

MARKET INSIGHTS REPORT



October 2025

Contents

Market Overview	1
Median Sales Price	2
Closed Sales	3
New Listings	4
Pending Sales	5
Days on Market	6
Price per SqFt	7
Percent of Original List	8
Active Inventory	9
Months Supply Inventory	10
Region Reports	11-18

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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.

RPCRA Market Summary



October 2025

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

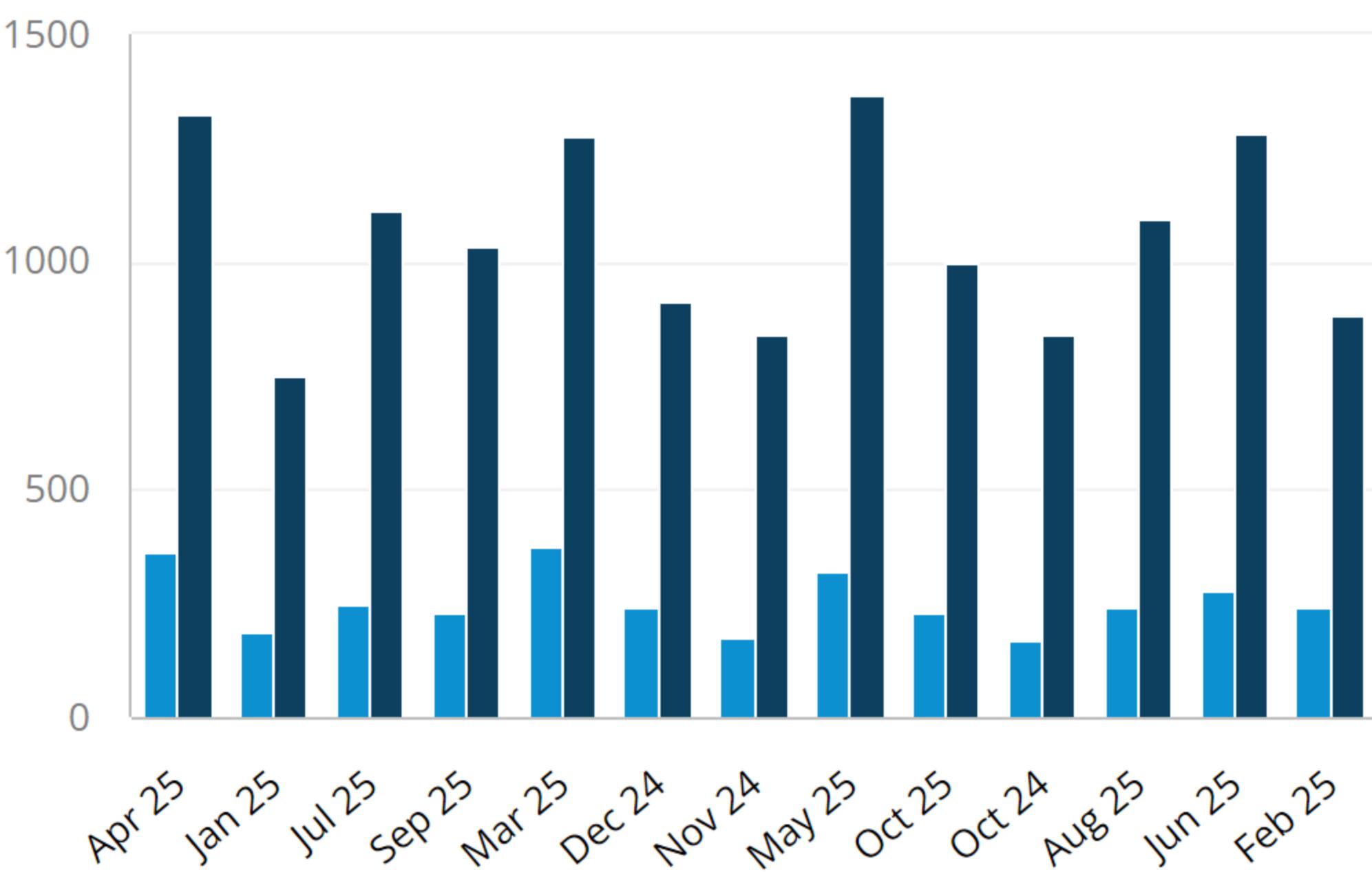
Single Family Homes

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$364,900	\$385,000	▼ -5.2%	\$355,000	▲ 2.8%	\$361,000	\$380,000	▼ -5.0%
Closed Sales	1,001	843	▲ 18.7%	1,033	▼ -3.1%	11,126	11,054	▲ 0.7%
New Listings	2,071	1,670	▲ 24.0%	1,689	▲ 22.6%	20,768	19,339	▲ 7.4%
Pending Sales	1,134	733	▲ 54.7%	1,016	▲ 11.6%	11,644	11,118	▲ 4.7%
Median Days on Market	57	55	▲ 3.6%	59	▼ -3.4%	56	48	▲ 16.7%
Sold Price per Square Foot	\$214	\$226	▼ -5.3%	\$212	▲ 0.9%	\$218	\$228	▼ -4.4%
Percent of Original Price Rec'd	91.6%	92.7%	▼ -1.2%	91.3%	▲ 0.3%	91.4%	92.9%	▼ -1.7%
Active Inventory	7,262	6,762	▲ 7.4%	7,182	▲ 1.1%	--	--	--
Months Supply of Inventory	7.3	8.0	▼ -9.6%	7.0	▲ 4.3%	--	--	--

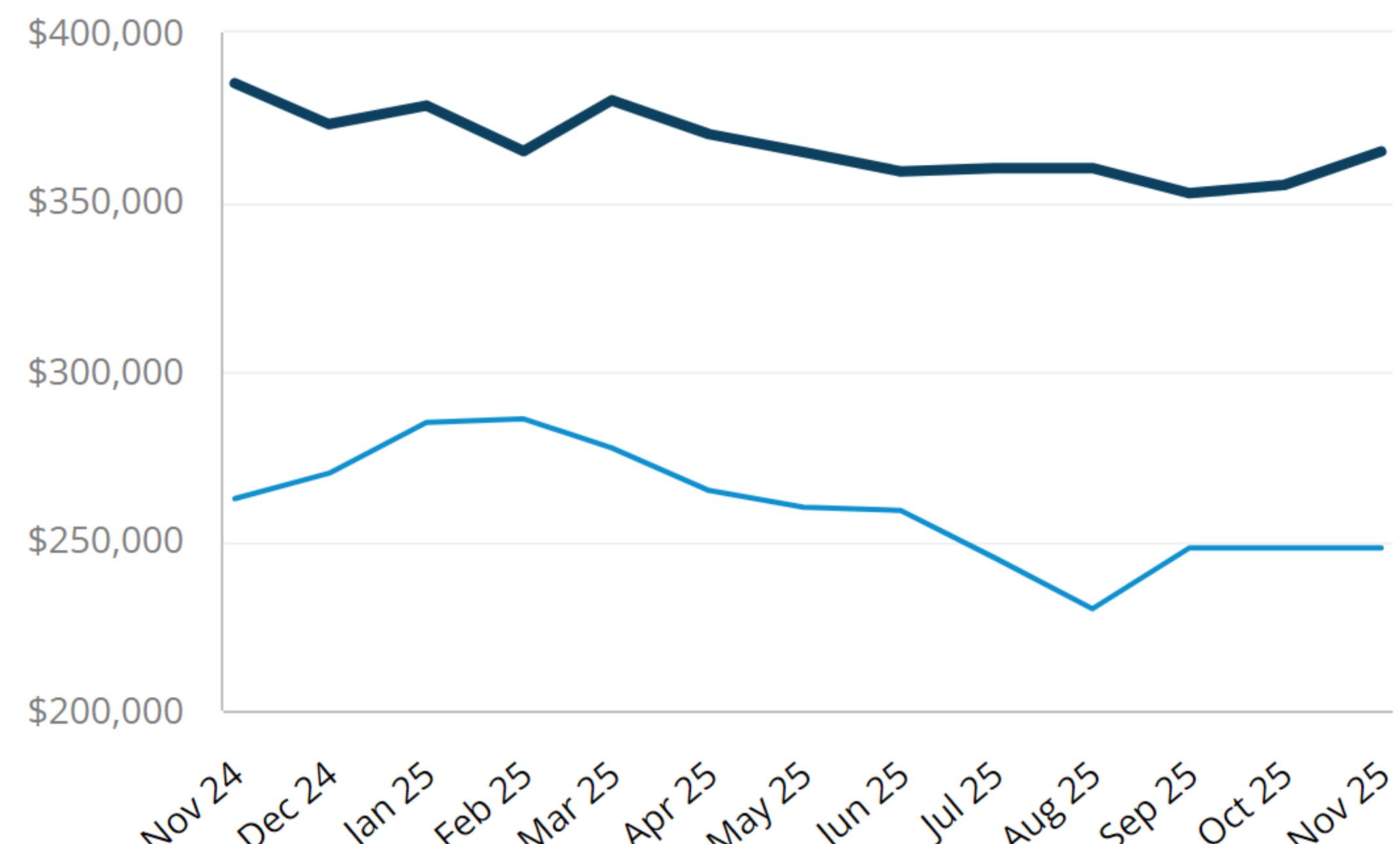
Condominiums

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$247,990	\$262,500	▼ -5.5%	\$247,990	► 0.0%	\$255,000	\$292,500	▼ -12.8%
Closed Sales	229	172	▲ 33.1%	231	▼ -0.9%	2,713	2,886	▼ -6.0%
New Listings	760	499	▲ 52.3%	485	▲ 56.7%	6,264	6,119	▲ 2.4%
Pending Sales	281	155	▲ 81.3%	241	▲ 16.6%	2,827	2,827	► 0.0%
Median Days on Market	65	77	▼ -15.6%	109	▼ -40.4%	76	57	▲ 33.3%
Sold Price per Square Foot	\$172	\$191	▼ -9.7%	\$175	▼ -1.7%	\$187	\$216	▼ -13.4%
Percent of Original Price Rec'd	86.2%	90.1%	▼ -4.4%	85.8%	▲ 0.5%	86.8%	90.5%	▼ -4.1%
Active Inventory	2,812	2,598	▲ 8.2%	2,616	▲ 7.5%	--	--	--
Months Supply of Inventory	12.3	15.1	▼ -18.7%	11.3	▲ 8.4%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

Data provided by SWFL MLS, updated 11/04/25. ©2025 Domus Analytics®

Closed Sales

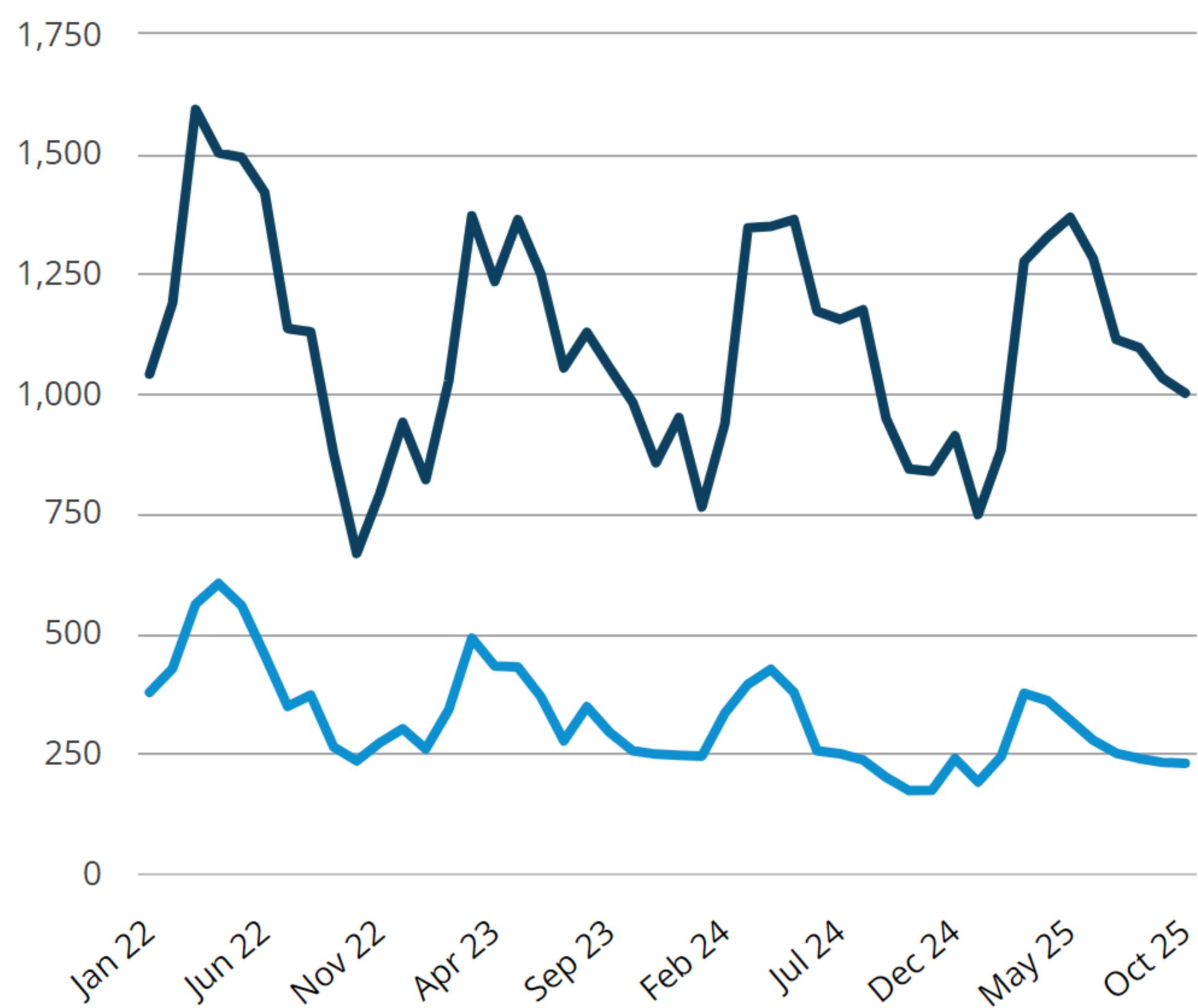


October 2025

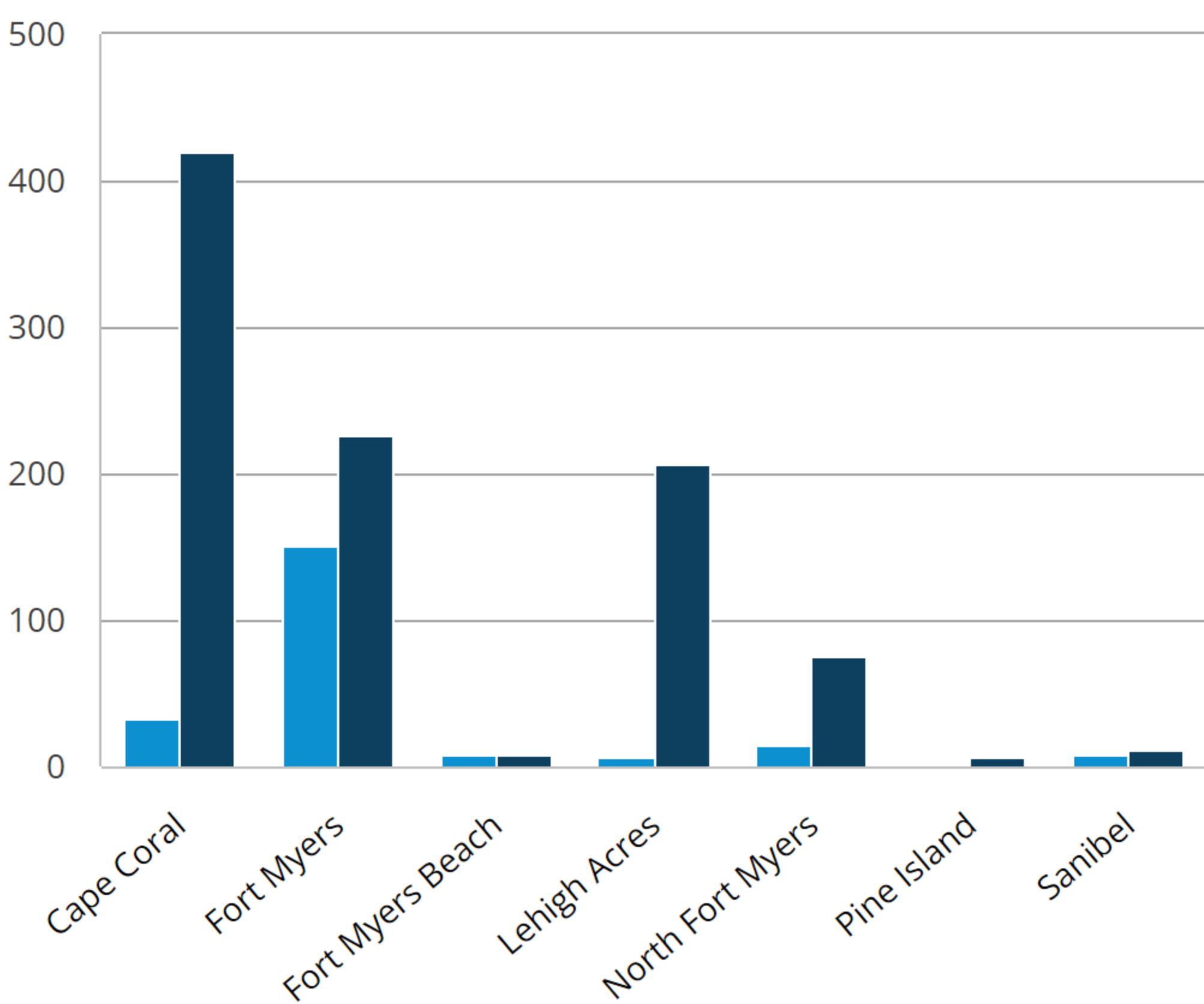
The number of properties that sold.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,001	▼ -3.1%	▲ 18.7%	▲ 0.7%
CONDO	229	▼ -0.9%	▲ 33.1%	▼ -6.0%

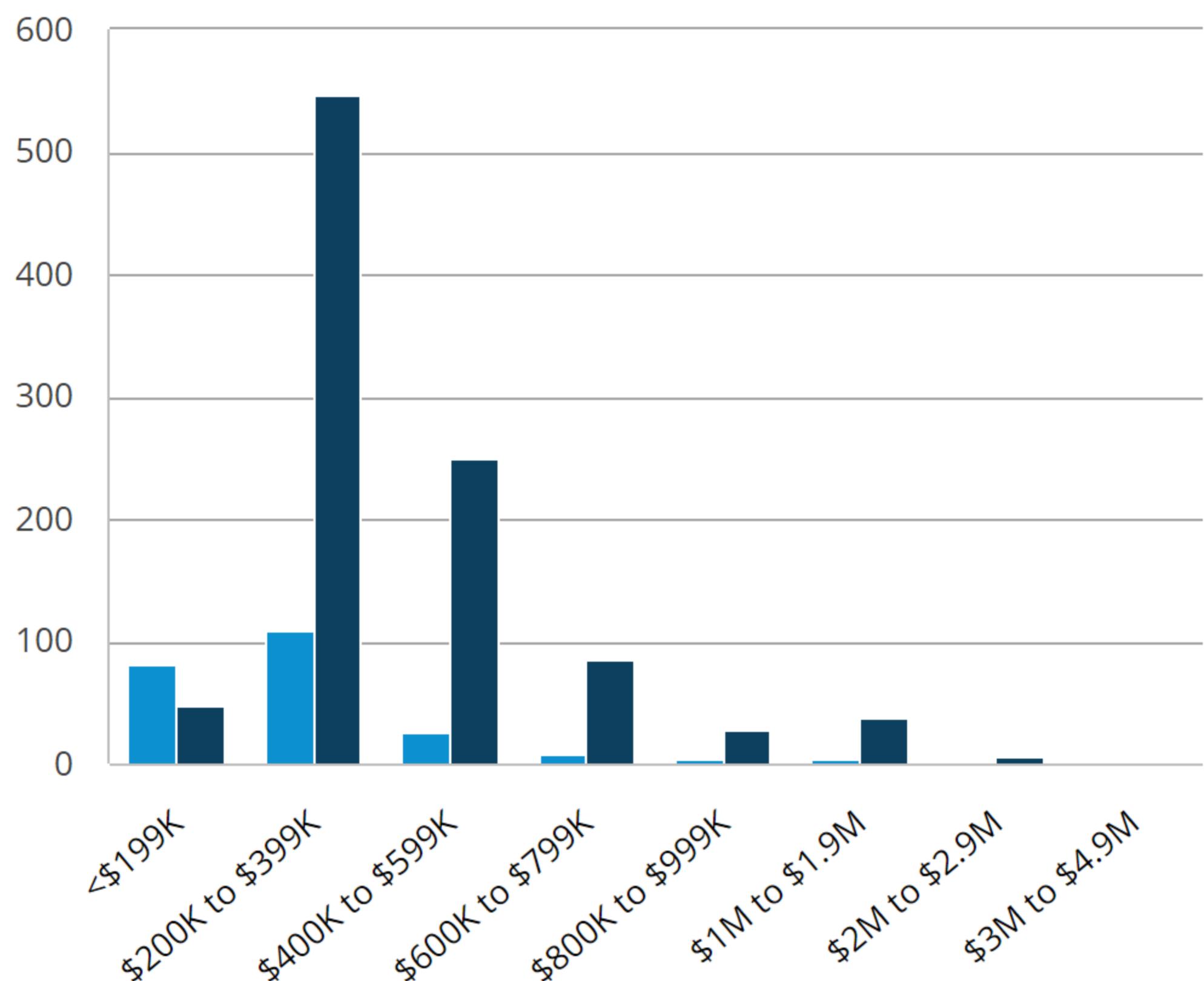
Historical Activity



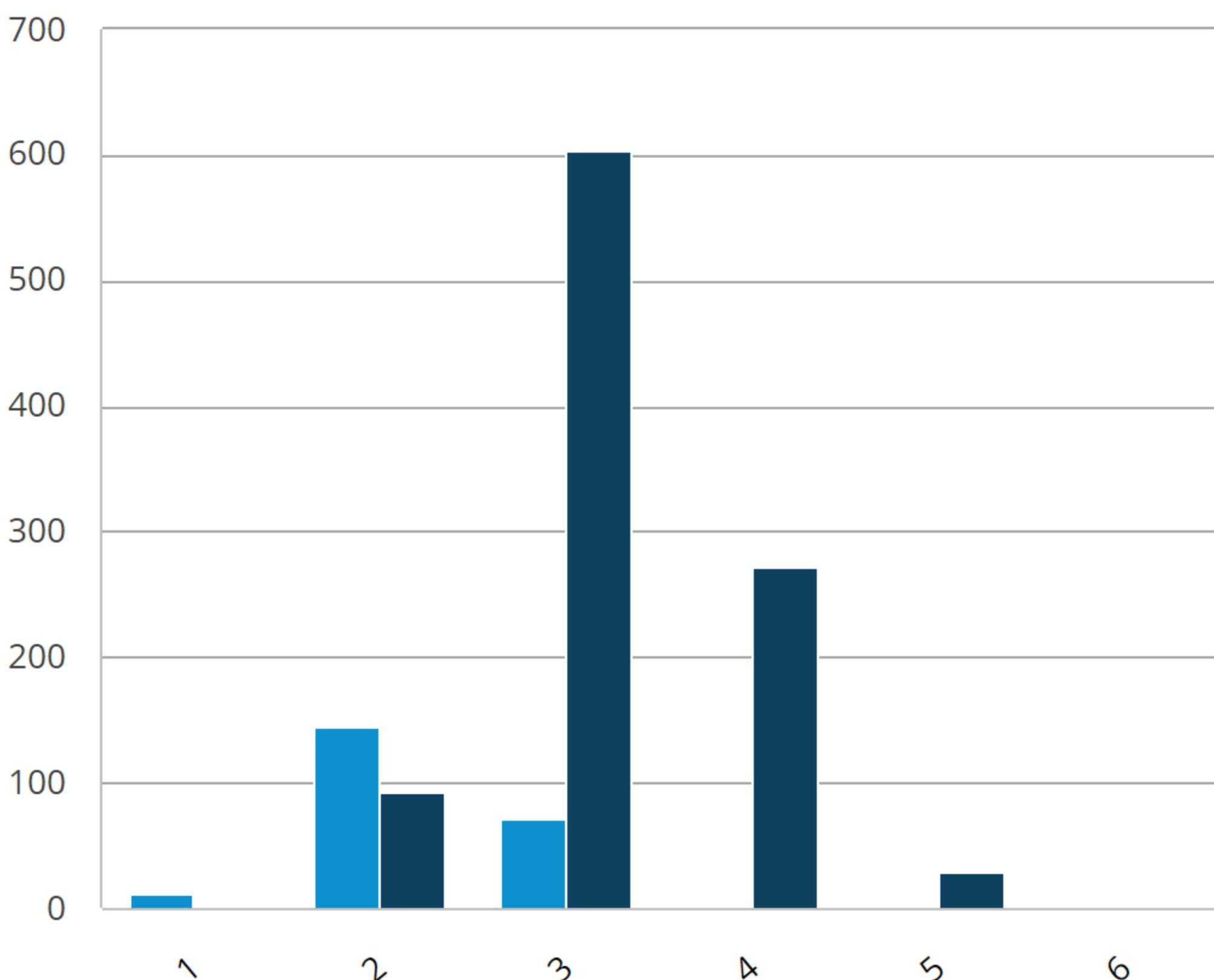
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

Data provided by SWFL MLS, updated 11/04/25. ©2025 Domus Analytics®

New Listings

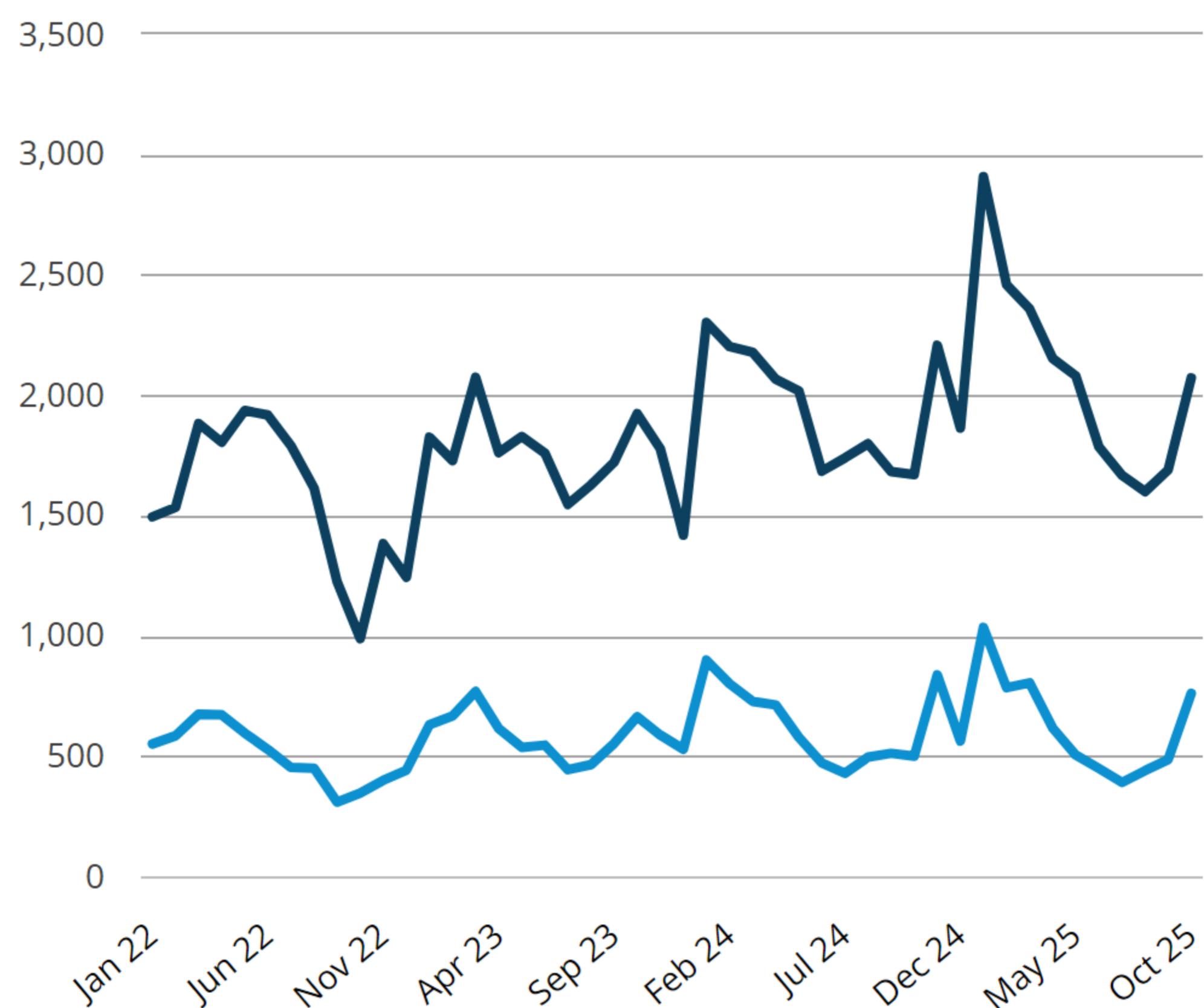


October 2025

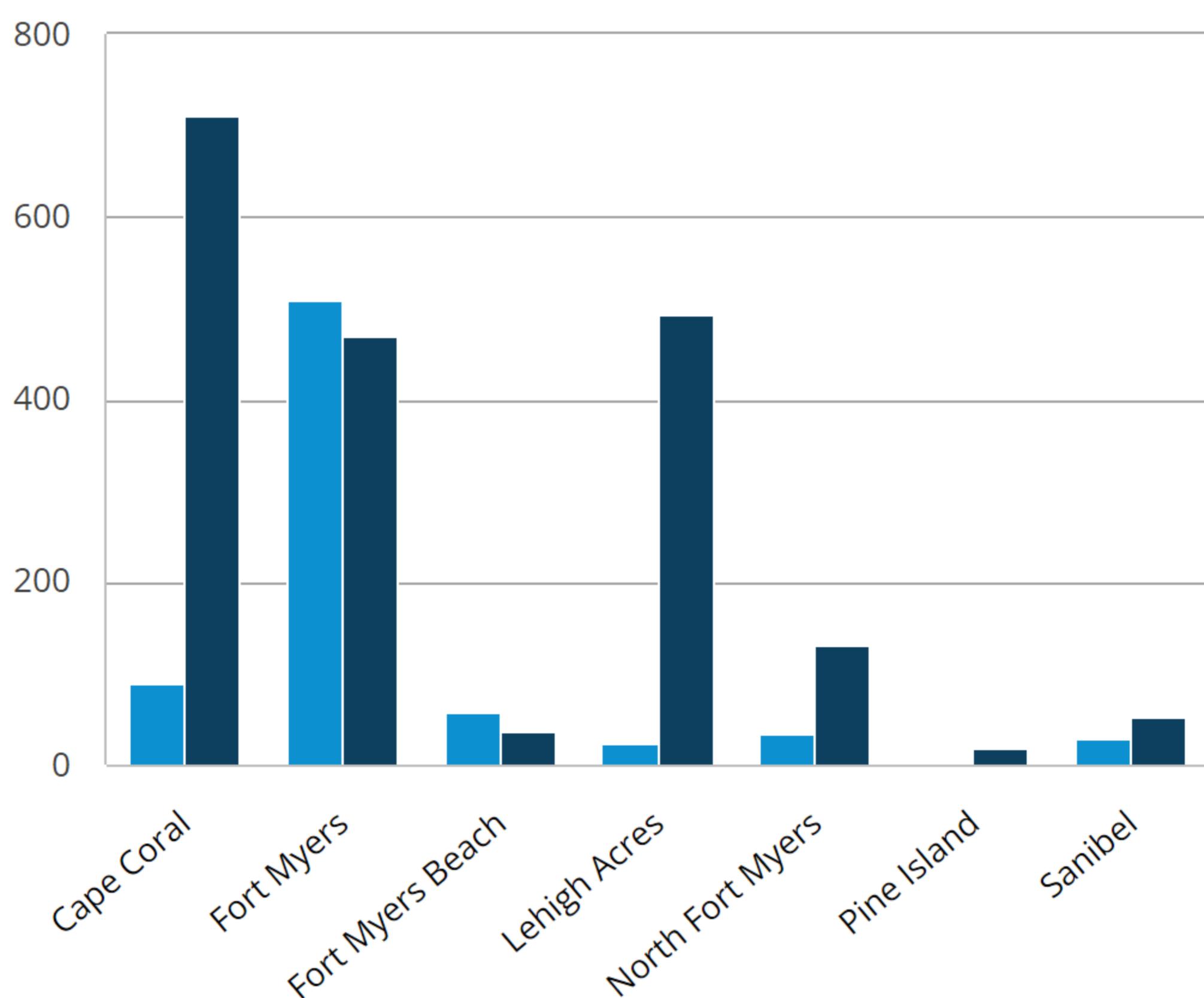
The number of properties listed regardless of current status.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	2,071	▲ 22.6%	▲ 24.0%	▲ 7.4%
CONDO	760	▲ 56.7%	▲ 52.3%	▲ 2.4%

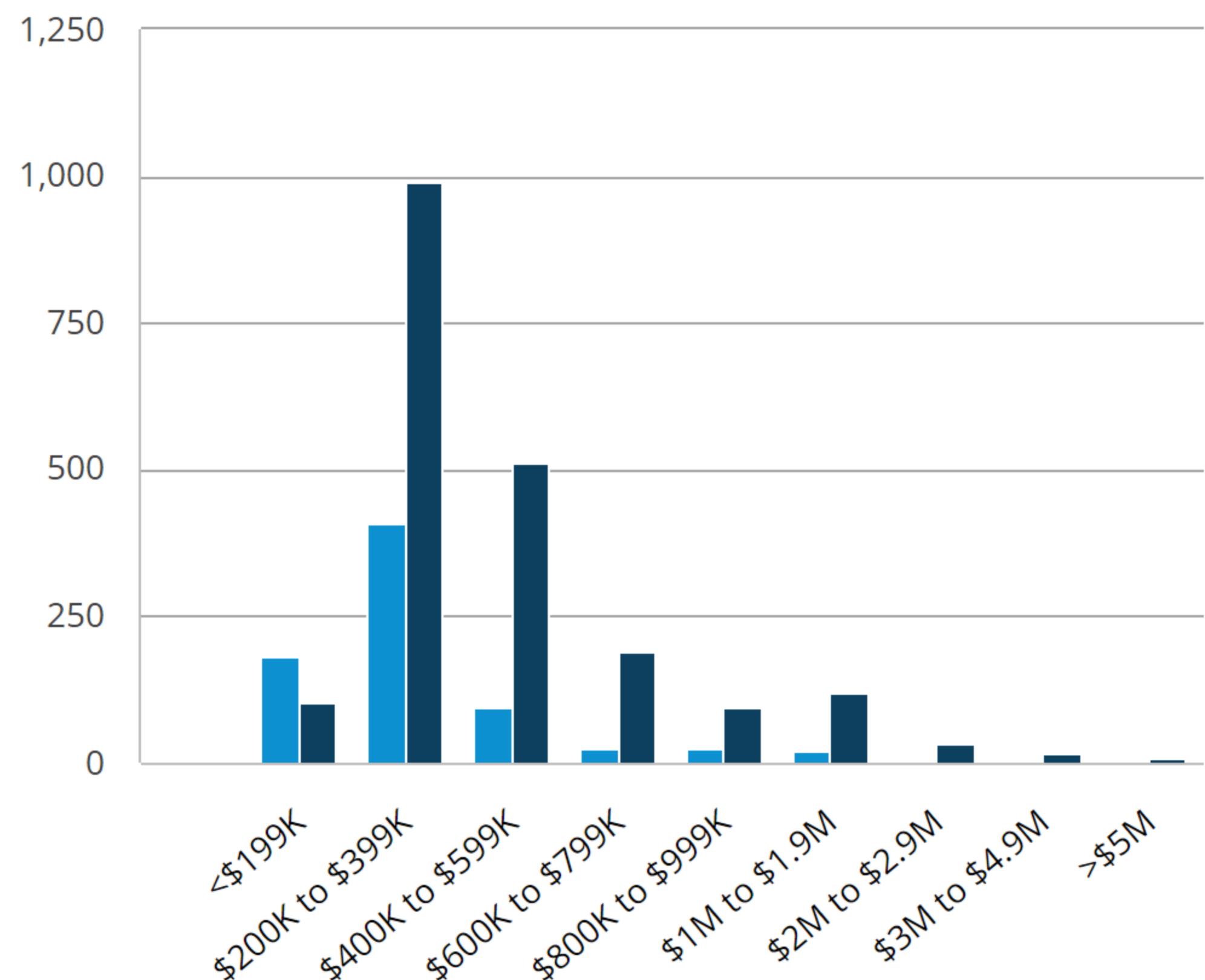
Historical Activity



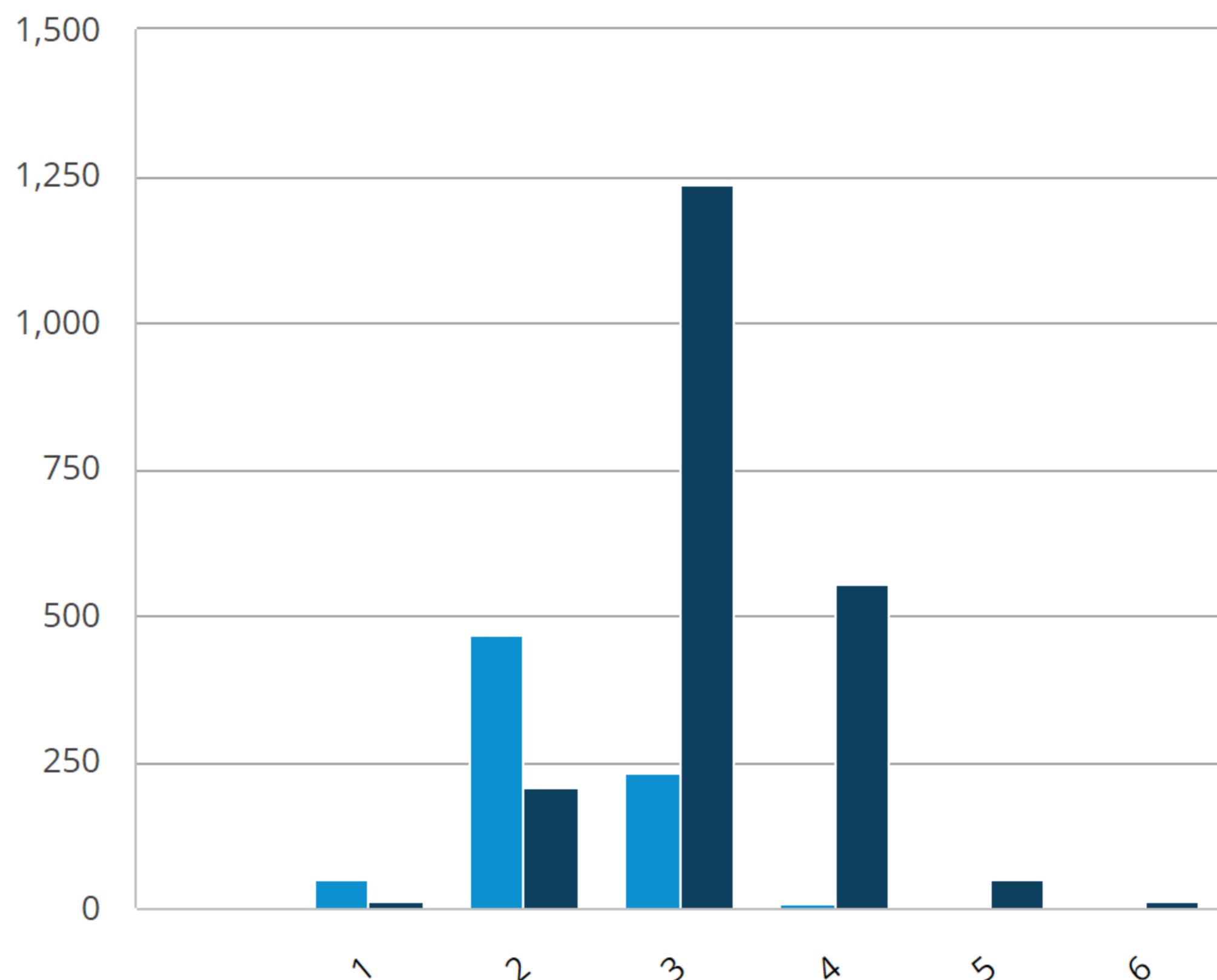
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Pending Sales

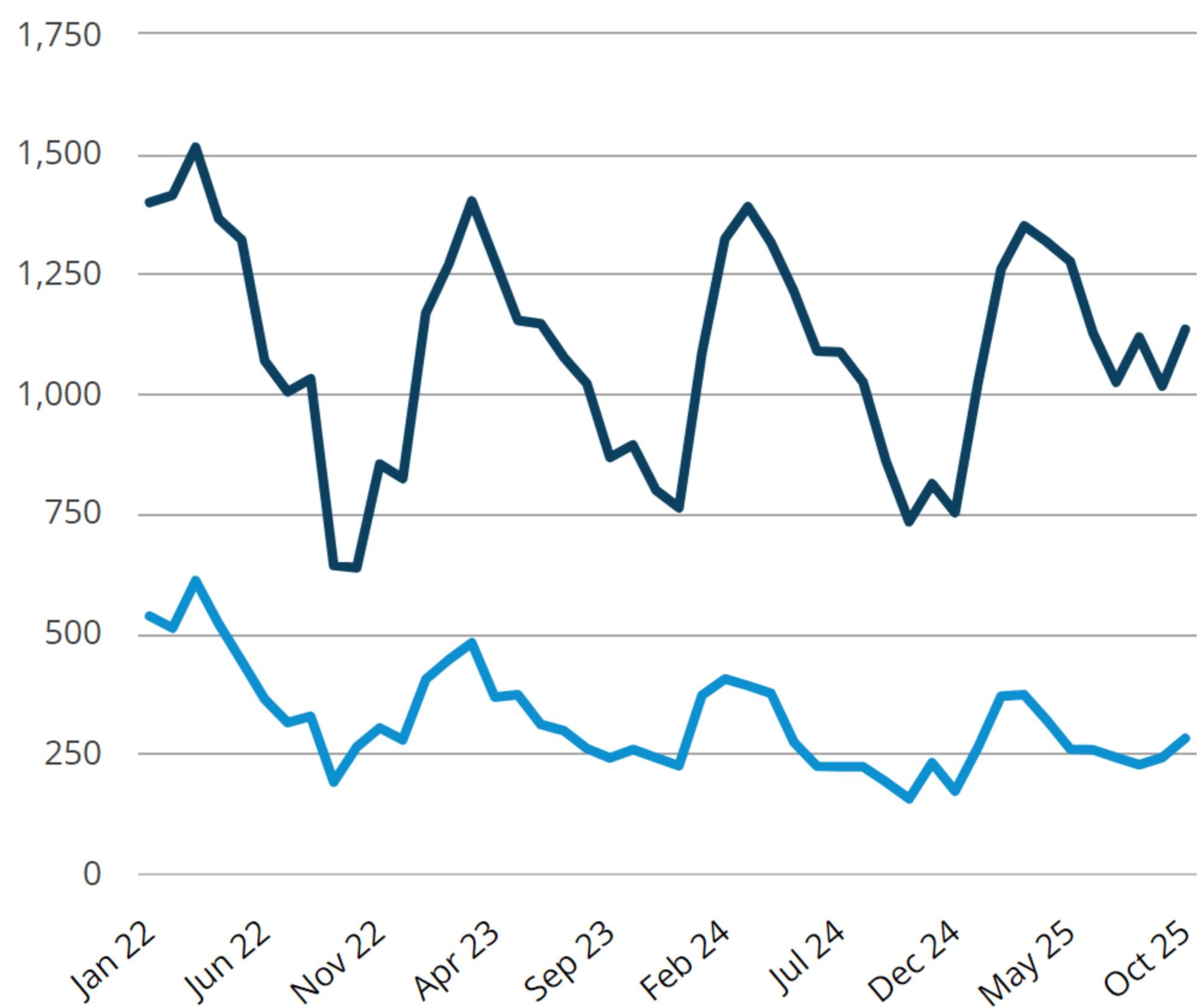


October 2025

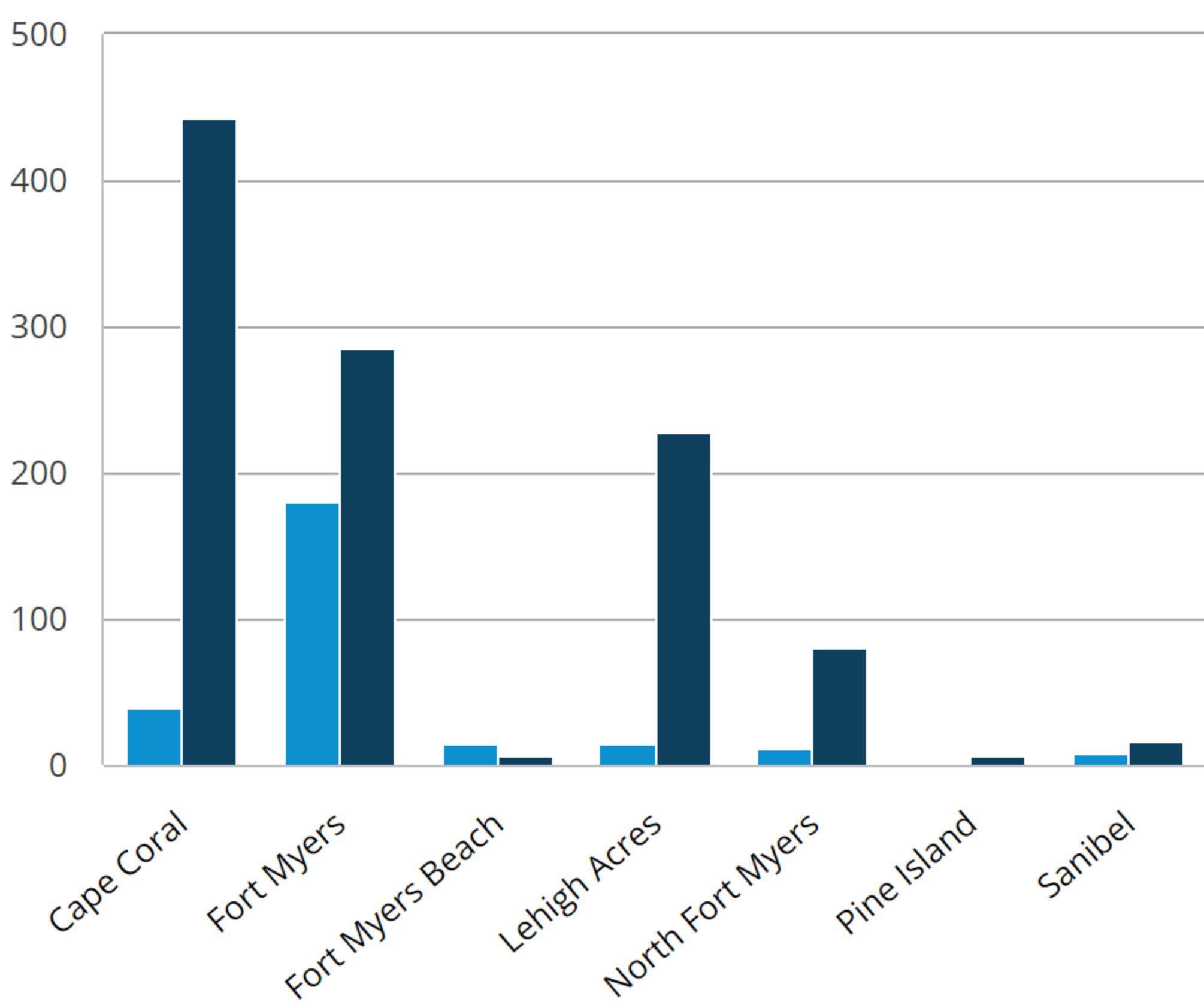
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,134	▲ 11.6%	▲ 54.7%	▲ 4.7%
CONDO	281	▲ 16.6%	▲ 81.3%	» 0.0%

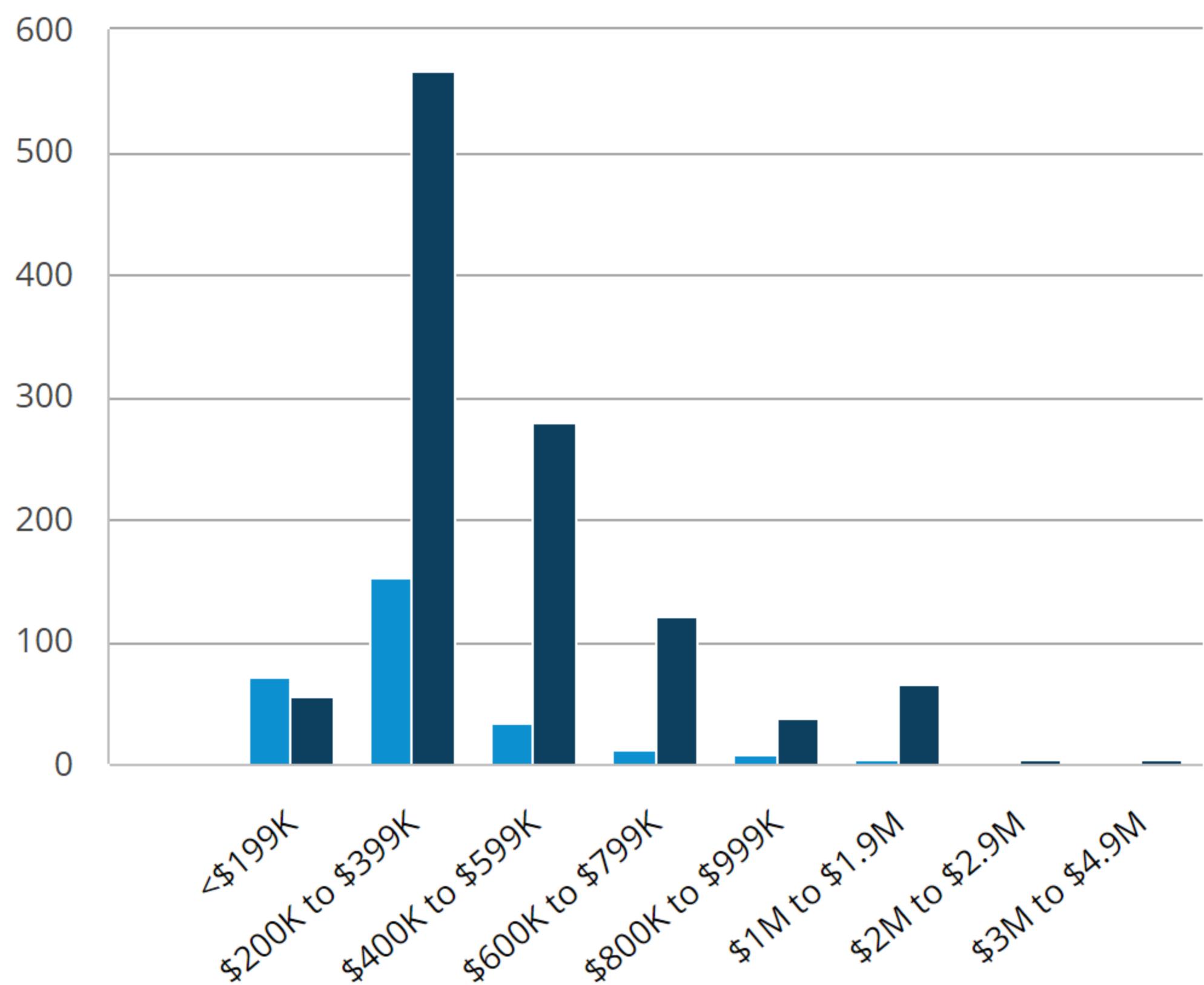
Historical Activity



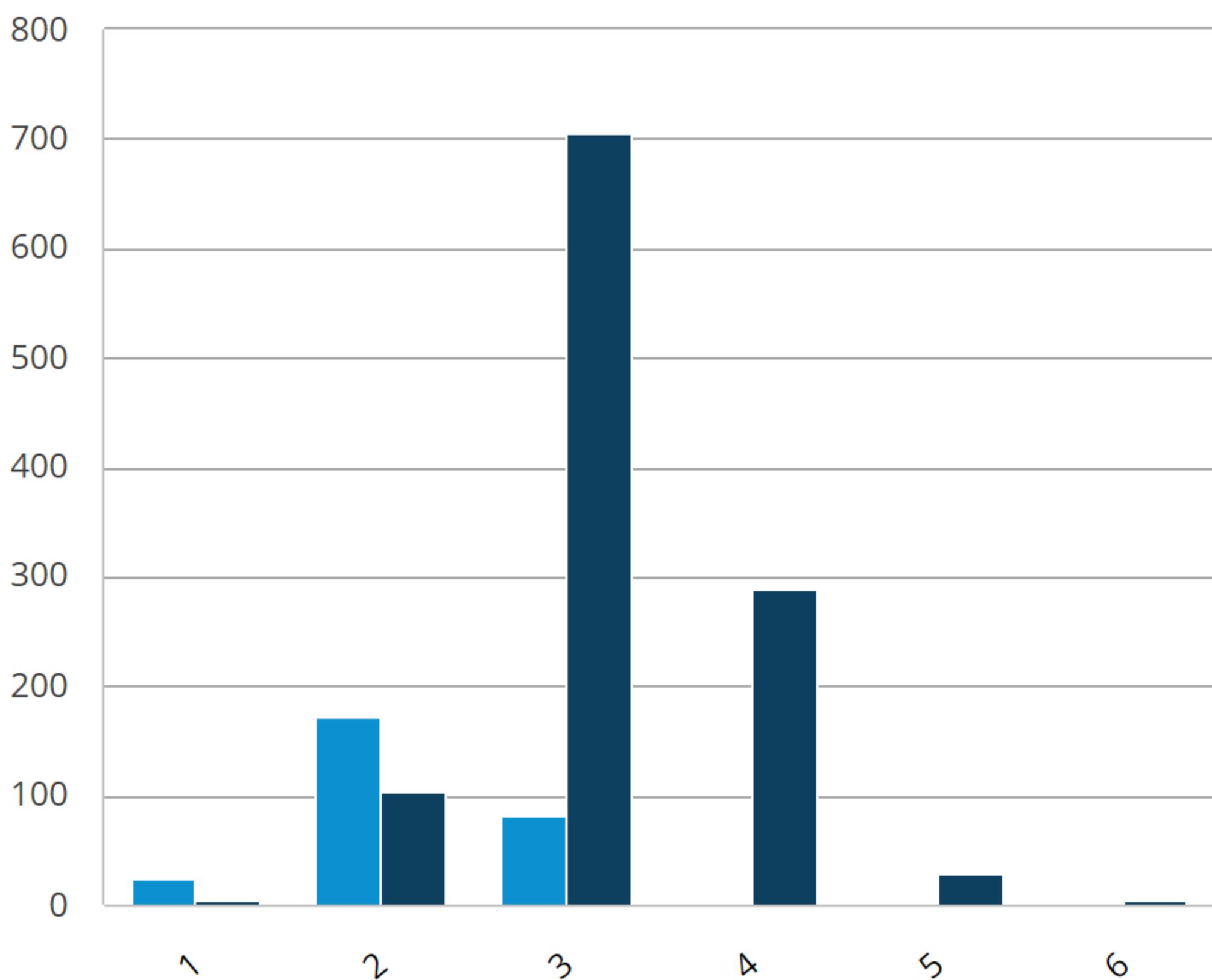
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Days on Market

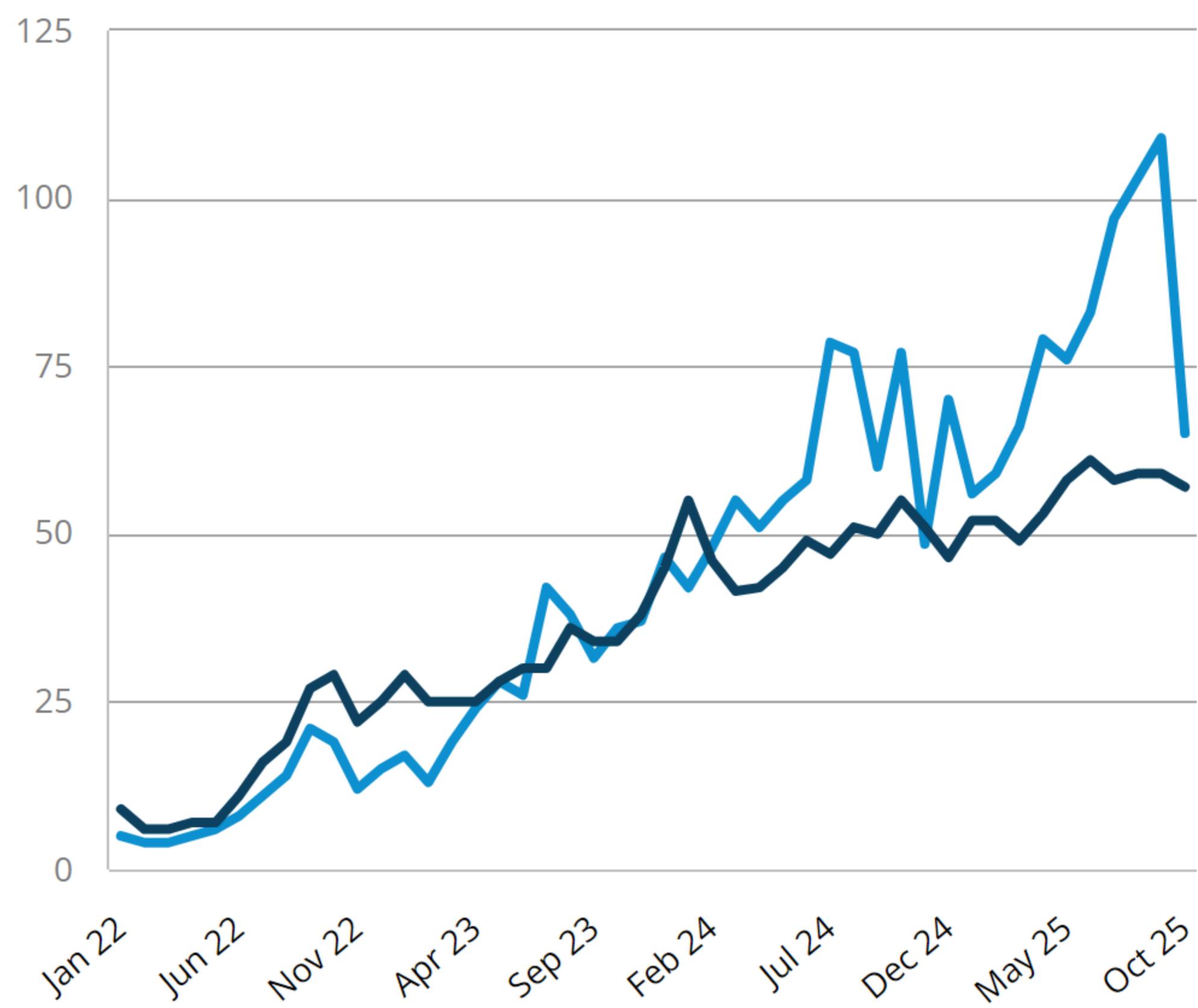


October 2025

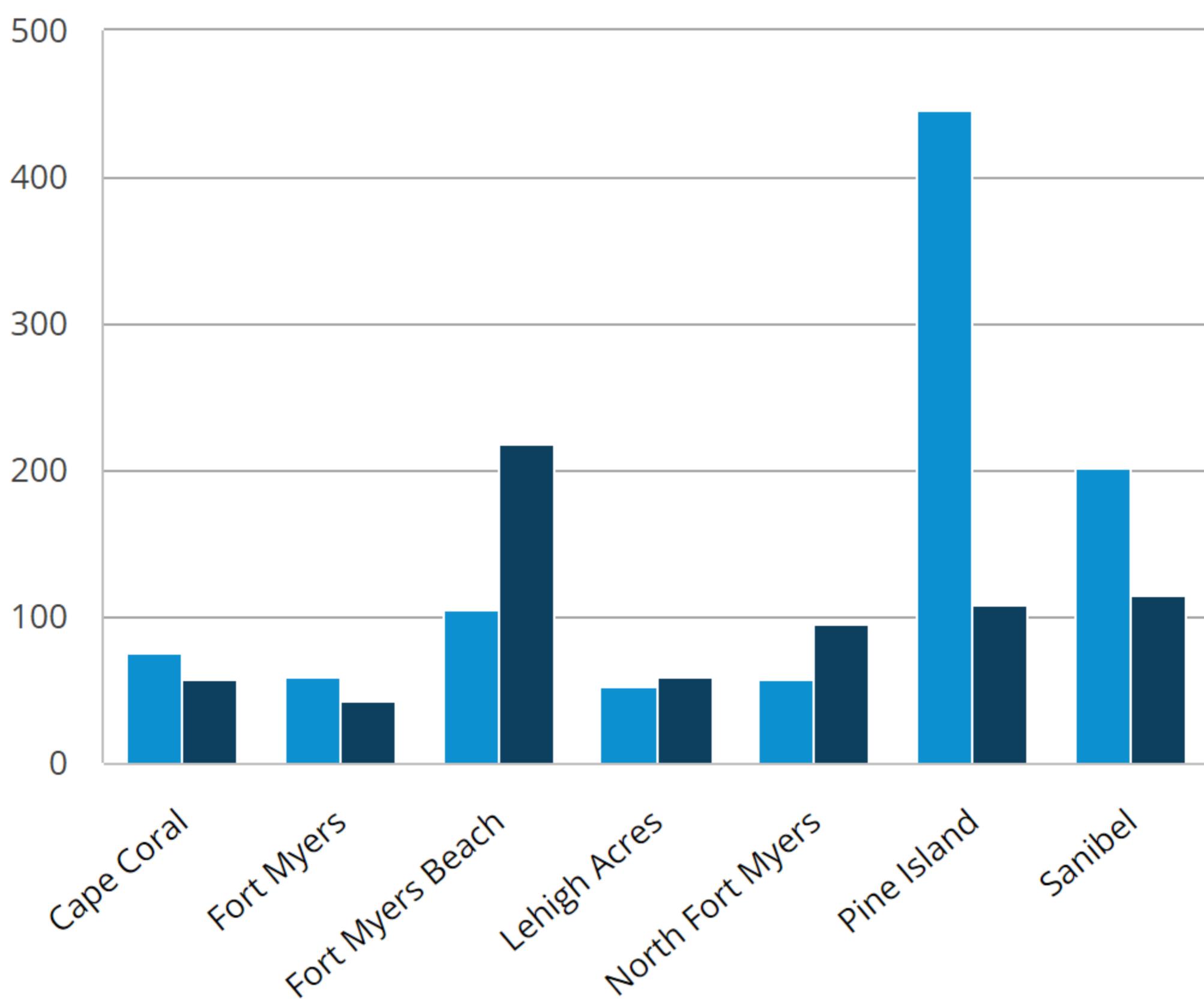
The median number of days between when a property is listed and the purchase contract date.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	57	⬇️ -3.4%	⬆️ 3.6%	⬆️ 16.7%
CONDO	65	⬇️ -40.4%	⬇️ -15.6%	⬆️ 33.3%

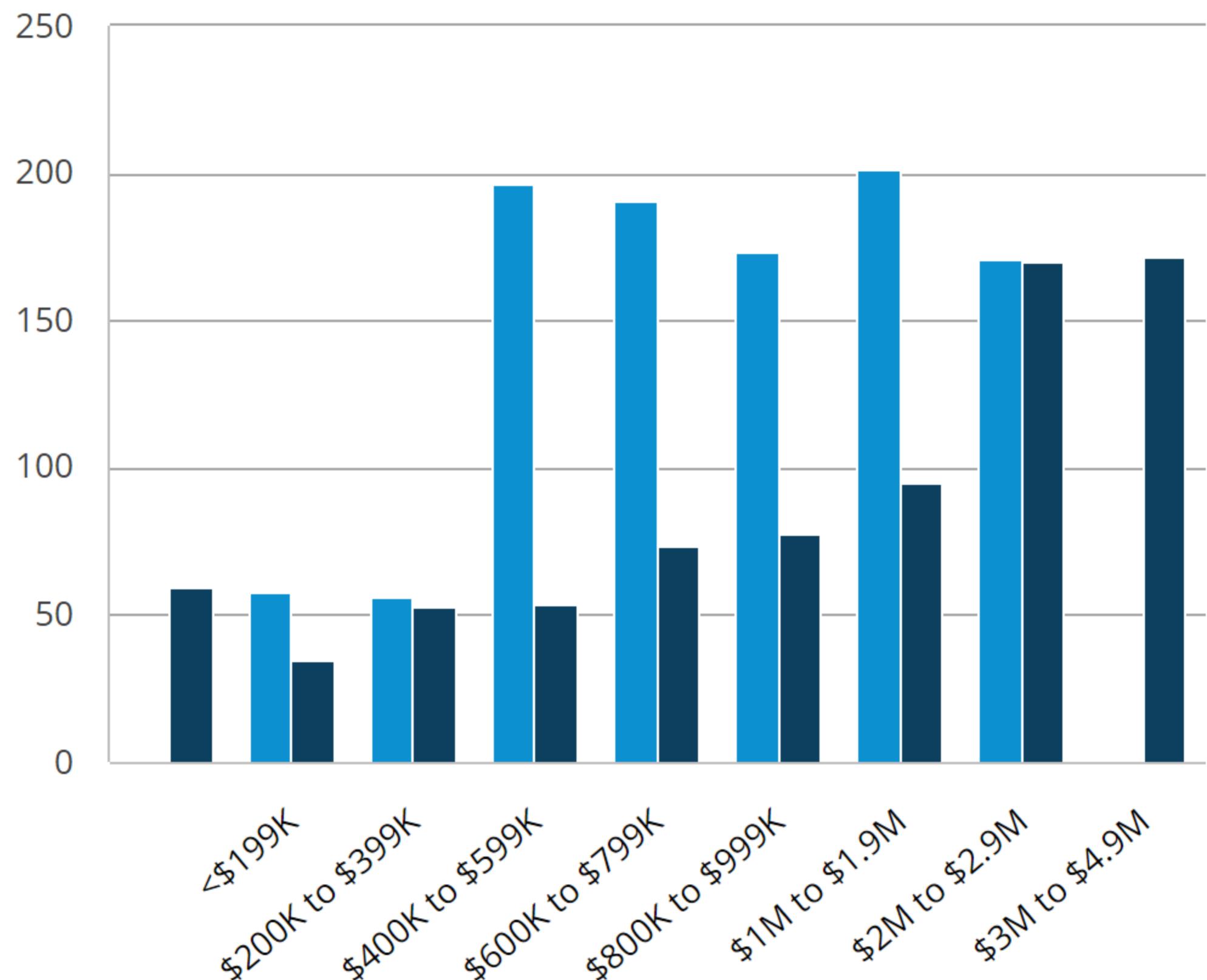
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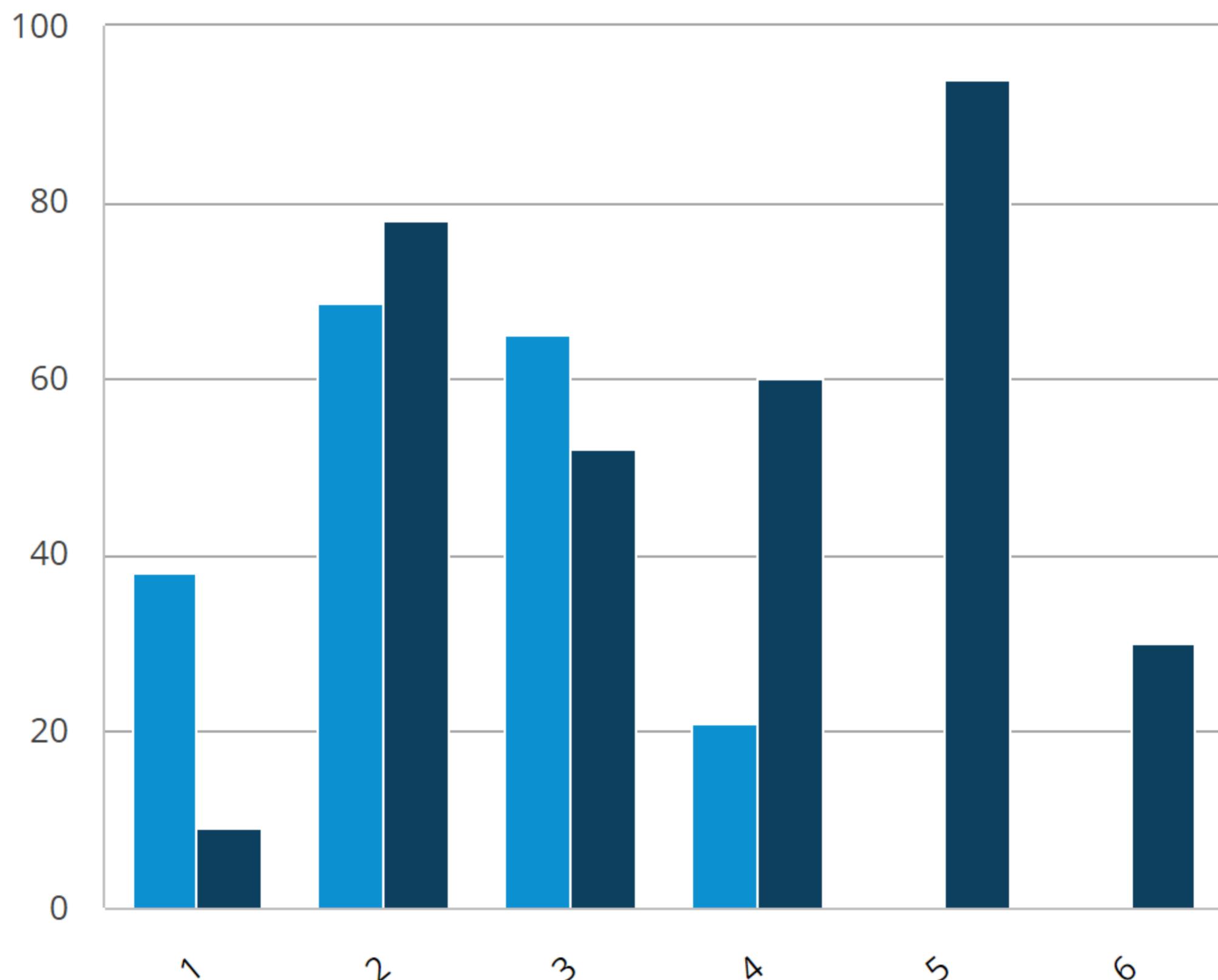
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Price per Square Foot

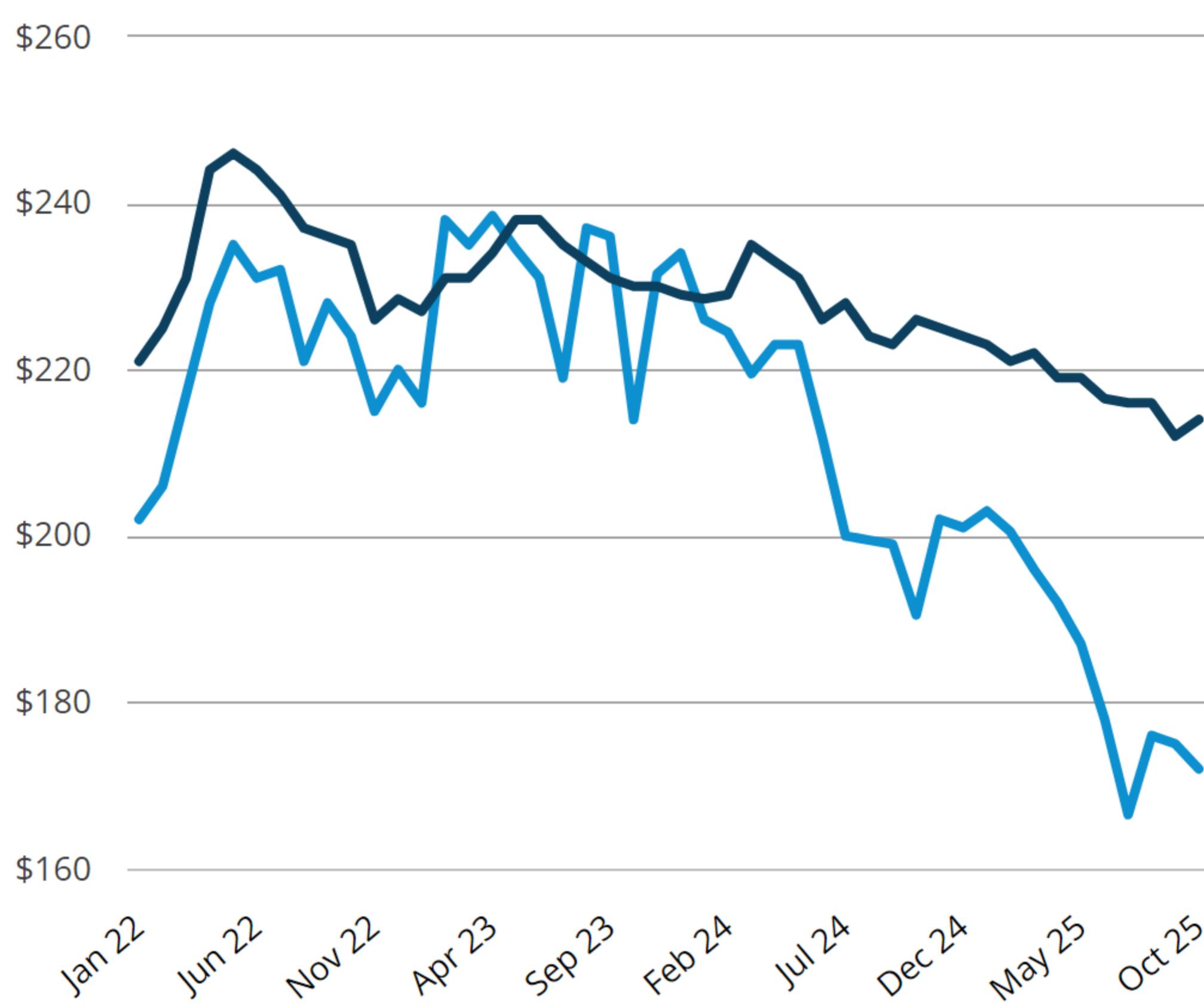


October 2025

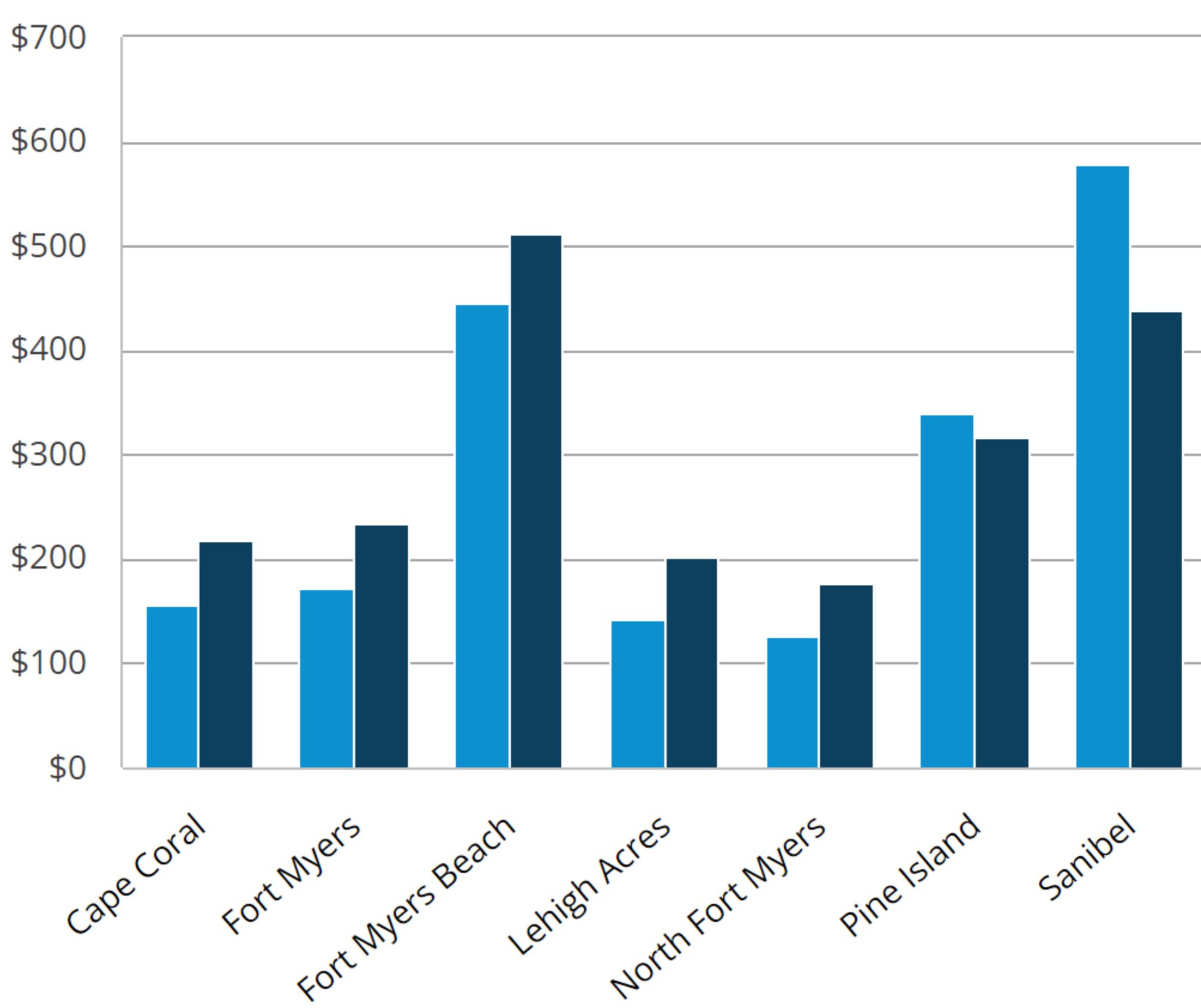
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$214	▲ 0.9%	▼ -5.3%	▼ -4.4%
CONDO	\$172	▼ -1.7%	▼ -9.7%	▼ -13.4%

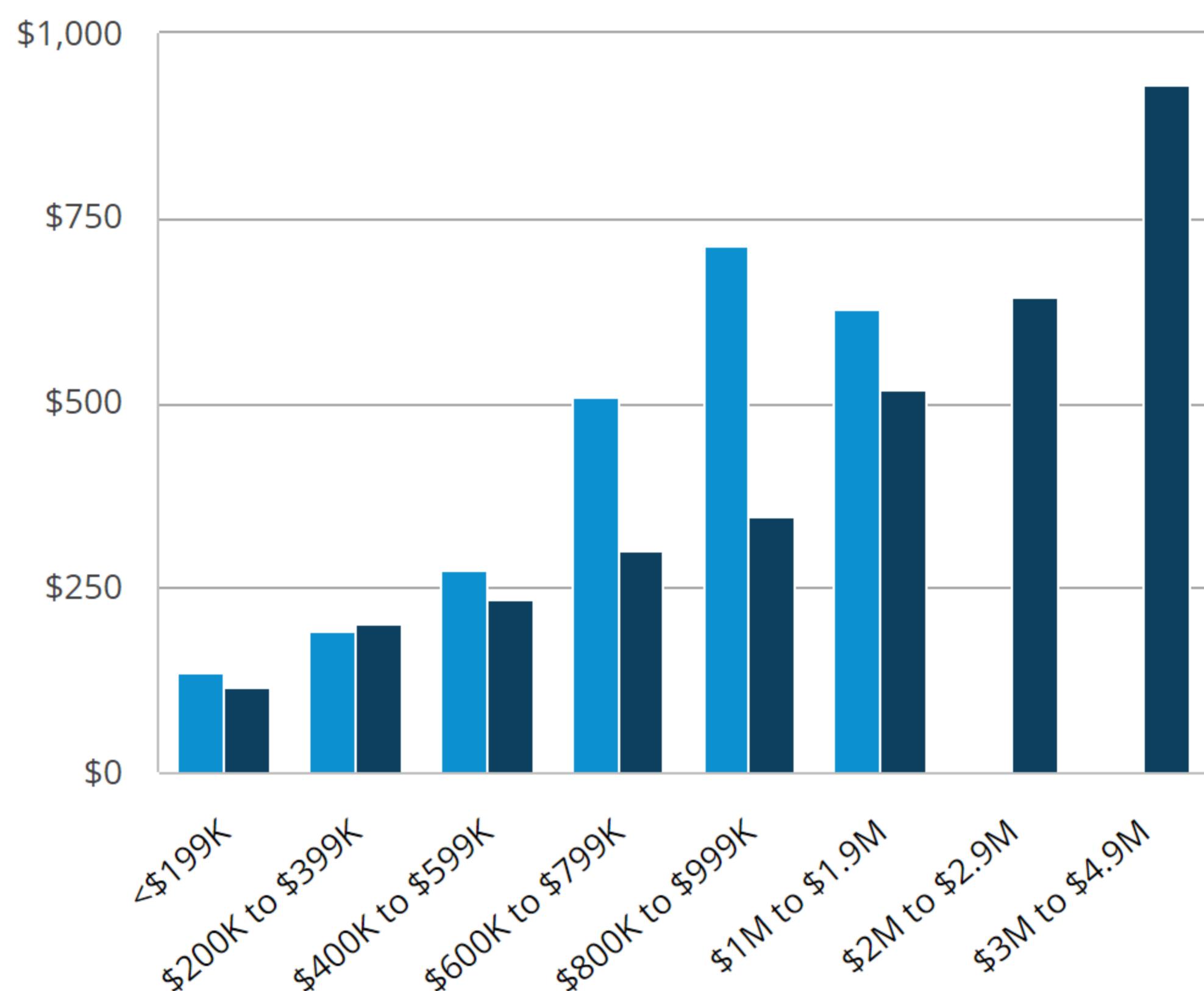
Historical Activity



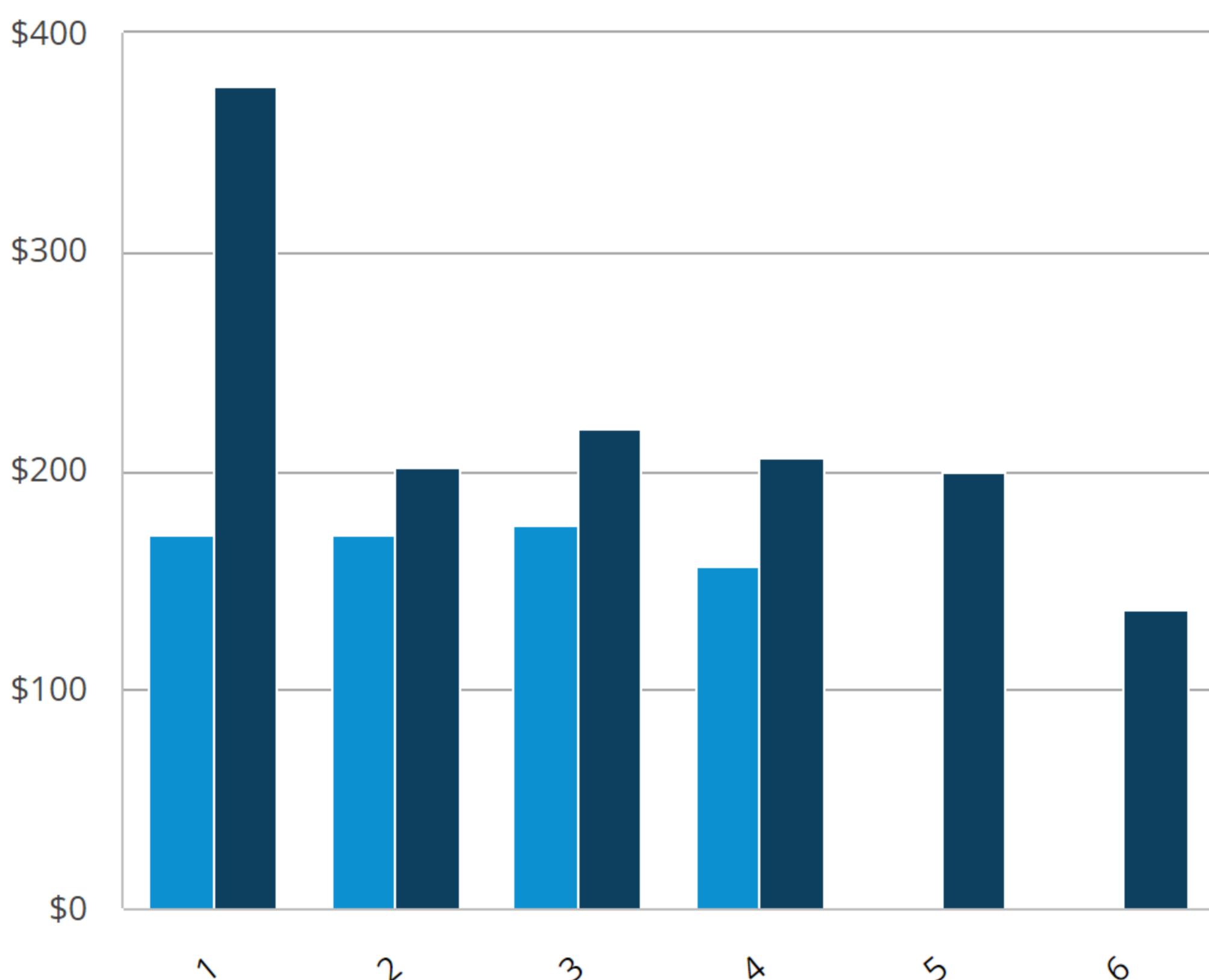
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Percent of Original Price Received

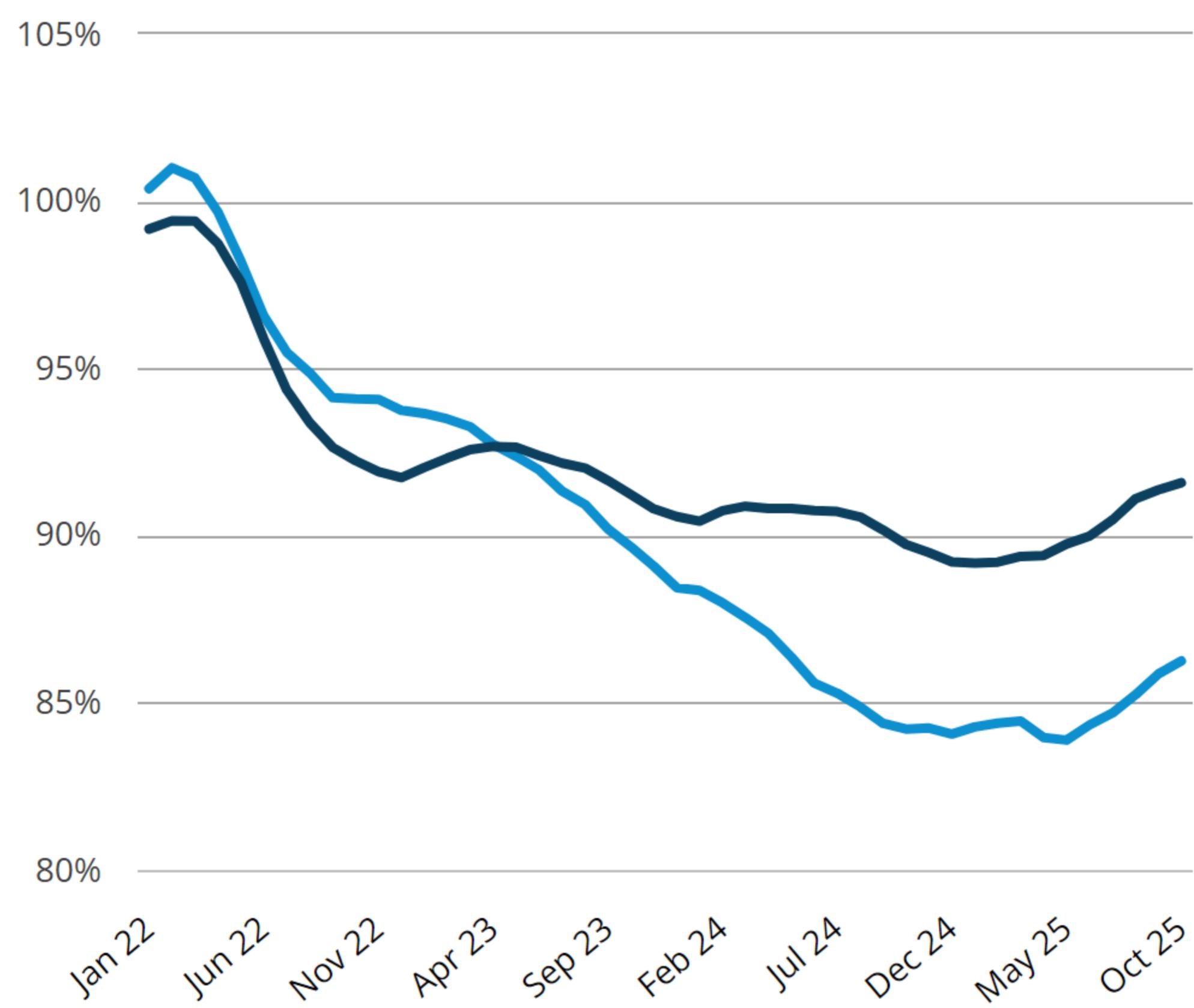


October 2025

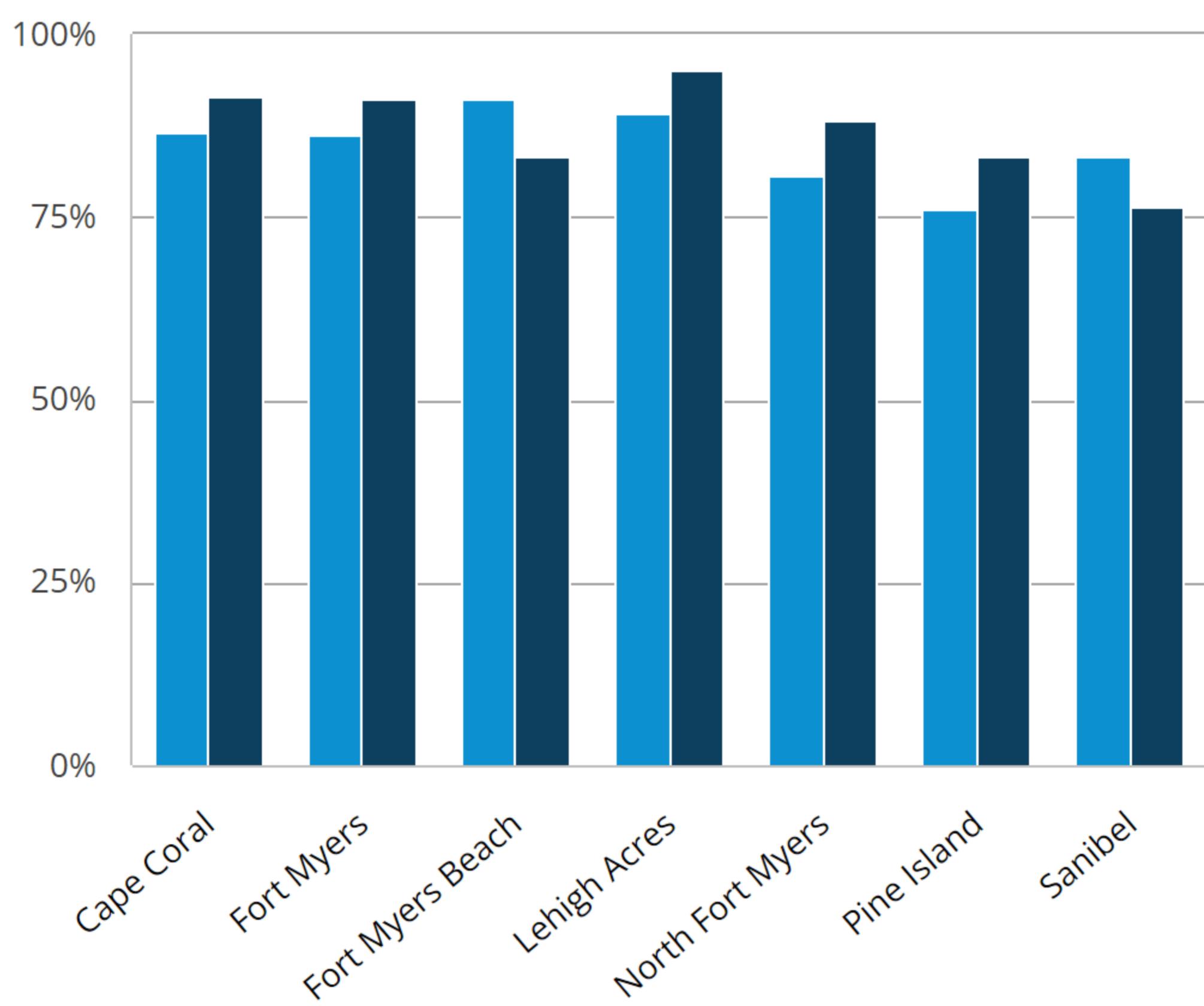
The average of the sales price divided by the original list price expressed as a percentage.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	91.6%	▲ 0.2%	▲ 2.1%	▼ -0.9%
CONDO	86.3%	▲ 0.5%	▲ 2.4%	▼ -2.3%

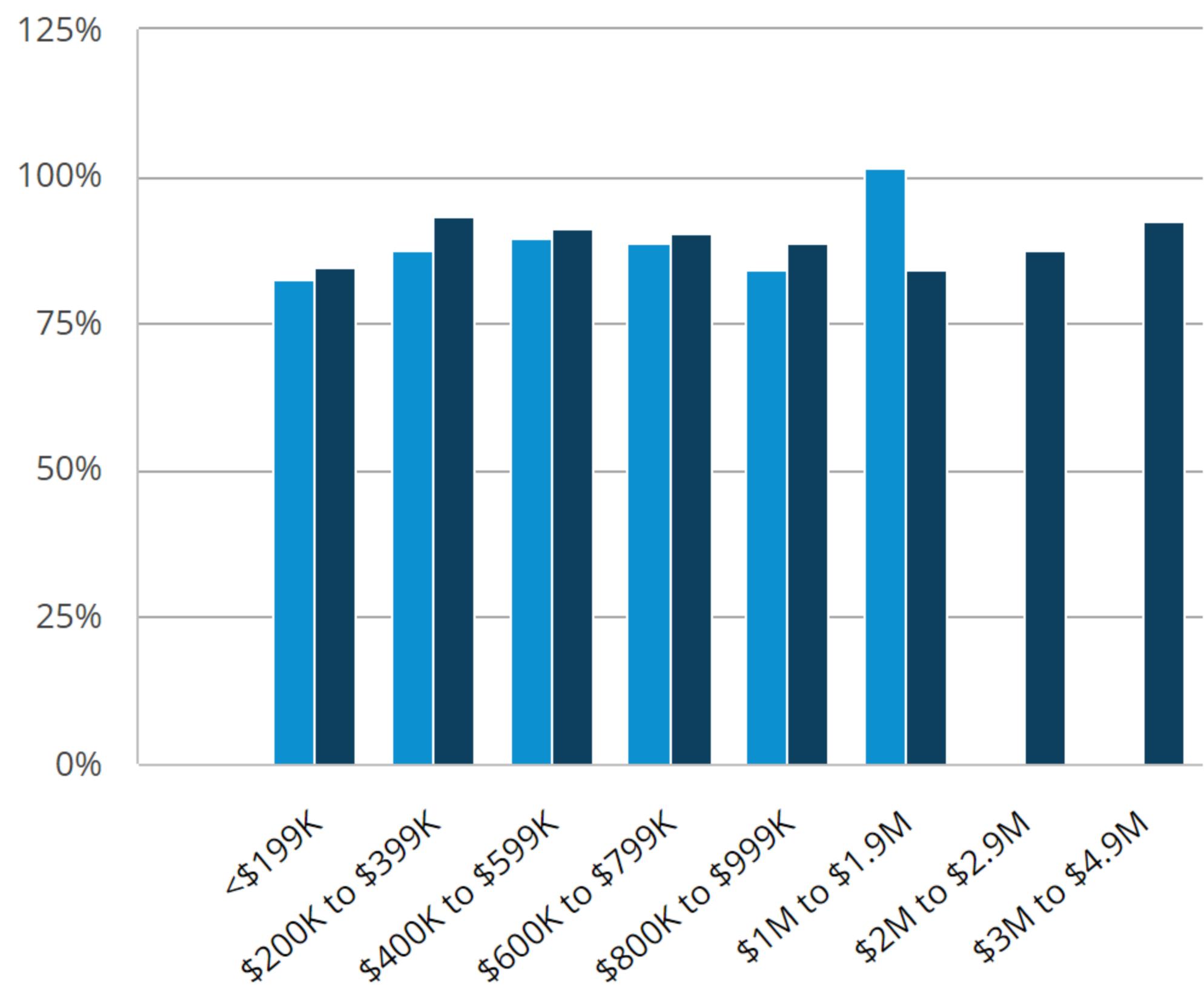
Historical Activity



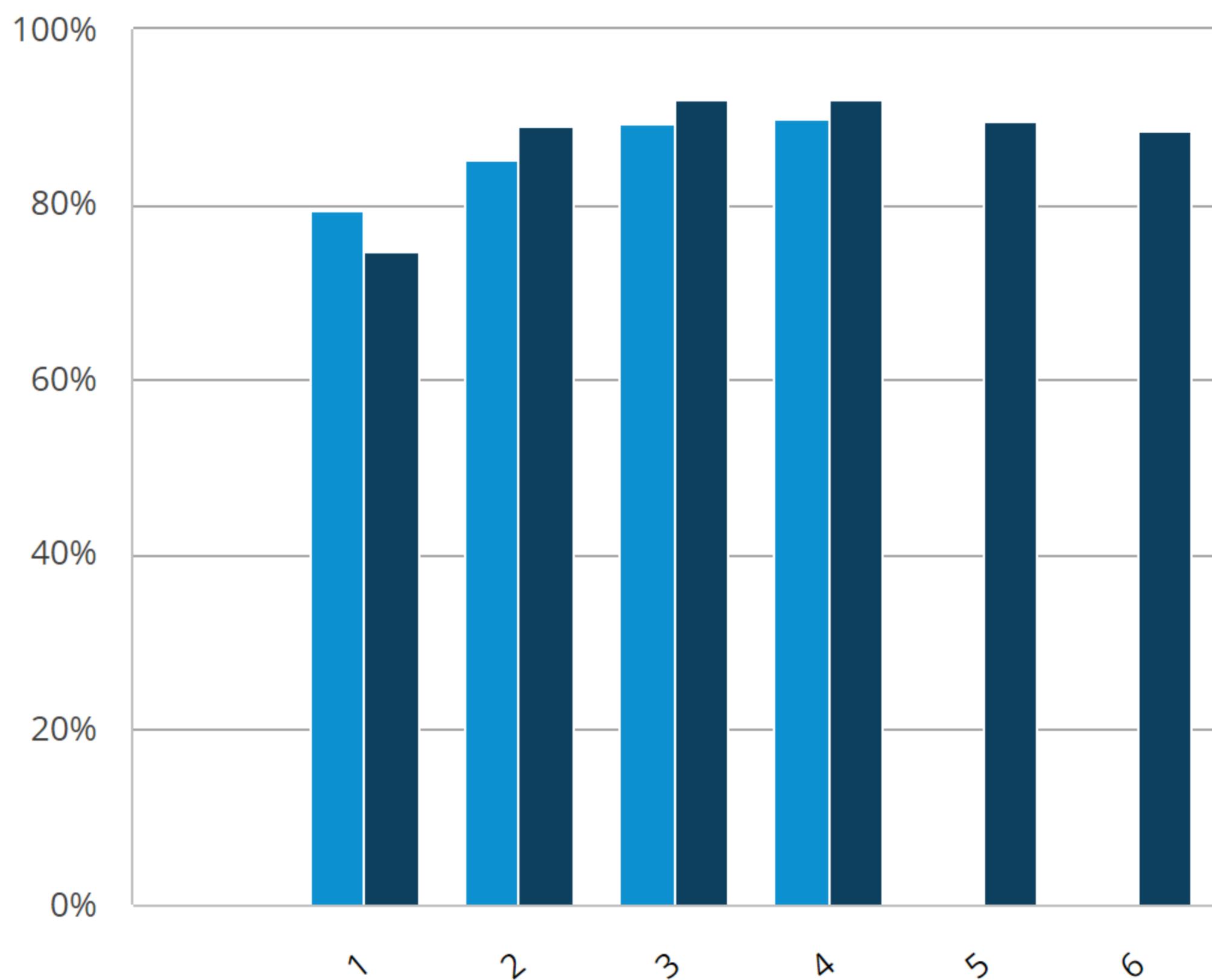
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Active Inventory

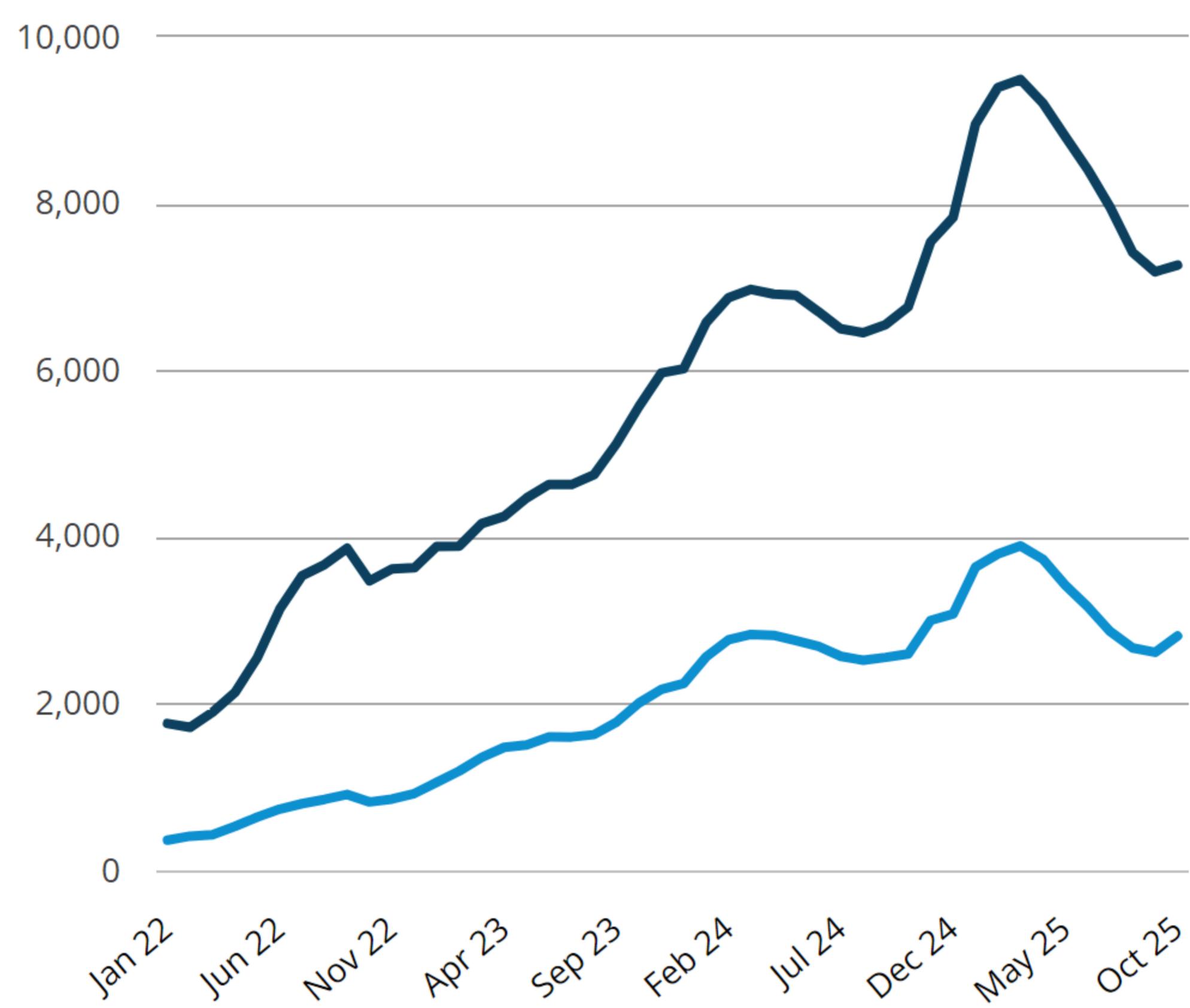


October 2025

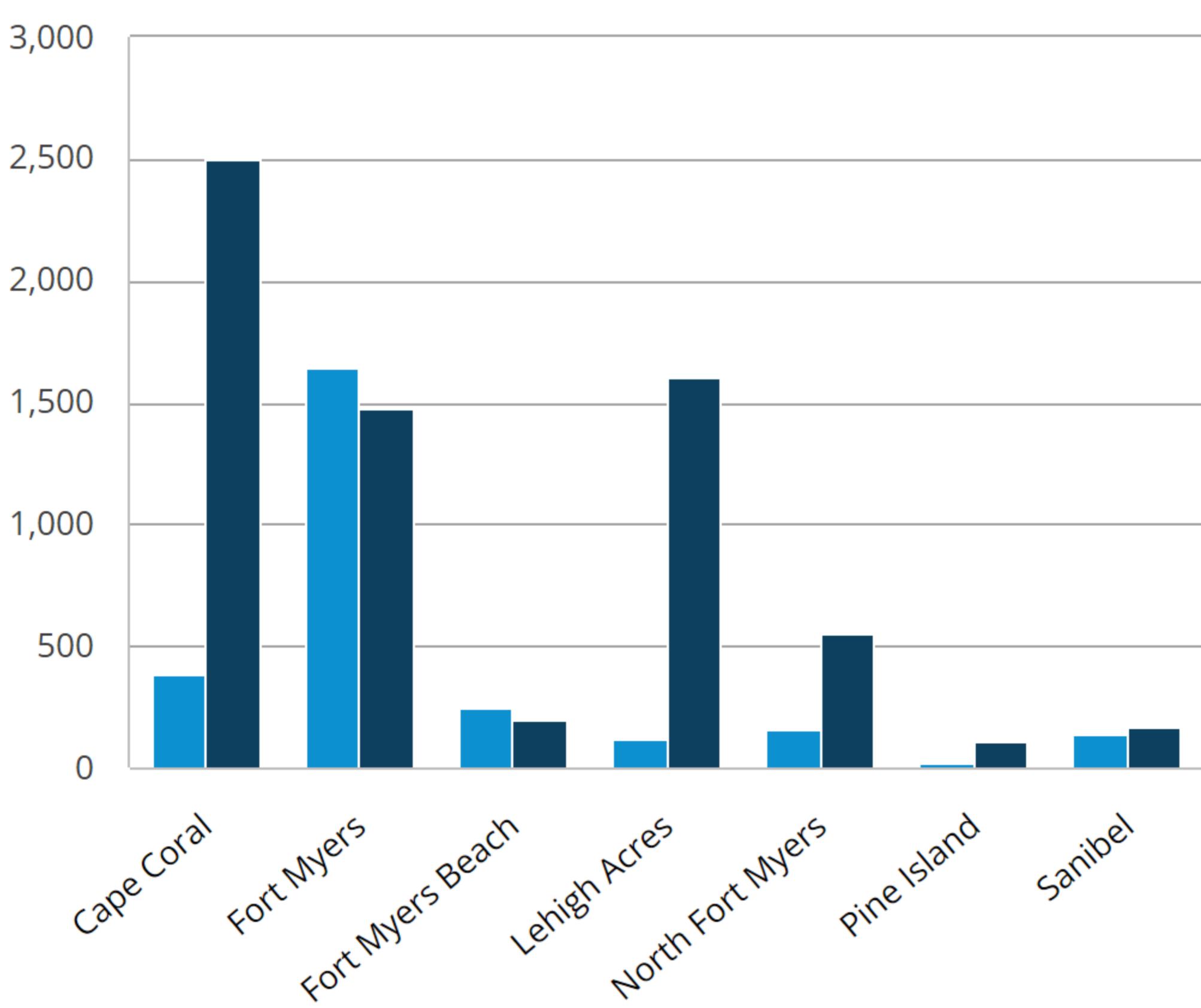
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	7,262	▲ 1.1%	▲ 7.4%	—
CONDO	2,812	▲ 7.5%	▲ 8.2%	—

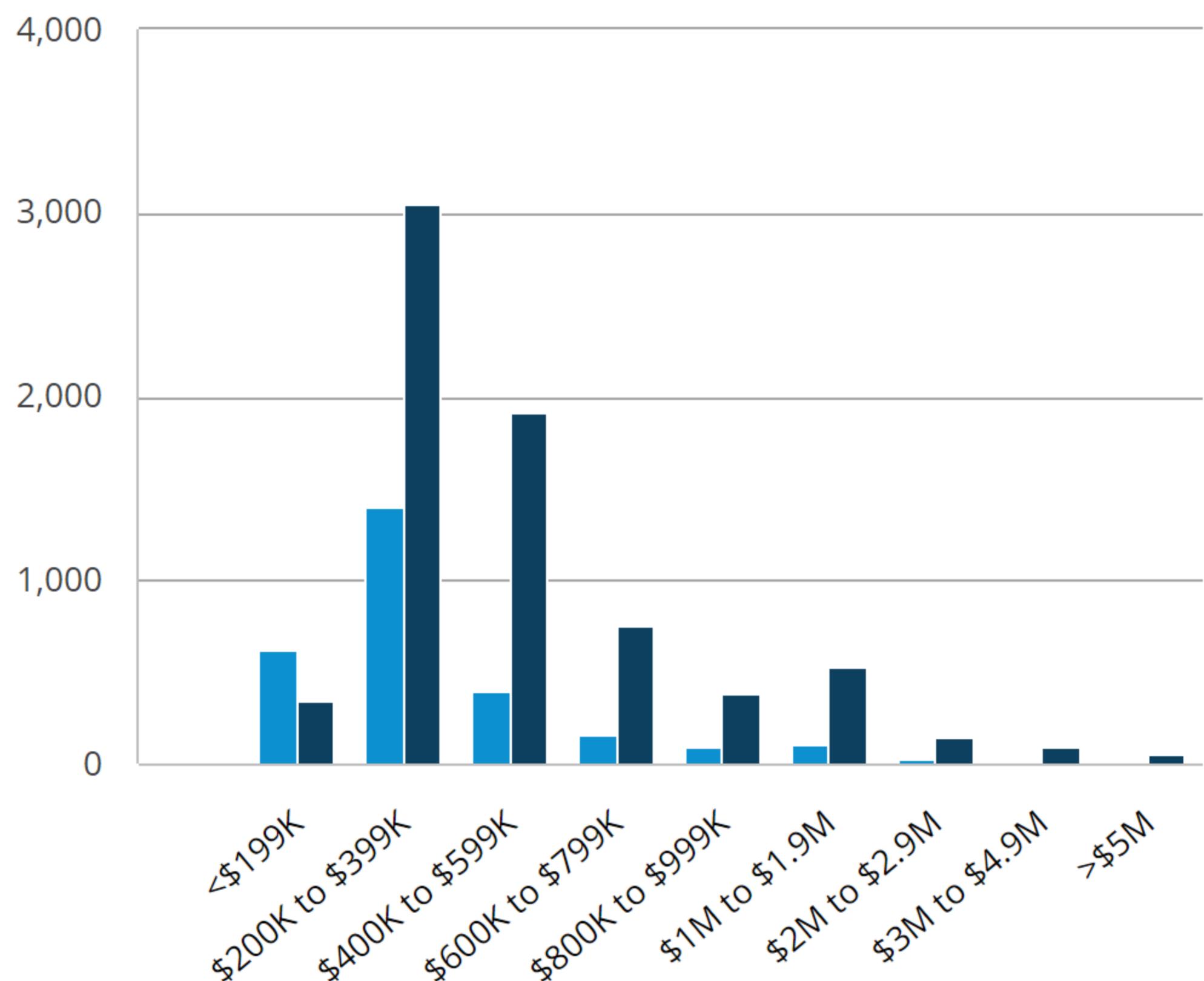
Historical Activity



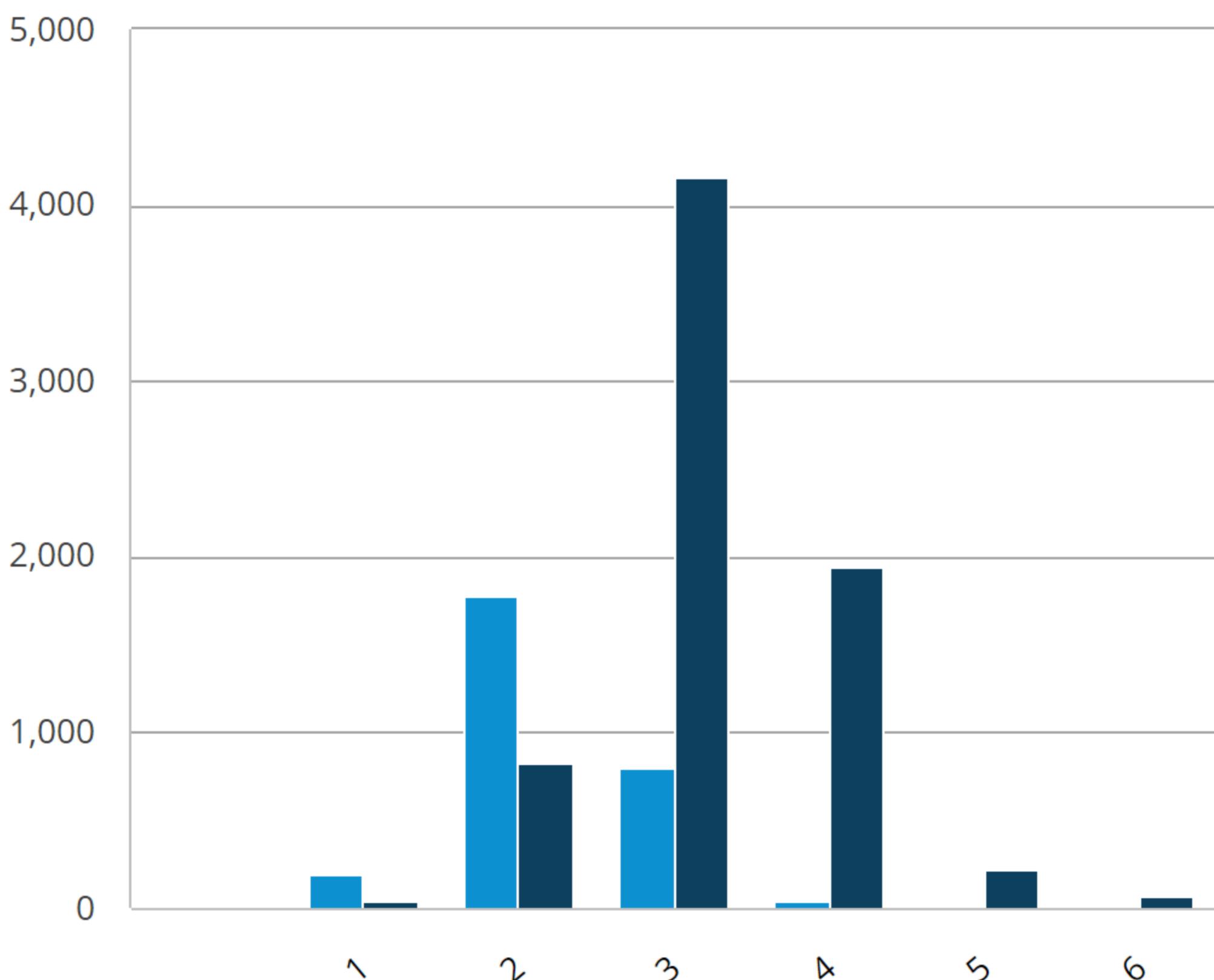
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Months Supply of Inventory

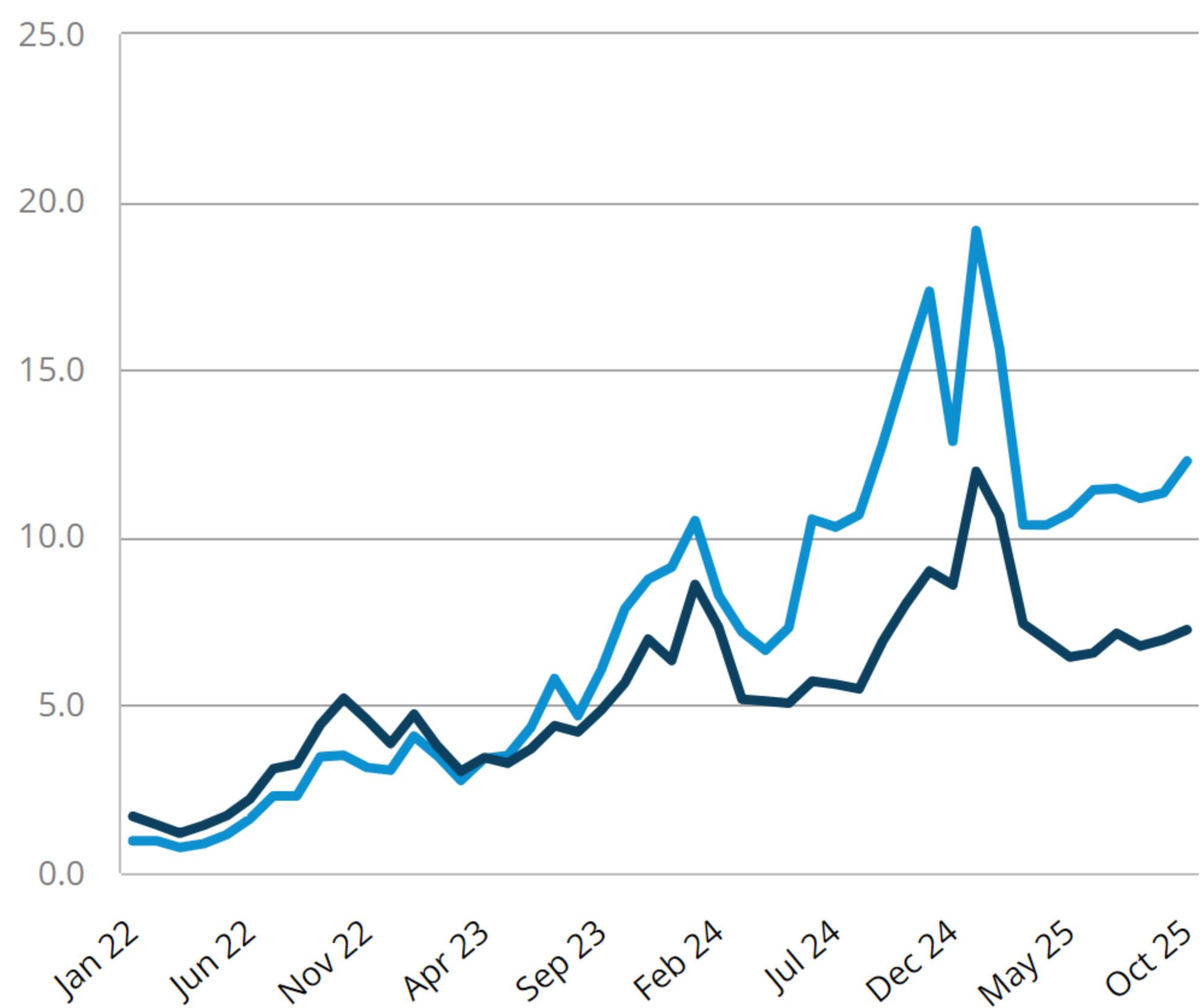


October 2025

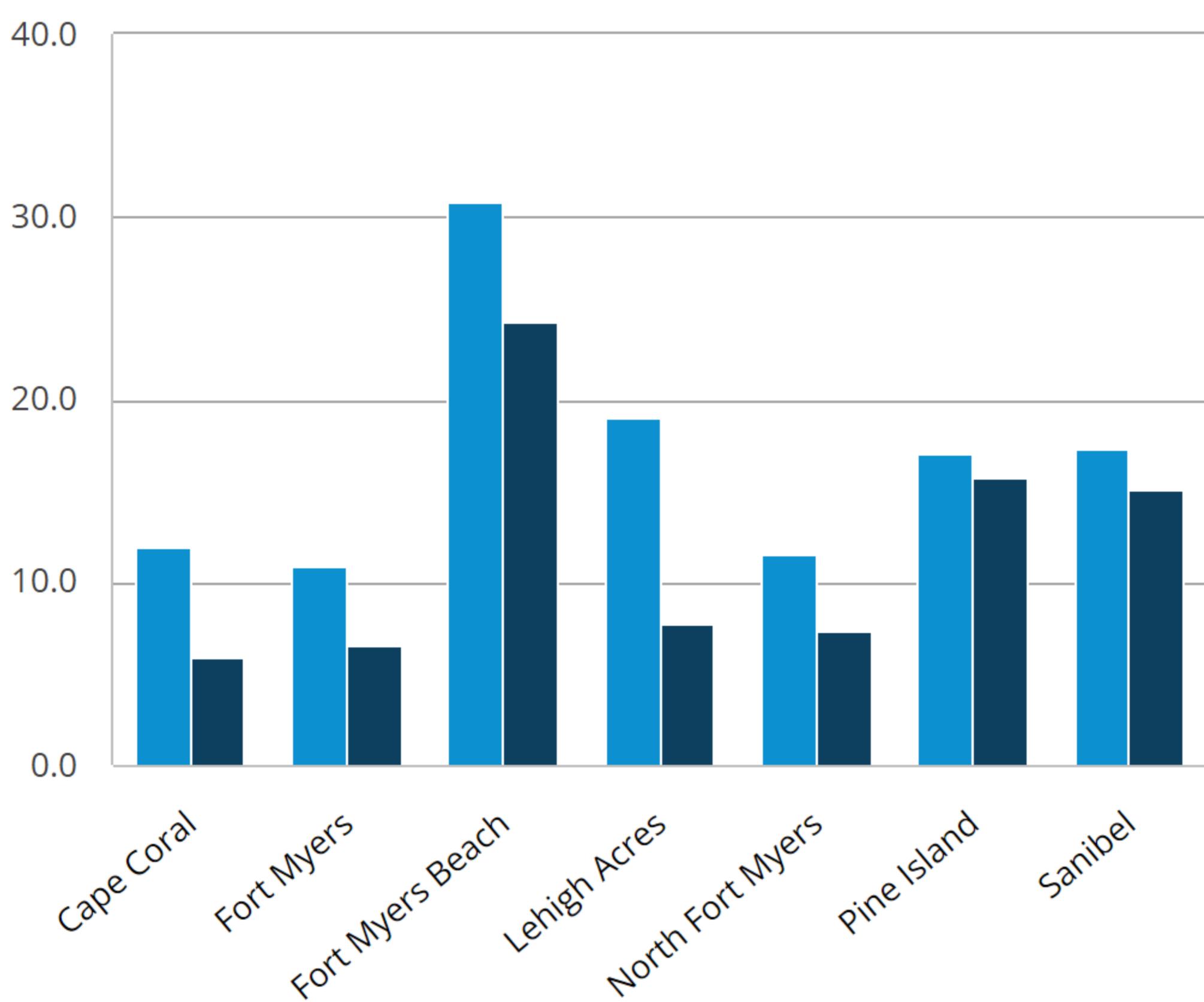
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	7.3	▲ 4.3%	▼ -9.6%	—
CONDO	12.3	▲ 8.4%	▼ -18.7%	—

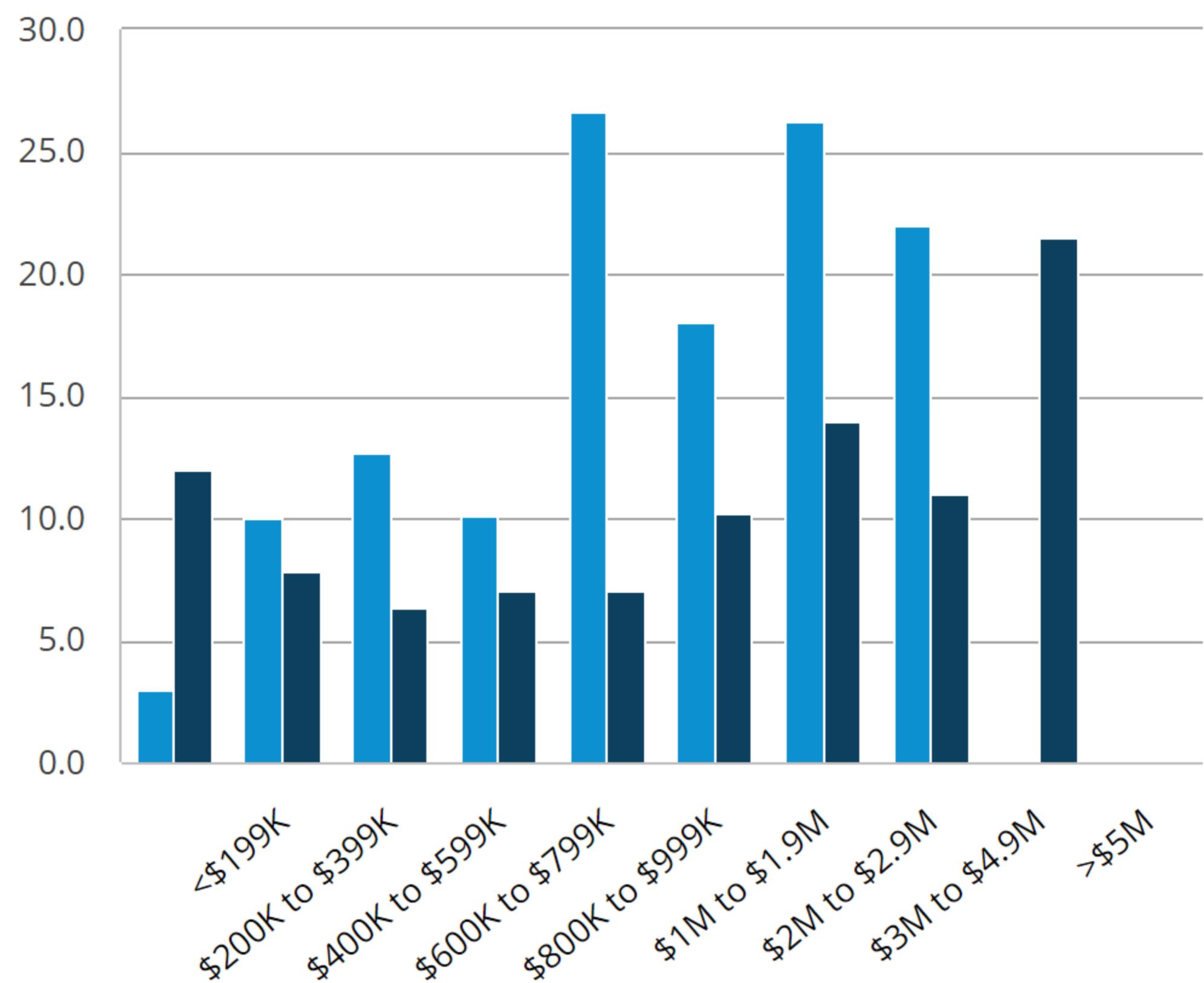
Historical Activity



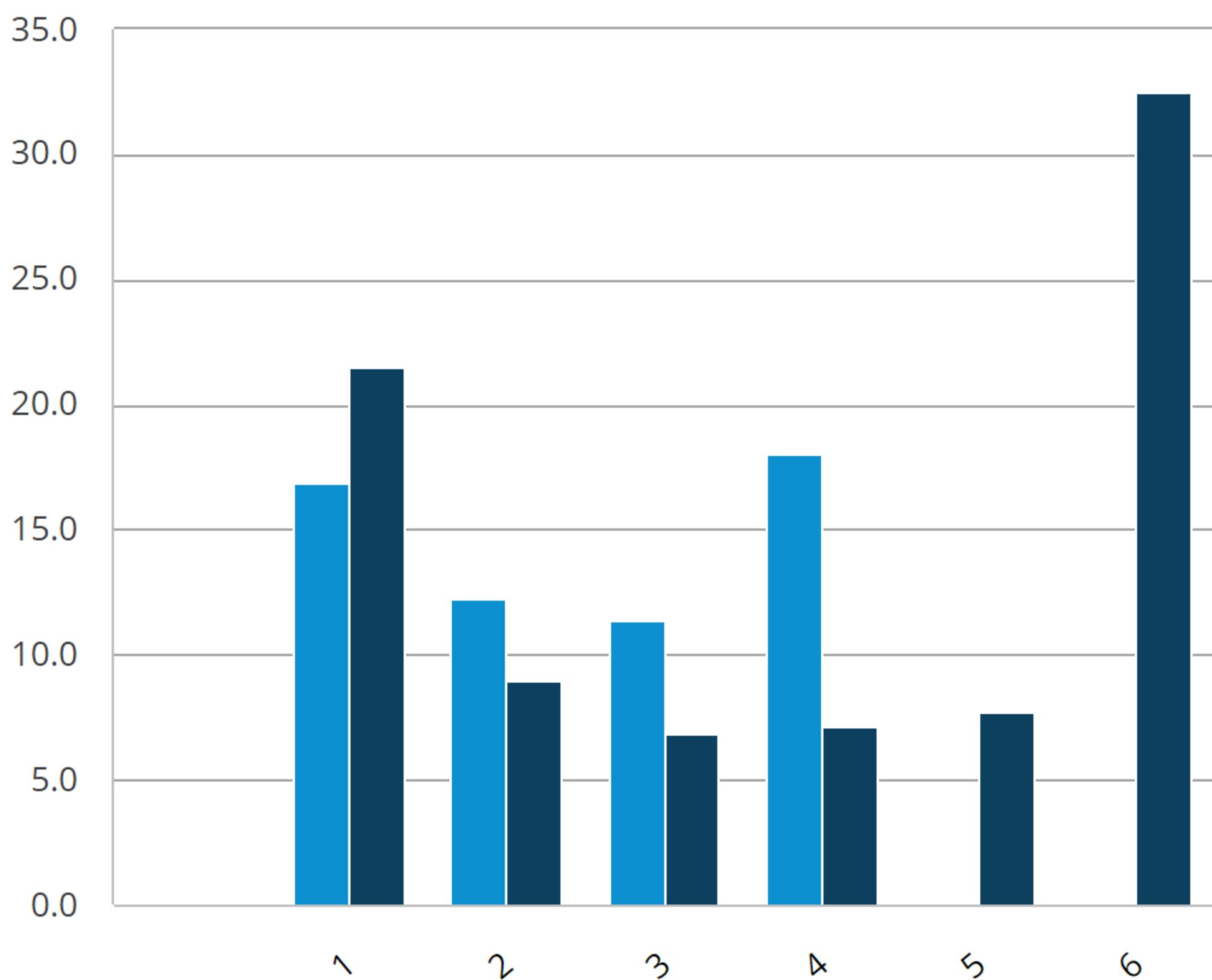
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Median Sales Price

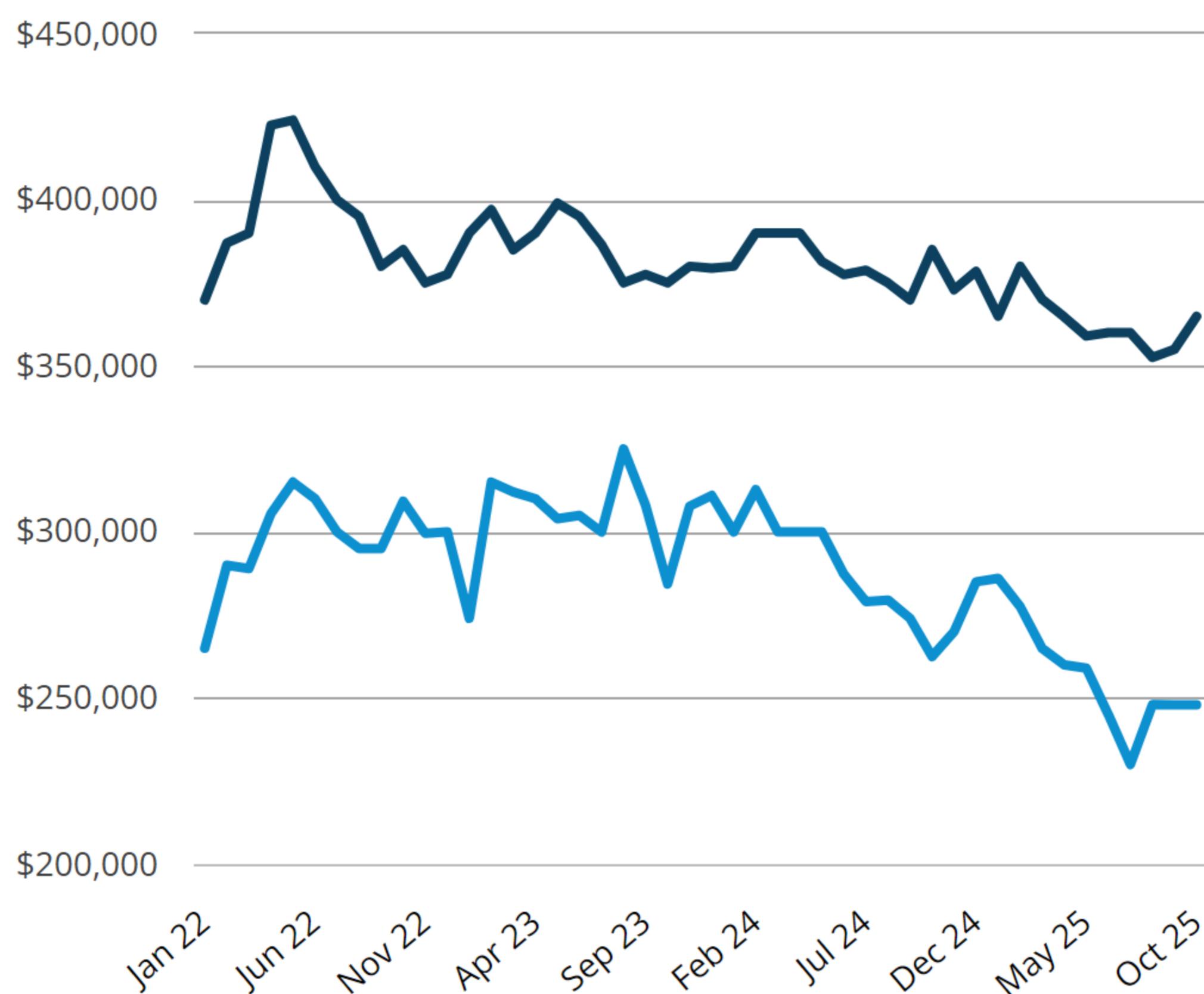


October 2025

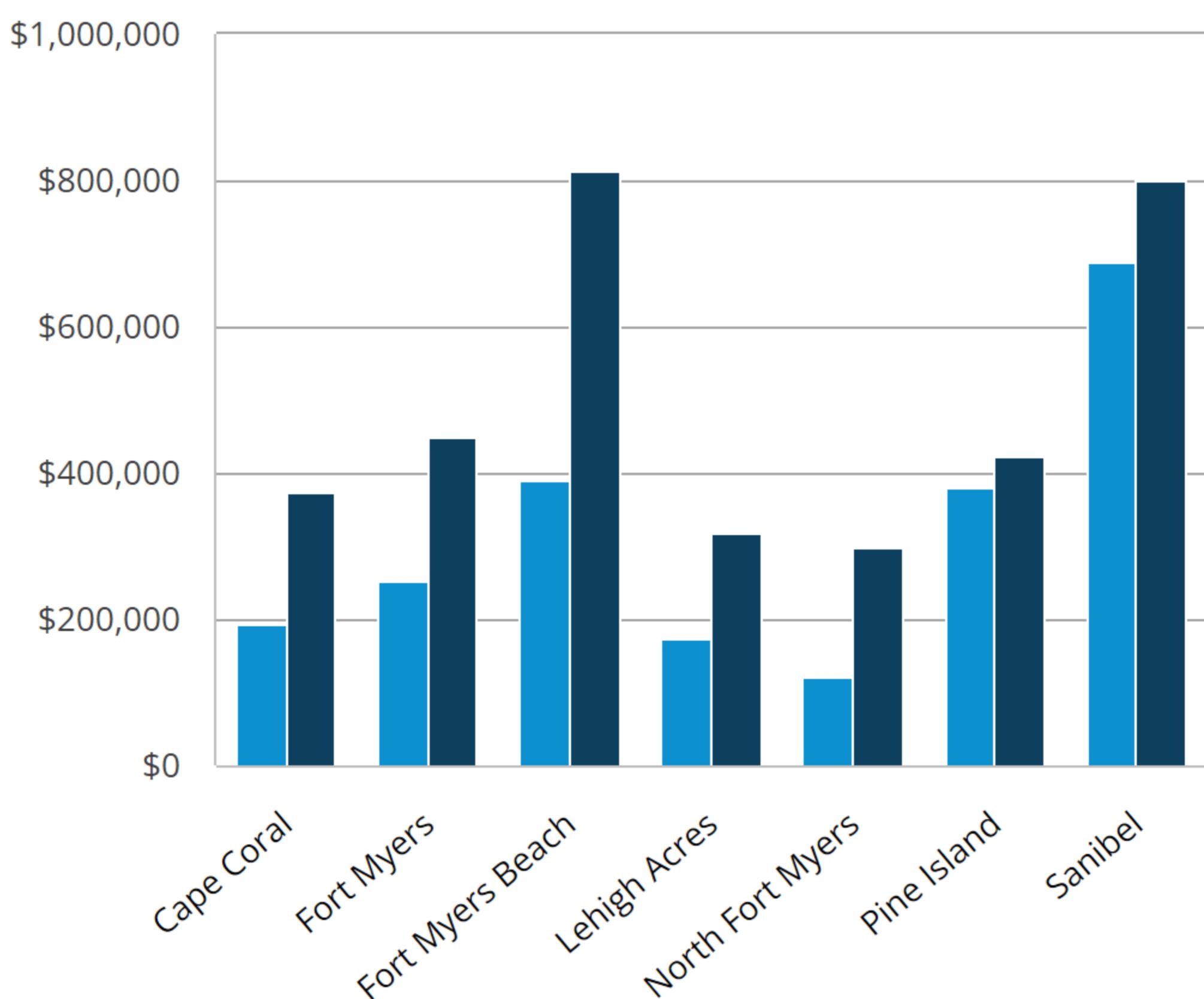
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$364,900	▲ 2.8%	▼ -5.2%	▼ -5.0%
CONDO	\$247,990	» 0.0%	▼ -5.5%	▼ -12.8%

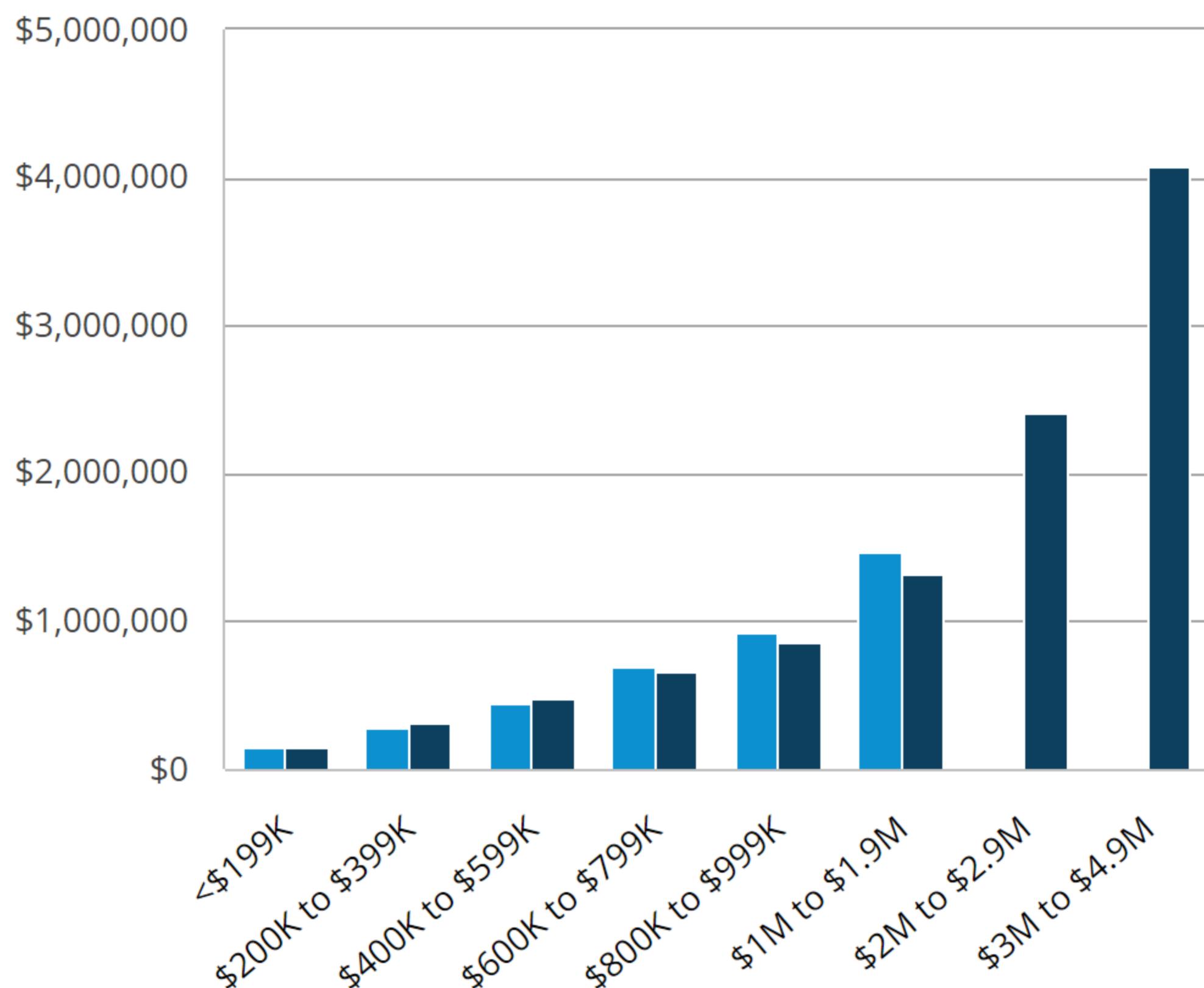
Historical Activity



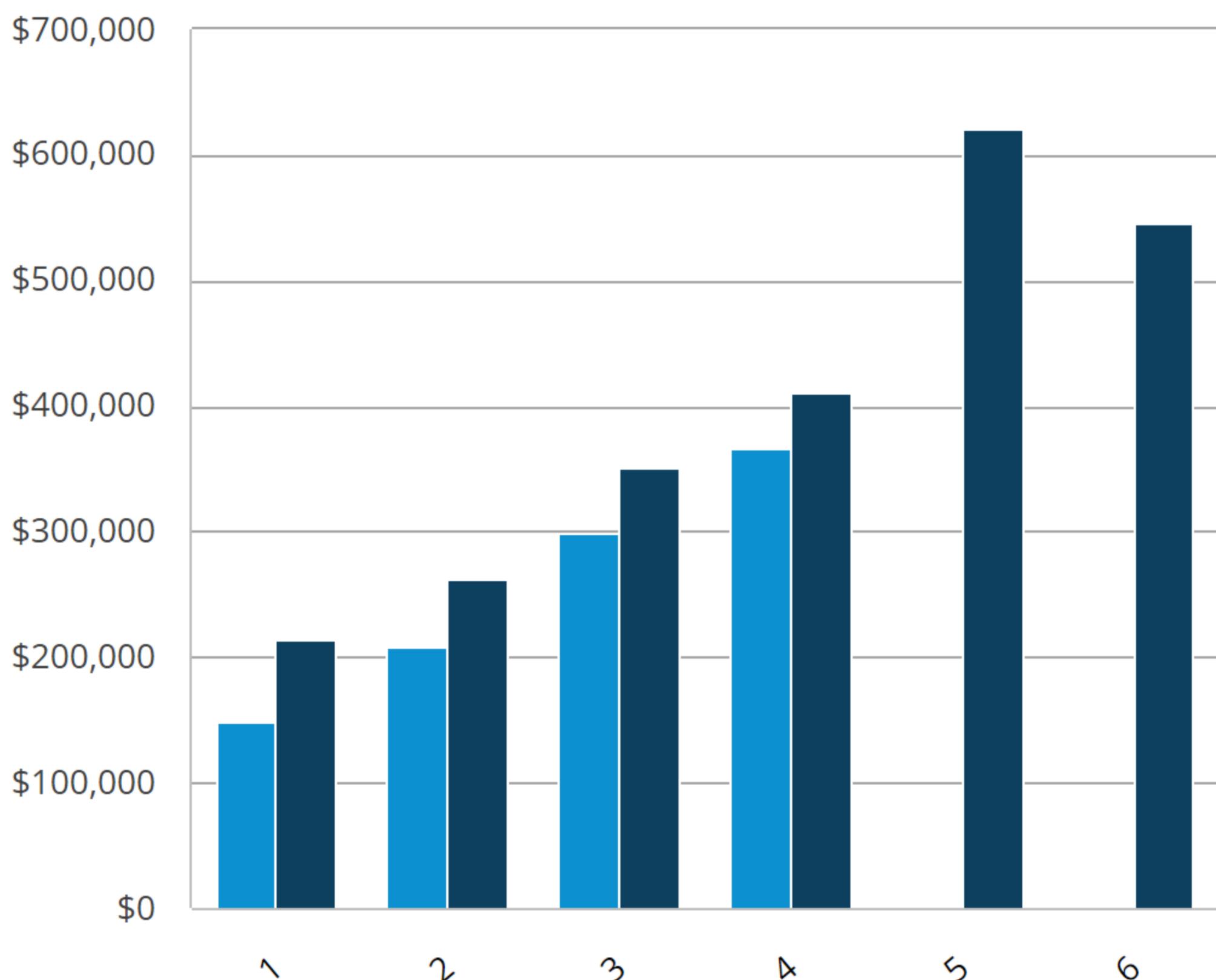
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

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Cape Coral Region

October 2025



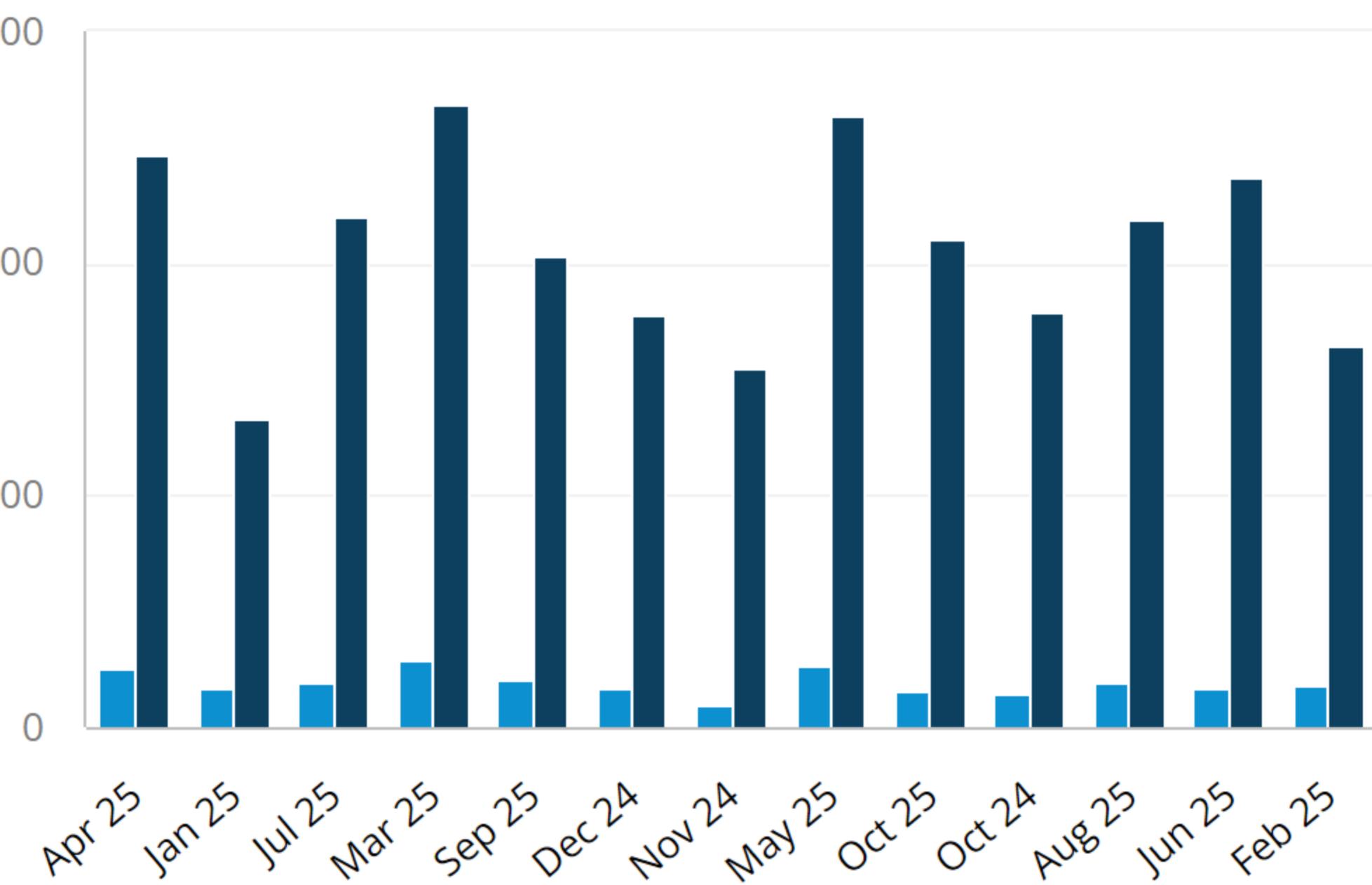
Single Family Homes

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$372,500	\$395,000	▼ -5.7%	\$365,000	▲ 2.1%	\$374,997	\$399,000	▼ -6.0%
Closed Sales	420	357	▲ 17.6%	406	▲ 3.4%	4,335	4,466	▼ -2.9%
New Listings	710	670	▲ 6.0%	594	▲ 19.5%	7,564	7,989	▼ -5.3%
Pending Sales	442	264	▲ 67.4%	433	▲ 2.1%	4,569	4,491	▲ 1.7%
Median Days on Market	57	52	▲ 10.7%	66	▼ -13.6%	57	51	▲ 12.9%
Sold Price per Square Foot	\$219	\$229	▼ -4.4%	\$219	▲ 0.2%	\$220	\$233	▼ -5.6%
Percent of Original Price Rec'd	91.6%	92.8%	▼ -1.4%	91.2%	▲ 0.4%	91.6%	92.9%	▼ -1.5%
Active Inventory	2,501	2,807	▼ -10.9%	2,532	▼ -1.2%	--	--	--
Months Supply of Inventory	6.0	7.9	▼ -24.3%	6.2	▼ -4.5%	--	--	--

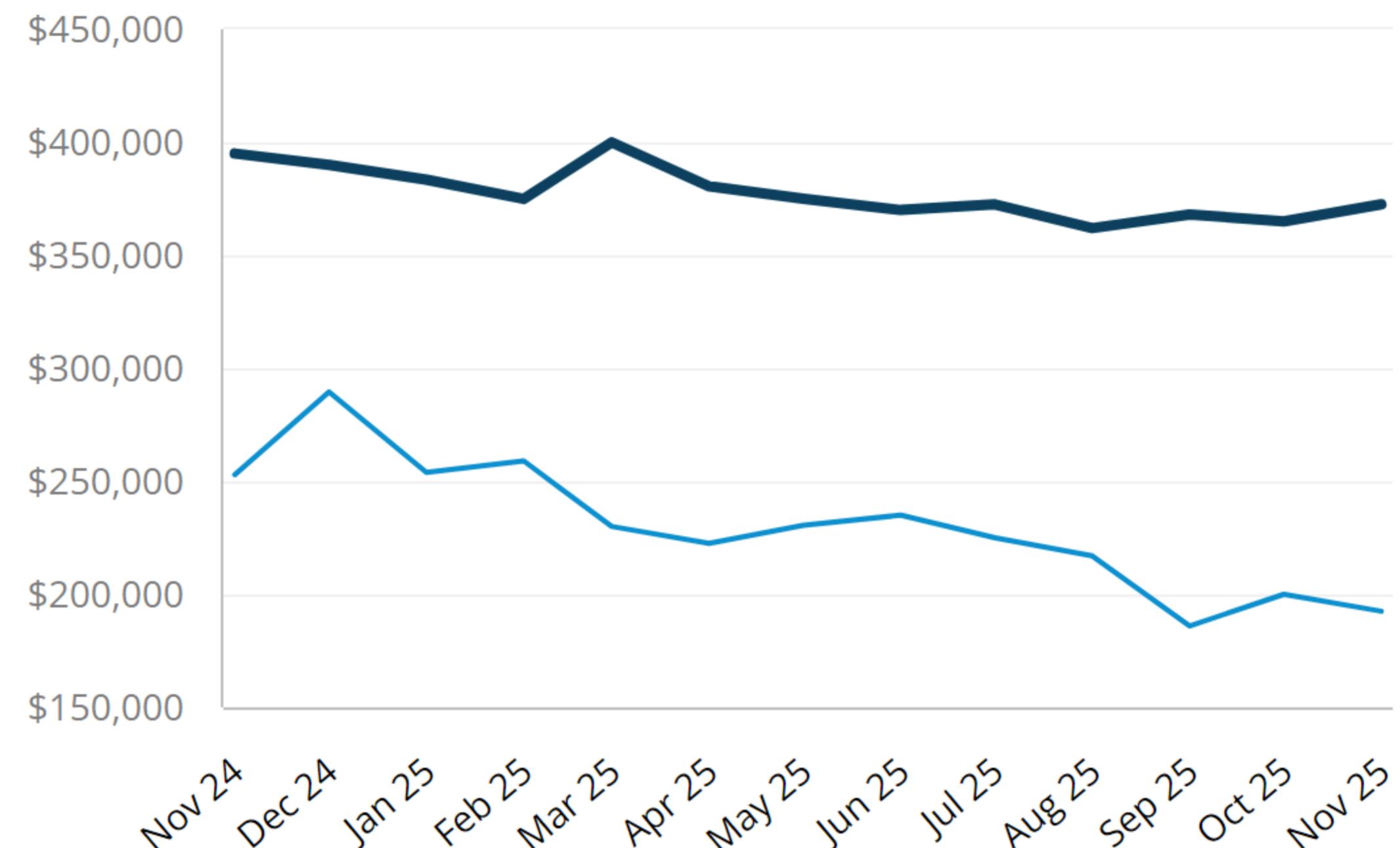
Condominiums

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$192,500	\$252,950	▼ -23.9%	\$200,000	▼ -3.7%	\$221,000	\$262,500	▼ -15.8%
Closed Sales	32	28	▲ 14.3%	42	▼ -23.8%	420	401	▲ 4.7%
New Listings	88	62	▲ 41.9%	71	▲ 23.9%	901	885	▲ 1.8%
Pending Sales	39	20	▲ 95.0%	37	▲ 5.4%	428	381	▲ 12.3%
Median Days on Market	75	89	▼ -15.3%	51	▲ 47.1%	70	75	▼ -6.7%
Sold Price per Square Foot	\$155	\$178	▼ -12.7%	\$148	▲ 5.1%	\$166	\$199	▼ -16.6%
Percent of Original Price Rec'd	86.3%	86.1%	▲ 0.3%	88.1%	▼ -2.0%	86.5%	88.2%	▼ -2.0%
Active Inventory	384	403	▼ -4.7%	369	▲ 4.1%	--	--	--
Months Supply of Inventory	12.0	14.4	▼ -16.6%	8.8	▲ 36.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Fort Myers Region



October 2025

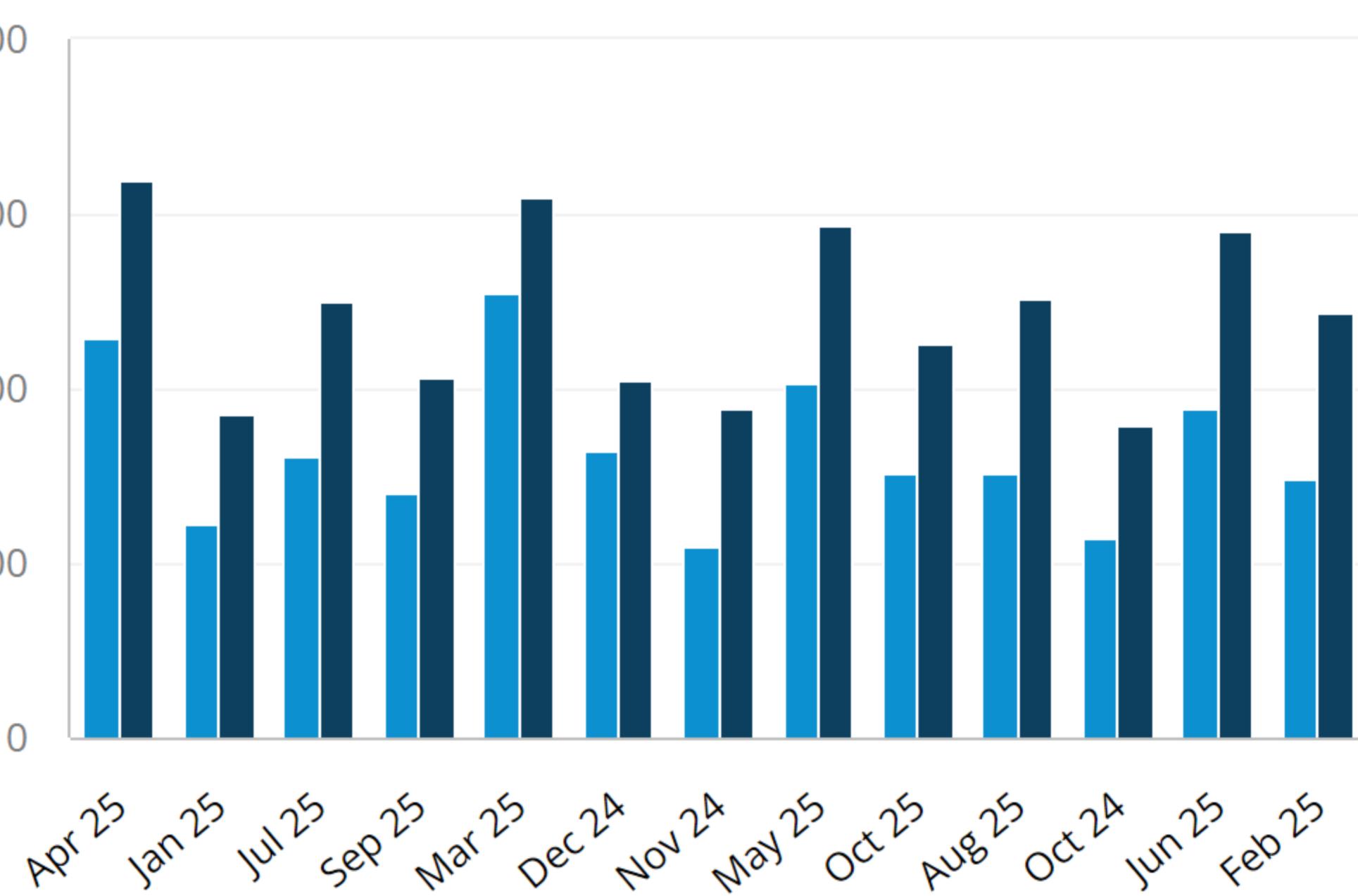
Single Family Homes

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$450,750	\$460,000	▼ -2.0%	\$410,000	▲ 9.9%	\$435,000	\$465,000	▼ -6.5%
Closed Sales	226	179	▲ 26.3%	207	▲ 9.2%	2,576	2,514	▲ 2.5%
New Listings	470	358	▲ 31.3%	373	▲ 26.0%	4,647	4,240	▲ 9.6%
Pending Sales	285	174	▲ 63.8%	229	▲ 24.5%	2,704	2,517	▲ 7.4%
Median Days on Market	43	57	▼ -24.6%	43	► 0.0%	51	46	▲ 10.9%
Sold Price per Square Foot	\$235	\$250	▼ -5.8%	\$223	▲ 5.4%	\$236	\$253	▼ -6.7%
Percent of Original Price Rec'd	91.2%	92.7%	▼ -1.6%	91.7%	▼ -0.6%	90.5%	91.9%	▼ -1.5%
Active Inventory	1,477	1,391	▲ 6.2%	1,462	▲ 1.0%	--	--	--
Months Supply of Inventory	6.5	7.8	▼ -15.9%	7.1	▼ -7.5%	--	--	--

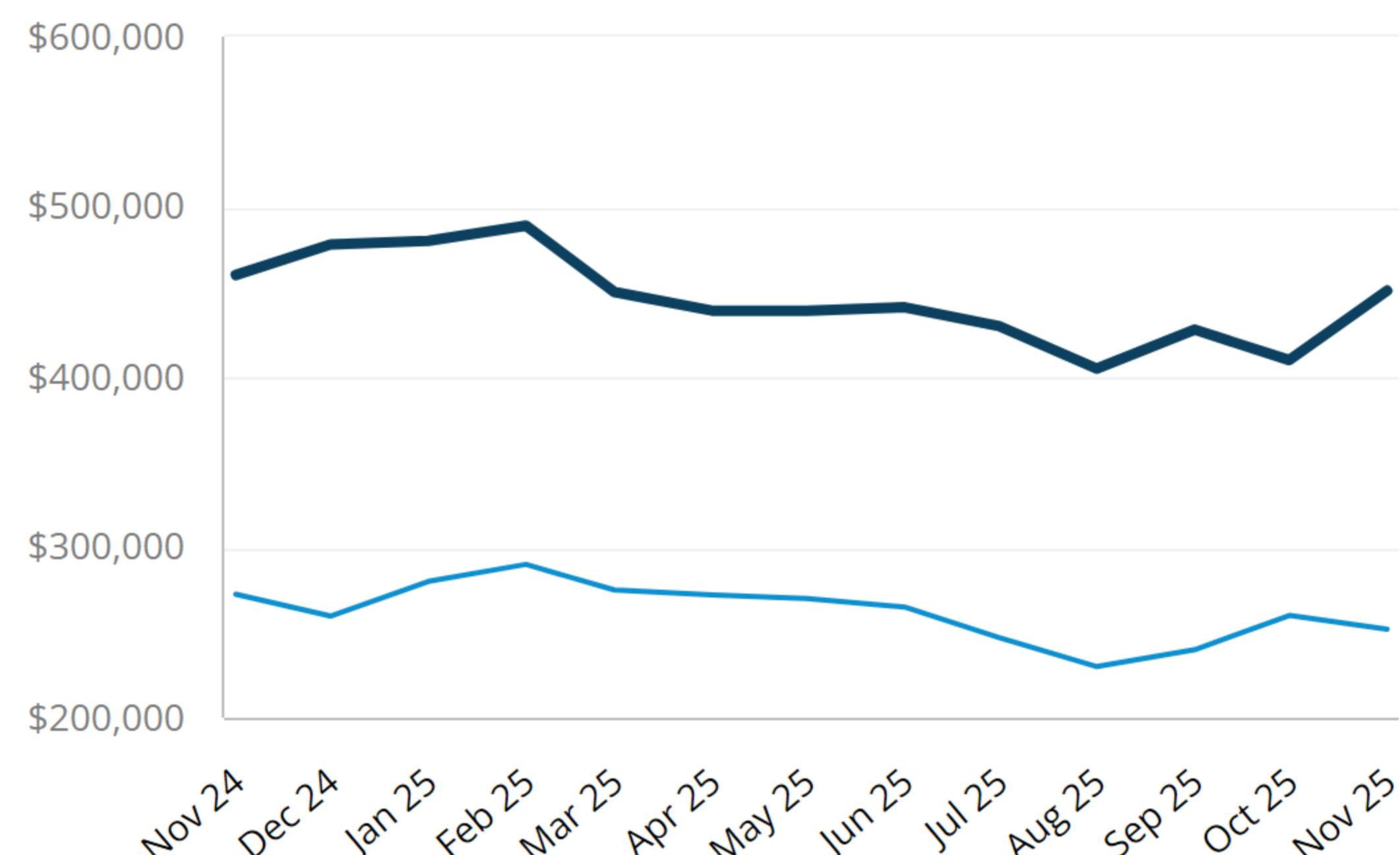
Condominiums

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$252,000	\$272,500	▼ -7.5%	\$260,000	▼ -3.1%	\$260,000	\$295,000	▼ -11.9%
Closed Sales	151	114	▲ 32.5%	141	▲ 7.1%	1,752	1,913	▼ -8.4%
New Listings	508	333	▲ 52.6%	314	▲ 61.8%	3,816	3,925	▼ -2.8%
Pending Sales	181	107	▲ 69.2%	152	▲ 19.1%	1,820	1,873	▼ -2.8%
Median Days on Market	59	77	▼ -23.4%	116	▼ -49.1%	76	55	▲ 38.2%
Sold Price per Square Foot	\$171	\$199	▼ -14.1%	\$178	▼ -3.9%	\$189	\$216	▼ -12.7%
Percent of Original Price Rec'd	86.1%	89.8%	▼ -4.2%	85.4%	▲ 0.9%	87.0%	90.7%	▼ -4.1%
Active Inventory	1,646	1,586	▲ 3.8%	1,490	▲ 10.5%	--	--	--
Months Supply of Inventory	10.9	13.9	▼ -21.6%	10.6	▲ 3.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Fort Myers Beach Region



October 2025

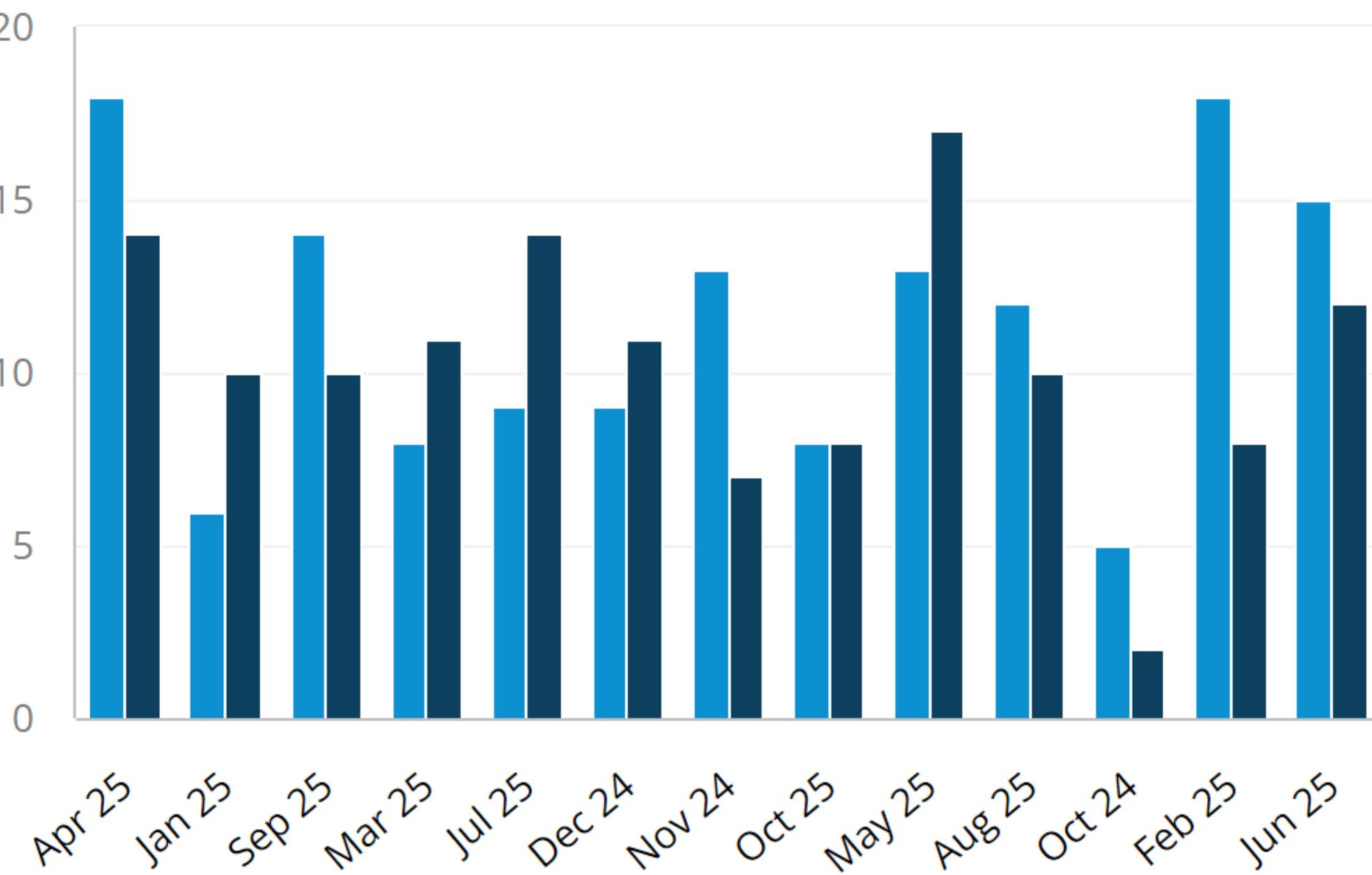
Single Family Homes

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$814,000	\$1,131,000	▼ -28.0%	\$852,500	▼ -4.5%	\$815,000	\$850,000	▼ -4.1%
Closed Sales	8	2	▲ 300.0%	10	▼ -20.0%	114	90	▲ 26.7%
New Listings	36	30	▲ 20.0%	29	▲ 24.1%	374	255	▲ 46.7%
Pending Sales	7	6	▲ 16.7%	6	▲ 16.7%	116	93	▲ 24.7%
Median Days on Market	218	63	▲ 246.0%	80	▲ 174.2%	90	87	▲ 2.9%
Sold Price per Square Foot	\$512	\$536	▼ -4.6%	\$479	▲ 6.9%	\$499	\$589	▼ -15.4%
Percent of Original Price Rec'd	82.4%	85.8%	▼ -4.0%	85.6%	▼ -3.7%	81.7%	84.8%	▼ -3.7%
Active Inventory	194	130	▲ 49.2%	185	▲ 4.9%	--	--	--
Months Supply of Inventory	24.2	64.7	▼ -62.6%	18.5	▲ 31.0%	--	--	--

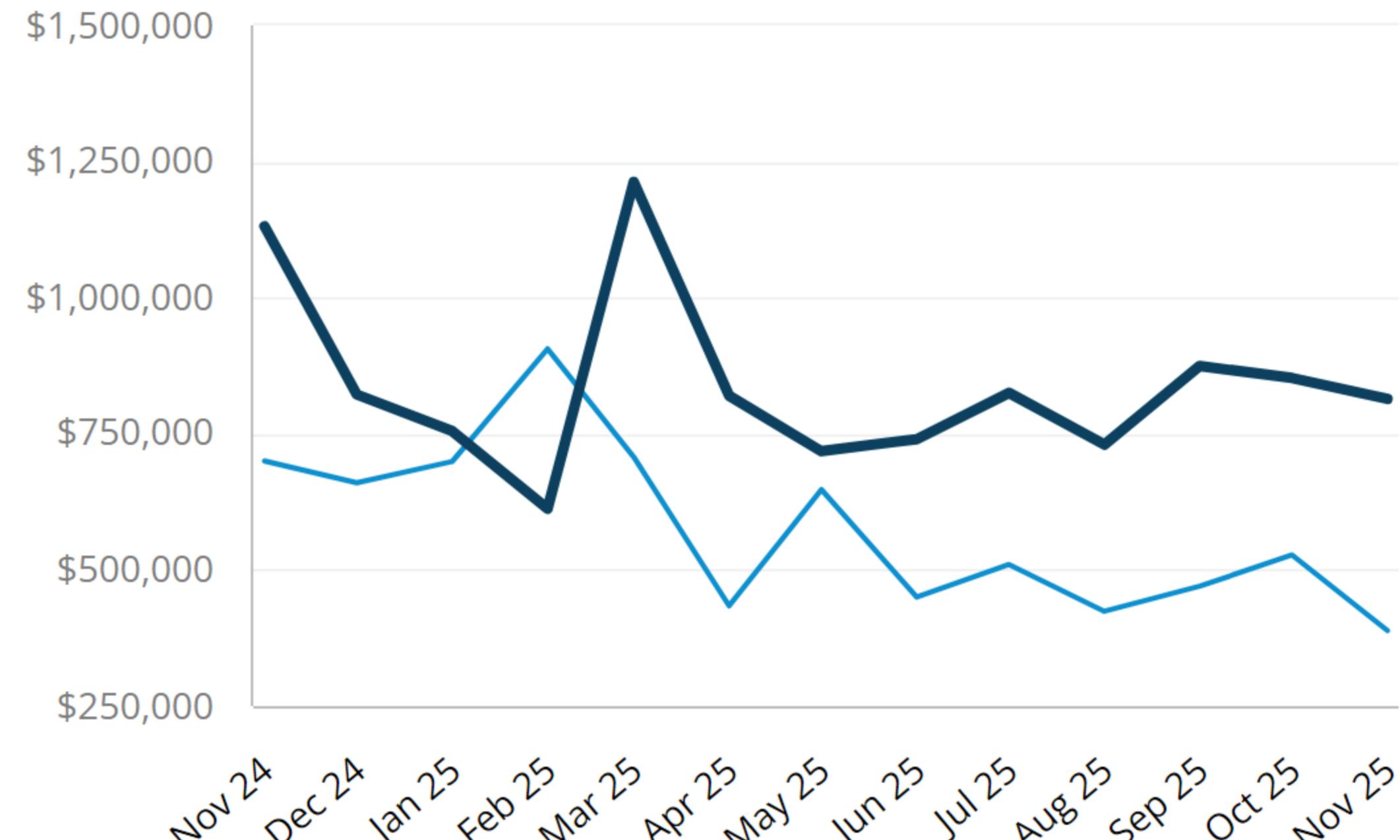
Condominiums

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$388,750	\$700,000	▼ -44.5%	\$527,500	▼ -26.3%	\$500,000	\$510,000	▼ -2.0%
Closed Sales	8	5	▲ 60.0%	14	▼ -42.9%	121	147	▼ -17.7%
New Listings	57	24	▲ 137.5%	22	▲ 159.1%	448	363	▲ 23.4%
Pending Sales	15	4	▲ 275.0%	7	▲ 114.3%	126	146	▼ -13.7%
Median Days on Market	105	83	▲ 27.3%	126	▼ -16.7%	99	61	▲ 62.3%
Sold Price per Square Foot	\$445	\$526	▼ -15.5%	\$458	▼ -2.9%	\$452	\$496	▼ -9.0%
Percent of Original Price Rec'd	91.1%	88.7%	▲ 2.8%	86.3%	▲ 5.6%	88.5%	89.7%	▼ -1.4%
Active Inventory	247	196	▲ 26.0%	236	▲ 4.7%	--	--	--
Months Supply of Inventory	30.8	39.1	▼ -21.2%	16.8	▲ 83.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Lehigh Acres Region



October 2025

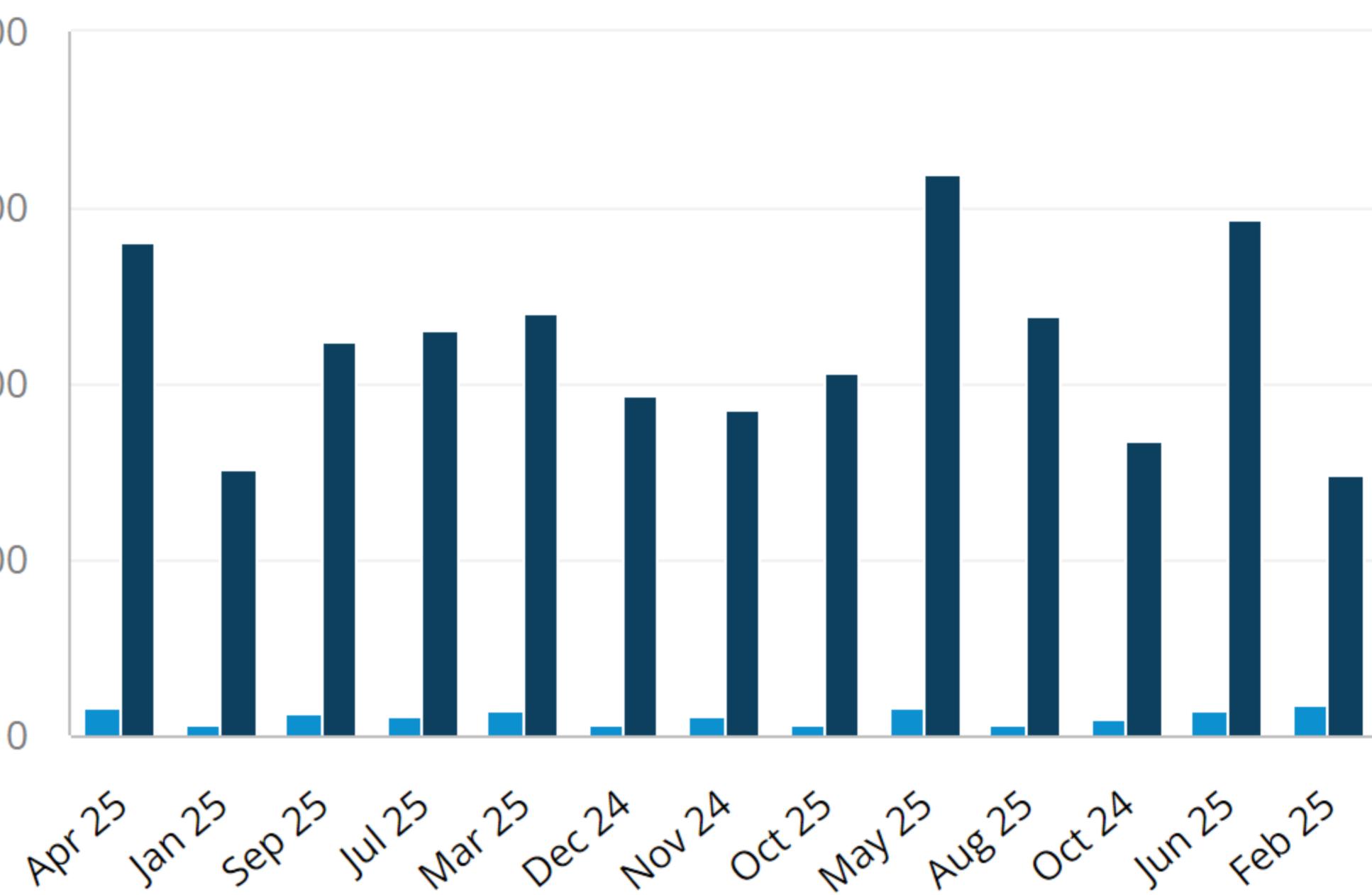
Single Family Homes

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$316,900	\$350,000	▼ -9.5%	\$325,000	▼ -2.5%	\$325,000	\$349,900	▼ -7.1%
Closed Sales	207	168	▲ 23.2%	224	▼ -7.6%	2,334	2,139	▲ 9.1%
New Listings	494	334	▲ 47.9%	395	▲ 25.1%	4,618	3,511	▲ 31.5%
Pending Sales	228	163	▲ 39.9%	204	▲ 11.8%	2,441	2,163	▲ 12.9%
Median Days on Market	59	52	▲ 13.5%	49	▲ 20.4%	49	36	▲ 36.1%
Sold Price per Square Foot	\$203	\$219	▼ -7.3%	\$204	▼ -0.2%	\$210	\$216	▼ -2.8%
Percent of Original Price Rec'd	95.1%	95.7%	▼ -0.6%	94.5%	▲ 0.7%	95.1%	96.8%	▼ -1.7%
Active Inventory	1,601	1,125	▲ 42.3%	1,536	▲ 4.2%	--	--	--
Months Supply of Inventory	7.7	6.7	▲ 15.5%	6.9	▲ 12.8%	--	--	--

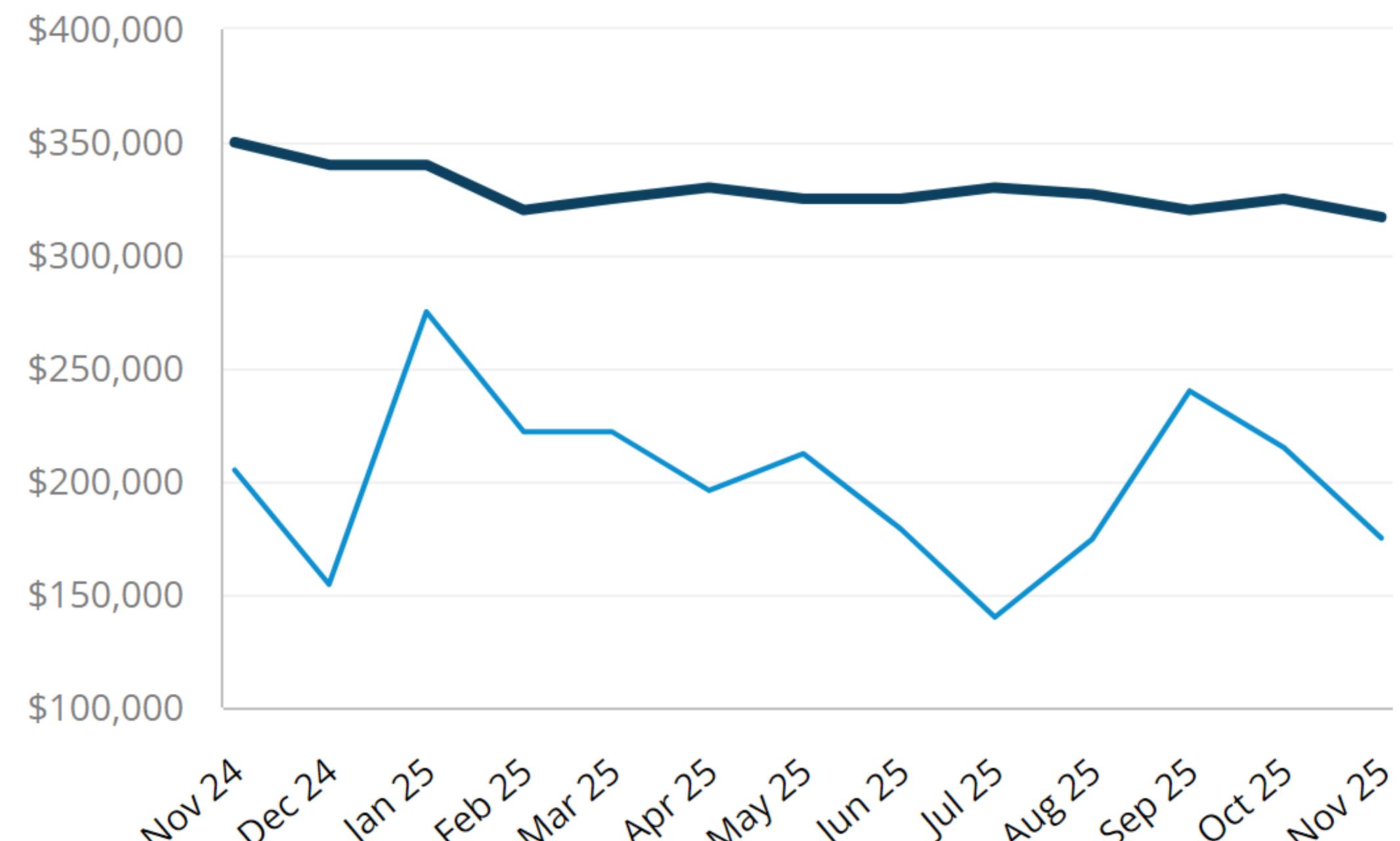
Condominiums

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$174,950	\$205,000	▼ -14.7%	\$215,000	▼ -18.6%	\$203,999	\$194,500	▲ 4.9%
Closed Sales	6	10	▼ -40.0%	13	▼ -53.8%	123	110	▲ 11.8%
New Listings	24	22	▲ 9.1%	25	▼ -4.0%	321	245	▲ 31.0%
Pending Sales	15	7	▲ 114.3%	13	▲ 15.4%	137	106	▲ 29.2%
Median Days on Market	53	75	▼ -29.3%	87	▼ -39.1%	55	43	▲ 27.9%
Sold Price per Square Foot	\$142	\$182	▼ -21.8%	\$148	▼ -4.1%	\$157	\$173	▼ -9.2%
Percent of Original Price Rec'd	89.0%	92.9%	▼ -4.1%	87.2%	▲ 2.1%	87.7%	93.4%	▼ -6.1%
Active Inventory	114	85	▲ 34.1%	118	▼ -3.4%	--	--	--
Months Supply of Inventory	19.0	8.5	▲ 123.4%	9.1	▲ 109.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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North Fort Myers Region



October 2025

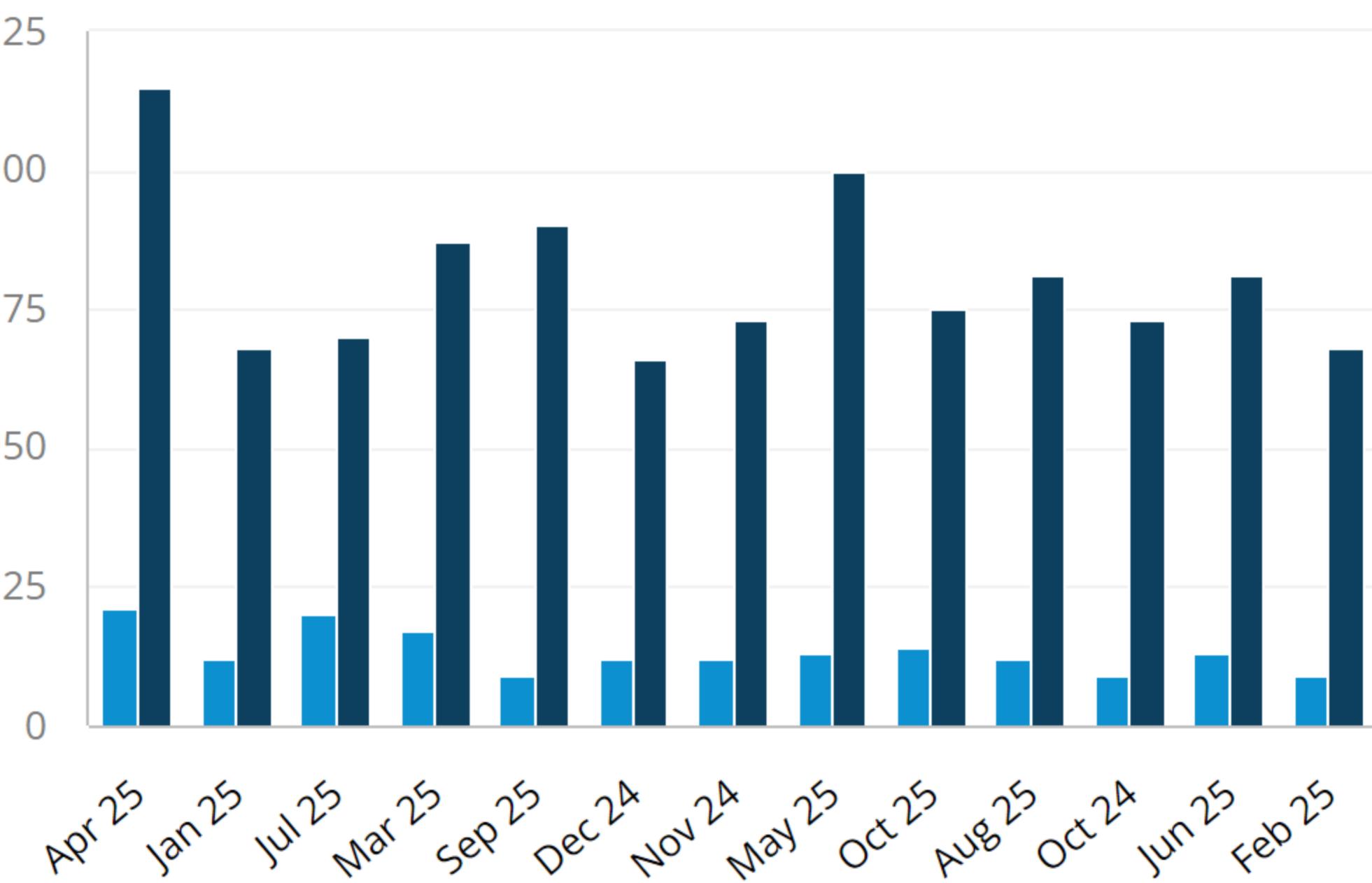
Single Family Homes

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$299,999	\$304,999	▼ -1.6%	\$287,500	▲ 4.3%	\$300,000	\$325,000	▼ -7.7%
Closed Sales	75	73	▲ 2.7%	90	▼ -16.7%	835	909	▼ -8.1%
New Listings	131	113	▲ 15.9%	116	▲ 12.9%	1,488	1,524	▼ -2.4%
Pending Sales	80	72	▲ 11.1%	65	▲ 23.1%	849	908	▼ -6.5%
Median Days on Market	95	60	▲ 58.3%	83	▲ 14.5%	59	49	▲ 20.4%
Sold Price per Square Foot	\$176	\$188	▼ -6.4%	\$169	▲ 4.5%	\$176	\$191	▼ -7.9%
Percent of Original Price Rec'd	88.4%	87.6%	▲ 0.9%	87.2%	▲ 1.4%	87.6%	90.1%	▼ -2.8%
Active Inventory	555	505	▲ 9.9%	557	▼ -0.4%	--	--	--
Months Supply of Inventory	7.4	6.9	▲ 7.0%	6.2	▲ 19.6%	--	--	--

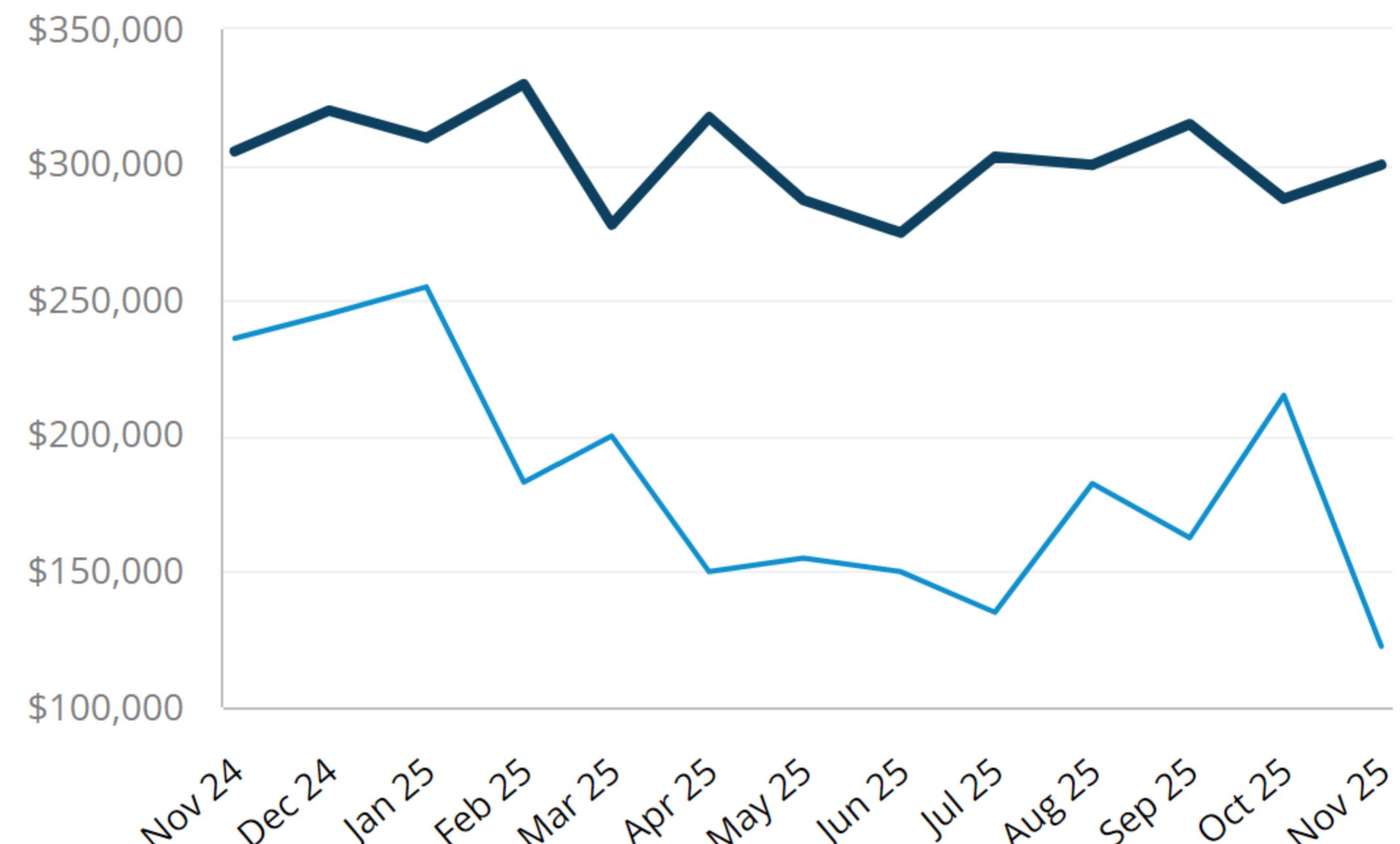
Condominiums

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$122,500	\$235,999	▼ -48.1%	\$215,000	▼ -43.0%	\$153,750	\$255,000	▼ -39.7%
Closed Sales	14	9	▲ 55.6%	9	▲ 55.6%	140	172	▼ -18.6%
New Listings	34	32	▲ 6.3%	23	▲ 47.8%	340	364	▼ -6.6%
Pending Sales	11	10	▲ 10.0%	12	▼ -8.3%	144	175	▼ -17.7%
Median Days on Market	58	44	▲ 31.8%	143	▼ -59.4%	84	60	▲ 39.2%
Sold Price per Square Foot	\$127	\$161	▼ -21.4%	\$150	▼ -15.7%	\$144	\$185	▼ -22.0%
Percent of Original Price Rec'd	80.7%	93.7%	▼ -13.9%	83.1%	▼ -3.0%	82.5%	89.4%	▼ -7.8%
Active Inventory	162	156	▲ 3.8%	156	▲ 3.8%	--	--	--
Months Supply of Inventory	11.6	17.3	▼ -33.2%	17.3	▼ -33.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Pine Island Region



October 2025

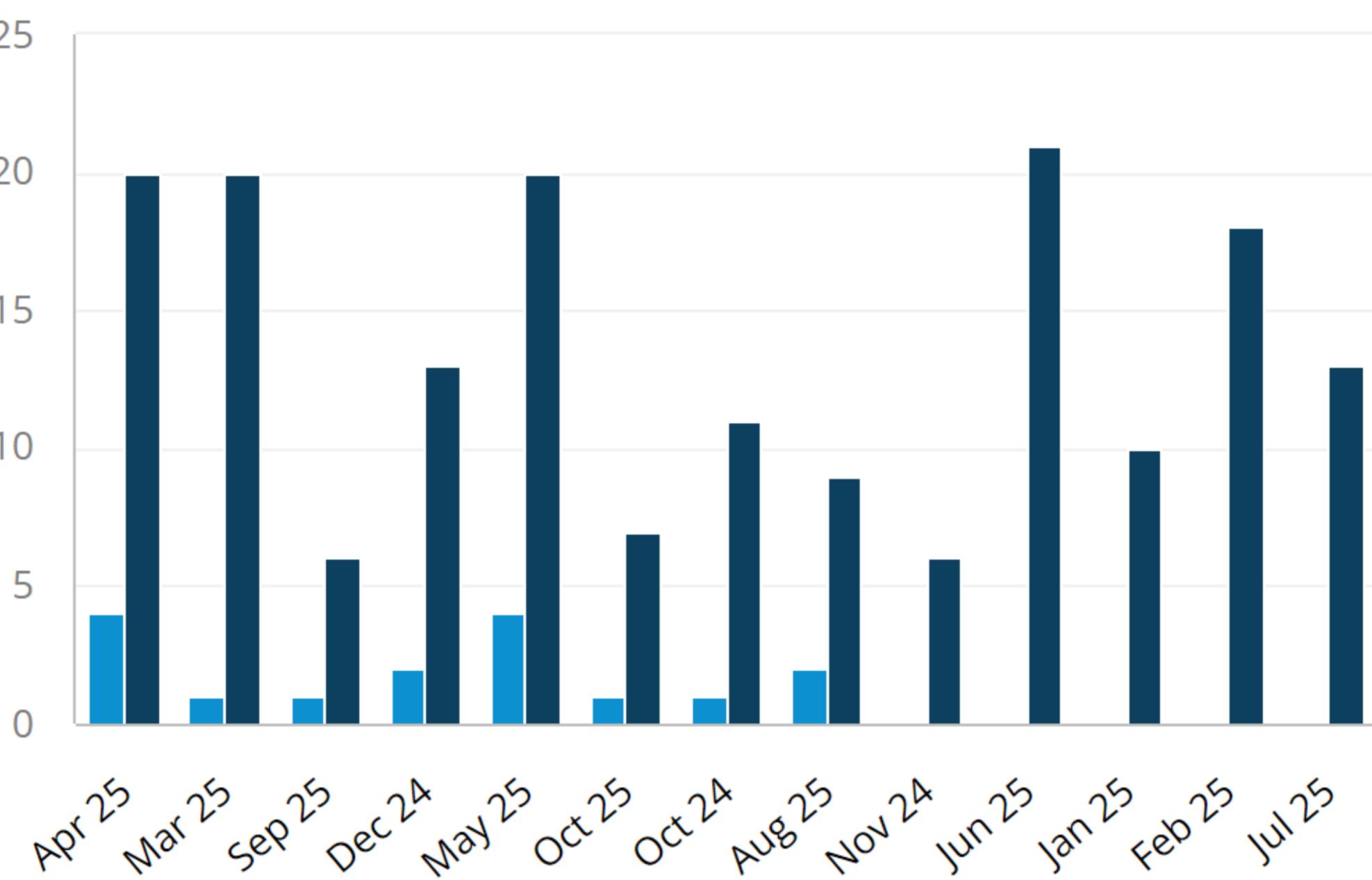
Single Family Homes

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$422,000	\$650,000	▼ -35.1%	\$567,500	▼ -25.6%	\$401,250	\$475,000	▼ -15.5%
Closed Sales	7	11	▼ -36.4%	6	▲ 16.7%	144	183	▼ -21.3%
New Listings	19	31	▼ -38.7%	17	▲ 11.8%	254	380	▼ -33.2%
Pending Sales	7	3	▲ 133.3%	8	▼ -12.5%	138	179	▼ -22.9%
Median Days on Market	109	29	▲ 275.9%	147	▼ -25.9%	85	75	▲ 13.3%
Sold Price per Square Foot	\$316	\$403	▼ -21.6%	\$287	▲ 10.1%	\$279	\$378	▼ -26.3%
Percent of Original Price Rec'd	83.2%	82.4%	▲ 0.9%	81.6%	▲ 1.9%	83.4%	85.3%	▼ -2.3%
Active Inventory	110	162	▼ -32.1%	108	▲ 1.9%	--	--	--
Months Supply of Inventory	15.7	14.7	▲ 6.6%	18.0	▼ -12.7%	--	--	--

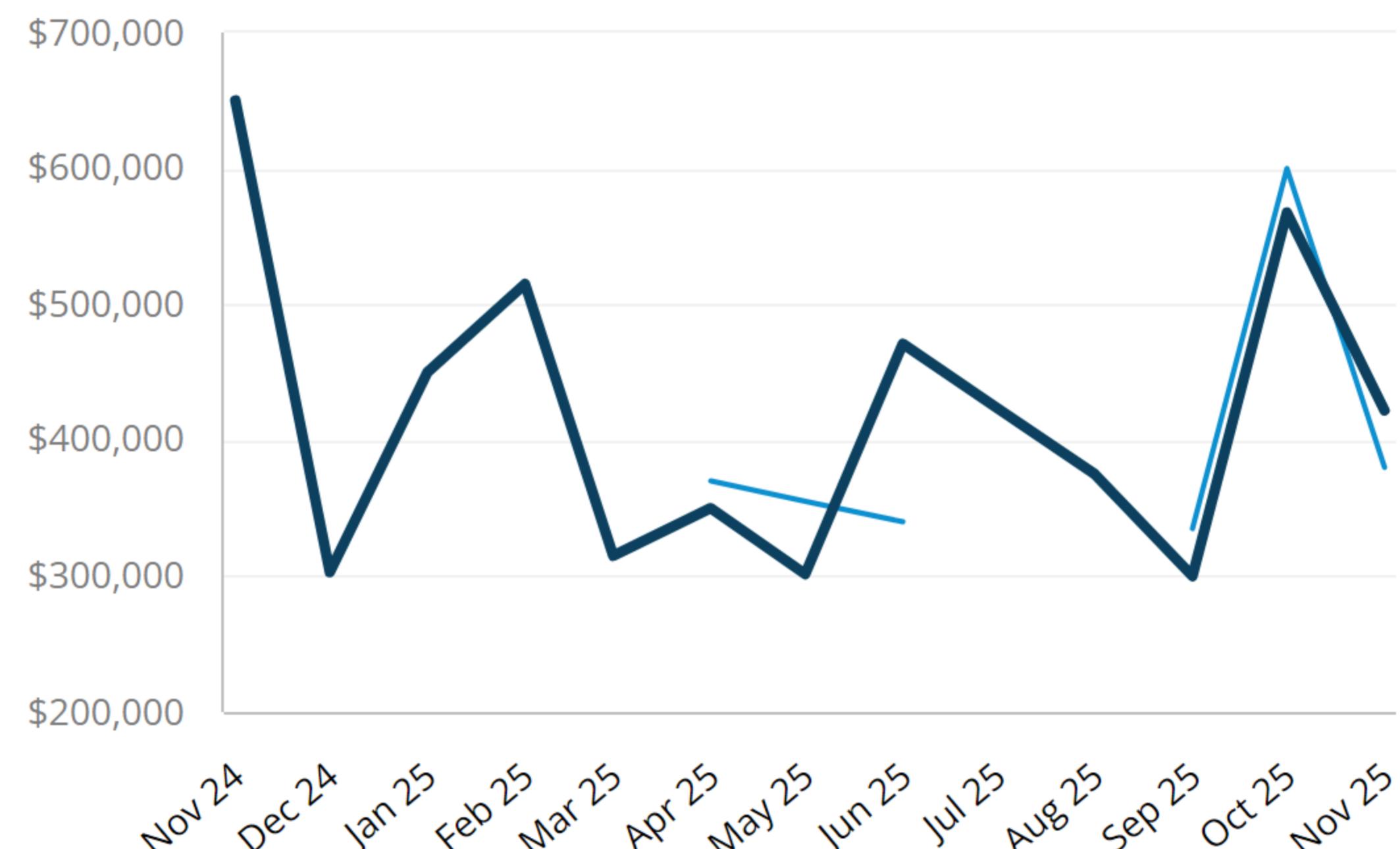
Condominiums

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$380,000	\$390,000	▼ -2.6%	\$600,000	▼ -36.7%	\$370,000	\$399,000	▼ -7.3%
Closed Sales	1	1	► 0.0%	1	► 0.0%	13	19	▼ -31.6%
New Listings	3	3	► 0.0%	3	► 0.0%	29	40	▼ -27.5%
Pending Sales	2	1	▲ 100.0%	0		14	19	▼ -26.3%
Median Days on Market	447	6	▲ 7,341.7%			124	19	▲ 552.6%
Sold Price per Square Foot	\$339	\$360	▼ -5.8%	\$312	▲ 8.7%	\$339	\$363	▼ -6.6%
Percent of Original Price Rec'd	76.0%	97.5%	▼ -22.1%	75.1%	▲ 1.2%	84.1%	94.8%	▼ -11.3%
Active Inventory	17	16	▲ 6.3%	17	► 0.0%	--	--	--
Months Supply of Inventory	16.8	15.8	▲ 6.3%	16.8	► 0.0%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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Sanibel Region

October 2025



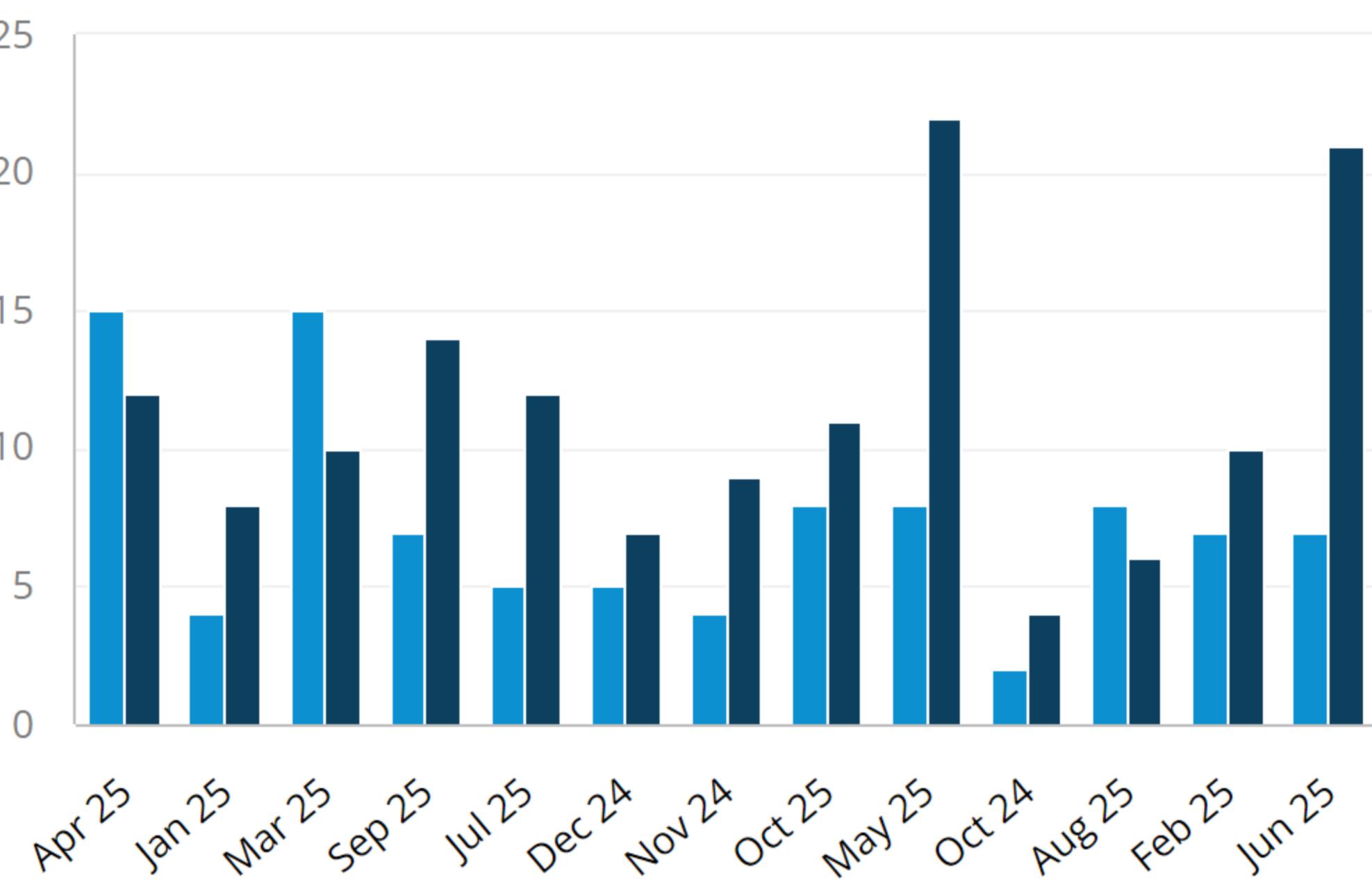
Single Family Homes

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$800,000	\$845,500	▼ -5.4%	\$939,500	▼ -14.8%	\$1,040,000	\$1,170,000	▼ -11.1%
Closed Sales	11	4	▲ 175.0%	14	▼ -21.4%	126	150	▼ -16.0%
New Listings	52	34	▲ 52.9%	17	▲ 205.9%	390	281	▲ 38.8%
Pending Sales	17	5	▲ 240.0%	9	▲ 88.9%	136	145	▼ -6.2%
Median Days on Market	114	139	▼ -18.0%	283	▼ -59.7%	90	77	▲ 16.9%
Sold Price per Square Foot	\$438	\$447	▼ -2.0%	\$448	▼ -2.1%	\$483	\$558	▼ -13.4%
Percent of Original Price Rec'd	76.3%	86.0%	▼ -11.3%	81.6%	▼ -6.5%	82.1%	87.8%	▼ -6.4%
Active Inventory	166	113	▲ 46.9%	147	▲ 12.9%	--	--	--
Months Supply of Inventory	15.1	28.2	▼ -46.5%	10.5	▲ 43.7%	--	--	--

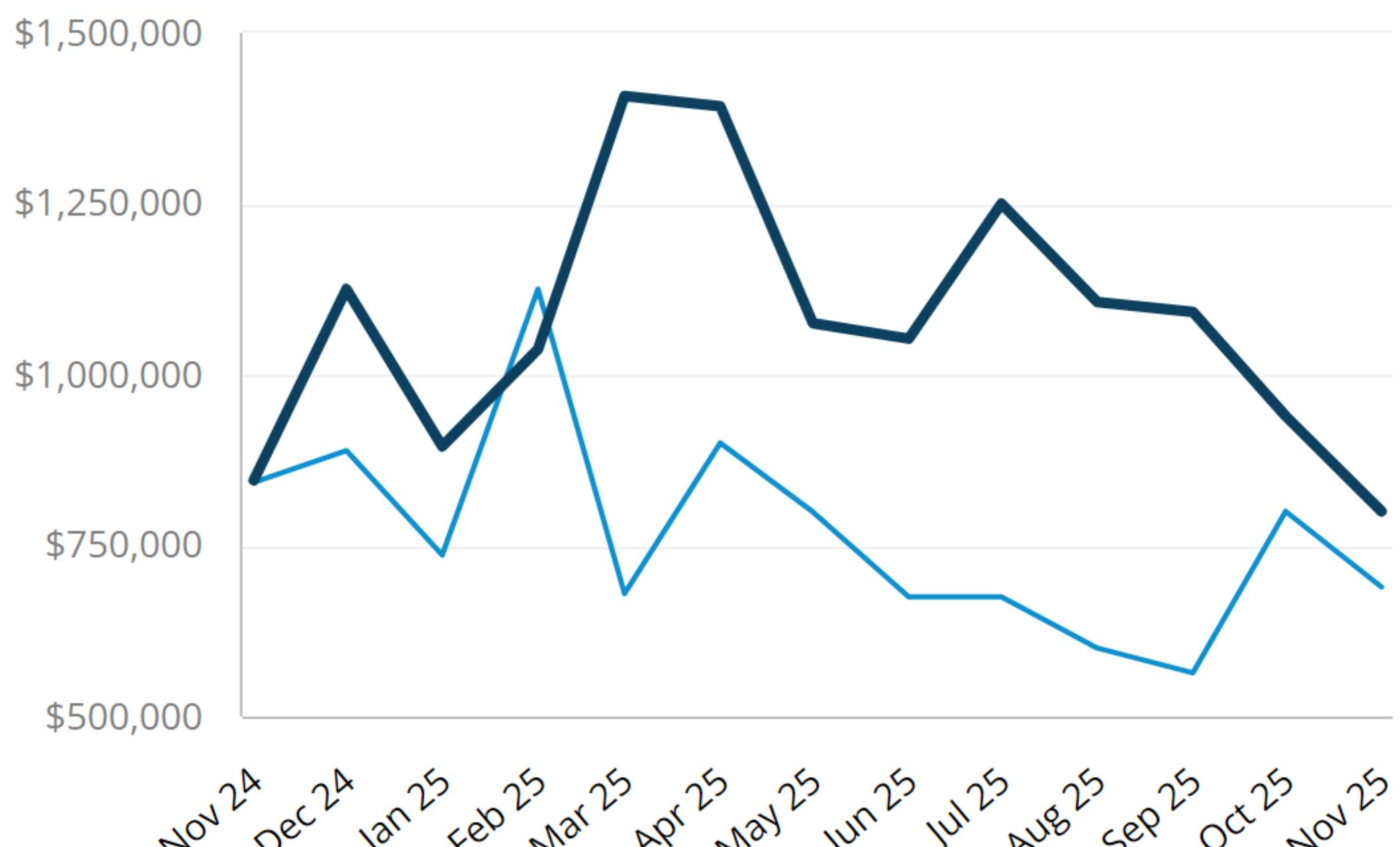
Condominiums

	Oct 2025	Oct 2024	YoY %Chg	Sep 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$689,500	\$842,500	▼ -18.2%	\$800,000	▼ -13.8%	\$745,000	\$769,900	▼ -3.2%
Closed Sales	8	2	▲ 300.0%	7	▲ 14.3%	84	63	▲ 33.3%
New Listings	29	12	▲ 141.7%	11	▲ 163.6%	253	150	▲ 68.7%
Pending Sales	9	3	▲ 200.0%	12	▼ -25.0%	91	65	▲ 40.0%
Median Days on Market	202	83	▲ 143.4%	107	▲ 89.7%	86	83	▲ 3.6%
Sold Price per Square Foot	\$578	\$722	▼ -20.0%	\$604	▼ -4.4%	\$640	\$673	▼ -4.9%
Percent of Original Price Rec'd	83.4%	88.4%	▼ -5.6%	83.9%	▼ -0.6%	85.4%	89.6%	▼ -4.6%
Active Inventory	139	74	▲ 87.8%	129	▲ 7.8%	--	--	--
Months Supply of Inventory	17.4	36.8	▼ -52.9%	18.4	▼ -5.7%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family

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