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## **Royal Palm Coast Realtor® Association Market Stats Report: November Sees Dip In Home Sales as well as Pricing**

**Fort Myers and Cape Coral, FL** –RPCRA notes that new pricing and sales have seen a bit of a downturn in November.

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

For the RPCRA single family residential market, the median sold price was \$379,200, down 2.3% from the previous month. The number of closed sales was 769, down 4.1 % from October. The number of new listings at the end of November was 2071, an increase of 30.8% from the prior month. The median days on market was 50, down 10.0% compared to October. Finally, the months' supply of inventory increased to 8.8, 14.0% higher compared to October.

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

For the RPCRA condo and townhouse market, the median sold price was \$267,000, down 1.2% from the previous month, and down 0.9% from last November. The number of closed sales was 127, a decrease of 4.0% from October, with median days on market down 30.8% at 54. The number of new listings at the end of November was 691, an increase of 64.5% from the prior month. Finally, the monthly supply of inventory increased to 19.9, up 16.3% from October, and up 109.8% compared to November 2023.

For more information on this month's market stats, visit the [RPCRA 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

November 2024 ▼

	Single Family Homes		Condos Townhouses	
	2024	2023	2024	2023
<b>Closed Sales</b>	<span style="color: red;">▼</span> Down 5.8% From Last Year <b>769</b>	816	<span style="color: red;">▼</span> Down 35.5% From Last Year <b>127</b>	197
<b>Pending Sales</b>	<span style="color: green;">▲</span> Up 16.8% From Last Year <b>882</b>	755	<span style="color: green;">▲</span> Up 4.6% From Last Year <b>204</b>	195
<b>Active Inventory</b>	<span style="color: green;">▲</span> Up 21.1% From Last Year <b>6,800</b>	5,616	<span style="color: green;">▲</span> Up 35.3% From Last Year <b>2,524</b>	1,866
<b>Days On Market</b>	<span style="color: green;">▲</span> Up 30.3% From Last Year <b>50</b>	38	<span style="color: green;">▲</span> Up 50.0% From Last Year <b>54</b>	36
<b>Median Sales Price</b>	<span style="color: red;">▼</span> Down 2.4% From Last Year <b>\$379,200</b>	\$388,500	<span style="color: red;">▼</span> Down 10.6% From Last Year <b>\$267,000</b>	\$298,750

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 Dec 08, 2024

# November 2024 Market Review

Single Family Residence

25 Cities selected

13 months  YTD

Compared to November 2023

Compared to October 2024

November 2024

<p>-2.4% </p>	<p>-2.3% </p>	<p>Median Sales Price</p> <p><b>\$379,200</b></p>
<p>-5.8% </p>	<p>-4.1% </p>	<p>Closed Sales</p> <p><b>769</b></p>
<p>30.3% </p>	<p>-10.0% </p>	<p>Median Days on Market</p> <p><b>50</b></p>
<p>-0.3% </p>	<p>-0.1% </p>	<p>List Price Received</p> <p><b>96.6%</b></p>
<p>-2.6% </p>	<p>-0.4% </p>	<p>Sold \$/SqFt</p> <p><b>\$226</b></p>
<p>21.9% </p>	<p>30.8% </p>	<p>New Listings</p> <p><b>2,071</b></p>
<p>21.1% </p>	<p>9.3% </p>	<p>Active Inventory</p> <p><b>6,800</b></p>
<p>28.5% </p>	<p>14.0% </p>	<p>Months Supply of Inventory</p> <p><b>8.8</b></p>

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



# November 2024 Market Review

Condominium, Townhouse

25 Cities selected

13 months  YTD

Compared to November 2023

Compared to October 2024

November 2024

<p>-0.9% ↓</p>		<p>Median Sales Price</p> <p><b>\$267,000</b></p>
<p>-11.5% ↓</p>		<p>Closed Sales</p> <p><b>127</b></p>
<p>50.0% ↑</p>		<p>Median Days on Market</p> <p><b>54</b></p>
<p>-1.9% ↓</p>		<p>List Price Received</p> <p><b>94.0%</b></p>
<p>-2.6% ↓</p>		<p>Sold \$/SqFt</p> <p><b>\$197</b></p>
<p>41.6% ↑</p>		<p>New Listings</p> <p><b>691</b></p>
<p>35.3% ↑</p>		<p>Active Inventory</p> <p><b>2,524</b></p>
<p>109.8% ↑</p>		<p>Months Supply of Inventory</p> <p><b>19.9</b></p>

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



Days on Market (Closed) ▾

53



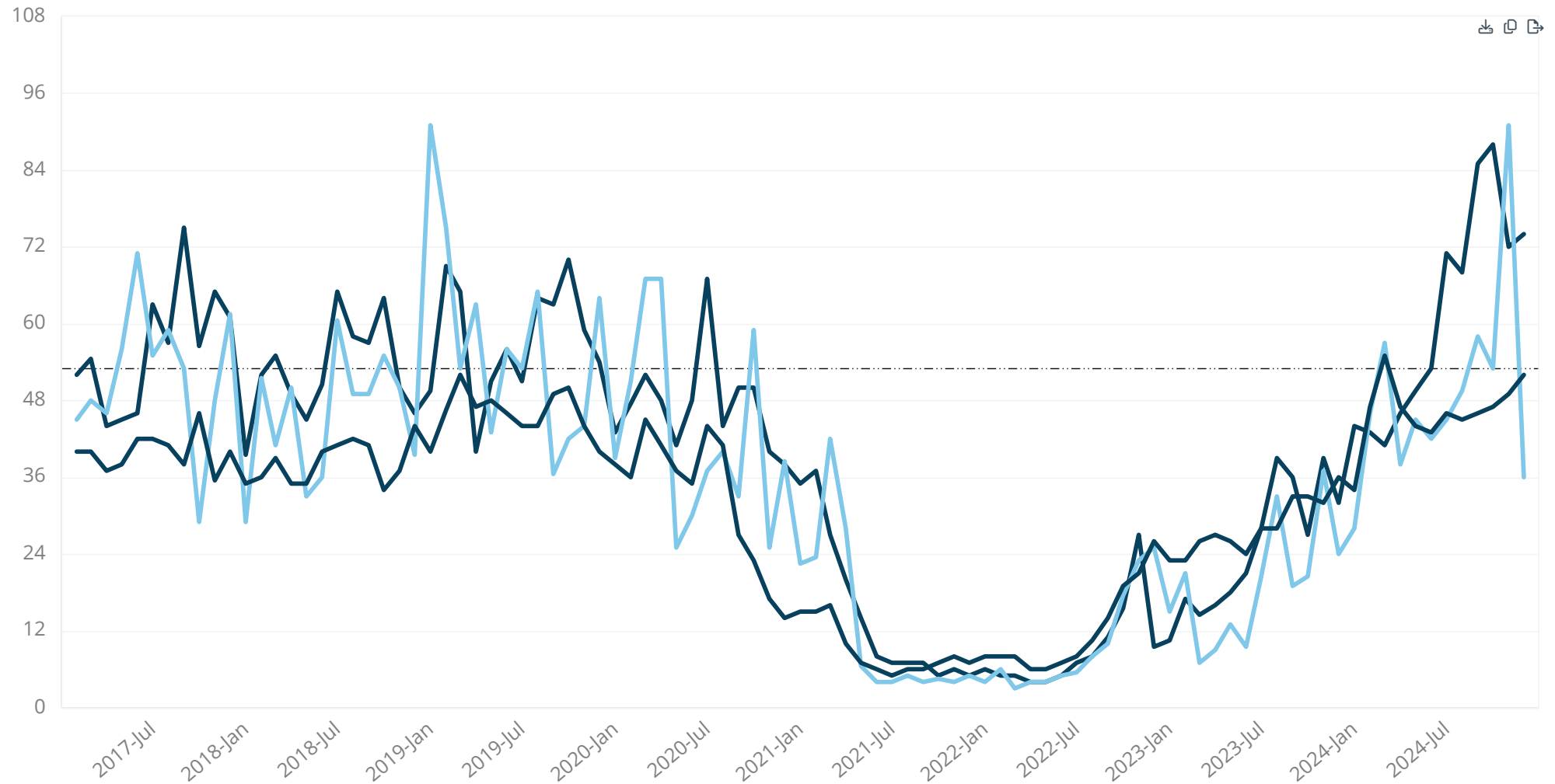
51.4% compared to

35

November 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 close 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.

Active Inventory ▼

9,324



24.6% compared to

7,482

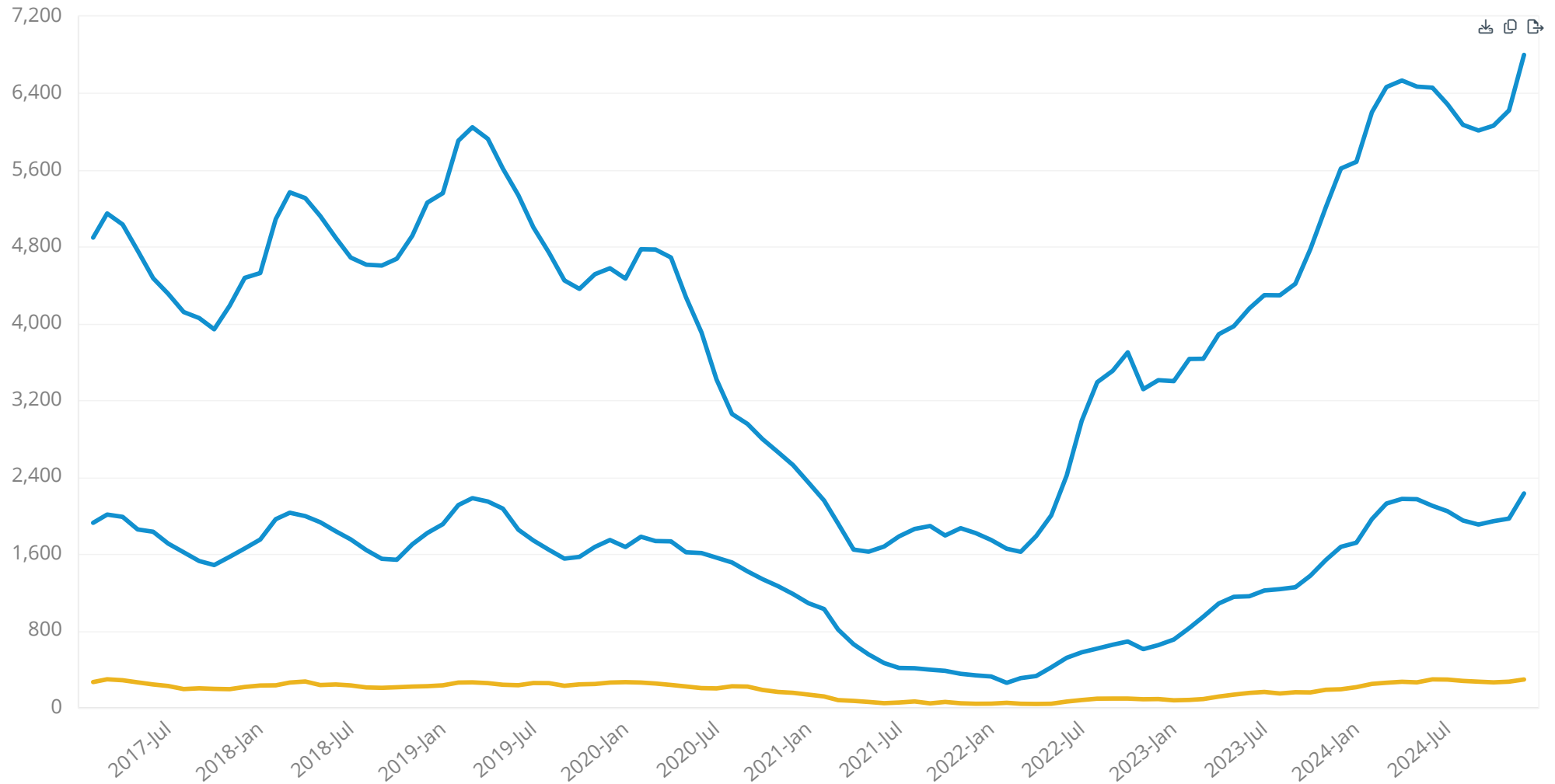
November 2023 ▼

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.

New Pending Sales ▾

1,086



14.3%  
compared to

950

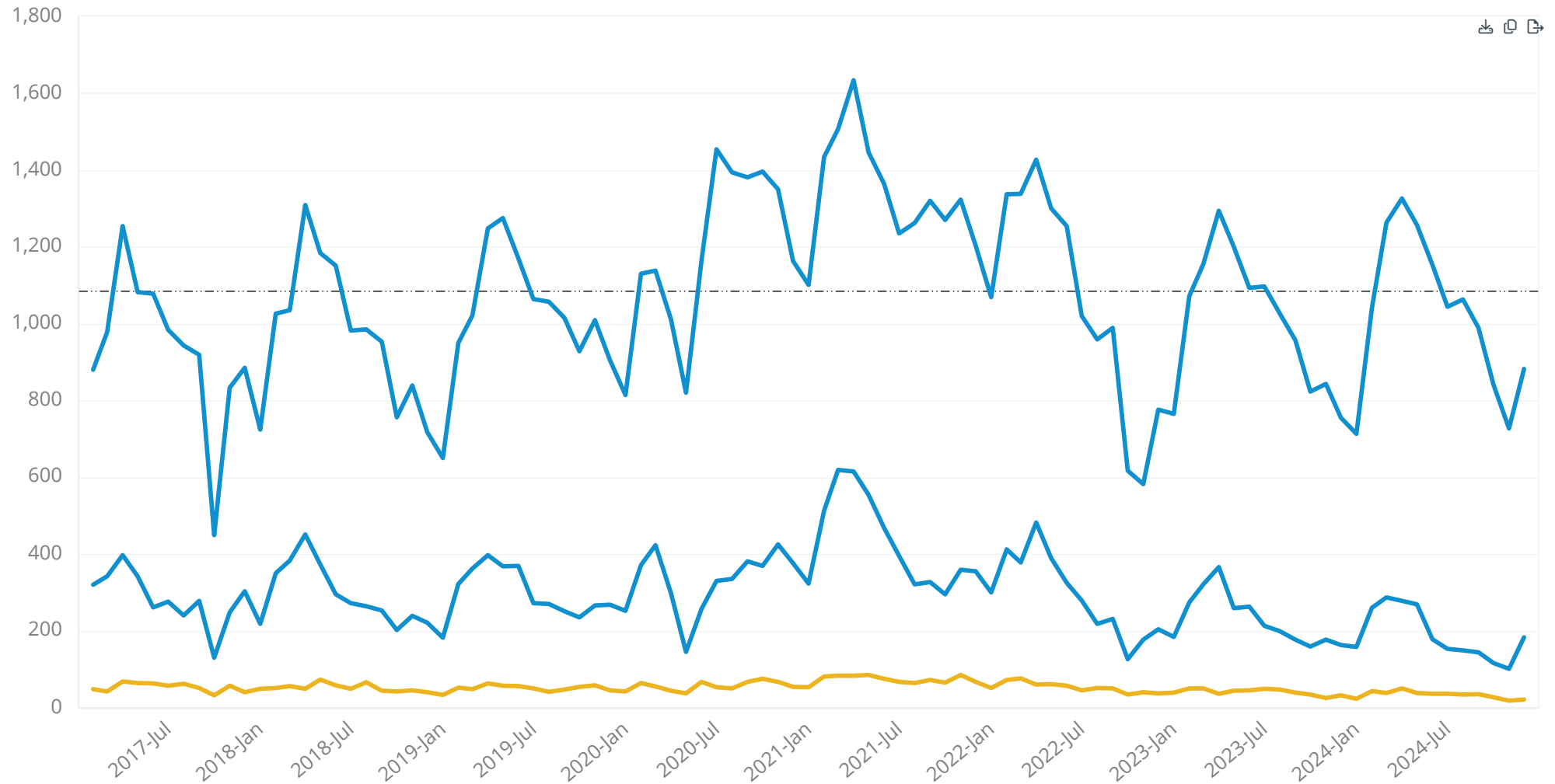
November 2023 ▾

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 ▾

**\$370,495**



-0.9%  
compared to

**\$373,990**

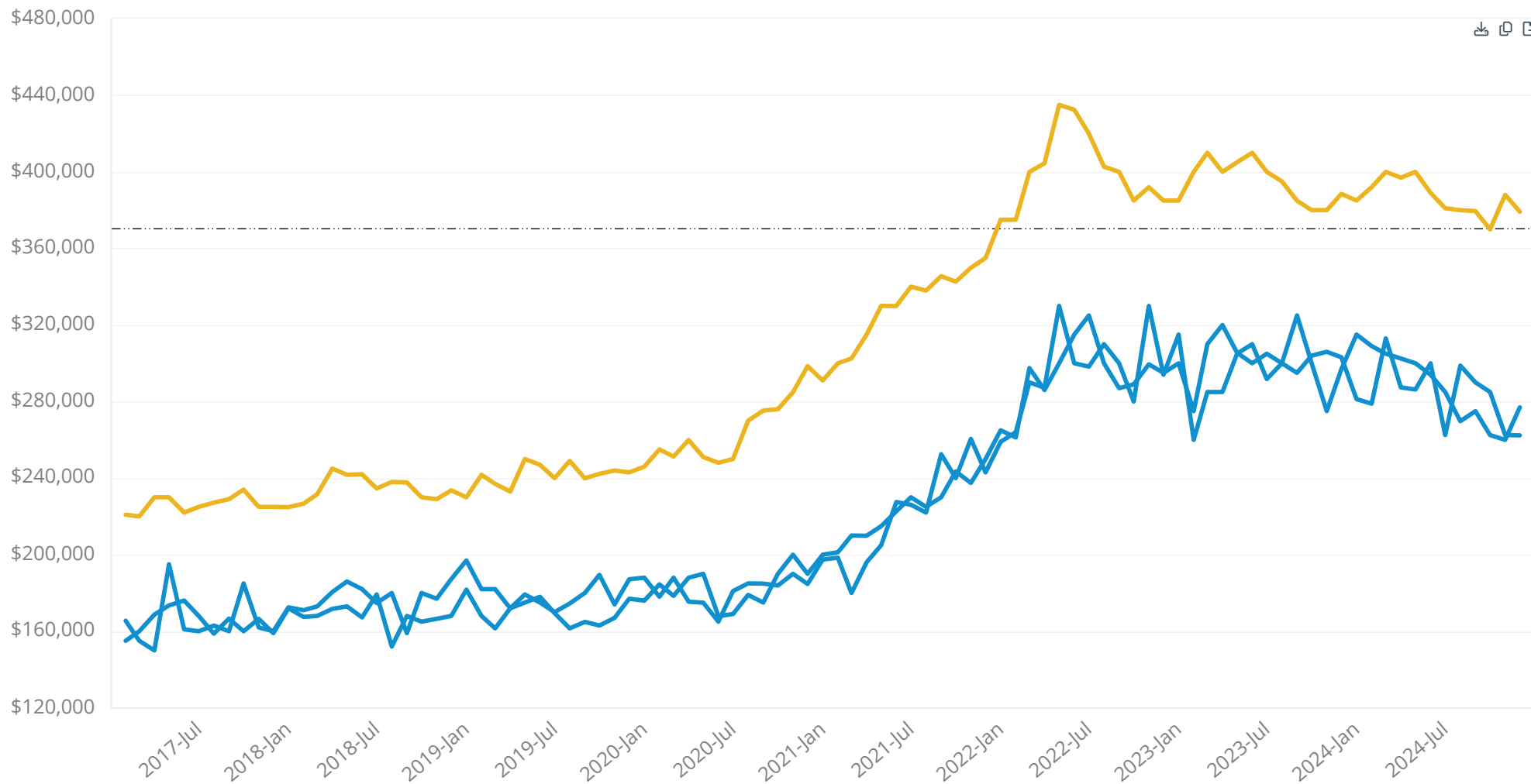
November 2023 ▾

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 ▾

896



-11.5%  
compared to

1,013

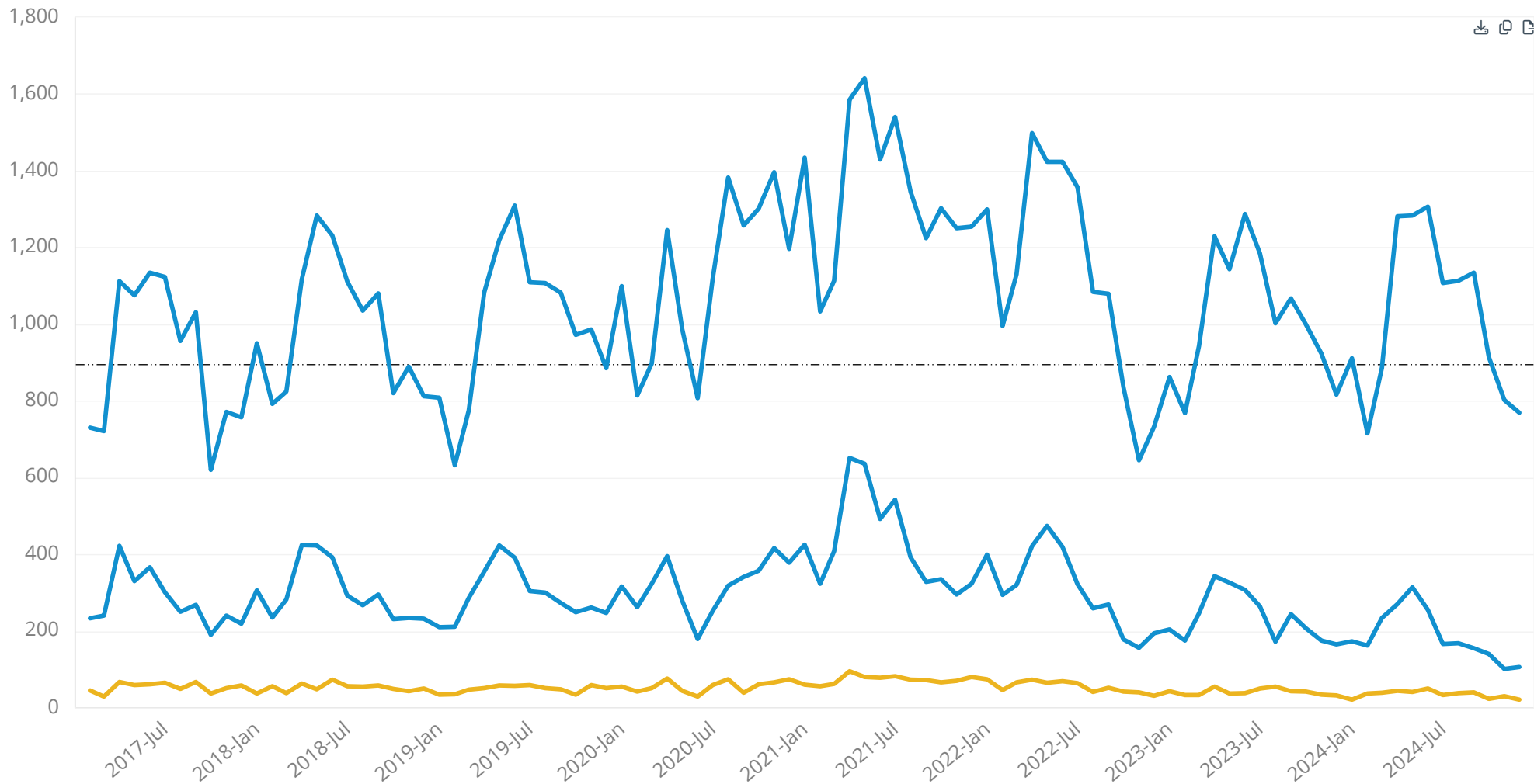
November 2023 ▾

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.