August 2023 Market Review

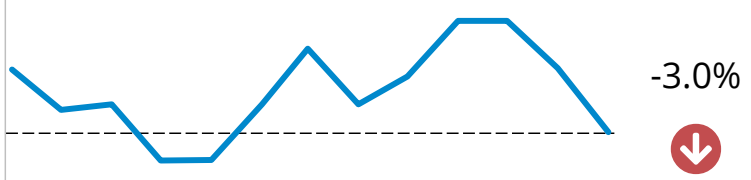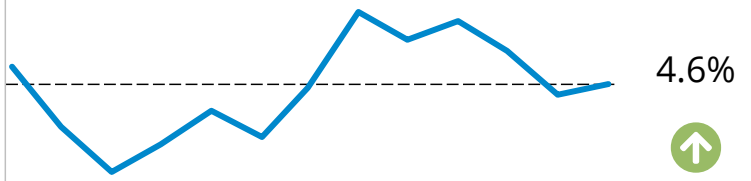Single Family Residence ▾   27 Cities selected ▾   13 months ⬤ YTD
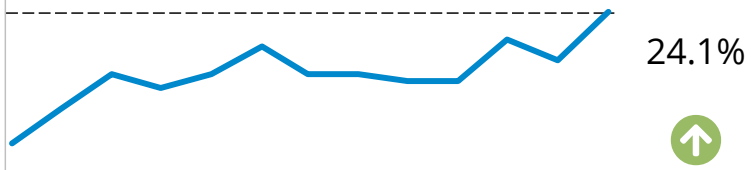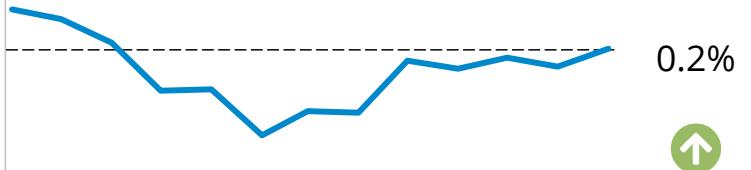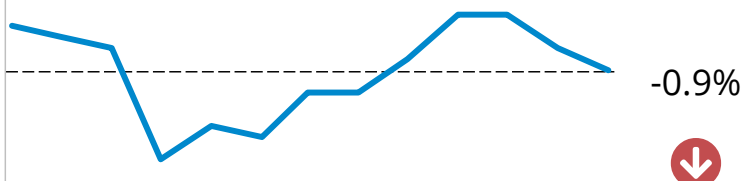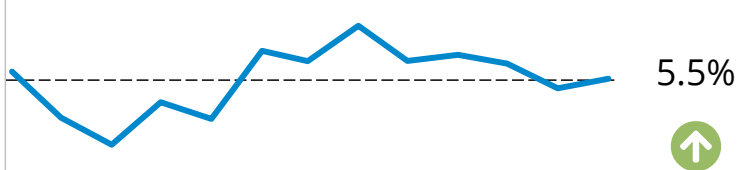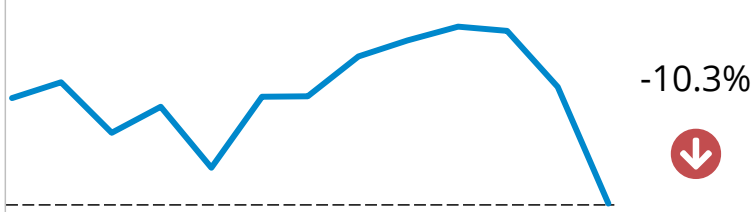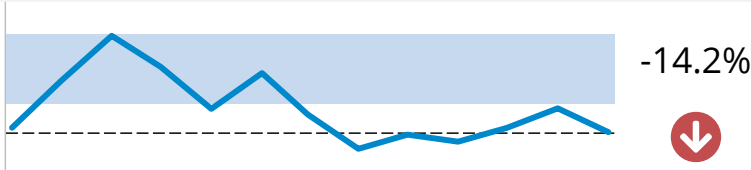
Compared to August 2022   Compared to July 2023   August 2023 ▾

	Compared to Aug 2022		Compared to July 2023	Metric	Value
$	-2.9% ⬇		-3.0% ⬇	Median Sales Price	$375,000
🤝	-6.6% ⬇		4.6% ⬆	Closed Sales	1,098
🕐	111.8% ⬆		24.1% ⬆	Median Days on Market	36
◑	-0.5% ⬇		0.2% ⬆	List Price Received	97.1%
🏷	-1.7% ⬇		-0.9% ⬇	Sold $/SqFt	$233
🏠	-3.8% ⬇		5.5% ⬆	New Listings	1,639
🪧	-9.4% ⬇		-10.3% ⬇	Active Inventory	4,556
⚖	-3.0% ⬇		-14.2% ⬇	Months Supply of Inventory	4.1

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

August 2023 Market Review

ROYAL PALM COAST REALTOR ASSOCIATION

Condo/Townhouse ⌄   27 Cities selected ⌄   13 months ⬤ YTD

Compared to August 2022   Compared to July 2023   August 2023 ⌄

	Aug 2022 comp	Jul 2023 comp	Metric	Value
💲	10.2% ⬆	8.3% ⬆	Median Sales Price	$325,000
🤝	-7.3% ⬇	23.6% ⬆	Closed Sales	341
🕐	200.0% ⬆	2.6% ⬆	Median Days on Market	39
📊	-1.3% ⬇	0.4% ⬆	List Price Received	96.7%
🏷	7.0% ⬆	8.2% ⬆	Sold $/SqFt	$237
🏠	6.1% ⬆	4.4% ⬆	New Listings	470
🪧	49.1% ⬆	-8.9% ⬇	Active Inventory	1,561
⚖	60.9% ⬆	-26.2% ⬇	Months Supply of Inventory	4.6
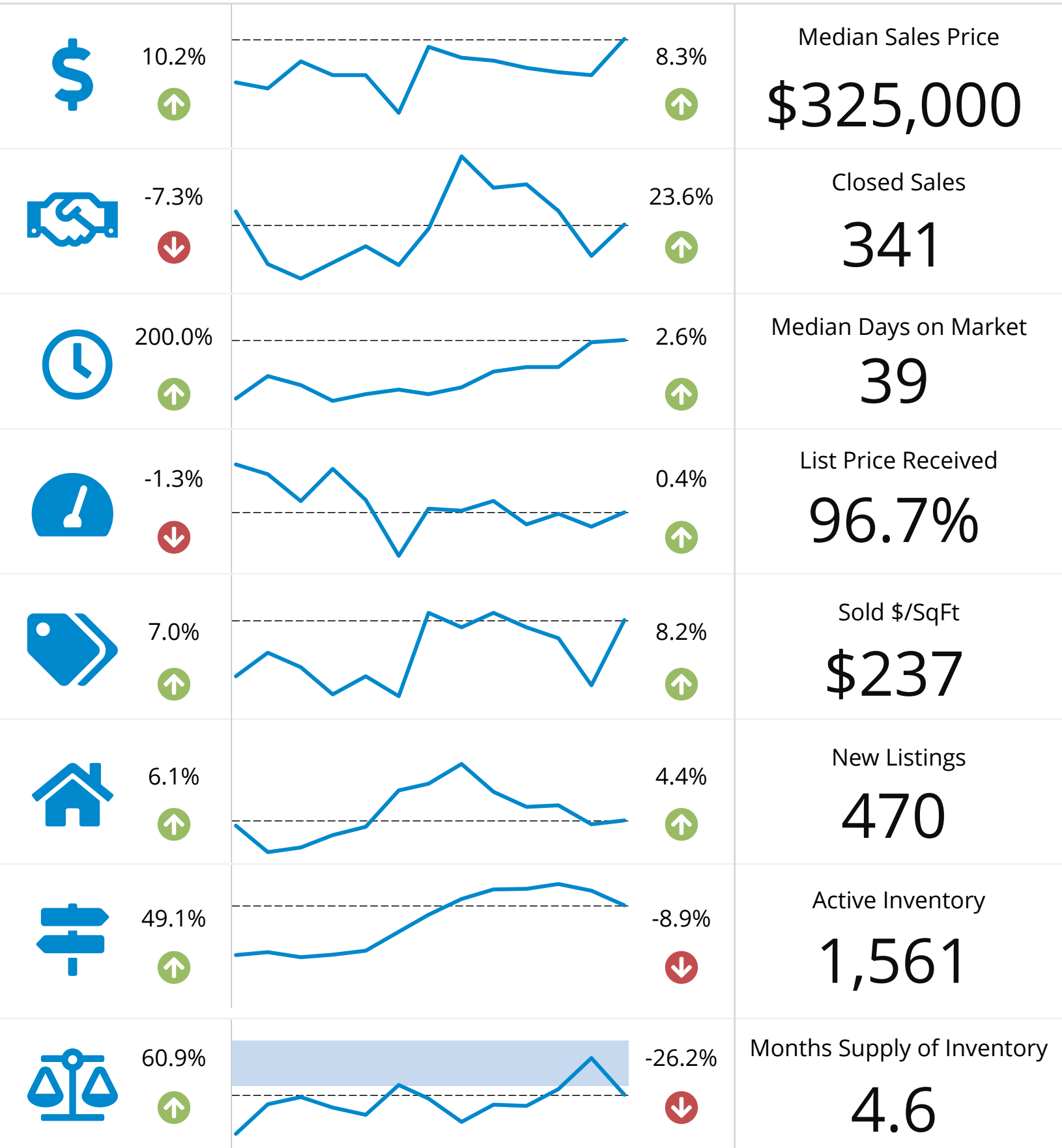
Data included is for Lee and Hendry County, excluding Bonita Springs & Estero.

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Single Family Residence,Condo/Townhouse in multiple Cities > multiple Areas > multiple Zip Codes.

For listings in all price ranges; in all living area ranges; all # of bedrooms; in all lot size ranges; across all years built.

✔ Time Series	Price Distribution	Median Sales Price ▼

August 2023

$364,990

⬇ **-1.4%** change from   **$370,000** Prior Period

⬆ **0.7%** change from   **$362,500** Same Period Prior Year

Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

No Breakout	✔ By Property Type	By City	By Area	✔ By Month	By Quarter	By Year

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FLORIDA GULF COAST MLS

Single Family Residence,Condo/Townhouse in multiple Cities > multiple Areas > multiple Zip Codes.

For listings in all price ranges; in all living area ranges; all # of bedrooms; in all lot size ranges; across all years built.

| ✔ Time Series | Price Distribution | Closed Sales | ▼ |

August 2023

🤝 **1,439**

⬆ **8.5%** change from   **1,326** Prior Period

⬇ **-6.8%** change from   **1,544** Same Period Prior Year

Closed Sales is the number of properties sold.

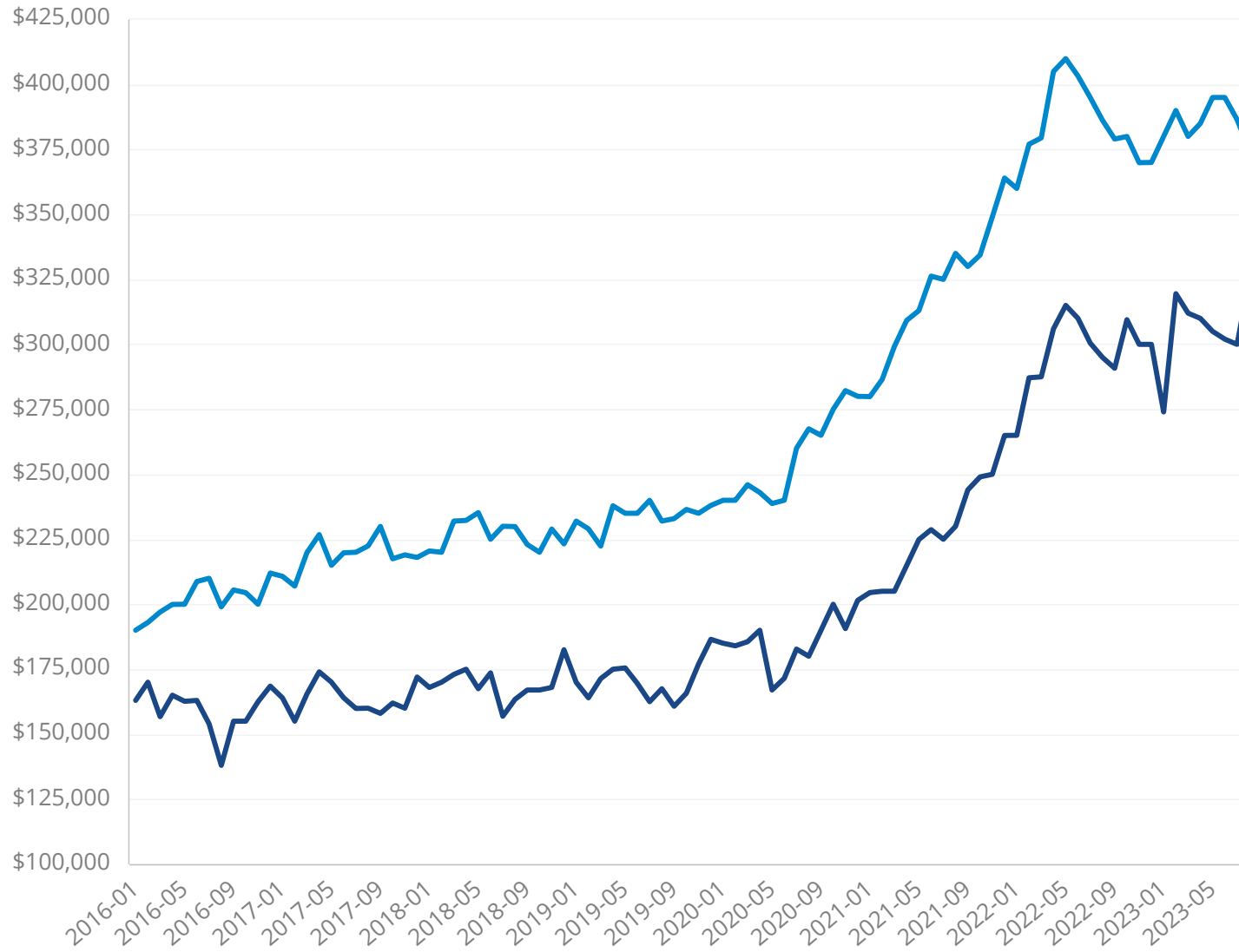| No Breakout | ✔ By Property Type | By City | By Area | ✔ By Month | By Quarter | By Year |

Single Family Residence,Condo/Townhouse in multiple Cities > multiple Areas > multiple Zip Codes.

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| ✔ Time Series | Price Distribution | **Active Inventory** | ▼ |

August 2023

6,119

▼ **-9.9%** change from — **6,793** Prior Period

▲ **0.7%** change from — **6,077** Same Period Prior Year

Active Inventory is the number of properties available for sale at the end of the month, based on the contract date.

Chart axis values: 8,000 / 7,000 / 6,000 / 5,000 / 4,000 / 3,000 / 2,000 / 1,000 / 0

X-axis: 2016-01, 2016-05, 2016-09, 2017-01, 2017-05, 2017-09, 2018-01, 2018-05, 2018-09, 2019-01, 2019-05, 2019-09, 2020-01, 2020-05, 2020-09, 2021-01, 2021-05, 2021-09, 2022-01, 2022-05, 2022-09, 2023-01, 2023-05

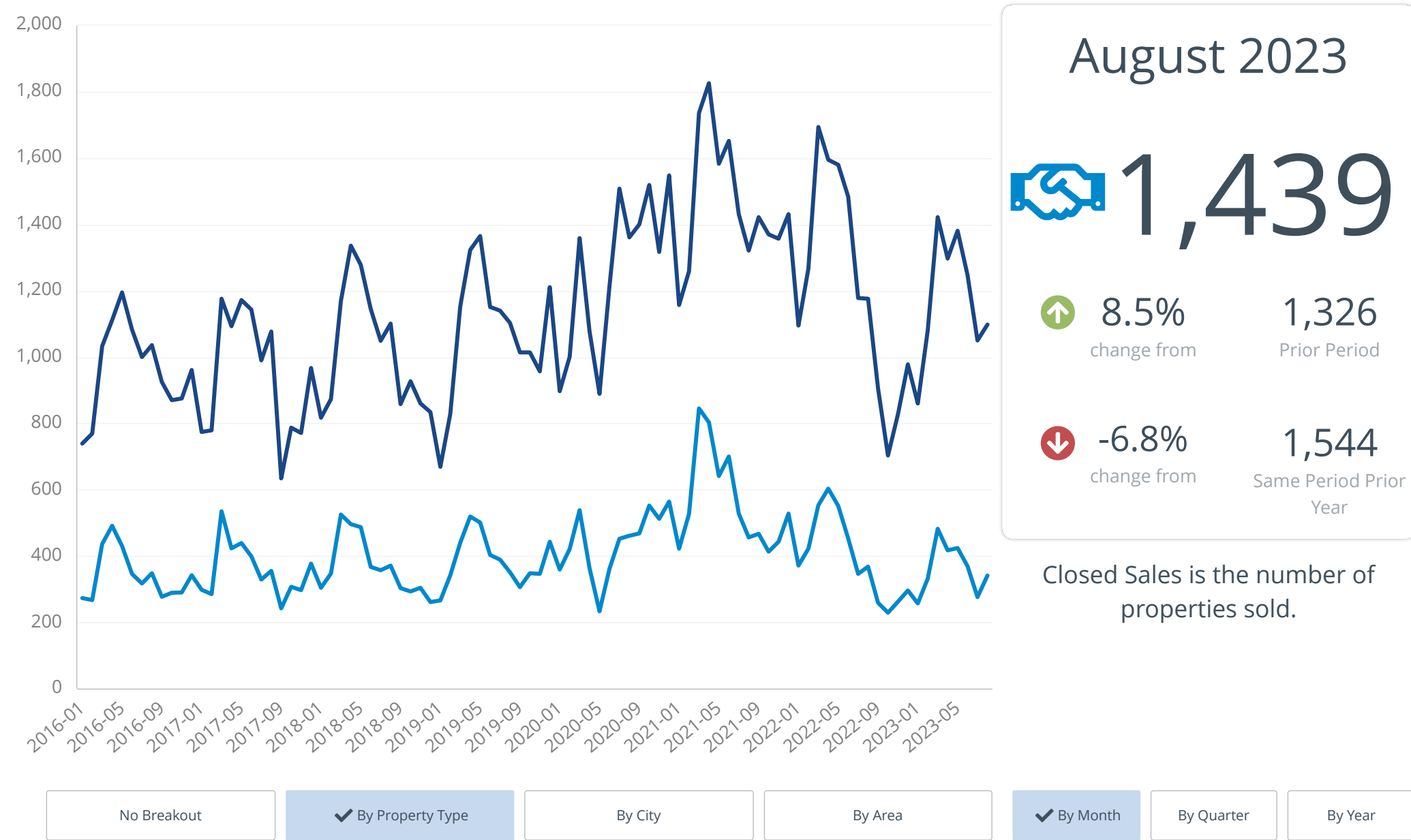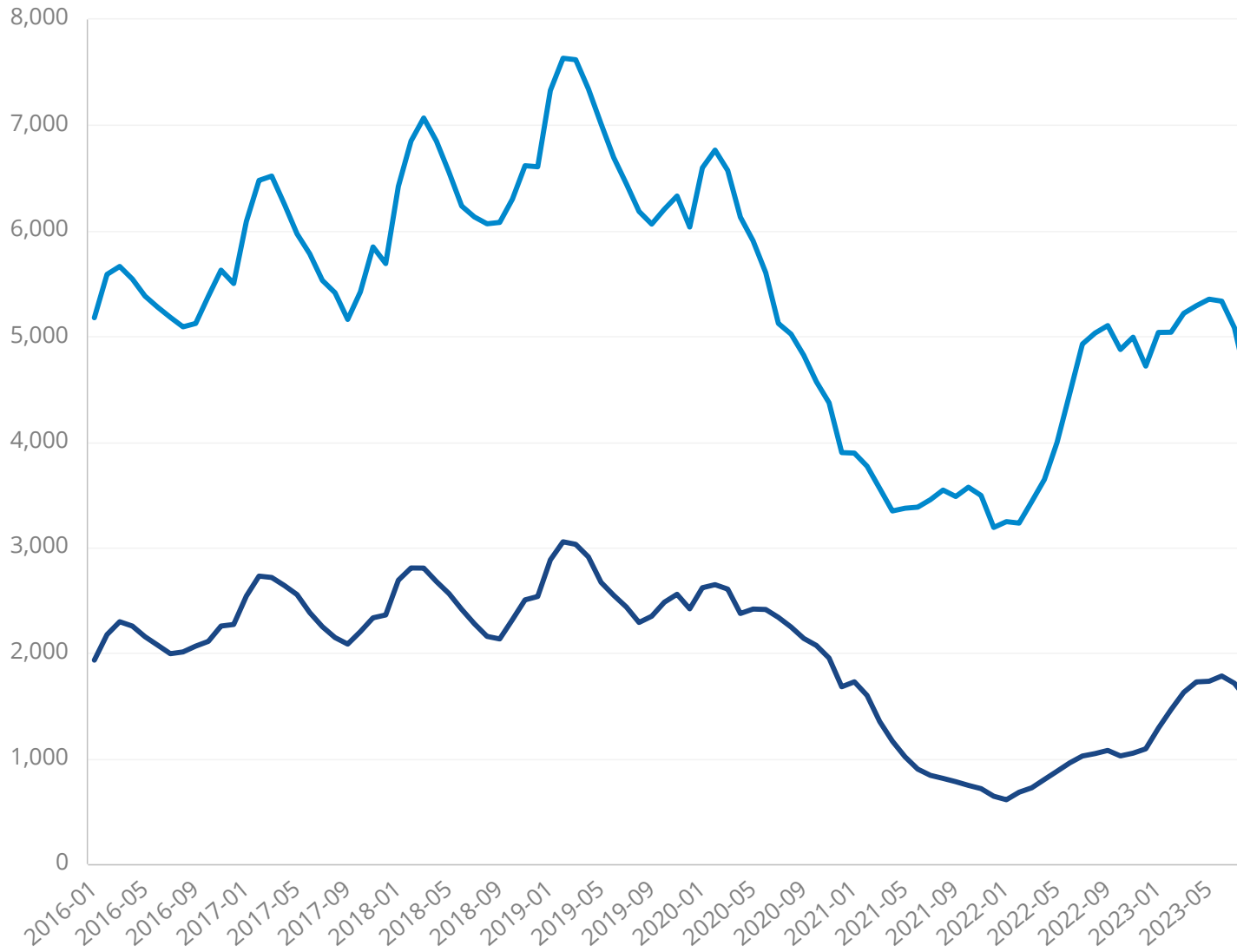| No Breakout | ✔ By Property Type | By City | By Area | ✔ By Month | By Quarter | By Year |

FLORIDA GULF COAST MLS

Single Family Residence,Condo/Townhouse in multiple Cities > multiple Areas > multiple Zip Codes.

For listings in all price ranges; in all living area ranges; all # of bedrooms; in all lot size ranges; across all years built.

| ✔ Time Series | Price Distribution | New Pending Sales | ▼ |

August 2023

📄 **1,880**

⬆ **21.4%** change from | **1,548** Prior Period

⬆ **33.1%** change from | **1,412** Same Period Prior Year

New Pending Sales is the number of properties newly under contract based on purchase contract date.

| No Breakout | ✔ By Property Type | By City | By Area | ✔ By Month | By Quarter | By Year |

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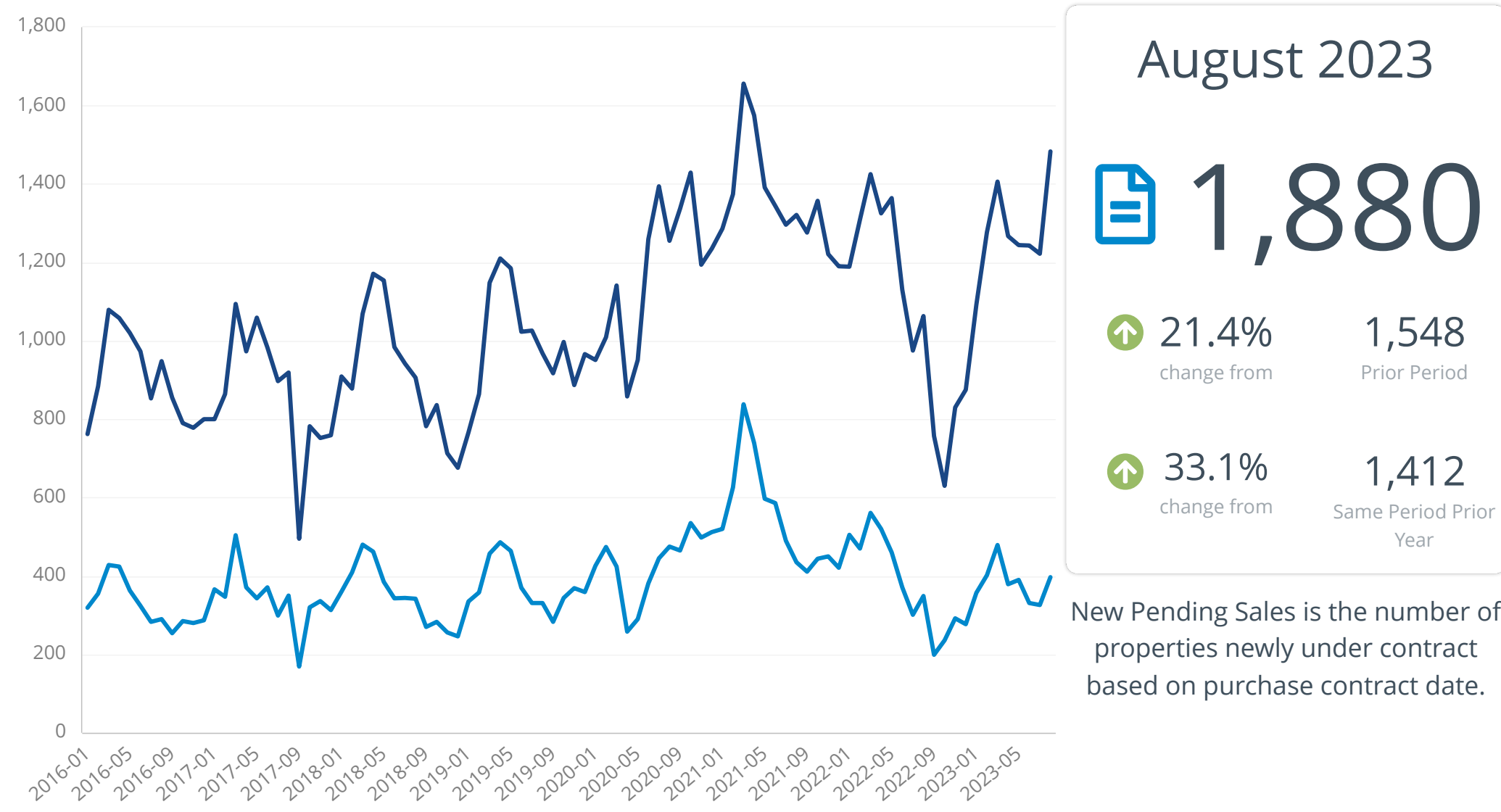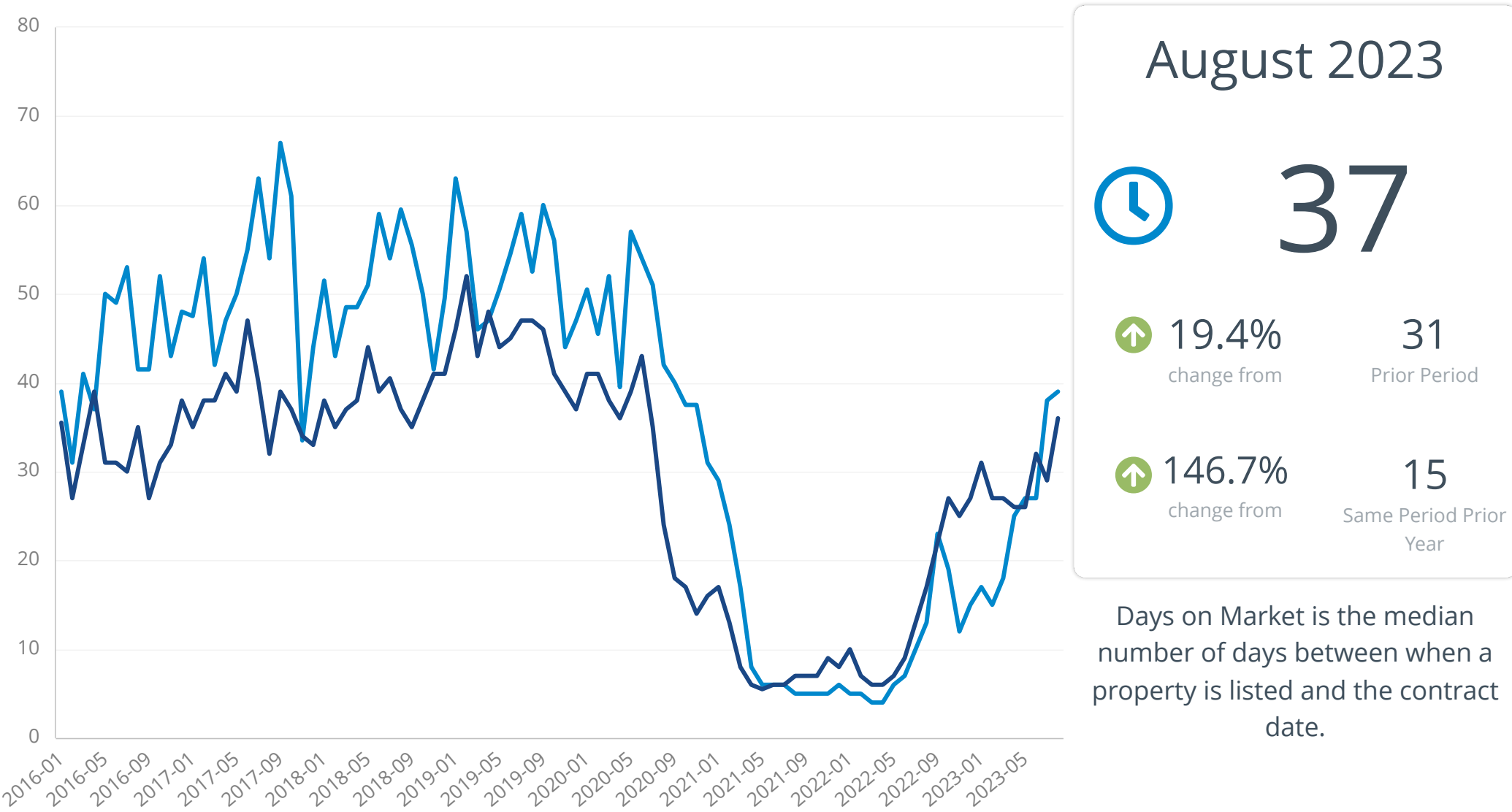
Single Family Residence,Condo/Townhouse in multiple Cities > multiple Areas > multiple Zip Codes.

For listings in all price ranges; in all living area ranges; all # of bedrooms; in all lot size ranges; across all years built.

✔ Time Series	Price Distribution

Median Days on Market ▼

August 2023

🕐 **37**

⬆ **19.4%** change from **31** Prior Period

⬆ **146.7%** change from **15** Same Period Prior Year

Days on Market is the median number of days between when a property is listed and the contract date.

No Breakout	✔ By Property Type	By City	By Area		✔ By Month	By Quarter	By Year