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June brings lower median sales prices, but sees significant increase in homes under contract over this time last year

Fort Myers and Cape Coral, FL – “Although we saw a bit of a downturn in June, we’re excited to see more homes under contract vs last year.” said Jack Martin, 2023 Royal Palm Coast Realtors® Association President. “It’s exciting to see this increase in contracts as buyer confidence and interest in the Lee County and surrounding areas continues to grow.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$399,000, up 0.5% from May’s \$398,000 median sold price. The number of closed sales was 1,203, which was 12.4% lower than May’s, with 281 fewer closed sales in June. The number of active listings at the end of June was 4,495, a decrease of 10.9% over the prior month. The median days on market rose slightly to 31, compared to 28 in May. Finally, the months’ supply of inventory was increased from the previous month to 3.7, and up a total of 24.1% from June 2022.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$304,900, down slightly from May’s \$305,000 median sold price. The number of closed sales was 361, down 14.7% from May, with median days on market down 3.7% at 26. The number of new listings at the end of May was 545, an increase of 1.1% from the prior month. Finally, the months’ supply of inventory rose to 4.2, an increase of 9.5% from last month and up 97.5% compared to June 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

June 2023

Single Family Homes				Condos Townhouses		
		2023	2022		2023	2022
Closed Sales	Down 18.9% From Last Year	1,203	1,484	Down 20.3% From Last Year	361	453
Pending Sales	Up 52.4% From Last Year	1,722	1,130	Up 24.8% From Last Year	463	371
Active Inventory	Up 0.6% From Last Year	4,495	4,469	Up 57.4% From Last Year	1,509	959
Days On Market	Up 244.4% From Last Year	31	9	Up 271.4% From Last Year	26	7
Median Sales Price	Down 1.1% From Last Year	\$399,000	\$403,250	Down 1.6% From Last Year	\$304,900	\$310,000

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 Jul 06, 2023

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