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Average days of homes on the market in Southwest Florida tick down from January

Fort Myers and Cape Coral, FL – “February 2023 housing market statistics show a decline on number of days they are on the market, which is great news for sellers,” said Jack Martin, 2023 Royal Palm Coast Realtors® Association President. “While home prices continue to increase slightly, more homes are selling faster showing a positive turn in the SW Florida housing market.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$396,950, up 2.0% from January’s \$389,000 median sold price. The number of closed sales was 1,024, which was 24.3% higher than January’s with a decrease of 4.7% in the number of new listings at 1,756. The number of active listings at the end of February was 3,933, a decrease of 8.4% over the prior month. The median days on market was 26 down 13.3% from January. Finally, the months supply of inventory decreased to 3.8, down 26.3% from the prior month.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$319,500, up 16.6% from January’s \$272,000 median sold price. The number of closed sales was 330, up 28.4% from January with median days on market down 11.8% at 15. The number of new listings at the end of February was 652, a positive increase of 4.7% from the prior month. Finally, the months supply of inventory decreased slightly at to 3.5 a 21.8% decline from January.

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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