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Royal Palm Coast Realtor® Association Market Stats Report: Despite Slight Increase In Closed Sales for Condos/Townhomes, April Sees Slow Growth Overall

Fort Myers and Cape Coral, FL – Marissa Gervasoni, President of the Royal Palm Coast Realtor® Association, remarked, "April was a slow month for us this year, but still significantly improved over this time last year. We remain hopeful as our area continues to grow, and more homes become available."

Single Family Residential Market Summary

For the RPCRA single family residential market, the median sold price was \$398,625, up 0.2% from the previous month. The number of closed sales was 1,022, down 2.9% from March. The number of new listings at the end of April was 1,490, a decrease of 6.6% from the prior month. The median days on market was 43, down 2.3% compared to March. Finally, the months' supply of inventory decreased to 4.1, 13.4% lower compared to March.

Condo/Townhouse Market Summary

For the RPCRA condo and townhouse market, the median sold price was \$295,000, down 3.3% from the previous month, and down 2.6% over last April. The number of closed sales was 299, an increase of 15% from March, with median days on market down 4.6% at 52. The number of new listings at the end of April was 498, a decrease of 3.7% from the prior month. Finally, the monthly supply of inventory decreased to 5.3, down 25.8% from March, and up 50.4% compared to April 2023.

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.

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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Market Statistics Dashboard

April 2024

	Single Family Homes		Condos Townhouses	
	2024	2023	2024	2023
Closed Sales	↑ Up 7.6% From Last Year 1,022	950	↓ Down 1.3% From Last Year 299	303
Pending Sales	↑ Up 17.5% From Last Year 1,171	997	↑ Up 13.6% From Last Year 284	250
Active Inventory	↑ Up 30.5% From Last Year 4,185	3,207	↑ Up 48.4% From Last Year 1,591	1,072
Days On Market	↑ Up 79.2% From Last Year 43	24	↑ Up 96.2% From Last Year 52	26.5
Median Sales Price	↓ Down 1.1% From Last Year \$398,625	\$403,250	↓ Down 2.6% From Last Year \$295,000	\$303,000

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 May 07, 2024

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