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August Sales Take A Hit, But Set Up Great Potential For September

Fort Myers and Cape Coral, FL – “While sales were down vs this time last year, August saw improved sales overall compared to July this year.” said Jack Martin, 2023 Royal Palm Coast Realtor® Association President. “With pending sales on the rise, we look forward to seeing what September brings.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$375,000, down 3% from July’s \$386,000 median sold price. The number of closed sales was 1,098, which was 4.6% higher than July. The number of active listings at the end of August was 4,556, a decrease of 10.3% from the prior month. The median days on market was 36, up 24.1% compared to July. Finally, the months’ supply of inventory decreased to 4.1, 14.2% lower compared to July this year.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$325,000, up 8.3% from the previous month. The number of closed sales was 341, an increase of 23.6% from July, with median days on market up 2.6% at 39. The number of new listings at the end of August was 470, an increase of 4.4% from the prior month. Finally, the months’ supply of inventory dropped to 4.6, an decrease of 26.2% from July this year and up 60.9% compared to August 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

August 2023 ▼

Single Family Homes				Condos Townhouses			
		2023	2022			2023	2022
Closed Sales	Down 6.6% From Last Year	1,098	1,176	Down 7.3% From Last Year		341	368
Pending Sales	Up 39.5% From Last Year	1,483	1,063	Up 13.8% From Last Year		397	349
Active Inventory	Down 9.4% From Last Year	4,556	5,030	Up 49.1% From Last Year		1,561	1,047
Days On Market	Up 111.8% From Last Year	36	17	Up 200.0% From Last Year		39	13
Median Sales Price	Down 2.9% From Last Year	\$375,000	\$386,250	Up 10.2% From Last Year		\$325,000	\$295,000

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 Sep 07, 2023

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