



239-936-3537



12381 S. Cleveland Ave, Ste. 502
Fort Myers, FL 33907



marketing@rpcra.org

PRESS RELEASE

For Immediate Release:

01/13/2025

Contact:

Allyson Teevan
allyson@rpcra.org

Royal Palm Coast Realtor® Association Market Stats Report: December bring a nearly 10% increase in closed sales

Fort Myers and Cape Coral, FL – December sees an exciting increase in single-family home and condo/townhome sales.

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$380,000, up 1.3% from the previous month. The number of closed sales was 880, up 9.3% from November. The number of new listings at the end of December was 1,755, an decrease of 15.1% from the prior month. The median days on market was 48, down 5.9% compared to November. Finally, the months' supply of inventory decreased to 8.0, 6.9% lower compared to November.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$275,000, up 3.9% from the previous month, and down 11.6% from last December. The number of closed sales was 187, an increase of 46.1% from November, with median days on market up 31.5% at 71. The number of new listings at the end of December was 489, a decrease of 29.2% from the prior month. Finally, the monthly supply of inventory decreased to 14.0, down 30.2% from November, and up 41.0% compared to December 2023.

For more information on this month's market stats, visit the [RPCRA MLS Statistics](#).



Market Statistics Dashboard

December 2024 ▼

	Single Family Homes		Condos Townhouses	
	2024	2023	2024	2023
Closed Sales	▼ Down 3.4% From Last Year 880	911	▼ Down 3.6% From Last Year 187	194
Pending Sales	▲ Up 13.2% From Last Year 807	713	▼ Down 13.3% From Last Year 157	181
Active Inventory	▲ Up 24.1% From Last Year 7,058	5,687	▲ Up 35.9% From Last Year 2,625	1,931
Days On Market	▲ Up 9.1% From Last Year 48	44	▲ Up 61.4% From Last Year 71	44
Median Sales Price	▼ Down 1.3% From Last Year \$380,000	\$385,000	▼ Down 11.6% From Last Year \$275,000	\$311,000

Information is deemed to be reliable but not guaranteed.
 Data included is for Lee & Hendry County, excluding Bonita Springs & Estero.
 ©2024 Florida Gulf Coast Multiple Listing Service.
 Data is current as of Jan 12, 2025

Print/Save

December 2024 Market Review

Single Family Residence

25 Cities selected

13 months YTD

Compared to December 2023

Compared to November 2024

December 2024

<p>-1.3% </p>	<p>1.3% </p>	<p>Median Sales Price</p> <p>\$380,000</p>
<p>-3.4% </p>	<p>9.3% </p>	<p>Closed Sales</p> <p>880</p>
<p>9.1% </p>	<p>-5.9% </p>	<p>Median Days on Market</p> <p>48</p>
<p>-0.3% </p>	<p>-0.0% </p>	<p>List Price Received</p> <p>96.5%</p>
<p>-2.2% </p>	<p>0.0% </p>	<p>Sold \$/SqFt</p> <p>\$225</p>
<p>29.5% </p>	<p>-15.1% </p>	<p>New Listings</p> <p>1,755</p>
<p>24.1% </p>	<p>1.8% </p>	<p>Active Inventory</p> <p>7,058</p>
<p>28.5% </p>	<p>-6.9% </p>	<p>Months Supply of Inventory</p> <p>8.0</p>

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



December 2024 Market Review

Condominium, Townhouse

25 Cities selected

13 months YTD

Compared to December 2023

Compared to November 2024

December 2024

	<p>-11.6%</p> <p>↓</p>		<p>3.9%</p> <p>↑</p>	<p>Median Sales Price</p> <p>\$275,000</p>
	<p>-3.6%</p> <p>↓</p>		<p>46.1%</p> <p>↑</p>	<p>Closed Sales</p> <p>187</p>
	<p>61.4%</p> <p>↑</p>		<p>31.5%</p> <p>↑</p>	<p>Median Days on Market</p> <p>71</p>
	<p>-1.2%</p> <p>↓</p>		<p>0.7%</p> <p>↑</p>	<p>List Price Received</p> <p>94.7%</p>
	<p>-17.1%</p> <p>↓</p>		<p>0.3%</p> <p>↑</p>	<p>Sold \$/SqFt</p> <p>\$197</p>
	<p>7.9%</p> <p>↑</p>		<p>-29.2%</p> <p>↓</p>	<p>New Listings</p> <p>489</p>
	<p>35.9%</p> <p>↑</p>		<p>2.0%</p> <p>↑</p>	<p>Active Inventory</p> <p>2,625</p>
	<p>41.0%</p> <p>↑</p>		<p>-30.2%</p> <p>↓</p>	<p>Months Supply of Inventory</p> <p>14.0</p>

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

Data provided by the Florida Gulf Coast MLS. By using this dashboard, you agree to the terms of the [End User License Agreement](#). ©2024 Domus Analytics



Active Inventory ▼

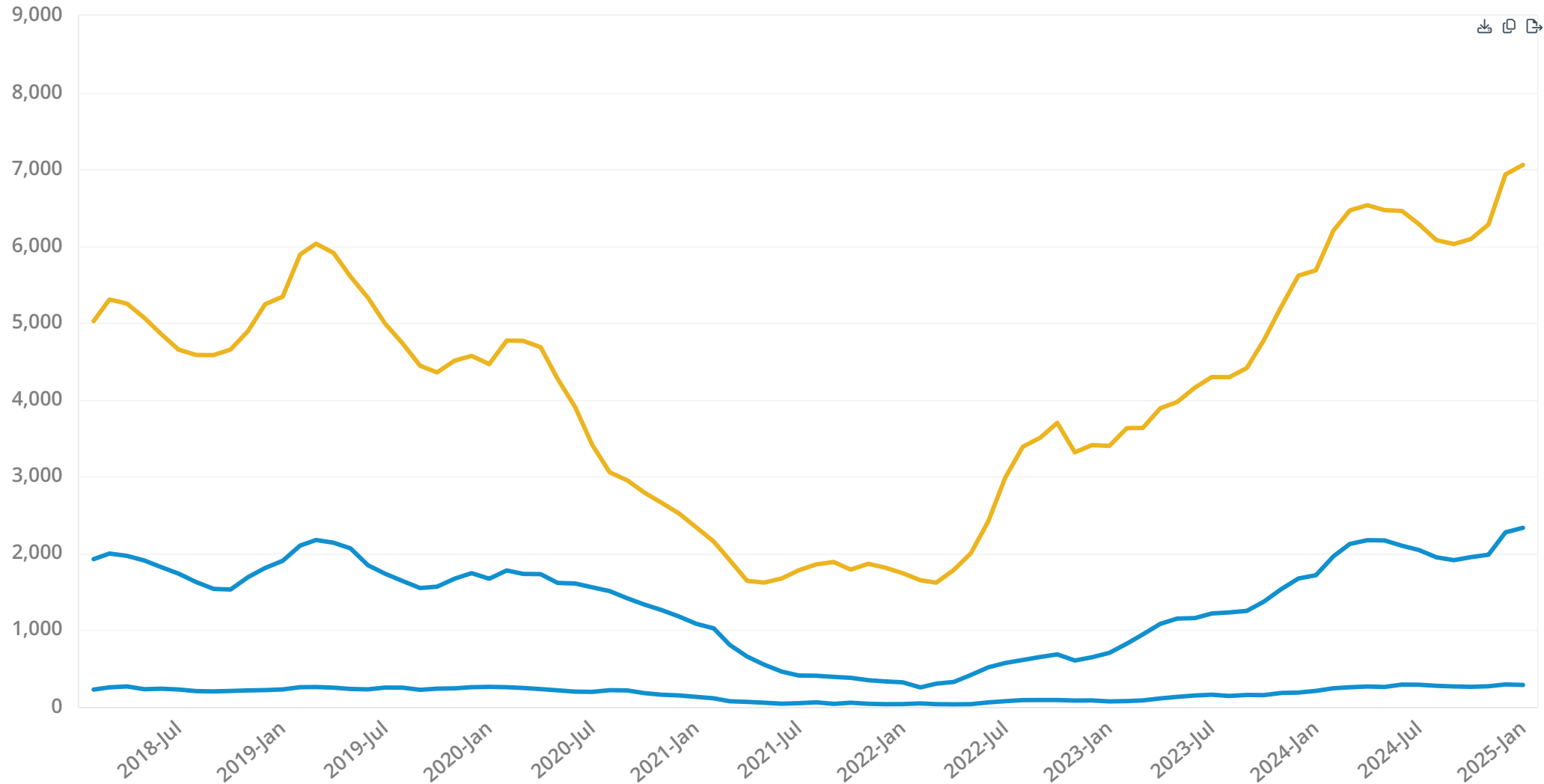
9,683

↑ 27.1% compared to

7,617
December 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.



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 ▼

1,067



-3.4% compared to

1,105

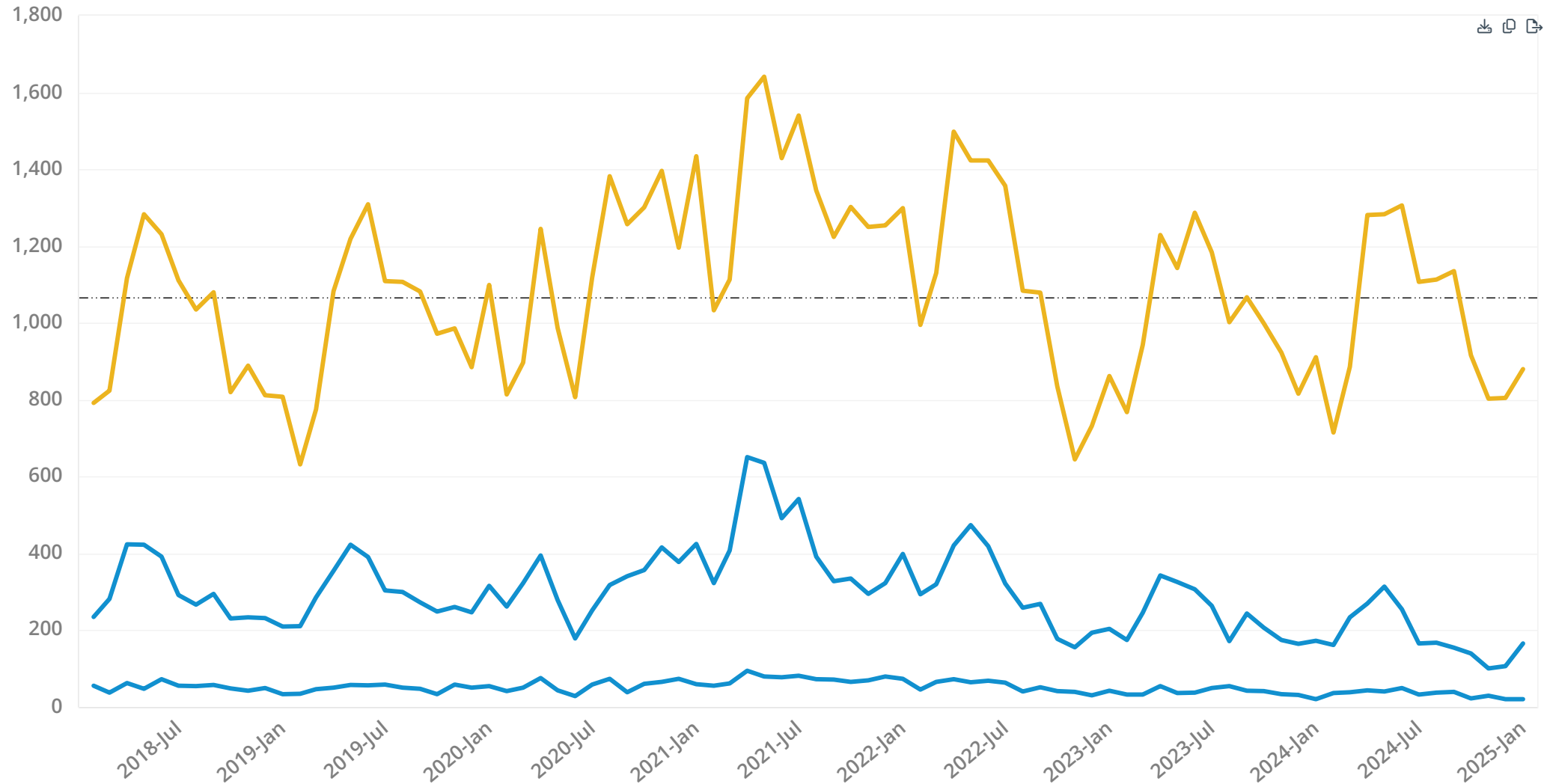
December 2023 ▼

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.

Days on Market (Pending) ▾

51



15.9%
compared to

44

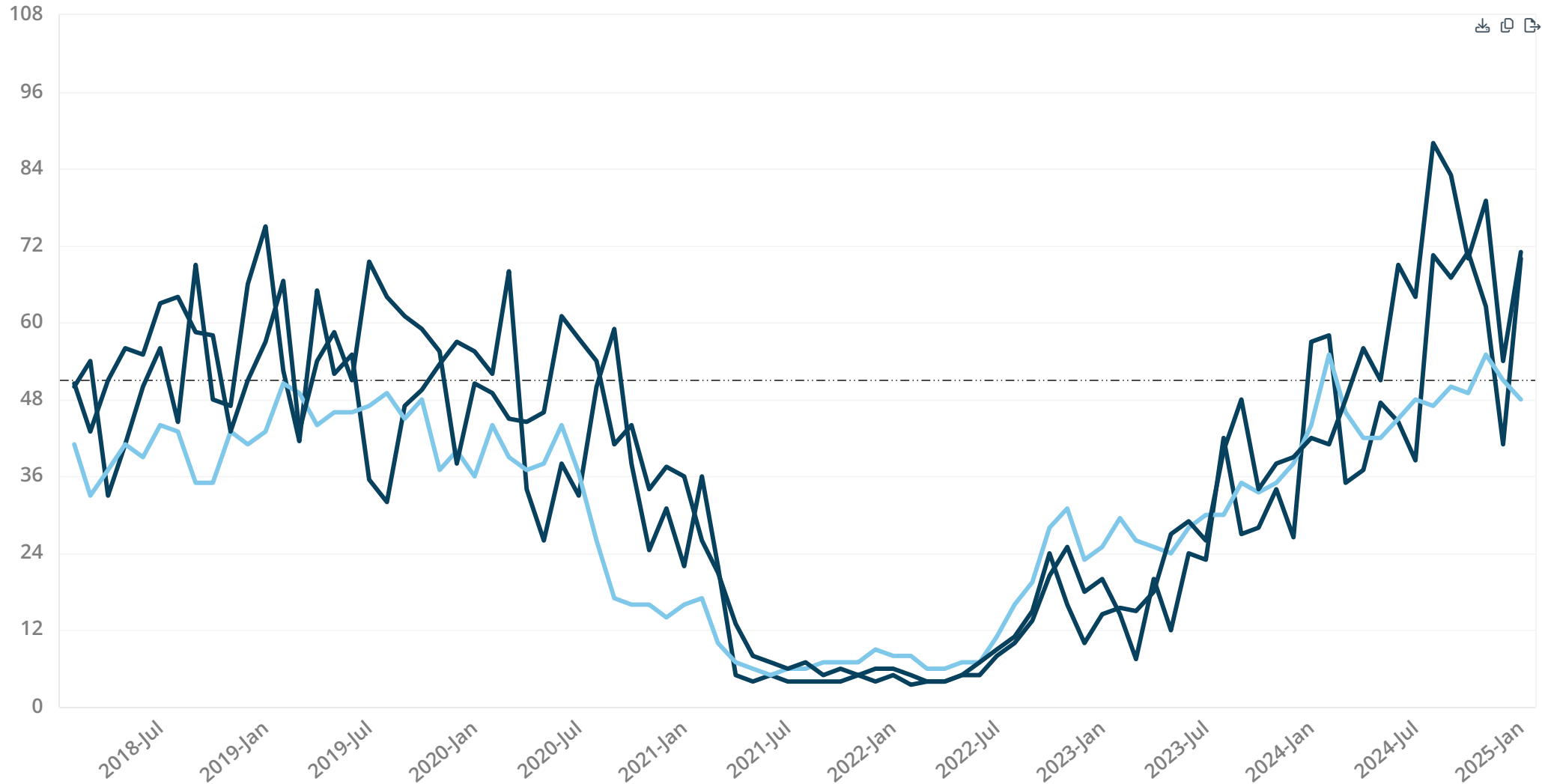
December 2023 ▾

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.



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.

New Pending Sales ▼

964



7.8%
compared to

894

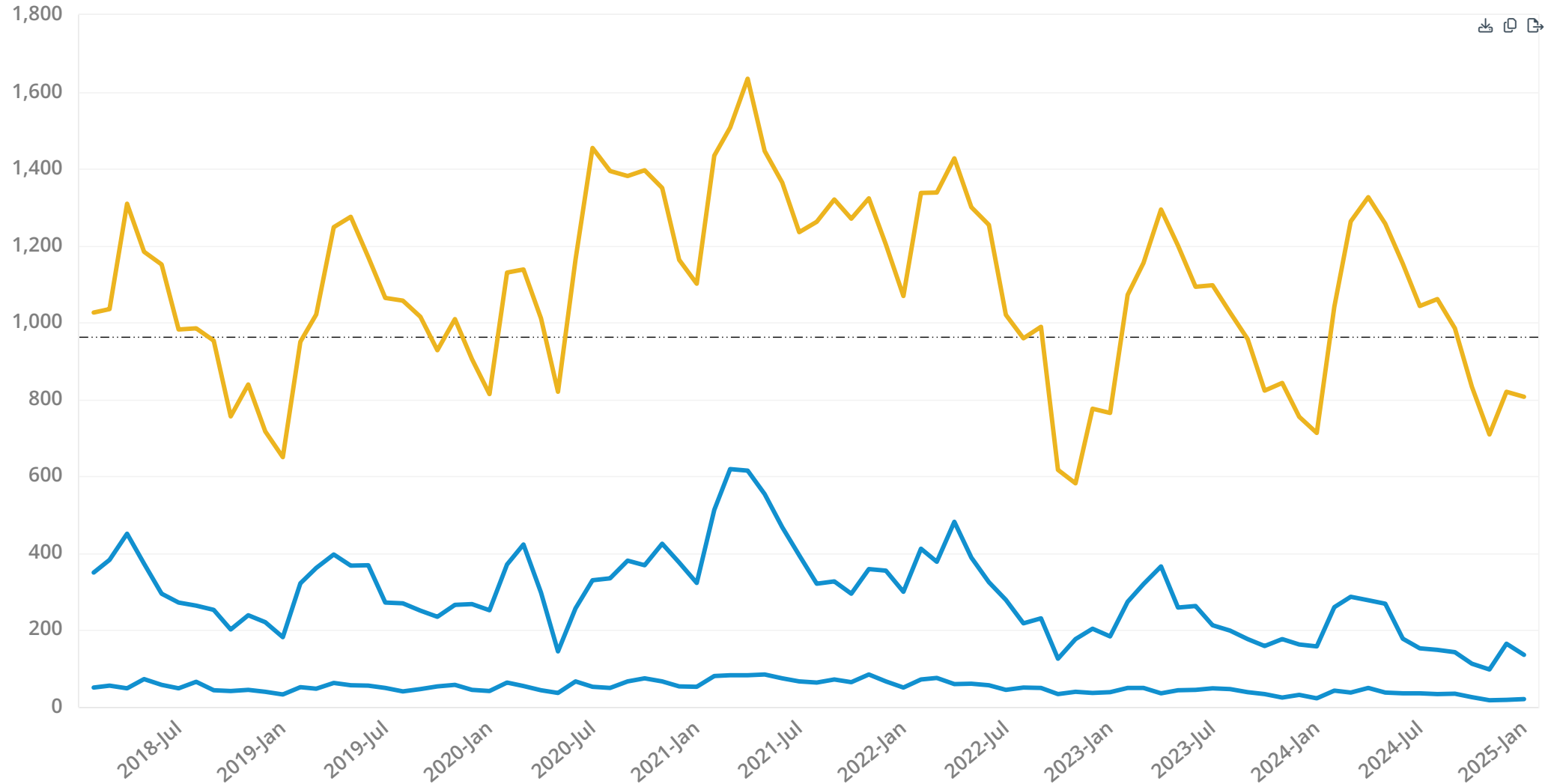
December 2023 ▼

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.

Median Sales Price ▾

\$365,000



-2.7%
compared to

\$375,000

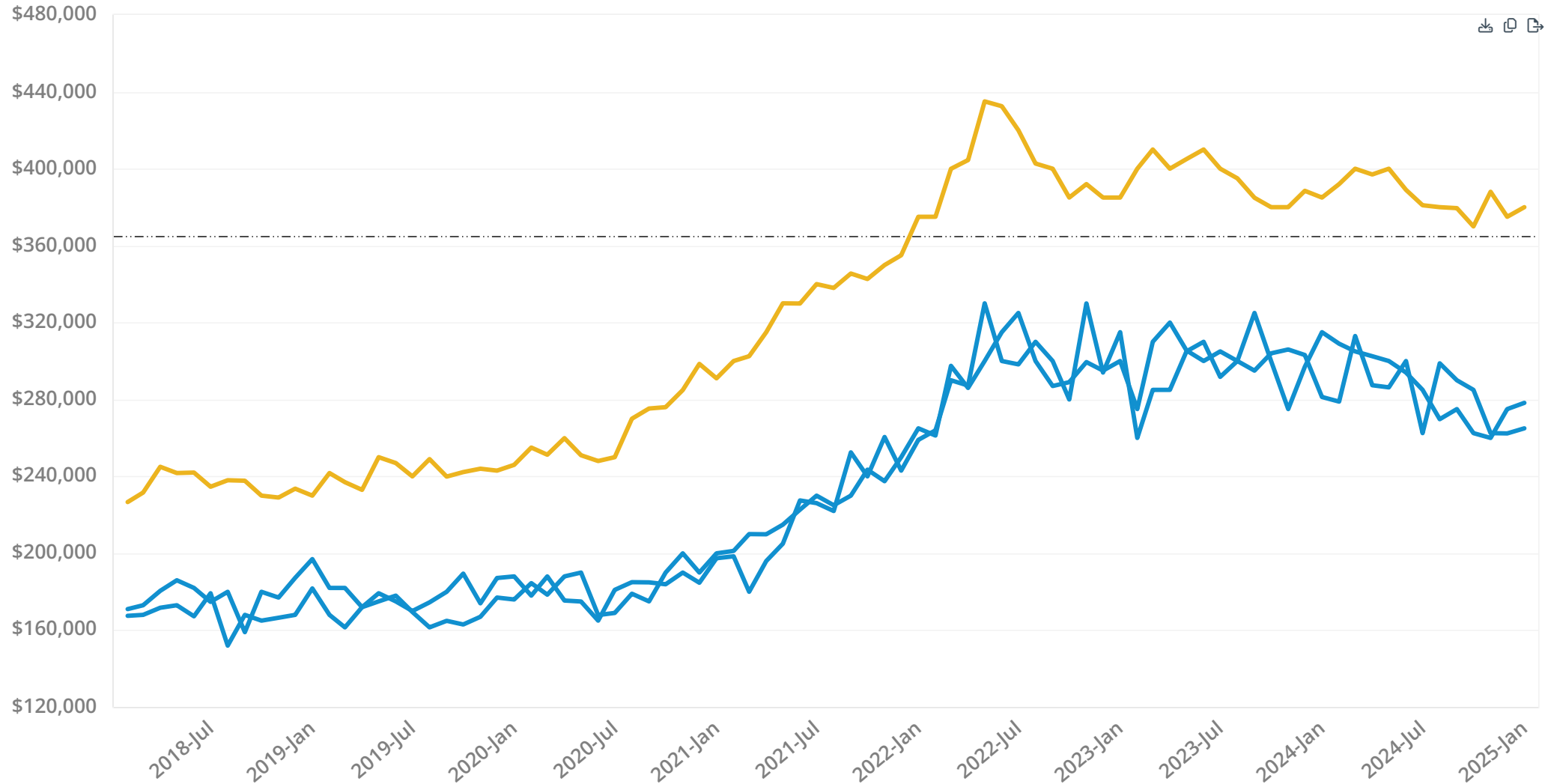
December 2023 ▾

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.