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PRESS RELEASE

For Immediate Release
9/9/2026

Royal Palm Coast Realtor® Association Market Stats Report: August Market Report: Buyers Gain Ground as Choices Expand

Fort Myers and Cape Coral, FL – The Royal Palm Coast Realtor® Association's July market report shows Southwest Florida's housing market held its pricing ground in August even as sales activity cooled. Median prices were essentially flat month over month in both the single family and condo/townhouse segments, while closed sales slowed across the board. Sellers continued to come to market, however, lifting new listings and pushing inventory levels higher in both categories. Together, the numbers point to a market that continues to shift in favor of buyers, who now have more choices and more negotiating room heading into the fall.

Single Family Residential Market Summary
For the RPCRA single family residential market, the median sold price was $365,000, down 0.3% from the previous month. The number of closed sales was 1,075, down 12.3% from July. The number of new listings at the end of August was 1,665, an increase of 3.8% from the prior month. The median days on market was 49, down 12.5% compared to July. Finally, the months' supply of inventory increased to 5.4, up 7.6% from July.

Condo/Townhouse Market Summary
For the RPCRA condo and townhouse market, the median sold price was $227,250, down 0.1% from the previous month. The number of closed sales was 268, an decrease of 15.7% from July, with median days on market increasing to 91. The number of new listings at the end of August was 438, an increase of 9.2% from the prior month. Finally, the monthly supply of inventory increased to 8.2, up 9.9% from July, and down 26.5% compared to August 2025.

###

To learn more about Royal Palm Coast Realtor® Association and membership, [visit rpcra.org](rpcra.org).

About the Royal Palm Coast Realtor® Association
Founded in 1922 as the Fort Myers Board of Realty, the Royal Palm Coast Realtor® Association has grown to serve multiple counties across Southwest Florida, achieving Mega Board status. The Association is a leading advocate and resource for its members, advancing their professional success through education, communication, and strategic leadership on key industry issues.

MARKET INSIGHTS REPORT

August 2026

Contents

Market trends and analysis are based on data from the Southwest Florida MLS through the end of each month. Data is deemed reliable but not guaranteed and may differ from previous reports due to timing of MLS entries.

This report summarizes markets served by RPCRA in Lee and Hendry counties. An online dashboard with real-time data, additional metrics, and filtering options is also available for members—contact the Association for details.

Data provided by SWFL MLS, updated 09/04/26. ©2026 [Domus Analytics](#)®

RPCRA Market Summary

August 2026

Includes Lee and Hendry counties, excluding Bonita Springs and Estero.

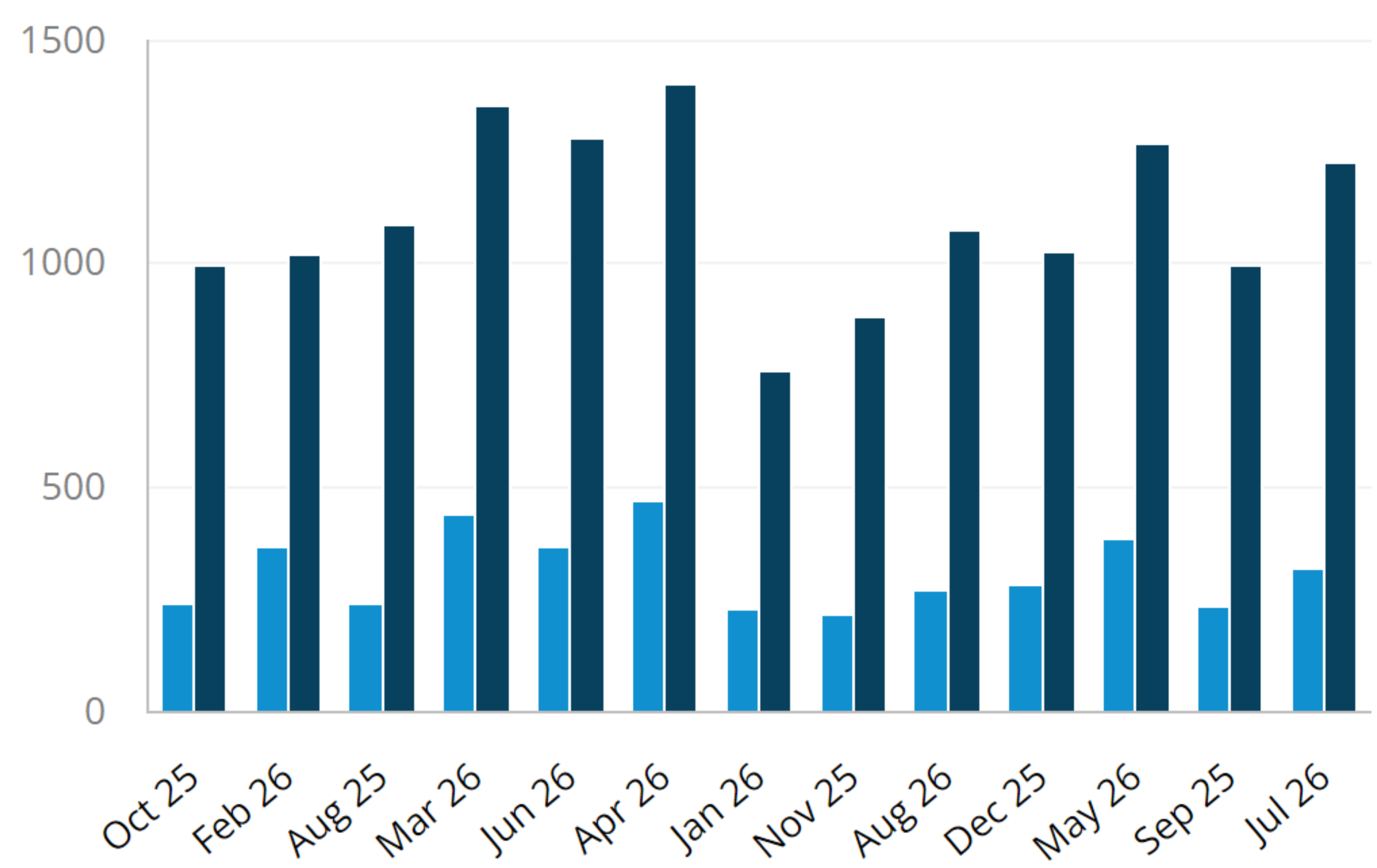
Single Family Homes

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$365,000	$355,000	2.8%	$366,000	-0.3%	$365,000	$368,850	-1.0%
Closed Sales	1,075	1,083	-0.7%	1,226	-12.3%	9,385	8,748	7.3%
New Listings	1,665	1,531	8.8%	1,604	3.8%	14,872	16,193	-8.2%
Pending Sales	1,180	1,073	10.0%	1,154	2.3%	9,977	9,101	9.6%
Median Days on Market	49	58	-15.5%	56	-12.5%	53	55	-3.6%
Sold Price per Square Foot	$214	$216	-0.9%	$214	0.0%	$214	$220	-2.7%
Percent of Original Price Rec'd	92.8%	91.6%	1.3%	93.1%	-0.2%	92.7%	91.7%	1.1%
Active Inventory	5,804	6,998	-17.1%	6,150	-5.6%	--	--	--
Months Supply of Inventory	5.4	6.5	-16.4%	5.0	7.6%	--	--	--

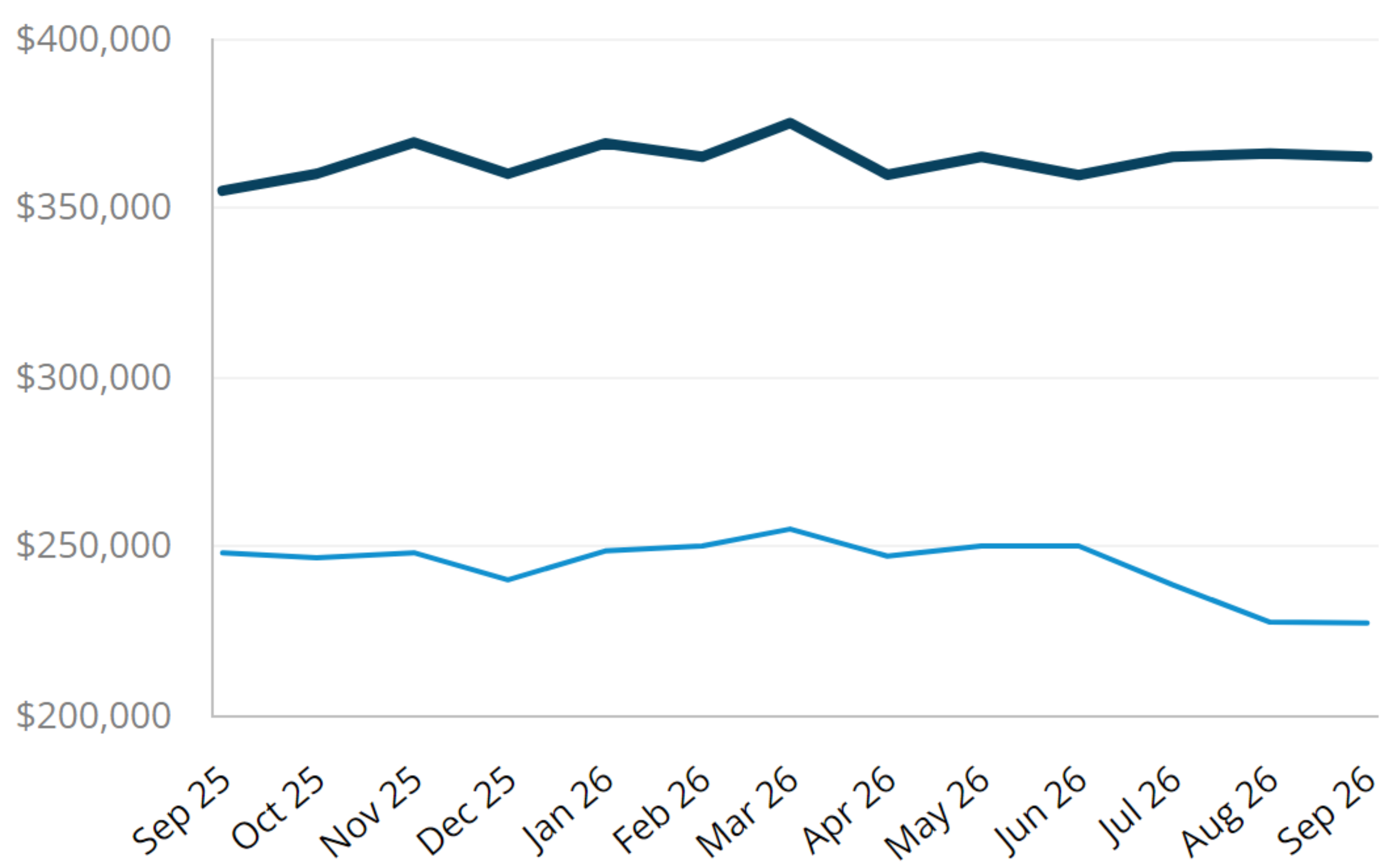
Condominiums

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$227,250	$248,000	-8.4%	$227,500	-0.1%	$245,000	$255,000	-3.9%
Closed Sales	268	240	11.7%	318	-15.7%	2,844	2,254	26.2%
New Listings	438	437	0.2%	401	9.2%	4,559	5,015	-9.1%
Pending Sales	291	225	29.3%	282	3.2%	2,939	2,300	27.8%
Median Days on Market	91	104	-12.5%	85	7.1%	71	76	-6.6%
Sold Price per Square Foot	$173	$176	-1.7%	$166	4.5%	$178	$189	-5.8%
Percent of Original Price Rec'd	87.8%	85.6%	2.5%	87.2%	0.7%	88.1%	86.9%	1.3%
Active Inventory	2,201	2,682	-17.9%	2,377	-7.4%	--	--	--
Months Supply of Inventory	8.2	11.2	-26.5%	7.5	9.9%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: Condo Single Family

Data provided by SWFL MLS, updated 09/04/26. ©2026 Domus Analytics®

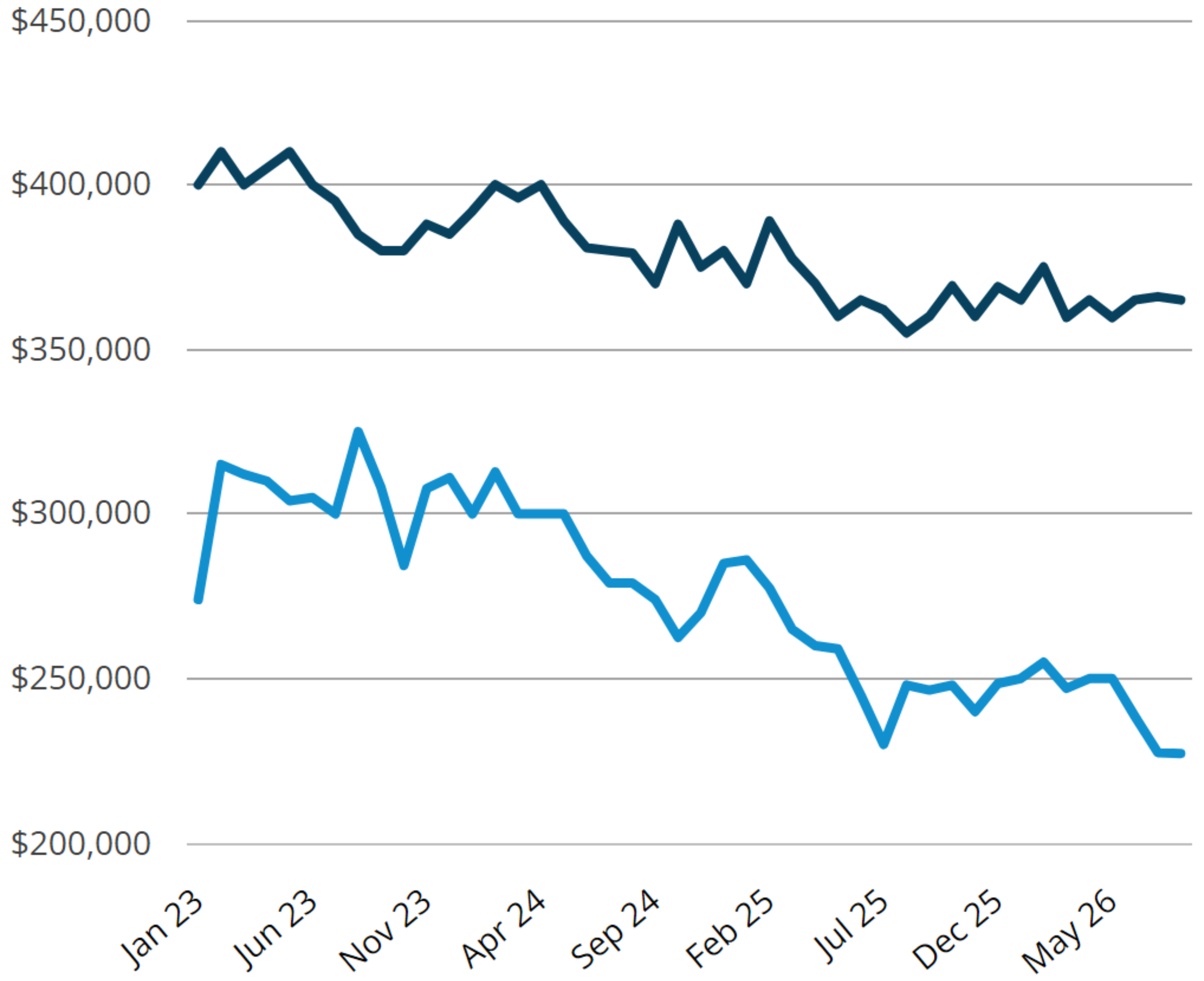
Median Sales Price

August 2026

Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	August 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	$365,000	-0.3%	2.8%	-1.0%
CONDO	$227,250	-0.1%	-8.4%	-3.9%

Historical Activity



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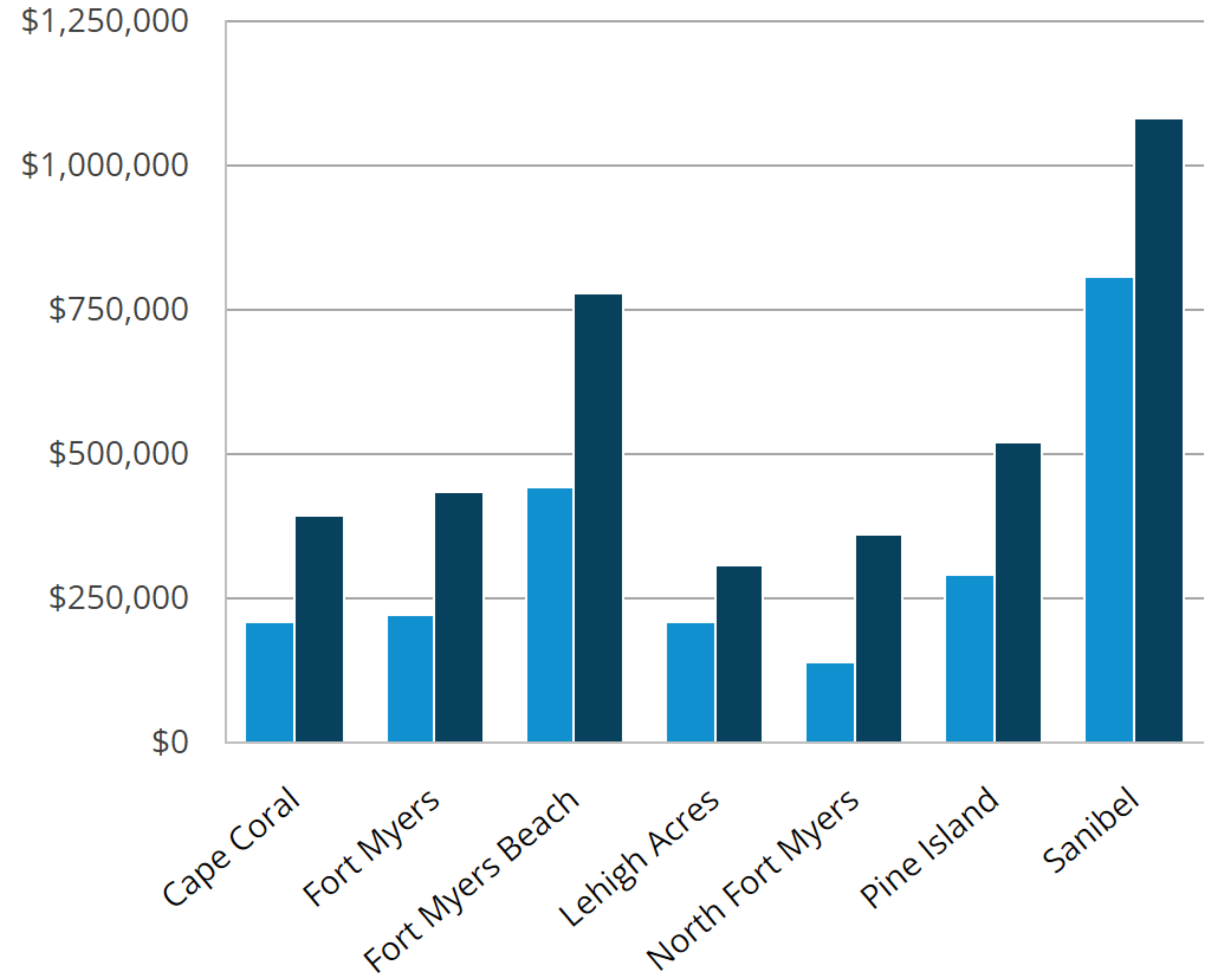
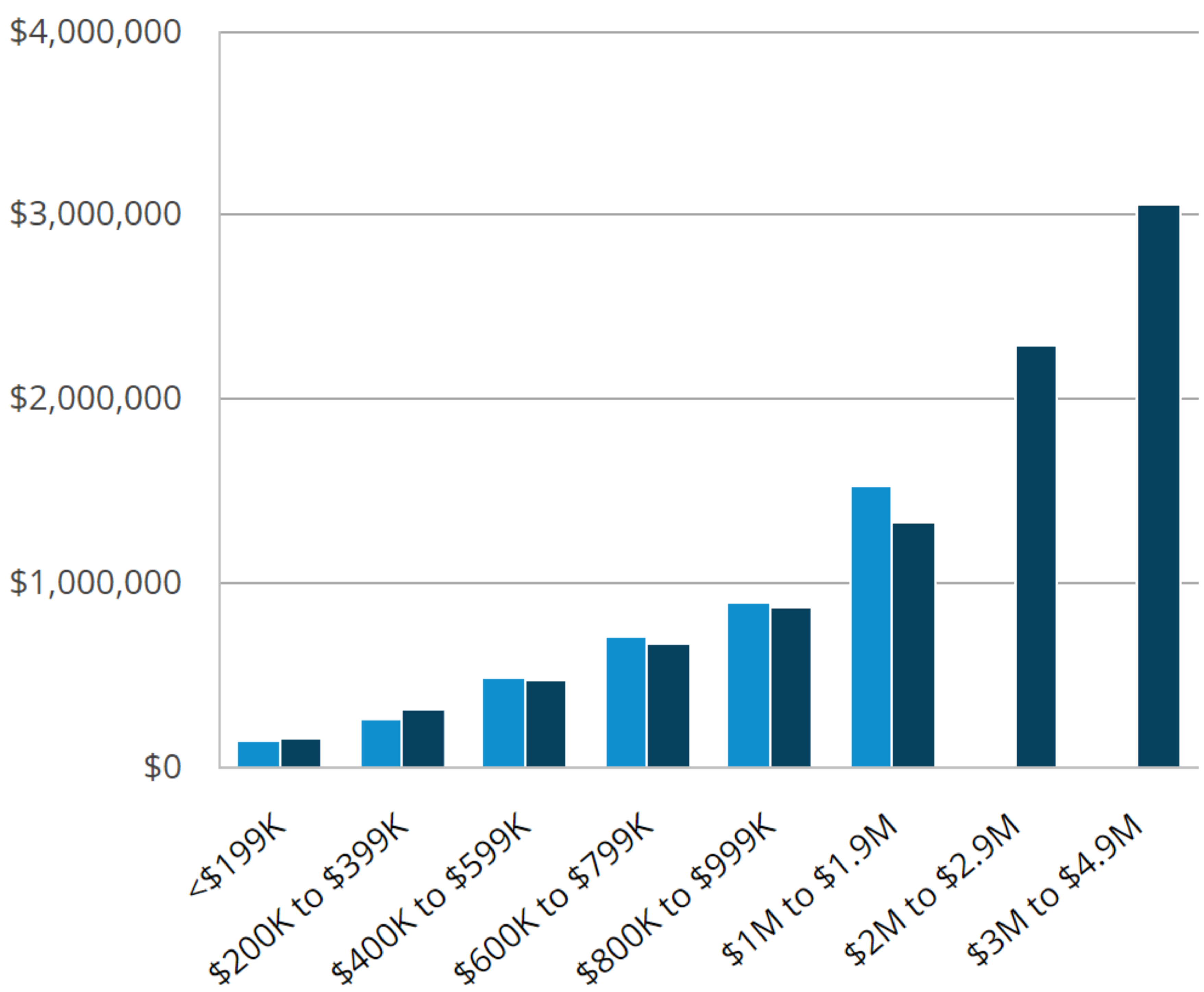
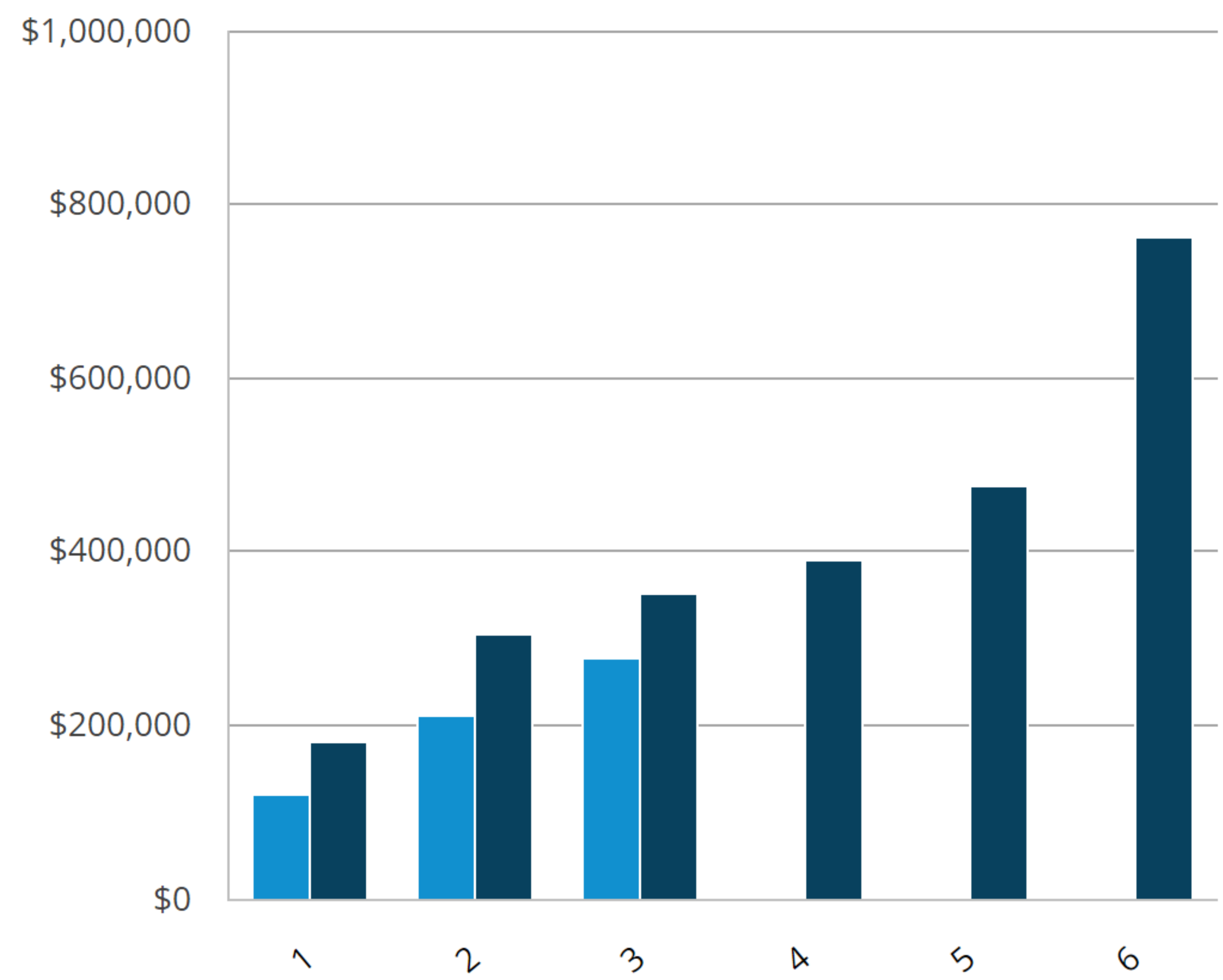


By Price Range



By Bedrooms



Legend: Condo Single Family

Data provided by SWFL MLS, updated 09/04/26.

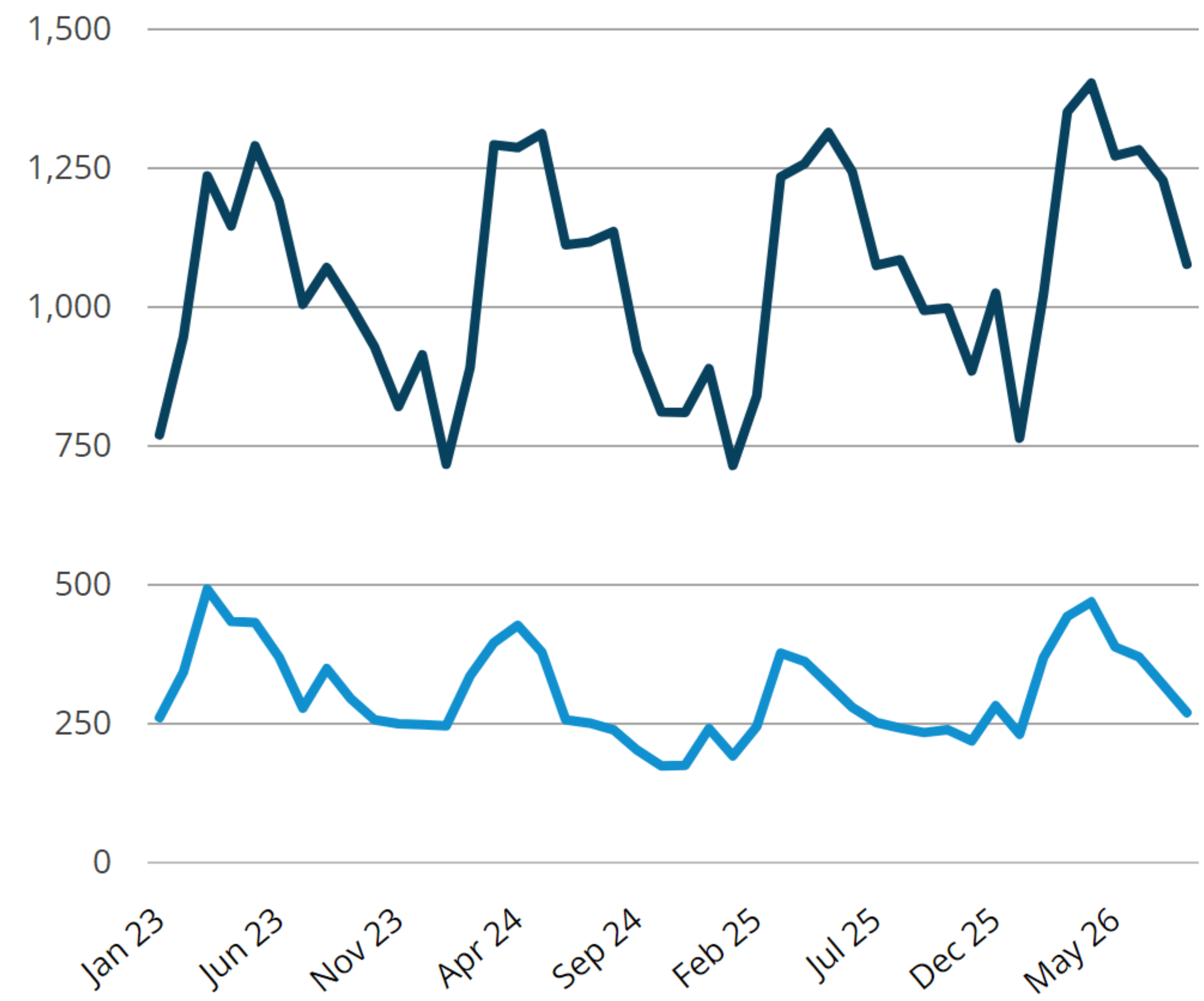
Closed Sales

August 2026

The number of properties that sold.

	August 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,075	-12.3%	-0.7%	7.3%
CONDO	268	-15.7%	11.7%	26.2%

Historical Activity



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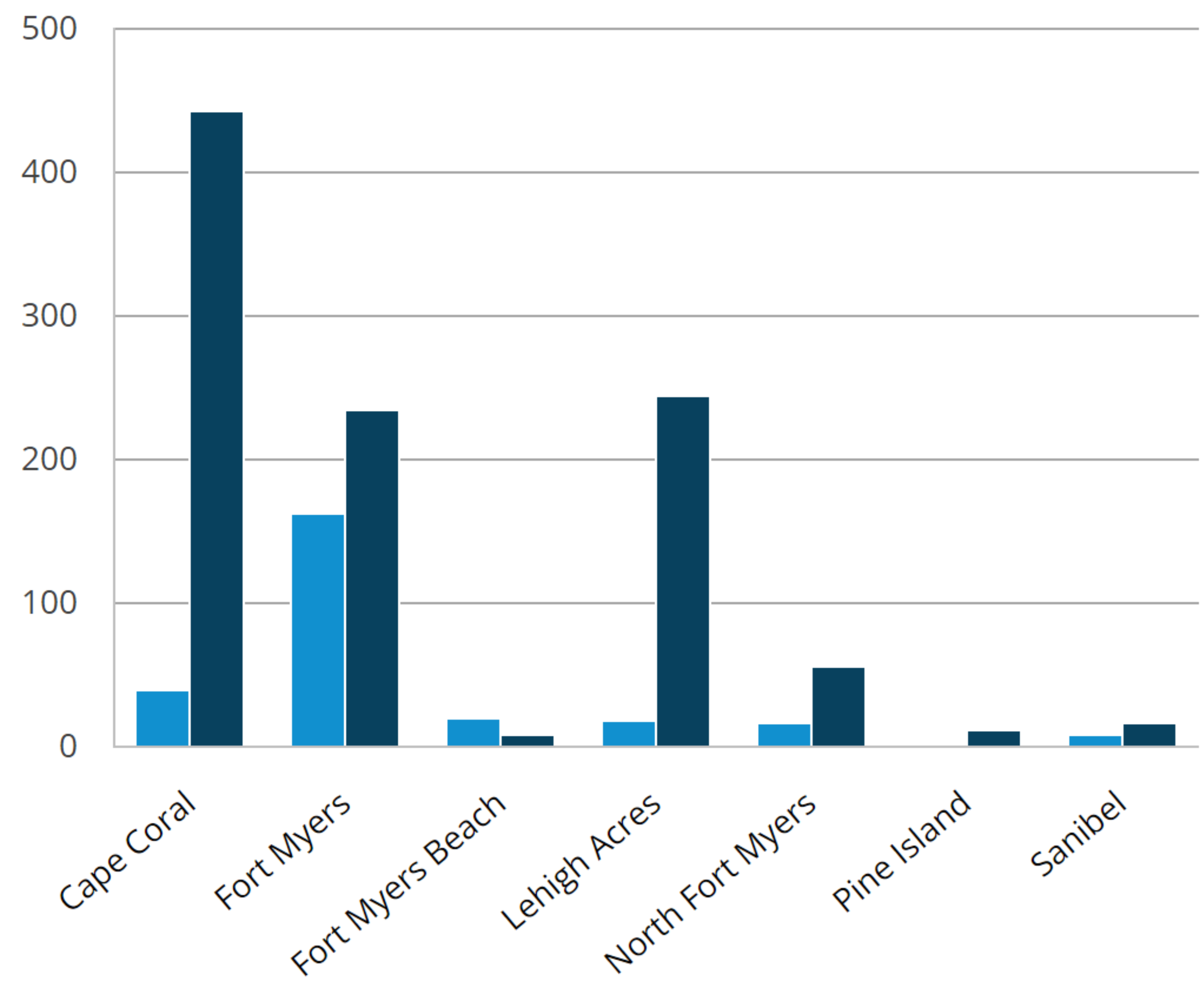
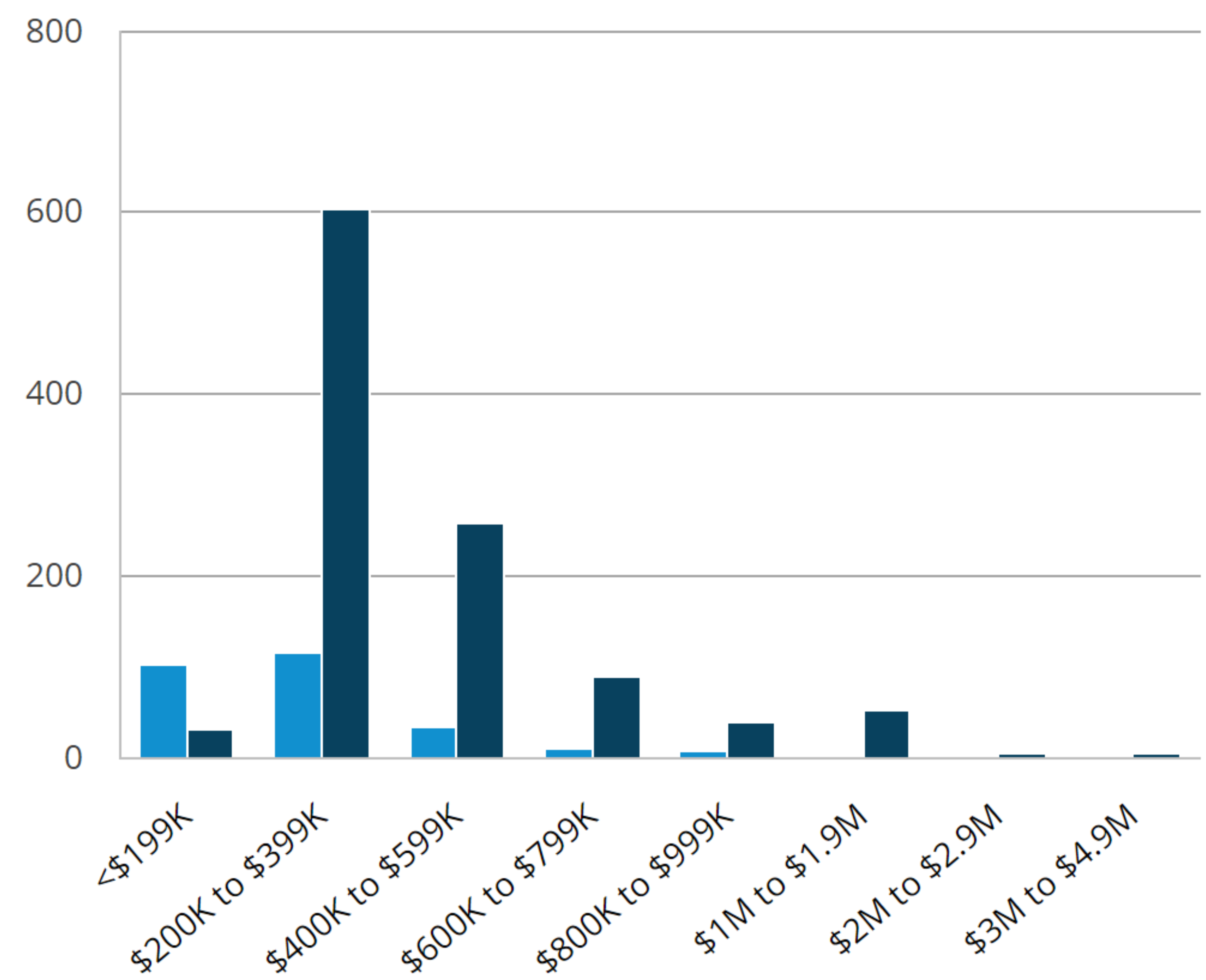
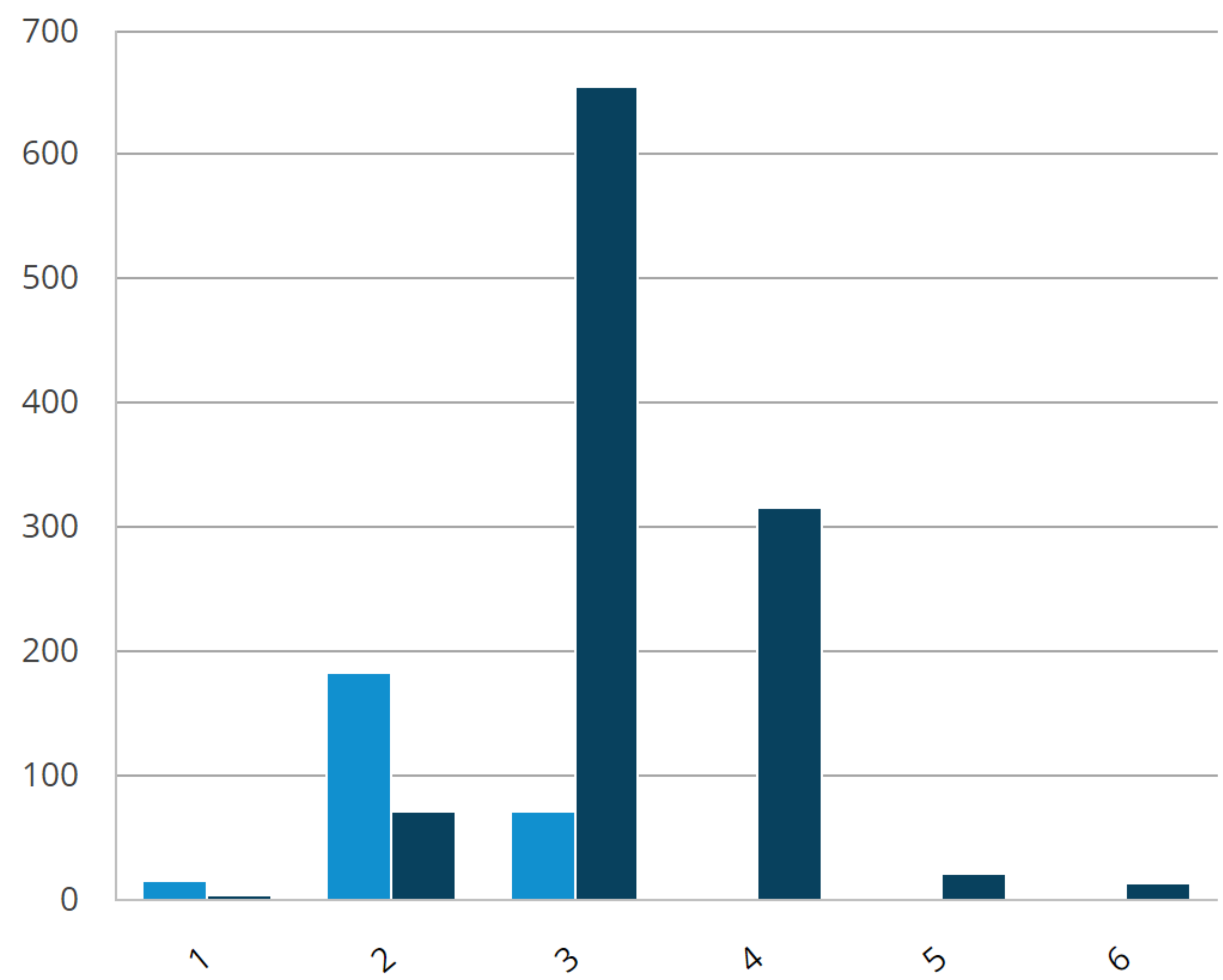


By Price Range



By Bedrooms



Legend: — Condo — Single Family

Data provided by SWFL MLS, updated 09/04/26. ©2026 Domus Analytics®

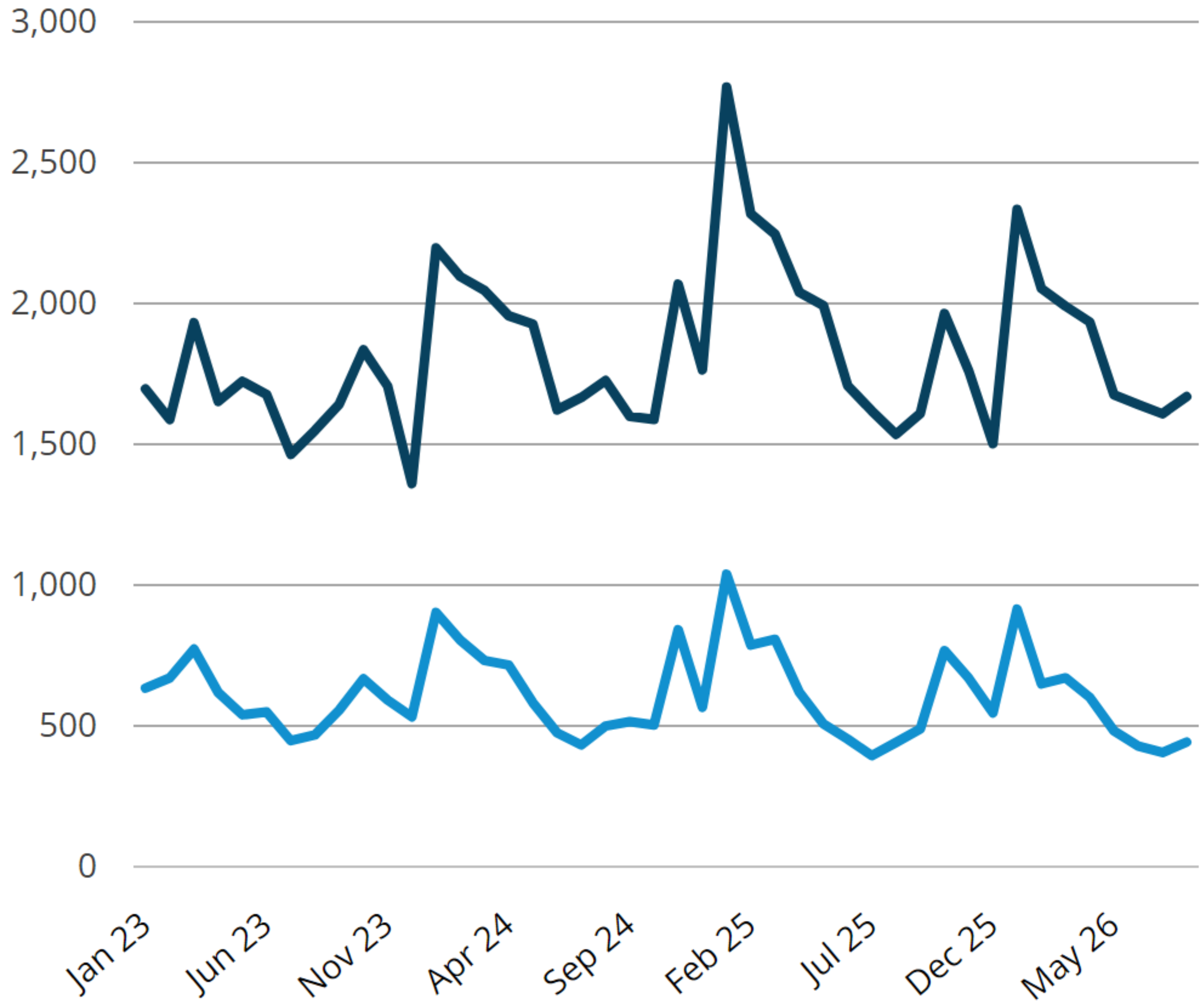
New Listings

August 2026

The number of properties listed regardless of current status.

	August 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,665	3.8%	8.8%	-8.2%
CONDO	438	9.2%	0.2%	-9.1%

Historical Activity



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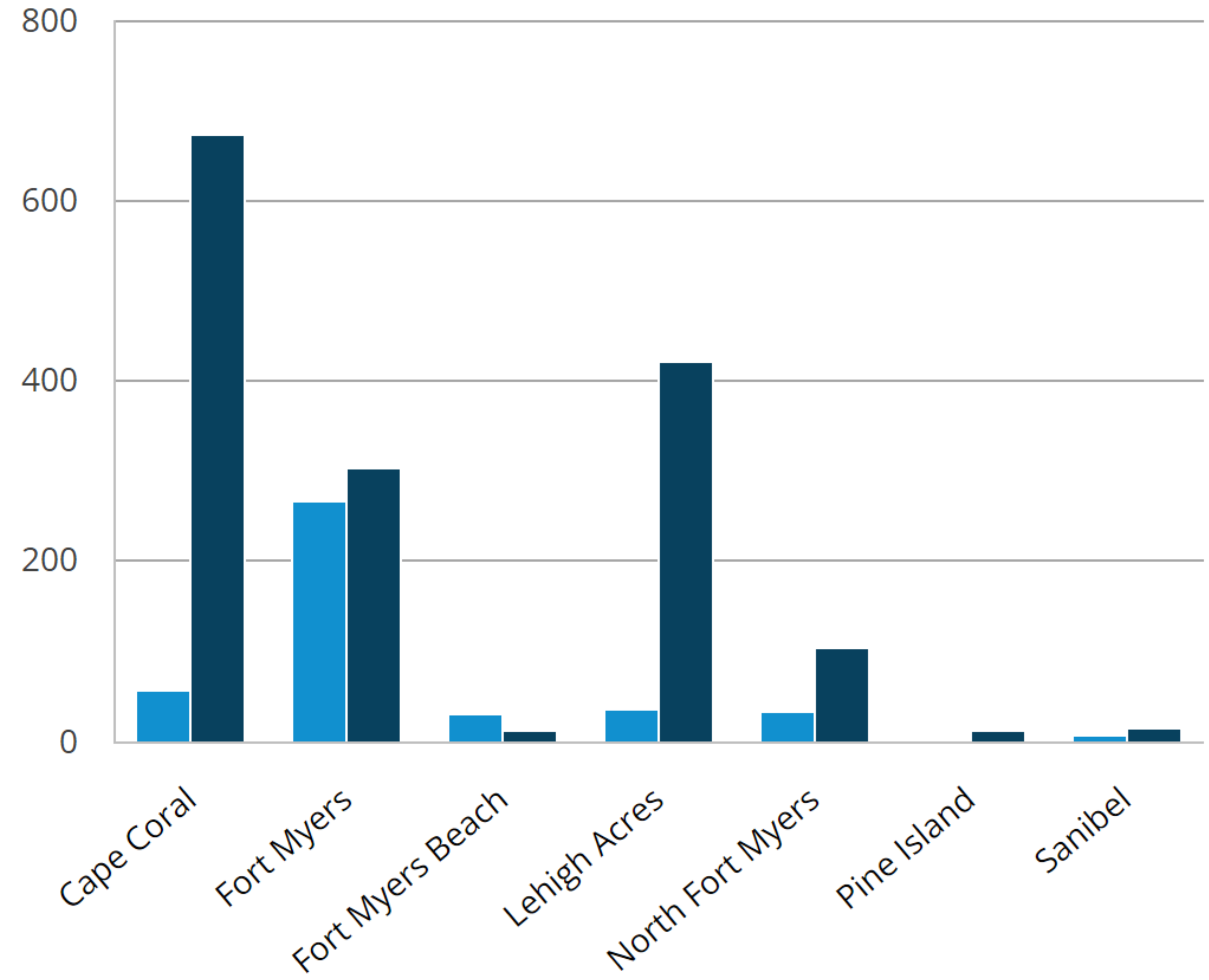
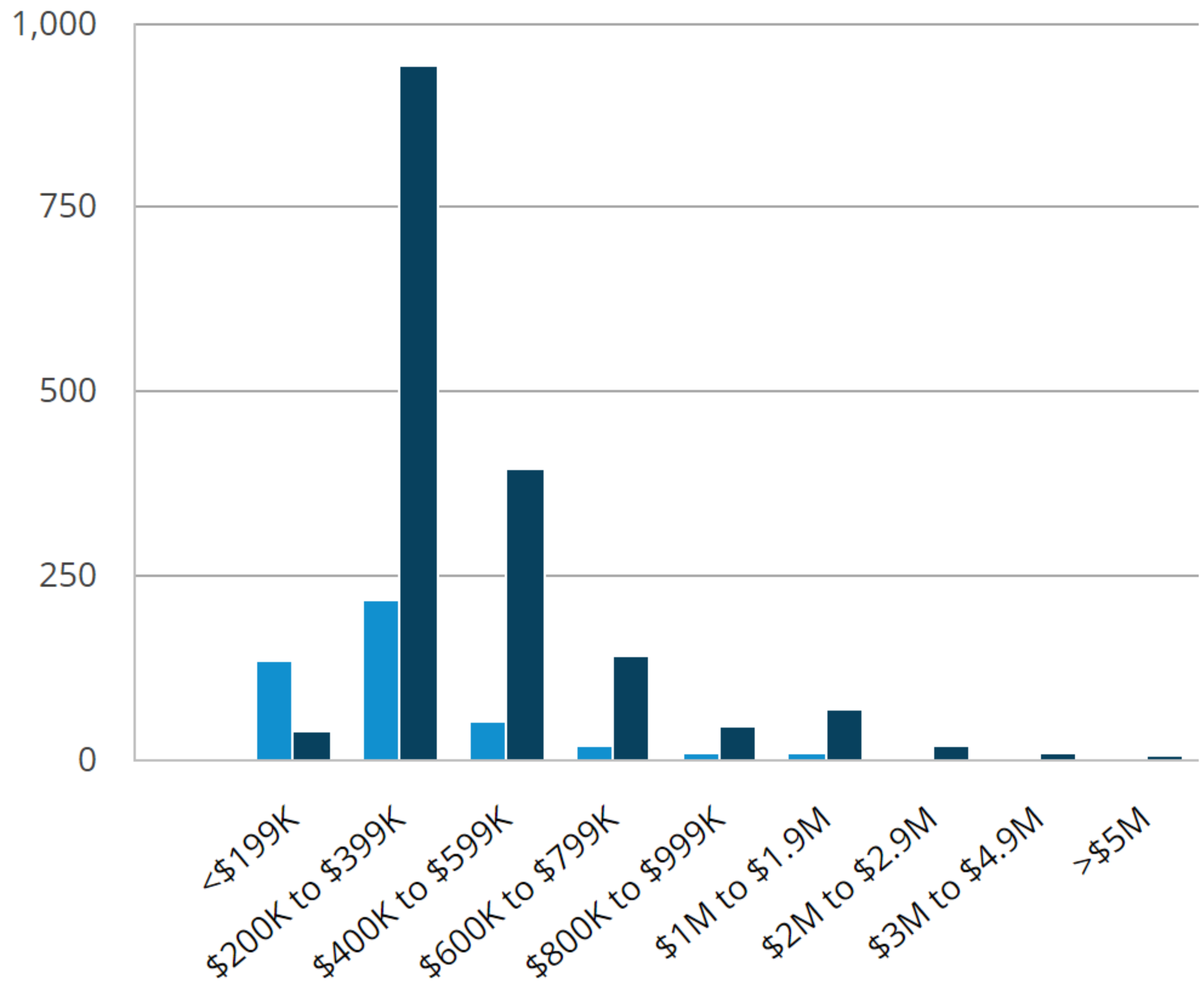
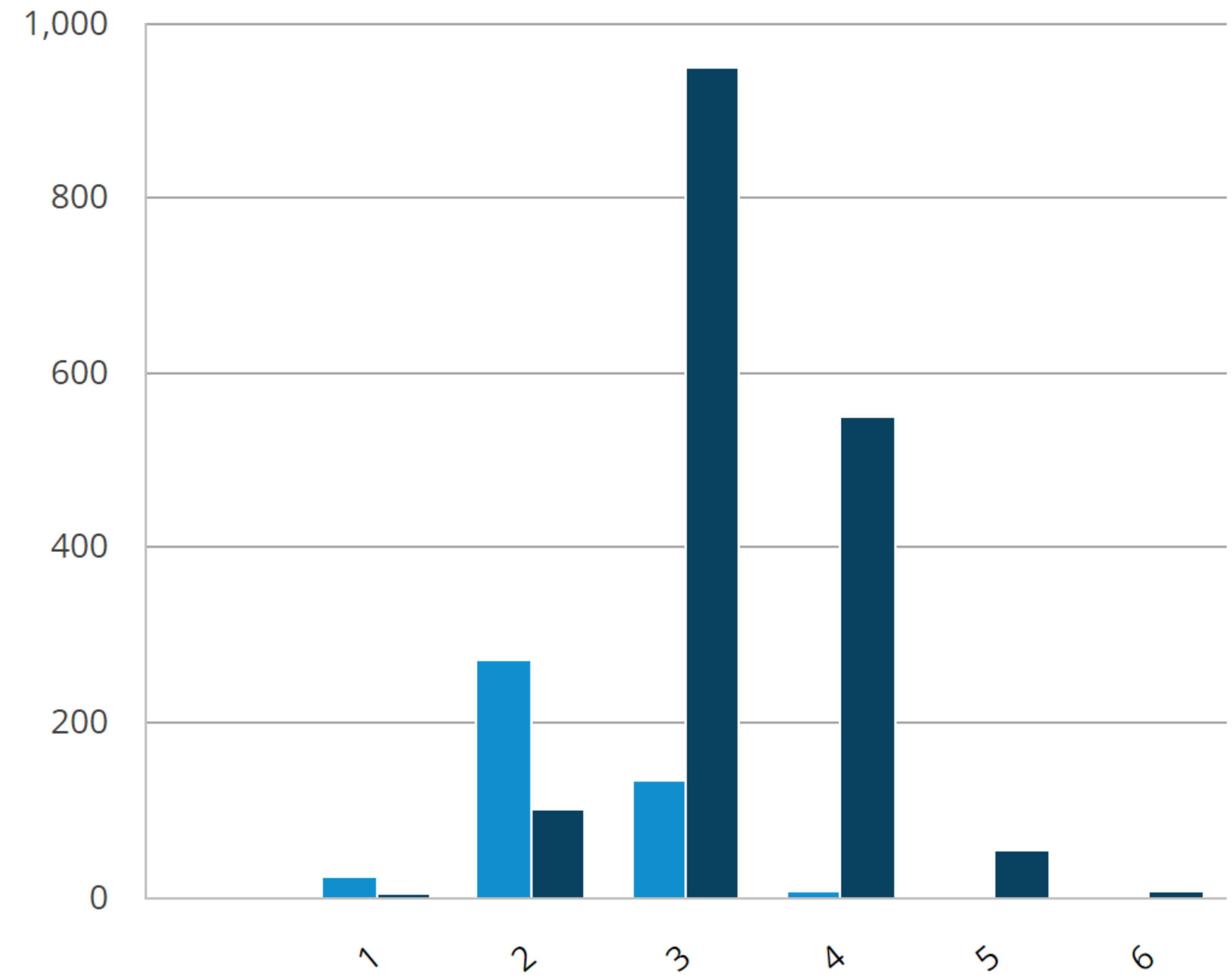


By Price Range



By Bedrooms



Legend: — Condo — Single Family

Data provided by SWFL MLS, updated 09/04/26. ©2026 Domus Analytics®

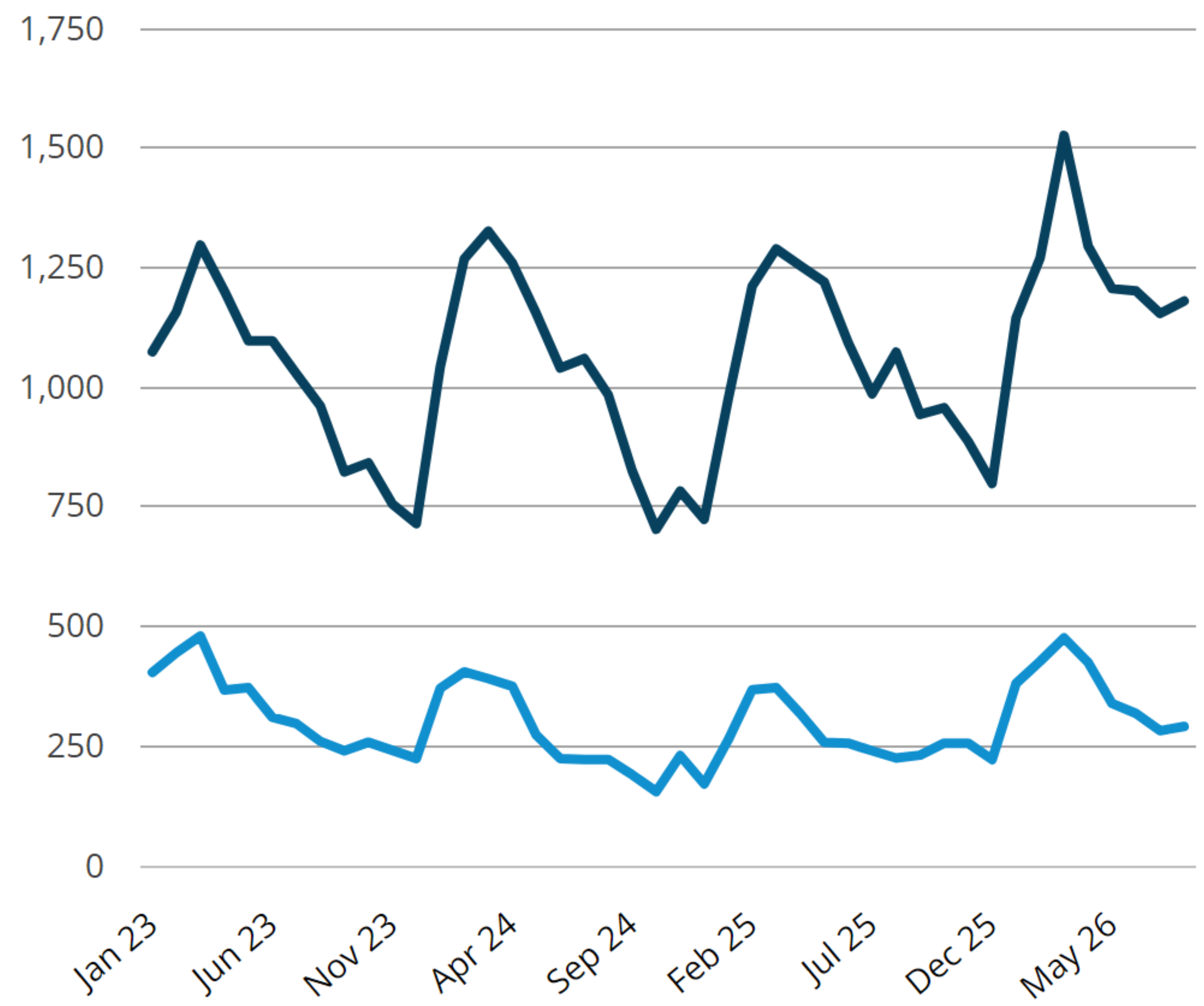
Pending Sales

August 2026

The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	August 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,180	2.3%	10.0%	9.6%
CONDO	291	3.2%	29.3%	27.8%

Historical Activity



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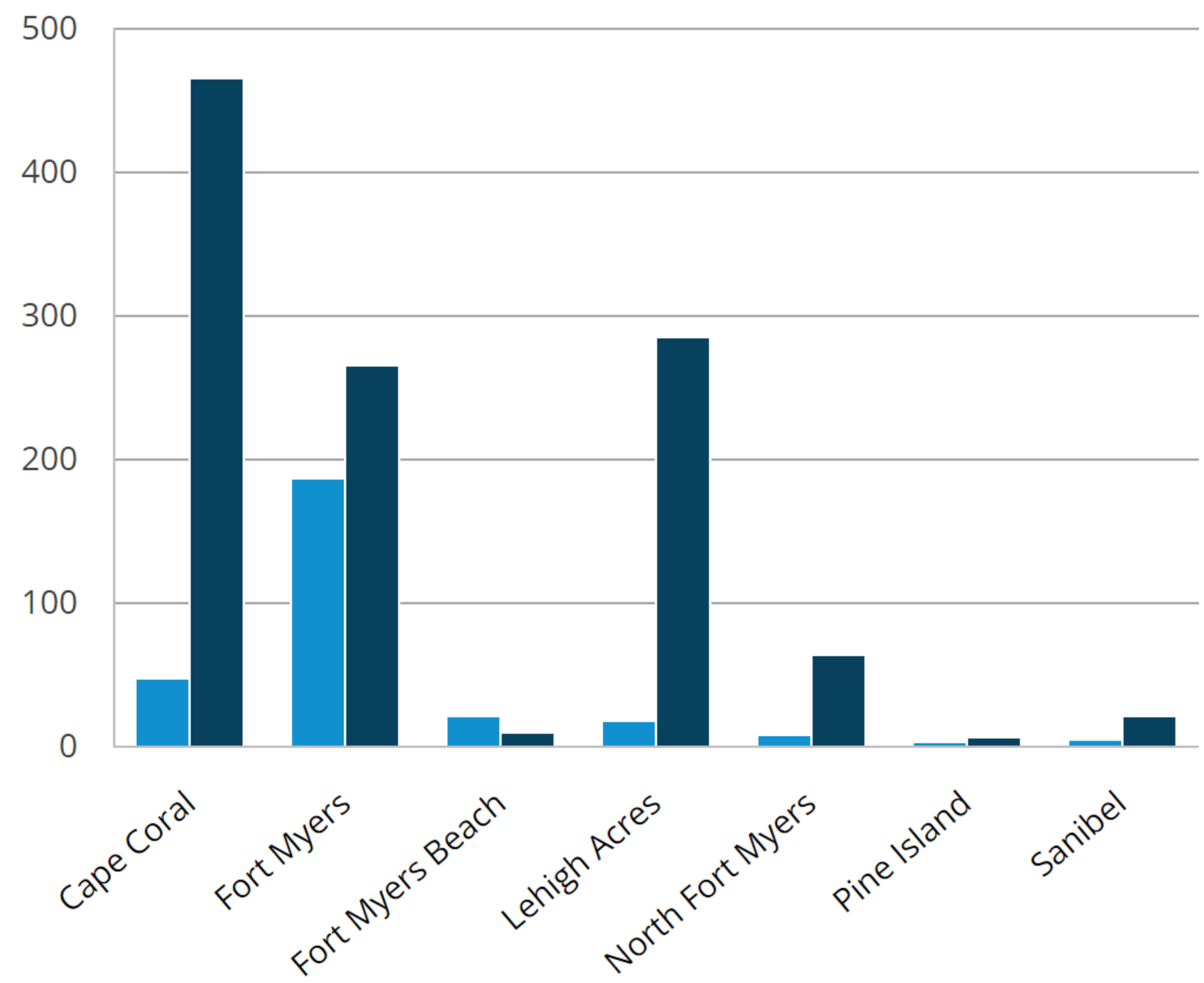
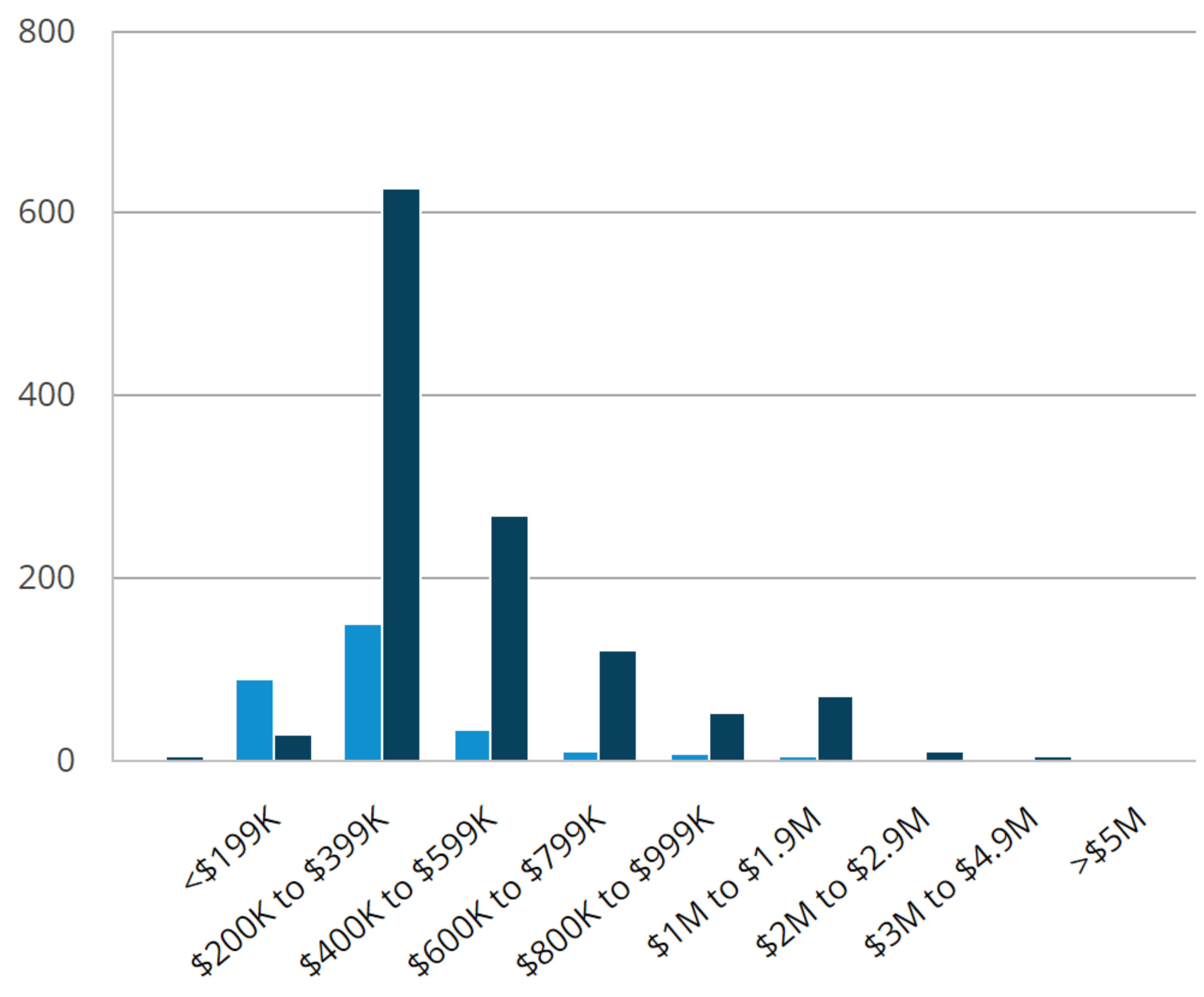
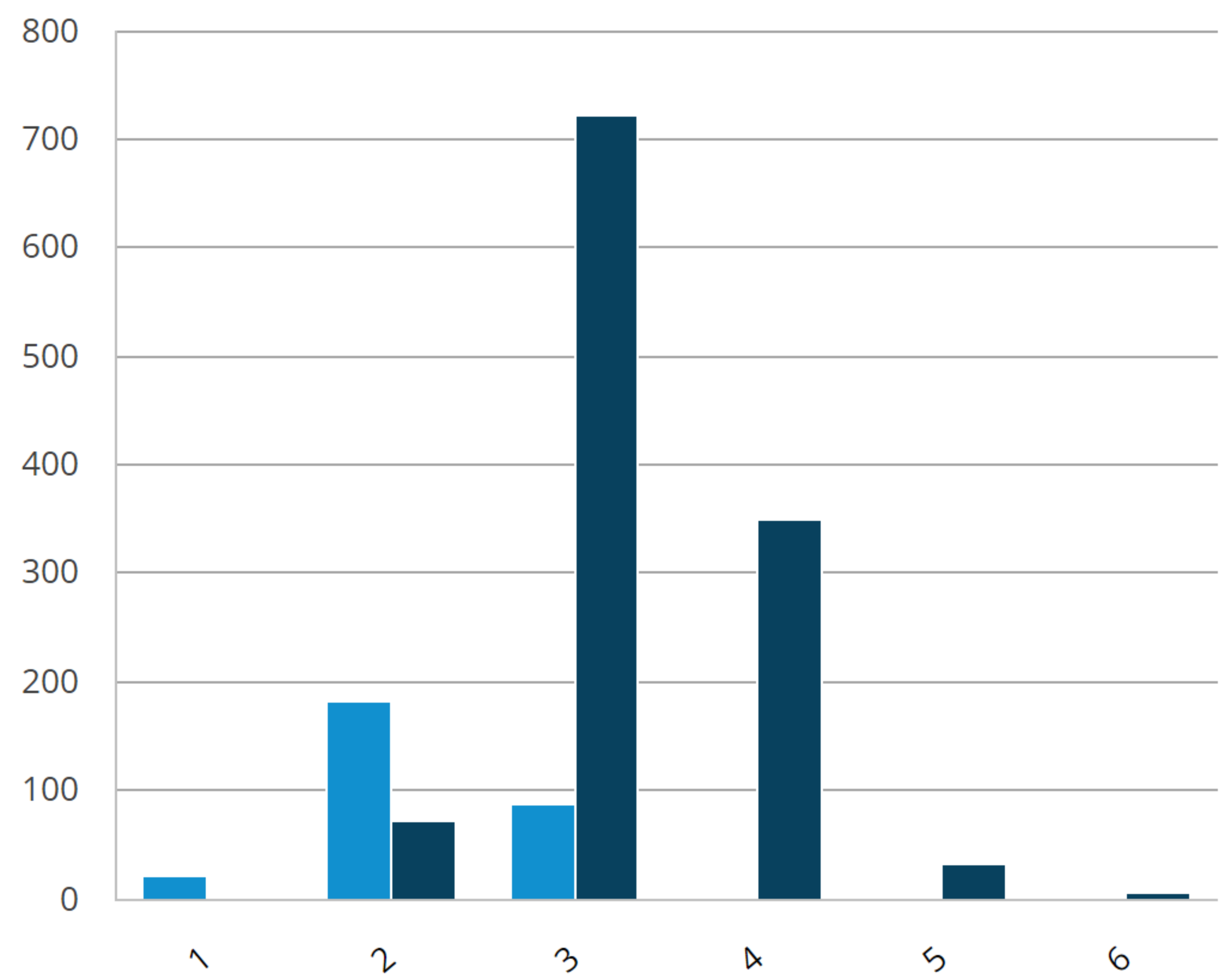


By Price Range



By Bedrooms



Legend: — Condo — Single Family

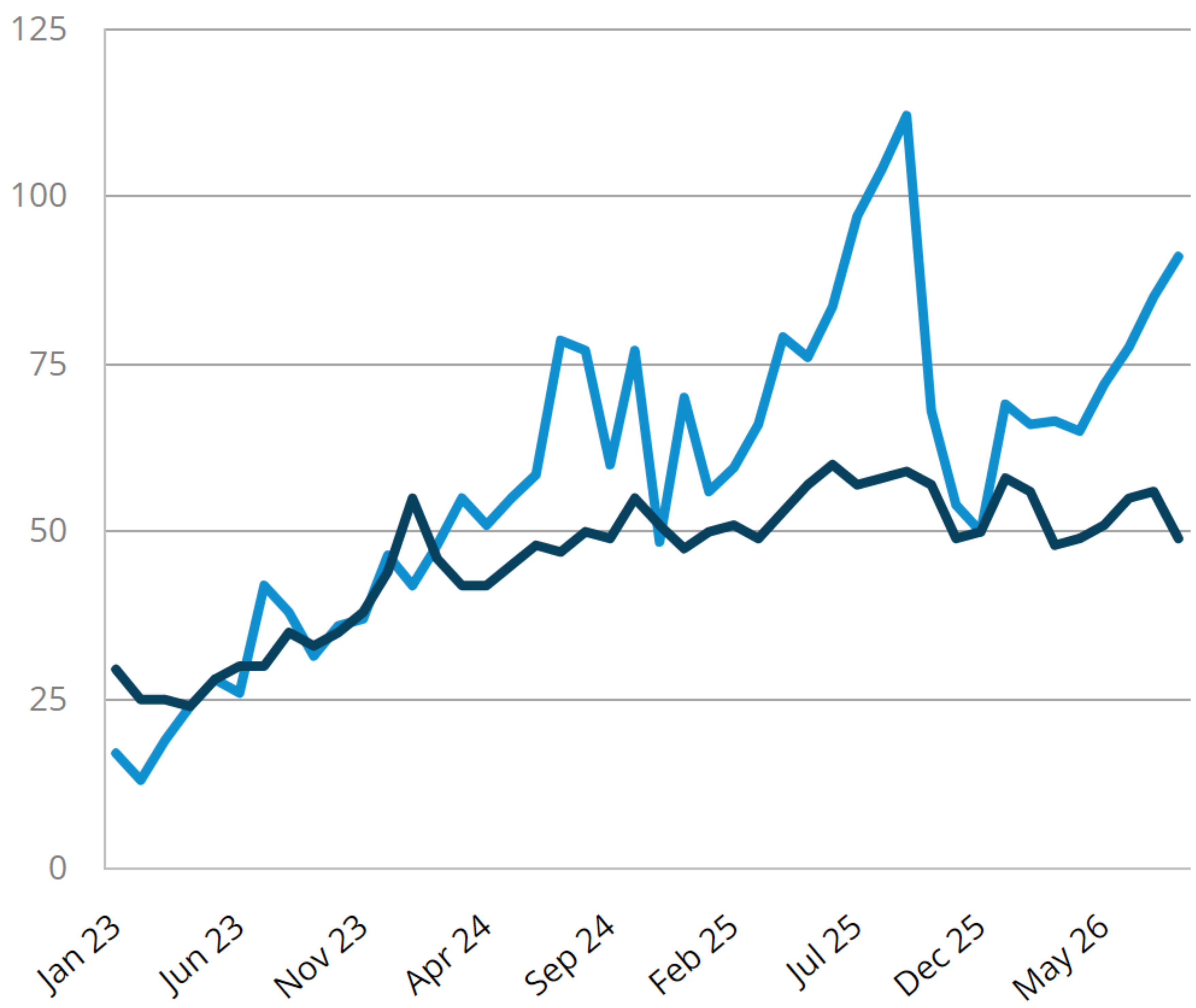
Days on Market

August 2026

The median number of days between when a property is listed and the purchase contract date.

	August 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	49	-12.5%	-15.5%	-3.6%
CONDO	91	7.1%	-12.5%	-6.6%

Historical Activity



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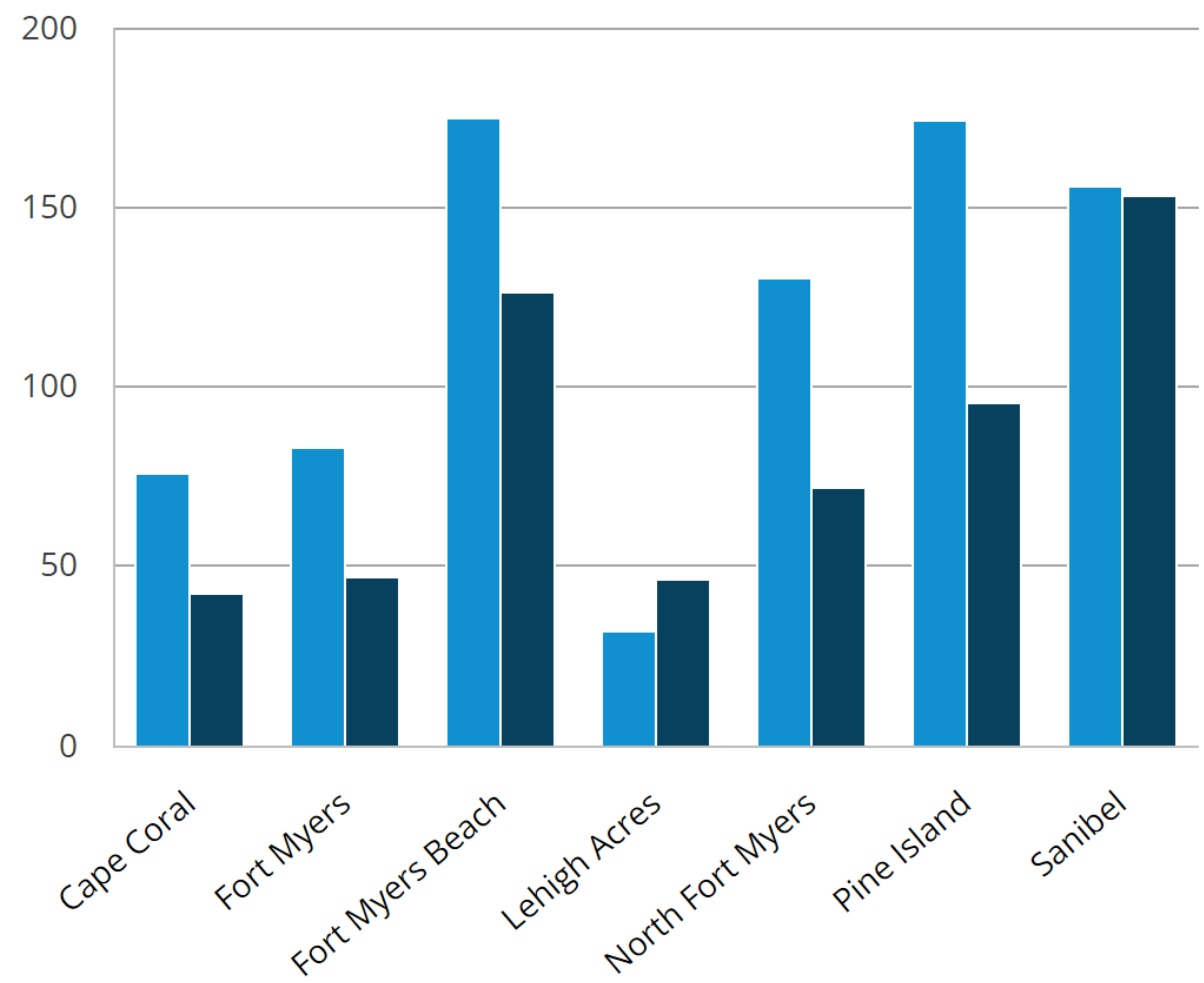
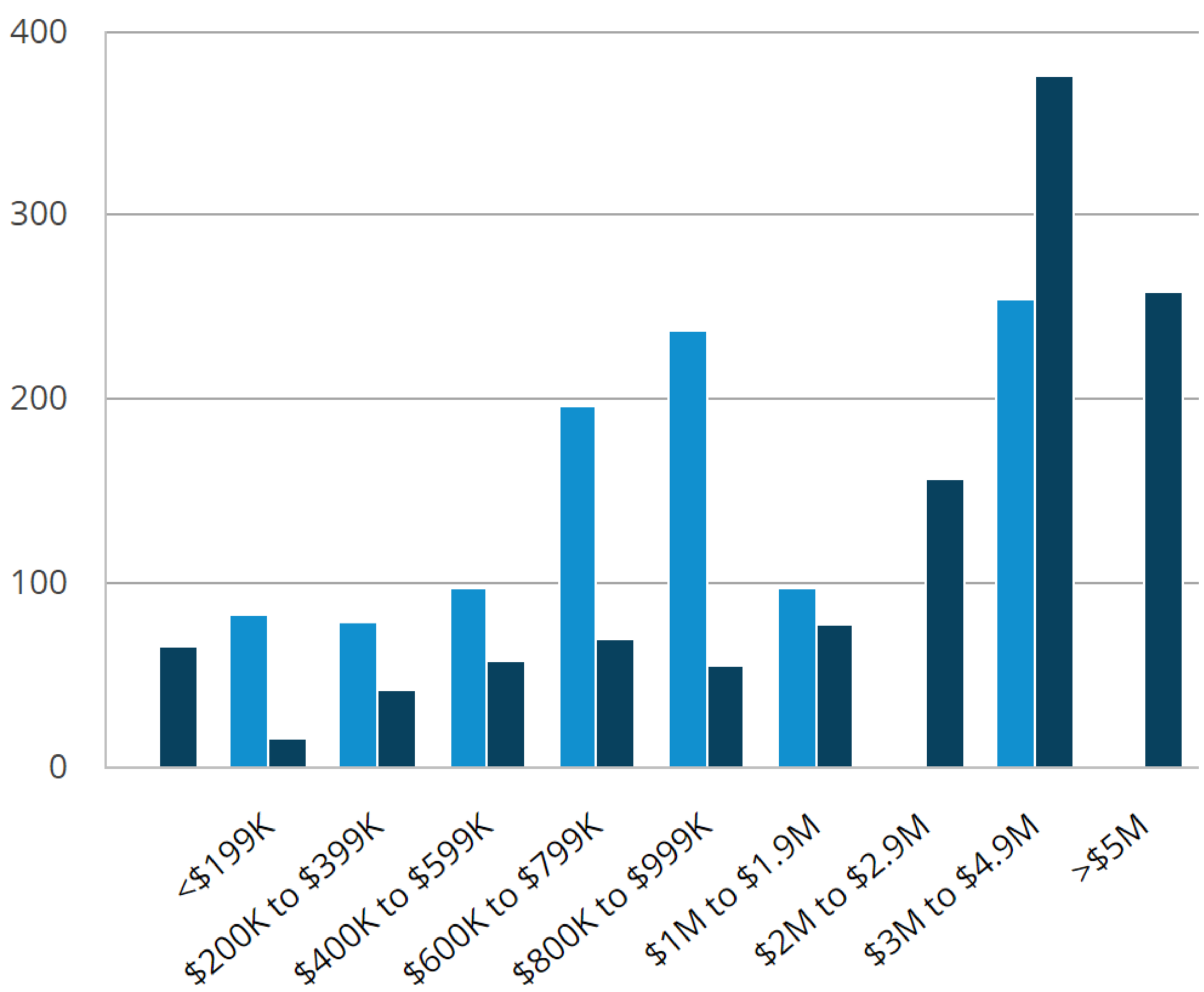


By Price Range



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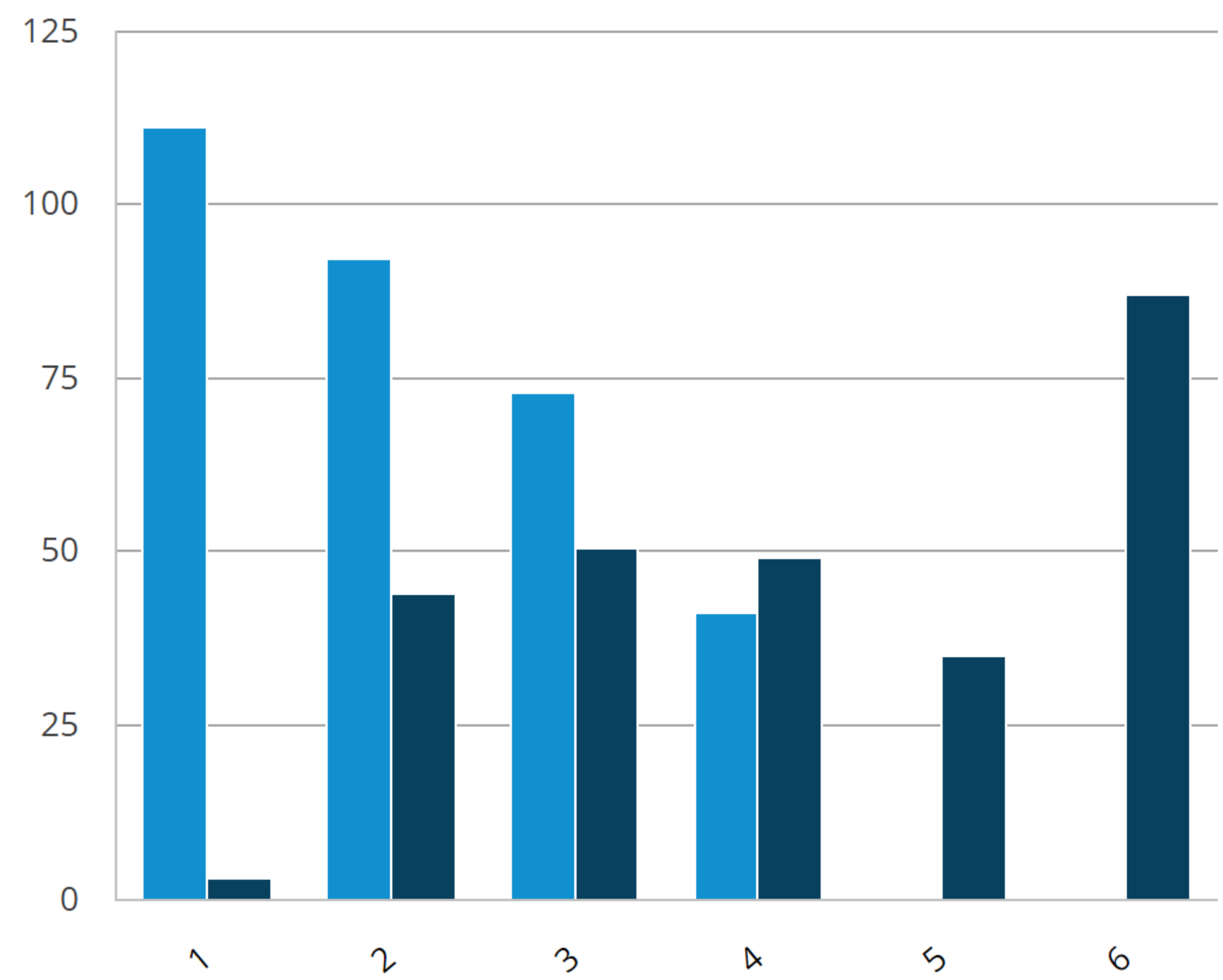


Legend: — Condo — Single Family

Data provided by SWFL MLS, updated 09/04/26.

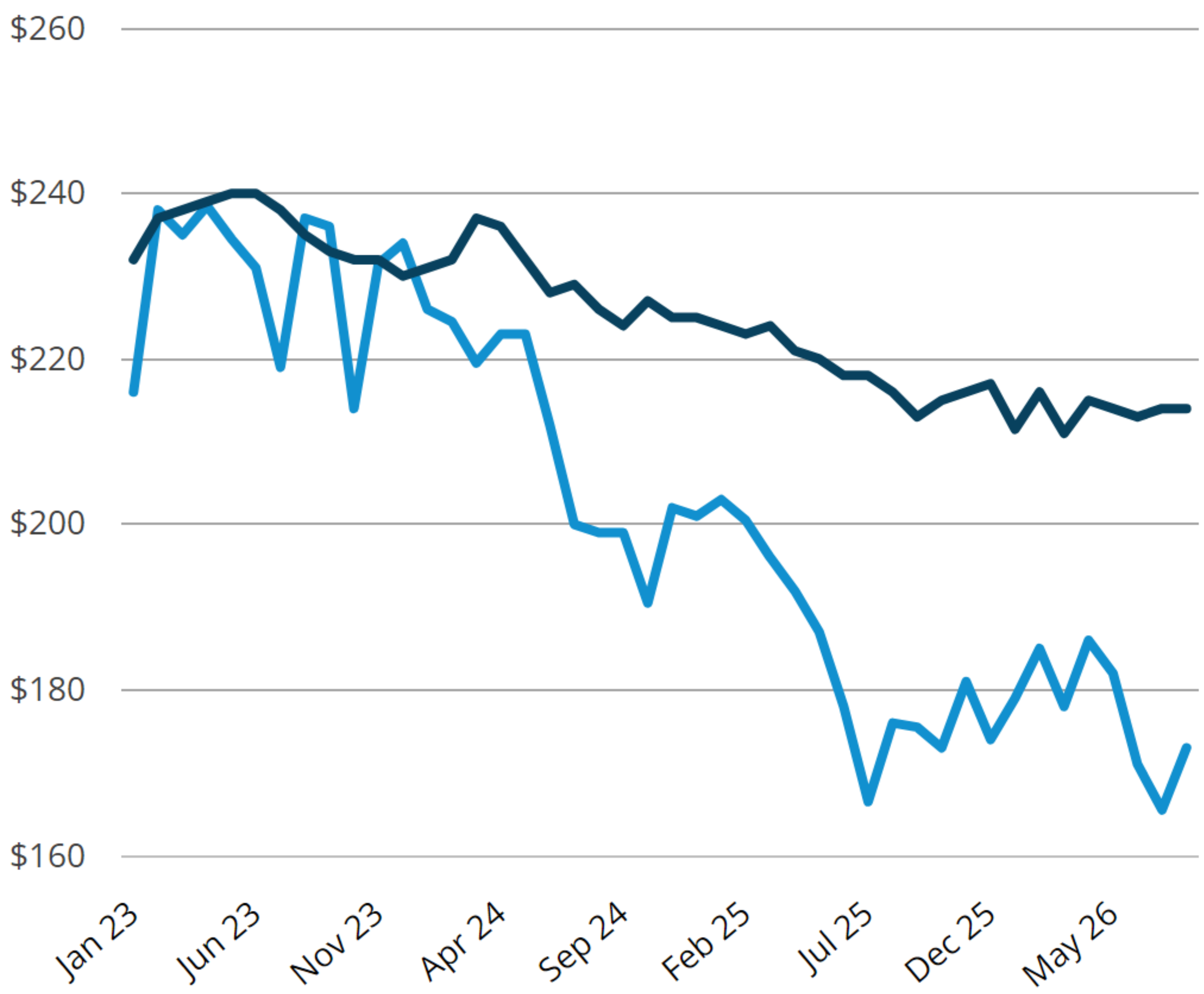
Price per Square Foot

August 2026

The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	August 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	$214	0.0%	-0.9%	-2.7%
CONDO	$173	4.5%	-1.7%	-5.8%

Historical Activity



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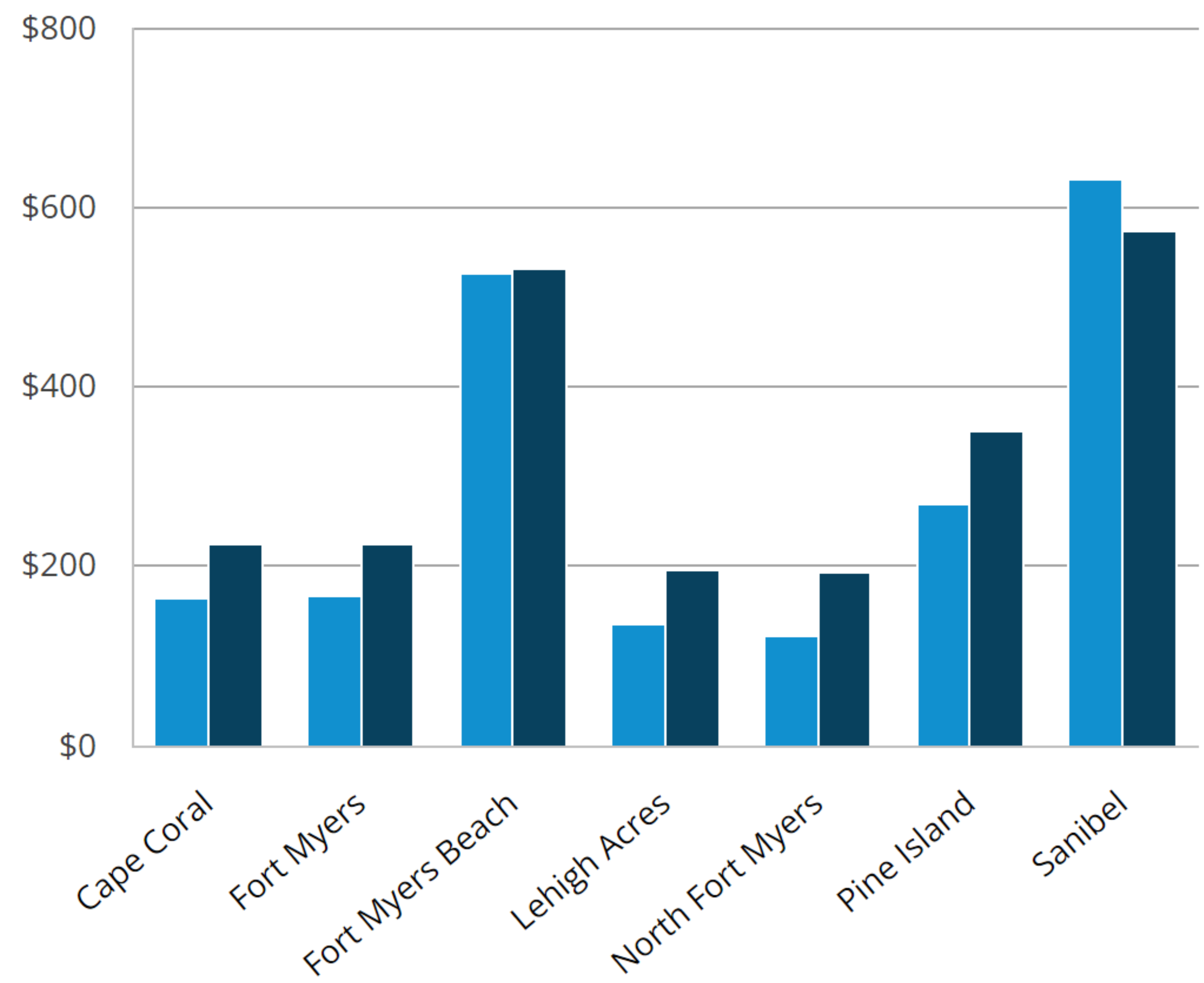
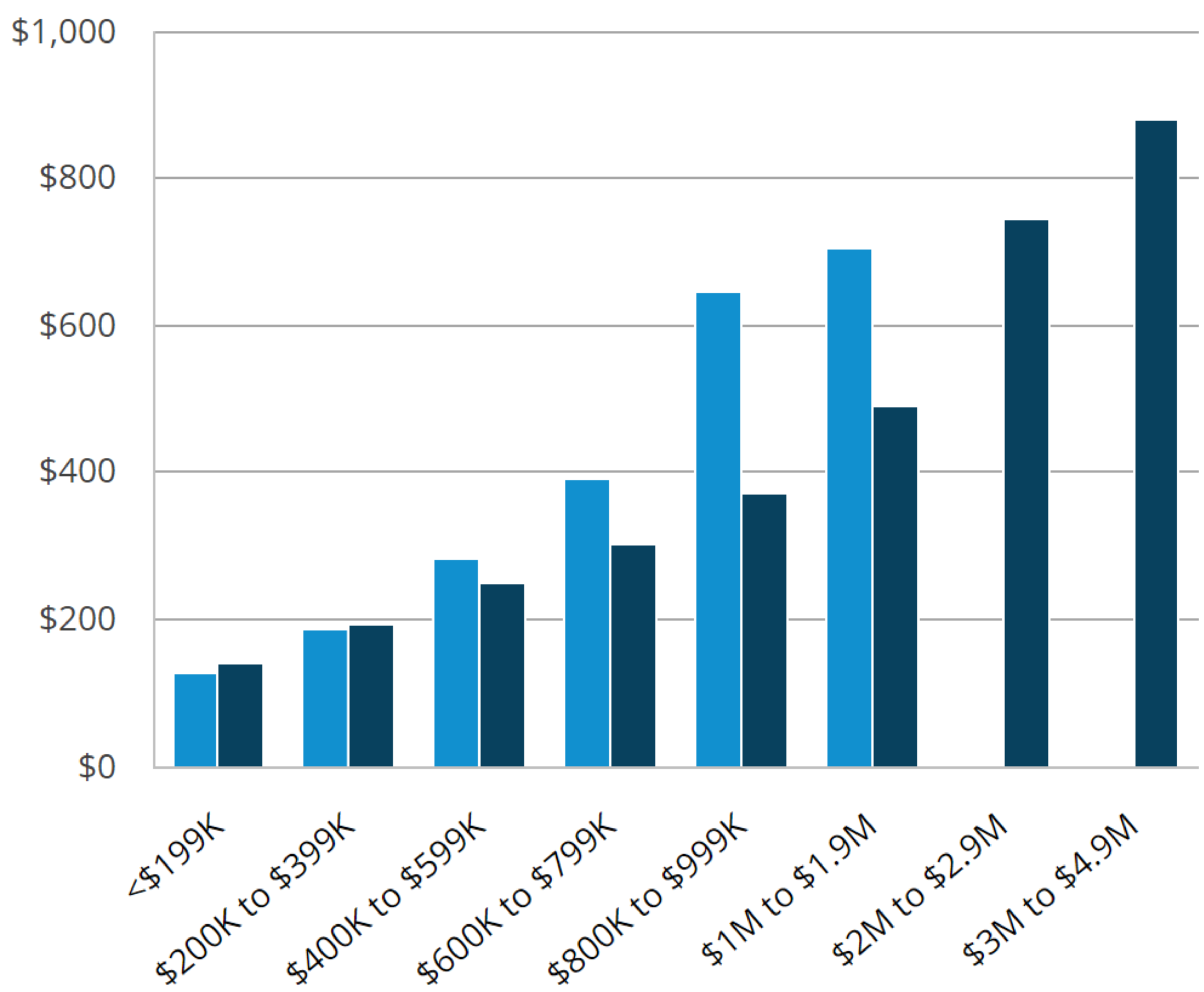
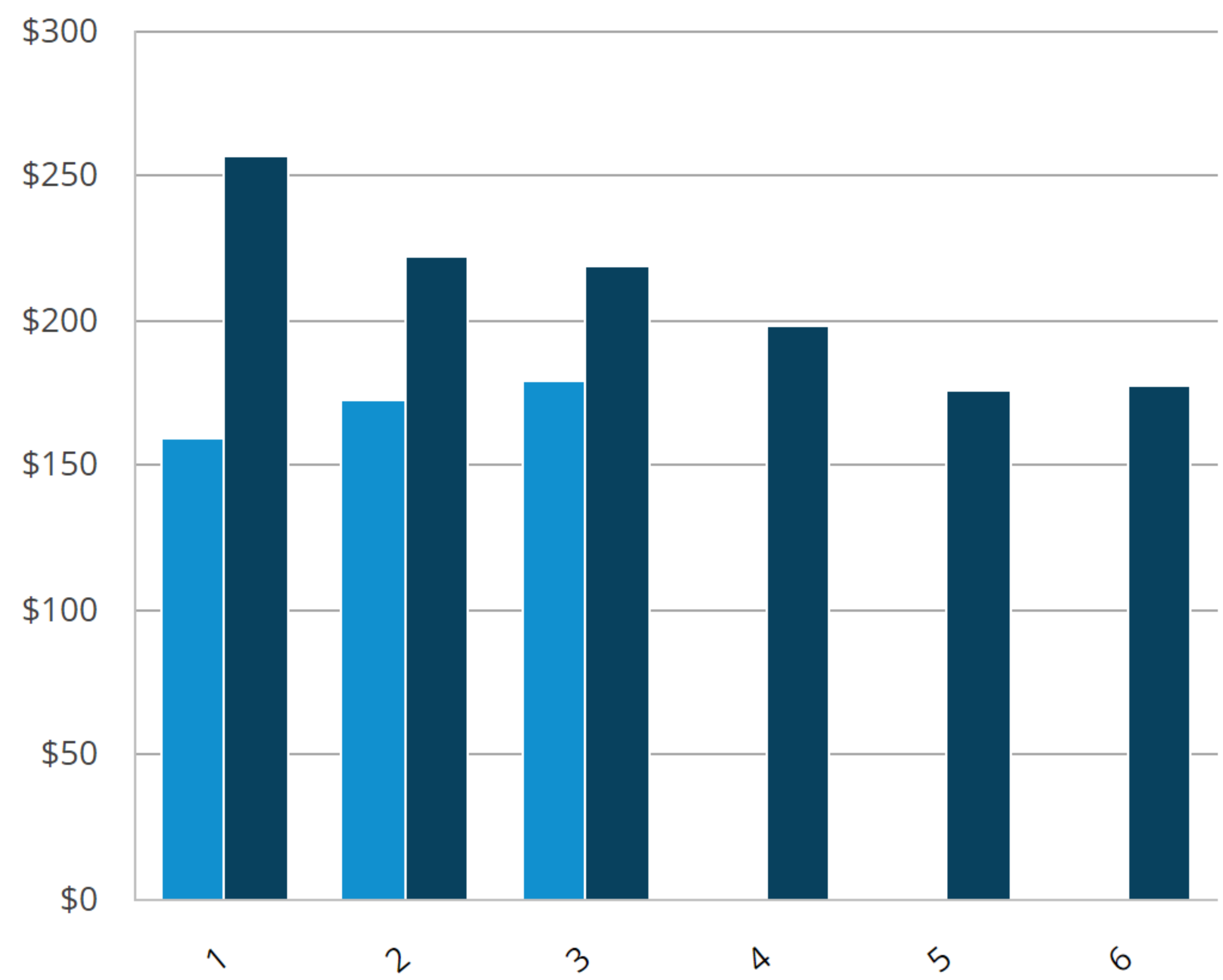


By Price Range



By Bedrooms



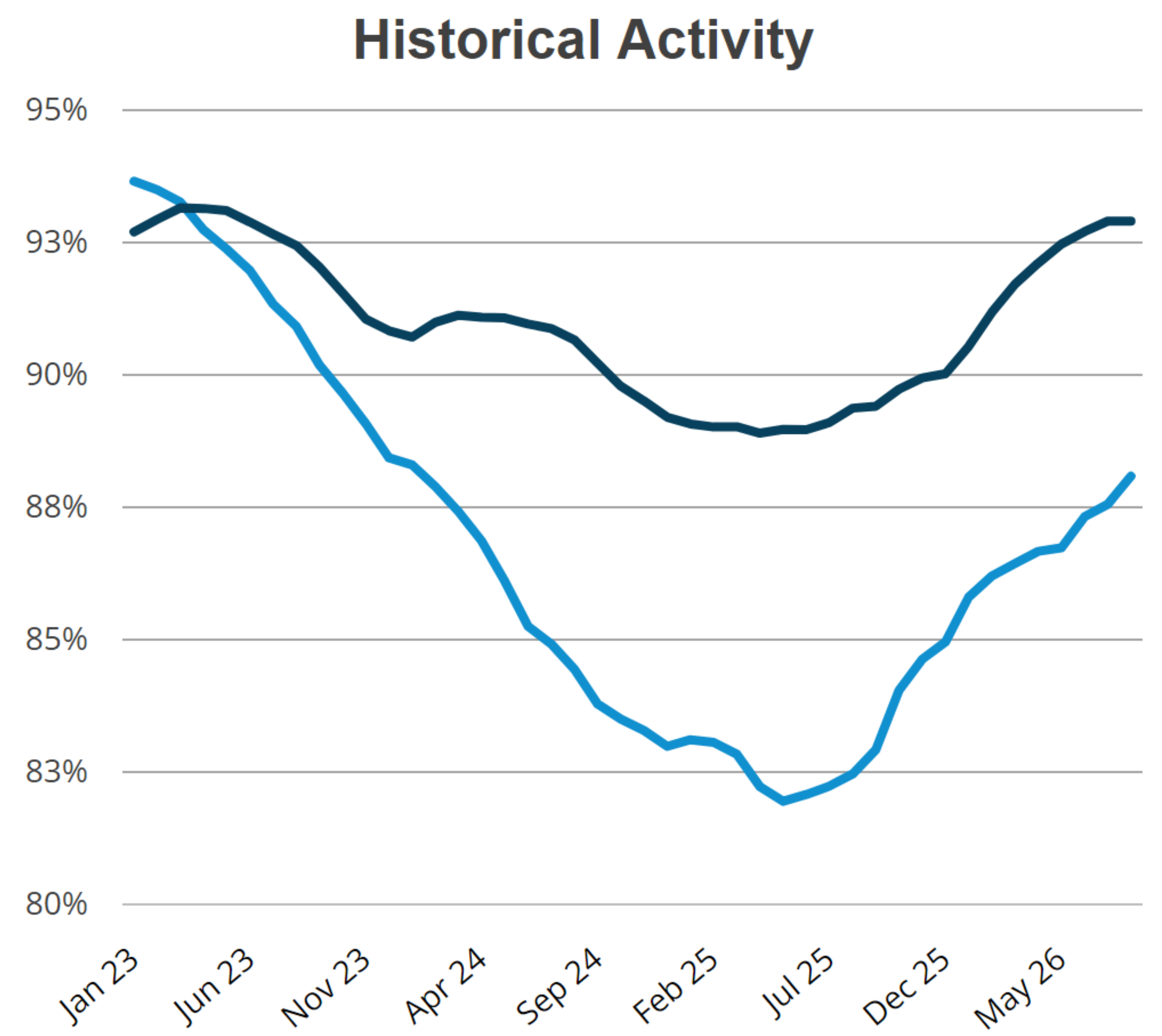
Legend: Condo Single Family

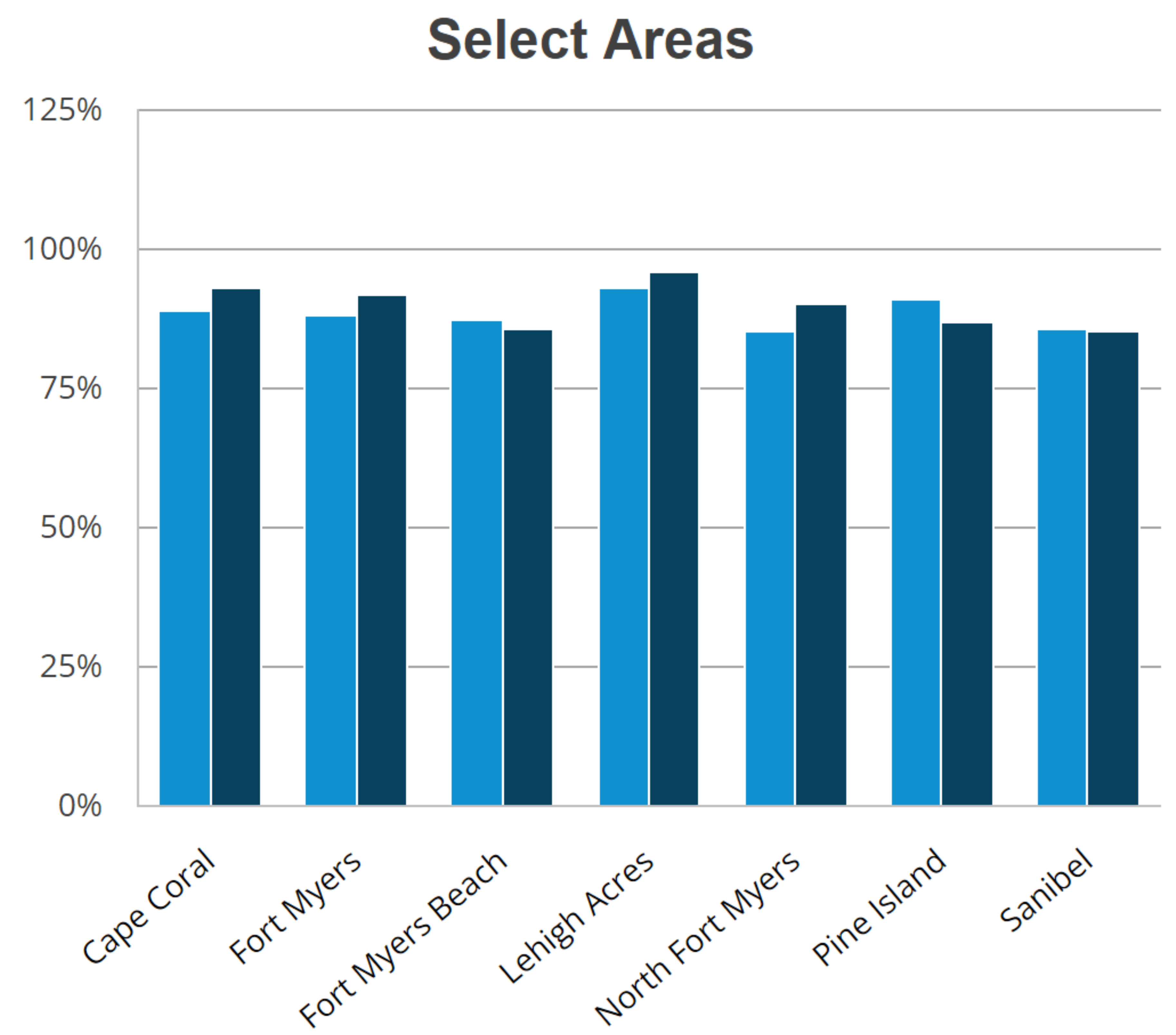
Percent of Original Price Received

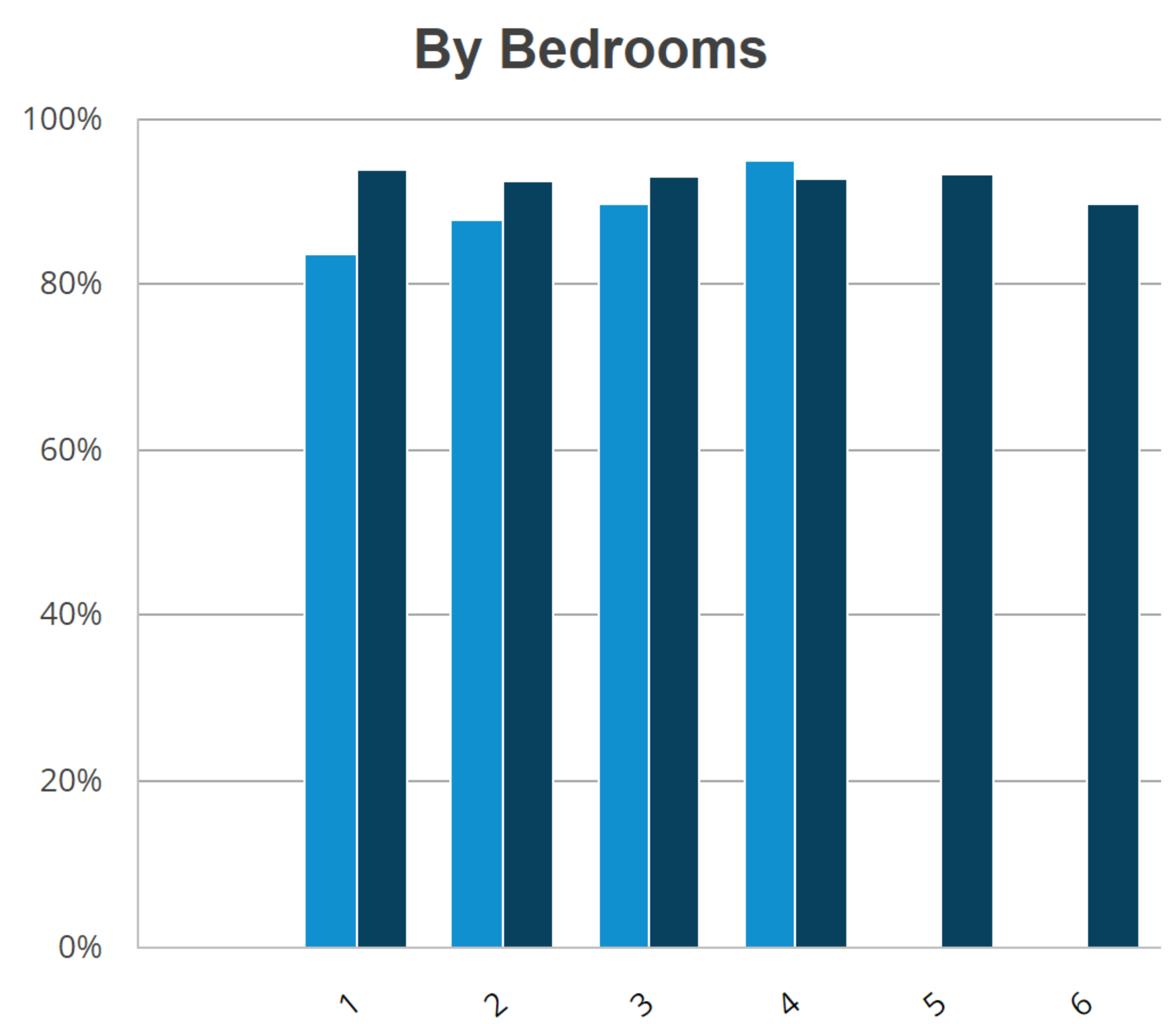
August 2026

The average of the sales price divided by the original list price expressed as a percentage.

	August 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	92.9%	-0.0%	4.0%	3.1%
CONDO	88.1%	0.6%	6.8%	4.9%







Legend: — Condo — Single Family

Data provided by SWFL MLS, updated 09/04/26. ©2026 Domus Analytics®

Active Inventory

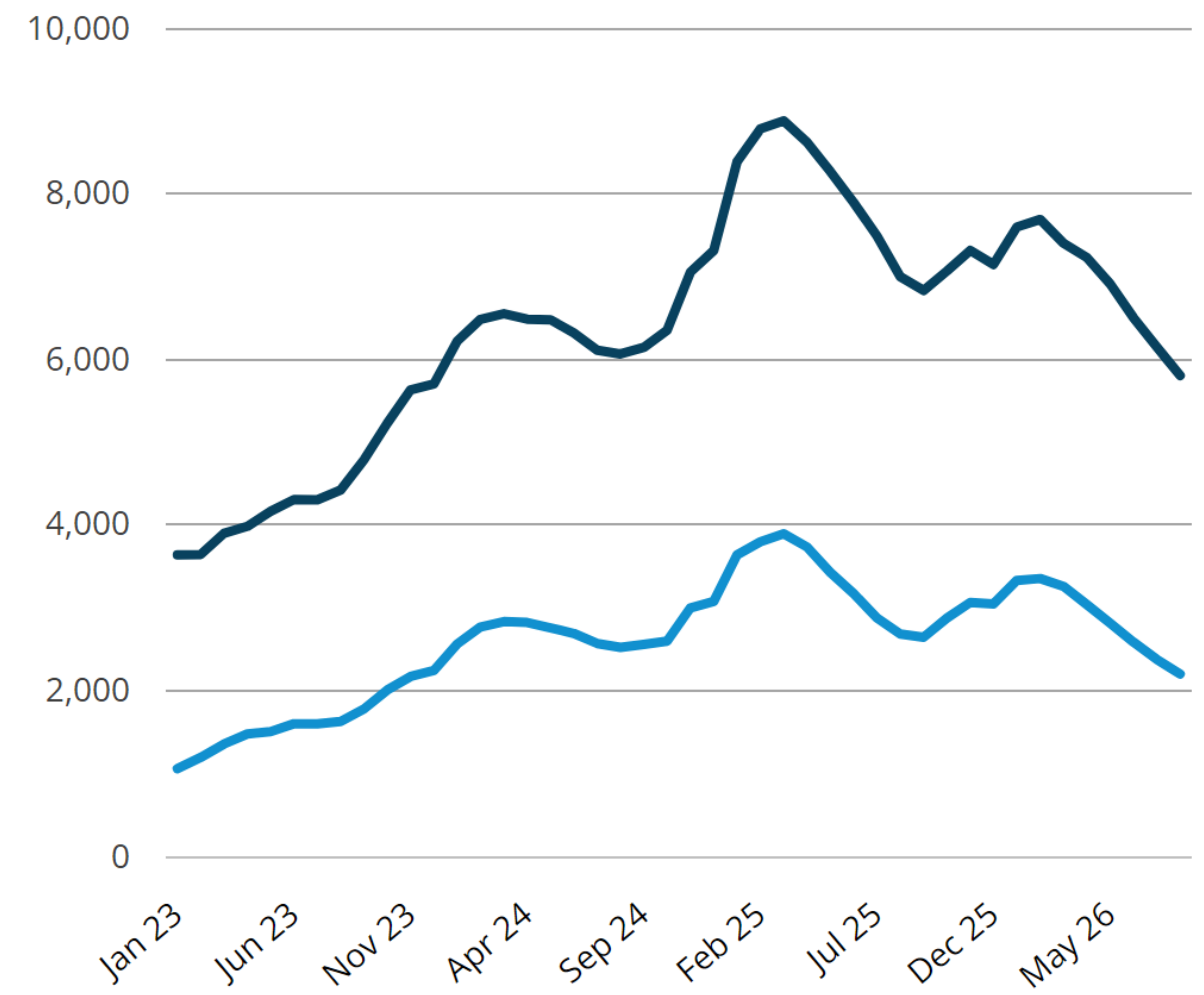
ROYAL PALM COAST REALTOR® ASSOCIATION

August 2026

The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	August 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	5,804	-5.6%	-17.1%	—
CONDO	2,201	-7.4%	-17.9%	—

Historical Activity



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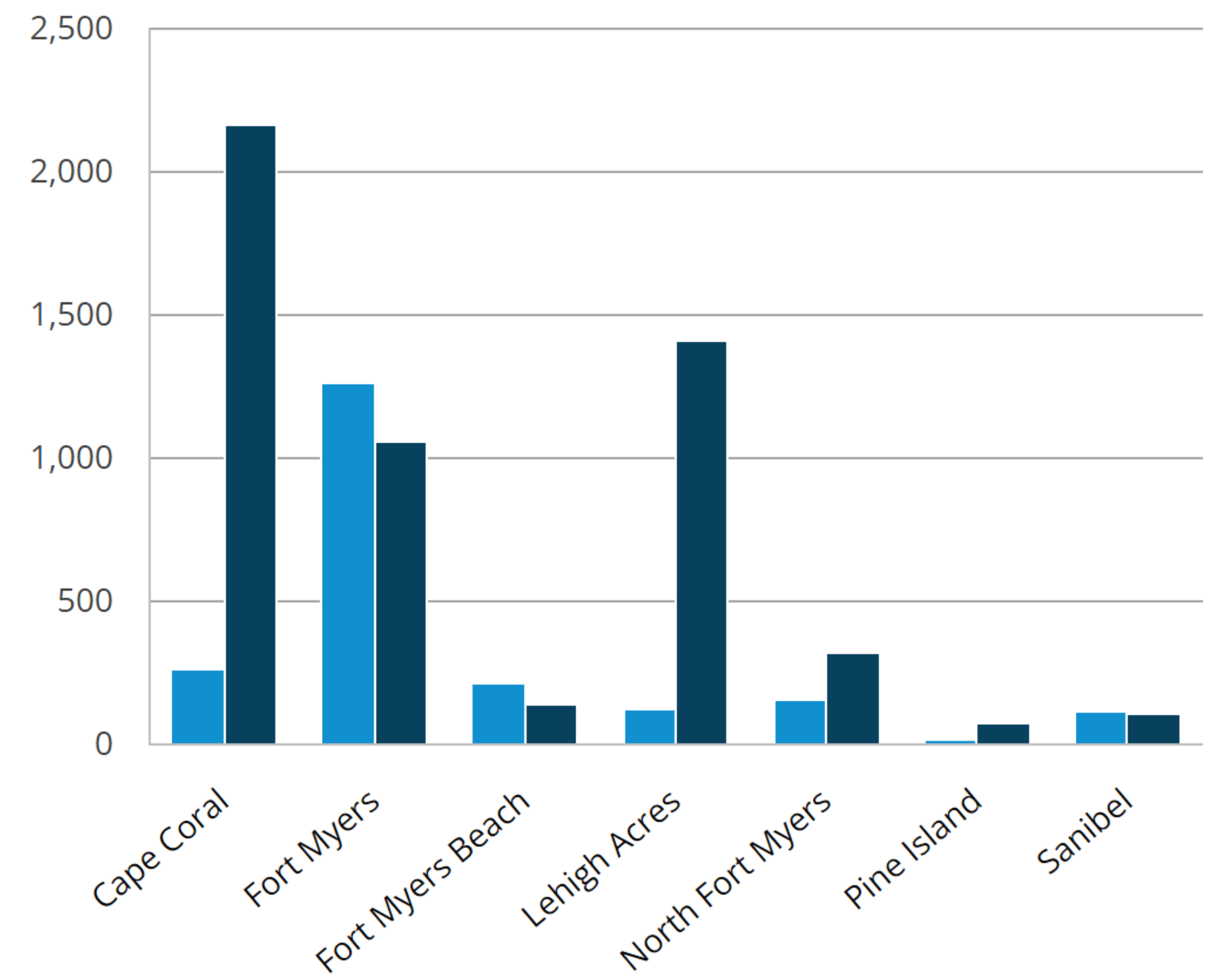
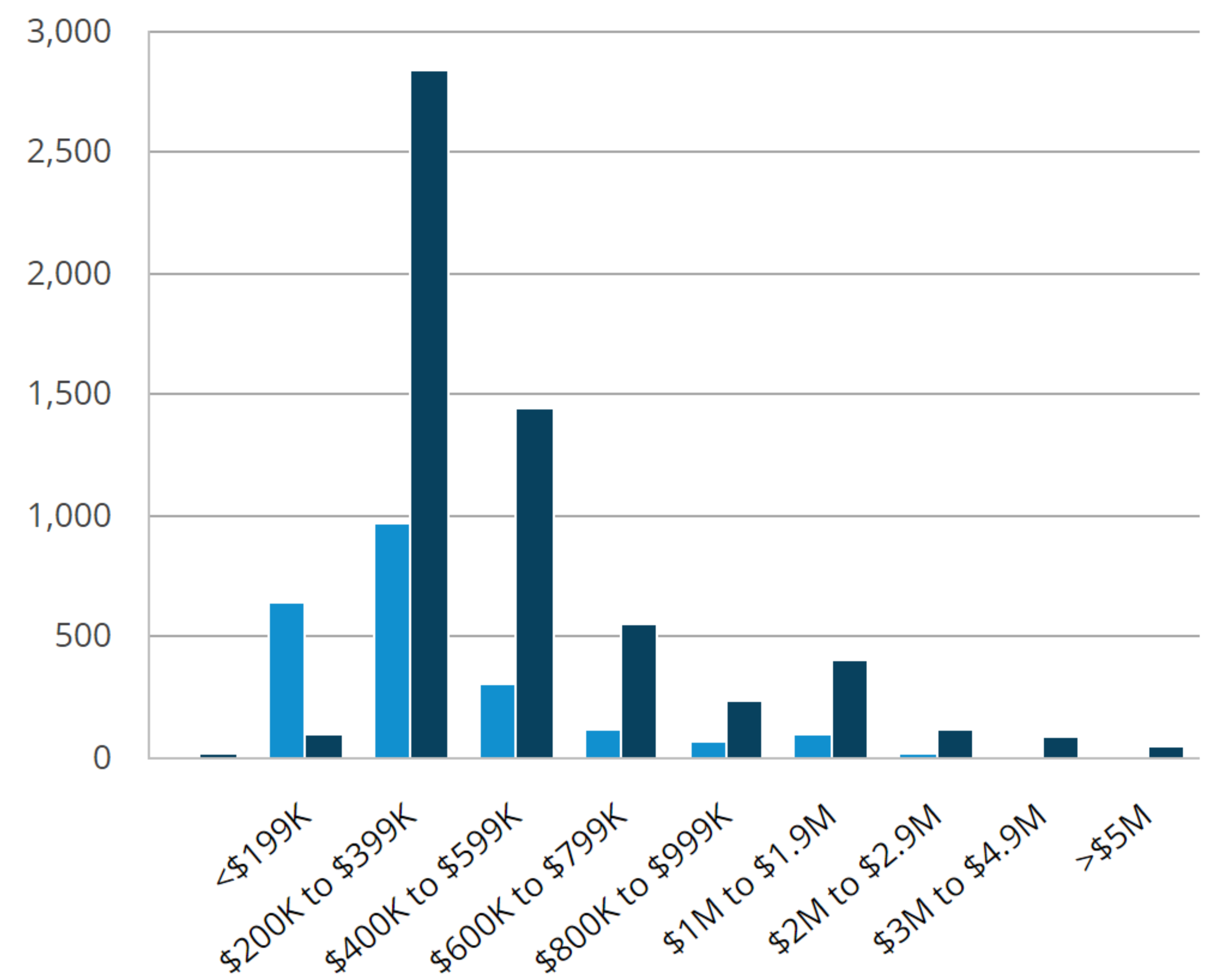
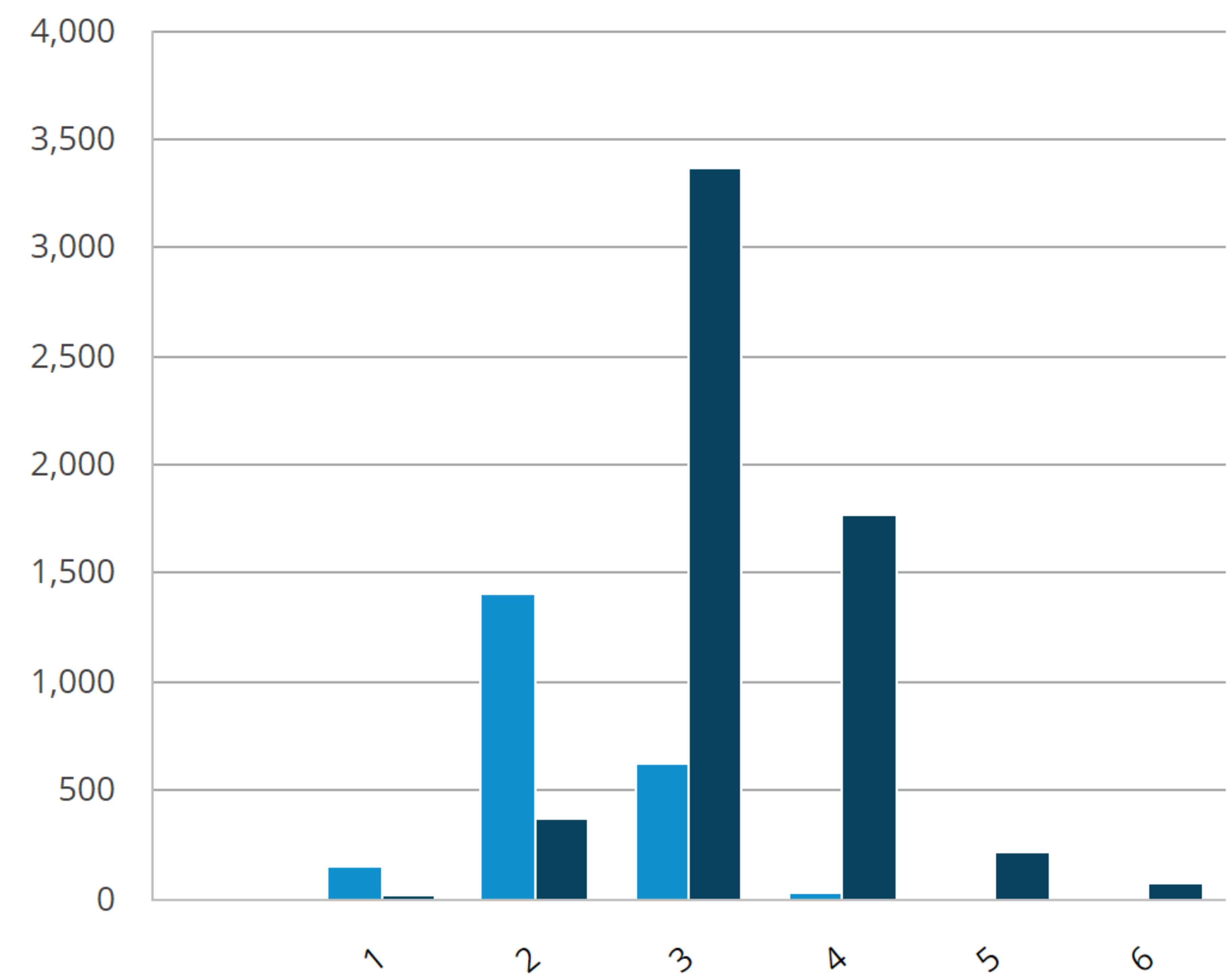


By Price Range



By Bedrooms



Legend: — Condo — Single Family

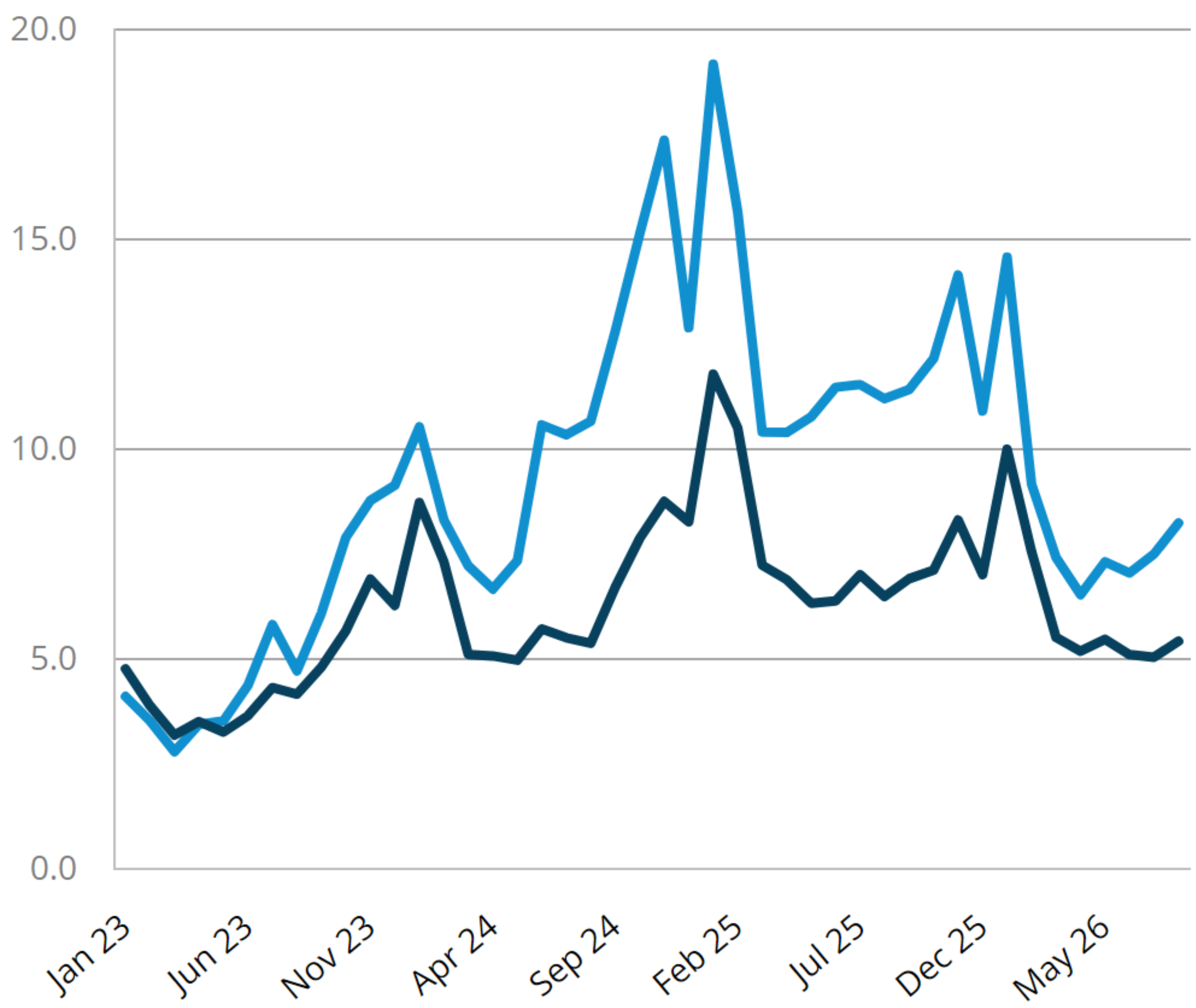
Months Supply of Inventory

August 2026

The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	August 2026	Month over Month Change	Year over Year Change	Year to Date Change
SFH	5.4	7.6%	-16.4%	——
CONDO	8.2	9.9%	-26.5%	——

Historical Activity



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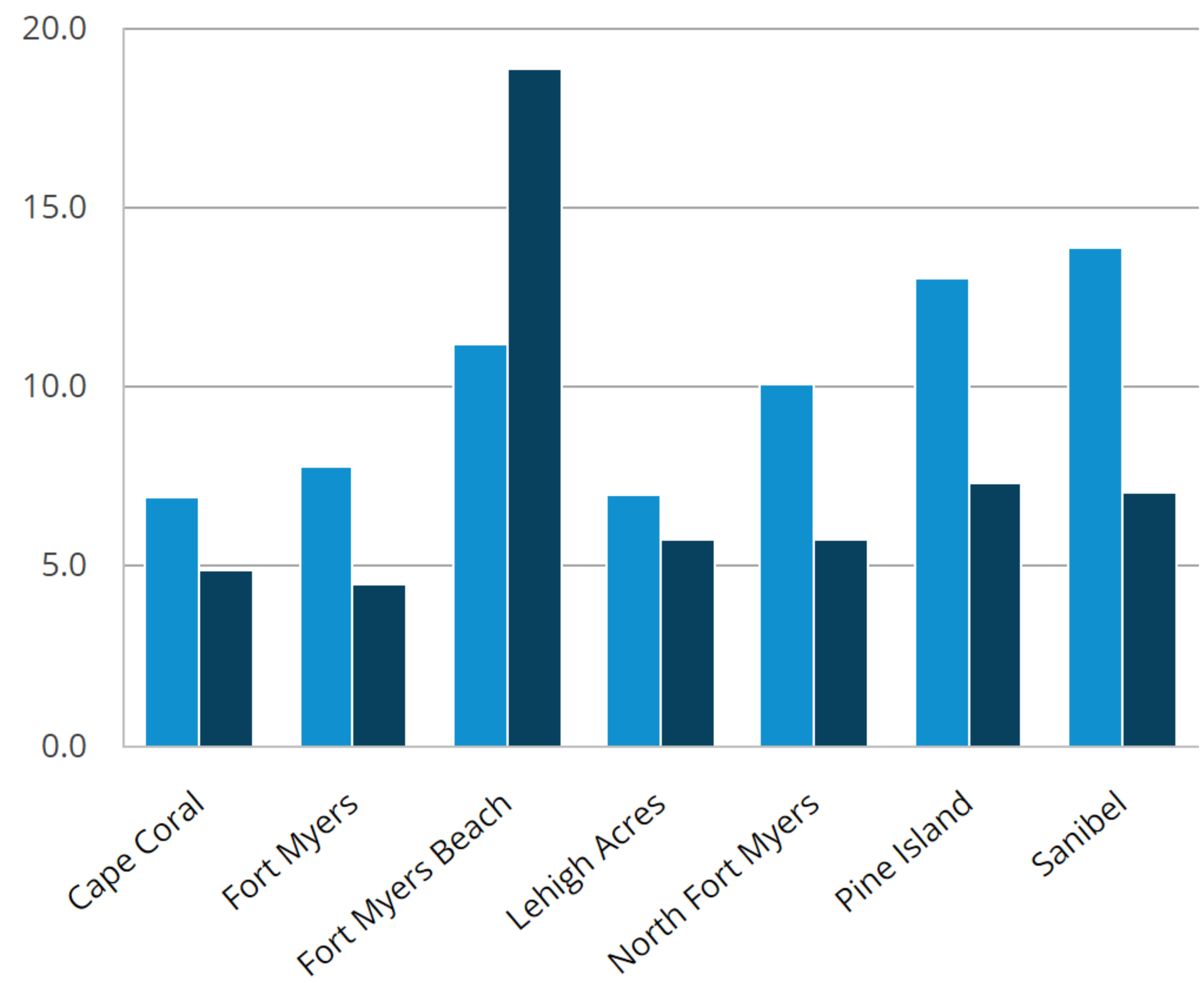
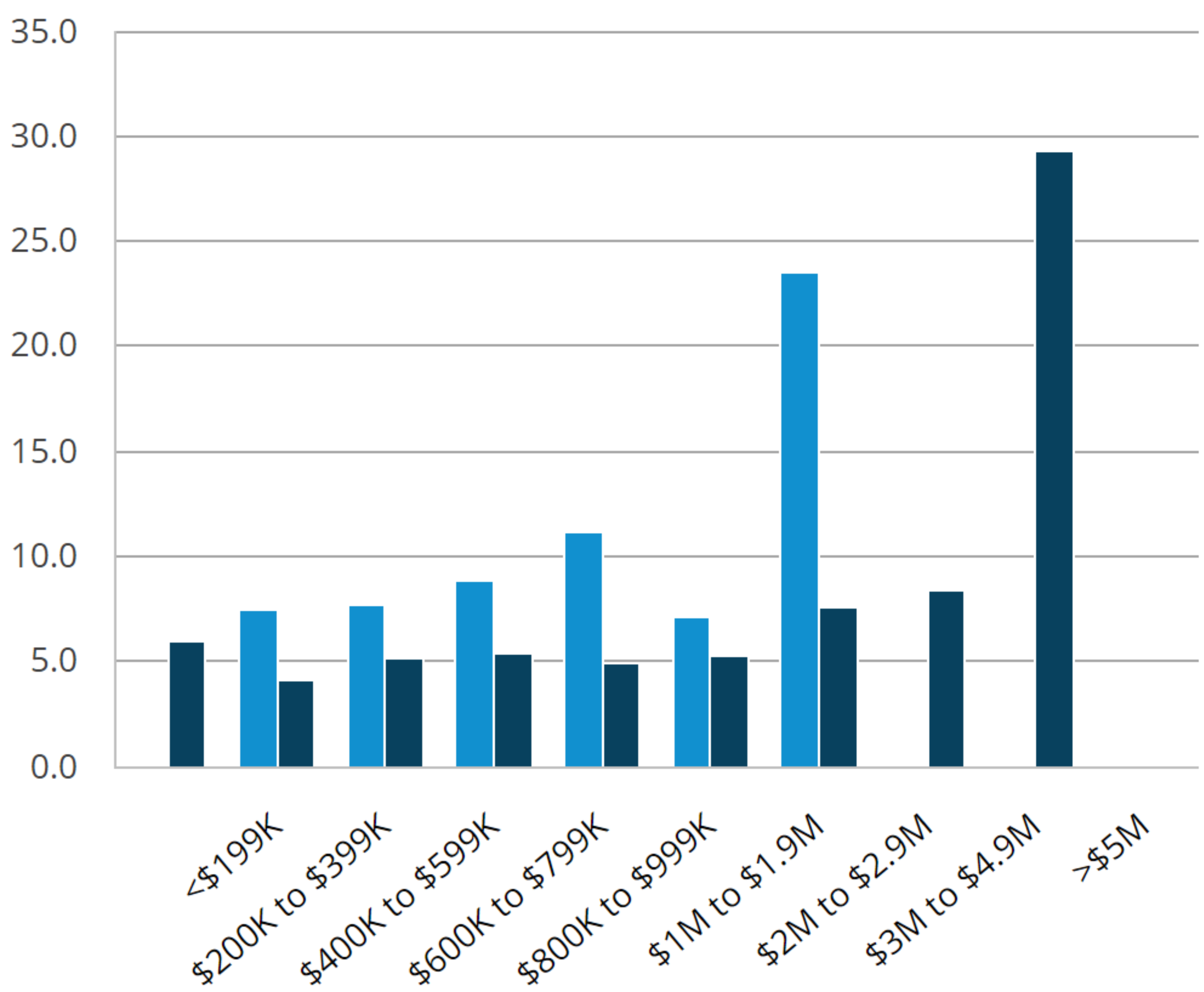
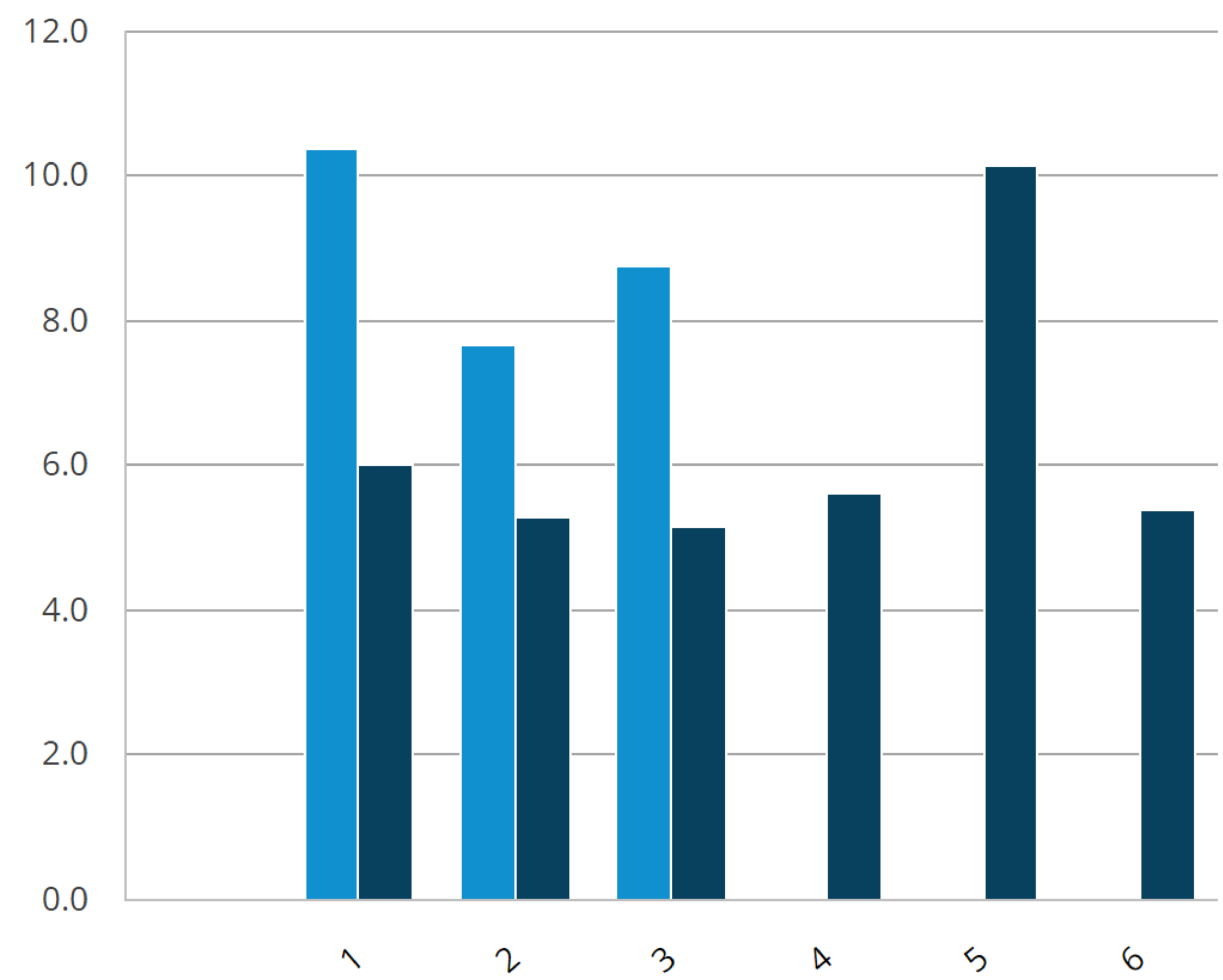


By Price Range



By Bedrooms



Legend: — Condo — Single Family

Data provided by SWFL MLS, updated 09/04/26. ©2026 Domus Analytics®

Cape Coral Region

August 2026

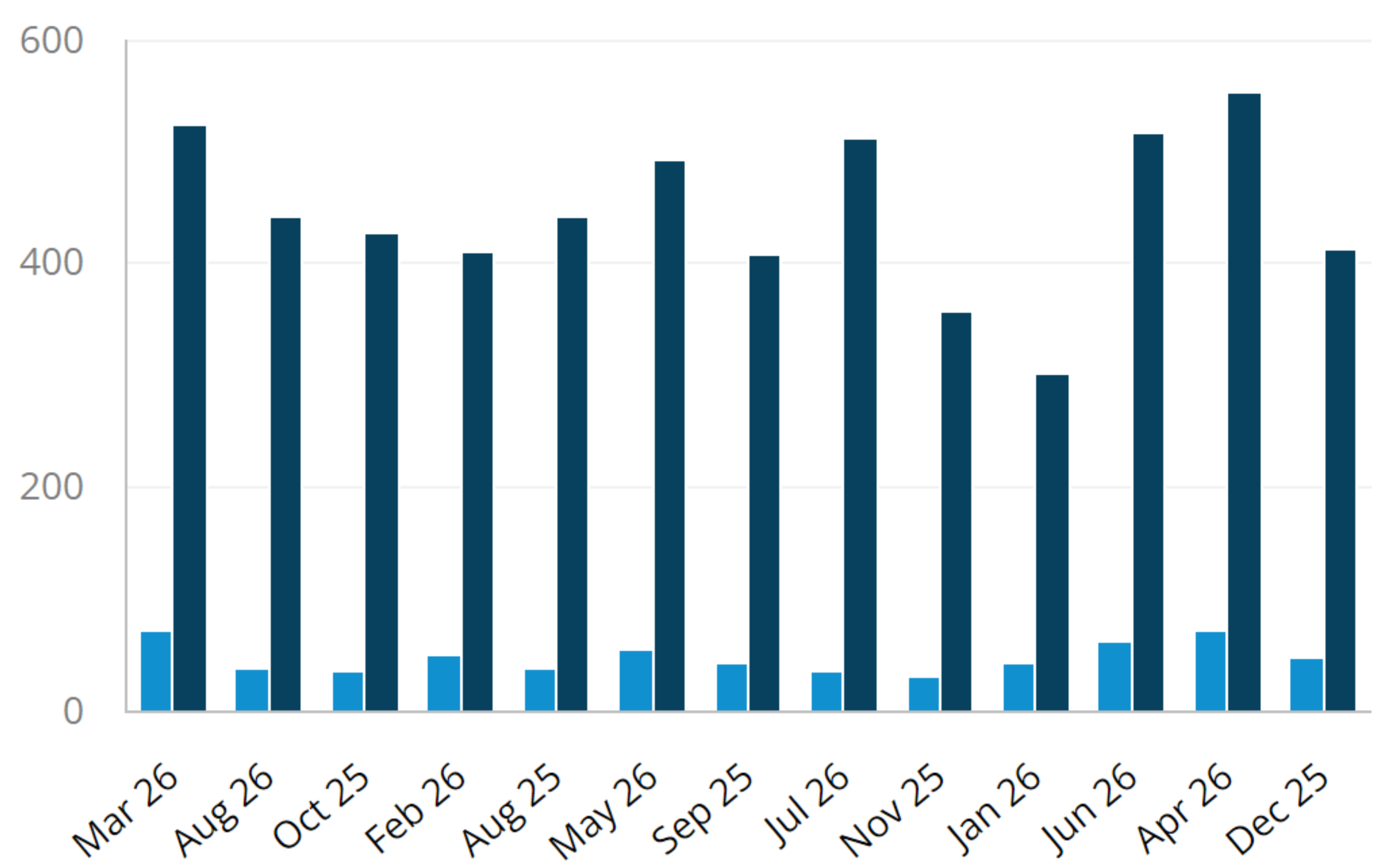
Single Family Homes

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$389,950	$367,500	6.1%	$399,000	-2.3%	$385,000	$375,000	2.7%
Closed Sales	442	441	0.2%	511	-13.5%	3,750	3,519	6.6%
New Listings	672	549	22.4%	611	10.0%	5,739	6,253	-8.2%
Pending Sales	465	446	4.3%	473	-1.7%	3,992	3,686	8.3%
Median Days on Market	42	61	-31.1%	52	-19.2%	48	57	-15.8%
Sold Price per Square Foot	$224	$219	2.3%	$226	-0.9%	$221	$220	0.5%
Percent of Original Price Rec'd	92.8%	90.8%	2.3%	93.7%	-0.9%	93.2%	91.6%	1.7%
Active Inventory	2,162	2,722	-20.6%	2,260	-4.3%	--	--	--
Months Supply of Inventory	4.9	6.2	-20.8%	4.4	10.6%	--	--	--

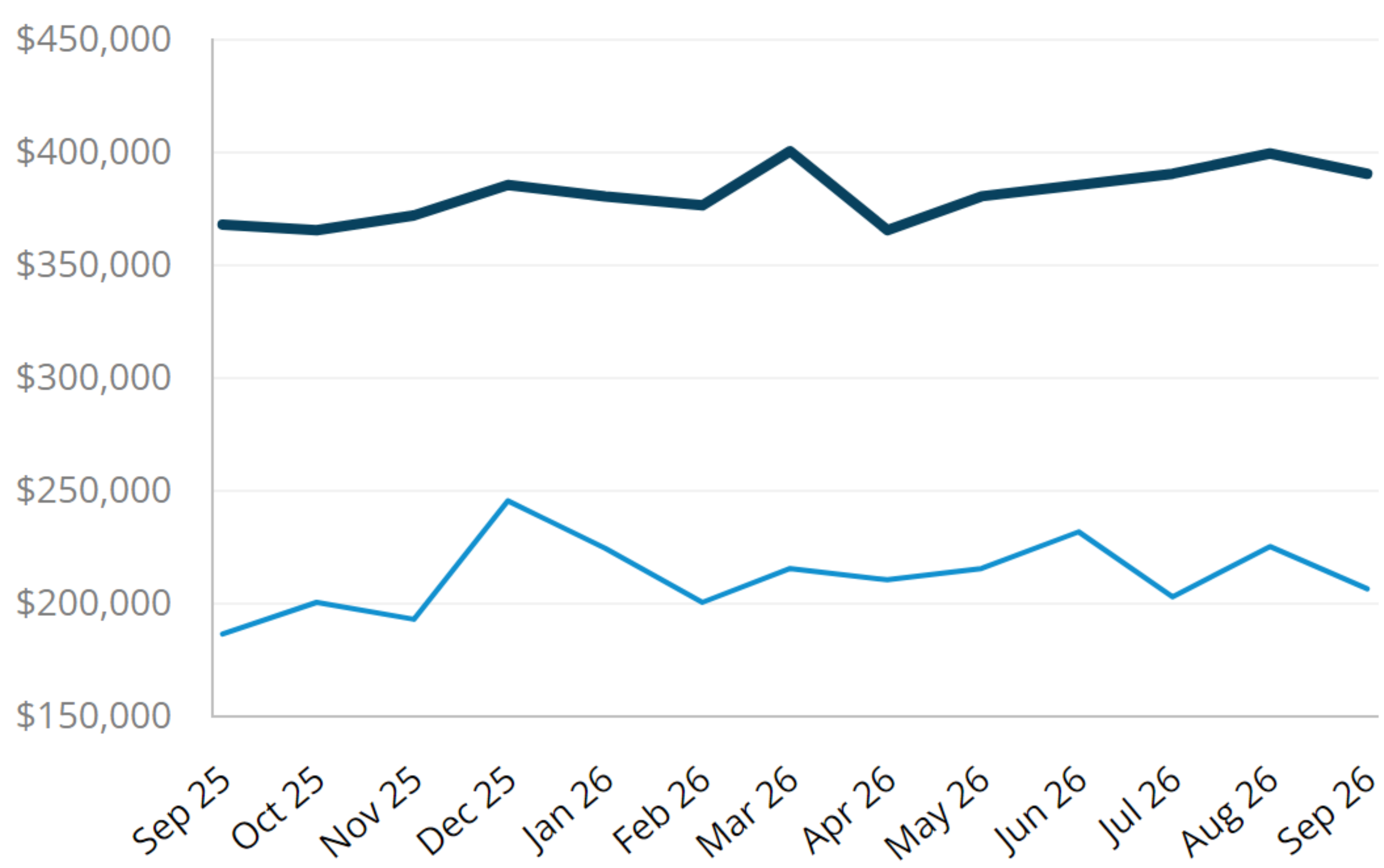
Condominiums

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$206,000	$186,000	10.8%	$224,750	-8.3%	$212,500	$230,000	-7.6%
Closed Sales	38	38	0.0%	36	5.6%	427	346	23.4%
New Listings	57	75	-24.0%	62	-8.1%	626	741	-15.5%
Pending Sales	47	42	11.9%	39	20.5%	436	351	24.2%
Median Days on Market	76	61	25.6%	85	-10.6%	68	70	-3.6%
Sold Price per Square Foot	$165	$139	19.1%	$162	1.9%	$164	$171	-3.8%
Percent of Original Price Rec'd	89.4%	85.5%	4.6%	88.2%	1.4%	88.0%	86.3%	1.9%
Active Inventory	262	385	-31.9%	307	-14.7%	--	--	--
Months Supply of Inventory	6.9	10.1	-31.9%	8.5	-19.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: Condo Single Family

Fort Myers Region

August 2026

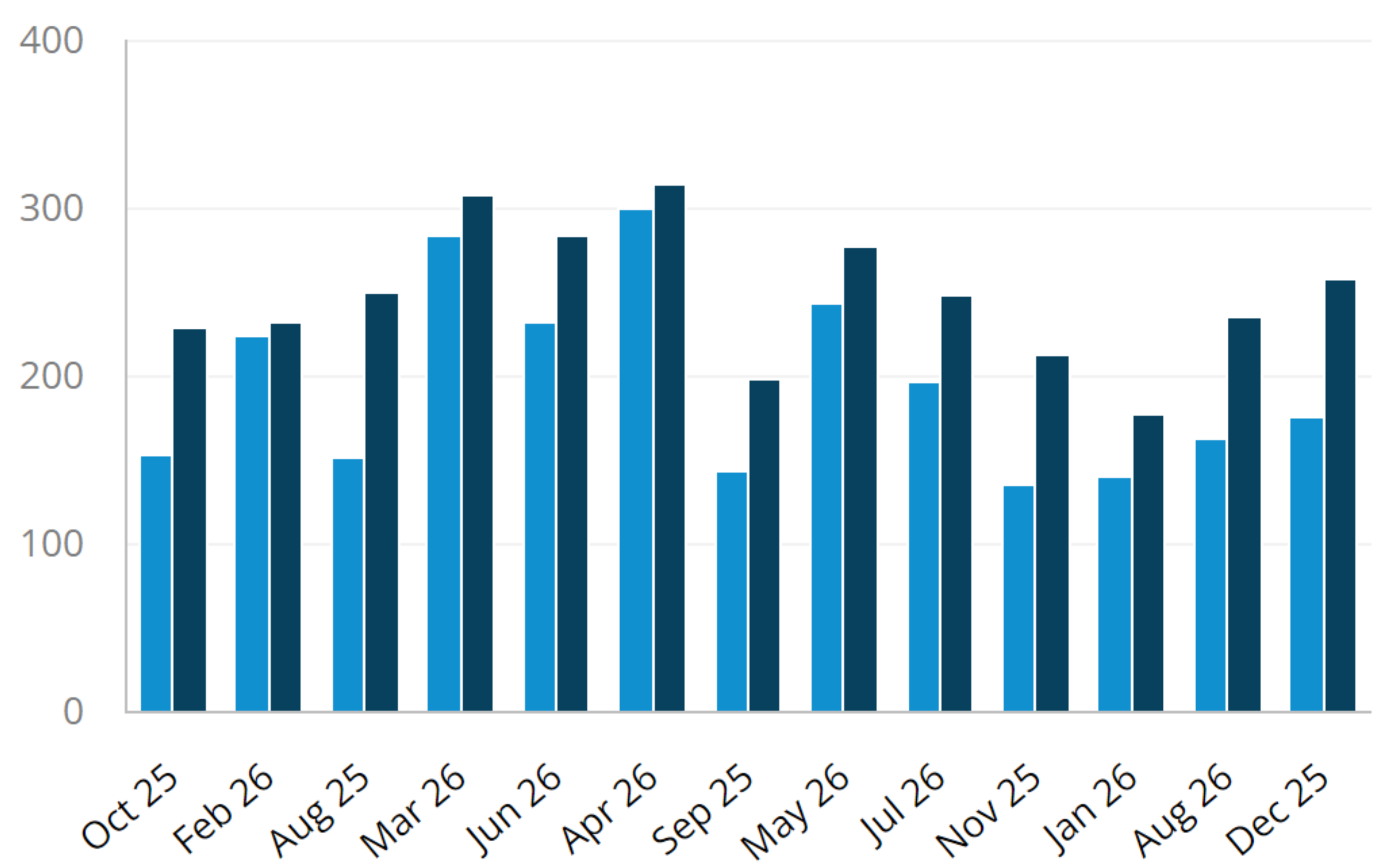
Single Family Homes

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$431,000	$430,000	0.2%	$440,000	-2.0%	$445,000	$445,000	0.0%
Closed Sales	234	249	-6.0%	248	-5.6%	2,070	2,069	0.0%
New Listings	303	335	-9.6%	326	-7.1%	2,949	3,587	-17.8%
Pending Sales	265	223	18.8%	231	14.7%	2,176	2,111	3.1%
Median Days on Market	47	62	-24.2%	50	-6.0%	52	52	0.0%
Sold Price per Square Foot	$226	$233	-3.2%	$231	-2.4%	$232	$240	-3.3%
Percent of Original Price Rec'd	91.5%	91.1%	0.5%	90.7%	0.8%	91.6%	90.5%	1.3%
Active Inventory	1,054	1,406	-25.0%	1,146	-8.0%	--	--	--
Months Supply of Inventory	4.5	5.6	-20.2%	4.6	-2.5%	--	--	--

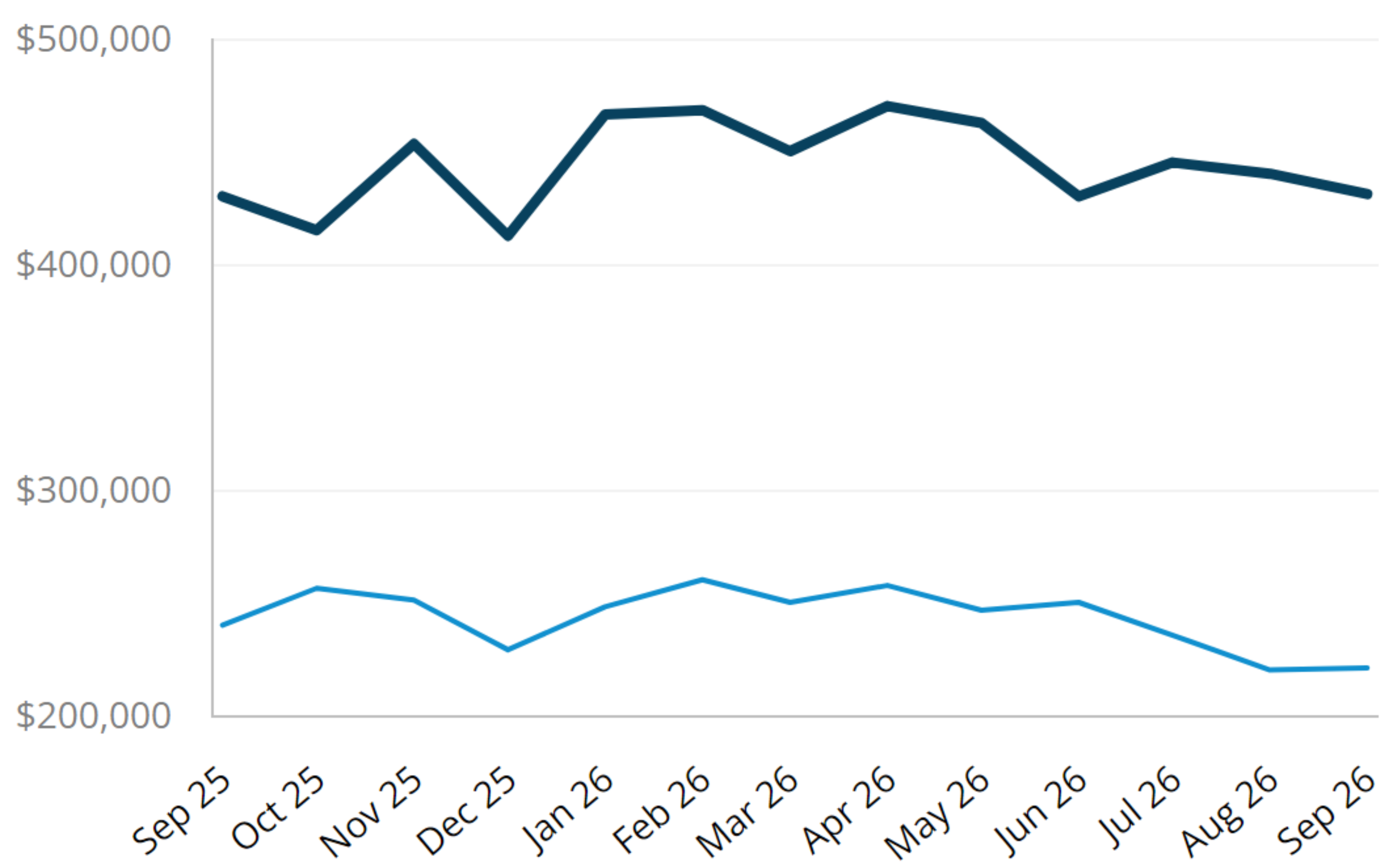
Condominiums

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$221,000	$239,900	-7.9%	$220,000	0.5%	$245,000	$260,000	-5.8%
Closed Sales	162	151	7.3%	196	-17.3%	1,777	1,460	21.7%
New Listings	267	240	11.3%	240	11.3%	2,823	2,993	-5.7%
Pending Sales	186	131	42.0%	176	5.7%	1,854	1,484	24.9%
Median Days on Market	83	116	-28.4%	81	2.5%	70	76	-7.9%
Sold Price per Square Foot	$167	$177	-5.9%	$161	3.7%	$175	$191	-8.4%
Percent of Original Price Rec'd	87.5%	85.9%	1.9%	86.7%	0.9%	88.2%	87.3%	1.0%
Active Inventory	1,262	1,509	-16.4%	1,359	-7.1%	--	--	--
Months Supply of Inventory	7.8	10.0	-22.0%	6.9	12.4%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: Condo Single Family

Fort Myers Beach Region

August 2026

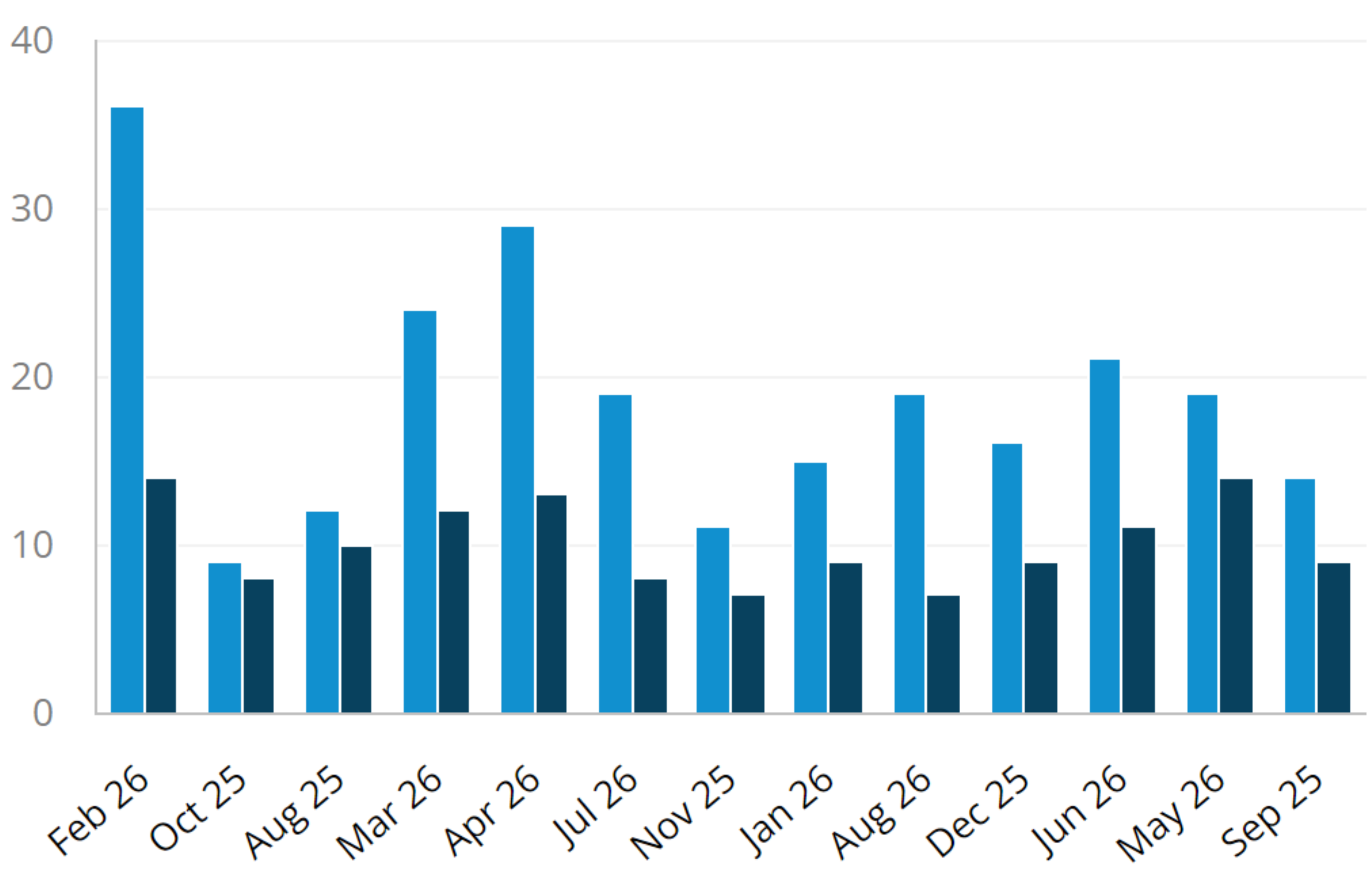
Single Family Homes

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$775,000	$874,500	-11.4%	$1,075,000	-27.9%	$1,052,500	$900,000	16.9%
Closed Sales	7	10	-30.0%	8	-12.5%	88	74	18.9%
New Listings	13	21	-38.1%	22	-40.9%	217	265	-18.1%
Pending Sales	9	10	-10.0%	9	0.0%	89	80	11.3%
Median Days on Market	126	147	-14.0%	104	21.2%	97	79	22.8%
Sold Price per Square Foot	$531	$548	-3.0%	$559	-4.9%	$560	$579	-3.2%
Percent of Original Price Rec'd	86.3%	86.1%	0.2%	82.4%	4.6%	85.4%	81.6%	4.6%
Active Inventory	132	164	-19.5%	150	-12.0%	--	--	--
Months Supply of Inventory	18.8	16.4	14.9%	18.7	0.6%	--	--	--

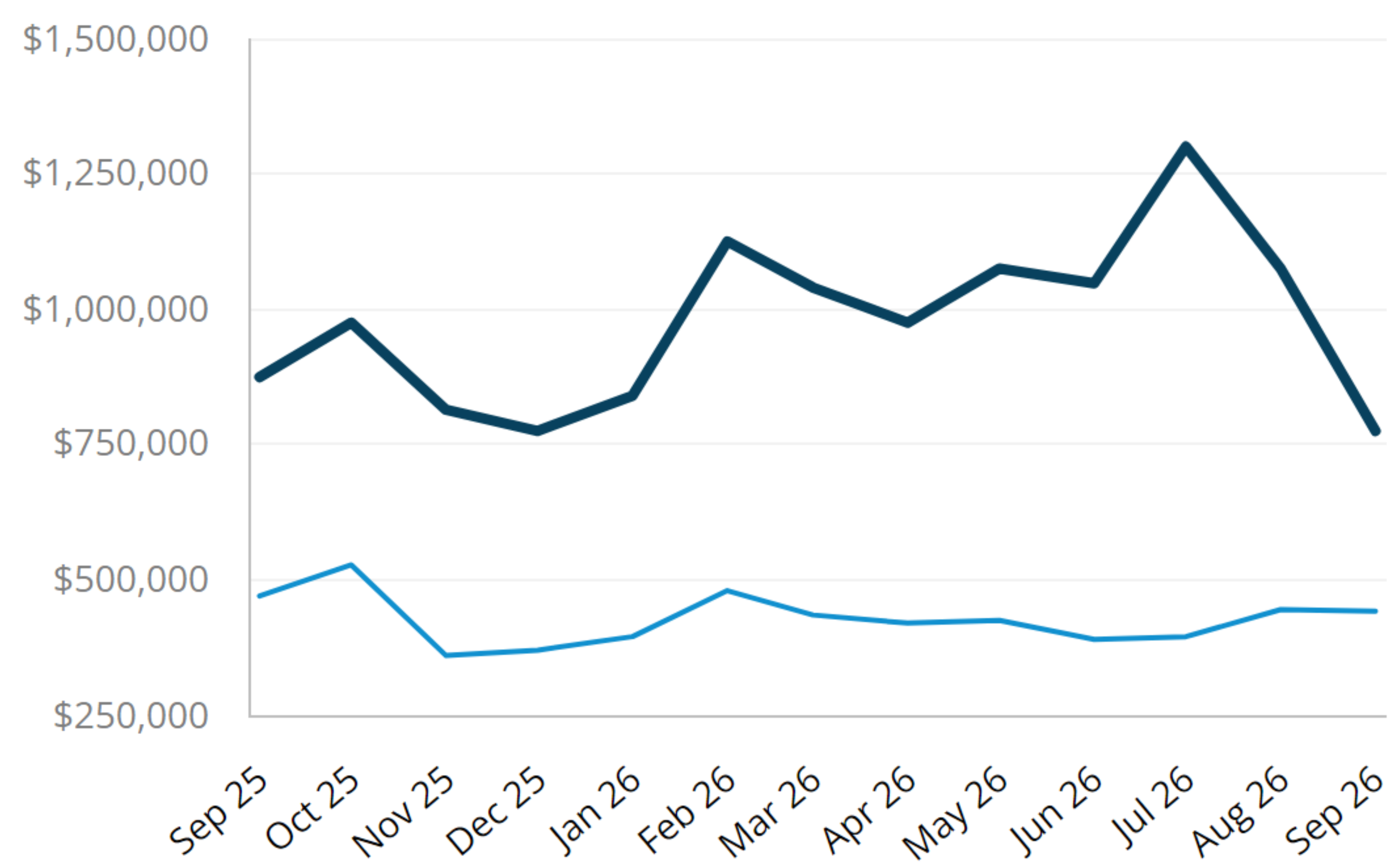
Condominiums

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$442,000	$470,000	-6.0%	$445,000	-0.7%	$435,000	$500,000	-13.0%
Closed Sales	19	12	58.3%	19	0.0%	182	99	83.8%
New Listings	29	47	-38.3%	22	31.8%	340	369	-7.9%
Pending Sales	21	13	61.5%	17	23.5%	185	103	79.6%
Median Days on Market	175	72	143.1%	110	59.1%	94	90	4.4%
Sold Price per Square Foot	$525	$463	13.4%	$368	42.7%	$406	$449	-9.7%
Percent of Original Price Rec'd	85.5%	89.8%	-4.8%	86.2%	-0.9%	87.5%	88.6%	-1.2%
Active Inventory	213	251	-15.1%	242	-12.0%	--	--	--
Months Supply of Inventory	11.2	20.9	-46.4%	12.7	-12.0%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: Condo Single Family

Data provided by SWFL MLS, updated 09/04/26. ©2026 Domus Analytics®

Lehigh Acres Region

August 2026

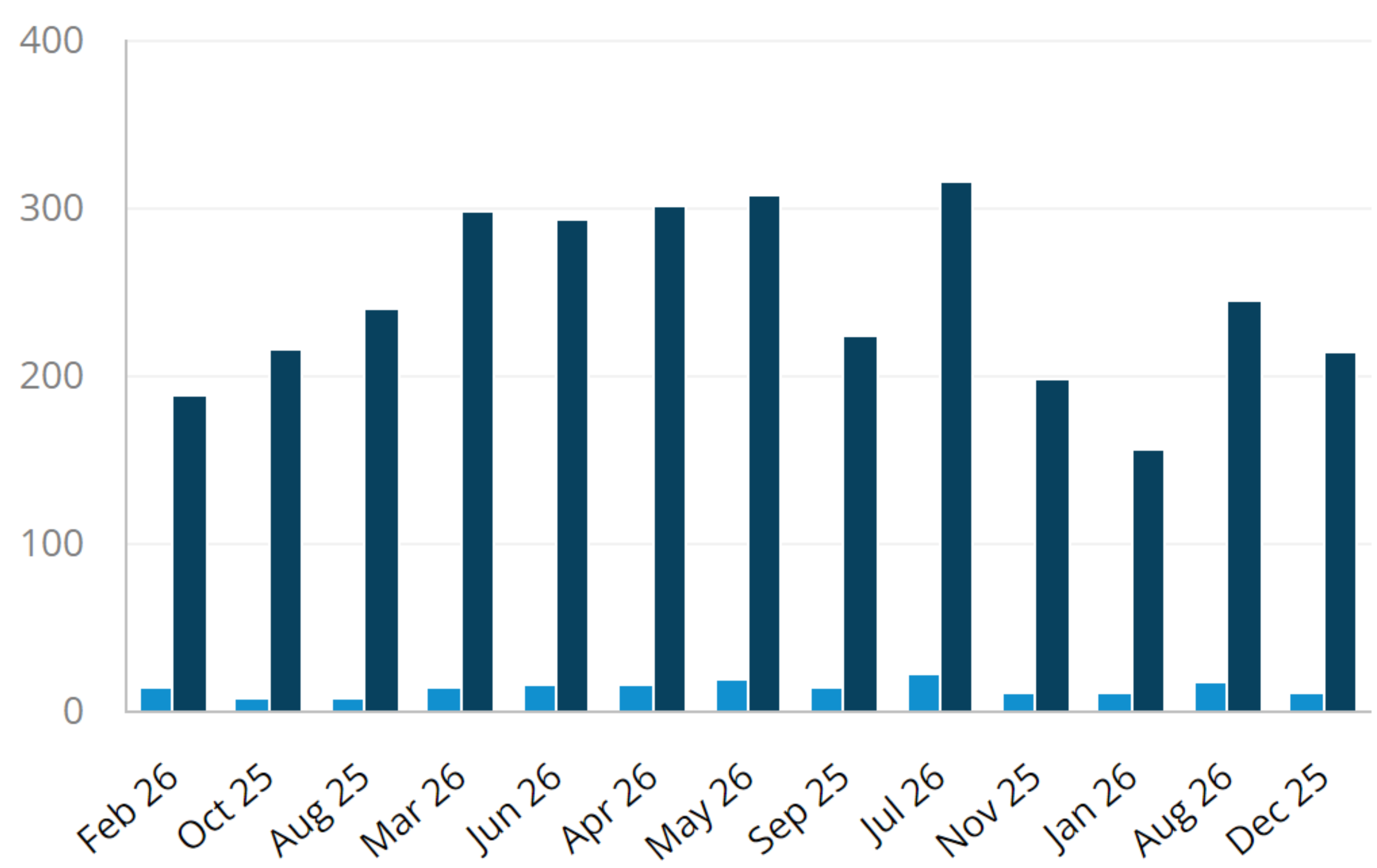
Single Family Homes

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$305,000	$319,999	-4.7%	$310,000	-1.6%	$310,000	$325,000	-4.6%
Closed Sales	244	240	1.7%	315	-22.5%	2,101	1,905	10.3%
New Listings	420	426	-1.4%	424	-0.9%	3,725	3,727	-0.1%
Pending Sales	284	245	15.9%	262	8.4%	2,268	2,000	13.4%
Median Days on Market	46	46	0.0%	55	-16.4%	53	49	8.2%
Sold Price per Square Foot	$196	$208	-5.8%	$200	-2.0%	$197	$211	-6.6%
Percent of Original Price Rec'd	95.7%	94.7%	1.1%	95.2%	0.6%	95.0%	95.2%	-0.2%
Active Inventory	1,407	1,552	-9.3%	1,489	-5.5%	--	--	--
Months Supply of Inventory	5.8	6.5	-10.8%	4.7	22.0%	--	--	--

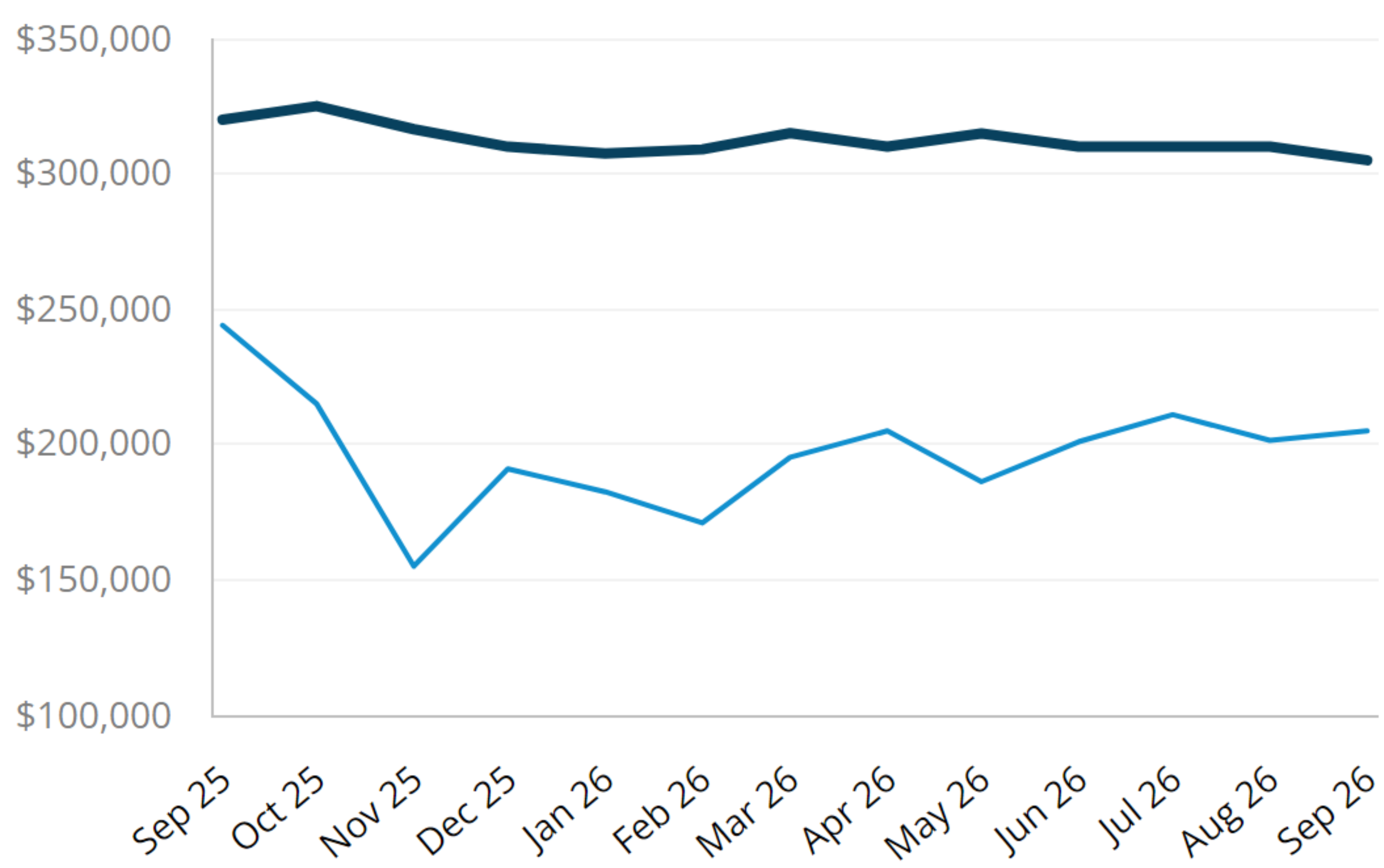
Condominiums

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$205,000	$244,000	-16.0%	$201,500	1.7%	$200,000	$203,999	-2.0%
Closed Sales	17	8	112.5%	21	-19.0%	127	105	21.0%
New Listings	36	23	56.5%	35	2.9%	248	272	-8.8%
Pending Sales	18	8	125.0%	17	5.9%	132	110	20.0%
Median Days on Market	32	38	-17.1%	57	-44.7%	48	55	-11.9%
Sold Price per Square Foot	$134	$149	-9.8%	$135	-0.7%	$138	$158	-12.7%
Percent of Original Price Rec'd	92.7%	87.2%	6.4%	90.7%	2.2%	90.4%	87.6%	3.2%
Active Inventory	119	122	-2.5%	118	0.8%	--	--	--
Months Supply of Inventory	7.0	15.2	-54.1%	5.6	24.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

North Fort Myers Region

August 2026

ROYAL PALM COAST REALTOR® ASSOCIATION

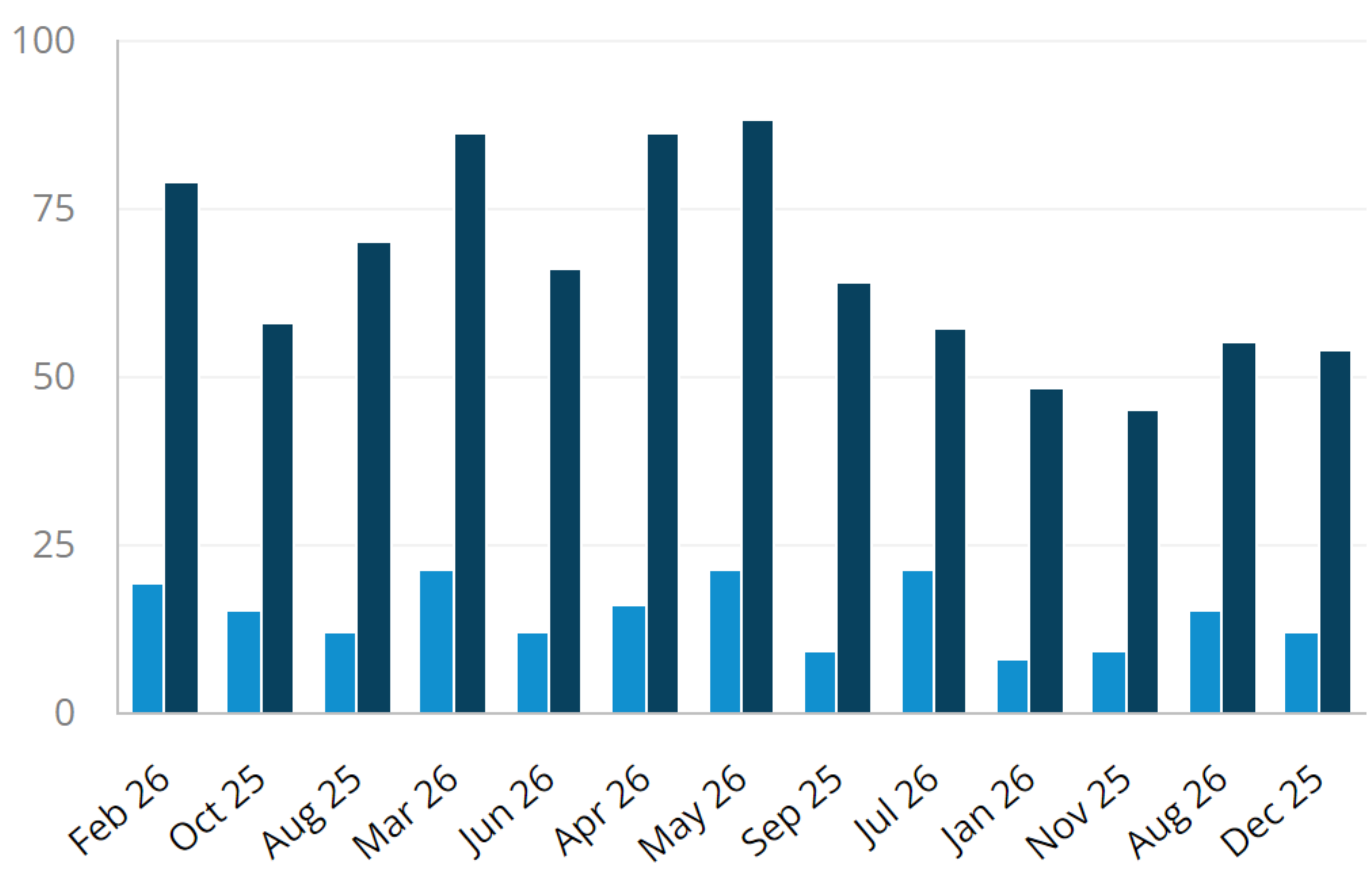
Single Family Homes

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$360,000	$337,500	6.7%	$355,000	1.4%	$340,000	$346,500	-1.9%
Closed Sales	55	70	-21.4%	57	-3.5%	565	485	16.5%
New Listings	103	63	63.5%	75	37.3%	829	868	-4.5%
Pending Sales	63	67	-6.0%	71	-11.3%	589	509	15.7%
Median Days on Market	72	71	0.7%	66	8.3%	54	53	0.9%
Sold Price per Square Foot	$194	$192	1.3%	$196	-1.0%	$190	$193	-1.6%
Percent of Original Price Rec'd	90.5%	89.4%	1.2%	92.2%	-1.9%	91.8%	89.3%	2.9%
Active Inventory	314	348	-9.8%	313	0.3%	--	--	--
Months Supply of Inventory	5.7	5.0	14.8%	5.5	4.0%	--	--	--

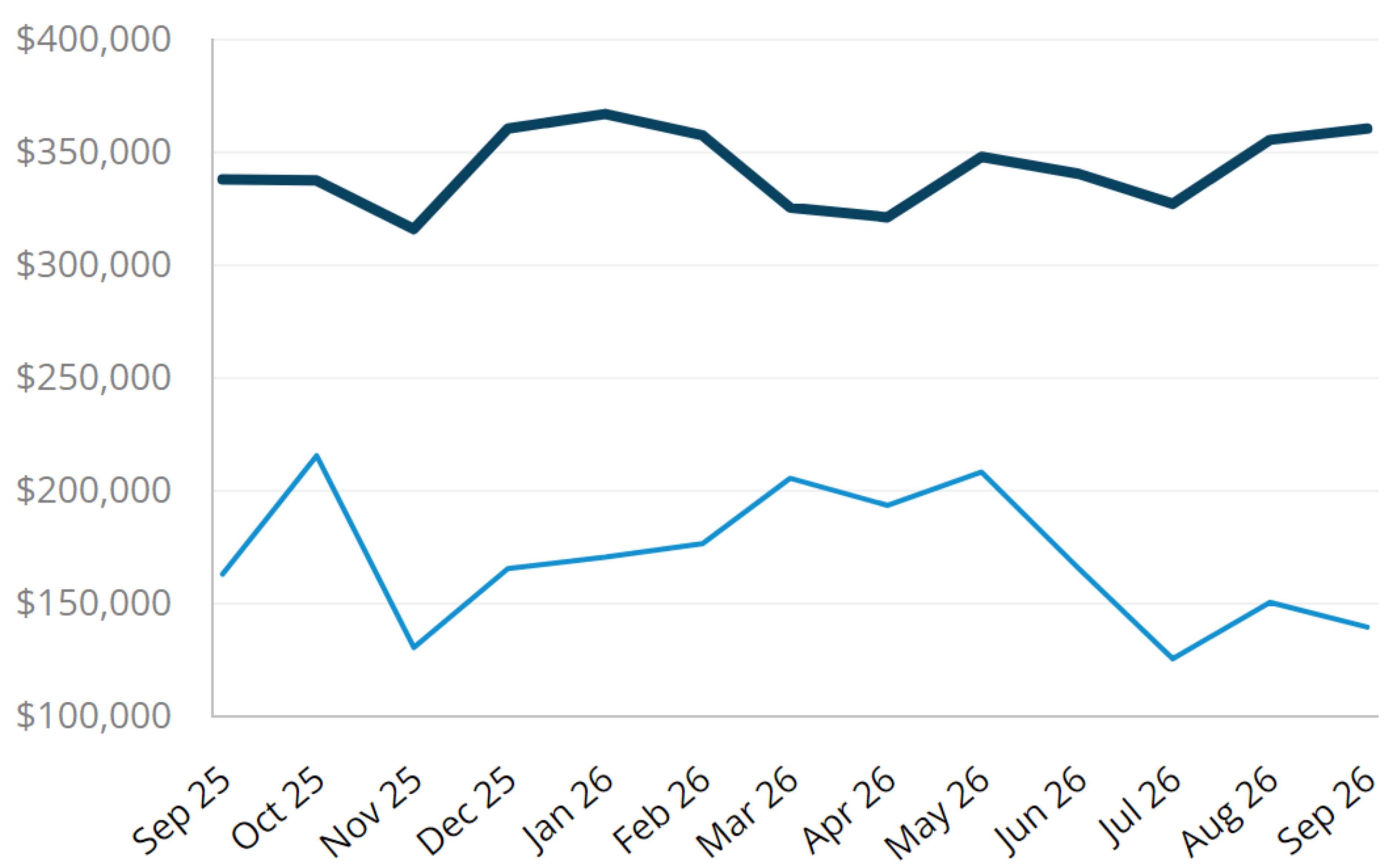
Condominiums

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$139,000	$162,500	-14.5%	$150,000	-7.3%	$175,000	$155,000	12.9%
Closed Sales	15	12	25.0%	21	-28.6%	133	117	13.7%
New Listings	32	32	0.0%	31	3.2%	249	283	-12.0%
Pending Sales	8	16	-50.0%	15	-46.7%	131	121	8.3%
Median Days on Market	130	96	36.1%	90	44.4%	74	76	-2.6%
Sold Price per Square Foot	$121	$147	-17.4%	$137	-11.7%	$142	$146	-2.7%
Percent of Original Price Rec'd	85.0%	82.8%	2.7%	86.7%	-2.0%	86.7%	82.7%	4.9%
Active Inventory	151	160	-5.6%	137	10.2%	--	--	--
Months Supply of Inventory	10.1	13.3	-24.5%	6.5	54.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: Condo Single Family

Pine Island Region

August 2026

ROYAL PALM COAST REALTOR® ASSOCIATION

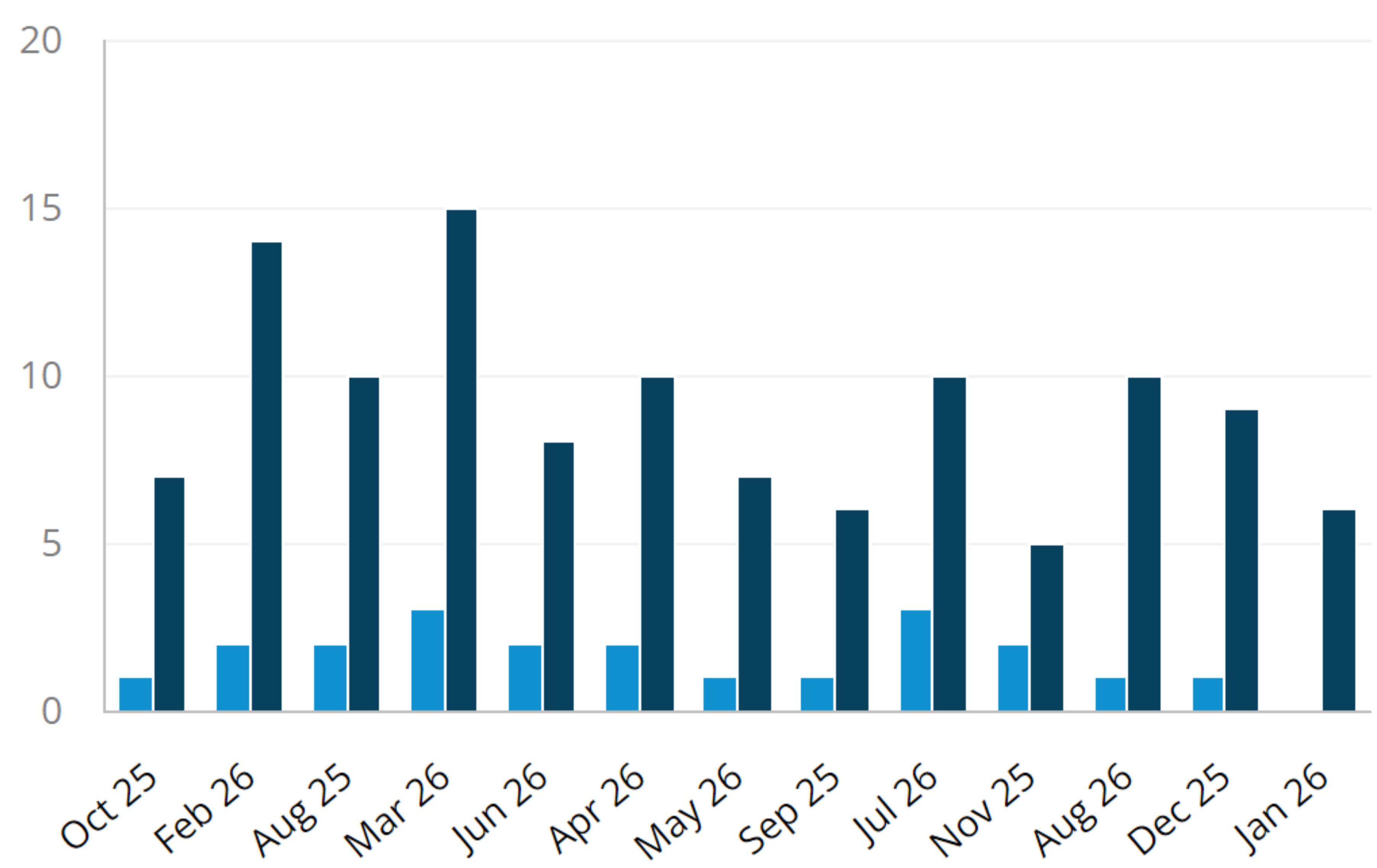
Single Family Homes

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$517,000	$291,750	77.2%	$397,000	30.2%	$447,500	$400,000	11.9%
Closed Sales	10	10	0.0%	10	0.0%	80	69	15.9%
New Listings	11	10	10.0%	22	-50.0%	134	153	-12.4%
Pending Sales	6	7	-14.3%	13	-53.8%	82	65	26.2%
Median Days on Market	96	86	11.0%	90	6.1%	91	93	-2.2%
Sold Price per Square Foot	$349	$257	35.8%	$297	17.7%	$307	$278	10.3%
Percent of Original Price Rec'd	86.6%	82.2%	5.3%	91.4%	-5.2%	86.5%	82.8%	4.5%
Active Inventory	73	98	-25.5%	82	-11.0%	--	--	--
Months Supply of Inventory	7.3	9.8	-25.5%	8.2	-11.0%	--	--	--

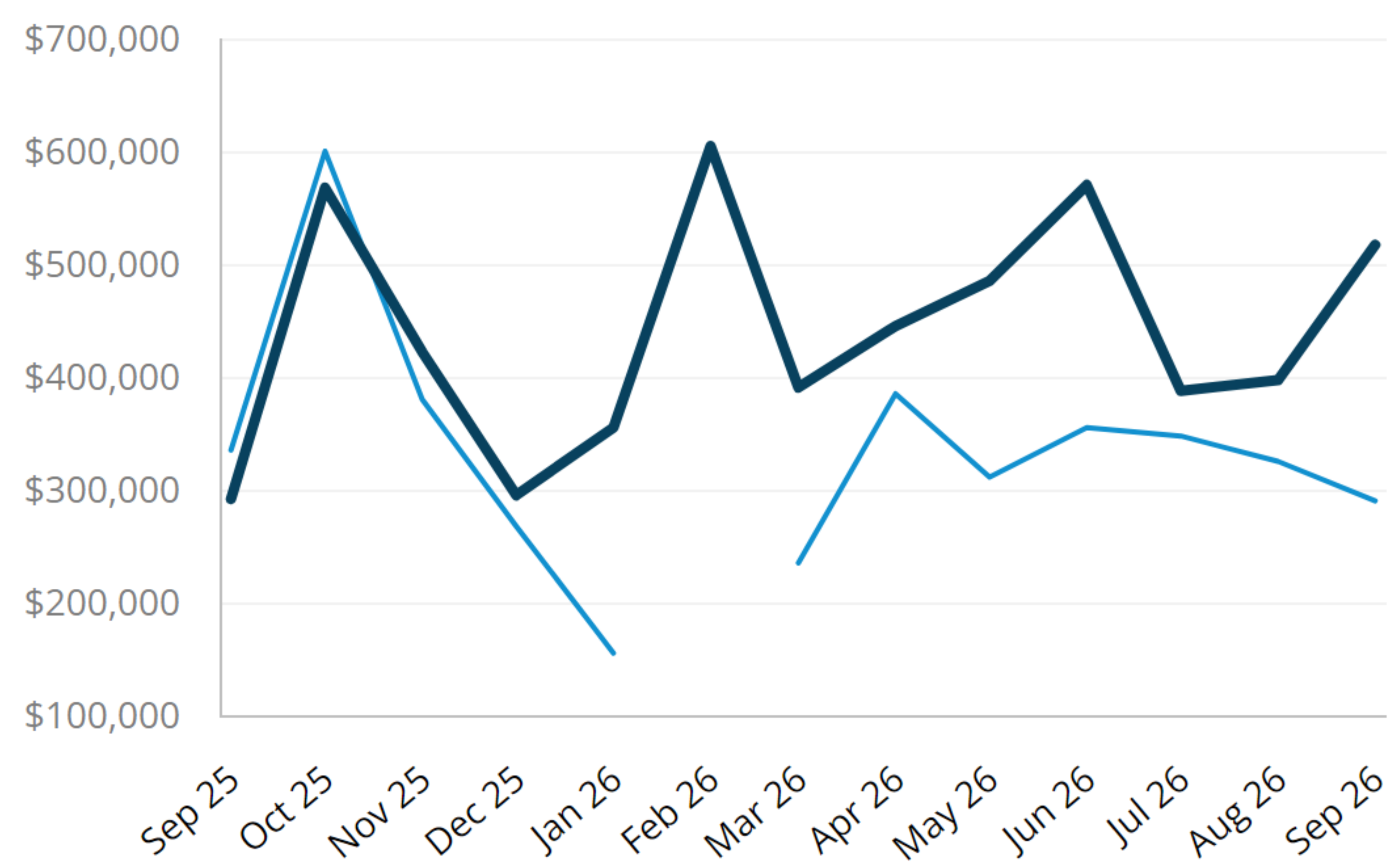
Condominiums

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$290,000	$335,000	-13.4%	$325,000	-10.8%	$327,500	$370,000	-11.5%
Closed Sales	1	2	-50.0%	3	-66.7%	14	11	27.3%
New Listings	1	3	-66.7%	2	-50.0%	21	21	0.0%
Pending Sales	2	1	100.0%	3	-33.3%	17	12	41.7%
Median Days on Market	174	129	34.9%	121	43.8%	126	112	12.5%
Sold Price per Square Foot	$268	$310	-13.5%	$266	0.8%	$302	$339	-11.1%
Percent of Original Price Rec'd	90.9%	84.7%	7.3%	92.4%	-1.7%	91.0%	85.7%	6.2%
Active Inventory	13	14	-7.1%	15	-13.3%	--	--	--
Months Supply of Inventory	12.9	7.0	84.8%	5.0	158.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: Condo Single Family

Sanibel Region

August 2026

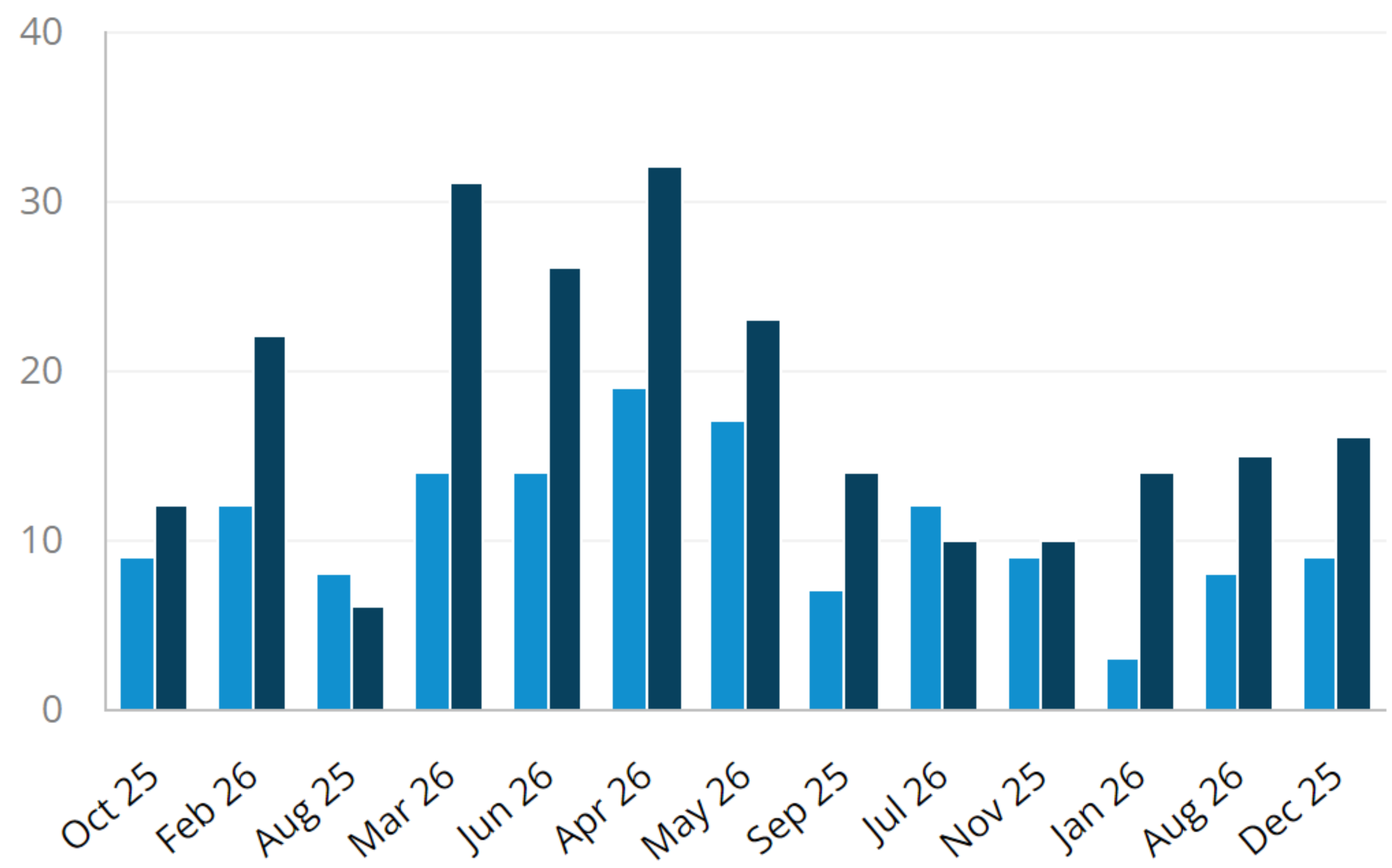
Single Family Homes

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$1,080,000	$1,091,500	-1.1%	$1,192,500	-9.4%	$1,185,000	$1,100,000	7.7%
Closed Sales	15	6	150.0%	10	50.0%	173	101	71.3%
New Listings	15	22	-31.8%	9	66.7%	223	320	-30.3%
Pending Sales	21	14	50.0%	10	110.0%	183	109	67.9%
Median Days on Market	153	123	24.9%	133	15.5%	115	86	33.7%
Sold Price per Square Foot	$572	$525	9.1%	$578	-1.0%	$538	$501	7.4%
Percent of Original Price Rec'd	87.4%	81.4%	7.3%	85.3%	2.4%	86.3%	82.8%	4.2%
Active Inventory	106	157	-32.5%	135	-21.5%	--	--	--
Months Supply of Inventory	7.1	26.1	-73.0%	13.5	-47.6%	--	--	--

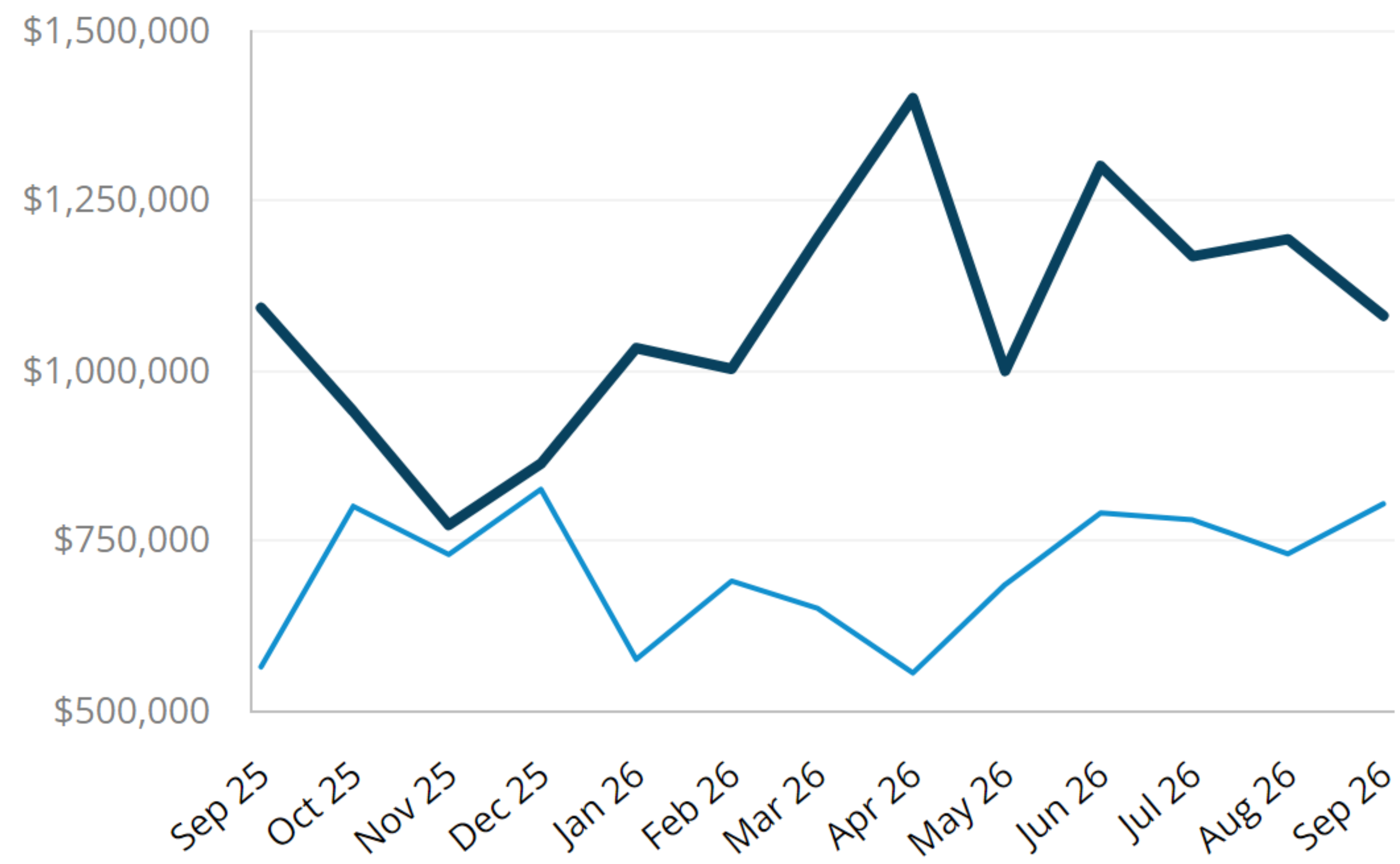
Condominiums

	Aug 2026	Aug 2025	YoY %Chg	Jul 2026	MoM %Chg	YTD 2026	YTD 2025	YTD %Chg
Median Sales Price	$803,500	$563,750	42.5%	$730,000	10.1%	$725,000	$740,000	-2.0%
Closed Sales	8	8	0.0%	12	-33.3%	99	69	43.5%
New Listings	6	9	-33.3%	6	0.0%	133	213	-37.6%
Pending Sales	4	9	-55.6%	9	-55.6%	103	70	47.1%
Median Days on Market	156	158	-1.6%	199	-21.9%	129	82	57.3%
Sold Price per Square Foot	$632	$577	9.5%	$564	12.1%	$636	$658	-3.3%
Percent of Original Price Rec'd	85.6%	70.2%	21.9%	82.7%	3.5%	85.5%	85.8%	-0.4%
Active Inventory	111	144	-22.9%	123	-9.8%	--	--	--
Months Supply of Inventory	13.9	18.0	-22.9%	10.2	35.3%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: Condo Single Family

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