

# Monthly Indicators



## June 2026

June 2026 showed a stronger and more active market across Southwest Florida, with closed sales up 9.3% year over year, pending sales up 36.5%, and total inventory down 17.1%. The median sales price across all property types also increased 4.6%, pointing to renewed buyer activity and improving absorption as available supply tightened compared to June 2025.

Single-family homes remained steady, with closed sales up 3.7%, pending sales up 35.6%, and the median price rising 6.1% to \$449,000. Condos showed the strongest sales rebound, with closed sales up 29.0% and pending sales up 40.5%, while land and residential income were more mixed, with improved pending activity but longer market times and softer year-to-date performance in some areas.

## Quick Facts

|                                       |                                  |                                         |
|---------------------------------------|----------------------------------|-----------------------------------------|
| <b>+9.3%</b>                          | <b>+4.6%</b>                     | <b>-17.1%</b>                           |
| Change in Closed Sales All Properties | Change in Median Sales Price All | Change in Homes for Sale All Properties |

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# Single Family Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

| Key Metrics                    | Historical Graph | 6-2025    | 6-2026    | % Change | YTD 2025  | YTD 2026  | % Change |
|--------------------------------|------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings                   |                  | 2,488     | 2,386     | -4.1%    | 20,345    | 17,919    | -11.9%   |
| Pending Sales                  |                  | 1,879     | 2,548     | +35.6%   | 12,530    | 14,888    | +18.8%   |
| Closed Sales                   |                  | 1,901     | 1,971     | +3.7%    | 10,349    | 11,245    | +8.7%    |
| Days on Market (Median)        |                  | 63        | 50        | -20.6%   | 52        | 52        | +0.6%    |
| Median Sales Price             |                  | \$423,000 | \$449,000 | +6.1%    | \$442,167 | \$451,083 | +2.0%    |
| Percent of List Price Received |                  | 95.4%     | 96.2%     | +0.8%    | 95.7%     | 95.7%     | +0.0%    |
| Inventory of Homes for Sale    |                  | 12,672    | 9,780     | -22.8%   |           |           |          |
| Months Supply of Inventory     |                  | 7         | 5         | -25.6%   |           |           |          |

# Condo Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condo properties only.

| Key Metrics                    | Historical Graph | 6-2025    | 6-2026    | % Change | YTD 2025  | YTD 2026  | % Change |
|--------------------------------|------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings                   |                  | 1,017     | 948       | -6.8%    | 10,694    | 9,392     | -12.2%   |
| Pending Sales                  |                  | 809       | 1,137     | +40.5%   | 5,956     | 7,956     | +33.6%   |
| Closed Sales                   |                  | 742       | 957       | +29.0%   | 4,867     | 6,133     | +26.0%   |
| Days on Market (Median)        |                  | 76        | 72        | -5.3%    | 66        | 66        | +0.9%    |
| Median Sales Price             |                  | \$343,500 | \$345,000 | +0.4%    | \$378,167 | \$358,792 | -5.1%    |
| Percent of List Price Received |                  | 93.9%     | 94.2%     | +0.4%    | 94.4%     | 94.3%     | -0.1%    |
| Inventory of Homes for Sale    |                  | 7,707     | 5,966     | -22.6%   |           |           |          |
| Months Supply of Inventory     |                  | 10        | 6         | -40.0%   |           |           |          |

# Land Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Land properties only.

| Key Metrics                    | Historical Graph | 6-2025   | 6-2026   | % Change | YTD 2025 | YTD 2026 | % Change |
|--------------------------------|------------------|----------|----------|----------|----------|----------|----------|
| New Listings                   |                  | 1,185    | 1,000    | -15.6%   | 8,507    | 7,043    | -17.2%   |
| Pending Sales                  |                  | 400      | 541      | +35.3%   | 2,938    | 2,944    | +0.2%    |
| Closed Sales                   |                  | 485      | 488      | +0.6%    | 3,406    | 2,891    | -15.1%   |
| Days on Market (Median)        |                  | 54       | 68       | +25.9%   | 43       | 60       | +39.1%   |
| Median Sales Price             |                  | \$35,250 | \$35,000 | -0.7%    | \$35,375 | \$38,208 | +8.0%    |
| Percent of List Price Received |                  | 89.4%    | 90.1%    | +0.8%    | 90.5%    | 89.9%    | -0.7%    |
| Inventory of Homes for Sale    |                  | 8,045    | 7,698    | -4.3%    |          |          |          |
| Months Supply of Inventory     |                  | 17       | 16       | -4.9%    |          |          |          |



# Residential Income Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Residential Income properties only.

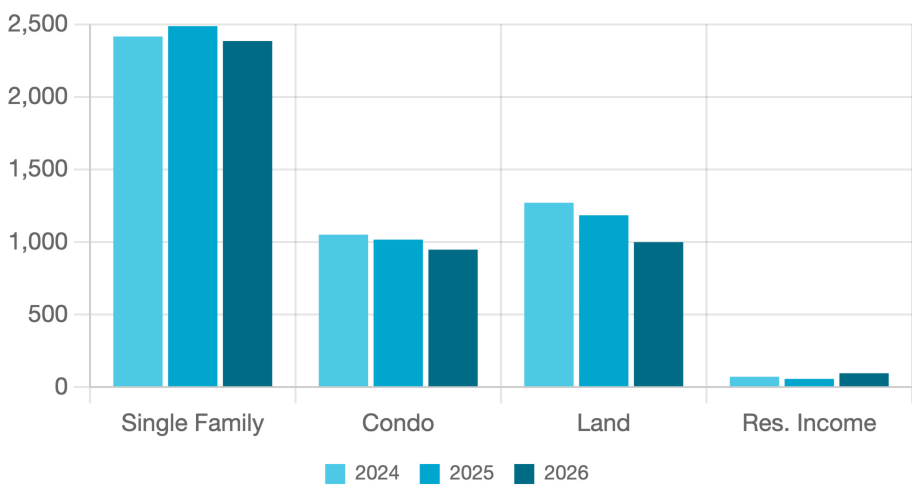
| Key Metrics                    | Historical Graph | 6-2025    | 6-2026    | % Change | YTD 2025  | YTD 2026  | % Change |
|--------------------------------|------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings                   |                  | 57        | 96        | +68.4%   | 589       | 599       | +1.7%    |
| Pending Sales                  |                  | 47        | 54        | +14.9%   | 344       | 300       | -12.8%   |
| Closed Sales                   |                  | 46        | 53        | +15.2%   | 270       | 232       | -14.1%   |
| Days on Market (Median)        |                  | 49        | 49        | 0.0%     | 42        | 50        | +18.8%   |
| Median Sales Price             |                  | \$482,500 | \$450,000 | -6.7%    | \$508,733 | \$456,833 | -10.2%   |
| Percent of List Price Received |                  | 94.9%     | 96.1%     | +1.2%    | 95.5%     | 95.5%     | -0.0%    |
| Inventory of Homes for Sale    |                  | 373       | 421       | +12.9%   |           |           |          |
| Months Supply of Inventory     |                  | 8         | 8         | -2.0%    |           |           |          |

# New Listings

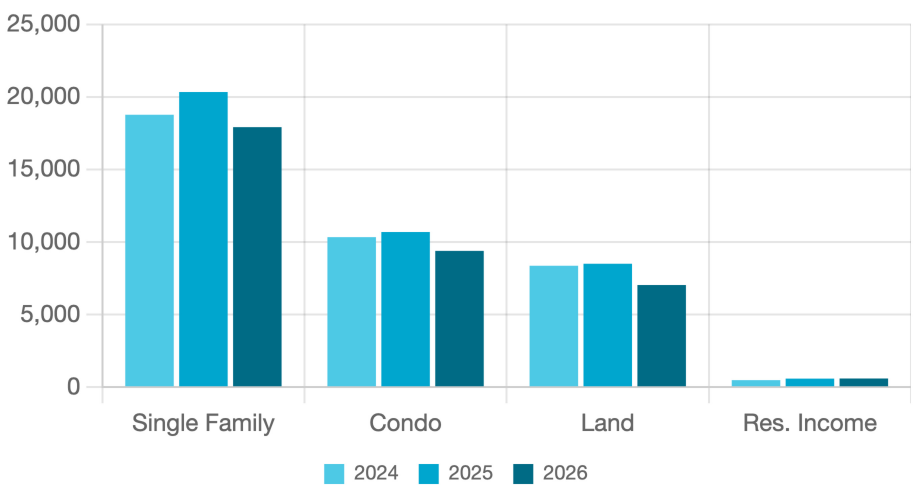


A count of the properties that have been newly listed on the market in a given month.

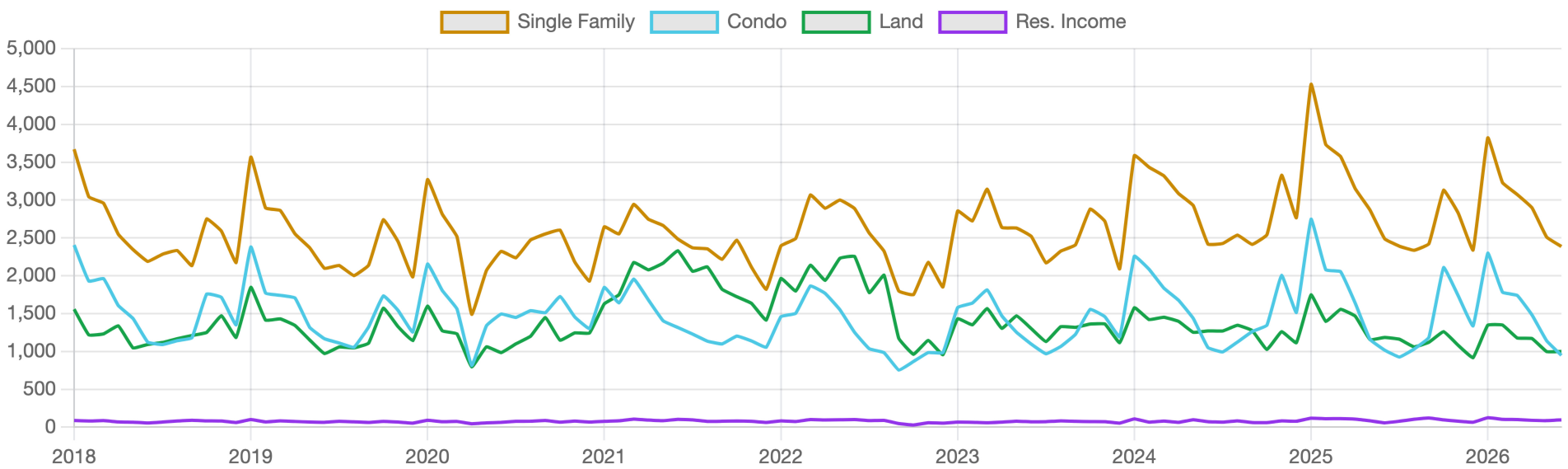
## June



## Year to Date



## New Listings by Month



# Pending Sales

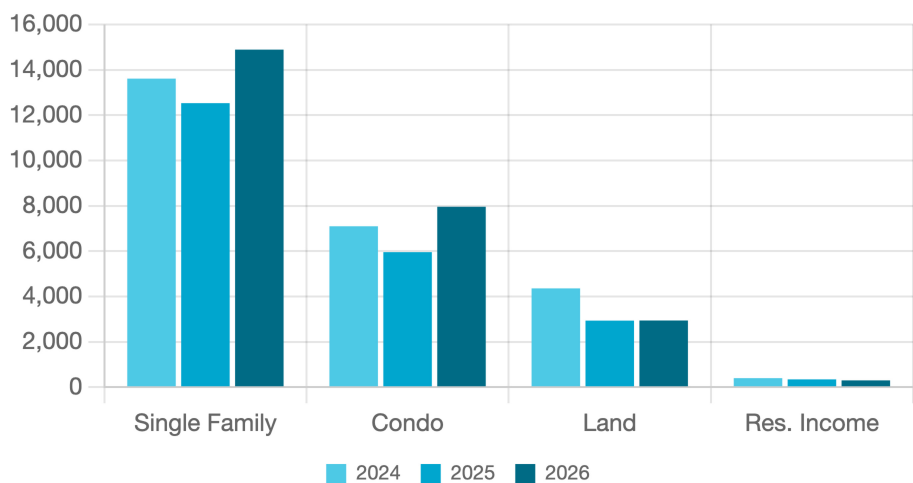


A count of the properties on which offers have been accepted in a given month.

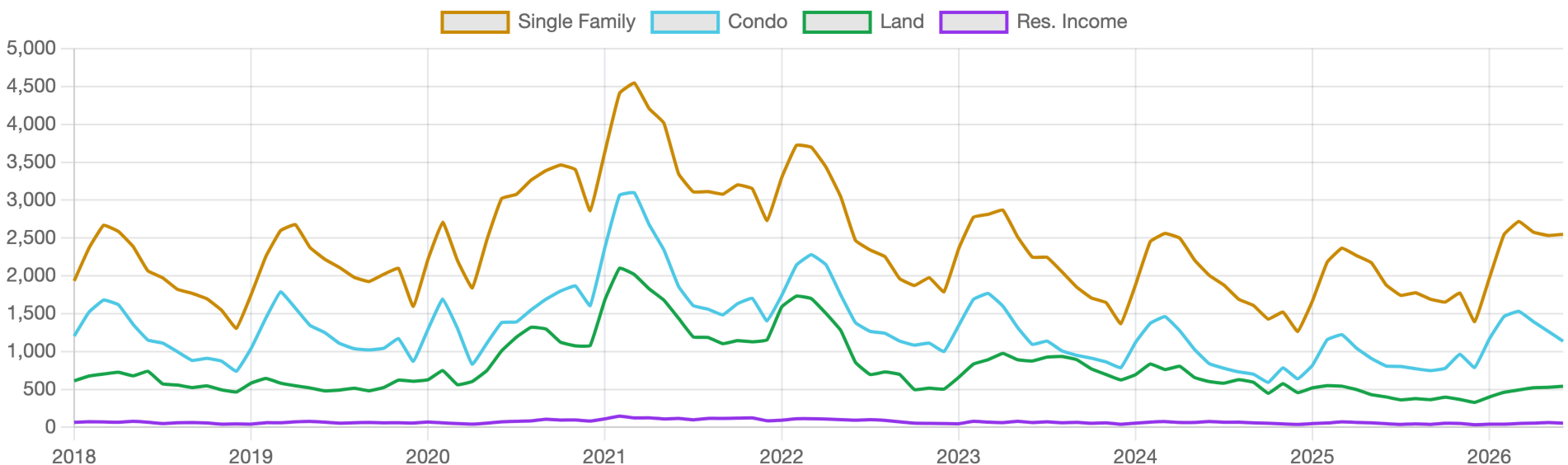
## June



## Year to Date



## Pending Sales by Month

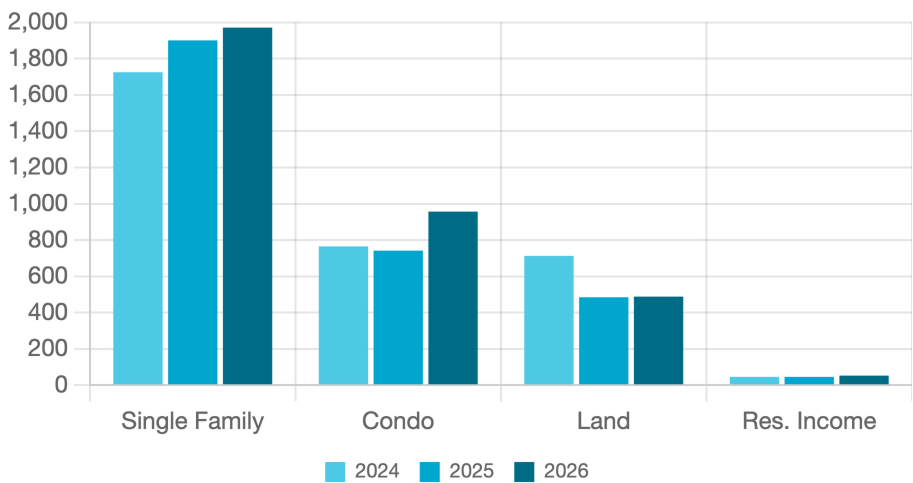


# Closed Sales

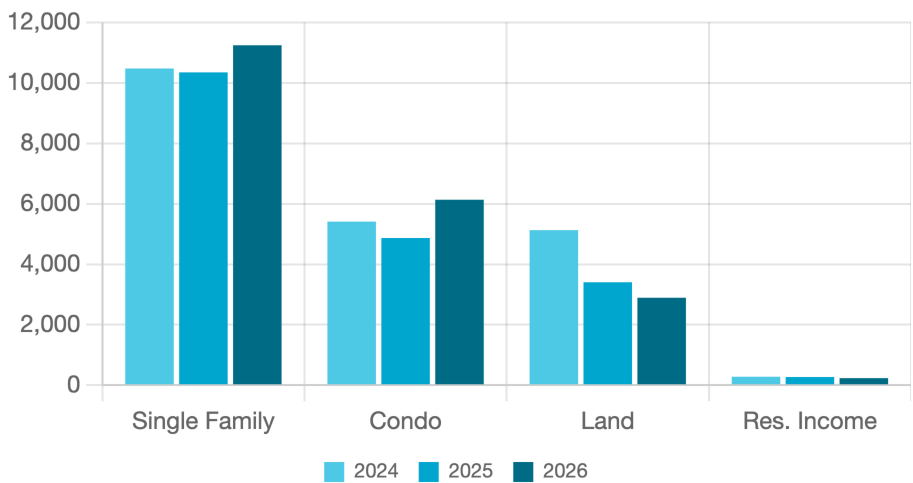


A count of the actual sales that closed in a given month.

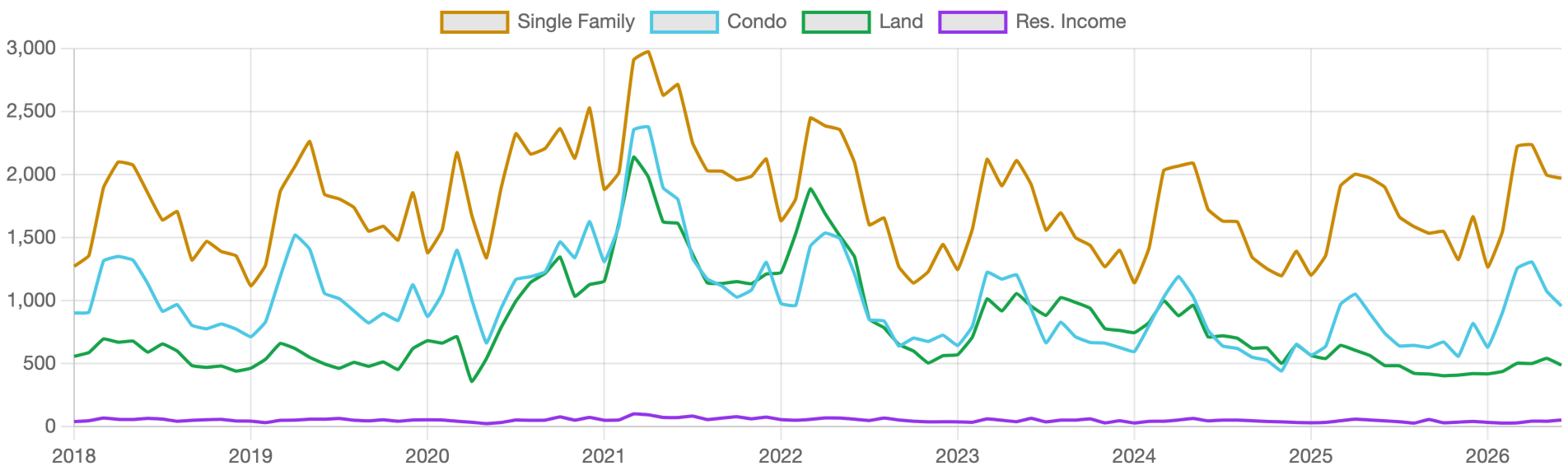
## June



## Year to Date



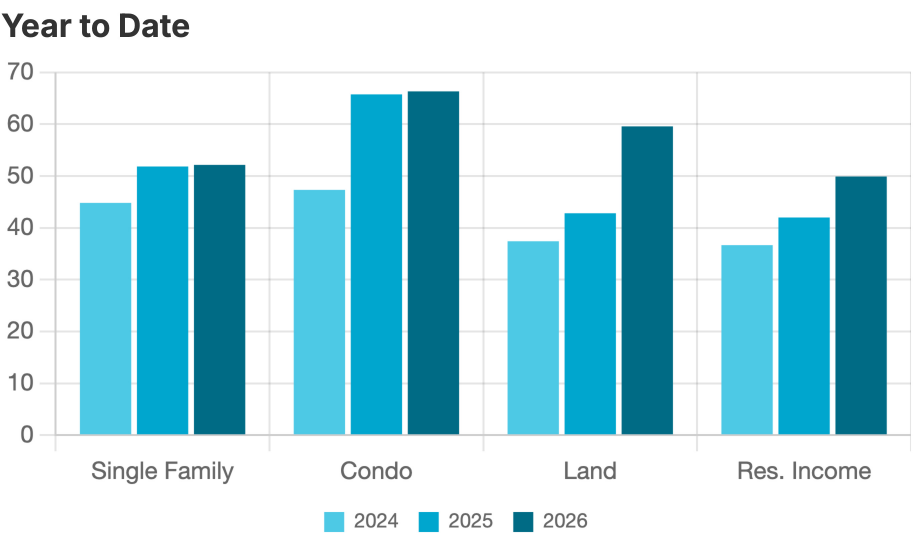
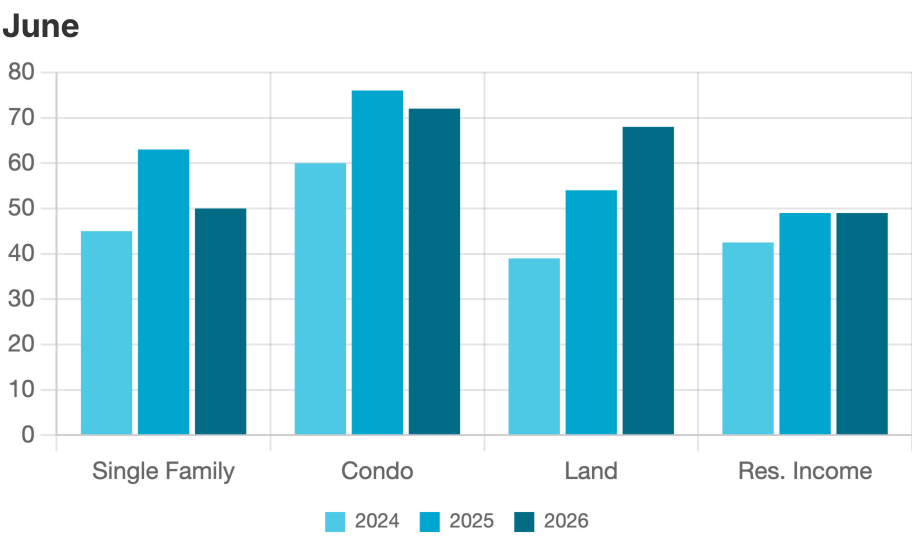
## Closed Sales by Month



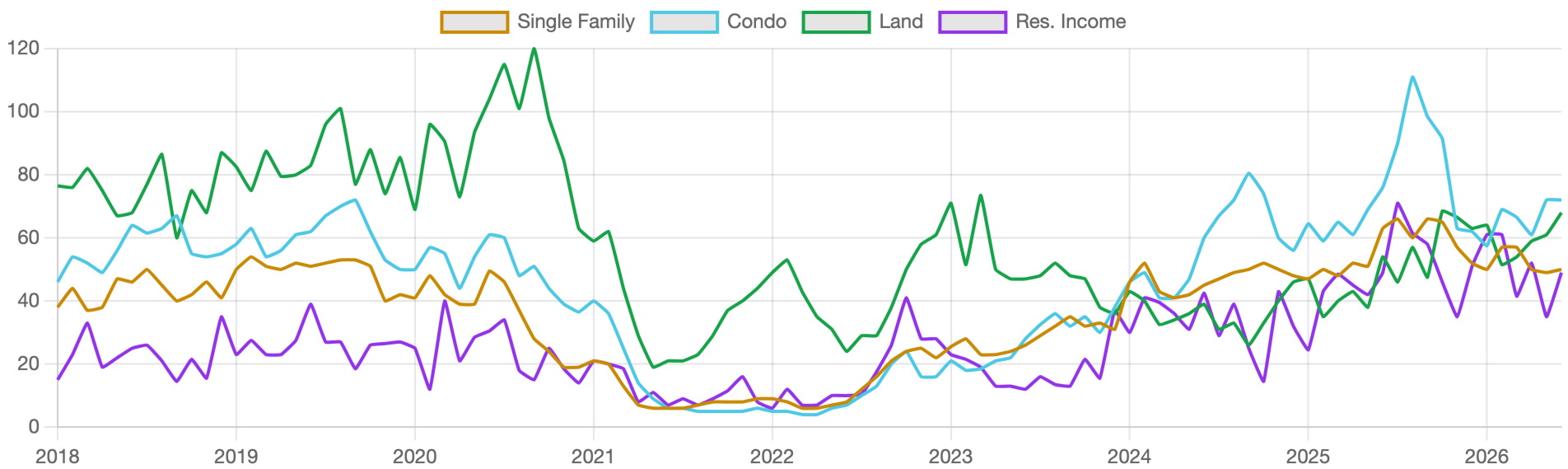
# Days on Market (Median)



Average number of days between when a property is listed and when an offer is accepted in a given month.



## Days on Market (Median) by Month

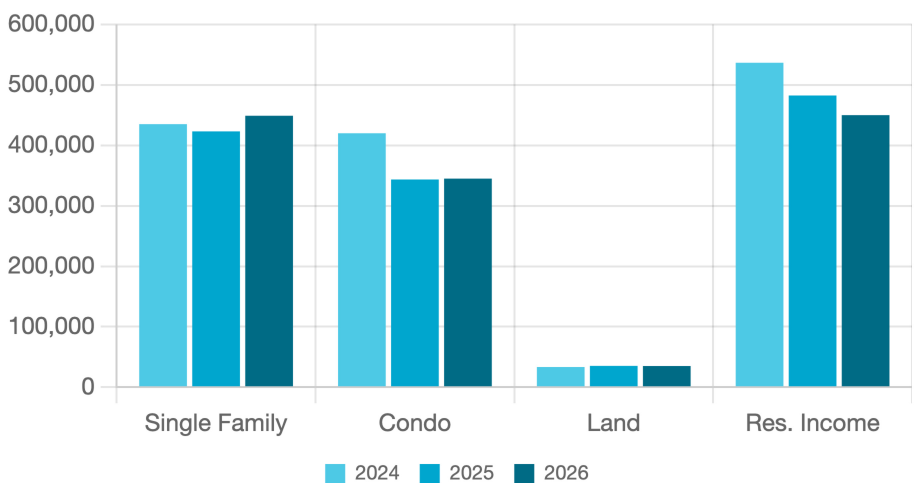


# Median Sales Price

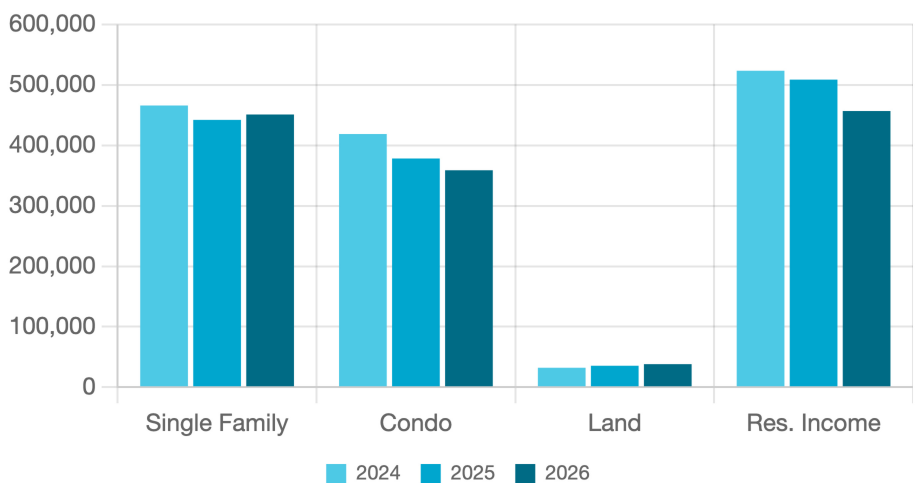


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

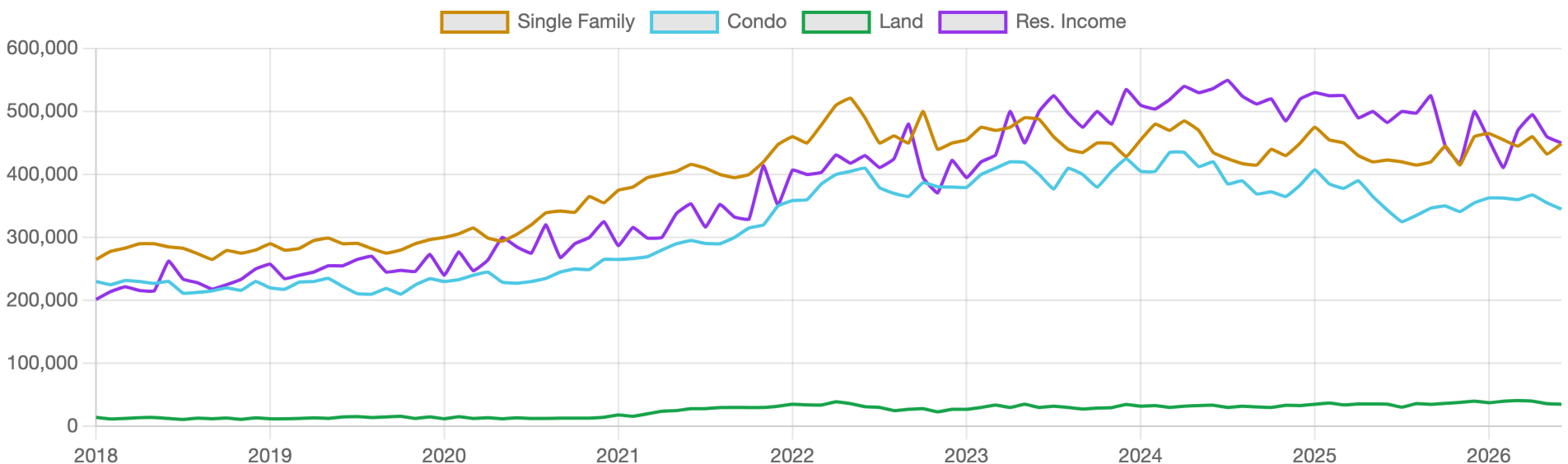
## June



## Year to Date



## Median Sales Price by Month

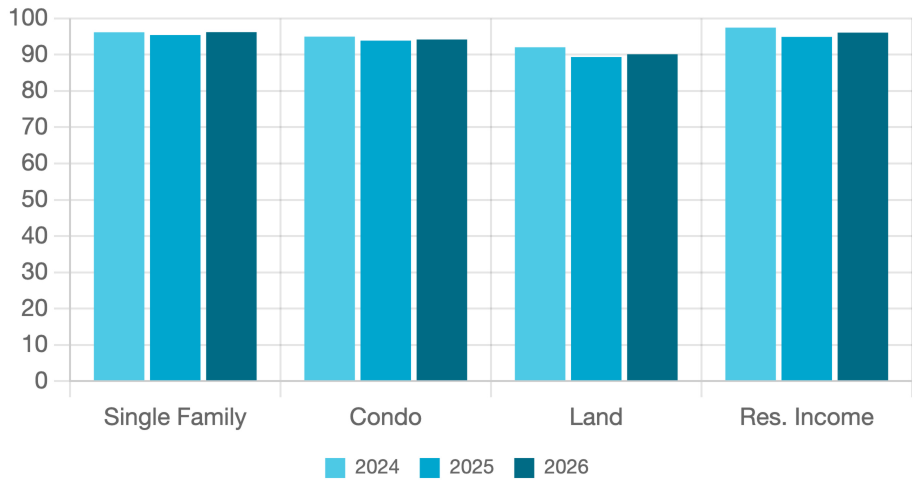


# Percent of List Price Received

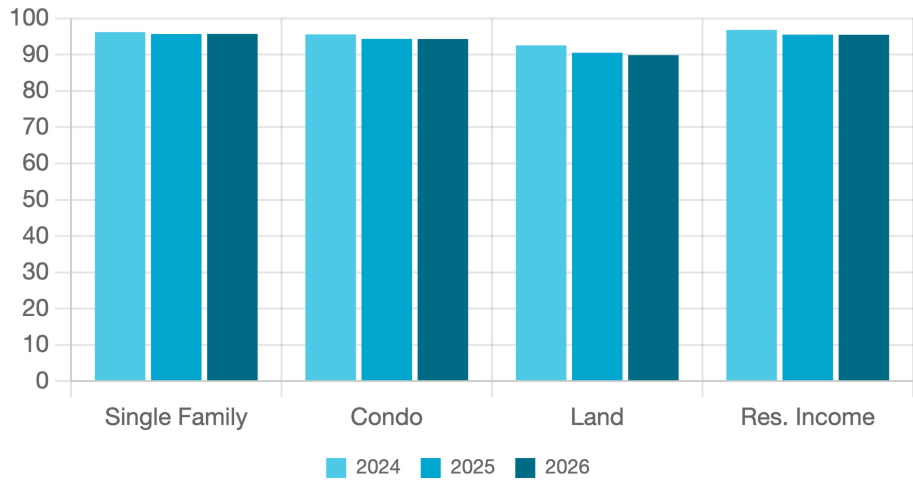


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

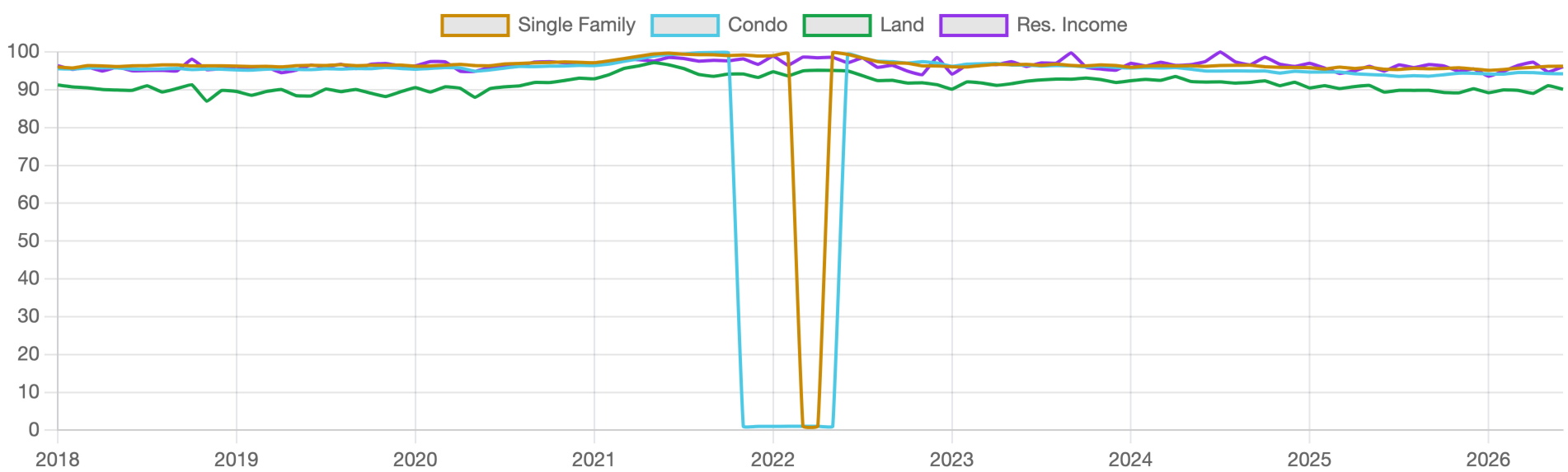
## June



## Year to Date



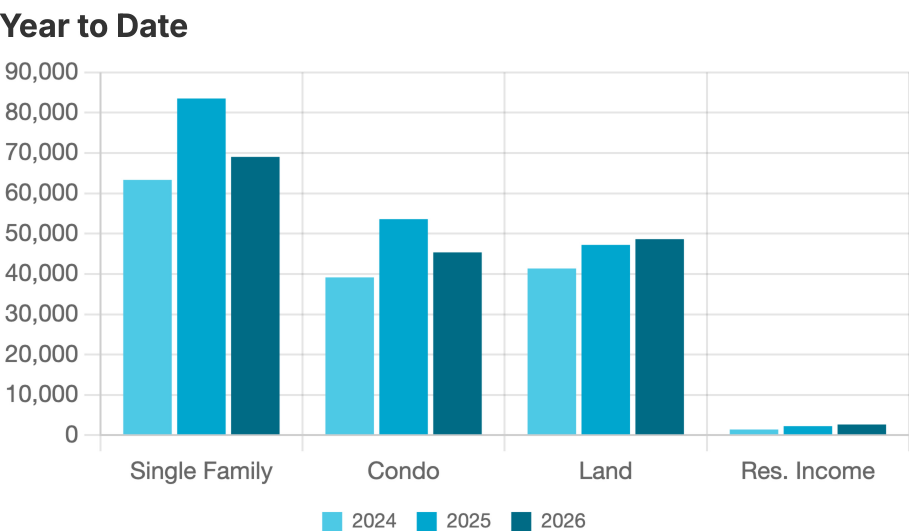
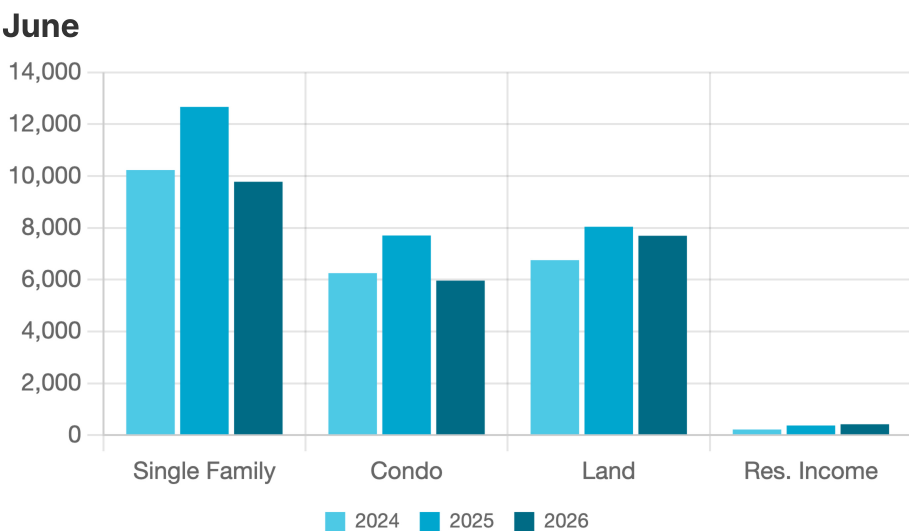
## Percent of List Price Received by Month



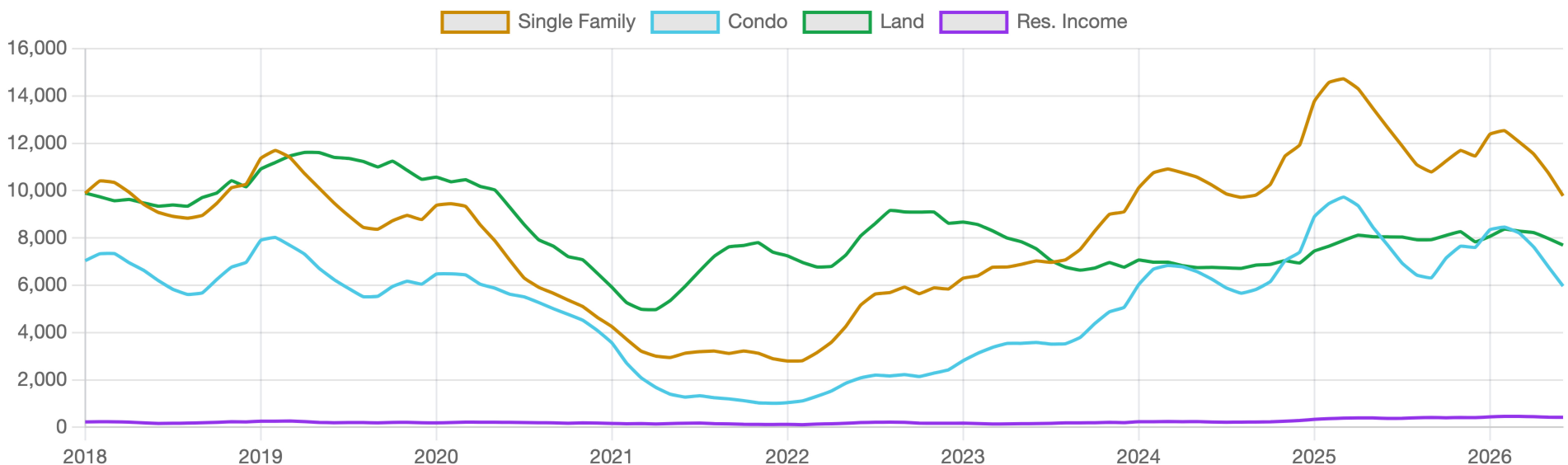
# Inventory of Homes for Sale



The number of properties available for sale in active status at the end of a given month.



## Inventory of Homes for Sale by Month



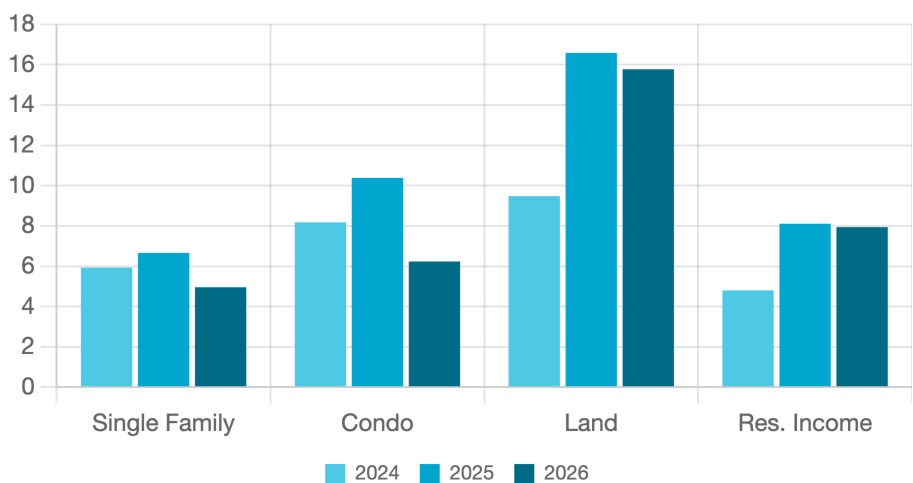


# Months Supply of Inventory

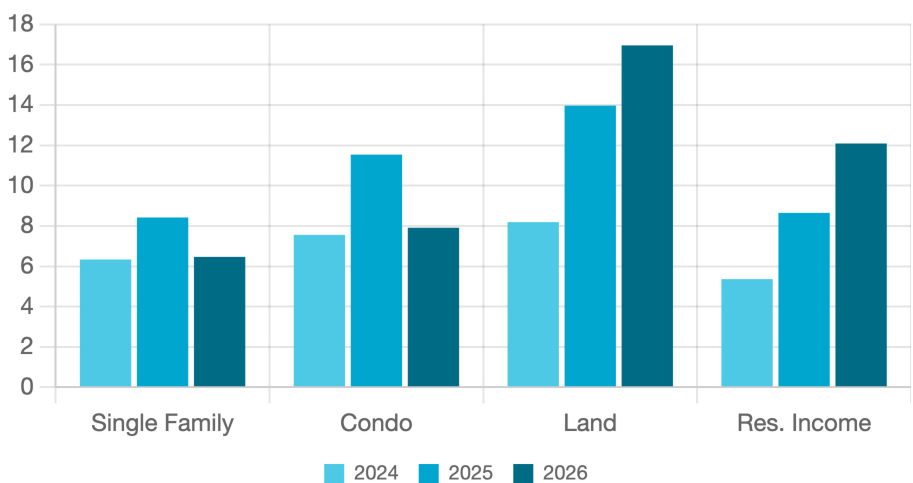


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

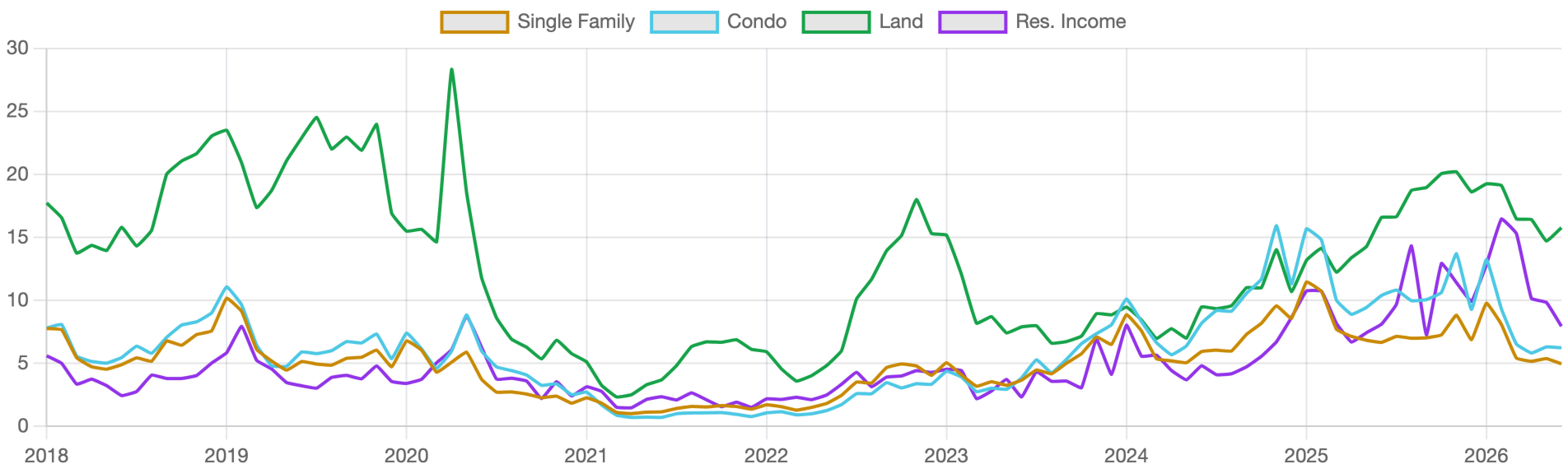
## June



## Year to Date



## Months Supply of Inventory by Month



# Southwest Florida (Lee, Collier, Hendry)



Key metrics by report month and for year-to-date (YTD) starting from the first of the year. PropertyTypes: Single Family, Condo, Land & Residential Income.

| Key Metrics                    | Historical Graph | 6-2025    | 6-2026    | % Change | YTD 2025  | YTD 2026  | % Change |
|--------------------------------|------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings                   |                  | 4,747     | 4,430     | -6.7%    | 40,135    | 34,953    | -12.9%   |
| Pending Sales                  |                  | 3,135     | 4,280     | +36.5%   | 21,768    | 26,088    | +19.8%   |
| Closed Sales                   |                  | 3,174     | 3,469     | +9.3%    | 18,892    | 20,501    | +8.5%    |
| Days on Market (Median)        |                  | 64        | 59        | -9.1%    | 54        | 57        | +7.1%    |
| Median Sales Price             |                  | \$346,027 | \$362,085 | +4.6%    | \$351,283 | \$364,247 | +3.7%    |
| Percent of List Price Received |                  | 94.1%     | 94.8%     | +0.7%    | 94.4%     | 94.5%     | +0.1%    |
| Inventory of Homes for Sale    |                  | 28,797    | 23,865    | -17.1%   |           |           |          |
| Months Supply of Inventory     |                  | 10        | 9         | -15.6%   |           |           |          |