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PRESS RELEASE

For Immediate Release
10/9/2026

Royal Palm Coast Realtor® Association Market Stats Report: Inventory Climbs as Prices Ease in September Housing Market

Fort Myers and Cape Coral, FL – Southwest Florida's housing market continued its gradual cooling in September, with median prices easing in both the single family and condo/townhouse segments. Closed sales slowed across the board, while inventory climbed to its highest level in months, giving buyers a wider field of choices. Single family homes still moved comparatively quickly, though condos and townhouses continued to sit longer before selling. Taken together, the month's figures point to a market that remains firmly tilted toward buyers as the fall season gets underway.

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$360,000, down 1.4% from the previous month. The number of closed sales was 982, down 10.2% from August. The number of new listings at the end of September was 1,574, an decrease of 5.2% from the prior month. The median days on market was 42, down 17.6% compared to August. Finally, the months' supply of inventory increased to 7.0, up 12.9% from August.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$220,000, down 3.1% from the previous month. The number of closed sales was 244, an decrease of 10.6% from August, with median days on market increasing to 89. The number of new listings at the end of August was 455, an increase of 3.6% from the prior month. Finally, the monthly supply of inventory increased to 11.1, up 9.0% from August, and down 12.3% compared to September 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



September 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



September 2026

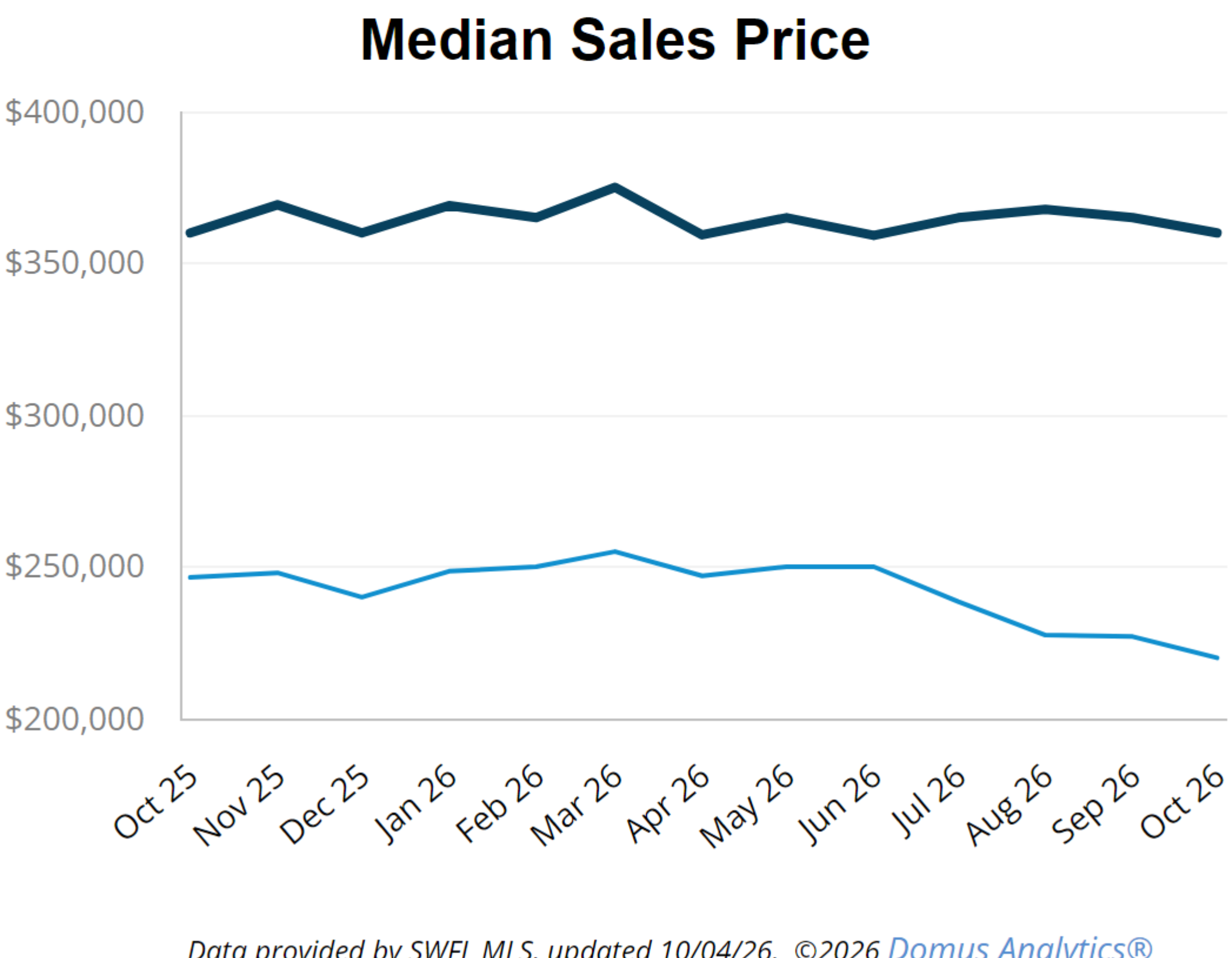
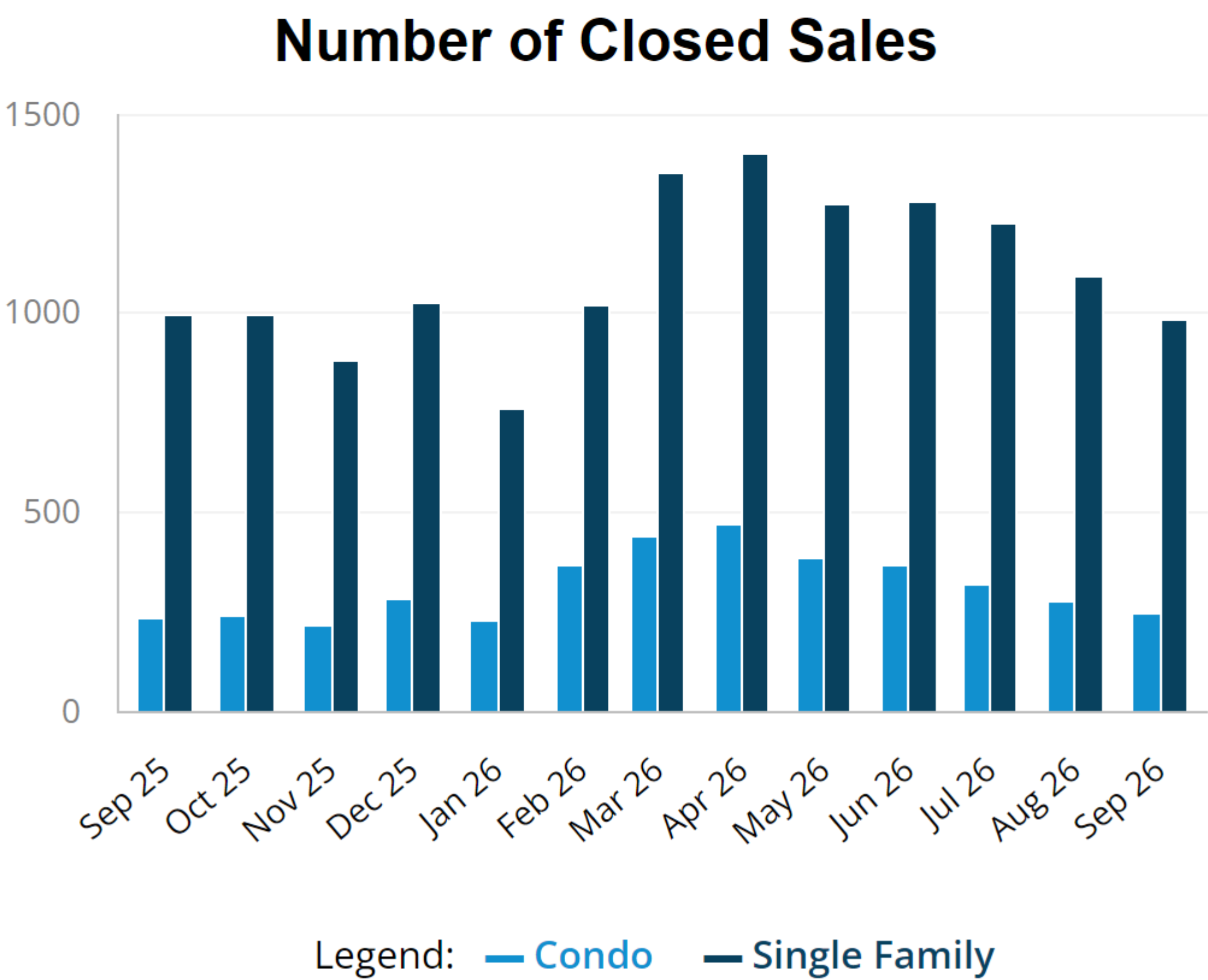
Includes Lee and Hendry counties, excluding Bonita Springs and Estero.

Single Family Homes

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$360,000	\$360,000	↗0.0%	\$365,000	↘-1.4%	\$365,000	\$366,000	↘-0.3%
Closed Sales	982	992	↘-1.0%	1,094	↘-10.2%	10,391	9,740	↗6.7%
New Listings	1,574	1,605	↘-1.9%	1,661	↘-5.2%	16,441	17,798	↘-7.6%
Pending Sales	791	943	↘-16.1%	476	↗66.2%	9,823	10,044	↘-2.2%
Median Days on Market	42	58	↘-27.6%	51	↘-17.6%	49	53	↘-7.5%
Sold Price per Square Foot	\$211	\$213	↘-0.9%	\$214	↘-1.4%	\$214	\$220	↘-2.7%
Percent of Original Price Rec'd	93.4%	91.5%	↗1.9%	92.8%	↗0.6%	92.8%	91.7%	↗1.1%
Active Inventory	6,886	6,832	↗0.8%	6,770	↗1.7%	--	--	--
Months Supply of Inventory	7.0	6.9	↗1.4%	6.2	↗12.9%	--	--	--

Condominiums

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$220,000	\$246,495	↘-10.7%	\$227,000	↘-3.1%	\$244,000	\$255,000	↘-4.3%
Closed Sales	244	232	↗5.2%	273	↘-10.6%	3,094	2,486	↗24.5%
New Listings	455	485	↘-6.2%	439	↗3.6%	5,014	5,500	↘-8.8%
Pending Sales	216	231	↘-6.5%	102	↗111.8%	2,917	2,531	↗15.3%
Median Days on Market	89	113	↘-21.2%	70	↗27.1%	71	79	↘-10.1%
Sold Price per Square Foot	\$165	\$176	↘-6.0%	\$173	↘-4.6%	\$177	\$187	↘-5.3%
Percent of Original Price Rec'd	87.0%	85.8%	↗1.2%	87.8%	↘-0.8%	88.0%	86.8%	↗1.2%
Active Inventory	2,443	2,645	↘-7.6%	2,454	↘-0.4%	--	--	--
Months Supply of Inventory	10.0	11.4	↘-12.3%	9.0	↗11.1%	--	--	--



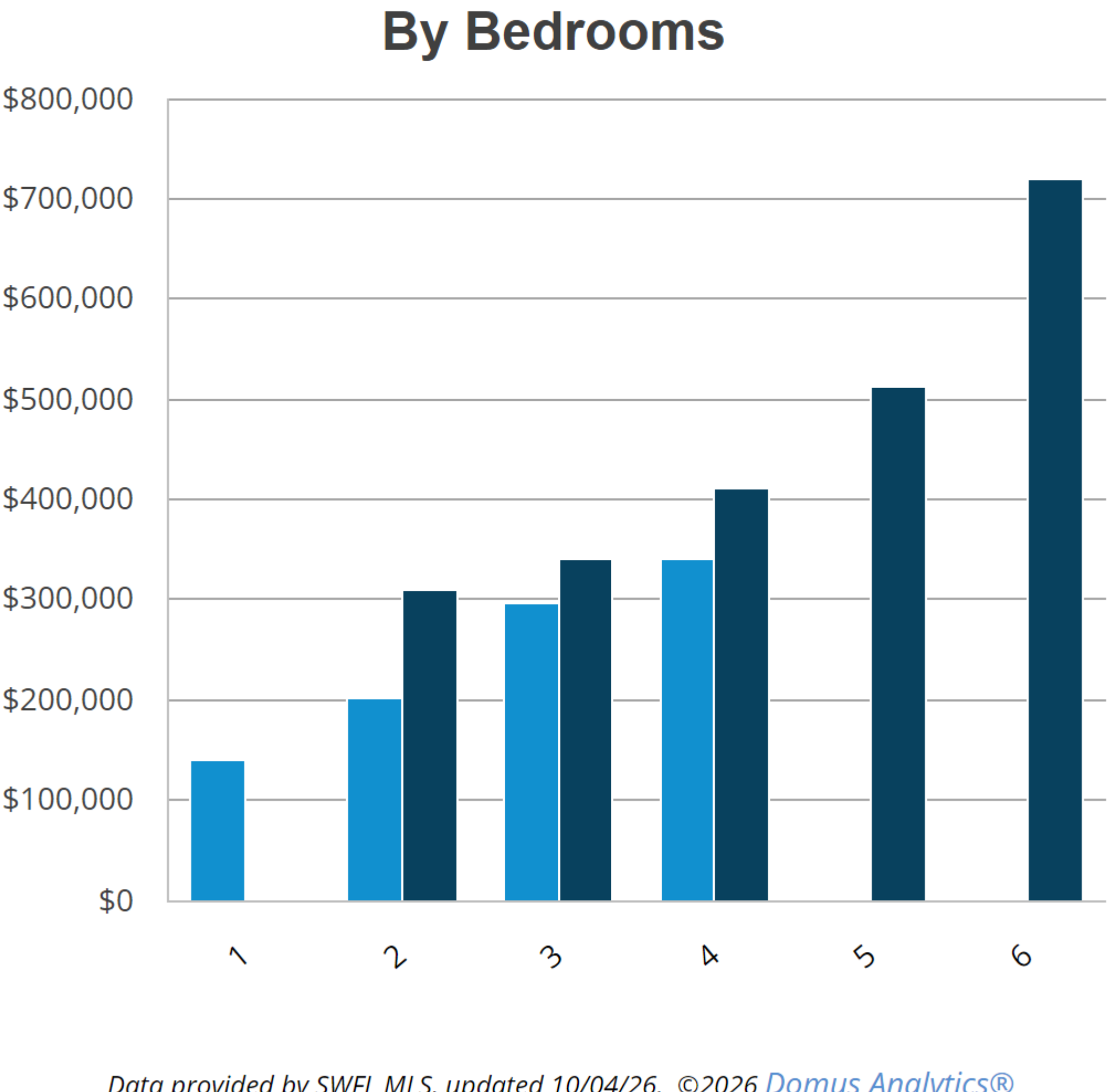
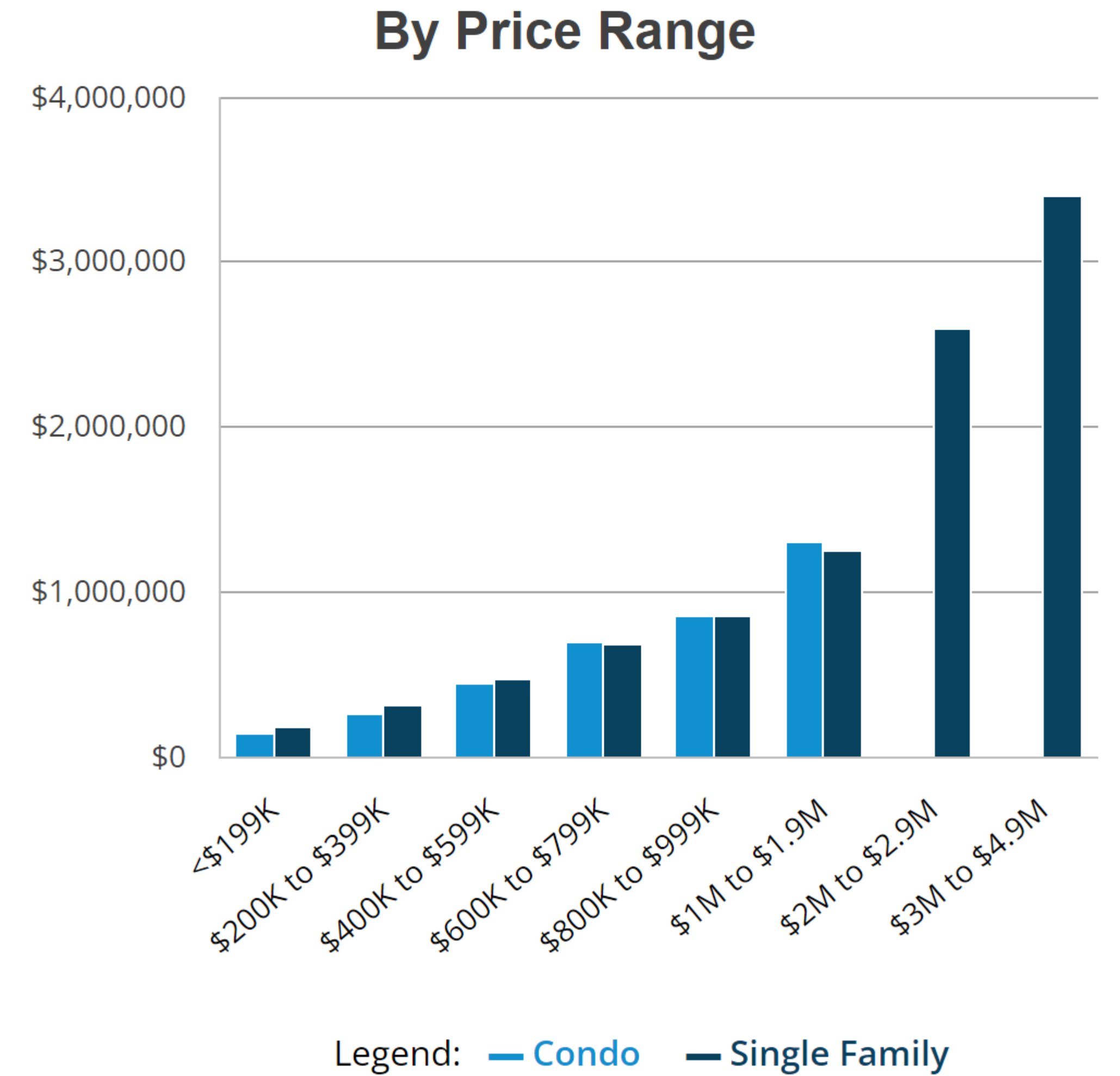
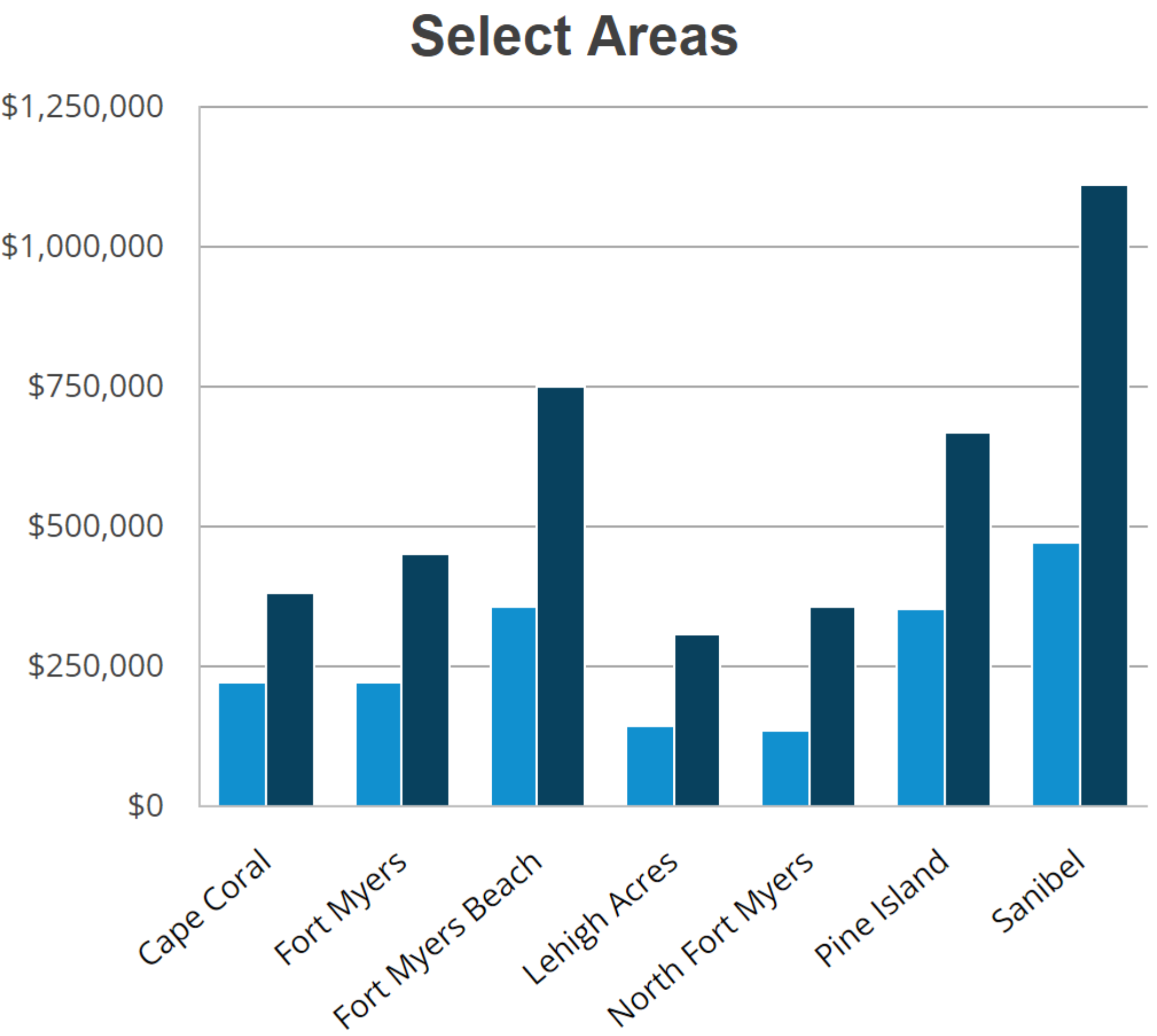
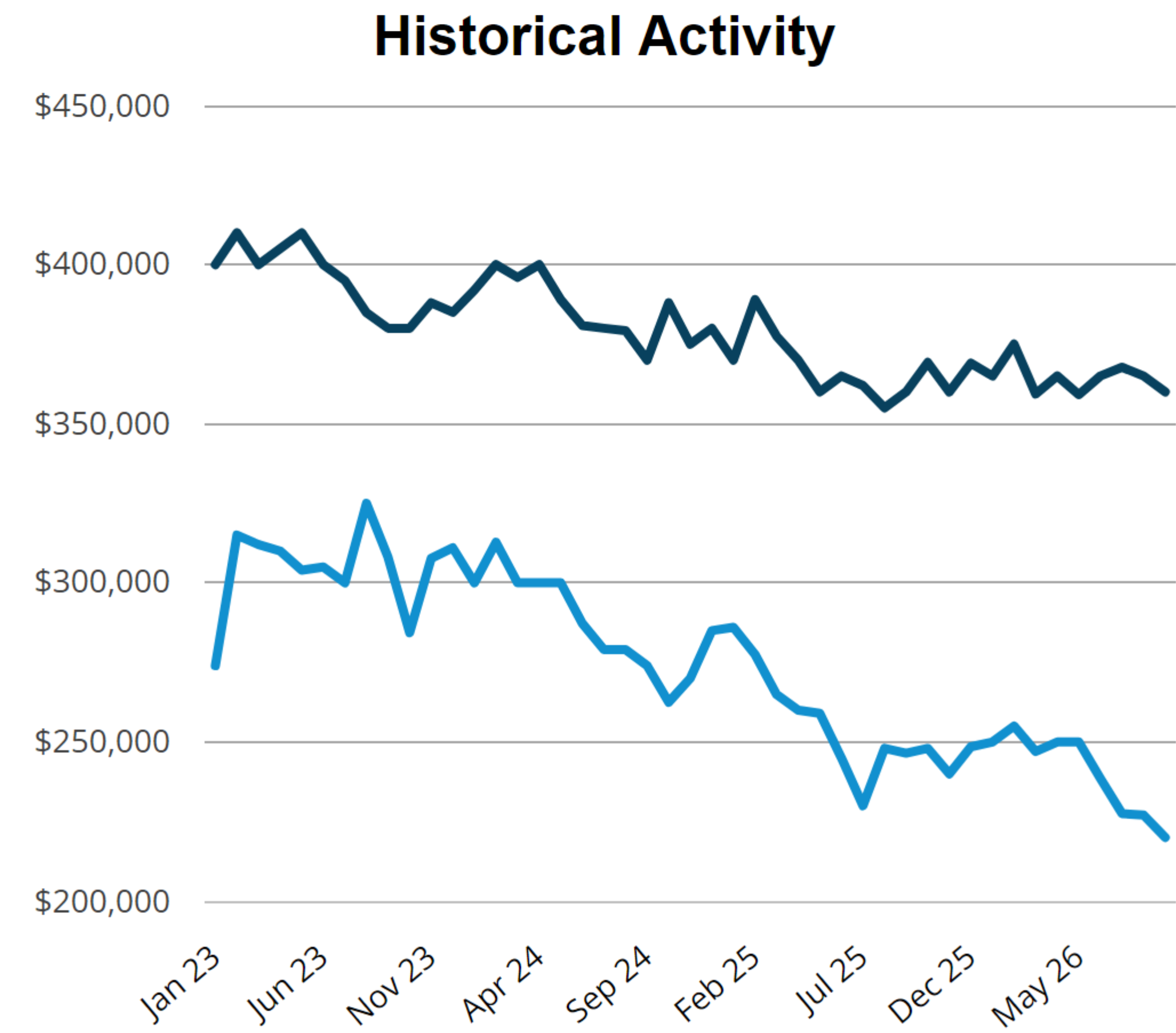
Median Sales Price



September 2026

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

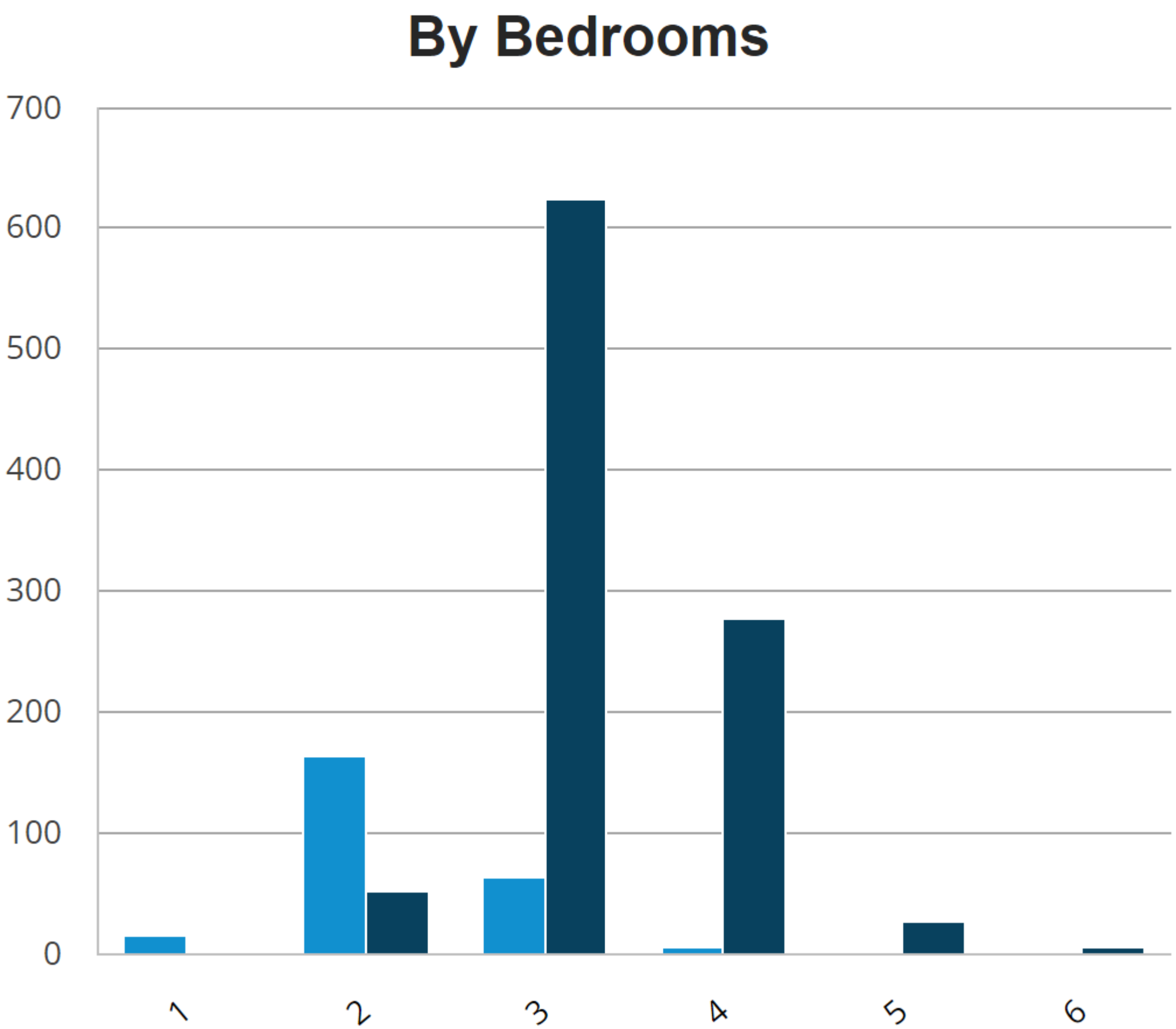
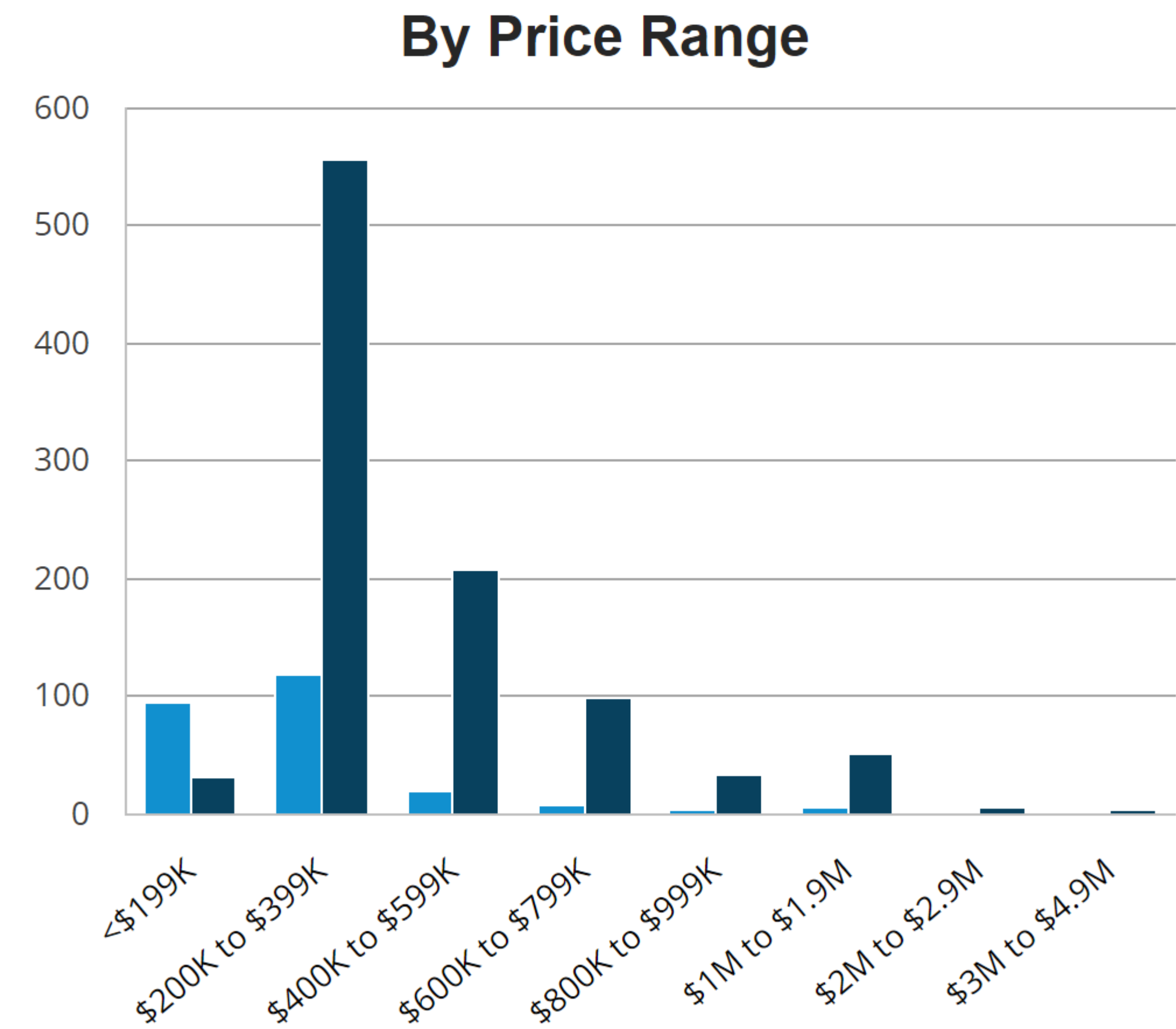
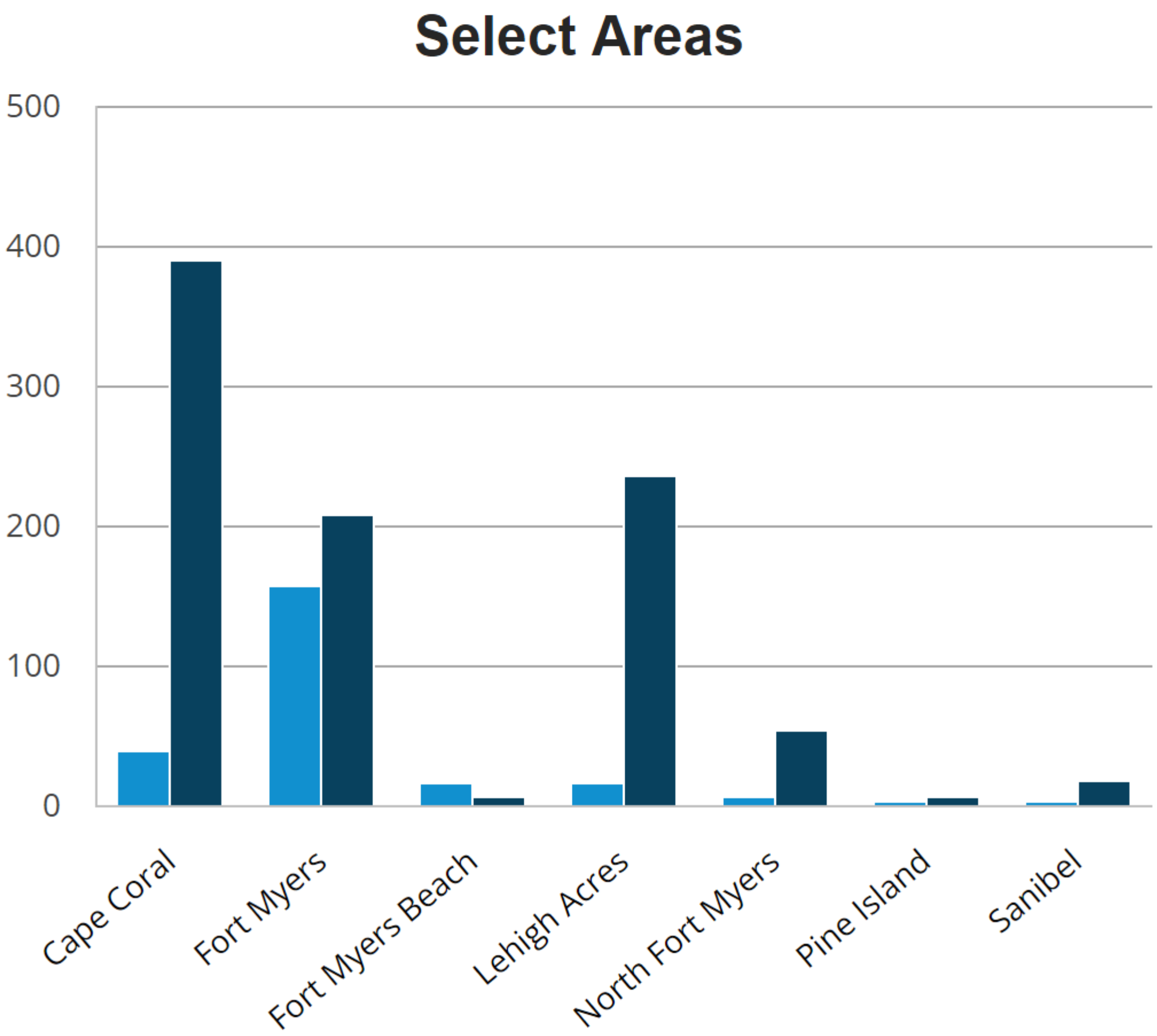
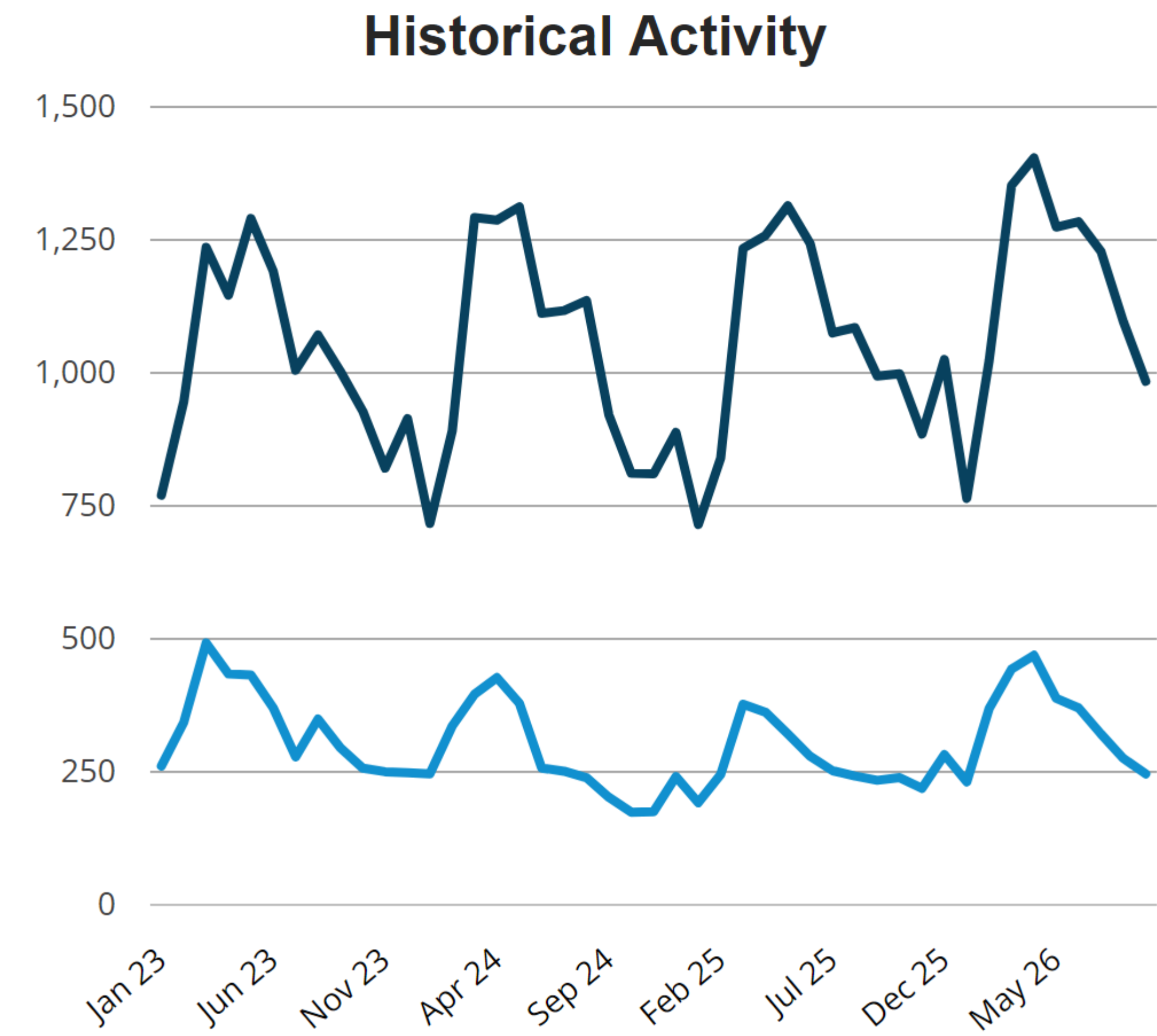
	September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$360,000	⌵	-1.4%	⌵	0.0%	⌵	-0.3%
CONDO	\$220,000	⌵	-3.1%	⌵	-10.7%	⌵	-4.3%



September 2026

The number of properties that sold.

	September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	982	⬇	-10.2%	⬇	-1.0%	⬆	6.7%
CONDO	244	⬇	-10.6%	⬆	5.2%	⬆	24.5%



New Listings

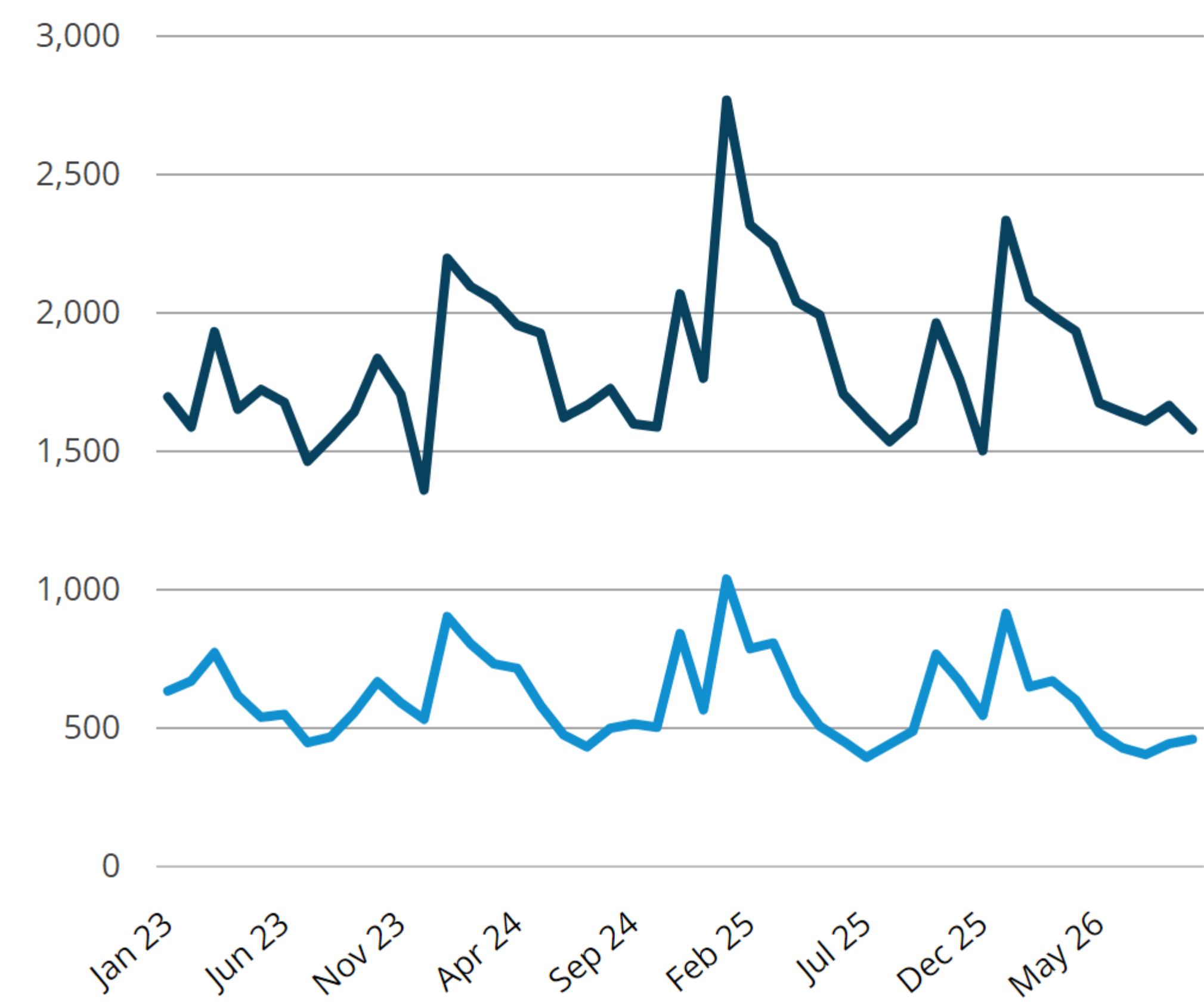


September 2026

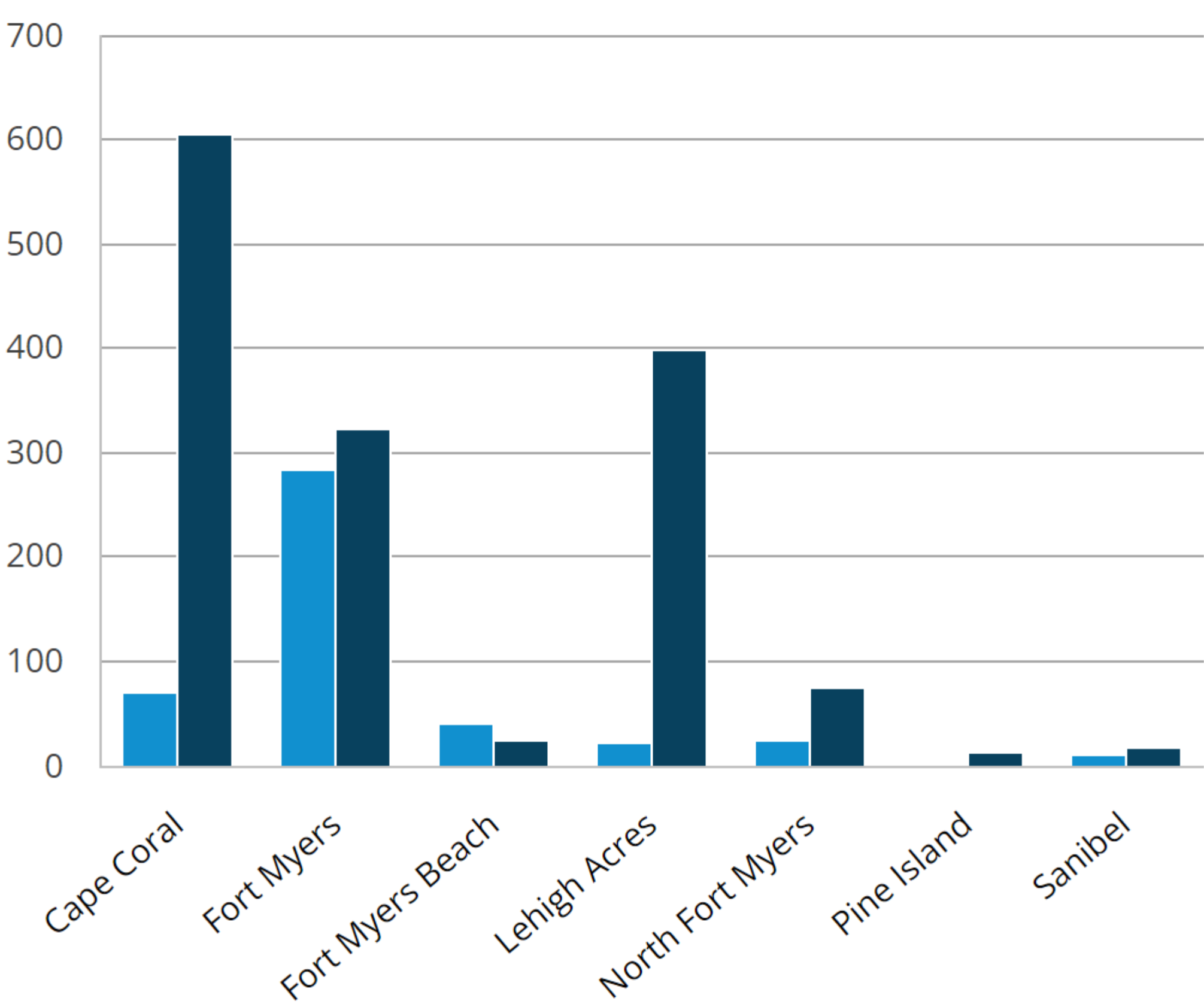
The number of properties listed regardless of current status.

	September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,574	⬇️	-5.2%	⬇️	-1.9%	⬇️	-7.6%
CONDO	455	⬆️	3.6%	⬇️	-6.2%	⬇️	-8.8%

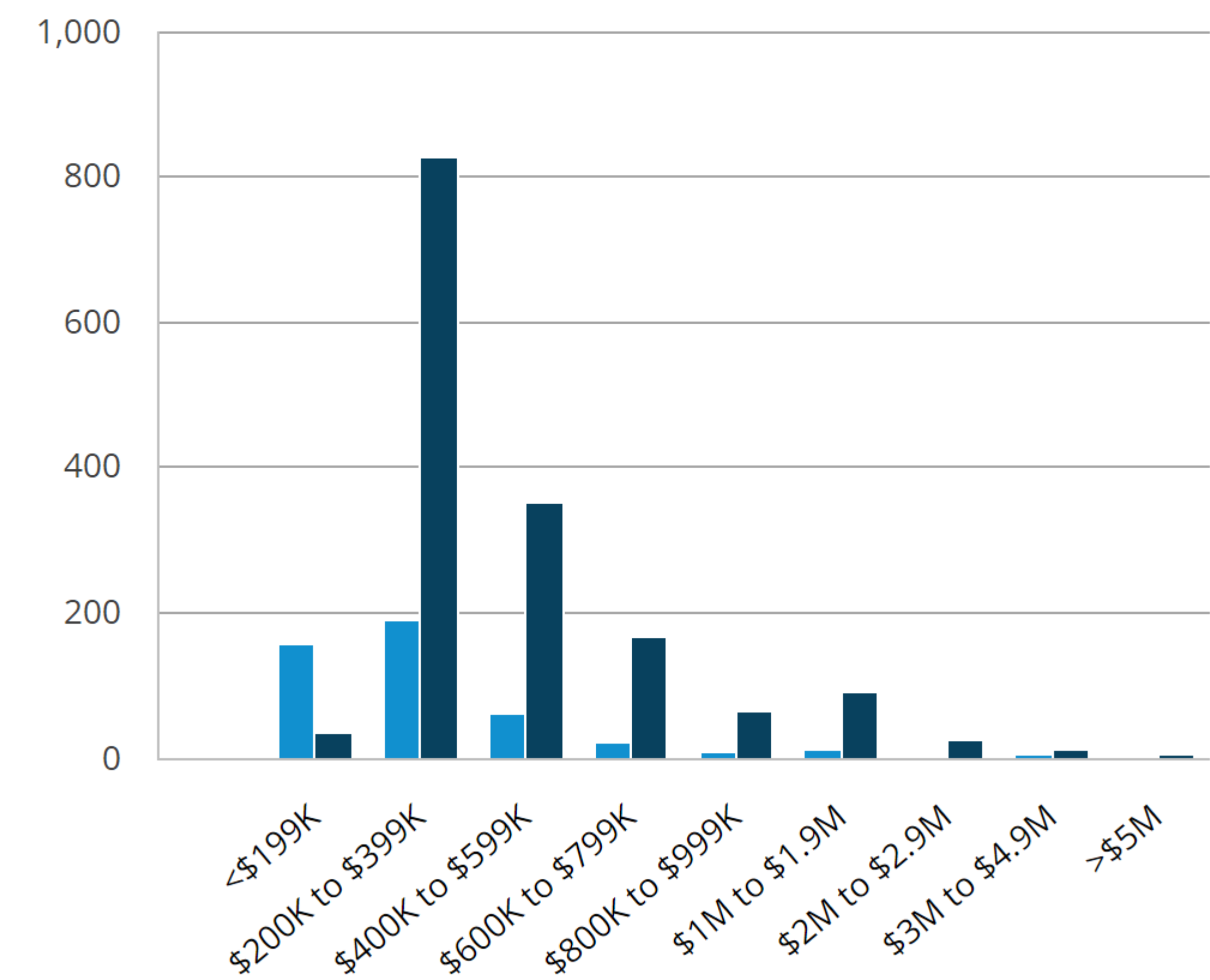
Historical Activity



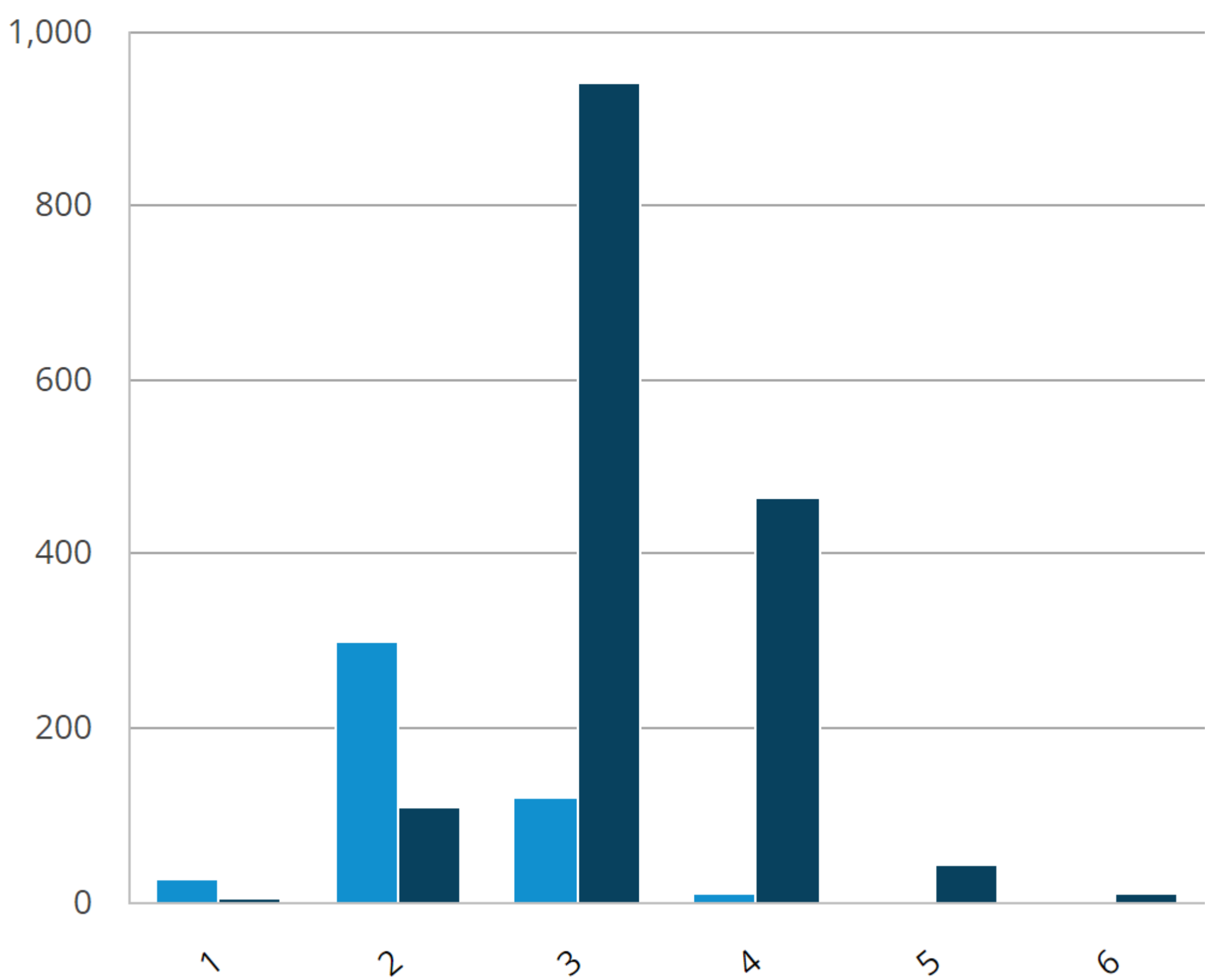
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

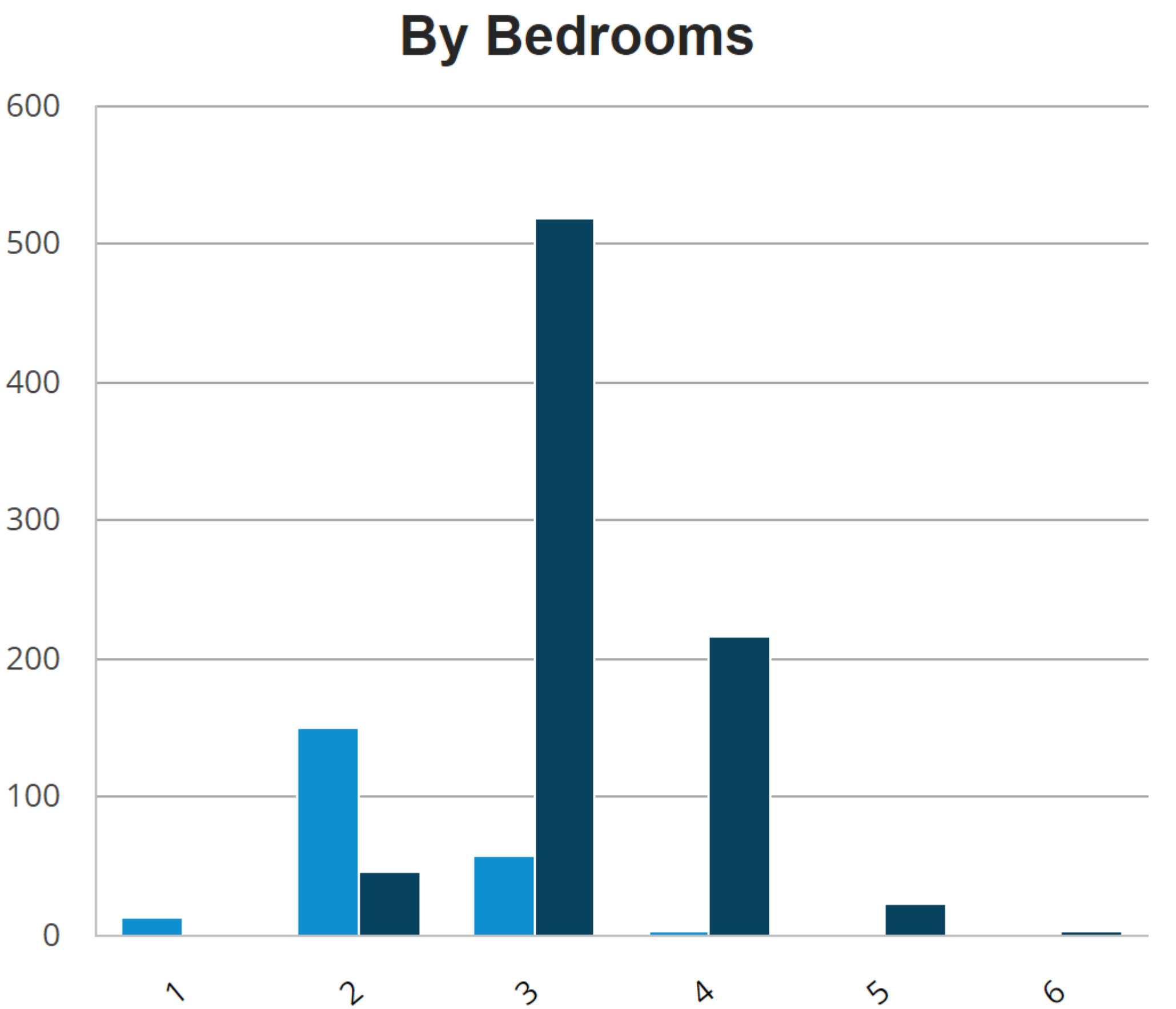
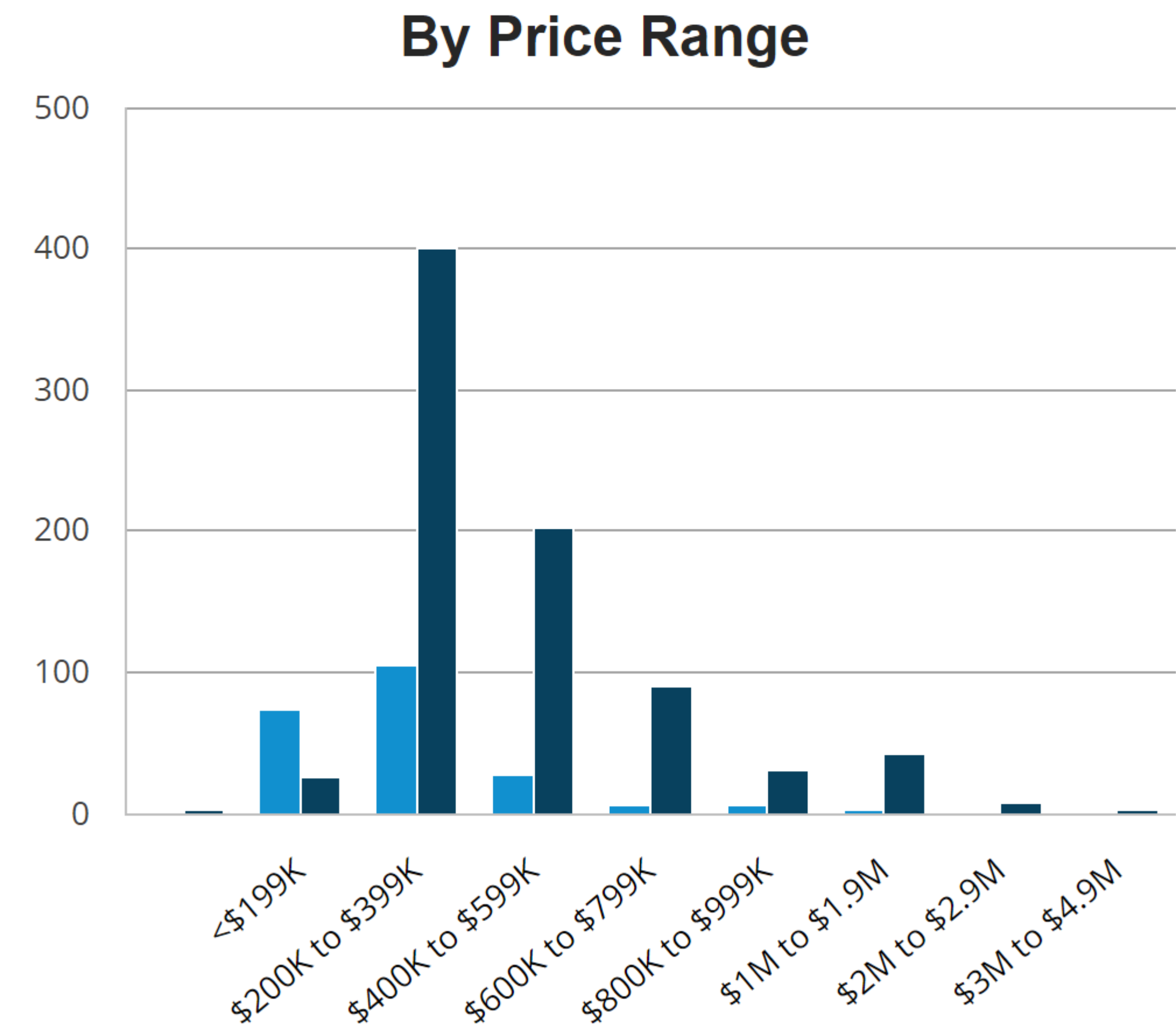
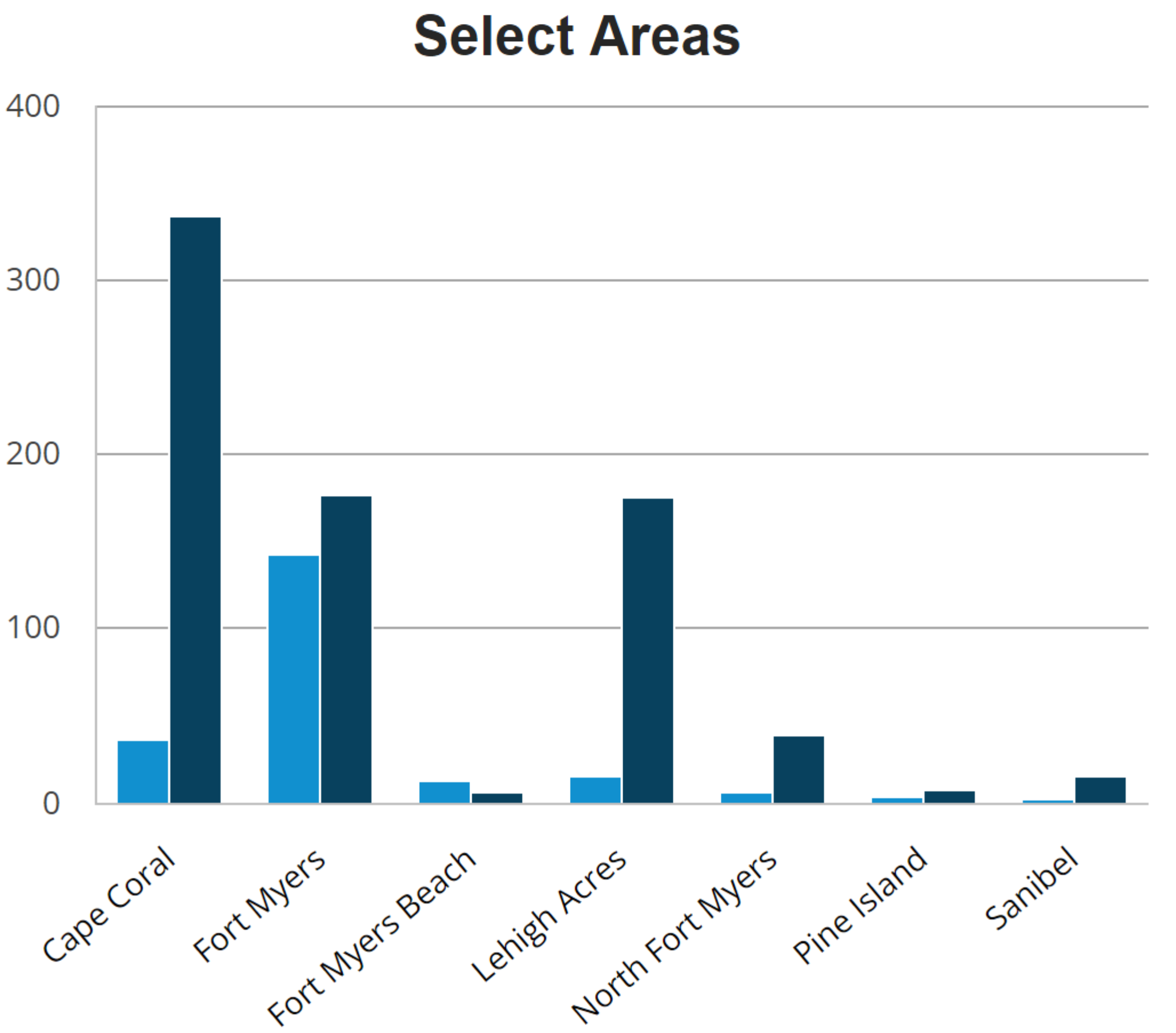
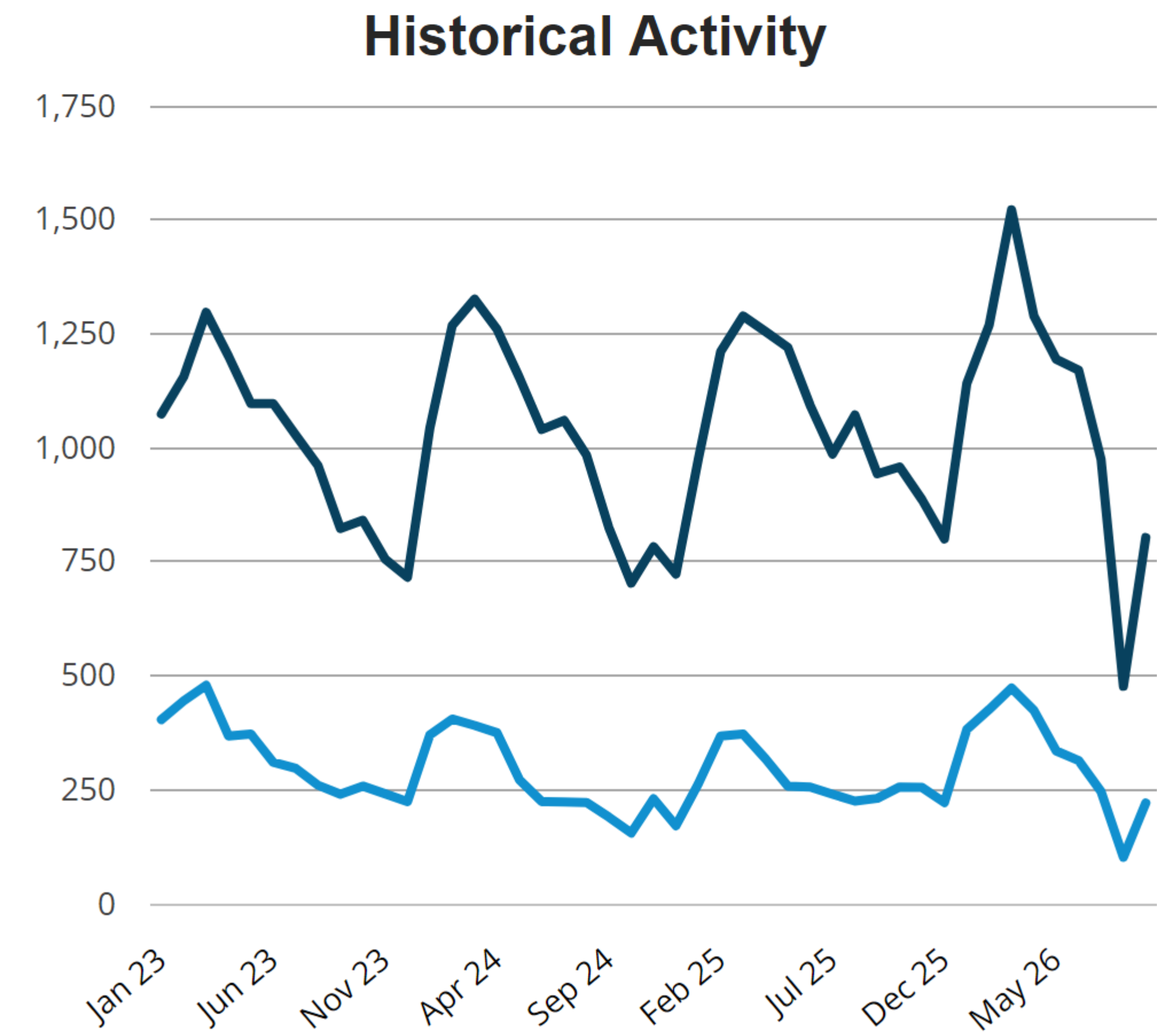
Pending Sales



September 2026

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

	September 2026	Month over Month Change		Year over Year Change		Year to Date Change
SFH	803	⬆	68.3%	⬇	-14.8%	⬇ -2.0%
CONDO	221	⬆	116.7%	⬇	-4.3%	⬆ 15.5%



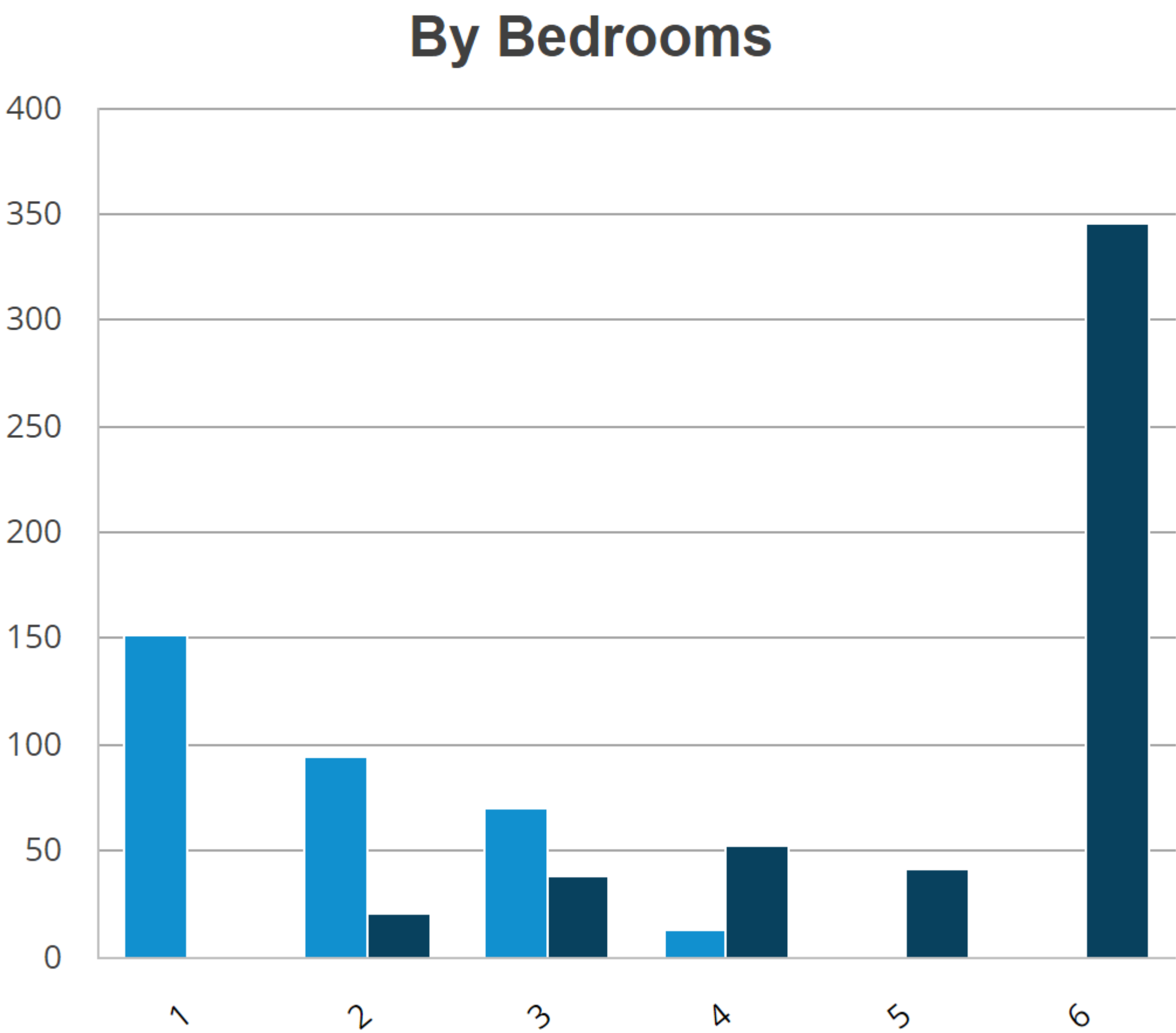
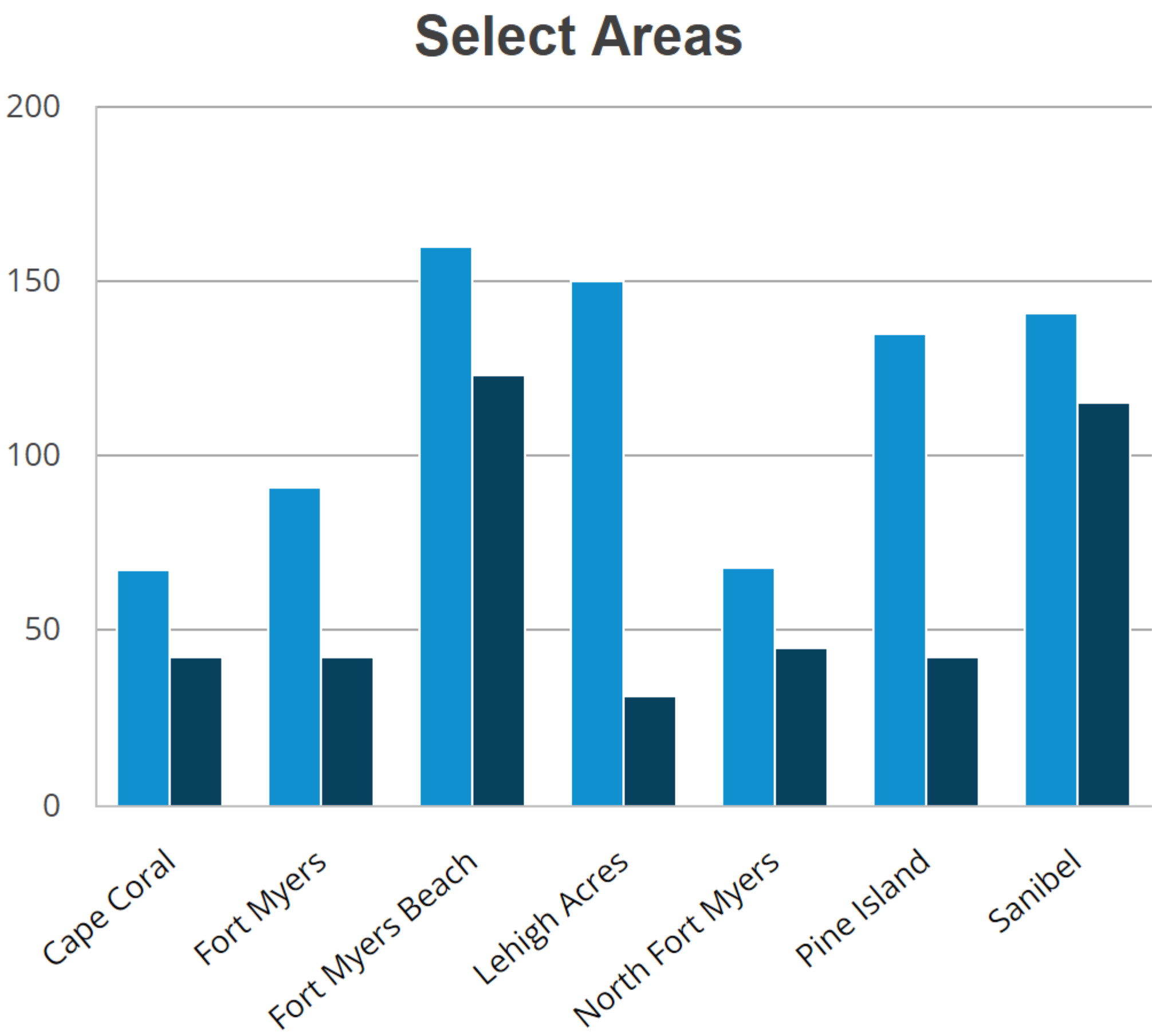
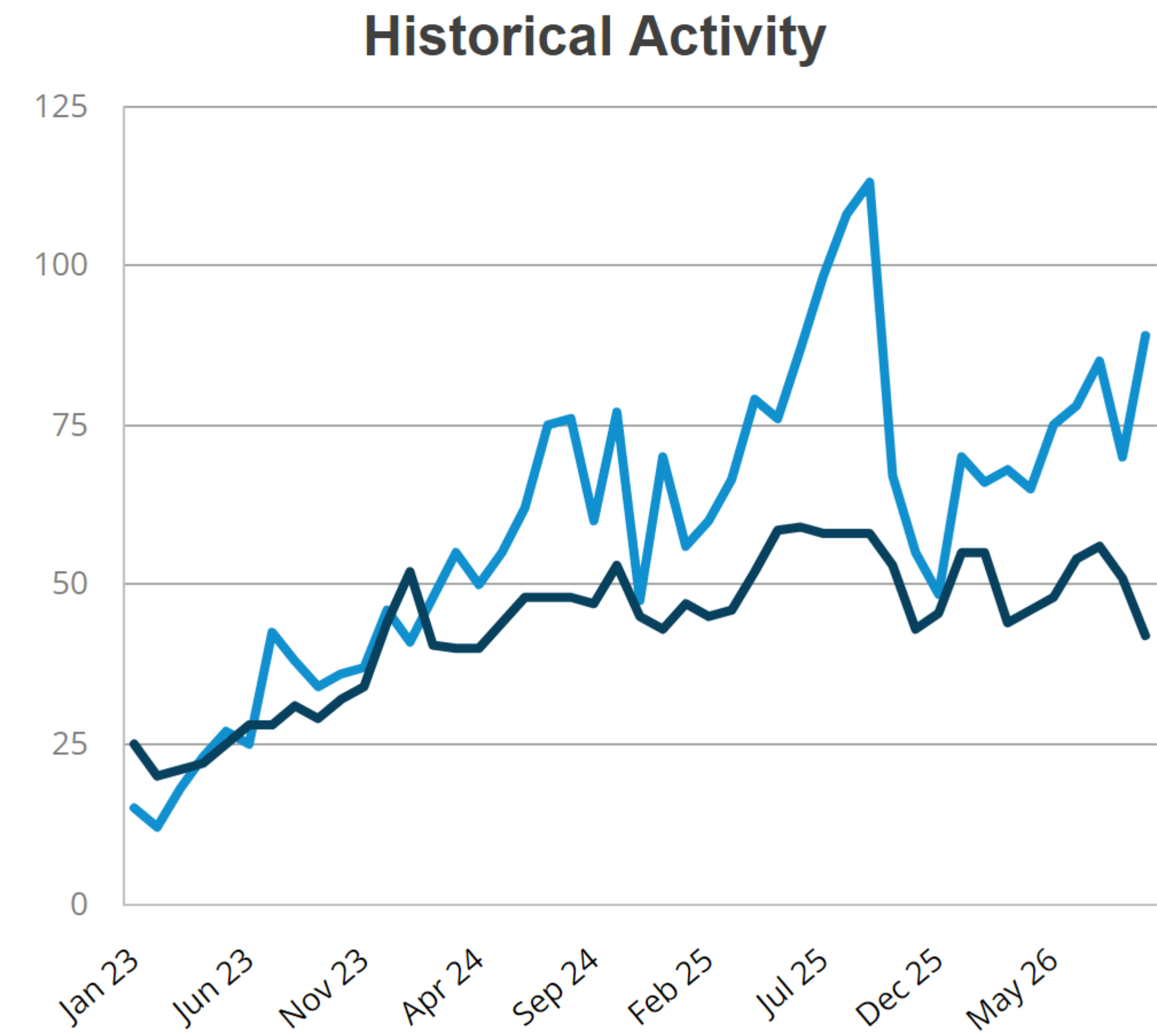
Days on Market



September 2026

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

	September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	42	⬇️	-17.6%	⬇️	-27.6%	⬇️	-7.5%
CONDO	89	⬆️	27.1%	⬇️	-21.2%	⬇️	-10.1%



Legend: — Condo — Single Family

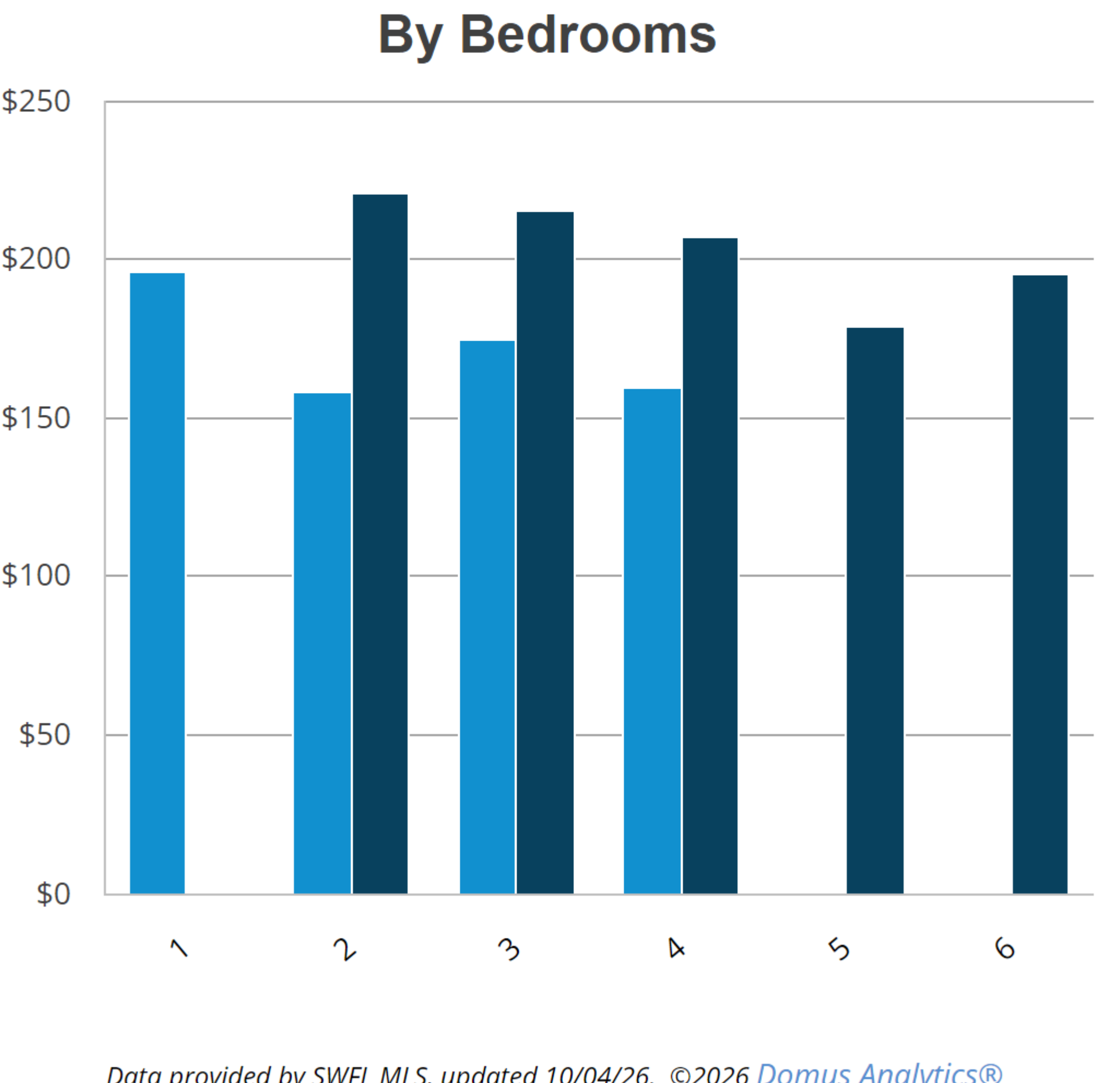
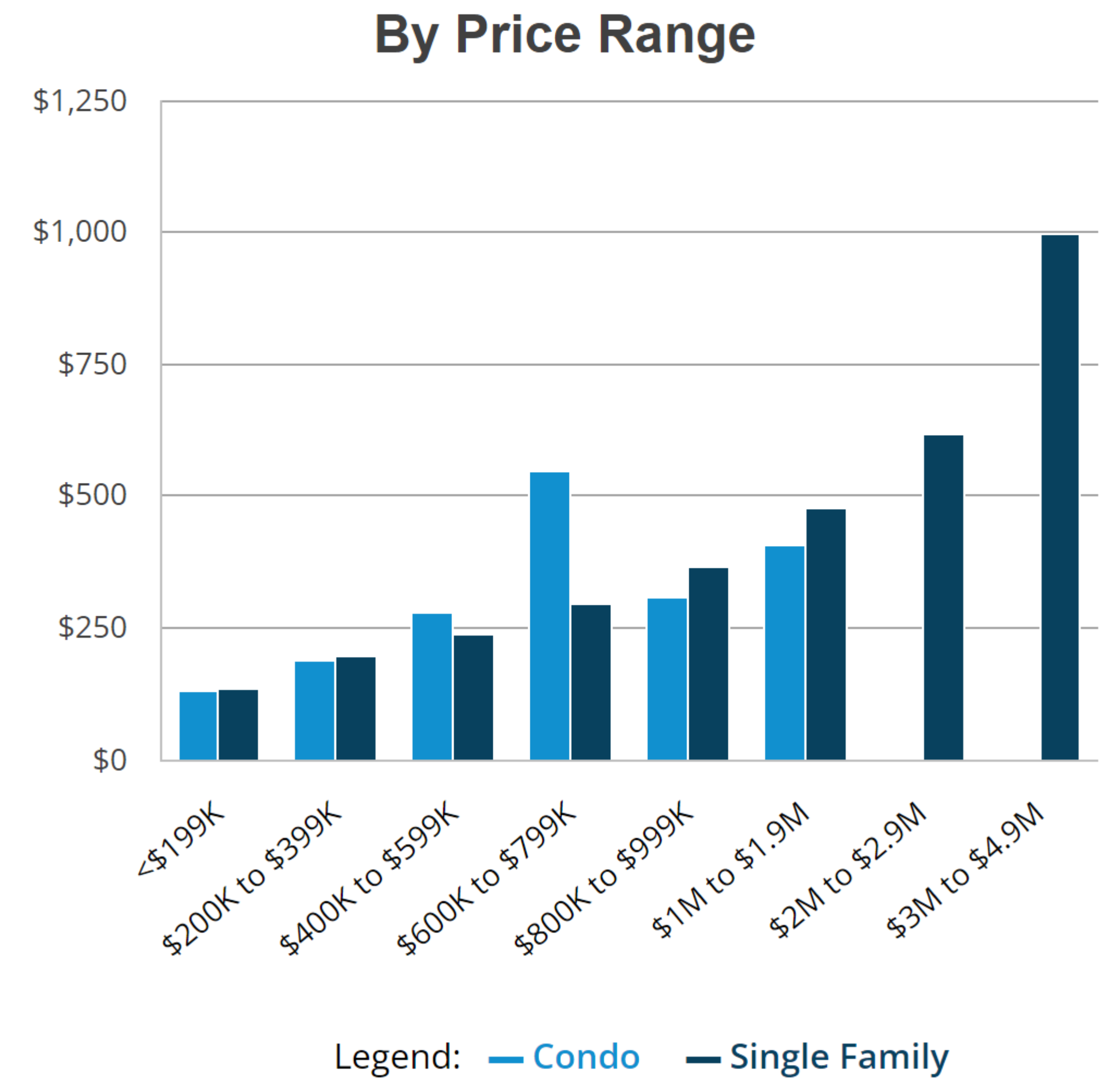
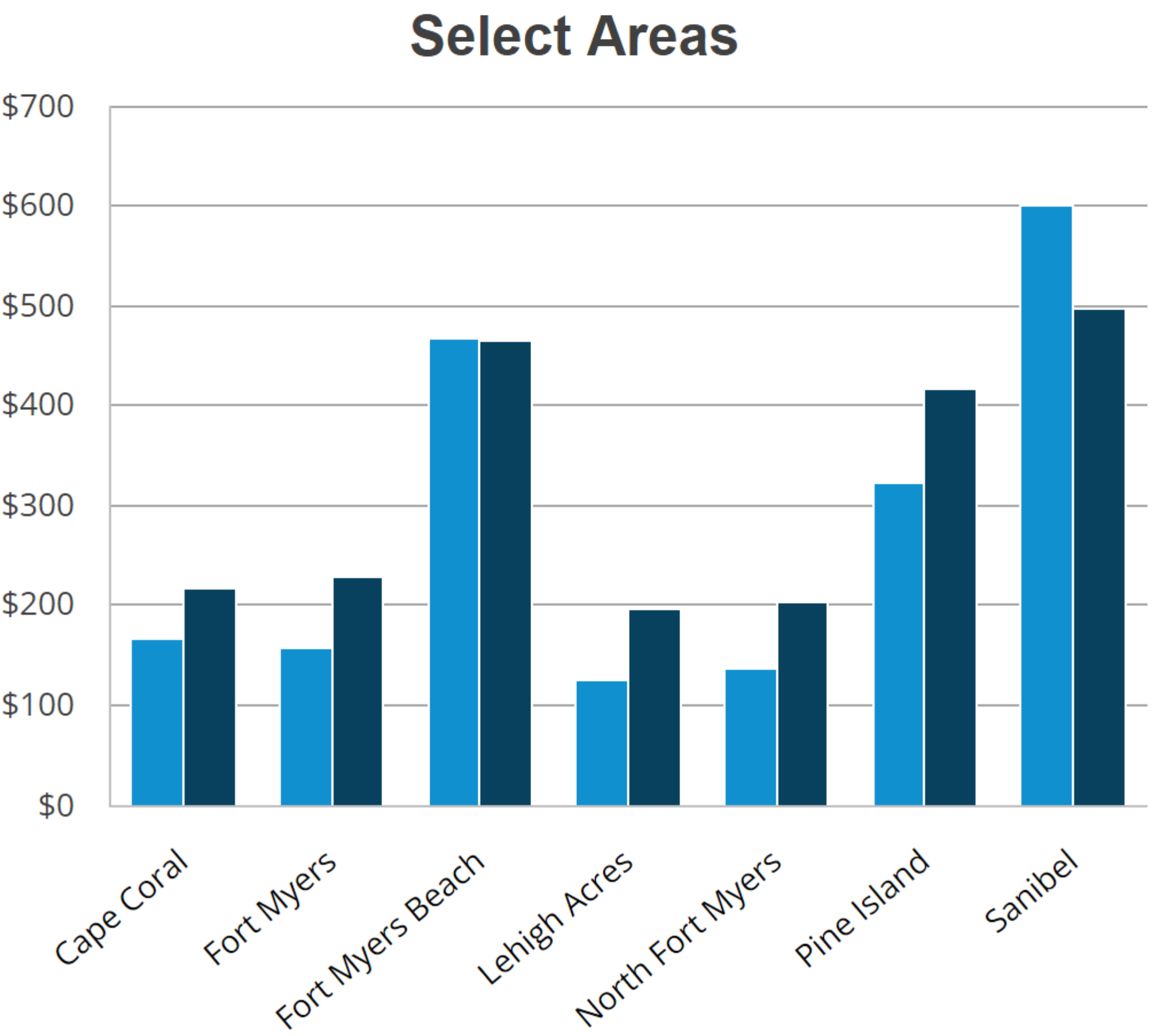
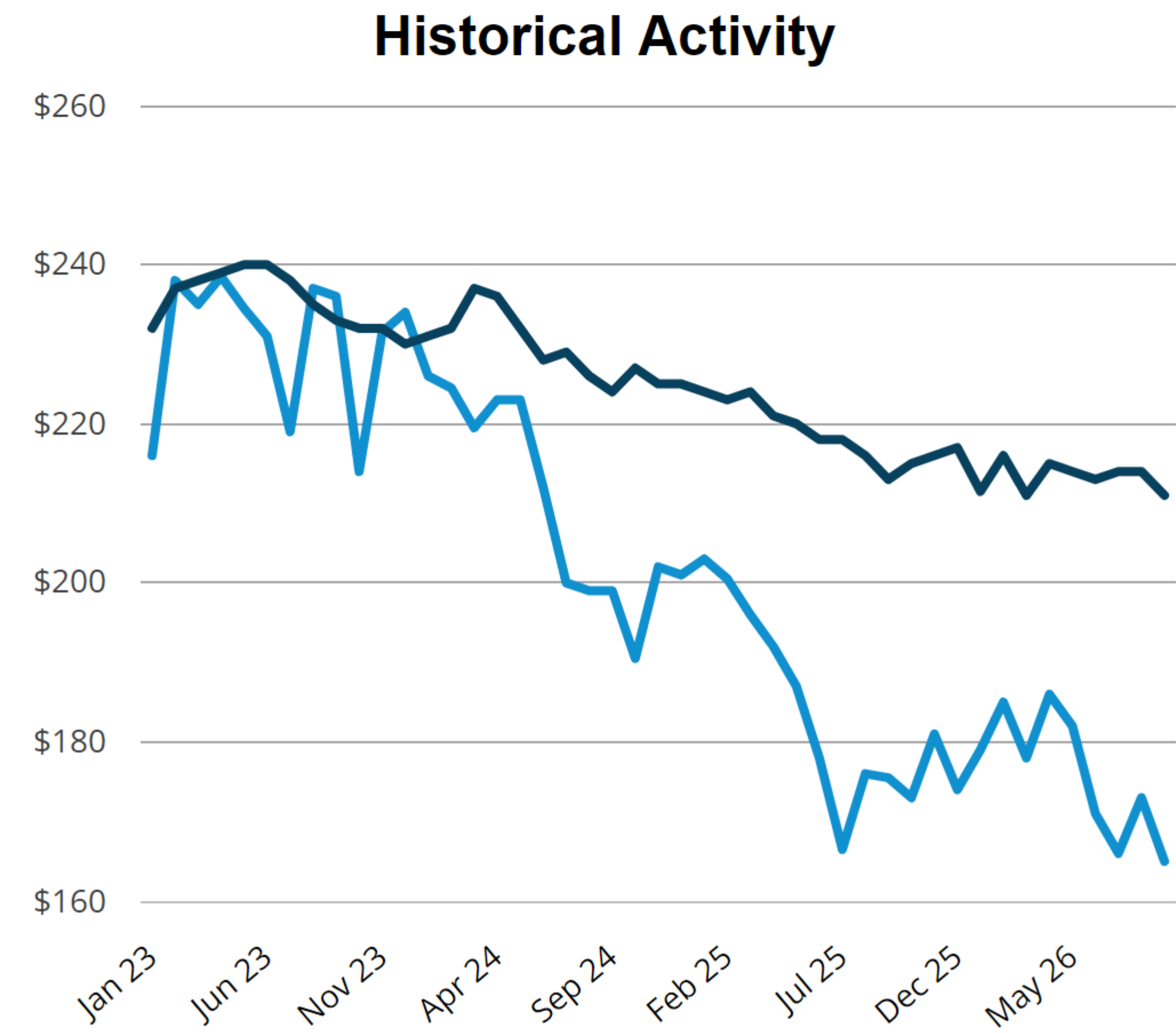
Price per Square Foot



September 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.

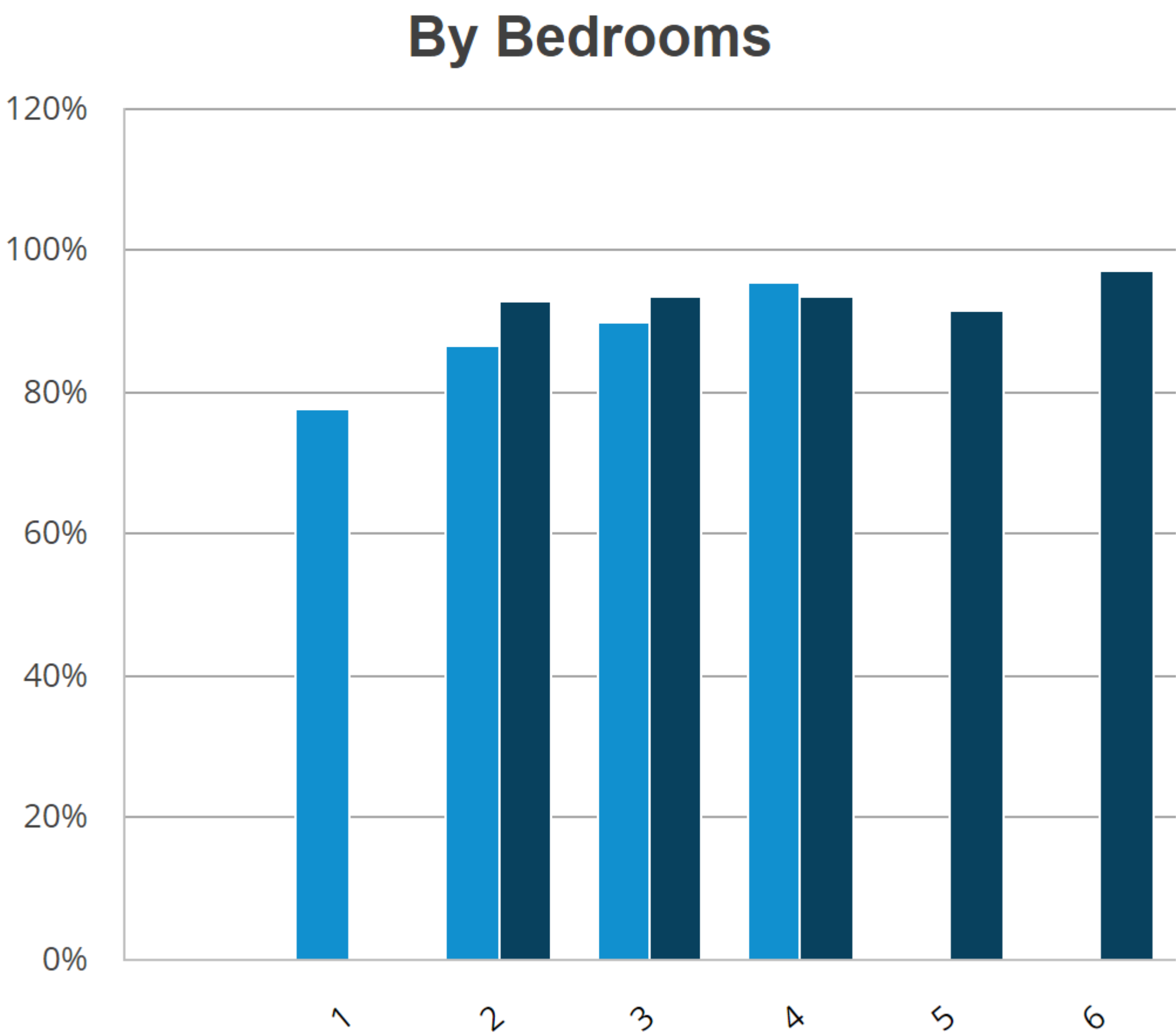
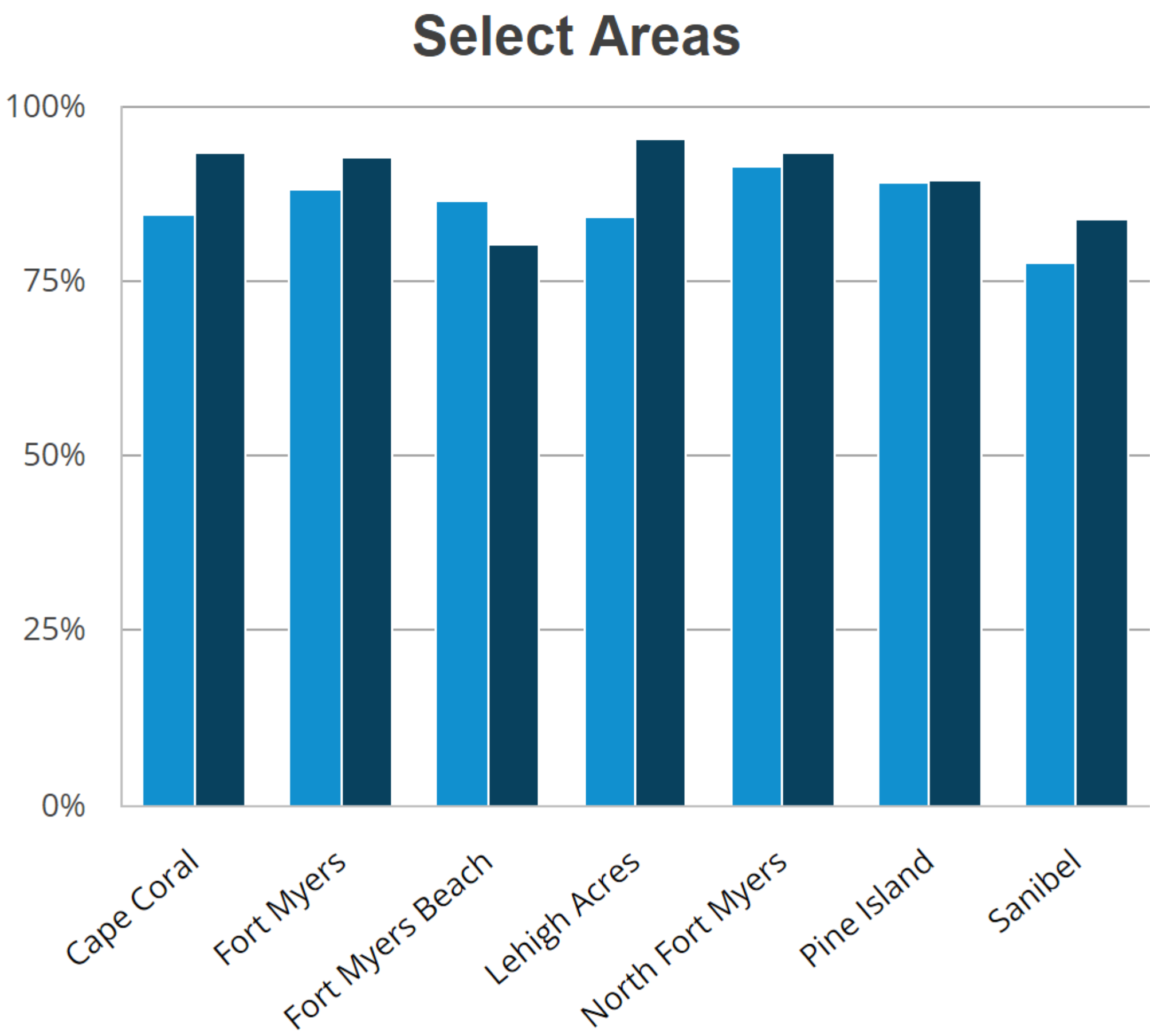
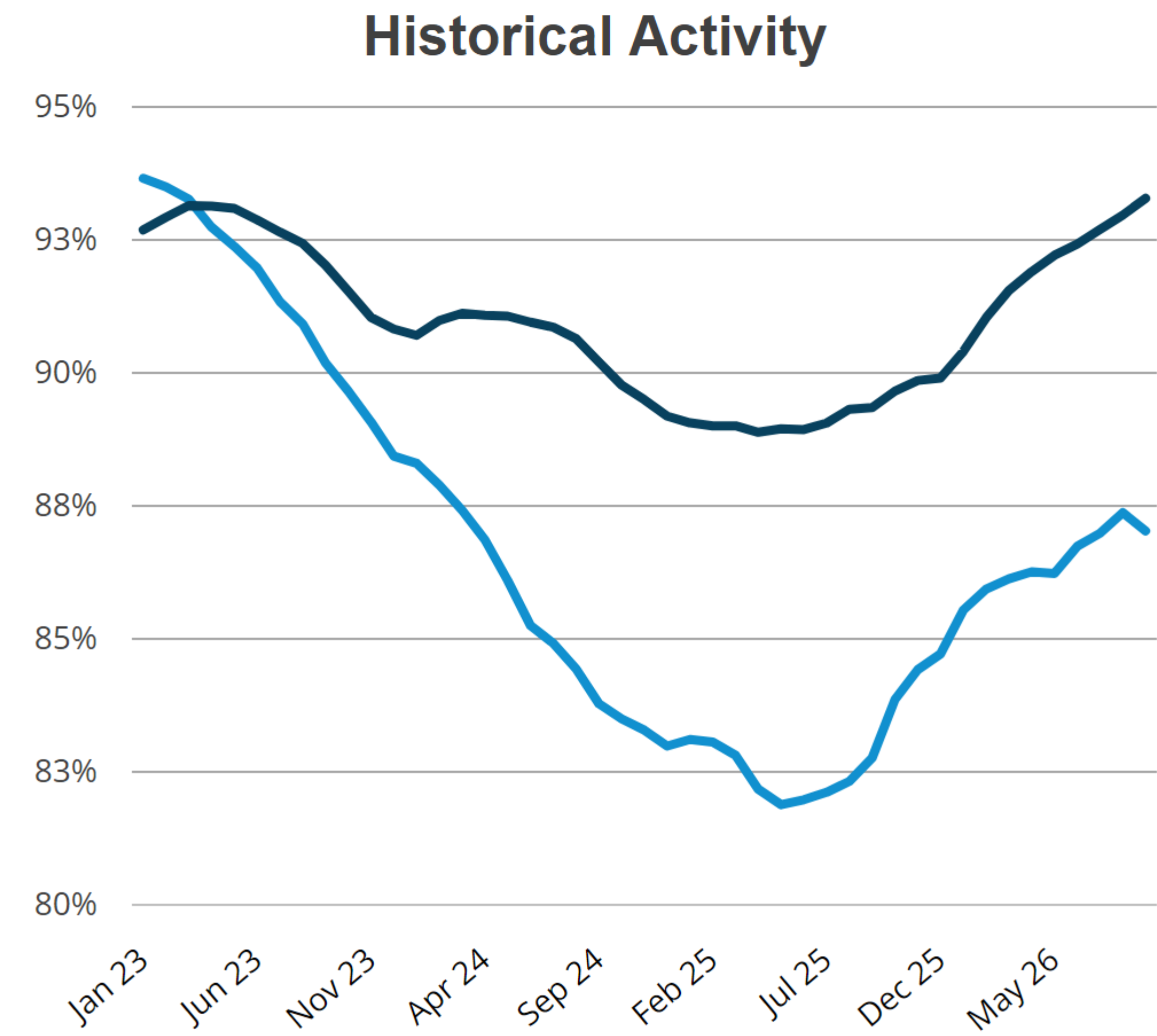
	September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$211	⌵	-1.4%	⌵	-0.9%	⌵	-2.7%
CONDO	\$165	⌵	-4.6%	⌵	-6.3%	⌵	-5.3%



September 2026

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

	September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	93.3%	⬆	0.4%	⬆	4.5%	⬆	3.0%
CONDO	87.0%	⬇	-0.5%	⬆	5.2%	⬆	4.5%



Active Inventory

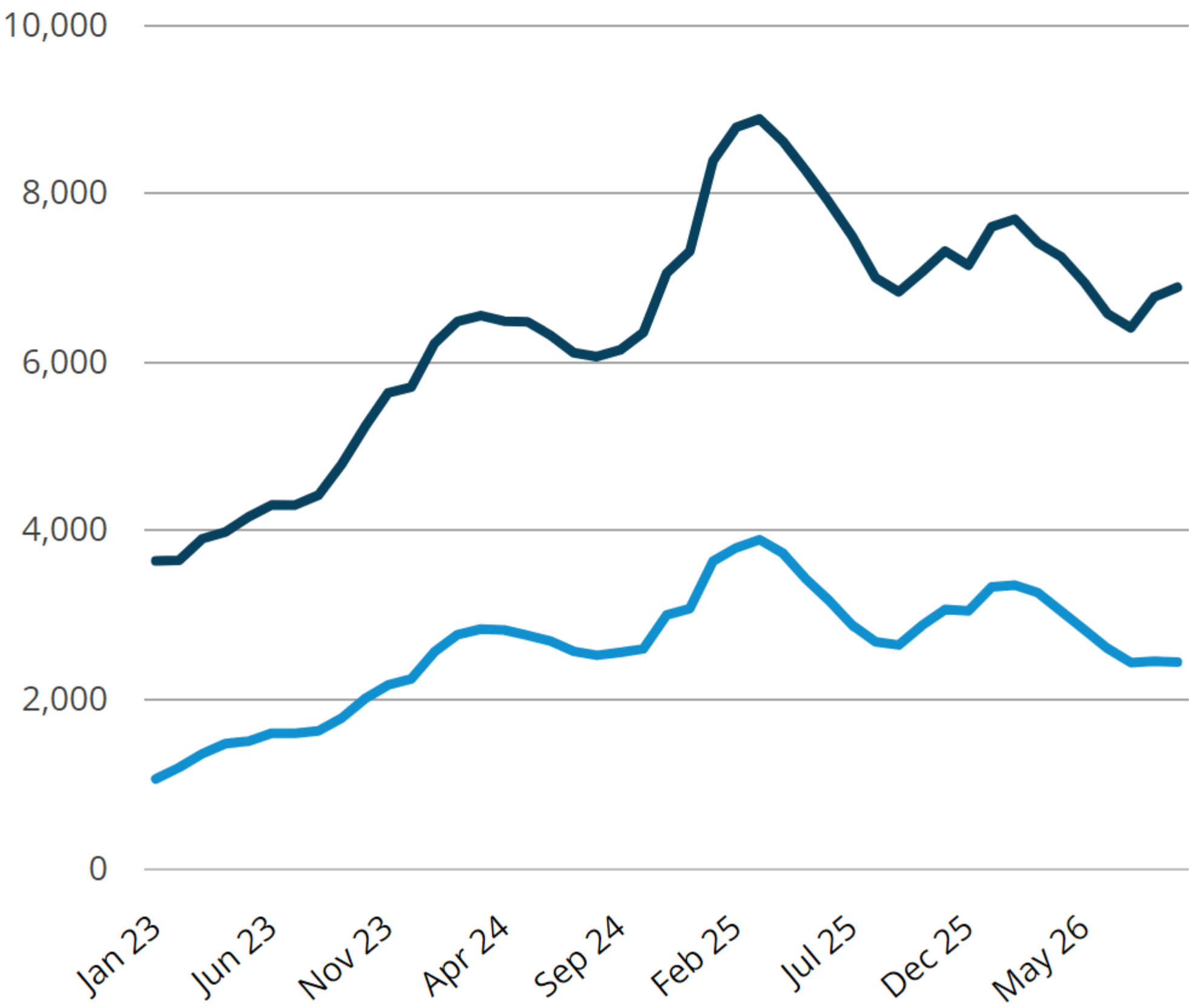


September 2026

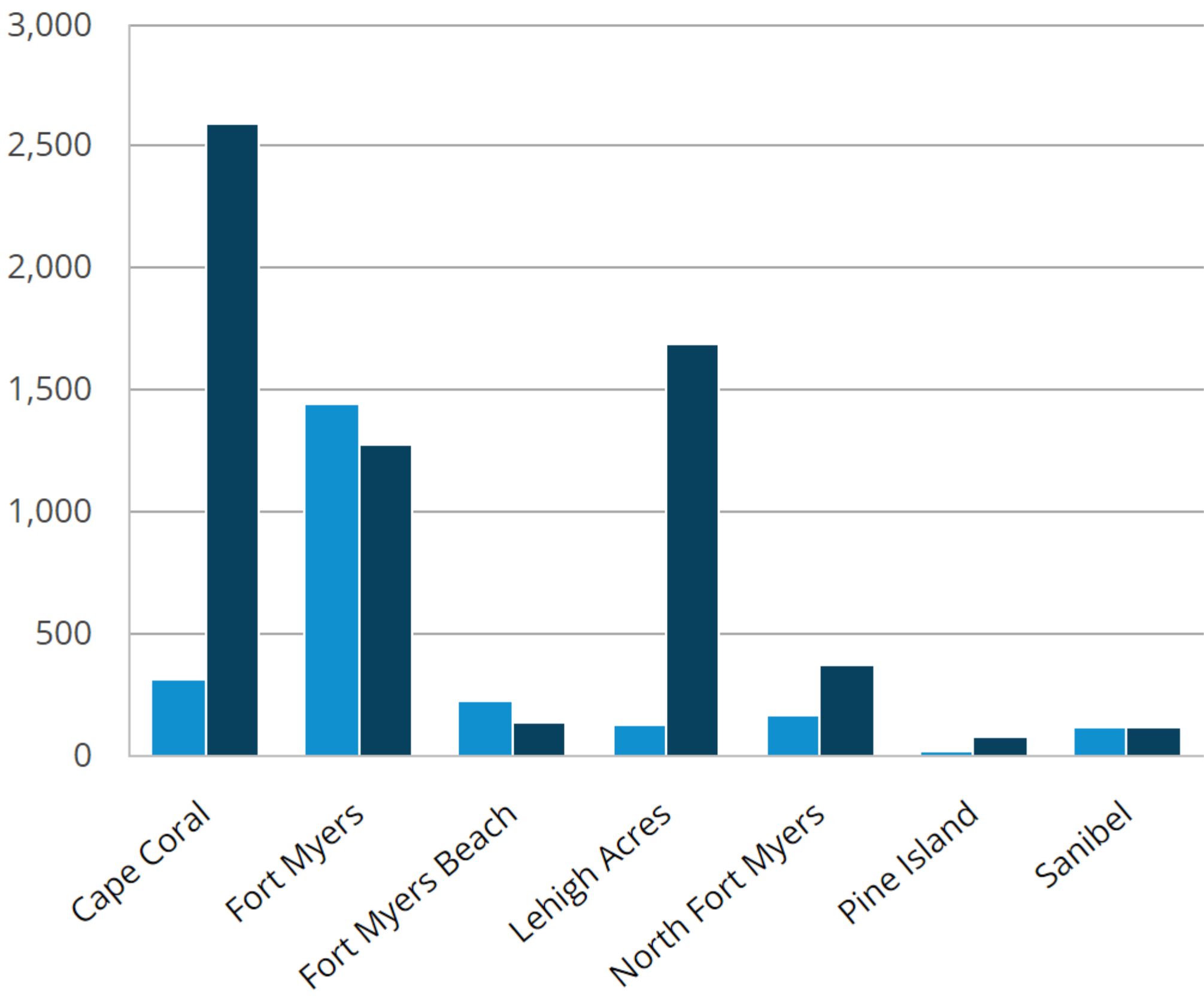
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	September 2026	Month over Month Change		Year over Year Change		Year to Date Change
SFH	6,886	⬆	1.7%	⬆	0.8%	—
CONDO	2,443	⬇	-0.4%	⬇	-7.6%	—

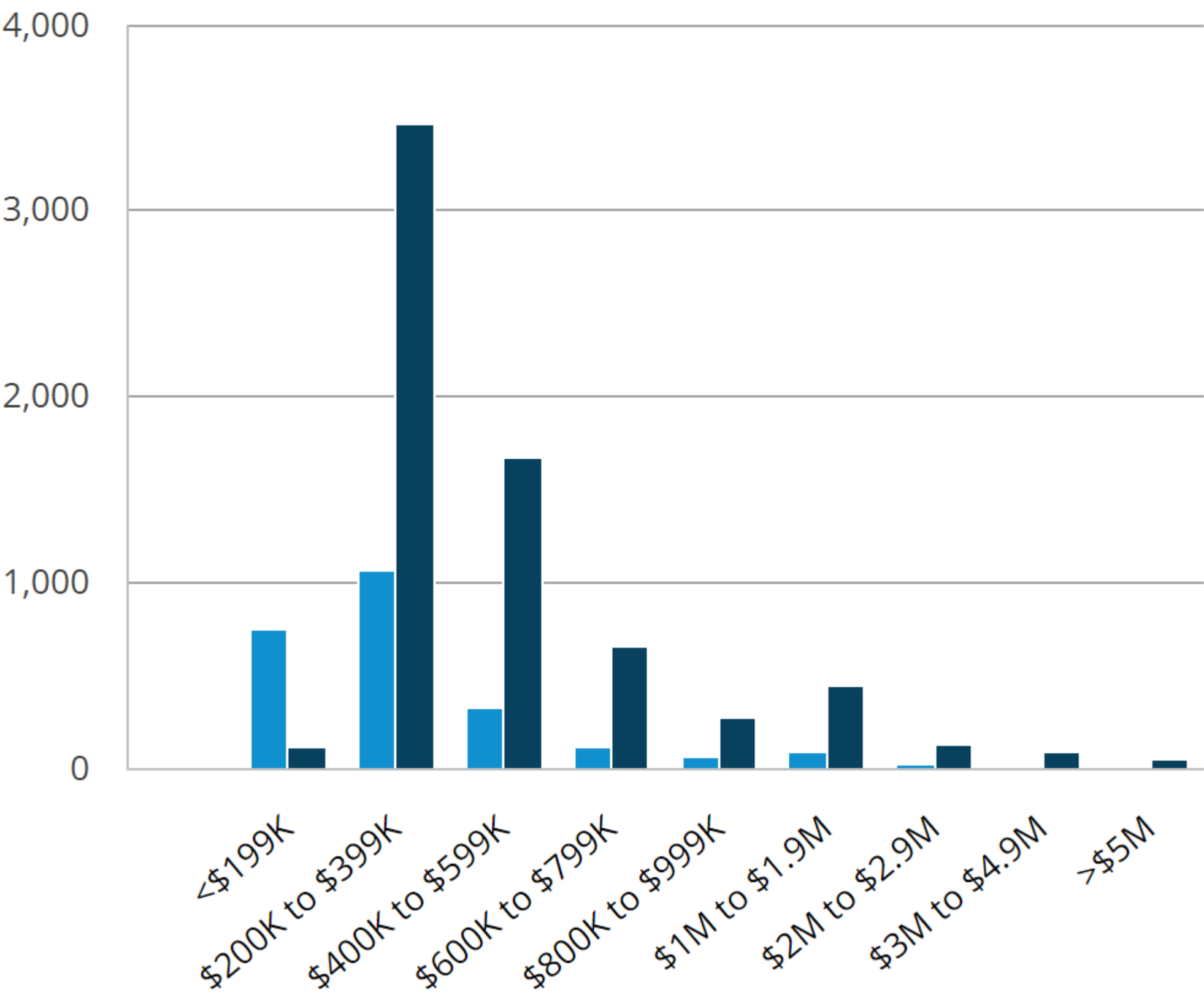
Historical Activity



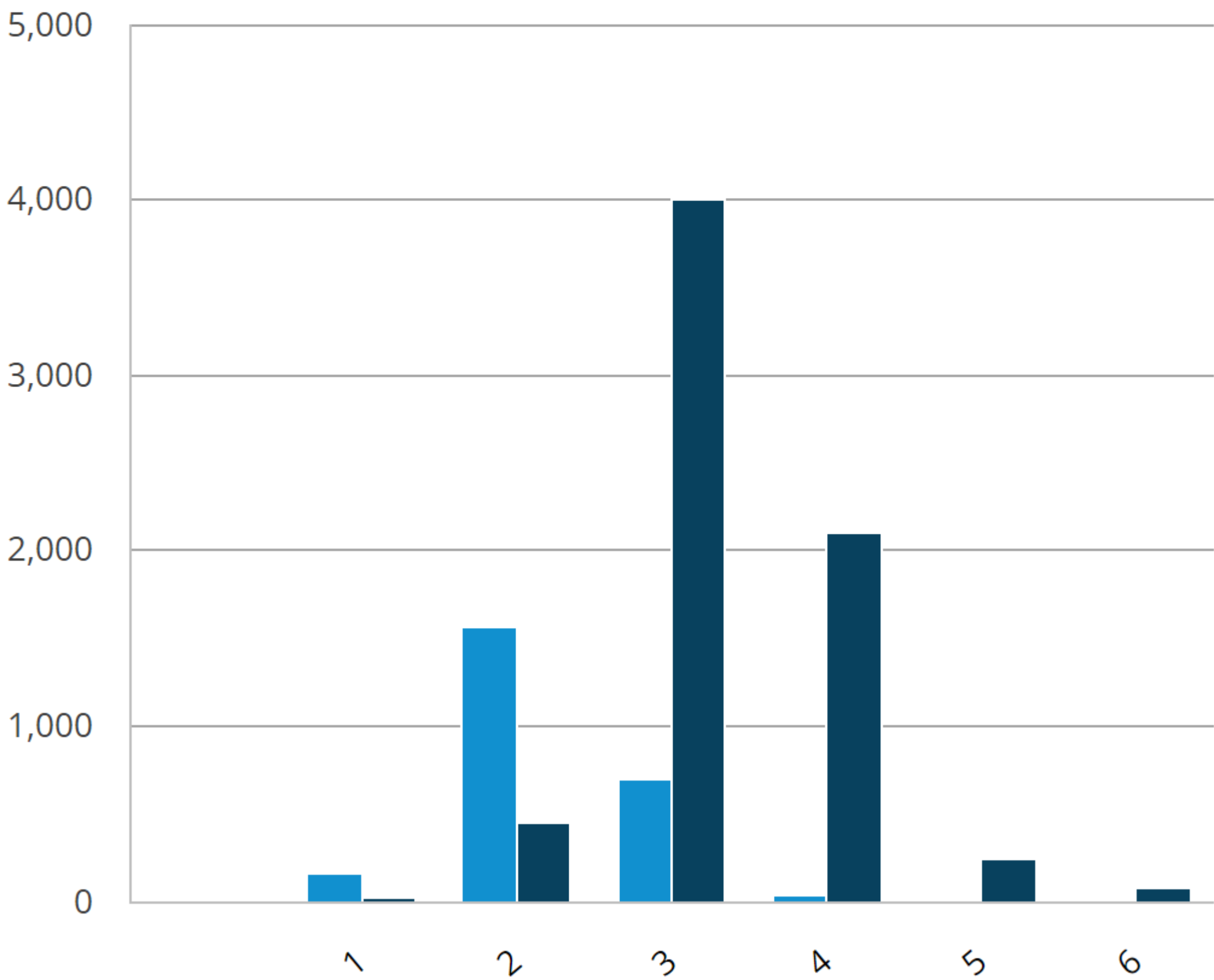
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Months Supply of Inventory

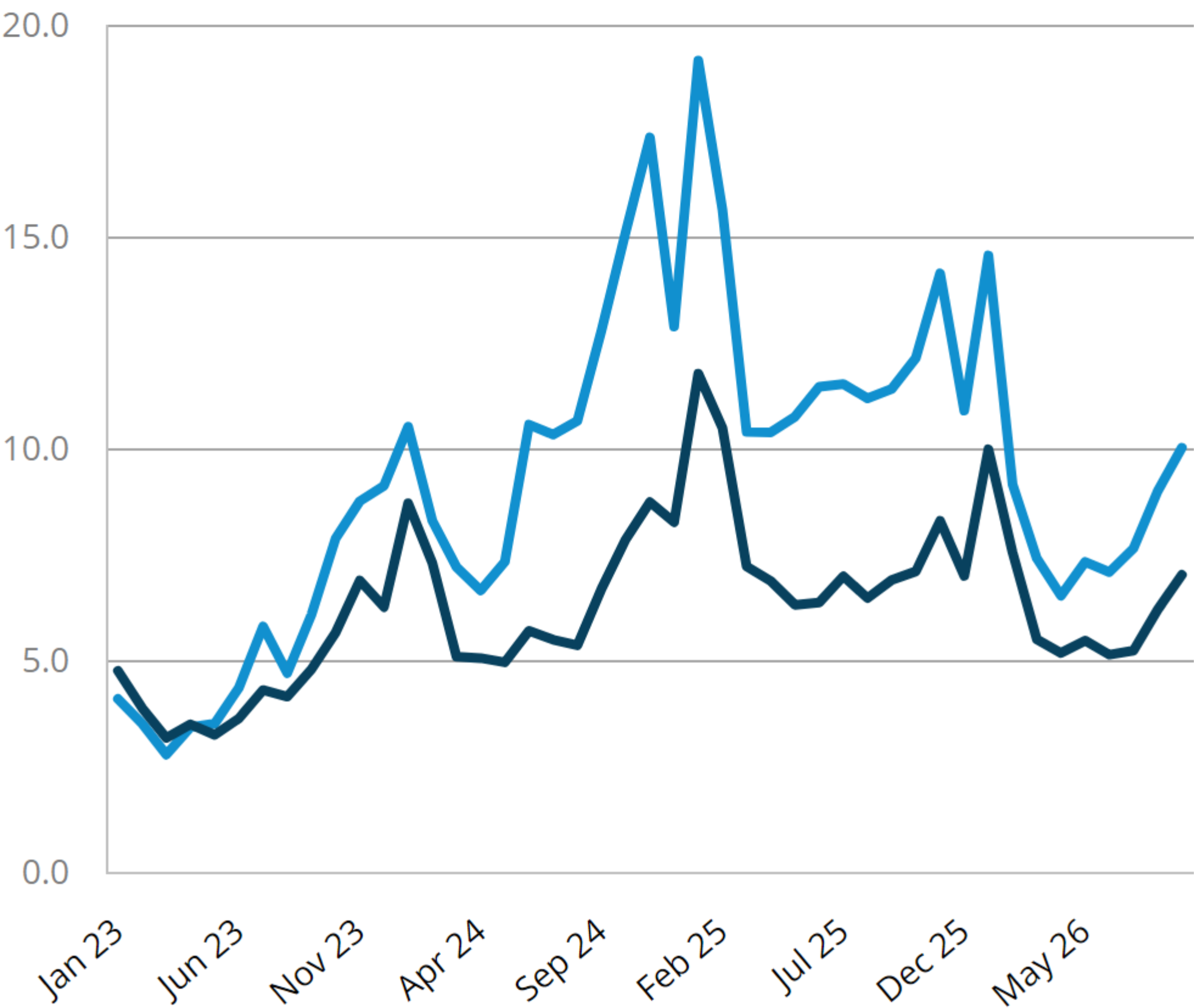


September 2026

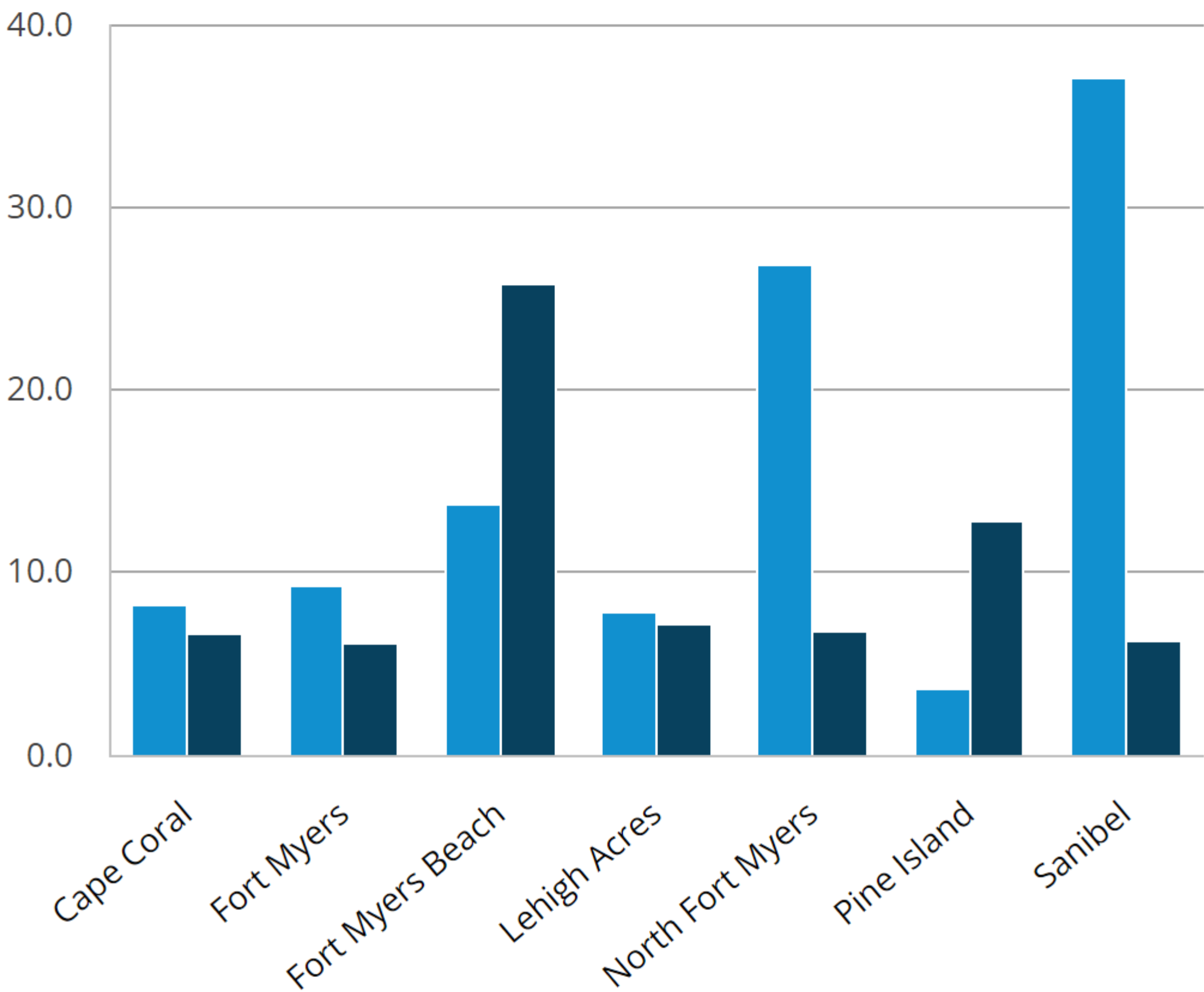
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	September 2026	Month over Month Change		Year over Year Change		Year to Date Change
SFH	7.0	⬆	12.9%	⬆	1.4%	—
CONDO	10.0	⬆	11.1%	⬇	-12.3%	—

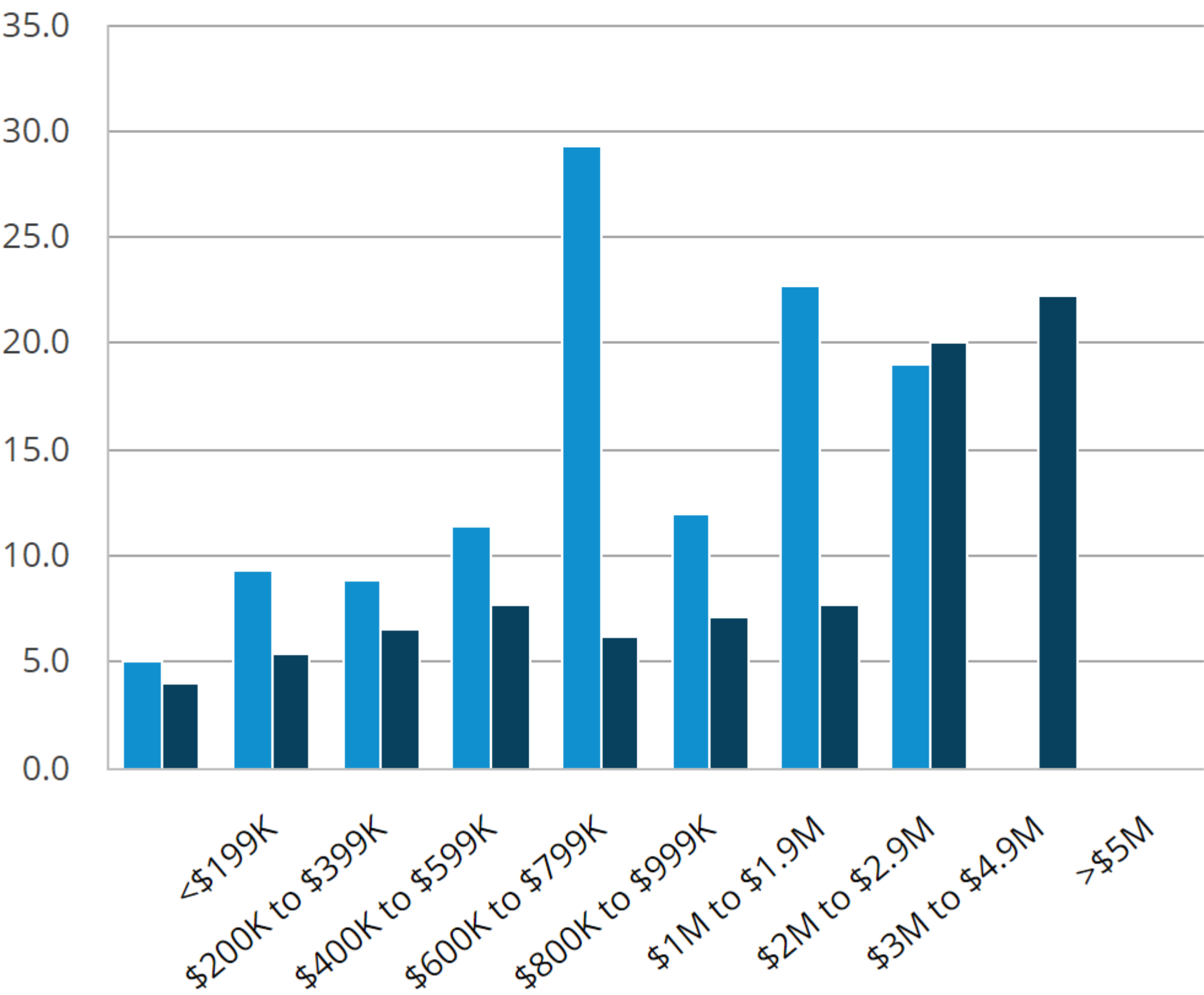
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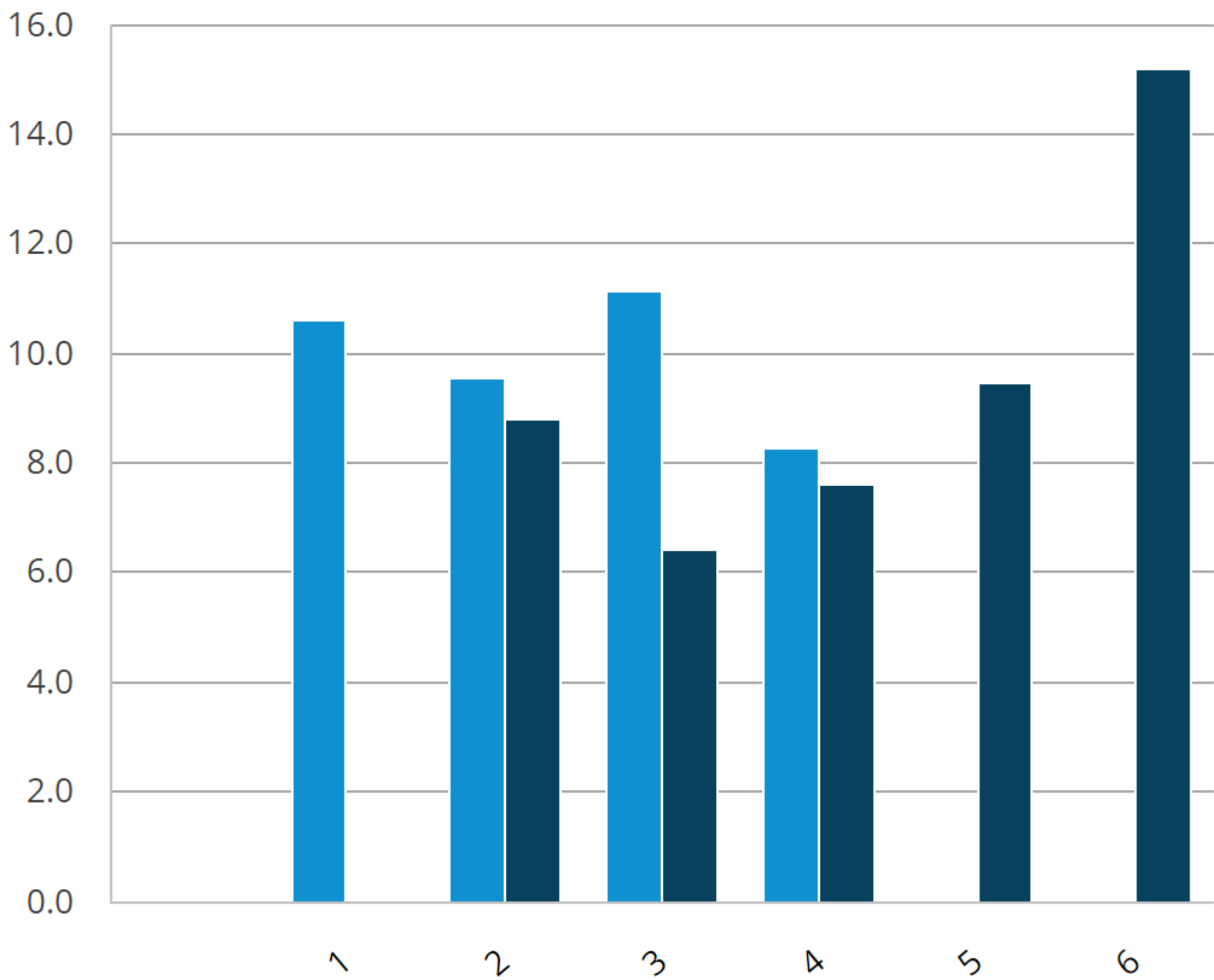
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

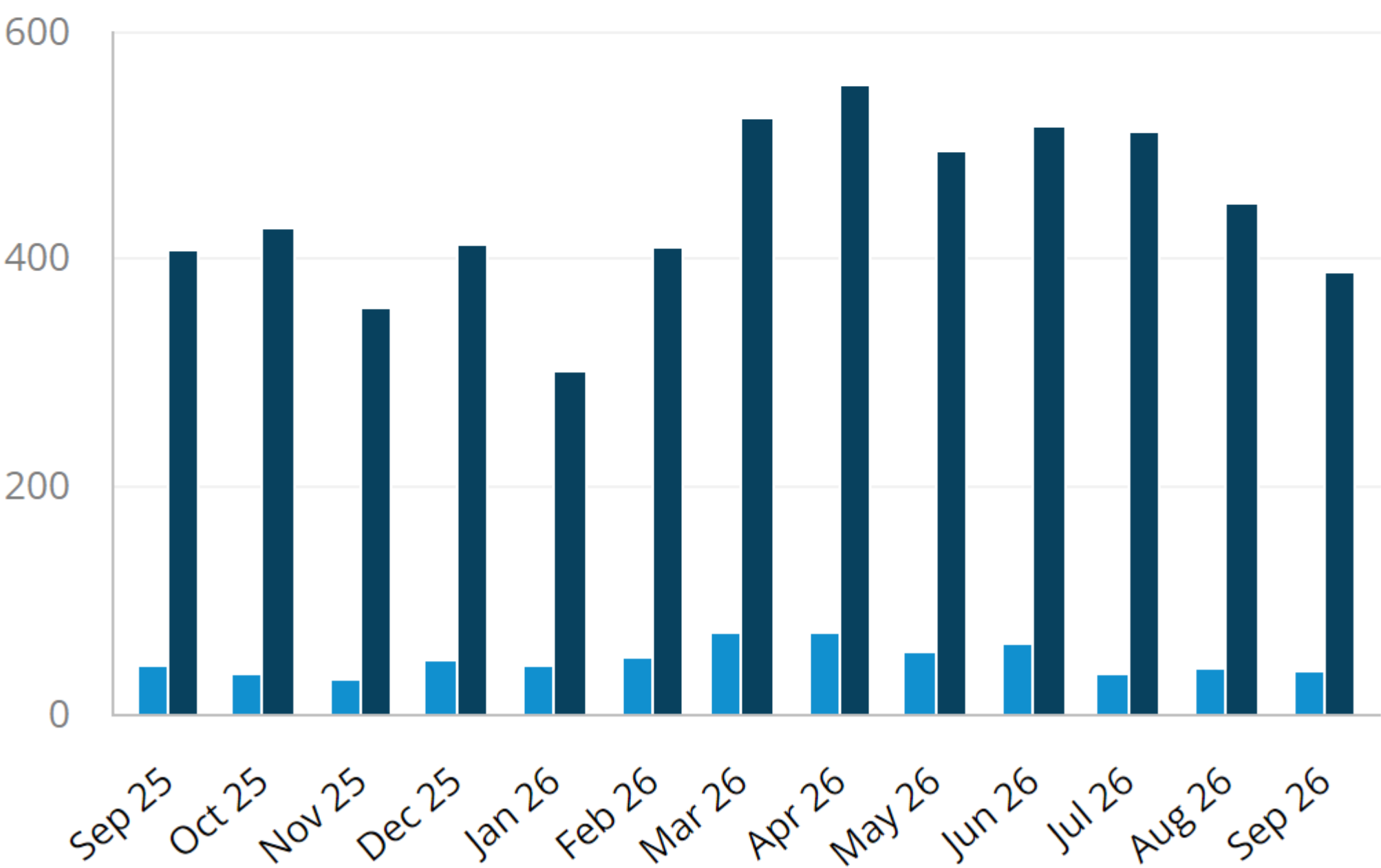
Single Family Homes

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$380,000	\$365,000	▲ 4.1%	\$389,950	▼ -2.6%	\$385,000	\$375,000	▲ 2.7%
Closed Sales	389	407	▼ -4.4%	448	▼ -13.2%	4,149	3,926	▲ 5.7%
New Listings	604	593	▲ 1.9%	670	▼ -9.9%	6,340	6,846	▼ -7.4%
Pending Sales	327	413	▼ -20.8%	179	▲ 82.7%	3,940	4,099	▼ -3.9%
Median Days on Market	42	60	▼ -30.0%	30	▲ 40.0%	44	53	▼ -17.0%
Sold Price per Square Foot	\$217	\$219	▼ -0.9%	\$224	▼ -3.1%	\$221	\$220	▲ 0.5%
Percent of Original Price Rec'd	93.3%	91.2%	▲ 2.1%	92.8%	▲ 0.5%	93.2%	91.6%	▲ 1.6%
Active Inventory	2,593	2,580	▲ 0.5%	2,546	▲ 1.8%	--	--	--
Months Supply of Inventory	6.7	6.3	▲ 6.3%	5.7	▲ 17.5%	--	--	--

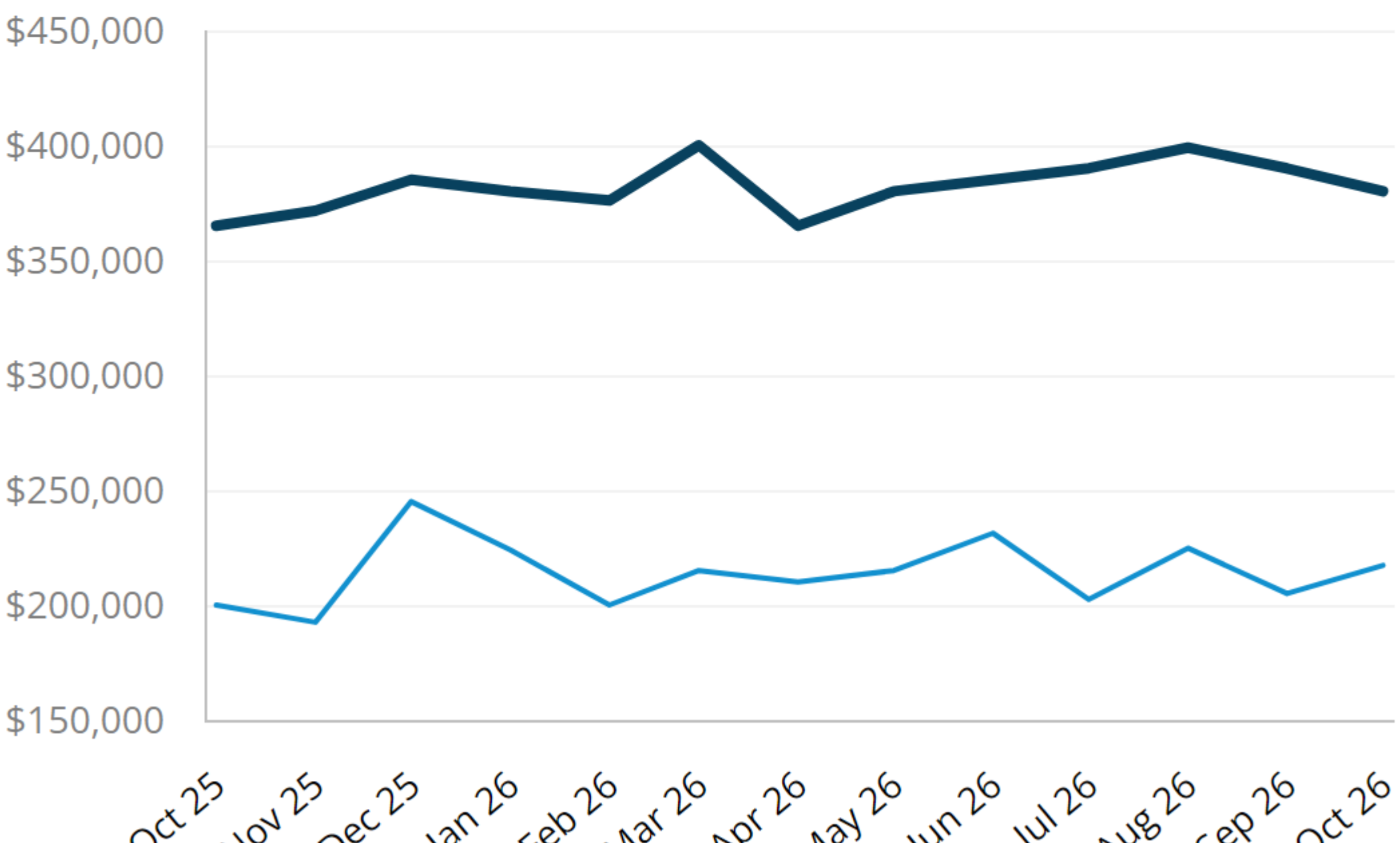
Condominiums

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$217,250	\$200,000	▲ 8.6%	\$205,000	▲ 6.0%	\$212,500	\$225,000	▼ -5.6%
Closed Sales	38	42	▼ -9.5%	39	▼ -2.6%	466	388	▲ 20.1%
New Listings	71	71	▶ 0.0%	57	▲ 24.6%	697	812	▼ -14.2%
Pending Sales	34	35	▼ -2.9%	19	▲ 78.9%	433	386	▲ 12.2%
Median Days on Market	67	50	▲ 35.4%	81	▼ -17.3%	69	80	▼ -13.8%
Sold Price per Square Foot	\$167	\$148	▲ 12.9%	\$163	▲ 2.1%	\$164	\$167	▼ -1.5%
Percent of Original Price Rec'd	84.7%	88.1%	▼ -3.4%	89.6%	▼ -4.9%	87.7%	86.5%	▲ 1.2%
Active Inventory	309	371	▼ -16.7%	299	▲ 3.3%	--	--	--
Months Supply of Inventory	8.1	8.8	▼ -8.0%	7.7	▲ 5.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Region

September 2026



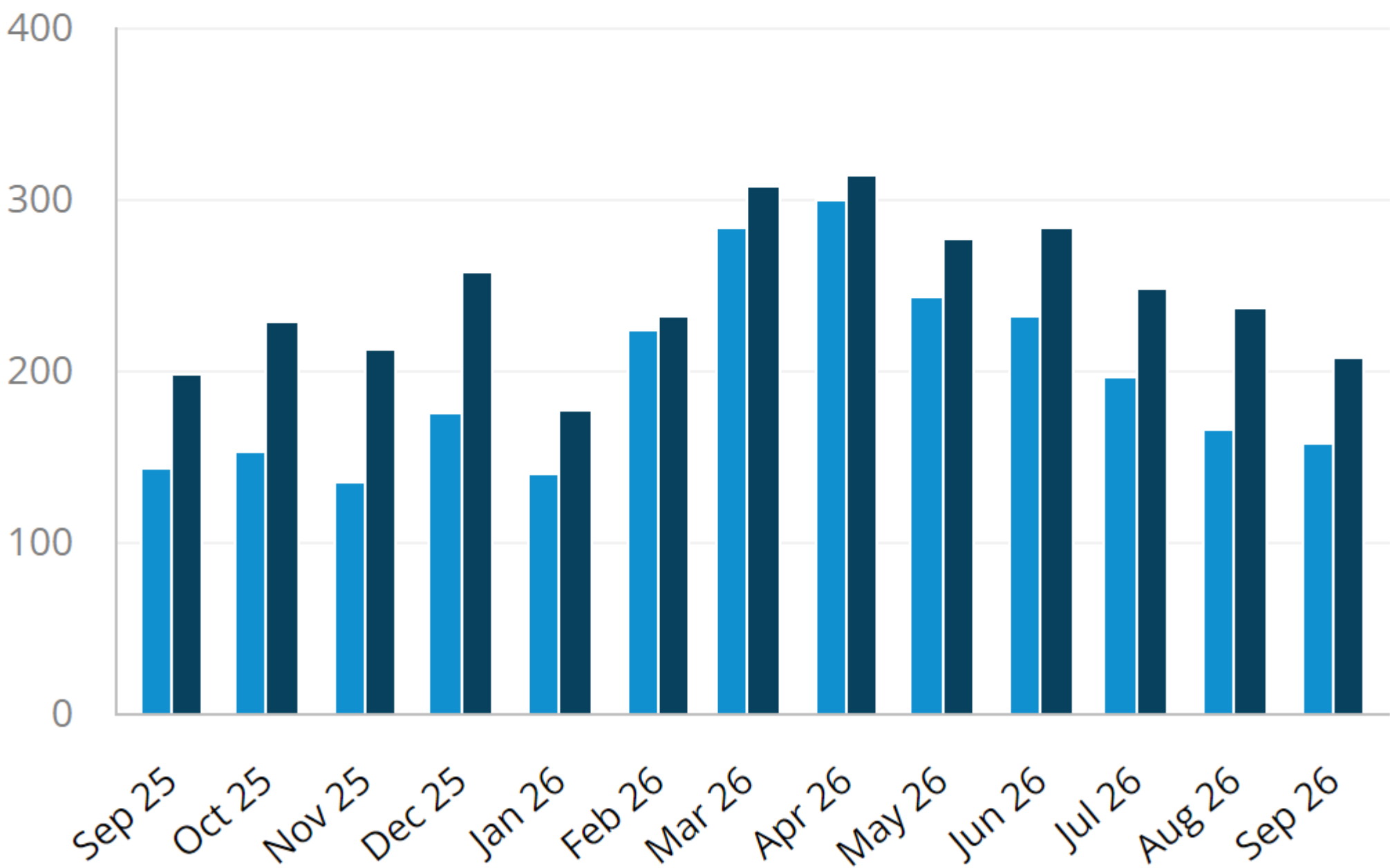
Single Family Homes

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$449,000	\$415,000	▲ 8.2%	\$430,000	▲ 4.4%	\$446,500	\$440,000	▲ 1.5%
Closed Sales	208	198	▲ 5.1%	237	▼ -12.2%	2,282	2,267	▲ 0.7%
New Listings	323	345	▼ -6.4%	302	▲ 7.0%	3,271	3,932	▼ -16.8%
Pending Sales	175	218	▼ -19.7%	114	▲ 53.5%	2,161	2,329	▼ -7.2%
Median Days on Market	42	44	▼ -4.5%	52	▼ -19.2%	50	53	▼ -5.7%
Sold Price per Square Foot	\$229	\$223	▲ 2.5%	\$225	▲ 1.6%	\$232	\$238	▼ -2.5%
Percent of Original Price Rec'd	92.9%	91.9%	▲ 1.0%	91.3%	▲ 1.6%	91.7%	90.6%	▲ 1.1%
Active Inventory	1,273	1,346	▼ -5.4%	1,248	▲ 2.0%	--	--	--
Months Supply of Inventory	6.1	6.8	▼ -10.3%	5.3	▲ 15.1%	--	--	--

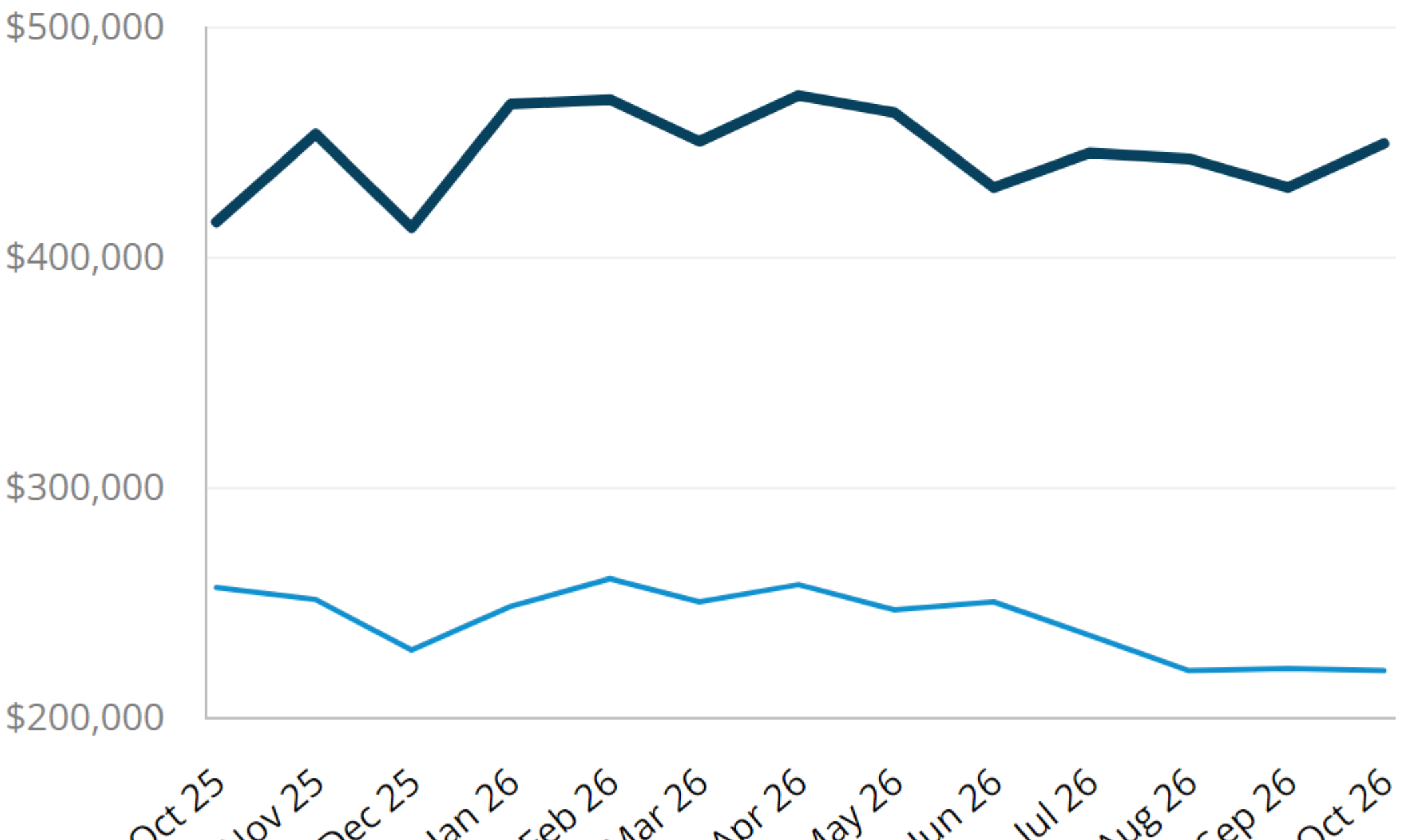
Condominiums

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$220,000	\$256,250	▼ -14.1%	\$221,000	▼ -0.5%	\$240,000	\$260,000	▼ -7.7%
Closed Sales	157	142	▲ 10.6%	166	▼ -5.4%	1,938	1,602	▲ 21.0%
New Listings	284	313	▼ -9.3%	268	▲ 6.0%	3,107	3,306	▼ -6.0%
Pending Sales	139	147	▼ -5.4%	62	▲ 124.2%	1,833	1,631	▲ 12.4%
Median Days on Market	91	116	▼ -21.6%	52	▲ 76.7%	69	77	▼ -10.4%
Sold Price per Square Foot	\$157	\$177	▼ -11.3%	\$167	▼ -5.7%	\$174	\$190	▼ -8.4%
Percent of Original Price Rec'd	87.9%	85.4%	▲ 2.5%	87.6%	▲ 0.3%	88.2%	87.1%	▲ 1.1%
Active Inventory	1,443	1,506	▼ -4.2%	1,433	▲ 0.7%	--	--	--
Months Supply of Inventory	9.2	10.6	▼ -13.2%	8.6	▲ 7.0%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Beach Region

September 2026



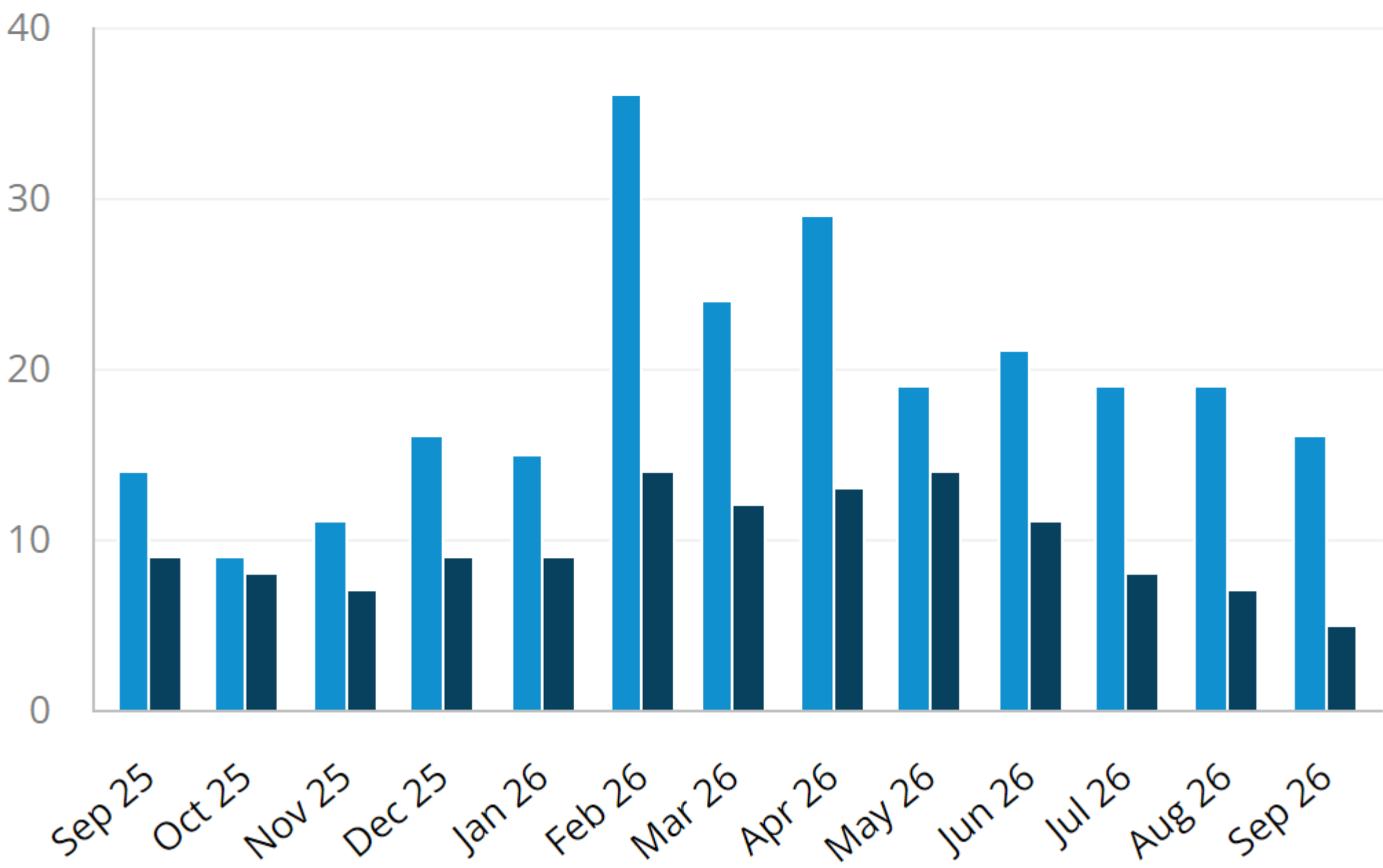
Single Family Homes

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$750,000	\$975,000	▼ -23.1%	\$775,000	▼ -3.2%	\$1,050,000	\$900,000	▲ 16.7%
Closed Sales	5	9	▼ -44.4%	7	▼ -28.6%	93	83	▲ 12.0%
New Listings	23	26	▼ -11.5%	13	▲ 76.9%	240	291	▼ -17.5%
Pending Sales	5	6	▼ -16.7%	4	▲ 25.0%	88	86	▲ 2.3%
Median Days on Market	123	95	▲ 29.5%	33	▲ 278.5%	84	80	▲ 5.0%
Sold Price per Square Foot	\$464	\$535	▼ -13.3%	\$531	▼ -12.6%	\$551	\$575	▼ -4.2%
Percent of Original Price Rec'd	79.7%	87.2%	▼ -7.5%	86.3%	▼ -6.6%	85.1%	82.2%	▲ 2.9%
Active Inventory	129	161	▼ -19.9%	138	▼ -6.5%	--	--	--
Months Supply of Inventory	25.7	17.9	▲ 43.6%	19.7	▲ 30.5%	--	--	--

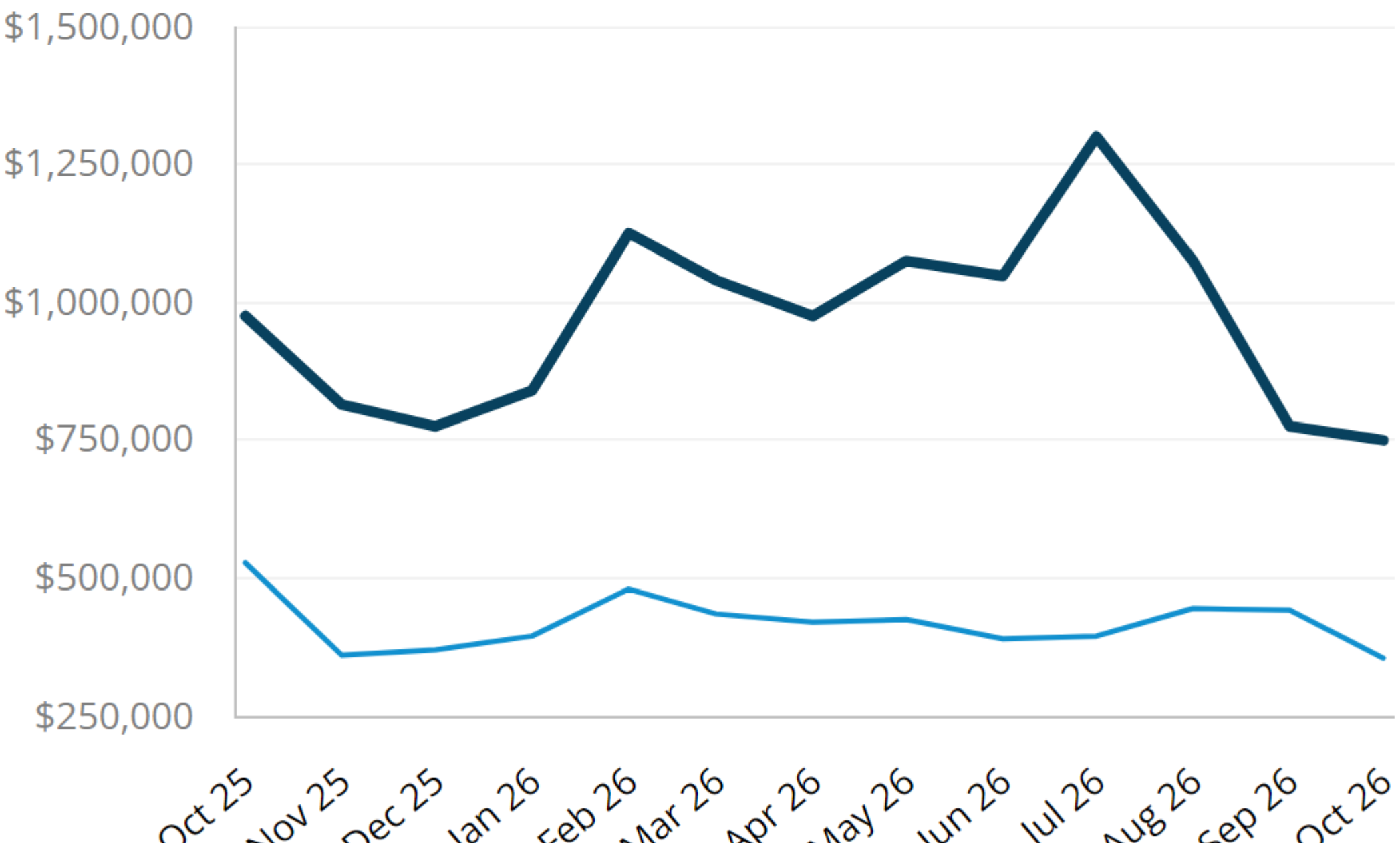
Condominiums

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$355,000	\$527,500	▼ -32.7%	\$442,000	▼ -19.7%	\$425,500	\$500,000	▼ -14.9%
Closed Sales	16	14	▲ 14.3%	19	▼ -15.8%	198	113	▲ 75.2%
New Listings	40	22	▲ 81.8%	29	▲ 37.9%	380	391	▼ -2.8%
Pending Sales	13	7	▲ 85.7%	9	▲ 44.4%	185	110	▲ 68.2%
Median Days on Market	160	126	▲ 27.0%	153	▲ 4.6%	91	91	▶ 0.0%
Sold Price per Square Foot	\$468	\$458	▲ 2.1%	\$525	▼ -11.0%	\$408	\$452	▼ -9.7%
Percent of Original Price Rec'd	84.9%	86.3%	▼ -1.4%	85.5%	▼ -0.6%	87.3%	88.3%	▼ -1.0%
Active Inventory	219	240	▼ -8.8%	227	▼ -3.5%	--	--	--
Months Supply of Inventory	13.7	17.1	▼ -19.9%	11.9	▲ 15.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

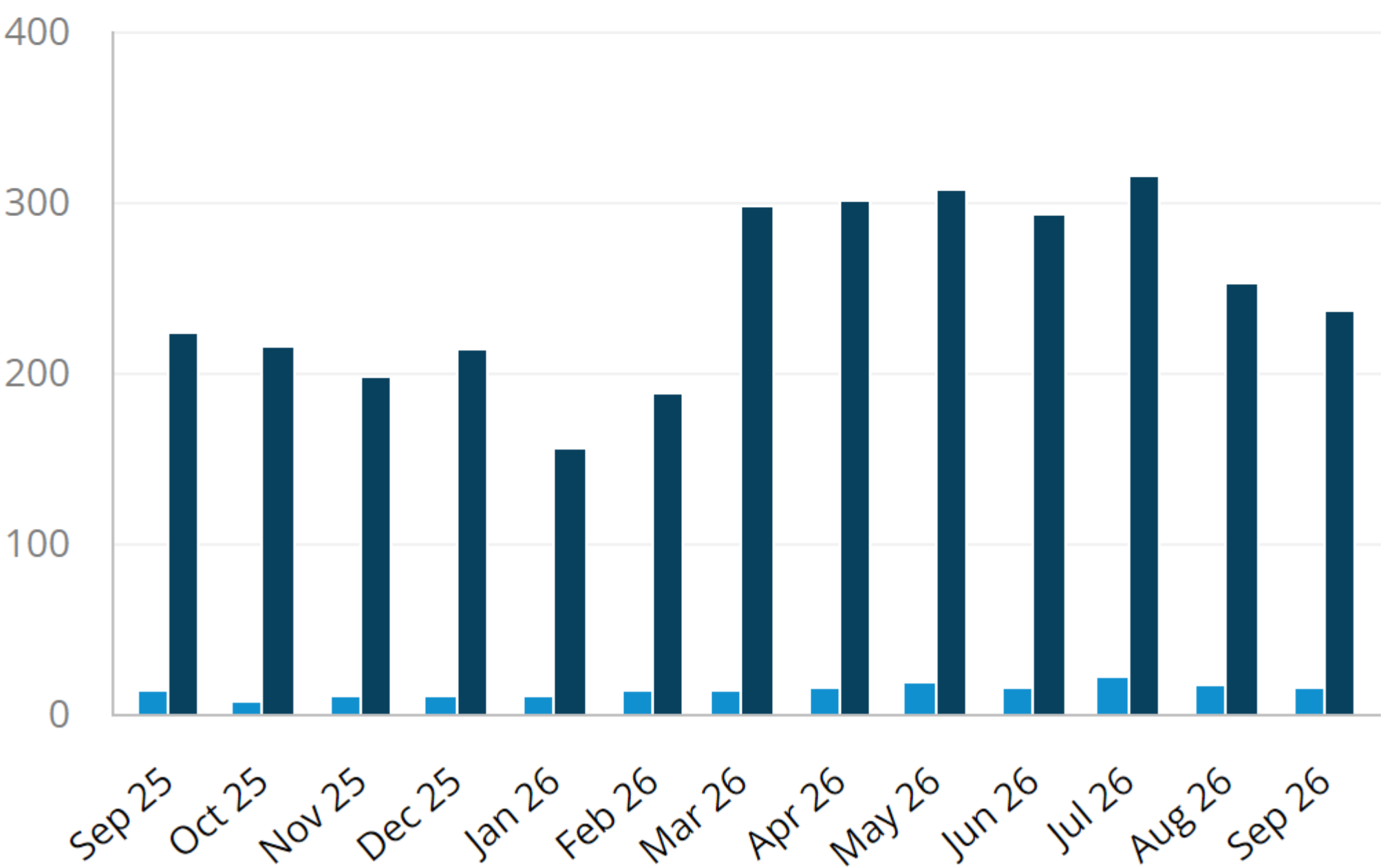
Single Family Homes

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$305,000	\$325,000	▼ -6.2%	\$305,500	▼ -0.2%	\$310,000	\$325,000	▼ -4.6%
Closed Sales	236	224	▲ 5.4%	252	▼ -6.3%	2,345	2,129	▲ 10.1%
New Listings	399	394	▲ 1.3%	420	▼ -5.0%	4,124	4,121	▲ 0.1%
Pending Sales	174	199	▼ -12.6%	117	▲ 48.7%	2,210	2,199	▲ 0.5%
Median Days on Market	31	57	▼ -45.1%	44	▼ -29.5%	42	41	▲ 2.4%
Sold Price per Square Foot	\$196	\$204	▼ -3.7%	\$196	▶ 0.0%	\$197	\$210	▼ -6.2%
Percent of Original Price Rec'd	95.0%	94.5%	▲ 0.5%	95.7%	▼ -0.7%	95.0%	95.1%	▼ -0.1%
Active Inventory	1,691	1,564	▲ 8.1%	1,645	▲ 2.8%	--	--	--
Months Supply of Inventory	7.2	7.0	▲ 2.9%	6.5	▲ 10.8%	--	--	--

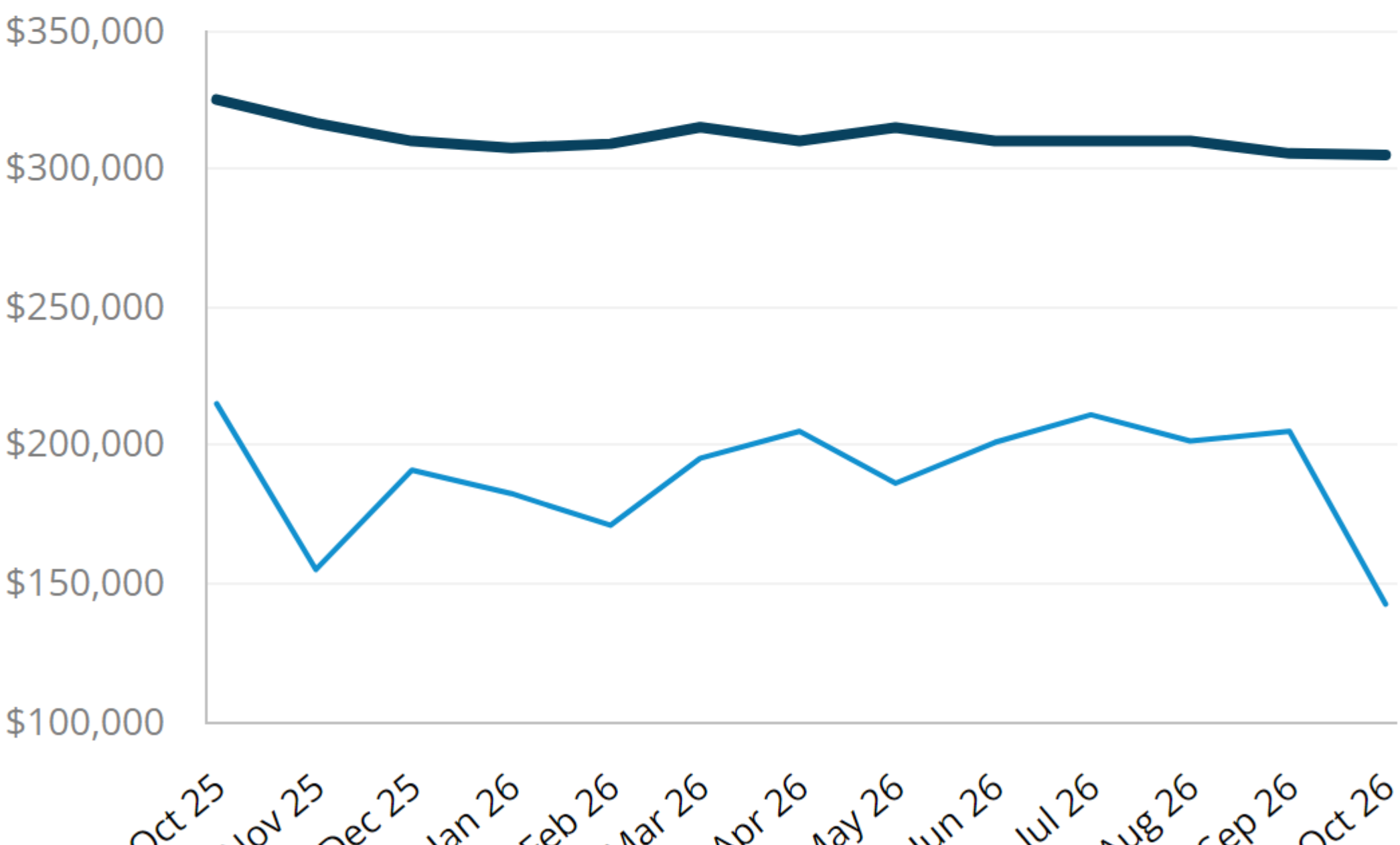
Condominiums

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$142,500	\$215,000	▼ -33.7%	\$205,000	▼ -30.5%	\$195,500	\$204,500	▼ -4.4%
Closed Sales	16	13	▲ 23.1%	17	▼ -5.9%	143	118	▲ 21.2%
New Listings	21	25	▼ -16.0%	36	▼ -41.7%	269	297	▼ -9.4%
Pending Sales	15	11	▲ 36.4%	5	▲ 200.0%	134	121	▲ 10.7%
Median Days on Market	150	75	▲ 100.0%	27	▲ 466.0%	53	54	▼ -1.9%
Sold Price per Square Foot	\$125	\$148	▼ -15.5%	\$134	▼ -6.7%	\$137	\$158	▼ -13.3%
Percent of Original Price Rec'd	84.0%	87.2%	▼ -3.2%	92.7%	▼ -8.7%	89.7%	87.6%	▲ 2.1%
Active Inventory	124	122	▲ 1.6%	133	▼ -6.8%	--	--	--
Months Supply of Inventory	7.7	9.4	▼ -18.1%	7.8	▼ -1.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region

September 2026



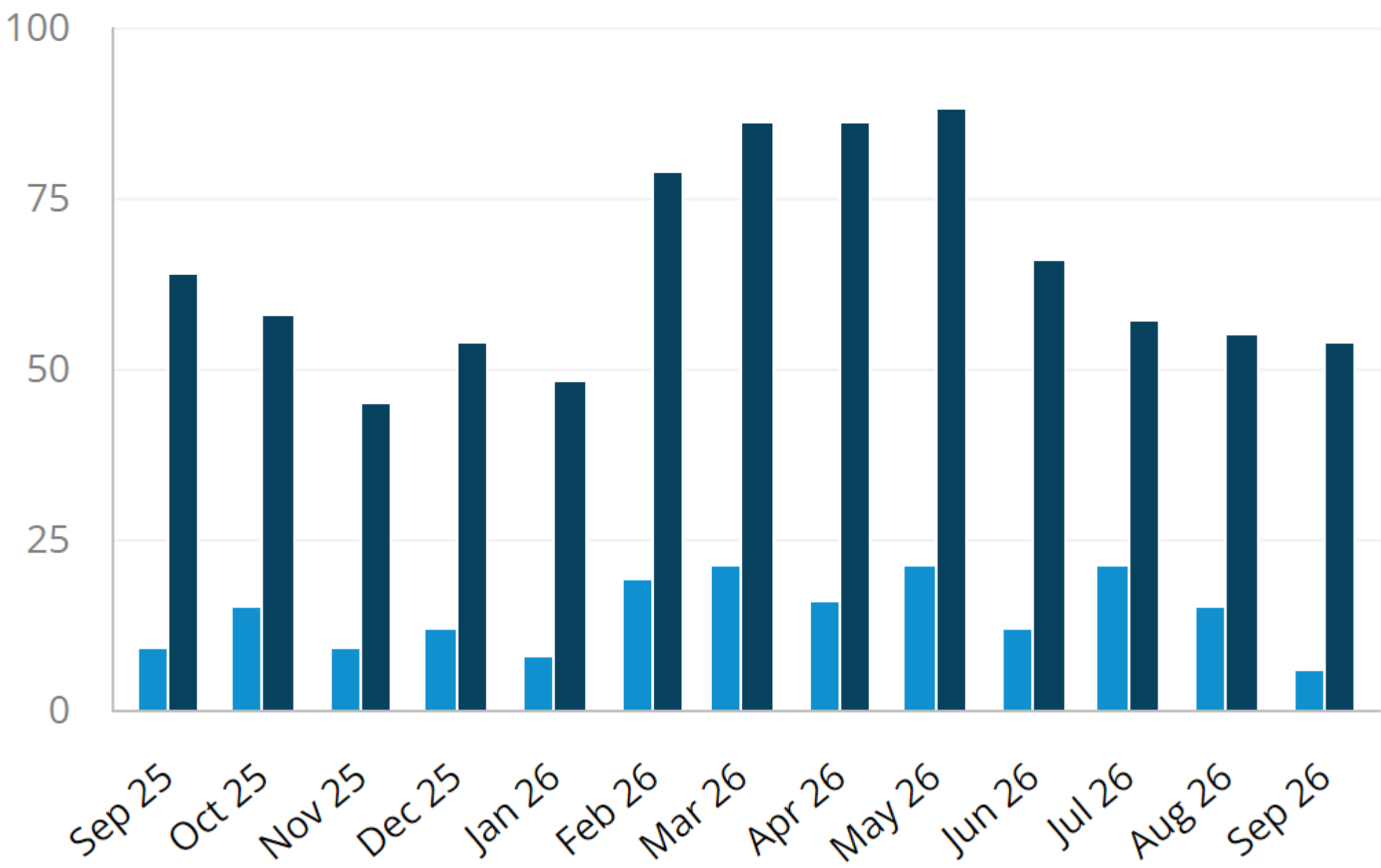
Single Family Homes

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$352,500	\$337,000	▲ 4.6%	\$360,000	▼ -2.1%	\$340,000	\$345,000	▼ -1.4%
Closed Sales	54	64	▼ -15.6%	55	▼ -1.8%	619	549	▲ 12.8%
New Listings	75	88	▼ -14.8%	102	▼ -26.5%	903	956	▼ -5.5%
Pending Sales	39	44	▼ -11.4%	22	▲ 77.3%	574	553	▲ 3.8%
Median Days on Market	45	82	▼ -44.8%	109	▼ -58.7%	59	55	▲ 6.4%
Sold Price per Square Foot	\$202	\$186	▲ 8.6%	\$194	▲ 4.1%	\$191	\$192	▼ -0.5%
Percent of Original Price Rec'd	93.1%	88.3%	▲ 4.8%	90.5%	▲ 2.6%	91.9%	89.2%	▲ 2.7%
Active Inventory	367	359	▲ 2.2%	369	▼ -0.5%	--	--	--
Months Supply of Inventory	6.8	5.6	▲ 21.4%	6.7	▲ 1.5%	--	--	--

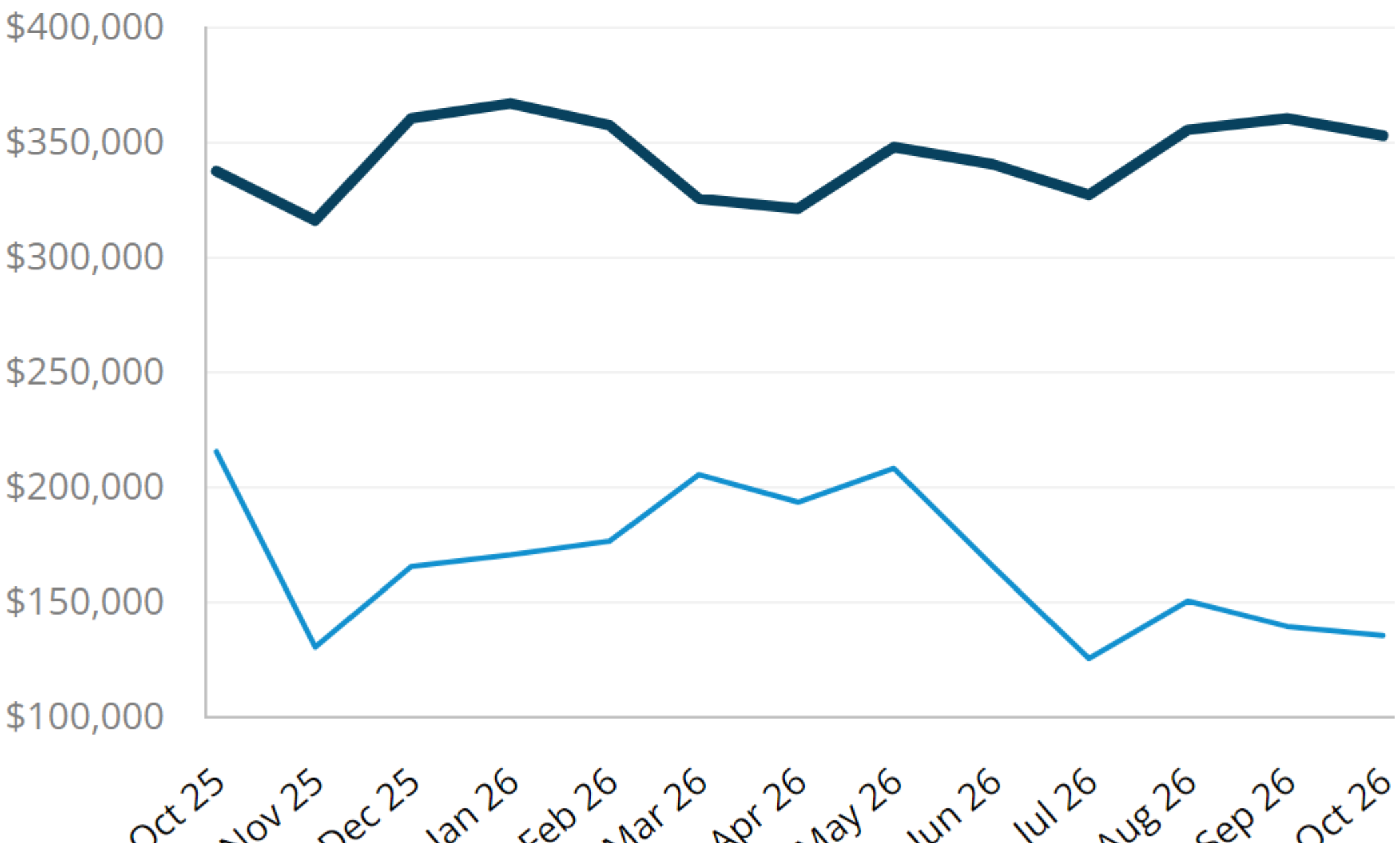
Condominiums

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$135,000	\$215,000	▼ -37.2%	\$139,000	▼ -2.9%	\$165,000	\$155,000	▲ 6.5%
Closed Sales	6	9	▼ -33.3%	15	▼ -60.0%	139	126	▲ 10.3%
New Listings	23	24	▼ -4.2%	32	▼ -28.1%	272	307	▼ -11.4%
Pending Sales	6	12	▼ -50.0%	4	▲ 50.0%	132	133	▼ -0.8%
Median Days on Market	68	143	▼ -52.4%	149	▼ -54.4%	76	91	▼ -17.0%
Sold Price per Square Foot	\$138	\$150	▼ -8.3%	\$121	▲ 13.6%	\$142	\$146	▼ -2.7%
Percent of Original Price Rec'd	91.3%	83.1%	▲ 8.2%	85.0%	▲ 6.3%	86.9%	82.7%	▲ 4.2%
Active Inventory	161	157	▲ 2.5%	158	▲ 1.9%	--	--	--
Months Supply of Inventory	26.8	17.4	▲ 54.0%	10.5	▲ 155.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

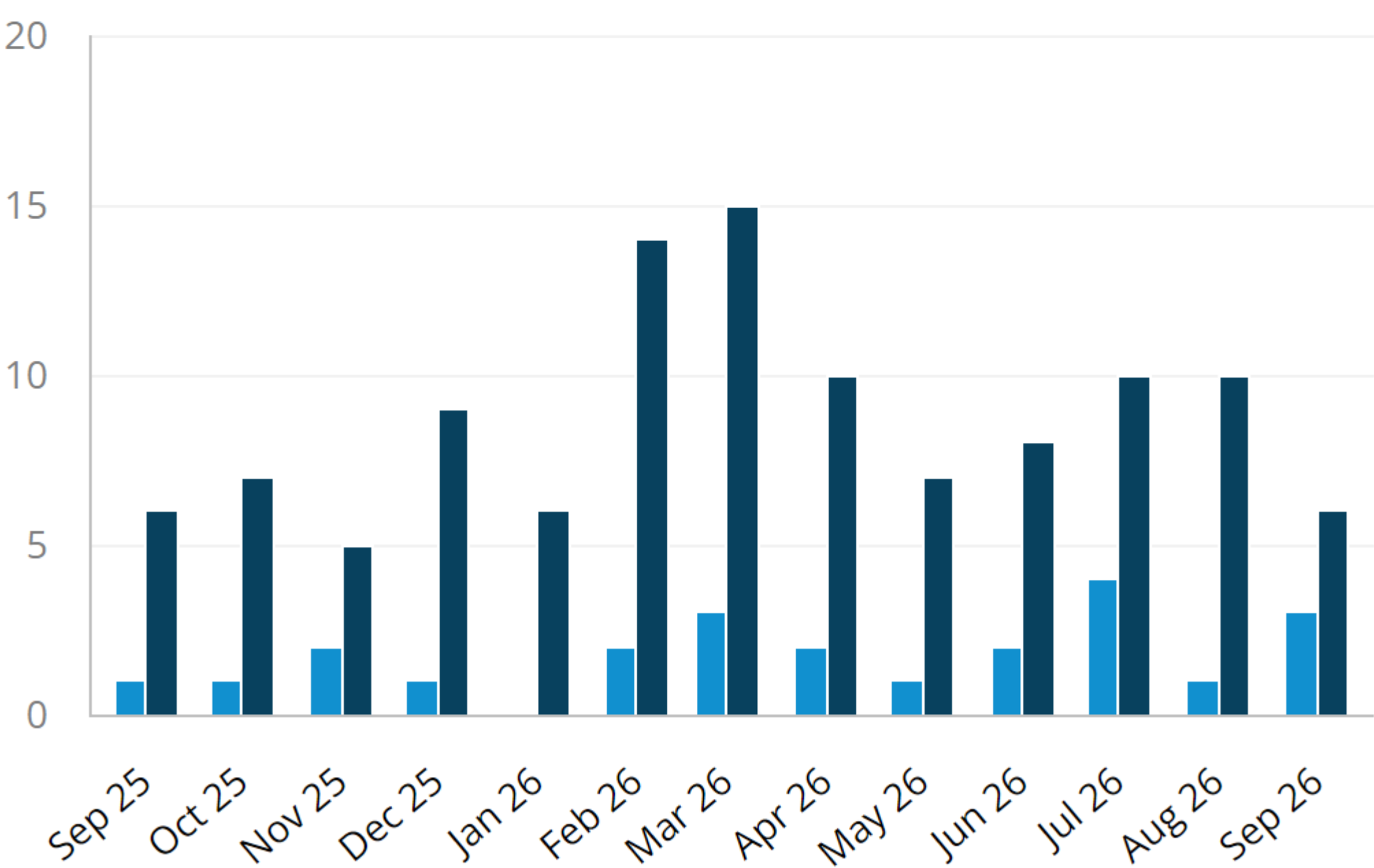
Single Family Homes

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$667,500	\$567,500	▲ 17.6%	\$517,000	▲ 29.1%	\$462,500	\$430,000	▲ 7.6%
Closed Sales	6	6	▶ 0.0%	10	▼ -40.0%	86	75	▲ 14.7%
New Listings	12	14	▼ -14.3%	11	▲ 9.1%	146	167	▼ -12.6%
Pending Sales	7	7	▶ 0.0%	2	▲ 250.0%	84	72	▲ 16.7%
Median Days on Market	42	153	▼ -72.5%	78	▼ -46.2%	79	102	▼ -22.2%
Sold Price per Square Foot	\$416	\$287	▲ 44.8%	\$349	▲ 19.1%	\$312	\$278	▲ 12.2%
Percent of Original Price Rec'd	89.3%	81.6%	▲ 7.7%	86.6%	▲ 2.7%	86.7%	82.7%	▲ 4.0%
Active Inventory	77	93	▼ -17.2%	78	▼ -1.3%	--	--	--
Months Supply of Inventory	12.8	15.5	▼ -17.4%	7.8	▲ 64.1%	--	--	--

Condominiums

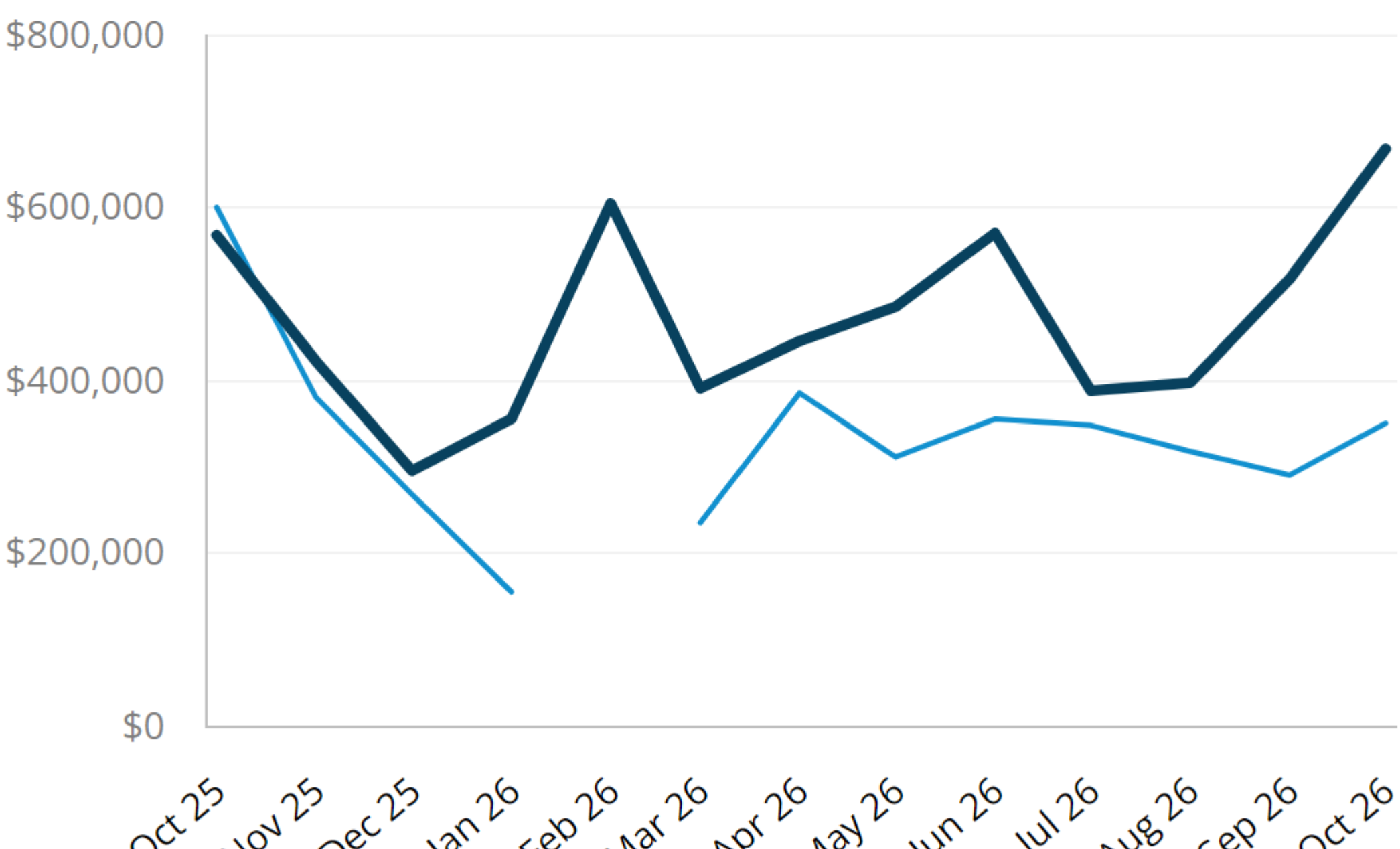
	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$350,000	\$600,000	▼ -41.7%	\$290,000	▲ 20.7%	\$327,500	\$370,000	▼ -11.5%
Closed Sales	3	1	▲ 200.0%	1	▲ 200.0%	18	12	▲ 50.0%
New Listings	1	3	▼ -66.7%	1	▶ 0.0%	22	24	▼ -8.3%
Pending Sales	3	0		0		18	12	▲ 50.0%
Median Days on Market	135					127	112	▲ 13.4%
Sold Price per Square Foot	\$323	\$312	▲ 3.5%	\$268	▲ 20.5%	\$302	\$326	▼ -7.4%
Percent of Original Price Rec'd	89.1%	75.1%	▲ 14.0%	90.9%	▼ -1.8%	90.8%	84.8%	▲ 6.0%
Active Inventory	11	16	▼ -31.3%	15	▼ -26.7%	--	--	--
Months Supply of Inventory	3.7	15.8	▼ -76.6%	14.9	▼ -75.2%	--	--	--

Number of Closed Sales



Legend: — Condo — Single Family

Median Sales Price



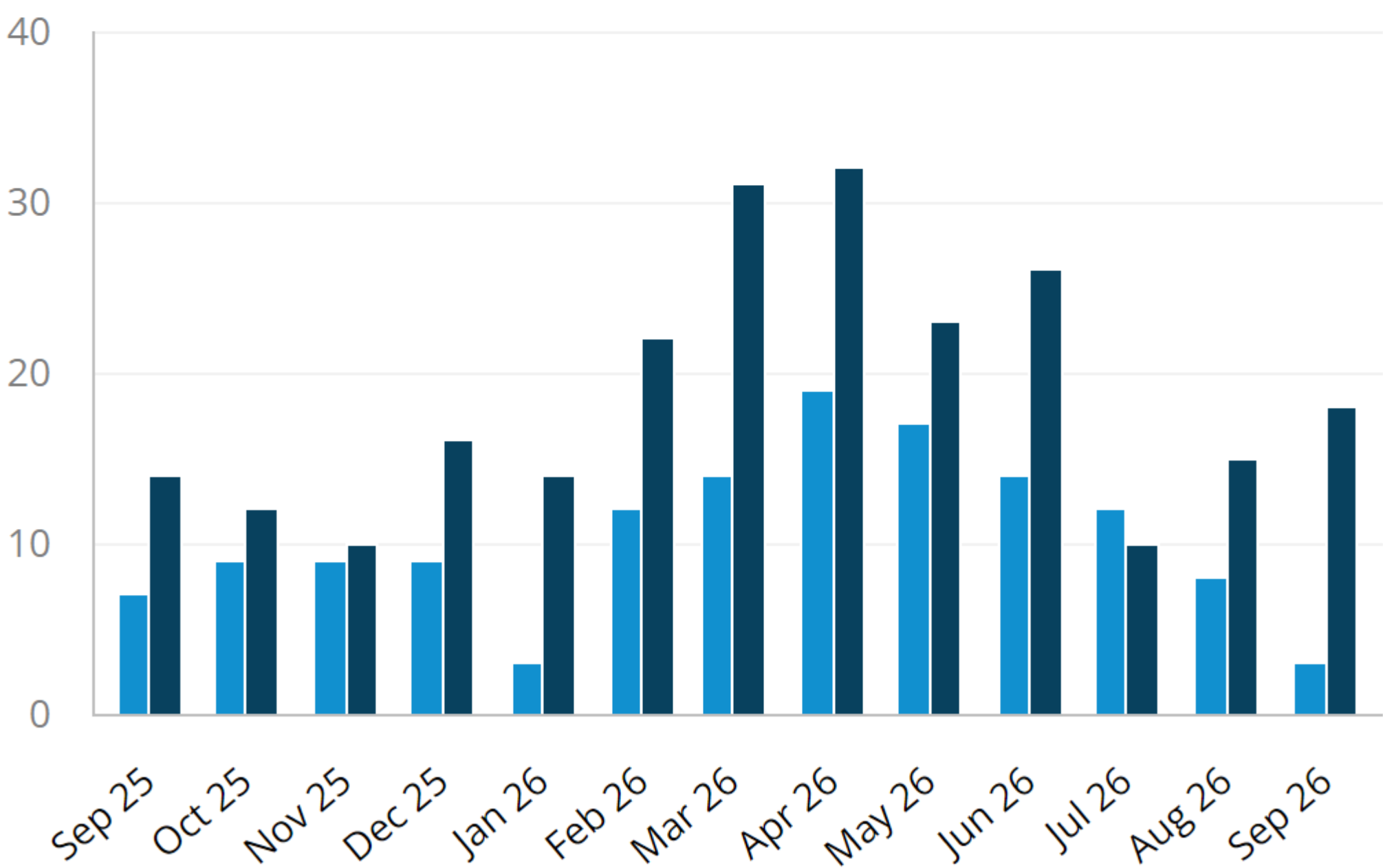
Single Family Homes

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$1,107,500	\$939,500	▲ 17.9%	\$1,080,000	▲ 2.5%	\$1,175,000	\$1,062,599	▲ 10.6%
Closed Sales	18	14	▲ 28.6%	15	▲ 20.0%	191	115	▲ 66.1%
New Listings	17	17	▶ 0.0%	15	▲ 13.3%	240	337	▼ -28.8%
Pending Sales	15	9	▲ 66.7%	8	▲ 87.5%	182	118	▲ 54.2%
Median Days on Market	115	283	▼ -59.4%	165	▼ -30.1%	112	87	▲ 28.7%
Sold Price per Square Foot	\$496	\$448	▲ 10.8%	\$572	▼ -13.3%	\$538	\$485	▲ 10.9%
Percent of Original Price Rec'd	83.8%	81.6%	▲ 2.2%	87.4%	▼ -3.6%	86.1%	82.7%	▲ 3.4%
Active Inventory	113	150	▼ -24.7%	125	▼ -9.6%	--	--	--
Months Supply of Inventory	6.3	10.7	▼ -41.1%	8.3	▼ -24.1%	--	--	--

Condominiums

	Sep 2026	Sep 2025	YoY %Chg	Aug 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	\$467,500	\$800,000	▼ -41.6%	\$803,500	▼ -41.8%	\$722,500	\$799,500	▼ -9.6%
Closed Sales	3	7	▼ -57.1%	8	▼ -62.5%	102	76	▲ 34.2%
New Listings	10	11	▼ -9.1%	6	▲ 66.7%	143	224	▼ -36.2%
Pending Sales	2	12	▼ -83.3%	2	▶ 0.0%	102	82	▲ 24.4%
Median Days on Market	141	107	▲ 31.9%	156	▼ -9.6%	127	85	▲ 49.7%
Sold Price per Square Foot	\$601	\$604	▼ -0.5%	\$632	▼ -4.9%	\$630	\$649	▼ -2.9%
Percent of Original Price Rec'd	80.7%	83.9%	▼ -3.2%	85.6%	▼ -4.9%	85.4%	85.6%	▼ -0.2%
Active Inventory	111	130	▼ -14.6%	114	▼ -2.6%	--	--	--
Months Supply of Inventory	36.9	18.5	▲ 99.5%	14.2	▲ 159.9%	--	--	--

Number of Closed Sales



Legend: — Condo — Single Family

Median Sales Price

