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## Royal Palm Coast Realtor® Association Market Stats Report: September Sees Increase in Pending Sales and Inventory

**Fort Myers and Cape Coral, FL** –RPCRA notes that the pending sales as well new listings, have been encouraging. Particularly with the busy season quickly approaching.

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

For the RPCRA single family residential market, the median sold price was \$370,000, down 2.5% from the previous month. The number of closed sales was 897, down 20.8 % from August. The number of new listings at the end of September was 1595, a decrease of 7.5% from the prior month. The median days on market was 50, down 2.0% compared to August. Finally, the months' supply of inventory increased to 6.5, 24.5% higher compared to August.

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

For the RPCRA condo and townhouse market, the median sold price was \$277,995, down 0.7% from the previous month, and down 7.3% from last September. The number of closed sales was 160, a decrease of 17.9% from August, with median days on market down 7.9% at 70. The number of new listings at the end of September was 415, an increase of 1.0% from the prior month. Finally, the monthly supply of inventory increased to 13.5, up 21.6% from August, and up 119.1% compared to September 2023.

For more information on this month's market stats, visit the [RPCRA MLS Statistics](https://www.rpcra.org/mls-statistics).

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

The Royal Palm Coast Realtor® Association was chartered in 1922 as the Fort Myers Board of Realty and today serves more than 10,000 Realtor® members and affiliates. The Association acts as the primary resource and active advocate for its members by collectively promoting member business interests through education, communications, and proactive management of industry issues.

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## Market Statistics Dashboard

September 2024 ▼

	Single Family Homes		Condos Townhouses	
	2024	2023	2024	2023
<b>Closed Sales</b>	↓ Down 10.2% From Last Year <b>897</b>	999	↓ Down 35.7% From Last Year <b>160</b>	249
<b>Pending Sales</b>	↑ Up 14.3% From Last Year <b>941</b>	823	↓ Down 18.1% From Last Year <b>158</b>	193
<b>Active Inventory</b>	↑ Up 22.4% From Last Year <b>5,846</b>	4,776	↑ Up 40.8% From Last Year <b>2,158</b>	1,533
<b>Days On Market</b>	↑ Up 49.3% From Last Year <b>50</b>	33.5	↑ Up 133.3% From Last Year <b>70</b>	30
<b>Median Sales Price</b>	↓ Down 2.6% From Last Year <b>\$370,000</b>	\$380,000	↓ Down 7.3% From Last Year <b>\$277,995</b>	\$300,000

Information is deemed to be reliable but not guaranteed.  
 Data included is for Lee & Hendry County, excluding Bonita Springs & Estero.  
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 Data is current as of Oct 16, 2024

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# September 2024 Market Review

Single Family Residence

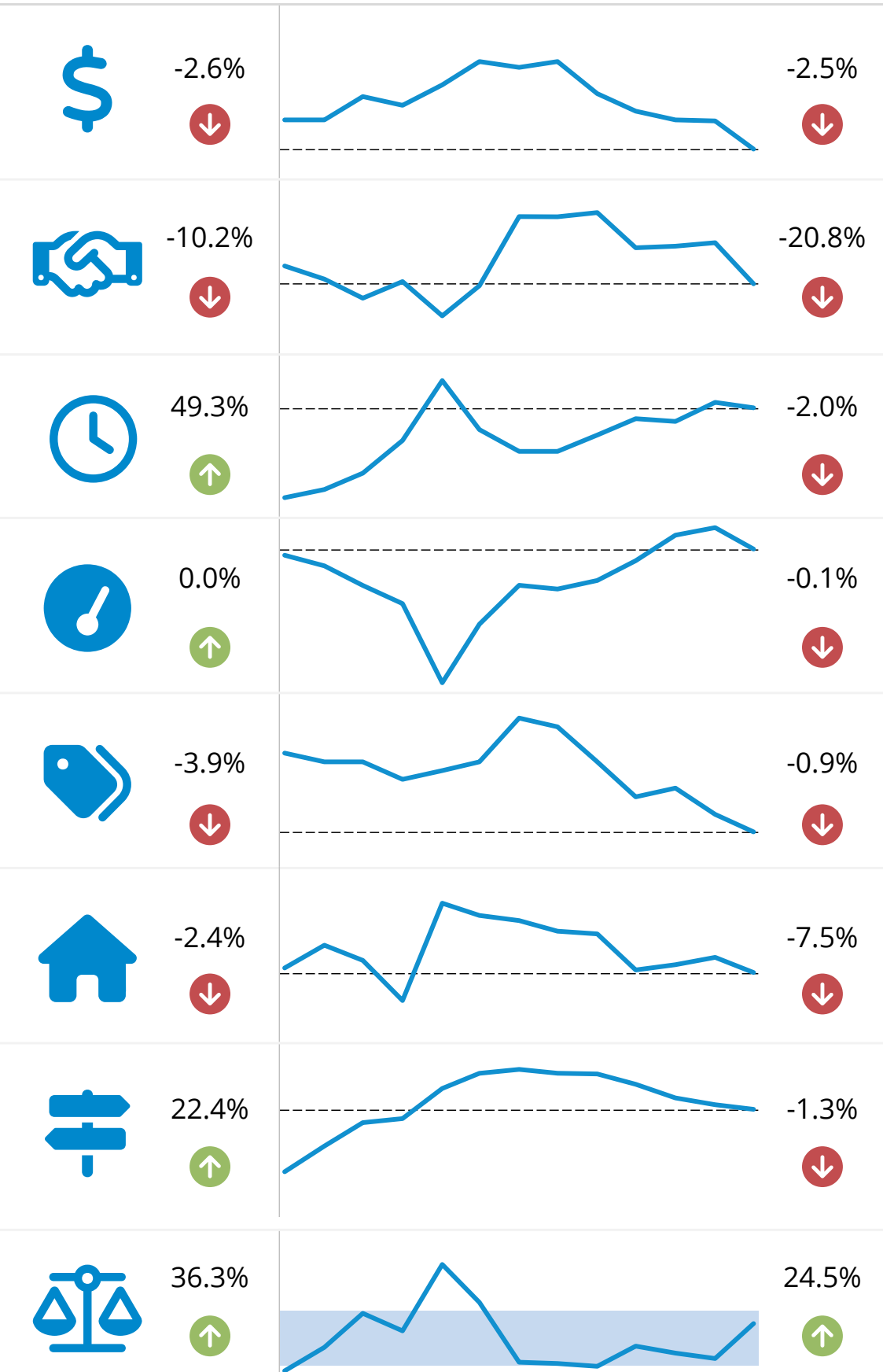
25 Cities selected

13 months  YTD

Compared to September 2023

Compared to August 2024

September 2024



Median Sales Price	<b>\$370,000</b>
Closed Sales	<b>897</b>
Median Days on Market	<b>50</b>
List Price Received	<b>97.1%</b>
Sold \$/SqFt	<b>\$224</b>
New Listings	<b>1,595</b>
Active Inventory	<b>5,846</b>
Months Supply of Inventory	<b>6.5</b>

Data included is for Lee and Hendry County, excluding Bonita Springs & Estero.



# September 2024 Market Review

Condominium, Townhouse

25 Cities selected

13 months  YTD

Compared to September 2023

Compared to August 2024

September 2024

<p>-7.3% </p>	<p>-0.7% </p>	<p>Median Sales Price</p> <p><b>\$277,995</b></p>
<p>-35.7% </p>	<p>-17.9% </p>	<p>Closed Sales</p> <p><b>160</b></p>
<p>133.3% </p>	<p>-7.9% </p>	<p>Median Days on Market</p> <p><b>70</b></p>
<p>-2.6% </p>	<p>-0.5% </p>	<p>List Price Received</p> <p><b>94.0%</b></p>
<p>-16.0% </p>	<p>0.5% </p>	<p>Sold \$/SqFt</p> <p><b>\$200</b></p>
<p>-9.2% </p>	<p>1.0% </p>	<p>New Listings</p> <p><b>415</b></p>
<p>40.8% </p>	<p>-0.2% </p>	<p>Active Inventory</p> <p><b>2,158</b></p>
<p>119.1% </p>	<p>21.6% </p>	<p>Months Supply of Inventory</p> <p><b>13.5</b></p>

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New Pending Sales ▾

1,099



8.2% compared to

1,016

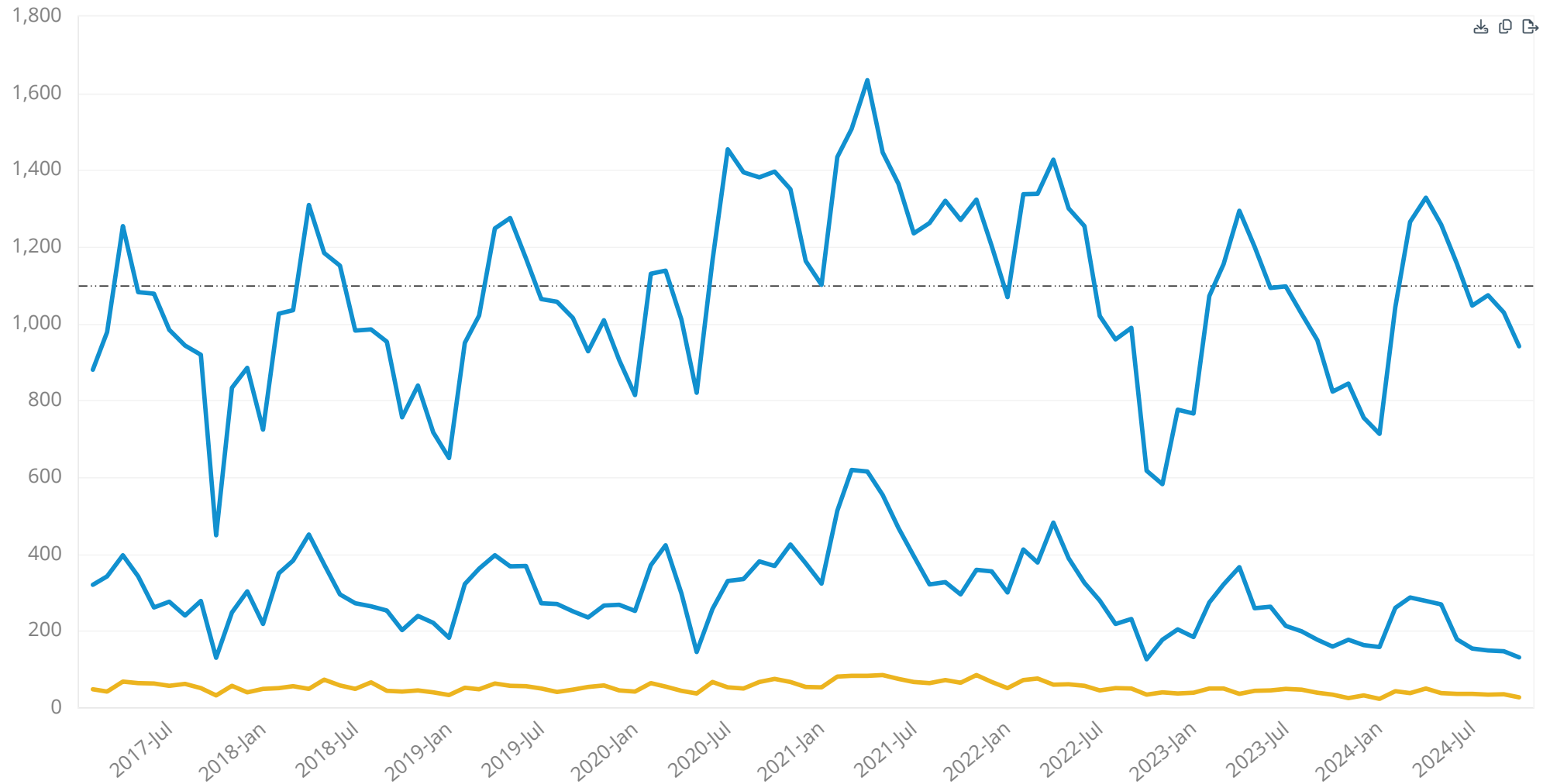
September 2023 ▾

Time Series (Line) ▾

Monthly ▾

By Property Type ▾

New Pending Sales is the number of properties newly under contract based on purchase contract date.



Multiple Property Types in multiple Cities > multiple Areas > multiple ZIP codes. For listings in all price ranges; in all living area ranges; all # of bedrooms; all # of bathrooms; in all lot size ranges; across all years built.

Days on Market (Pending) ▾

53



65.6%  
compared to

32

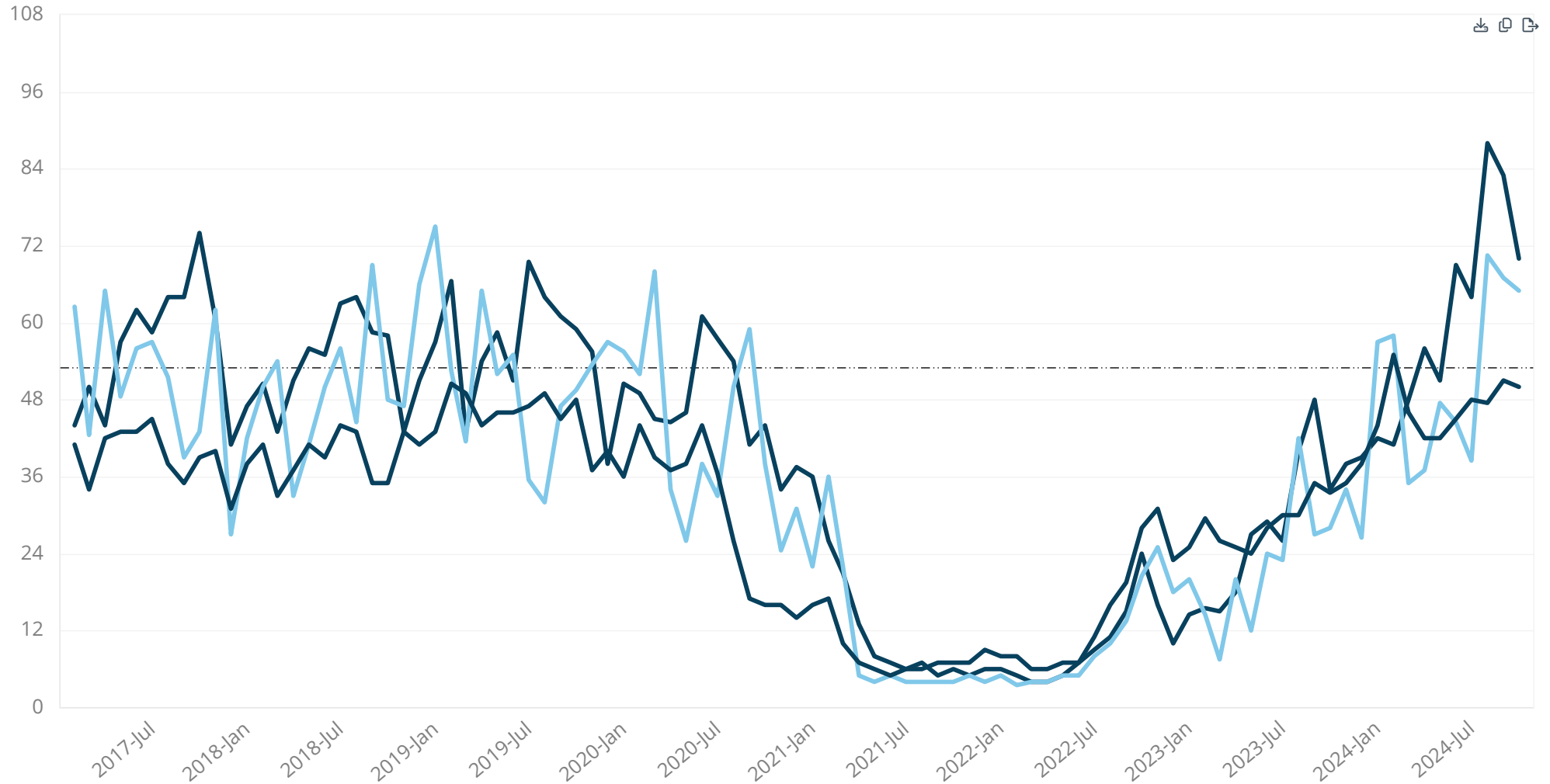
September 2023 ▾

Time Series (Line) ▾

Monthly ▾

By Property Type ▾

Days on Market is the median number of days a property is active between the list date and the contract date, reported in the contract month.



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Active Inventory ▼

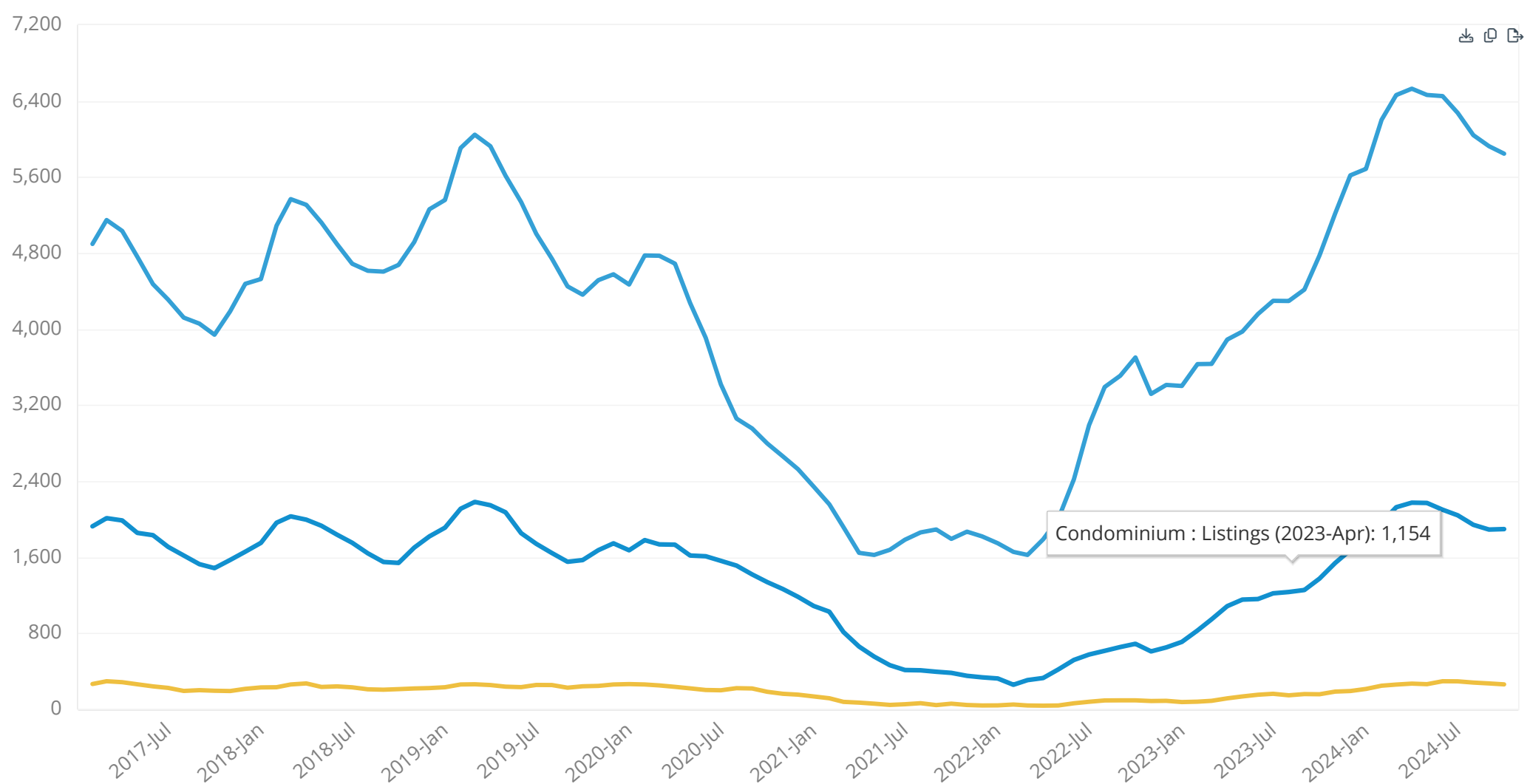
8,004

↑ 26.9% compared to

6,309  
September 2023 ▼

Time Series (Line) ▼ Monthly ▼ By Property Type ▼

Active Inventory is the number of properties available for sale at the end of the month, based on the contract date.



Condominium : Listings (2023-Apr): 1,154

Multiple Property Types in multiple Cities > multiple Areas > multiple ZIP codes. For listings in all price ranges; in all living area ranges; all # of bedrooms; all # of bathrooms; in all lot size ranges; across all years built.

Median Sales Price ▼

**\$361,400**



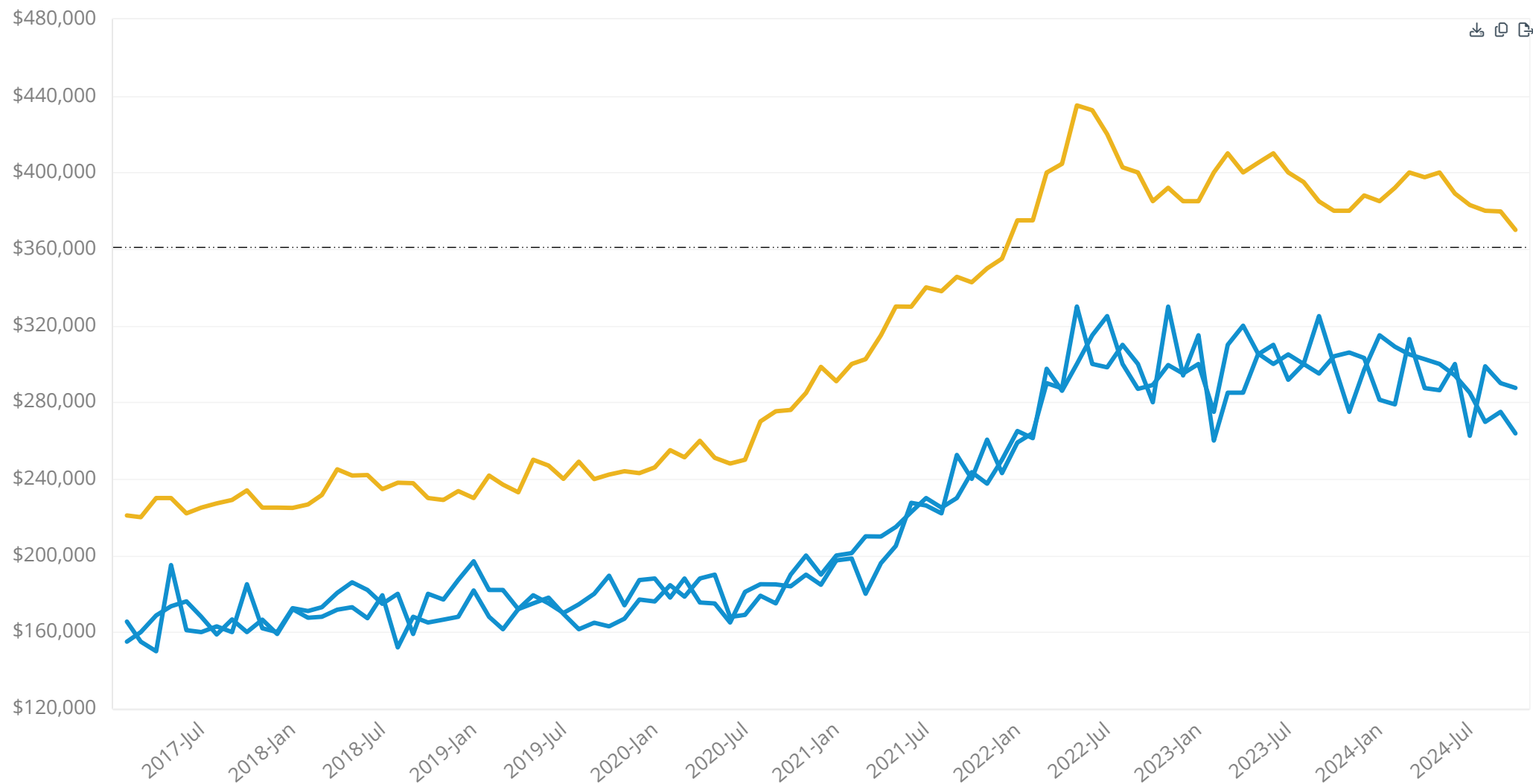
-2.3% compared to

**\$370,000**

September 2023 ▼

Time Series (Line) ▼ Monthly ▼ By Property Type ▼

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



Multiple Property Types in multiple Cities > multiple Areas > multiple ZIP codes. For listings in all price ranges; in all living area ranges; all # of bedrooms; all # of bathrooms; in all lot size ranges; across all years built.



Closed Sales ▼

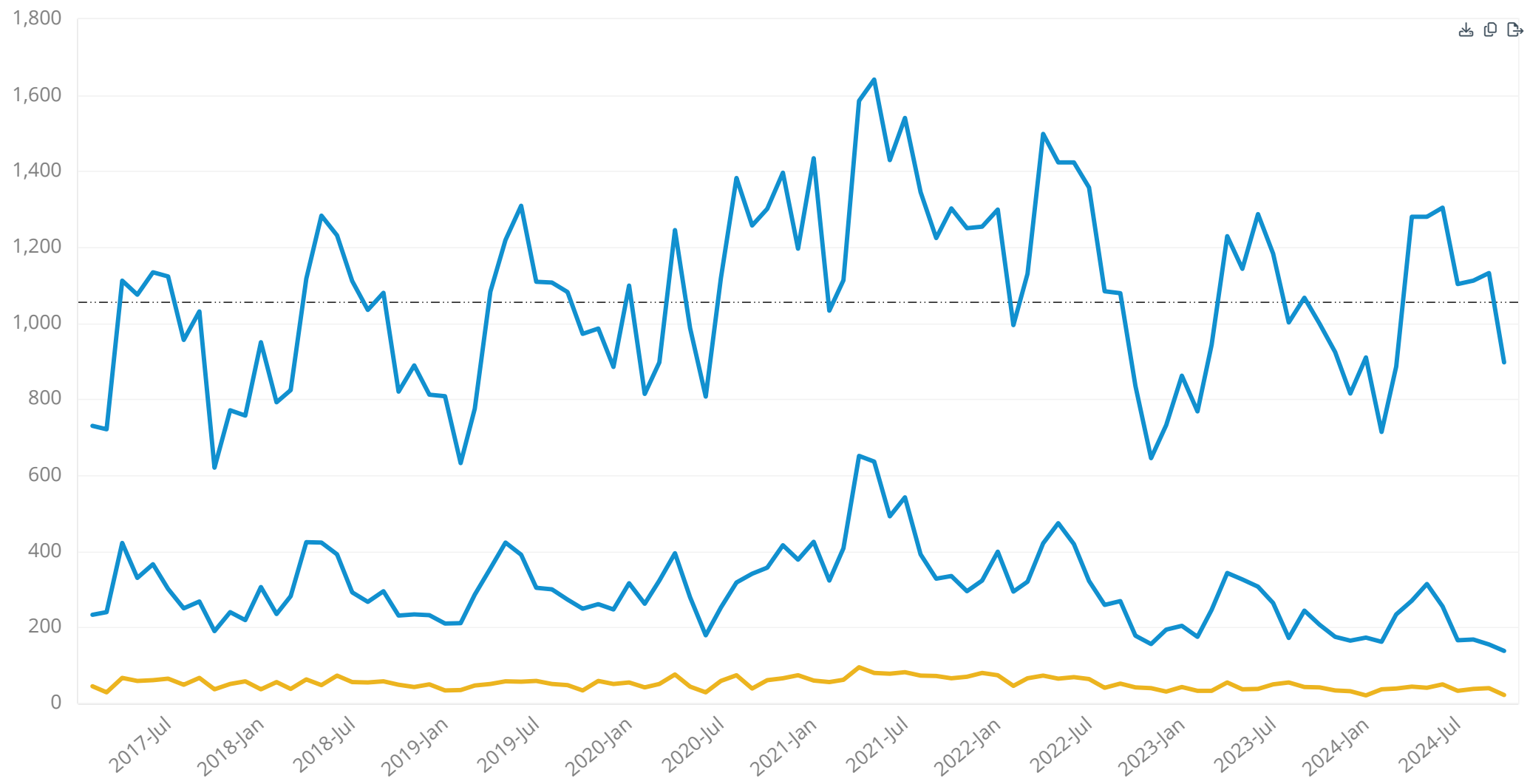
**1,057**

↓ -15.3% compared to

1,248  
September 2023 ▼

Time Series (Line) ▼ Monthly ▼ By Property Type ▼

Closed Sales is the number of properties that sold.



Multiple Property Types in multiple Cities > multiple Areas > multiple ZIP codes. For listings in all price ranges; in all living area ranges; all # of bedrooms; all # of bathrooms; in all lot size ranges; across all years built.



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