

MARKET INSIGHTS REPORT



September 2025

Contents

Market Overview	1
Median Sales Price	2
Closed Sales	3
New Listings	4
Pending Sales	5
Days on Market	6
Price per SqFt	7
Percent of Original List	8
Active Inventory	9
Months Supply Inventory	10
Region Reports	11-18

Members of the Royal Palm Coast REALTORS® Association may reproduce and distribute this report, in whole or in part, in any format, including electronic or print. All logos, graphics, and copyright information must remain intact and unaltered.

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



September 2025

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

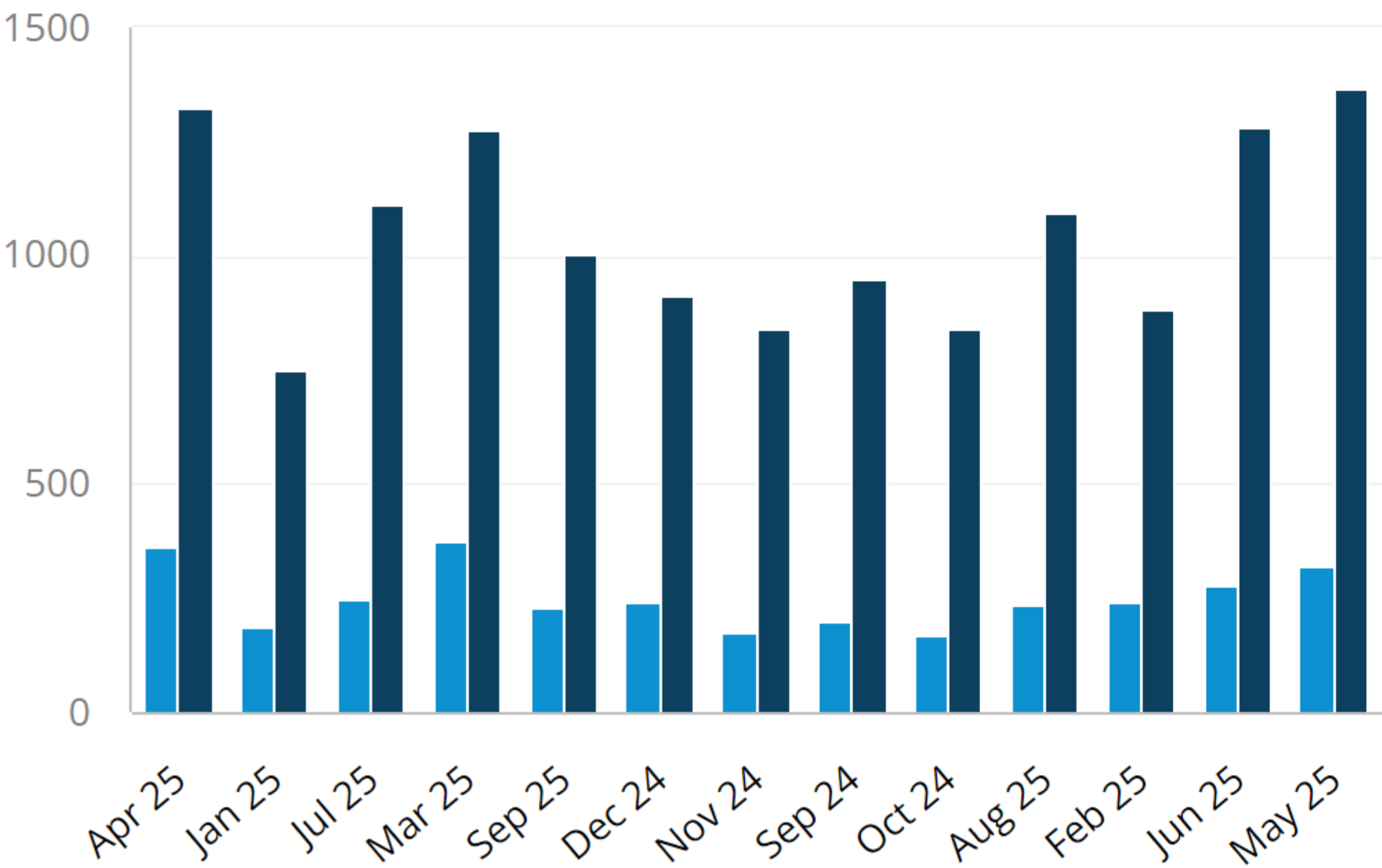
Single Family Homes

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$355,000	\$369,900	▼ -4.0%	\$352,575	▲ 0.7%	\$360,800	\$380,000	▼ -5.1%
Closed Sales	1,005	949	▲ 5.9%	1,094	▼ -8.1%	10,089	10,211	▼ -1.2%
New Listings	1,690	1,682	▲ 0.5%	1,601	▲ 5.6%	18,707	17,669	▲ 5.9%
Pending Sales	1,115	859	▲ 29.8%	1,150	▼ -3.0%	10,660	10,385	▲ 2.6%
Median Days on Market	60	50	▲ 20.0%	59	▲ 1.7%	56	47	▲ 19.1%
Sold Price per Square Foot	\$211	\$223	▼ -5.4%	\$216	▼ -2.3%	\$218	\$228	▼ -4.4%
Percent of Original Price Rec'd	91.3%	93.3%	▼ -2.2%	91.4%	▼ -0.2%	91.4%	93.0%	▼ -1.7%
Active Inventory	6,966	6,548	▲ 6.4%	7,328	▼ -4.9%	--	--	--
Months Supply of Inventory	6.9	6.9	▲ 0.5%	6.7	▲ 3.5%	--	--	--

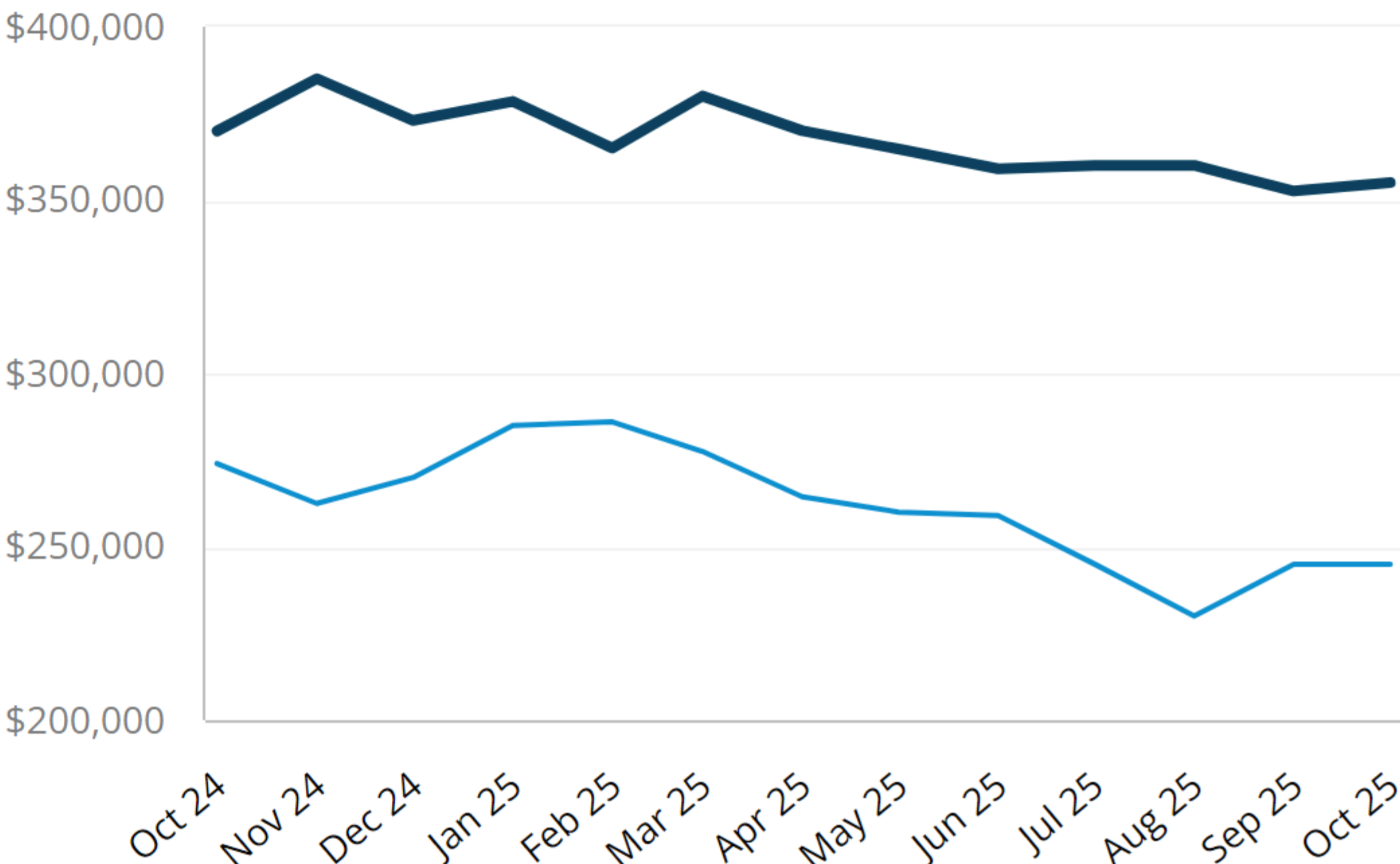
Condominiums

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$245,000	\$274,000	▼ -10.6%	\$245,000	↗ 0.0%	\$255,000	\$295,000	▼ -13.6%
Closed Sales	228	200	▲ 14.0%	237	▼ -3.8%	2,478	2,714	▼ -8.7%
New Listings	485	511	▼ -5.1%	438	▲ 10.7%	5,498	5,619	▼ -2.2%
Pending Sales	263	190	▲ 38.4%	228	▲ 15.4%	2,571	2,672	▼ -3.8%
Median Days on Market	104	60	▲ 73.3%	103	▲ 1.0%	77	56	▲ 37.5%
Sold Price per Square Foot	\$175	\$199	▼ -12.3%	\$176	▼ -0.9%	\$187	\$218	▼ -14.2%
Percent of Original Price Rec'd	85.9%	88.3%	▼ -2.8%	85.6%	▲ 0.3%	86.8%	90.5%	▼ -4.0%
Active Inventory	2,563	2,555	▲ 0.3%	2,646	▼ -3.1%	--	--	--
Months Supply of Inventory	11.2	12.8	▼ -12.0%	11.2	▲ 0.7%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Median Sales Price

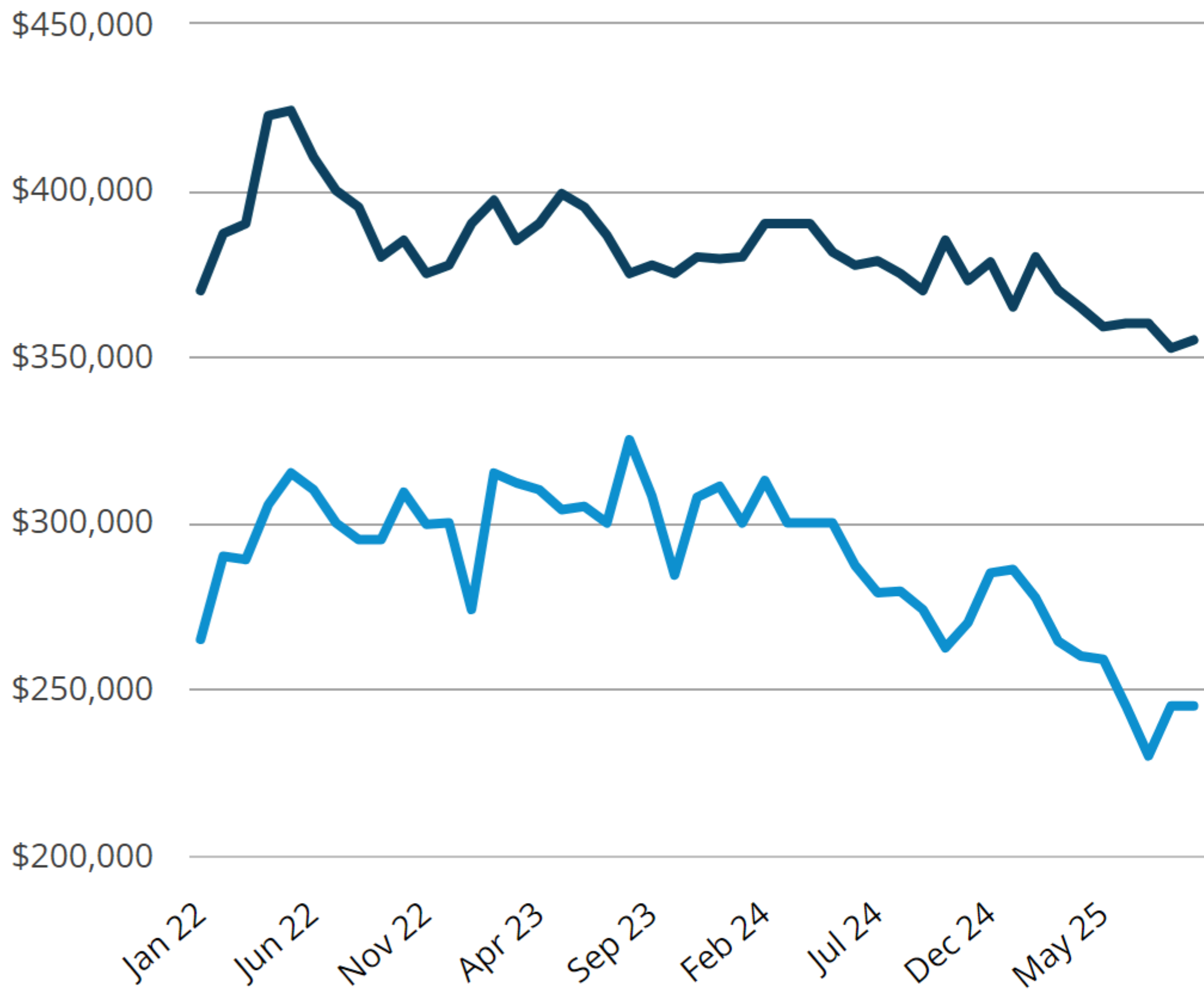


September 2025

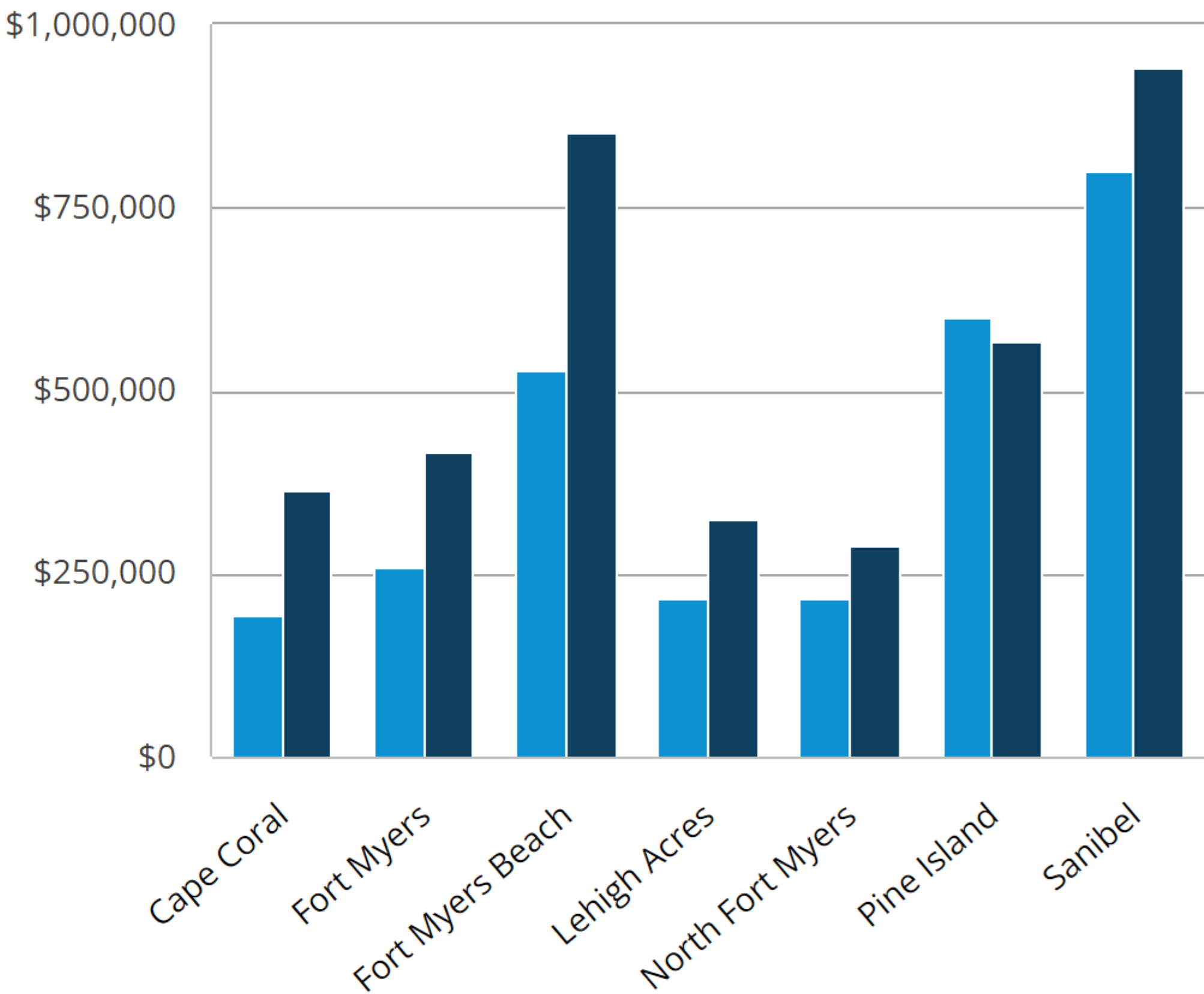
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$355,000	⬆	0.7%	⬇	-4.0%	⬇	-5.1%
CONDO	\$245,000	⬆	0.0%	⬇	-10.6%	⬇	-13.6%

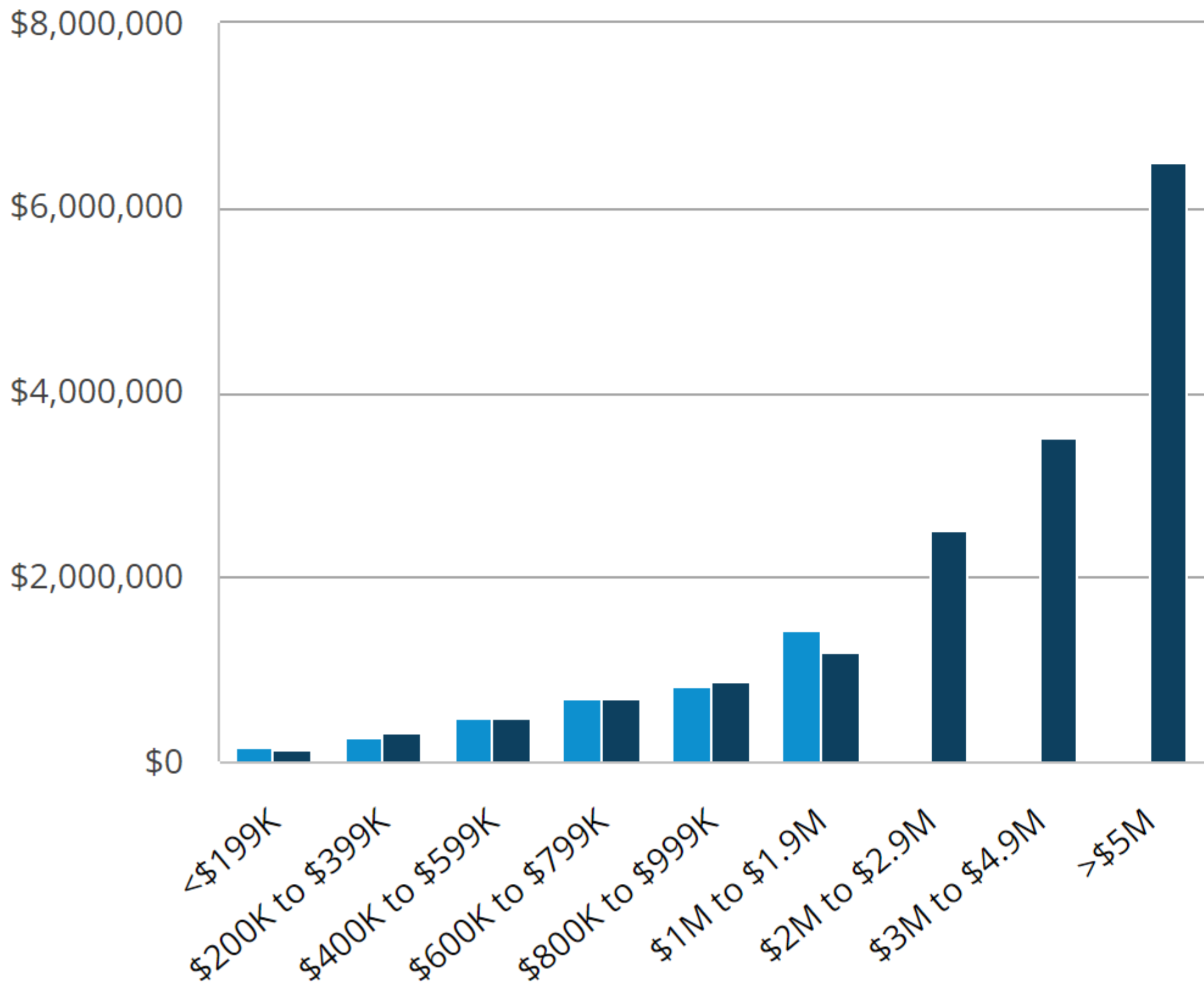
Historical Activity



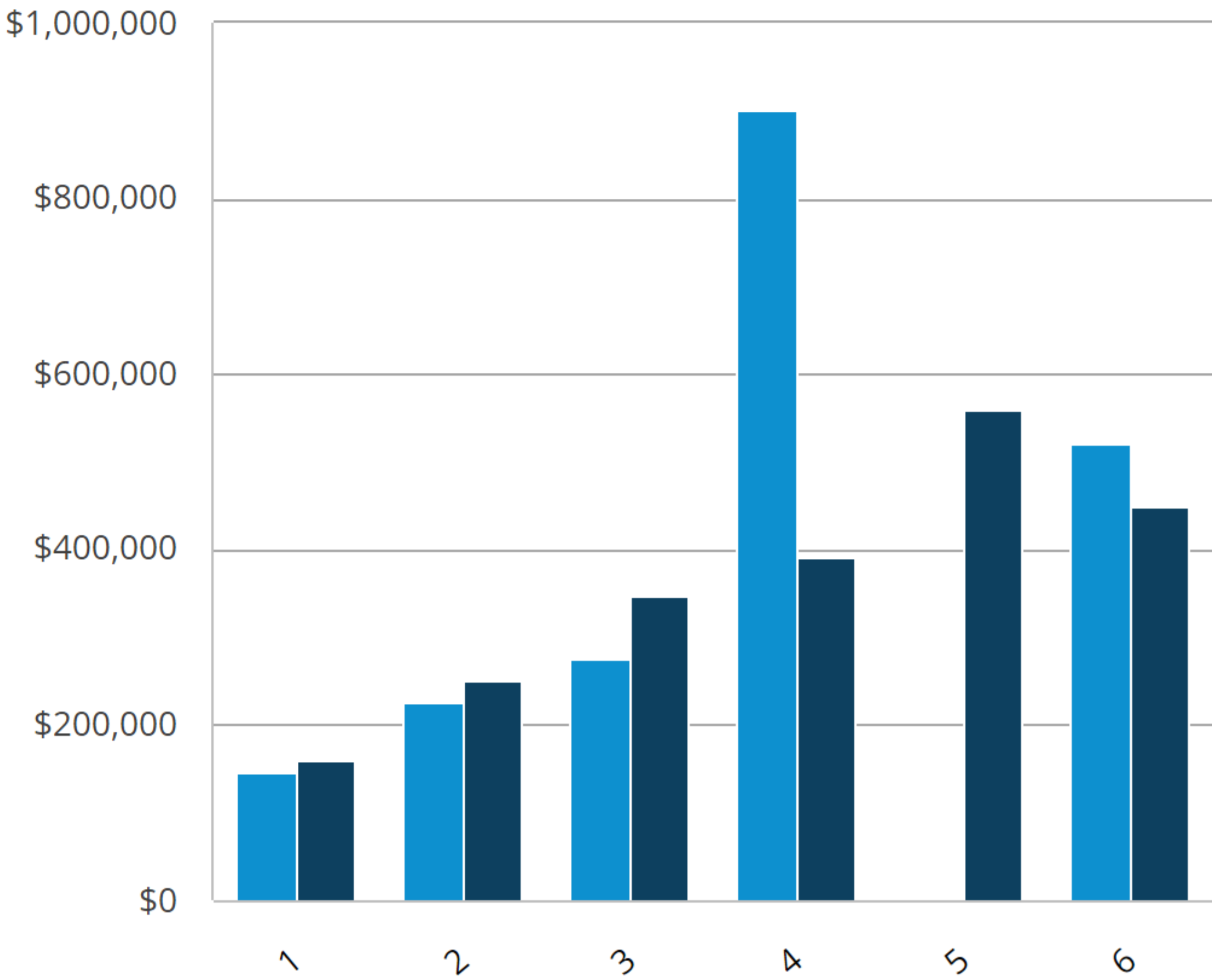
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Closed Sales

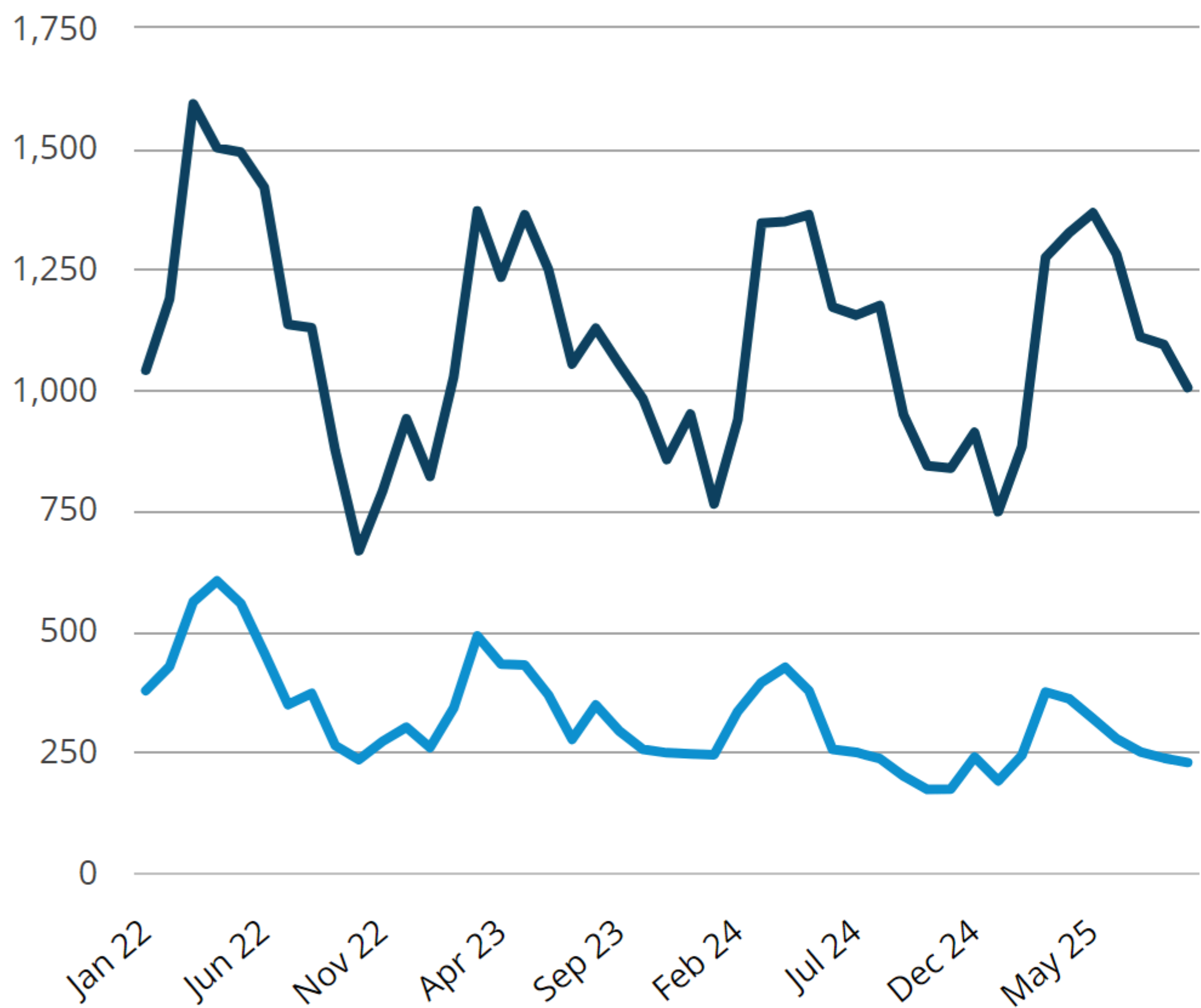


September 2025

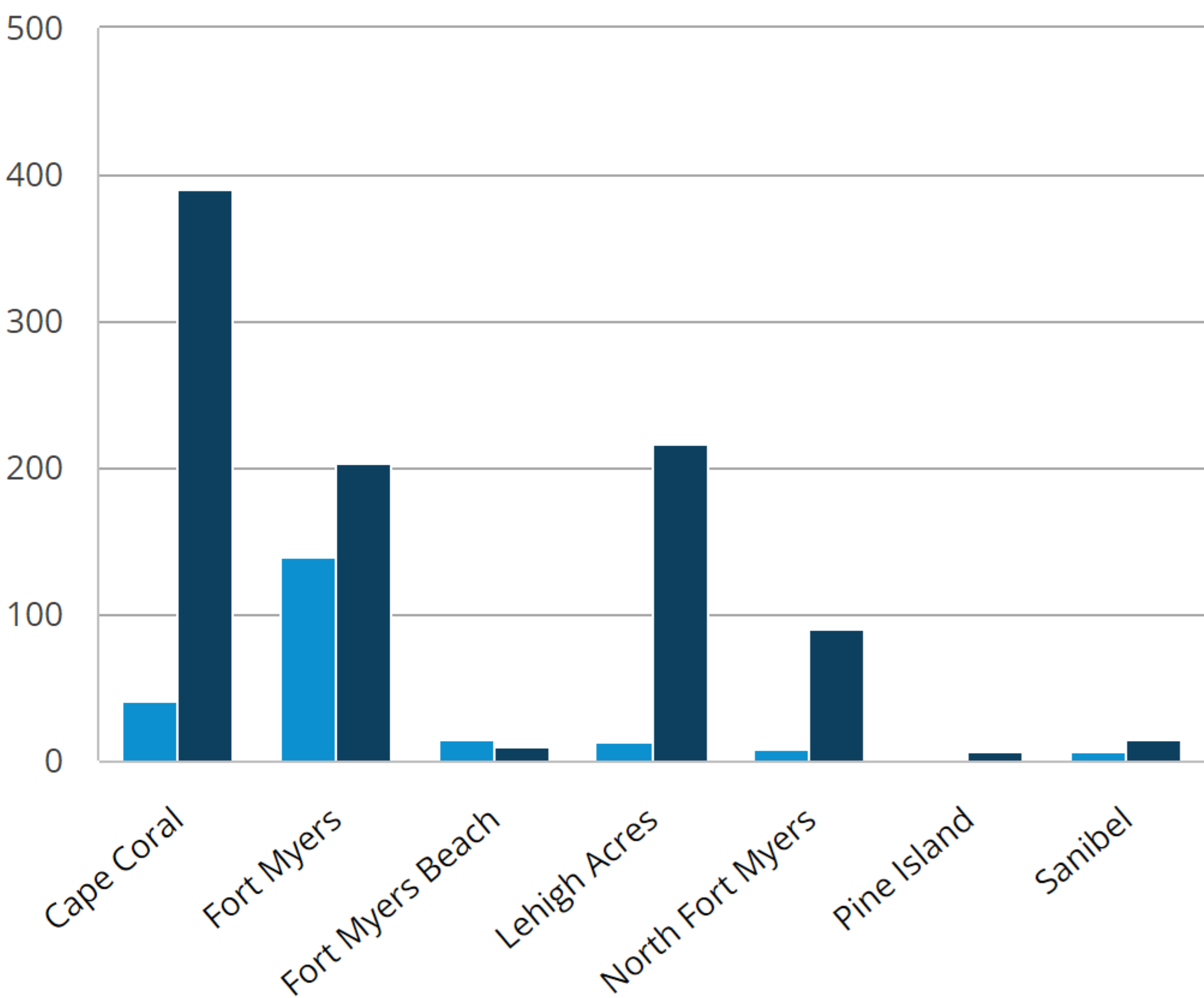
The number of properties that sold.

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,005	⬇	-8.1%	⬆	5.9%	⬇	-1.2%
CONDO	228	⬇	-3.8%	⬆	14.0%	⬇	-8.7%

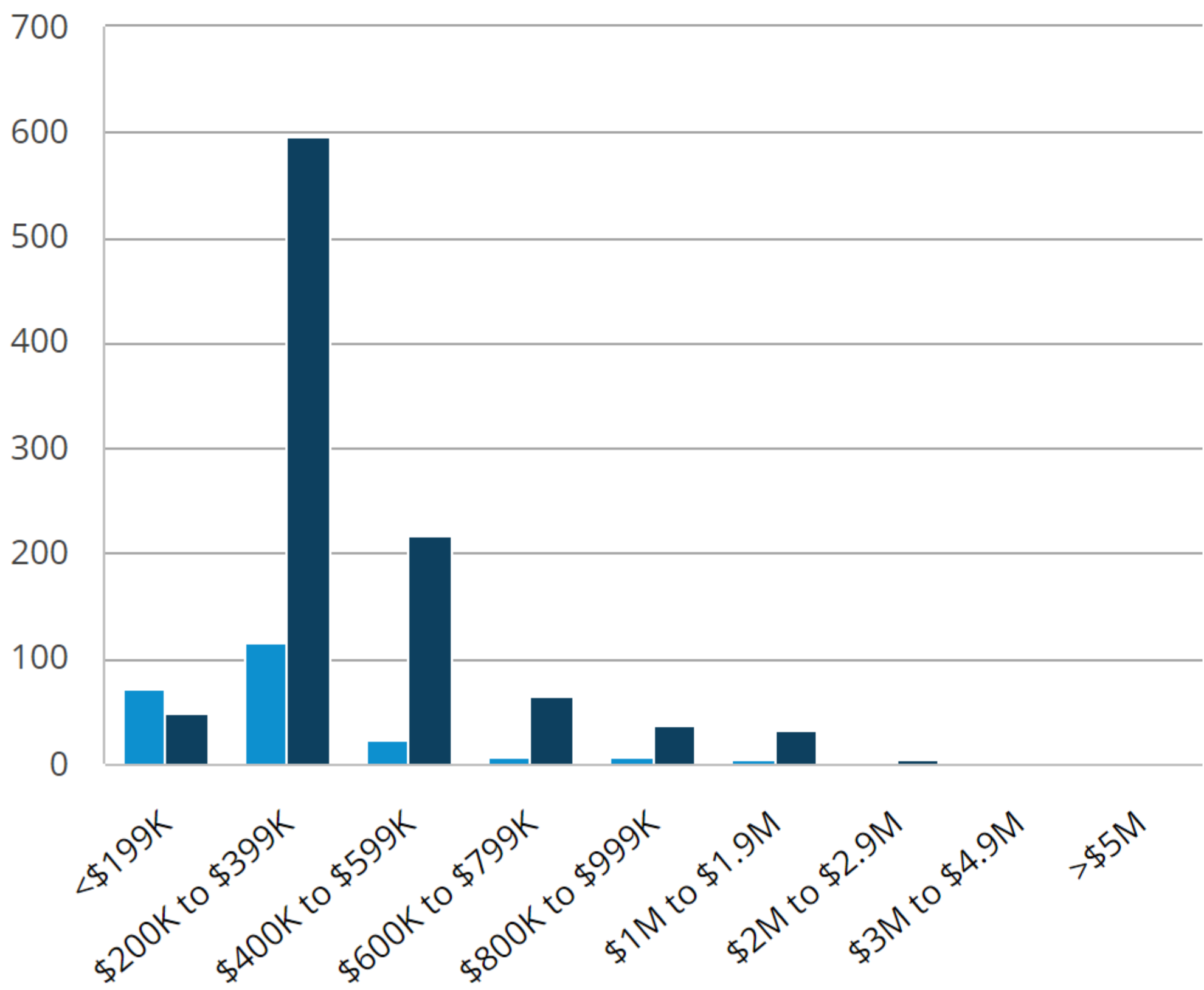
Historical Activity



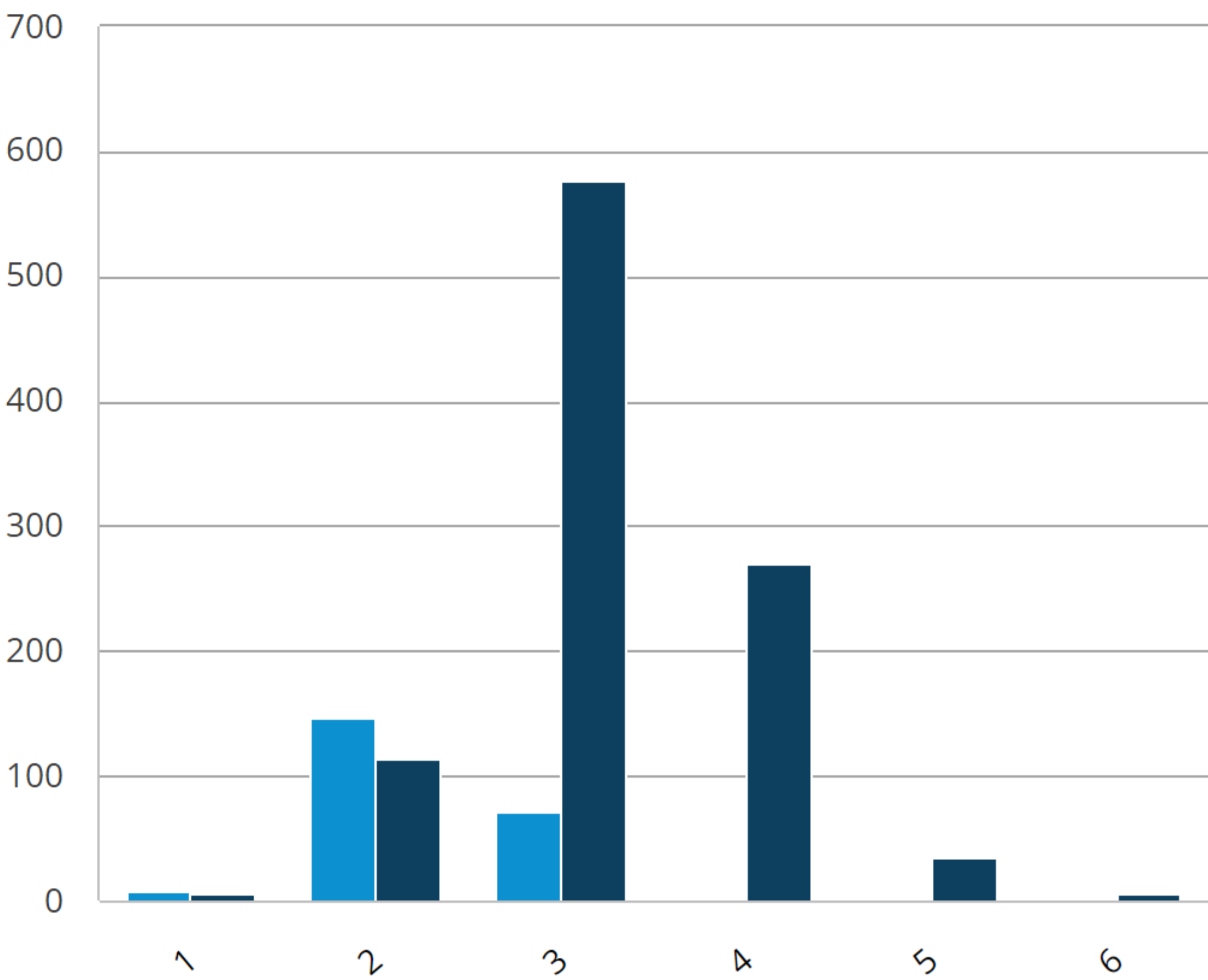
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

New Listings

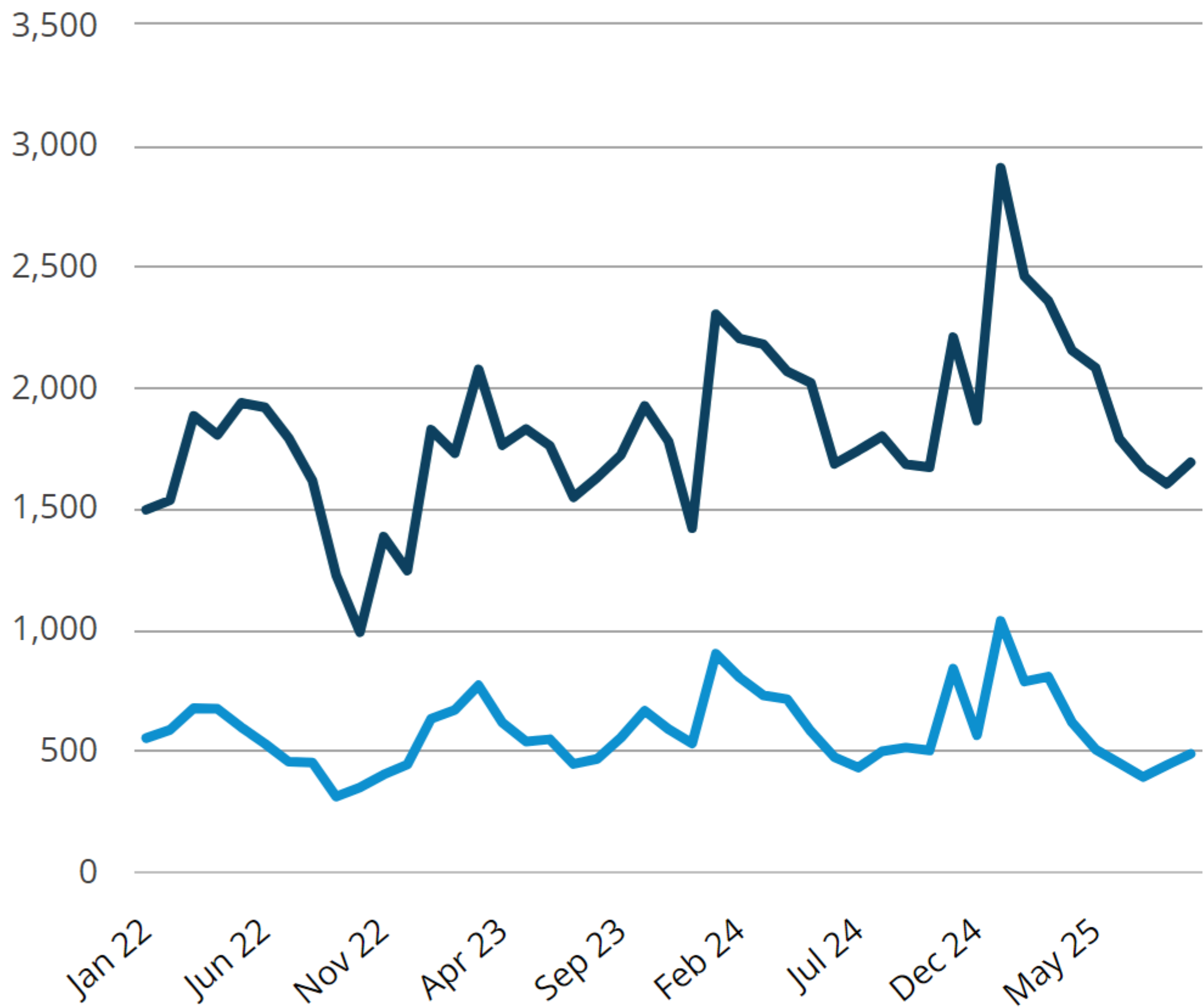


September 2025

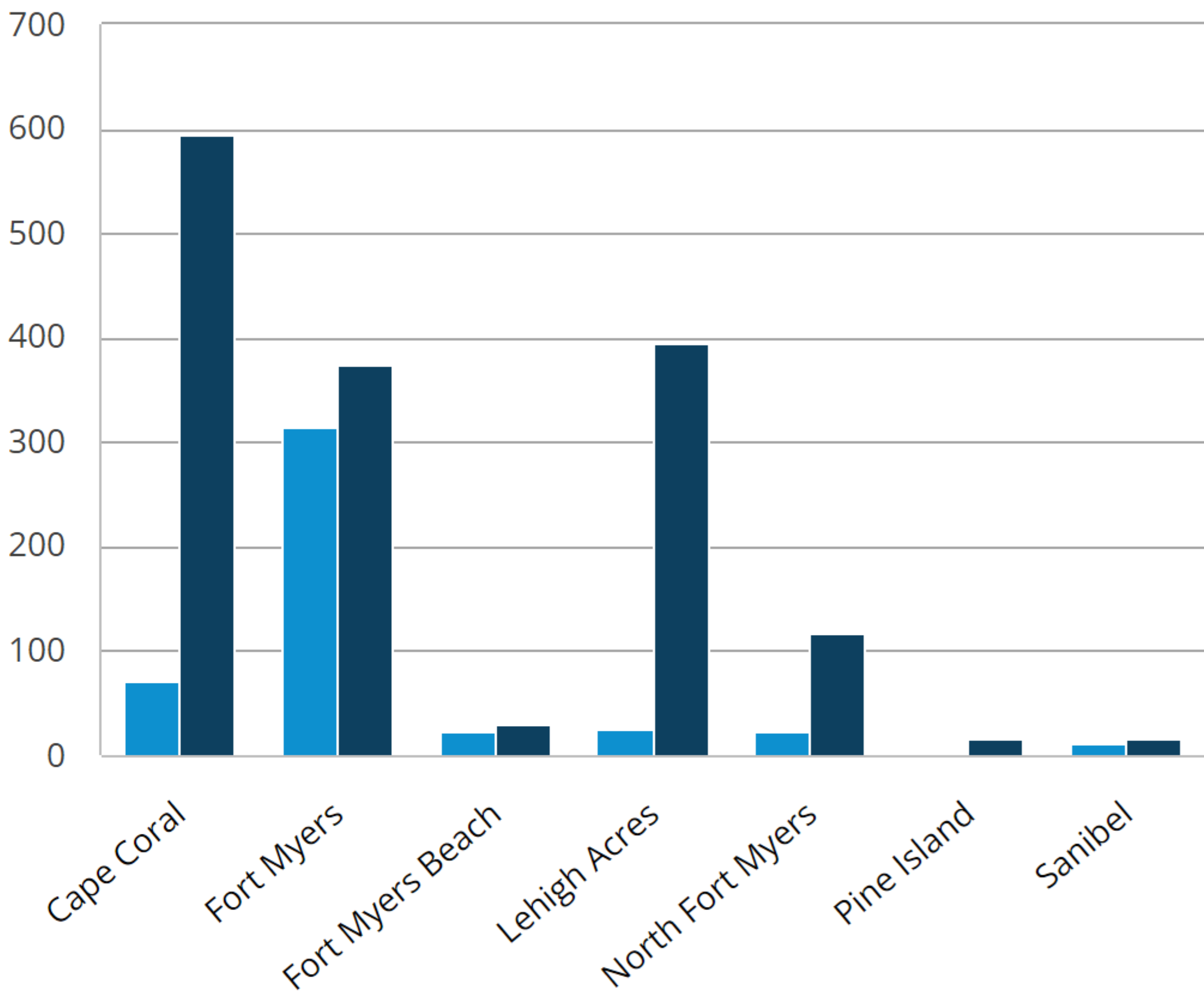
The number of properties listed regardless of current status.

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,690	⬆	5.6%	⬆	0.5%	⬆	5.9%
CONDO	485	⬆	10.7%	⬇	-5.1%	⬇	-2.2%

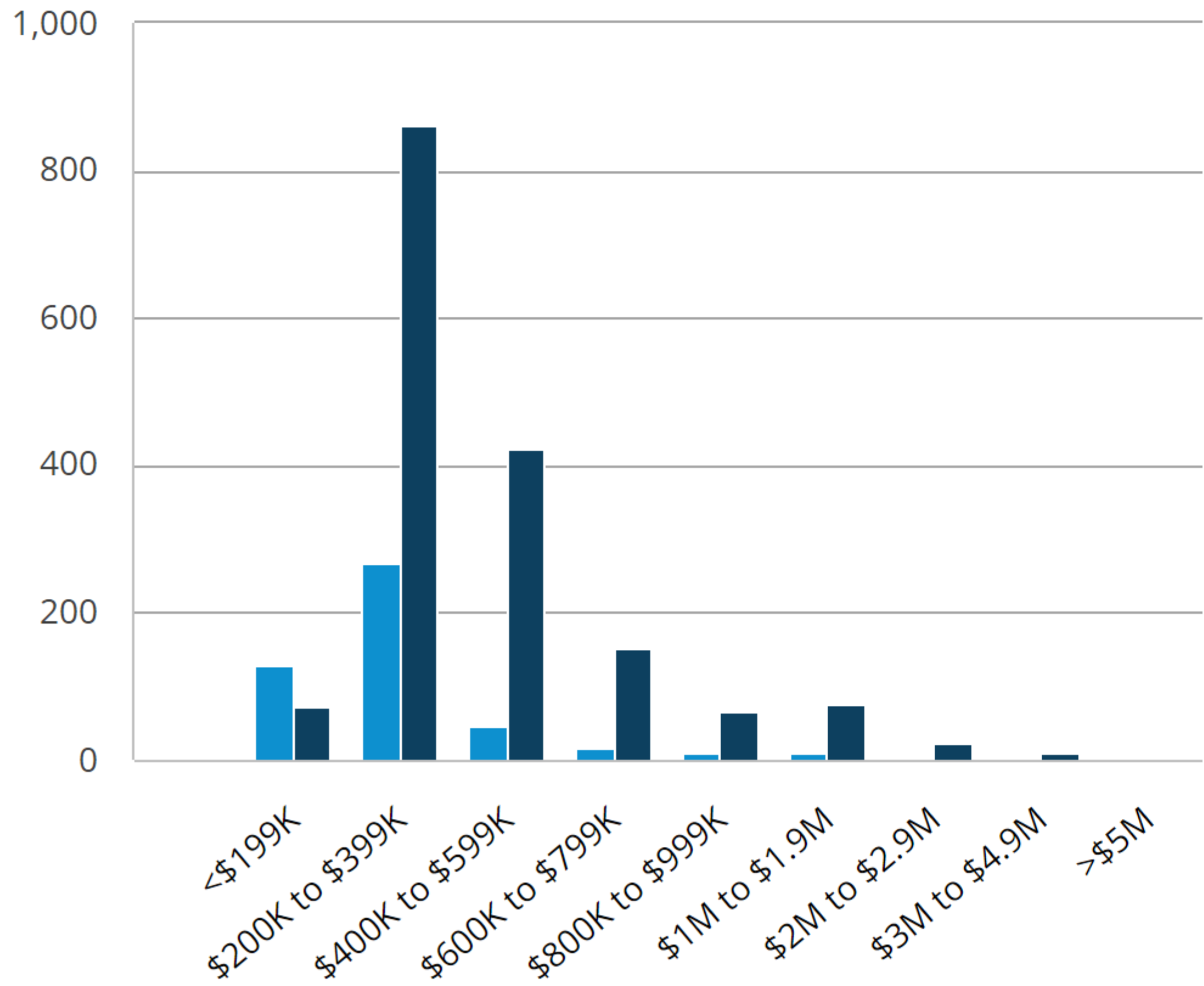
Historical Activity



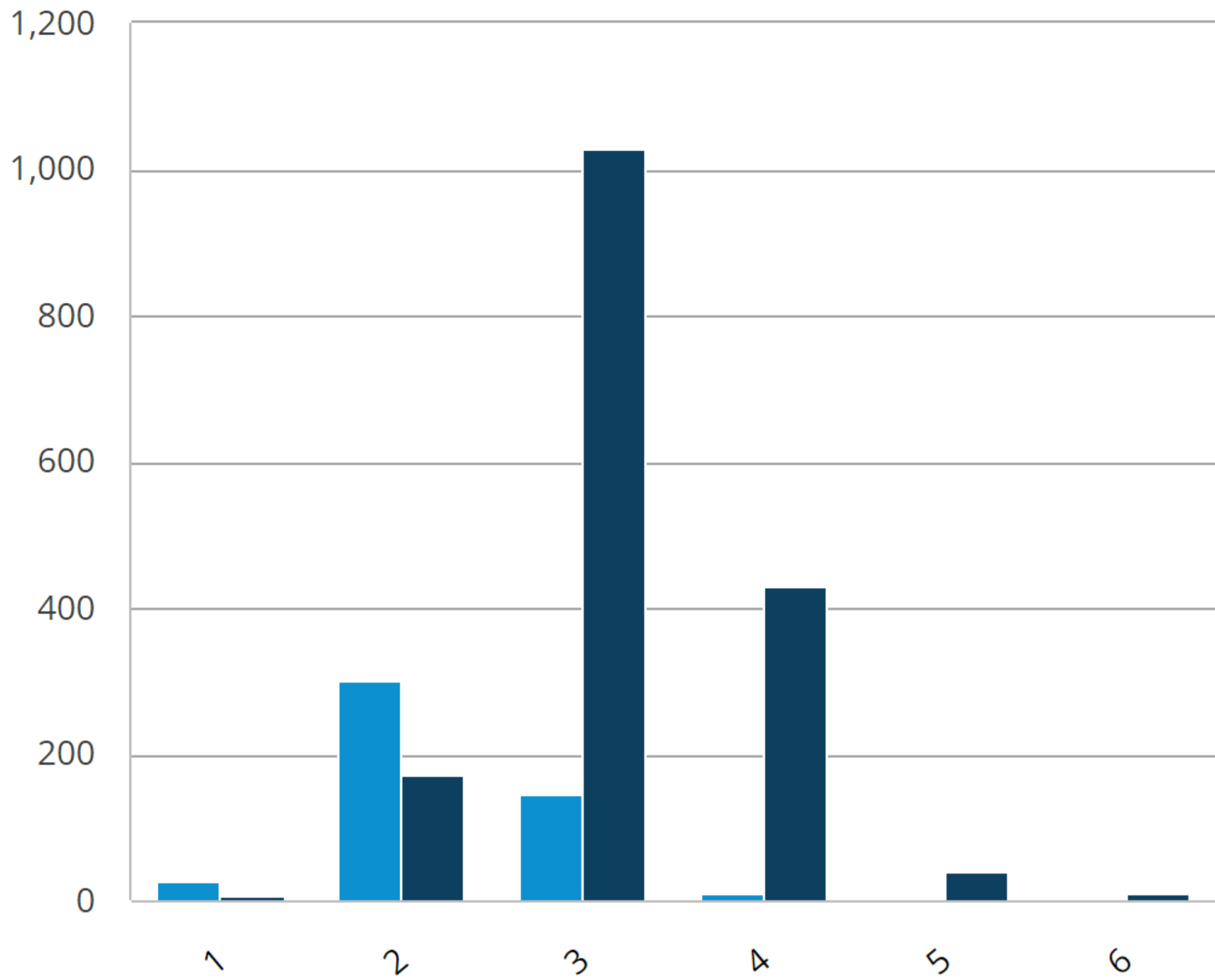
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Pending Sales

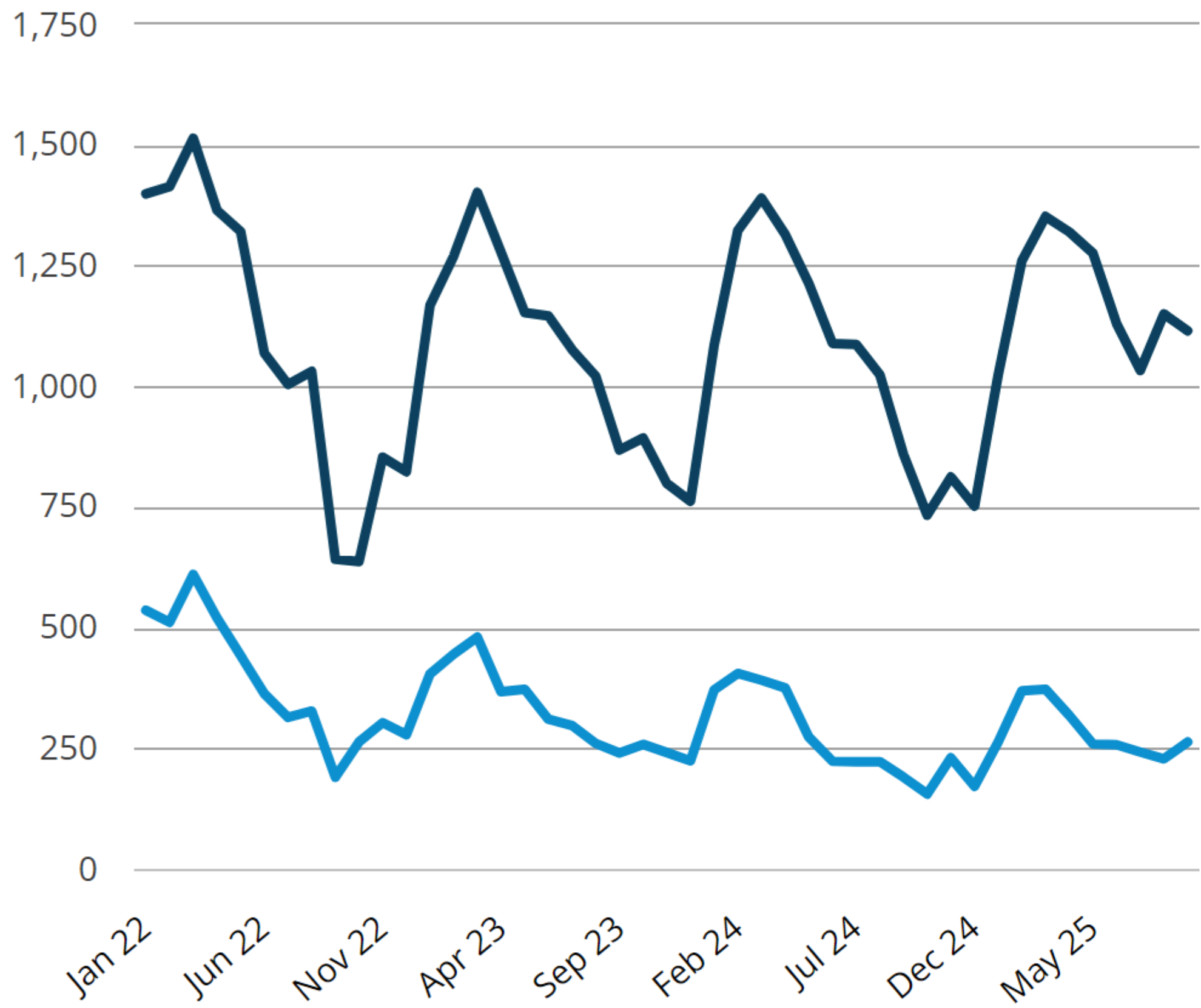


September 2025

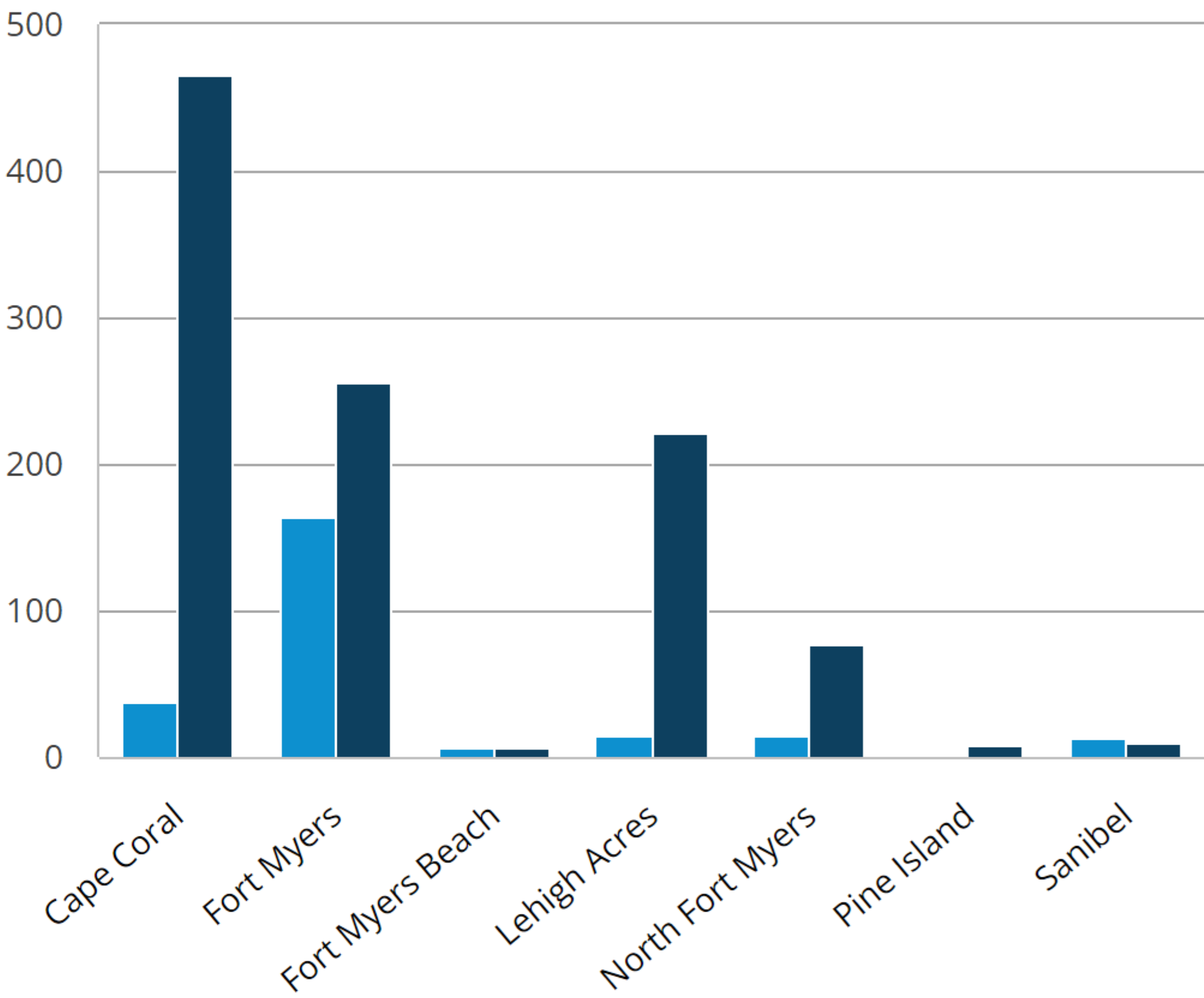
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,115	⬇	-3.0%	⬆	29.8%	⬆	2.6%
CONDO	263	⬆	15.4%	⬆	38.4%	⬇	-3.8%

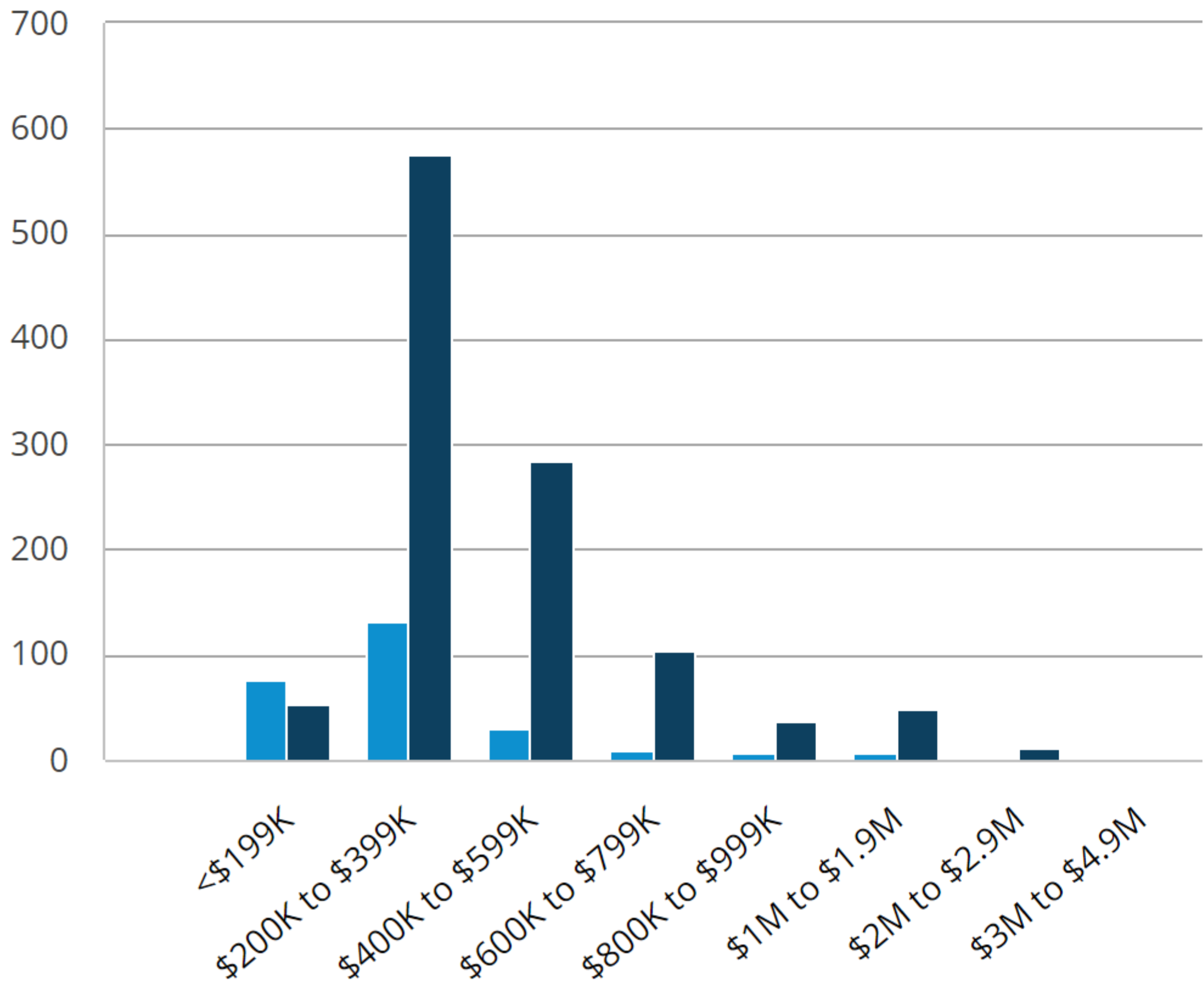
Historical Activity



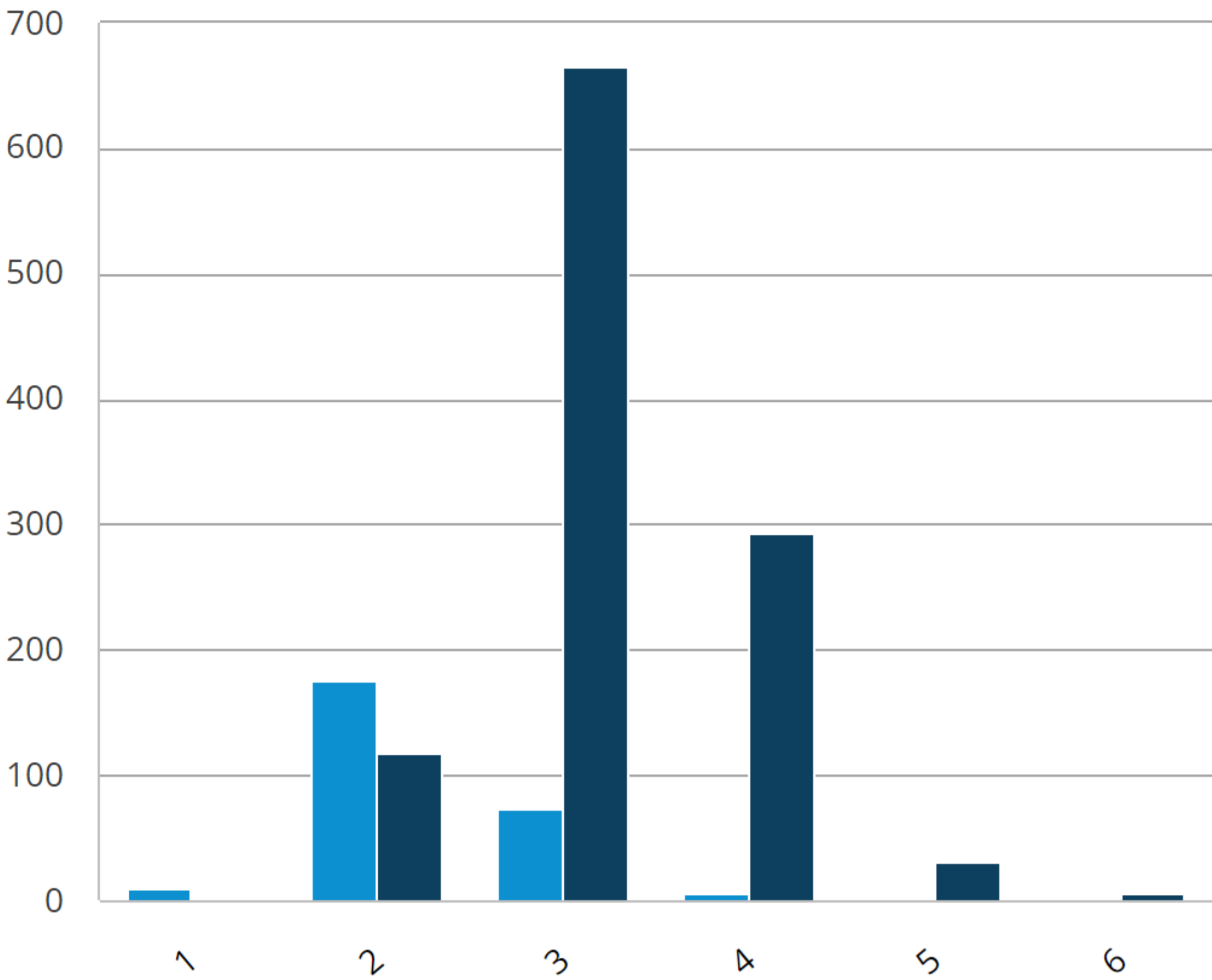
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Days on Market

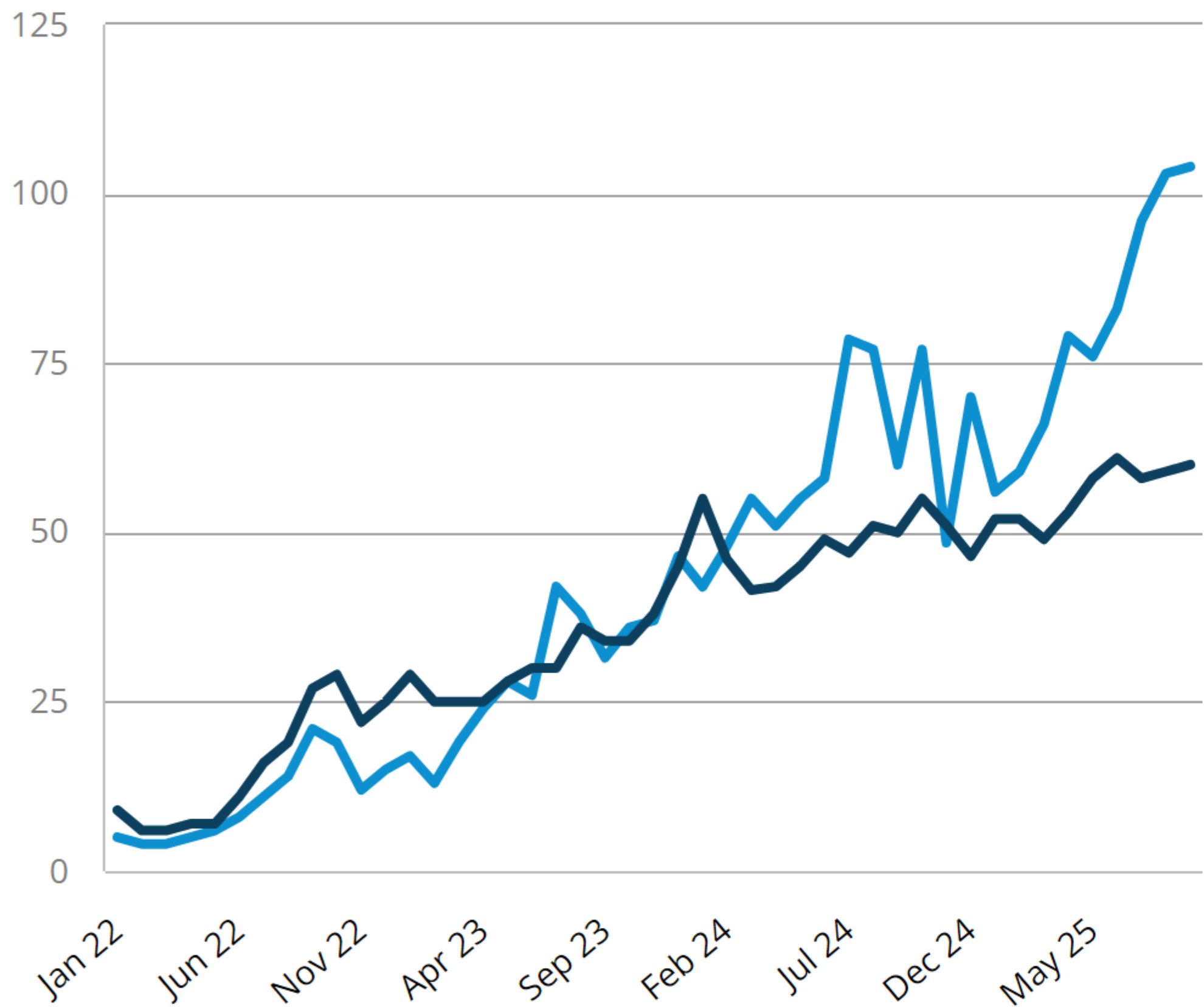


September 2025

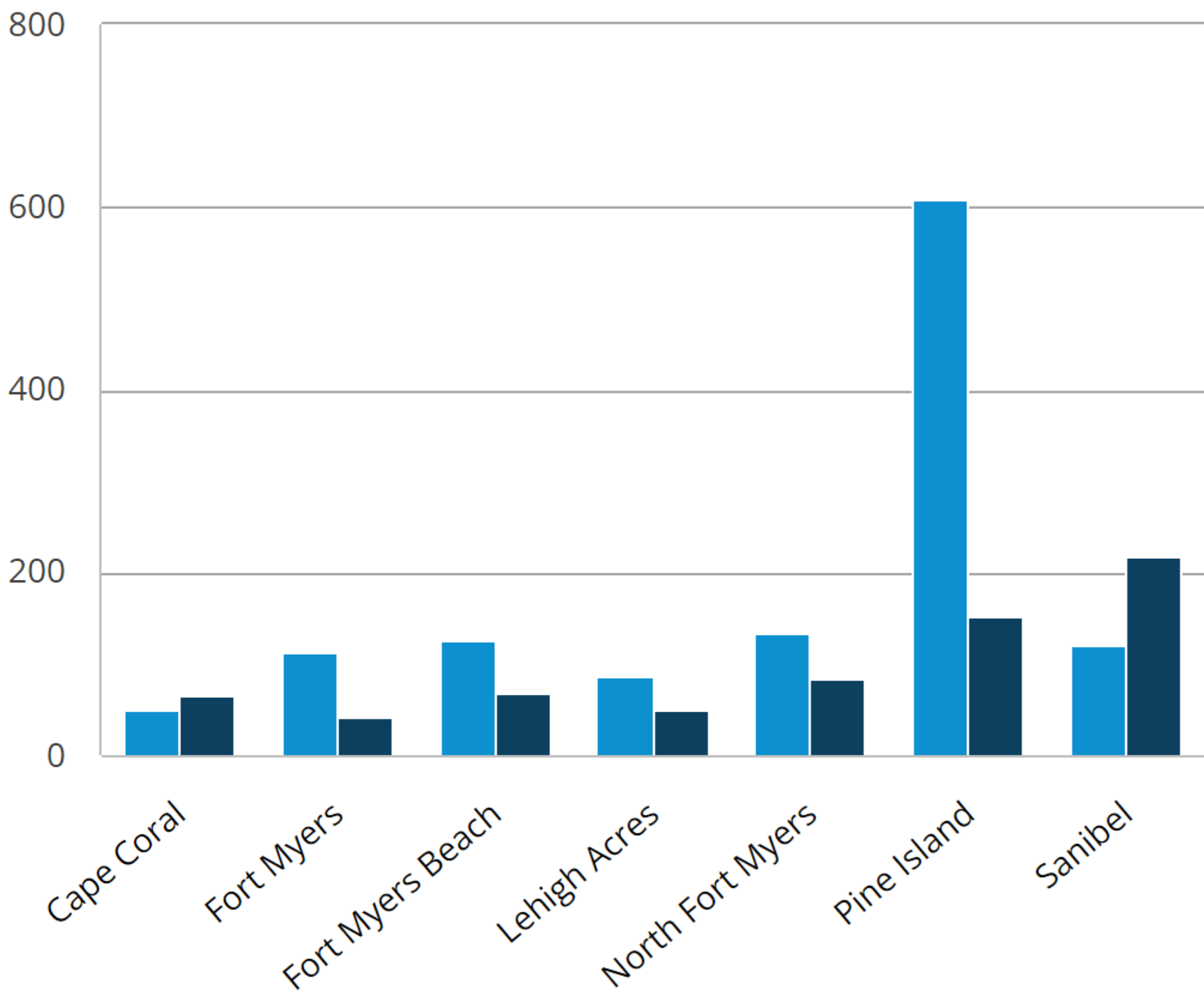
The median number of days between when a property is listed and the purchase contract date.

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	60	⬆	1.7%	⬆	20.0%	⬆	19.1%
CONDO	104	⬆	1.0%	⬆	73.3%	⬆	37.5%

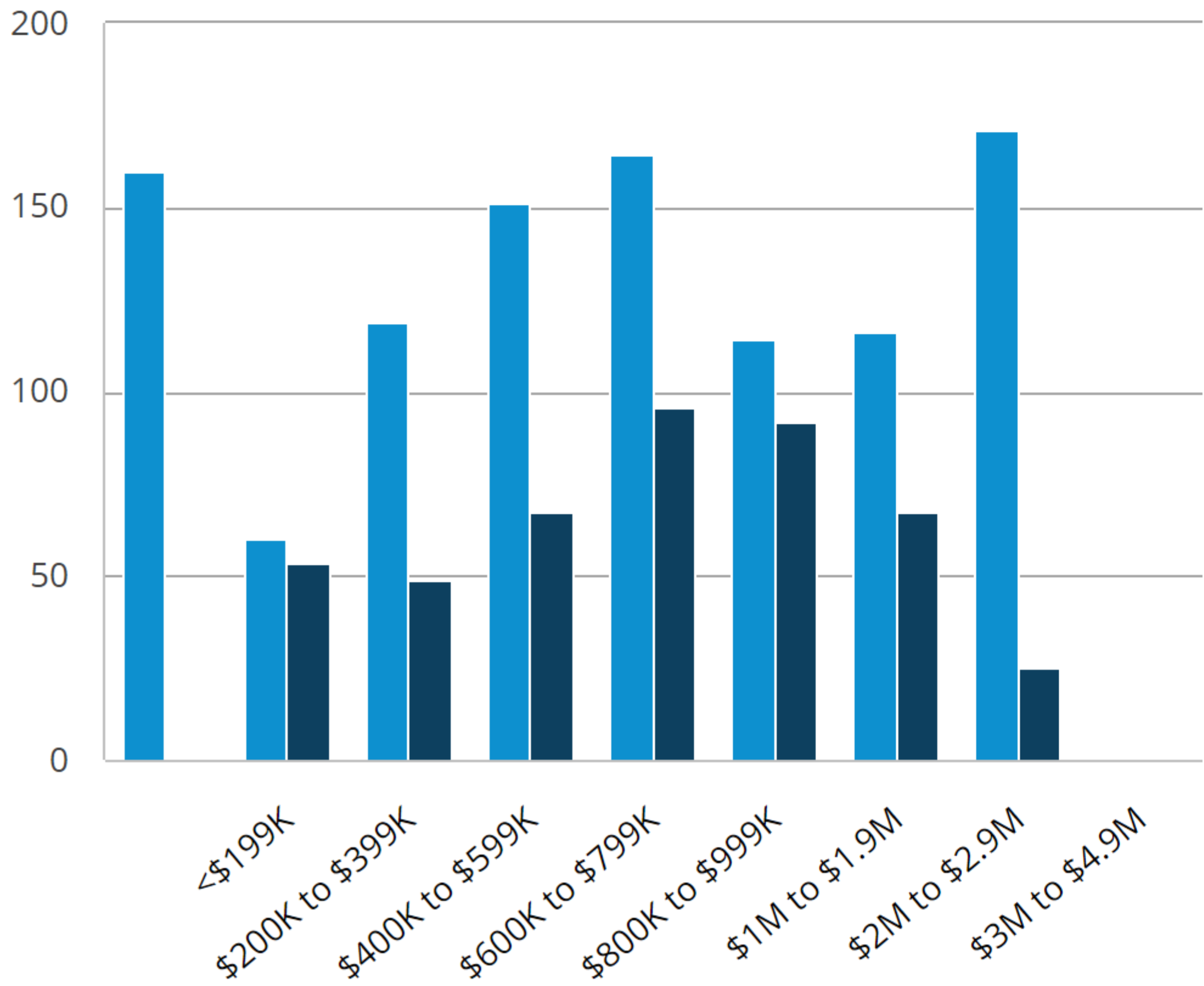
Historical Activity



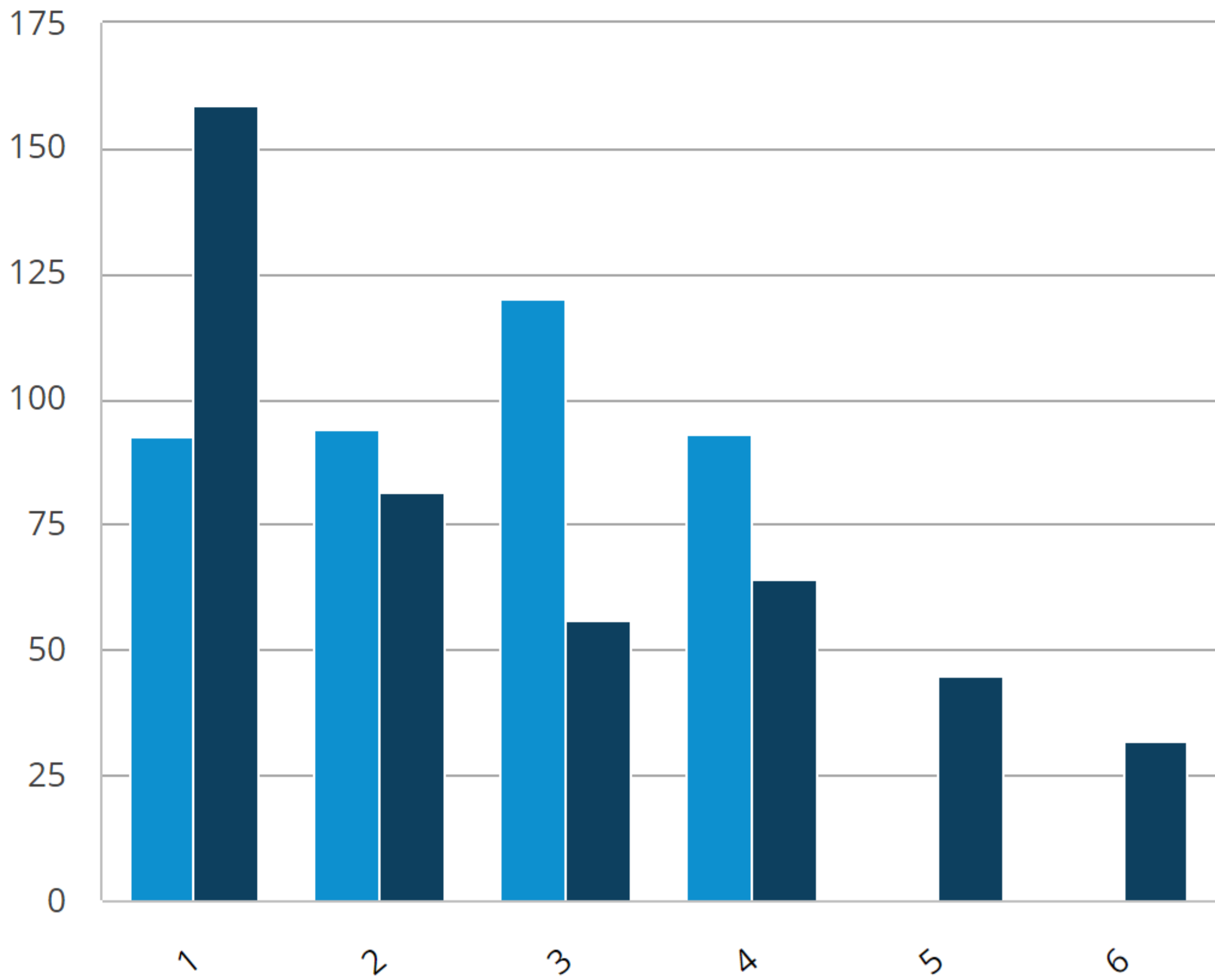
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Price per Square Foot

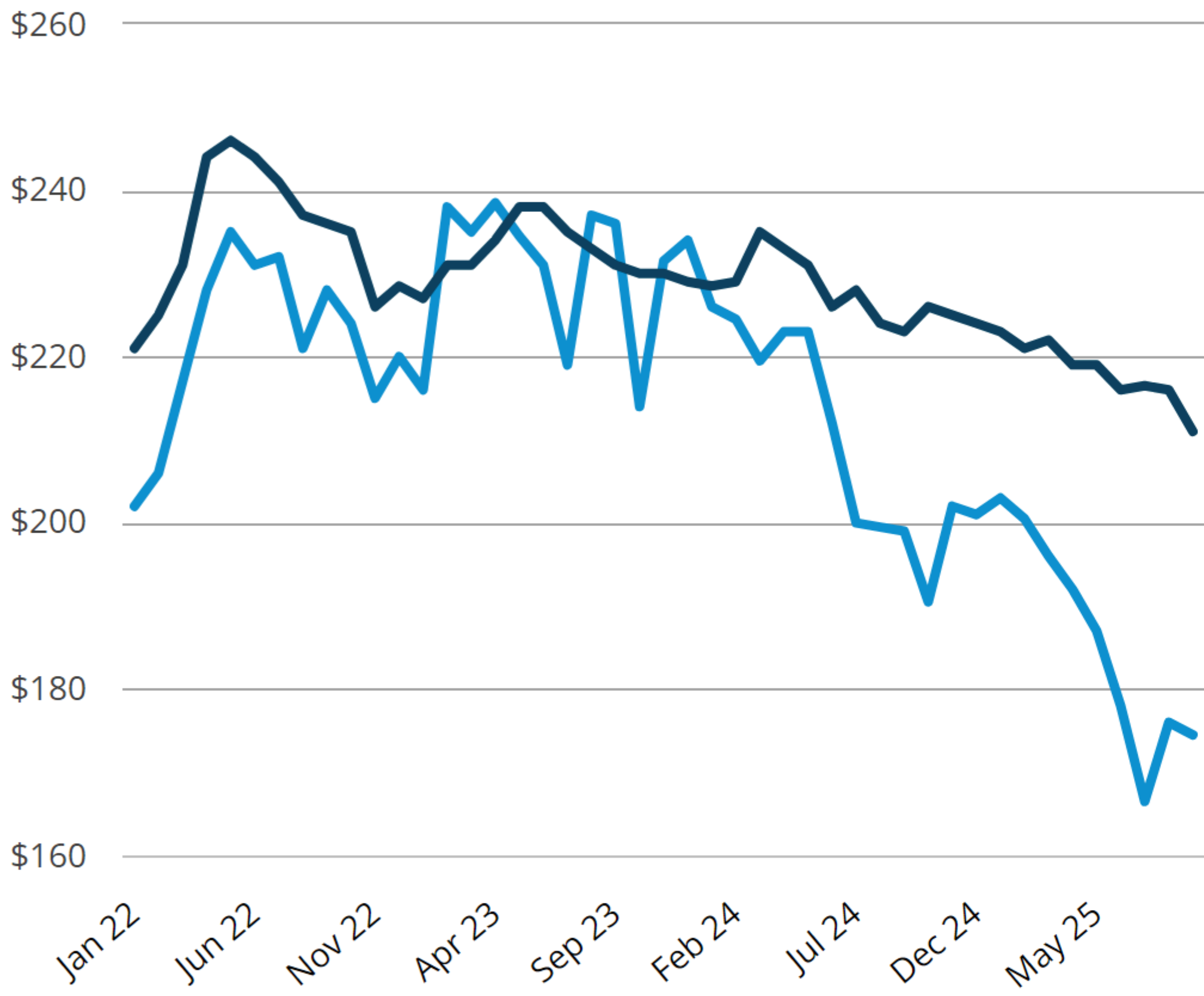


September 2025

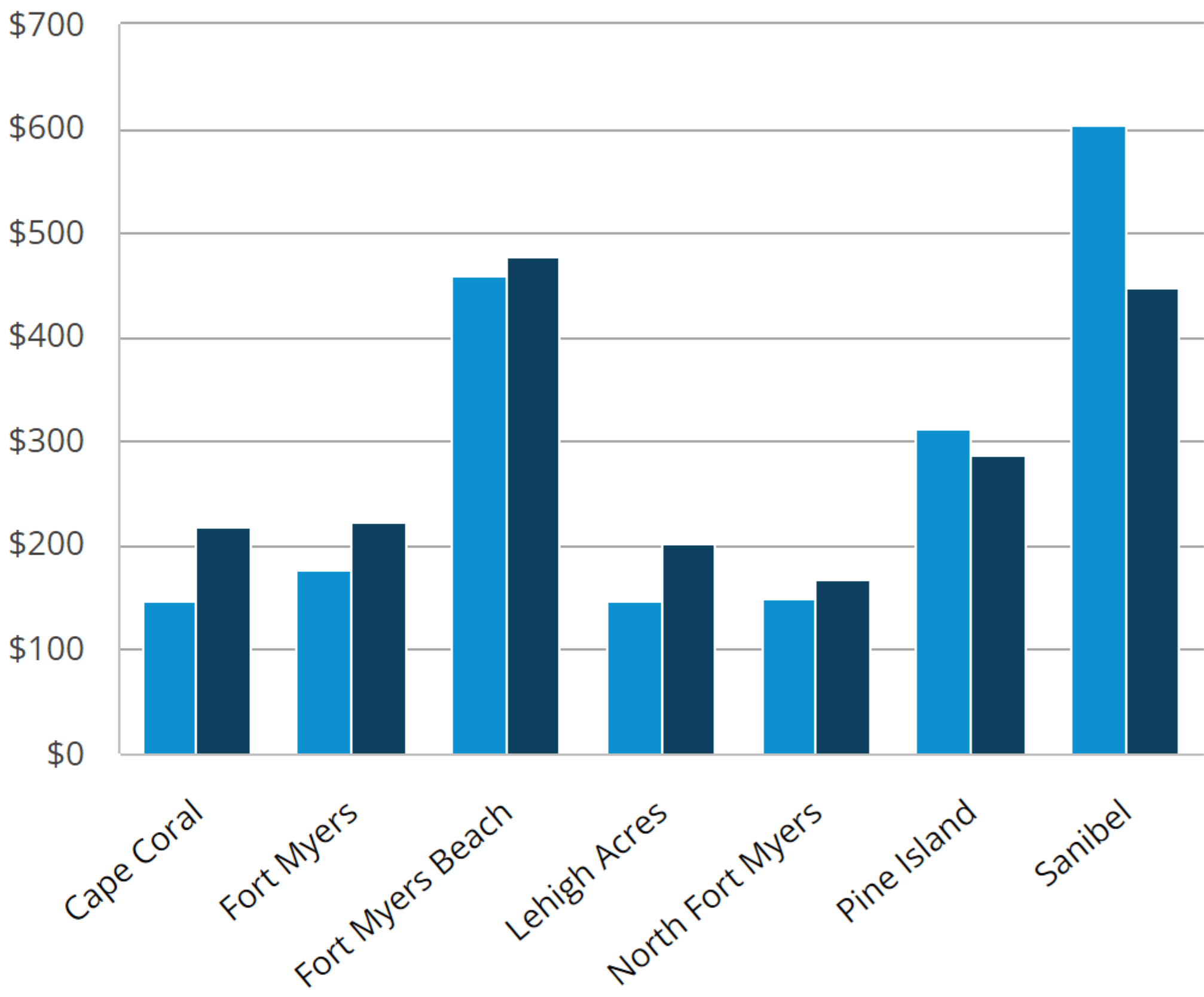
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$211	⌵	-2.3%	⌵	-5.4%	⌵	-4.4%
CONDO	\$175	⌵	-0.9%	⌵	-12.3%	⌵	-14.2%

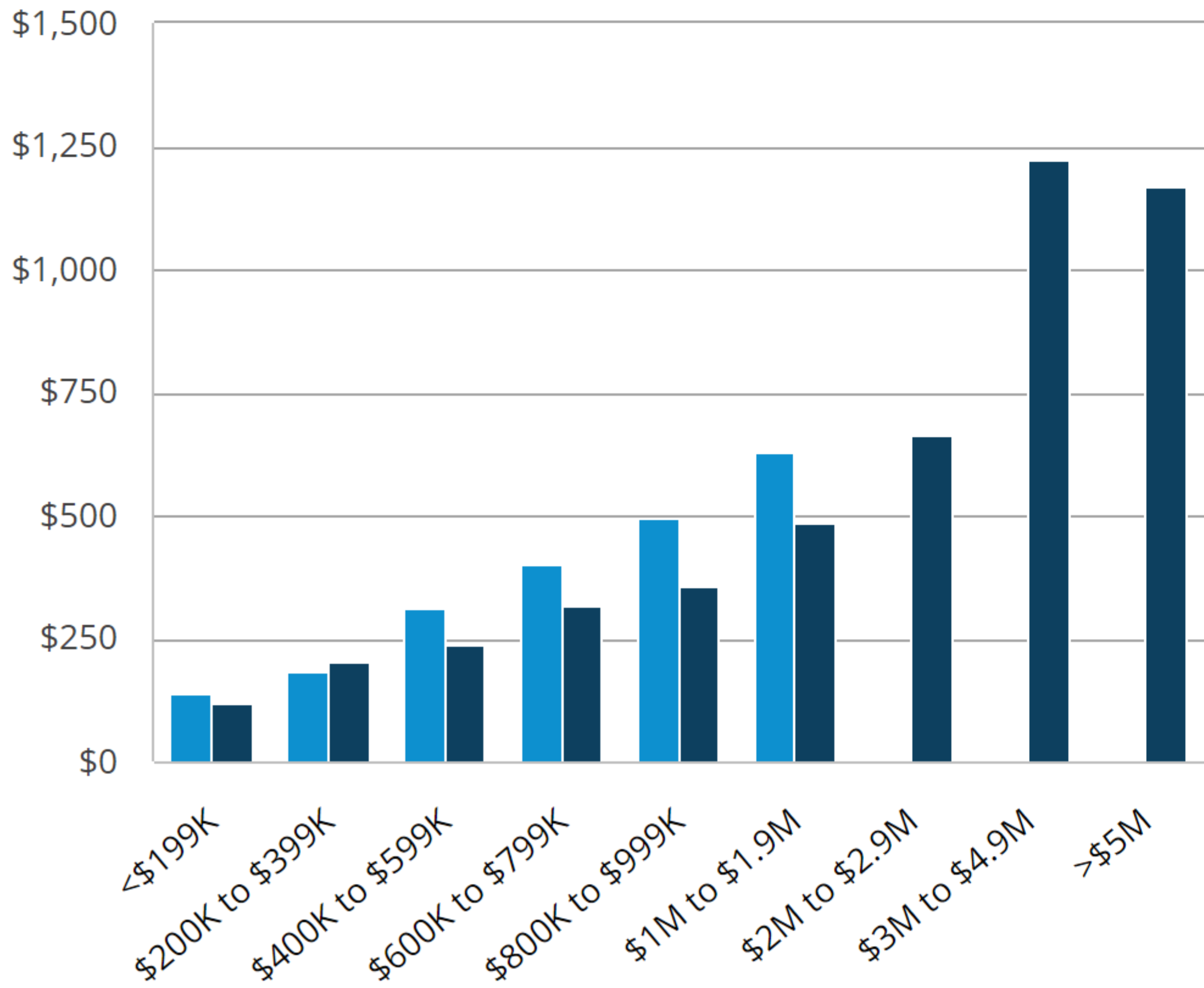
Historical Activity



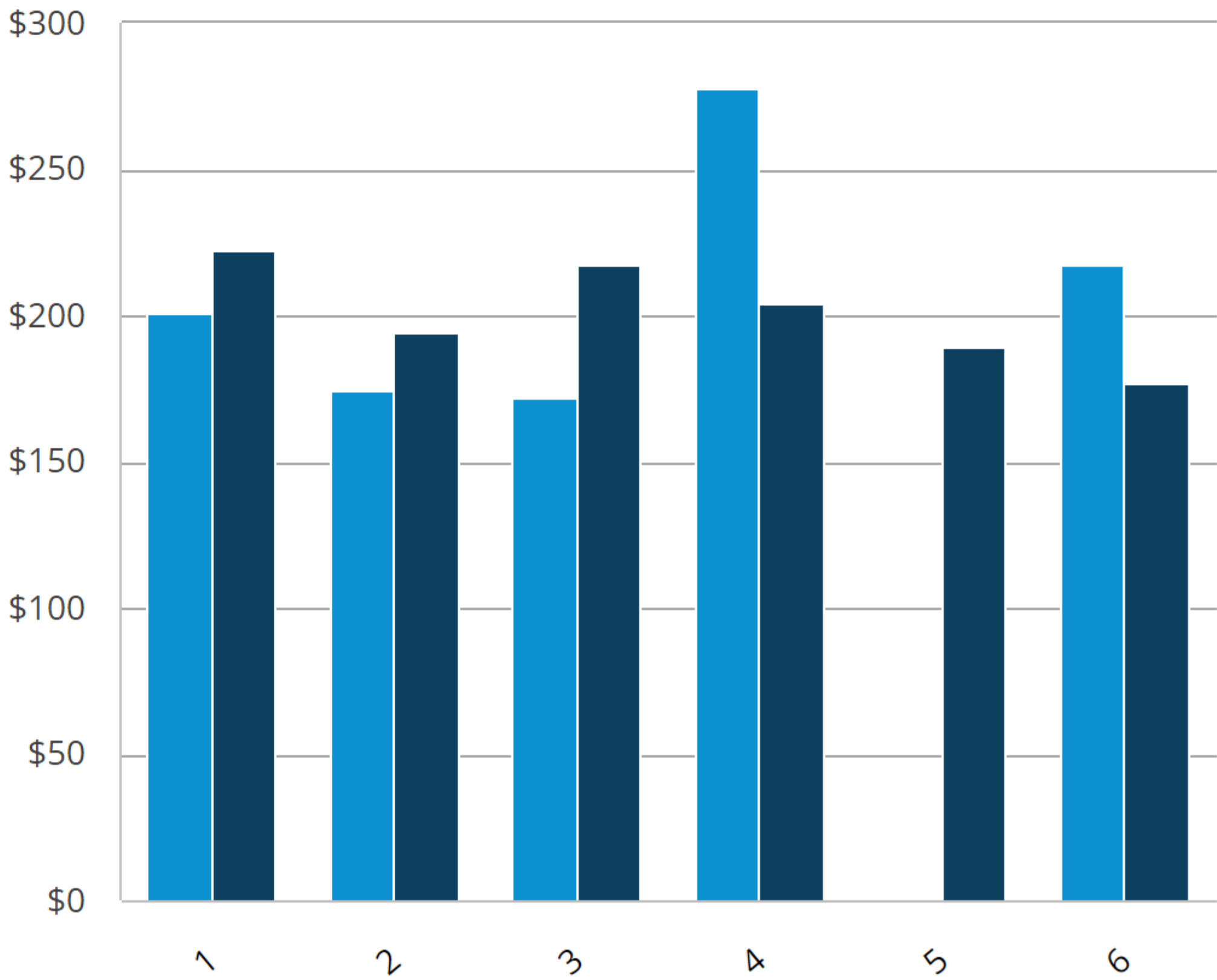
Select Areas



By Price Range



By Bedrooms

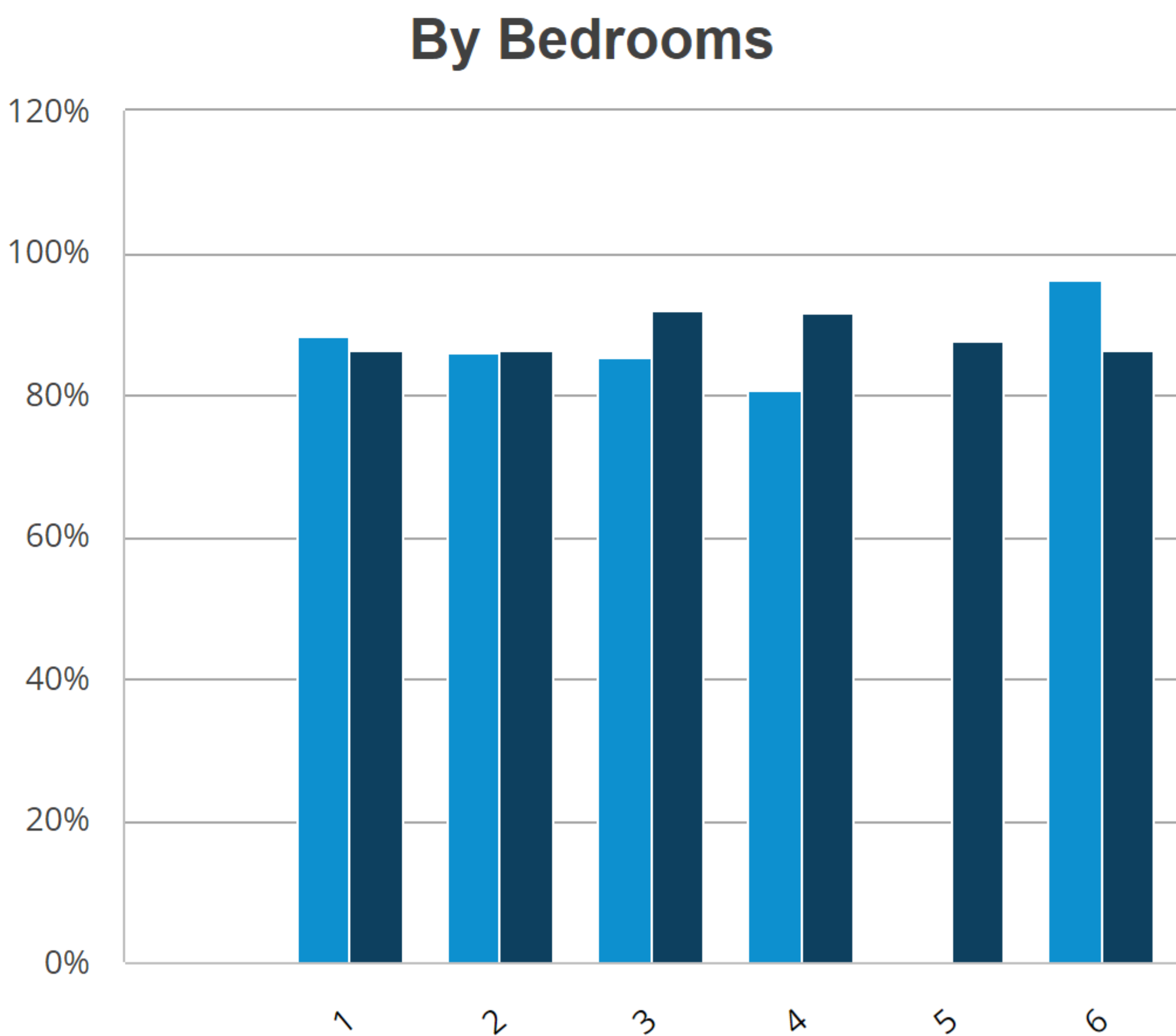
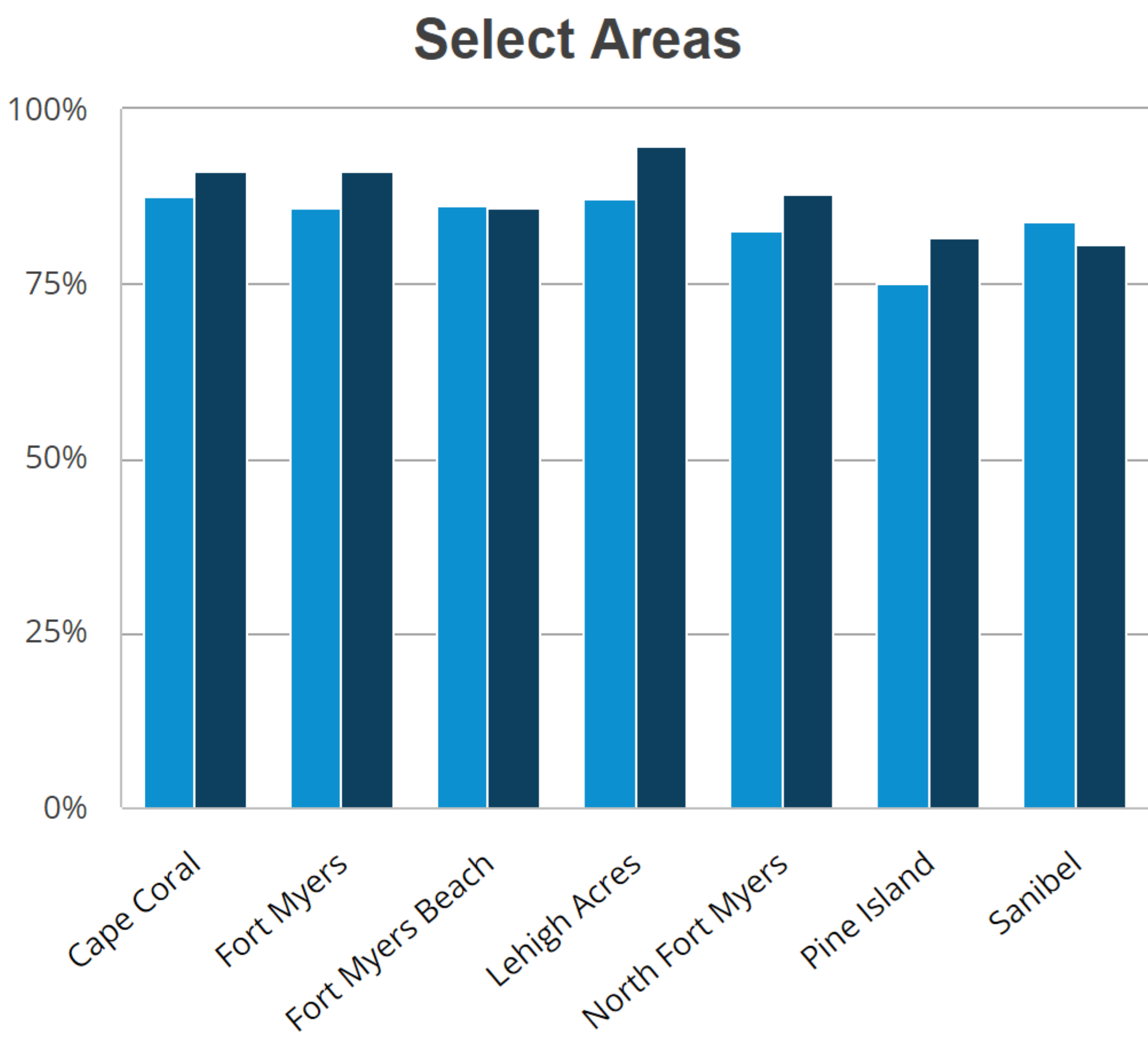
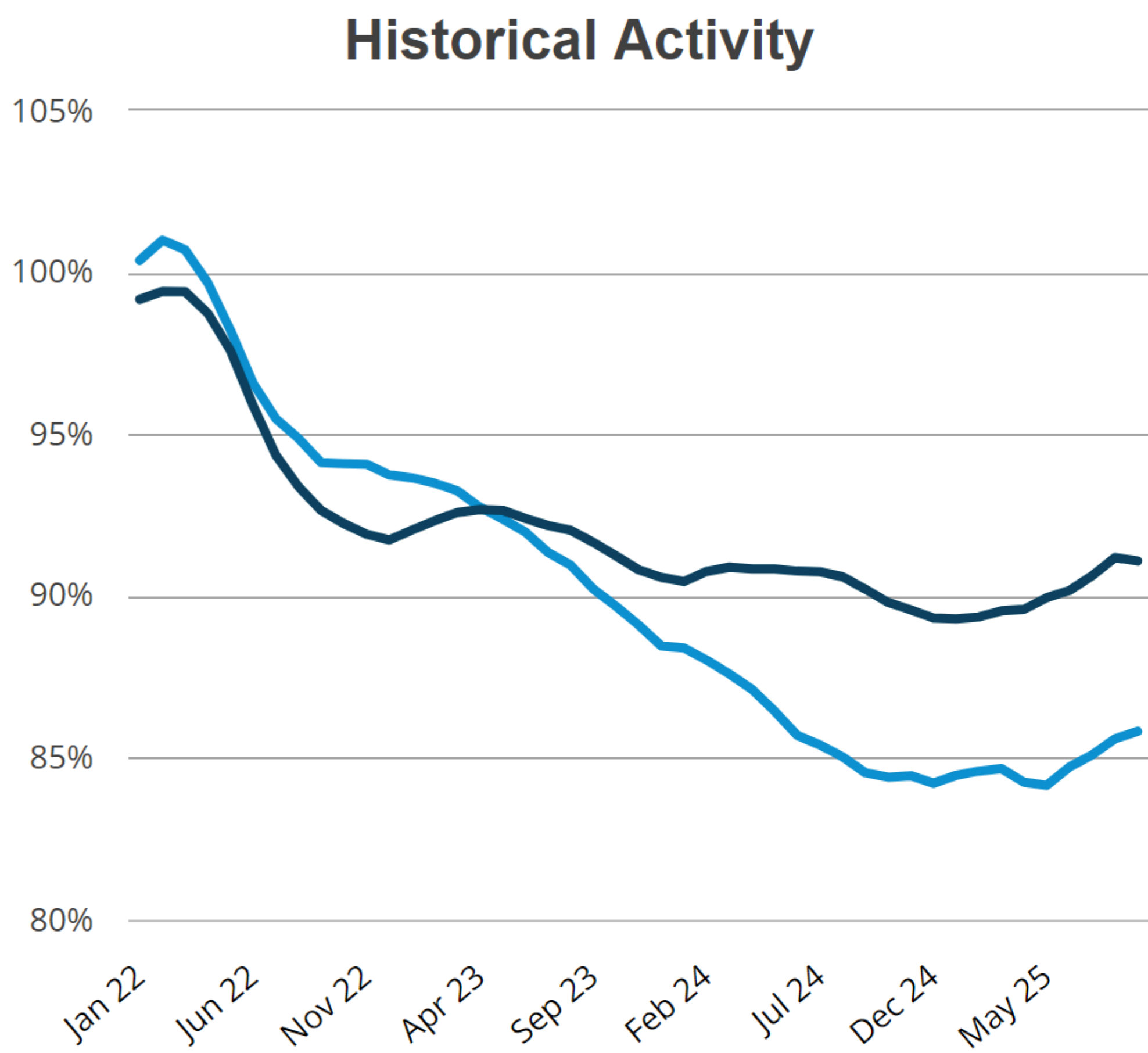


Legend: — Condo — Single Family

September 2025

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

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	91.1%	⬇️	-0.1%	⬆️	1.0%	⬇️	-0.9%
CONDO	85.8%	⬆️	0.3%	⬆️	1.5%	⬇️	-2.4%



Active Inventory

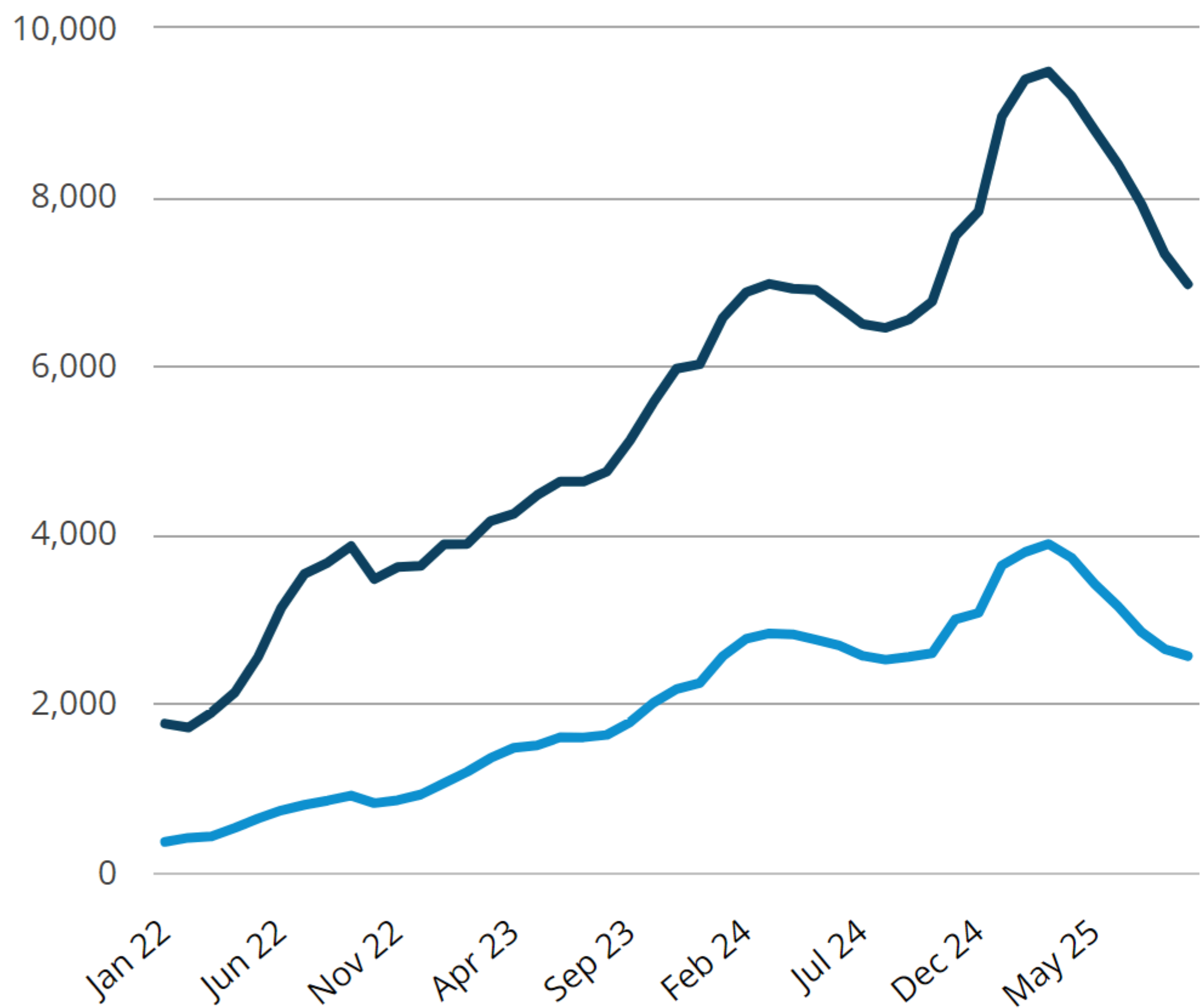


September 2025

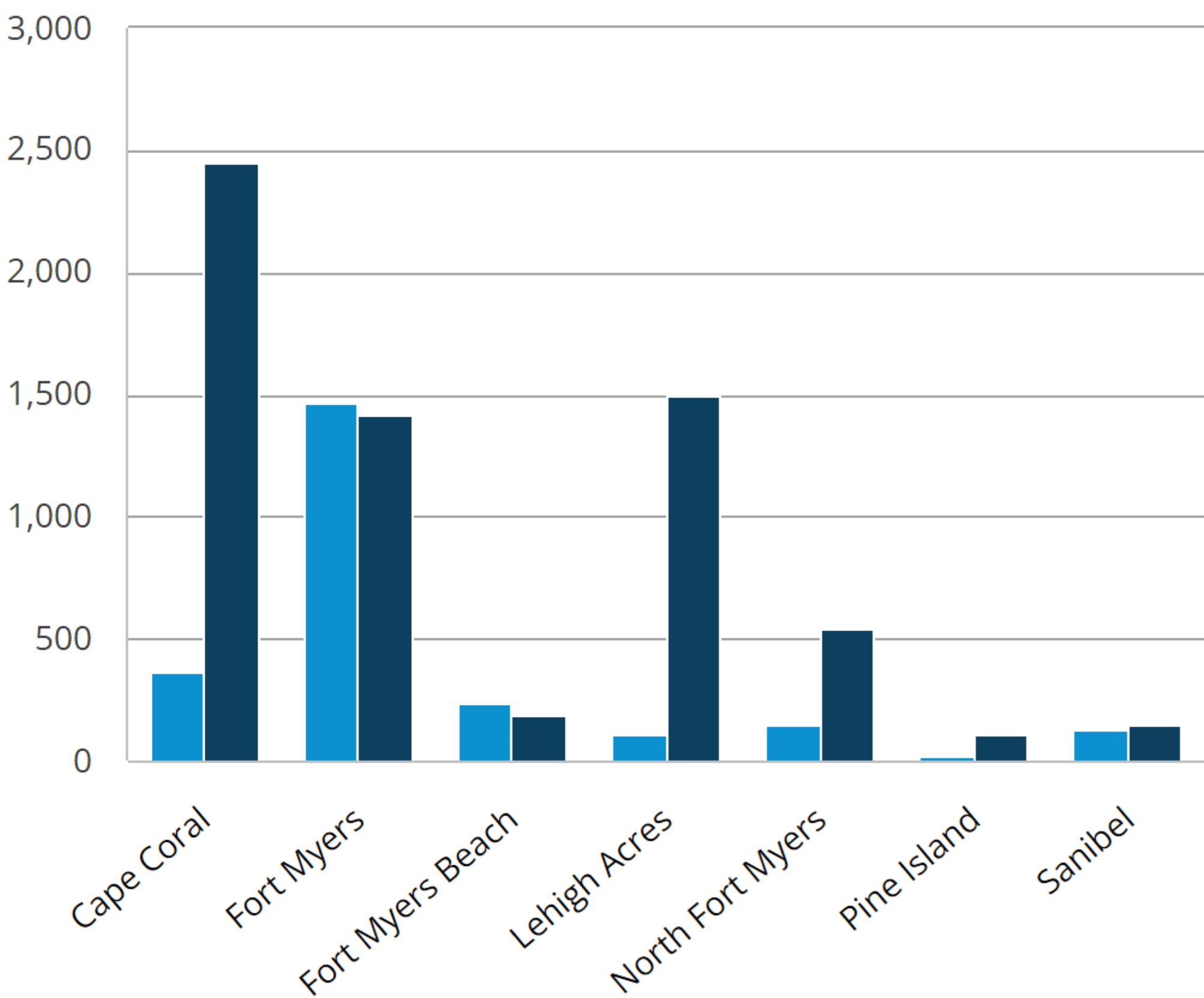
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	6,966	⬇	-4.9%	⬆	6.4%	—
CONDO	2,563	⬇	-3.1%	⬆	0.3%	—

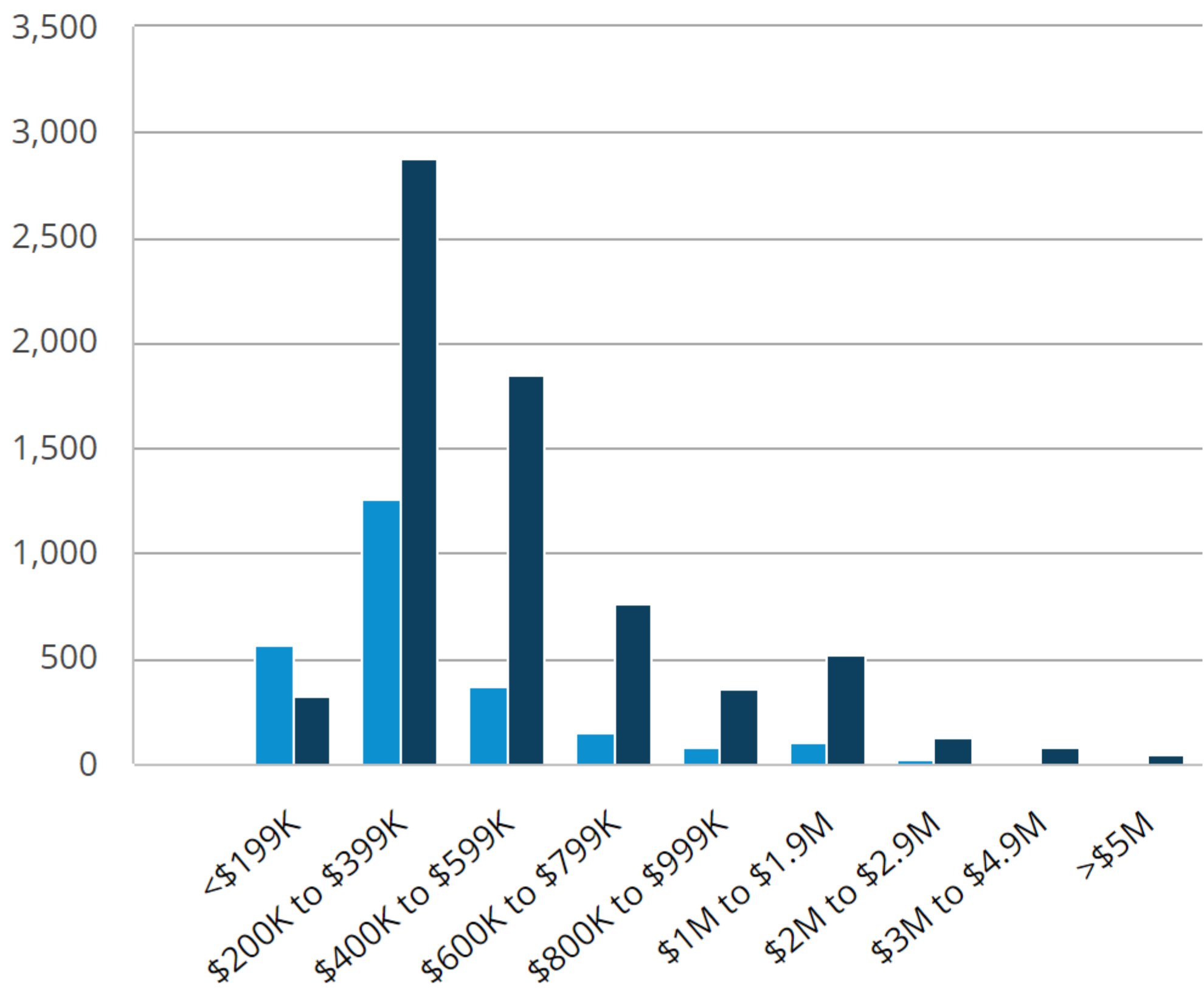
Historical Activity



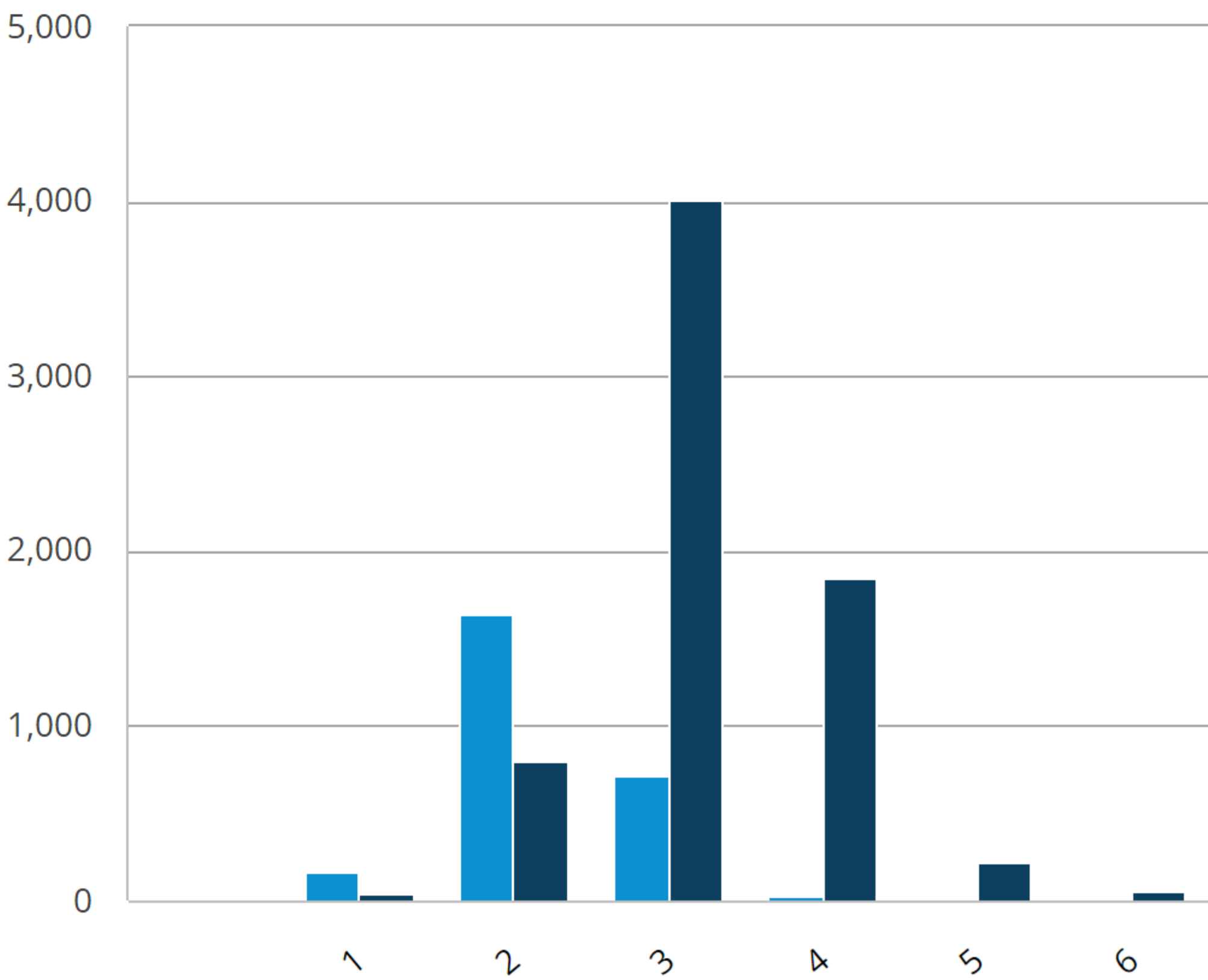
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Months Supply of Inventory

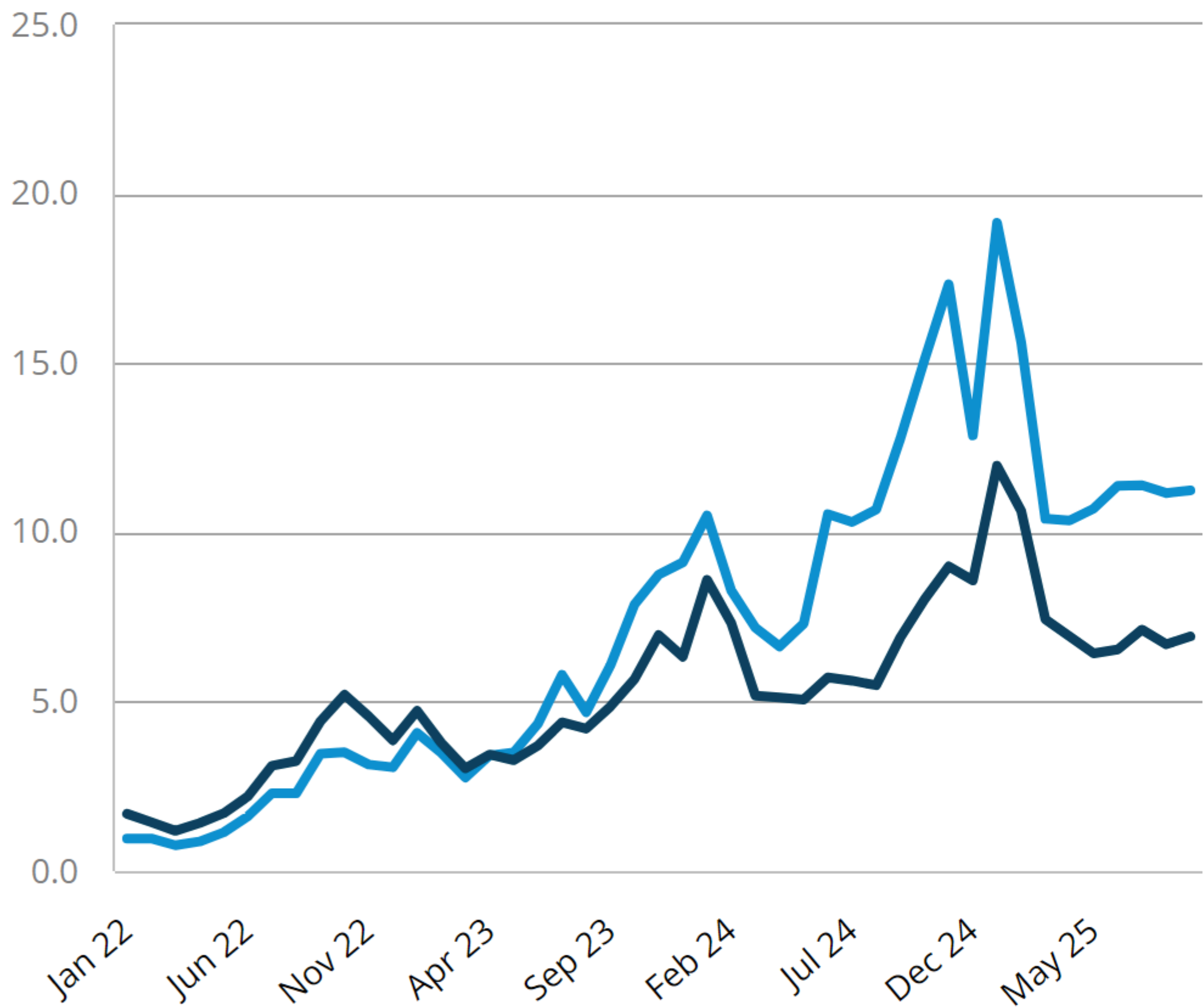


September 2025

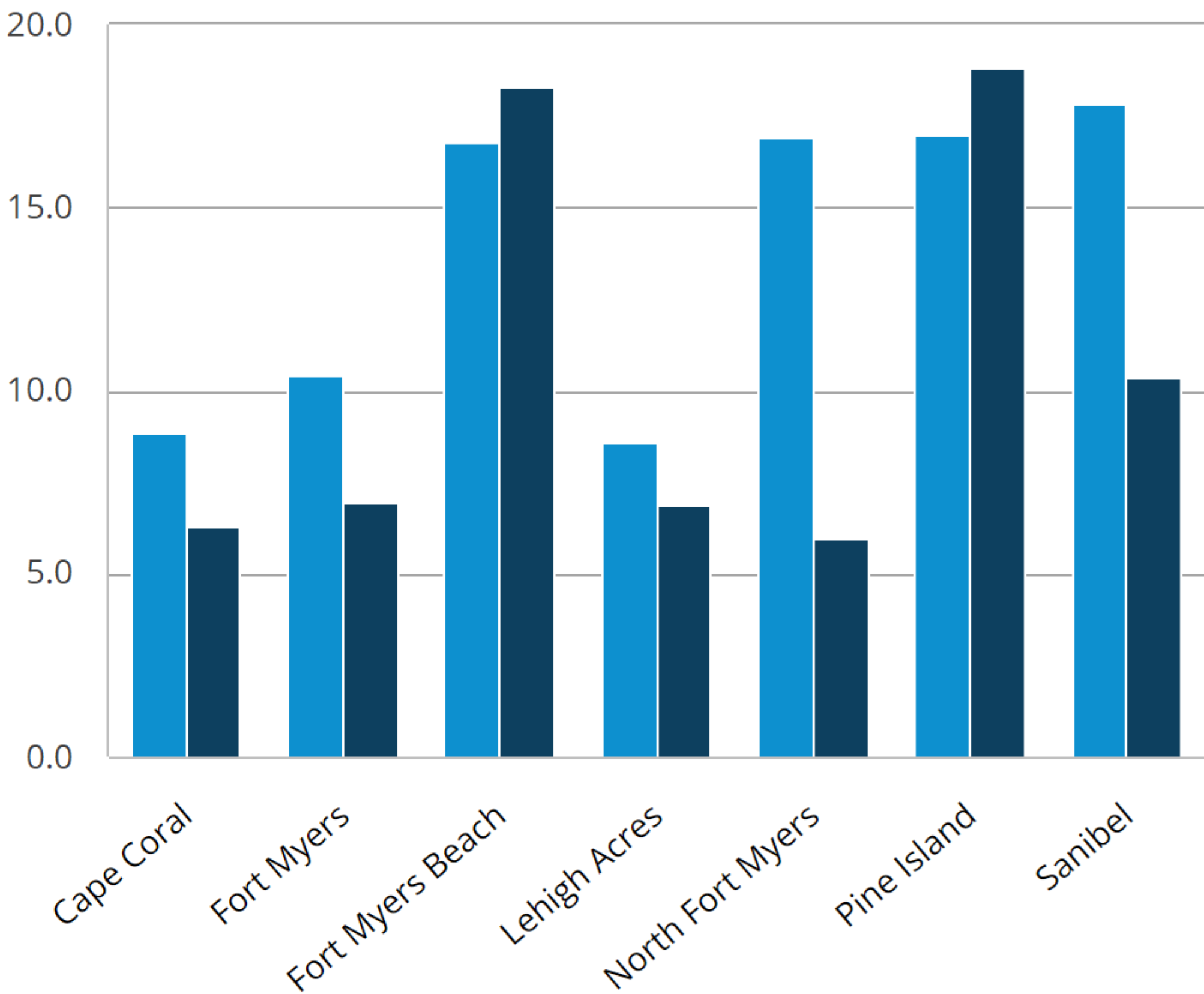
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	6.9	⬆	3.5%	⬆	0.5%	—
CONDO	11.2	⬆	0.7%	⬇	-12.0%	—

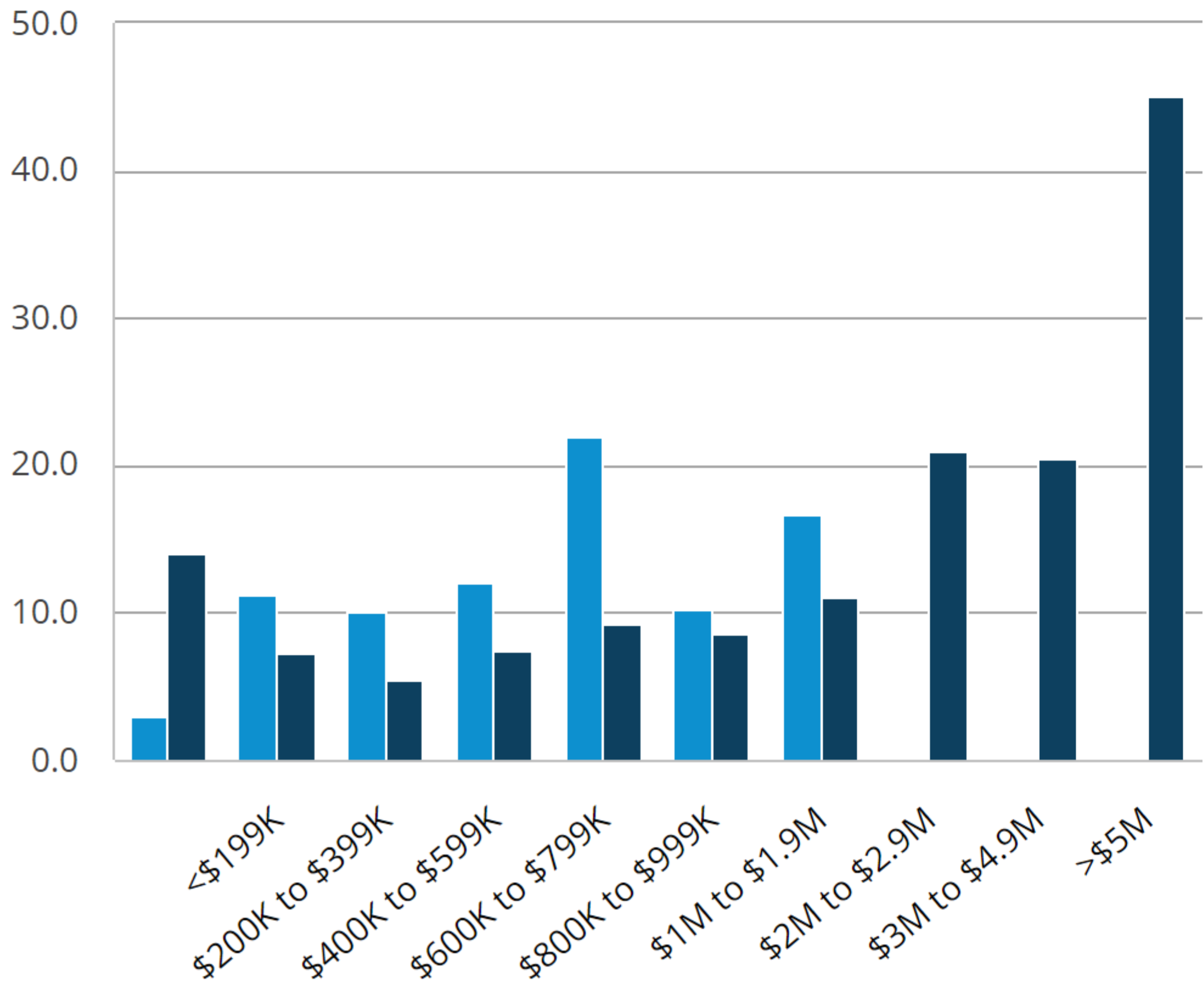
Historical Activity



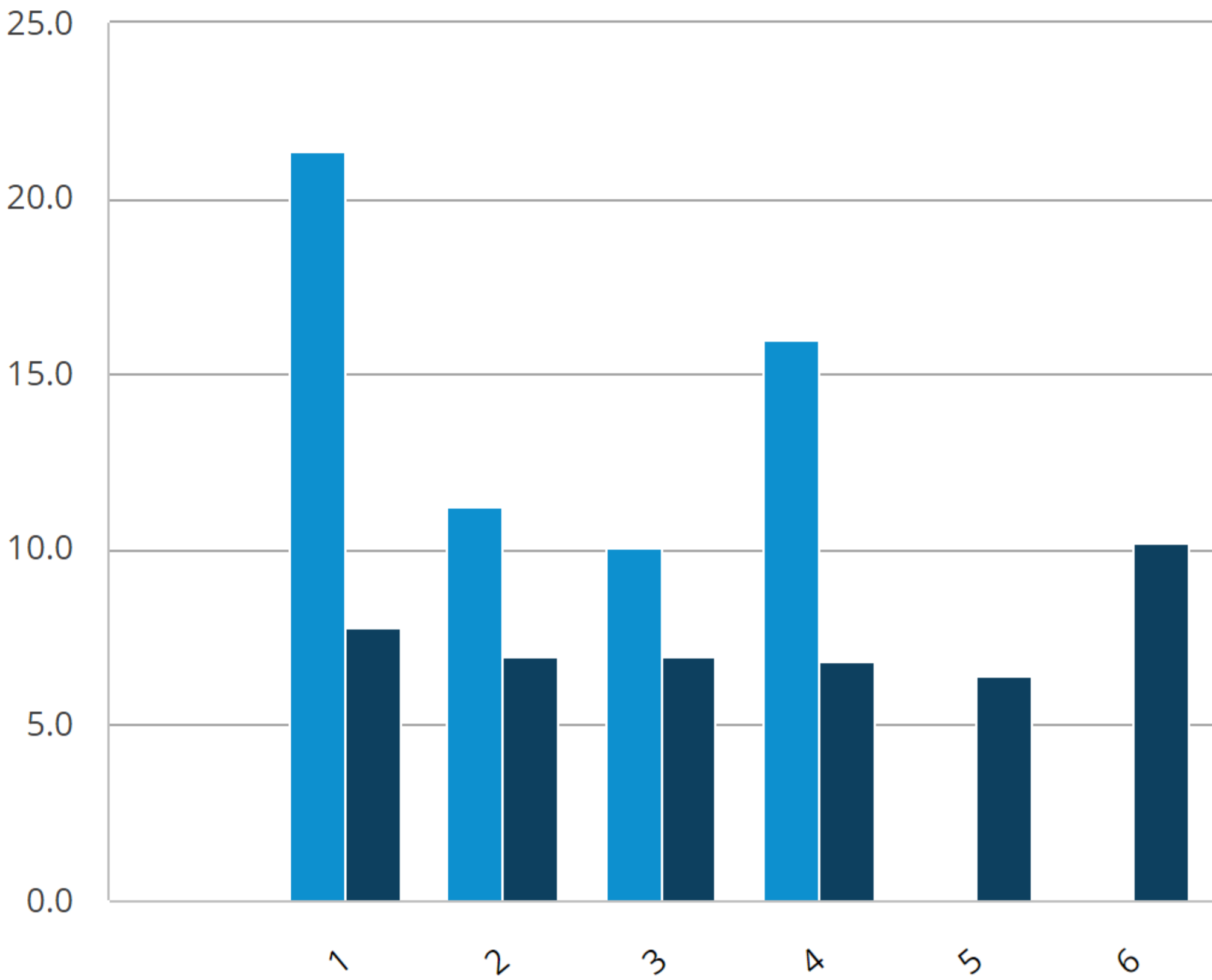
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Cape Coral Region

September 2025



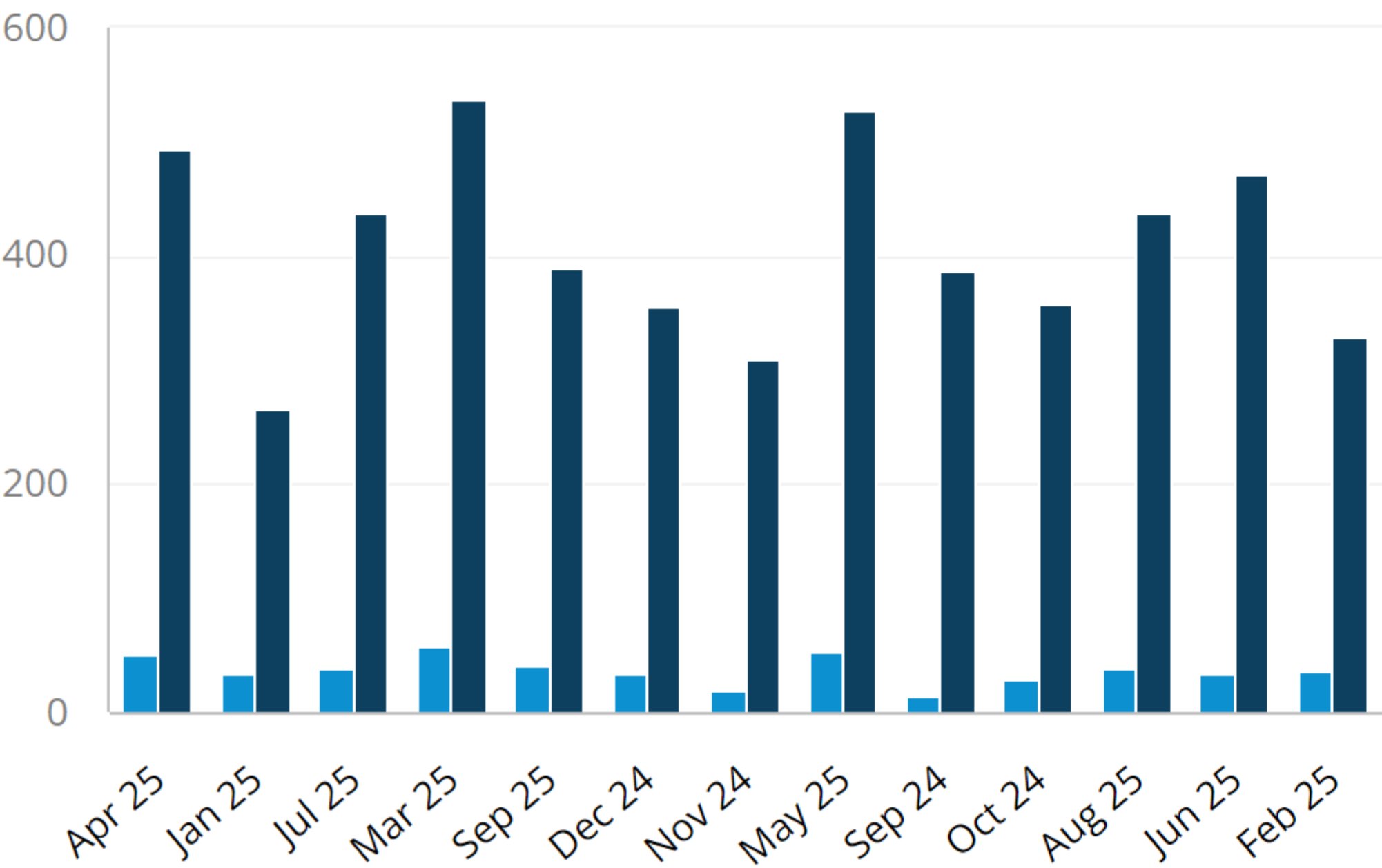
Single Family Homes

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$365,000	\$379,000	⬇️ -3.7%	\$367,999	⬇️ -0.8%	\$375,000	\$399,000	⬇️ -6.0%
Closed Sales	390	386	⬆️ 1.0%	437	⬇️ -10.8%	3,893	4,109	⬇️ -5.3%
New Listings	595	671	⬇️ -11.3%	550	⬆️ 8.2%	6,856	7,319	⬇️ -6.3%
Pending Sales	466	368	⬆️ 26.6%	462	⬆️ 0.9%	4,181	4,227	⬇️ -1.1%
Median Days on Market	67	54	⬆️ 23.1%	61	⬆️ 9.9%	58	50	⬆️ 16.0%
Sold Price per Square Foot	\$218	\$230	⬇️ -5.0%	\$219	⬇️ -0.5%	\$220	\$234	⬇️ -6.0%
Percent of Original Price Rec'd	91.1%	93.0%	⬇️ -2.0%	90.8%	⬆️ 0.4%	91.6%	92.9%	⬇️ -1.5%
Active Inventory	2,448	2,707	⬇️ -9.6%	2,666	⬇️ -8.2%	--	--	--
Months Supply of Inventory	6.3	7.0	⬇️ -10.5%	6.1	⬆️ 2.9%	--	--	--

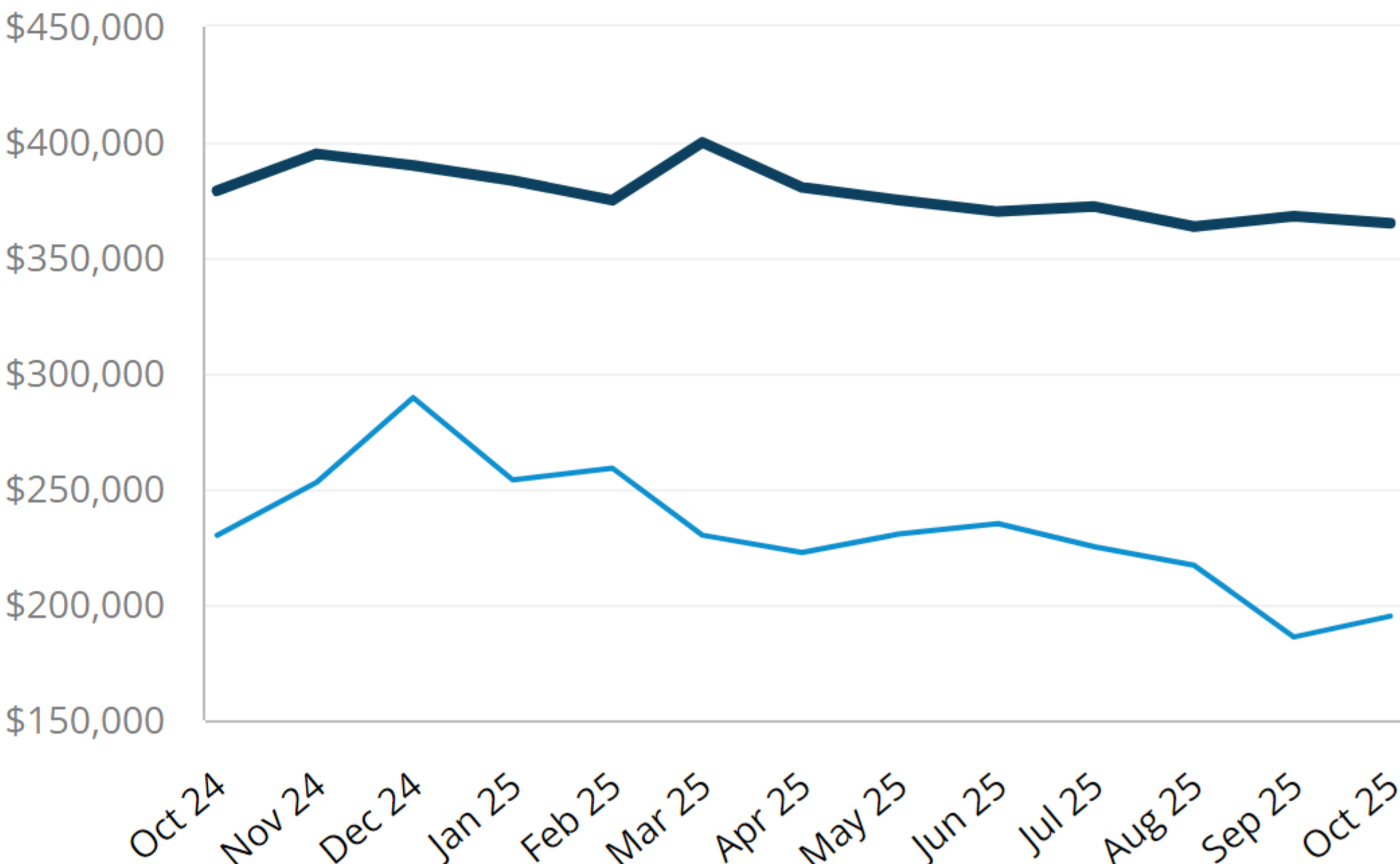
Condominiums

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$195,000	\$230,000	⬇️ -15.2%	\$186,000	⬆️ 4.8%	\$225,000	\$267,500	⬇️ -15.9%
Closed Sales	41	15	⬆️ 173.3%	38	⬆️ 7.9%	387	373	⬆️ 3.8%
New Listings	71	72	⬇️ -1.4%	76	⬇️ -6.6%	813	823	⬇️ -1.2%
Pending Sales	38	22	⬆️ 72.7%	43	⬇️ -11.6%	391	361	⬆️ 8.3%
Median Days on Market	51	74	⬇️ -30.6%	58	⬇️ -12.1%	70	75	⬇️ -6.7%
Sold Price per Square Foot	\$147	\$187	⬇️ -21.4%	\$139	⬆️ 6.1%	\$166	\$203	⬇️ -18.2%
Percent of Original Price Rec'd	87.9%	84.5%	⬆️ 3.9%	85.5%	⬆️ 2.7%	86.5%	88.4%	⬇️ -2.2%
Active Inventory	363	396	⬇️ -8.3%	383	⬇️ -5.2%	--	--	--
Months Supply of Inventory	8.9	26.4	⬇️ -66.4%	10.1	⬇️ -12.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



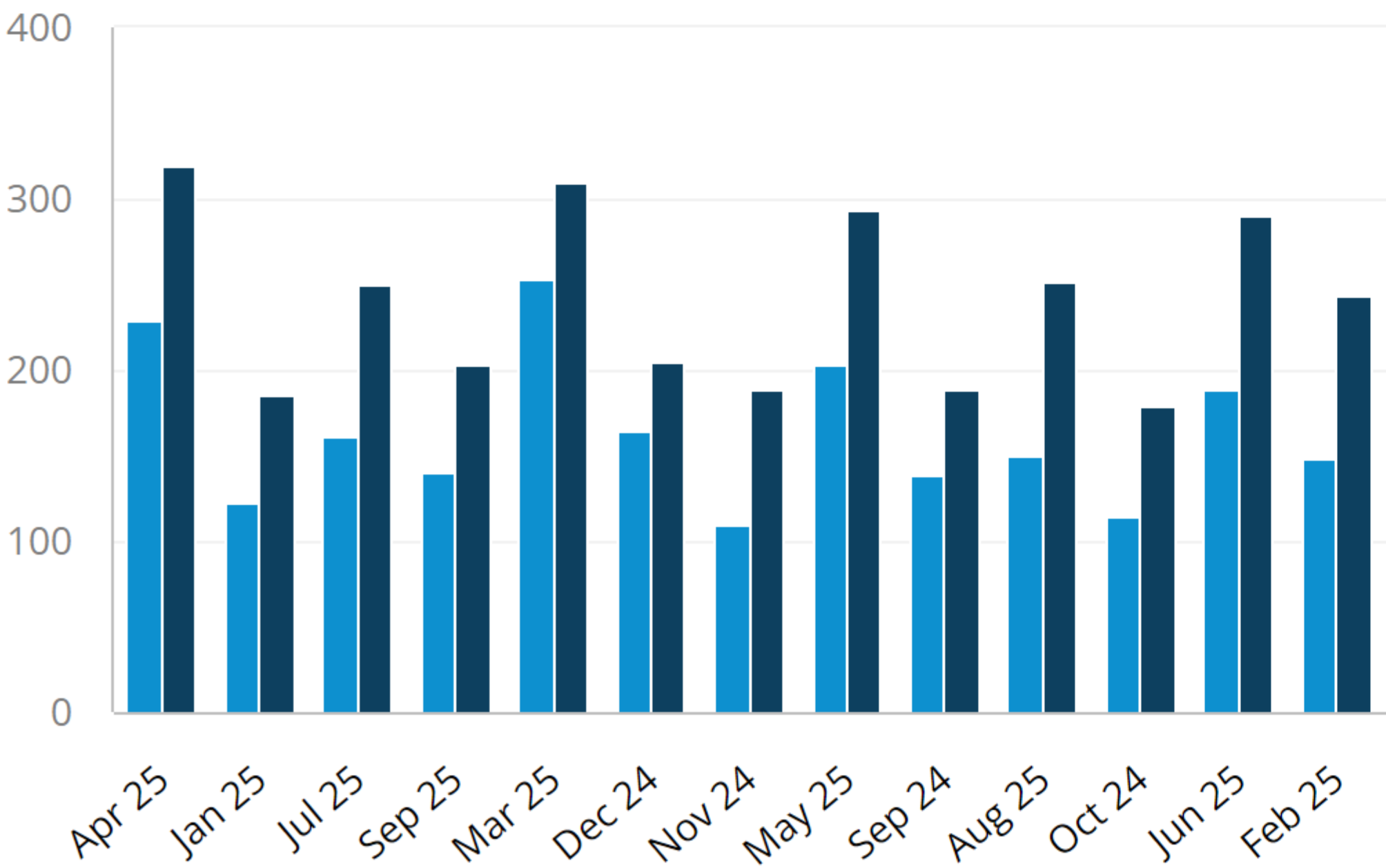
Single Family Homes

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$415,000	\$427,500	▼ -2.9%	\$427,862	▼ -3.0%	\$431,500	\$465,000	▼ -7.2%
Closed Sales	203	188	▲ 8.0%	251	▼ -19.1%	2,346	2,335	▲ 0.5%
New Listings	373	376	▼ -0.8%	357	▲ 4.5%	4,180	3,882	▲ 7.7%
Pending Sales	255	170	▲ 50.0%	236	▲ 8.1%	2,455	2,343	▲ 4.8%
Median Days on Market	43	35	▲ 22.9%	64	▼ -32.8%	52	44	▲ 18.2%
Sold Price per Square Foot	\$223	\$236	▼ -5.5%	\$233	▼ -4.3%	\$236	\$254	▼ -6.9%
Percent of Original Price Rec'd	91.6%	92.0%	▼ -0.4%	90.9%	▲ 0.8%	90.4%	91.8%	▼ -1.6%
Active Inventory	1,415	1,358	▲ 4.2%	1,500	▼ -5.7%	--	--	--
Months Supply of Inventory	7.0	7.2	▼ -3.5%	6.0	▲ 16.6%	--	--	--

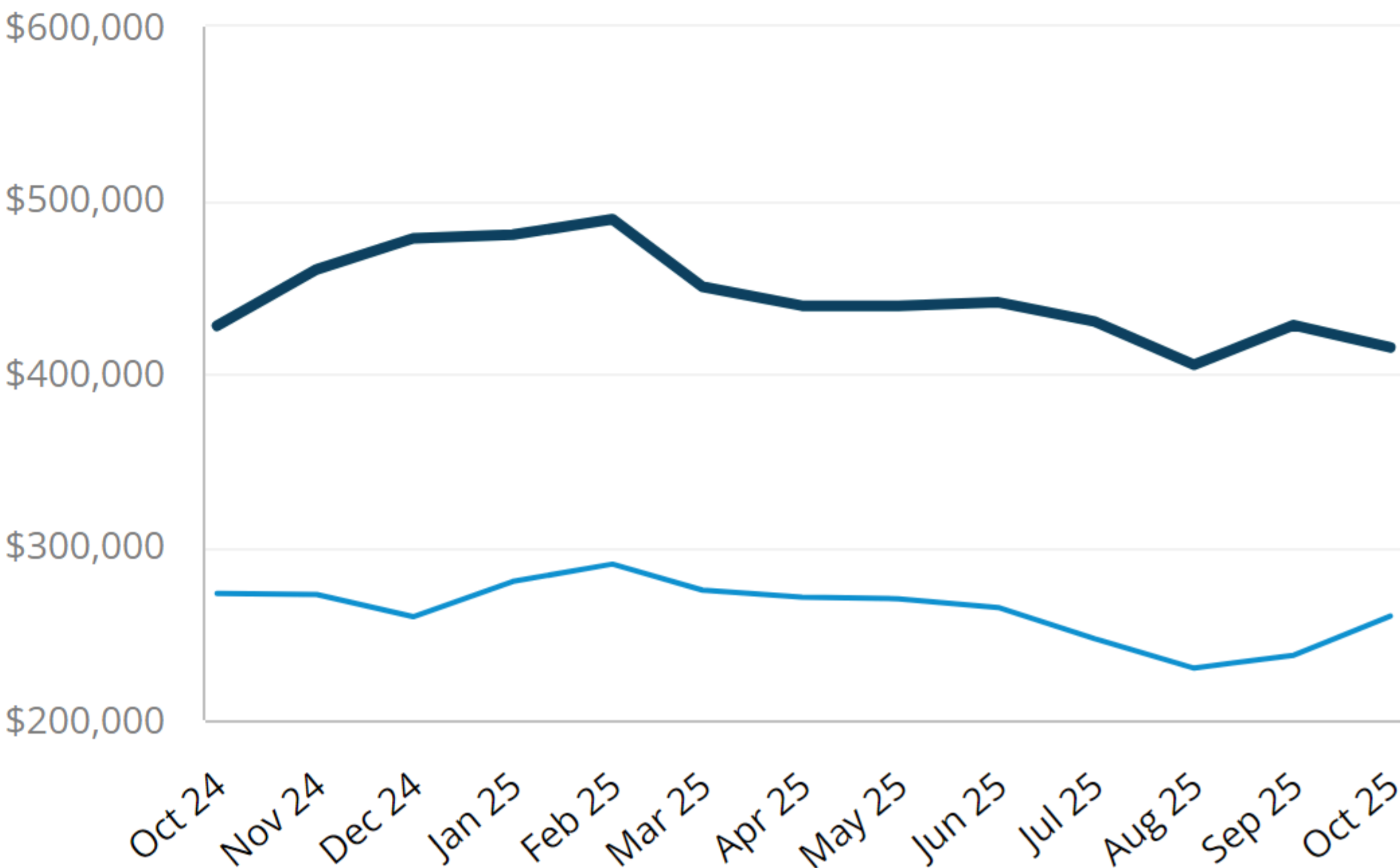
Condominiums

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$260,000	\$273,000	▼ -4.8%	\$237,450	▲ 9.5%	\$260,000	\$295,000	▼ -11.9%
Closed Sales	140	139	▲ 0.7%	150	▼ -6.7%	1,598	1,799	▼ -11.2%
New Listings	314	324	▼ -3.1%	240	▲ 30.8%	3,305	3,592	▼ -8.0%
Pending Sales	164	125	▲ 31.2%	132	▲ 24.2%	1,652	1,766	▼ -6.5%
Median Days on Market	113	61	▲ 85.2%	115	▼ -1.7%	77	54	▲ 42.6%
Sold Price per Square Foot	\$177	\$197	▼ -10.2%	\$177	▲ 0.3%	\$190	\$218	▼ -12.8%
Percent of Original Price Rec'd	85.6%	88.6%	▼ -3.4%	85.8%	▼ -0.2%	87.1%	90.8%	▼ -4.1%
Active Inventory	1,462	1,544	▼ -5.3%	1,487	▼ -1.7%	--	--	--
Months Supply of Inventory	10.4	11.1	▼ -6.0%	9.9	▲ 5.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Beach Region

September 2025



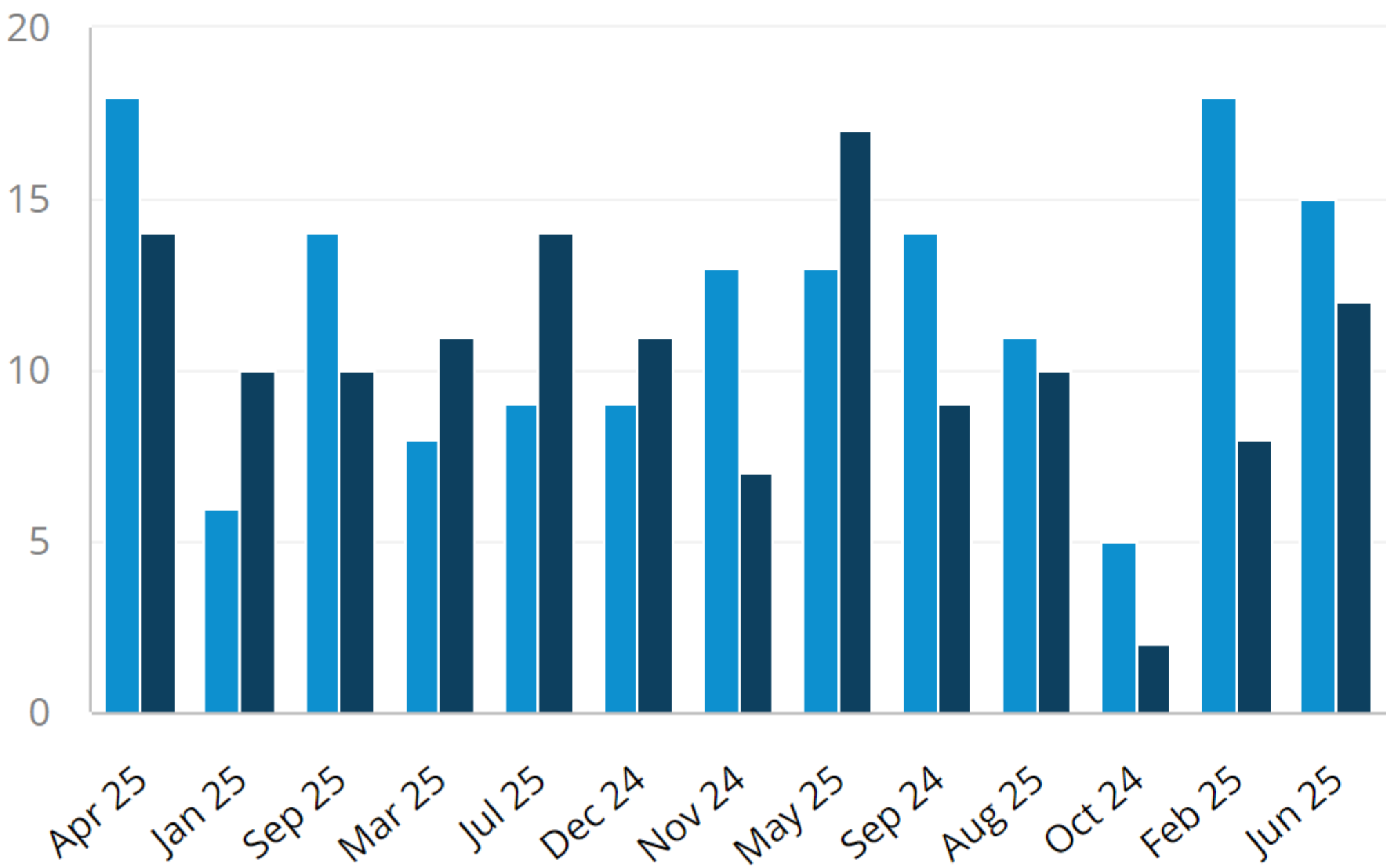
Single Family Homes

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$852,500	\$465,000	⬆ 83.3%	\$874,500	⬇ -2.5%	\$815,000	\$850,000	⬇ -4.1%
Closed Sales	10	9	⬆ 11.1%	10	➡ 0.0%	106	88	⬆ 20.5%
New Listings	29	23	⬆ 26.1%	20	⬆ 45.0%	338	225	⬆ 50.2%
Pending Sales	7	4	⬆ 75.0%	11	⬇ -36.4%	110	87	⬆ 26.4%
Median Days on Market	67	105	⬇ -35.9%	126	⬇ -46.8%	85	88	⬇ -4.0%
Sold Price per Square Foot	\$479	\$327	⬆ 46.3%	\$548	⬇ -12.6%	\$499	\$589	⬇ -15.4%
Percent of Original Price Rec'd	85.6%	84.9%	⬆ 0.8%	86.1%	⬇ -0.7%	81.7%	84.8%	⬇ -3.7%
Active Inventory	183	124	⬆ 47.6%	190	⬇ -3.7%	--	--	--
Months Supply of Inventory	18.3	13.8	⬆ 32.8%	19.0	⬇ -3.7%	--	--	--

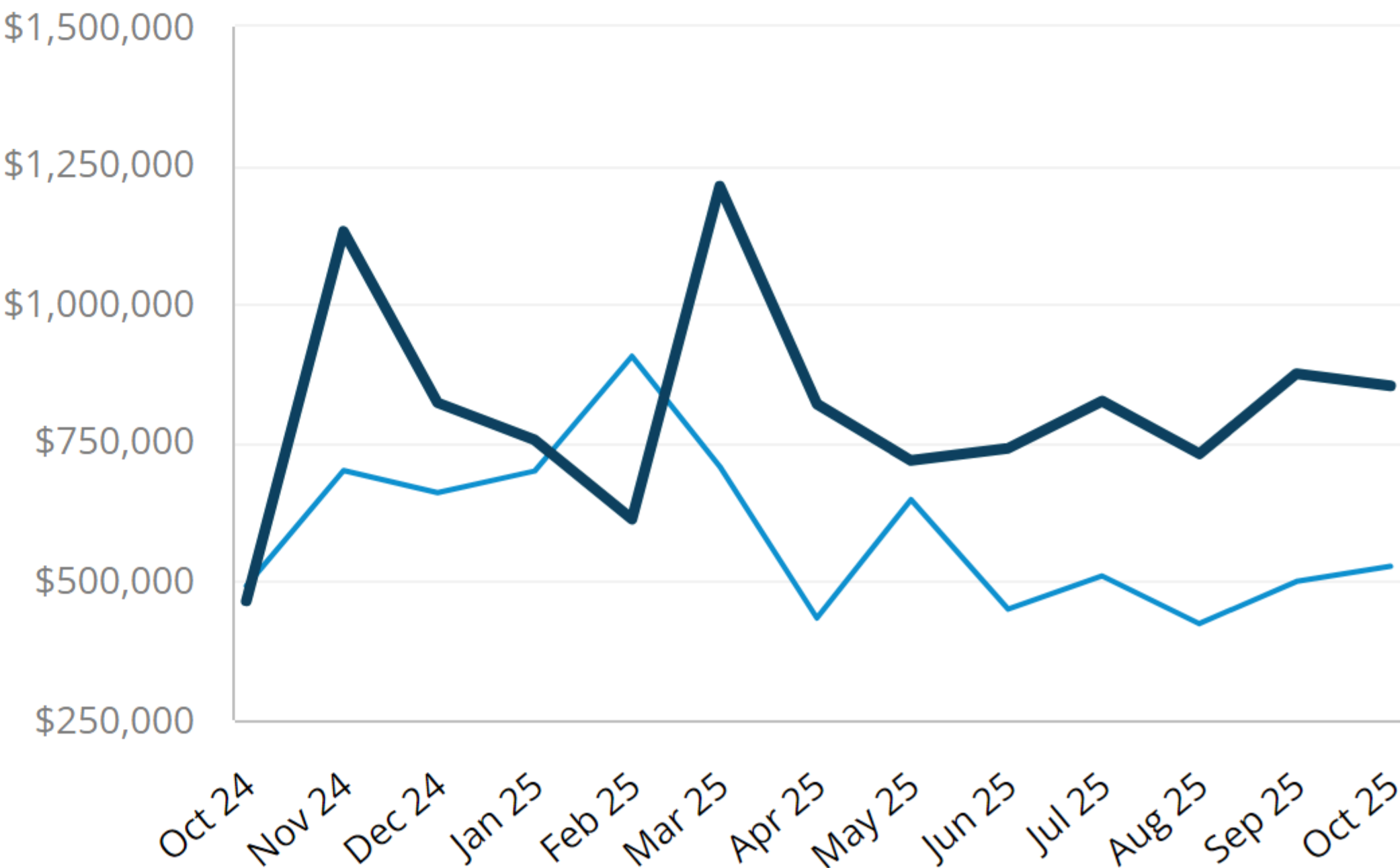
Condominiums

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$527,500	\$492,000	⬆ 7.2%	\$500,000	⬆ 5.5%	\$505,000	\$510,000	⬇ -1.0%
Closed Sales	14	14	➡ 0.0%	11	⬆ 27.3%	112	142	⬇ -21.1%
New Listings	22	34	⬇ -35.3%	47	⬇ -53.2%	391	339	⬆ 15.3%
Pending Sales	7	12	⬇ -41.7%	13	⬇ -46.2%	111	142	⬇ -21.8%
Median Days on Market	126	71	⬆ 77.5%	72	⬆ 75.0%	99	61	⬆ 62.3%
Sold Price per Square Foot	\$458	\$421	⬆ 8.9%	\$453	⬆ 1.1%	\$450	\$496	⬇ -9.2%
Percent of Original Price Rec'd	86.3%	89.0%	⬇ -3.1%	90.9%	⬇ -5.0%	88.4%	89.8%	⬇ -1.5%
Active Inventory	235	202	⬆ 16.3%	248	⬇ -5.2%	--	--	--
Months Supply of Inventory	16.8	14.4	⬆ 16.3%	22.5	⬇ -25.5%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Lehigh Acres Region

September 2025



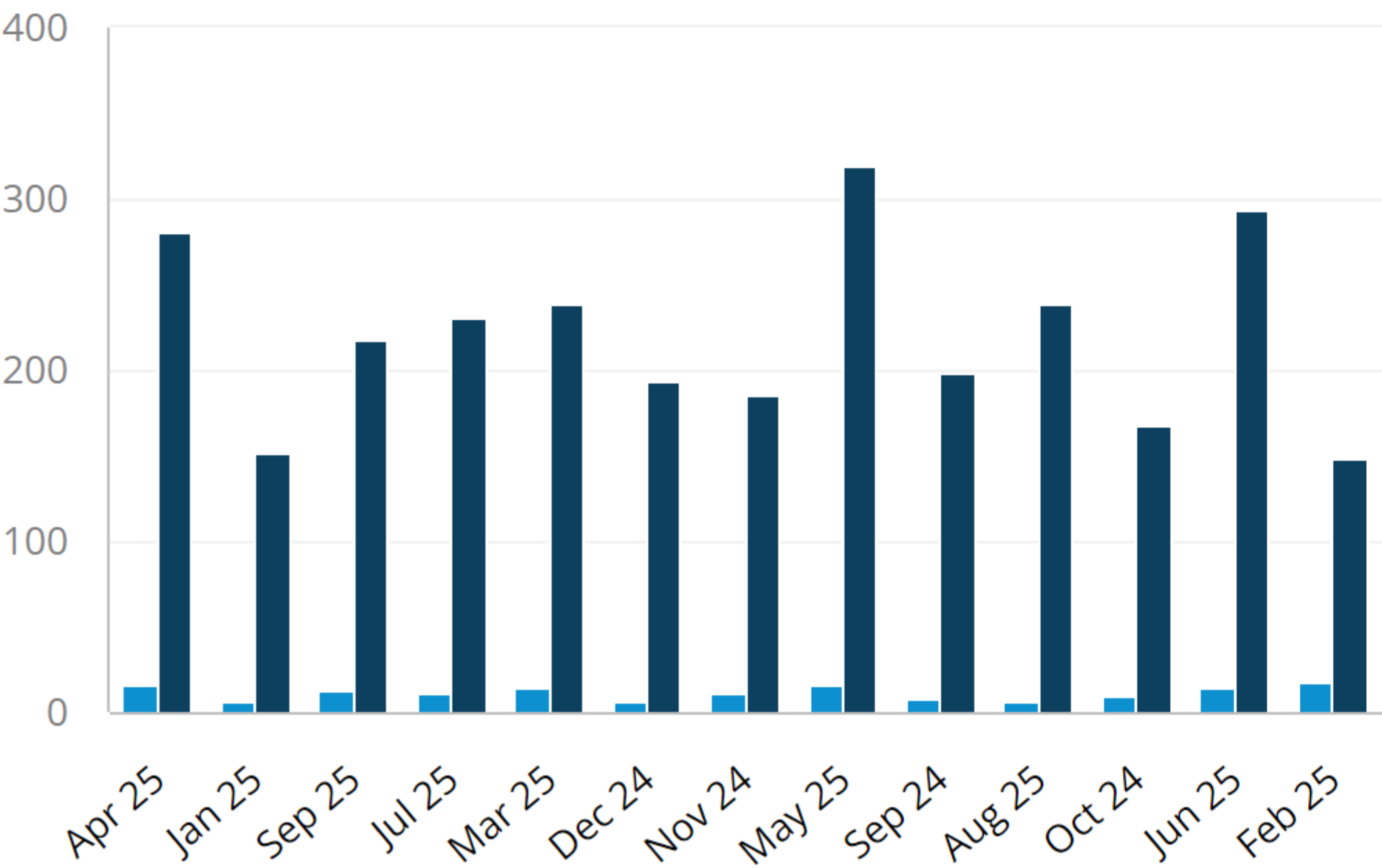
Single Family Homes

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$325,000	\$345,200	▼ -5.9%	\$319,999	▲ 1.6%	\$325,000	\$349,900	▼ -7.1%
Closed Sales	217	198	▲ 9.6%	238	▼ -8.8%	2,119	1,971	▲ 7.5%
New Listings	395	339	▲ 16.5%	426	▼ -7.3%	4,126	3,177	▲ 29.9%
Pending Sales	221	166	▲ 33.1%	257	▼ -14.0%	2,240	2,000	▲ 12.0%
Median Days on Market	51	47	▲ 9.7%	47	▲ 8.5%	49	35	▲ 40.0%
Sold Price per Square Foot	\$203	\$217	▼ -6.2%	\$208	▼ -2.4%	\$210	\$216	▼ -2.8%
Percent of Original Price Rec'd	94.5%	97.6%	▼ -3.2%	94.7%	▼ -0.2%	95.2%	96.9%	▼ -1.8%
Active Inventory	1,492	1,042	▲ 43.2%	1,515	▼ -1.5%	--	--	--
Months Supply of Inventory	6.9	5.3	▲ 30.6%	6.4	▲ 8.0%	--	--	--

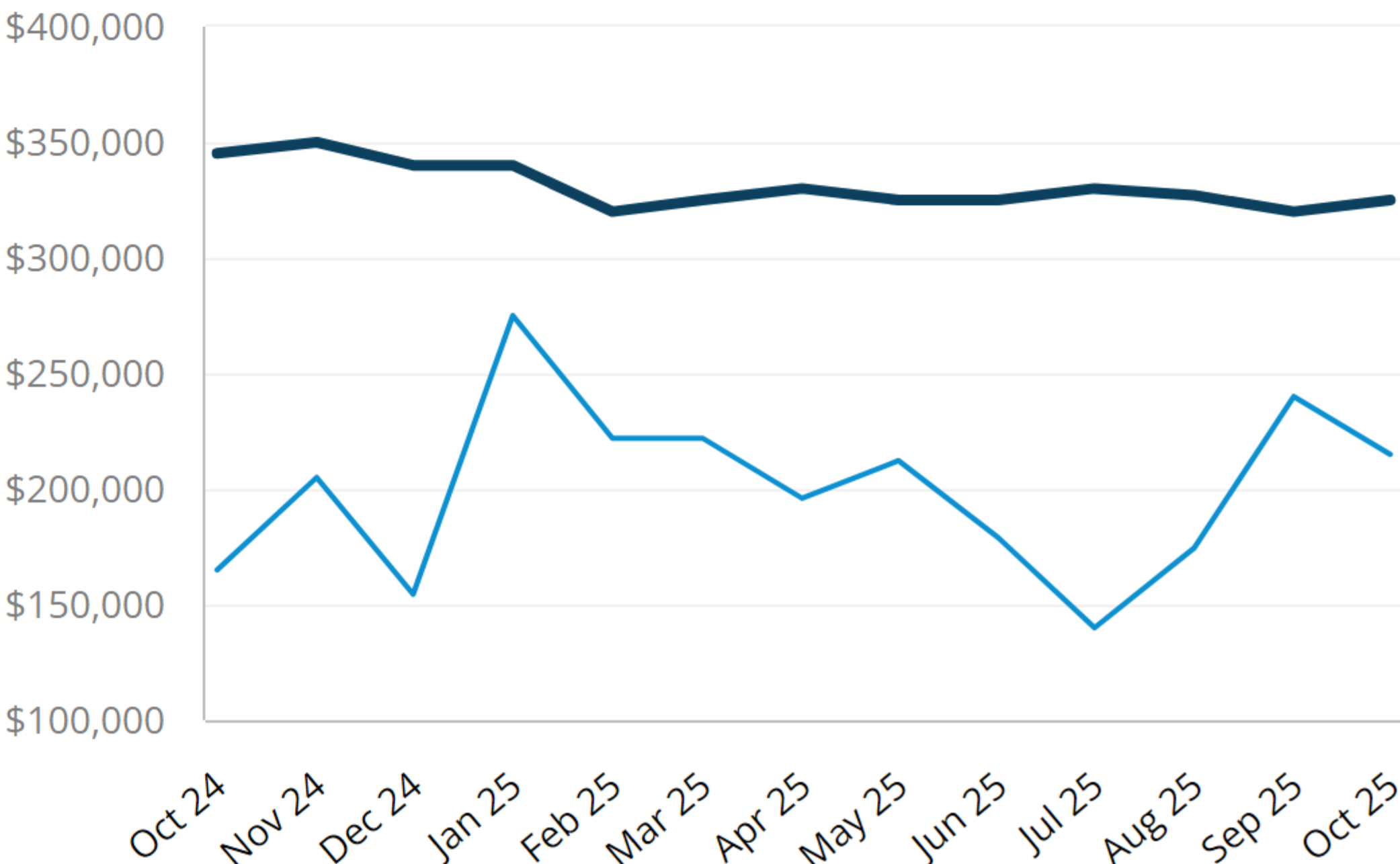
Condominiums

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$215,000	\$165,000	▲ 30.3%	\$240,000	▼ -10.4%	\$203,999	\$192,000	▲ 6.2%
Closed Sales	13	8	▲ 62.5%	7	▲ 85.7%	117	100	▲ 17.0%
New Listings	25	19	▲ 31.6%	23	▲ 8.7%	296	222	▲ 33.3%
Pending Sales	15	10	▲ 50.0%	8	▲ 87.5%	124	99	▲ 25.3%
Median Days on Market	87	38	▲ 132.0%	38	▲ 128.9%	59	42	▲ 39.3%
Sold Price per Square Foot	\$148	\$173	▼ -14.5%	\$139	▲ 6.5%	\$158	\$171	▼ -7.3%
Percent of Original Price Rec'd	87.2%	92.0%	▼ -5.2%	88.2%	▼ -1.2%	87.6%	93.4%	▼ -6.2%
Active Inventory	112	84	▲ 33.3%	117	▼ -4.3%	--	--	--
Months Supply of Inventory	8.6	10.5	▼ -17.9%	16.7	▼ -48.4%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region

September 2025



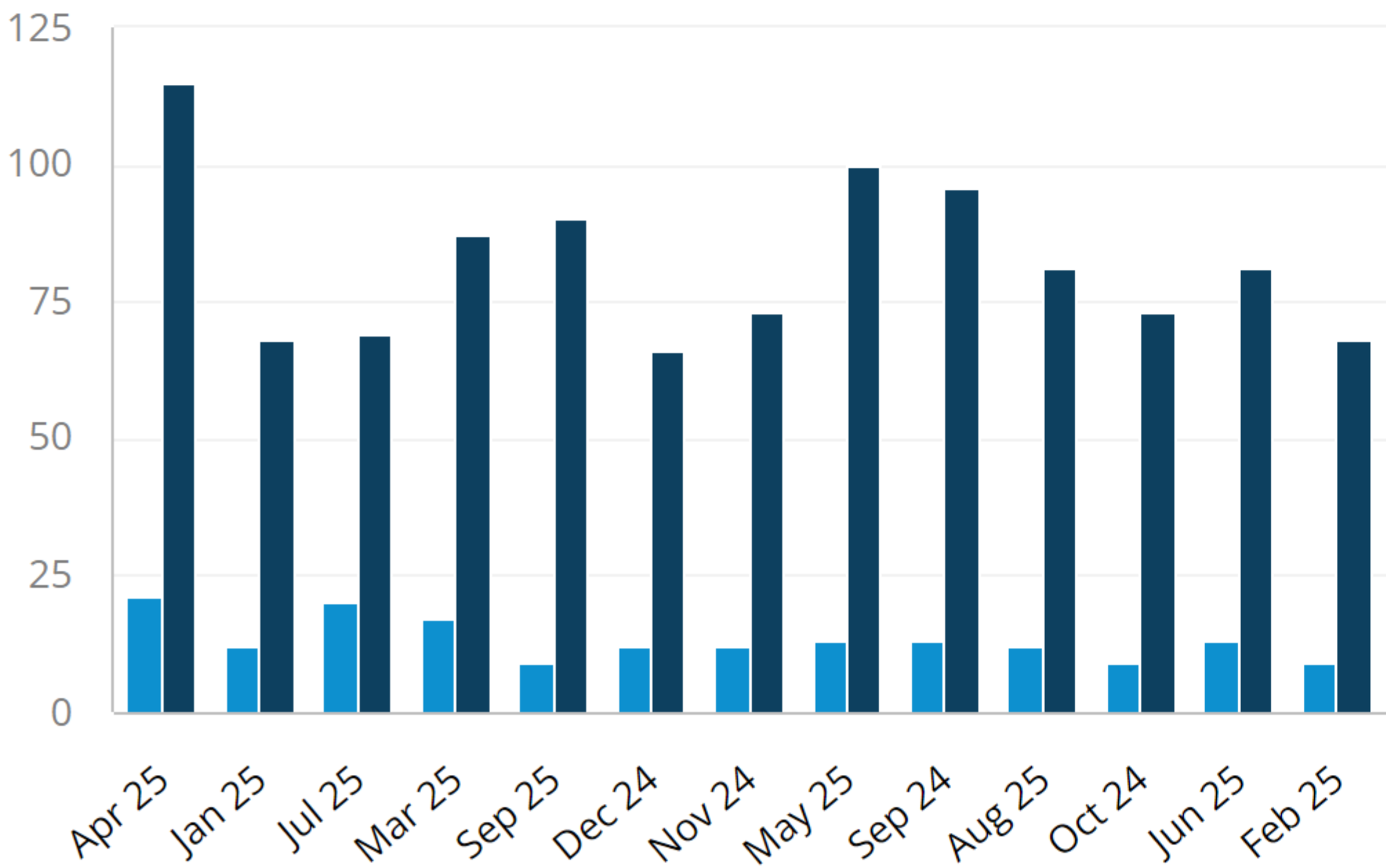
Single Family Homes

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$287,500	\$331,500	⬇️ -13.3%	\$315,000	⬇️ -8.7%	\$300,000	\$325,000	⬇️ -7.7%
Closed Sales	90	96	⬇️ -6.3%	81	⬆️ 11.1%	759	836	⬇️ -9.2%
New Listings	116	131	⬇️ -11.5%	100	⬆️ 16.0%	1,359	1,411	⬇️ -3.7%
Pending Sales	77	77	➡️ 0.0%	91	⬇️ -15.4%	783	836	⬇️ -6.3%
Median Days on Market	83	68	⬆️ 22.1%	72	⬆️ 15.3%	58	47	⬆️ 23.4%
Sold Price per Square Foot	\$169	\$186	⬇️ -9.4%	\$185	⬇️ -8.9%	\$176	\$192	⬇️ -8.3%
Percent of Original Price Rec'd	87.9%	90.5%	⬇️ -2.9%	87.5%	⬆️ 0.4%	87.6%	90.4%	⬇️ -3.1%
Active Inventory	539	532	⬆️ 1.3%	561	⬇️ -3.9%	--	--	--
Months Supply of Inventory	6.0	5.5	⬆️ 8.1%	6.9	⬇️ -13.5%	--	--	--

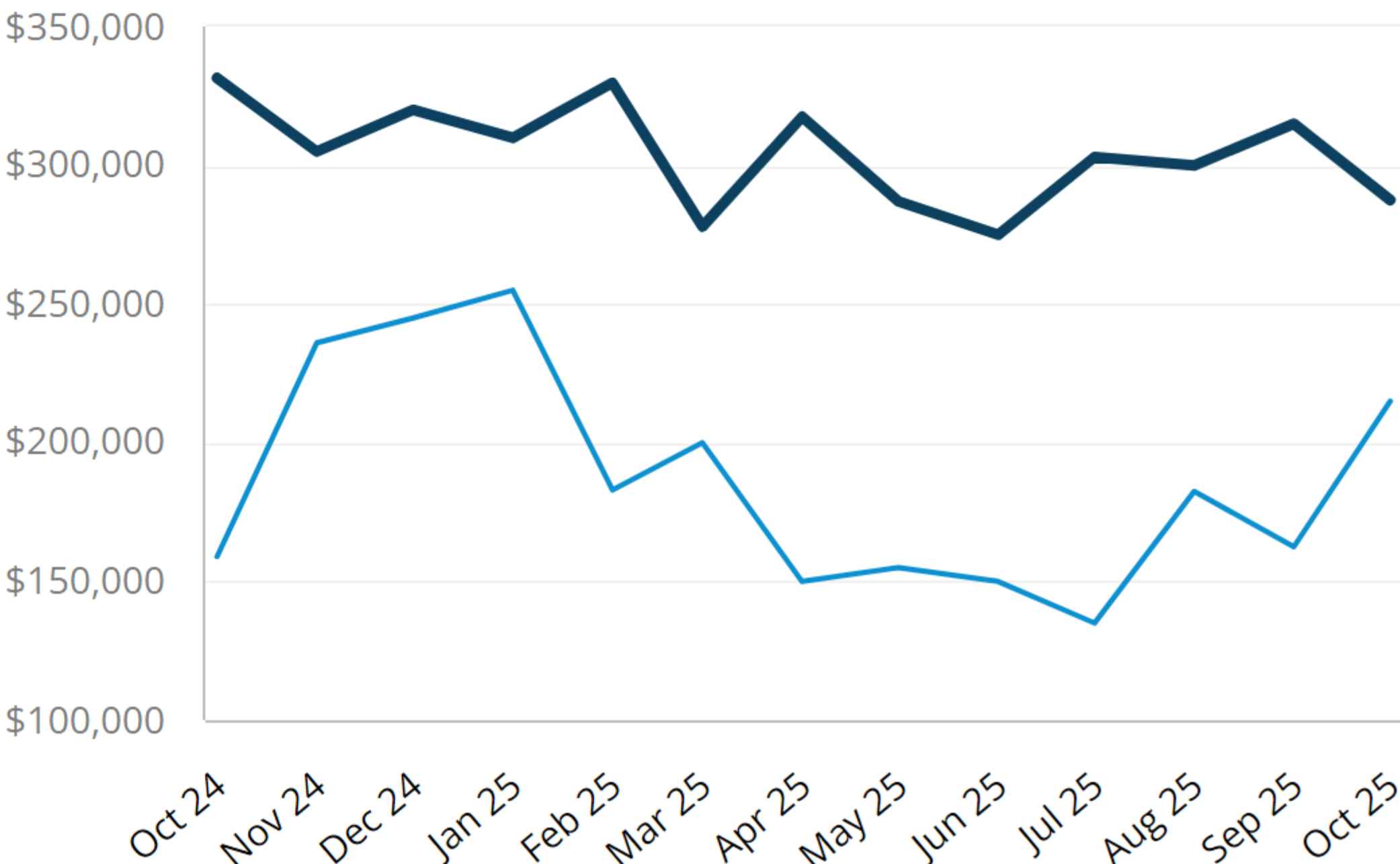
Condominiums

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$215,000	\$159,000	⬆️ 35.2%	\$162,500	⬆️ 32.3%	\$155,000	\$260,000	⬇️ -40.4%
Closed Sales	9	13	⬇️ -30.8%	12	⬇️ -25.0%	126	163	⬇️ -22.7%
New Listings	23	29	⬇️ -20.7%	32	⬇️ -28.1%	304	332	⬇️ -8.4%
Pending Sales	14	12	⬆️ 16.7%	16	⬇️ -12.5%	135	165	⬇️ -18.2%
Median Days on Market	134	15	⬆️ 790.0%	96	⬆️ 39.8%	85	61	⬆️ 39.3%
Sold Price per Square Foot	\$150	\$161	⬇️ -6.8%	\$147	⬆️ 2.4%	\$146	\$187	⬇️ -21.9%
Percent of Original Price Rec'd	83.1%	88.0%	⬇️ -5.5%	82.8%	⬆️ 0.4%	82.7%	89.2%	⬇️ -7.3%
Active Inventory	152	160	⬇️ -5.0%	158	⬇️ -3.8%	--	--	--
Months Supply of Inventory	16.9	12.3	⬆️ 37.2%	13.2	⬆️ 28.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



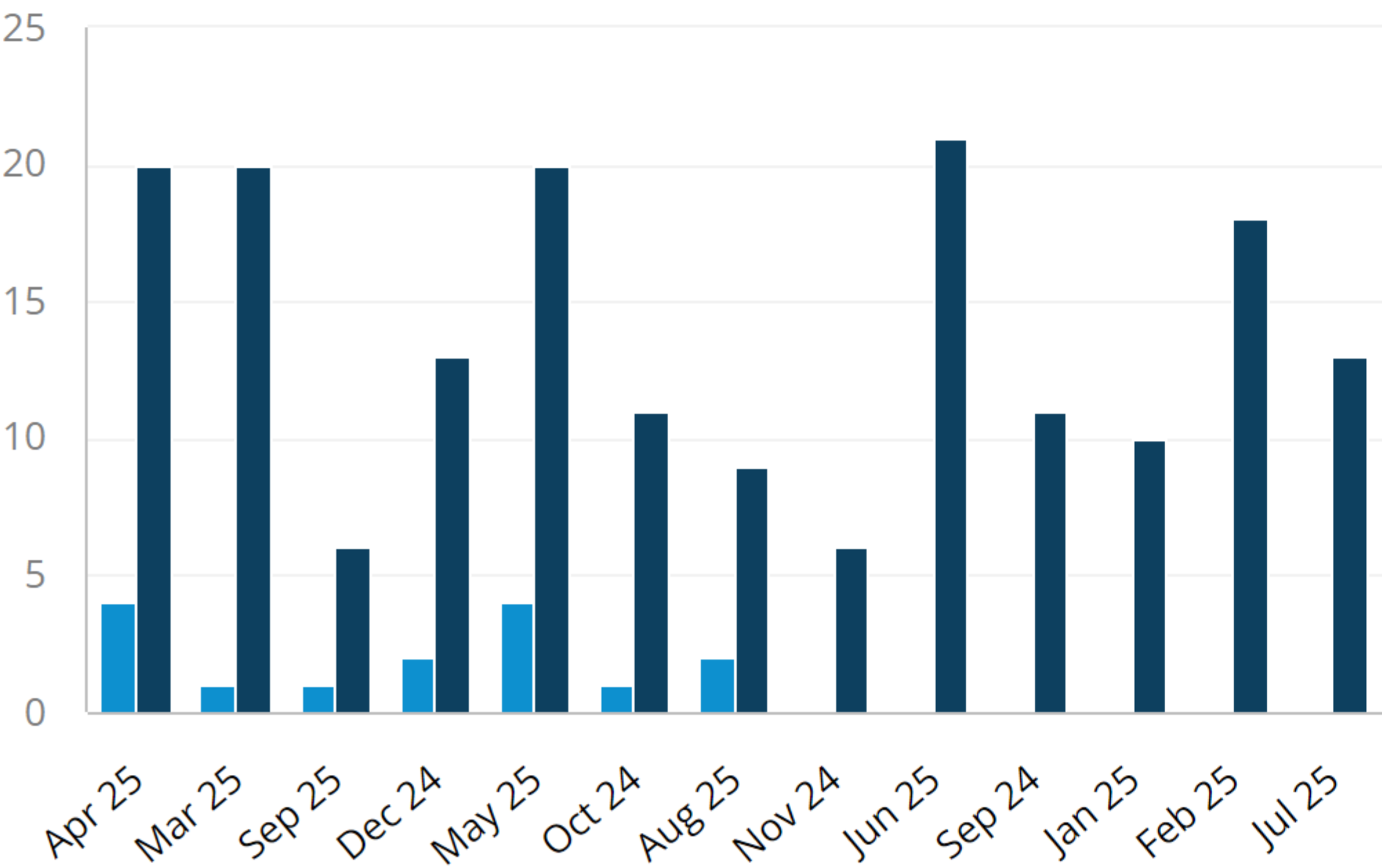
Single Family Homes

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$567,500	\$555,000	▲ 2.3%	\$300,000	▲ 89.2%	\$399,000	\$467,500	▼ -14.7%
Closed Sales	6	11	▼ -45.5%	9	▼ -33.3%	137	172	▼ -20.3%
New Listings	17	18	▼ -5.6%	13	▲ 30.8%	242	349	▼ -30.7%
Pending Sales	9	11	▼ -18.2%	10	▼ -10.0%	135	176	▼ -23.3%
Median Days on Market	153	137	▲ 11.7%	94	▲ 63.6%	85	76	▲ 12.6%
Sold Price per Square Foot	\$287	\$385	▼ -25.5%	\$244	▲ 17.6%	\$274	\$376	▼ -27.0%
Percent of Original Price Rec'd	81.6%	86.3%	▼ -5.4%	81.4%	▲ 0.3%	83.4%	85.5%	▼ -2.5%
Active Inventory	113	164	▼ -31.1%	119	▼ -5.0%	--	--	--
Months Supply of Inventory	18.8	14.9	▲ 26.2%	13.2	▲ 42.4%	--	--	--

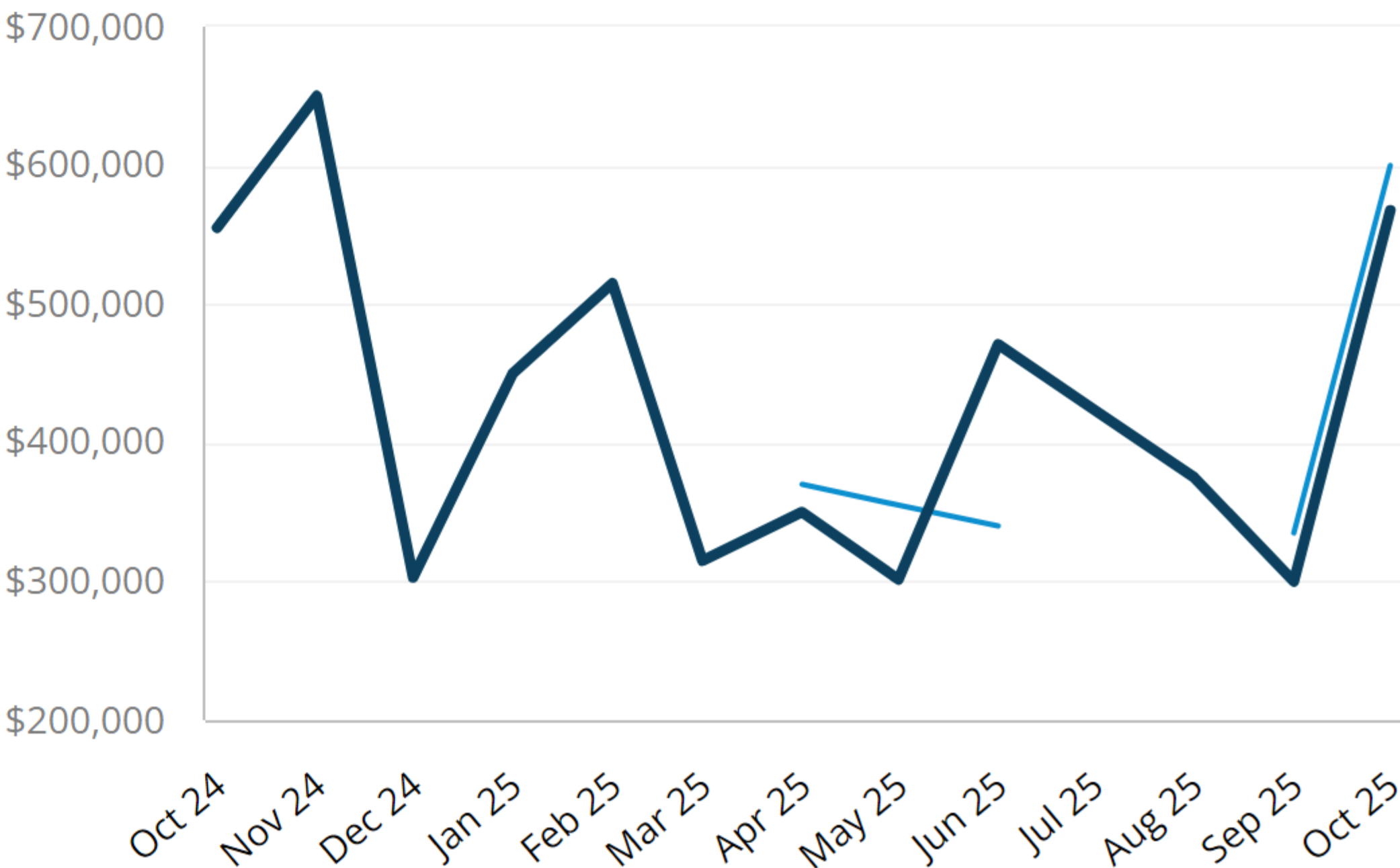
Condominiums

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$600,000			\$335,000	▲ 79.1%	\$370,000	\$399,500	▼ -7.4%
Closed Sales	1	0		2	▼ -50.0%	12	18	▼ -33.3%
New Listings	3	5	▼ -40.0%	3	▶ 0.0%	27	37	▼ -27.0%
Pending Sales	1	1	▶ 0.0%	1	▶ 0.0%	13	18	▼ -27.8%
Median Days on Market	608	17	▲ 3,476.5%	129	▲ 371.3%	119	22	▲ 440.9%
Sold Price per Square Foot	\$312			\$310	▲ 0.6%	\$326	\$371	▼ -12.3%
Percent of Original Price Rec'd	75.1%			84.7%	▼ -11.3%	84.8%	94.7%	▼ -10.4%
Active Inventory	17	15	▲ 13.3%	16	▲ 6.3%	--	--	--
Months Supply of Inventory	16.8	1,500.0	▼ -98.9%	8.0	▲ 111.4%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



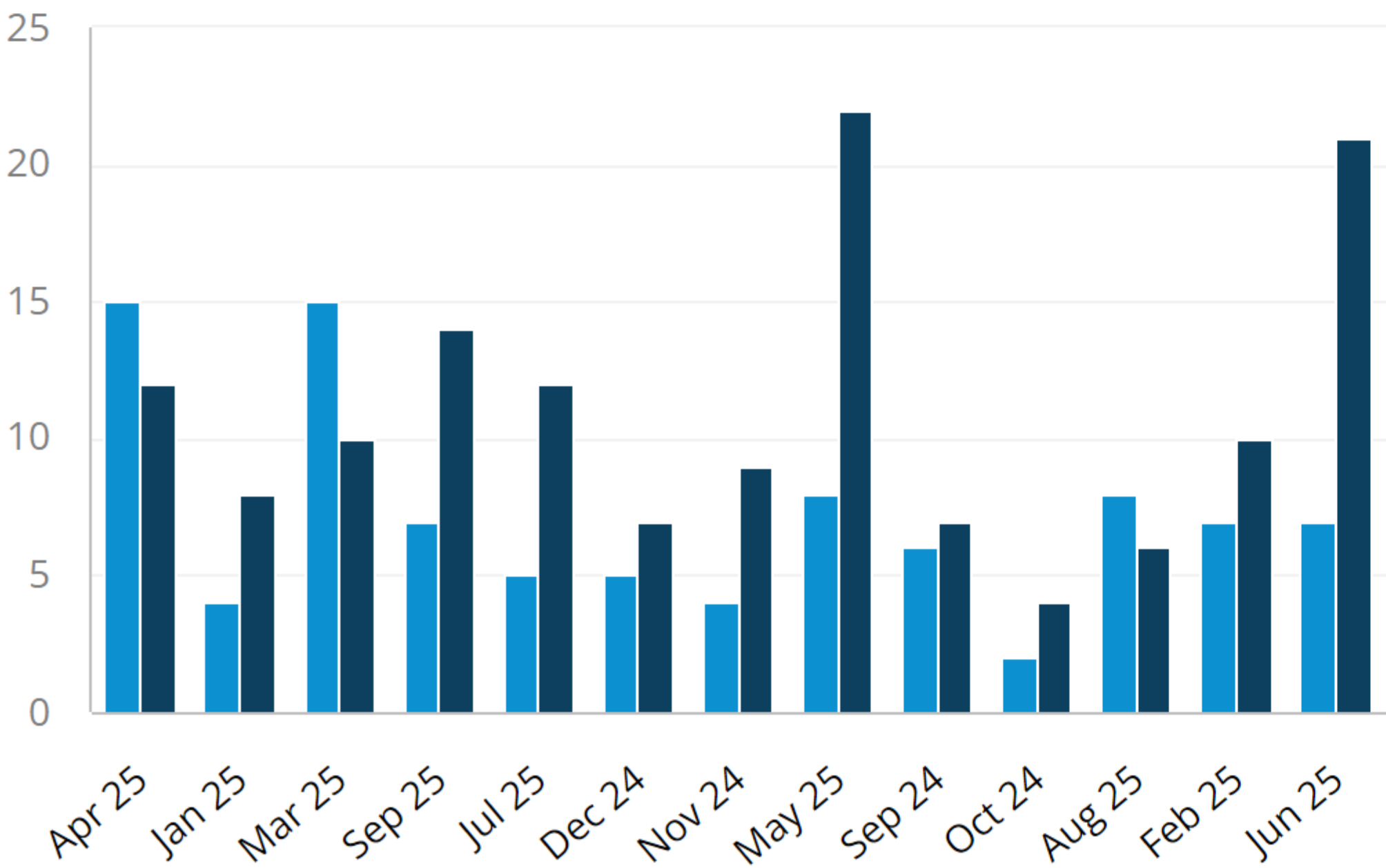
Single Family Homes

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$939,500	\$850,000	⬆ 10.5%	\$1,091,500	⬇ -13.9%	\$1,062,599	\$1,182,500	⬇ -10.1%
Closed Sales	14	7	⬆ 100.0%	6	⬆ 133.3%	115	146	⬇ -21.2%
New Listings	17	13	⬆ 30.8%	22	⬇ -22.7%	338	247	⬆ 36.8%
Pending Sales	10	10	➡ 0.0%	14	⬇ -28.6%	121	140	⬇ -13.6%
Median Days on Market	219	195	⬆ 12.3%	123	⬆ 78.4%	89	73	⬆ 21.9%
Sold Price per Square Foot	\$448	\$493	⬇ -9.2%	\$525	⬇ -14.7%	\$485	\$562	⬇ -13.6%
Percent of Original Price Rec'd	81.6%	83.7%	⬇ -2.5%	81.4%	⬆ 0.3%	82.7%	87.8%	⬇ -5.9%
Active Inventory	145	94	⬆ 54.3%	155	⬇ -6.5%	--	--	--
Months Supply of Inventory	10.3	13.4	⬇ -22.8%	25.8	⬇ -59.9%	--	--	--

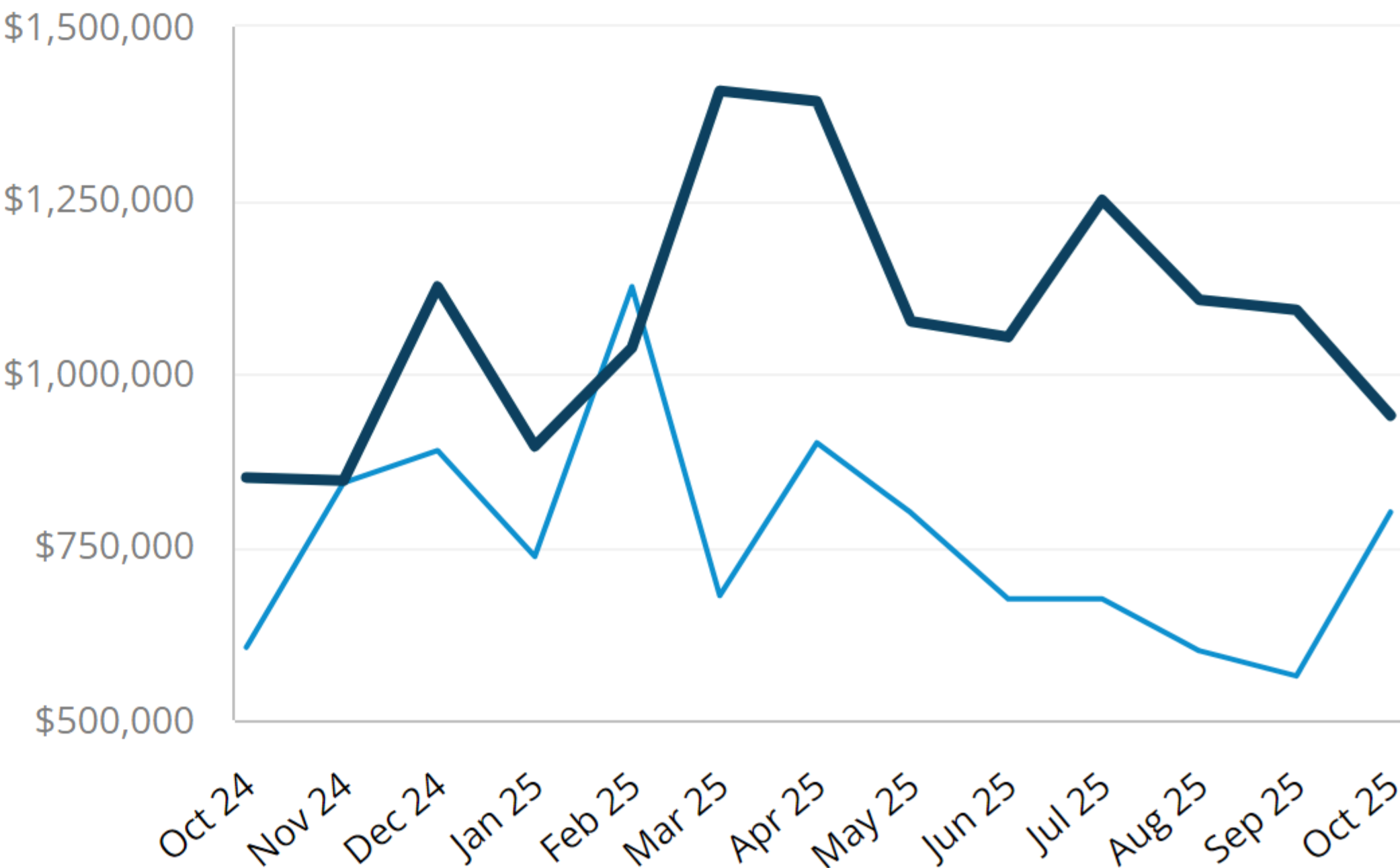
Condominiums

	Sep 2025	Sep 2024	YoY %Chg	Aug 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$800,000	\$605,000	⬆ 32.2%	\$563,750	⬆ 41.9%	\$799,500	\$769,900	⬆ 3.8%
Closed Sales	7	6	⬆ 16.7%	8	⬇ -12.5%	76	61	⬆ 24.6%
New Listings	11	11	➡ 0.0%	9	⬆ 22.2%	224	138	⬆ 62.3%
Pending Sales	13	5	⬆ 160.0%	10	⬆ 30.0%	84	62	⬆ 35.5%
Median Days on Market	121	111	⬆ 9.0%	200	⬇ -39.5%	86	84	⬆ 1.8%
Sold Price per Square Foot	\$604	\$728	⬇ -17.0%	\$577	⬆ 4.7%	\$649	\$673	⬇ -3.6%
Percent of Original Price Rec'd	83.9%	87.4%	⬇ -4.0%	70.2%	⬆ 19.5%	85.6%	89.6%	⬇ -4.4%
Active Inventory	125	76	⬆ 64.5%	142	⬇ -12.0%	--	--	--
Months Supply of Inventory	17.8	12.6	⬆ 41.0%	17.7	⬆ 0.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family