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## Royal Palm Coast Realtor® Association Market Stats Report: May Brings Slight Sales Increase As Prices Continue To Drop

**Fort Myers and Cape Coral, FL** – Marliisa Gervasoni, President of the Royal Palm Coast Realtor® Association, remarked, "As May signals the end of season here in southwest Florida, we anticipate this slowdown in the market. However, we are confident in the long-term demand for housing in our area."

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

For the RPCRA single family residential market, the median sold price was \$389,000, down 2.7% from the previous month. The number of closed sales was 1276, up 12.3 % over April. The number of new listings at the end of May was 1932, a decrease of 1.0% from the prior month. The median days on market was 46, up 9.5% compared to April. Finally, the months' supply of inventory decreased to 4.8, 3.5% lower compared to April.

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

For the RPCRA condo and townhouse market, the median sold price was \$297,000, down 1.0% from the previous month, and down 1.0% over last May. The number of closed sales was 300, a decrease of 15.5% from April, with median days on market up 33.0% at 67. The number of new listings at the end of April was 491, a decrease of 18.6% from the prior month. Finally, the monthly supply of inventory increased to 7.8, up 14.9% from April, and up 105.1% compared to May 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

May 2024 ▼

	Single Family Homes		Condos Townhouses	
	2024	2023	2024	2023
<b>Closed Sales</b>	<span>▼</span> Down 0.9% From Last Year <b>1,276</b>	1,287	<span>▼</span> Down 13.0% From Last Year <b>300</b>	345
<b>Pending Sales</b>	<span>▲</span> Up 20.8% From Last Year <b>1,320</b>	1,093	<span>▼</span> Down 25.3% From Last Year <b>230</b>	308
<b>Active Inventory</b>	<span>▲</span> Up 48.0% From Last Year <b>6,149</b>	4,156	<span>▲</span> Up 78.4% From Last Year <b>2,342</b>	1,313
<b>Days On Market</b>	<span>▲</span> Up 64.3% From Last Year <b>46</b>	28	<span>▲</span> Up 137.5% From Last Year <b>67</b>	28
<b>Median Sales Price</b>	<span>▼</span> Down 5.0% From Last Year <b>\$389,350</b>	\$410,000	<span>▼</span> Down 1.0% From Last Year <b>\$297,000</b>	\$300,000

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 09, 2024