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Buyers and Sellers adjust to a different housing market than a year ago
Hurricane Ian, rising interest rates, and slower demand have changed the market.

Fort Myers and Cape Coral, FL – “December housing market statistics show a combination of events in our local market, the after-effects of Hurricane Ian, rising interest rates, and an overall slowing of the housing market,” said Jack Martin, 2023 Royal Palm Coast Realtors® Association President. “Both sellers and buyers are in a different market now than they were a year ago.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$375,000, up a small 0.5% from November’s \$373,000 median sold price. The number of new pending sales was 1,020, up 20.6% from November. The number of active listings at the end of December was 3,572, a drop of 12.1% from the prior month. The median days on market was 25, up 4.2% from the prior month. Finally, the months supply of inventory dipped to 3.9, down 24.3% from the prior month signaling a return to a seller’s market.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$307,000, up 2.3% from November’s \$300,000 median sold price. The number of new pending sales was 343, up 12.8% from November. The number of active listings at the end of December was 874, a drop of 6.8% from the prior month. The median days on market was 15, up 25% from the prior month. Finally, the months supply of inventory dropped to 3.0, down 14.9% from the prior month.

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

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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.

Single Family Homes 2022

Closed Sales	925	-33.1% ▼
Pending Sales	1,020	-13.4% ▼
Active Inventory	3,572	29.9% ▲
Median Sales Price	\$375,000	1.4% ▲
Days on Market	25	212.5% ▲

YEAR OVER YEAR

MARKET STATISTICS

December 2022 ▼



ROYAL PALM COAST
REALTOR
ASSOCIATION

Single Family Homes 2021

Closed Sales	1,382
Pending Sales	1,178
Active Inventory	2,750
Median Sales Price	\$370,000
Days on Market	8

Townhomes/Condos 2022

Closed Sales	287	-45.6% ▼
Pending Sales	343	-18.5% ▼
Active Inventory	874	37.6% ▲
Median Sales Price	\$307,000	15.9% ▲
Days on Market	15	150.0% ▲

Townhomes/Condos 2021

Closed Sales	528
Pending Sales	421
Active Inventory	635
Median Sales Price	\$264,950
Days on Market	6

Information is deemed to be reliable but not guaranteed. Data included is for Lee & Hendry County, excluding Bonita Springs & Estero. ©2022 Florida Gulf Coast Multiple Listing Service. Data is current as of Jan 16, 2023