

# MARKET INSIGHTS REPORT



March 2025

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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



March 2025

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

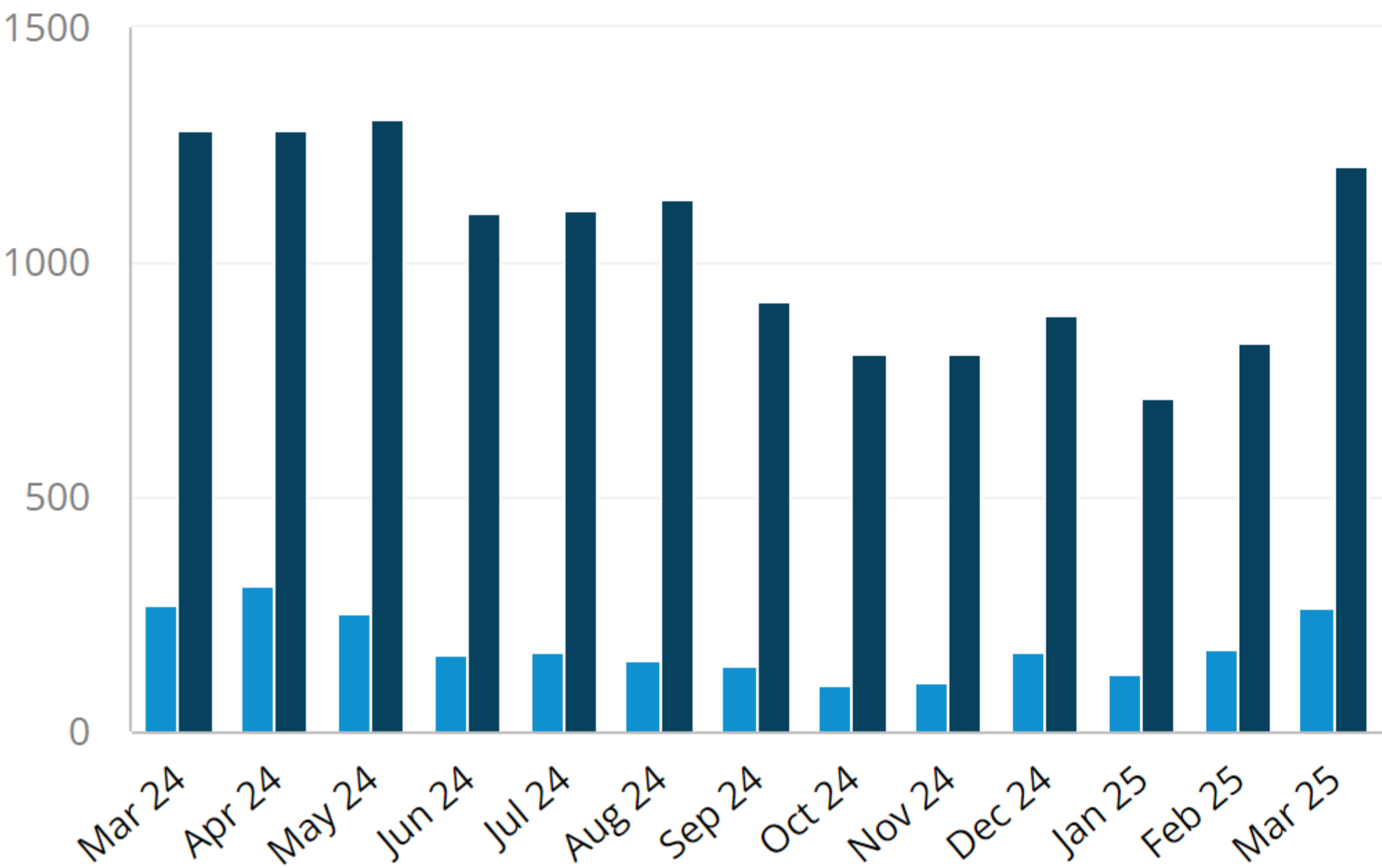
## Single Family Homes

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$378,000	\$397,500	⬇️ -4.9%	\$390,000	⬇️ -3.1%	\$379,900	\$398,000	⬇️ -4.5%
Closed Sales	1,203	1,284	⬇️ -6.3%	832	⬆️ 44.6%	2,745	2,886	⬇️ -4.9%
New Listings	2,242	2,038	⬆️ 10.0%	2,313	⬇️ -3.1%	7,313	6,311	⬆️ 15.9%
Pending Sales	1,479	1,326	⬆️ 11.5%	1,248	⬆️ 18.5%	3,713	3,630	⬆️ 2.3%
Median Days on Market	49	42	⬆️ 16.7%	51	⬇️ -3.9%	50	47	⬆️ 6.4%
Sold Price per Square Foot	\$224	\$237	⬇️ -5.5%	\$223	⬆️ 0.4%	\$224	\$234	⬇️ -4.3%
Percent of Original Price Rec'd	92.0%	93.5%	⬇️ -1.6%	92.5%	⬇️ -0.6%	92.4%	93.2%	⬇️ -0.9%
Active Inventory	8,507	6,534	⬆️ 30.2%	8,644	⬇️ -1.6%	--	--	--
Months Supply of Inventory	7.1	5.1	⬆️ 39.0%	10.4	⬇️ -31.9%	--	--	--

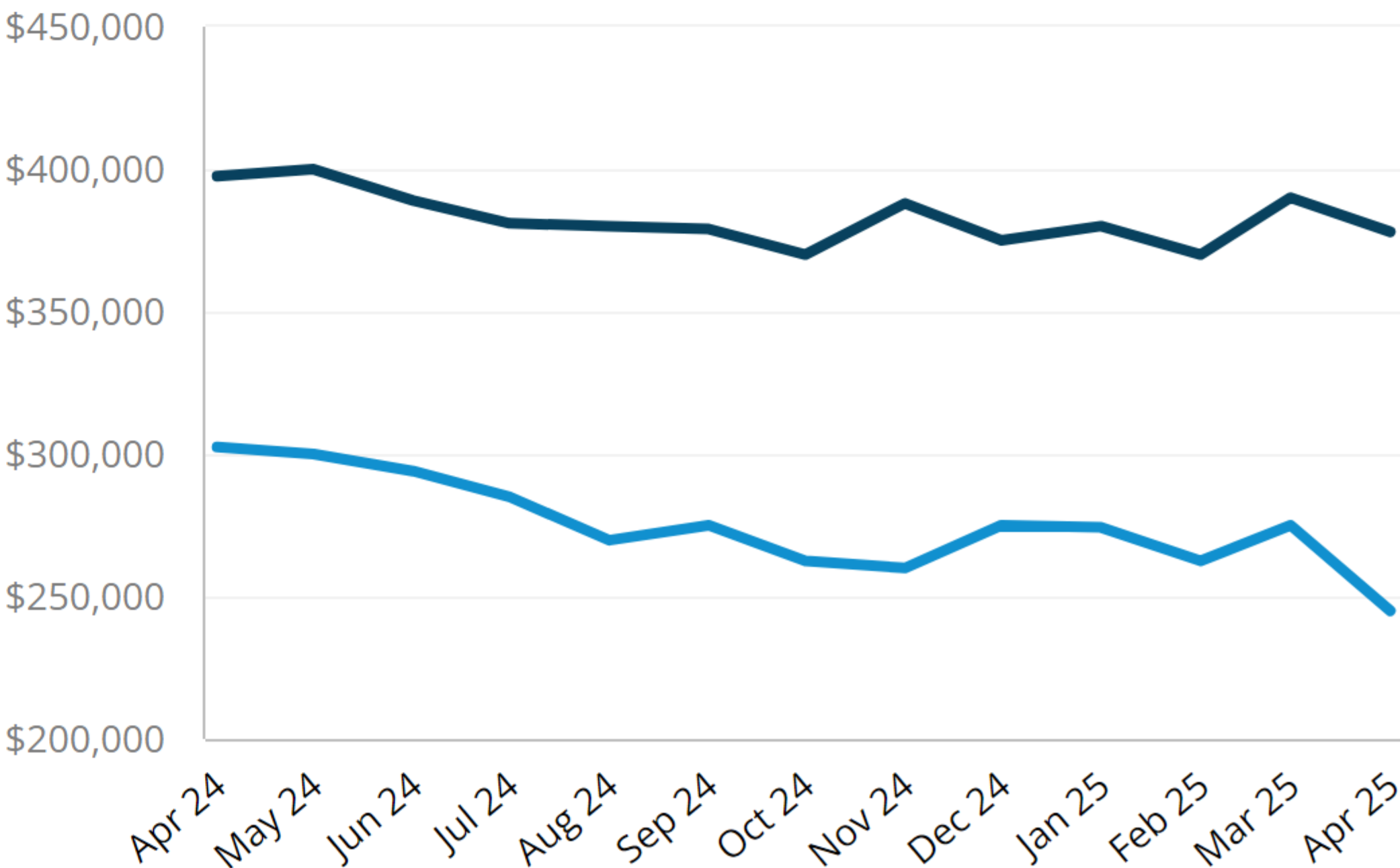
## Condominiums

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$245,000	\$302,500	⬇️ -19.0%	\$275,000	⬇️ -10.9%	\$258,375	\$305,000	⬇️ -15.3%
Closed Sales	263	270	⬇️ -2.6%	175	⬆️ 50.3%	564	666	⬇️ -15.3%
New Listings	586	538	⬆️ 8.9%	569	⬆️ 3.0%	1,900	1,790	⬆️ 6.1%
Pending Sales	308	278	⬆️ 10.8%	262	⬆️ 17.6%	756	825	⬇️ -8.4%
Median Days on Market	70	56	⬆️ 25.0%	66	⬆️ 6.1%	67	50	⬆️ 34.0%
Sold Price per Square Foot	\$197	\$231	⬇️ -14.7%	\$211	⬇️ -6.4%	\$201	\$234	⬇️ -13.9%
Percent of Original Price Rec'd	87.6%	90.5%	⬇️ -3.2%	89.0%	⬇️ -1.6%	88.0%	91.5%	⬇️ -3.8%
Active Inventory	2,915	2,175	⬆️ 34.0%	2,899	⬆️ 0.6%	--	--	--
Months Supply of Inventory	11.1	8.1	⬆️ 37.6%	16.6	⬇️ -33.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# Median Sales Price

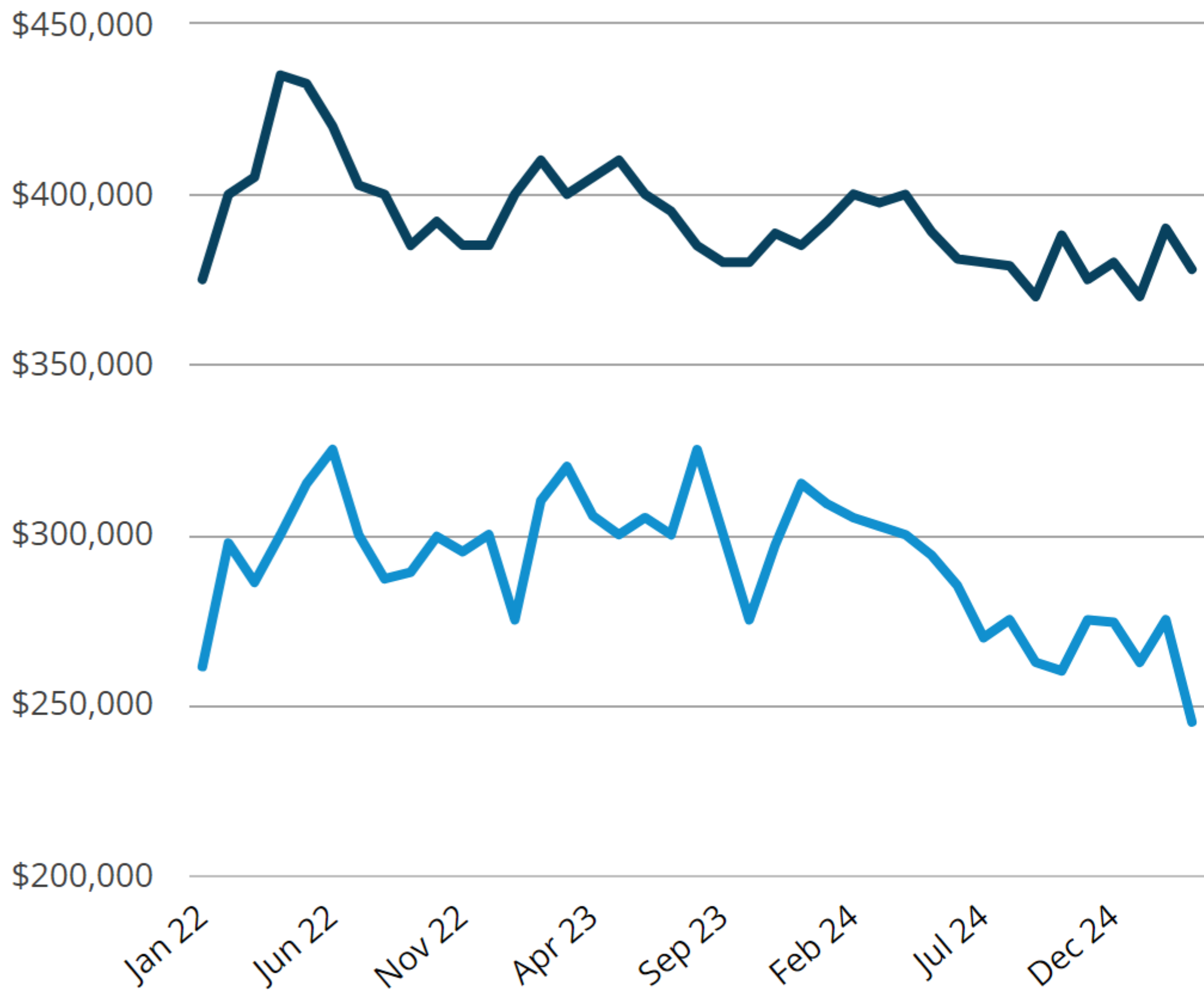


## March 2025

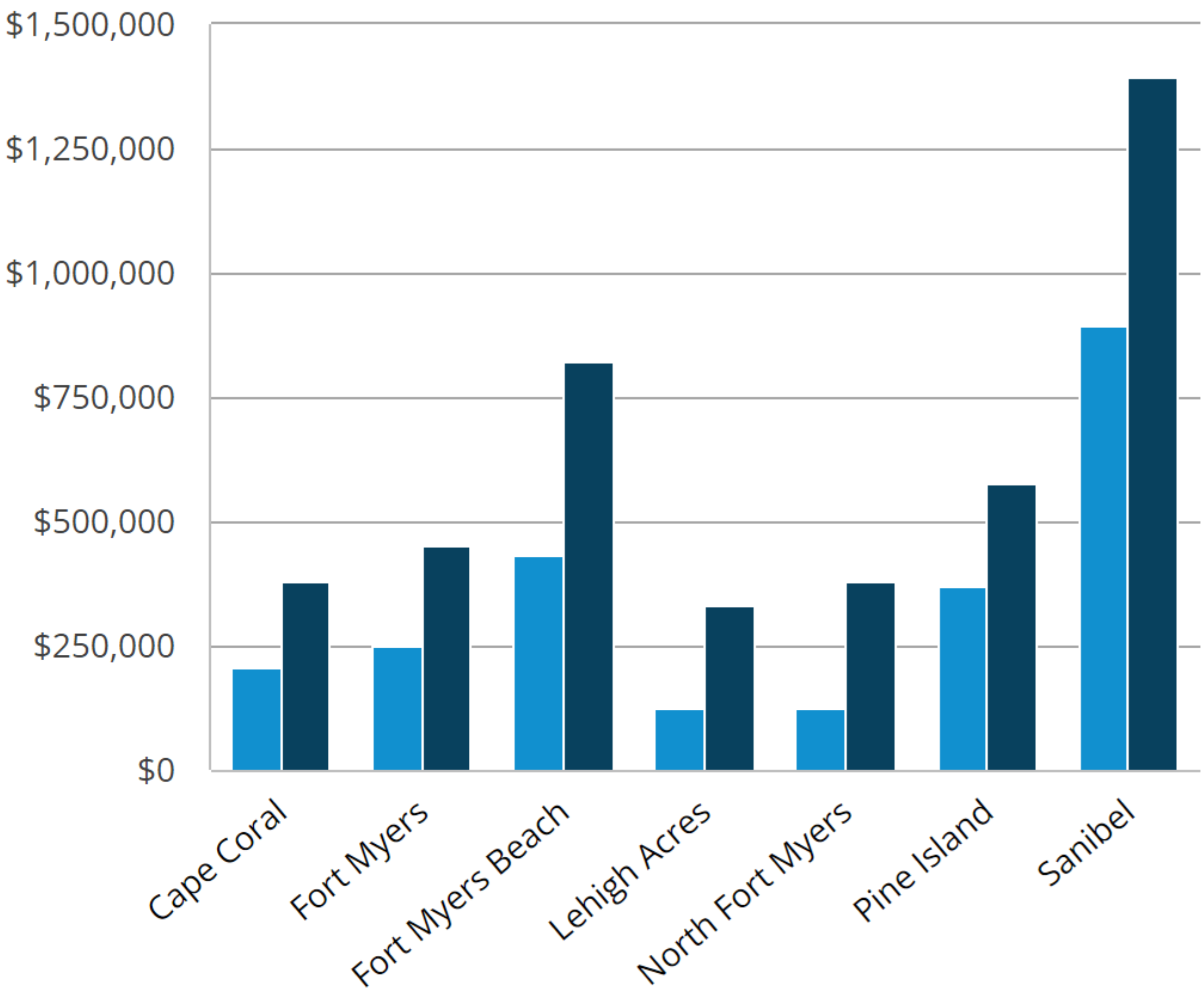
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	March 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$378,000	⌵	-3.1%	⌵	-4.9%	⌵	-4.5%
CONDO	\$245,000	⌵	-10.9%	⌵	-19.0%	⌵	-15.3%

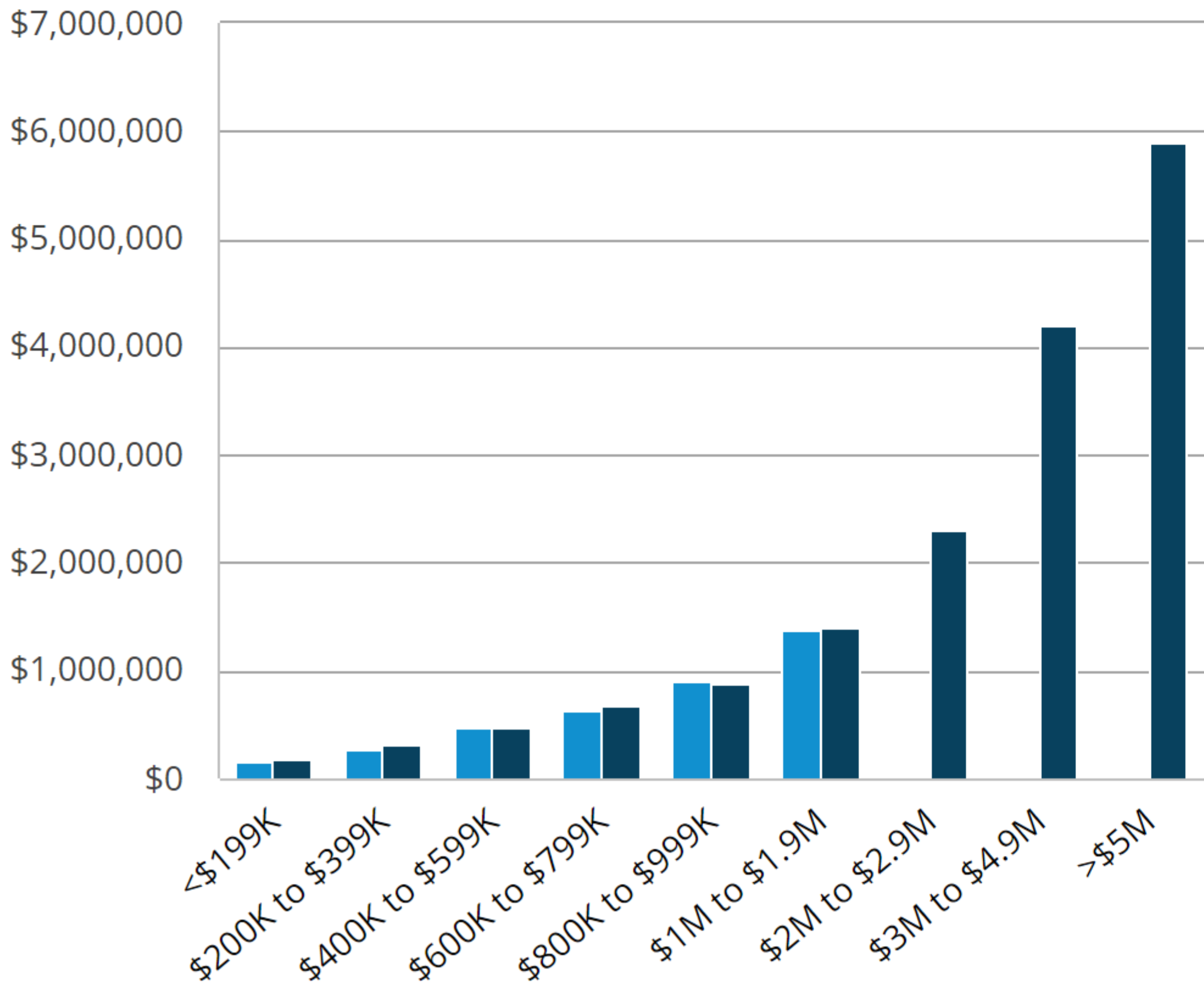
Historical Activity



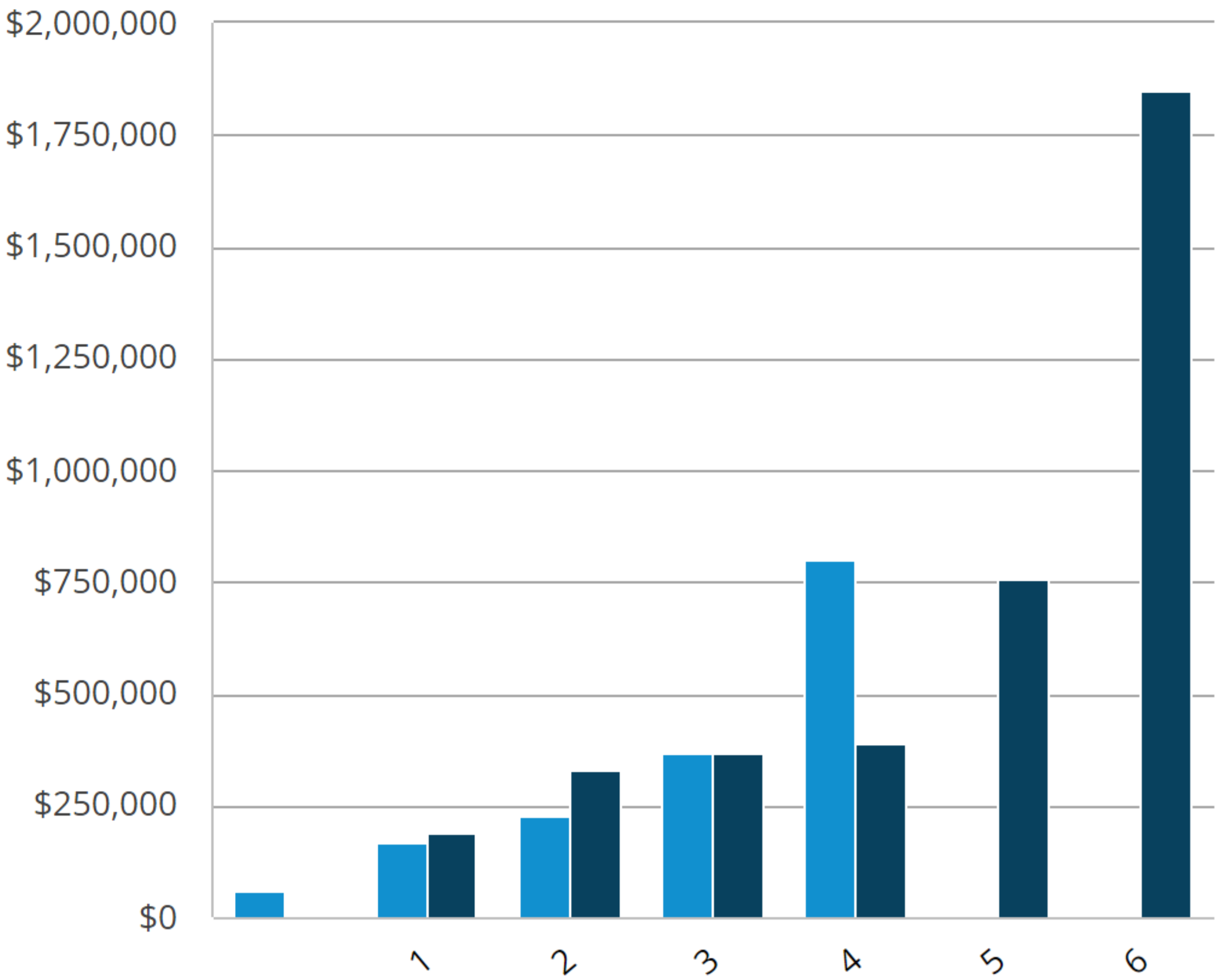
Select Areas



By Price Range



By Bedrooms



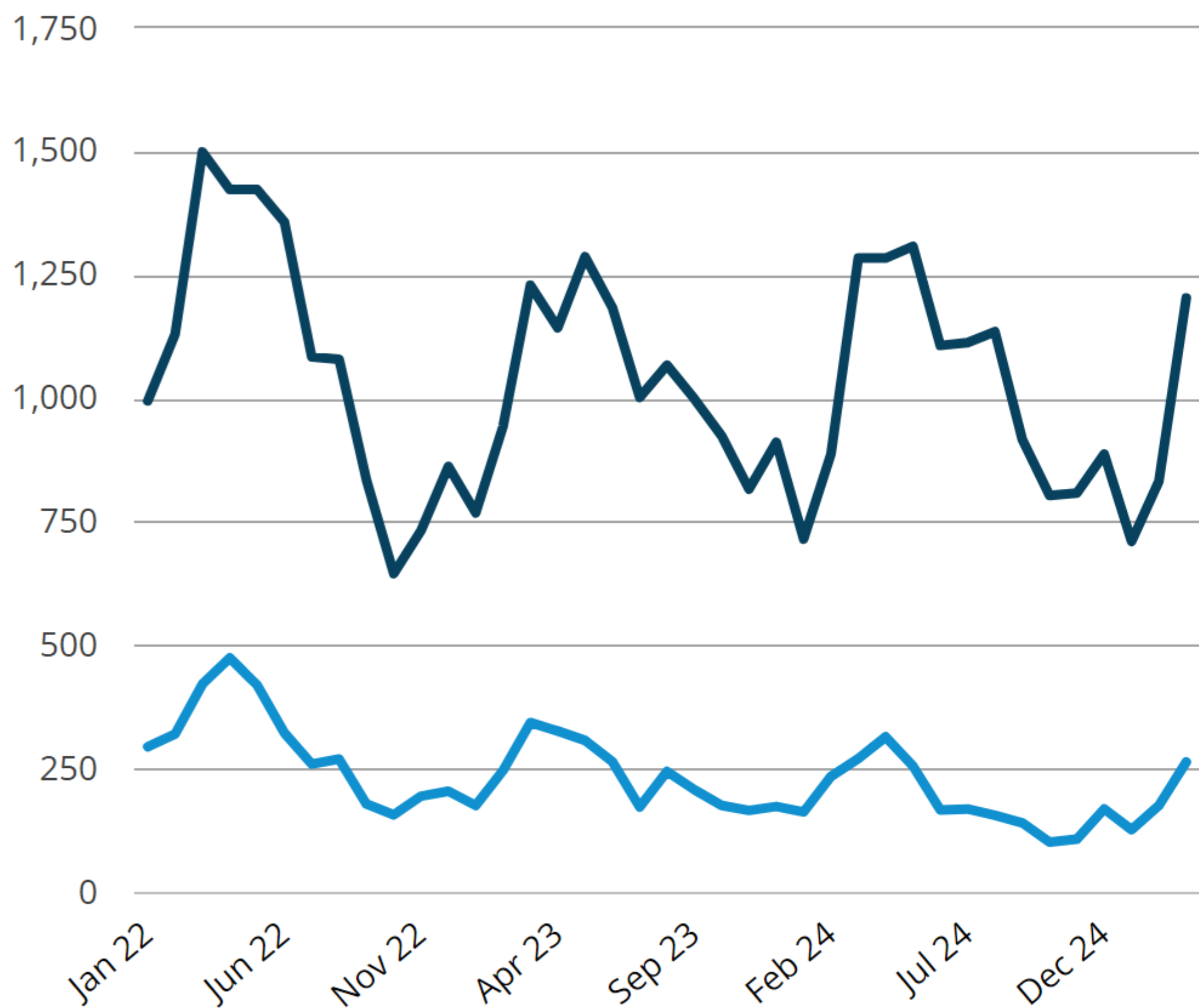
Legend: — Condo — Single Family

March 2025

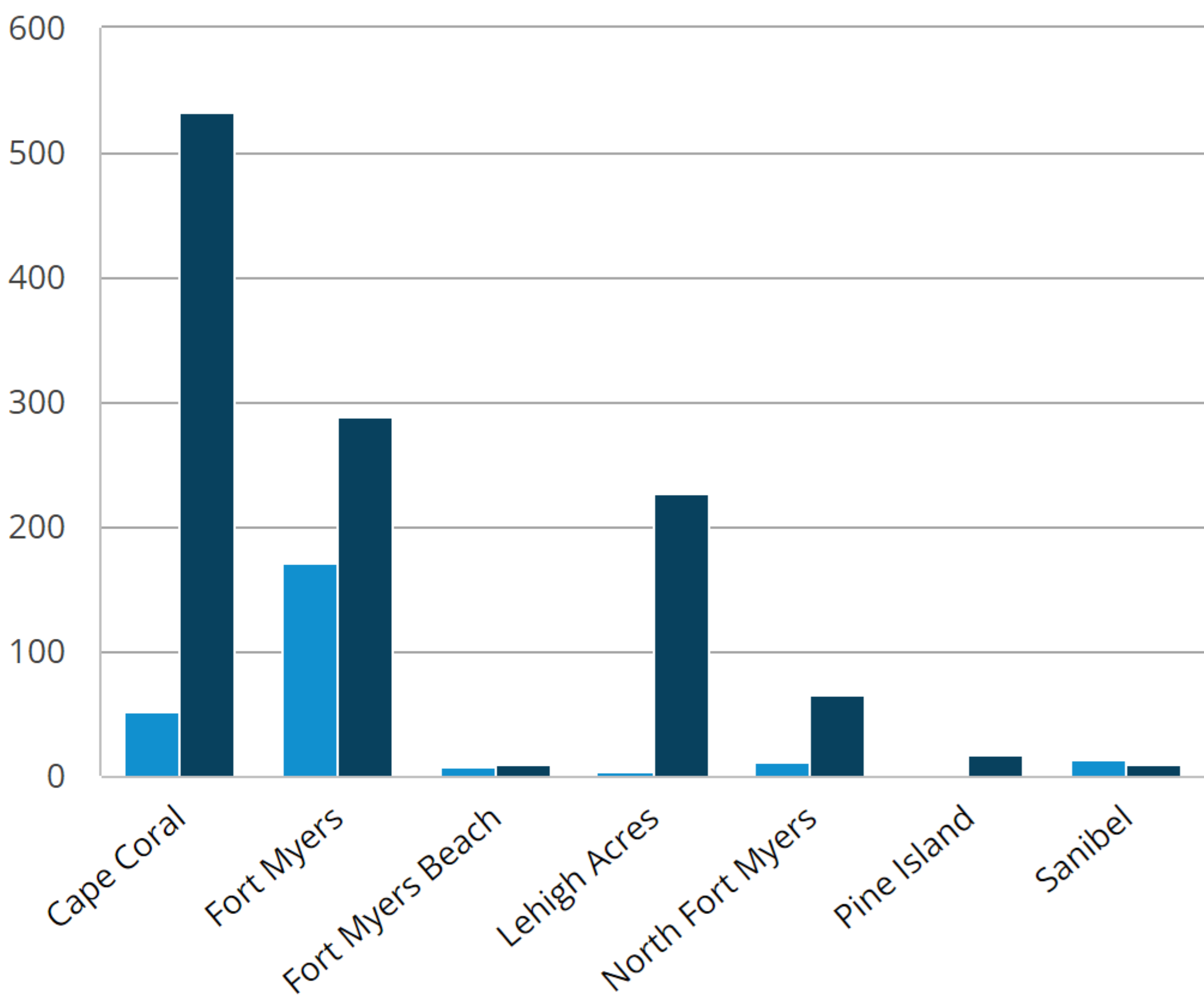
The number of properties that sold.

	March 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,203	⬆	44.6%	⬇	-6.3%	⬇	-4.9%
CONDO	263	⬆	50.3%	⬇	-2.6%	⬇	-15.3%

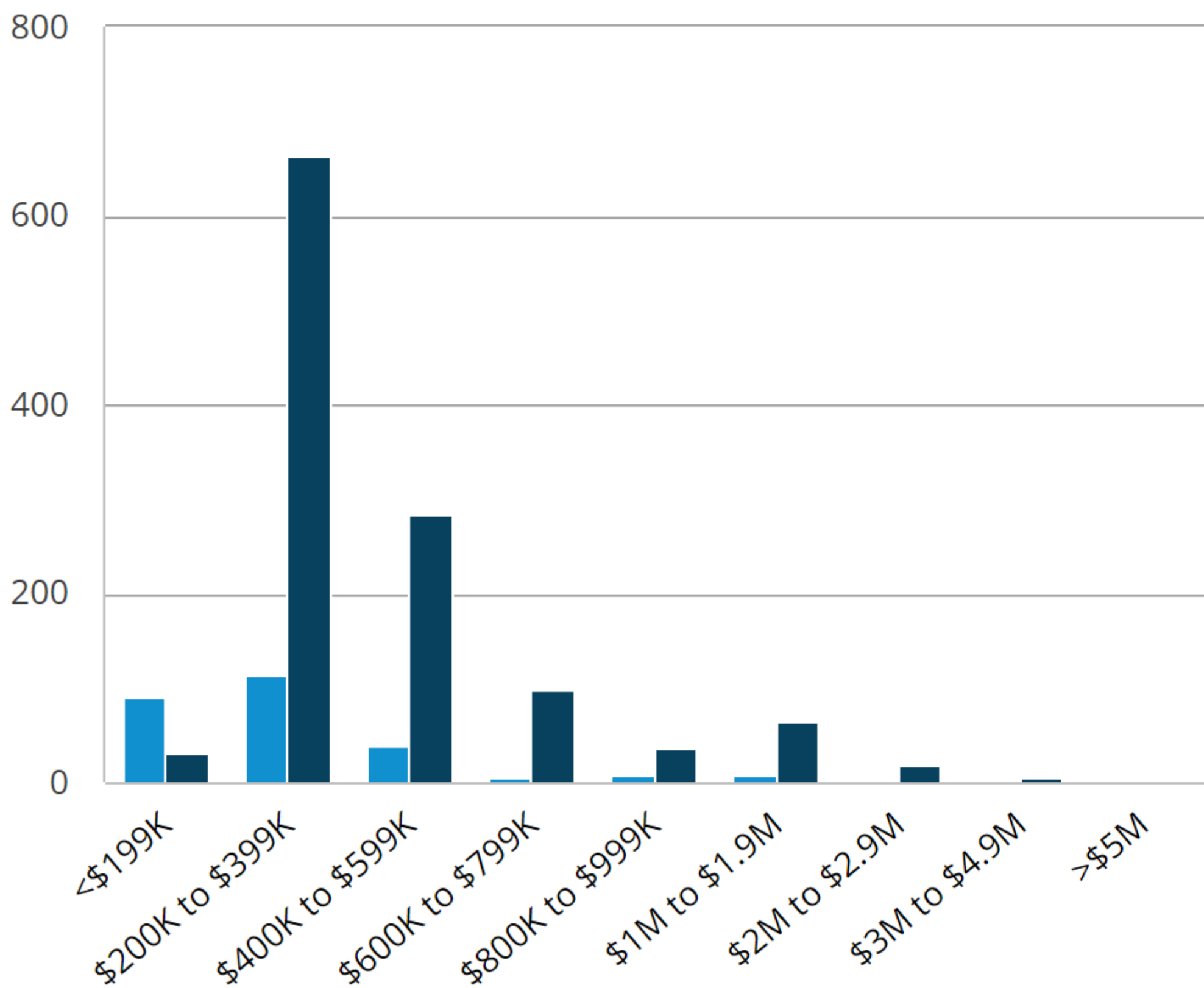
Historical Activity



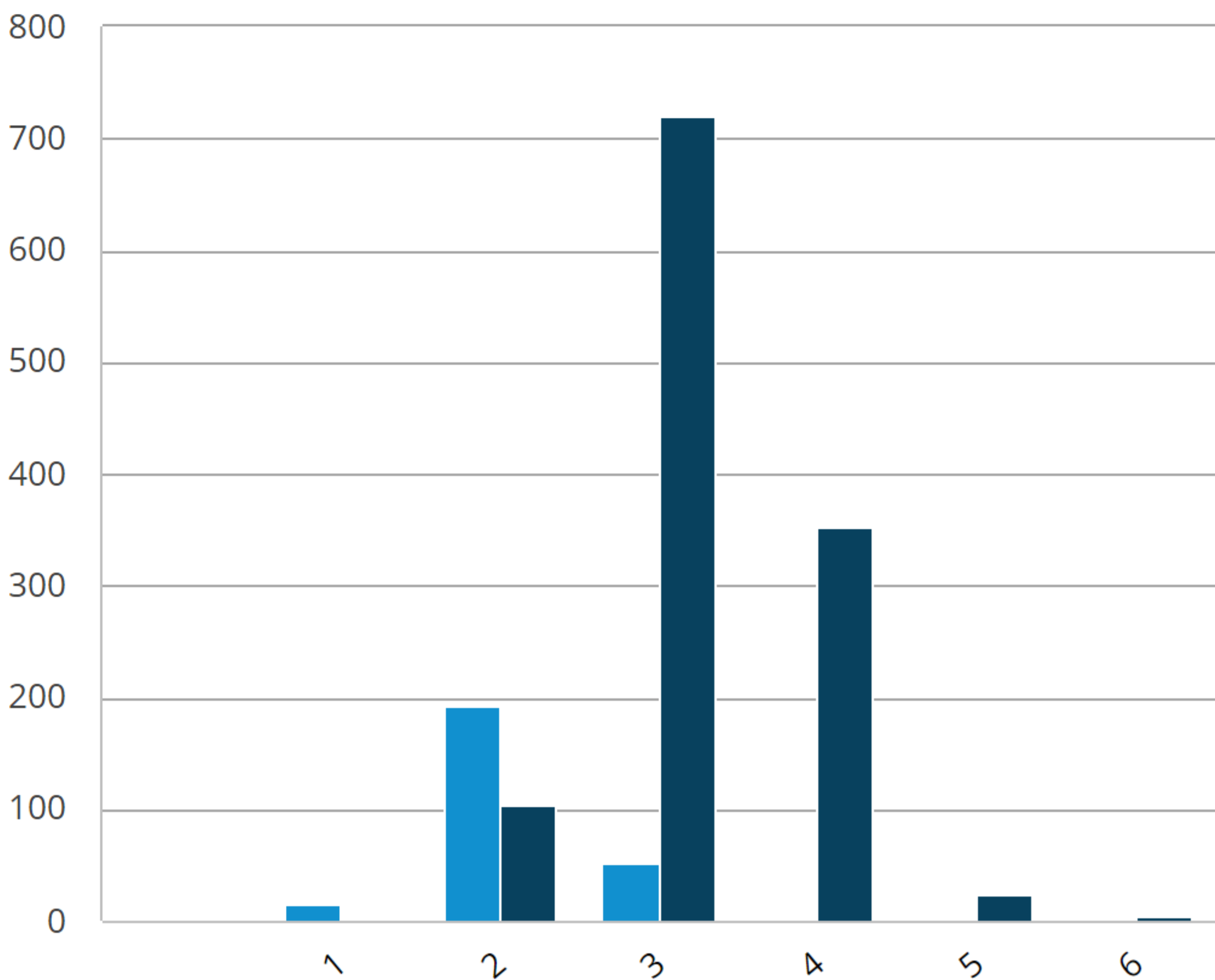
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# New Listings

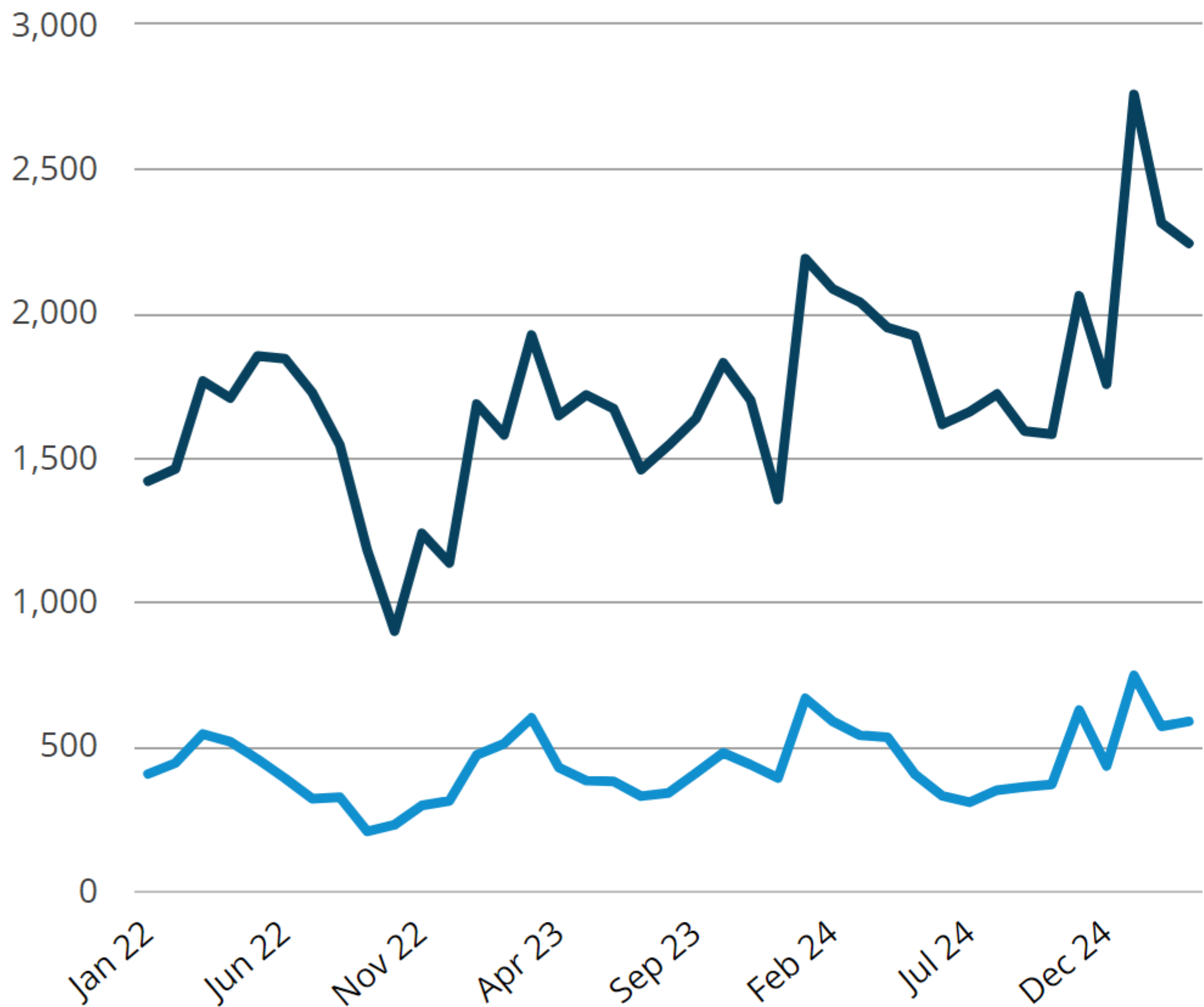


## March 2025

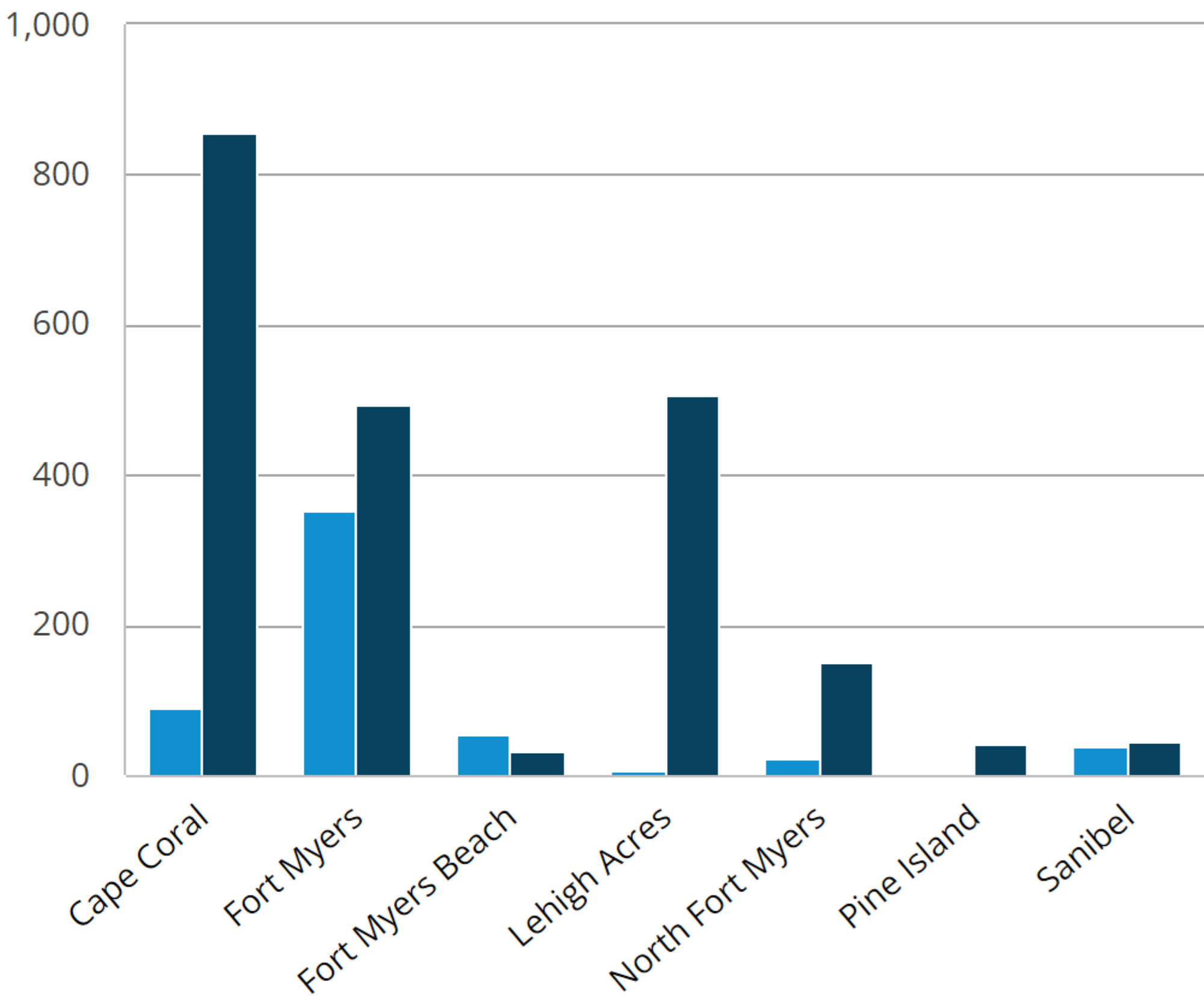
The number of properties listed regardless of current status.

	March 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	2,242	⬇️	-3.1%	⬆️	10.0%	⬆️	15.9%
CONDO	586	⬆️	3.0%	⬆️	8.9%	⬆️	6.1%

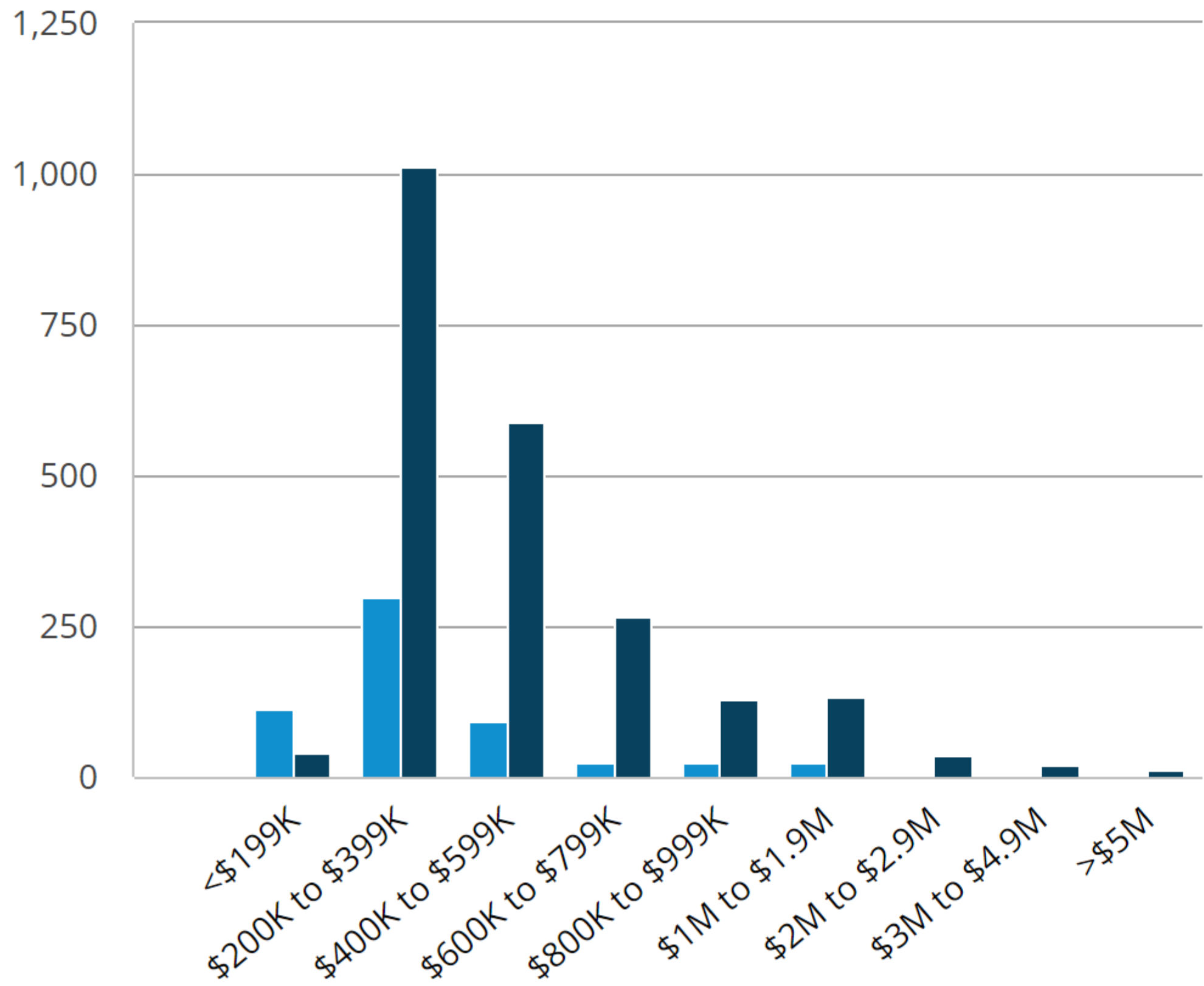
Historical Activity



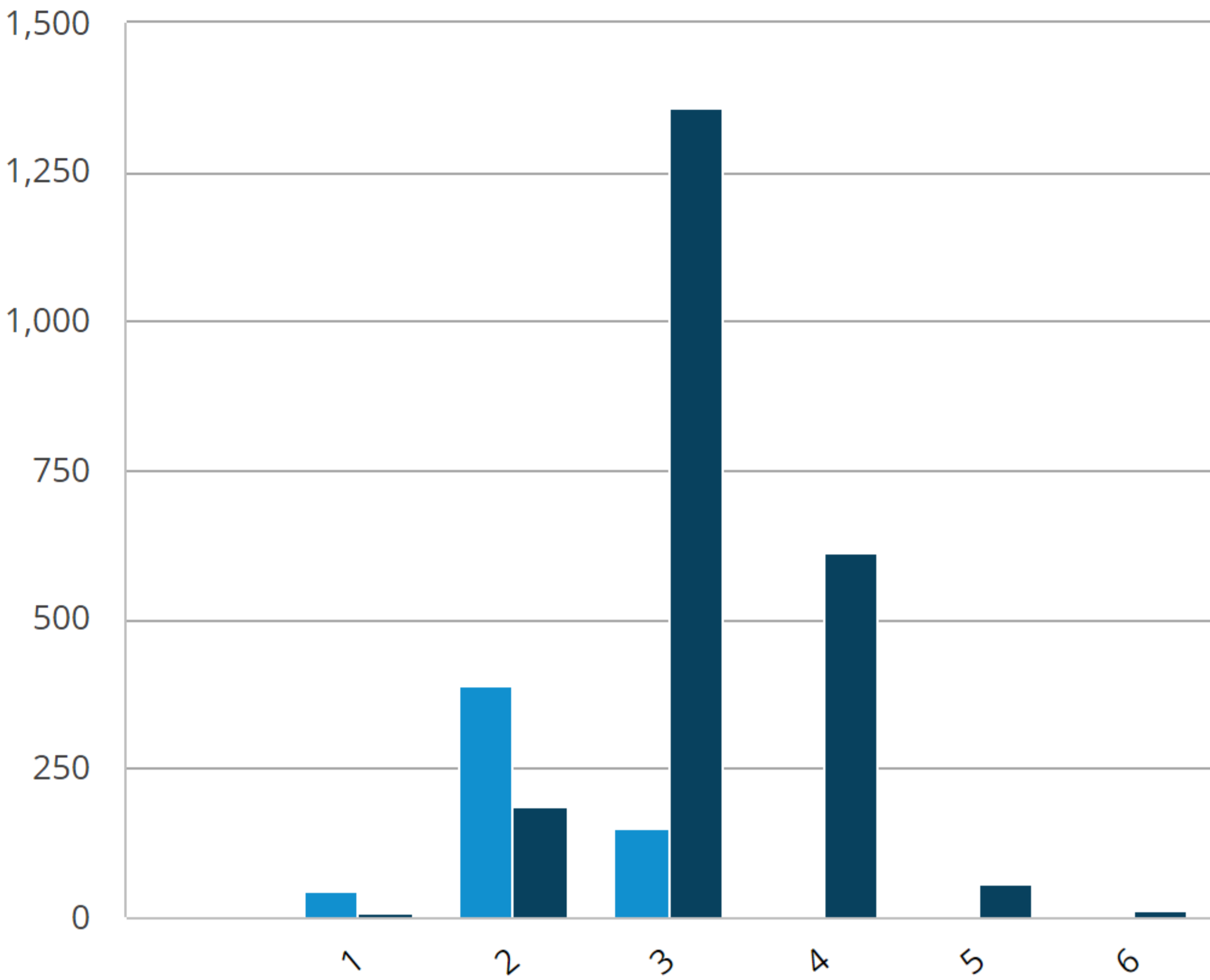
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

# Pending Sales

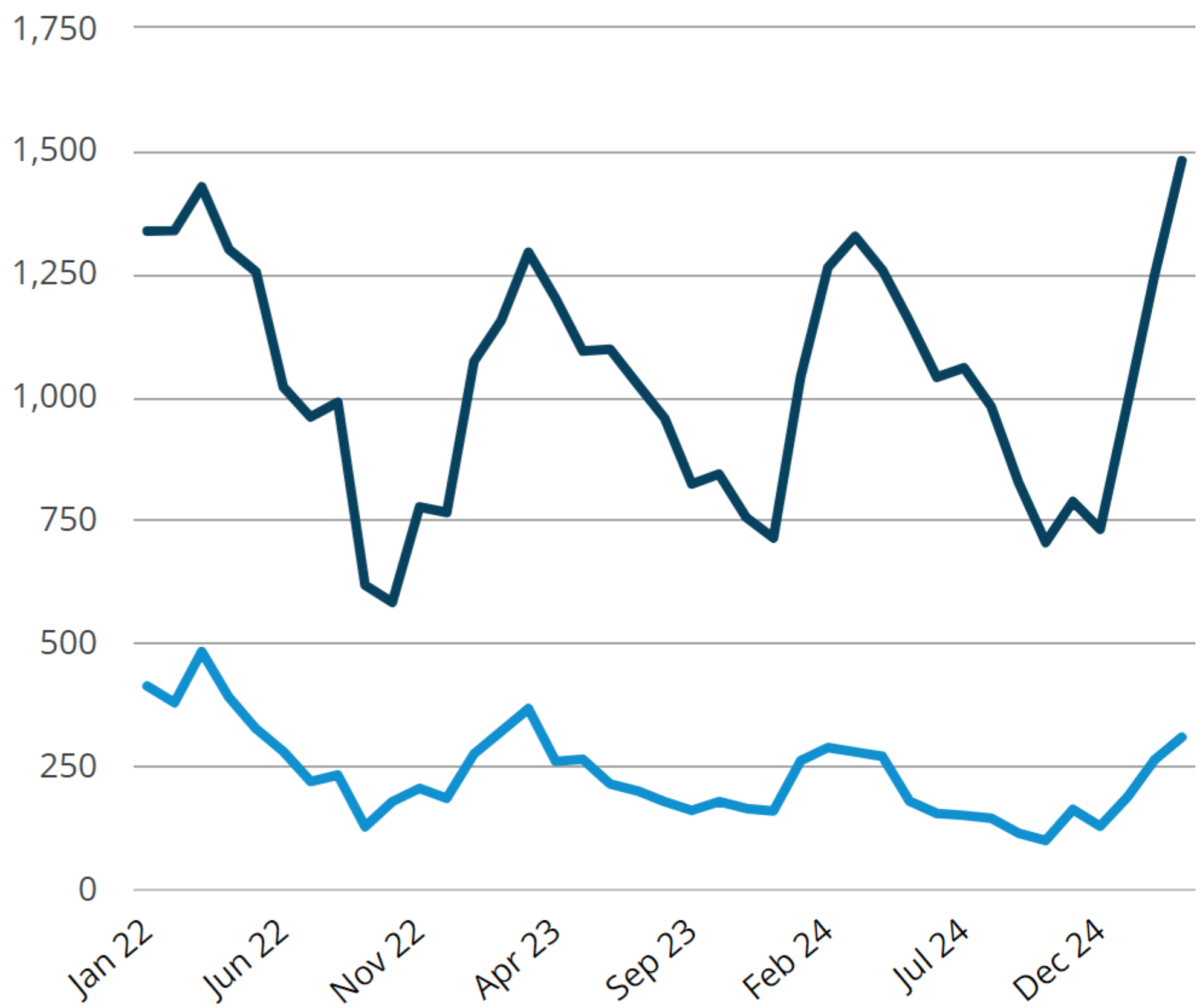


## March 2025

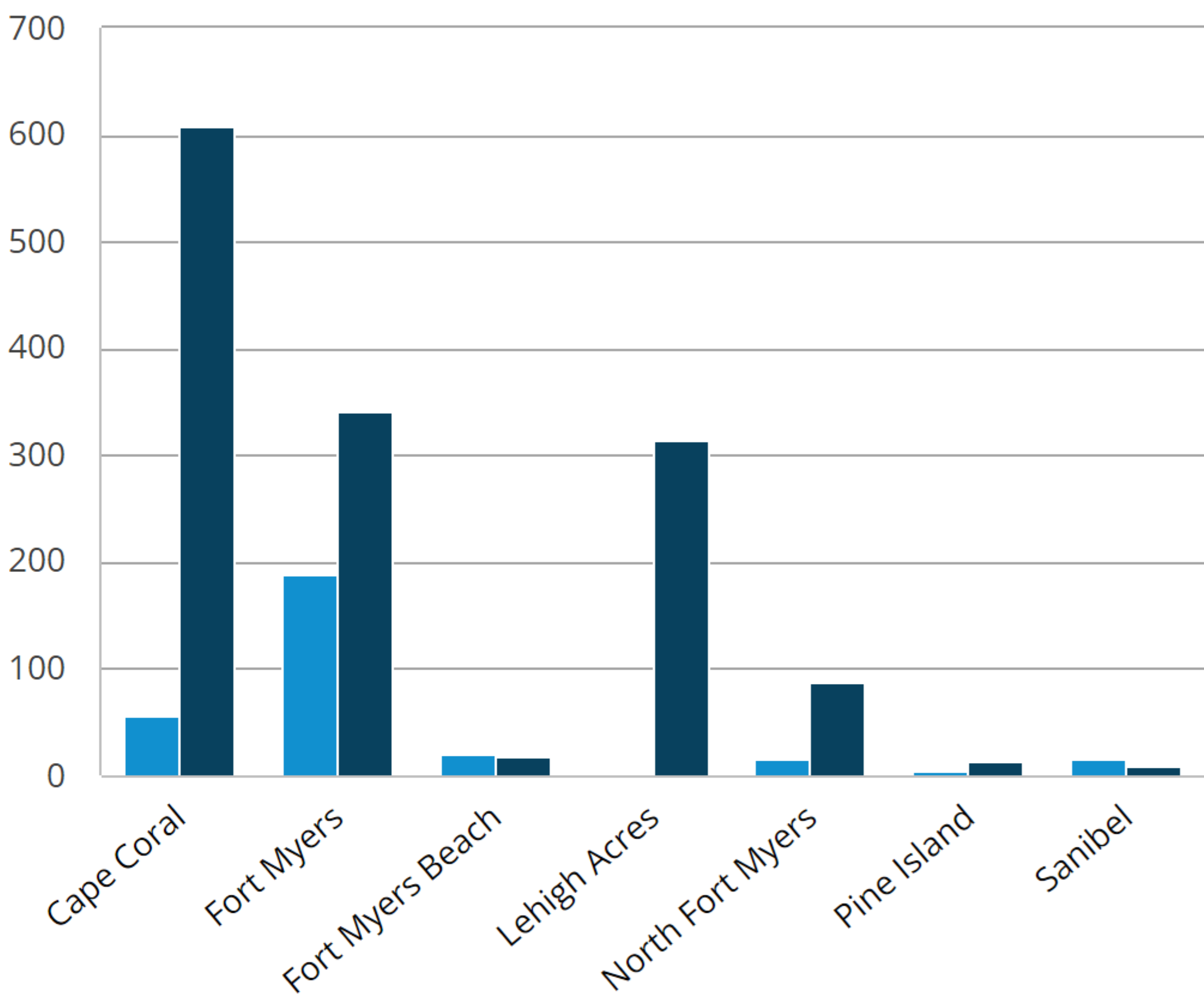
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	March 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,480	⬆	18.6%	⬆	11.6%	⬆	2.3%
CONDO	308	⬆	17.6%	⬆	10.8%	⬇	-8.4%

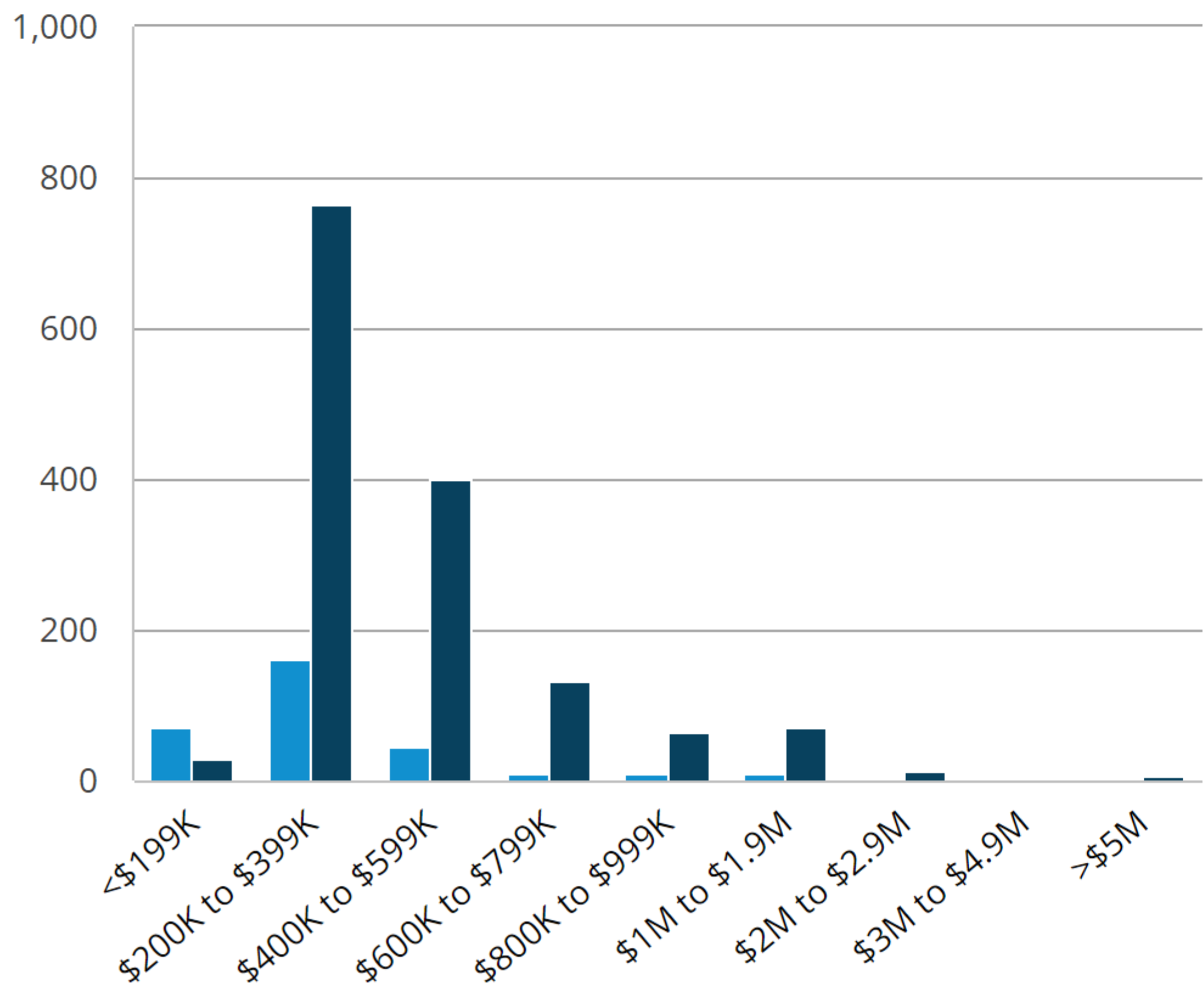
Historical Activity



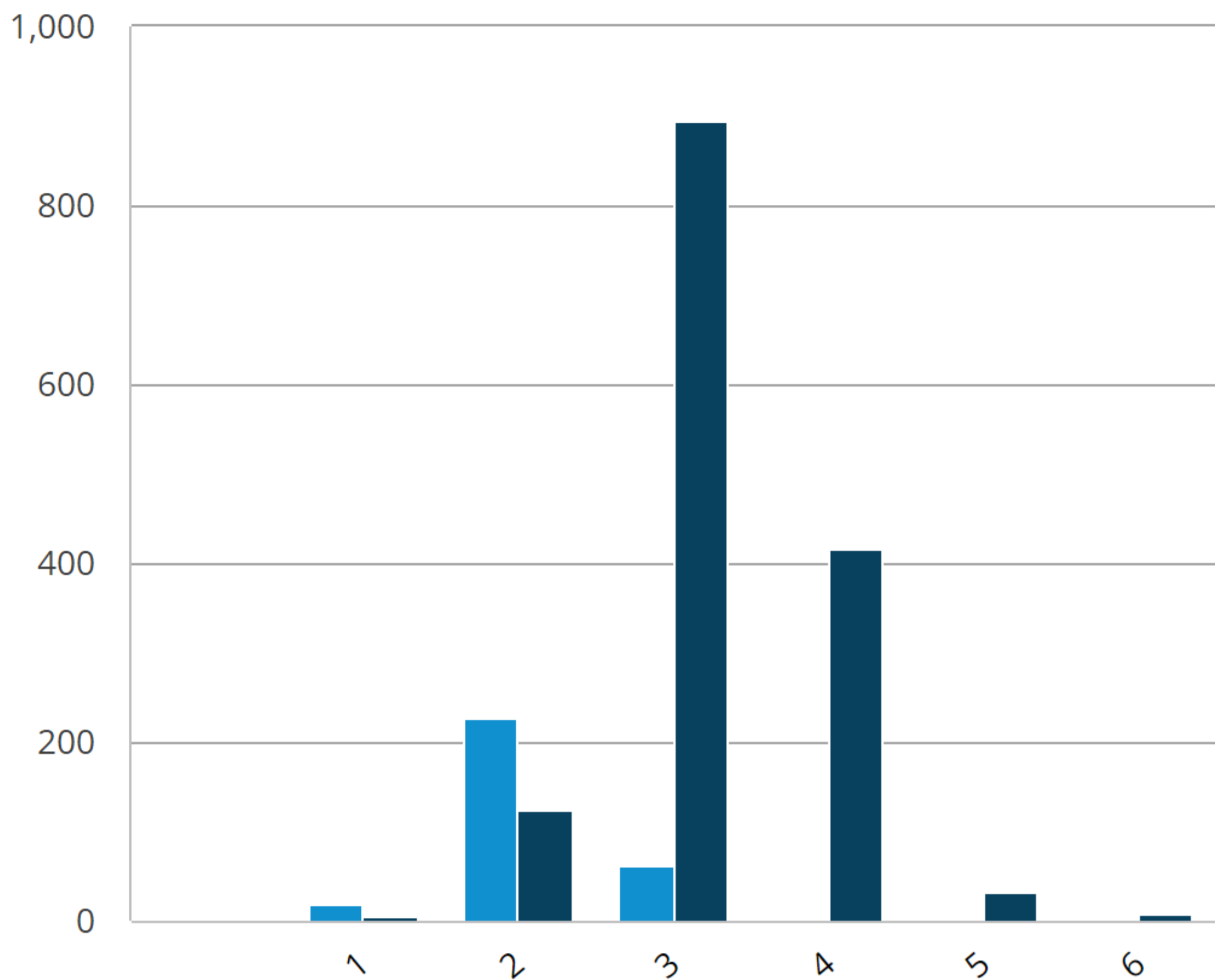
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# Days on Market

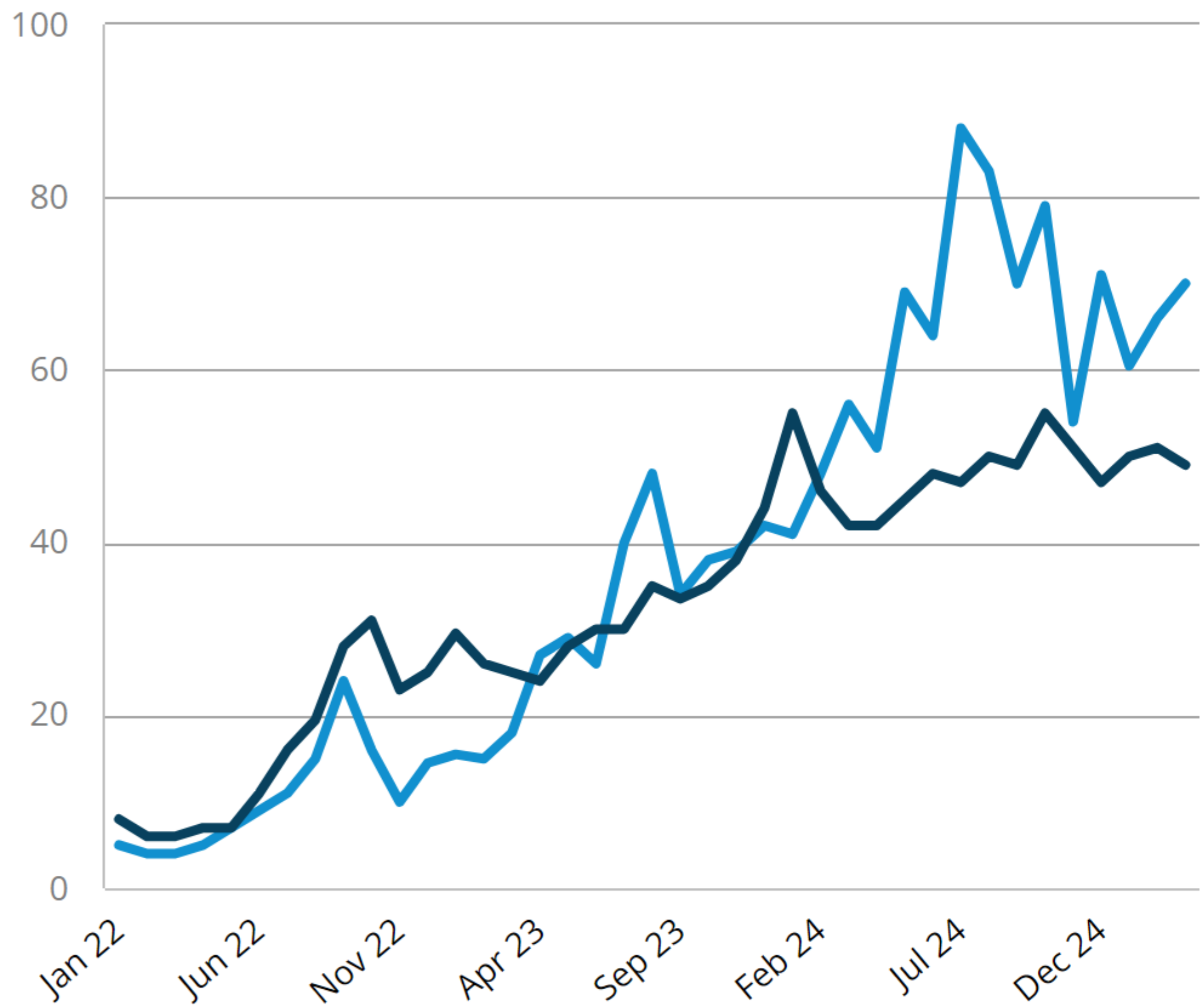


## March 2025

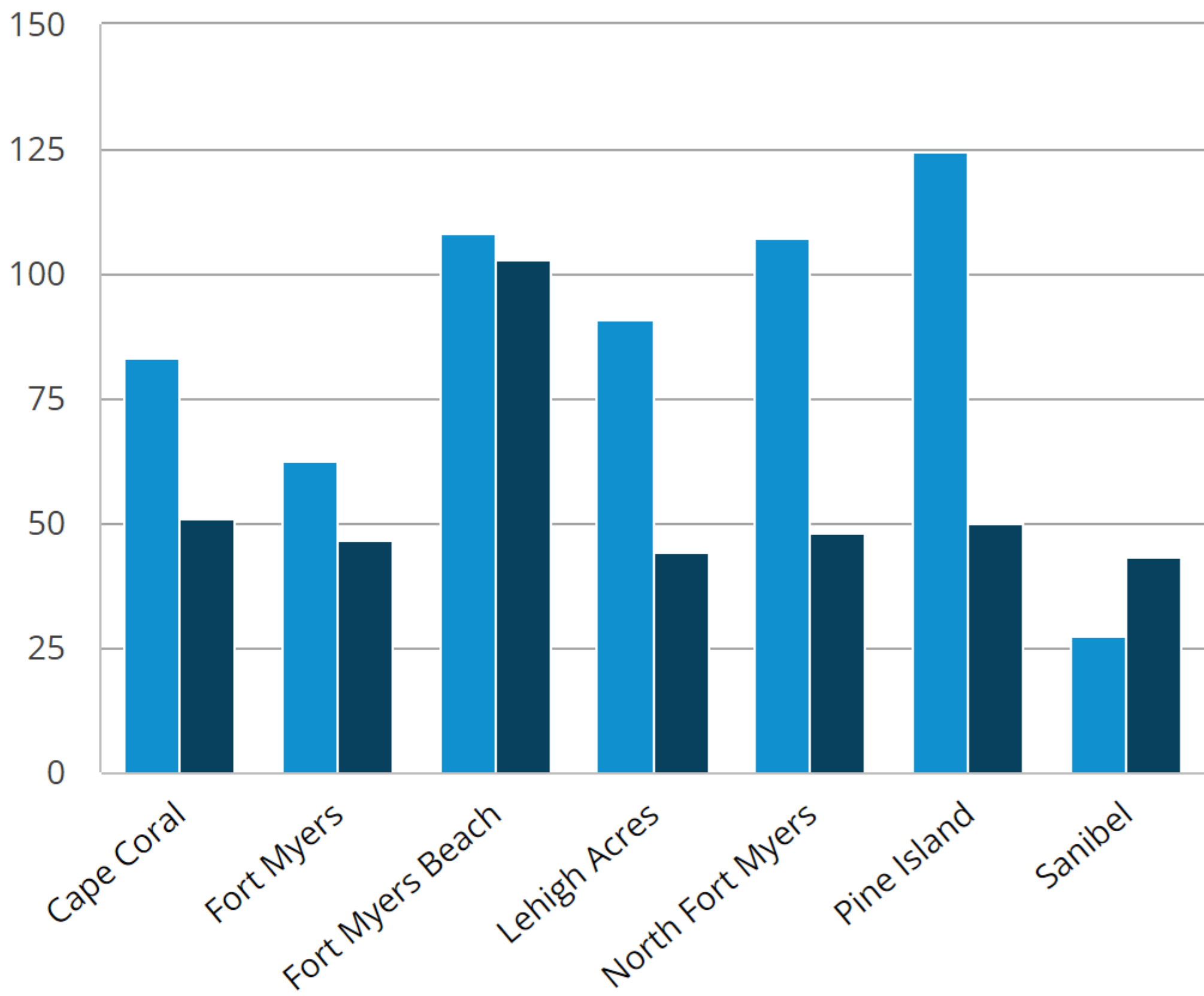
The median number of days between when a property is listed and the purchase contract date.

	March 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	49	⬇️	-3.9%	⬆️	16.7%	⬆️	6.4%
CONDO	70	⬆️	6.1%	⬆️	25.0%	⬆️	34.0%

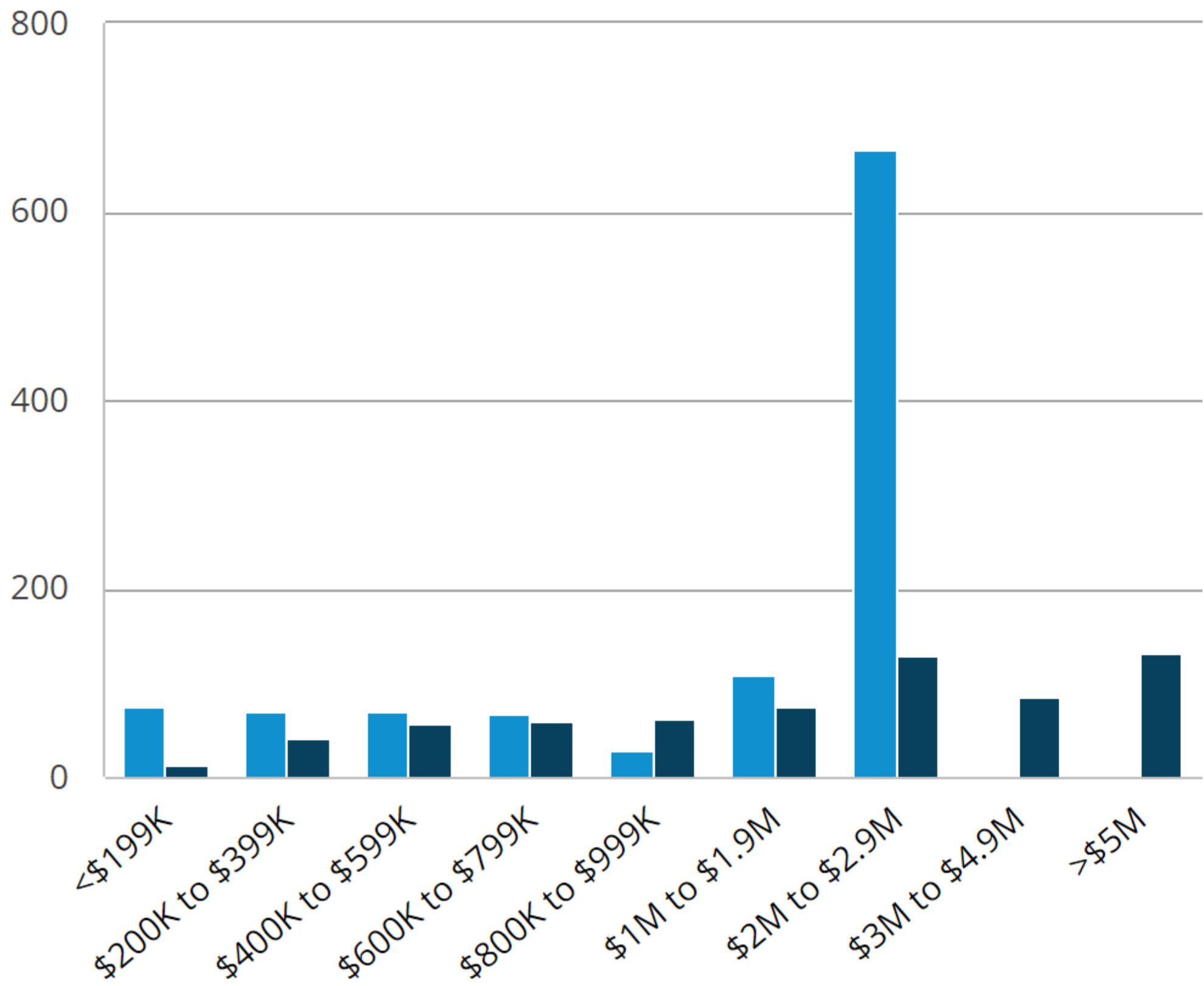
Historical Activity



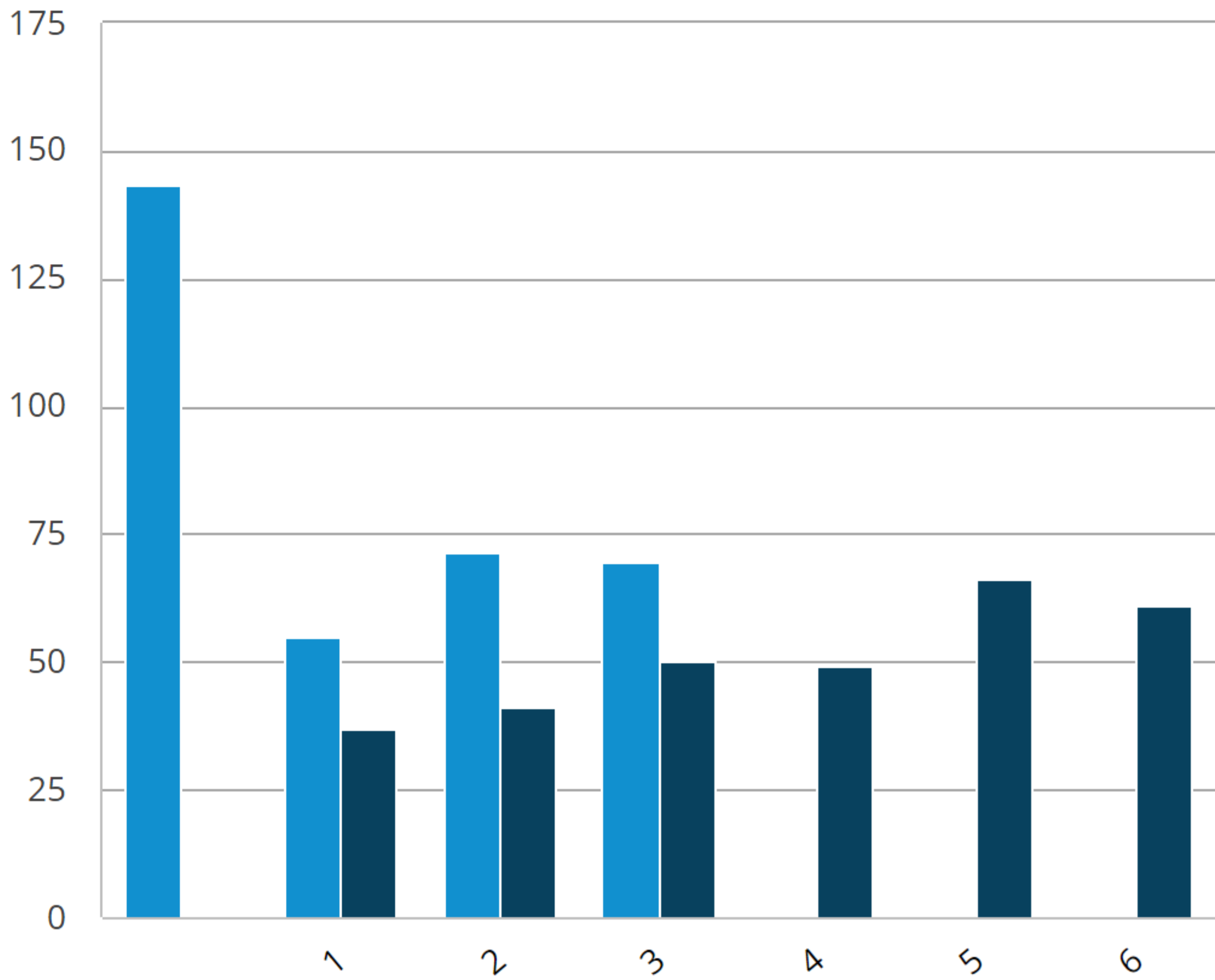
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family

# Price per Square Foot

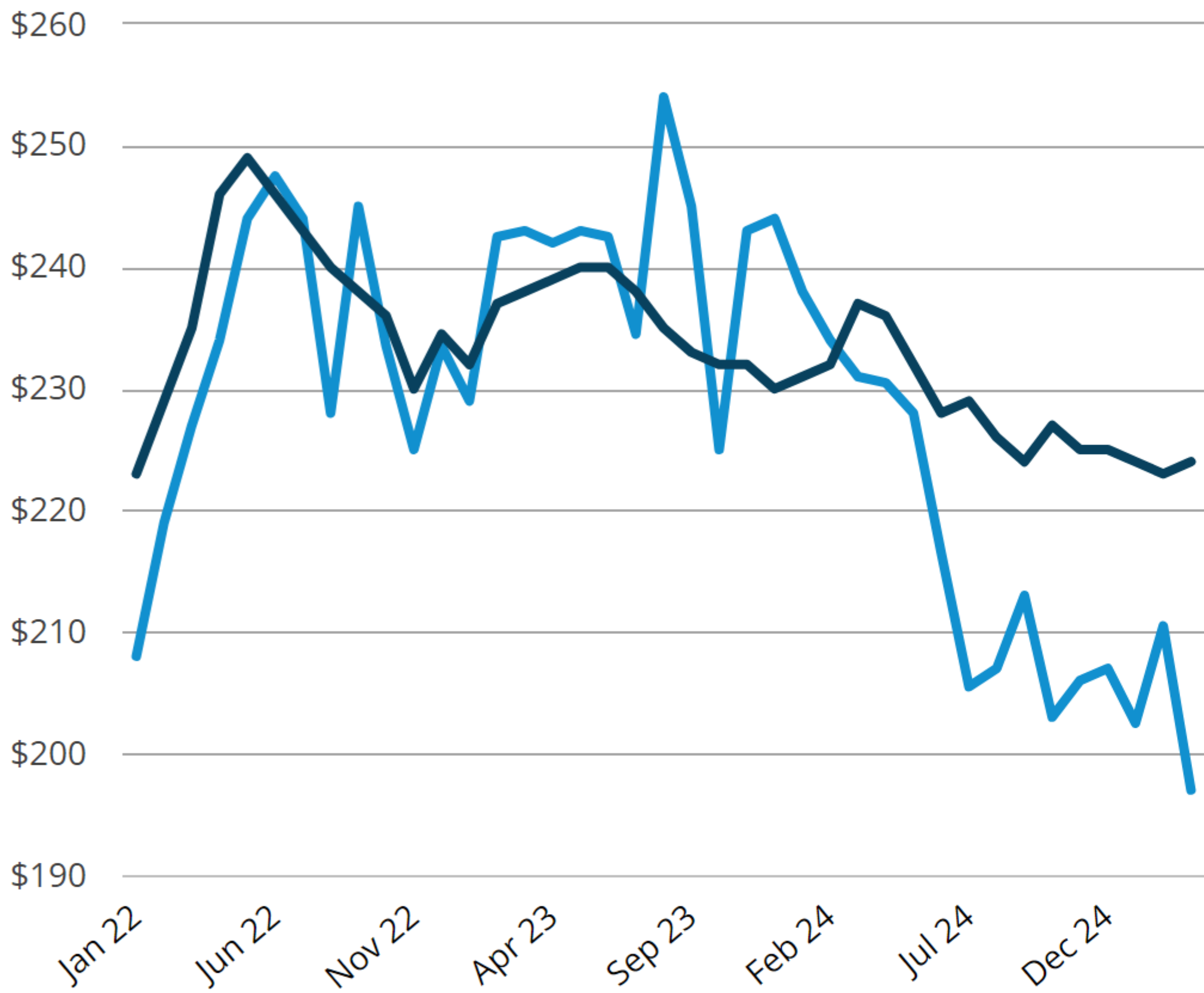


## March 2025

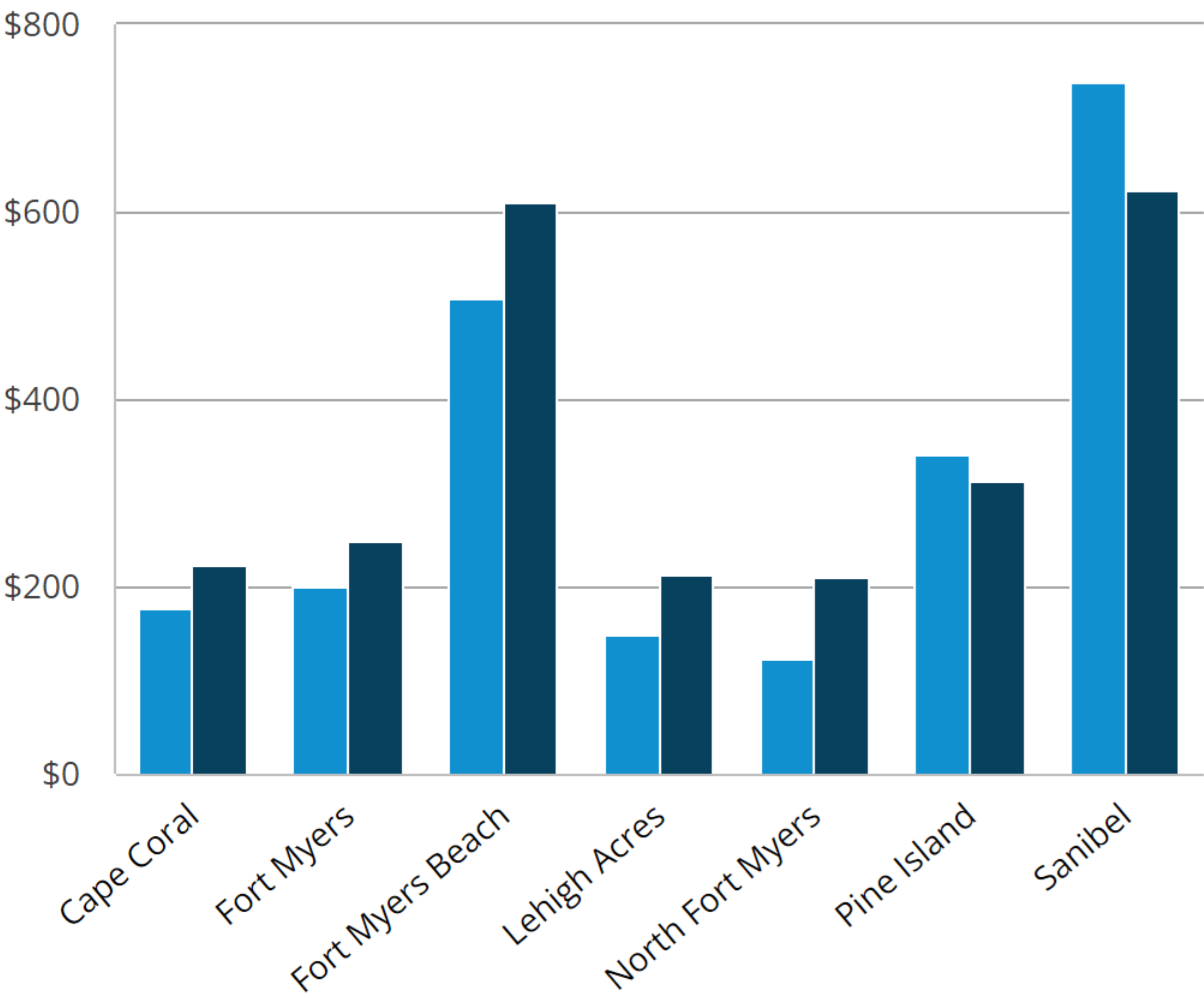
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	March 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$224	⬆	0.4%	⬇	-5.5%	⬇	-4.3%
CONDO	\$197	⬇	-6.4%	⬇	-14.7%	⬇	-13.9%

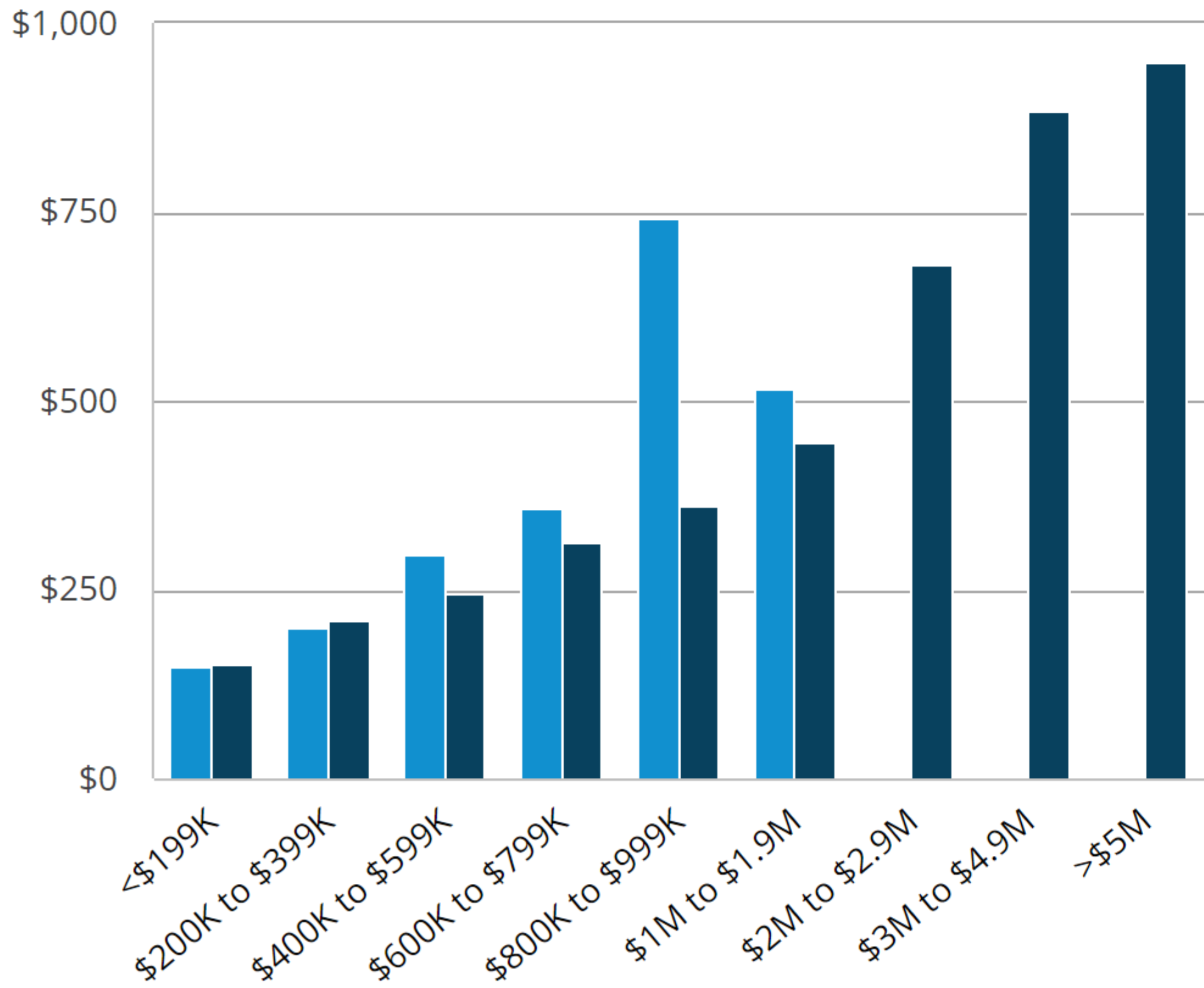
Historical Activity



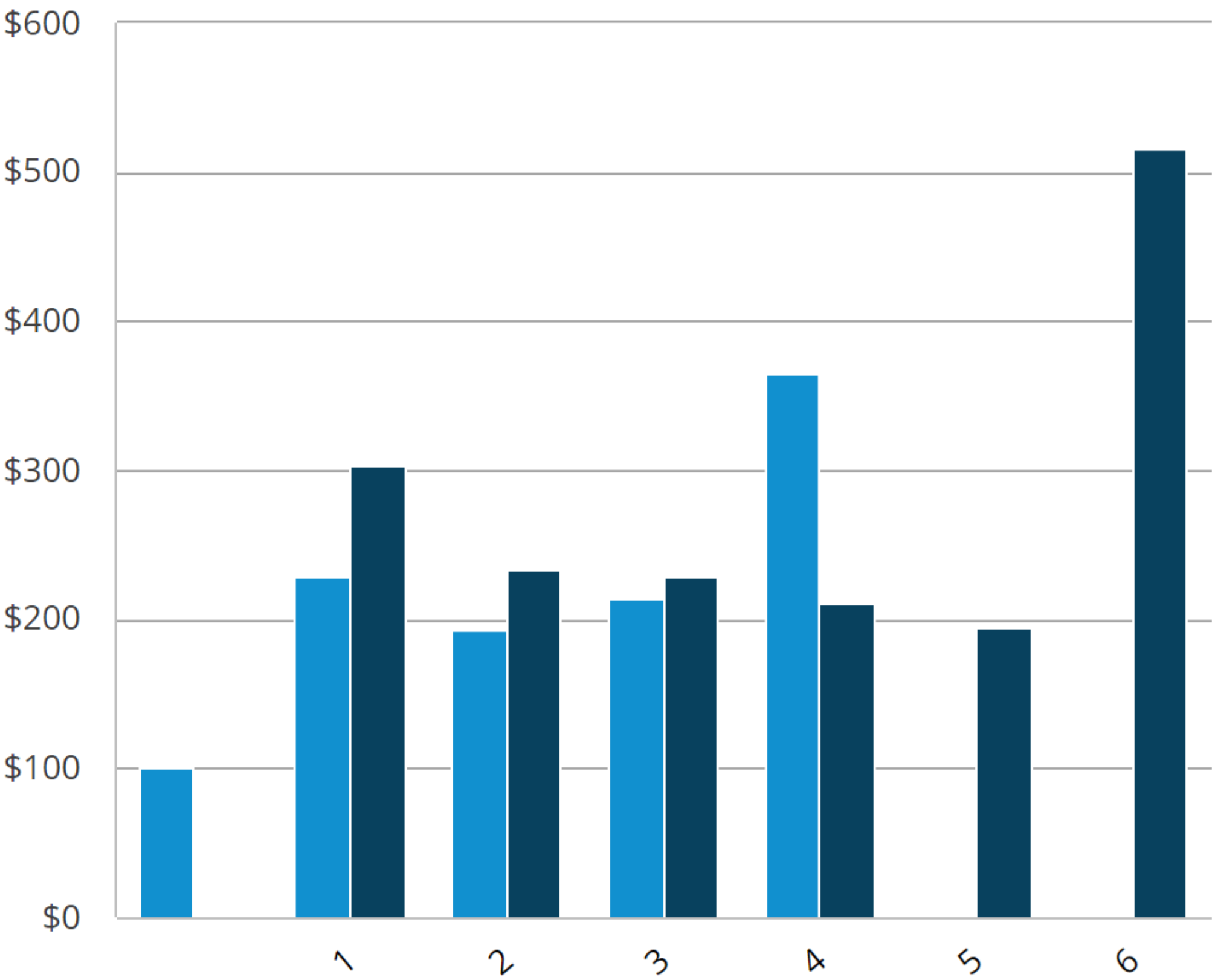
Select Areas



By Price Range



By Bedrooms



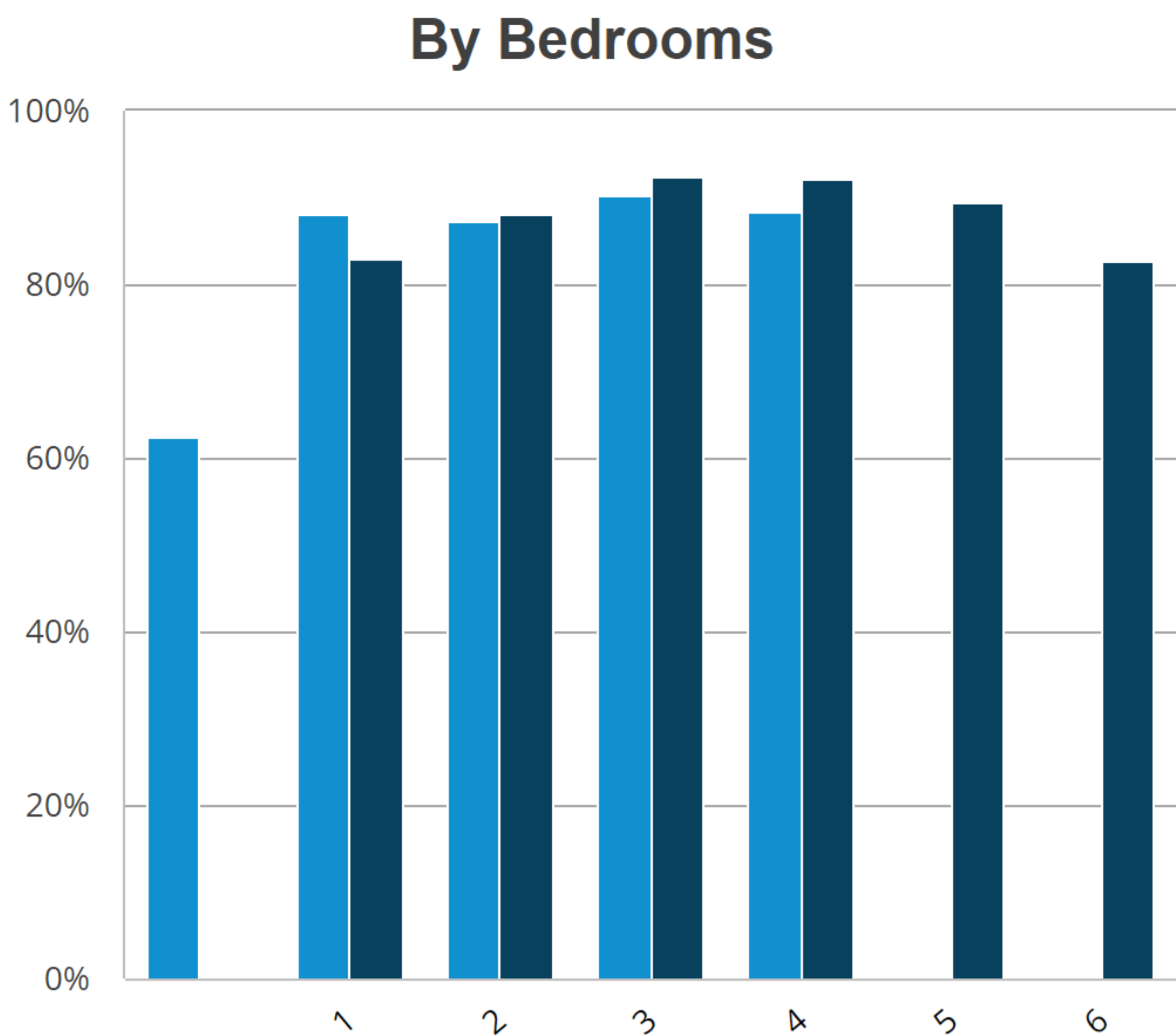
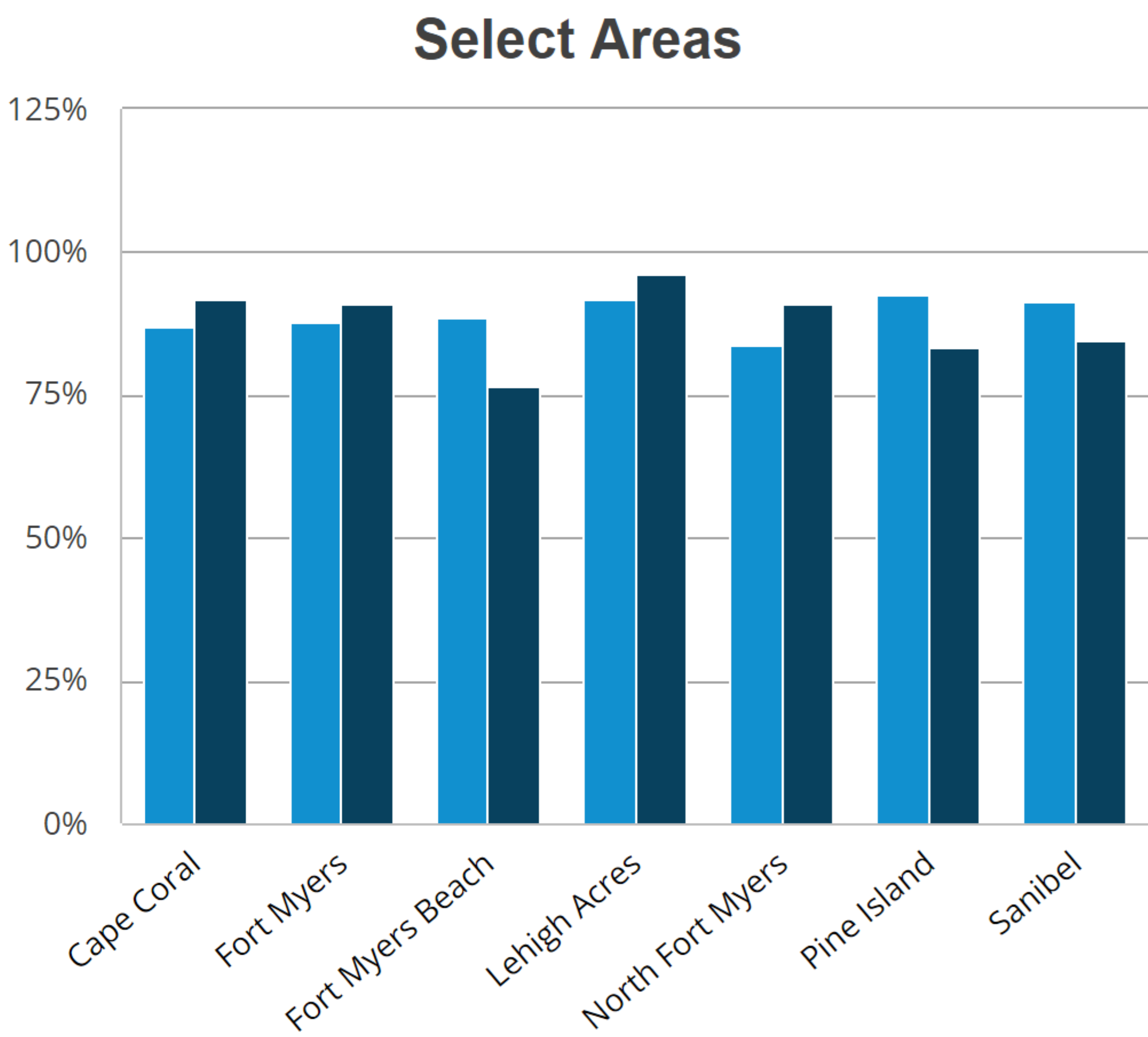
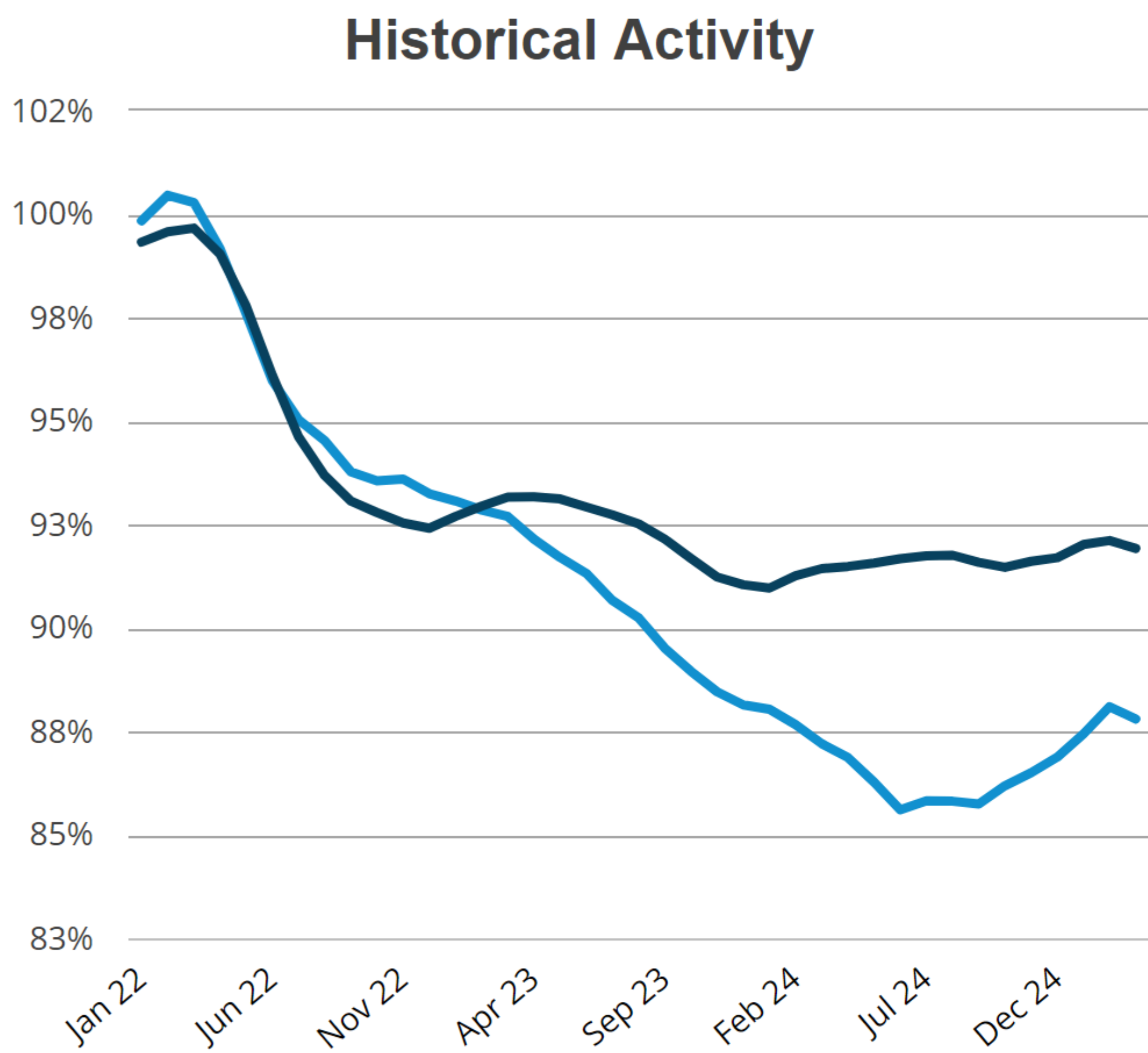
Legend: — Condo — Single Family



March 2025

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

	March 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	91.9%	⬇	-0.2%	⬆	0.5%	⬆	0.9%
CONDO	87.8%	⬇	-0.3%	⬆	0.7%	⬆	0.1%



# Active Inventory

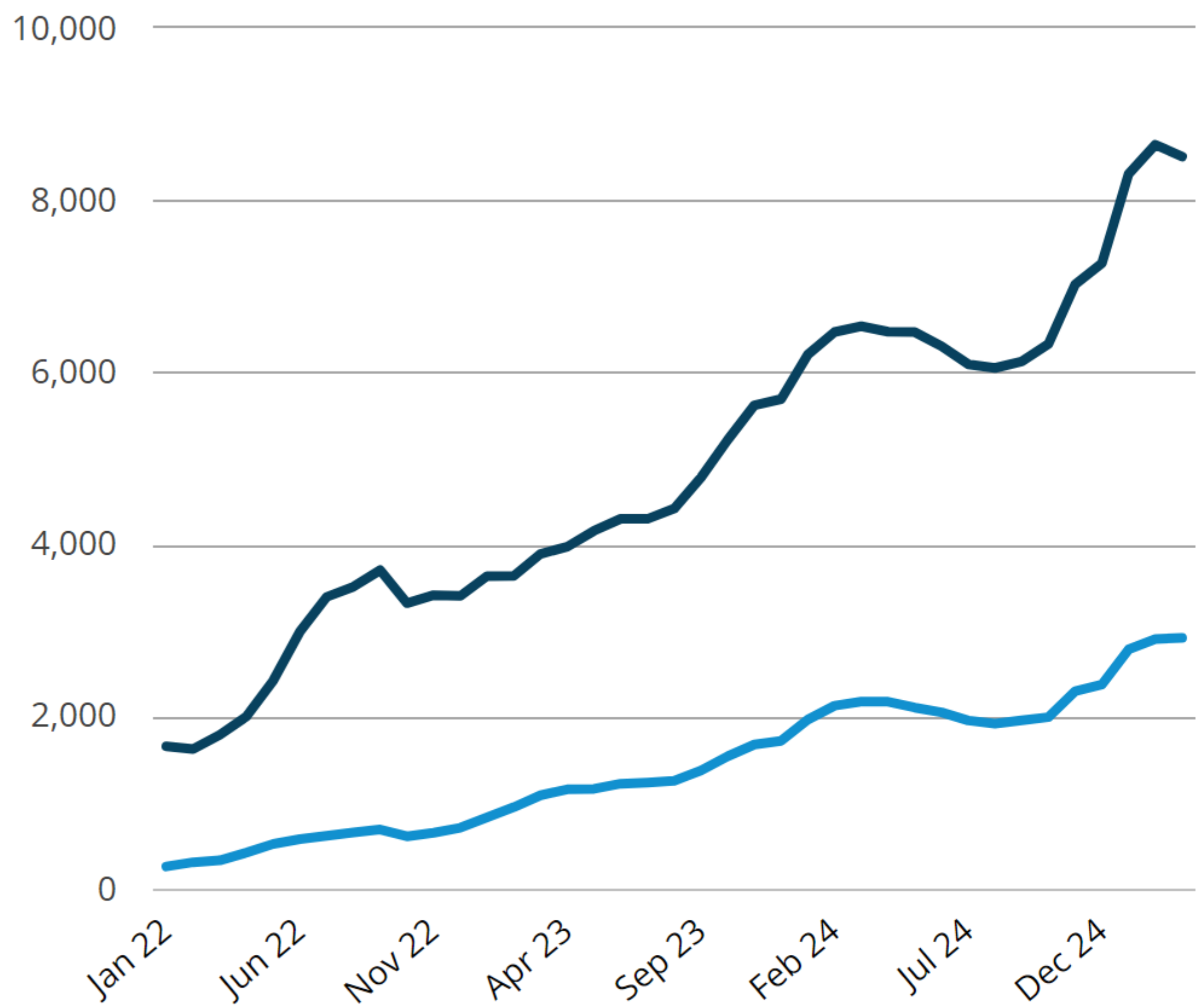


## March 2025

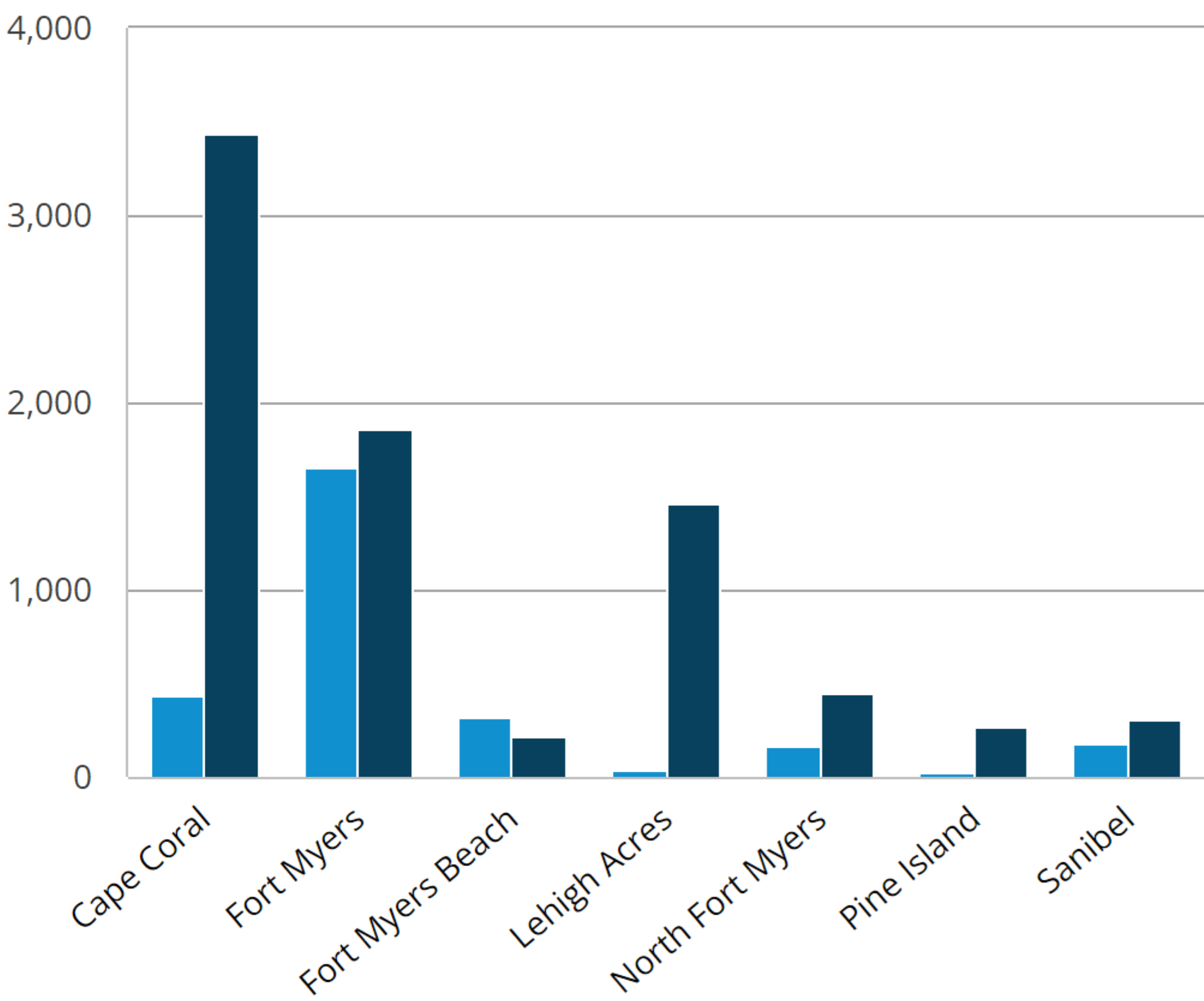
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	March 2025	Month over Month Change		Year over Year Change		Year to Date Change
SFH	8,507	⬇️	-1.6%	⬆️	30.2%	—
CONDO	2,915	⬆️	0.6%	⬆️	34.0%	—

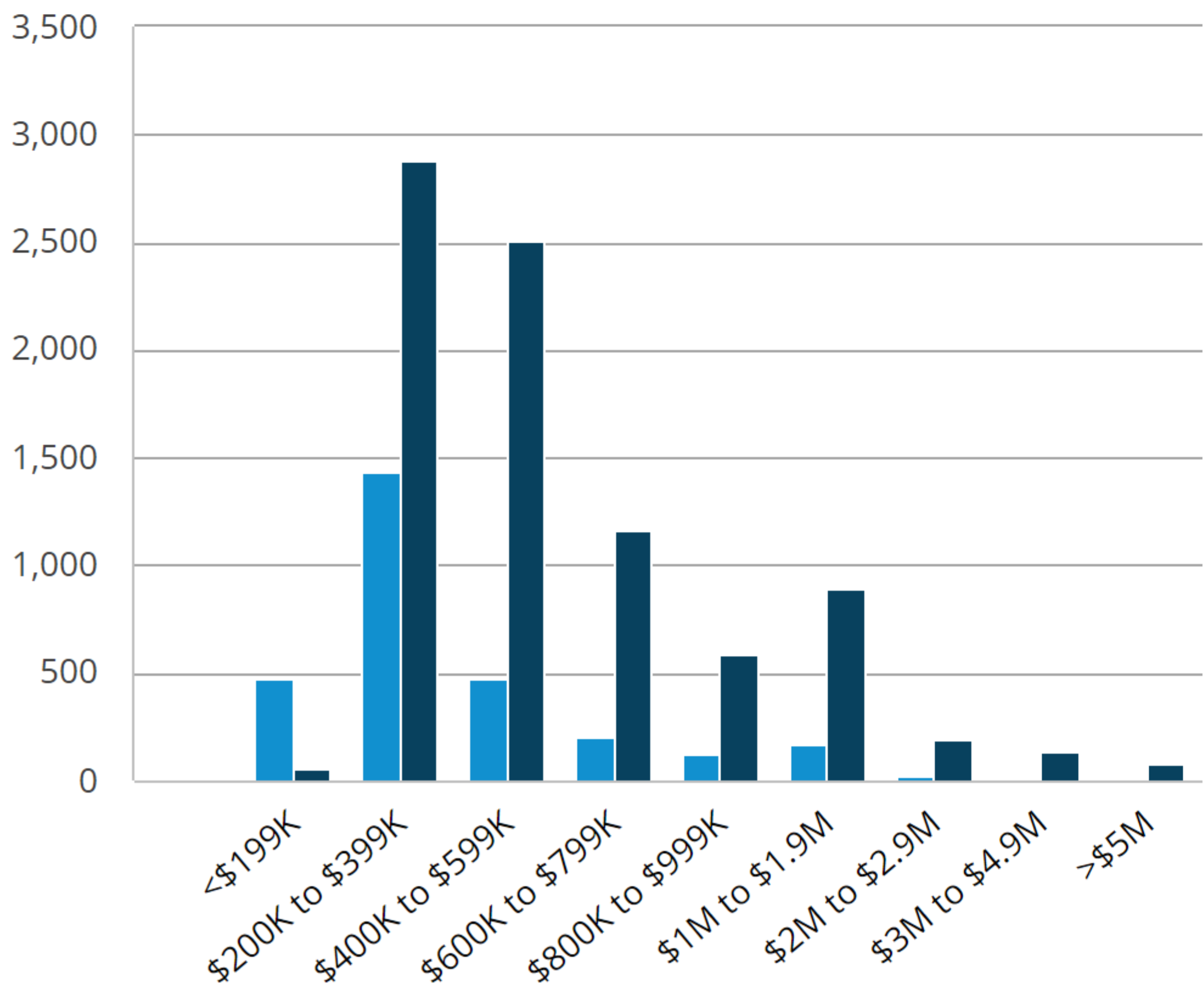
Historical Activity



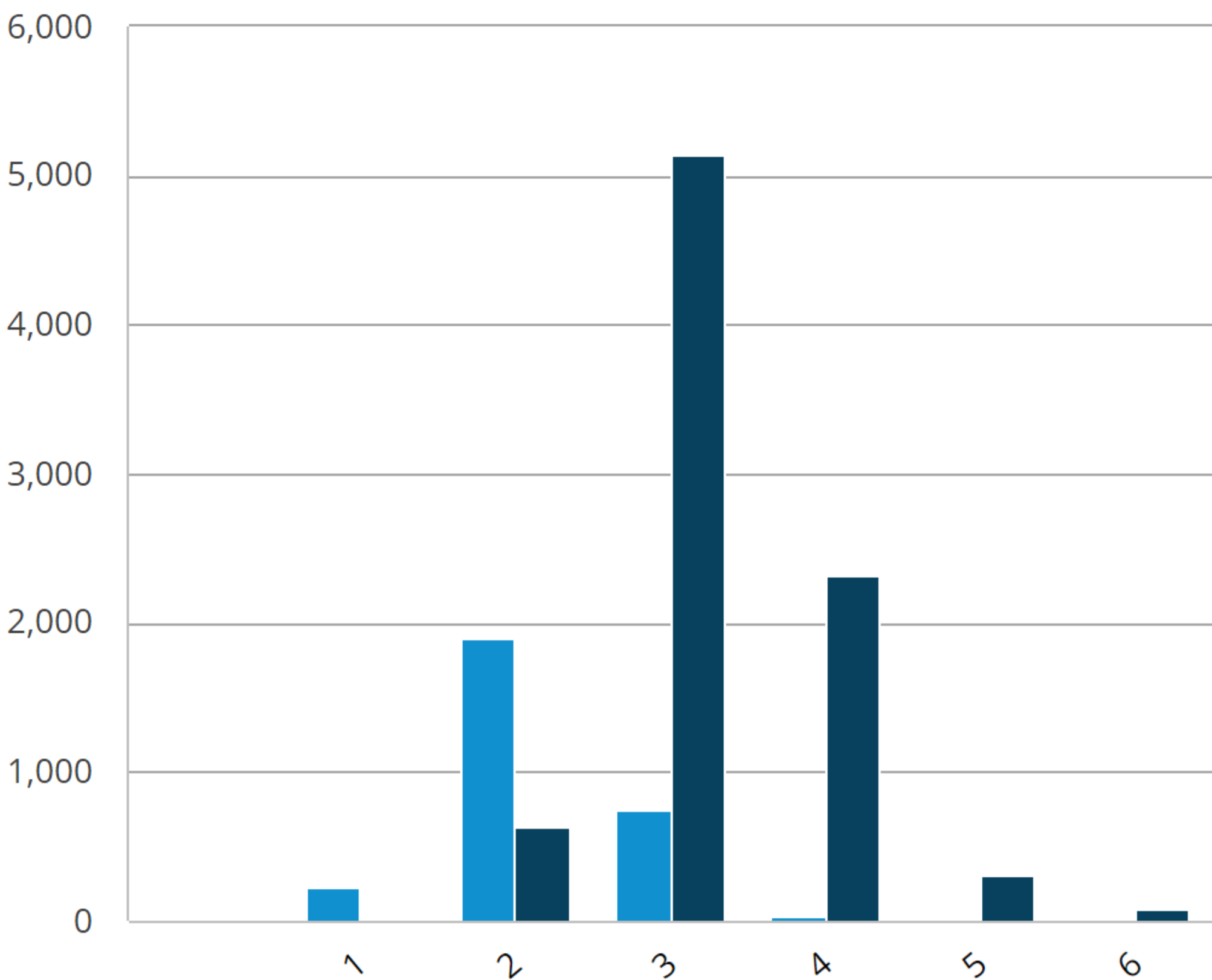
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



# Months Supply of Inventory

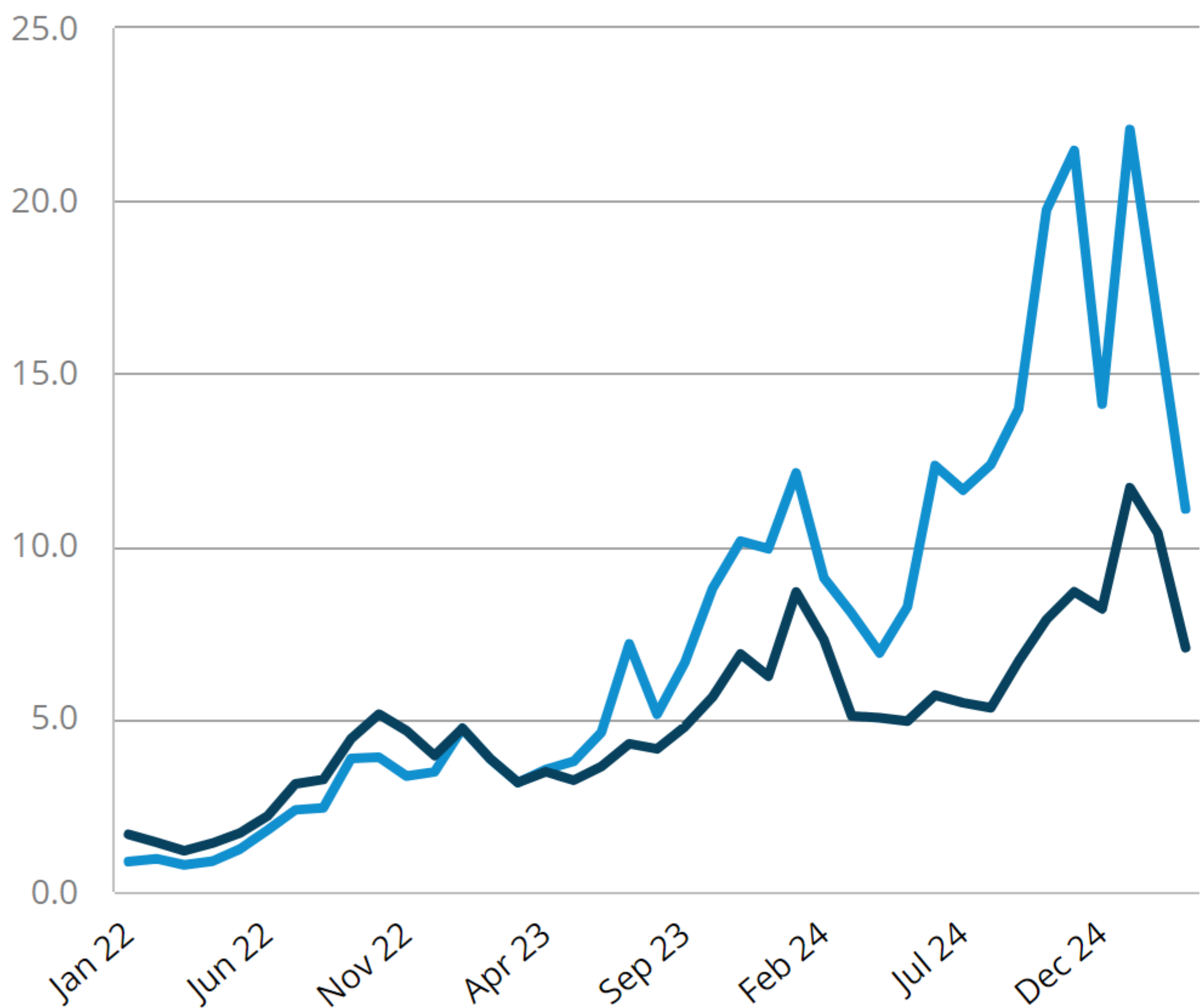


## March 2025

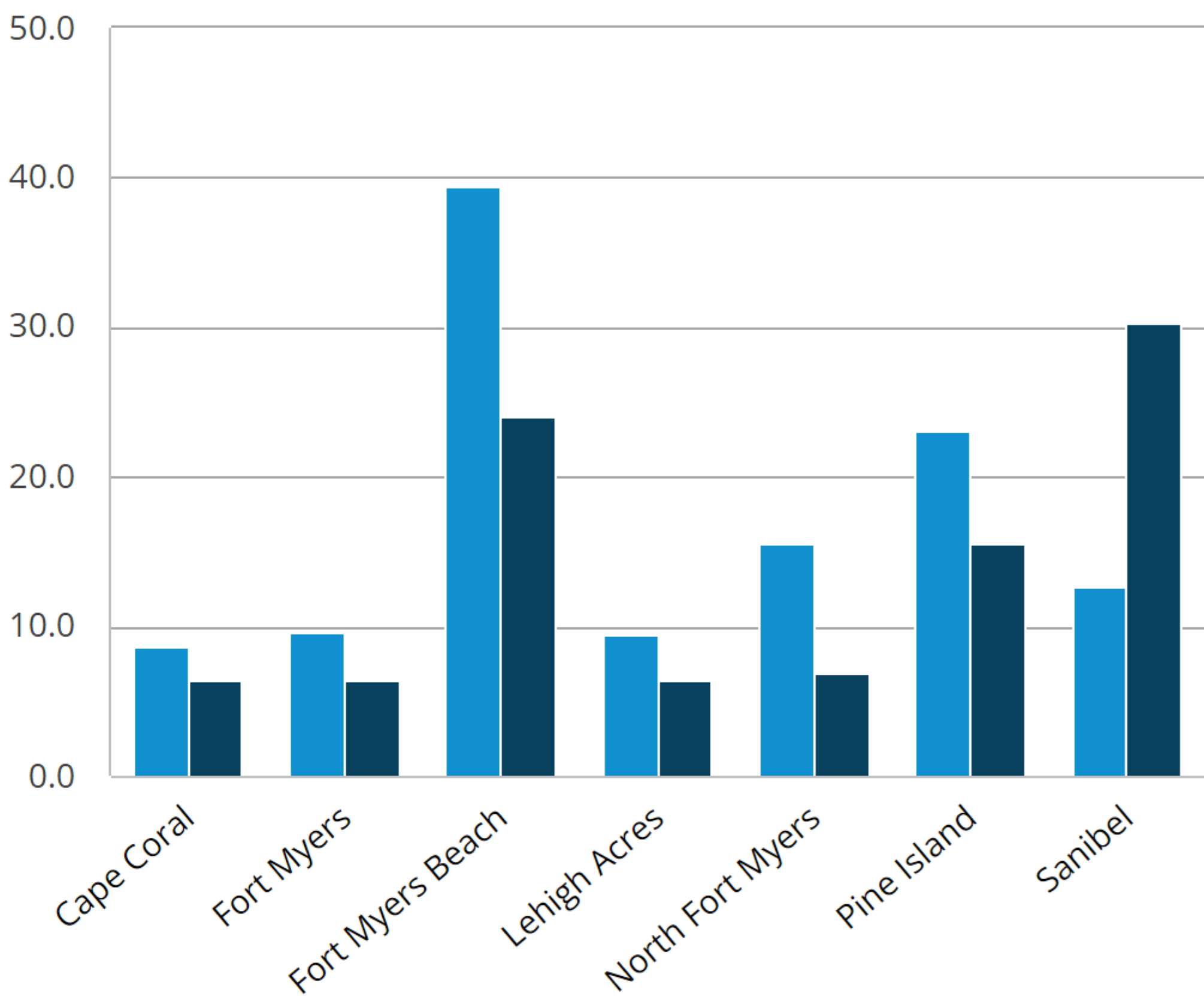
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	March 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	7.1	⌵ -31.9%	⌴ 39.0%	—
CONDO	11.1	⌵ -33.1%	⌴ 37.6%	—

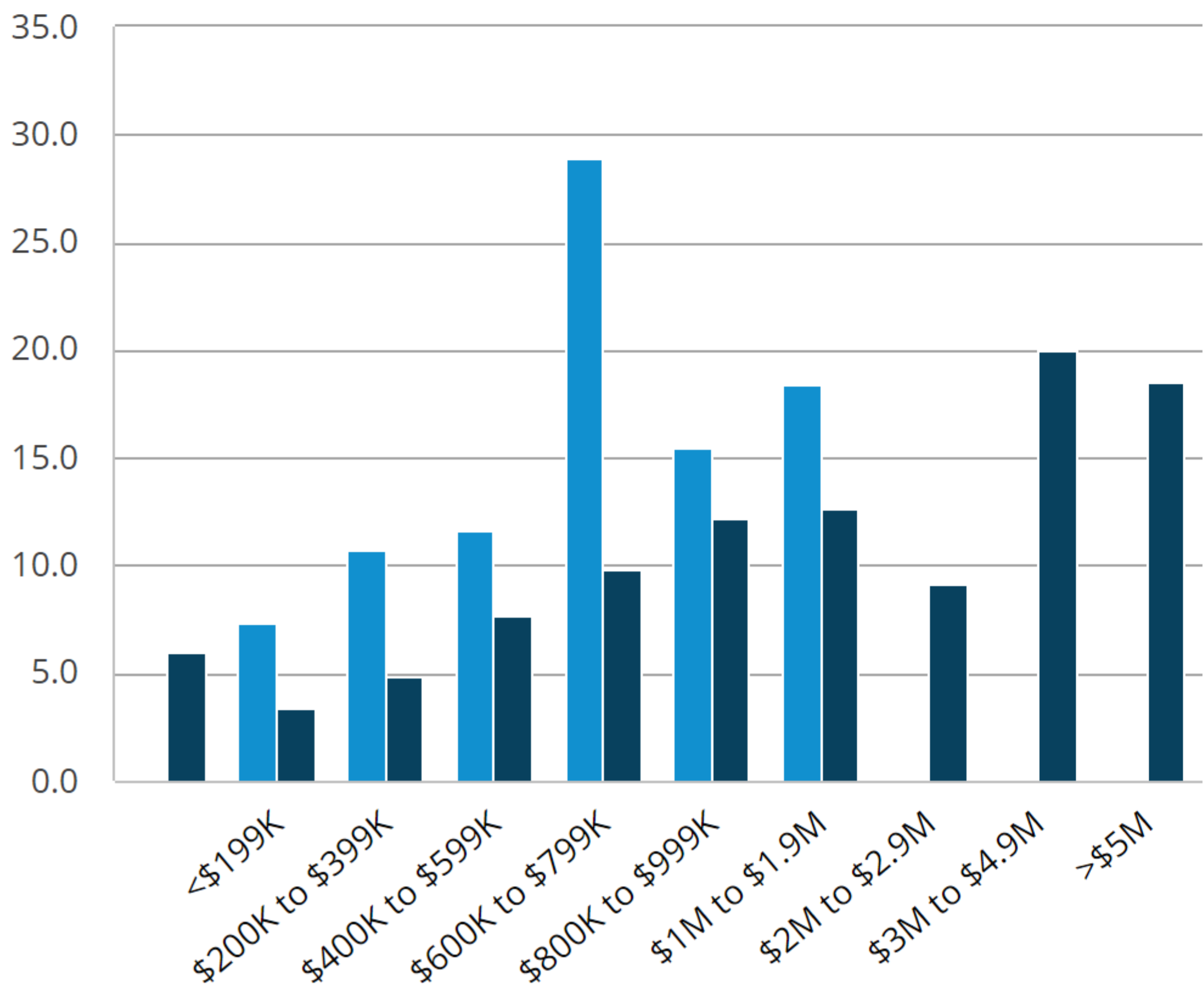
Historical Activity



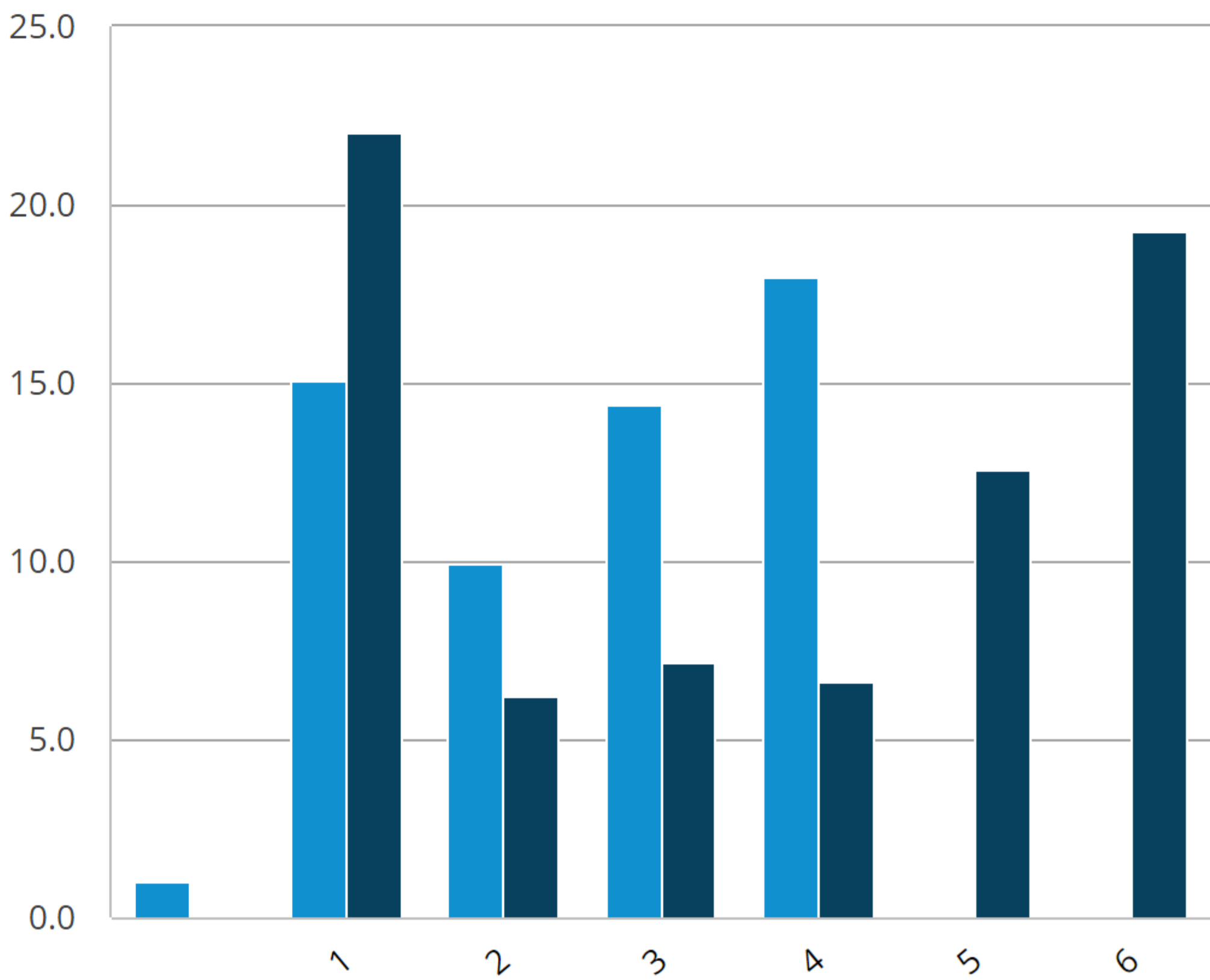
Select Areas



By Price Range



By Bedrooms



Legend: — Condo — Single Family



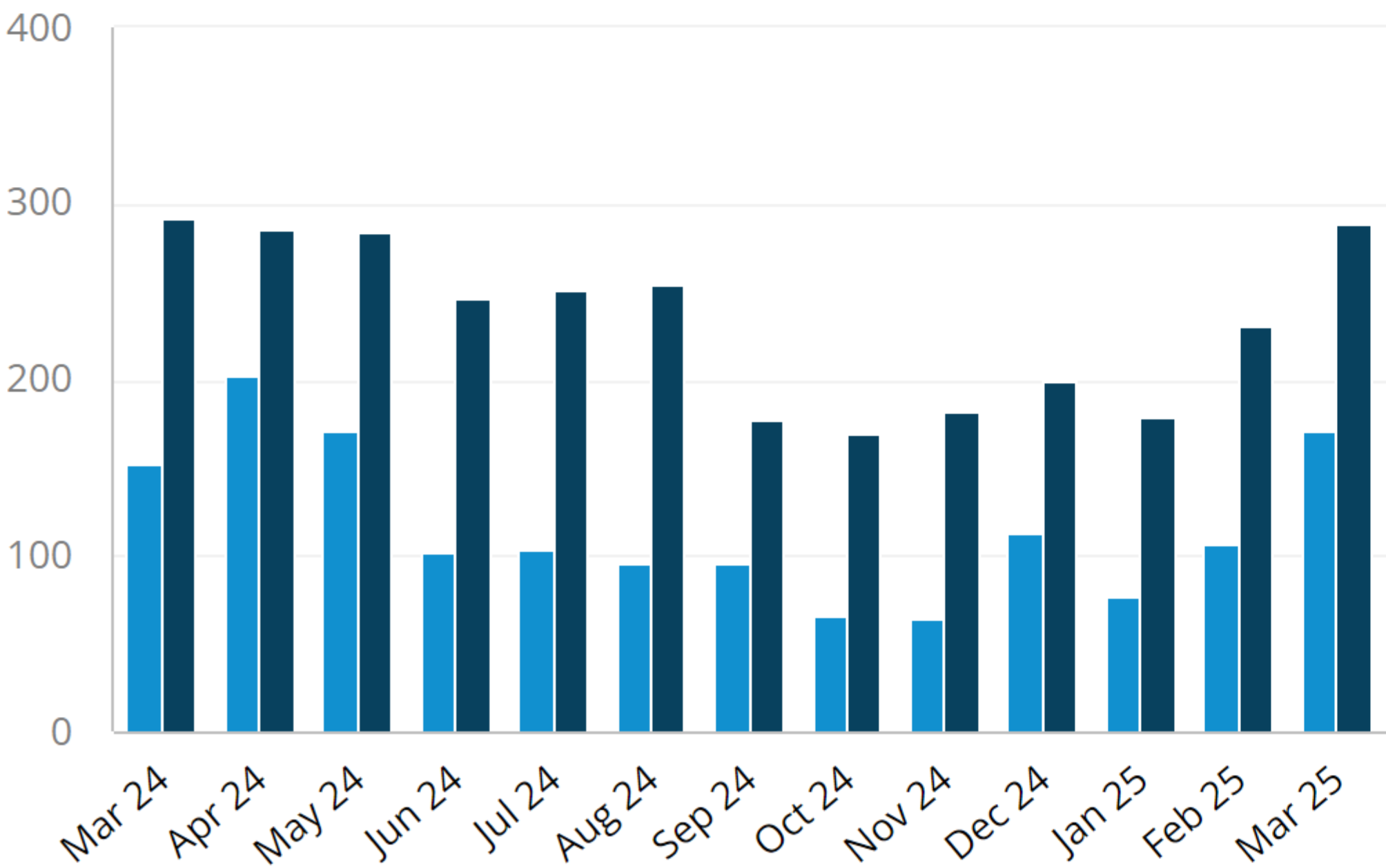
### Single Family Homes

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$450,000	\$500,000	⬇️ -10.0%	\$467,500	⬇️ -3.7%	\$474,340	\$499,000	⬇️ -4.9%
Closed Sales	289	292	⬇️ -1.0%	230	⬆️ 25.7%	698	683	⬆️ 2.2%
New Listings	492	459	⬆️ 7.2%	554	⬇️ -11.2%	1,712	1,443	⬆️ 18.6%
Pending Sales	342	322	⬆️ 6.2%	308	⬆️ 11.0%	916	841	⬆️ 8.9%
Median Days on Market	47	40	⬆️ 16.3%	38	⬆️ 22.4%	44	44	➡️ 0.0%
Sold Price per Square Foot	\$248	\$267	⬇️ -6.9%	\$245	⬆️ 1.4%	\$249	\$264	⬇️ -5.9%
Percent of Original Price Rec'd	91.1%	92.2%	⬇️ -1.2%	92.1%	⬇️ -1.1%	91.5%	92.4%	⬇️ -0.9%
Active Inventory	1,861	1,395	⬆️ 33.4%	1,889	⬇️ -1.5%	--	--	--
Months Supply of Inventory	6.4	4.8	⬆️ 34.8%	8.2	⬇️ -21.6%	--	--	--

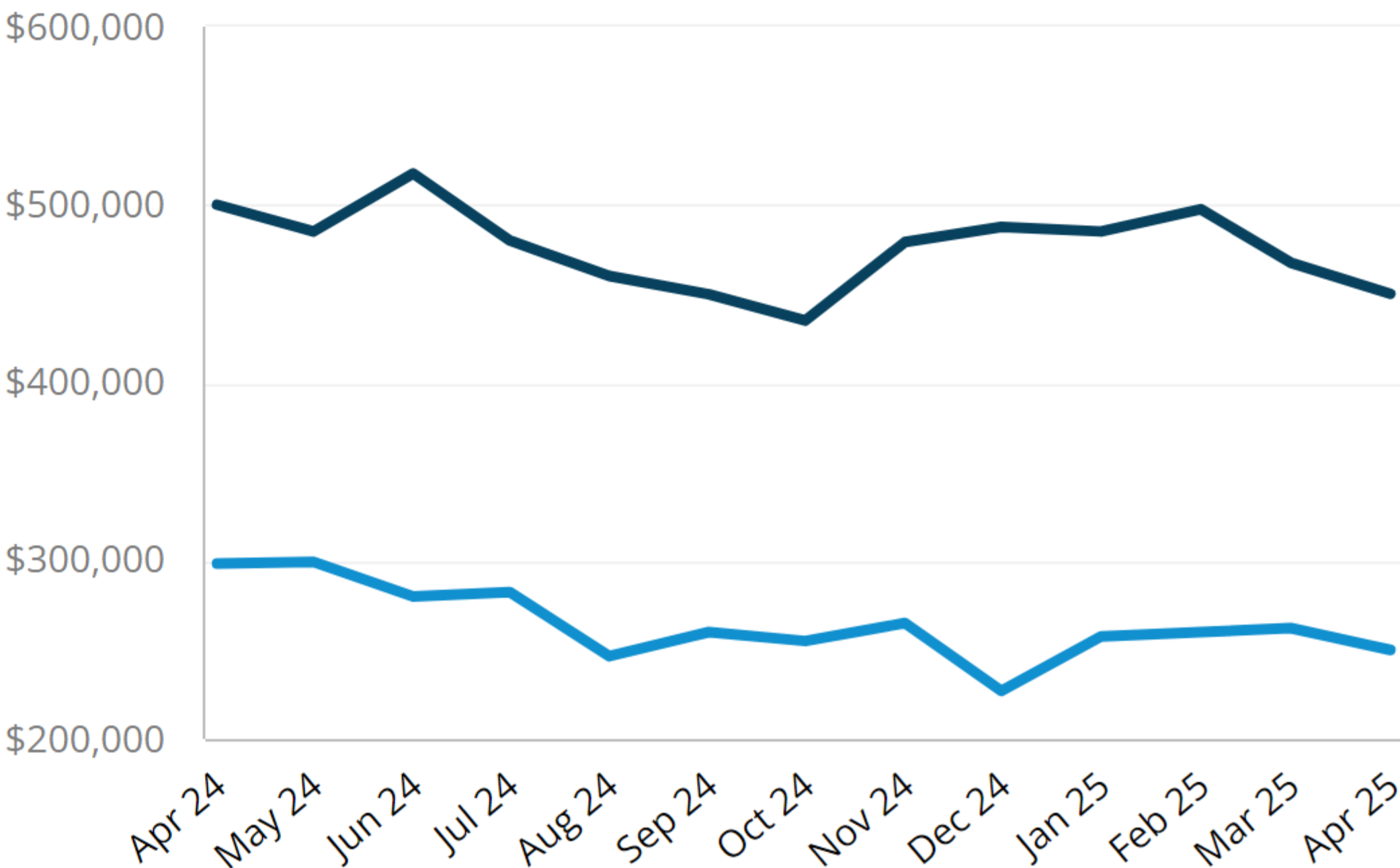
### Condominiums

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$250,000	\$298,500	⬇️ -16.2%	\$262,250	⬇️ -4.7%	\$255,000	\$300,000	⬇️ -15.0%
Closed Sales	171	152	⬆️ 12.5%	106	⬆️ 61.3%	354	411	⬇️ -13.9%
New Listings	351	339	⬆️ 3.5%	318	⬆️ 10.4%	1,106	1,112	⬇️ -0.5%
Pending Sales	188	169	⬆️ 11.2%	177	⬆️ 6.2%	484	504	⬇️ -4.0%
Median Days on Market	63	51	⬆️ 22.5%	67	⬇️ -6.7%	64	45	⬆️ 42.2%
Sold Price per Square Foot	\$200	\$223	⬇️ -10.1%	\$205	⬇️ -2.4%	\$202	\$229	⬇️ -12.0%
Percent of Original Price Rec'd	87.7%	90.9%	⬇️ -3.5%	89.5%	⬇️ -1.9%	88.3%	92.1%	⬇️ -4.1%
Active Inventory	1,654	1,257	⬆️ 31.6%	1,641	⬆️ 0.8%	--	--	--
Months Supply of Inventory	9.7	8.3	⬆️ 17.0%	15.5	⬇️ -37.5%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# Fort Myers Beach Region

March 2025



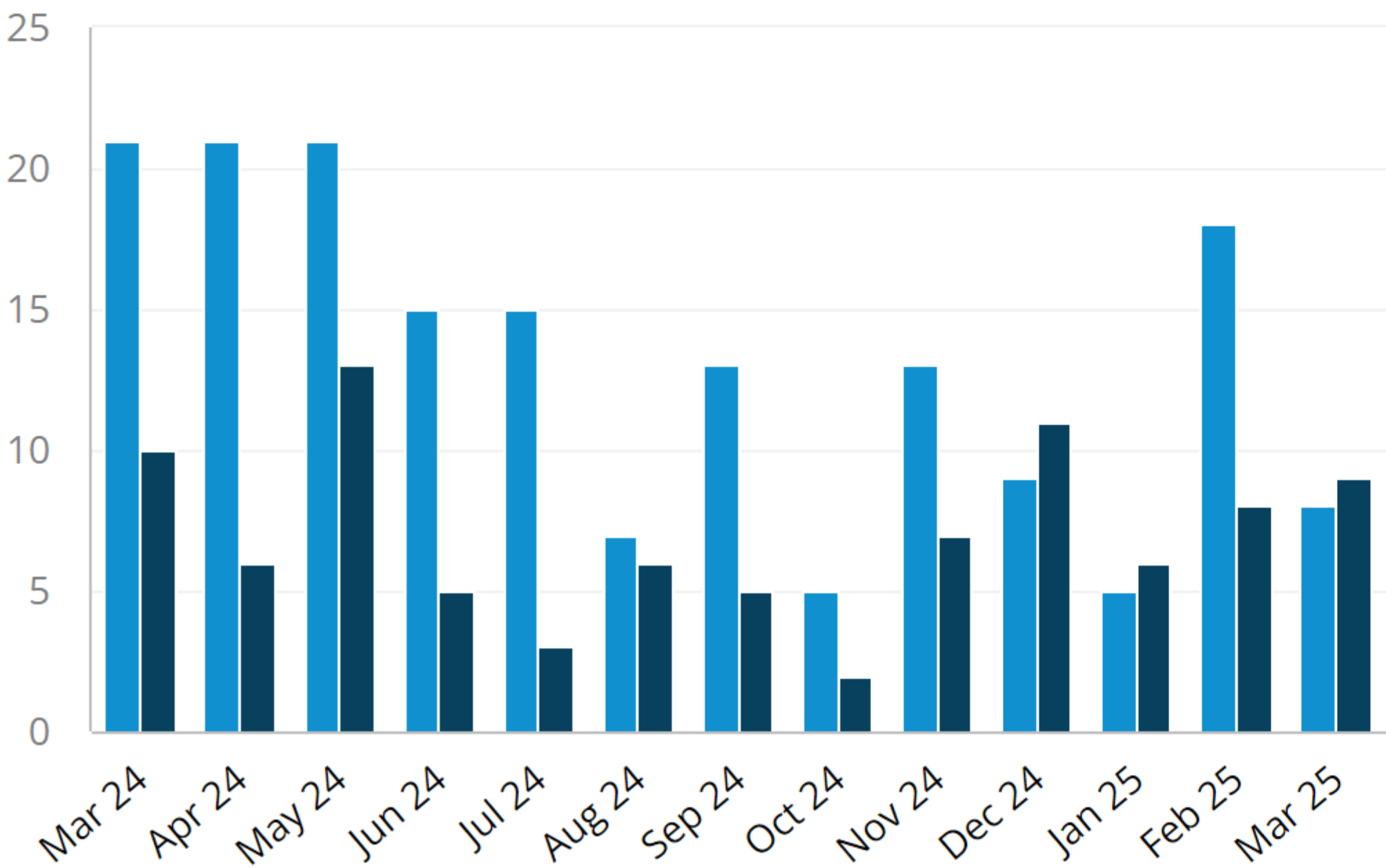
## Single Family Homes

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$820,000	\$1,325,000	⬇️ -38.1%	\$1,212,400	⬇️ -32.4%	\$920,000	\$1,037,500	⬇️ -11.3%
Closed Sales	9	10	⬇️ -10.0%	8	⬆️ 12.5%	23	26	⬇️ -11.5%
New Listings	33	24	⬆️ 37.5%	41	⬇️ -19.5%	130	77	⬆️ 68.8%
Pending Sales	18	10	⬆️ 80.0%	9	⬆️ 100.0%	35	34	⬆️ 2.9%
Median Days on Market	103	126	⬇️ -17.9%	120	⬇️ -14.2%	67	95	⬇️ -29.5%
Sold Price per Square Foot	\$609	\$727	⬇️ -16.2%	\$516	⬆️ 18.1%	\$536	\$665	⬇️ -19.3%
Percent of Original Price Rec'd	74.8%	87.0%	⬇️ -14.0%	85.6%	⬇️ -12.7%	80.4%	85.5%	⬇️ -5.9%
Active Inventory	216	113	⬆️ 91.2%	209	⬆️ 3.3%	--	--	--
Months Supply of Inventory	24.0	11.3	⬆️ 112.4%	26.1	⬇️ -8.1%	--	--	--

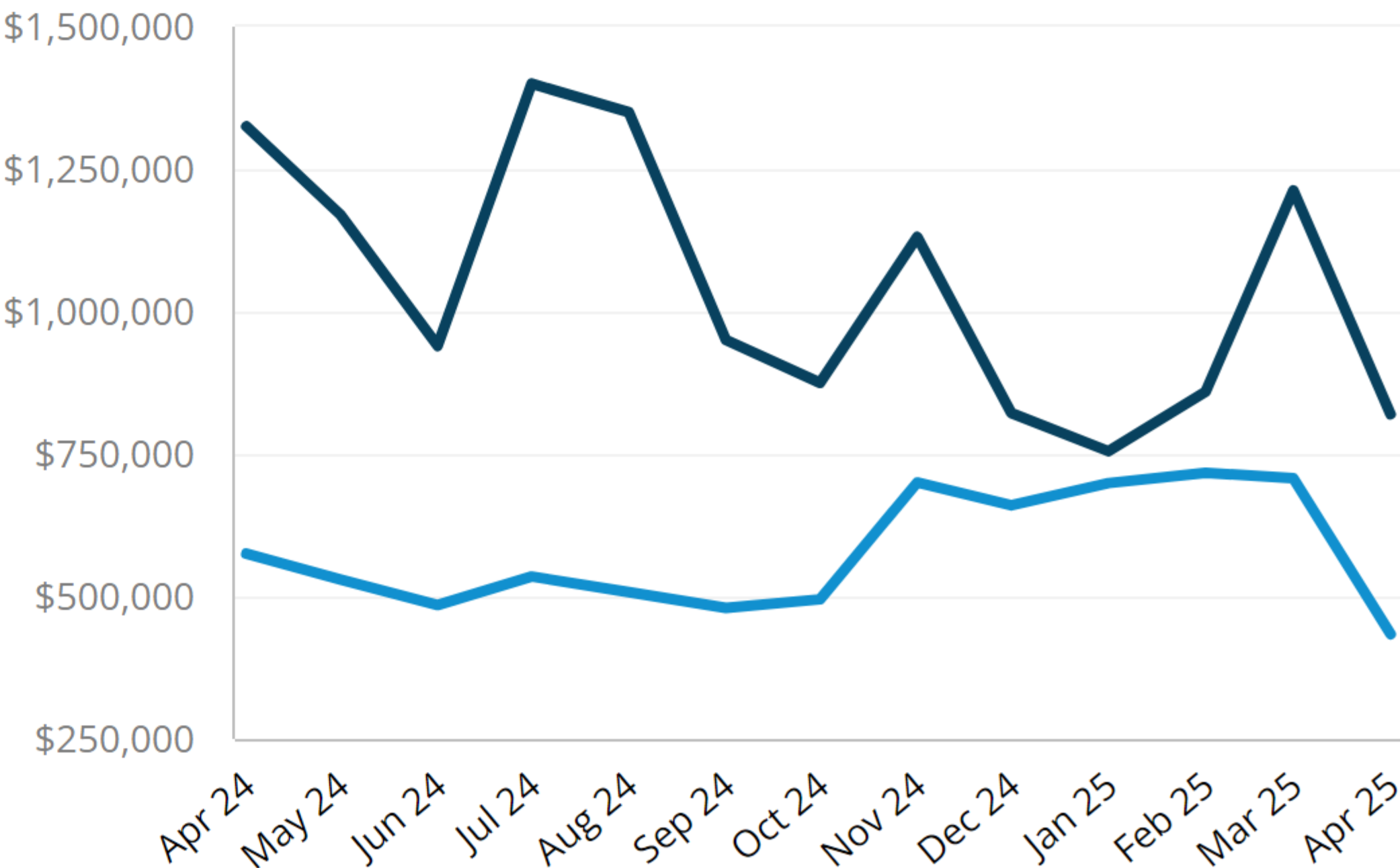
## Condominiums

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$434,000	\$575,000	⬇️ -24.5%	\$707,500	⬇️ -38.7%	\$514,000	\$532,450	⬇️ -3.5%
Closed Sales	8	21	⬇️ -61.9%	18	⬇️ -55.6%	31	46	⬇️ -32.6%
New Listings	55	41	⬆️ 34.1%	60	⬇️ -8.3%	174	142	⬆️ 22.5%
Pending Sales	20	21	⬇️ -4.8%	8	⬆️ 150.0%	39	59	⬇️ -33.9%
Median Days on Market	108	30	⬆️ 260.0%	12	⬆️ 839.1%	99	37	⬆️ 167.6%
Sold Price per Square Foot	\$508	\$512	⬇️ -0.9%	\$567	⬇️ -10.5%	\$508	\$506	⬆️ 0.4%
Percent of Original Price Rec'd	89.4%	91.9%	⬇️ -2.6%	93.2%	⬇️ -4.0%	92.3%	92.5%	⬇️ -0.2%
Active Inventory	316	193	⬆️ 63.7%	306	⬆️ 3.3%	--	--	--
Months Supply of Inventory	39.5	9.2	⬆️ 329.5%	17.0	⬆️ 132.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# North Fort Myers Region

March 2025



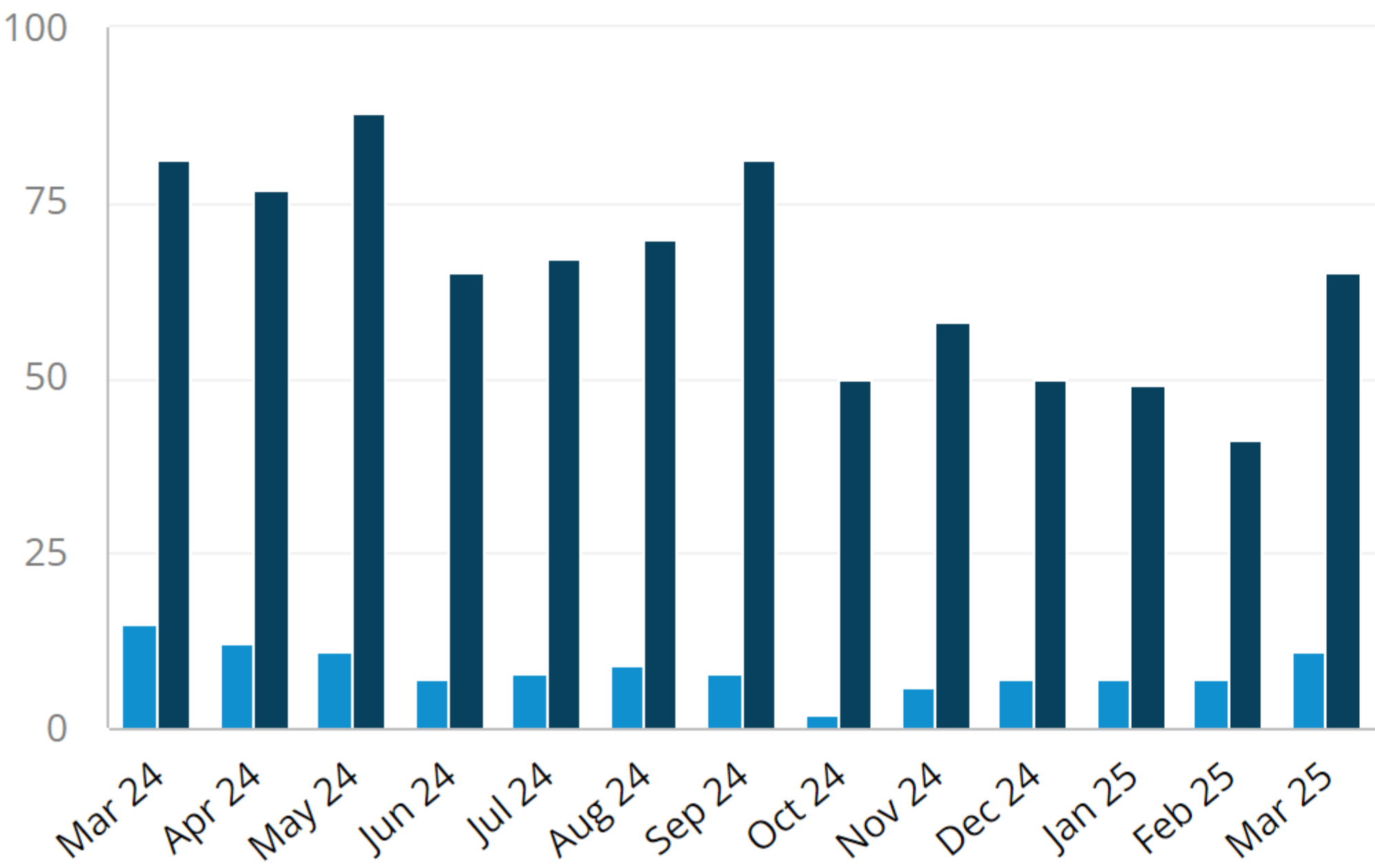
## Single Family Homes

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$379,900	\$383,000	⬇️ -0.8%	\$320,000	⬆️ 18.7%	\$345,000	\$360,499	⬇️ -4.3%
Closed Sales	65	81	⬇️ -19.8%	41	⬆️ 58.5%	155	188	⬇️ -17.6%
New Listings	152	116	⬆️ 31.0%	137	⬆️ 10.9%	418	357	⬆️ 17.1%
Pending Sales	87	84	⬆️ 3.6%	69	⬆️ 26.1%	210	231	⬇️ -9.1%
Median Days on Market	48	33	⬆️ 47.7%	36	⬆️ 33.3%	40	41	⬇️ -3.7%
Sold Price per Square Foot	\$211	\$215	⬇️ -1.9%	\$192	⬆️ 9.9%	\$194	\$208	⬇️ -6.5%
Percent of Original Price Rec'd	91.4%	92.1%	⬇️ -0.8%	91.2%	⬆️ 0.1%	91.5%	91.9%	⬇️ -0.5%
Active Inventory	446	356	⬆️ 25.3%	419	⬆️ 6.4%	--	--	--
Months Supply of Inventory	6.9	4.4	⬆️ 56.1%	10.2	⬆️ -32.9%	--	--	--

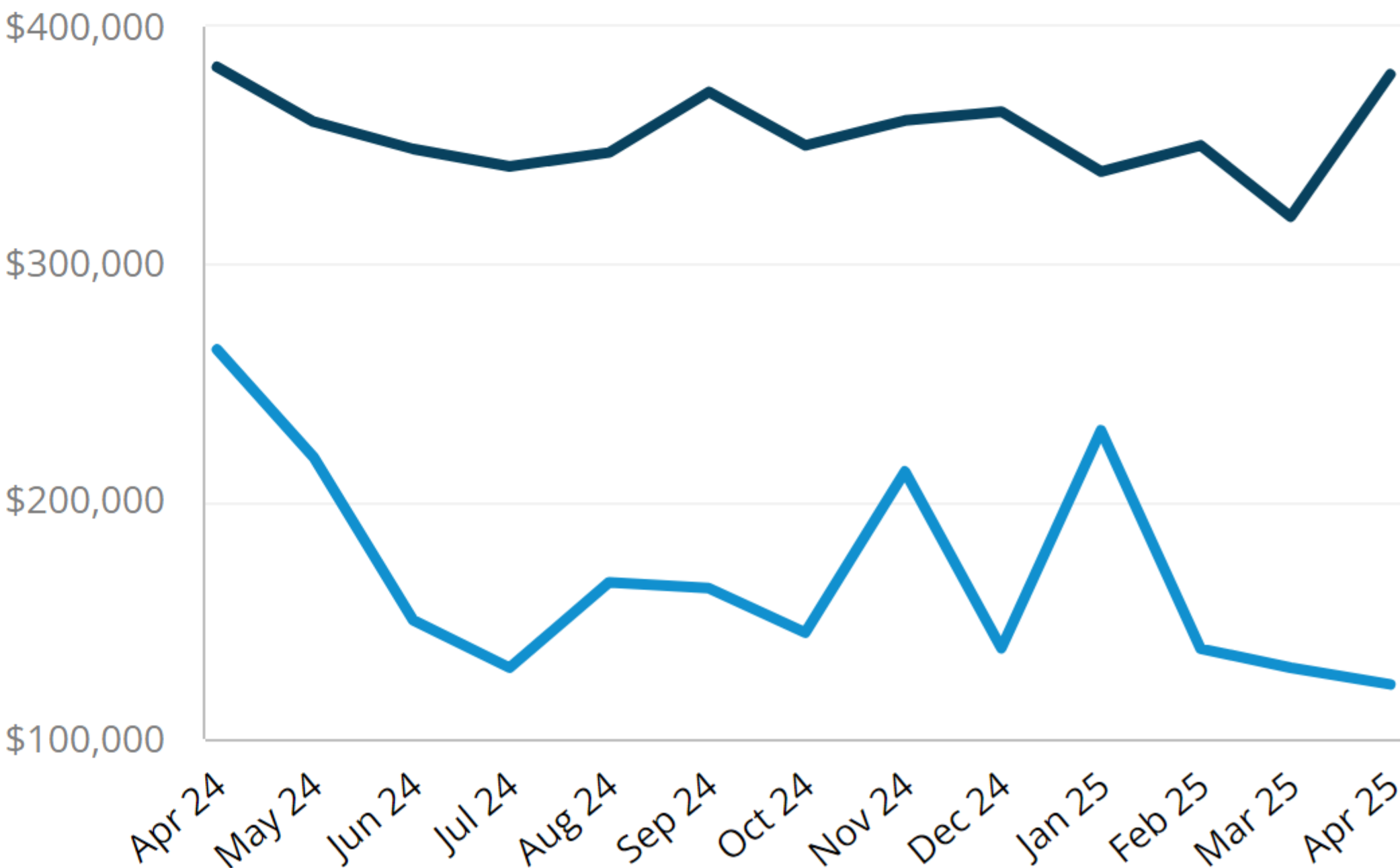
## Condominiums

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$123,000	\$264,000	⬇️ -53.4%	\$130,000	⬇️ -5.4%	\$133,000	\$253,500	⬇️ -47.5%
Closed Sales	11	15	⬇️ -26.7%	7	⬆️ 57.1%	25	38	⬇️ -34.2%
New Listings	24	27	⬇️ -11.1%	32	⬇️ -25.0%	104	94	⬆️ 10.6%
Pending Sales	16	16	➡️ 0.0%	16	➡️ 0.0%	41	51	⬇️ -19.6%
Median Days on Market	107	104	⬆️ 3.4%	40	⬆️ 167.5%	76	54	⬆️ 40.7%
Sold Price per Square Foot	\$122	\$190	⬇️ -35.8%	\$123	⬇️ -0.8%	\$123	\$189	⬇️ -34.9%
Percent of Original Price Rec'd	79.3%	90.0%	⬇️ -11.9%	89.0%	⬇️ -10.8%	82.0%	90.1%	⬇️ -8.9%
Active Inventory	171	133	⬆️ 28.6%	184	⬇️ -7.1%	--	--	--
Months Supply of Inventory	15.5	8.9	⬆️ 75.3%	26.2	⬇️ -40.8%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# Cape Coral Region

March 2025



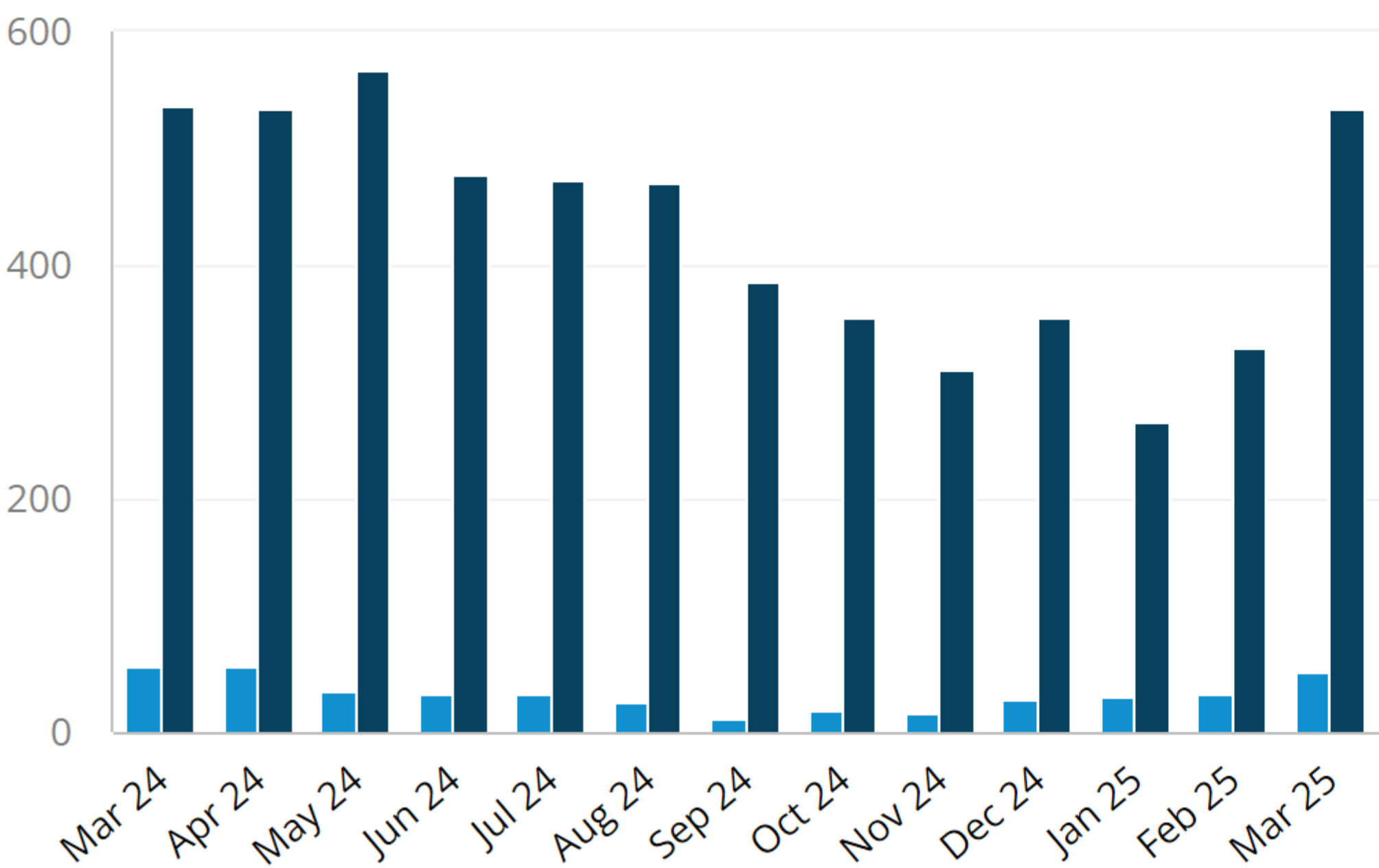
## Single Family Homes

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$380,000	\$400,000	⬇️ -5.0%	\$400,000	⬇️ -5.0%	\$382,405	\$410,000	⬇️ -6.7%
Closed Sales	533	536	⬇️ -0.6%	329	⬆️ 62.0%	1,128	1,199	⬇️ -5.9%
New Listings	857	877	⬇️ -2.3%	879	⬇️ -2.5%	2,841	2,771	⬆️ 2.5%
Pending Sales	607	530	⬆️ 14.5%	525	⬆️ 15.6%	1,522	1,509	⬆️ 0.9%
Median Days on Market	51	48	⬆️ 6.3%	61	⬇️ -16.4%	56	52	⬆️ 7.7%
Sold Price per Square Foot	\$224	\$240	⬇️ -6.5%	\$223	⬆️ 0.4%	\$223	\$237	⬇️ -5.9%
Percent of Original Price Rec'd	91.6%	93.8%	⬇️ -2.4%	92.5%	⬇️ -1.0%	92.2%	93.1%	⬇️ -1.0%
Active Inventory	3,435	2,986	⬆️ 15.0%	3,607	⬇️ -4.8%	--	--	--
Months Supply of Inventory	6.4	5.6	⬆️ 15.7%	11.0	⬇️ -41.2%	--	--	--

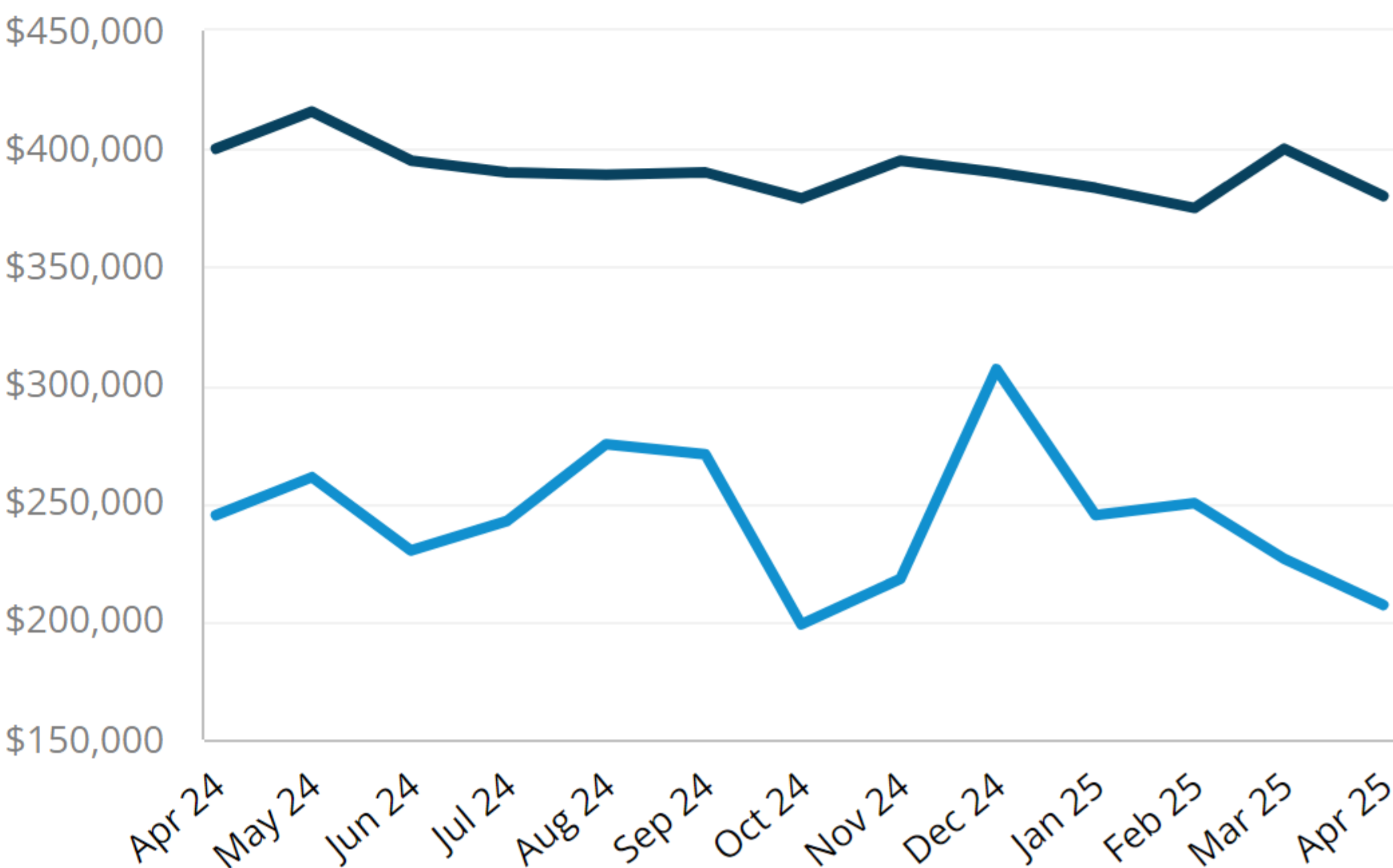
## Condominiums

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$207,000	\$244,950	⬇️ -15.5%	\$226,450	⬇️ -8.6%	\$229,000	\$249,900	⬇️ -8.4%
Closed Sales	51	56	⬇️ -8.9%	32	⬆️ 59.4%	114	115	⬇️ -0.9%
New Listings	91	91	➡️ 0.0%	83	⬆️ 9.6%	310	298	⬆️ 4.0%
Pending Sales	55	54	⬆️ 1.9%	42	⬆️ 31.0%	134	142	⬇️ -5.6%
Median Days on Market	83	76	⬆️ 9.9%	76	⬆️ 9.9%	78	79	⬇️ -1.3%
Sold Price per Square Foot	\$176	\$206	⬇️ -14.4%	\$196	⬇️ -10.0%	\$186	\$210	⬇️ -11.4%
Percent of Original Price Rec'd	86.3%	89.1%	⬇️ -3.1%	85.9%	⬆️ 0.4%	86.8%	89.5%	⬇️ -3.0%
Active Inventory	438	395	⬆️ 10.9%	450	⬇️ -2.7%	--	--	--
Months Supply of Inventory	8.6	7.1	⬆️ 21.8%	14.1	⬇️ -38.9%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family



# Lehigh Acres Region

March 2025



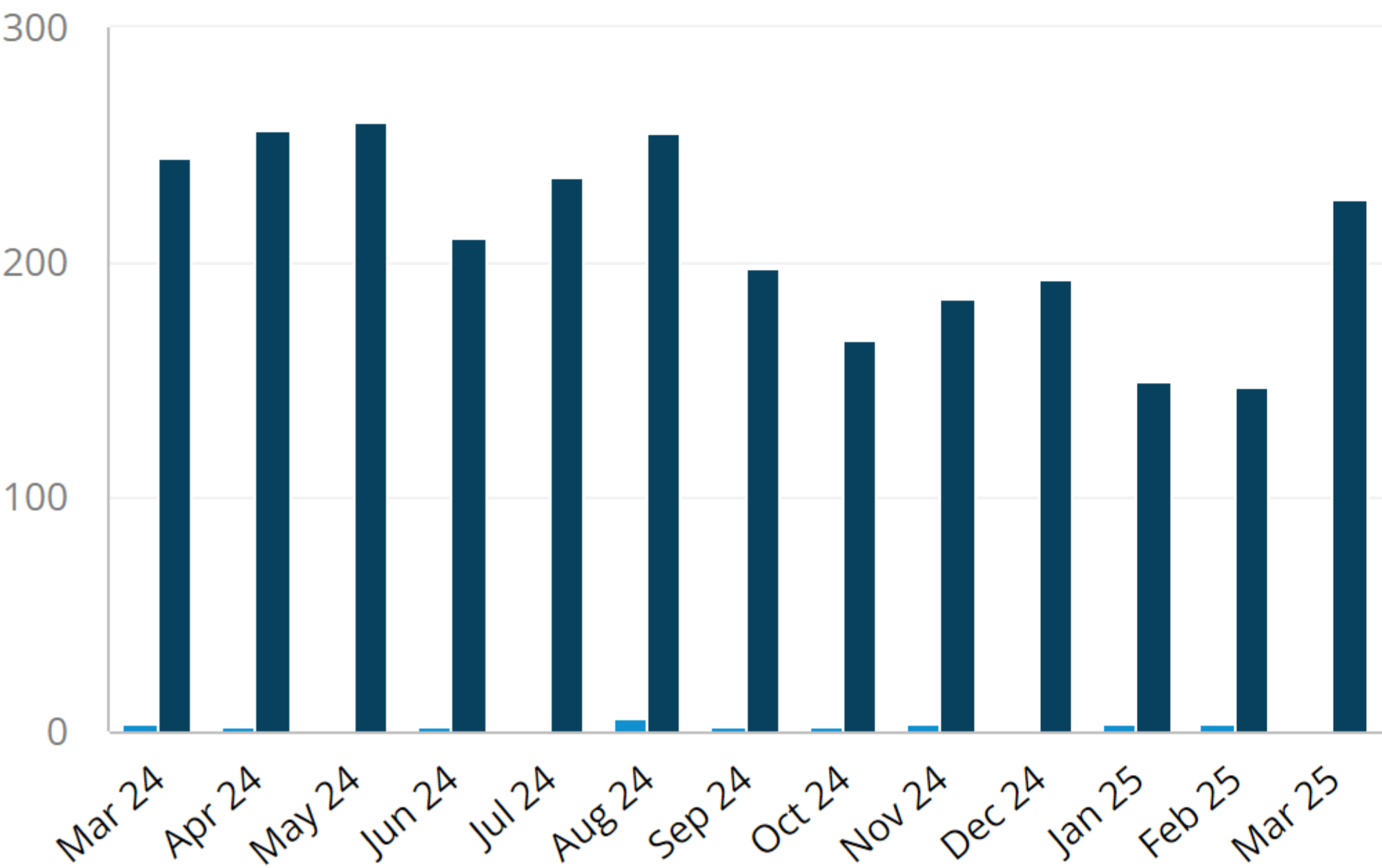
## Single Family Homes

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$330,000	\$345,000	⬇️ -4.3%	\$325,000	⬆️ 1.5%	\$325,000	\$344,900	⬇️ -5.8%
Closed Sales	227	245	⬇️ -7.3%	147	⬆️ 54.4%	524	545	⬇️ -3.9%
New Listings	506	353	⬆️ 43.3%	467	⬆️ 8.4%	1,489	1,020	⬆️ 46.0%
Pending Sales	315	268	⬆️ 17.5%	244	⬆️ 29.1%	745	696	⬆️ 7.0%
Median Days on Market	44	31	⬆️ 44.3%	40	⬆️ 11.4%	45	37	⬆️ 23.3%
Sold Price per Square Foot	\$213	\$212	⬆️ 0.5%	\$213	➡️ 0.0%	\$213	\$213	➡️ 0.0%
Percent of Original Price Rec'd	96.1%	96.6%	⬇️ -0.5%	95.2%	⬆️ 1.0%	95.8%	96.4%	⬇️ -0.7%
Active Inventory	1,466	855	⬆️ 71.5%	1,448	⬆️ 1.2%	--	--	--
Months Supply of Inventory	6.5	3.5	⬆️ 85.1%	9.8	⬇️ -34.4%	--	--	--

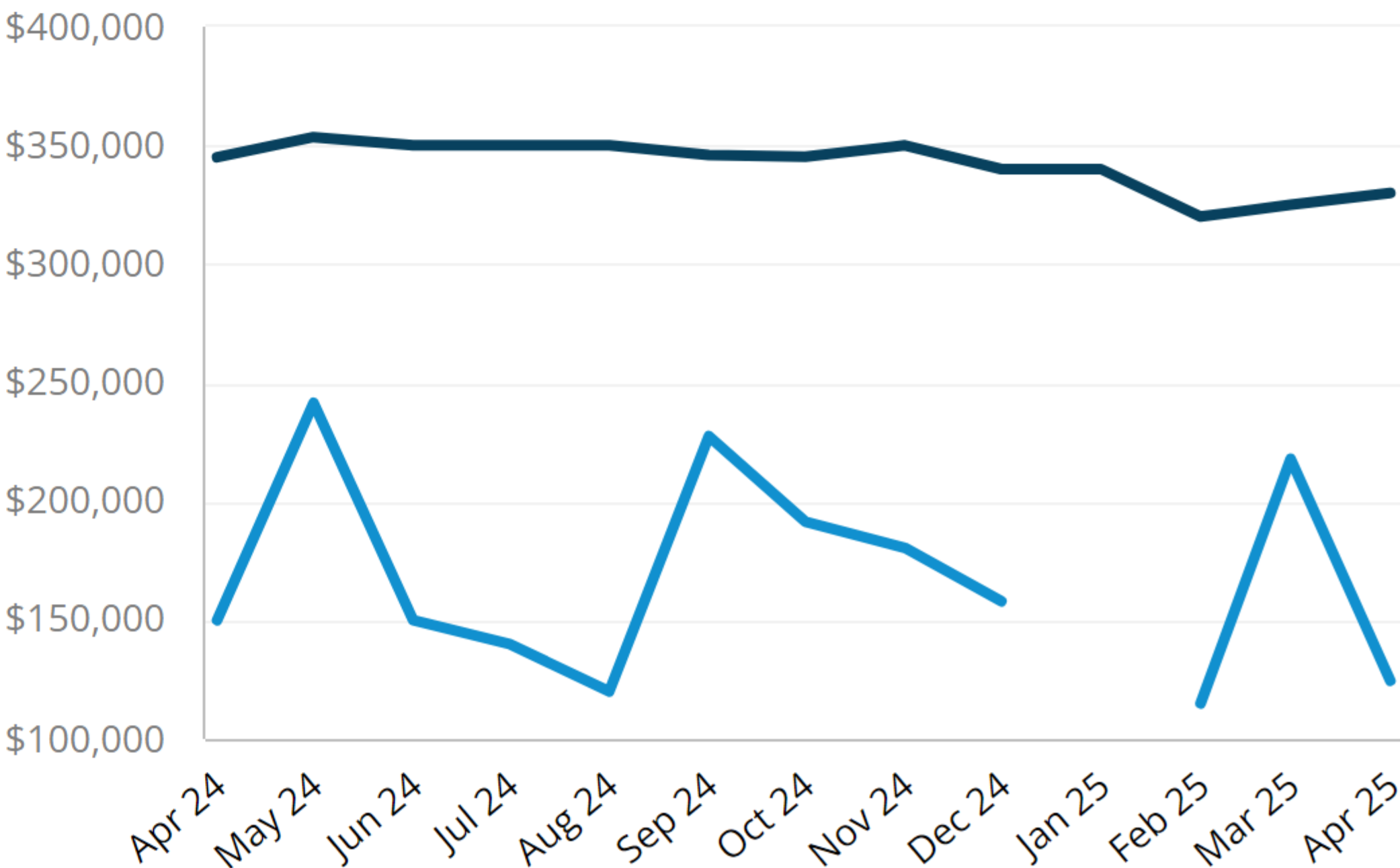
## Condominiums

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$124,500	\$150,000	⬇️ -17.0%	\$218,000	⬇️ -42.9%	\$140,000	\$130,000	⬆️ 7.7%
Closed Sales	4	3	⬆️ 33.3%	4	➡️ 0.0%	9	9	➡️ 0.0%
New Listings	7	5	⬆️ 40.0%	16	⬇️ -56.3%	32	20	⬆️ 60.0%
Pending Sales	3	2	⬆️ 50.0%	7	⬇️ -57.1%	11	7	⬆️ 57.1%
Median Days on Market	91	125	⬇️ -27.2%	24	⬆️ 279.2%	49	54	⬇️ -9.3%
Sold Price per Square Foot	\$149	\$136	⬆️ 9.2%	\$192	⬇️ -22.5%	\$177	\$154	⬆️ 14.9%
Percent of Original Price Rec'd	91.8%	88.5%	⬆️ 3.6%	93.7%	⬇️ -2.1%	91.9%	92.9%	⬇️ -1.1%
Active Inventory	38	25	⬆️ 52.0%	35	⬆️ 8.6%	--	--	--
Months Supply of Inventory	9.5	8.3	⬆️ 14.1%	8.7	⬆️ 8.6%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family





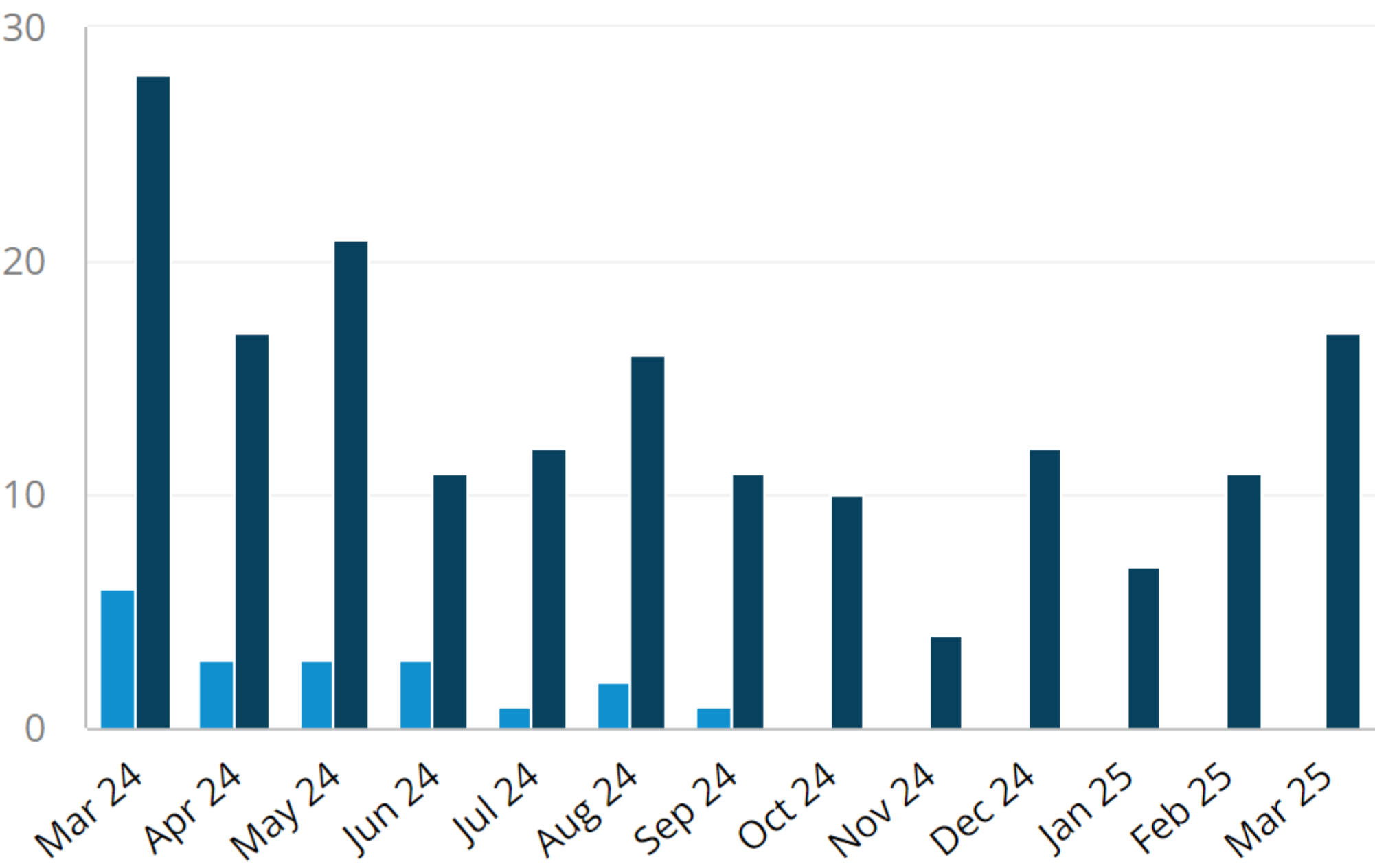
### Single Family Homes

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$575,000	\$615,000	⬇️ -6.5%	\$485,000	⬆️ 18.6%	\$575,000	\$600,000	⬇️ -4.2%
Closed Sales	17	28	⬇️ -39.3%	11	⬆️ 54.5%	35	55	⬇️ -36.4%
New Listings	41	49	⬇️ -16.3%	54	⬇️ -24.1%	159	143	⬆️ 11.2%
Pending Sales	13	17	⬇️ -23.5%	16	⬇️ -18.8%	38	61	⬇️ -37.7%
Median Days on Market	50	58	⬇️ -13.8%	68	⬇️ -26.5%	53	58	⬇️ -8.6%
Sold Price per Square Foot	\$313	\$447	⬇️ -29.9%	\$347	⬇️ -9.8%	\$347	\$433	⬇️ -19.9%
Percent of Original Price Rec'd	83.3%	85.7%	⬇️ -2.8%	85.4%	⬇️ -2.5%	84.4%	86.5%	⬇️ -2.4%
Active Inventory	265	178	⬆️ 48.9%	252	⬆️ 5.2%	--	--	--
Months Supply of Inventory	15.6	6.4	⬆️ 145.2%	22.9	⬇️ -31.9%	--	--	--

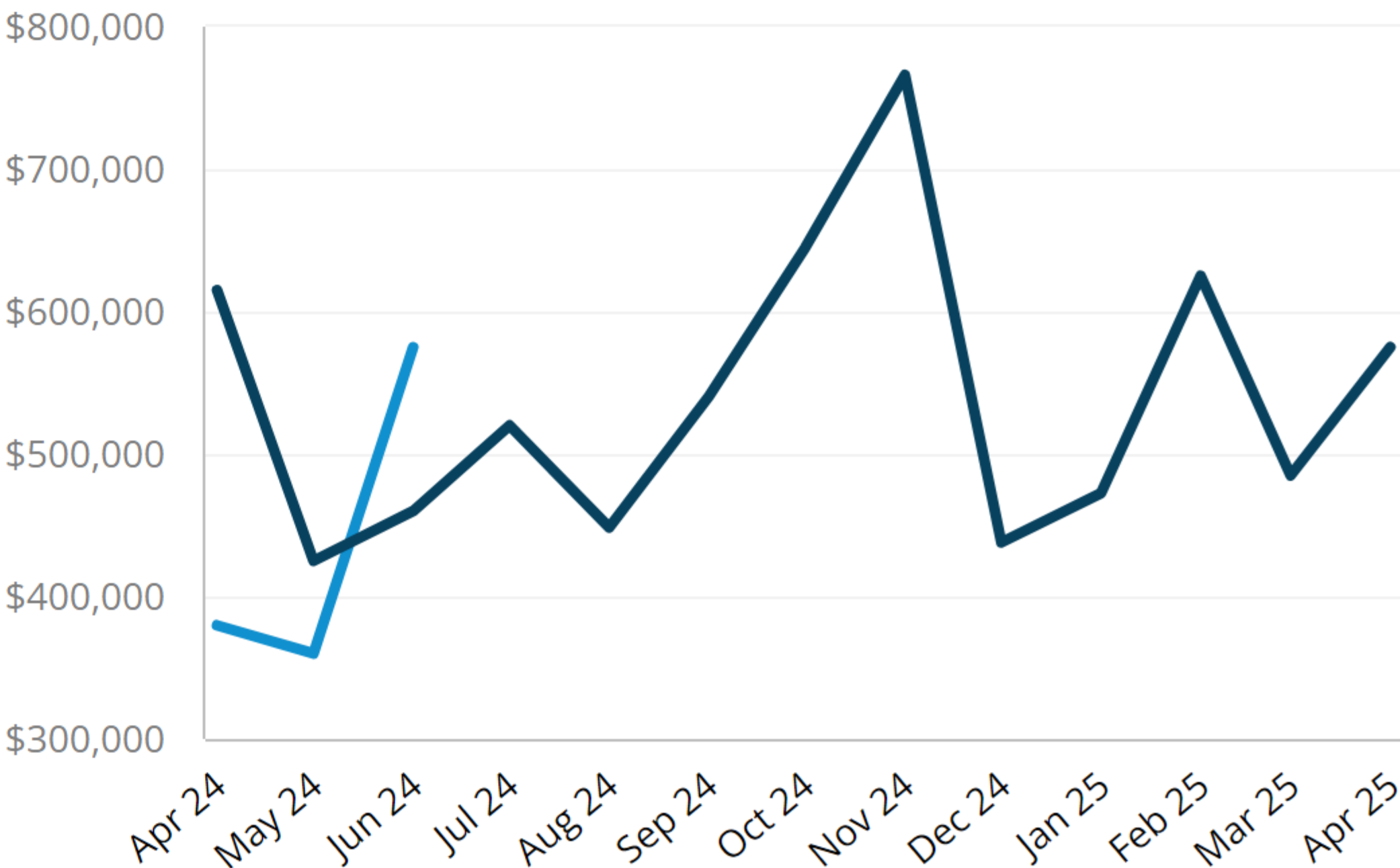
### Condominiums

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$370,000	\$379,750	⬇️ -2.6%			\$370,000	\$385,000	⬇️ -3.9%
Closed Sales	1	6	⬇️ -83.3%	0		1	9	⬇️ -88.9%
New Listings	4	7	⬇️ -42.9%	4	➡️ 0.0%	12	23	⬇️ -47.8%
Pending Sales	4	2	⬆️ 100.0%	0		4	12	⬇️ -66.7%
Median Days on Market	125	7	⬆️ 1,678.6%			125	22	⬆️ 465.9%
Sold Price per Square Foot	\$342	\$349	⬇️ -2.0%			\$342	\$356	⬇️ -3.9%
Percent of Original Price Rec'd	92.7%	96.7%	⬇️ -4.1%			92.7%	96.2%	⬇️ -3.6%
Active Inventory	23	16	⬆️ 43.8%	26	⬇️ -11.5%	--	--	--
Months Supply of Inventory	22.8	2.7	⬆️ 755.4%	2,600.0	⬇️ -99.1%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family





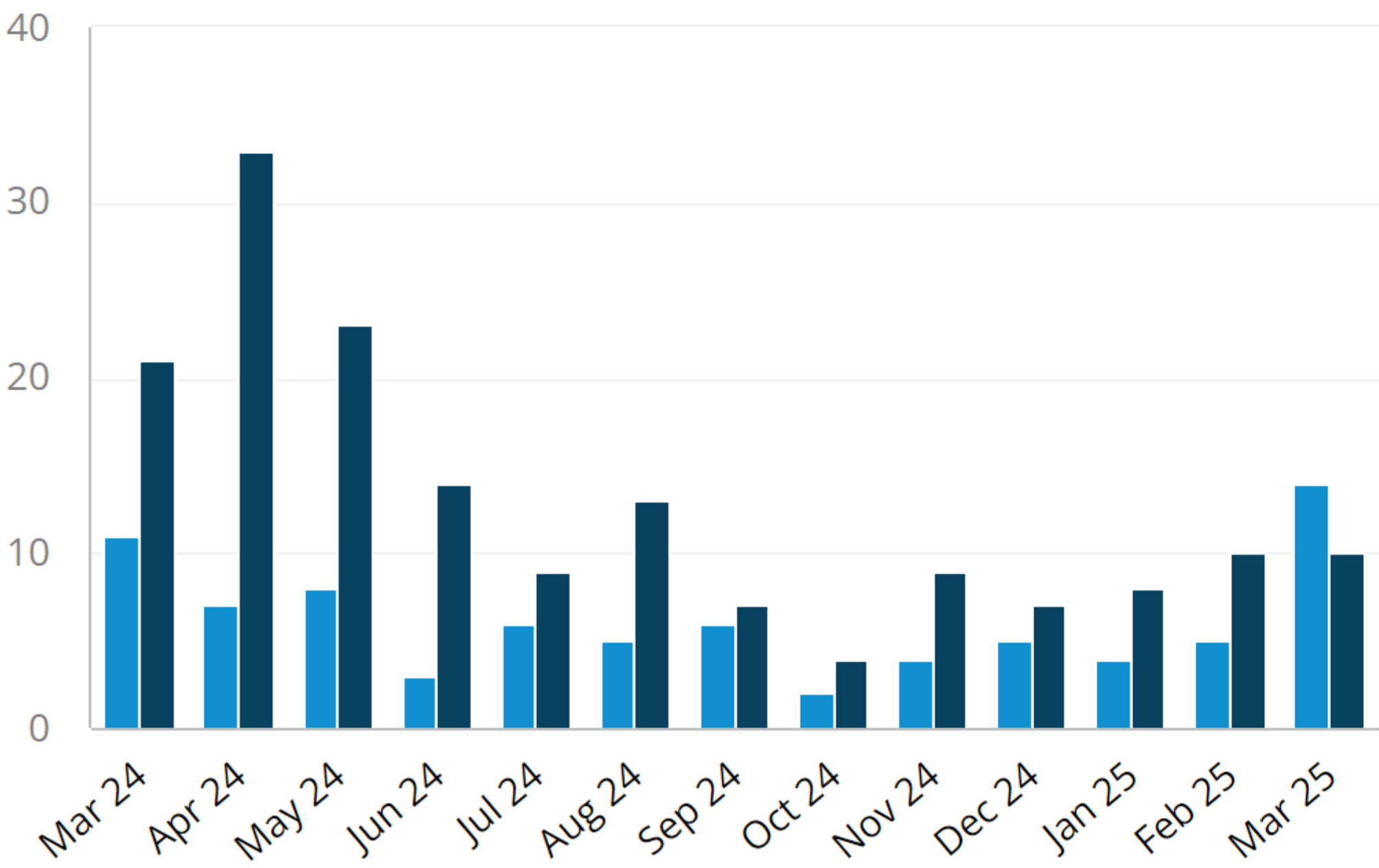
Single Family Homes

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$1,392,500	\$1,200,000	⬆ 16.0%	\$1,407,500	⬇ -1.1%	\$1,322,500	\$1,195,000	⬆ 10.7%
Closed Sales	10	21	⬇ -52.4%	10	➡ 0.0%	28	47	⬇ -40.4%
New Listings	44	38	⬆ 15.8%	66	⬇ -33.3%	187	148	⬆ 26.4%
Pending Sales	10	22	⬇ -54.5%	17	⬇ -41.2%	39	64	⬇ -39.1%
Median Days on Market	44	57	⬇ -23.7%	84	⬇ -48.2%	50	52	⬇ -2.9%
Sold Price per Square Foot	\$624	\$562	⬆ 11.0%	\$544	⬆ 14.8%	\$568	\$555	⬆ 2.3%
Percent of Original Price Rec'd	86.1%	88.8%	⬇ -3.0%	92.5%	⬇ -6.9%	89.8%	89.5%	⬆ 0.4%
Active Inventory	303	194	⬆ 56.2%	285	⬆ 6.3%	--	--	--
Months Supply of Inventory	30.3	9.2	⬆ 227.8%	28.5	⬆ 6.3%	--	--	--

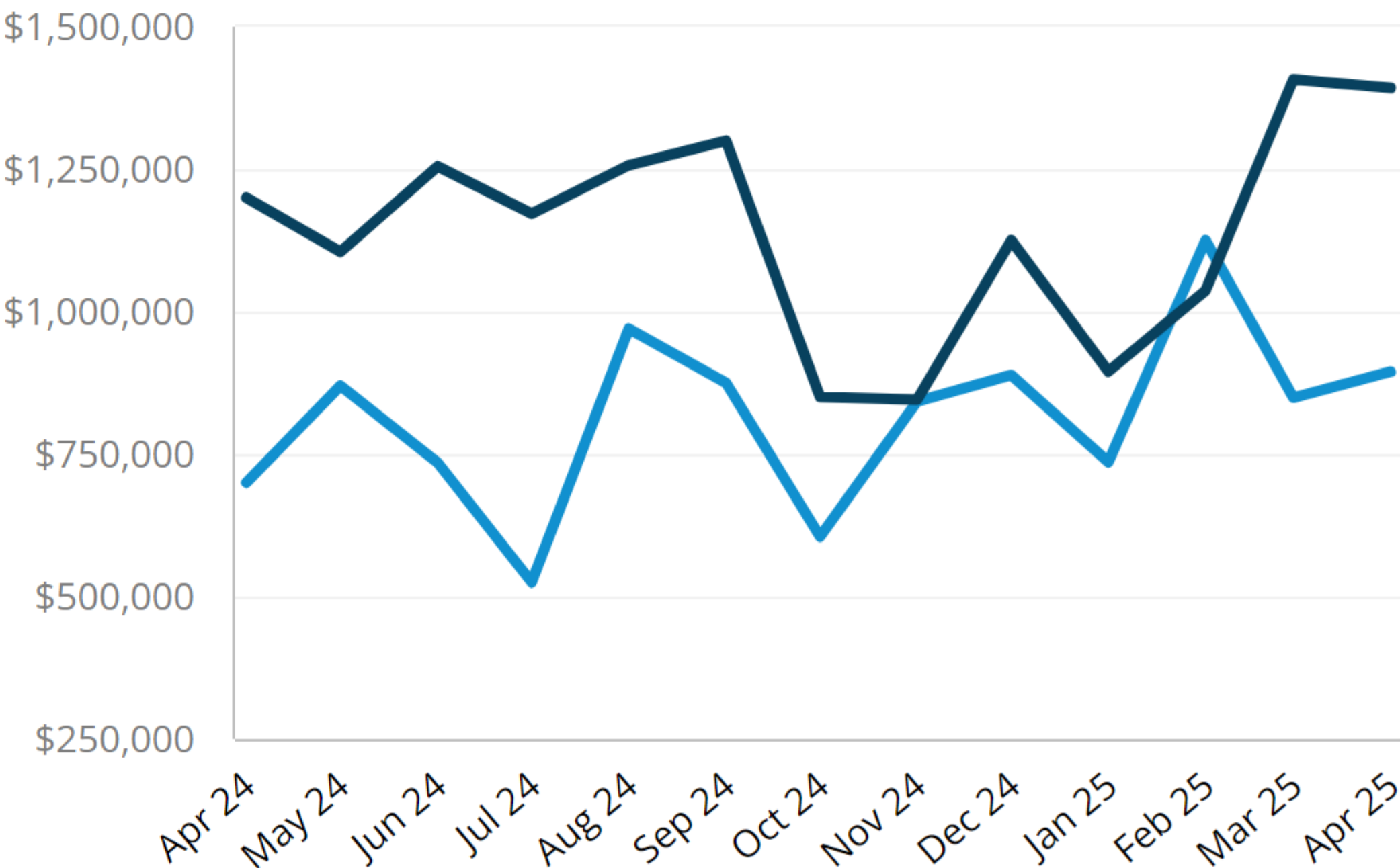
Condominiums

	Mar 2025	Mar 2024	YoY %Chg	Feb 2025	MoM %Chg	YTD 2025	YTD 2024	YTD %Chg
Median Sales Price	\$894,500	\$700,000	⬆ 27.8%	\$849,000	⬆ 5.4%	\$900,000	\$784,950	⬆ 14.7%
Closed Sales	14	11	⬆ 27.3%	5	⬆ 180.0%	23	20	⬆ 15.0%
New Listings	40	19	⬆ 110.5%	41	⬇ -2.4%	120	58	⬆ 106.9%
Pending Sales	16	12	⬆ 33.3%	9	⬆ 77.8%	33	28	⬆ 17.9%
Median Days on Market	28	123	⬇ -77.6%	93	⬇ -70.4%	49	58	⬇ -14.8%
Sold Price per Square Foot	\$739	\$538	⬆ 37.3%	\$480	⬆ 53.9%	\$624	\$674	⬇ -7.3%
Percent of Original Price Rec'd	90.8%	88.3%	⬆ 2.8%	79.0%	⬆ 14.9%	87.4%	90.1%	⬇ -2.9%
Active Inventory	178	97	⬆ 83.5%	164	⬆ 8.5%	--	--	--
Months Supply of Inventory	12.7	8.8	⬆ 44.2%	32.7	⬇ -61.2%	--	--	--

Number of Closed Sales



Median Sales Price



Legend: — Condo — Single Family