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July A Quiet Month For Single Family Homes, But Mostly Positive For Condos & Townhomes vs 2022

Fort Myers and Cape Coral, FL – “While the housing market for Single family homes was a bit slow last month, it looked favorably on condos and townhouses compared to July 2022.” said Jack Martin, 2023 Royal Palm Coast Realtor® Association President. “It was great to see the positive growth for this segment of the market.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$389,000, down 1.5% from June’s \$399,000 median sold price. The number of closed sales was 1,020, which was 17.8% lower than June’s, with 183 fewer closed sales in July. The number of active listings at the end of July was 4,442, a decrease of 12.3% from the prior month. The median days on market remained unchanged at 31 compared to June. Finally, the months’ supply of inventory was increased from the previous month to 4.4, and up a total of 4.2% from July 2022.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$302,500, up 0.2% from last month. The number of closed sales was 273, down 26% from June, with median days on market up 57.7% at 41. The number of new listings at the end of June was 449, a decrease of 17.8% from the prior month. Finally, the months’ supply of inventory rose to 5.6, an increase of 20% from last month and up 88.3% compared to July 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

July 2023

Single Family Homes				Condos Townhouses			
		2023	2022			2023	2022
Closed Sales	<div><div>⬇️</div><div>Down 13.4% From Last Year</div></div>	1,020	1,178		<div><div>⬇️</div><div>Down 21.1% From Last Year</div></div>	273	346
Pending Sales	<div><div>⬆️</div><div>Up 59.0% From Last Year</div></div>	1,553	977		<div><div>⬆️</div><div>Up 44.5% From Last Year</div></div>	435	301
Active Inventory	<div><div>⬇️</div><div>Down 9.8% From Last Year</div></div>	4,442	4,923		<div><div>⬆️</div><div>Up 48.5% From Last Year</div></div>	1,521	1,024
Days On Market	<div><div>⬆️</div><div>Up 138.5% From Last Year</div></div>	31	13		<div><div>⬆️</div><div>Up 310.0% From Last Year</div></div>	41	10
Median Sales Price	<div><div>⬇️</div><div>Down 1.5% From Last Year</div></div>	\$389,000	\$395,000		<div><div>⬆️</div><div>Up 0.7% From Last Year</div></div>	\$302,500	\$300,500

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 Aug 06, 2023

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