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Real Estate activity returns to normal levels after Hurricane Ian *Local housing activity comes back after a very different October*

Fort Myers and Cape Coral, FL – “November activity returns to the real estate market,” said Jack Martin, 2023 Royal Palm Coast Realtors® Association President. “After a necessary and significant October slowdown due to Hurricane Ian, real estate transactions are continuing, under the shadow of a changing economy and a different local landscape.” Martin continued, “Due to the unique circumstances of each neighborhood and area, please consult a local Royal Palm Coast REALTOR® for help and advice about your situation.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$374,208, down 2.8% from October’s median sold price. The number of new pending sales was 840, up 30.8% from October. The number of active listings at the end of November was 3,711, a drop of 3.3% from the prior month. The median days on market was 24, down 12.7% from the prior month. Finally, the months supply of inventory dropped to 4.7, down 19.3% from the prior month.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$300,000, down 3.1% from October’s median sold price. The number of new pending sales was 299, up 25.1% from November. The number of active listings at the end of December was 849, a drop of 3.7% from the prior month. The median days on market was 13, down 27.8% from the prior month. Finally, the months supply of inventory dropped to 3.3, down 14.1% 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	796	-39.7% ▼
Pending Sales	922	-24.1% ▼
Active Inventory	3,719	21.5% ▲
Median Sales Price	\$374,208	6.9% ▲
Days on Market	24	166.7% ▲

YEAR OVER YEAR

MARKET STATISTICS

November 2022 ▼



ROYAL PALM COAST
REALTOR
ASSOCIATION

Single Family Homes 2021

Closed Sales	1,319
Pending Sales	1,214
Active Inventory	3,060
Median Sales Price	\$350,000
Days on Market	9

Townhomes/Condos 2022

Closed Sales	260	-41.3% ▼
Pending Sales	334	-25.8% ▼
Active Inventory	849	20.9% ▲
Median Sales Price	\$300,000	20.0% ▲
Days on Market	13	160.0% ▲

Townhomes/Condos 2021

Closed Sales	443
Pending Sales	450
Active Inventory	702
Median Sales Price	\$250,000
Days on Market	5

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 Dec 21, 2022

