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Southwest home sales start to inch upwards reports Royal Palm Coast Realtor® Association

Fort Myers and Cape Coral, FL – “March 2023 housing market statistics show an increase in single family and condo/townhome home sales throughout Southwest Florida,” said Jack Martin, 2023 Royal Palm Coast Realtors® Association President. “While home prices continue to decrease slightly from February to March, homes are selling faster showing a slight uptick in the housing market.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$385,000, down 2.5% from February’s \$396,950 median sold price. The number of closed sales was 1,360, which was 31.5% higher than February’s with a positive of new increases by 19.2% at 2,089. The number of active listings at the end of March was 4,008, a decrease of 7.5% over the prior month. The median days on market remained neutral with no change at 26 from February. Finally, the months supply of inventory decreased to 2.9, down 29.7% from the prior month; however, up a total of 56.5% from March 2022.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$312,000, down slightly by 2.3% from February’s \$319,500 median sold price. The number of closed sales was 475, up 43.1% from February with median days on market up 26.7% at 19. The number of new listings at the end of March was 752, a positive increase of 14.6% from the prior month. Finally, the months supply of inventory decreased to 2.7 a 32.1% decline from February; however, a huge increase of 107% from March 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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Single Family Homes 2023

Closed Sales	1,372	-14.5% ▼
Pending Sales	1,648	17.1% ▲
Active Inventory	4,328	43.2% ▲
Median Sales Price	\$385,000	-1.3% ▼
Days on Market	26	333.3% ▲

YEAR OVER YEAR

MARKET STATISTICS

March 2023 ▼



ROYAL PALM COAST
REALTOR
ASSOCIATION

Single Family Homes 2022

Closed Sales	1,605
Pending Sales	1,407
Active Inventory	3,023
Median Sales Price	\$390,000
Days on Market	6

Townhomes/Condos 2023

Closed Sales	481	-13.0% ▼
Pending Sales	550	-2.0% ▼
Active Inventory	1,409	95.7% ▲
Median Sales Price	\$312,000	8.5% ▼
Days on Market	19	362.5% ▲

Townhomes/Condos 2022

Closed Sales	553
Pending Sales	561
Active Inventory	720
Median Sales Price	\$287,500
Days on Market	4

Information is deemed to be reliable but not guaranteed. Data included is for Lee & Hendry County, excluding Bonita Springs & Estero. ©2023 Florida Gulf Coast Multiple Listing Service. Data is current as of Apr 27, 2023