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## November Another Slow Month For Sales In 2023

**Fort Myers and Cape Coral, FL** – “November sales proved to be down again.” said Jack Martin, 2023 Royal Palm Coast Realtor® Association President. “But we are still seeing homes increase in value over the previous month, even as active inventory rises.”

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

For the RPCRA single family residential market, the median sold price was \$380,000, down 1.3% from the previous month. The number of closed sales was 842, which was 13.5% lower than October, but up 6.4% over last year. The number of active listings at the end of September was 1,791, a decrease of 7.1% from the prior month. The median days on market was 38, up 11.8% compared to October. Finally, the months' supply of inventory increased to 6.7, 21% higher compared to October this year.

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

For the RPCRA condo and townhouse market, the median sold price was \$303,750, up 6.6% from the previous month, and an increase of 1.4% over last November. The number of closed sales was 246, a decrease of 2.4% from October, with median days on market up 8.6% at 38. The number of new listings at the end of September was 585, an decrease of 11.8% from the prior month. Finally, the monthly supply of inventory increased to 8.4, up 8.6% from October this year and up 173.6% compared to November 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

November 2023 ▼

Single Family Homes				Condos Townhouses			
		2023	2022			2023	2022
Closed Sales	↑ Up 6.4% From Last Year	842	791	↓ Down 9.2% From Last Year		246	271
Pending Sales	↑ Up 6.9% From Last Year	914	855	↓ Down 9.9% From Last Year		273	303
Active Inventory	↑ Up 56.4% From Last Year	5,651	3,613	↑ Up 148.3% From Last Year		2,066	832
Days On Market	↑ Up 72.7% From Last Year	38	22	↑ Up 216.7% From Last Year		38	12
Median Sales Price	↑ Up 1.3% From Last Year	\$380,000	\$375,000	↑ Up 1.4% From Last Year		\$303,750	\$299,700

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 Dec 10, 2023

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