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## **Realtors® close more sales in May reports Royal Palm Coast Realtor® Association**

**Fort Myers and Cape Coral, FL** – “Single family homes sold saw a welcome increase compared to last month, with the median price sold up April” said Jack Martin, 2023 Royal Palm Coast Realtors® Association President. “While single family homes as well as condos/townhomes under contract saw significant increases over this time last year.”

### ***Single Family Residential Market Summary***

For the RPCRA single family residential market, the median sold price was \$398,000, up 3.4% from April’s \$390,000 median sold price. The number of closed sales was 1,355, which was 4.8% higher than April’s, adding 223 more closed sales in May. The number of active listings at the end of May was 4,432, a decrease of 10.8% over the prior month. The median days on market rose slightly to 28, compared to 27 in April. Finally, the months’ supply of inventory was unchanged from the previous month at 3.3, and up a total of 28.6% from May 2022.

### ***Condo/Townhouse Market Summary***

For the RPCRA condo and townhouse market, the median sold price was \$305,000, down slightly by 1.6% from April’s \$310,000 median sold price. The number of closed sales was 415, up 0.7% from April, with median days on market up 6.3% at 26. The number of new listings at the end of May was 539, a decrease of 12.9% from the prior month. Finally, the months’ supply of inventory remained at 3.4, the same as last month, but an increase of 114.5% from May 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

May 2023 ▼

Single Family Homes				Condos Townhouses			
		2023	2022			2023	2022
Closed Sales	Down 14.2% From Last Year	1,355	1,580	Down 24.7% From Last Year		415	551
Pending Sales	Up 29.0% From Last Year	1,760	1,364	Up 16.7% From Last Year		537	460
Active Inventory	Up 10.3% From Last Year	4,432	4,018	Up 61.6% From Last Year		1,422	880
Days On Market	Up 292.9% From Last Year	28	7	Up 325.0% From Last Year		26	6
Median Sales Price	Down 2.9% From Last Year	\$398,000	\$409,950	Down 3.2% From Last Year		\$305,000	\$315,000

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 Jun 06, 2023

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