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Buyers in Southwest Florida see an increase in inventory signaling a return to a buyer's market.

Fort Myers and Cape Coral, FL – “January 2023 housing market statistics show more availability of homes in inventory for buyers, but with a slight increase in the housing price,” said Jack Martin, 2023 Royal Palm Coast Realtors® Association President. “The market is starting to adjust to a more even playing field for both buyers and sellers.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$389,000, up 3.7% from December's \$375,000 median sold price. The number of closed sales as 822, which was 13.0% less than December with an increase of 47.2% in the number of new listings at 1,843. The number of active listings at the end of January was 4,098, an increase of 1.3% from the prior month. The median days on market was 31 up 19.2% from the prior month. Finally, the months supply of inventory rose to 5.0, up 16.5% from the prior month signaling a return to a buyer's market.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$272,000, down 9.3% from December's \$307,000 median sold price. The number of closed sales was 256, down 13.5% from December with median days on market up 6.7% at 17 from December. The number of new listings at the end of January was 622, a drop of 2.6% from the prior month. The median days on market was 16, up 6.7% from the prior month. Finally, the months supply of inventory increased 31.0% from December at 4.4.

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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Single Family Homes 2023

Closed Sales	824	-21.9% ▼
Pending Sales	1,093	-7.3% ▼
Active Inventory	4,376	54.8% ▲
Median Sales Price	\$389,000	6.0% ▲
Days on Market	30	200.0% ▲

YEAR OVER YEAR

MARKET STATISTICS

January 2023 ▼



ROYAL PALM COAST
REALTOR
ASSOCIATION

Single Family Homes 2022

Closed Sales	1,055
Pending Sales	1,179
Active Inventory	2,827
Median Sales Price	\$367,000
Days on Market	10

Townhomes/Condos 2023

Closed Sales	257	-30.7% ▼
Pending Sales	366	-27.8% ▼
Active Inventory	1,187	95.6% ▲
Median Sales Price	\$274,000	3.4% ▲
Days on Market	17	240.0% ▲

Townhomes/Condos 2022

Closed Sales	371
Pending Sales	507
Active Inventory	607
Median Sales Price	\$265,000
Days on Market	5

Information is deemed to be reliable but not guaranteed. Data included is for Lee & Hendry County, excluding Bonita Springs & Estero. ©2023 Florida Gulf Coast Multiple Listing Service. Data is current as of Mar 29, 2023

