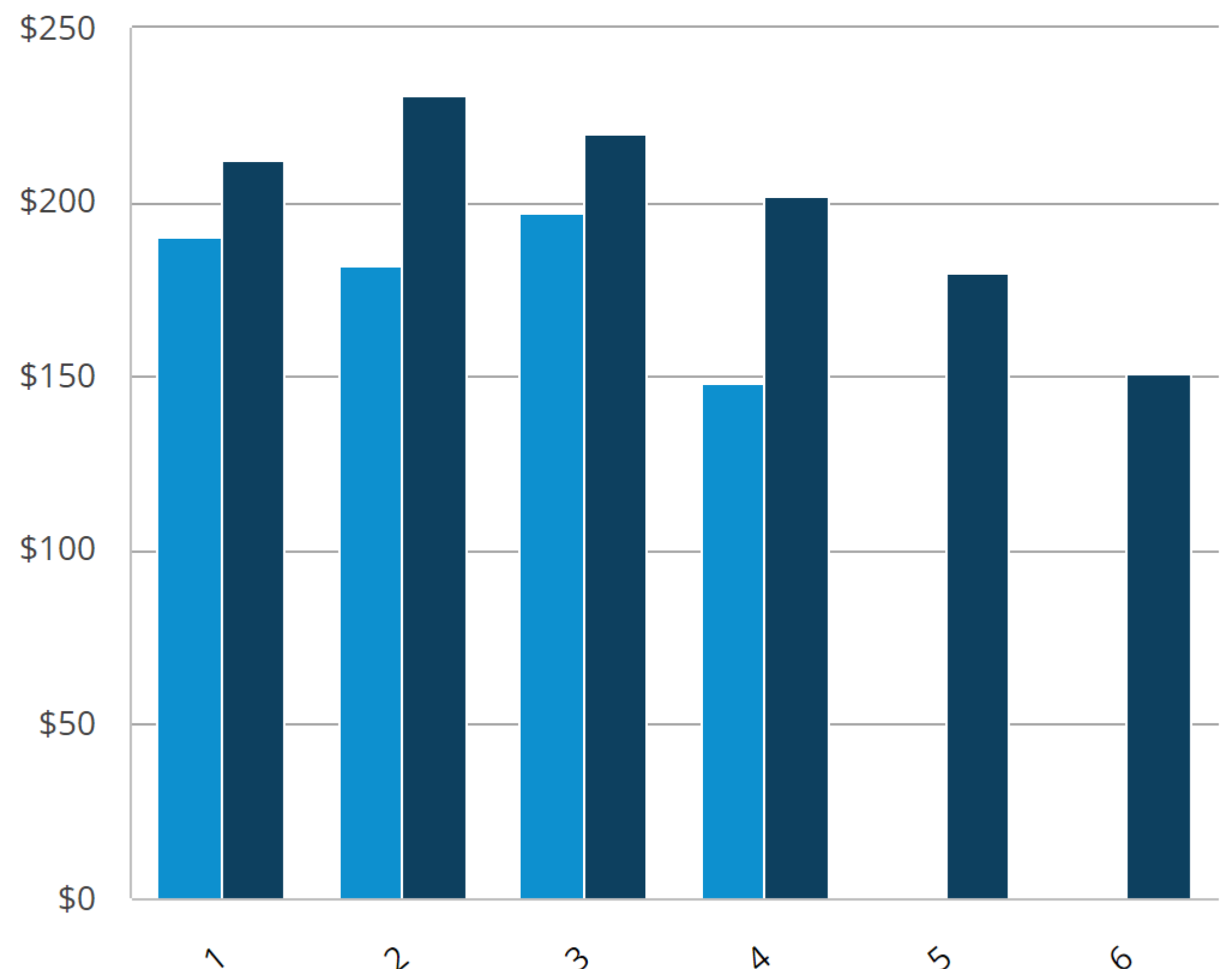
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Percent of Original Price Received

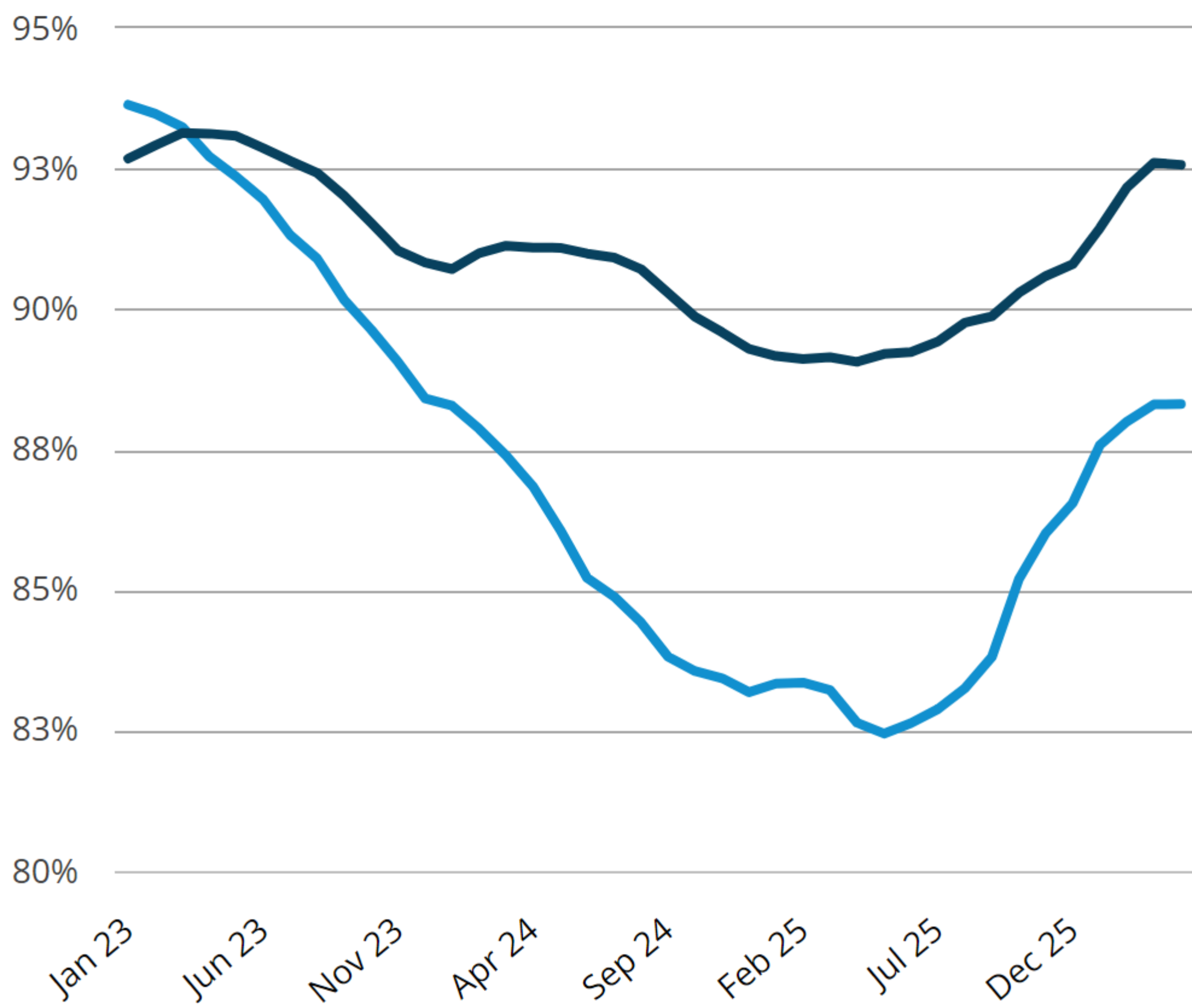


April 2026

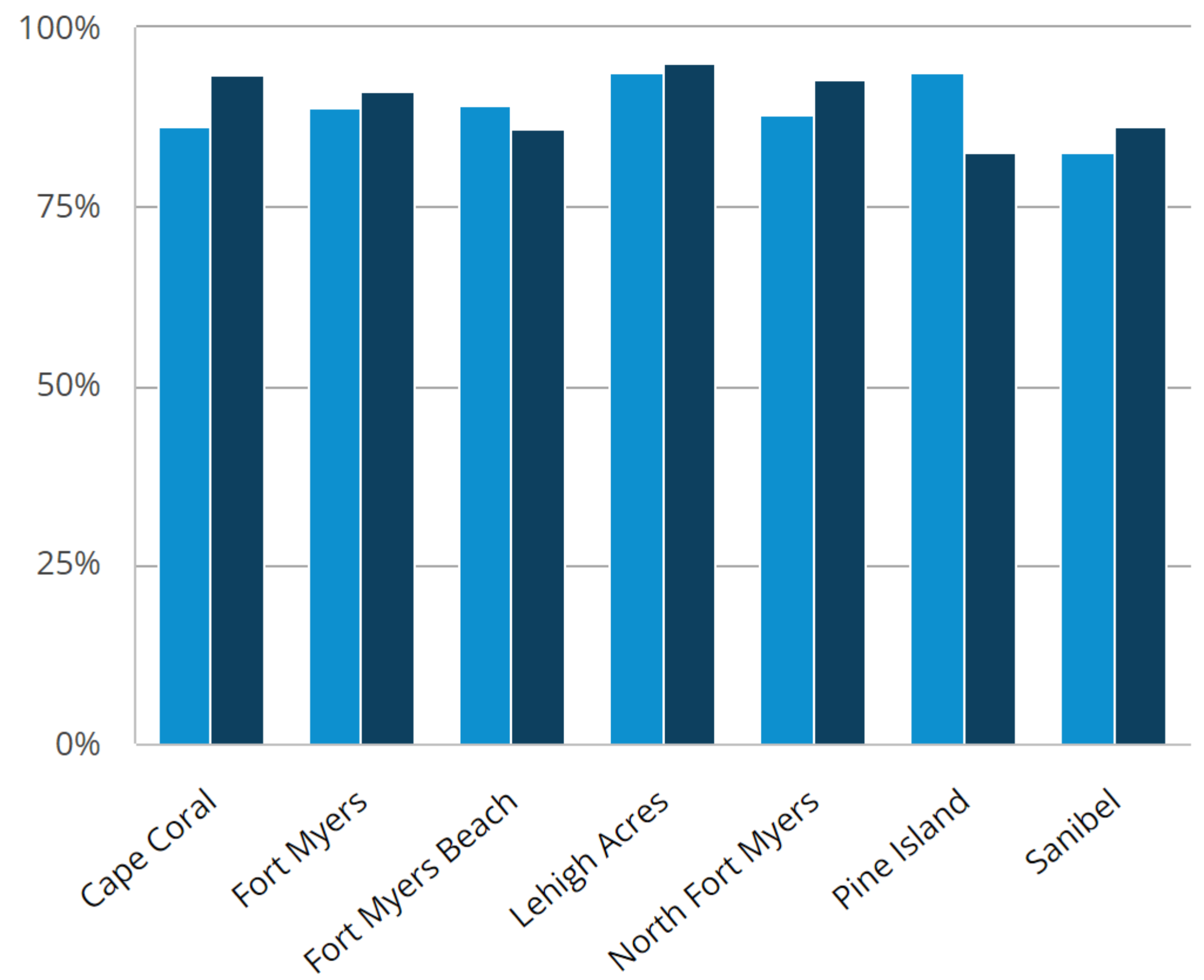
The average of the sales price divided by the original list price expressed as a percentage.

| | April 2026 | Month over Month Change | Year over Year Change | Year to Date Change |
|--------------|--------------|-------------------------|-----------------------|---------------------|
| SFH | 92.6% | ⚡ -0.0% | ⬆️ 3.9% | ⬆️ 3.3% |
| CONDO | 88.3% | ⬆️ 0.0% | ⬆️ 6.9% | ⬆️ 5.8% |

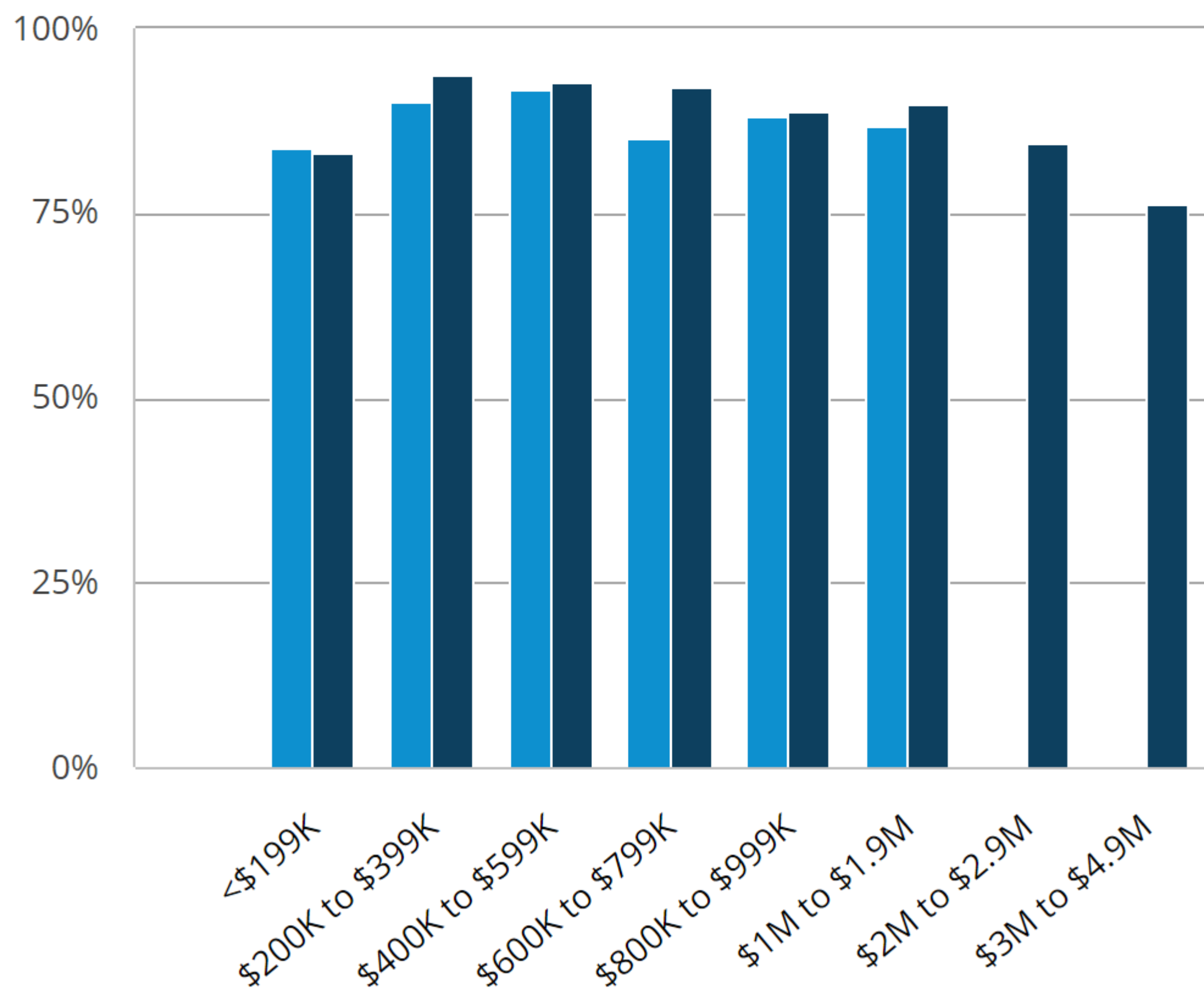
Historical Activity



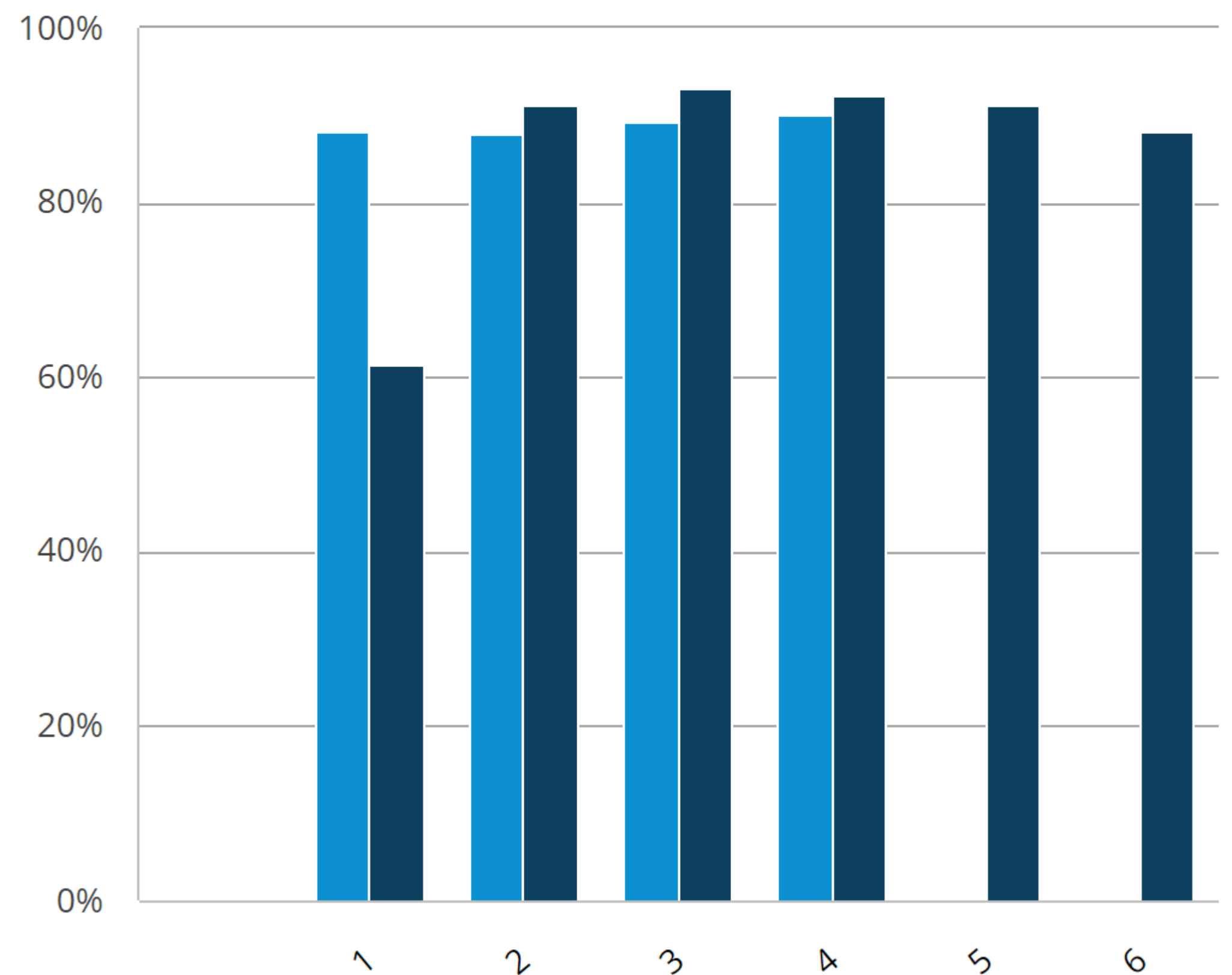
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Active Inventory

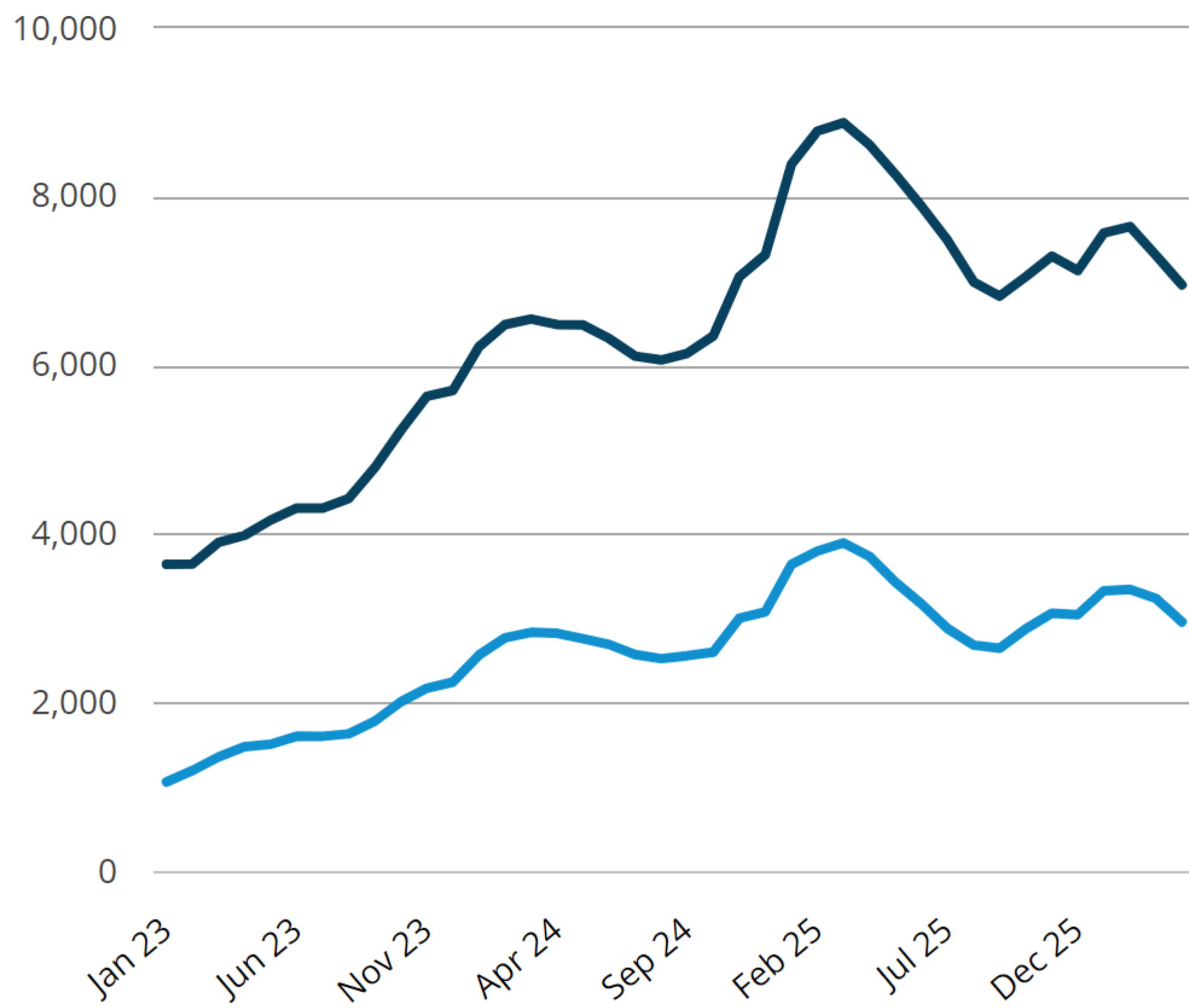


April 2026

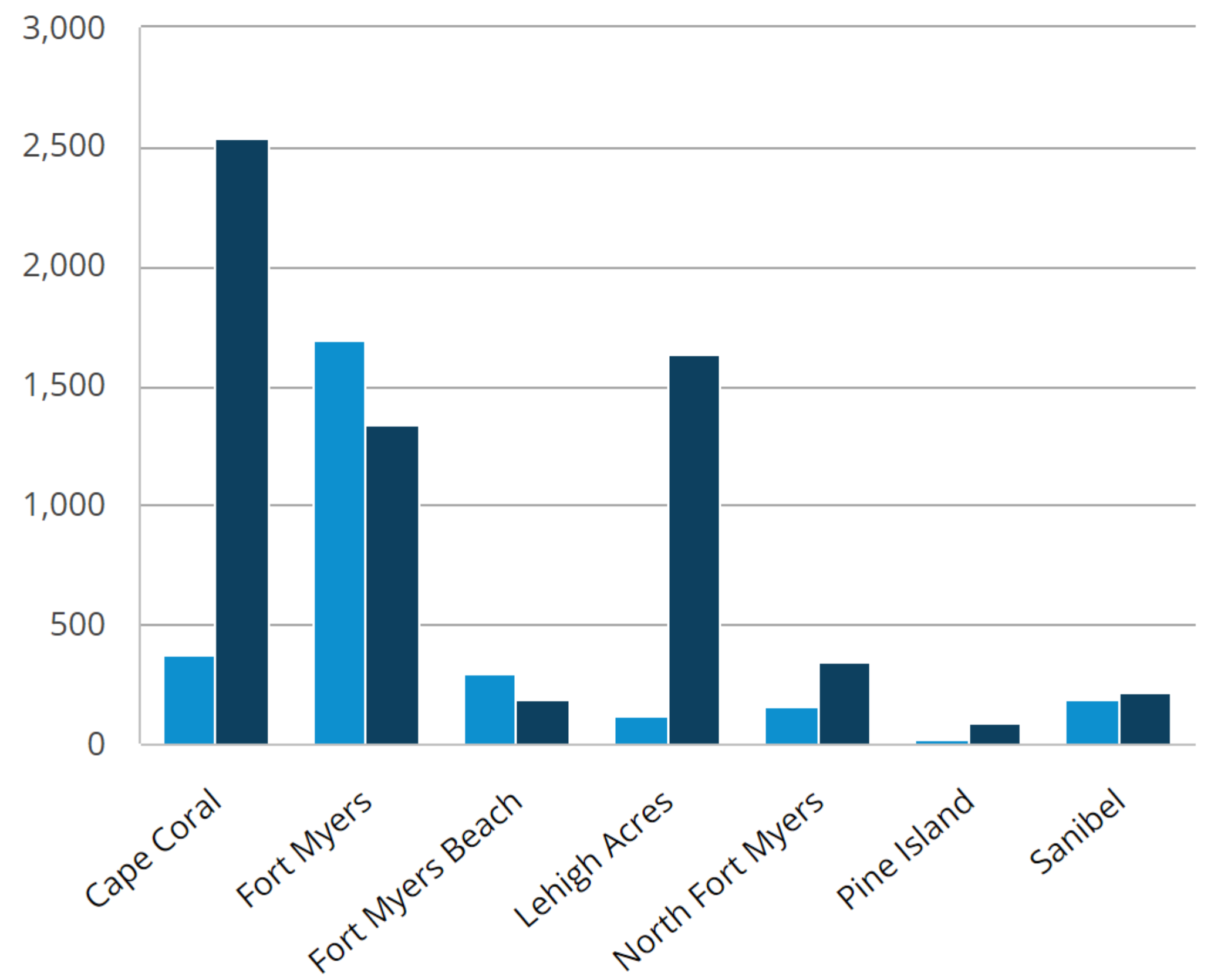
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

| | April 2026 | Month over Month Change | Year over Year Change | Year to Date Change |
|--------------|--------------|-------------------------|-----------------------|---------------------|
| SFH | 6,954 | ⚡ -4.8% | ⚡ -19.3% | — |
| CONDO | 2,956 | ⚡ -8.6% | ⚡ -20.8% | — |

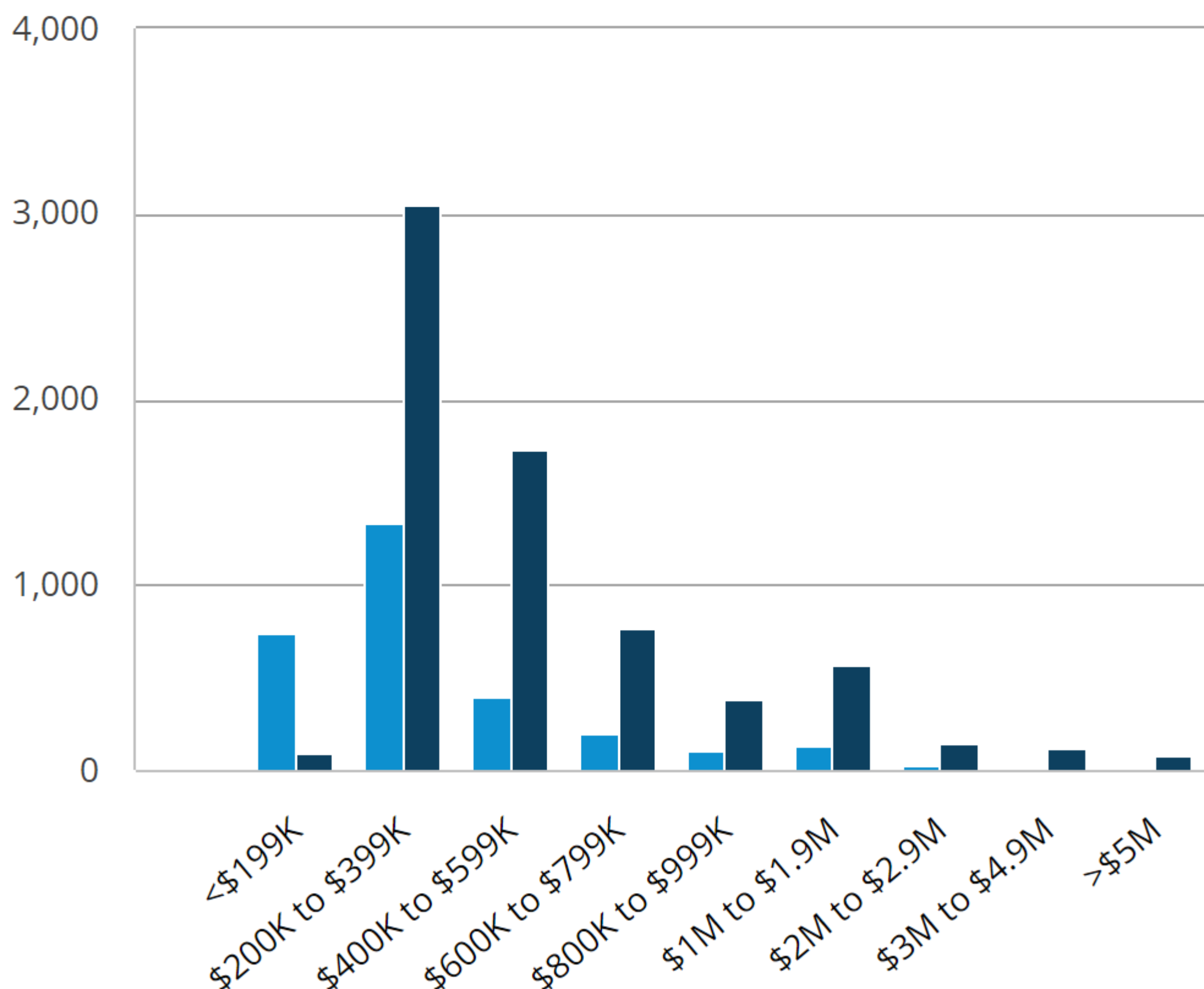
Historical Activity



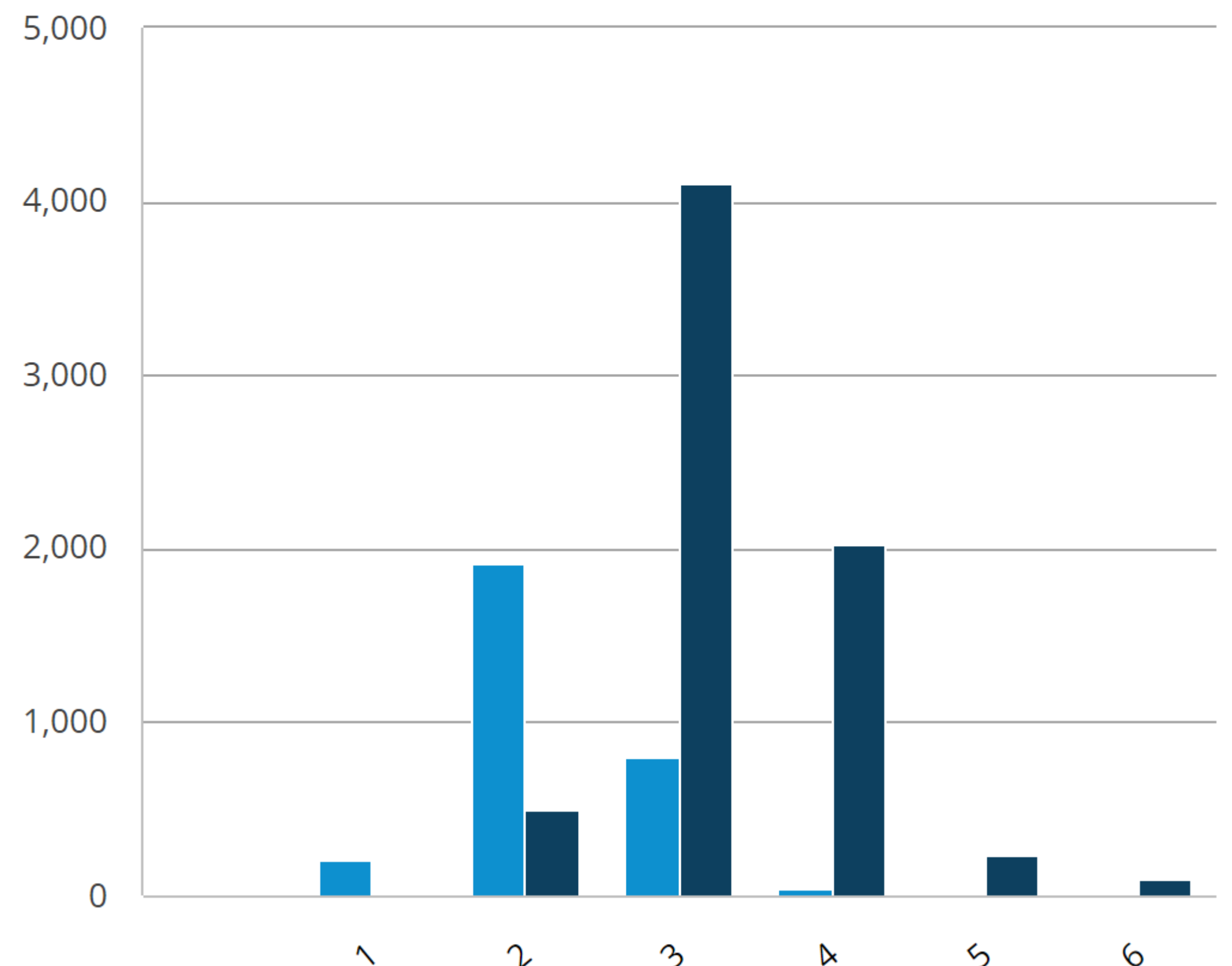
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Months Supply of Inventory

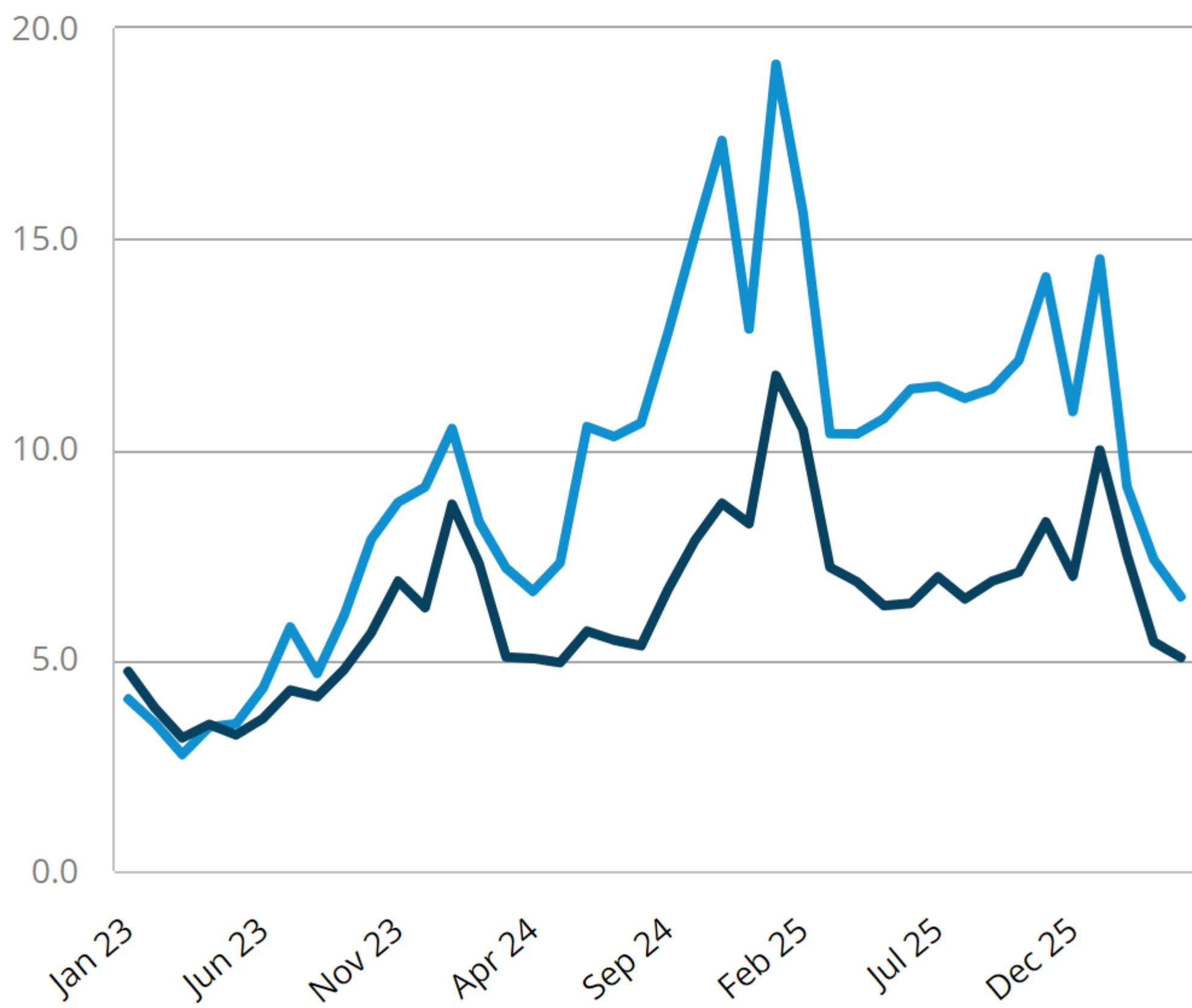


April 2026

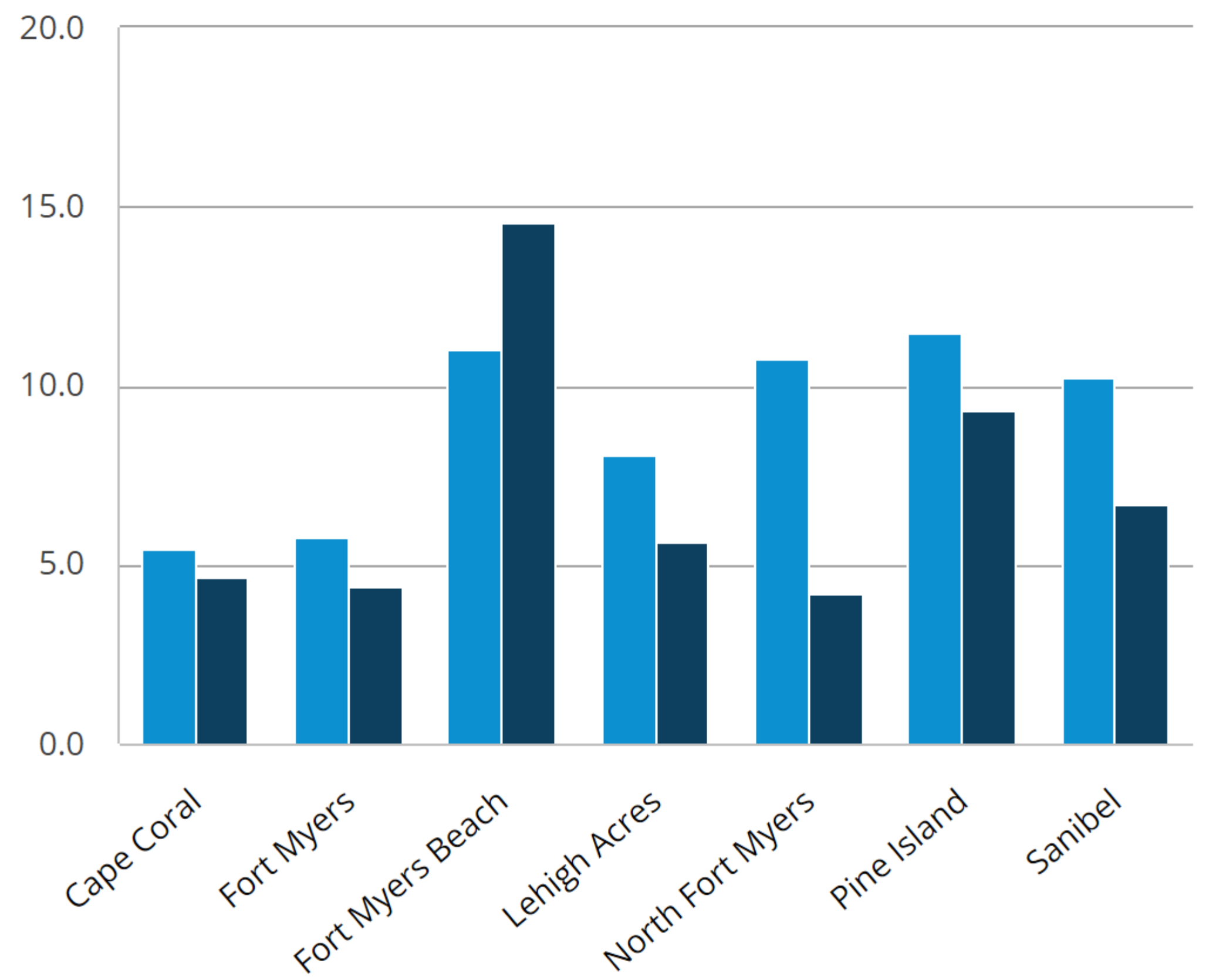
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

| | April 2026 | Month over Month Change | Year over Year Change | Year to Date Change |
|--------------|------------|-------------------------|-----------------------|---------------------|
| SFH | 5.1 | ⚡ -6.7% | ⚡ -26.1% | — |
| CONDO | 6.5 | ⚡ -11.8% | ⚡ -37.2% | — |

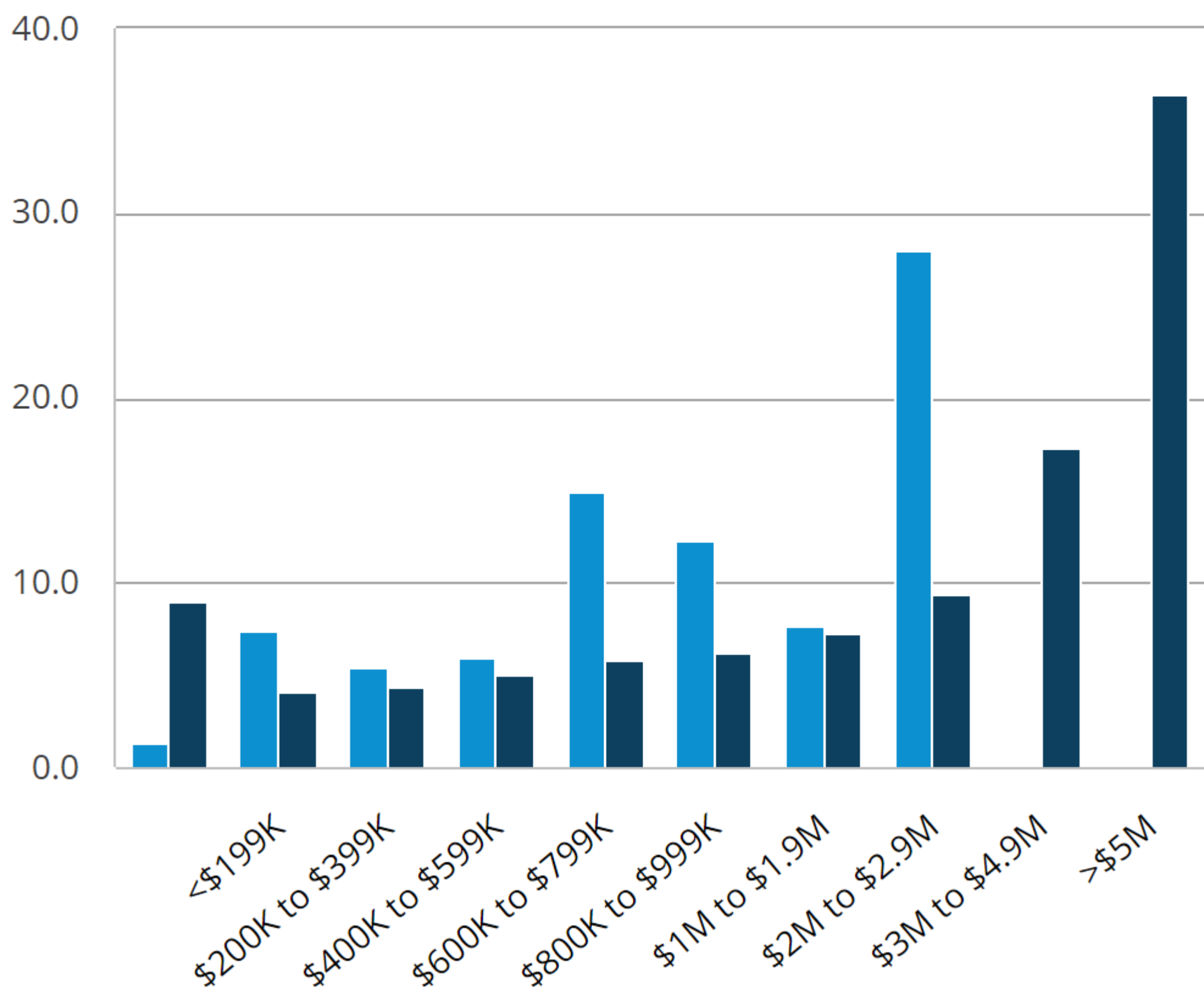
Historical Activity



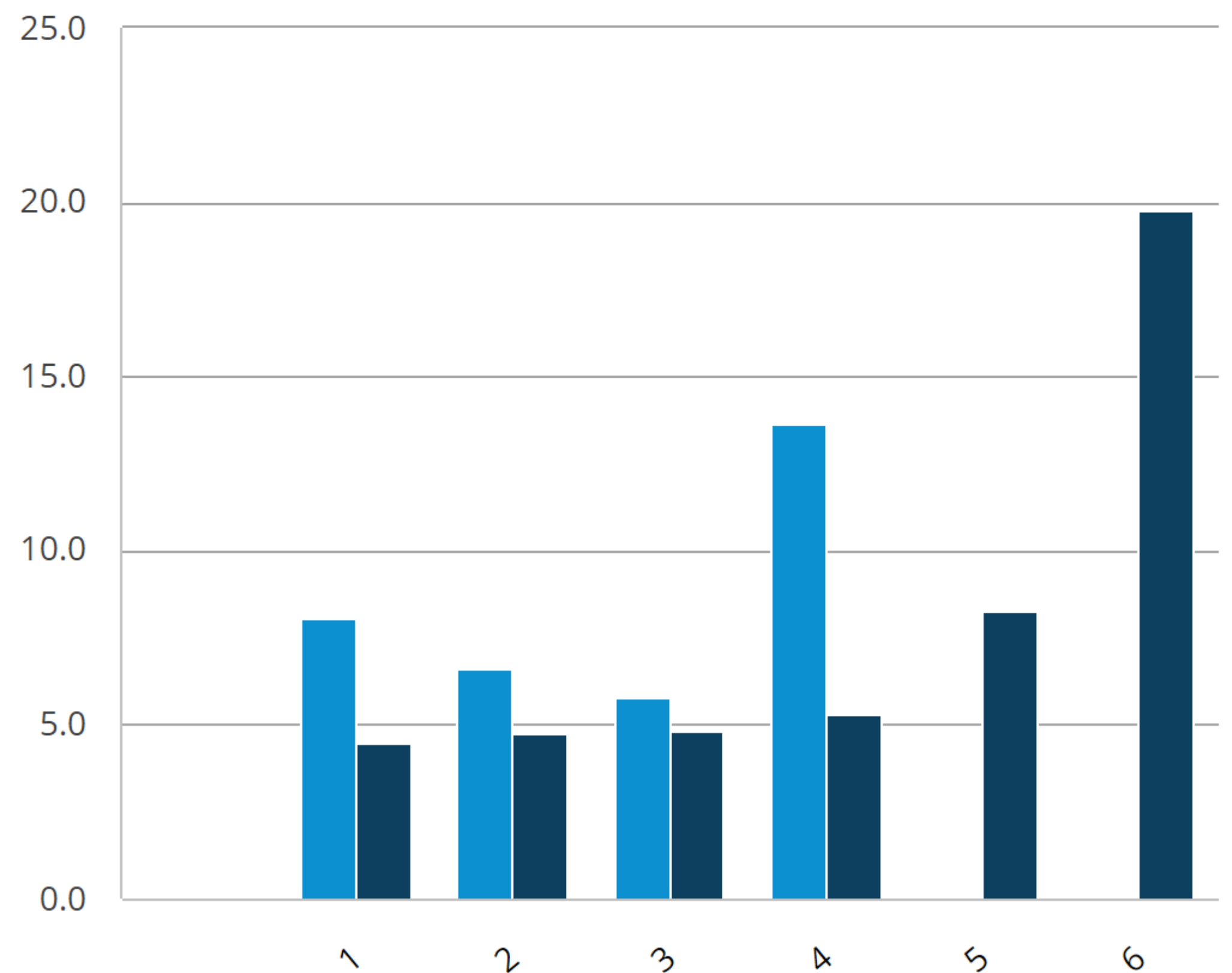
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Cape Coral Region



April 2026

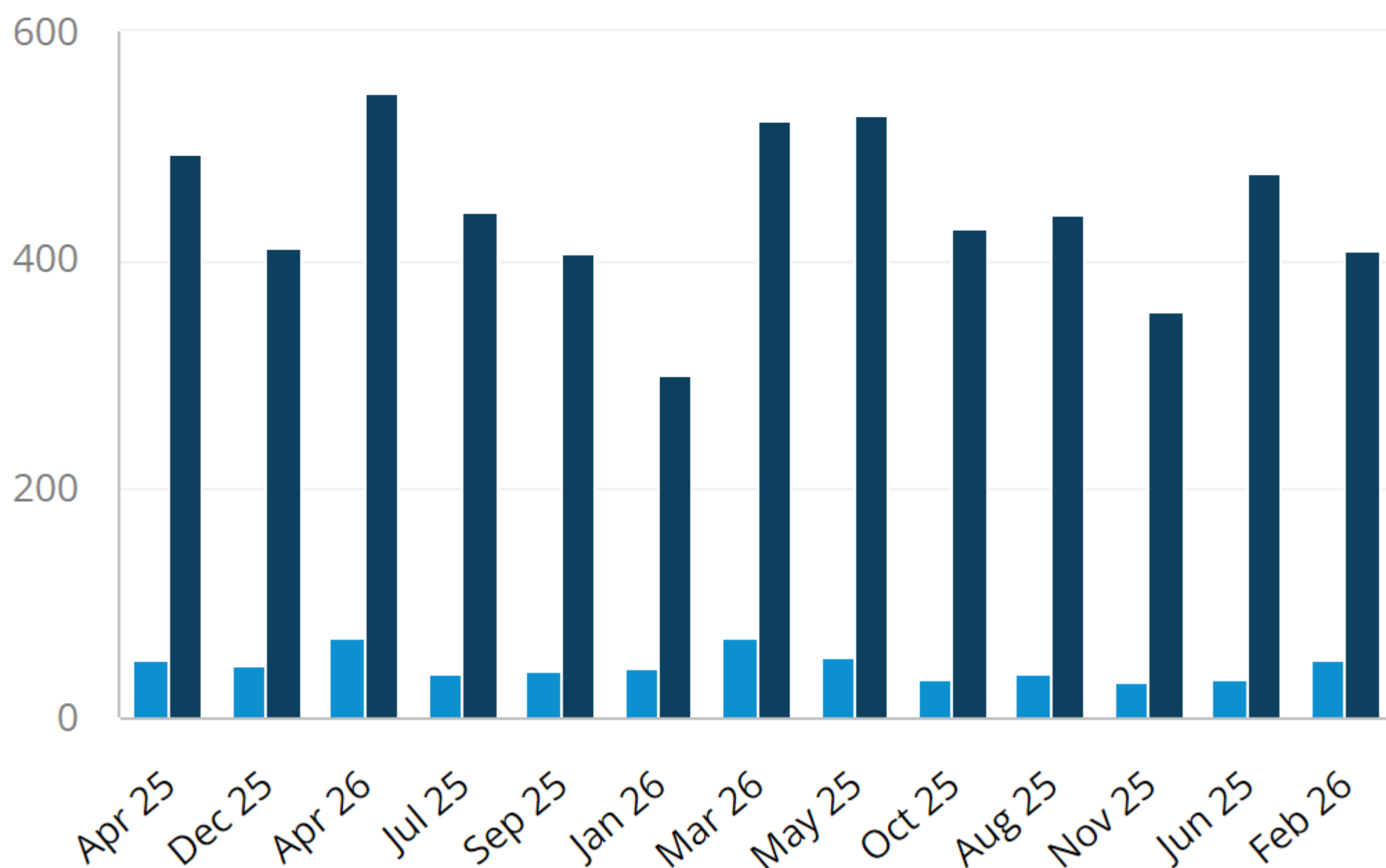
Single Family Homes

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$380,000 | \$375,000 | ↑ 1.3% | \$365,000 | ↑ 4.1% | \$378,500 | \$380,000 | ↓ -0.4% |
| Closed Sales | 546 | 493 | ↑ 10.8% | 522 | ↑ 4.6% | 1,777 | 1,630 | ↑ 9.0% |
| New Listings | 775 | 859 | ↓ -9.8% | 763 | ↑ 1.6% | 3,182 | 3,692 | ↓ -13.8% |
| Pending Sales | 574 | 484 | ↑ 18.6% | 613 | ↓ -6.4% | 2,151 | 1,927 | ↑ 11.6% |
| Median Days on Market | 46 | 53 | ↓ -12.4% | 43 | ↑ 7.0% | 47 | 56 | ↓ -16.1% |
| Sold Price per Square Foot | \$221 | \$223 | ↓ -0.9% | \$211 | ↑ 5.0% | \$217 | \$223 | ↓ -2.7% |
| Percent of Original Price Rec'd | 93.3% | 91.6% | ↑ 1.9% | 93.2% | ↑ 0.1% | 92.9% | 92.0% | ↑ 1.0% |
| Active Inventory | 2,538 | 3,520 | ↓ -27.9% | 2,649 | ↓ -4.2% | -- | -- | -- |
| Months Supply of Inventory | 4.6 | 7.1 | ↓ -34.9% | 5.1 | ↓ -8.4% | -- | -- | -- |

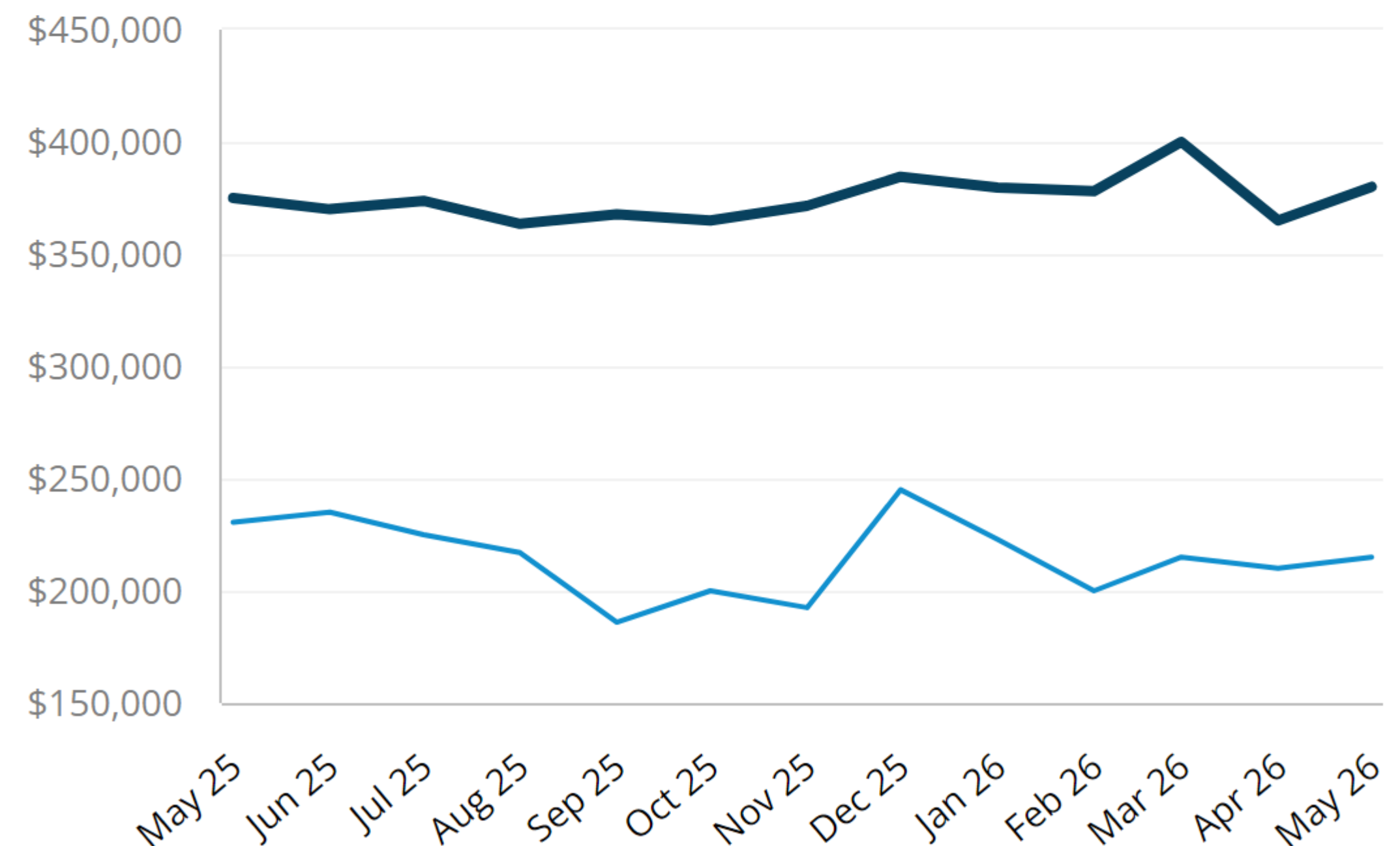
Condominiums

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$215,000 | \$230,500 | ↓ -6.7% | \$210,000 | ↑ 2.4% | \$210,000 | \$232,950 | ↓ -9.9% |
| Closed Sales | 69 | 52 | ↑ 32.7% | 71 | ↓ -2.8% | 233 | 182 | ↑ 28.0% |
| New Listings | 76 | 83 | ↓ -8.4% | 85 | ↓ -10.6% | 385 | 440 | ↓ -12.5% |
| Pending Sales | 66 | 45 | ↑ 46.7% | 74 | ↓ -10.8% | 264 | 195 | ↑ 35.4% |
| Median Days on Market | 72 | 81 | ↓ -11.1% | 72 | ↔ 0.0% | 70 | 71 | ↓ -2.1% |
| Sold Price per Square Foot | \$166 | \$178 | ↓ -6.7% | \$161 | ↑ 3.1% | \$165 | \$181 | ↓ -8.8% |
| Percent of Original Price Rec'd | 87.3% | 85.0% | ↑ 2.7% | 86.3% | ↑ 1.2% | 87.1% | 86.6% | ↑ 0.6% |
| Active Inventory | 374 | 485 | ↓ -22.9% | 399 | ↓ -6.3% | -- | -- | -- |
| Months Supply of Inventory | 5.4 | 9.3 | ↓ -41.9% | 5.6 | ↓ -3.5% | -- | -- | -- |

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Region



April 2026

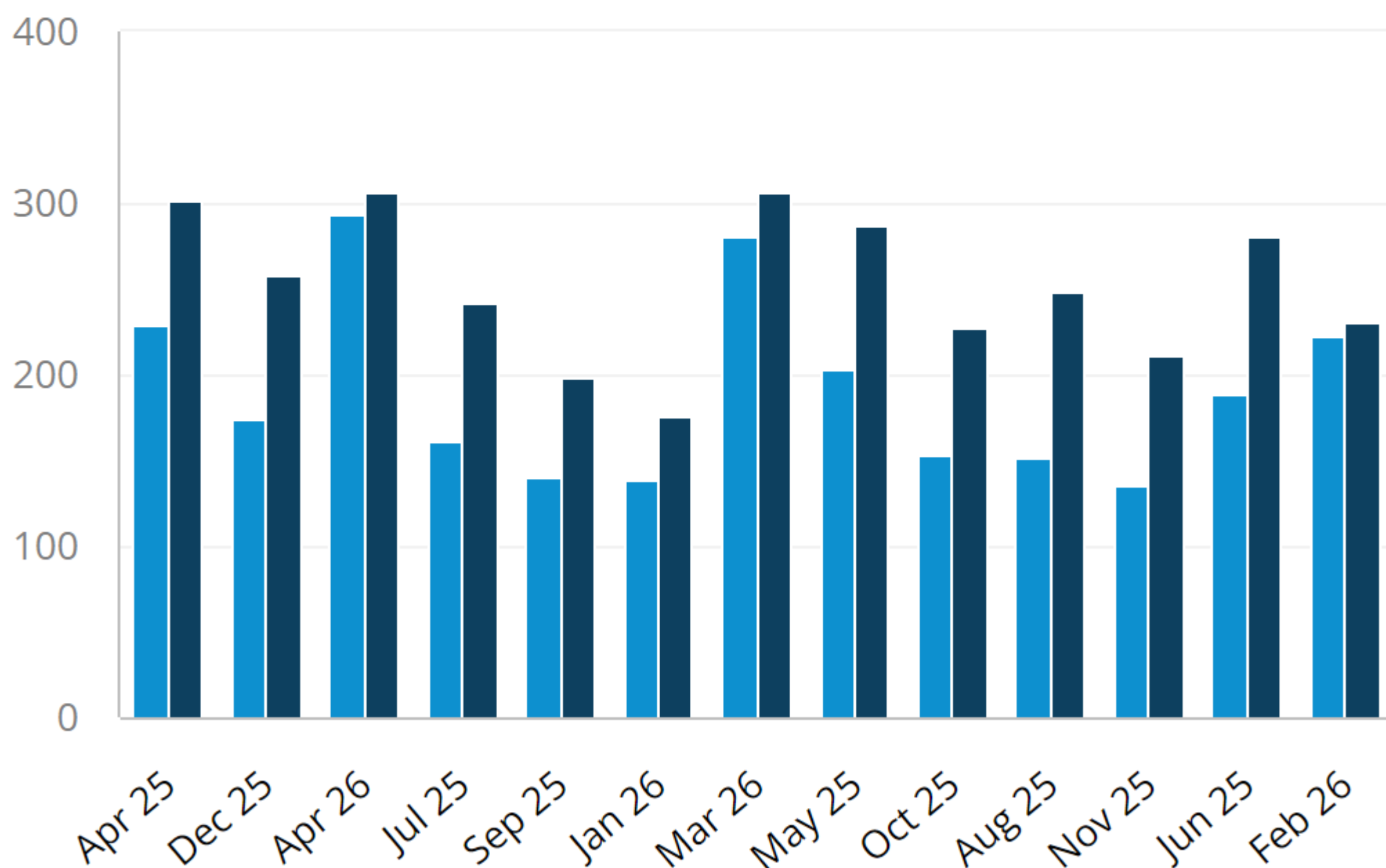
Single Family Homes

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$460,000 | \$459,000 | ↑ 0.2% | \$470,000 | ↓ -2.1% | \$460,000 | \$465,000 | ↓ -1.1% |
| Closed Sales | 307 | 301 | ↑ 2.0% | 307 | ↔ 0.0% | 1,020 | 1,011 | ↑ 0.9% |
| New Listings | 384 | 430 | ↓ -10.7% | 412 | ↓ -6.8% | 1,703 | 2,153 | ↓ -20.9% |
| Pending Sales | 327 | 265 | ↑ 23.4% | 354 | ↓ -7.6% | 1,223 | 1,126 | ↑ 8.6% |
| Median Days on Market | 47 | 52 | ↓ -9.6% | 48 | ↓ -2.1% | 53 | 45 | ↑ 17.8% |
| Sold Price per Square Foot | \$234 | \$244 | ↓ -4.1% | \$236 | ↓ -0.8% | \$237 | \$246 | ↓ -3.9% |
| Percent of Original Price Rec'd | 91.1% | 89.8% | ↑ 1.4% | 91.9% | ↓ -0.9% | 91.3% | 91.1% | ↑ 0.2% |
| Active Inventory | 1,341 | 1,897 | ↓ -29.3% | 1,441 | ↓ -6.9% | -- | -- | -- |
| Months Supply of Inventory | 4.4 | 6.3 | ↓ -30.7% | 4.7 | ↓ -6.9% | -- | -- | -- |

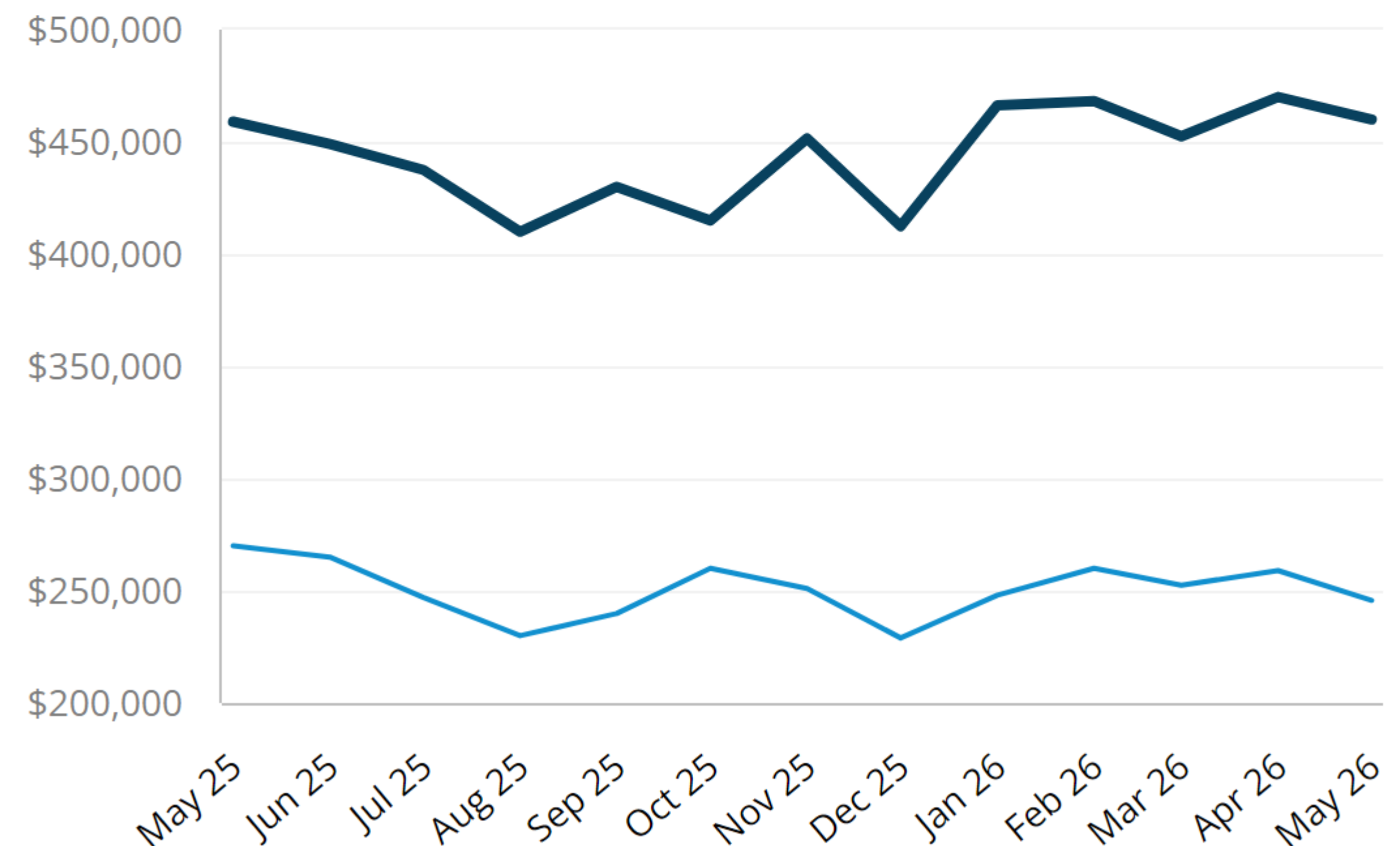
Condominiums

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$245,750 | \$270,000 | ↓ -9.0% | \$259,000 | ↓ -5.1% | \$250,000 | \$275,000 | ↓ -9.1% |
| Closed Sales | 294 | 229 | ↑ 28.4% | 281 | ↑ 4.6% | 936 | 756 | ↑ 23.8% |
| New Listings | 375 | 375 | ↔ 0.0% | 402 | ↓ -6.7% | 1,758 | 1,978 | ↓ -11.1% |
| Pending Sales | 305 | 205 | ↑ 48.8% | 307 | ↓ -0.7% | 1,120 | 866 | ↑ 29.3% |
| Median Days on Market | 60 | 75 | ↓ -20.0% | 60 | ↔ 0.0% | 64 | 66 | ↓ -2.3% |
| Sold Price per Square Foot | \$179 | \$193 | ↓ -7.3% | \$180 | ↓ -0.6% | \$180 | \$198 | ↓ -9.1% |
| Percent of Original Price Rec'd | 88.7% | 87.8% | ↑ 1.1% | 89.2% | ↓ -0.6% | 89.0% | 88.7% | ↑ 0.3% |
| Active Inventory | 1,692 | 2,212 | ↓ -23.5% | 1,884 | ↓ -10.2% | -- | -- | -- |
| Months Supply of Inventory | 5.8 | 9.7 | ↓ -40.4% | 6.7 | ↓ -14.2% | -- | -- | -- |

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Beach Region



April 2026

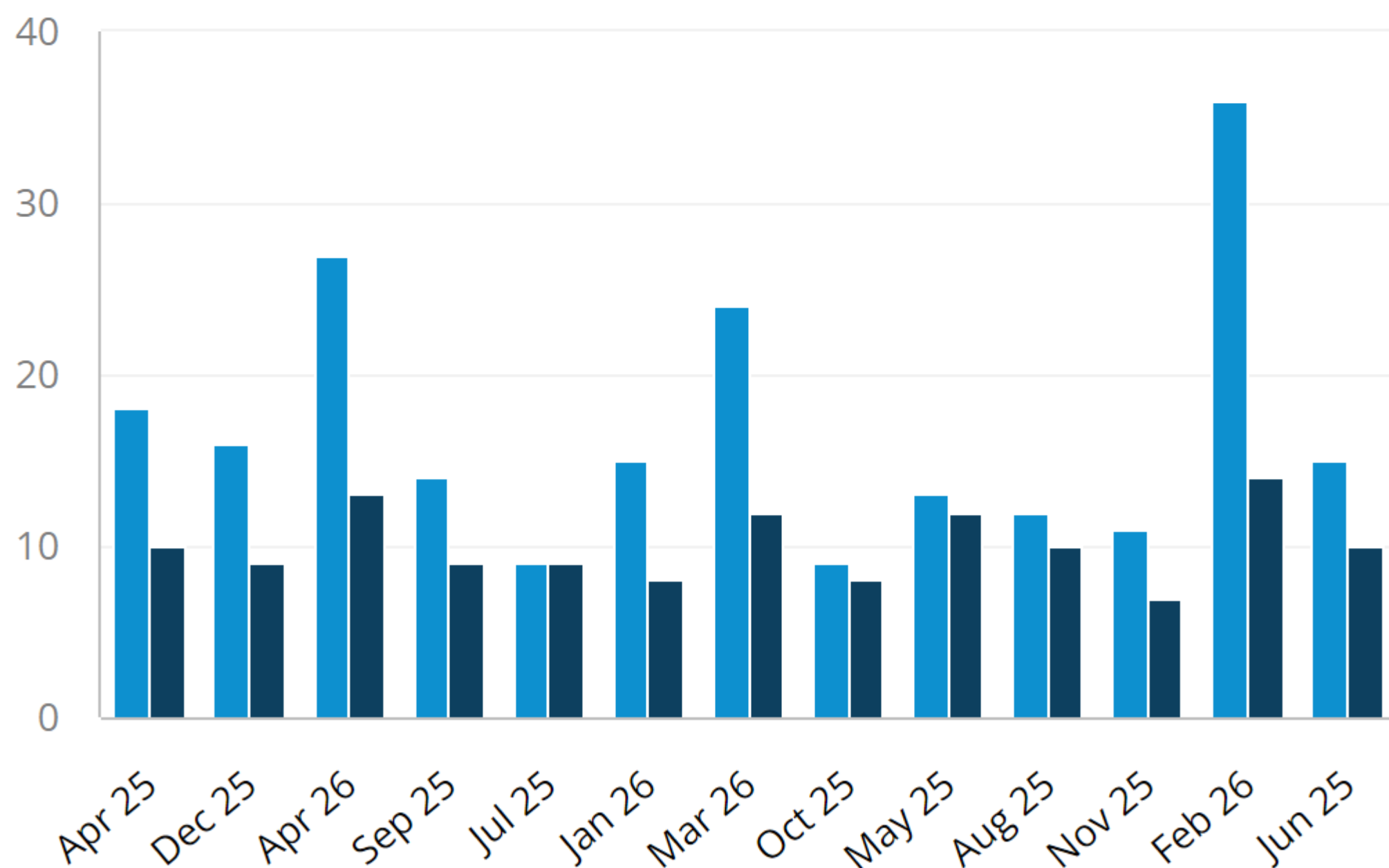
Single Family Homes

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-------------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|
| Median Sales Price | \$1,075,000 | \$887,500 | ⬆️ 21.1% | \$975,000 | ⬆️ 10.3% | \$1,075,000 | \$920,000 | ⬆️ 16.8% |
| Closed Sales | 13 | 10 | ⬆️ 30.0% | 12 | ⬆️ 8.3% | 47 | 33 | ⬆️ 42.4% |
| New Listings | 28 | 25 | ⬆️ 12.0% | 30 | ⬆️ -6.7% | 136 | 155 | ⬆️ -12.3% |
| Pending Sales | 12 | 7 | ⬆️ 71.4% | 12 | ⬆️ 0.0% | 54 | 41 | ⬆️ 31.7% |
| Median Days on Market | 74 | 80 | ⬆️ -8.1% | 81 | ⬆️ -8.7% | 73 | 72 | ⬆️ 1.4% |
| Sold Price per Square Foot | \$531 | \$563 | ⬆️ -5.6% | \$531 | ⬆️ 0.1% | \$606 | \$541 | ⬆️ 12.0% |
| Percent of Original Price Rec'd | 86.0% | 82.6% | ⬆️ 4.2% | 85.4% | ⬆️ 0.7% | 85.1% | 81.1% | ⬆️ 4.9% |
| Active Inventory | 189 | 214 | ⬆️ -11.7% | 195 | ⬆️ -3.1% | -- | -- | -- |
| Months Supply of Inventory | 14.5 | 21.4 | ⬆️ -32.0% | 16.2 | ⬆️ -10.5% | -- | -- | -- |

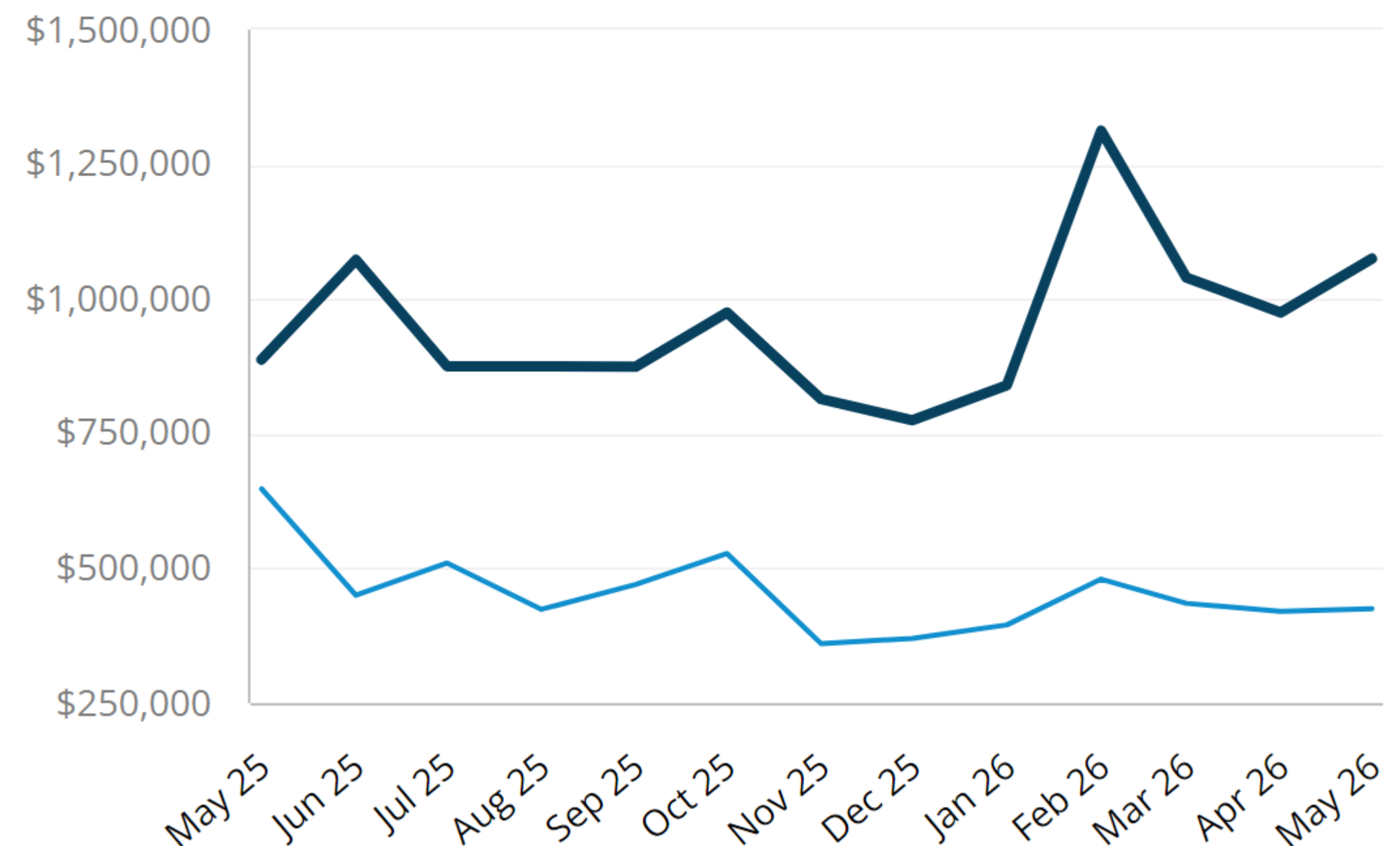
Condominiums

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$425,000 | \$647,500 | ⬆️ -34.4% | \$420,000 | ⬆️ 1.2% | \$435,000 | \$565,000 | ⬆️ -23.0% |
| Closed Sales | 27 | 18 | ⬆️ 50.0% | 24 | ⬆️ 12.5% | 102 | 50 | ⬆️ 104.0% |
| New Listings | 36 | 40 | ⬆️ -10.0% | 62 | ⬆️ -41.9% | 208 | 225 | ⬆️ -7.6% |
| Pending Sales | 22 | 15 | ⬆️ 46.7% | 32 | ⬆️ -31.3% | 110 | 52 | ⬆️ 111.5% |
| Median Days on Market | 79 | 100 | ⬆️ -21.0% | 81 | ⬆️ -2.5% | 81 | 91 | ⬆️ -11.0% |
| Sold Price per Square Foot | \$399 | \$456 | ⬆️ -12.4% | \$456 | ⬆️ -12.5% | \$413 | \$487 | ⬆️ -15.3% |
| Percent of Original Price Rec'd | 89.1% | 88.9% | ⬆️ 0.2% | 88.1% | ⬆️ 1.1% | 88.6% | 91.0% | ⬆️ -2.5% |
| Active Inventory | 298 | 343 | ⬆️ -13.1% | 323 | ⬆️ -7.7% | -- | -- | -- |
| Months Supply of Inventory | 11.0 | 19.0 | ⬆️ -42.1% | 13.5 | ⬆️ -18.0% | -- | -- | -- |

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Lehigh Acres Region



April 2026

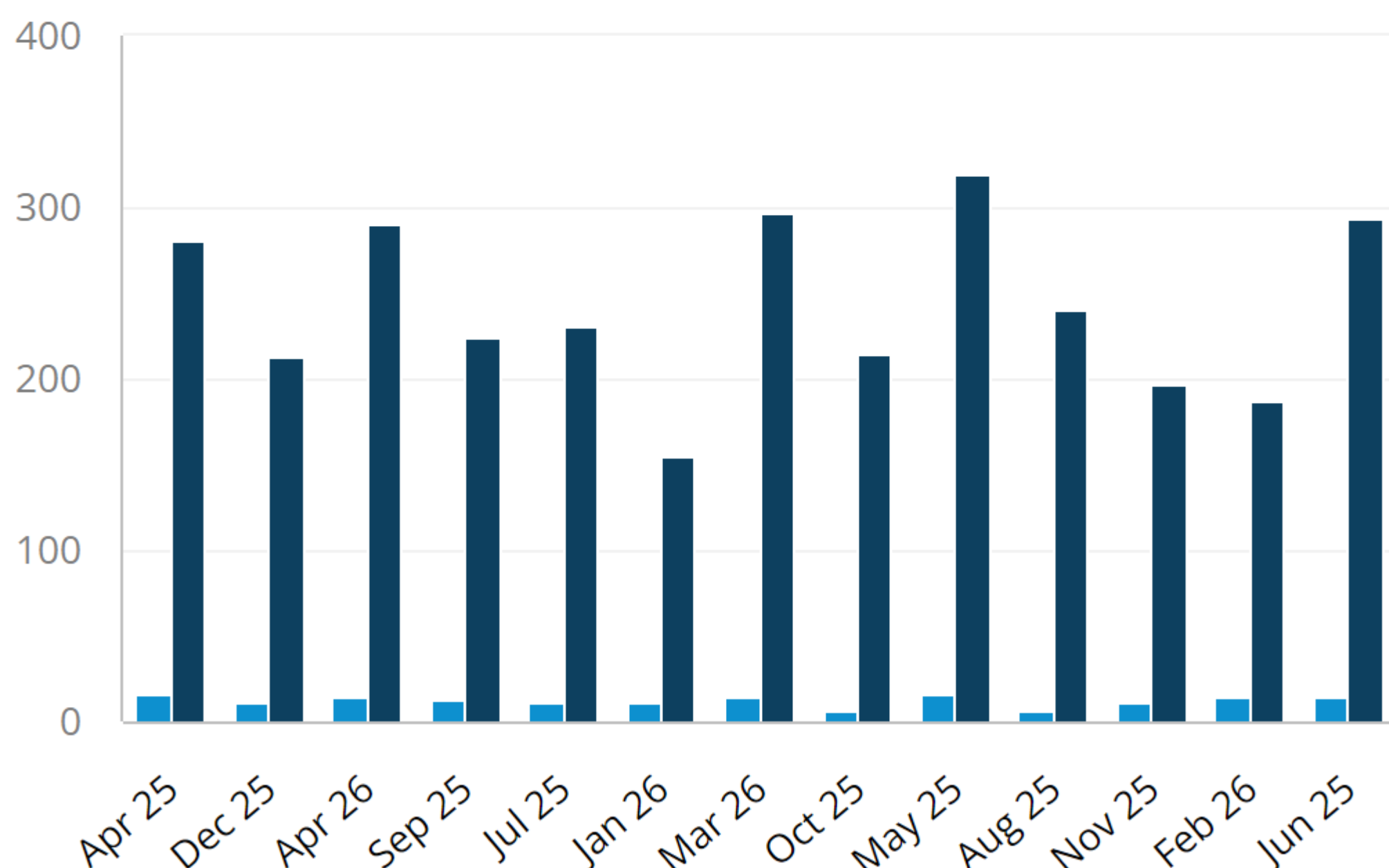
Single Family Homes

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$312,000 | \$325,000 | ▼ -4.0% | \$310,000 | ▲ 0.6% | \$310,000 | \$325,000 | ▼ -4.6% |
| Closed Sales | 290 | 280 | ▲ 3.6% | 296 | ▼ -2.0% | 928 | 820 | ▲ 13.2% |
| New Listings | 485 | 454 | ▲ 6.8% | 493 | ▼ -1.6% | 2,045 | 1,946 | ▲ 5.1% |
| Pending Sales | 318 | 321 | ▼ -0.9% | 350 | ▼ -9.1% | 1,175 | 1,021 | ▲ 15.1% |
| Median Days on Market | 53 | 48 | ▲ 10.4% | 49 | ▲ 8.2% | 56 | 45 | ▲ 24.4% |
| Sold Price per Square Foot | \$200 | \$213 | ▼ -6.1% | \$198 | ▲ 1.3% | \$198 | \$213 | ▼ -7.3% |
| Percent of Original Price Rec'd | 95.0% | 95.0% | ▼ -0.1% | 94.9% | ▲ 0.0% | 94.8% | 95.5% | ▼ -0.8% |
| Active Inventory | 1,629 | 1,481 | ▲ 10.0% | 1,672 | ▼ -2.6% | -- | -- | -- |
| Months Supply of Inventory | 5.6 | 5.3 | ▲ 6.2% | 5.6 | ▼ -0.6% | -- | -- | -- |

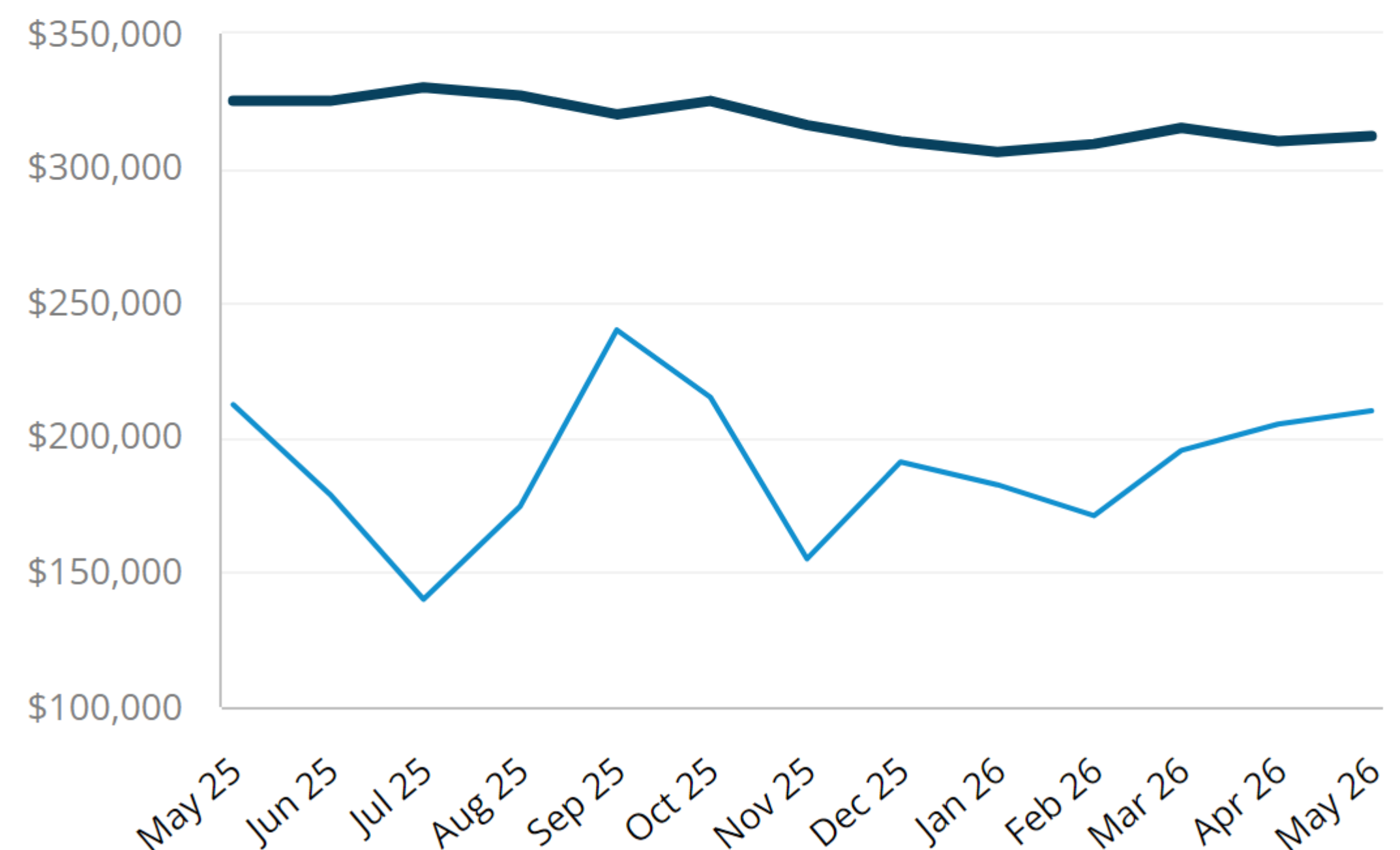
Condominiums

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$210,000 | \$212,250 | ▼ -1.1% | \$205,000 | ▲ 2.4% | \$195,000 | \$213,250 | ▼ -8.6% |
| Closed Sales | 15 | 16 | ▼ -6.3% | 14 | ▲ 7.1% | 54 | 54 | ▶ 0.0% |
| New Listings | 26 | 26 | ▶ 0.0% | 40 | ▼ -35.0% | 121 | 162 | ▼ -25.3% |
| Pending Sales | 17 | 13 | ▲ 30.8% | 17 | ▶ 0.0% | 61 | 63 | ▼ -3.2% |
| Median Days on Market | 37 | 82 | ▼ -54.9% | 46 | ▼ -19.6% | 46 | 49 | ▼ -6.1% |
| Sold Price per Square Foot | \$146 | \$167 | ▼ -12.6% | \$146 | ▲ 0.3% | \$141 | \$166 | ▼ -15.1% |
| Percent of Original Price Rec'd | 93.6% | 87.9% | ▲ 6.5% | 88.5% | ▲ 5.8% | 90.0% | 89.5% | ▲ 0.5% |
| Active Inventory | 121 | 130 | ▼ -6.9% | 130 | ▼ -6.9% | -- | -- | -- |
| Months Supply of Inventory | 8.1 | 8.1 | ▼ -0.7% | 9.3 | ▼ -13.1% | -- | -- | -- |

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region



April 2026

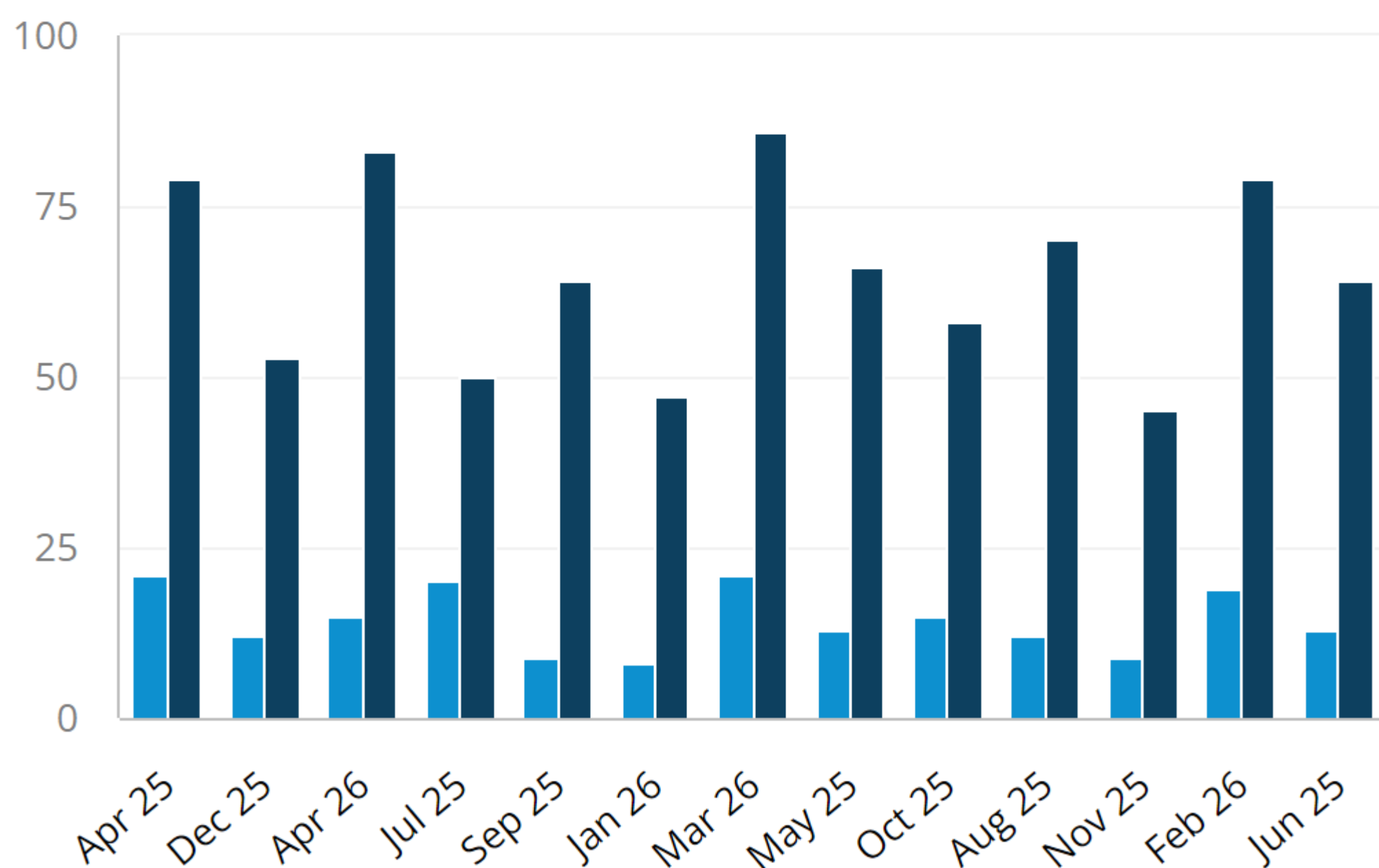
Single Family Homes

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$350,000 | \$337,000 | ▲ 3.9% | \$320,700 | ▲ 9.1% | \$339,000 | \$340,000 | ▼ -0.3% |
| Closed Sales | 83 | 79 | ▲ 5.1% | 86 | ▼ -3.5% | 295 | 235 | ▲ 25.5% |
| New Listings | 105 | 111 | ▼ -5.4% | 107 | ▼ -1.9% | 461 | 529 | ▼ -12.9% |
| Pending Sales | 94 | 71 | ▲ 32.4% | 97 | ▼ -3.1% | 351 | 260 | ▲ 35.0% |
| Median Days on Market | 51 | 48 | ▲ 6.3% | 45 | ▲ 13.3% | 53 | 42 | ▲ 26.2% |
| Sold Price per Square Foot | \$186 | \$202 | ▼ -7.9% | \$186 | ▶ 0.0% | \$188 | \$198 | ▼ -5.1% |
| Percent of Original Price Rec'd | 92.8% | 89.9% | ▲ 3.3% | 91.1% | ▲ 1.8% | 91.7% | 90.9% | ▲ 0.9% |
| Active Inventory | 348 | 449 | ▼ -22.5% | 372 | ▼ -6.5% | -- | -- | -- |
| Months Supply of Inventory | 4.2 | 5.7 | ▼ -26.2% | 4.3 | ▼ -3.1% | -- | -- | -- |

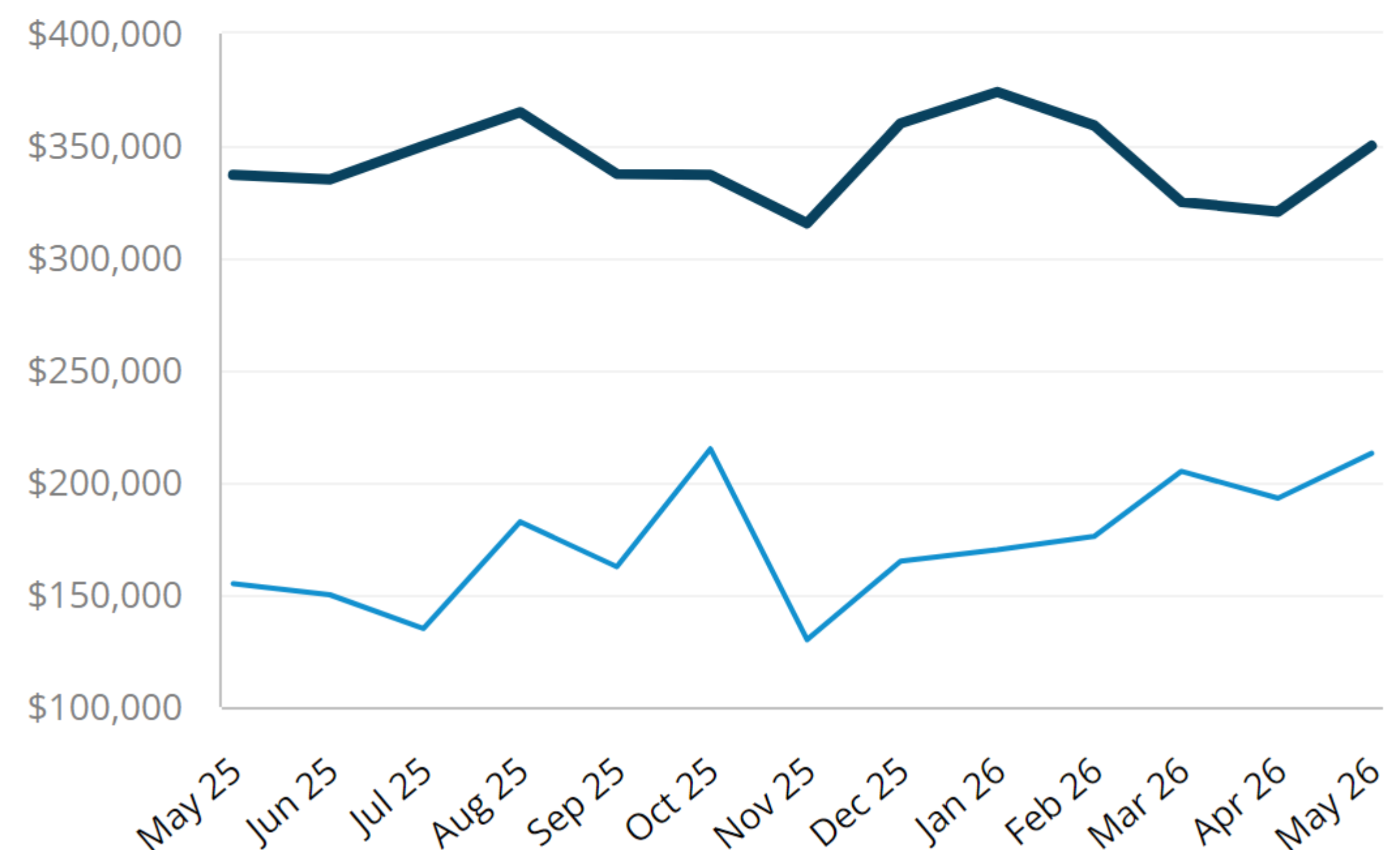
Condominiums

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$213,000 | \$155,000 | ▲ 37.4% | \$193,000 | ▲ 10.4% | \$200,000 | \$165,000 | ▲ 21.2% |
| Closed Sales | 15 | 21 | ▼ -28.6% | 21 | ▼ -28.6% | 63 | 59 | ▲ 6.8% |
| New Listings | 39 | 43 | ▼ -9.3% | 34 | ▲ 14.7% | 139 | 183 | ▼ -24.0% |
| Pending Sales | 23 | 12 | ▲ 91.7% | 22 | ▲ 4.5% | 80 | 64 | ▲ 25.0% |
| Median Days on Market | 65 | 108 | ▼ -39.5% | 111 | ▼ -41.2% | 66 | 73 | ▼ -9.0% |
| Sold Price per Square Foot | \$156 | \$150 | ▲ 4.0% | \$146 | ▲ 6.8% | \$150 | \$155 | ▼ -3.2% |
| Percent of Original Price Rec'd | 86.6% | 86.1% | ▲ 0.6% | 89.3% | ▼ -3.0% | 89.1% | 85.9% | ▲ 3.8% |
| Active Inventory | 161 | 226 | ▼ -28.8% | 170 | ▼ -5.3% | -- | -- | -- |
| Months Supply of Inventory | 10.7 | 10.8 | ▼ -0.3% | 8.1 | ▲ 32.6% | -- | -- | -- |

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Pine Island Region



April 2026

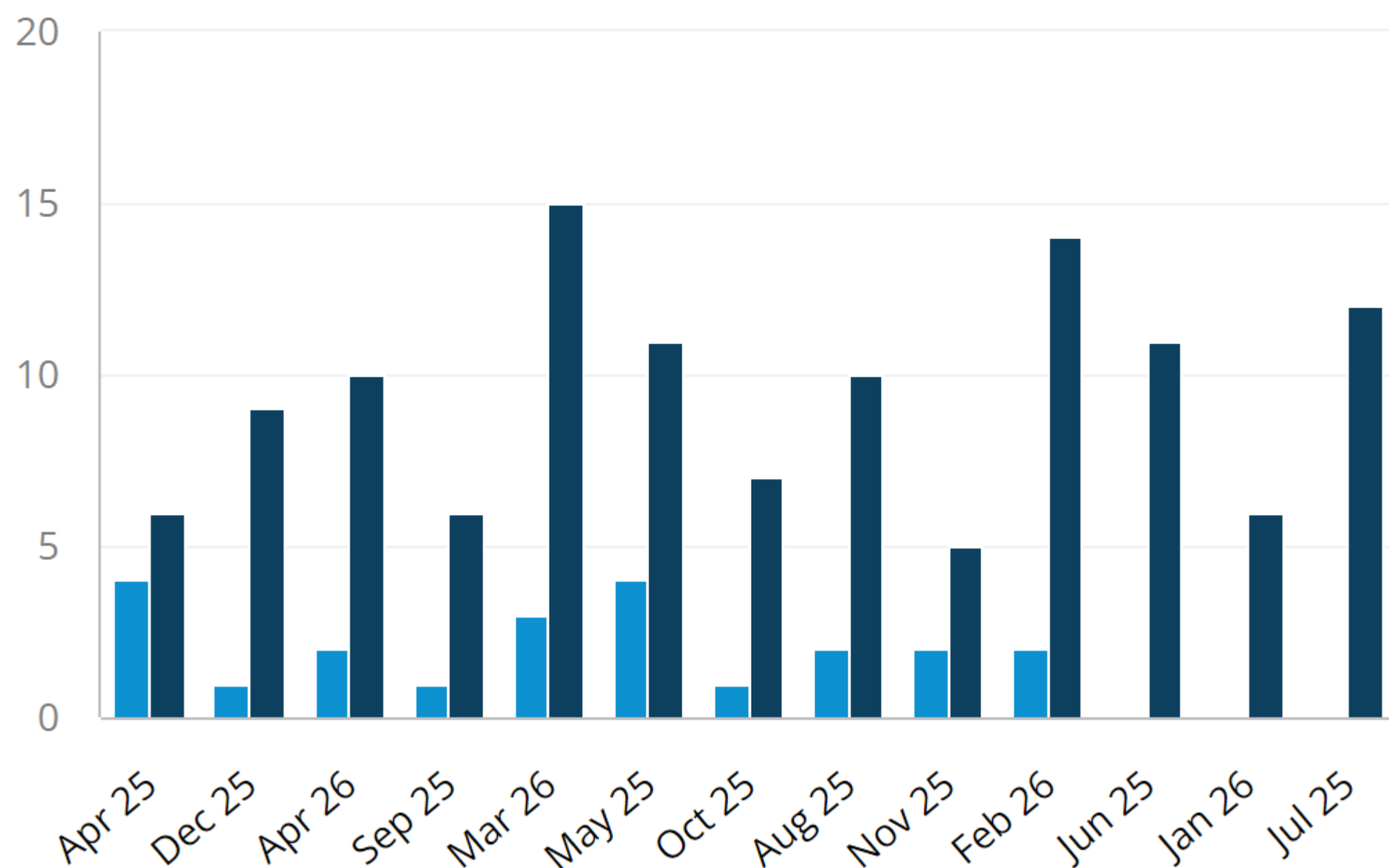
Single Family Homes

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$485,000 | \$367,500 | ▲ 32.0% | \$445,000 | ▲ 9.0% | \$450,000 | \$470,000 | ▼ -4.3% |
| Closed Sales | 10 | 6 | ▲ 66.7% | 15 | ▼ -33.3% | 45 | 25 | ▲ 80.0% |
| New Listings | 15 | 16 | ▼ -6.3% | 22 | ▼ -31.8% | 80 | 92 | ▼ -13.0% |
| Pending Sales | 14 | 13 | ▲ 7.7% | 7 | ▲ 100.0% | 52 | 27 | ▲ 92.6% |
| Median Days on Market | 65 | 86 | ▼ -25.0% | 79 | ▼ -18.4% | 81 | 61 | ▲ 32.0% |
| Sold Price per Square Foot | \$294 | \$288 | ▲ 2.1% | \$294 | ▶ 0.0% | \$297 | \$347 | ▼ -14.4% |
| Percent of Original Price Rec'd | 82.5% | 73.9% | ▲ 11.6% | 84.6% | ▼ -2.5% | 86.5% | 83.2% | ▲ 4.0% |
| Active Inventory | 93 | 122 | ▼ -23.8% | 106 | ▼ -12.3% | -- | -- | -- |
| Months Supply of Inventory | 9.3 | 20.3 | ▼ -54.2% | 7.1 | ▲ 31.6% | -- | -- | -- |

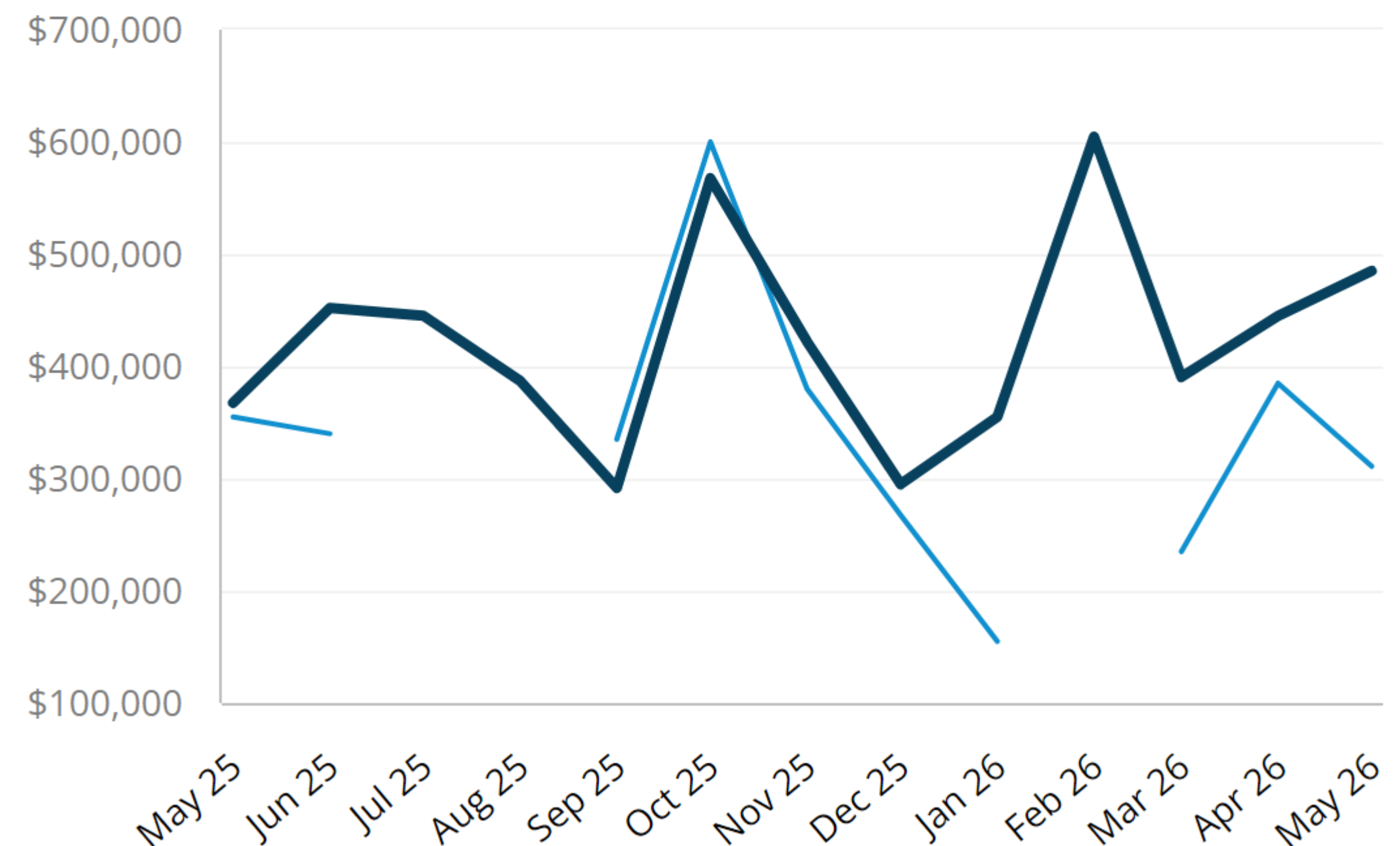
Condominiums

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| Median Sales Price | \$310,965 | \$355,000 | ▼ -12.4% | \$385,000 | ▼ -19.2% | \$321,930 | \$370,000 | ▼ -13.0% |
| Closed Sales | 2 | 4 | ▼ -50.0% | 3 | ▼ -33.3% | 7 | 5 | ▲ 40.0% |
| New Listings | 2 | 4 | ▼ -50.0% | 6 | ▼ -66.7% | 17 | 14 | ▲ 21.4% |
| Pending Sales | 0 | 5 | ▼ -100.0% | 4 | ▼ -100.0% | 9 | 9 | ▶ 0.0% |
| Median Days on Market | | 89 | | 99 | | 84 | 105 | ▼ -20.0% |
| Sold Price per Square Foot | \$288 | \$315 | ▼ -8.7% | \$350 | ▼ -17.9% | \$337 | \$342 | ▼ -1.5% |
| Percent of Original Price Rec'd | 93.7% | 85.0% | ▲ 10.2% | 86.8% | ▲ 7.9% | 92.0% | 86.5% | ▲ 6.3% |
| Active Inventory | 23 | 17 | ▲ 35.3% | 23 | ▶ 0.0% | -- | -- | -- |
| Months Supply of Inventory | 11.4 | 4.2 | ▲ 169.9% | 7.6 | ▲ 49.8% | -- | -- | -- |

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Sanibel Region



April 2026

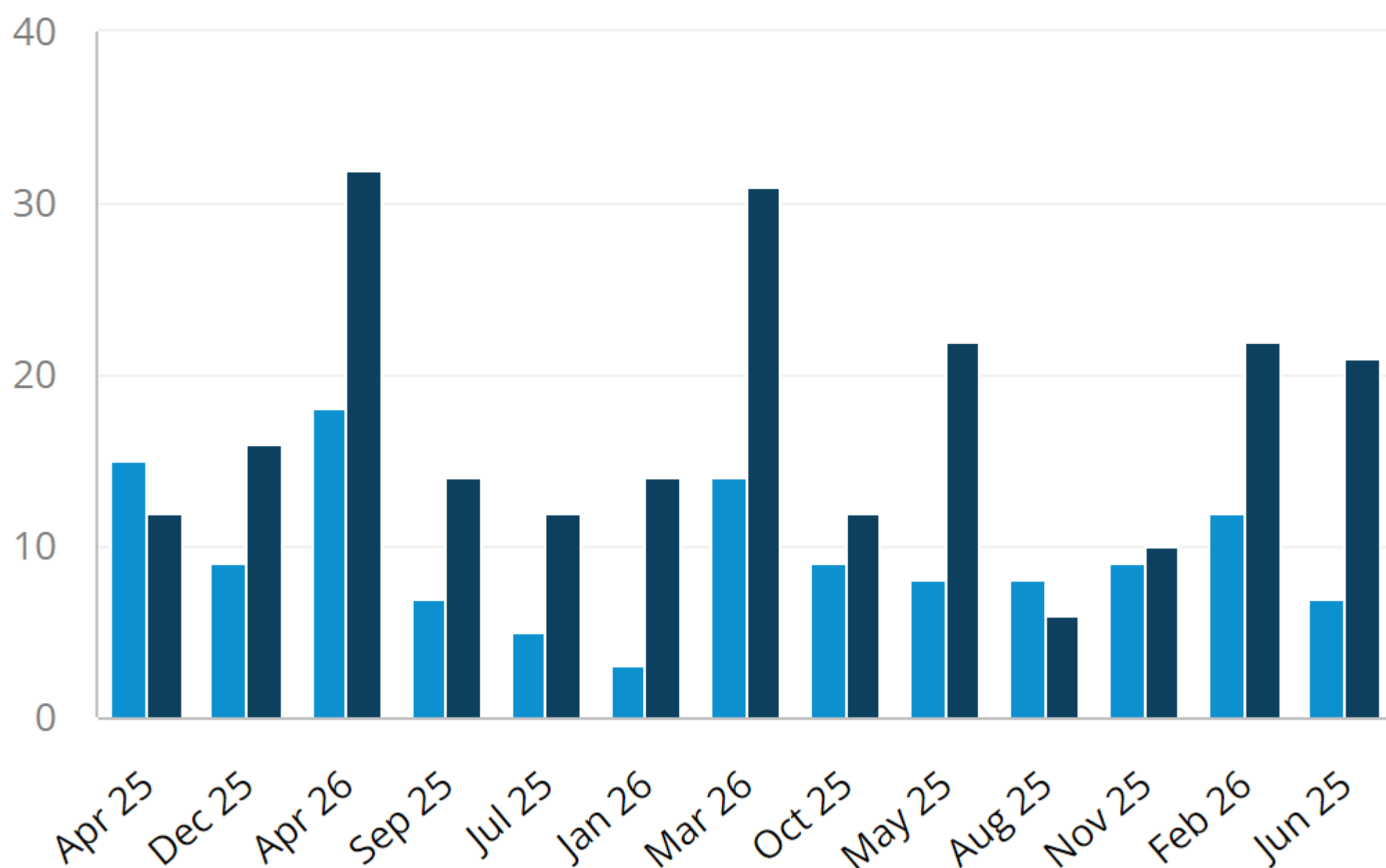
Single Family Homes

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-------------|----------|-------------|----------|-------------|-------------|----------|
| Median Sales Price | \$964,000 | \$1,075,000 | ▼ -10.3% | \$1,400,000 | ▼ -31.1% | \$1,100,000 | \$1,155,000 | ▼ -4.8% |
| Closed Sales | 32 | 12 | ▲ 166.7% | 31 | ▲ 3.2% | 99 | 40 | ▲ 147.5% |
| New Listings | 26 | 34 | ▼ -23.5% | 30 | ▼ -13.3% | 155 | 221 | ▼ -29.9% |
| Pending Sales | 33 | 16 | ▲ 106.3% | 38 | ▼ -13.2% | 122 | 52 | ▲ 134.6% |
| Median Days on Market | 104 | 126 | ▼ -17.5% | 110 | ▼ -5.0% | 100 | 85 | ▲ 17.1% |
| Sold Price per Square Foot | \$501 | \$512 | ▼ -2.2% | \$550 | ▼ -9.0% | \$530 | \$544 | ▼ -2.5% |
| Percent of Original Price Rec'd | 86.4% | 78.3% | ▲ 10.4% | 83.8% | ▲ 3.1% | 86.0% | 86.4% | ▼ -0.5% |
| Active Inventory | 215 | 302 | ▼ -28.8% | 242 | ▼ -11.2% | -- | -- | -- |
| Months Supply of Inventory | 6.7 | 25.1 | ▼ -73.3% | 7.8 | ▼ -13.9% | -- | -- | -- |

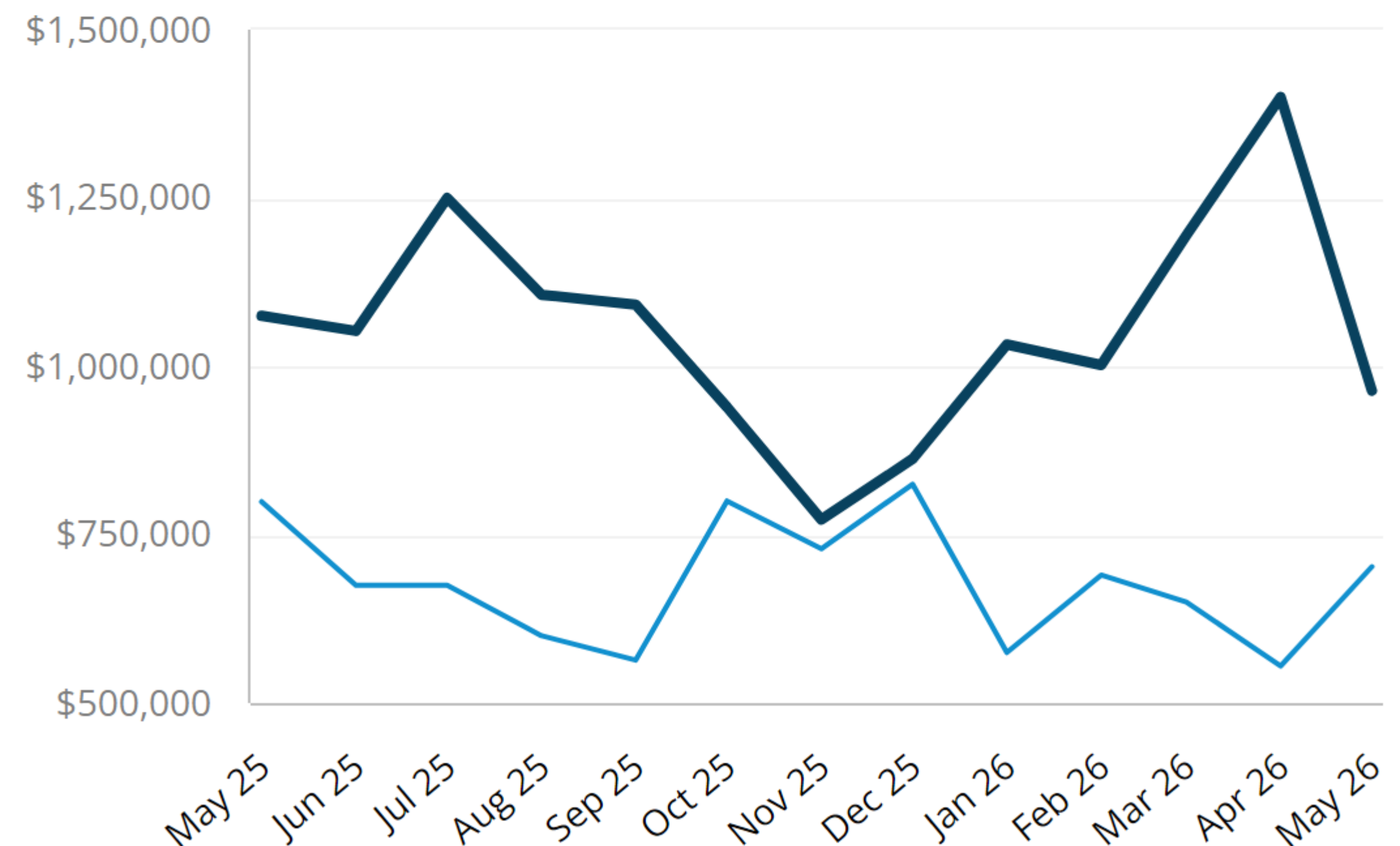
Condominiums

| | Apr 2026 | Apr 2025 | YoY %Chg | Mar 2026 | MoM %Chg | YTD 2026 | YTD 2025 | YTD %Chg |
|---------------------------------|-----------|-----------|----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$702,500 | \$799,000 | ▼ -12.1% | \$555,000 | ▲ 26.6% | \$650,000 | \$850,000 | ▼ -23.5% |
| Closed Sales | 18 | 15 | ▲ 20.0% | 14 | ▲ 28.6% | 47 | 41 | ▲ 14.6% |
| New Listings | 24 | 28 | ▼ -14.3% | 11 | ▲ 118.2% | 101 | 162 | ▼ -37.7% |
| Pending Sales | 20 | 14 | ▲ 42.9% | 16 | ▲ 25.0% | 66 | 44 | ▲ 50.0% |
| Median Days on Market | 81 | 87 | ▼ -6.9% | 167 | ▼ -51.8% | 103 | 63 | ▲ 64.8% |
| Sold Price per Square Foot | \$621 | \$791 | ▼ -21.5% | \$547 | ▲ 13.5% | \$607 | \$695 | ▼ -12.7% |
| Percent of Original Price Rec'd | 82.8% | 88.9% | ▼ -6.9% | 87.7% | ▼ -5.6% | 85.7% | 88.5% | ▼ -3.2% |
| Active Inventory | 184 | 200 | ▼ -8.0% | 196 | ▼ -6.1% | -- | -- | -- |
| Months Supply of Inventory | 10.2 | 13.3 | ▼ -23.3% | 14.0 | ▼ -27.0% | -- | -- | -- |

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family