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December Brings Much Needed Increase In Sales

Fort Myers and Cape Coral, FL – “December was a steady month that saw some positive growth over the previous month.” said Marlissa Gervasoni, 2024 Royal Palm Coast Realtor® Association President. “Closed sales were up nearly 10% over November.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$379,900, unchanged from the previous month. The number of closed sales was 933, up 9.6 % over November. The number of new listings at the end of December was 1,424, a decrease of 20.4% from the prior month. The median days on market was 45, up 18.4% compared to November. Finally, the months’ supply of inventory decreased to 6.2, 9.8% lower compared to November this year.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$310,000, up 0.7% from the previous month, and an increase of 303% over last December. The number of closed sales was 243, a decrease of 2.0% from November, with median days on market up 39.7% at 48. The number of new listings at the end of December was 525, a decrease of 10.6% from the prior month. Finally, the monthly supply of inventory increased to 8.8, up 3.5% from November this year and up 196.9% compared to December 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://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

December 2023 ▼

		Single Family Homes		Condos Townhouses		
		2023	2022	2023	2022	
Closed Sales	<div><div>↓</div><div>Down 0.9% From Last Year</div></div>	933	941	<div><div>↓</div><div>Down 19.3% From Last Year</div></div>	243	301
Pending Sales	<div><div>↑</div><div>Up 3.9% From Last Year</div></div>	858	826	<div><div>↓</div><div>Down 10.3% From Last Year</div></div>	252	281
Active Inventory	<div><div>↑</div><div>Up 58.7% From Last Year</div></div>	5,764	3,631	<div><div>↑</div><div>Up 139.7% From Last Year</div></div>	2,150	897
Days On Market	<div><div>↑</div><div>Up 80.0% From Last Year</div></div>	45	25	<div><div>↑</div><div>Up 220.0% From Last Year</div></div>	48	15
Median Sales Price	<div><div>↑</div><div>Up 0.2% From Last Year</div></div>	\$379,900	\$378,999	<div><div>↑</div><div>Up 3.3% From Last Year</div></div>	\$310,000	\$300,000

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 Jan 11, 2024

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