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CONTACT: Allyson Teevan | allyson@rpcra.org

September Sees Much Needed Growth In The Housing Market vs Last Year

Fort Myers and Cape Coral, FL – “September was a very positive month for us here in southwest Florida compared to this time last year.” said Jack Martin, 2023 Royal Palm Coast Realtor® Association President. “With significant growth in homes sold, and new sales pending, it was a welcome relief.”

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$379,000, unchanged from the previous month. The number of closed sales was 1,025, which was 8.8% lower than August, but up 13.1% over last year. The number of active listings at the end of September was 4,685, a decrease of 5.0% from the prior month. The median days on market was 35, down 5.4% compared to August. Finally, the months' supply of inventory decreased to 4.6, 4.2% lower compared to July this year.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$307,500, down 5.4% from the previous month, but an increase of 5.7% over last September. The number of closed sales was 288, a decrease of 16.8% from August, with median days on market down 10.3% at 35. The number of new listings at the end of September was 531, an increase of 17.2% from the prior month. Finally, the monthly supply of inventory increased to 5.6, up 14.6% from August this year and up 35.2% compared to September 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

September 2023 ▼

Single Family Homes				Condos Townhouses			
		2023	2022			2023	2022
Closed Sales	<div><div>↑</div><div>Up 13.1%</div><div>From Last Year</div></div>	1,025	906		<div><div>↑</div><div>Up 11.2%</div><div>From Last Year</div></div>	288	259
Pending Sales	<div><div>↑</div><div>Up 67.1%</div><div>From Last Year</div></div>	1,263	756		<div><div>↑</div><div>Up 91.5%</div><div>From Last Year</div></div>	381	199
Active Inventory	<div><div>↓</div><div>Down 8.1%</div><div>From Last Year</div></div>	4,685	5,097		<div><div>↑</div><div>Up 50.4%</div><div>From Last Year</div></div>	1,615	1,074
Days On Market	<div><div>↑</div><div>Up 59.1%</div><div>From Last Year</div></div>	35	22		<div><div>↑</div><div>Up 52.2%</div><div>From Last Year</div></div>	35	23
Median Sales Price	<div><div>→</div><div>Flat 0.0%</div><div>From Last Year</div></div>	\$379,000	\$379,000		<div><div>↑</div><div>Up 5.7%</div><div>From Last Year</div></div>	\$307,500	\$290,803

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 Oct 08, 2023

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