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## Homes under contract see significant increase in April reports Royal Palm Coast Realtor® Association

**Fort Myers and Cape Coral, FL** – “Single family home prices ticked slightly downwards, while condo/townhome prices were slightly higher throughout Southwest Florida for April 2023,” said Jack Martin, 2023 Royal Palm Coast Realtors® Association President. “While closed sales were down this month compared to last year, the number of single-family homes under contract has seen a significant increase.”

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

For the RPCRA single family residential market, the median sold price was \$370,000, up 1.4% from March’s \$365,000 median sold price. The number of closed sales was 1,630, which was 12.1% lower than March’s with 223 fewer. The number of active listings at the end of March was 5,389, a decrease of 10.3% over the prior month. The median days on market rose to 25, compared to 23 in March. Finally, the months’ supply of inventory was at 3.3, down 1.4% from the prior month; however, up a total of 52.6% from April 2022.

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

For the RPCRA condo and townhouse market, the median sold price was \$310,000, down slightly by 0.6% from March’s \$308,140 median sold price. The number of closed sales was 404, down 16% from March, with median days on market up 15.8% at 22. The number of new listings at the end of April was 611, a decrease of 18.8% from the prior month. Finally, the months’ supply of inventory increased to 3.4, which is 12.9% up from March, and a huge increase of 160% from April 2022.

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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# RPCRA

ROYAL PALM COAST REALTOR® ASSOCIATION

## Market Statistics Dashboard

April 2023 ▼

Single Family Homes				Condos Townhouses			
		2023	2022			2023	2022
Closed Sales	<div><div></div><div>Down 18.8% From Last Year</div></div>	1,226	1,510	<div><div></div><div>Down 33.0% From Last Year</div></div>	404	603	
Pending Sales	<div><div></div><div>Up 36.8% From Last Year</div></div>	1,794	1,311	<div><div></div><div>Down 0.2% From Last Year</div></div>	519	520	
Active Inventory	<div><div></div><div>Up 23.9% From Last Year</div></div>	3,997	3,225	<div><div></div><div>Up 74.2% From Last Year</div></div>	1,392	799	
Days On Market	<div><div></div><div>Up 350.0% From Last Year</div></div>	27	6	<div><div></div><div>Up 450.0% From Last Year</div></div>	22	4	
Median Sales Price	<div><div></div><div>Down 7.4% From Last Year</div></div>	\$390,000	\$421,000	<div><div></div><div>Up 1.3% From Last Year</div></div>	\$310,000	\$306,000	

Information is deemed to be reliable but not guaranteed.  
Data included is for Lee & Hendry County, excluding Bonita Springs & Estero.  
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Data is current as of May 07, 2023

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