



☎ 239-936-3537  
🌐 [rpcra.org](http://rpcra.org)  
✉ [marketing@rpcra.org](mailto:marketing@rpcra.org)

## PRESS RELEASE

For Immediate Release  
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### **Royal Palm Coast Realtor® Association Market Stats Report: Strong March Sales and Tightening Inventory Across SWFL Housing Market**

**Fort Myers and Cape Coral, FL** – RPCRA reports that March 2026 housing market data reflects strong sales activity and tightening inventory across Southwest Florida, signaling continued market momentum.

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

For the RPCRA single family residential market, the median sold price was \$359,790, down 4.1% from the previous month. The number of closed sales was 1,318, up 29.5% from February. The number of new listings at the end of March was 1,989, a decrease of 3.2% from the prior month. The median days on market was 48, down 14.3% compared to February. Finally, the months' supply of inventory decreased to 5.4, 27.8% lower compared to February.

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

For the RPCRA condo and townhouse market, the median sold price was \$246,495, down 3.8% from the previous month, and down 6.9% from last March. The number of closed sales was 424, an increase of 15.8% from February, with median days on market up 3.0% at 68. The number of new listings at the end of March was 664, an increase of 2.9% from the prior month. Finally, the monthly supply of inventory decreased to 7.5, down 17.9% from February, and down 28.1% compared to March 2025.

###

**To learn more about Royal Palm Coast Realtor® Association and membership, [visit rpcra.org](http://rpcra.org).**

#### **About the [Royal Palm Coast Realtor® Association](http://rpcra.org)**

*Founded in 1922 as the Fort Myers Board of Realty, the Royal Palm Coast Realtor® Association has grown to serve multiple counties across Southwest Florida, achieving Mega Board status. The Association is a leading advocate and resource for its members, advancing their professional success through education, communication, and strategic leadership on key industry issues.*

# MARKET INSIGHTS REPORT



March 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.

# RPCRA Market Summary



March 2026

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

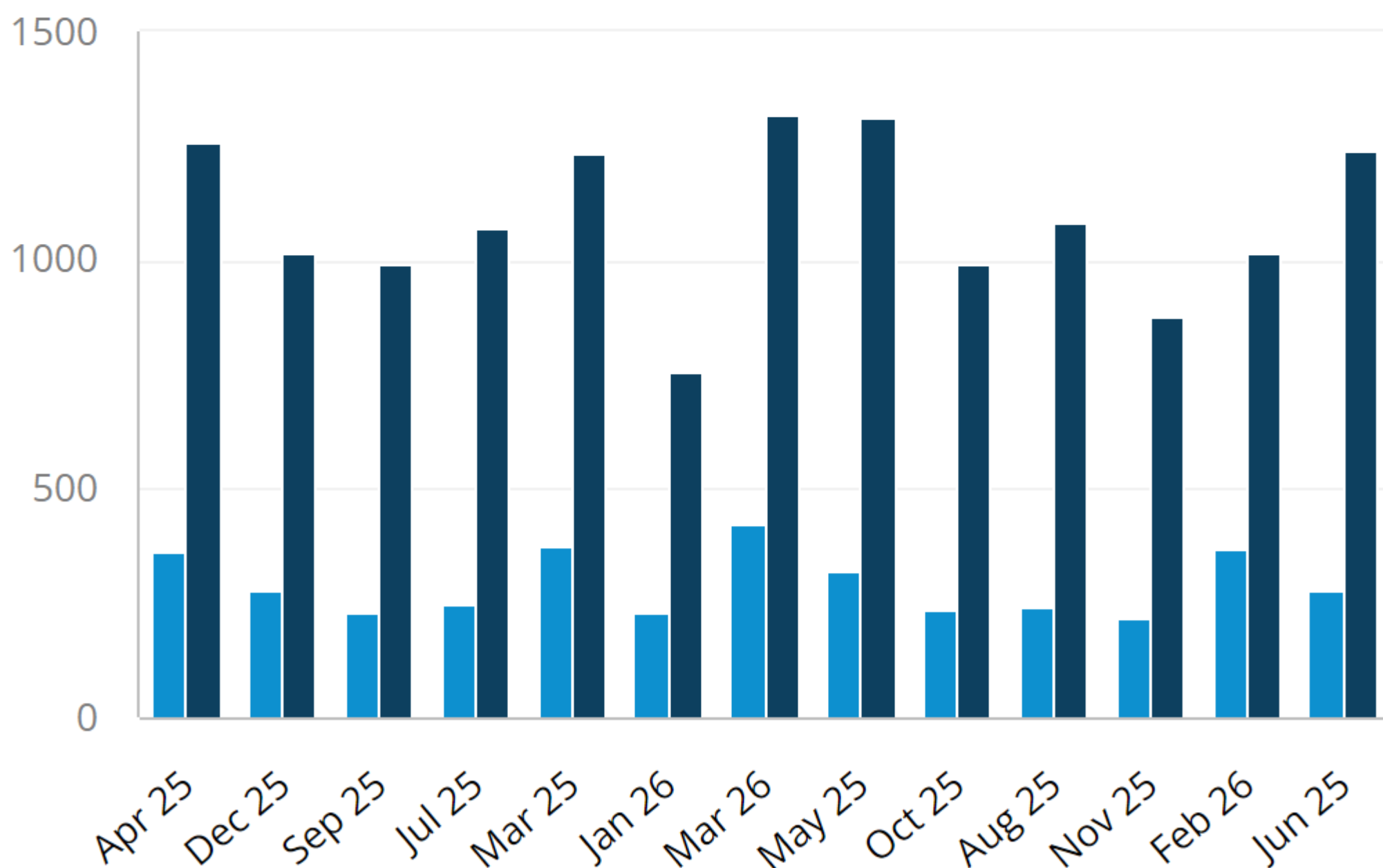
## Single Family Homes

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$359,790	\$377,500	▼ -4.7%	\$375,000	▼ -4.1%	\$365,000	\$379,000	▼ -3.7%
Closed Sales	1,318	1,232	▲ 7.0%	1,018	▲ 29.5%	3,091	2,783	▲ 11.1%
New Listings	1,989	2,242	▼ -11.3%	2,054	▼ -3.2%	6,376	7,320	▼ -12.9%
Pending Sales	1,700	1,290	▲ 31.8%	1,307	▲ 30.1%	4,170	3,476	▲ 20.0%
Median Days on Market	48	49	▼ -2.0%	56	▼ -14.3%	54	50	▲ 8.0%
Sold Price per Square Foot	\$212	\$224	▼ -5.4%	\$216	▼ -1.9%	\$213	\$224	▼ -4.9%
Percent of Original Price Rec'd	92.6%	92.1%	▲ 0.6%	92.2%	▲ 0.4%	92.2%	92.5%	▼ -0.3%
Active Inventory	7,088	8,875	▼ -20.1%	7,583	▼ -6.5%	--	--	--
Months Supply of Inventory	5.4	7.2	▼ -25.3%	7.4	▼ -27.8%	--	--	--

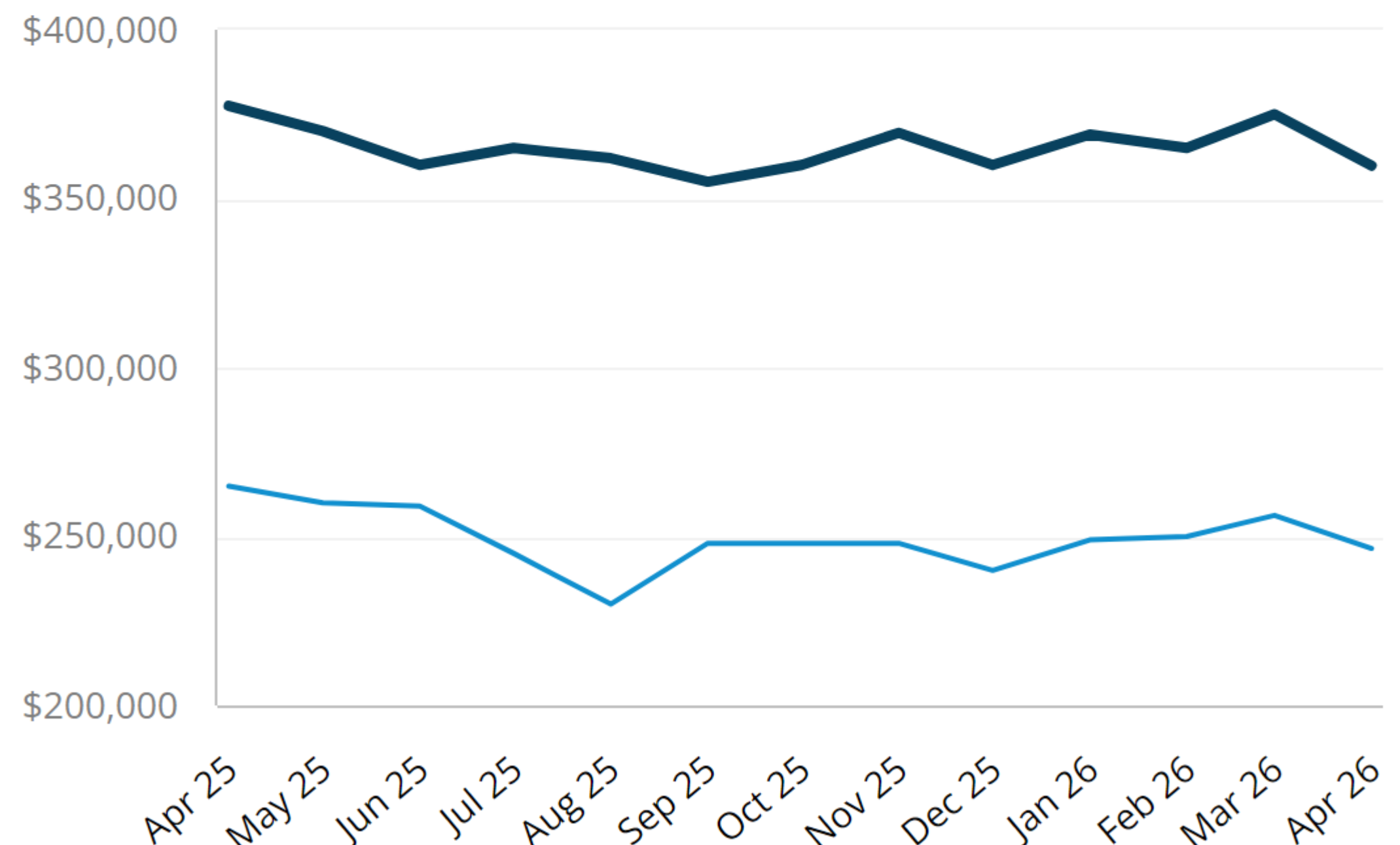
## Condominiums

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$246,495	\$264,900	▼ -6.9%	\$256,250	▼ -3.8%	\$250,000	\$275,000	▼ -9.1%
Closed Sales	424	375	▲ 13.1%	366	▲ 15.8%	1,019	808	▲ 26.1%
New Listings	664	803	▼ -17.3%	645	▲ 2.9%	2,219	2,620	▼ -15.3%
Pending Sales	531	372	▲ 42.7%	438	▲ 21.2%	1,352	1,003	▲ 34.8%
Median Days on Market	68	66	▲ 3.0%	66	▲ 3.0%	68	62	▲ 9.7%
Sold Price per Square Foot	\$179	\$196	▼ -8.7%	\$185	▼ -3.2%	\$182	\$199	▼ -8.5%
Percent of Original Price Rec'd	88.5%	88.5%	▲ 0.0%	88.8%	▼ -0.3%	88.7%	88.9%	▼ -0.2%
Active Inventory	3,165	3,893	▼ -18.7%	3,327	▼ -4.9%	--	--	--
Months Supply of Inventory	7.5	10.4	▼ -28.1%	9.1	▼ -17.9%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

# Median Sales Price

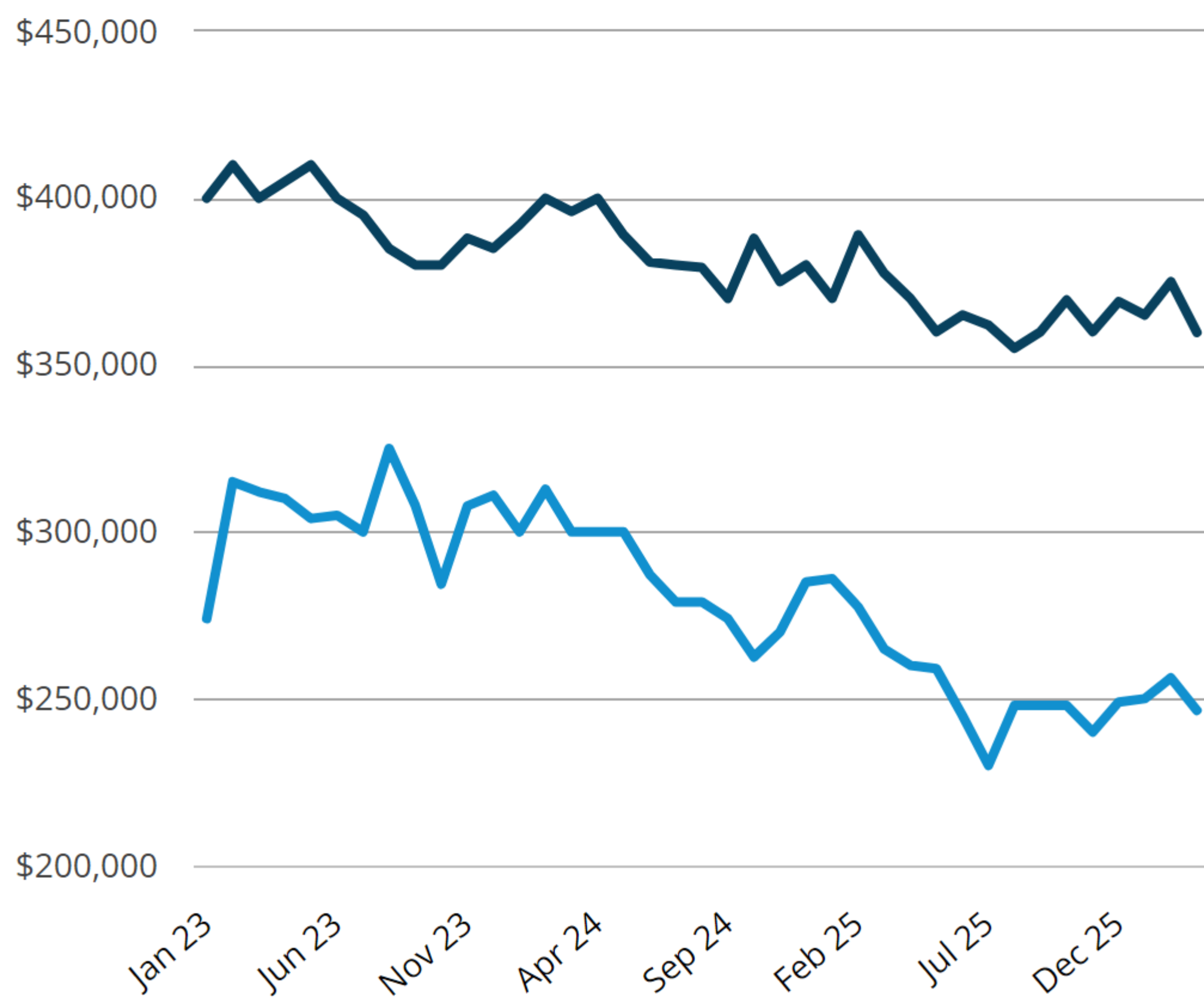


## March 2026

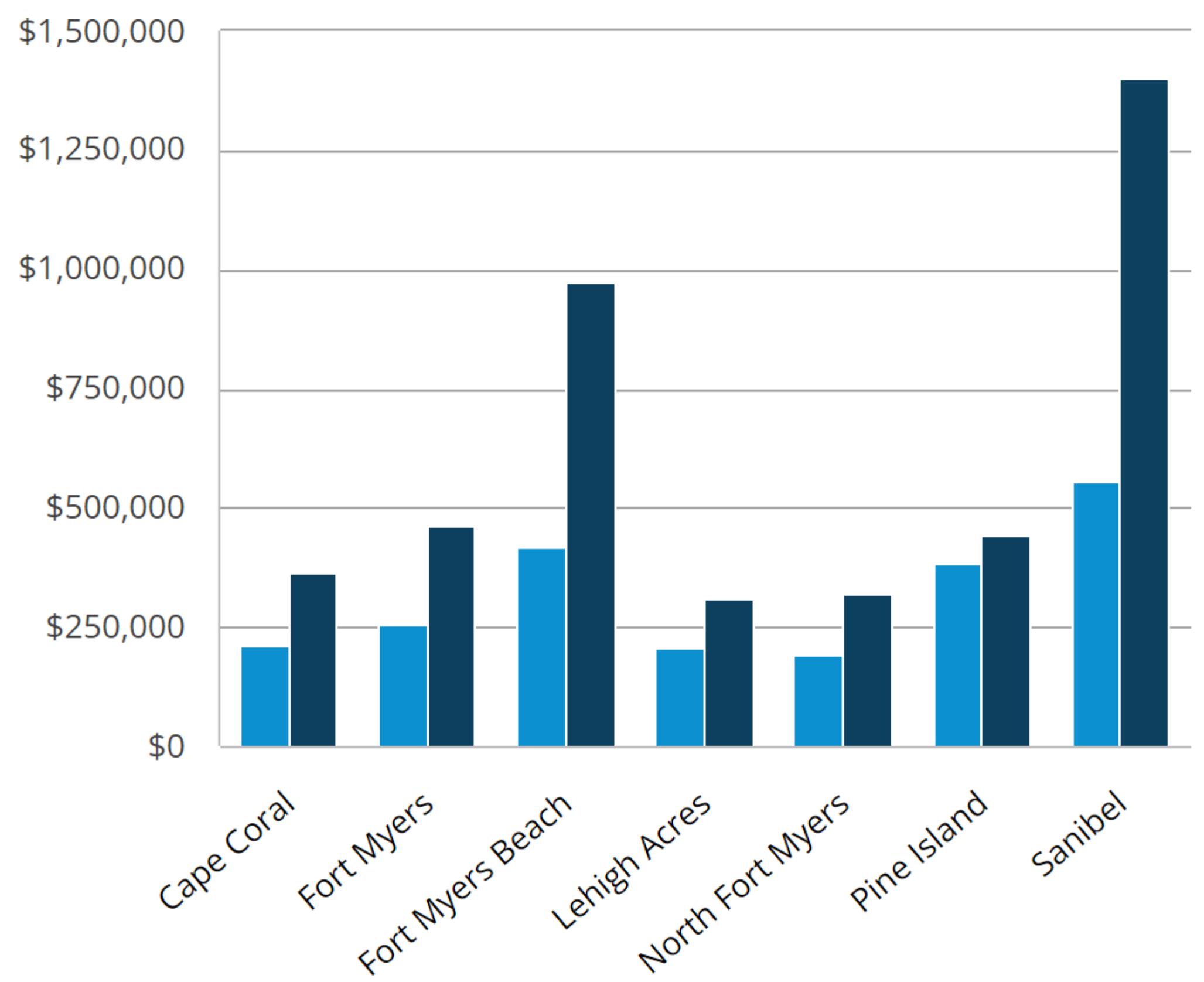
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	March 2026	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>\$359,790</b>	⚡ <b>-4.1%</b>	⚡ <b>-4.7%</b>	⚡ <b>-3.7%</b>
<b>CONDO</b>	<b>\$246,495</b>	⚡ <b>-3.8%</b>	⚡ <b>-6.9%</b>	⚡ <b>-9.1%</b>

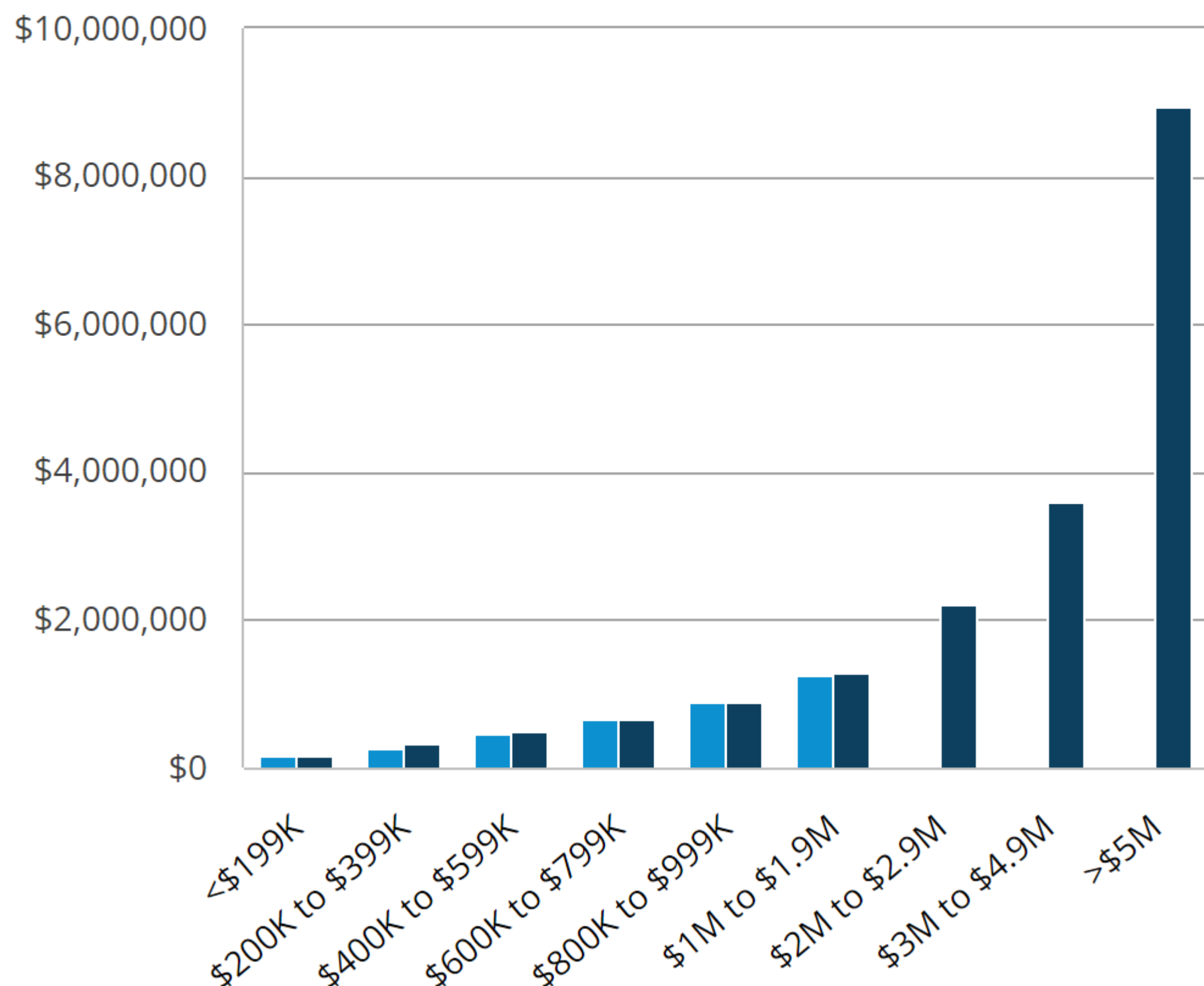
### Historical Activity



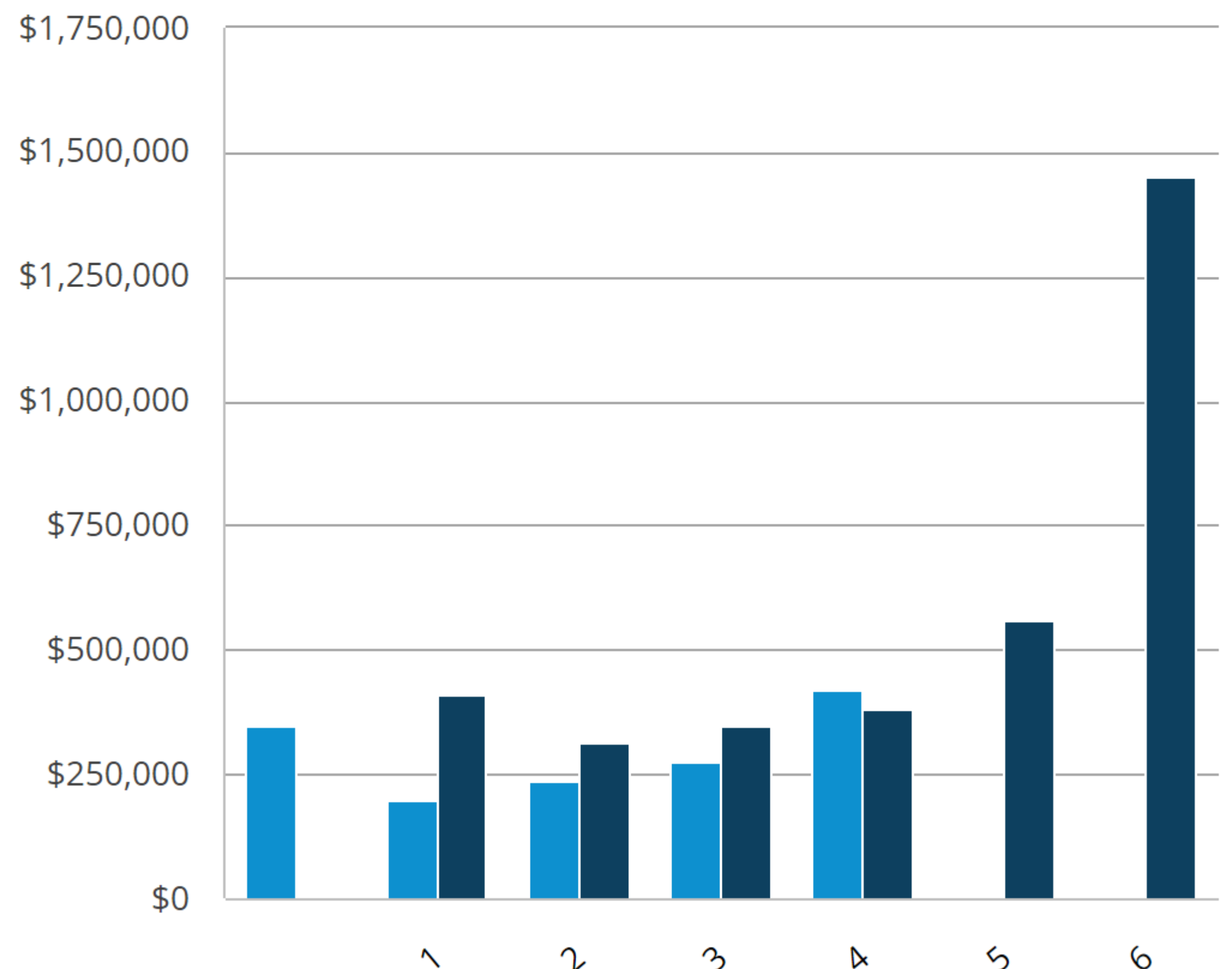
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Closed Sales

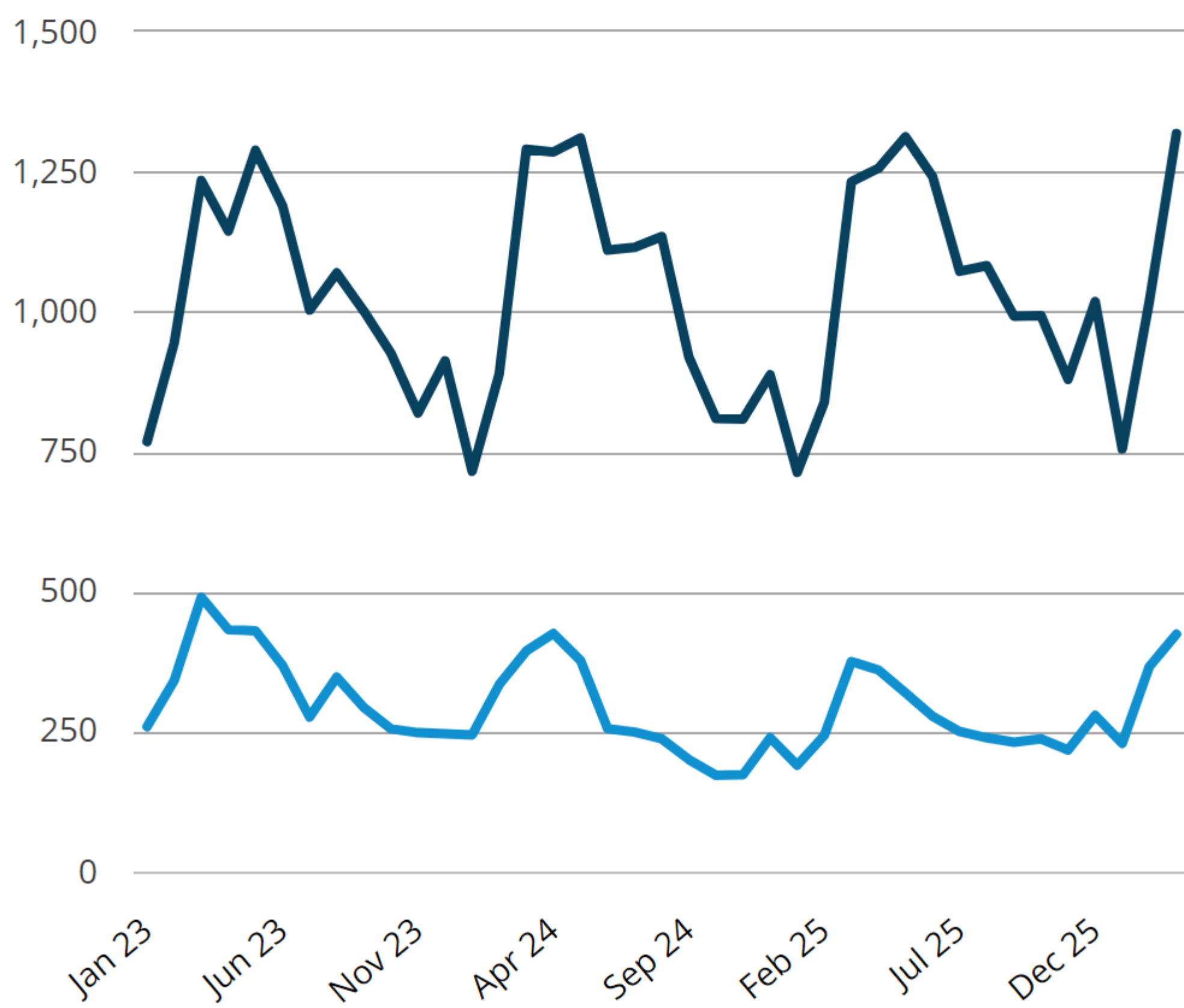


## March 2026

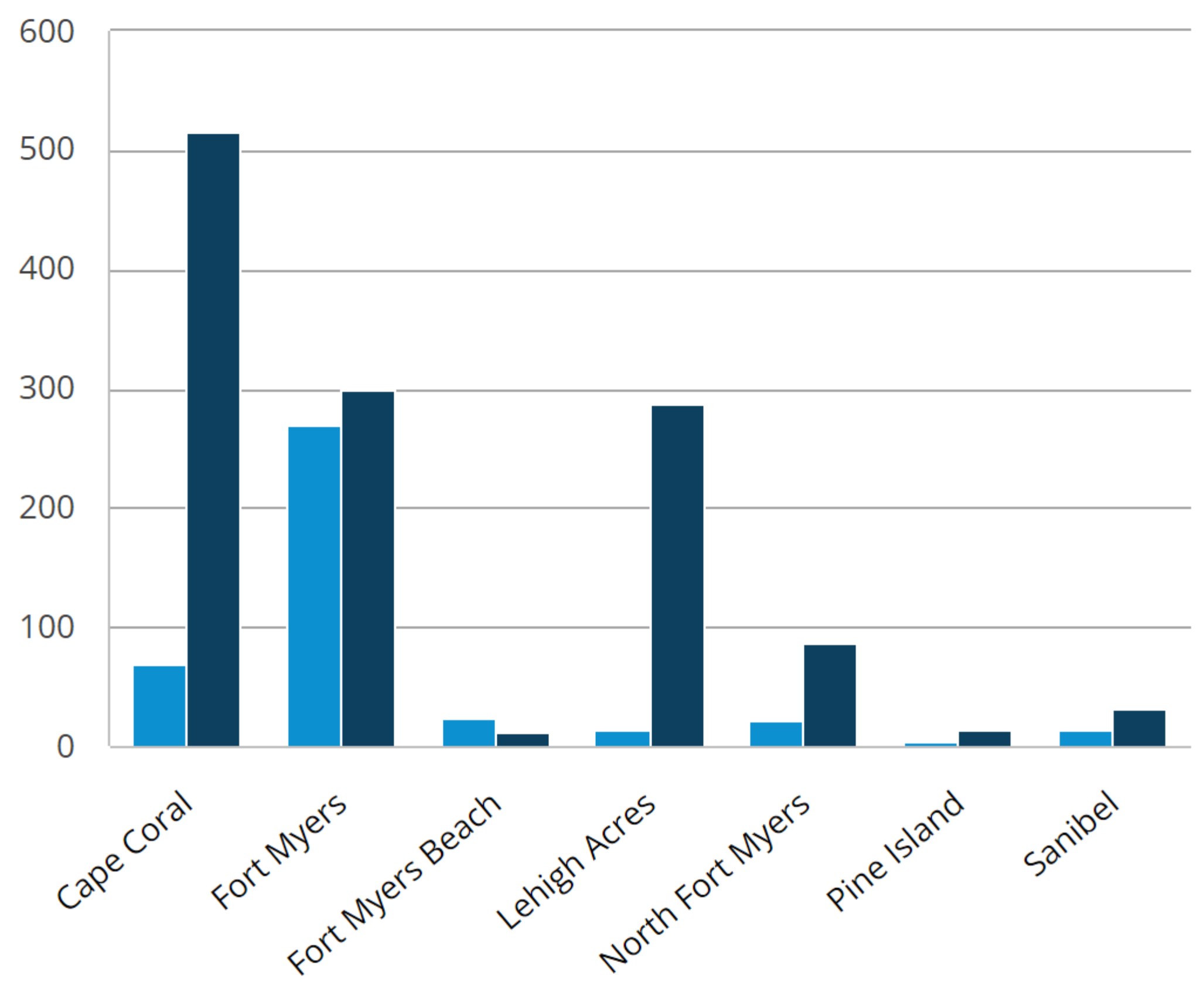
The number of properties that sold.

	March 2026	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>1,318</b>	⬆️ <b>29.5%</b>	⬆️ <b>7.0%</b>	⬆️ <b>11.1%</b>
<b>CONDO</b>	<b>424</b>	⬆️ <b>15.8%</b>	⬆️ <b>13.1%</b>	⬆️ <b>26.1%</b>

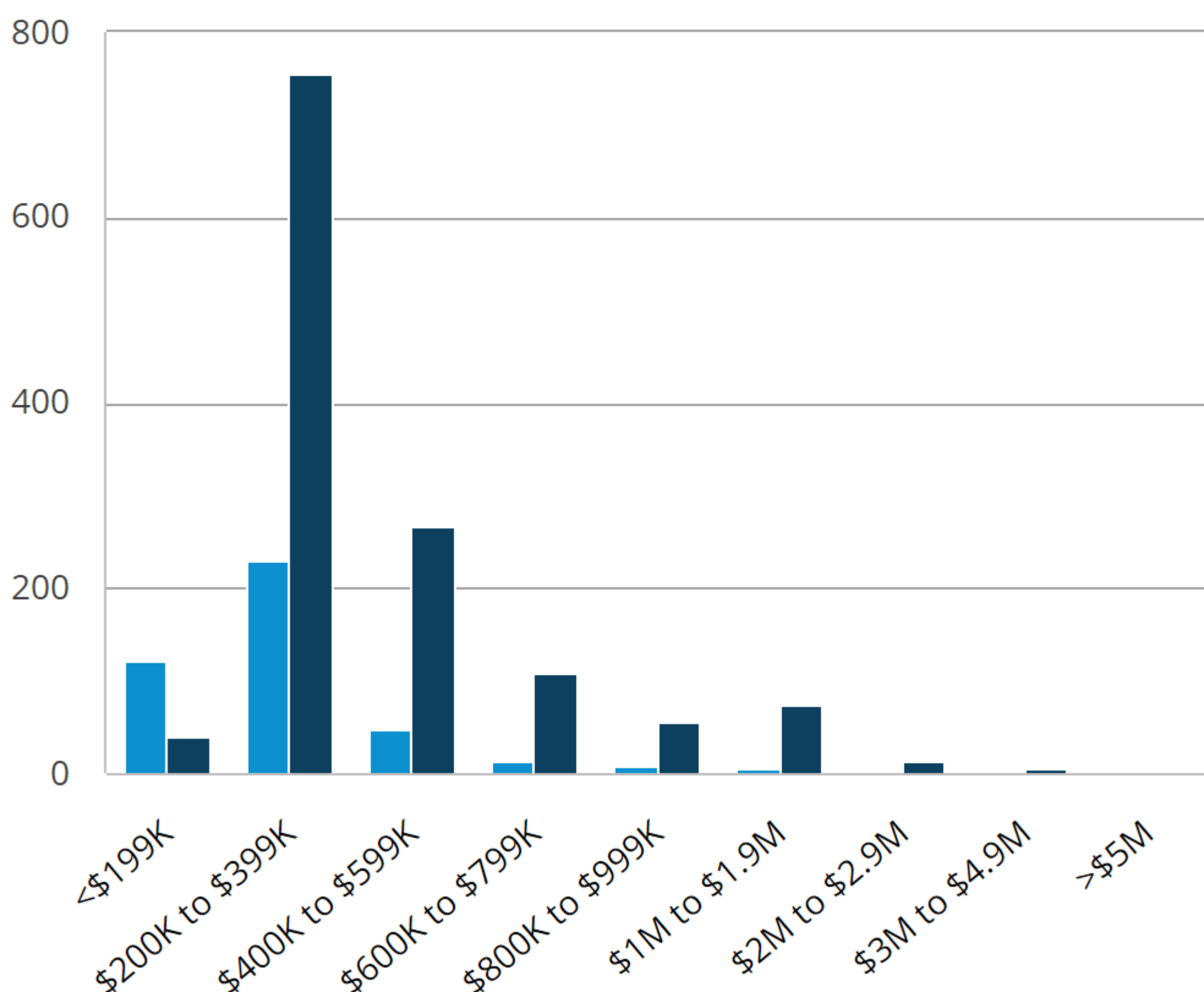
### Historical Activity



### Select Areas

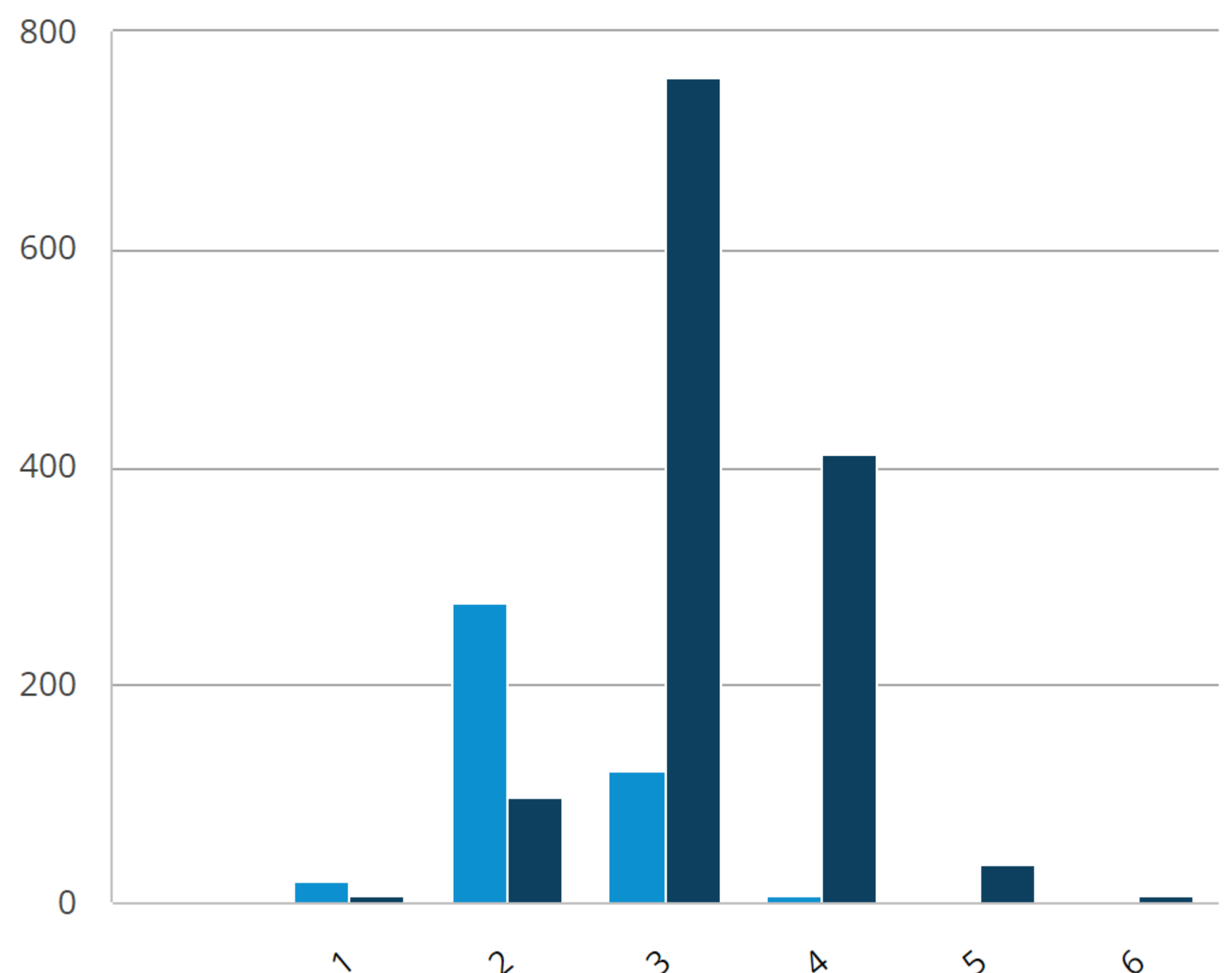


### By Price Range



Legend: — Condo — Single Family

### By Bedrooms



# New Listings

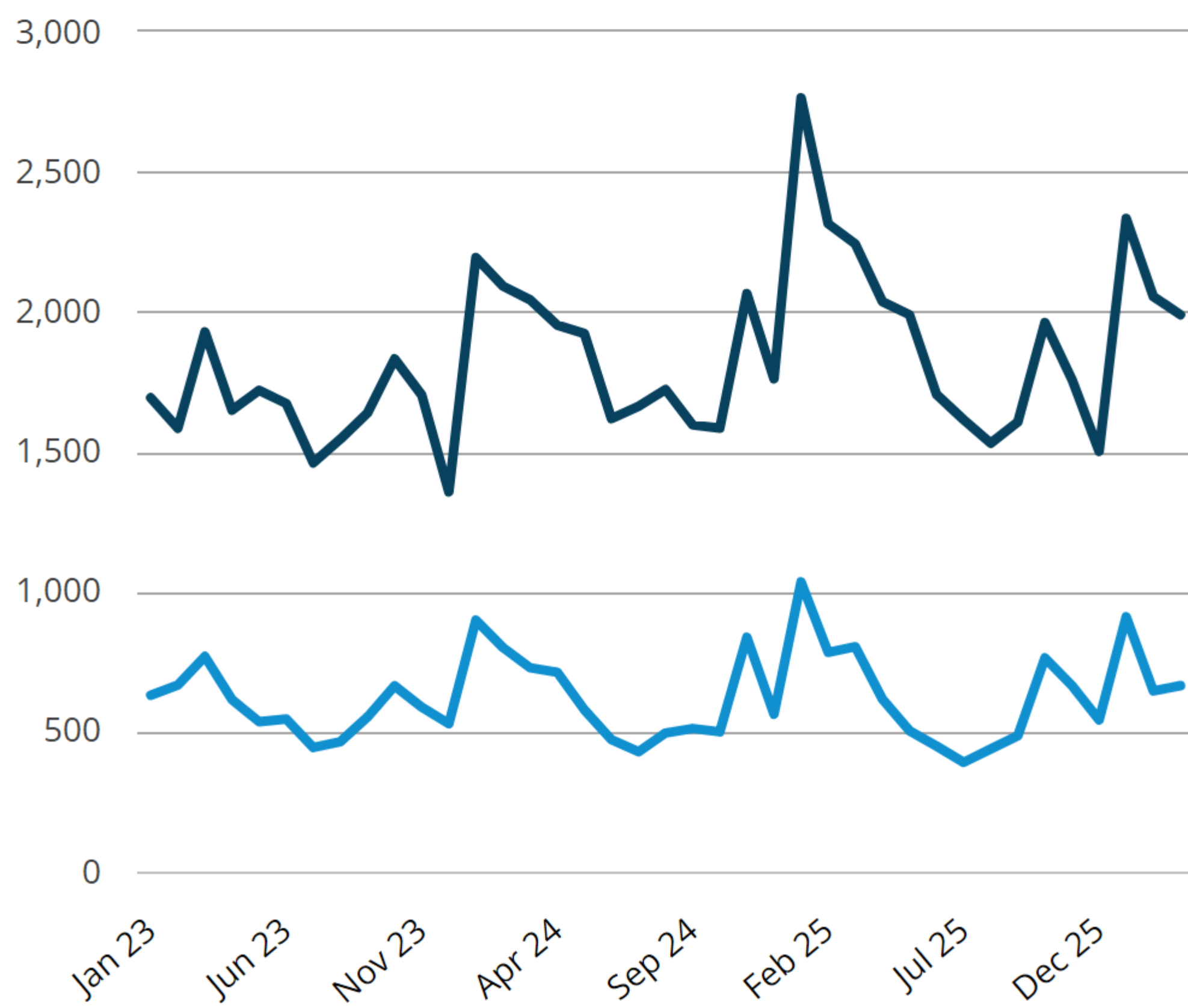


## March 2026

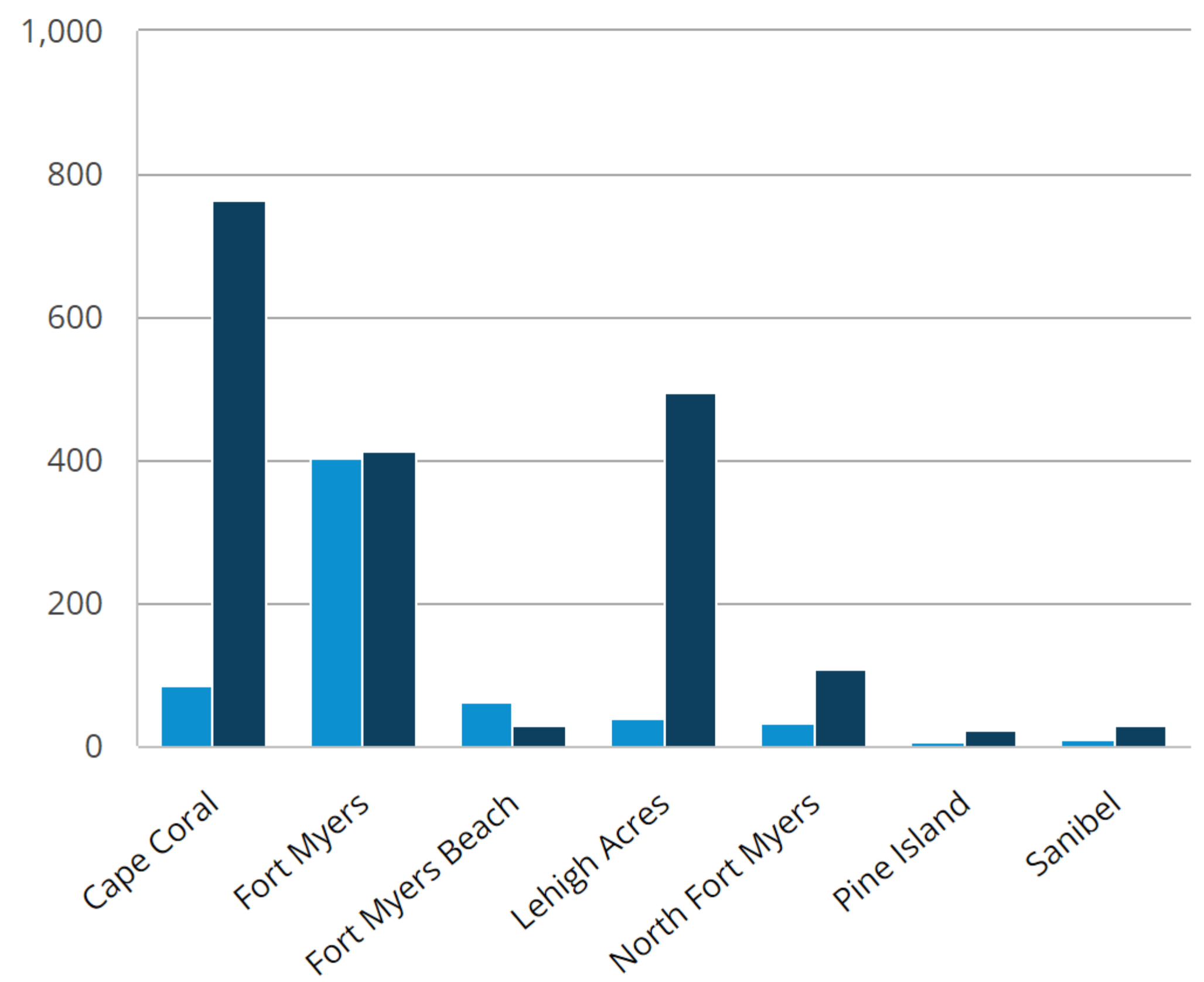
The number of properties listed regardless of current status.

	March 2026	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>1,989</b>	⚡ <b>-3.2%</b>	⚡ <b>-11.3%</b>	⚡ <b>-12.9%</b>
<b>CONDO</b>	<b>664</b>	⬆️ <b>2.9%</b>	⚡ <b>-17.3%</b>	⚡ <b>-15.3%</b>

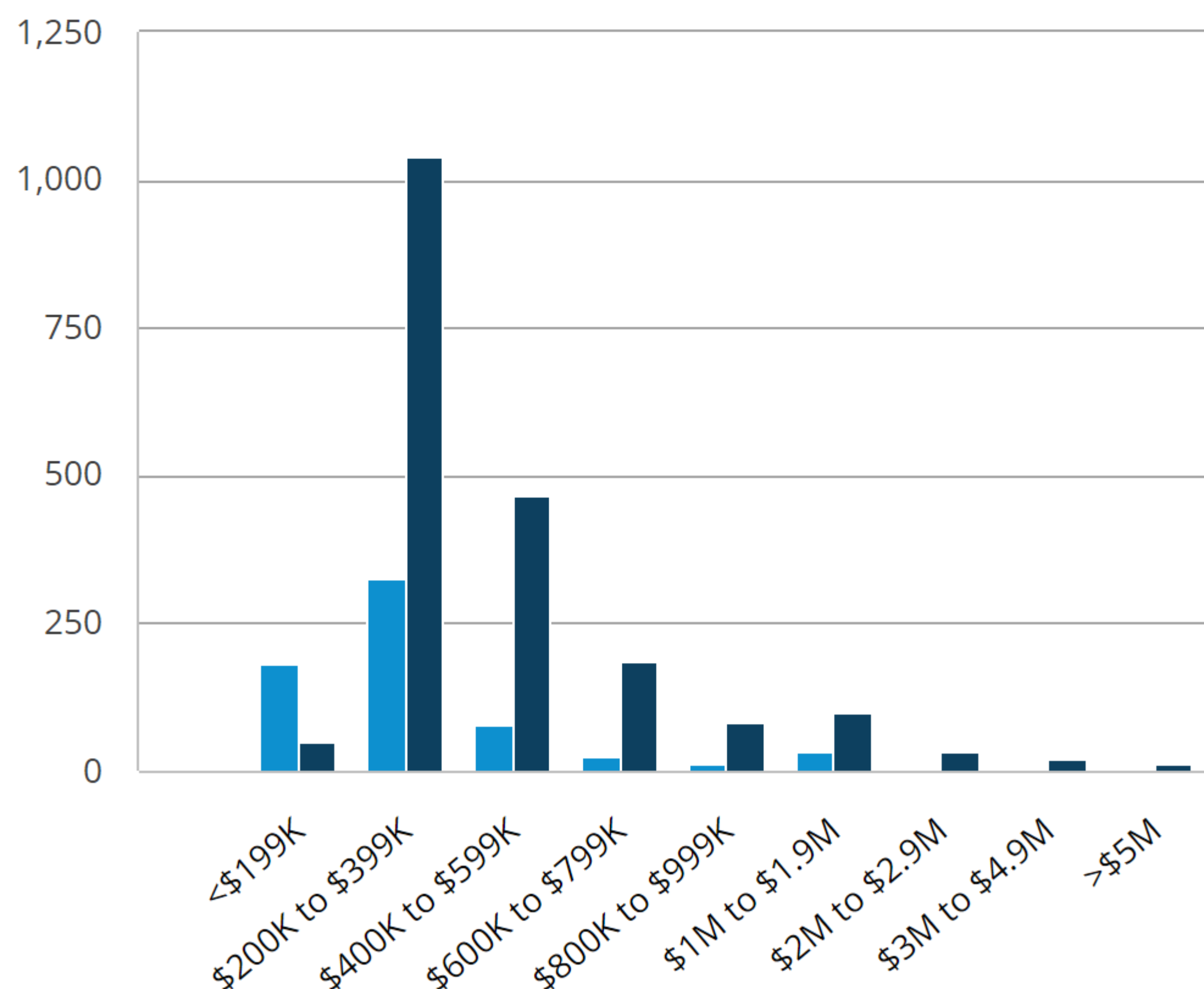
### Historical Activity



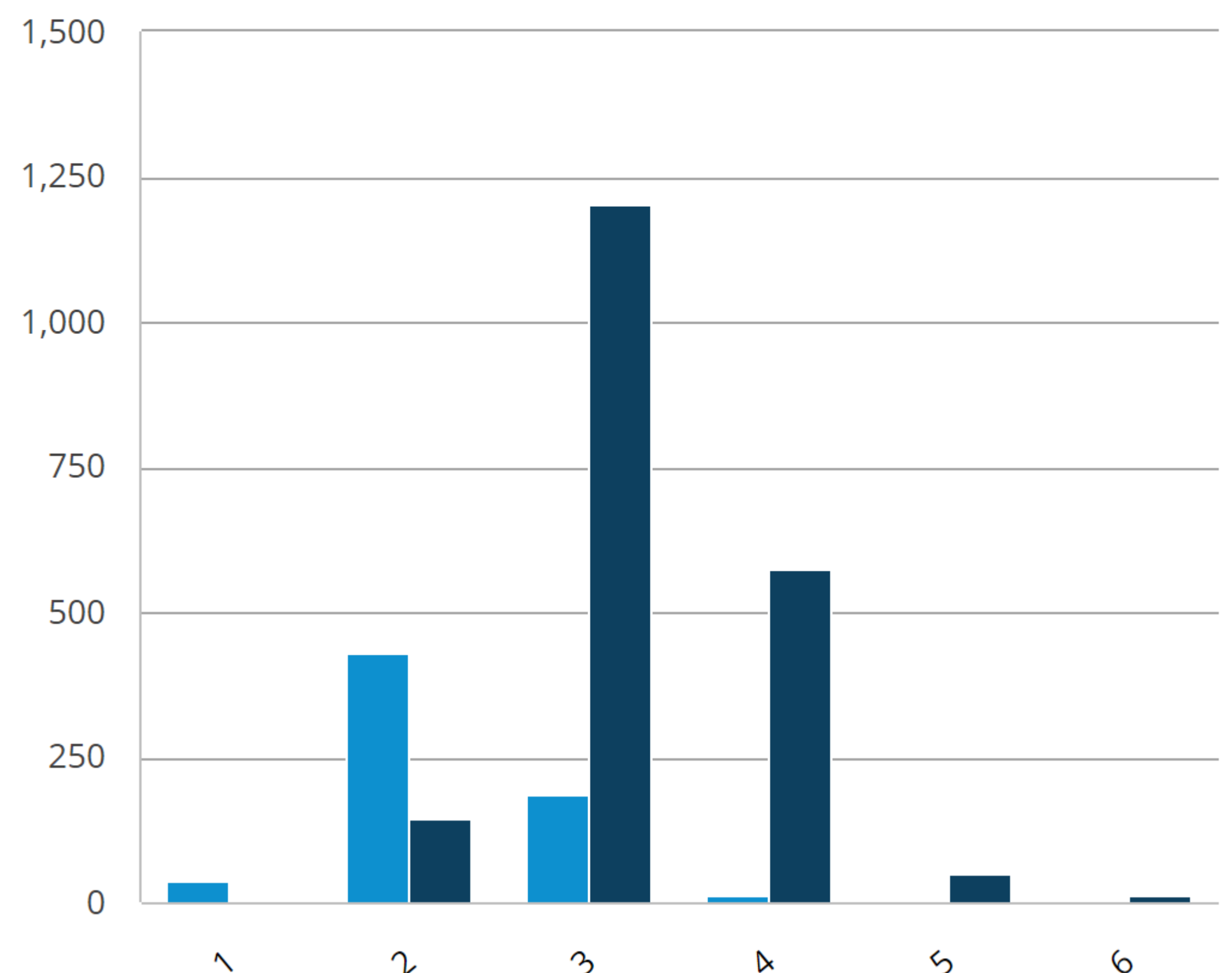
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Pending Sales

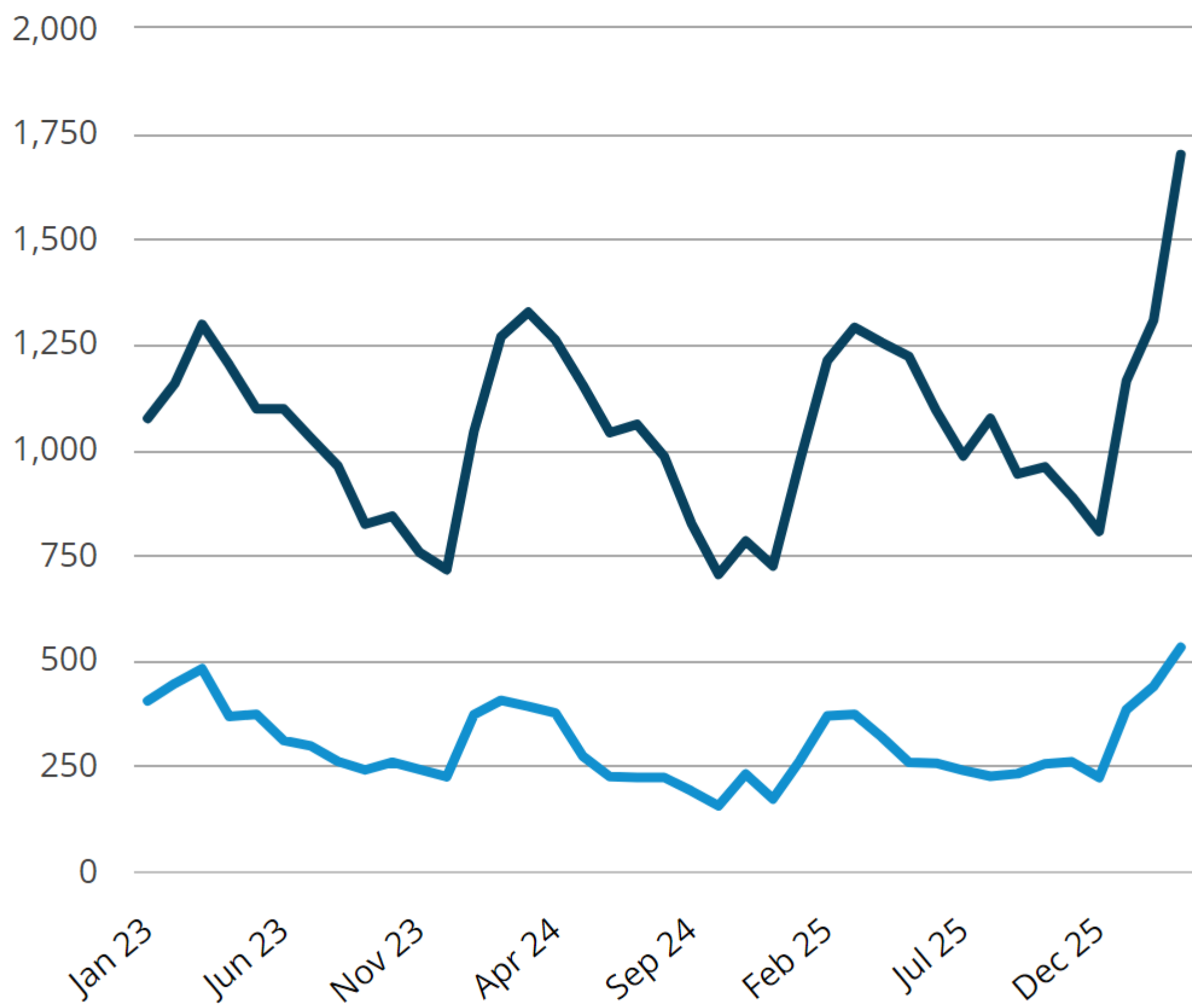


## March 2026

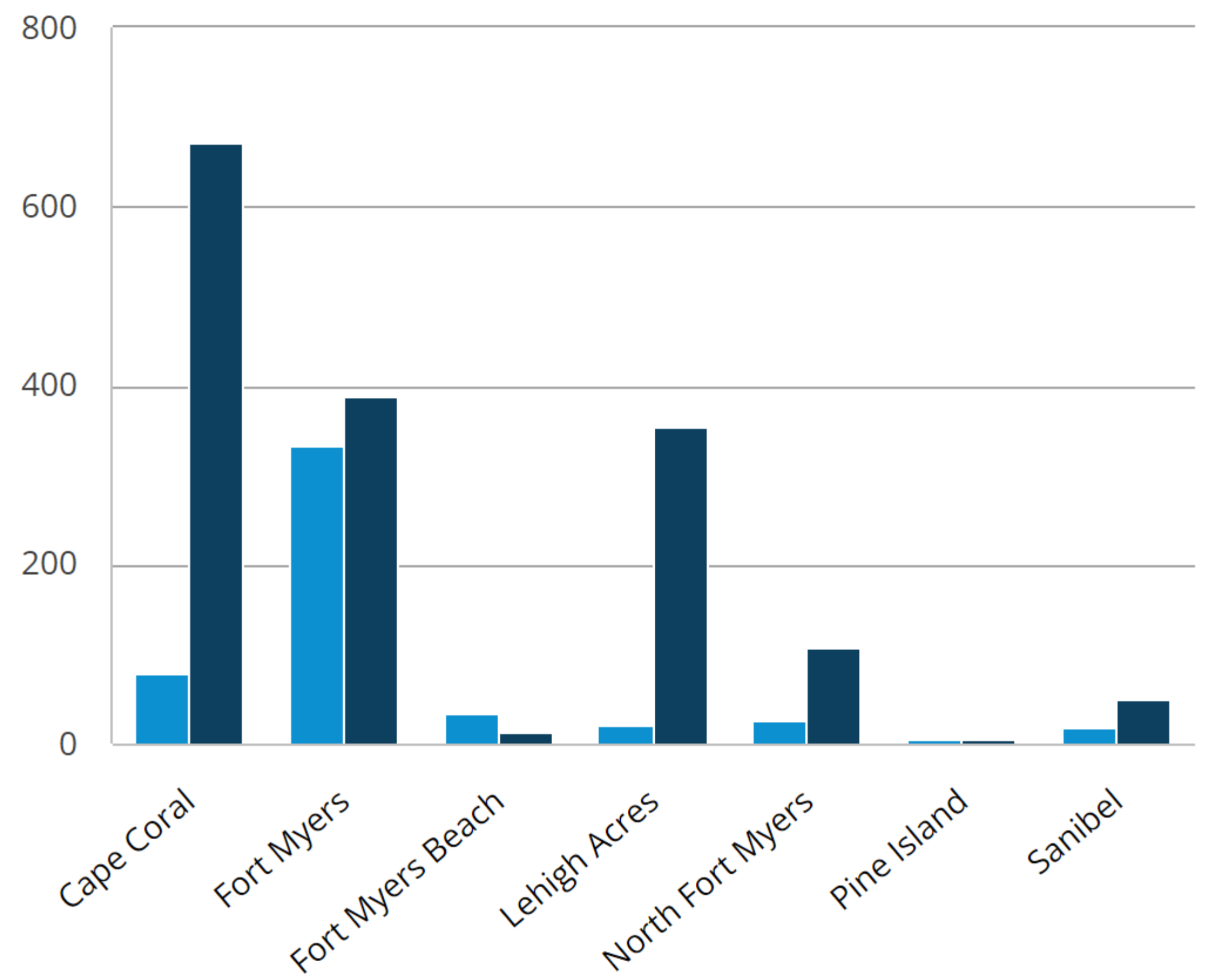
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	March 2026	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>1,700</b>	⬆️ <b>30.1%</b>	⬆️ <b>31.8%</b>	⬆️ <b>20.0%</b>
<b>CONDO</b>	<b>531</b>	⬆️ <b>21.2%</b>	⬆️ <b>42.7%</b>	⬆️ <b>34.8%</b>

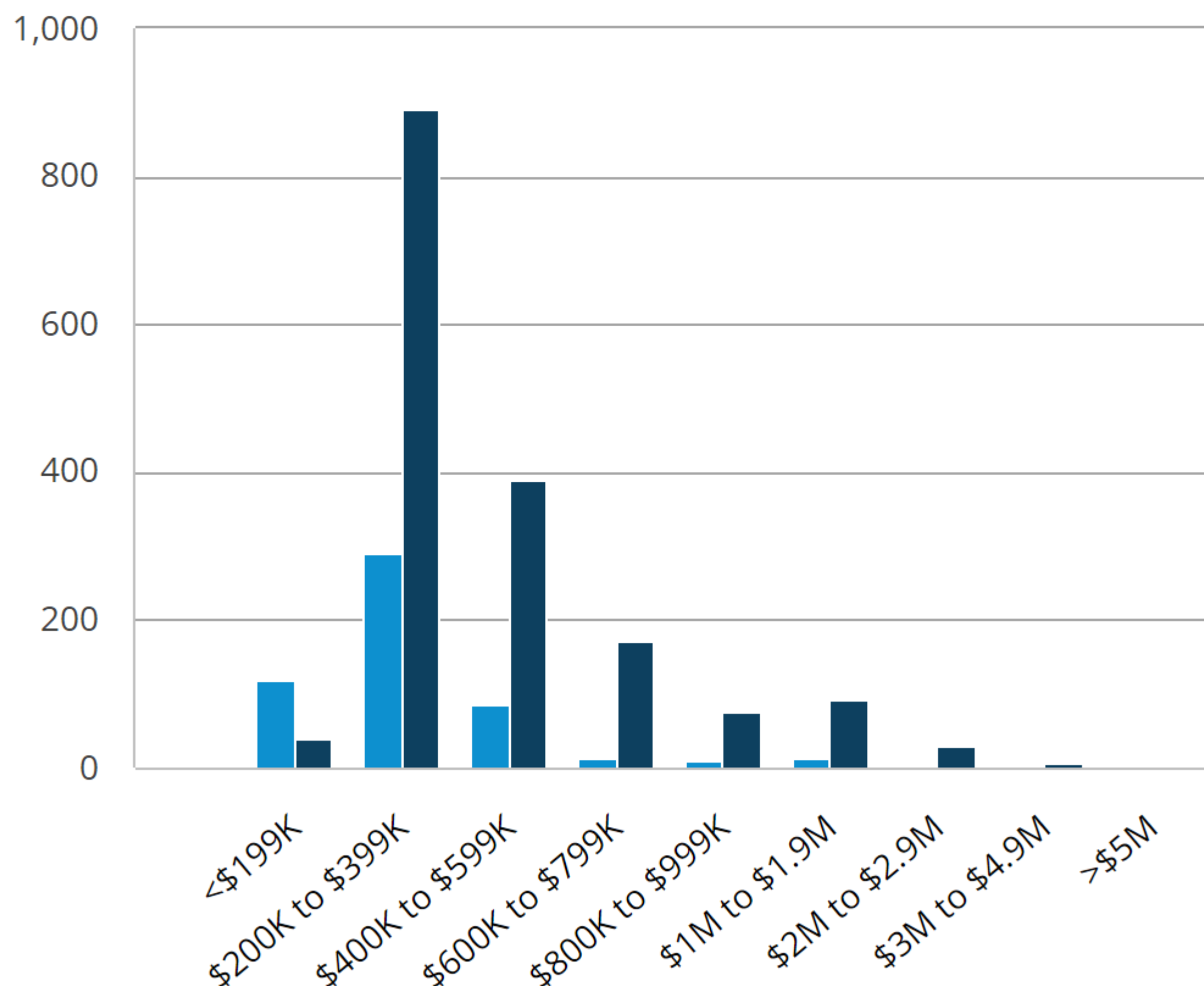
### Historical Activity



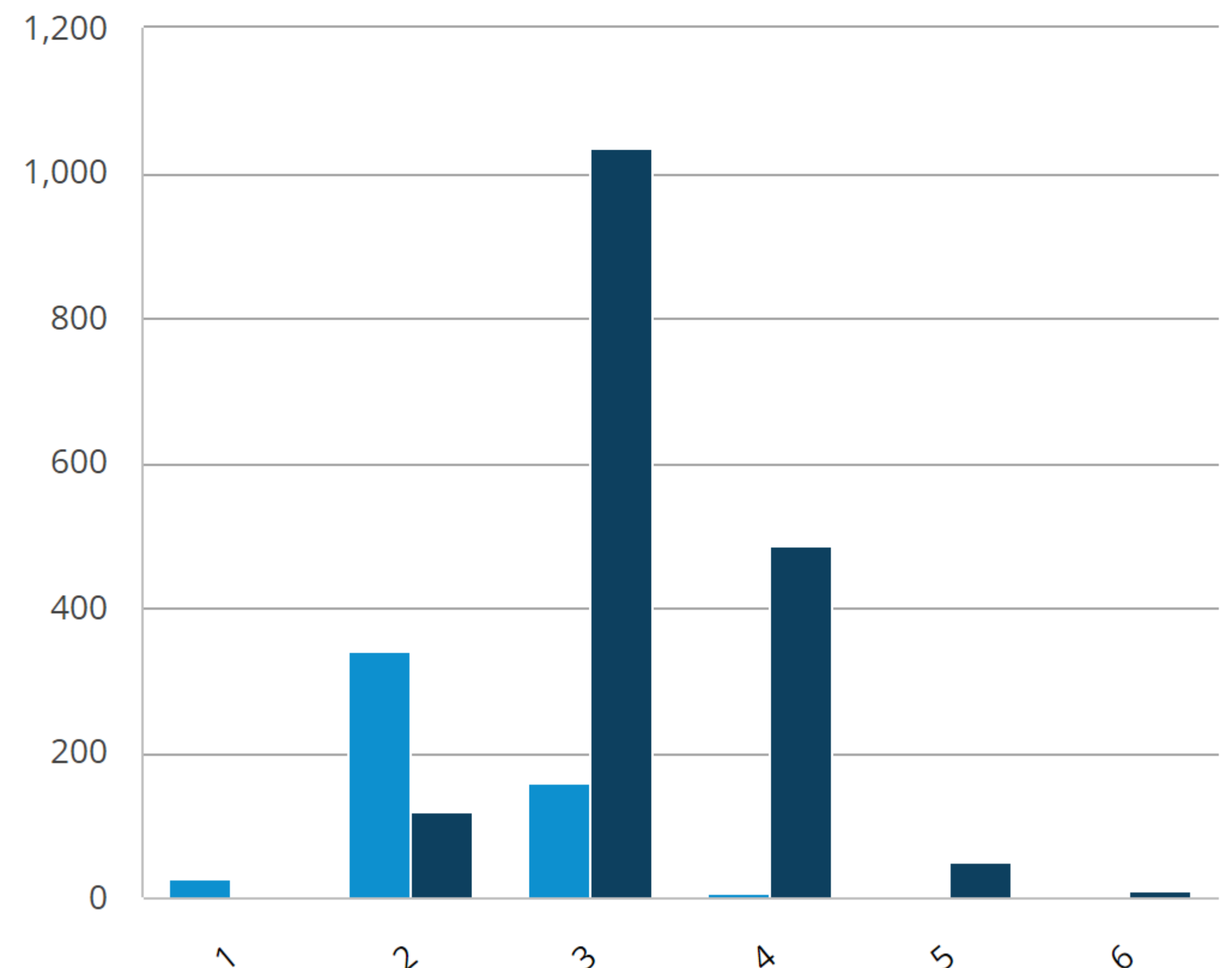
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Days on Market

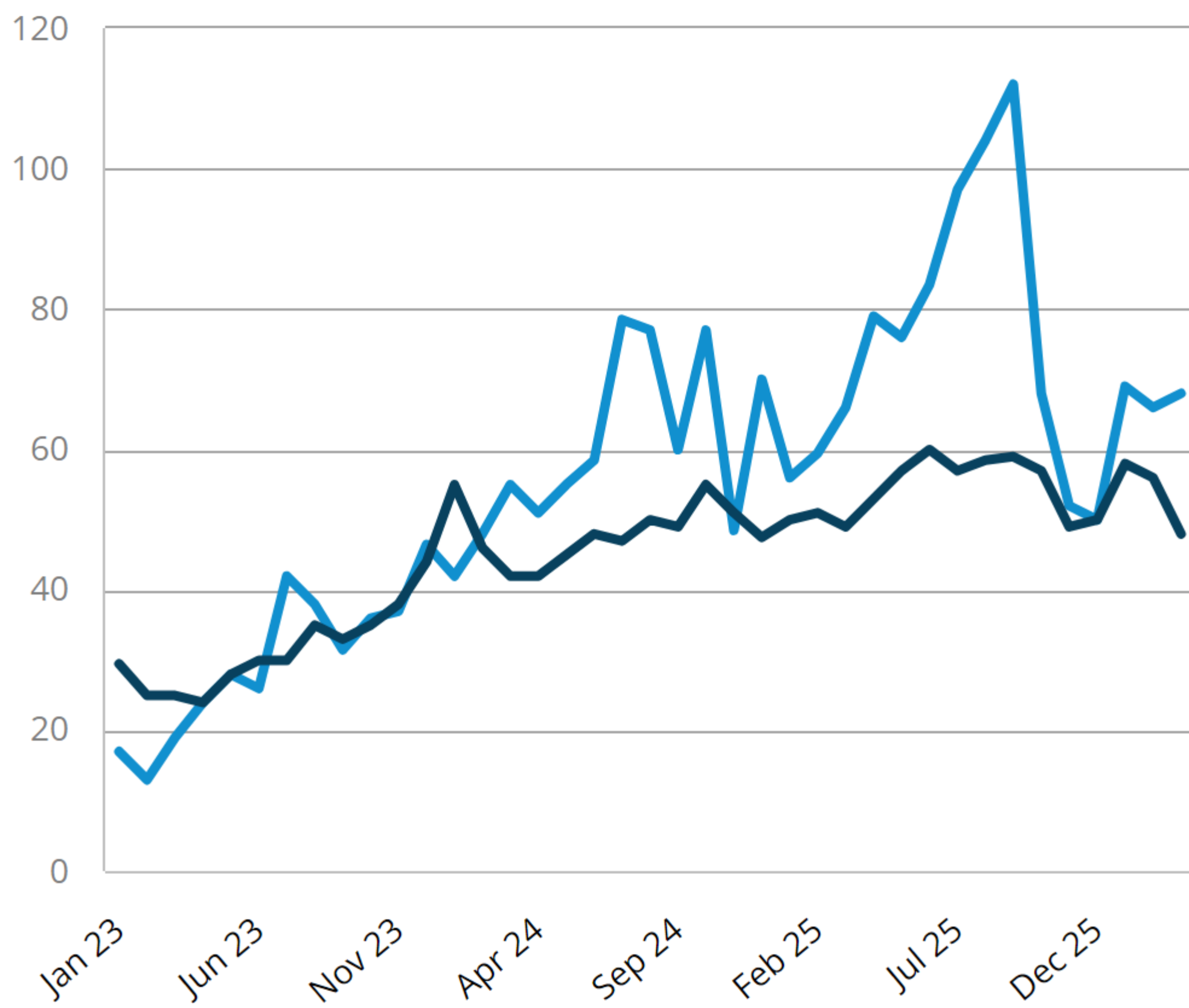


## March 2026

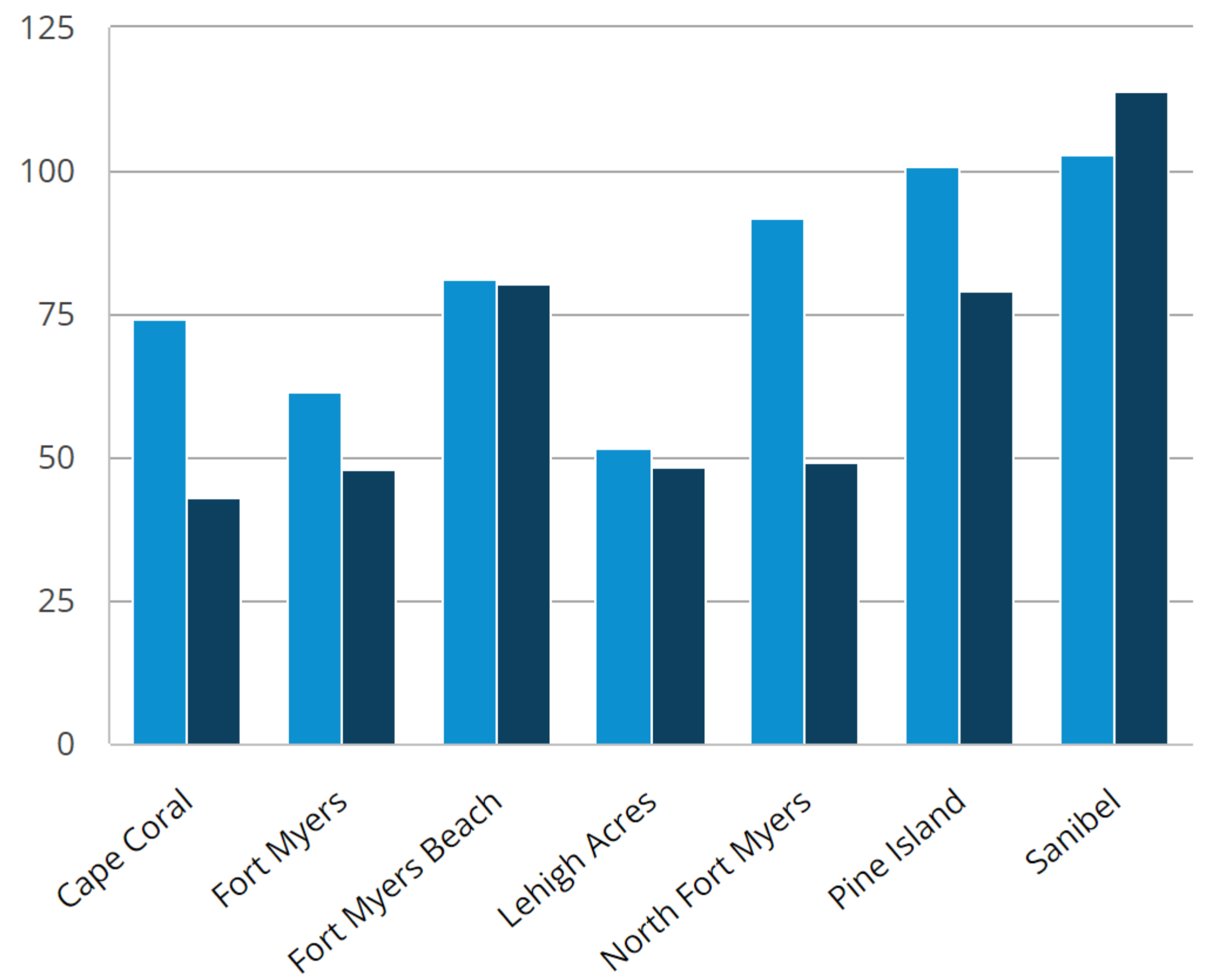
The median number of days between when a property is listed and the purchase contract date.

	March 2026	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>48</b>	⚡ <b>-14.3%</b>	⚡ <b>-2.0%</b>	⬆️ <b>8.0%</b>
<b>CONDO</b>	<b>68</b>	⬆️ <b>3.0%</b>	⬆️ <b>3.0%</b>	⬆️ <b>9.7%</b>

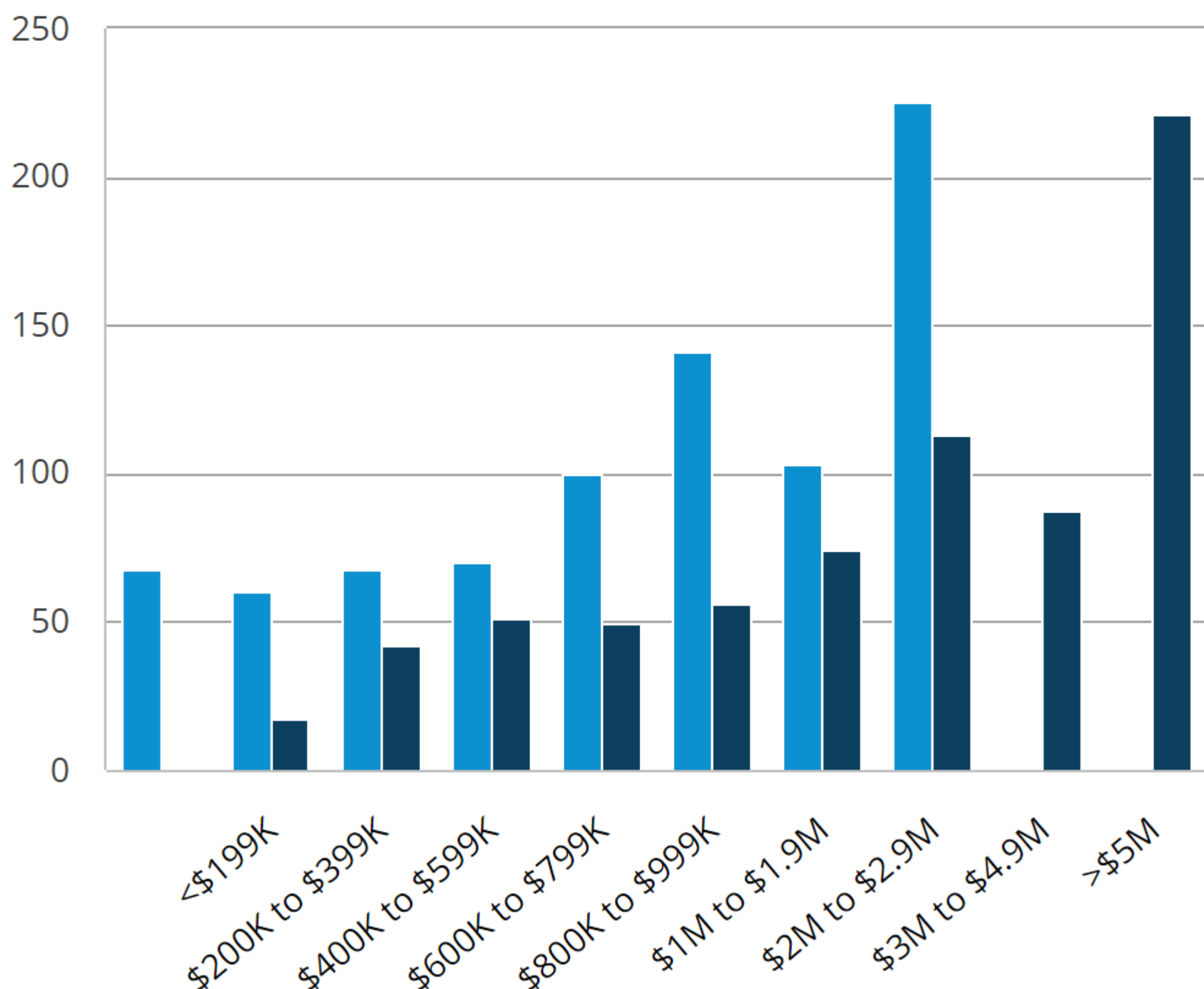
### Historical Activity



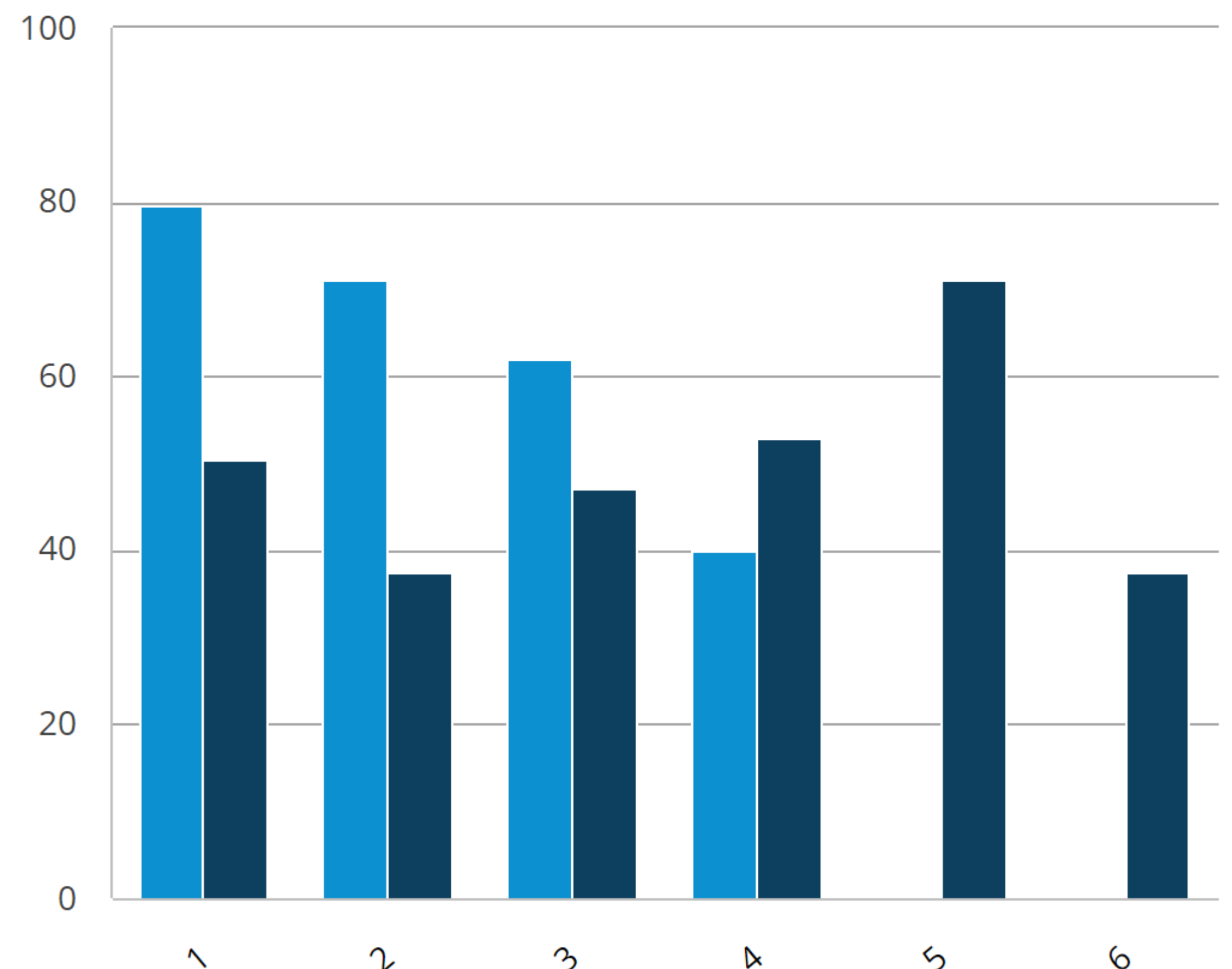
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Price per Square Foot

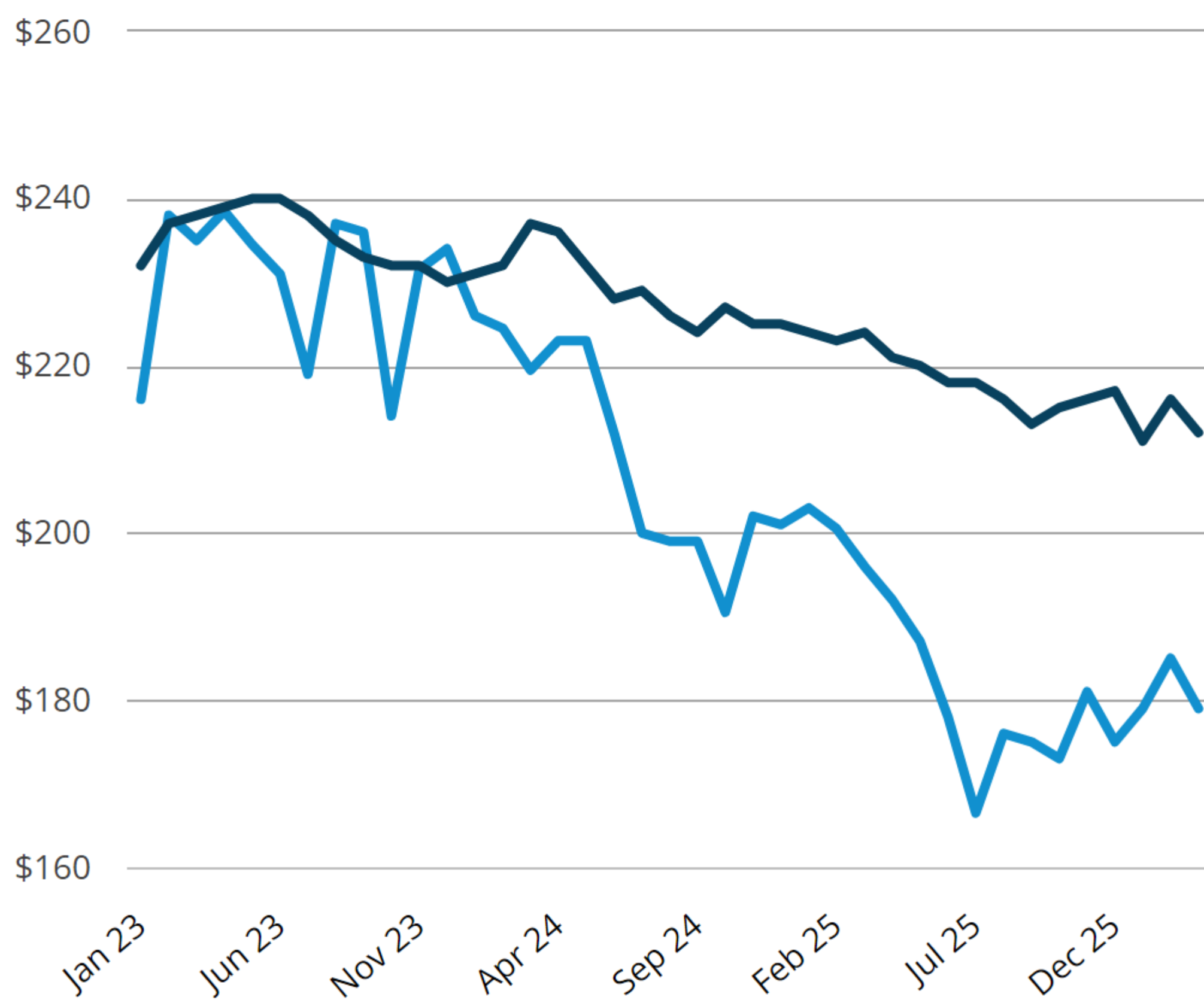


## March 2026

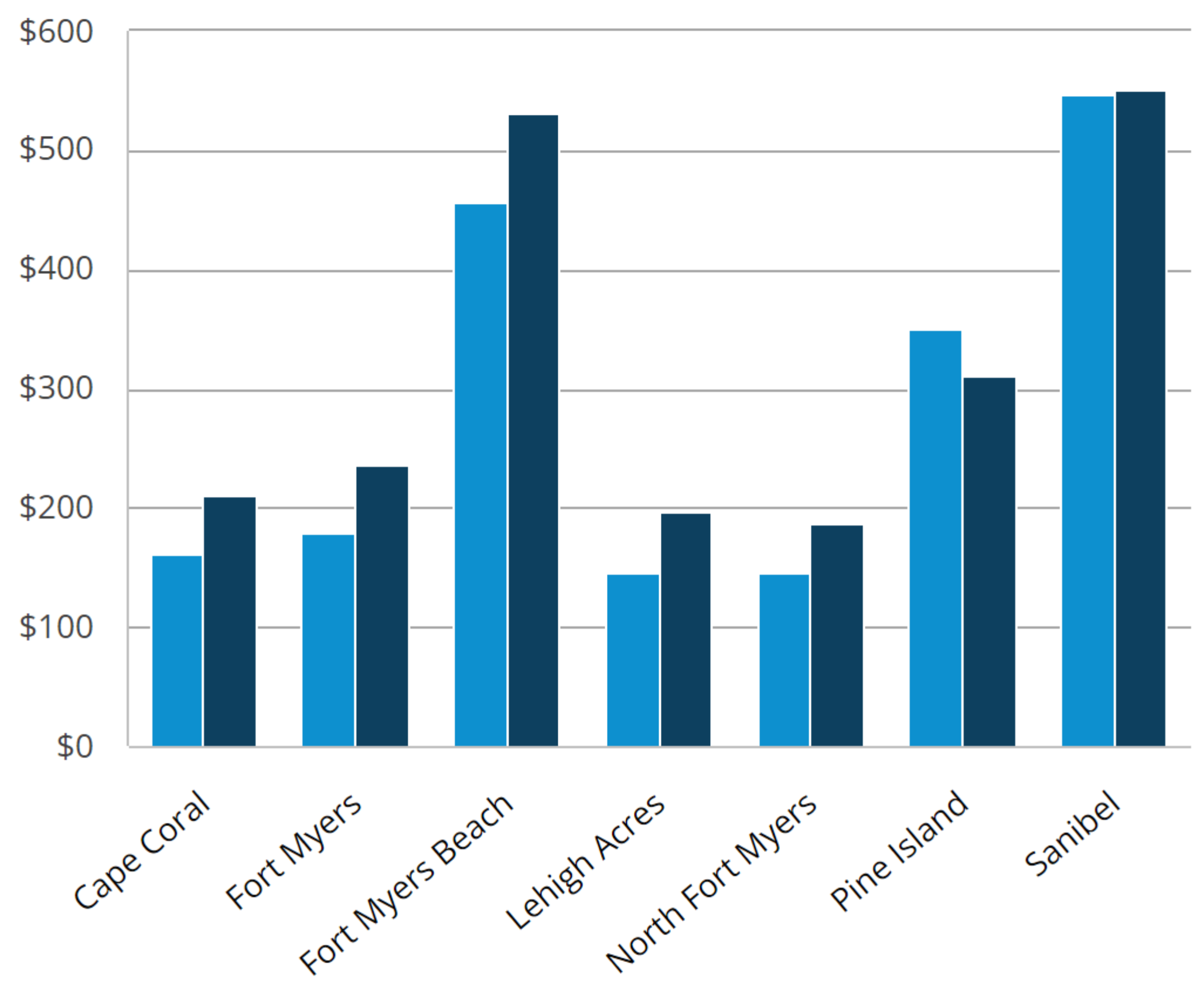
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	March 2026	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>\$212</b>	⚡ <b>-1.9%</b>	⚡ <b>-5.4%</b>	⚡ <b>-4.9%</b>
<b>CONDO</b>	<b>\$179</b>	⚡ <b>-3.2%</b>	⚡ <b>-8.7%</b>	⚡ <b>-8.5%</b>

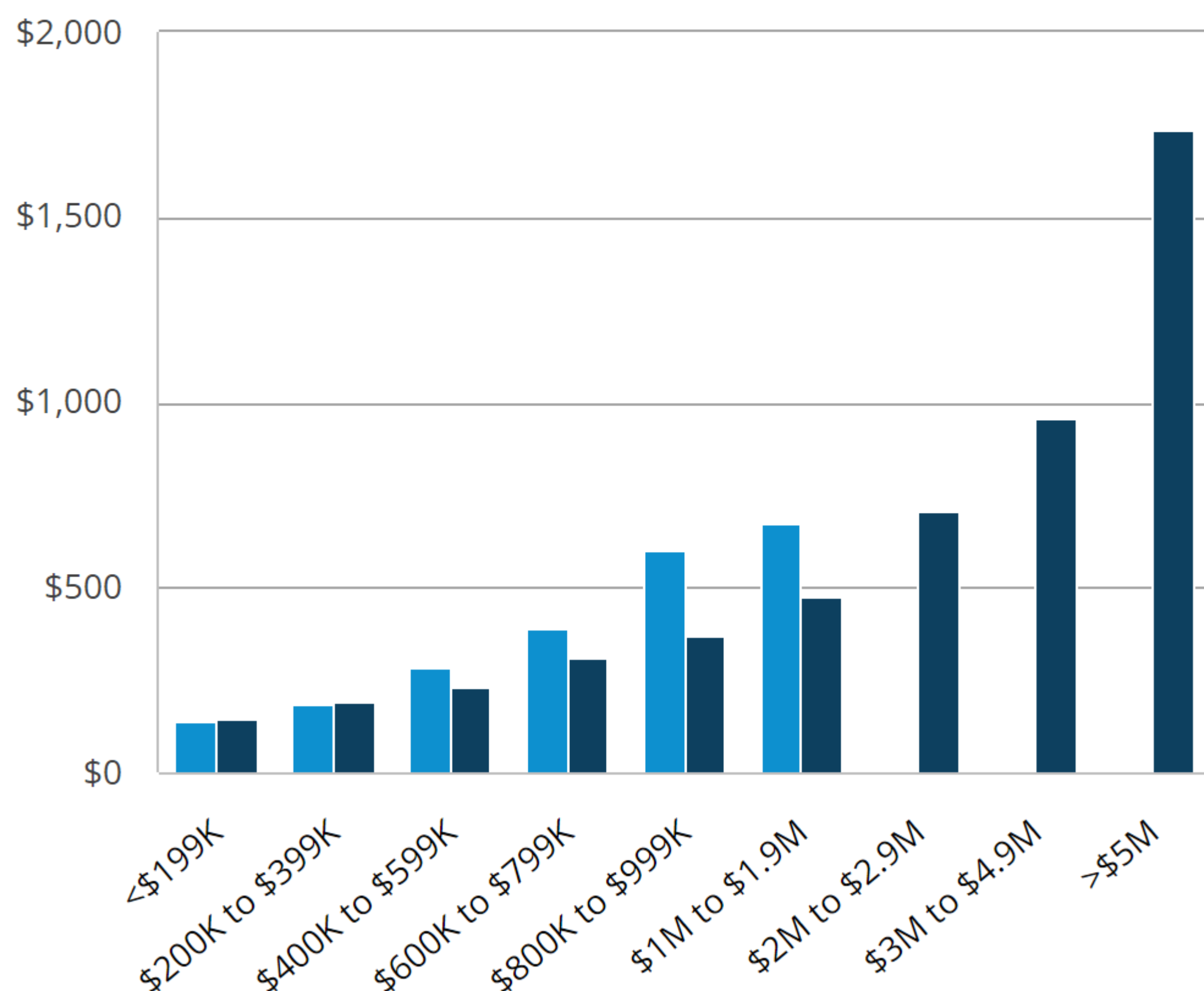
### Historical Activity



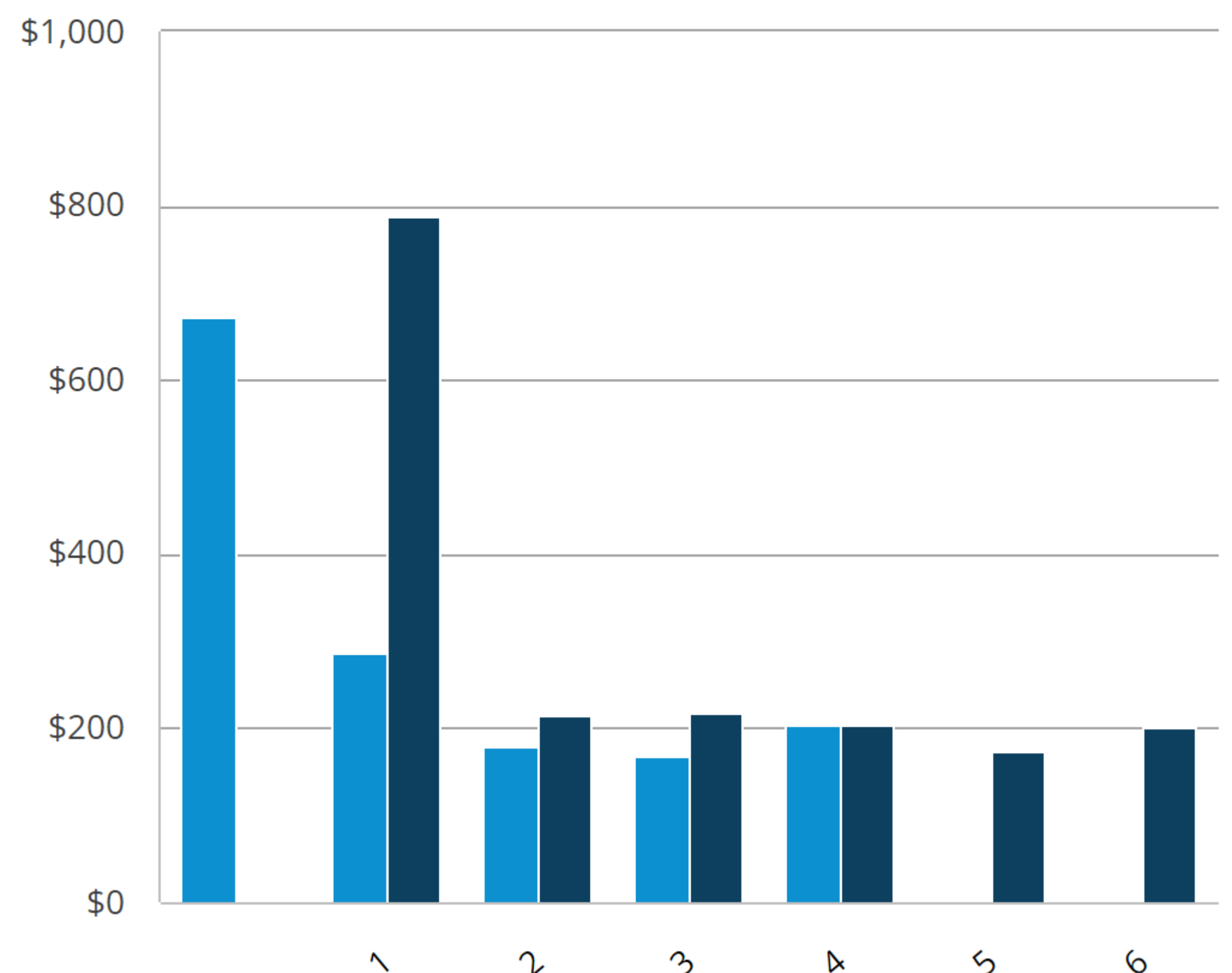
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Percent of Original Price Received

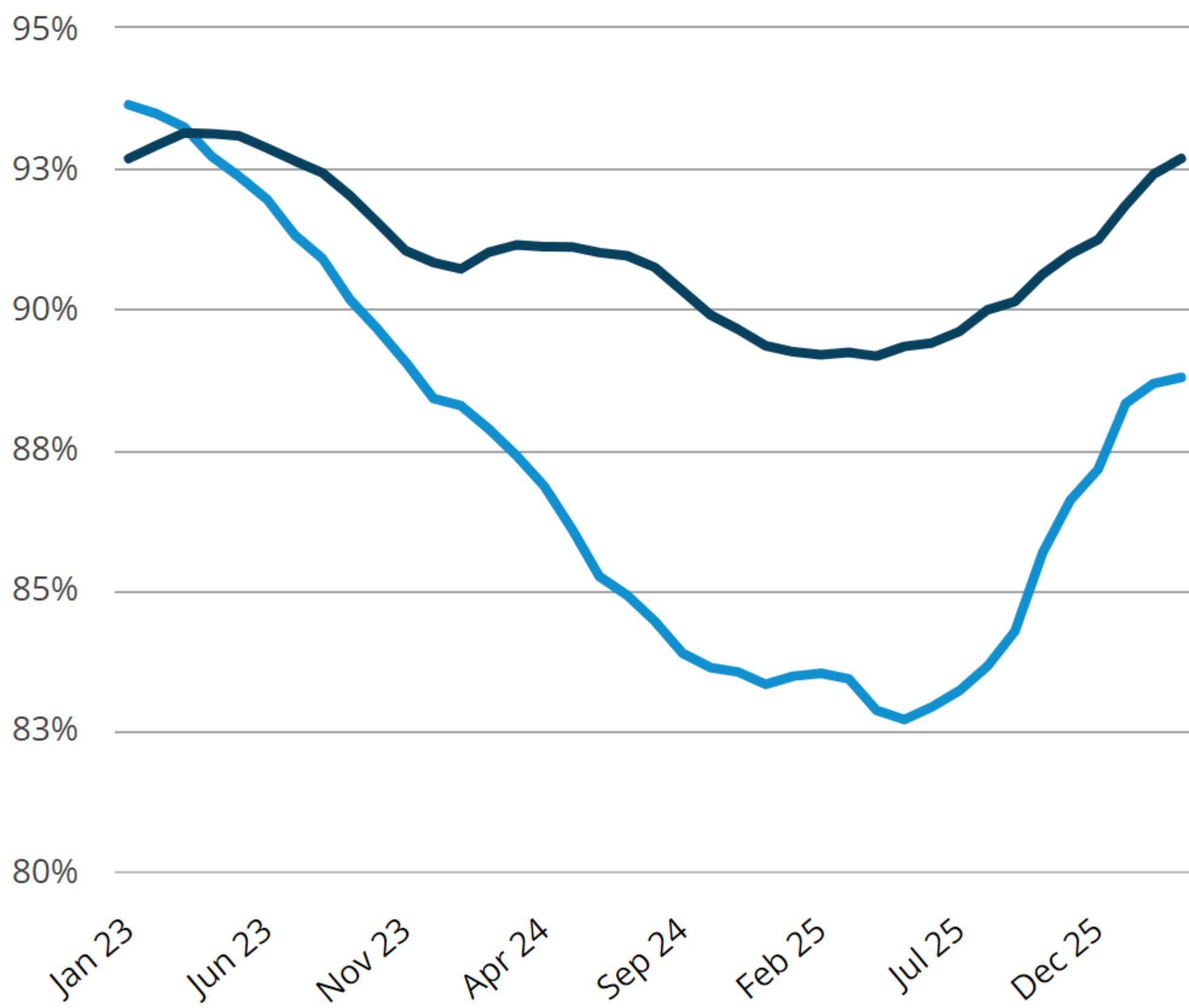


## March 2026

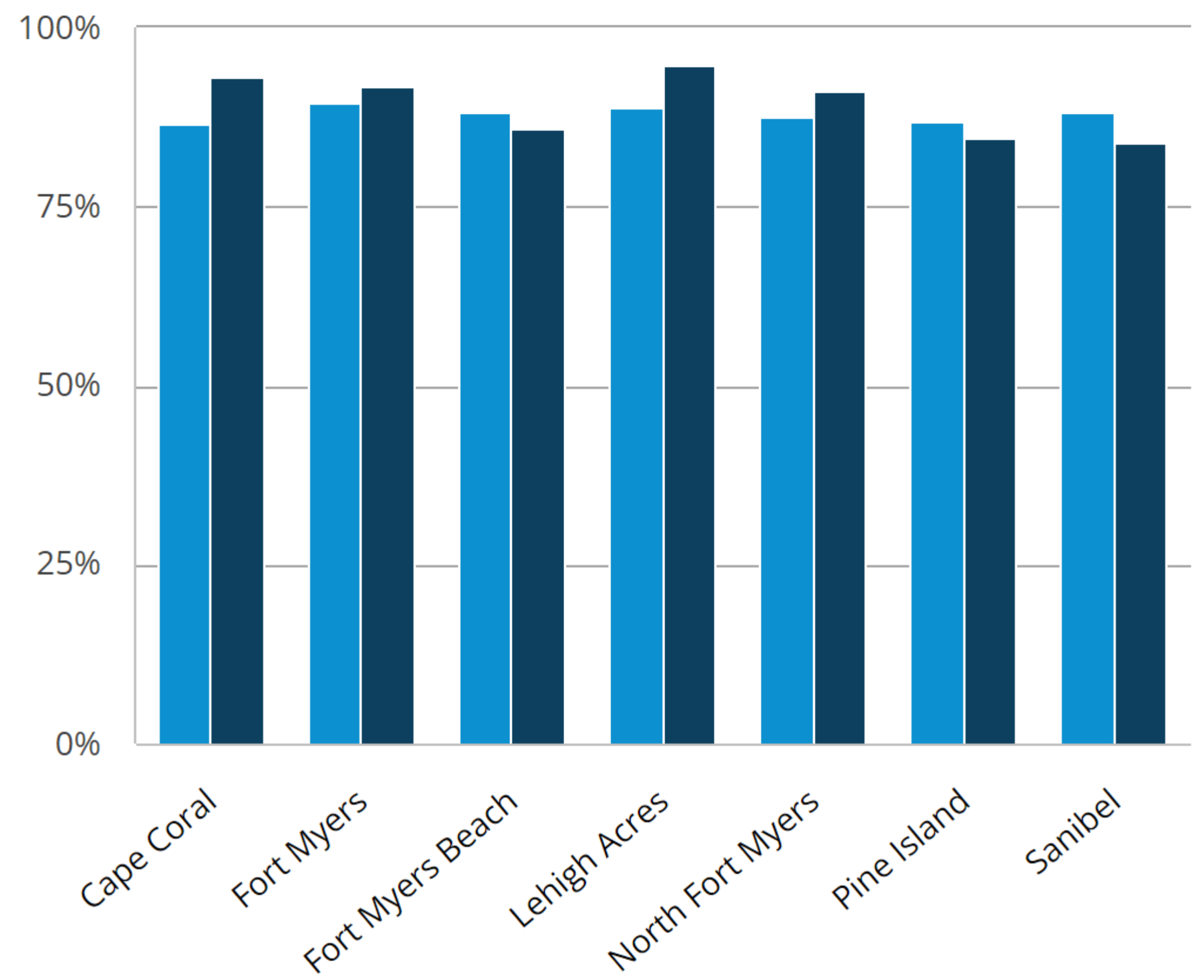
The average of the sales price divided by the original list price expressed as a percentage.

	March 2026	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>92.7%</b>	⬆️ <b>0.3%</b>	⬆️ <b>3.9%</b>	⬆️ <b>3.4%</b>
<b>CONDO</b>	<b>88.8%</b>	⬆️ <b>0.1%</b>	⬆️ <b>6.4%</b>	⬆️ <b>6.1%</b>

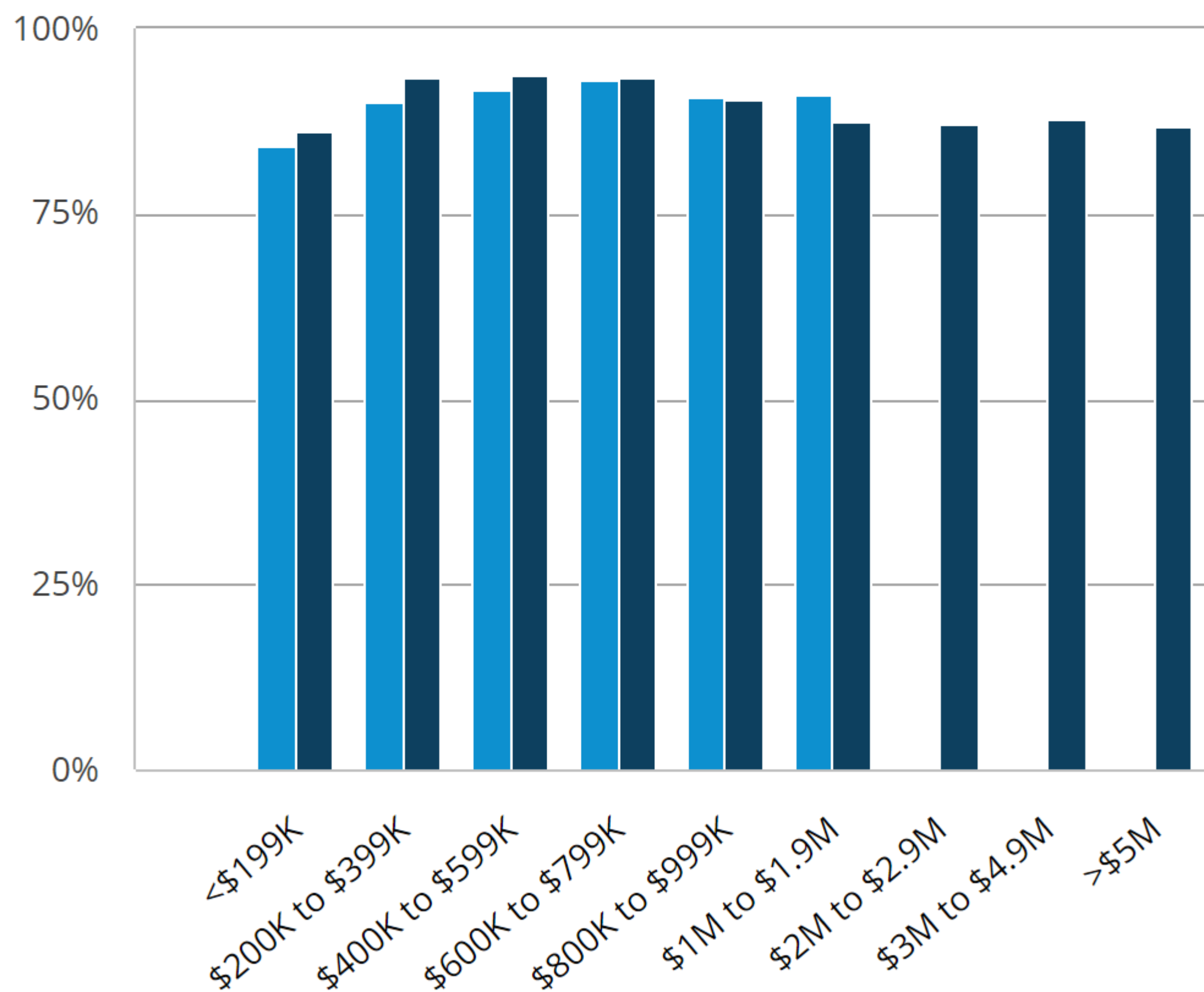
### Historical Activity



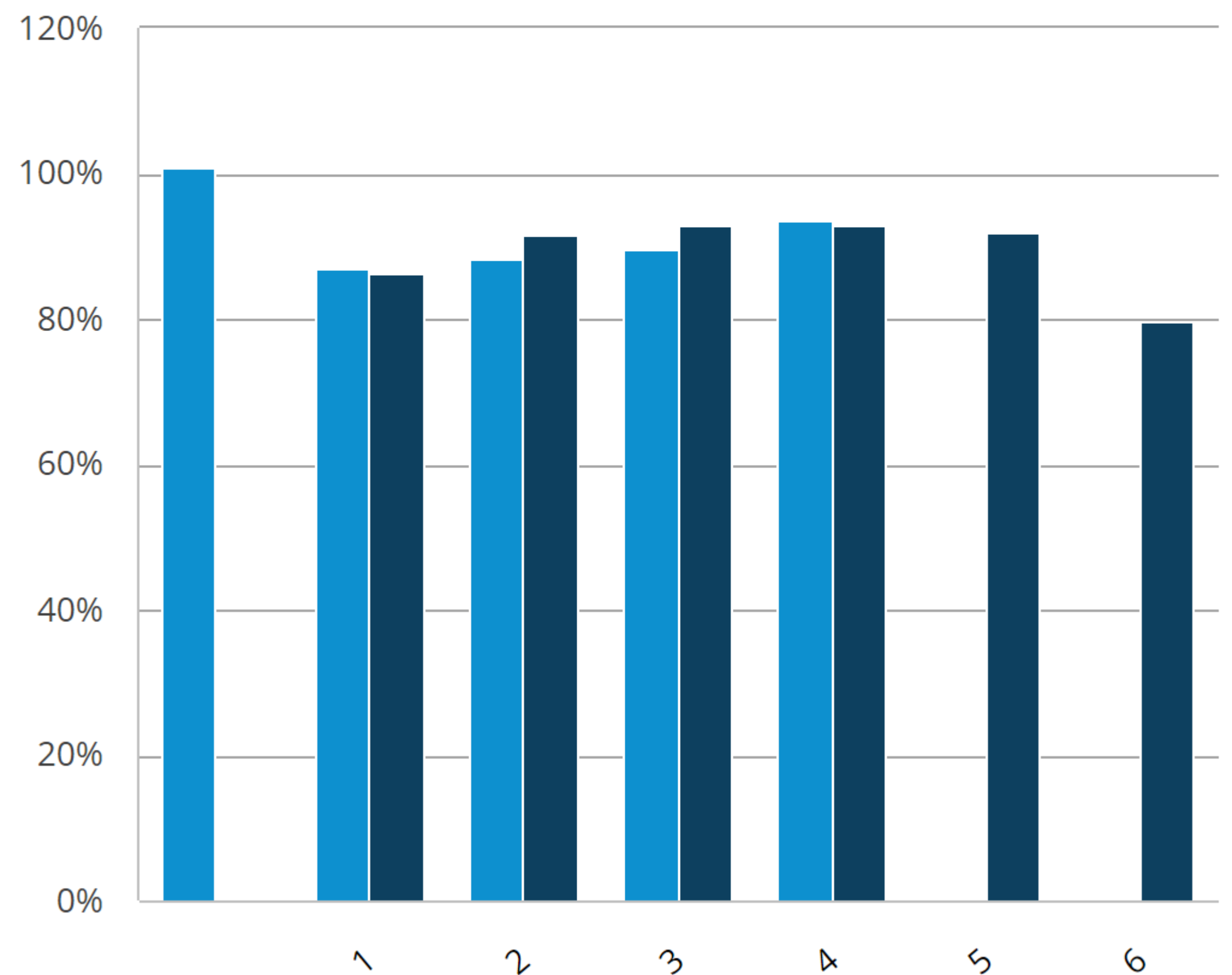
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Active Inventory

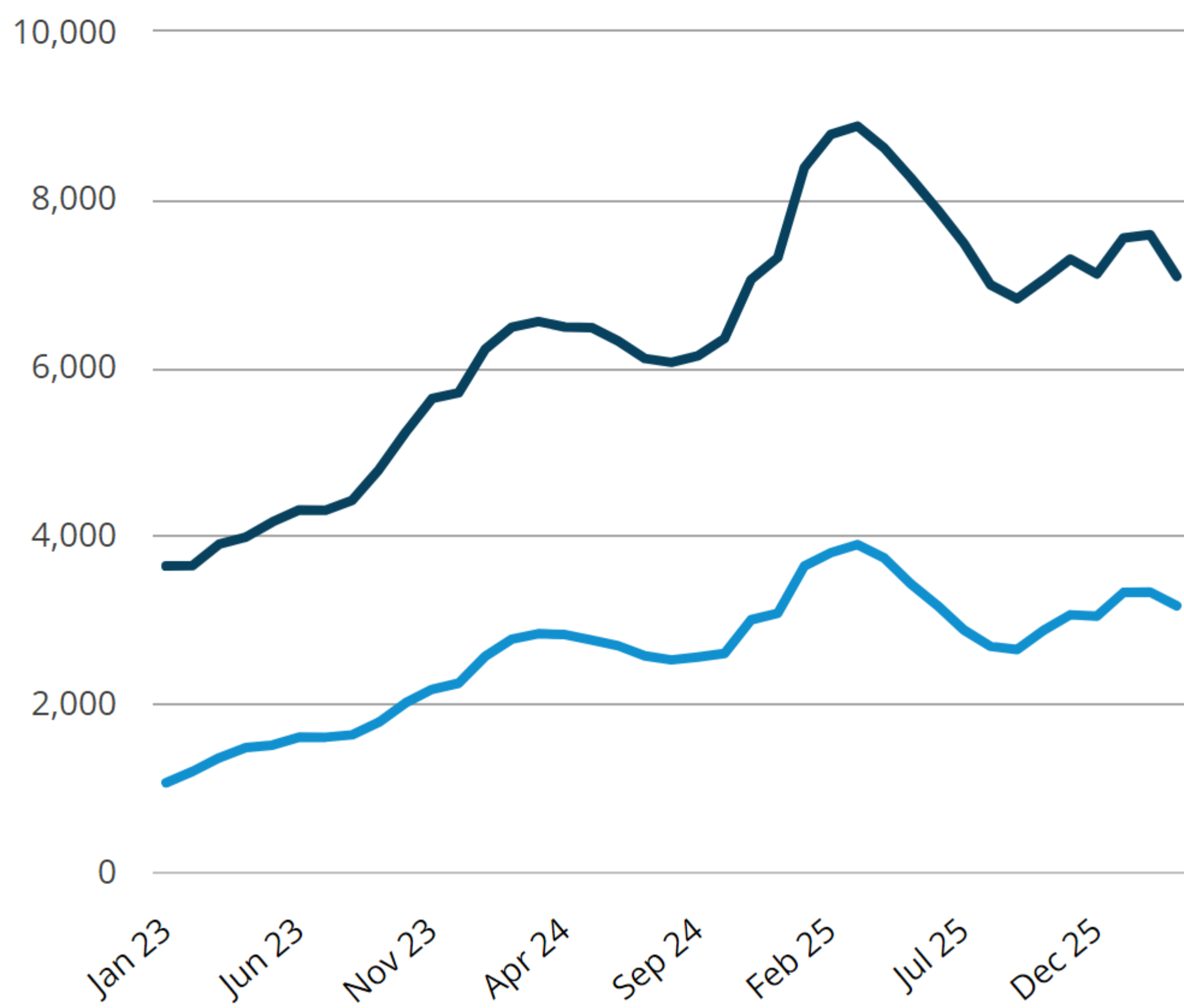


## March 2026

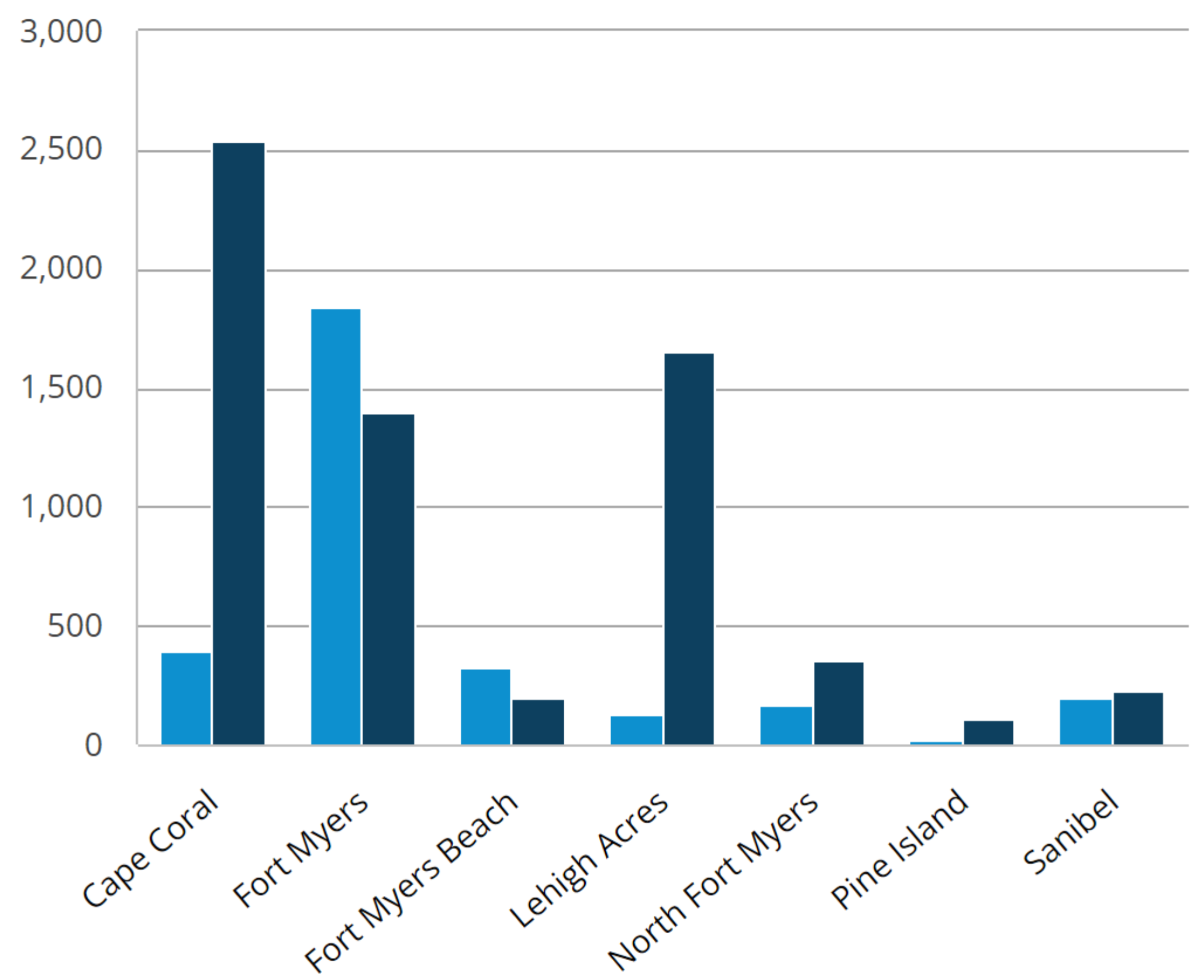
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	March 2026	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>7,088</b>	⚡ <b>-6.5%</b>	⚡ <b>-20.1%</b>	—
<b>CONDO</b>	<b>3,165</b>	⚡ <b>-4.9%</b>	⚡ <b>-18.7%</b>	—

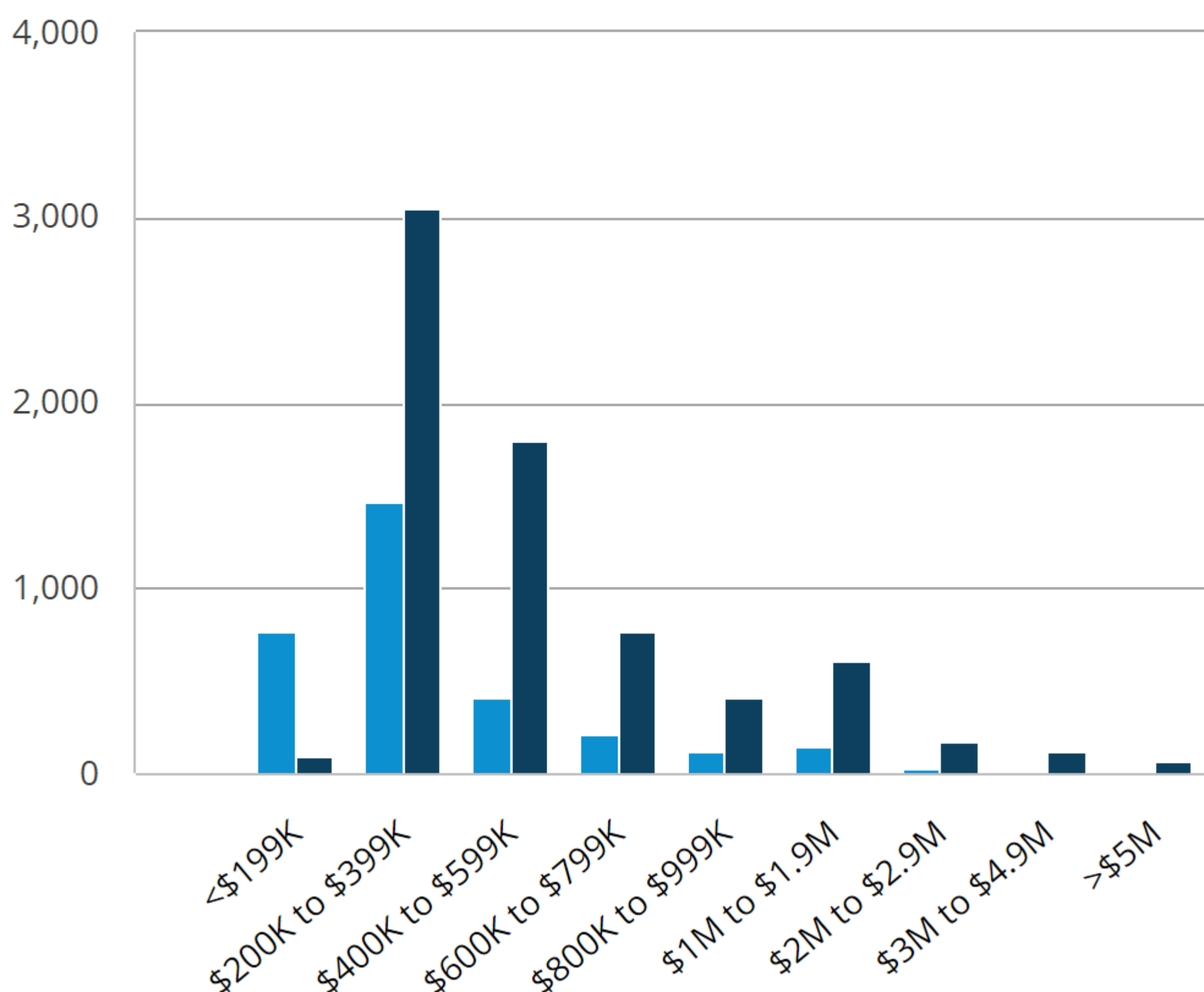
### Historical Activity



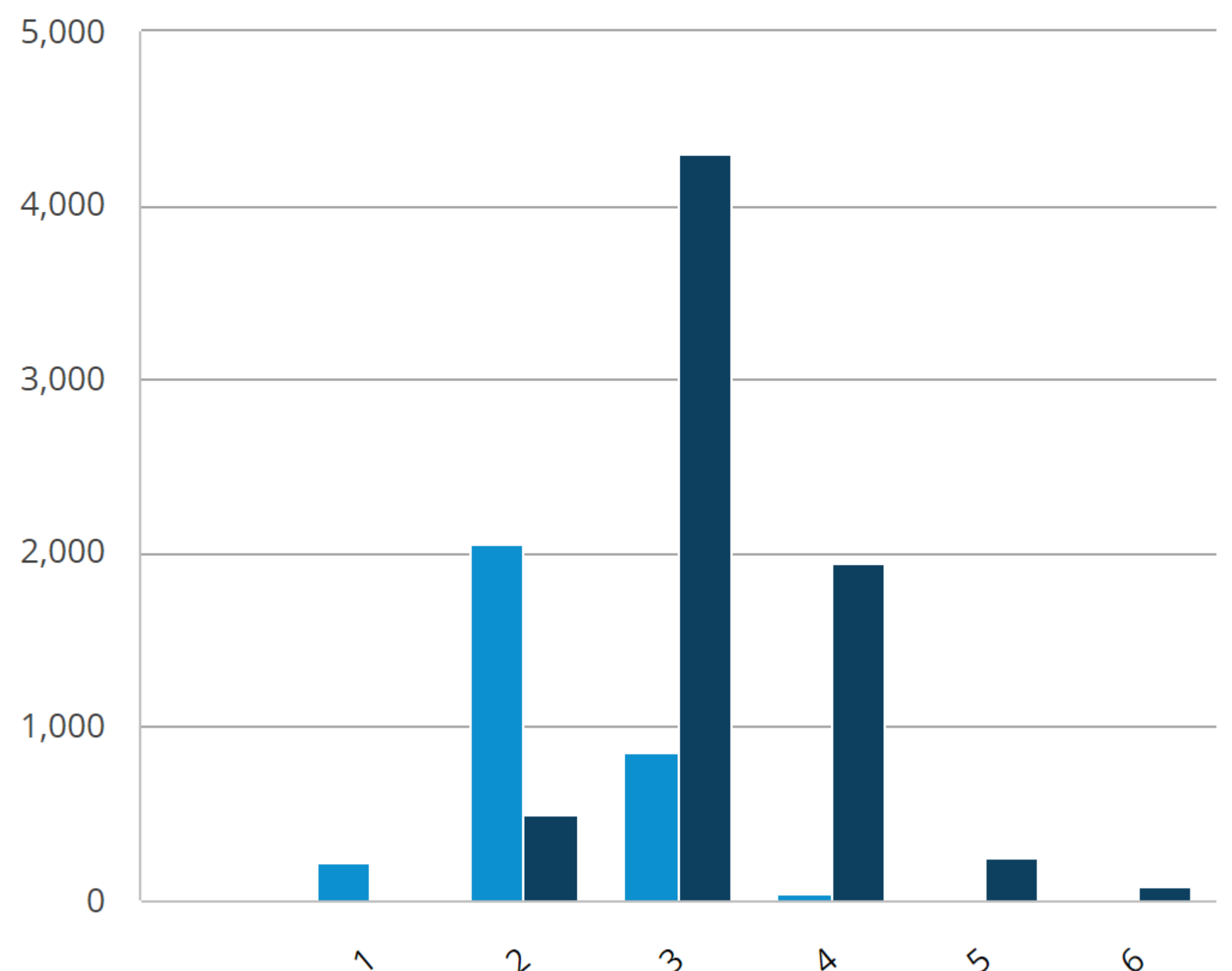
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Months Supply of Inventory

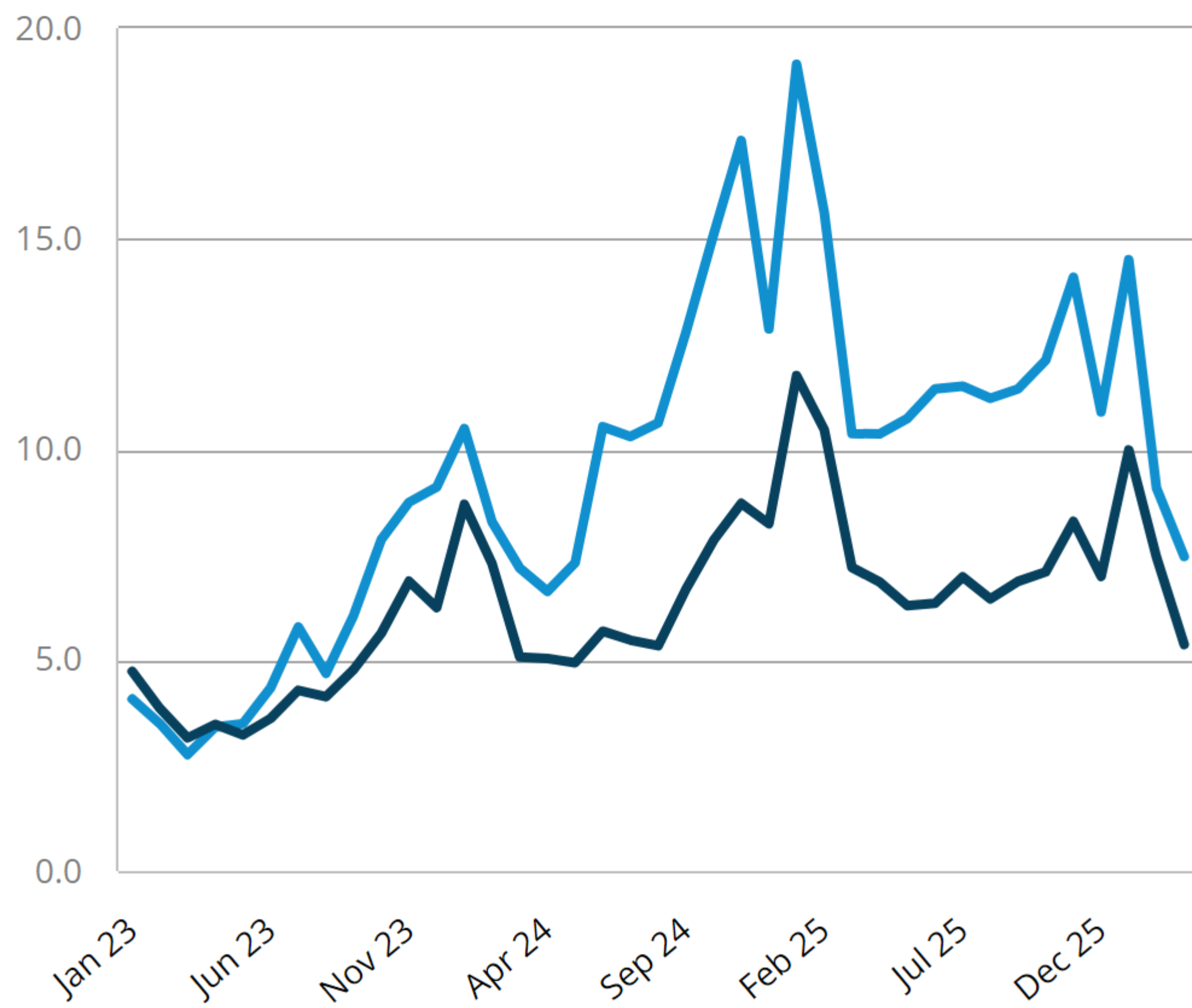


## March 2026

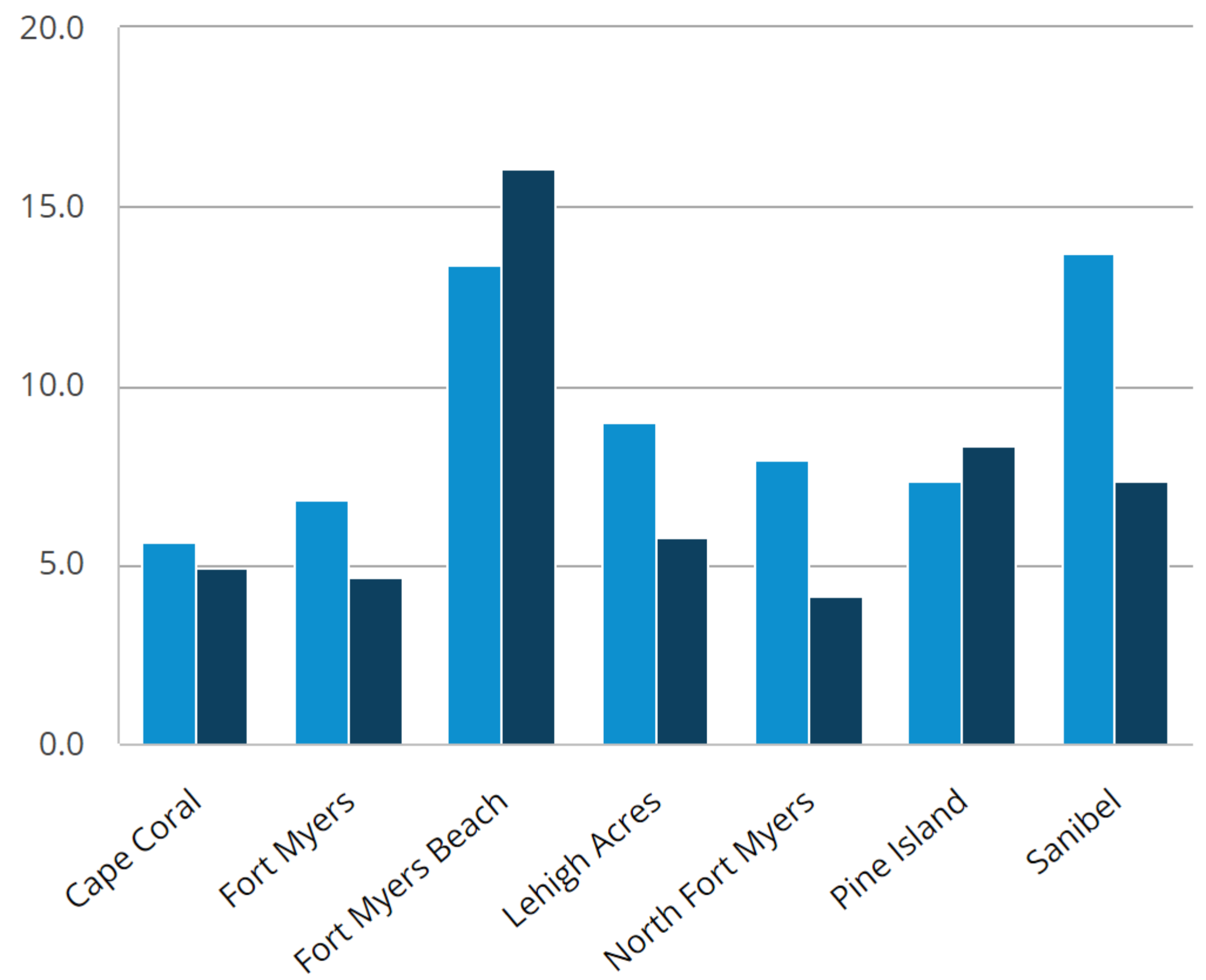
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	March 2026	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>5.4</b>	⚡ <b>-27.8%</b>	⚡ <b>-25.3%</b>	—
<b>CONDO</b>	<b>7.5</b>	⚡ <b>-17.9%</b>	⚡ <b>-28.1%</b>	—

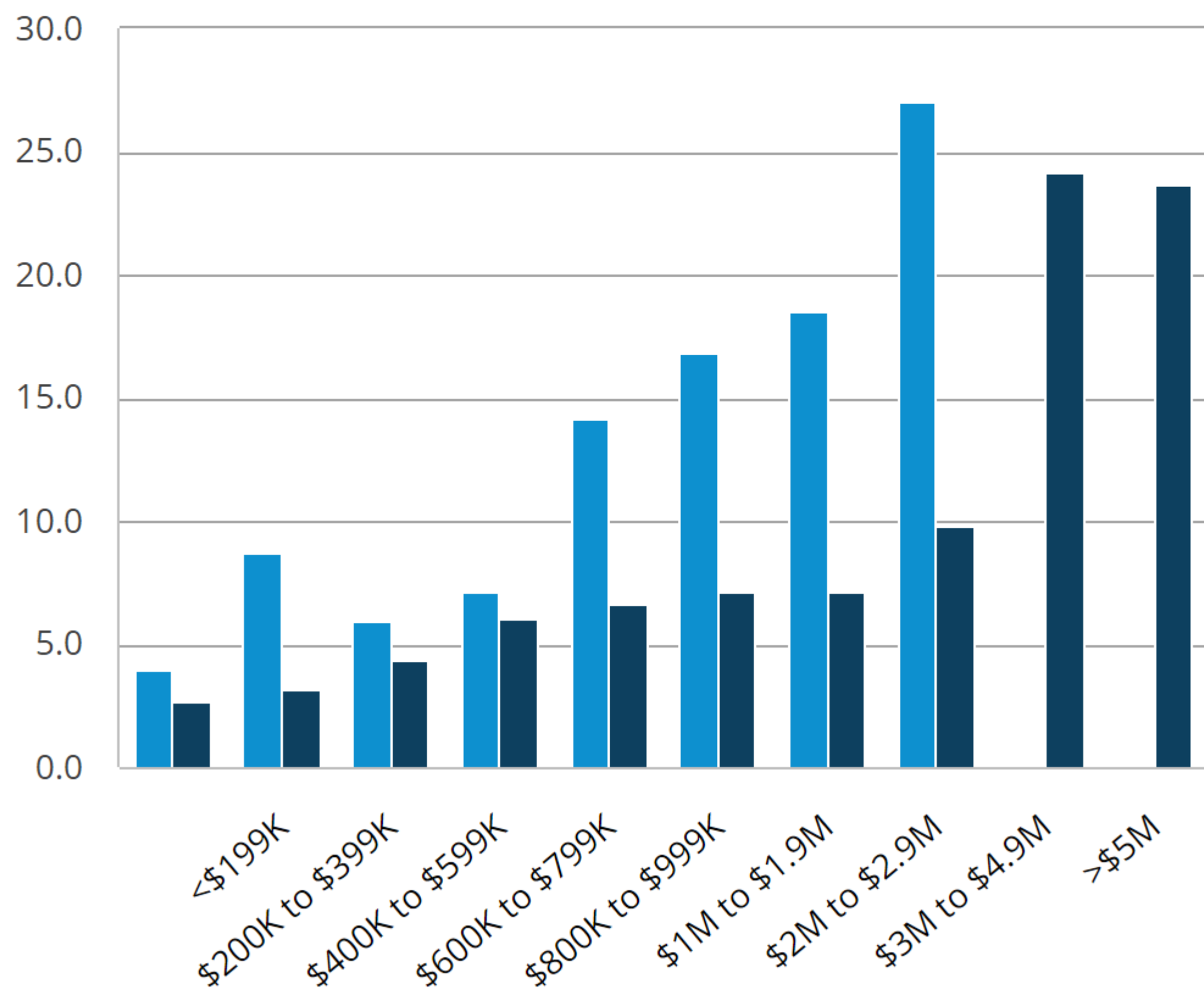
### Historical Activity



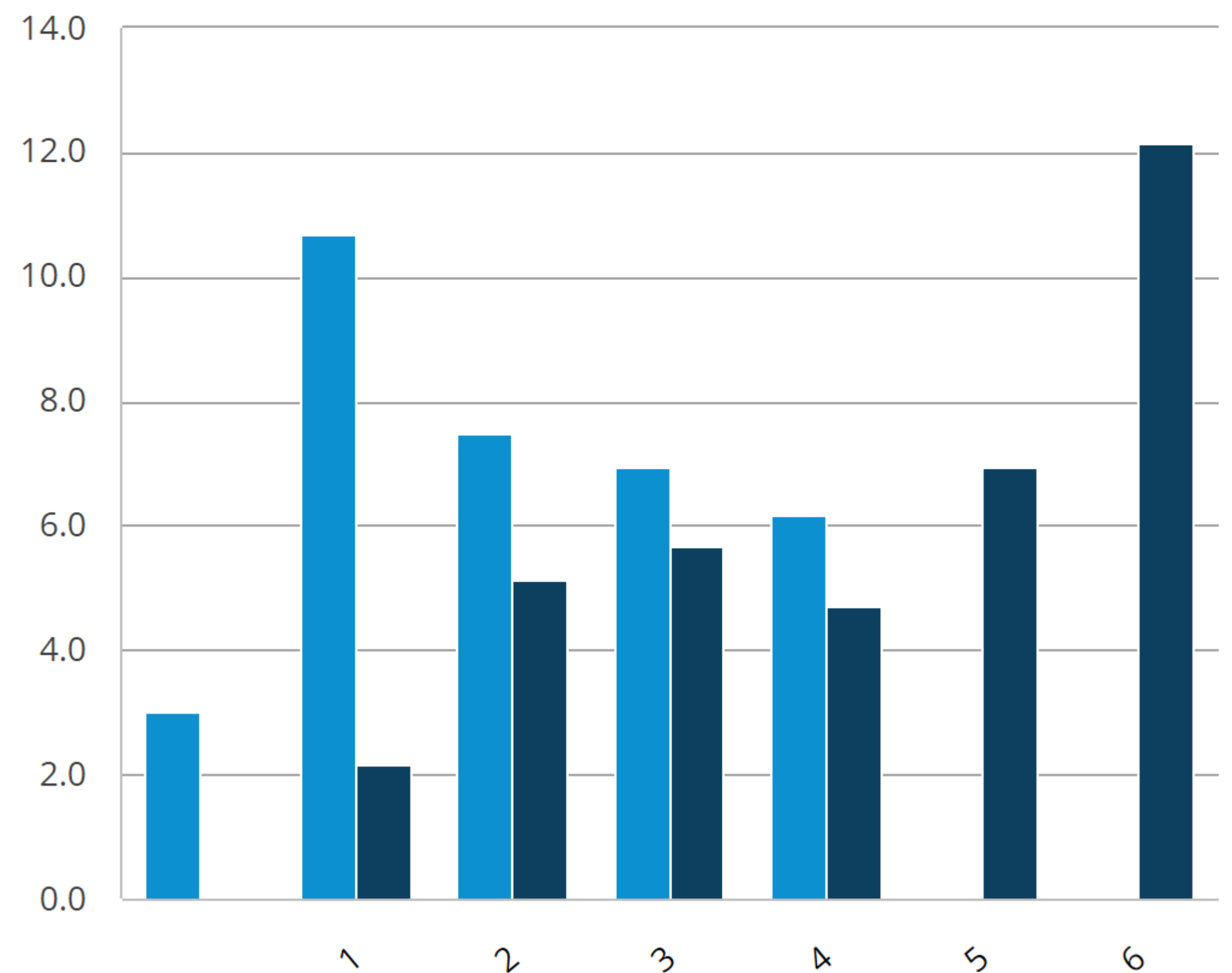
### Select Areas



### By Price Range



### By Bedrooms



Legend: — Condo — Single Family

# Cape Coral Region



March 2026

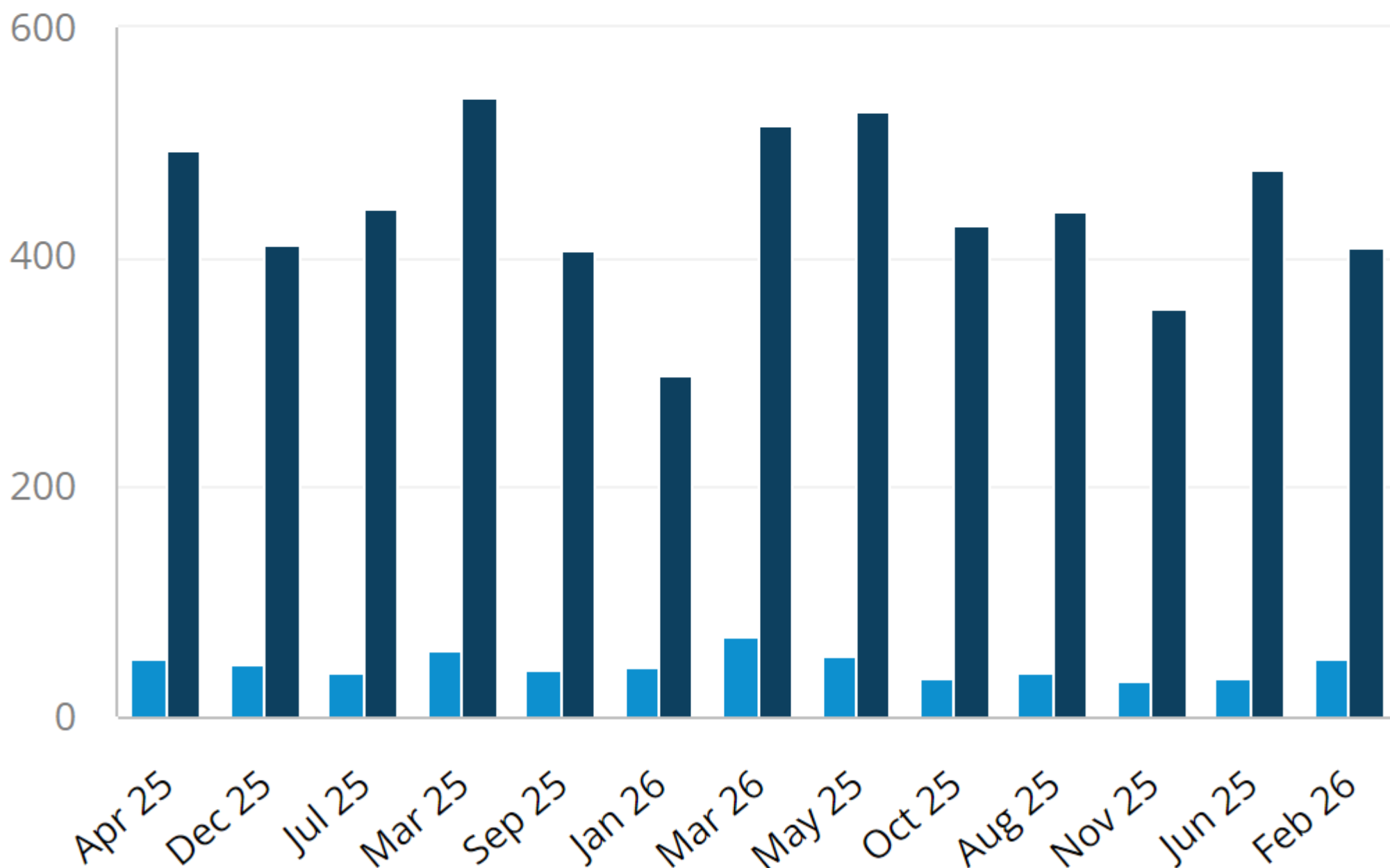
## Single Family Homes

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$365,000	\$380,000	▼ -3.9%	\$400,000	▼ -8.8%	\$376,000	\$381,648	▼ -1.5%
Closed Sales	516	539	▼ -4.3%	409	▲ 26.2%	1,223	1,137	▲ 7.6%
New Listings	764	853	▼ -10.4%	740	▲ 3.2%	2,407	2,832	▼ -15.0%
Pending Sales	671	543	▲ 23.6%	489	▲ 37.2%	1,646	1,443	▲ 14.1%
Median Days on Market	43	52	▼ -17.3%	44	▼ -2.3%	47	57	▼ -17.5%
Sold Price per Square Foot	\$211	\$224	▼ -6.0%	\$222	▼ -5.2%	\$215	\$223	▼ -3.6%
Percent of Original Price Rec'd	93.2%	91.6%	▲ 1.8%	92.6%	▲ 0.7%	92.7%	92.2%	▲ 0.6%
Active Inventory	2,541	3,553	▼ -28.5%	2,749	▼ -7.6%	--	--	--
Months Supply of Inventory	4.9	6.6	▼ -25.3%	6.7	▼ -26.7%	--	--	--

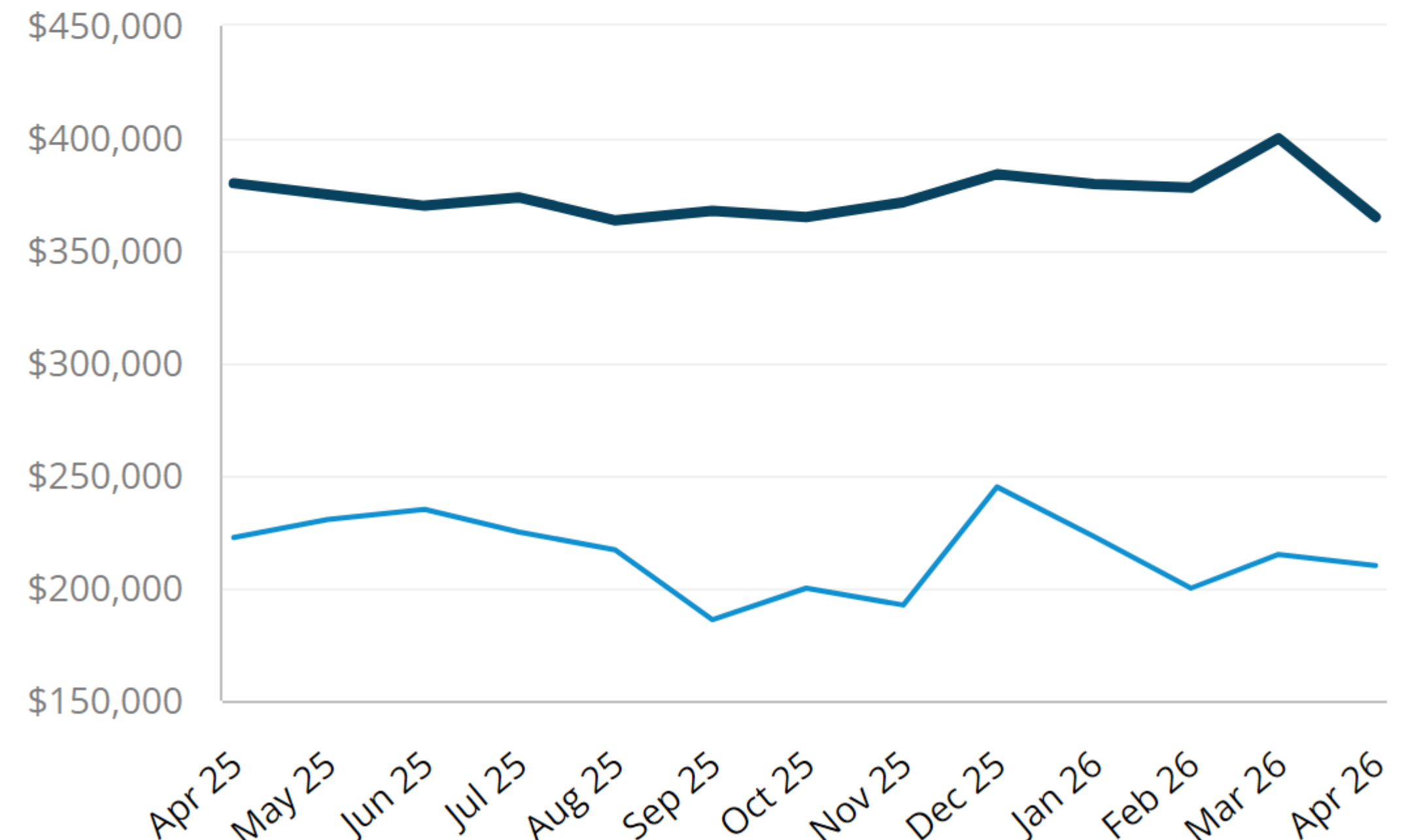
## Condominiums

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$210,000	\$222,500	▼ -5.6%	\$215,000	▼ -2.3%	\$208,500	\$234,950	▼ -11.3%
Closed Sales	69	58	▲ 19.0%	50	▲ 38.0%	162	130	▲ 24.6%
New Listings	84	113	▼ -25.7%	85	▼ -1.2%	308	357	▼ -13.7%
Pending Sales	79	61	▲ 29.5%	63	▲ 25.4%	203	150	▲ 35.3%
Median Days on Market	74	70	▲ 5.7%	49	▲ 51.0%	69	66	▲ 4.5%
Sold Price per Square Foot	\$162	\$177	▼ -8.5%	\$169	▼ -3.9%	\$164	\$185	▼ -11.4%
Percent of Original Price Rec'd	86.3%	86.4%	▼ -0.1%	89.2%	▼ -3.3%	87.1%	87.2%	▼ -0.2%
Active Inventory	390	505	▼ -22.8%	426	▼ -8.5%	--	--	--
Months Supply of Inventory	5.7	8.7	▼ -35.1%	8.5	▼ -33.7%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

# Fort Myers Region



## March 2026

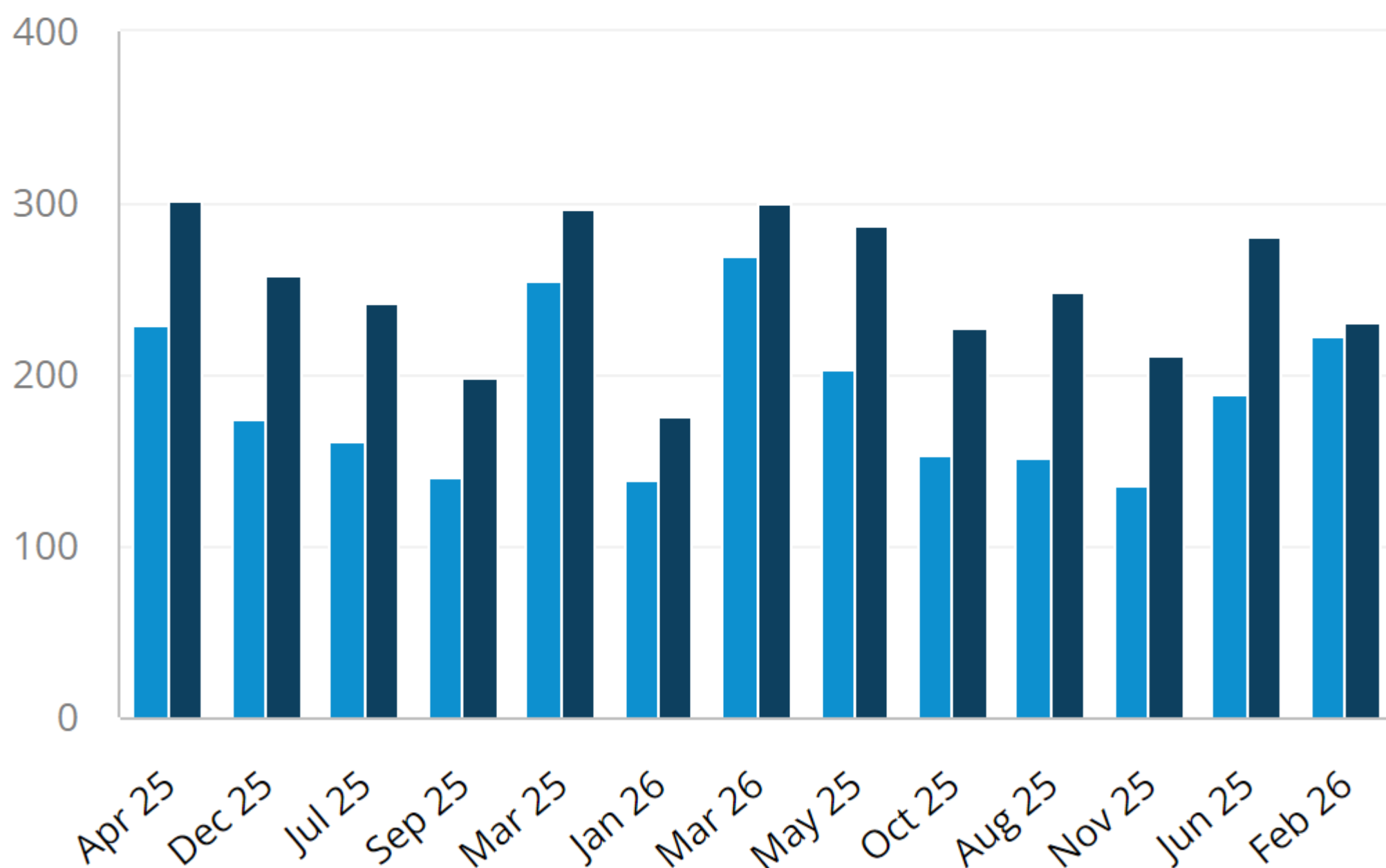
### Single Family Homes

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$460,000	\$450,000	⬆️ 2.2%	\$452,500	⬆️ 1.7%	\$460,000	\$471,500	⬆️ -2.4%
Closed Sales	300	297	⬆️ 1.0%	230	⬆️ 30.4%	706	710	⬆️ -0.6%
New Listings	412	491	⬆️ -16.1%	440	⬆️ -6.4%	1,321	1,723	⬆️ -23.3%
Pending Sales	387	292	⬆️ 32.5%	288	⬆️ 34.4%	935	861	⬆️ 8.6%
Median Days on Market	48	45	⬆️ 6.7%	65	⬆️ -26.2%	55	44	⬆️ 26.4%
Sold Price per Square Foot	\$236	\$246	⬆️ -4.1%	\$240	⬆️ -1.5%	\$238	\$248	⬆️ -3.8%
Percent of Original Price Rec'd	91.8%	91.2%	⬆️ 0.7%	91.3%	⬆️ 0.6%	91.3%	91.6%	⬆️ -0.3%
Active Inventory	1,399	1,964	⬆️ -28.8%	1,525	⬆️ -8.3%	--	--	--
Months Supply of Inventory	4.7	6.6	⬆️ -29.5%	6.6	⬆️ -29.7%	--	--	--

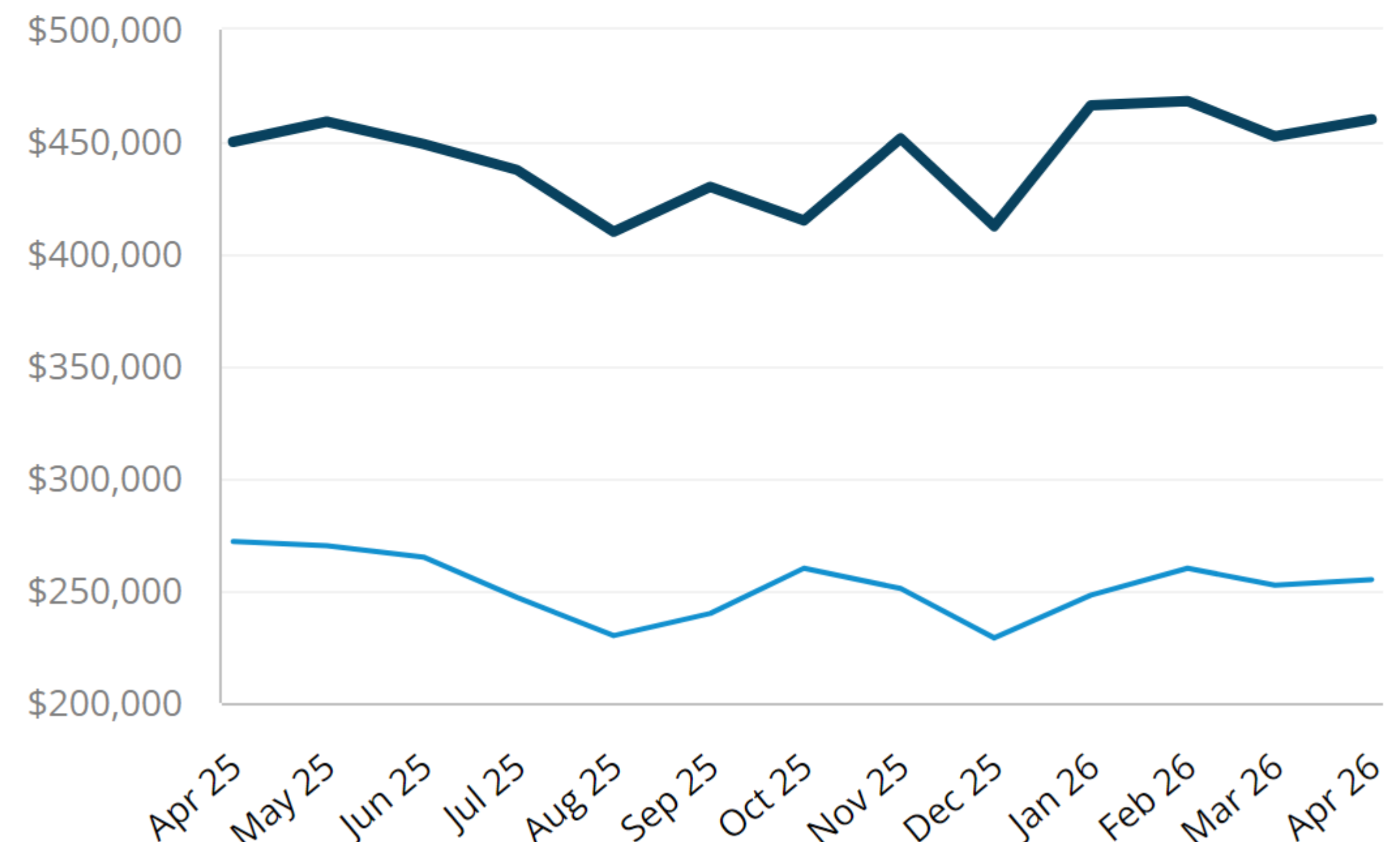
### Condominiums

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$255,000	\$272,000	⬆️ -6.3%	\$252,500	⬆️ 1.0%	\$257,500	\$275,000	⬆️ -6.4%
Closed Sales	269	255	⬆️ 5.5%	222	⬆️ 21.2%	630	527	⬆️ 19.5%
New Listings	402	491	⬆️ -18.1%	413	⬆️ -2.7%	1,382	1,603	⬆️ -13.8%
Pending Sales	334	238	⬆️ 40.3%	279	⬆️ 19.7%	850	661	⬆️ 28.6%
Median Days on Market	62	61	⬆️ 1.7%	61	⬆️ 0.8%	65	59	⬆️ 9.3%
Sold Price per Square Foot	\$180	\$197	⬆️ -8.6%	\$180	⬆️ 0.0%	\$181	\$201	⬆️ -10.0%
Percent of Original Price Rec'd	89.2%	88.9%	⬆️ 0.3%	88.5%	⬆️ 0.8%	89.1%	89.2%	⬆️ 0.0%
Active Inventory	1,840	2,336	⬆️ -21.2%	1,952	⬆️ -5.7%	--	--	--
Months Supply of Inventory	6.8	9.2	⬆️ -25.3%	8.8	⬆️ -22.2%	--	--	--

#### Number of Closed Sales



#### Median Sales Price



Legend: — Condo — Single Family

# Fort Myers Beach Region



March 2026

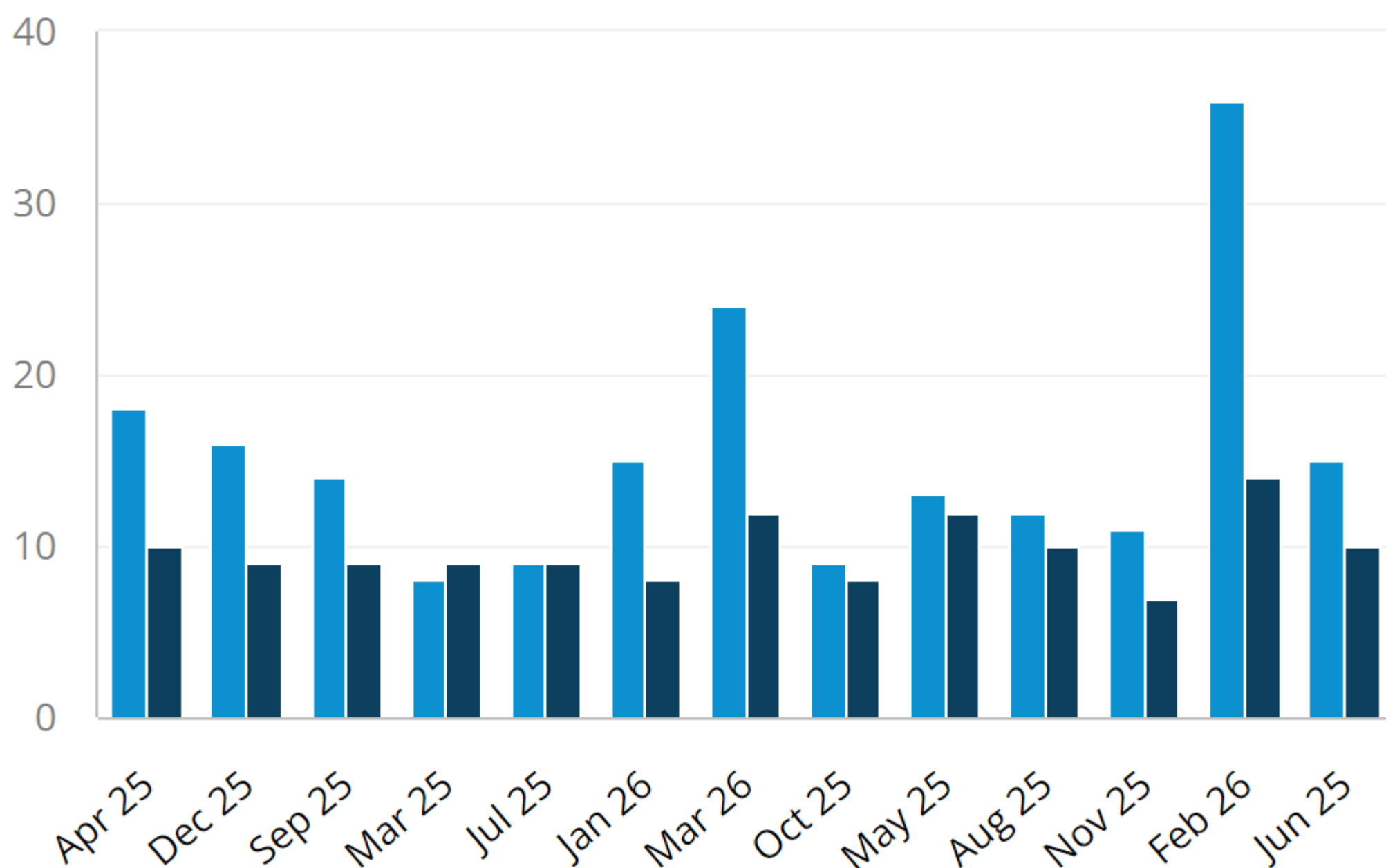
## Single Family Homes

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$975,000	\$820,000	↑ 18.9%	\$1,040,000	↓ -6.3%	\$1,082,000	\$920,000	↑ 17.6%
Closed Sales	12	9	↑ 33.3%	14	↓ -14.3%	34	23	↑ 47.8%
New Listings	30	33	↓ -9.1%	35	↓ -14.3%	108	130	↓ -16.9%
Pending Sales	14	17	↓ -17.6%	15	↓ -6.7%	44	34	↑ 29.4%
Median Days on Market	81	98	↓ -17.9%	98	↓ -17.9%	73	56	↑ 30.4%
Sold Price per Square Foot	\$531	\$609	↓ -12.9%	\$613	↓ -13.5%	\$620	\$536	↑ 15.7%
Percent of Original Price Rec'd	85.4%	74.8%	↑ 14.2%	85.2%	↑ 0.3%	84.8%	80.4%	↑ 5.4%
Active Inventory	193	220	↓ -12.3%	186	↑ 3.8%	--	--	--
Months Supply of Inventory	16.1	24.4	↓ -34.2%	13.3	↑ 21.0%	--	--	--

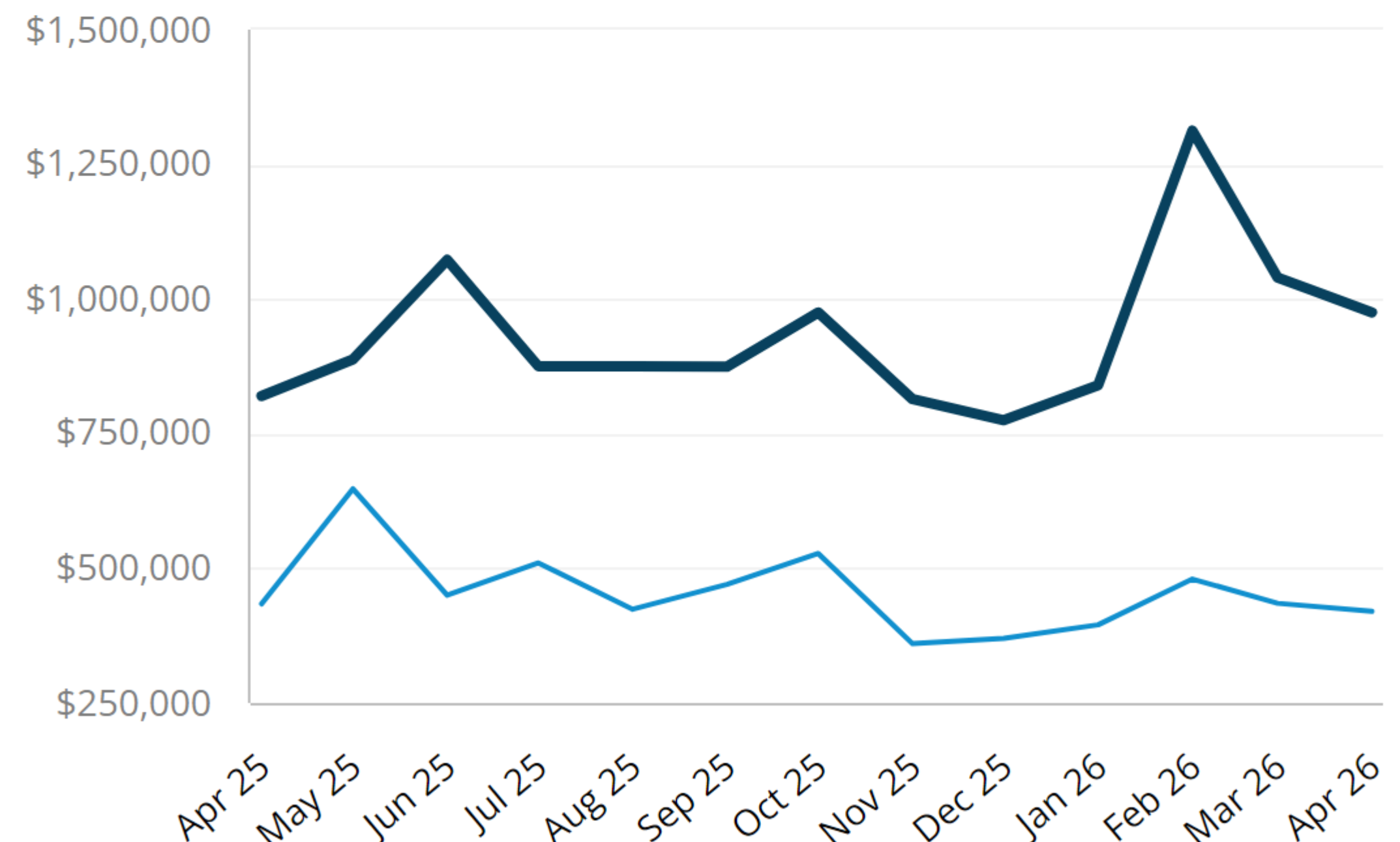
## Condominiums

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$420,000	\$434,000	↓ -3.2%	\$435,000	↓ -3.4%	\$440,000	\$515,200	↓ -14.6%
Closed Sales	24	8	↑ 200.0%	36	↓ -33.3%	75	32	↑ 134.4%
New Listings	62	57	↑ 8.8%	45	↑ 37.8%	173	185	↓ -6.5%
Pending Sales	35	18	↑ 94.4%	29	↑ 20.7%	92	37	↑ 148.6%
Median Days on Market	81	102	↓ -20.6%	91	↓ -11.0%	81	60	↑ 35.0%
Sold Price per Square Foot	\$456	\$508	↓ -10.1%	\$420	↑ 8.7%	\$417	\$505	↓ -17.4%
Percent of Original Price Rec'd	88.1%	89.4%	↓ -1.5%	87.4%	↑ 0.8%	88.5%	92.1%	↓ -3.9%
Active Inventory	321	339	↓ -5.3%	324	↓ -0.9%	--	--	--
Months Supply of Inventory	13.4	42.3	↓ -68.4%	9.0	↑ 48.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

# Lehigh Acres Region



March 2026

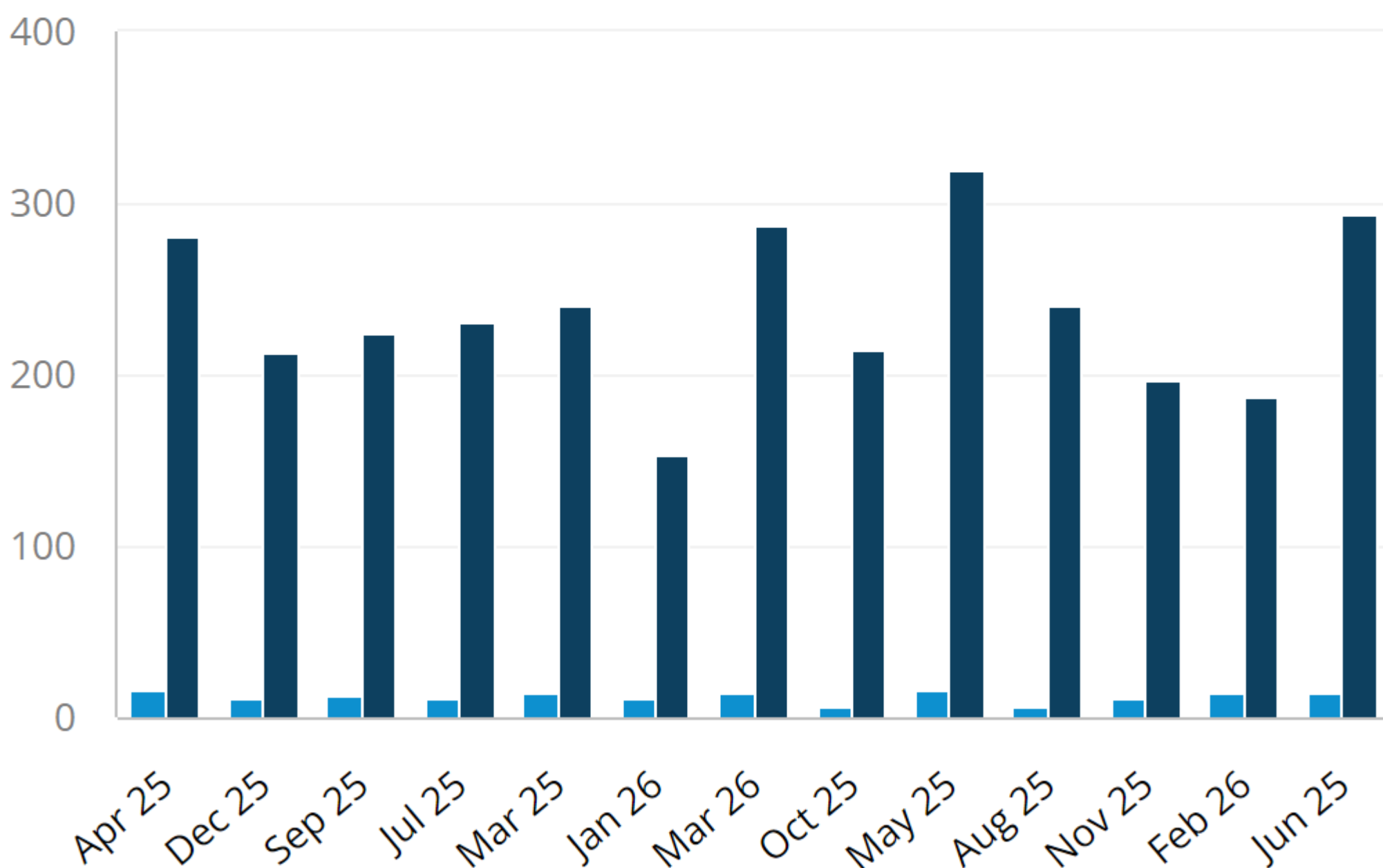
## Single Family Homes

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$310,000	\$330,000	▼ -6.1%	\$315,000	▼ -1.6%	\$310,000	\$325,000	▼ -4.6%
Closed Sales	287	240	▲ 19.6%	187	▲ 53.5%	628	540	▲ 16.3%
New Listings	494	510	▼ -3.1%	512	▼ -3.5%	1,561	1,492	▲ 4.6%
Pending Sales	354	281	▲ 26.0%	302	▲ 17.2%	874	700	▲ 24.9%
Median Days on Market	49	42	▲ 15.5%	56	▼ -12.6%	56	45	▲ 23.3%
Sold Price per Square Foot	\$197	\$214	▼ -7.9%	\$197	▶ 0.0%	\$196	\$213	▼ -8.0%
Percent of Original Price Rec'd	94.8%	96.2%	▼ -1.4%	94.6%	▲ 0.2%	94.6%	95.8%	▼ -1.2%
Active Inventory	1,653	1,539	▲ 7.4%	1,742	▼ -5.1%	--	--	--
Months Supply of Inventory	5.8	6.4	▼ -10.2%	9.3	▼ -38.2%	--	--	--

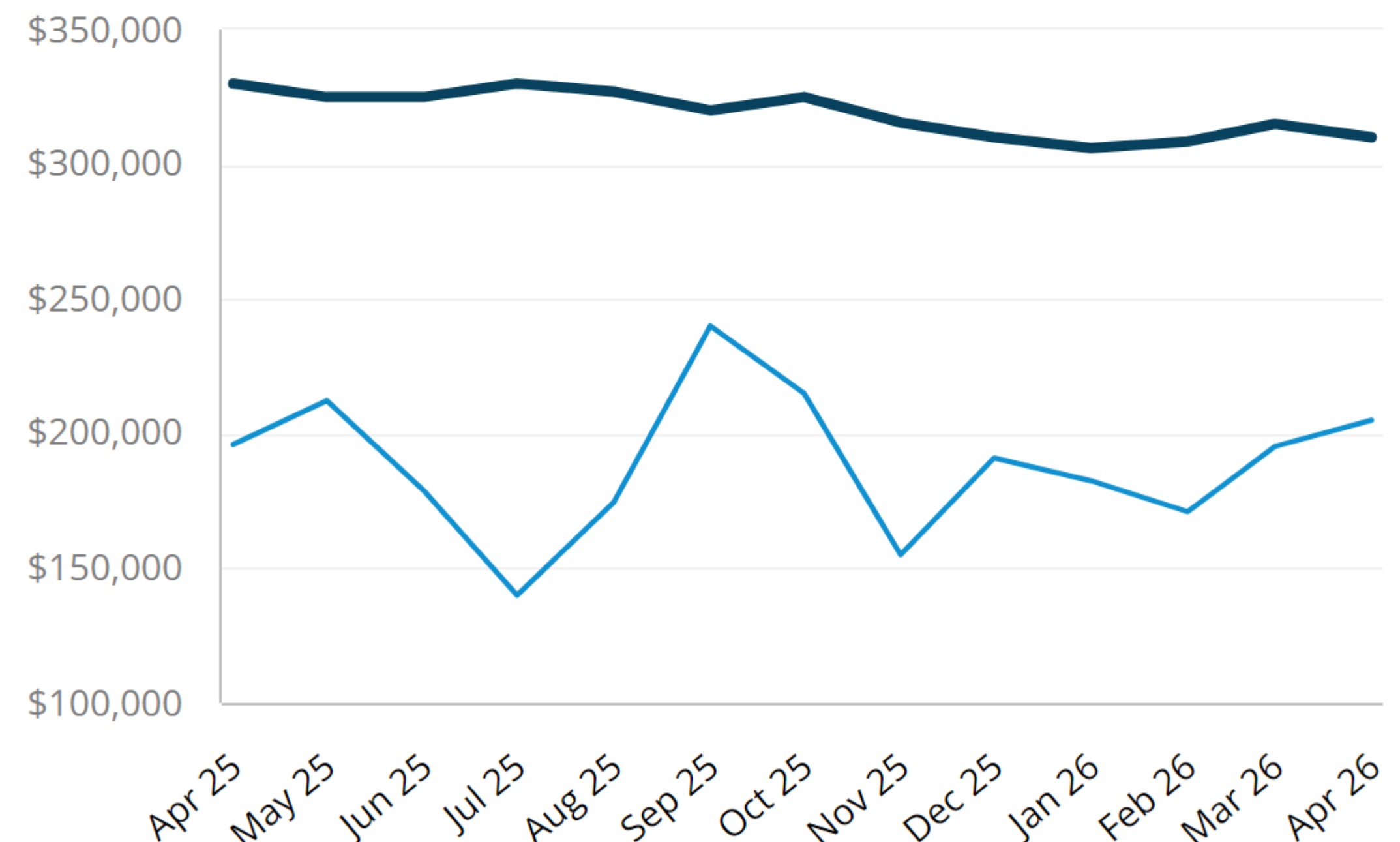
## Condominiums

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$205,000	\$196,000	▲ 4.6%	\$195,250	▲ 5.0%	\$195,000	\$218,000	▼ -10.6%
Closed Sales	14	15	▼ -6.7%	14	▶ 0.0%	39	38	▲ 2.6%
New Listings	40	36	▲ 11.1%	20	▲ 100.0%	95	136	▼ -30.1%
Pending Sales	20	16	▲ 25.0%	12	▲ 66.7%	47	50	▼ -6.0%
Median Days on Market	52	72	▼ -28.5%	55	▼ -5.5%	53	34	▲ 55.9%
Sold Price per Square Foot	\$146	\$158	▼ -7.9%	\$139	▲ 4.7%	\$138	\$163	▼ -15.3%
Percent of Original Price Rec'd	88.5%	89.7%	▼ -1.4%	89.5%	▼ -1.2%	88.6%	90.2%	▼ -1.8%
Active Inventory	126	135	▼ -6.7%	116	▲ 8.6%	--	--	--
Months Supply of Inventory	9.0	9.0	▼ 0.0%	8.3	▲ 8.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

# North Fort Myers Region



March 2026

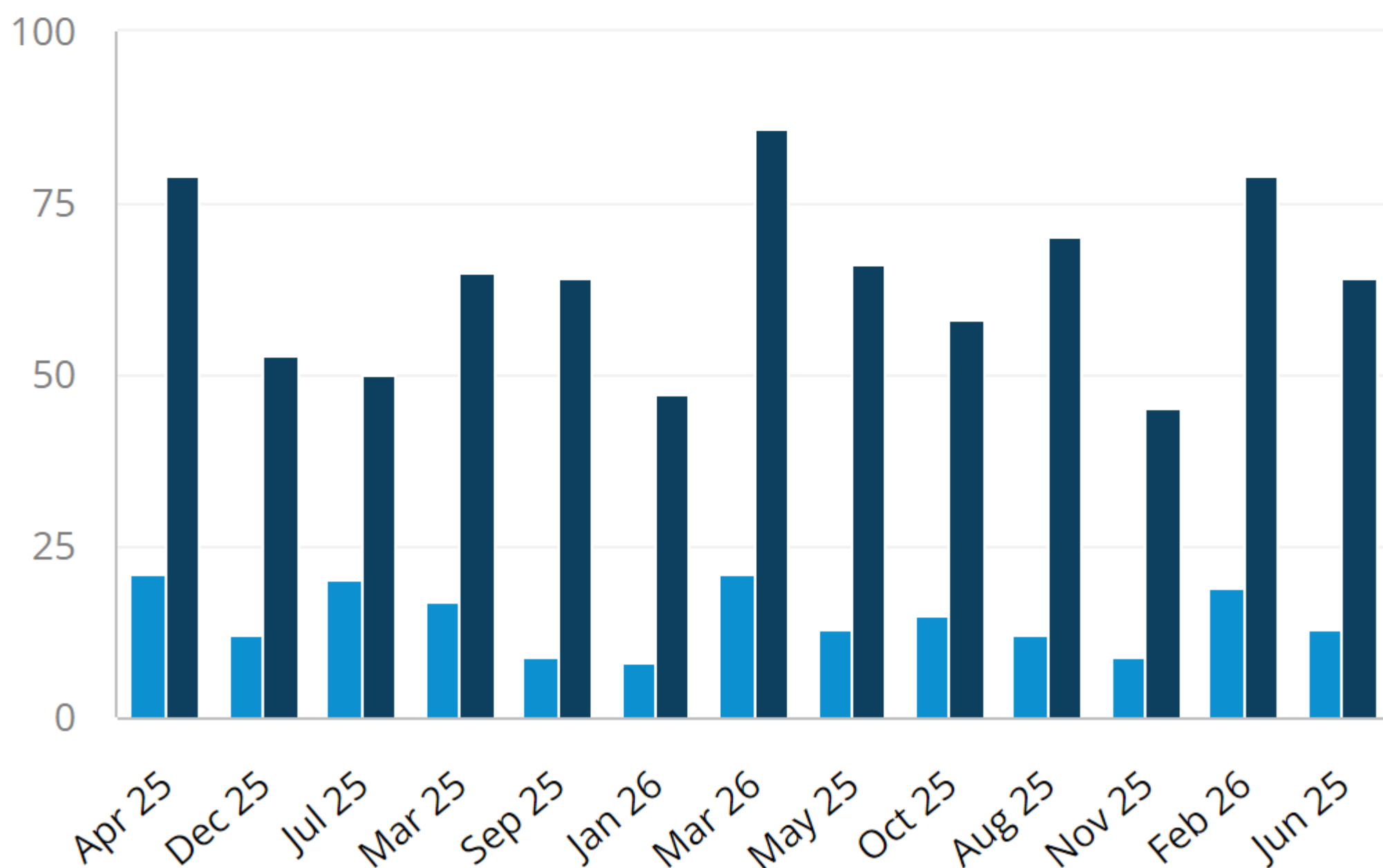
## Single Family Homes

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$320,700	\$379,900	▼ -15.6%	\$325,000	▼ -1.3%	\$329,950	\$346,750	▼ -4.8%
Closed Sales	86	65	▲ 32.3%	79	▲ 8.9%	212	156	▲ 35.9%
New Listings	107	154	▼ -30.5%	126	▼ -15.1%	357	418	▼ -14.6%
Pending Sales	107	69	▲ 55.1%	83	▲ 28.9%	272	189	▲ 43.9%
Median Days on Market	49	58	▼ -15.5%	58	▼ -15.5%	54	40	▲ 33.8%
Sold Price per Square Foot	\$186	\$211	▼ -11.8%	\$190	▼ -2.1%	\$189	\$194	▼ -2.6%
Percent of Original Price Rec'd	91.1%	91.4%	▼ -0.3%	90.7%	▲ 0.5%	91.3%	91.4%	▼ -0.1%
Active Inventory	356	471	▼ -24.4%	380	▼ -6.3%	--	--	--
Months Supply of Inventory	4.1	7.2	▼ -42.9%	4.8	▼ -13.9%	--	--	--

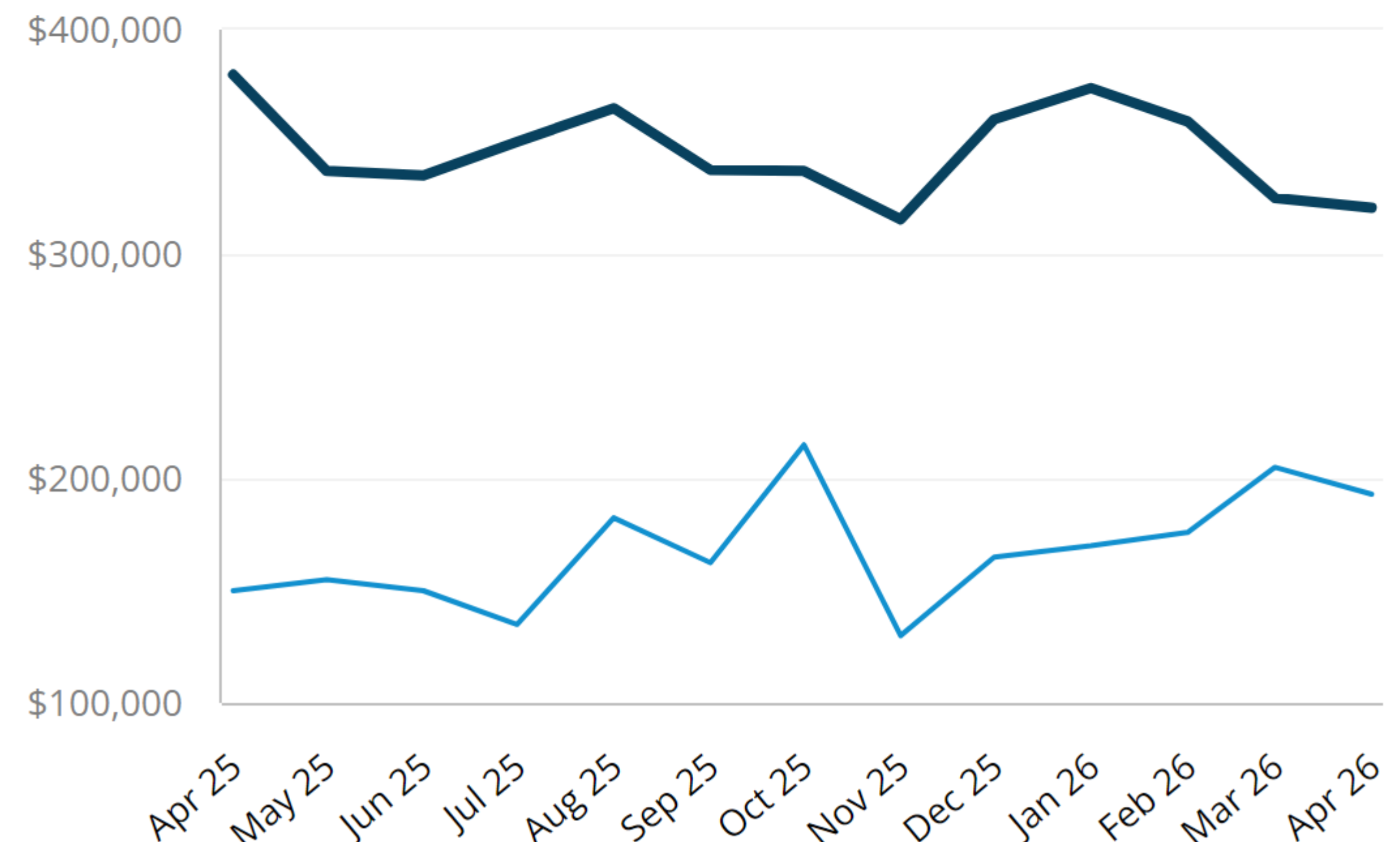
## Condominiums

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$193,000	\$150,000	▲ 28.7%	\$205,000	▼ -5.9%	\$197,000	\$172,500	▲ 14.2%
Closed Sales	21	17	▲ 23.5%	19	▲ 10.5%	48	38	▲ 26.3%
New Listings	34	38	▼ -10.5%	29	▲ 17.2%	100	140	▼ -28.6%
Pending Sales	25	18	▲ 38.9%	20	▲ 25.0%	61	52	▲ 17.3%
Median Days on Market	92	107	▼ -14.0%	53	▲ 75.2%	65	66	▼ -0.8%
Sold Price per Square Foot	\$146	\$144	▲ 1.4%	\$155	▼ -5.8%	\$145	\$156	▼ -7.1%
Percent of Original Price Rec'd	89.3%	84.3%	▲ 5.9%	92.9%	▼ -3.9%	89.9%	85.7%	▲ 4.8%
Active Inventory	166	227	▼ -26.9%	177	▼ -6.2%	--	--	--
Months Supply of Inventory	7.9	13.3	▼ -40.8%	9.3	▼ -15.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

# Pine Island Region



March 2026

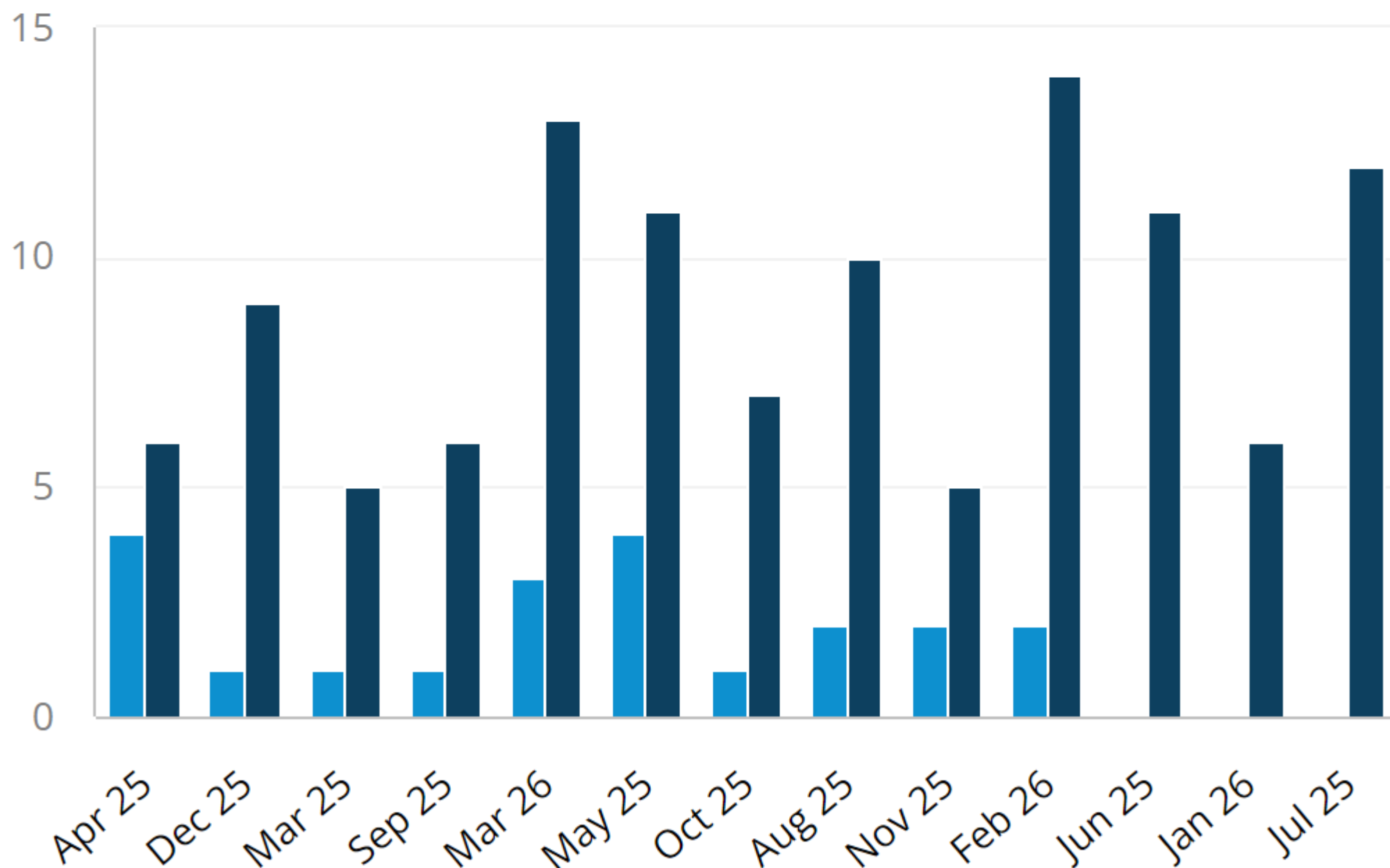
## Single Family Homes

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$445,000	\$716,000	▼ -37.8%	\$390,500	▲ 14.0%	\$445,000	\$485,000	▼ -8.2%
Closed Sales	13	5	▲ 160.0%	14	▼ -7.1%	33	19	▲ 73.7%
New Listings	22	24	▼ -8.3%	21	▲ 4.8%	67	77	▼ -13.0%
Pending Sales	6	4	▲ 50.0%	19	▼ -68.4%	39	14	▲ 178.6%
Median Days on Market	79	104	▼ -23.7%	99	▼ -20.2%	95	61	▲ 57.0%
Sold Price per Square Foot	\$310	\$427	▼ -27.4%	\$296	▲ 4.7%	\$310	\$367	▼ -15.5%
Percent of Original Price Rec'd	84.7%	88.4%	▼ -4.2%	91.0%	▼ -6.9%	87.9%	86.1%	▲ 2.1%
Active Inventory	108	141	▼ -23.4%	98	▲ 10.2%	--	--	--
Months Supply of Inventory	8.3	28.1	▼ -70.5%	7.0	▲ 18.7%	--	--	--

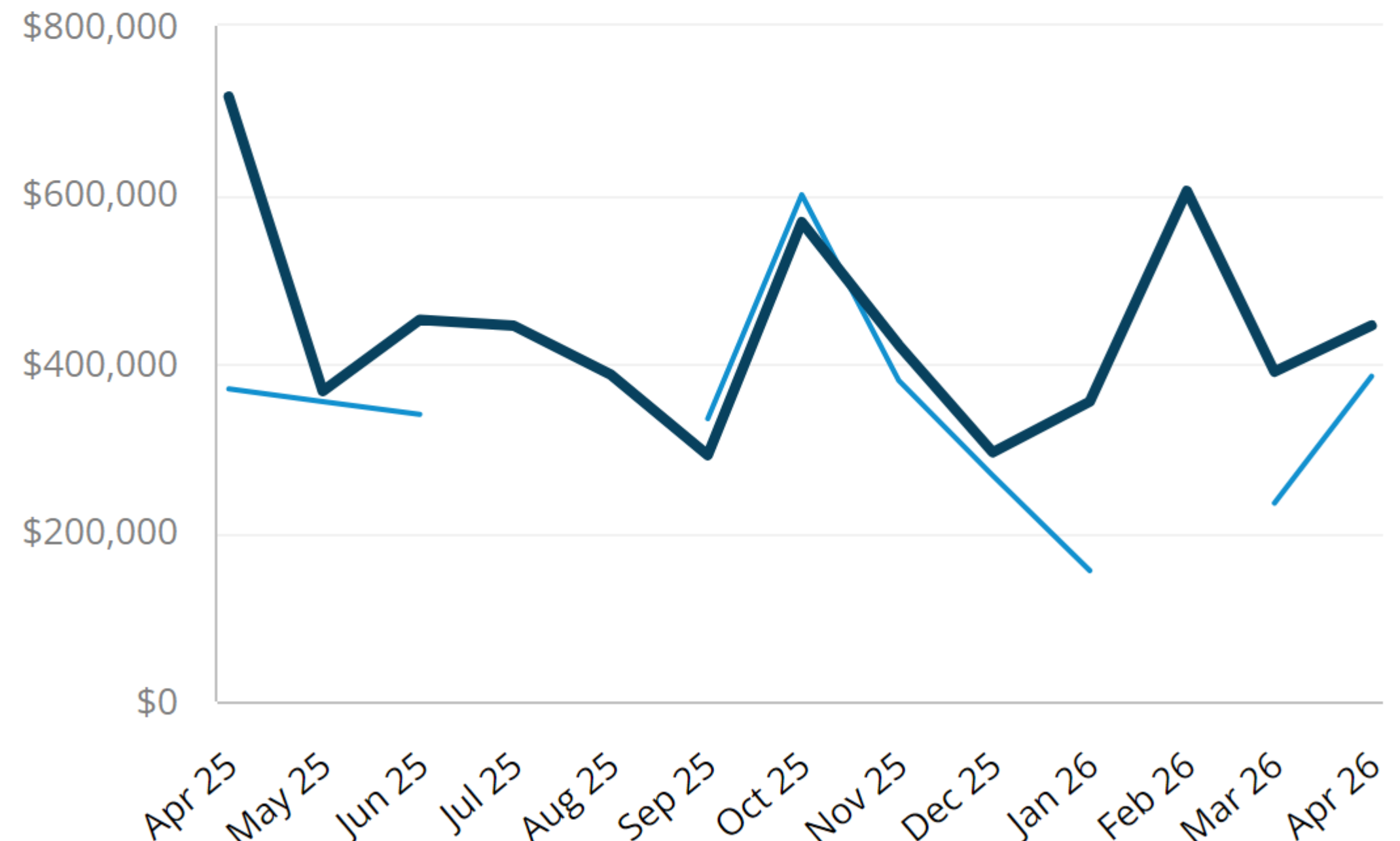
## Condominiums

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$385,000	\$370,000	▲ 4.1%	\$235,000	▲ 63.8%	\$350,000	\$370,000	▼ -5.4%
Closed Sales	3	1	▲ 200.0%	2	▲ 50.0%	5	1	▲ 400.0%
New Listings	6	3	▲ 100.0%	3	▲ 100.0%	15	10	▲ 50.0%
Pending Sales	5	4	▲ 25.0%	1	▲ 400.0%	10	4	▲ 150.0%
Median Days on Market	101	125	▼ -18.9%	84	▲ 20.2%	91	125	▼ -27.3%
Sold Price per Square Foot	\$350	\$342	▲ 2.3%	\$393	▼ -10.8%	\$350	\$342	▲ 2.3%
Percent of Original Price Rec'd	86.8%	92.7%	▼ -6.3%	98.2%	▼ -11.5%	91.4%	92.7%	▼ -1.4%
Active Inventory	22	20	▲ 10.0%	23	▼ -4.3%	--	--	--
Months Supply of Inventory	7.3	19.8	▼ -63.1%	11.4	▼ -36.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

# Sanibel Region



March 2026

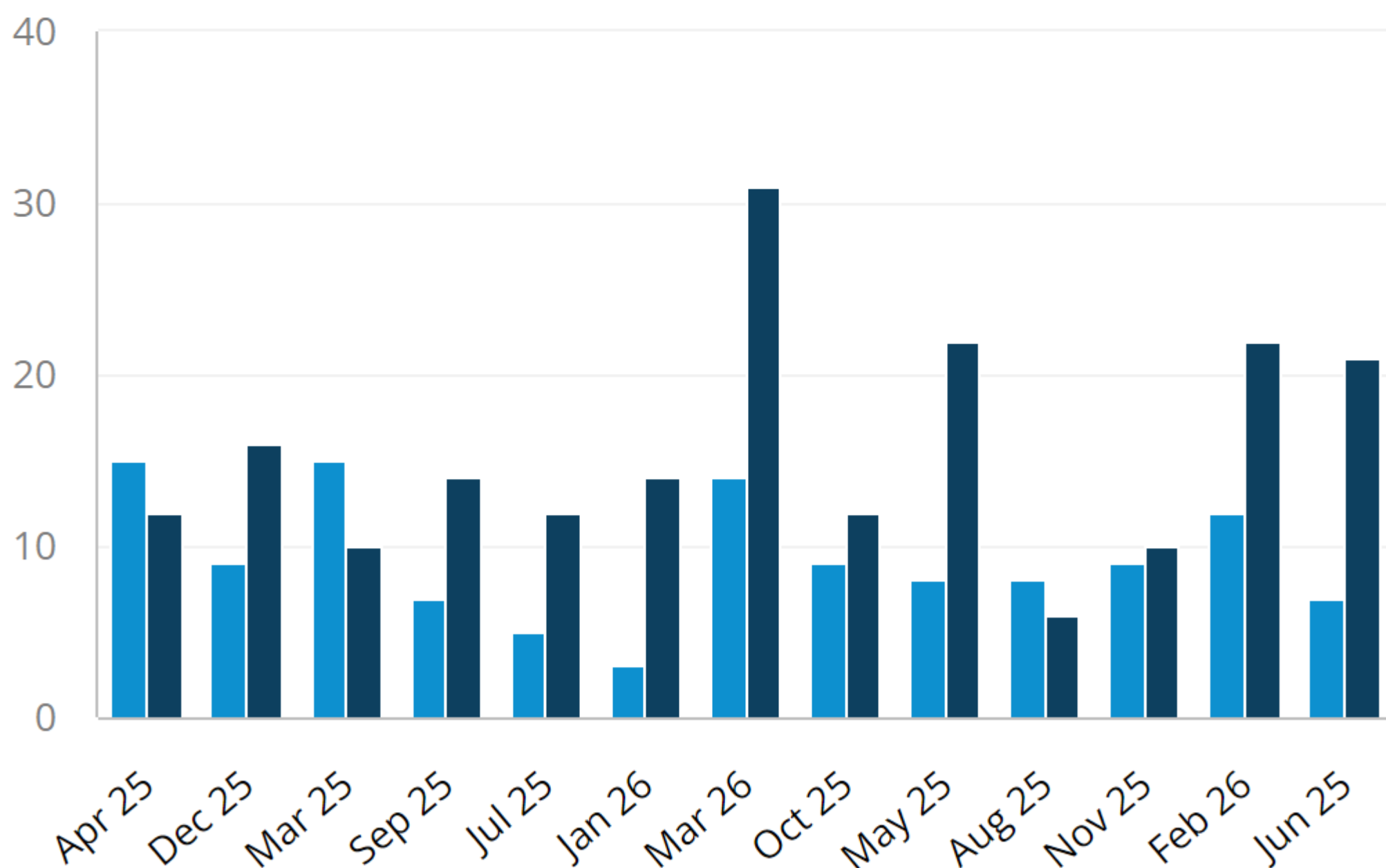
## Single Family Homes

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,400,000	\$1,392,500	↑ 0.5%	\$1,194,500	↑ 17.2%	\$1,250,000	\$1,322,500	↓ -5.5%
Closed Sales	31	10	↑ 210.0%	22	↑ 40.9%	67	28	↑ 139.3%
New Listings	30	44	↓ -31.8%	44	↓ -31.8%	129	187	↓ -31.0%
Pending Sales	51	7	↑ 628.6%	28	↑ 82.1%	103	36	↑ 186.1%
Median Days on Market	114	87	↑ 31.0%	111	↑ 2.7%	100	68	↑ 47.1%
Sold Price per Square Foot	\$550	\$624	↓ -11.9%	\$576	↓ -4.4%	\$550	\$568	↓ -3.2%
Percent of Original Price Rec'd	83.8%	86.1%	↓ -2.7%	86.4%	↓ -3.0%	85.8%	89.8%	↓ -4.5%
Active Inventory	227	308	↓ -26.3%	262	↓ -13.4%	--	--	--
Months Supply of Inventory	7.3	30.8	↓ -76.2%	11.9	↓ -38.5%	--	--	--

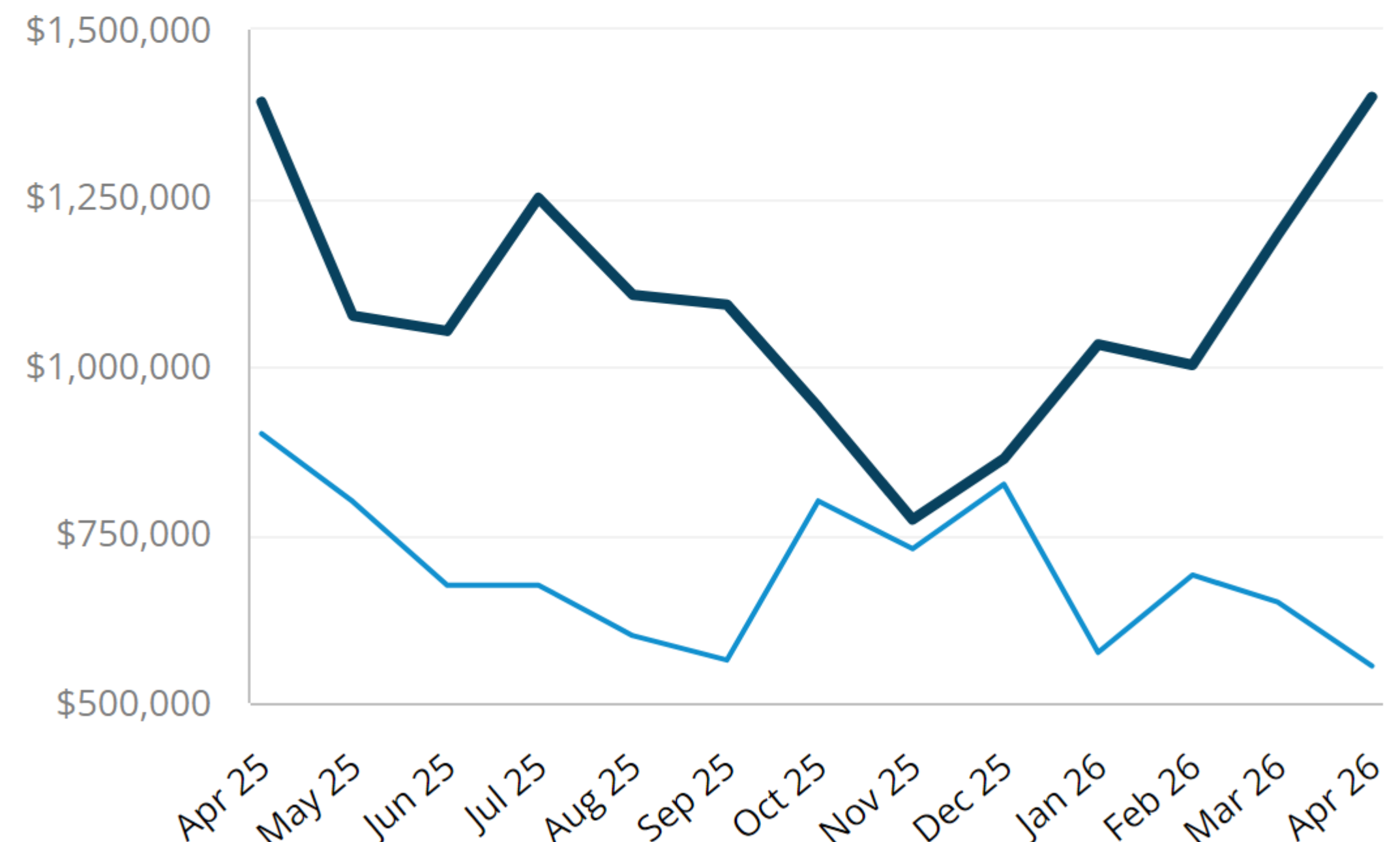
## Condominiums

	Mar 2026	Mar 2025	YoY %Chg	Feb 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$555,000	\$900,000	↓ -38.3%	\$650,000	↓ -14.6%	\$650,000	\$894,500	↓ -27.3%
Closed Sales	14	15	↓ -6.7%	12	↑ 16.7%	29	26	↑ 11.5%
New Listings	11	44	↓ -75.0%	34	↓ -67.6%	77	134	↓ -42.5%
Pending Sales	19	10	↑ 90.0%	23	↓ -17.4%	50	30	↑ 66.7%
Median Days on Market	103	26	↑ 296.2%	163	↓ -36.8%	114	44	↑ 158.0%
Sold Price per Square Foot	\$547	\$743	↓ -26.4%	\$626	↓ -12.5%	\$607	\$618	↓ -1.7%
Percent of Original Price Rec'd	87.7%	90.9%	↓ -3.5%	86.6%	↑ 1.3%	87.5%	88.2%	↓ -0.8%
Active Inventory	192	204	↓ -5.9%	204	↓ -5.9%	--	--	--
Months Supply of Inventory	13.7	13.6	↑ 0.8%	17.0	↓ -19.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family