

MARKET INSIGHTS REPORT



July 2025

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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



July 2025

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

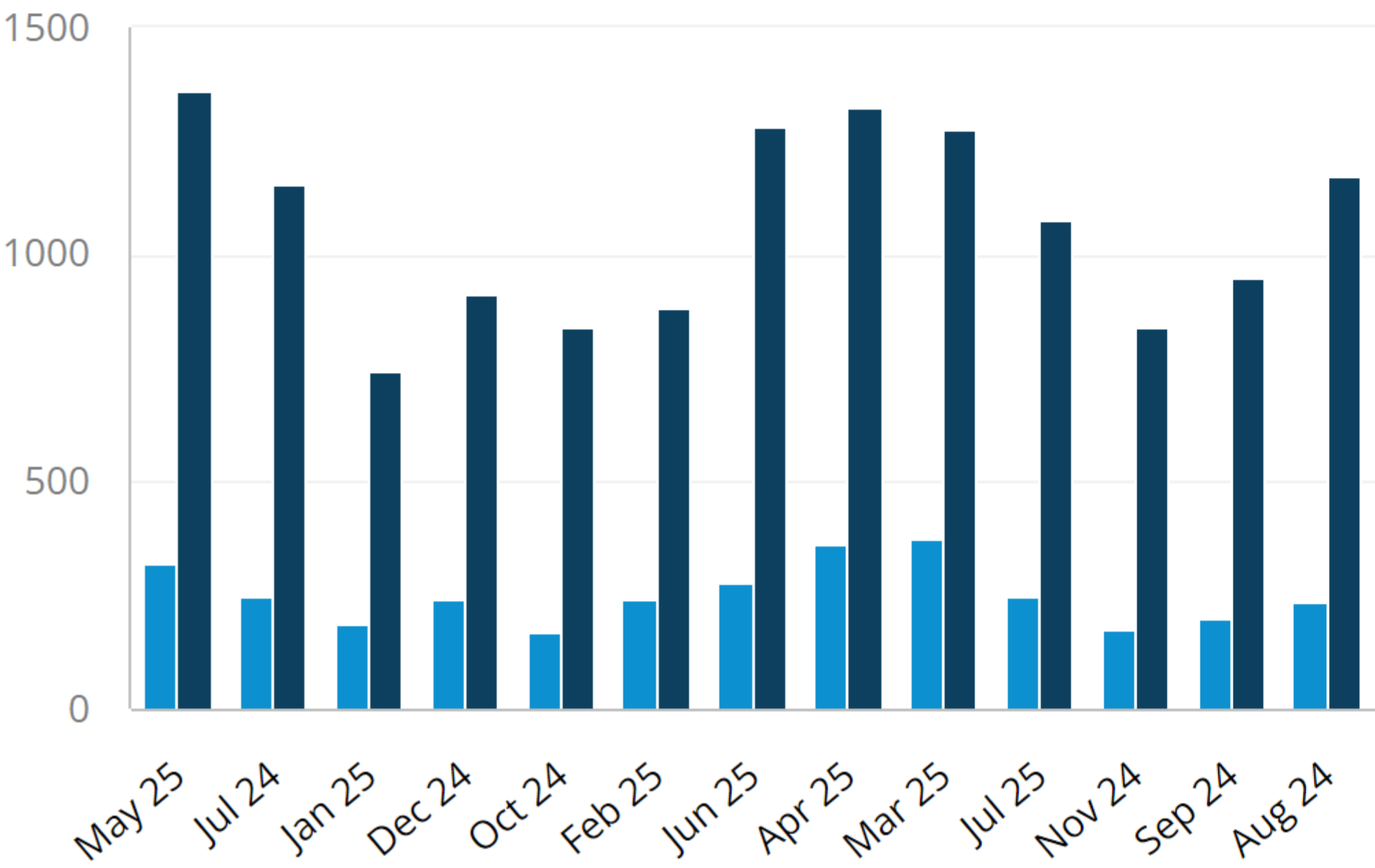
Single Family Homes

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$360,000	\$378,800	⬇️ -5.0%	\$360,000	➡️ 0.0%	\$365,000	\$385,000	⬇️ -5.2%
Closed Sales	1,078	1,155	⬇️ -6.7%	1,282	⬇️ -15.9%	7,950	8,087	⬇️ -1.7%
New Listings	1,671	1,739	⬇️ -3.9%	1,788	⬇️ -6.5%	15,427	14,189	⬆️ 8.7%
Pending Sales	1,180	1,087	⬆️ 8.6%	1,162	⬆️ 1.5%	8,594	8,502	⬆️ 1.1%
Median Days on Market	57	47	⬆️ 21.3%	62	⬇️ -8.1%	55	46	⬆️ 19.6%
Sold Price per Square Foot	\$217	\$228	⬇️ -4.8%	\$216	⬆️ 0.5%	\$219	\$230	⬇️ -4.8%
Percent of Original Price Rec'd	90.6%	92.9%	⬇️ -2.5%	90.6%	⬇️ -0.1%	91.4%	92.9%	⬇️ -1.6%
Active Inventory	7,637	6,496	⬆️ 17.6%	8,300	⬇️ -8.0%	--	--	--
Months Supply of Inventory	7.1	5.6	⬆️ 26.0%	6.5	⬆️ 9.4%	--	--	--

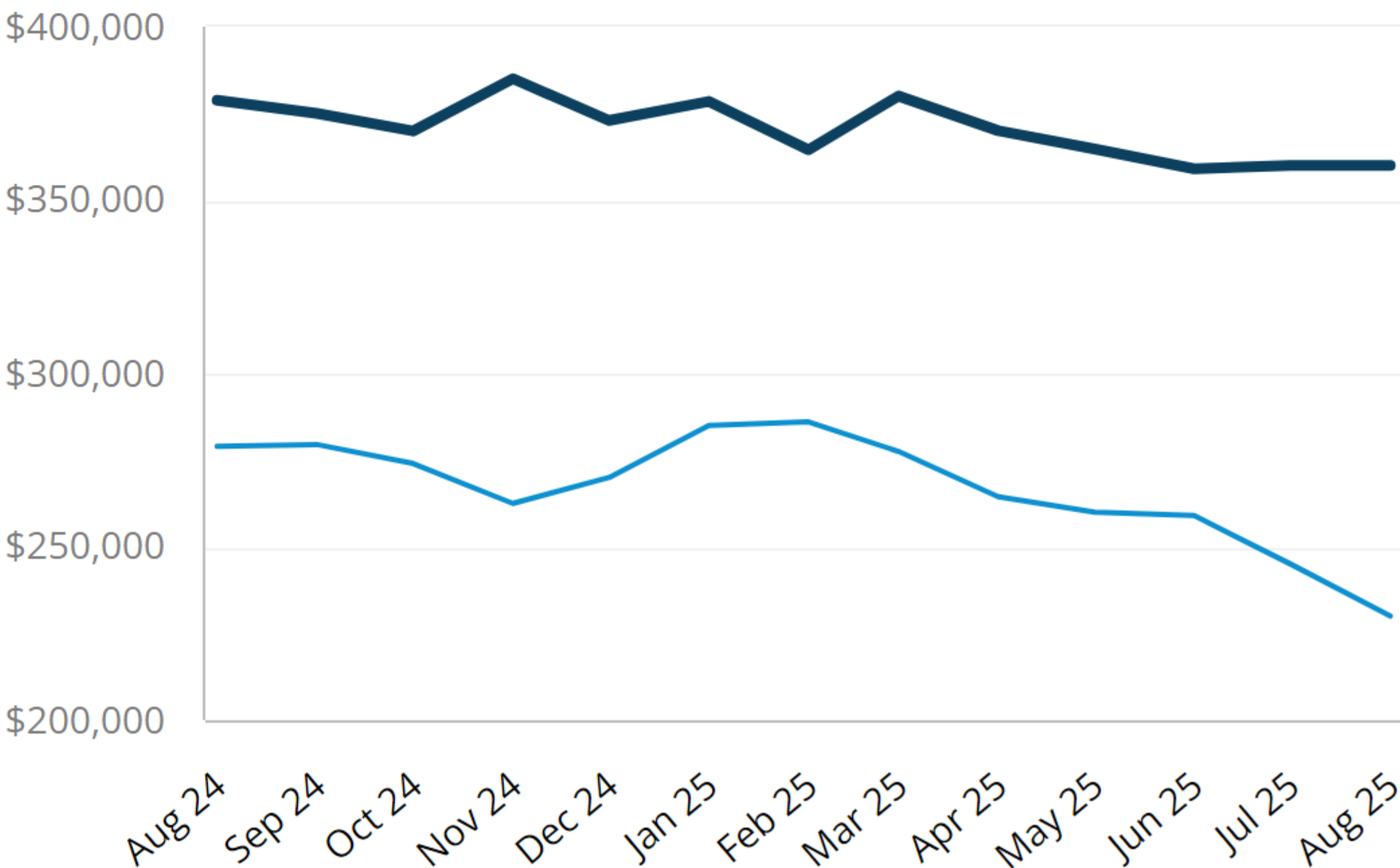
Condominiums

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$230,000	\$279,000	⬇️ -17.6%	\$245,000	⬇️ -6.1%	\$258,000	\$300,000	⬇️ -14.0%
Closed Sales	245	249	⬇️ -1.6%	277	⬇️ -11.6%	2,007	2,278	⬇️ -11.9%
New Listings	390	428	⬇️ -8.9%	445	⬇️ -12.4%	4,574	4,613	⬇️ -0.8%
Pending Sales	269	222	⬆️ 21.2%	264	⬆️ 1.9%	2,114	2,260	⬇️ -6.5%
Median Days on Market	98	79	⬆️ 24.8%	84	⬆️ 17.4%	74	54	⬆️ 37.0%
Sold Price per Square Foot	\$167	\$200	⬇️ -16.5%	\$178	⬇️ -6.2%	\$190	\$220	⬇️ -13.6%
Percent of Original Price Rec'd	85.5%	89.6%	⬇️ -4.6%	85.5%	⬆️ 0.0%	87.1%	90.8%	⬇️ -4.1%
Active Inventory	2,792	2,567	⬆️ 8.8%	3,131	⬇️ -10.8%	--	--	--
Months Supply of Inventory	11.4	10.3	⬆️ 10.5%	11.3	⬆️ 0.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Closed Sales

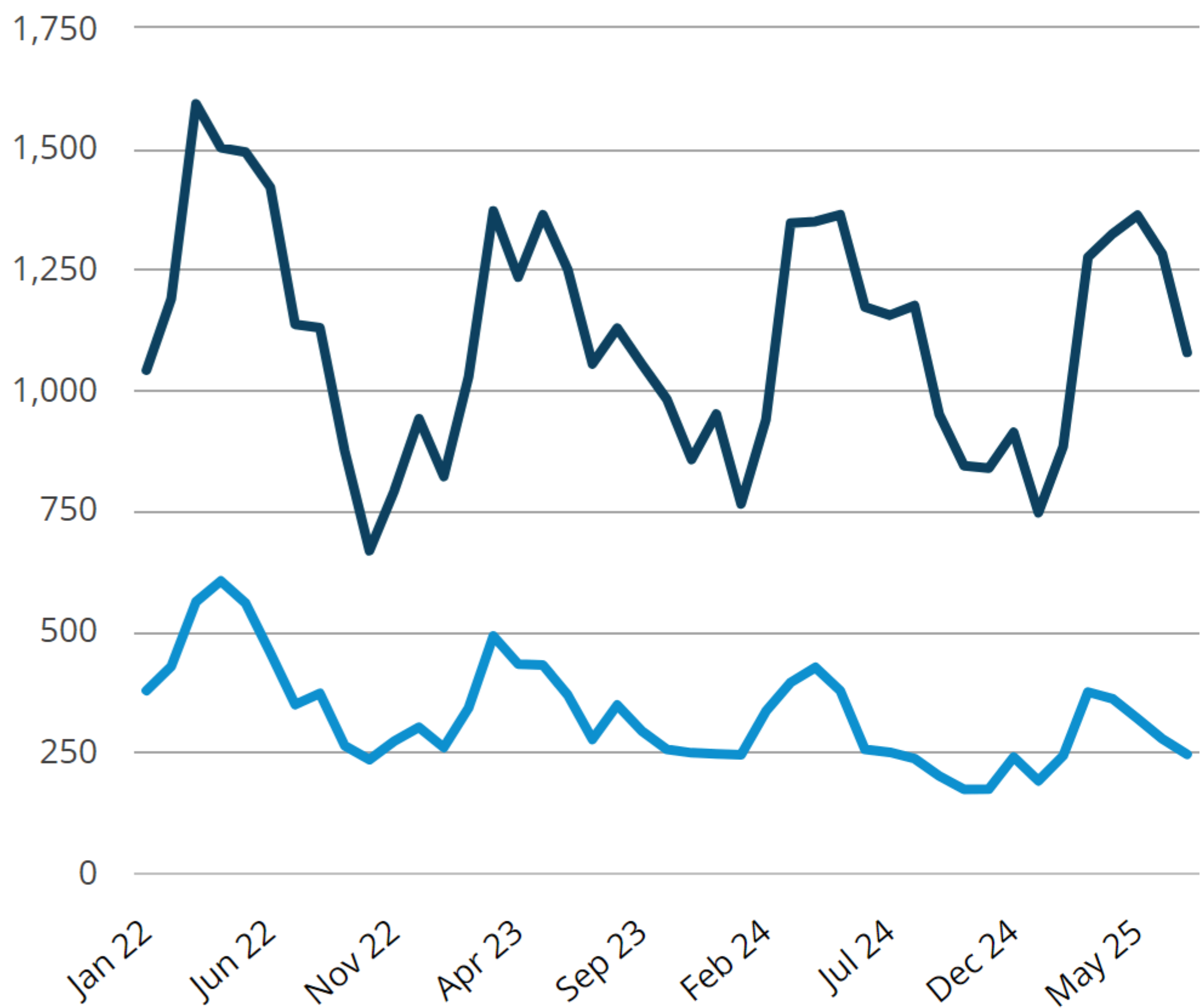


July 2025

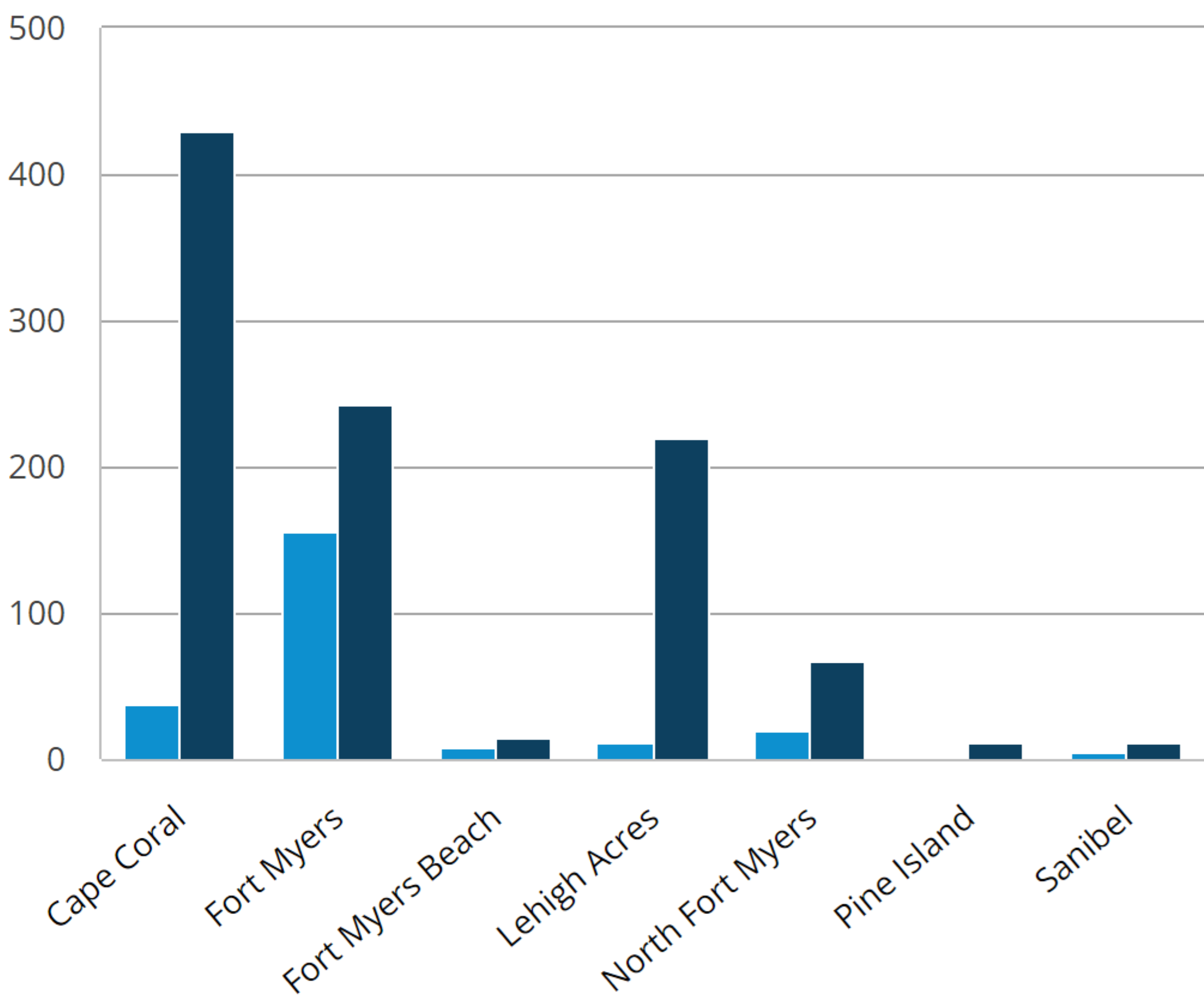
The number of properties that sold.

	July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,078	⌵	-15.9%	⌵	-6.7%	⌵	-1.7%
CONDO	245	⌵	-11.6%	⌵	-1.6%	⌵	-11.9%

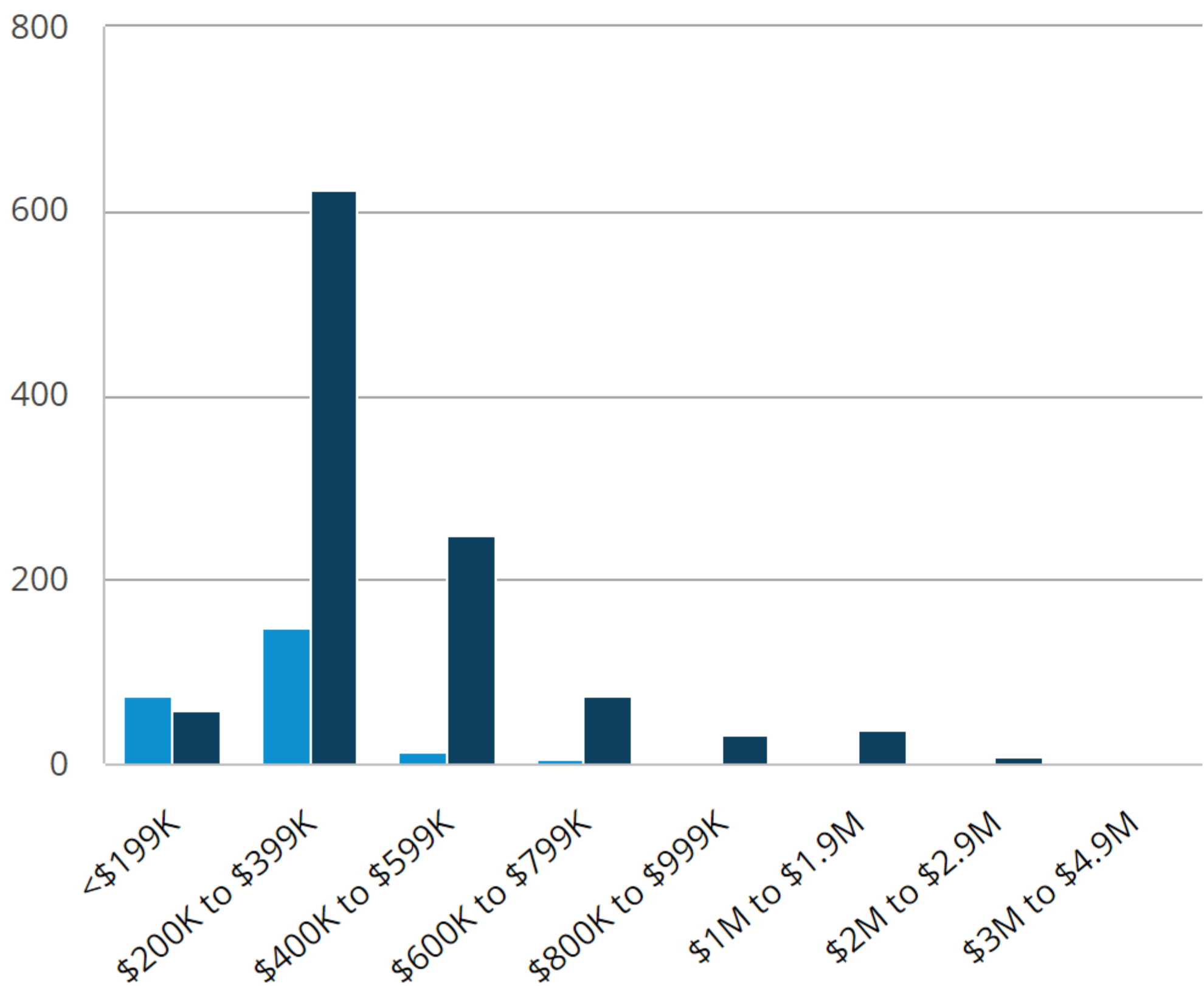
Historical Activity



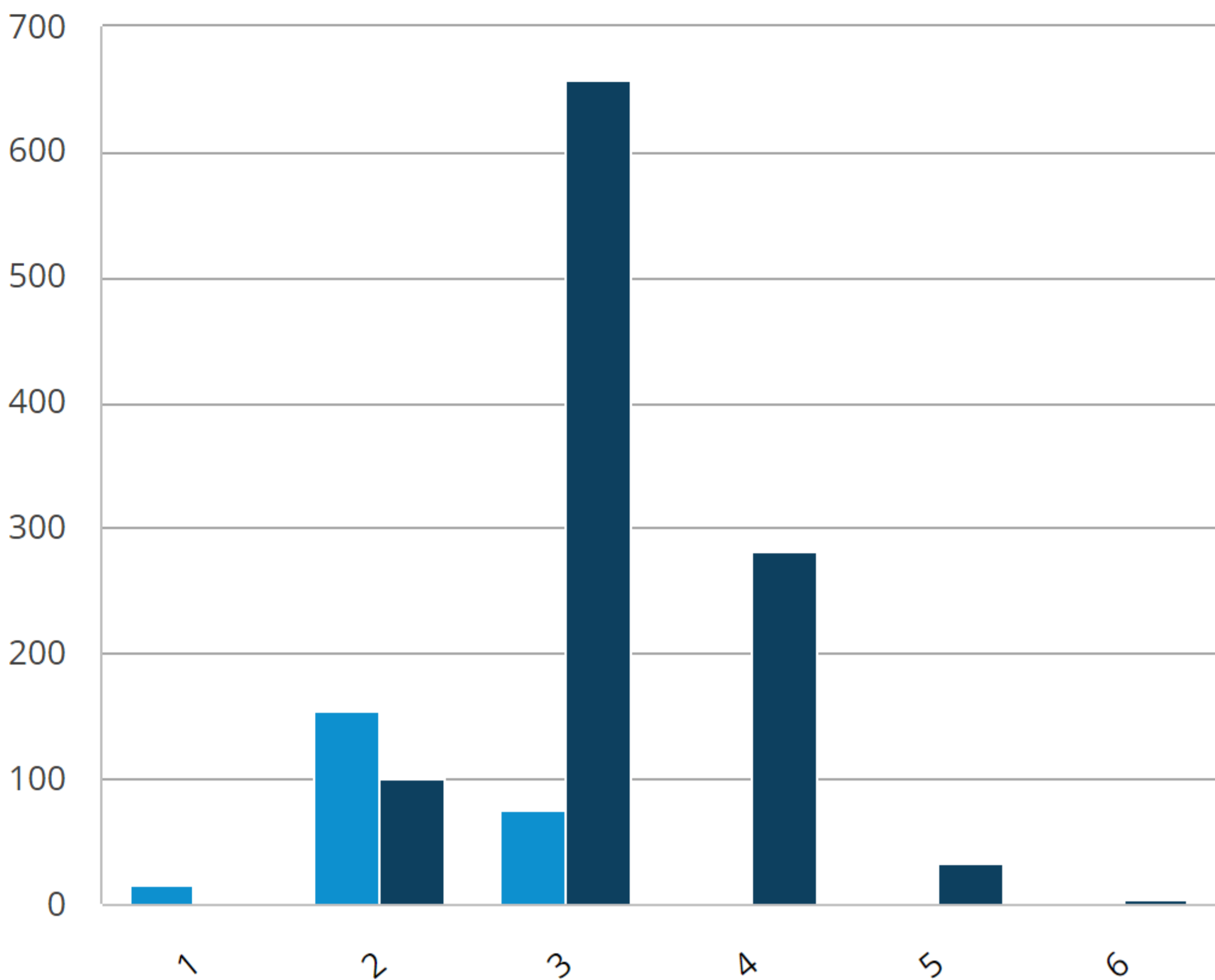
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

New Listings

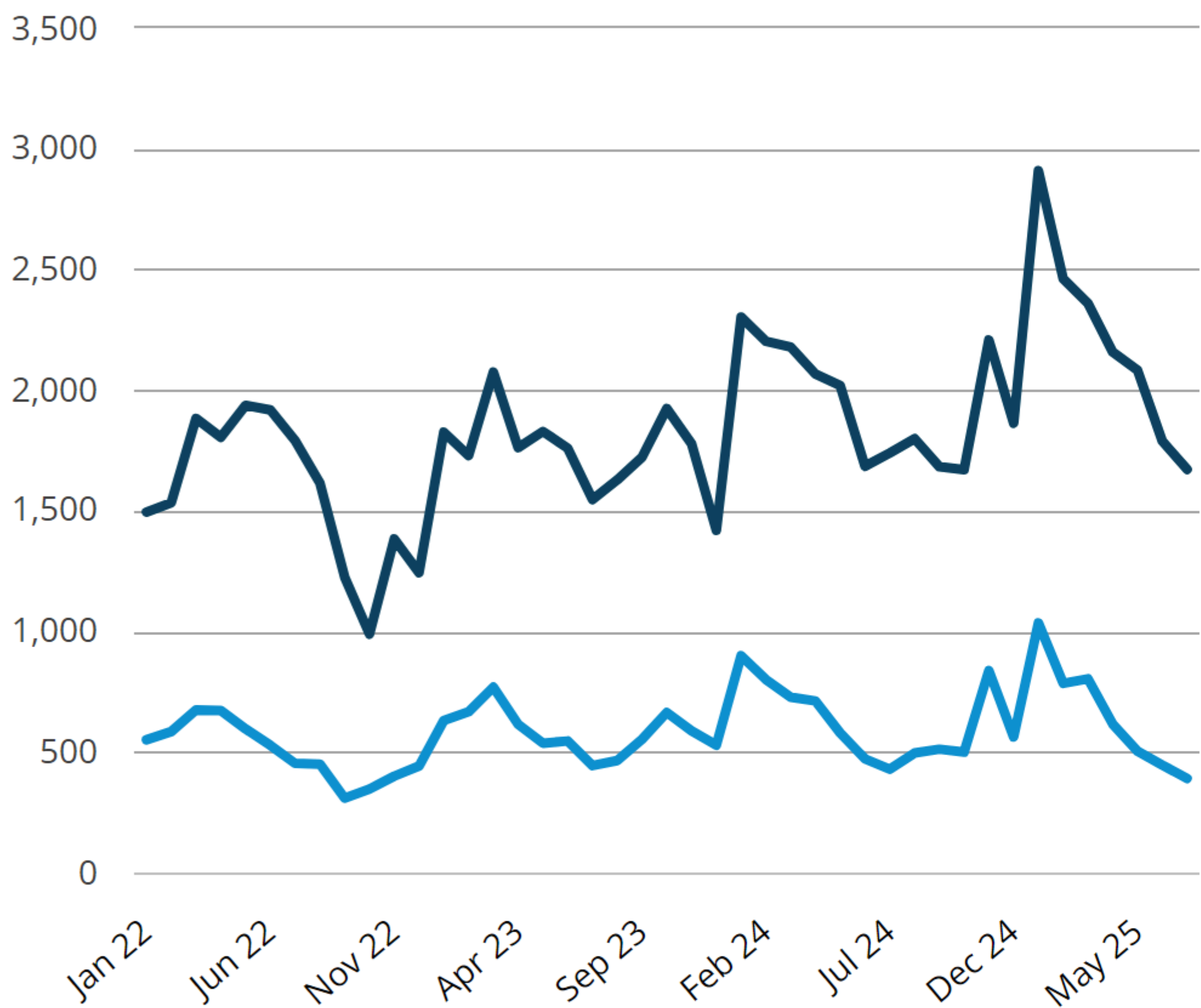


July 2025

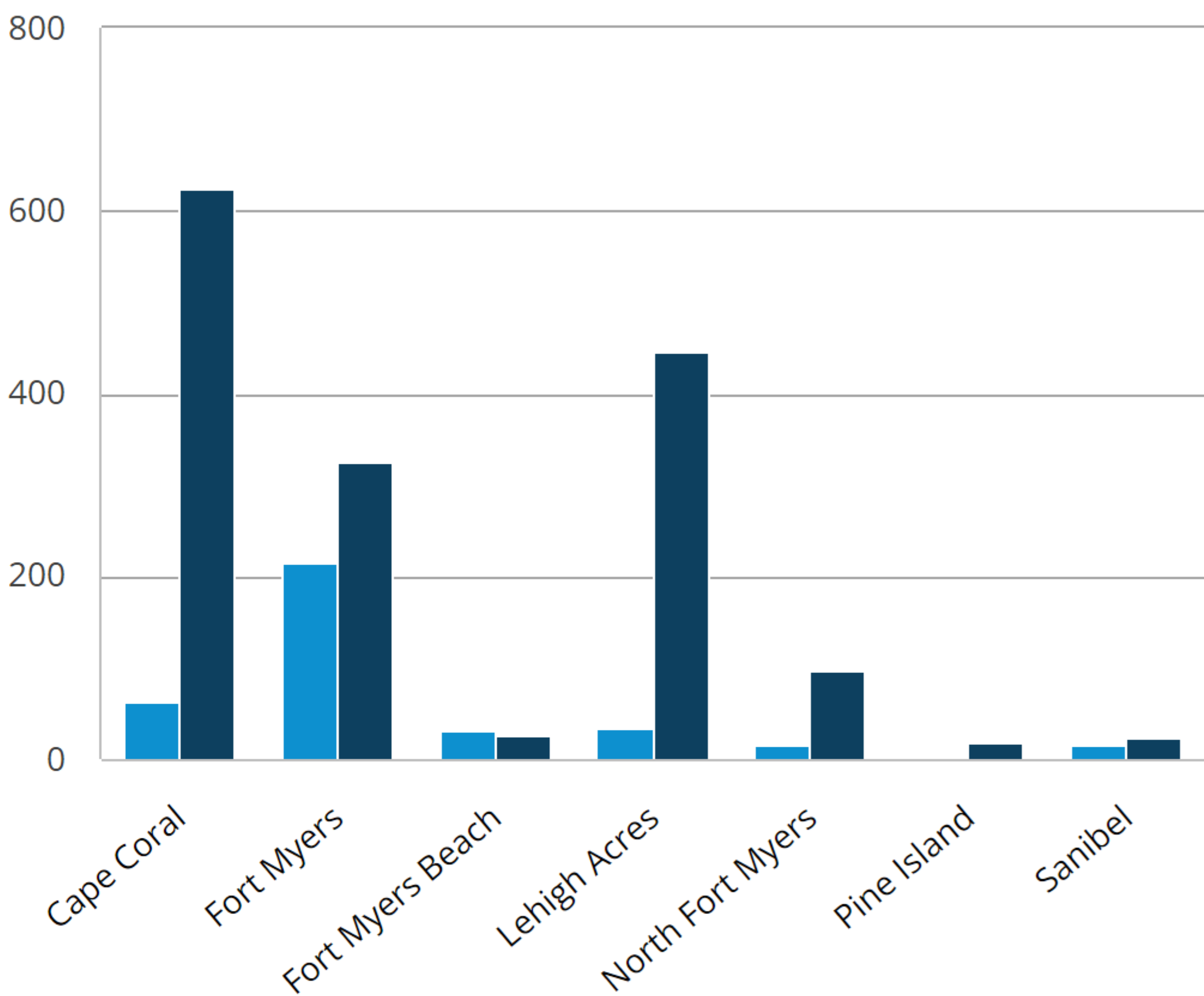
The number of properties listed regardless of current status.

	July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,671	⌵	-6.5%	⌵	-3.9%	⬆️	8.7%
CONDO	390	⌵	-12.4%	⌵	-8.9%	⌵	-0.8%

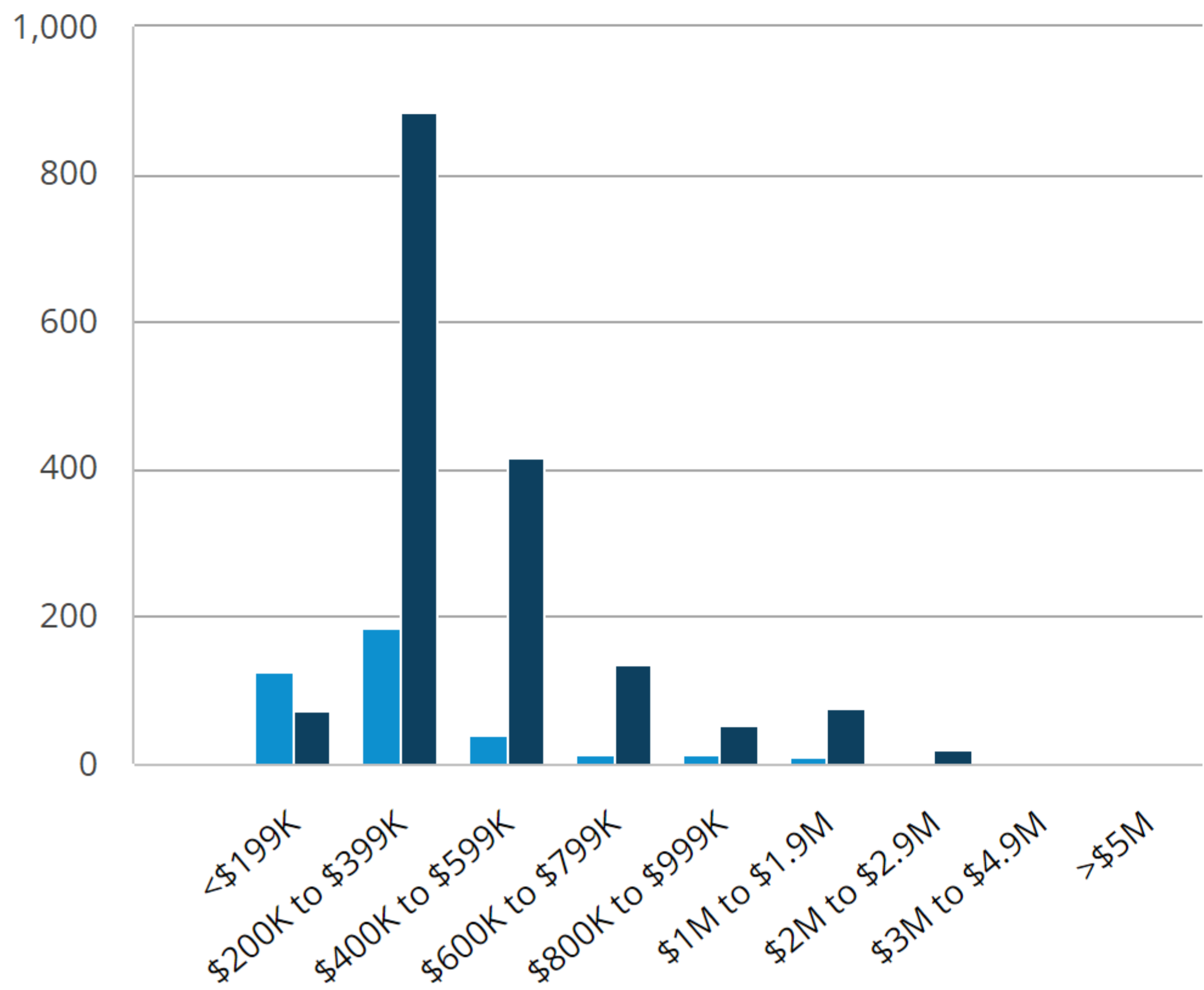
Historical Activity



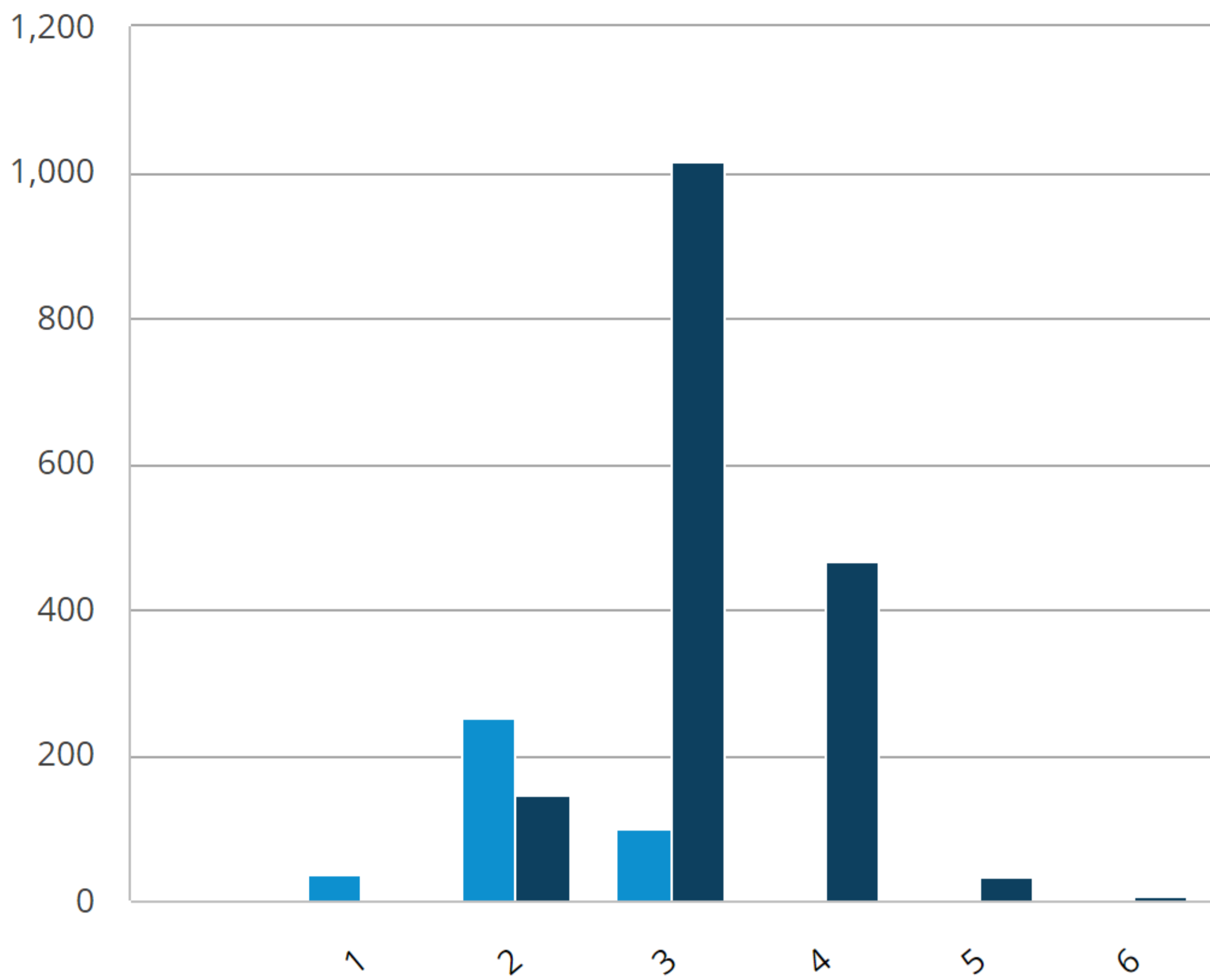
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Pending Sales

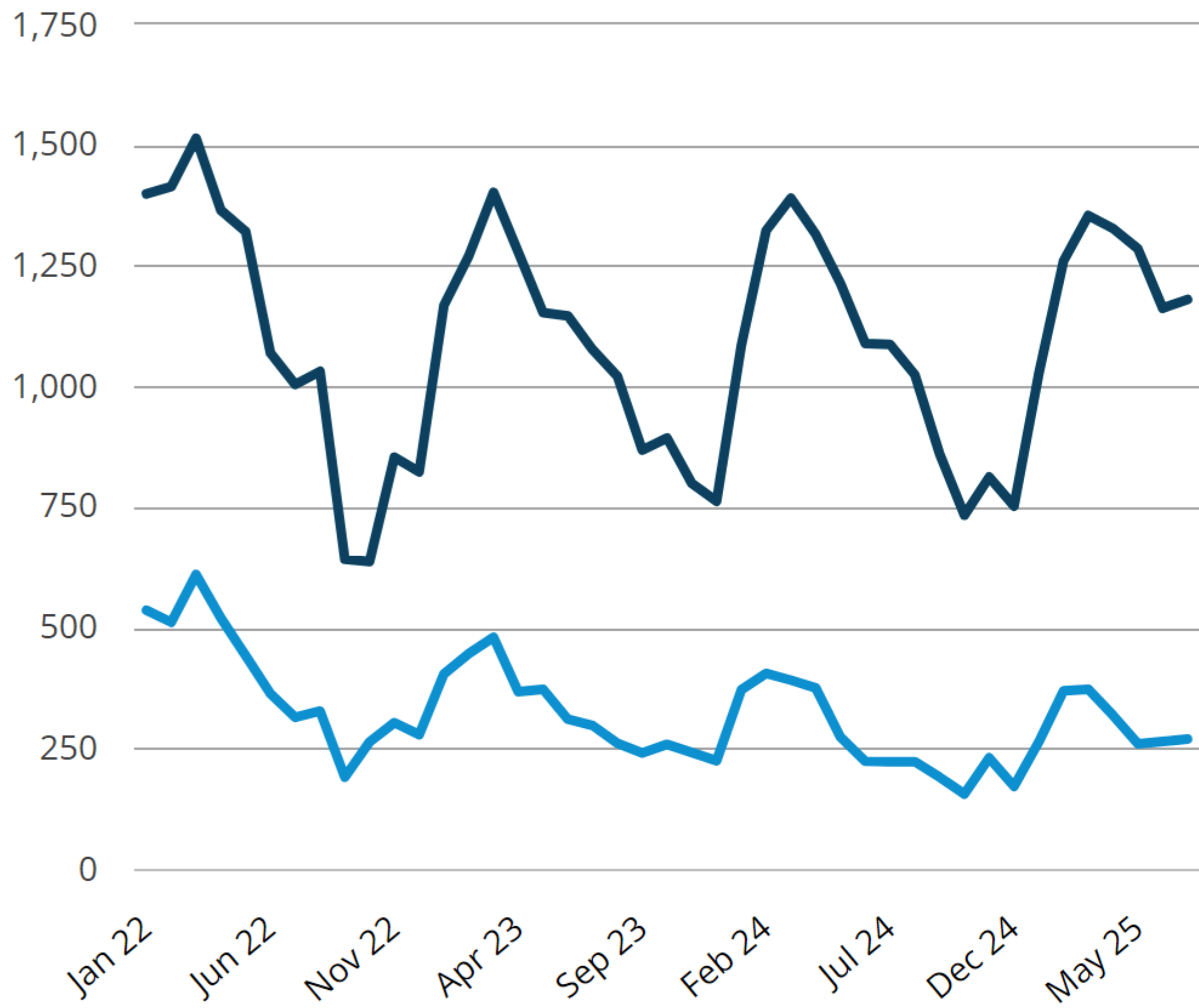


July 2025

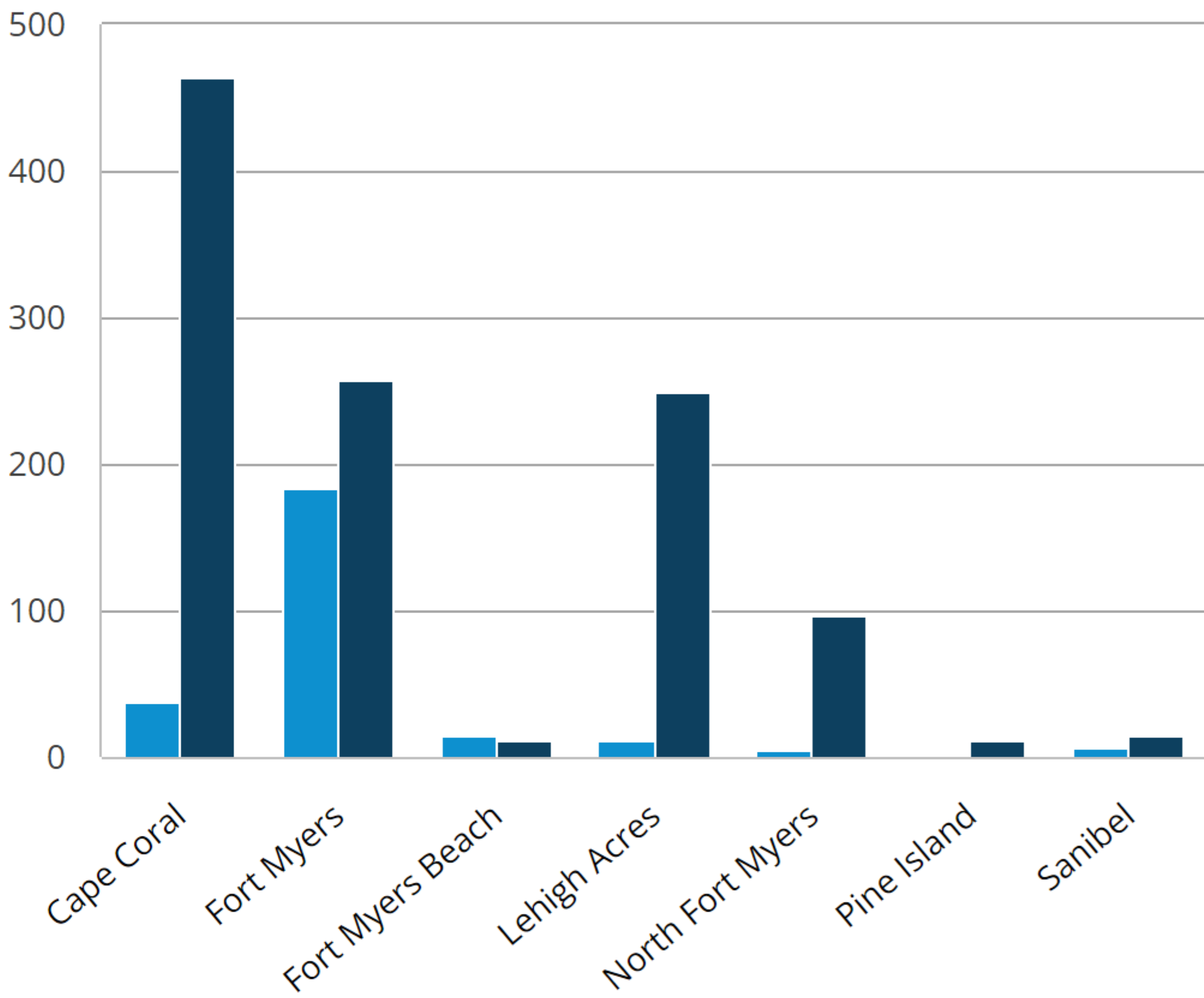
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,180	⬆	1.5%	⬆	8.6%	⬆	1.1%
CONDO	269	⬆	1.9%	⬆	21.2%	⬇	-6.5%

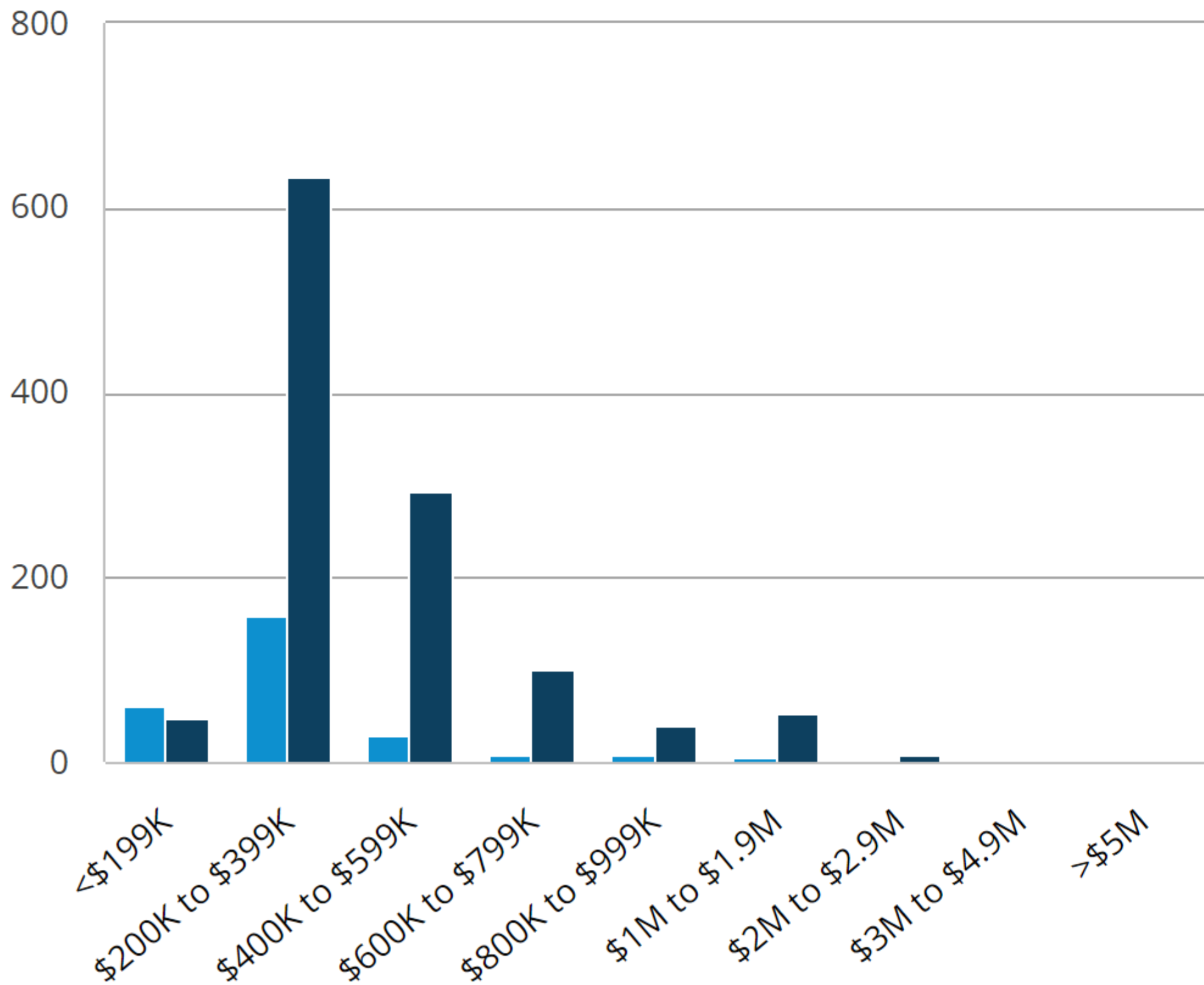
Historical Activity



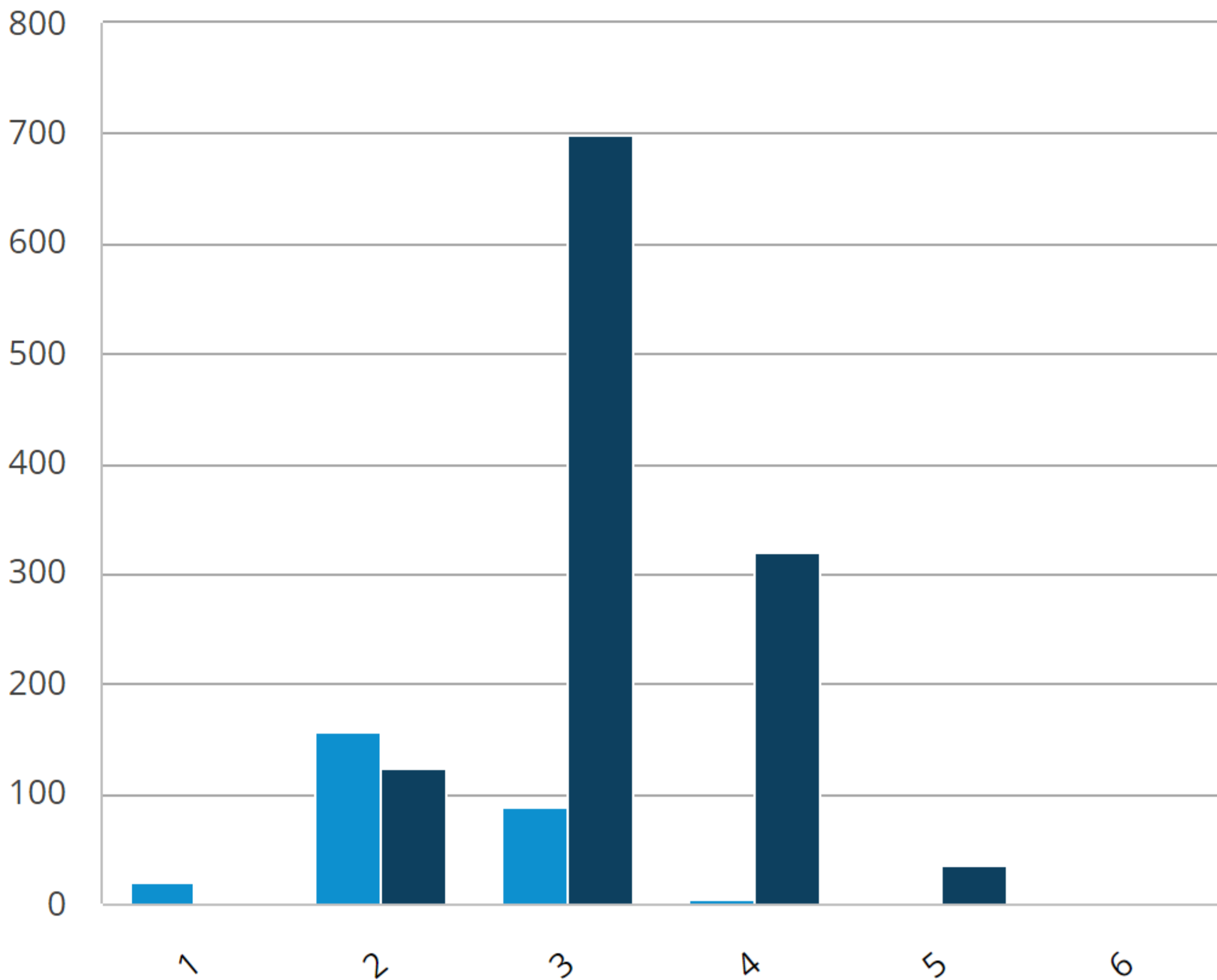
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Days on Market

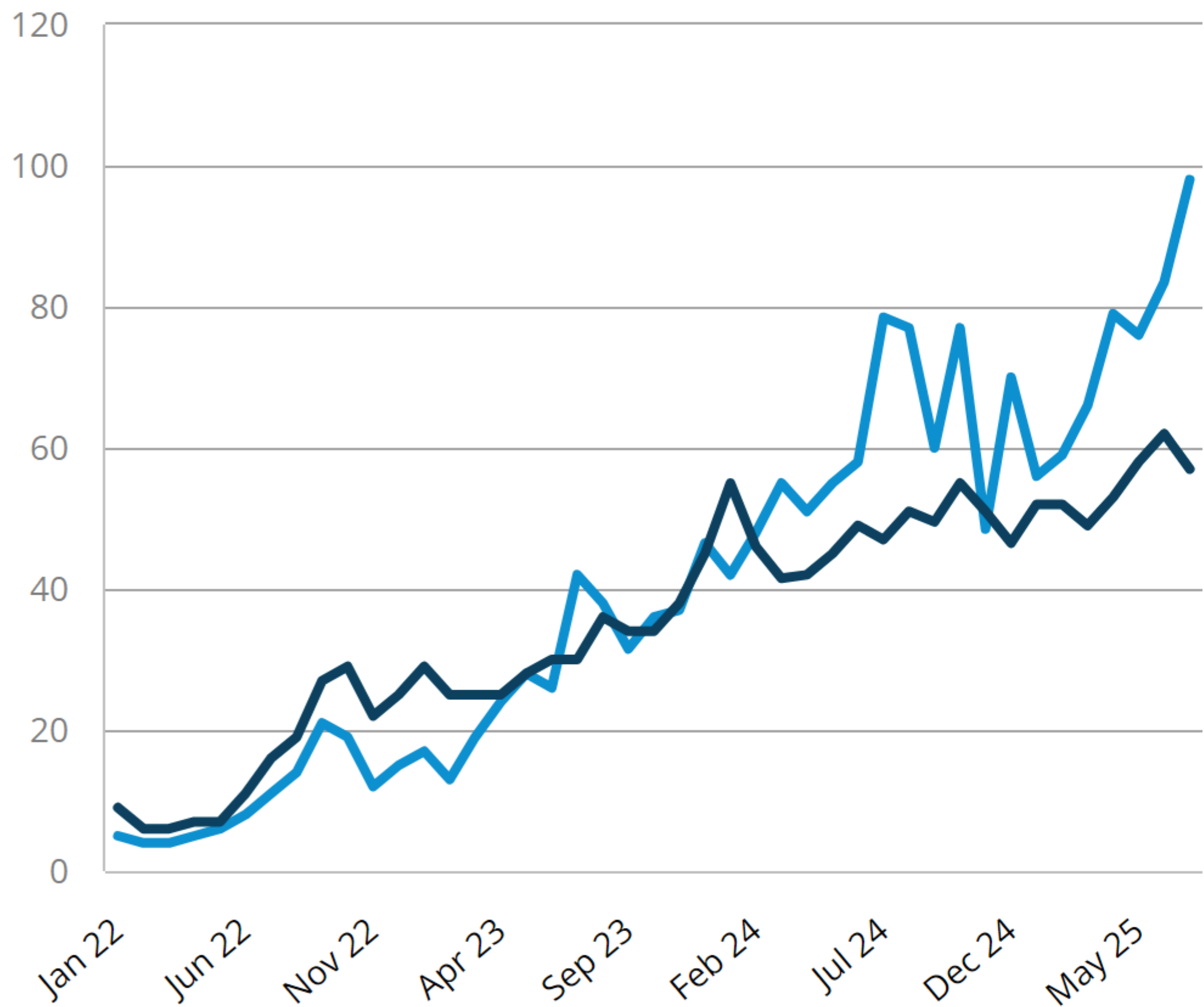


July 2025

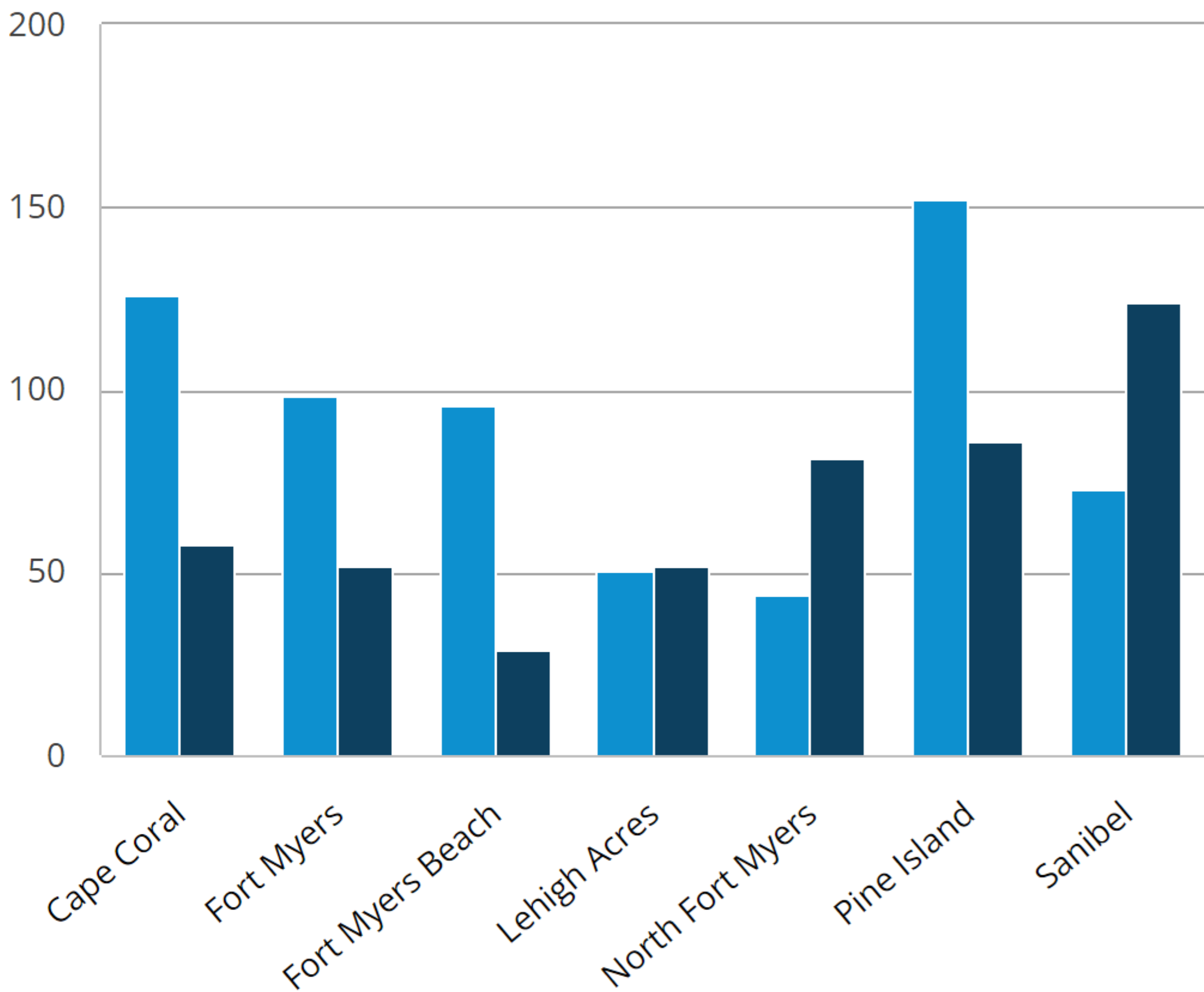
The median number of days between when a property is listed and the purchase contract date.

	July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	57	⬇️	-8.1%	⬆️	21.3%	⬆️	19.6%
CONDO	98	⬆️	17.4%	⬆️	24.8%	⬆️	37.0%

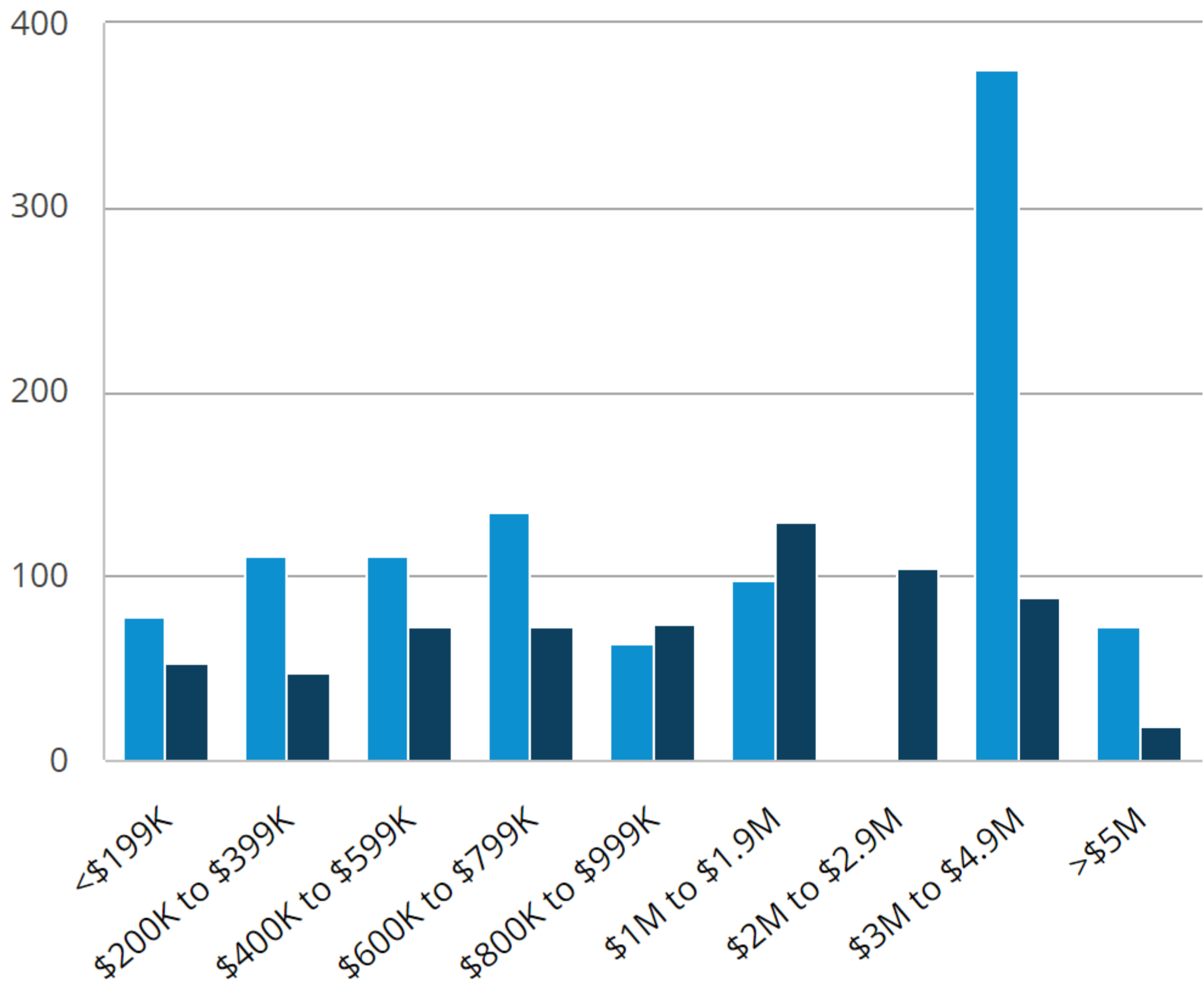
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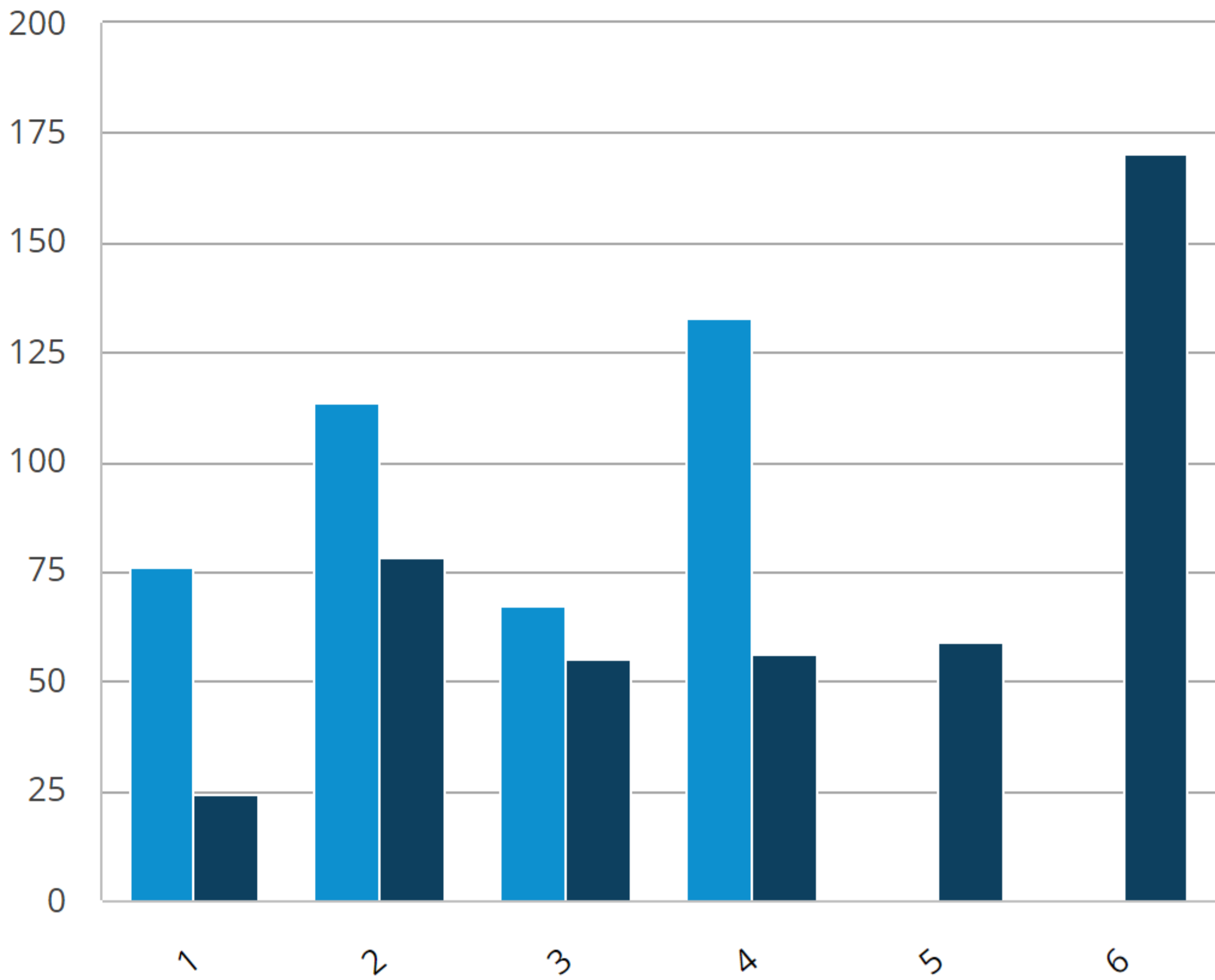
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Price per Square Foot

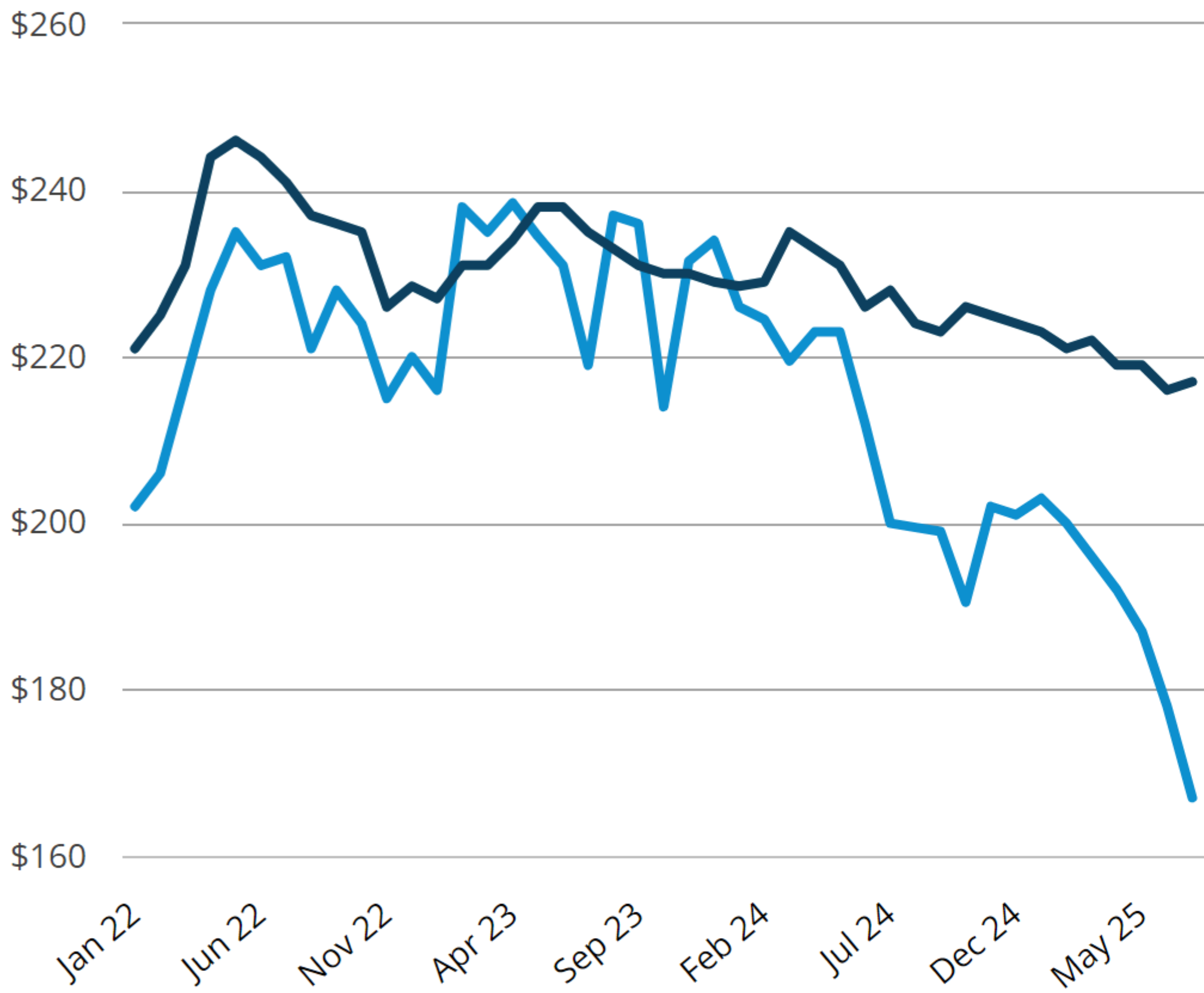


July 2025

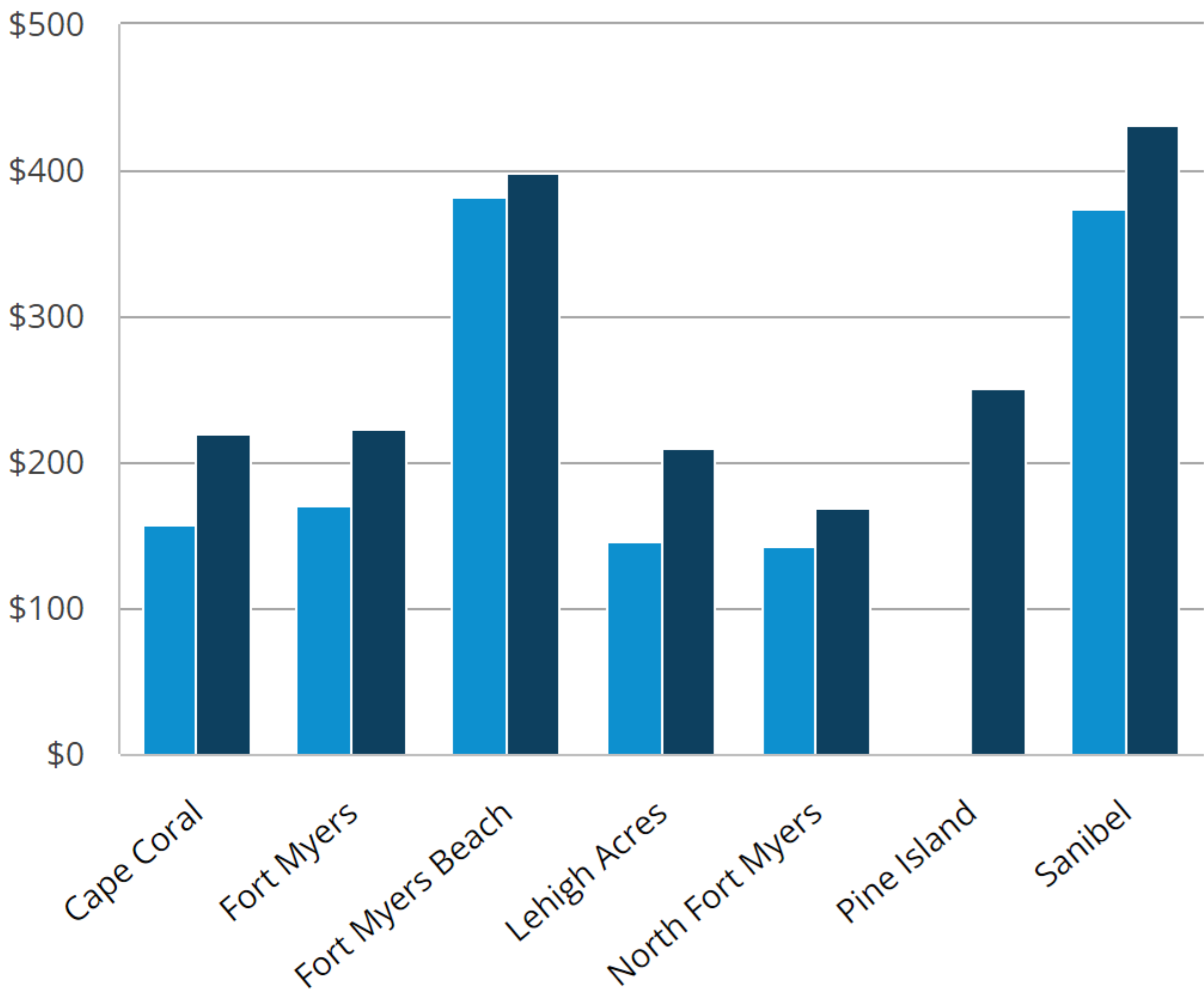
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$217	⬆️	0.5%	⬆️	-4.8%	⬆️	-4.8%
CONDO	\$167	⬆️	-6.2%	⬆️	-16.5%	⬆️	-13.6%

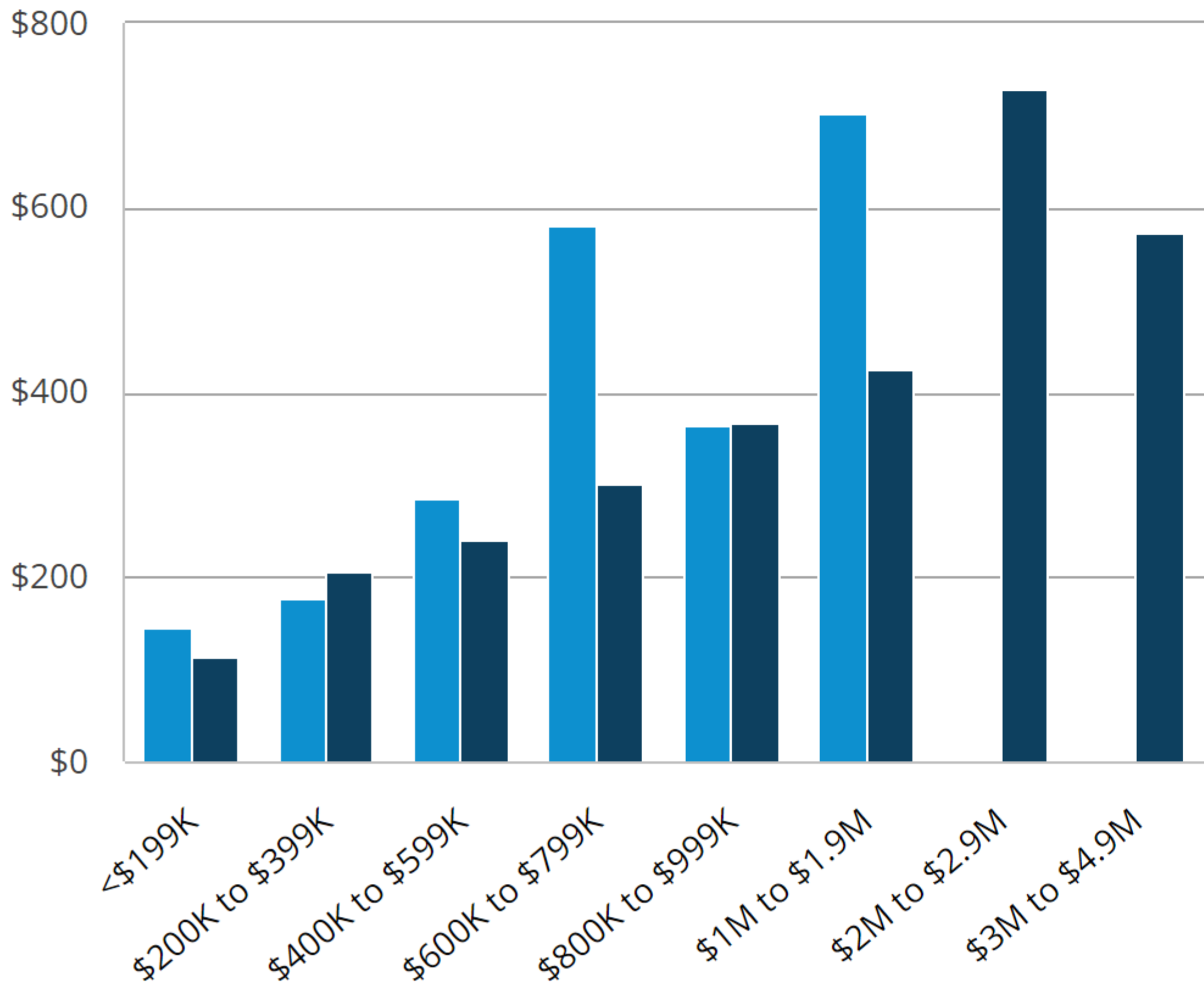
Historical Activity



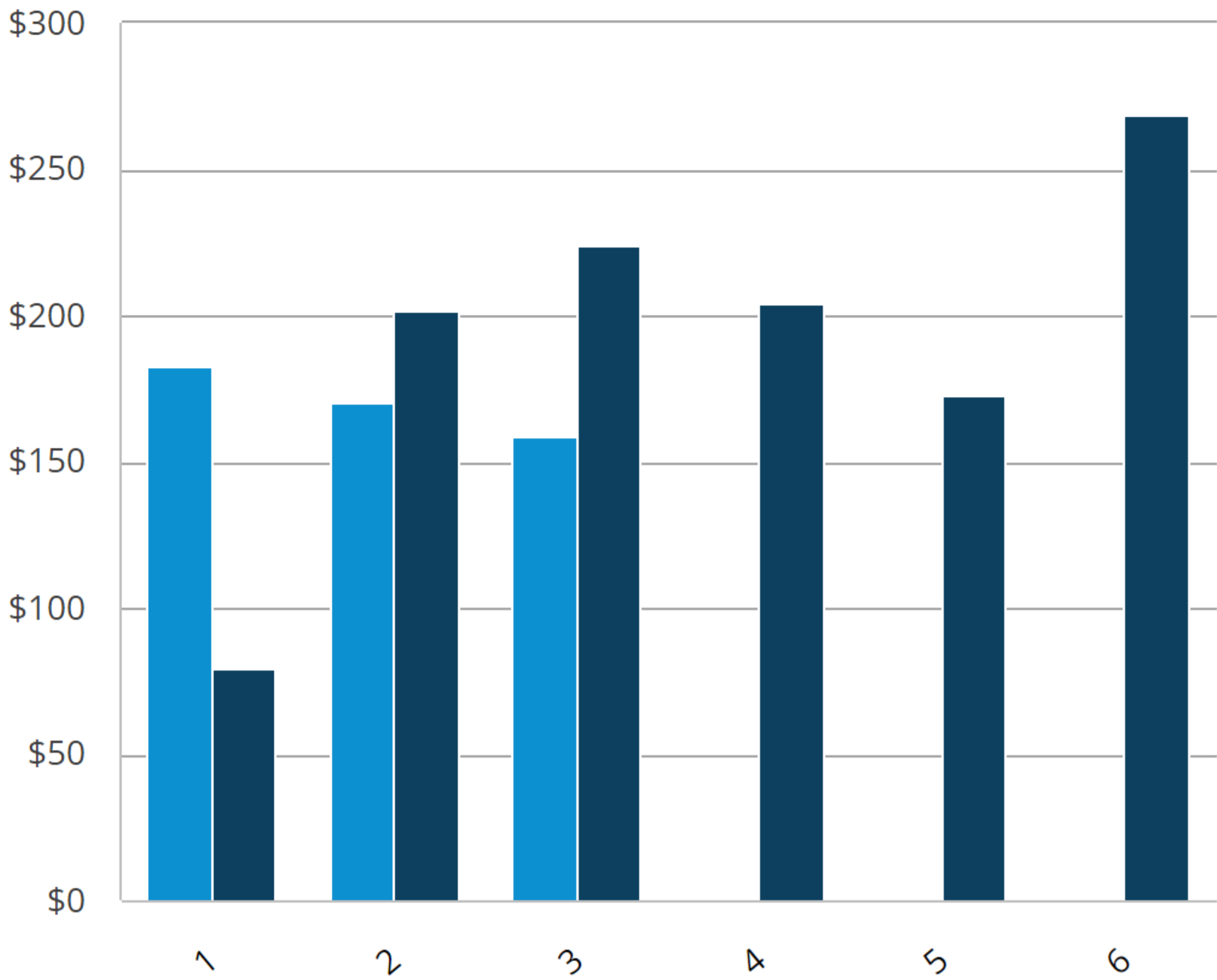
Select Areas



By Price Range



By Bedrooms

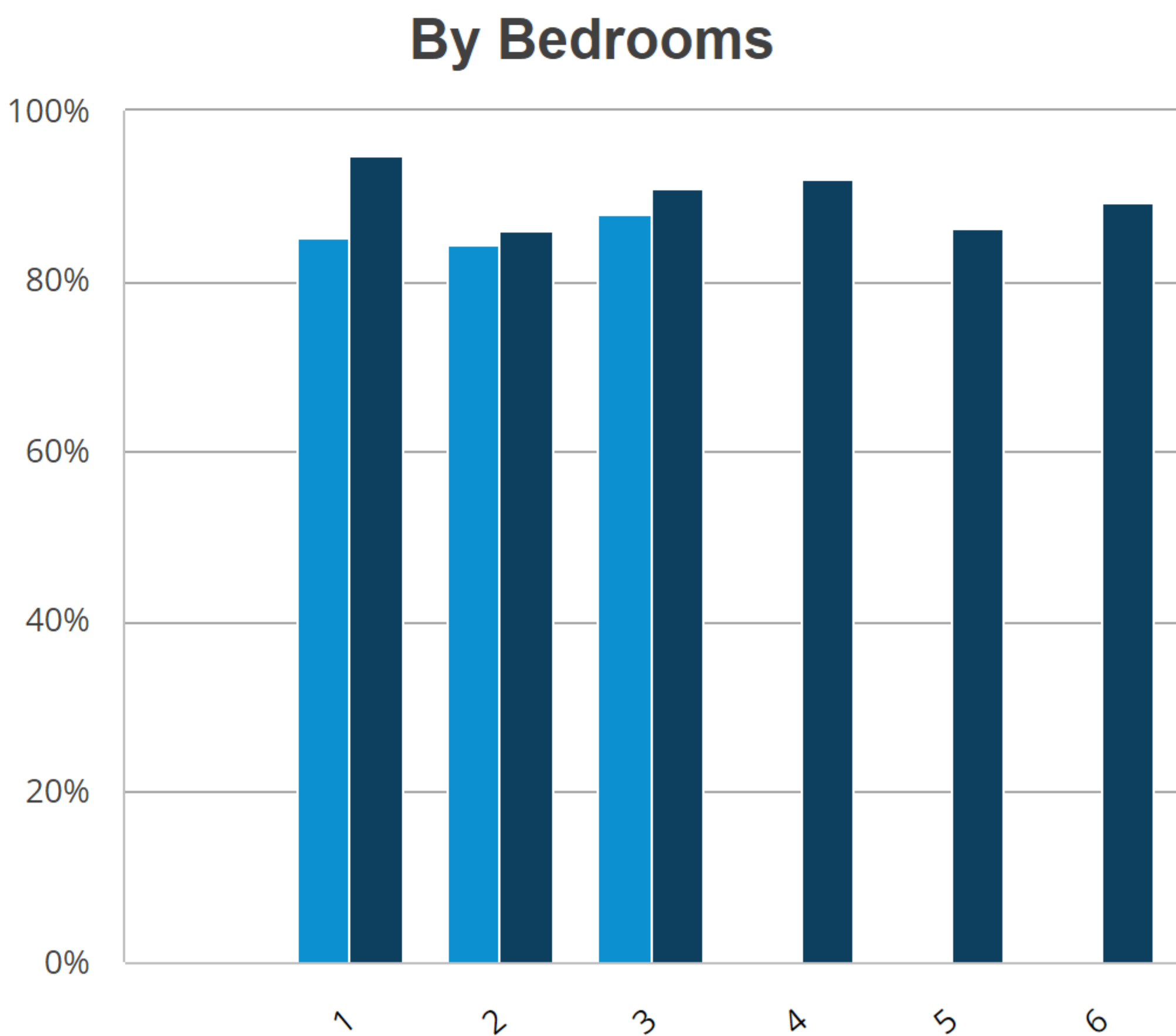
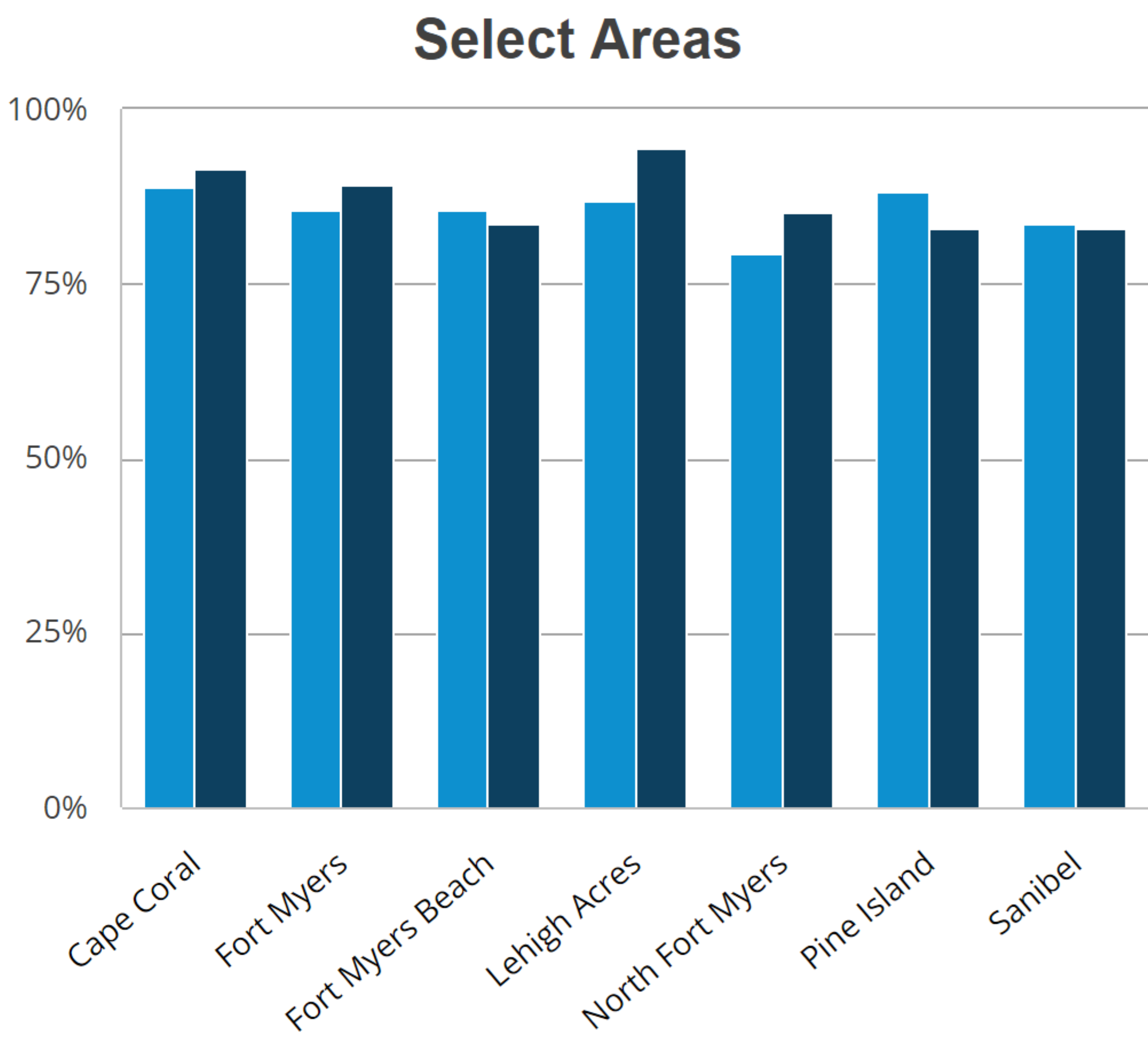
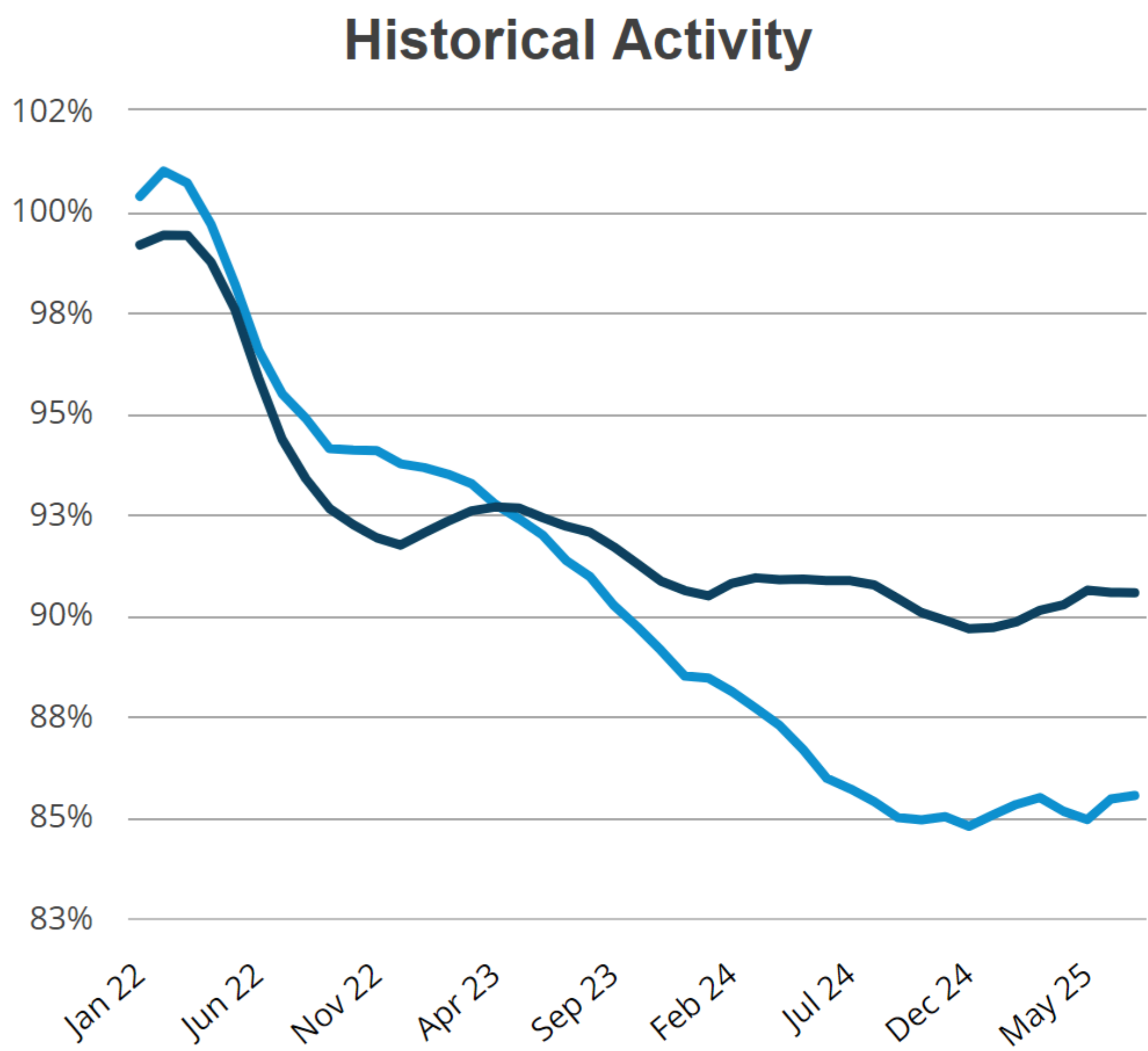


Legend: — Condo — Single Family

July 2025

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

	July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	90.6%	⬇	-0.0%	⬇	-0.3%	⬇	-0.7%
CONDO	85.5%	⬆	0.1%	⬇	-0.2%	⬇	-2.3%



Active Inventory

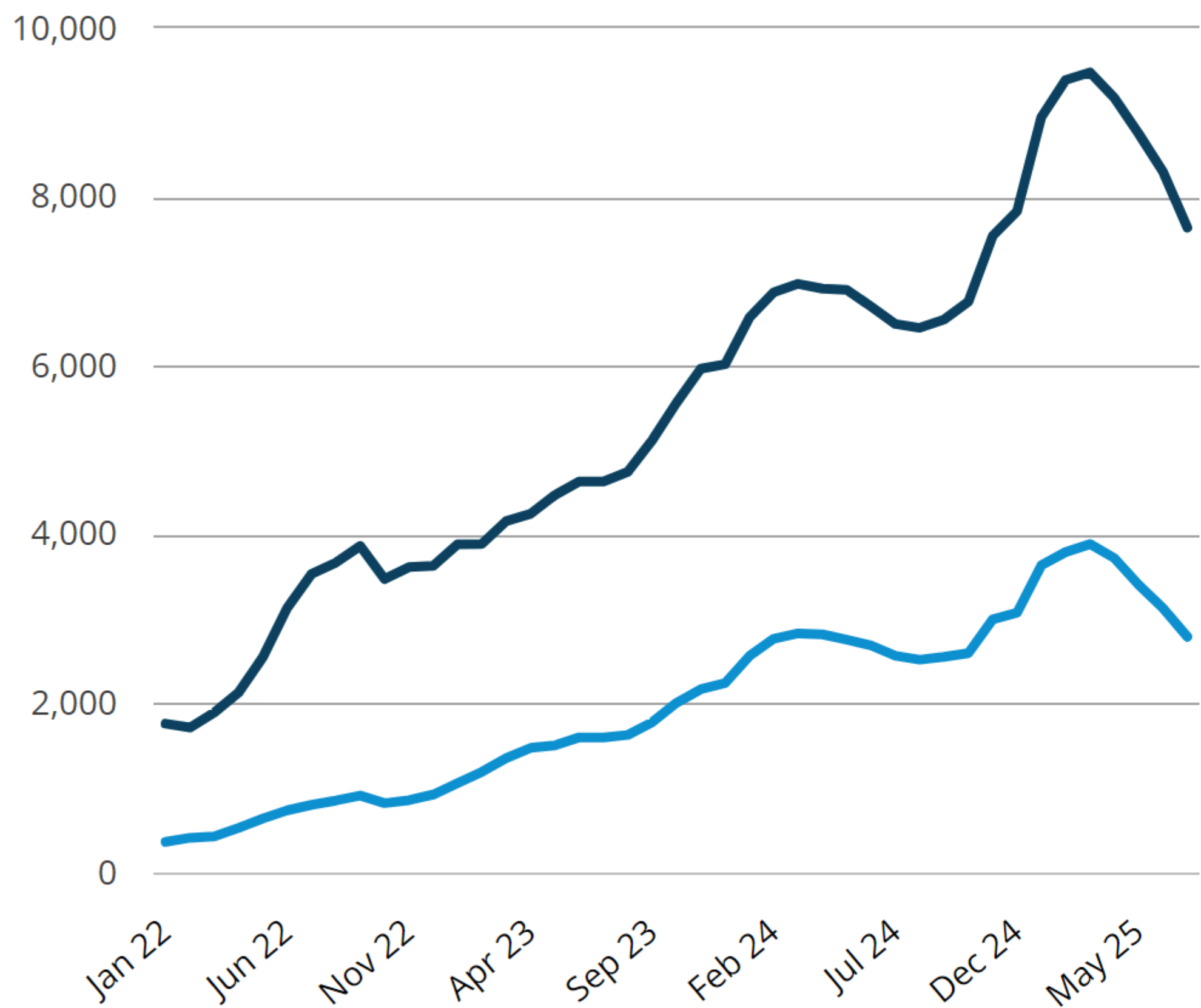


July 2025

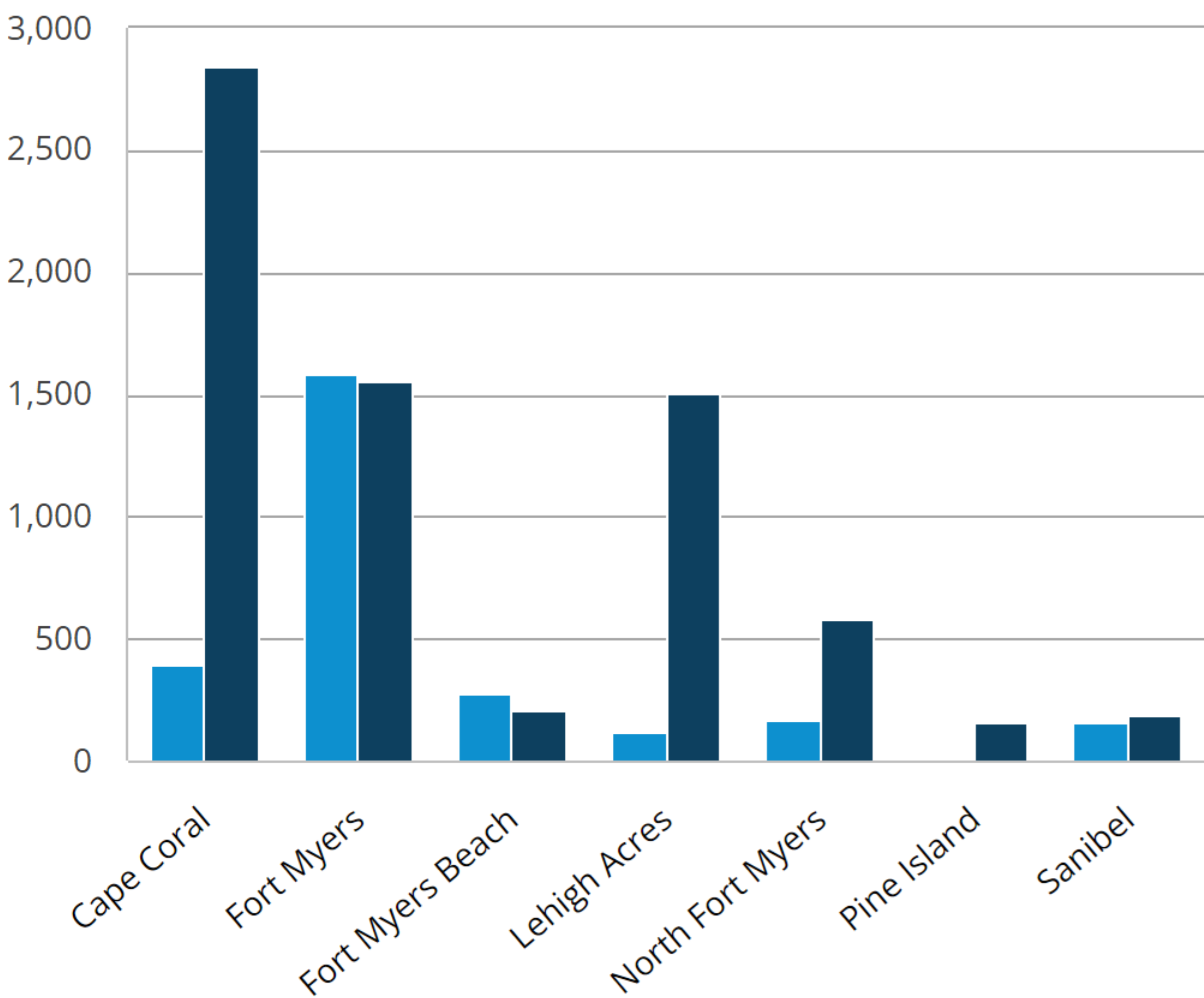
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	July 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	7,637	⬇	-8.0%	⬆	17.6%	—
CONDO	2,792	⬇	-10.8%	⬆	8.8%	—

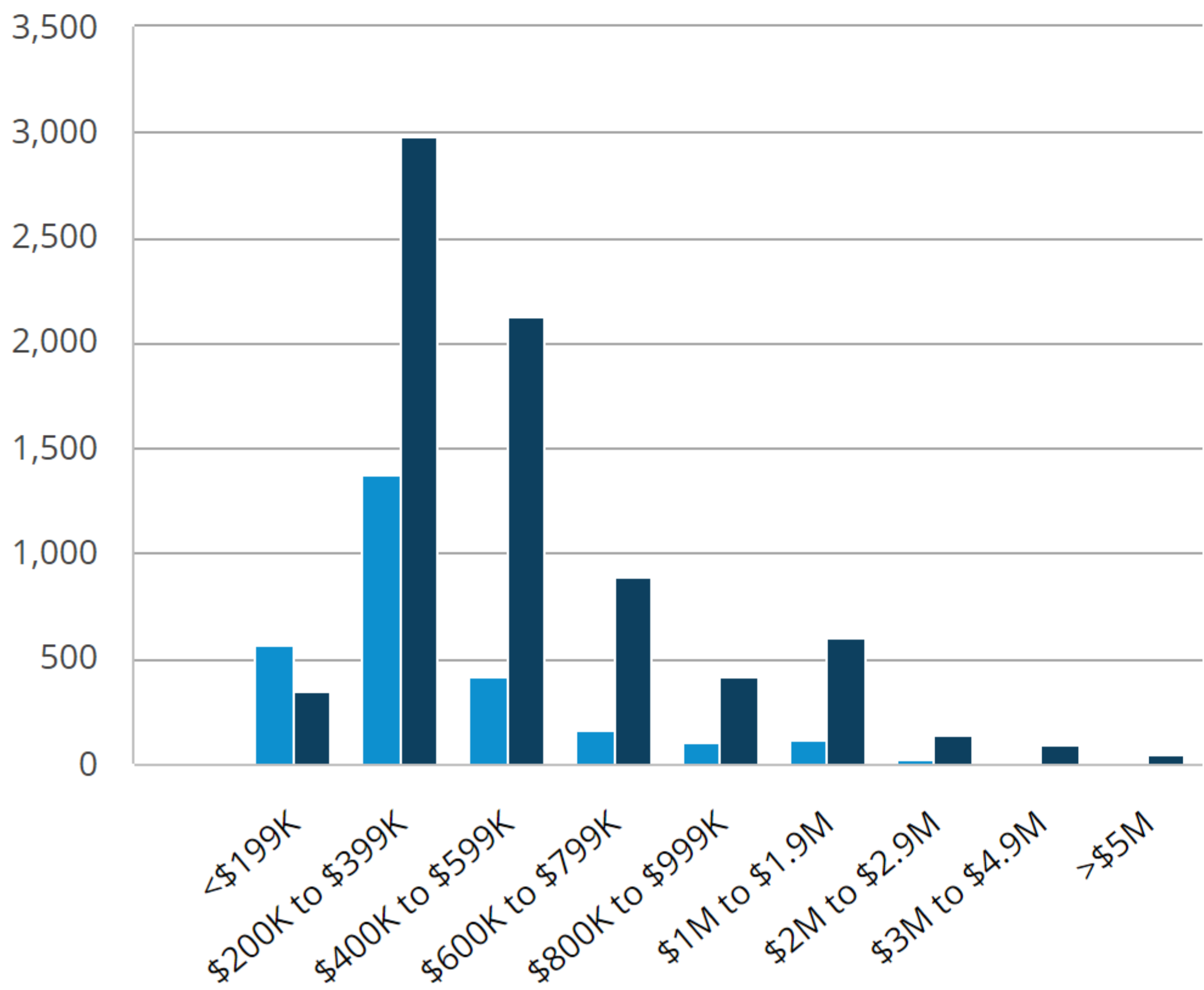
Historical Activity



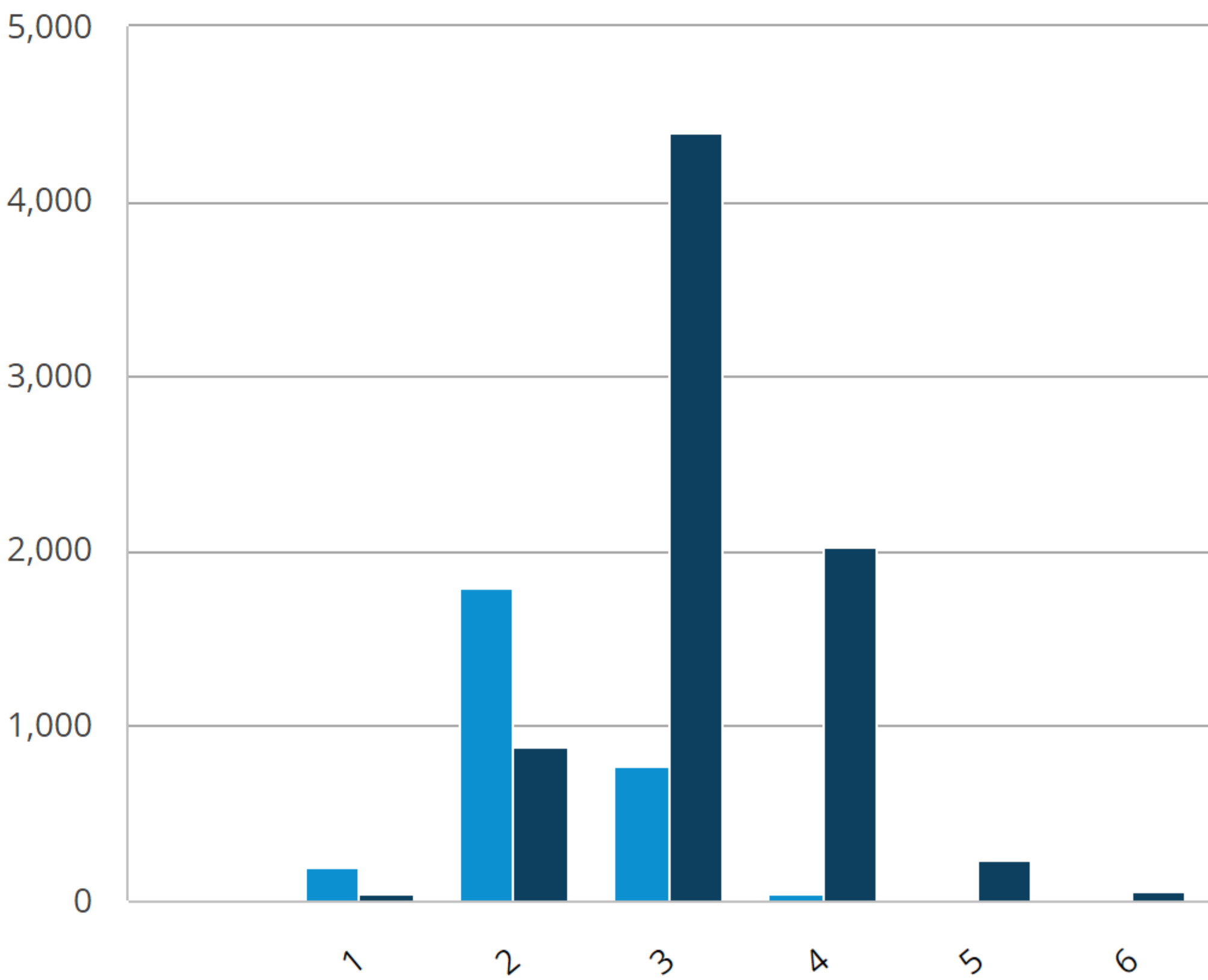
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Months Supply of Inventory

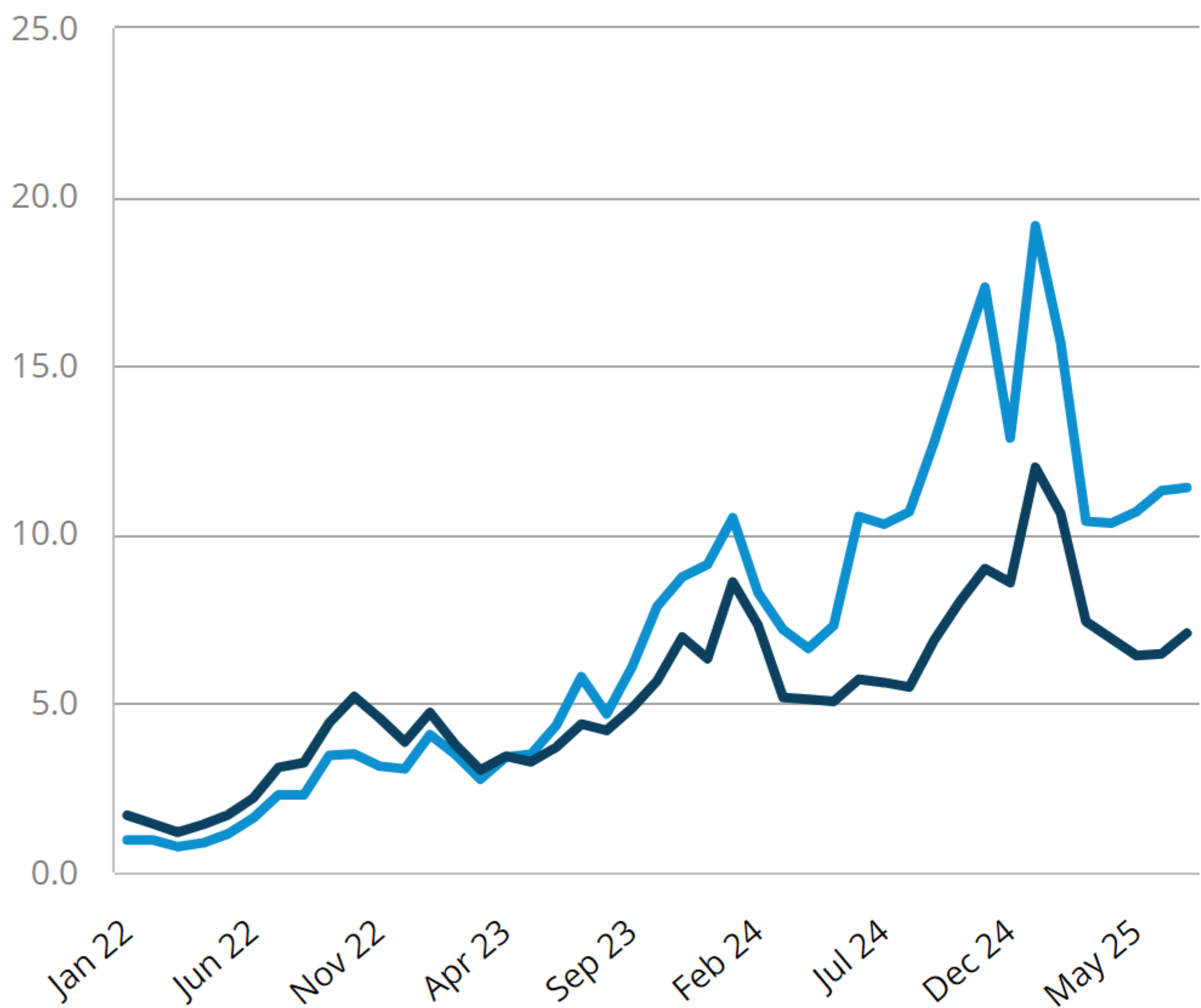


July 2025

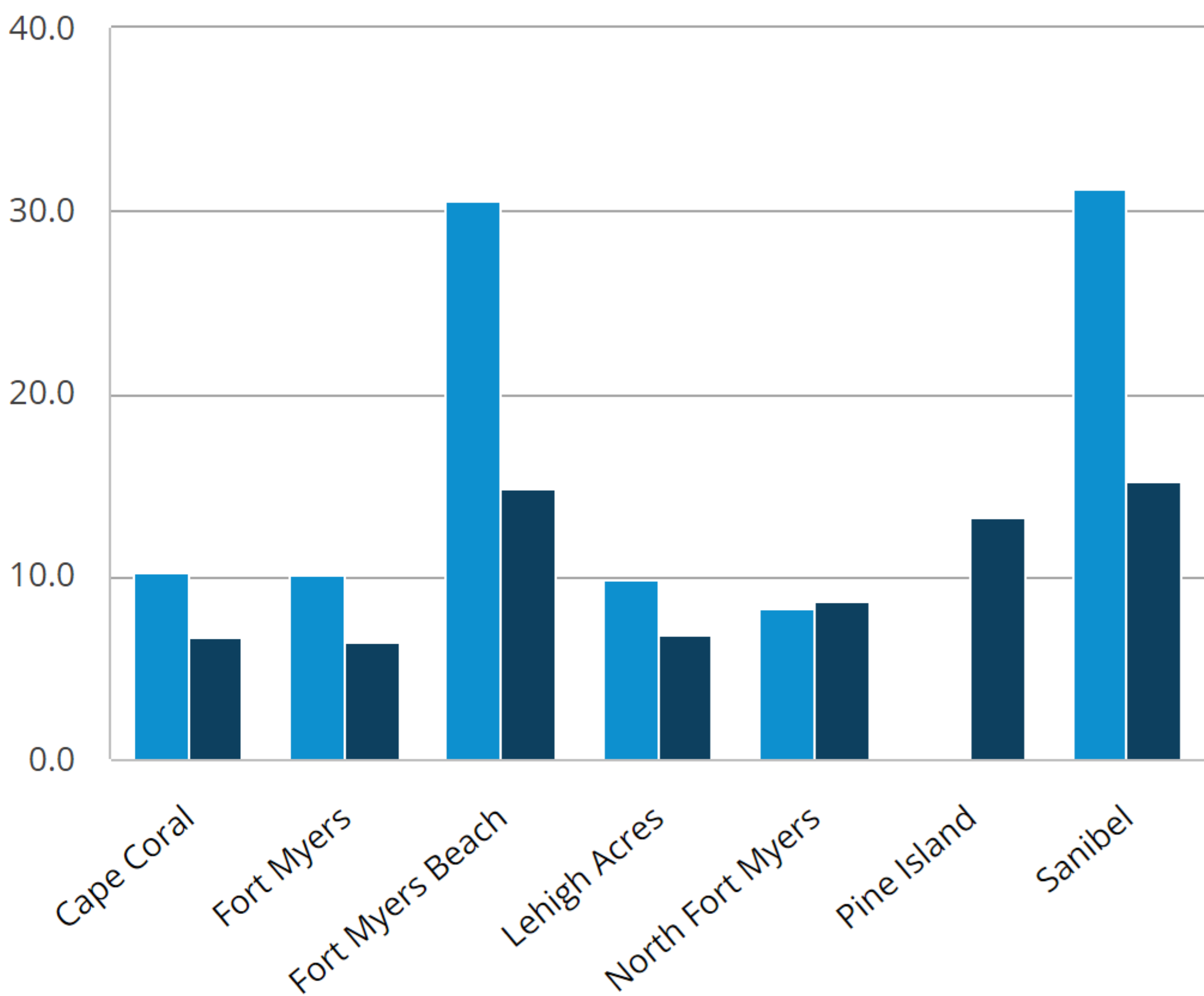
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	July 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	7.1	⬆	9.4%	⬆	26.0%	—
CONDO	11.4	⬆	0.8%	⬆	10.5%	—

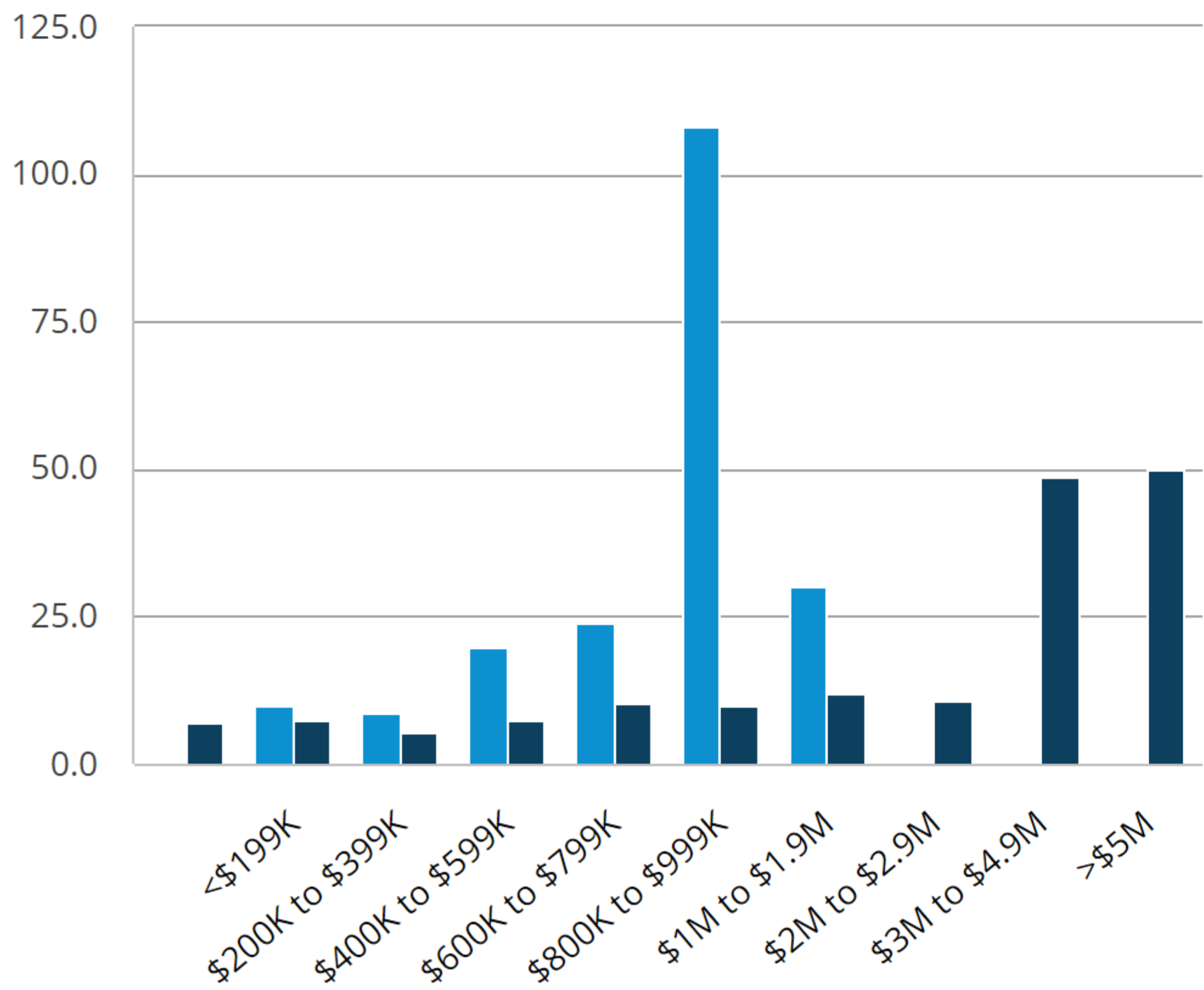
Historical Activity



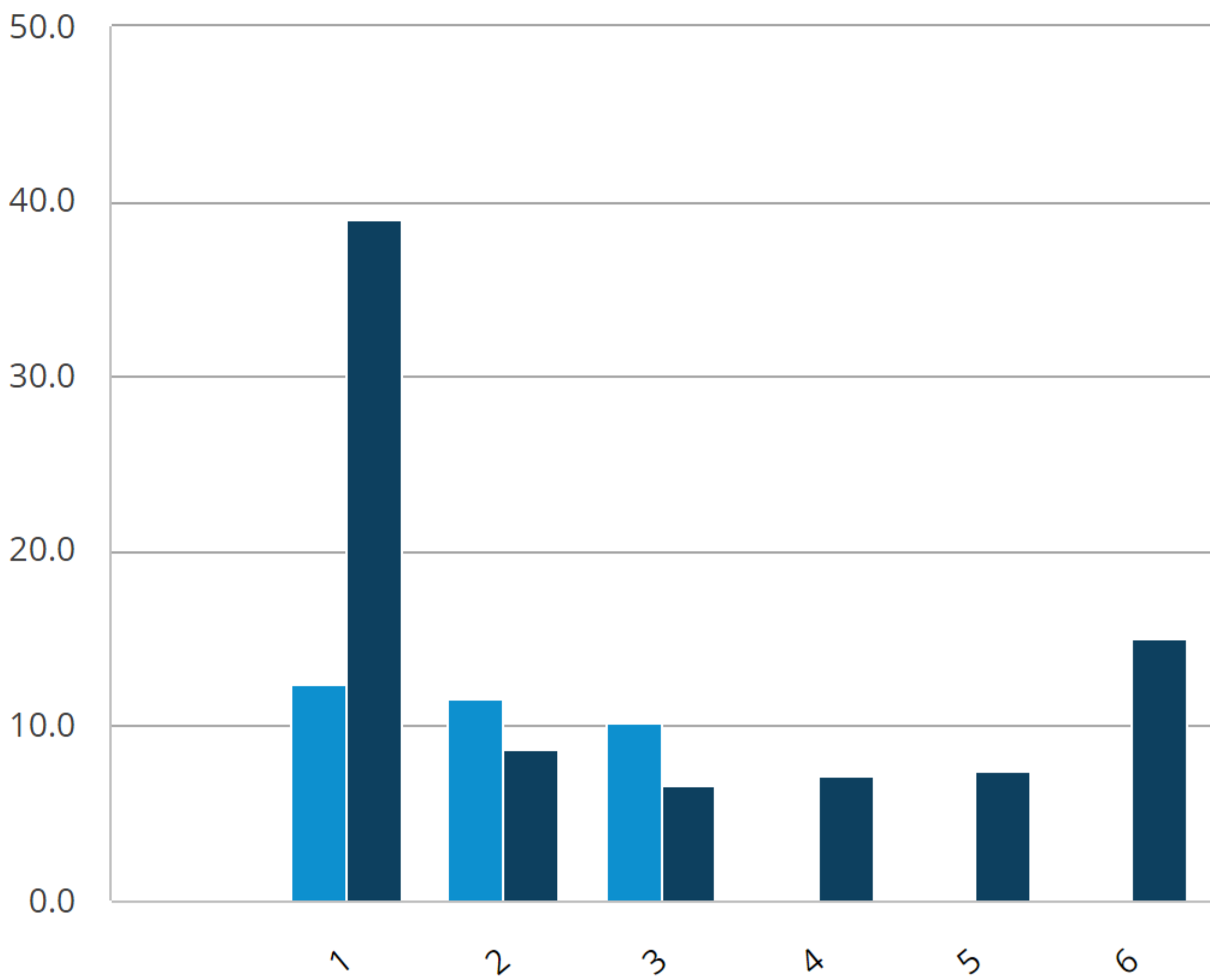
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Median Sales Price

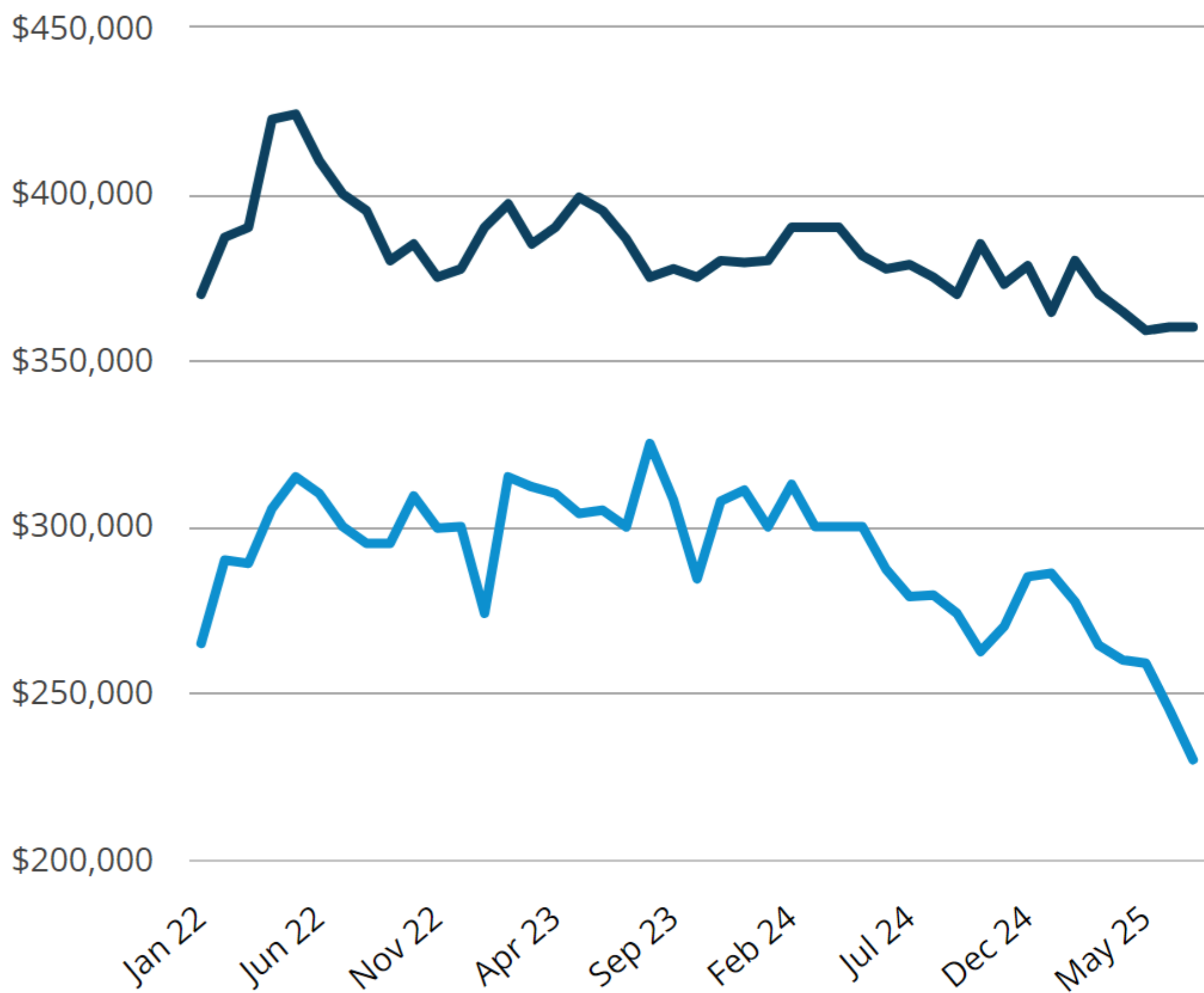


July 2025

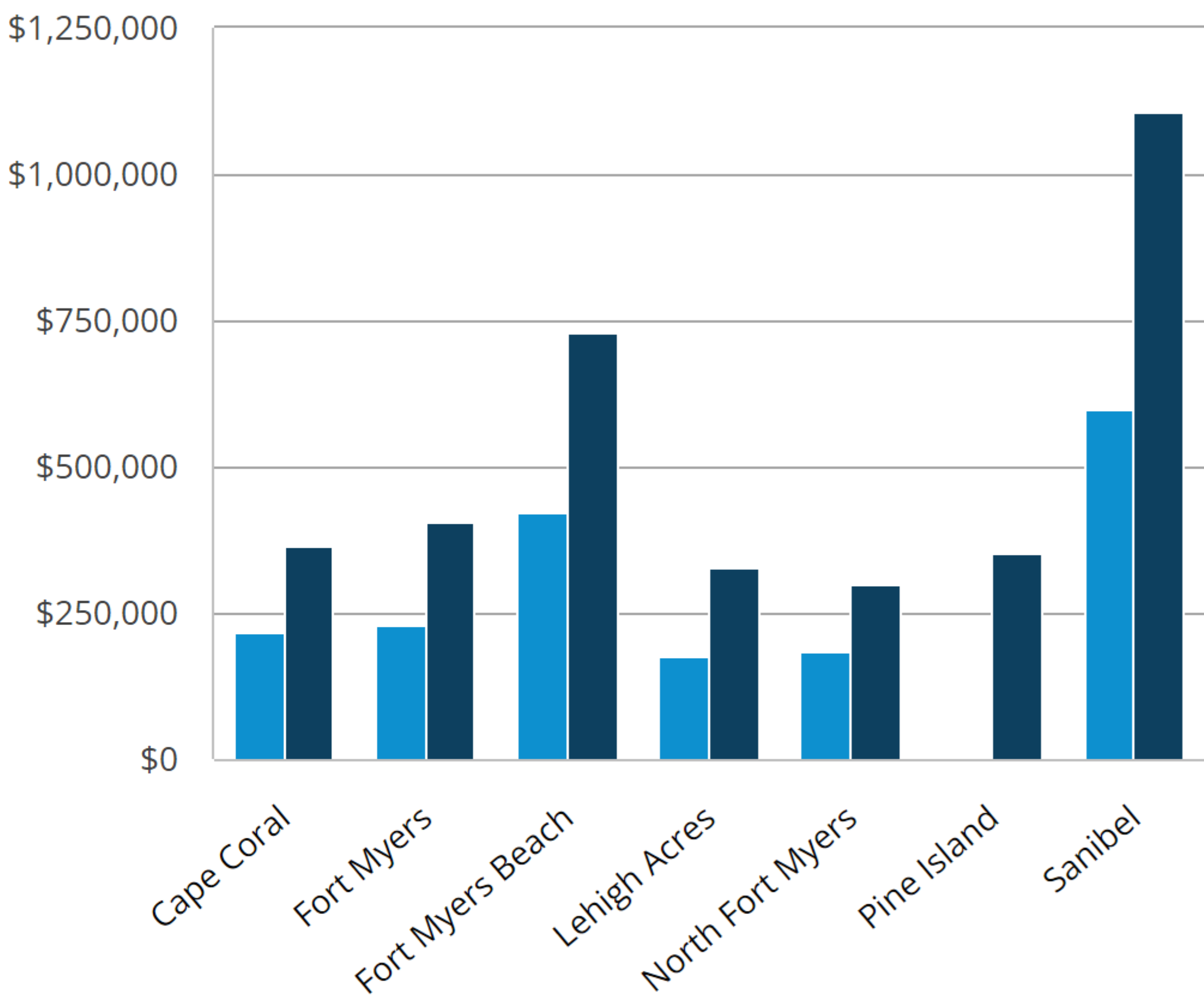
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	July 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$360,000	»	0.0%	⌵	-5.0%	⌵	-5.2%
CONDO	\$230,000	⌵	-6.1%	⌵	-17.6%	⌵	-14.0%

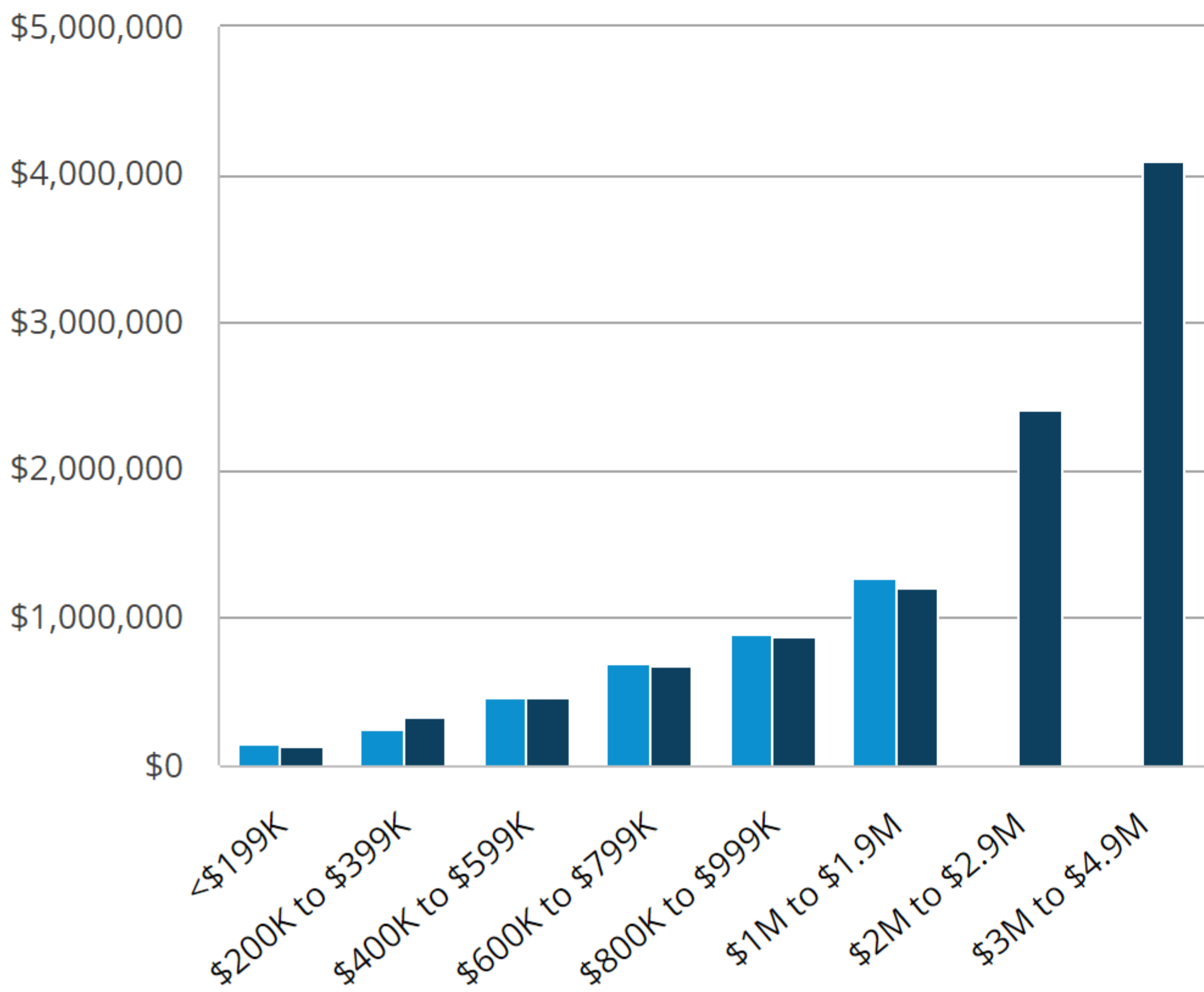
Historical Activity



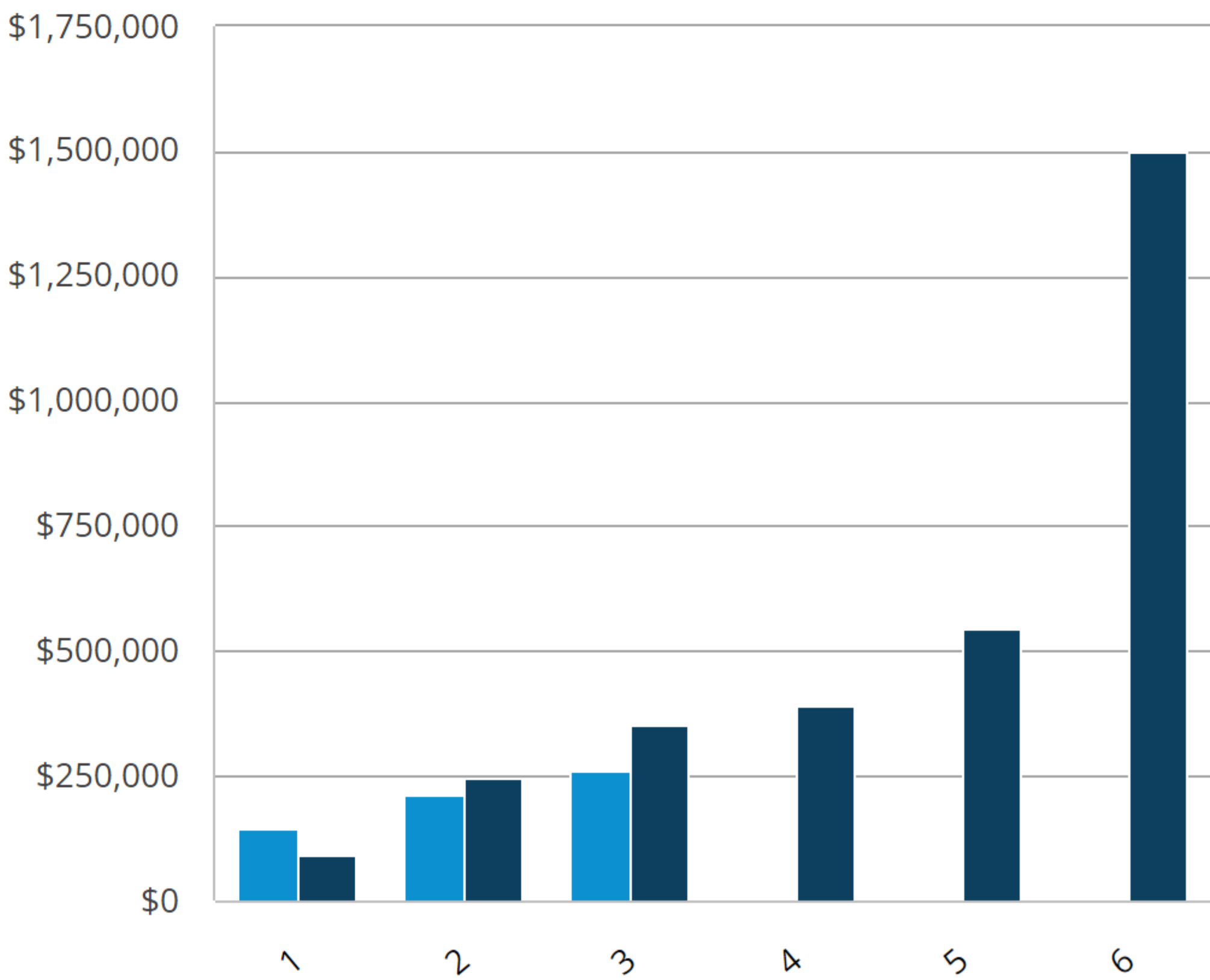
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Cape Coral Region

July 2025



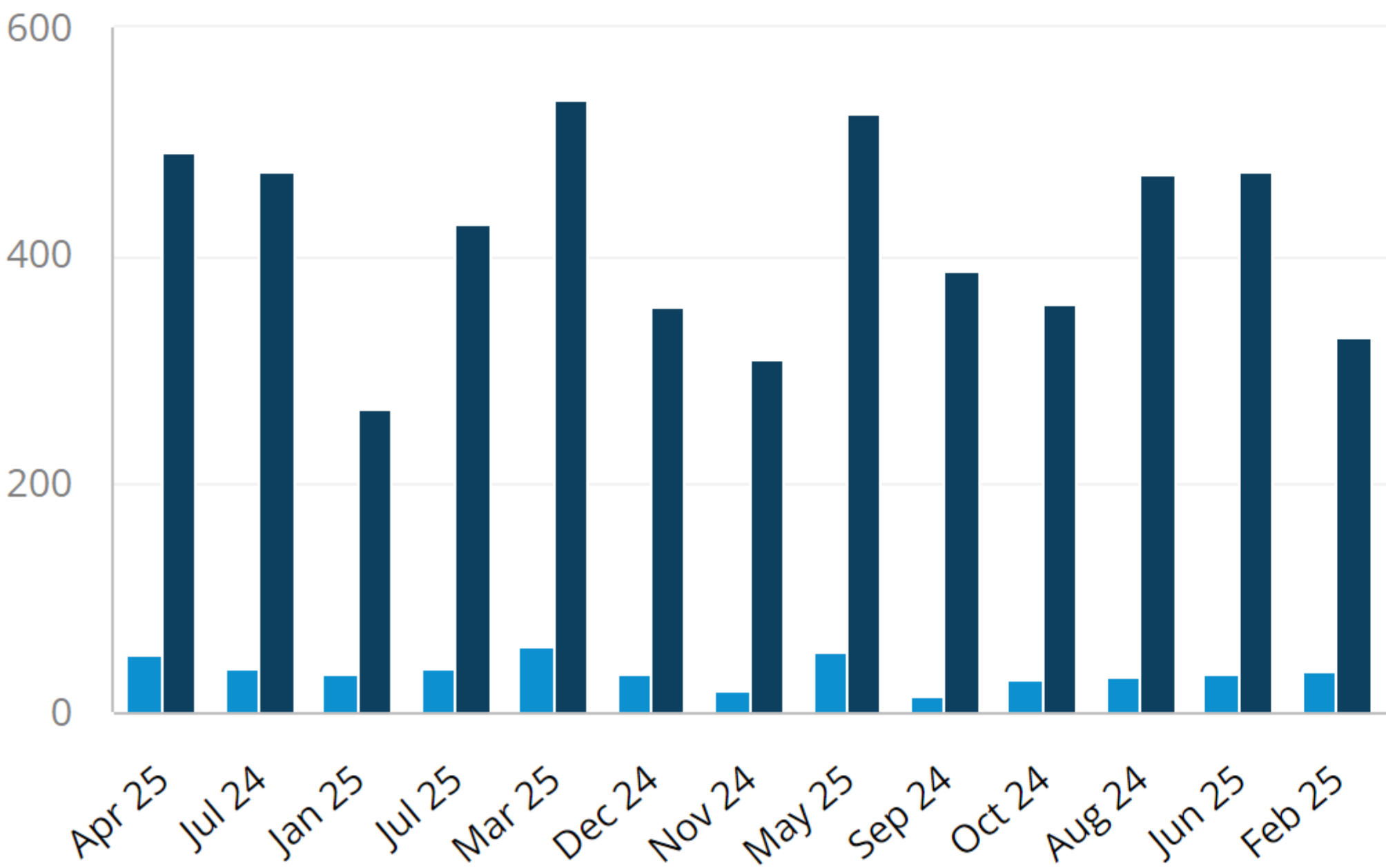
Single Family Homes

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$364,900	\$389,000	⬇️ -6.2%	\$370,925	⬇️ -1.6%	\$375,000	\$400,000	⬇️ -6.3%
Closed Sales	429	474	⬇️ -9.5%	474	⬇️ -9.5%	3,054	3,252	⬇️ -6.1%
New Listings	625	707	⬇️ -11.6%	622	⬆️ 0.5%	5,718	5,897	⬇️ -3.0%
Pending Sales	464	442	⬆️ 5.0%	452	⬆️ 2.7%	3,334	3,443	⬇️ -3.2%
Median Days on Market	58	50	⬆️ 16.2%	61	⬇️ -5.7%	56	50	⬆️ 12.0%
Sold Price per Square Foot	\$219	\$232	⬇️ -5.6%	\$219	⬆️ 0.2%	\$221	\$235	⬇️ -6.0%
Percent of Original Price Rec'd	91.4%	92.9%	⬇️ -1.6%	91.6%	⬇️ -0.2%	91.8%	92.9%	⬇️ -1.2%
Active Inventory	2,846	2,731	⬆️ 4.2%	3,123	⬇️ -8.9%	--	--	--
Months Supply of Inventory	6.6	5.8	⬆️ 15.1%	6.6	⬆️ 0.7%	--	--	--

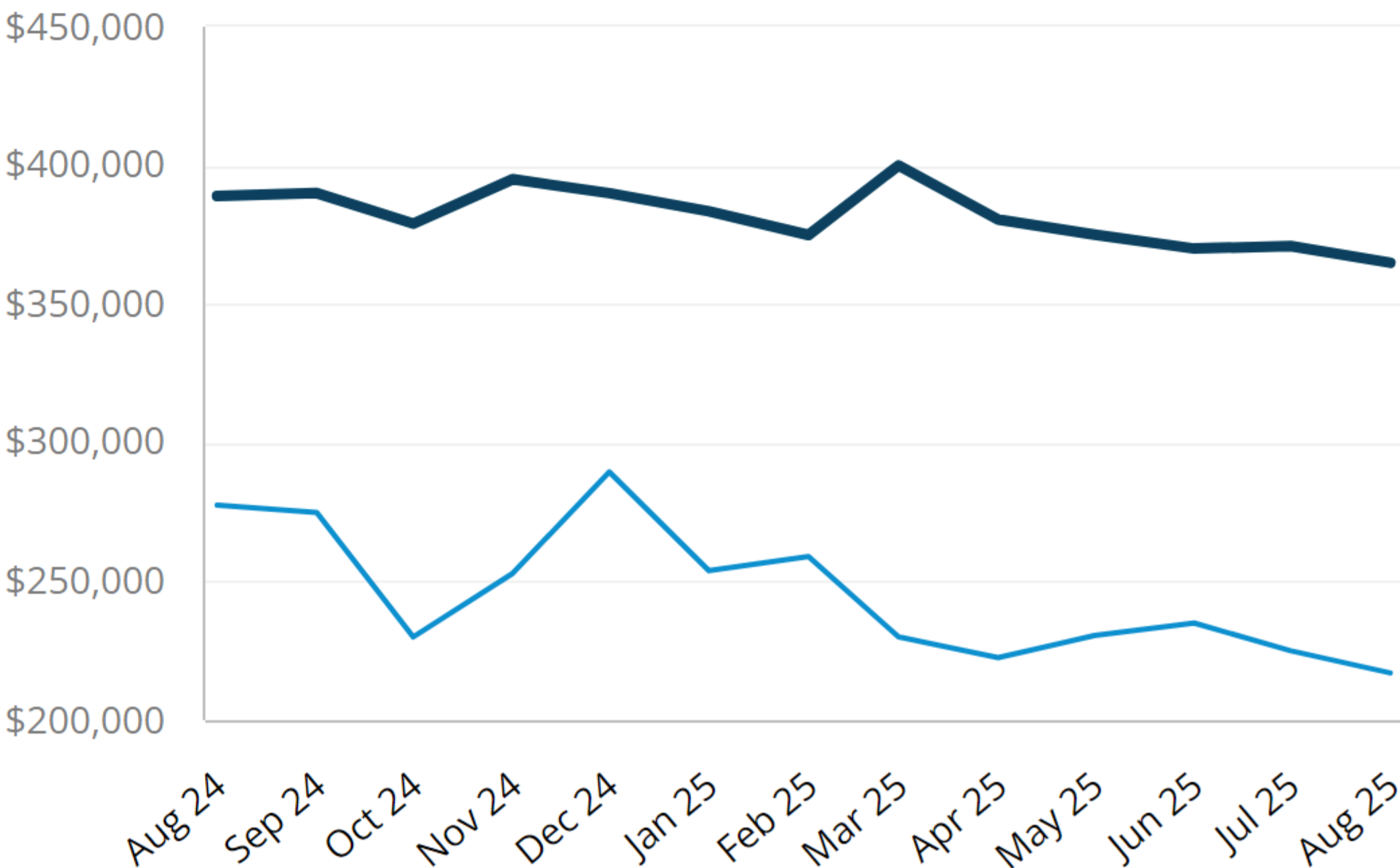
Condominiums

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$217,000	\$277,500	⬇️ -21.8%	\$225,000	⬇️ -3.6%	\$232,000	\$267,000	⬇️ -13.1%
Closed Sales	38	38	➡️ 0.0%	35	⬆️ 8.6%	308	327	⬇️ -5.8%
New Listings	63	68	⬇️ -7.4%	86	⬇️ -26.7%	665	686	⬇️ -3.1%
Pending Sales	37	32	⬆️ 15.6%	41	⬇️ -9.8%	314	323	⬇️ -2.8%
Median Days on Market	126	91	⬆️ 38.5%	54	⬆️ 133.3%	73	73	⬇️ -0.7%
Sold Price per Square Foot	\$157	\$218	⬇️ -28.0%	\$177	⬇️ -11.3%	\$177	\$204	⬇️ -13.5%
Percent of Original Price Rec'd	88.9%	87.8%	⬆️ 1.2%	87.0%	⬆️ 2.2%	86.4%	88.5%	⬇️ -2.4%
Active Inventory	390	409	⬇️ -4.6%	428	⬇️ -8.9%	--	--	--
Months Supply of Inventory	10.3	10.8	⬇️ -4.6%	12.2	⬇️ -16.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

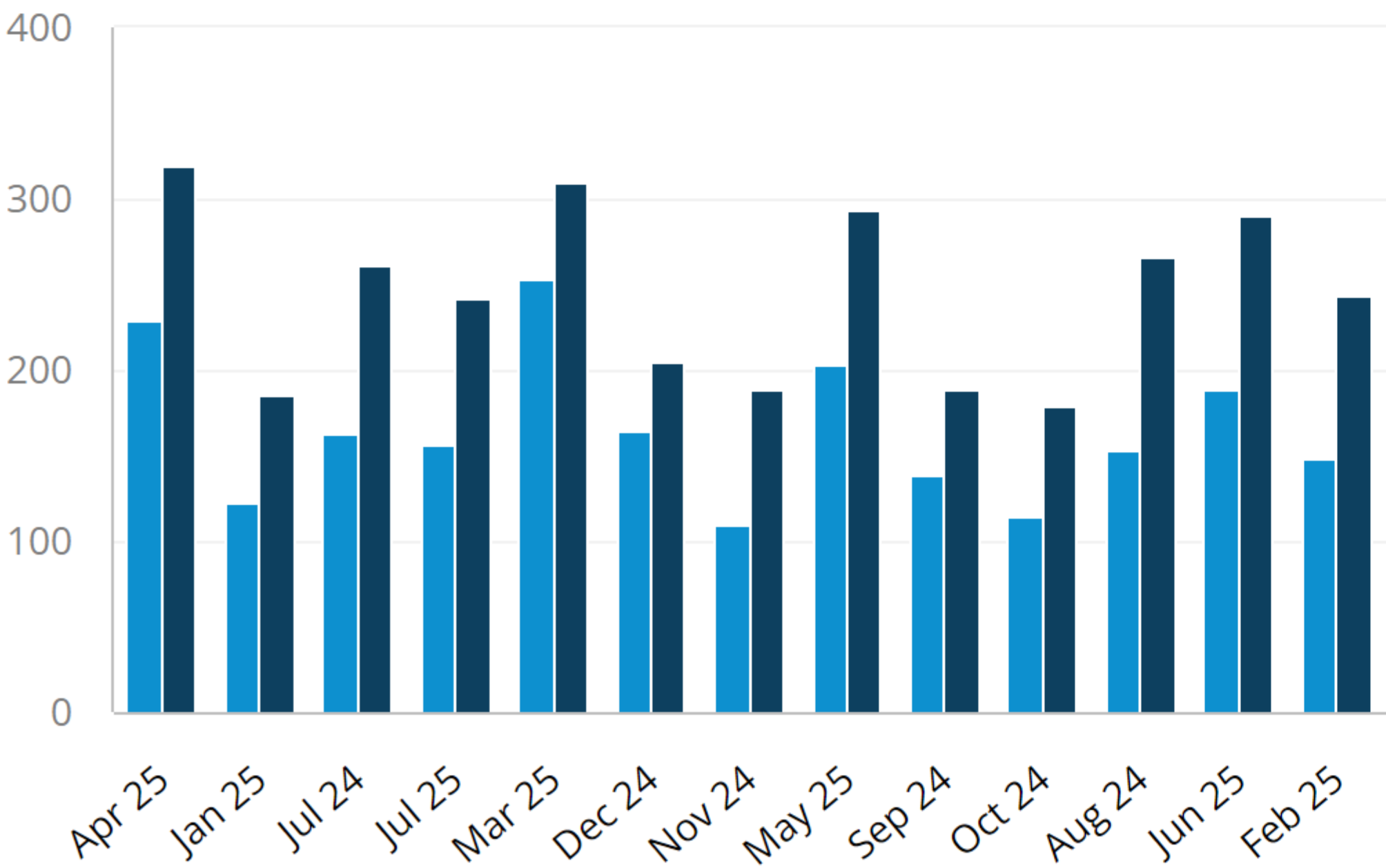
Single Family Homes

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$405,000	\$453,500	▼ -10.7%	\$430,000	▼ -5.8%	\$438,500	\$470,000	▼ -6.7%
Closed Sales	242	262	▼ -7.6%	291	▼ -16.8%	1,884	1,881	▲ 0.2%
New Listings	325	352	▼ -7.7%	384	▼ -15.4%	3,452	3,125	▲ 10.5%
Pending Sales	257	244	▲ 5.3%	283	▼ -9.2%	2,005	1,952	▲ 2.7%
Median Days on Market	52	48	▲ 8.3%	62	▼ -16.1%	52	45	▲ 15.6%
Sold Price per Square Foot	\$224	\$255	▼ -12.4%	\$226	▼ -1.1%	\$239	\$256	▼ -6.6%
Percent of Original Price Rec'd	89.2%	91.4%	▼ -2.4%	88.2%	▲ 1.1%	90.2%	91.8%	▼ -1.8%
Active Inventory	1,553	1,325	▲ 17.2%	1,758	▼ -11.7%	--	--	--
Months Supply of Inventory	6.4	5.1	▲ 26.9%	6.0	▲ 6.2%	--	--	--

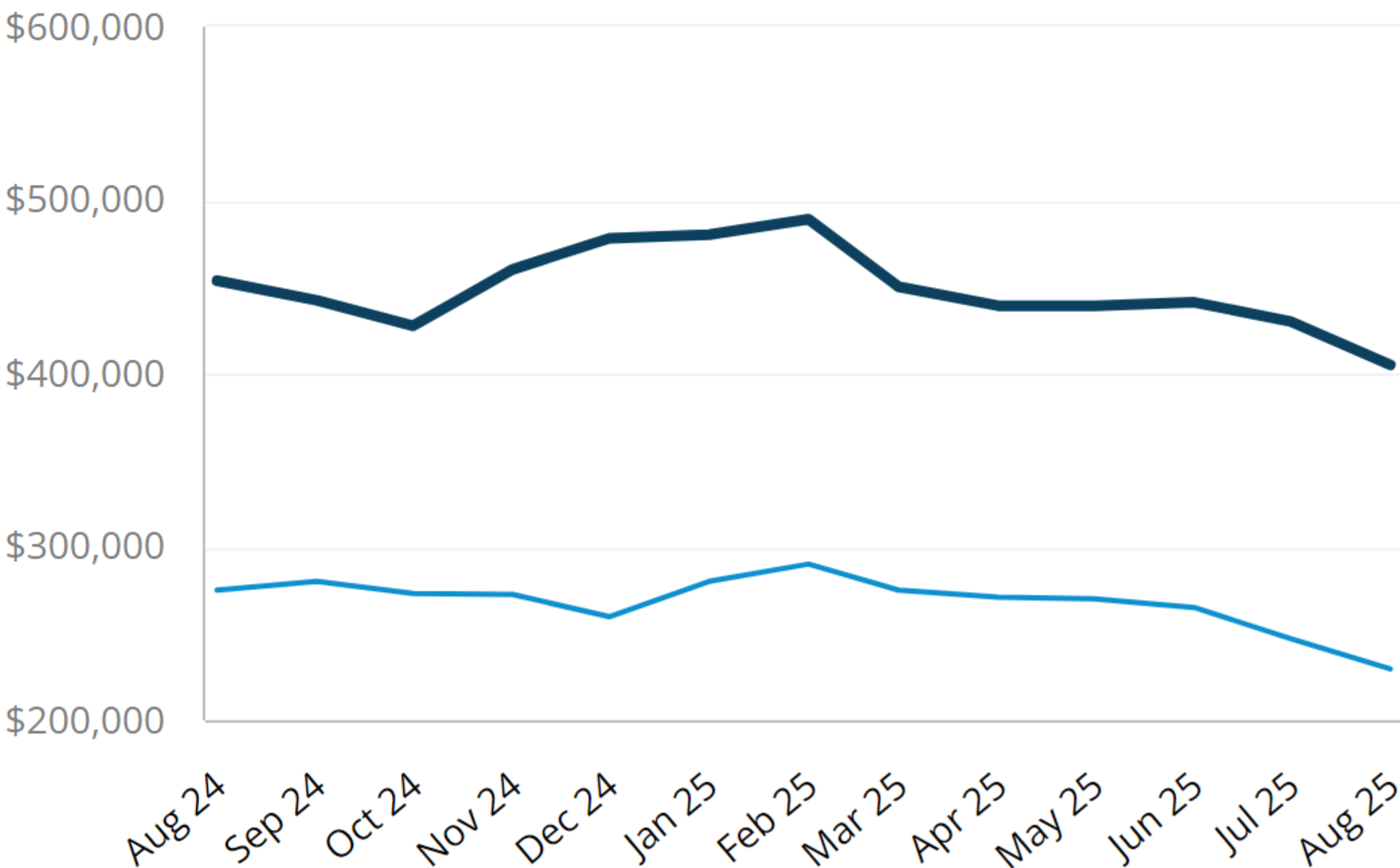
Condominiums

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$229,500	\$275,000	▼ -16.5%	\$247,000	▼ -7.1%	\$261,500	\$300,000	▼ -12.8%
Closed Sales	156	163	▼ -4.3%	188	▼ -17.0%	1,302	1,507	▼ -13.6%
New Listings	215	260	▼ -17.3%	253	▼ -15.0%	2,750	2,954	▼ -6.9%
Pending Sales	184	142	▲ 29.6%	167	▲ 10.2%	1,379	1,476	▼ -6.6%
Median Days on Market	99	68	▲ 45.9%	84	▲ 17.3%	73	52	▲ 41.7%
Sold Price per Square Foot	\$170	\$194	▼ -12.4%	\$179	▼ -4.8%	\$193	\$220	▼ -12.3%
Percent of Original Price Rec'd	85.4%	90.1%	▼ -5.3%	85.8%	▼ -0.5%	87.4%	91.1%	▼ -4.1%
Active Inventory	1,580	1,556	▲ 1.5%	1,806	▼ -12.5%	--	--	--
Months Supply of Inventory	10.1	9.5	▲ 6.1%	9.6	▲ 5.4%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Fort Myers Beach Region

July 2025



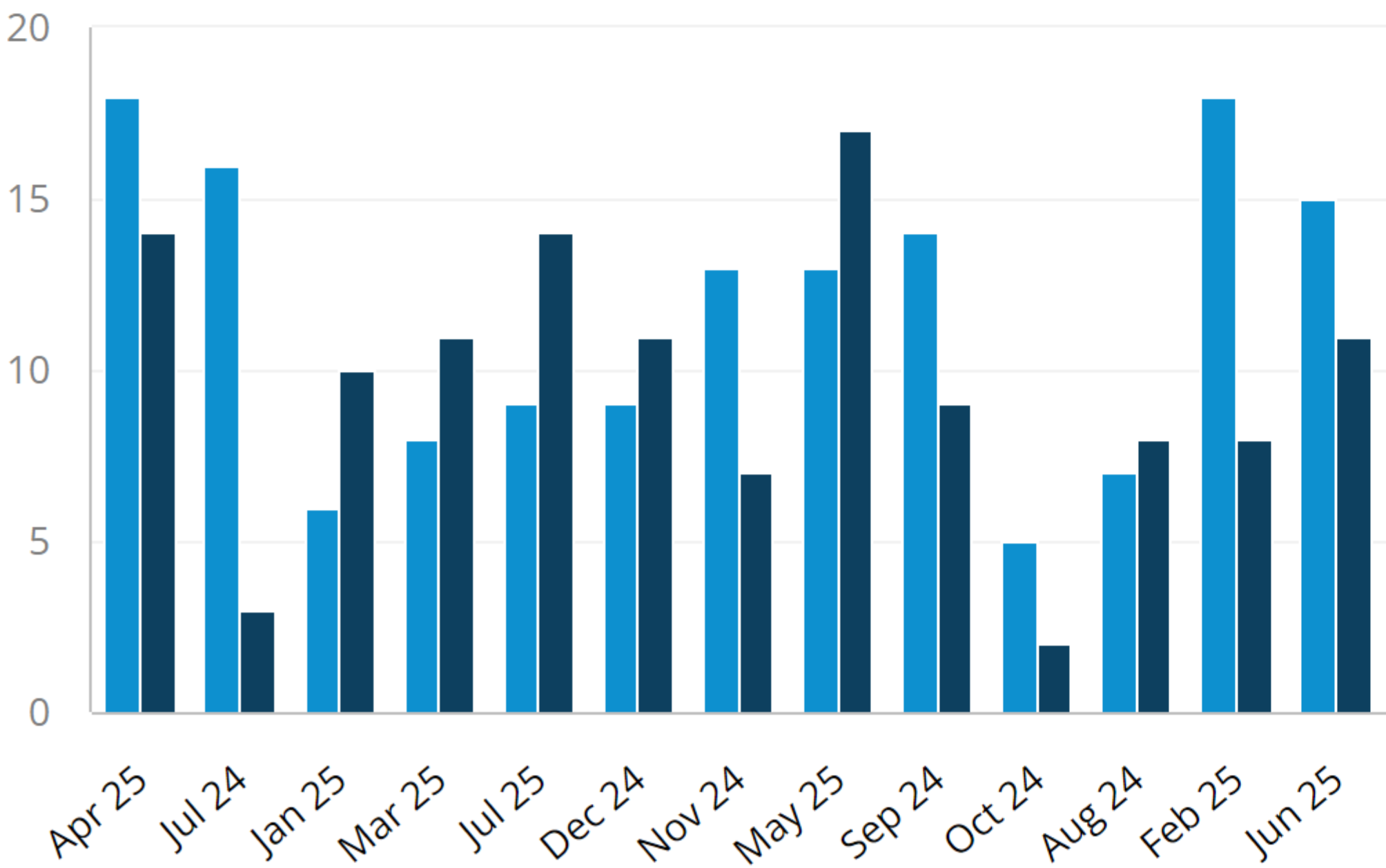
Single Family Homes

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$730,000	\$1,350,000	⬇️ -45.9%	\$800,000	⬇️ -8.8%	\$800,000	\$860,000	⬇️ -7.0%
Closed Sales	14	3	⬆️ 366.7%	11	⬆️ 27.3%	85	71	⬆️ 19.7%
New Listings	26	17	⬆️ 52.9%	36	⬇️ -27.8%	289	181	⬆️ 59.7%
Pending Sales	12	7	⬆️ 71.4%	11	⬆️ 9.1%	93	74	⬆️ 25.7%
Median Days on Market	29	25	⬆️ 16.0%	106	⬇️ -72.6%	80	87	⬇️ -8.0%
Sold Price per Square Foot	\$398	\$620	⬇️ -35.8%	\$475	⬇️ -16.2%	\$478	\$613	⬇️ -22.0%
Percent of Original Price Rec'd	81.9%	85.5%	⬇️ -4.3%	78.6%	⬆️ 4.2%	80.8%	84.9%	⬇️ -4.8%
Active Inventory	207	128	⬆️ 61.7%	223	⬇️ -7.2%	--	--	--
Months Supply of Inventory	14.8	42.5	⬇️ -65.3%	20.3	⬇️ -27.1%	--	--	--

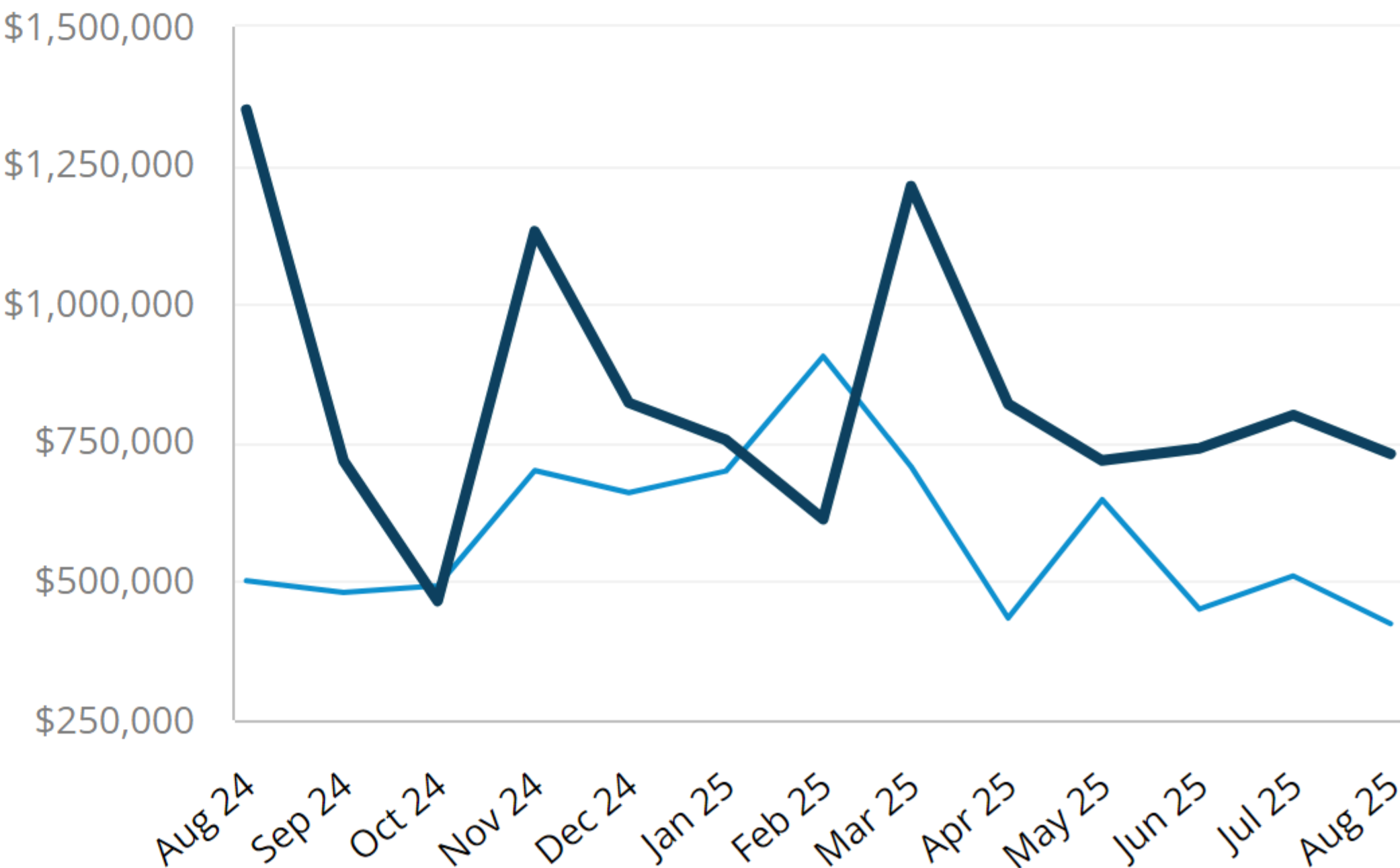
Condominiums

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$424,000	\$501,250	⬇️ -15.4%	\$510,000	⬇️ -16.9%	\$510,000	\$529,900	⬇️ -3.8%
Closed Sales	9	16	⬇️ -43.8%	15	⬇️ -40.0%	87	121	⬇️ -28.1%
New Listings	32	28	⬆️ 14.3%	35	⬇️ -8.6%	322	274	⬆️ 17.5%
Pending Sales	14	13	⬆️ 7.7%	10	⬆️ 40.0%	91	122	⬇️ -25.4%
Median Days on Market	96	139	⬇️ -31.3%	199	⬇️ -52.0%	99	59	⬆️ 67.8%
Sold Price per Square Foot	\$382	\$503	⬇️ -24.1%	\$439	⬇️ -13.0%	\$445	\$499	⬇️ -10.8%
Percent of Original Price Rec'd	85.6%	86.3%	⬇️ -0.8%	86.0%	⬇️ -0.4%	88.4%	90.5%	⬇️ -2.2%
Active Inventory	275	190	⬆️ 44.7%	300	⬇️ -8.3%	--	--	--
Months Supply of Inventory	30.5	11.9	⬆️ 157.2%	20.0	⬆️ 52.7%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Lehigh Acres Region

July 2025



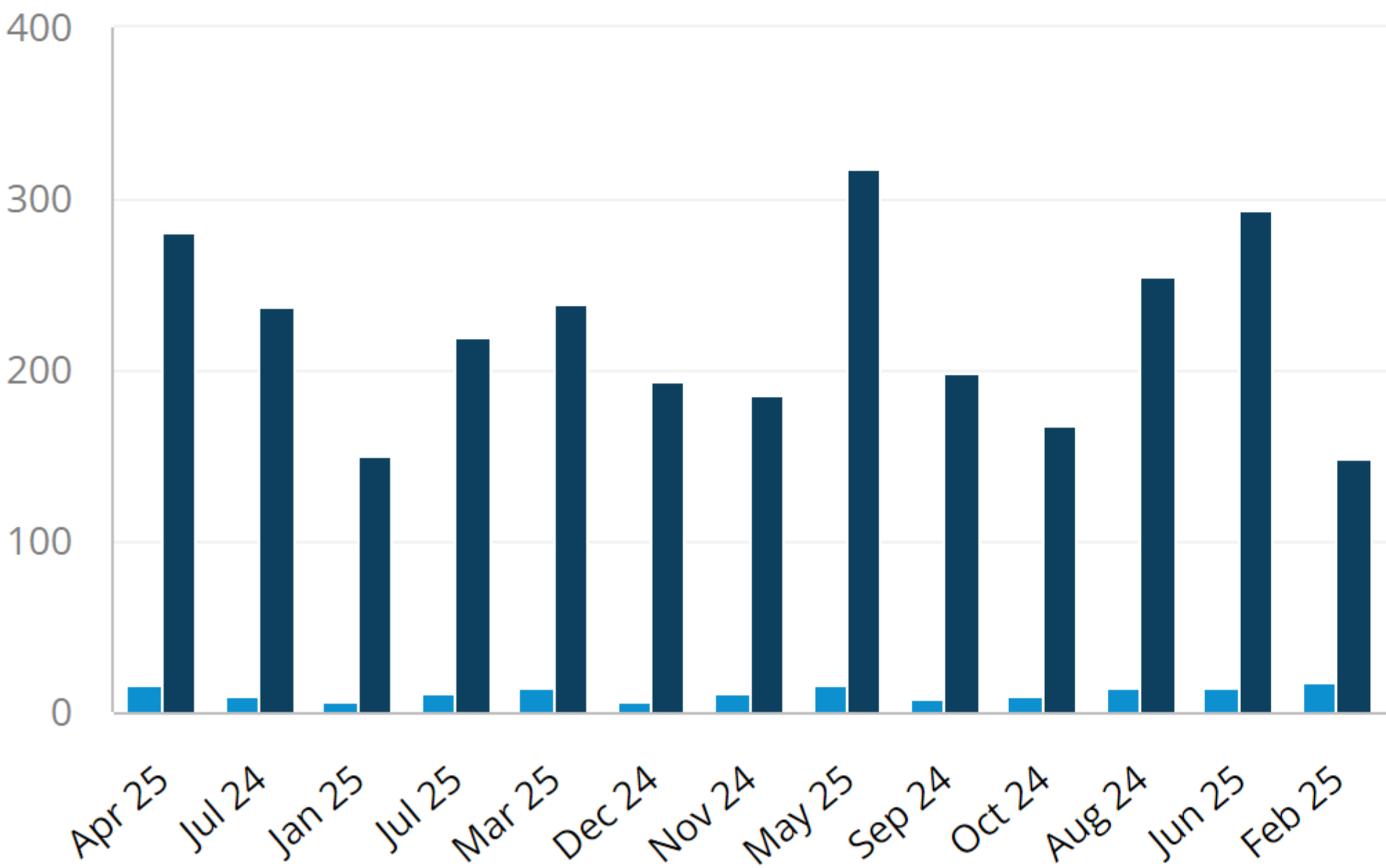
Single Family Homes

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$327,000	\$350,000	⬇️ -6.6%	\$330,000	⬇️ -0.9%	\$325,000	\$349,900	⬇️ -7.1%
Closed Sales	219	237	⬇️ -7.6%	294	⬇️ -25.5%	1,648	1,518	⬆️ 8.6%
New Listings	446	374	⬆️ 19.3%	447	⬇️ -0.2%	3,307	2,479	⬆️ 33.4%
Pending Sales	250	227	⬆️ 10.1%	225	⬆️ 11.1%	1,797	1,629	⬆️ 10.3%
Median Days on Market	52	36	⬆️ 43.1%	53	⬇️ -2.8%	49	34	⬆️ 44.1%
Sold Price per Square Foot	\$210	\$217	⬇️ -3.2%	\$212	⬇️ -0.9%	\$212	\$216	⬇️ -1.9%
Percent of Original Price Rec'd	94.6%	97.3%	⬇️ -2.8%	95.0%	⬇️ -0.4%	95.3%	96.8%	⬇️ -1.5%
Active Inventory	1,507	955	⬆️ 57.8%	1,498	⬆️ 0.6%	--	--	--
Months Supply of Inventory	6.9	4.0	⬆️ 70.8%	5.1	⬆️ 35.1%	--	--	--

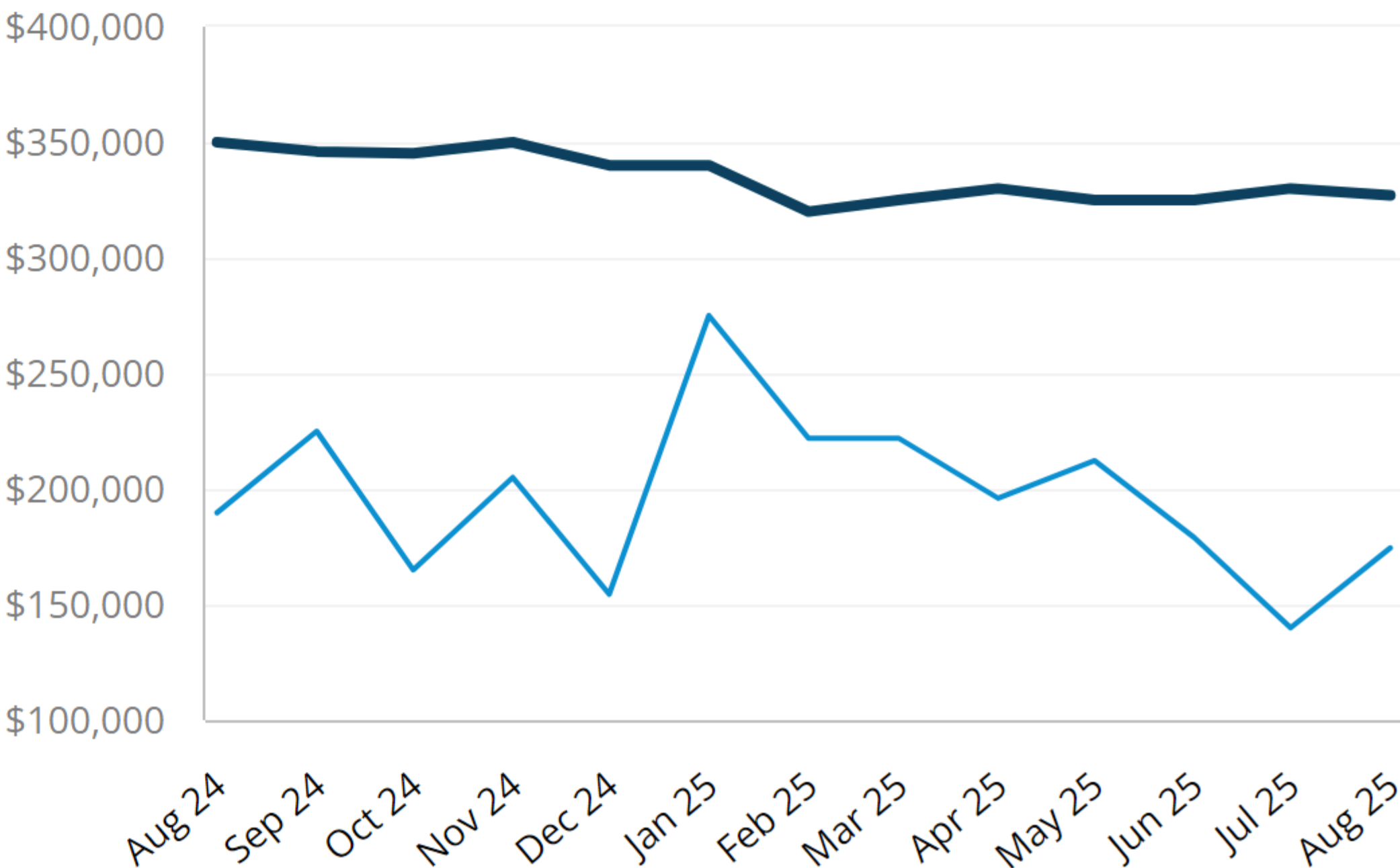
Condominiums

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$174,500	\$189,750	⬇️ -8.0%	\$140,000	⬆️ 24.6%	\$195,000	\$186,500	⬆️ 4.6%
Closed Sales	12	10	⬆️ 20.0%	15	⬇️ -20.0%	97	77	⬆️ 26.0%
New Listings	35	24	⬆️ 45.8%	21	⬆️ 66.7%	249	176	⬆️ 41.5%
Pending Sales	12	10	⬆️ 20.0%	14	⬇️ -14.3%	104	78	⬆️ 33.3%
Median Days on Market	51	36	⬆️ 42.3%	78	⬇️ -34.8%	58	41	⬆️ 42.0%
Sold Price per Square Foot	\$146	\$178	⬇️ -17.7%	\$141	⬆️ 3.5%	\$158	\$169	⬇️ -6.5%
Percent of Original Price Rec'd	86.7%	90.4%	⬇️ -4.1%	83.0%	⬆️ 4.6%	87.6%	93.2%	⬇️ -6.0%
Active Inventory	118	75	⬆️ 57.3%	123	⬇️ -4.1%	--	--	--
Months Supply of Inventory	9.8	7.5	⬆️ 31.1%	8.2	⬆️ 19.9%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region

July 2025



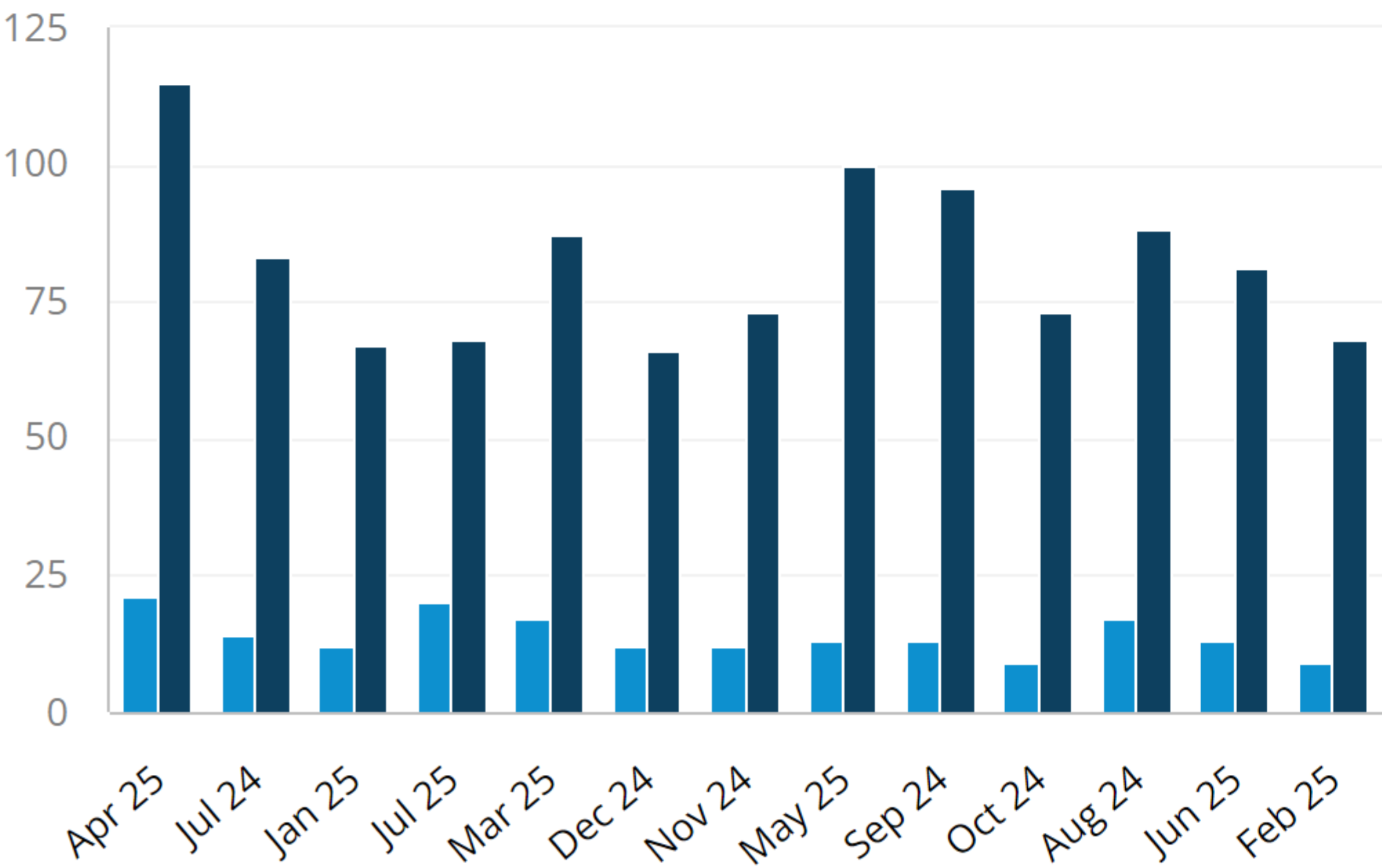
Single Family Homes

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$300,000	\$320,000	⬇️ -6.3%	\$303,000	⬇️ -1.0%	\$300,000	\$320,000	⬇️ -6.3%
Closed Sales	68	83	⬇️ -18.1%	81	⬇️ -16.0%	586	652	⬇️ -10.1%
New Listings	96	134	⬇️ -28.4%	119	⬇️ -19.3%	1,143	1,145	⬇️ -0.2%
Pending Sales	96	72	⬆️ 33.3%	74	⬆️ 29.7%	637	669	⬇️ -4.8%
Median Days on Market	82	43	⬆️ 89.5%	56	⬆️ 45.5%	57	43	⬆️ 32.6%
Sold Price per Square Foot	\$170	\$186	⬇️ -8.9%	\$181	⬇️ -6.4%	\$176	\$194	⬇️ -9.3%
Percent of Original Price Rec'd	85.4%	89.0%	⬇️ -4.1%	84.4%	⬆️ 1.2%	87.6%	90.3%	⬇️ -3.0%
Active Inventory	585	550	⬆️ 6.4%	658	⬇️ -11.1%	--	--	--
Months Supply of Inventory	8.6	6.6	⬆️ 29.8%	8.1	⬆️ 5.9%	--	--	--

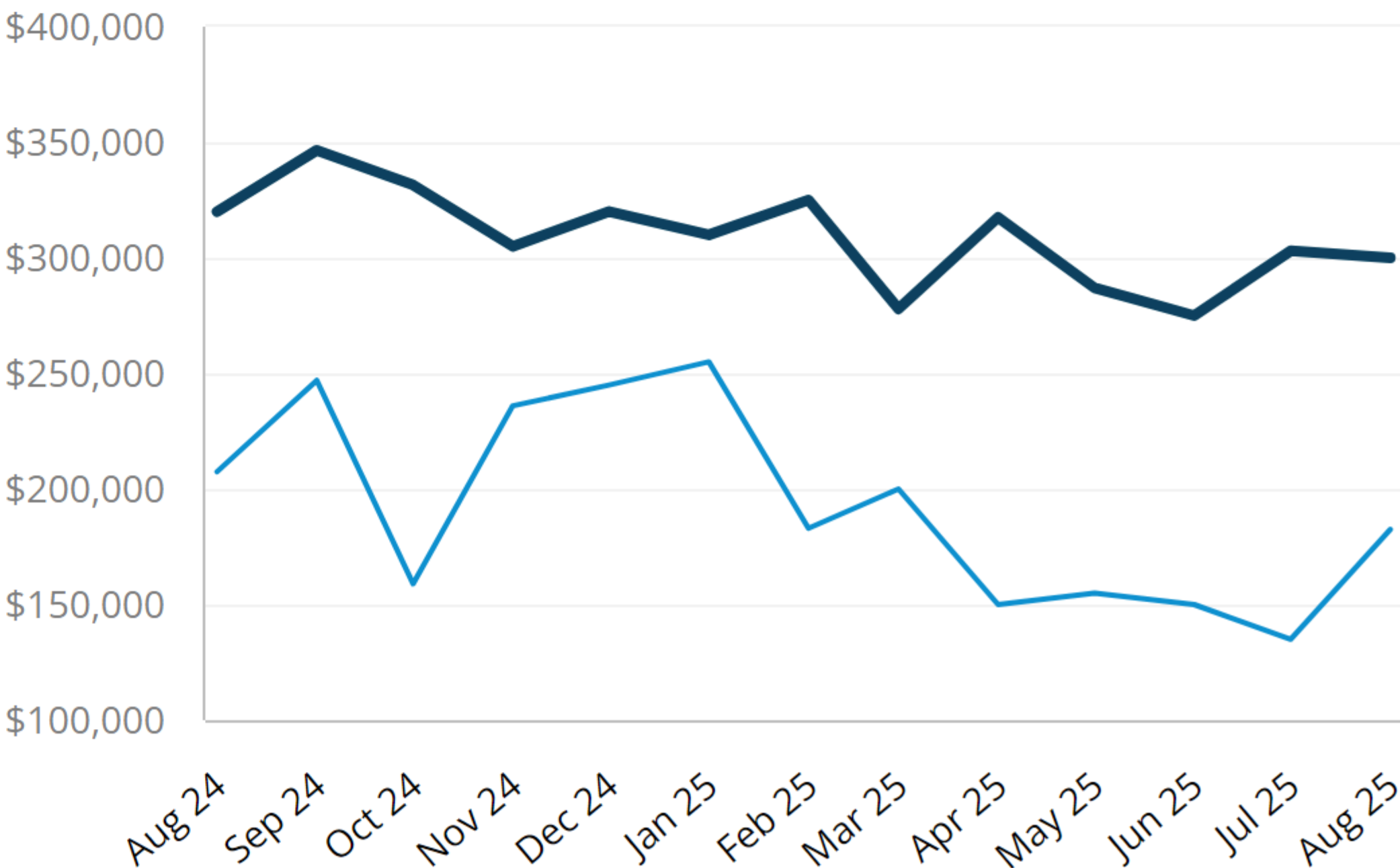
Condominiums

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$182,500	\$207,500	⬇️ -12.0%	\$135,000	⬆️ 35.2%	\$155,000	\$265,000	⬇️ -41.5%
Closed Sales	20	14	⬆️ 42.9%	13	⬆️ 53.8%	105	133	⬇️ -21.1%
New Listings	15	24	⬇️ -37.5%	22	⬇️ -31.8%	249	268	⬇️ -7.1%
Pending Sales	5	14	⬇️ -64.3%	25	⬇️ -80.0%	106	141	⬇️ -24.8%
Median Days on Market	44	78	⬇️ -43.6%	113	⬇️ -61.1%	76	60	⬆️ 26.7%
Sold Price per Square Foot	\$142	\$172	⬇️ -17.2%	\$138	⬆️ 2.9%	\$144	\$187	⬇️ -23.0%
Percent of Original Price Rec'd	80.5%	91.0%	⬇️ -11.5%	78.5%	⬆️ 2.6%	82.6%	89.7%	⬇️ -7.9%
Active Inventory	164	154	⬆️ 6.5%	178	⬇️ -7.9%	--	--	--
Months Supply of Inventory	8.2	11.0	⬇️ -25.4%	13.7	⬇️ -40.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



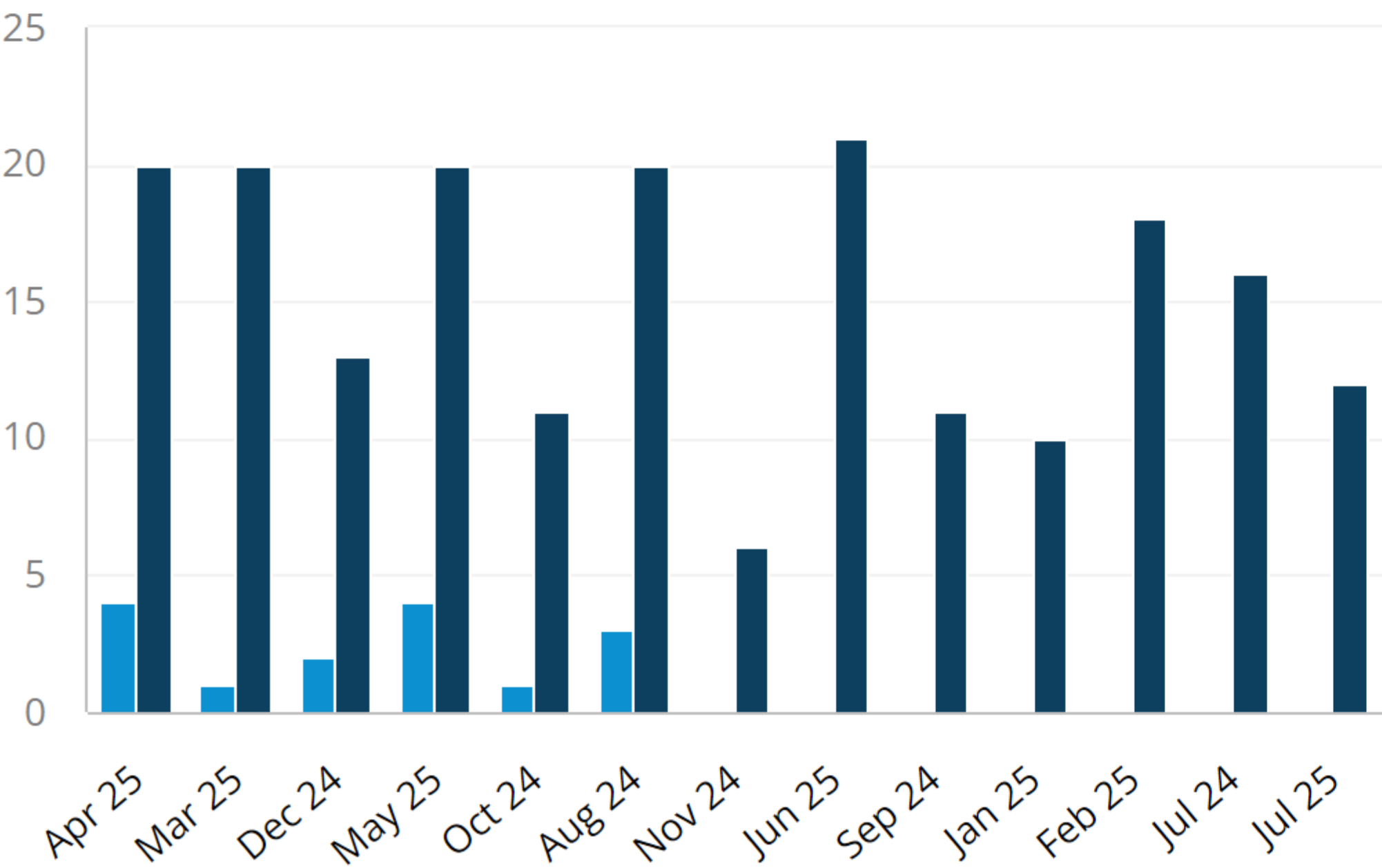
Single Family Homes

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$352,500	\$360,750	⬇️ -2.3%	\$423,600	⬇️ -16.8%	\$400,000	\$439,000	⬇️ -8.9%
Closed Sales	12	16	⬇️ -25.0%	21	⬇️ -42.9%	121	141	⬇️ -14.2%
New Listings	18	27	⬇️ -33.3%	20	⬇️ -10.0%	242	308	⬇️ -21.4%
Pending Sales	12	17	⬇️ -29.4%	13	⬇️ -7.7%	118	145	⬇️ -18.6%
Median Days on Market	86	85	⬆️ 1.2%	144	⬇️ -40.3%	79	63	⬆️ 24.6%
Sold Price per Square Foot	\$251	\$330	⬇️ -24.0%	\$302	⬇️ -17.1%	\$278	\$373	⬇️ -25.5%
Percent of Original Price Rec'd	83.0%	84.4%	⬇️ -1.6%	85.3%	⬇️ -2.7%	83.6%	86.4%	⬇️ -3.3%
Active Inventory	159	176	⬇️ -9.7%	162	⬇️ -1.9%	--	--	--
Months Supply of Inventory	13.2	11.0	⬆️ 20.4%	7.7	⬆️ 71.7%	--	--	--

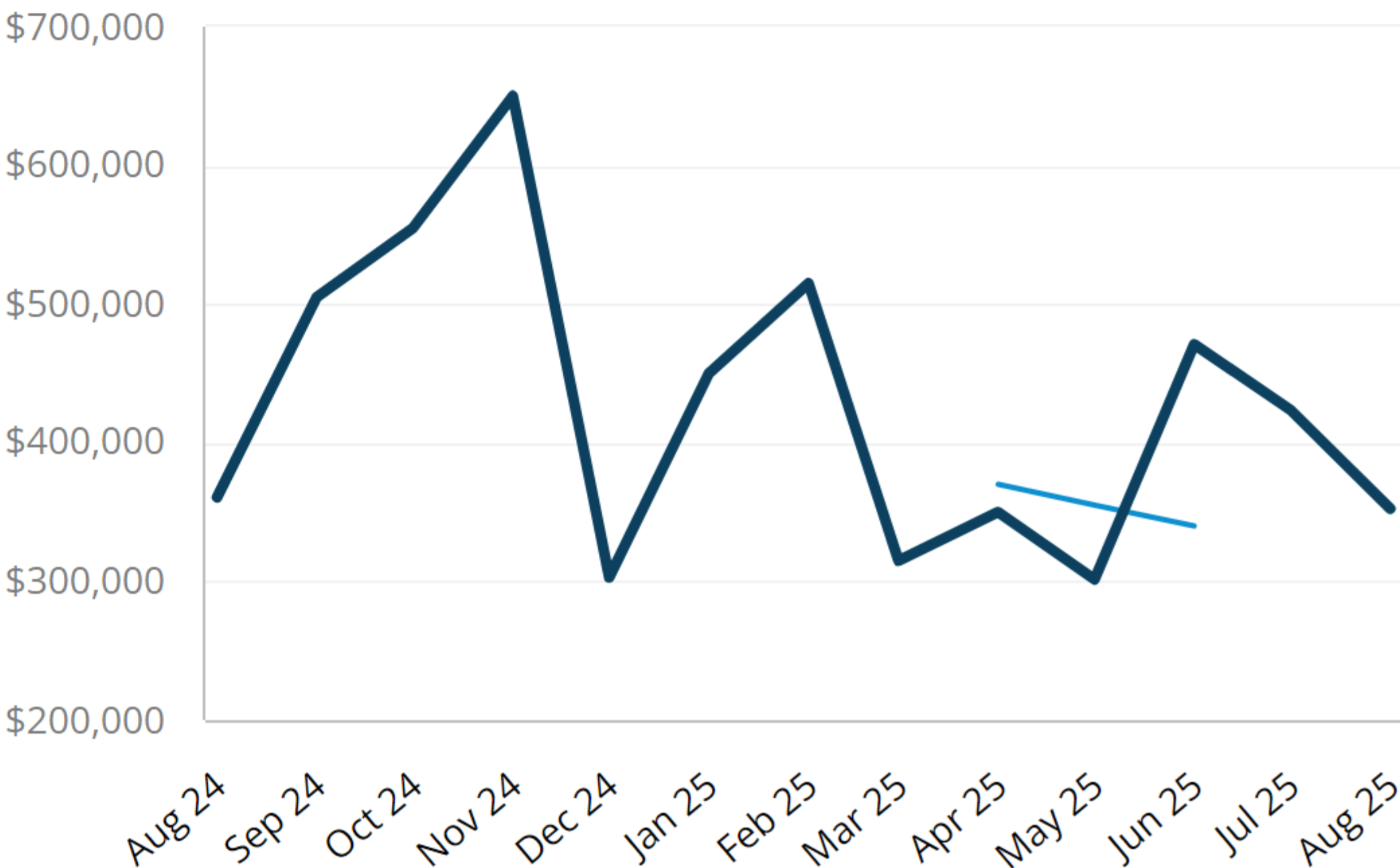
Condominiums

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price						\$370,000	\$399,000	⬇️ -7.3%
Closed Sales	0	0		0		9	15	⬇️ -40.0%
New Listings	0	3	⬇️ -100.0%	3	⬇️ -100.0%	21	32	⬇️ -34.4%
Pending Sales	1	1	↔️ 0.0%	1	↔️ 0.0%	11	17	⬇️ -35.3%
Median Days on Market	152	32	⬆️ 375.0%	68	⬆️ 123.5%	105	25	⬆️ 320.0%
Sold Price per Square Foot						\$339	\$363	⬇️ -6.6%
Percent of Original Price Rec'd						85.9%	95.1%	⬇️ -9.6%
Active Inventory	14	15	⬇️ -6.7%	18	⬇️ -22.2%	--	--	--
Months Supply of Inventory	1,400.0	1,500.0	⬇️ -6.7%	1,800.0	⬇️ -22.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

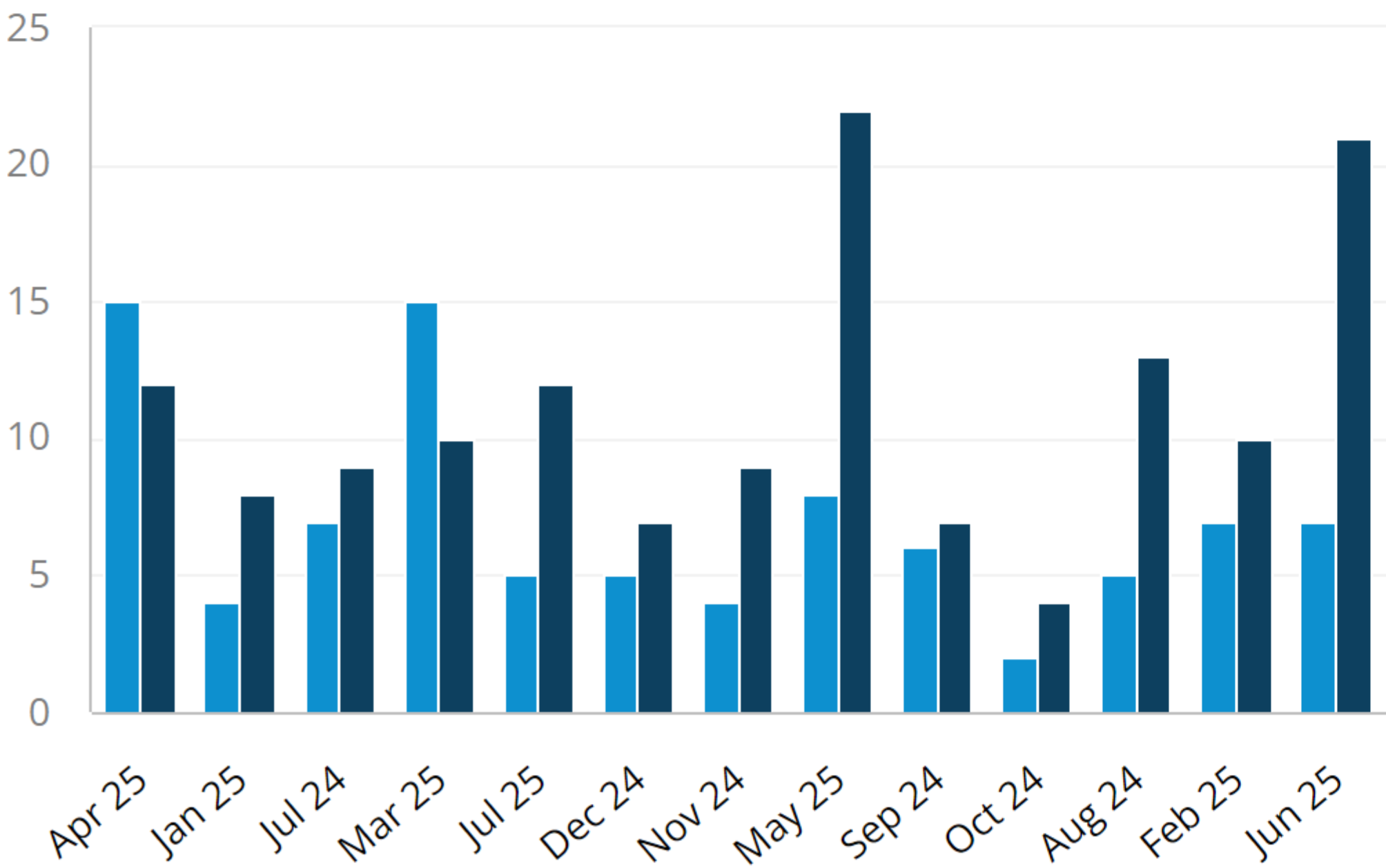
Single Family Homes

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$1,106,300	\$1,257,000	⬇️ -12.0%	\$1,250,000	⬇️ -11.5%	\$1,100,000	\$1,182,500	⬇️ -7.0%
Closed Sales	12	9	⬆️ 33.3%	21	⬇️ -42.9%	95	126	⬇️ -24.6%
New Listings	24	17	⬆️ 41.2%	24	➡️ 0.0%	299	215	⬆️ 39.1%
Pending Sales	15	9	⬆️ 66.7%	16	⬇️ -6.3%	102	121	⬇️ -15.7%
Median Days on Market	124	116	⬆️ 6.9%	107	⬆️ 16.4%	87	65	⬆️ 33.1%
Sold Price per Square Foot	\$431	\$595	⬇️ -27.6%	\$501	⬇️ -14.0%	\$501	\$565	⬇️ -11.3%
Percent of Original Price Rec'd	83.0%	81.4%	⬆️ 2.0%	79.4%	⬆️ 4.5%	82.9%	88.6%	⬇️ -6.4%
Active Inventory	183	113	⬆️ 61.9%	227	⬇️ -19.4%	--	--	--
Months Supply of Inventory	15.2	12.5	⬆️ 21.5%	10.8	⬆️ 41.0%	--	--	--

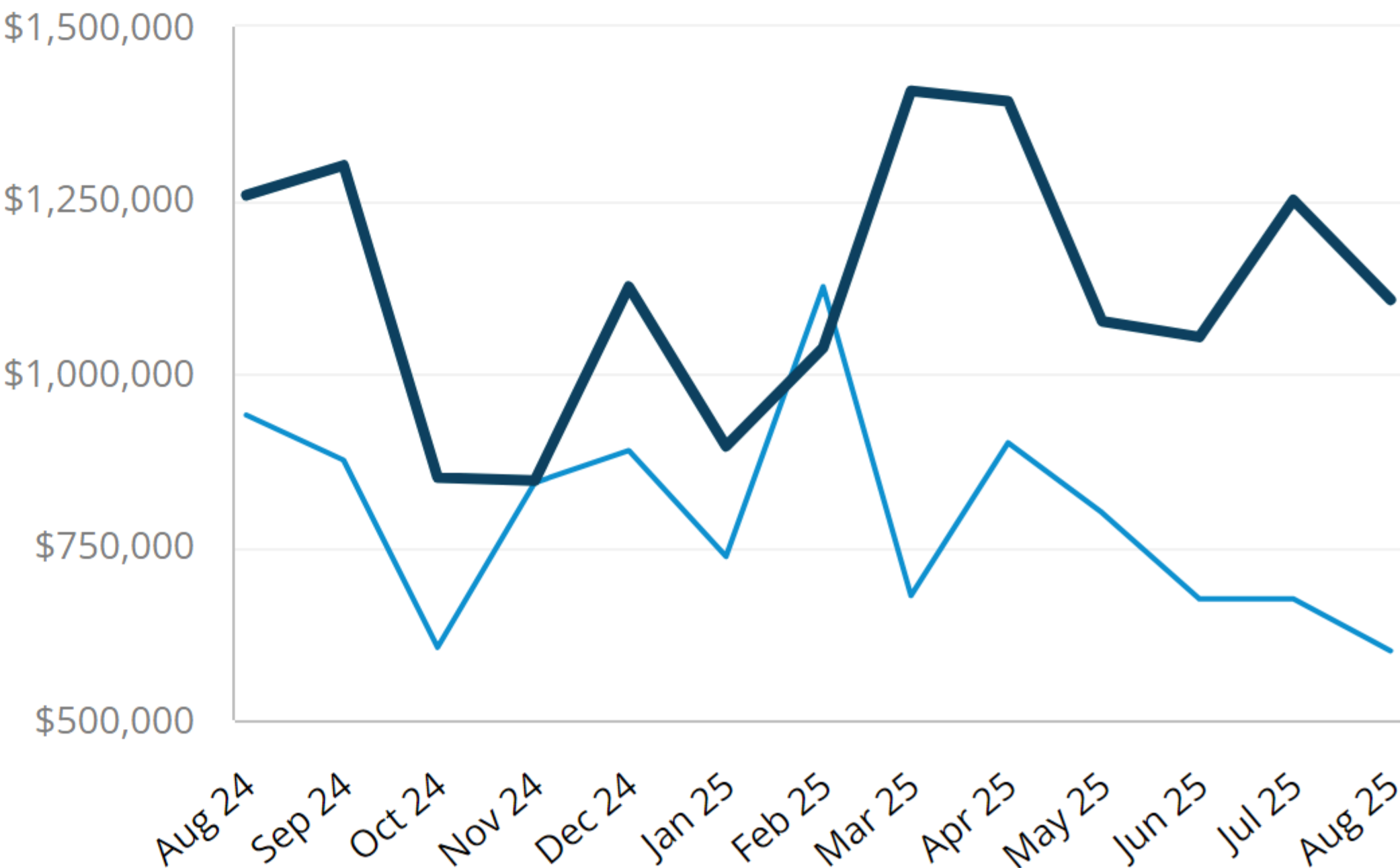
Condominiums

	Jul 2025	Jul 2024	YoY %Chg	Jun 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$600,000	\$940,000	⬇️ -36.2%	\$675,000	⬇️ -11.1%	\$800,000	\$772,450	⬆️ 3.6%
Closed Sales	5	7	⬇️ -28.6%	7	⬇️ -28.6%	61	50	⬆️ 22.0%
New Listings	17	12	⬆️ 41.7%	13	⬆️ 30.8%	204	118	⬆️ 72.9%
Pending Sales	6	8	⬇️ -25.0%	3	⬆️ 100.0%	63	54	⬆️ 16.7%
Median Days on Market	73	121	⬇️ -39.8%	73	⬇️ -0.7%	73	78	⬇️ -5.8%
Sold Price per Square Foot	\$373	\$714	⬇️ -47.8%	\$526	⬇️ -29.1%	\$680	\$633	⬆️ 7.5%
Percent of Original Price Rec'd	83.7%	89.1%	⬇️ -6.0%	87.5%	⬇️ -4.3%	87.9%	89.4%	⬇️ -1.7%
Active Inventory	156	95	⬆️ 64.2%	170	⬇️ -8.2%	--	--	--
Months Supply of Inventory	31.1	13.6	⬆️ 129.8%	24.3	⬆️ 28.4%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family