

Monthly Indicators



July 2026

July 2026 showed continued market improvement across Southwest Florida, with pending sales rising 39.3% year over year, closed sales increasing 7.2%, and the overall median sales price climbing 3.1% to \$344,106. Inventory declined 17.3%, months supply fell from 11 months to 9 months, and new listings edged down 3.8%, indicating stronger absorption and tightening availability.

Single-family homes remained the most balanced segment, with pending sales up 39.4%, closed sales up 5.9%, and the median price rising 4.8% to \$440,000. Condo activity also strengthened, with pending sales up 31.9% and closed sales up 19.3%, although the median price declined 6.2% to \$305,000; land and residential income recorded strong pending activity but more uneven closings, pricing, and supply conditions.

Quick Facts

+7.2%

Change in Closed
Sales All Properties

+3.1%

Change in Median
Sales Price All

-17.3%

Change in Homes for
Sale All Properties

Single Family Market Overview	2
Condo Market Overview	3
Land Market Overview	4
Residential Income Market Overview	5
New Listings	6
Pending Sales	7
Closed Sales	8
Days on Market Until Sale	9
Median Sales Price	10
Percent of List Price Received	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
Bonita Springs-Estero	14

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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,390	2,383	-0.3%	22,735	20,302	-10.7%
Pending Sales		1,739	2,425	+39.4%	14,263	16,916	+18.6%
Closed Sales		1,665	1,763	+5.9%	12,014	13,047	+8.6%
Days on Market (Median)		66	60	-9.8%	54	53	-0.9%
Median Sales Price		\$420,000	\$440,000	+4.8%	\$439,000	\$449,850	+2.5%
Percent of List Price Received		95.4%	96.1%	+0.8%	95.7%	95.8%	+0.2%
Inventory of Homes for Sale		11,889	9,255	-22.2%			
Months Supply of Inventory		7	5	-26.5%			

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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		926	1,014	+9.5%	11,620	10,406	-10.4%
Pending Sales		803	1,059	+31.9%	6,759	8,878	+31.4%
Closed Sales		641	765	+19.3%	5,508	6,913	+25.5%
Days on Market (Median)		90	89	-1.1%	69	70	+0.6%
Median Sales Price		\$325,000	\$305,000	-6.2%	\$370,571	\$350,832	-5.3%
Percent of List Price Received		93.5%	94.3%	+0.9%	94.2%	94.3%	+0.1%
Inventory of Homes for Sale		6,937	5,435	-21.7%			
Months Supply of Inventory		11	7	-34.4%			

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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,147	889	-22.5%	9,544	7,830	-18.0%
Pending Sales		354	539	+52.3%	3,230	3,369	+4.3%
Closed Sales		477	465	-2.5%	3,844	3,316	-13.7%
Days on Market (Median)		45	60	+33.3%	43	59	+36.9%
Median Sales Price		\$30,100	\$37,000	+22.9%	\$34,443	\$37,036	+7.5%
Percent of List Price Received		89.9%	89.8%	-0.1%	90.4%	89.8%	-0.6%
Inventory of Homes for Sale		7,896	7,307	-7.5%			
Months Supply of Inventory		17	16	-5.1%			

Residential Income Market Overview



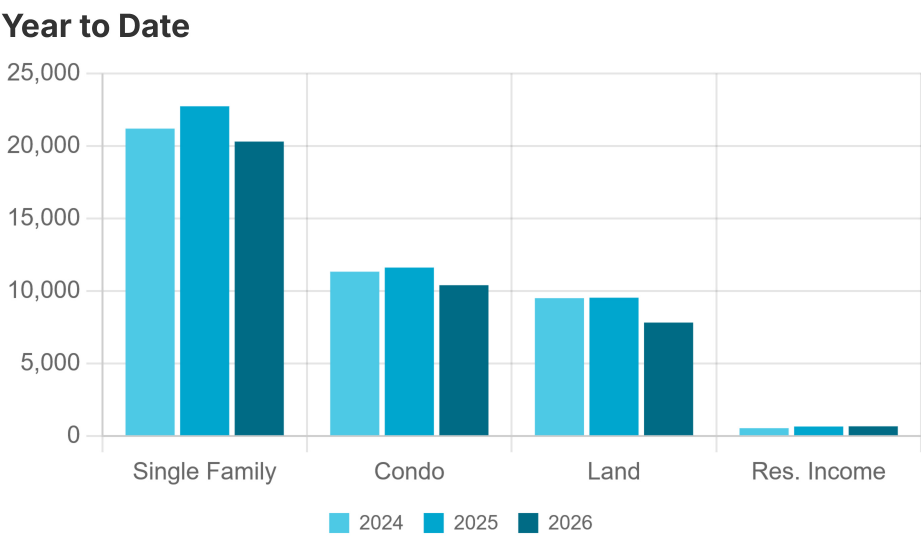
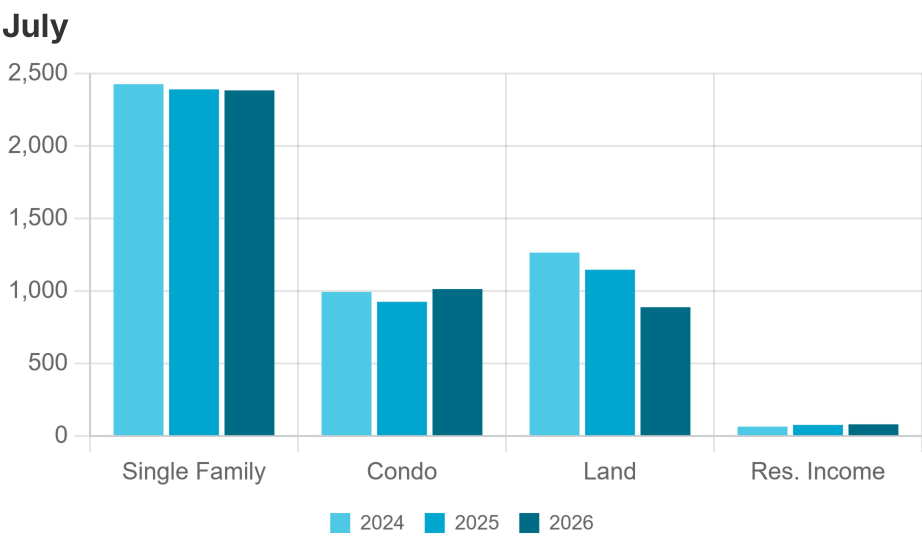
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Residential Income properties only.

Key Metrics	Historical Graph	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		78	82	+5.1%	667	681	+2.1%
Pending Sales		36	61	+69.4%	378	349	-7.7%
Closed Sales		39	33	-15.4%	309	266	-13.9%
Days on Market (Median)		71	57	-20.4%	46	51	+10.2%
Median Sales Price		\$500,000	\$455,000	-9.0%	\$507,486	\$456,571	-10.0%
Percent of List Price Received		96.6%	95.1%	-1.5%	95.7%	95.4%	-0.2%
Inventory of Homes for Sale		379	409	+7.9%			
Months Supply of Inventory		10	12	+27.5%			

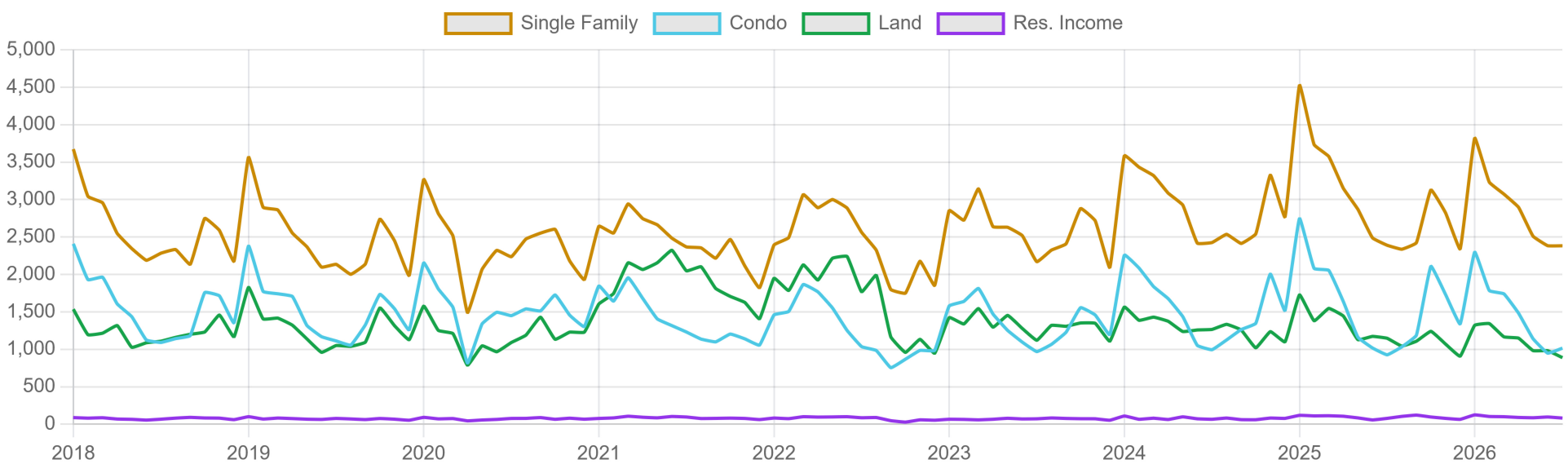
New Listings



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



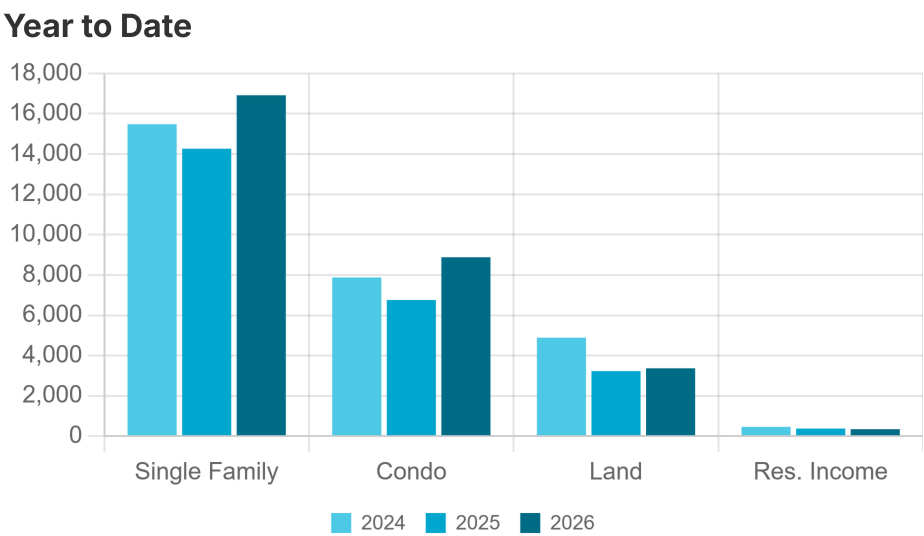
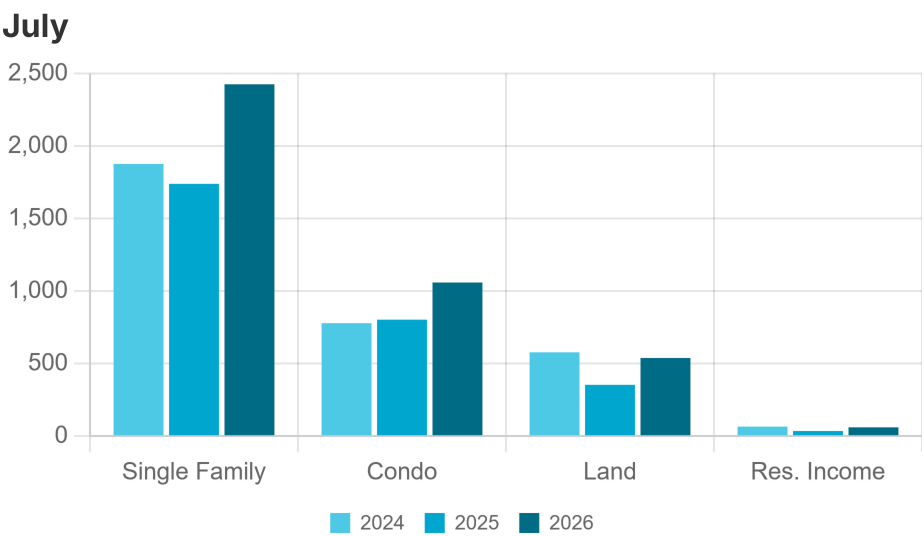
New Listings by Month



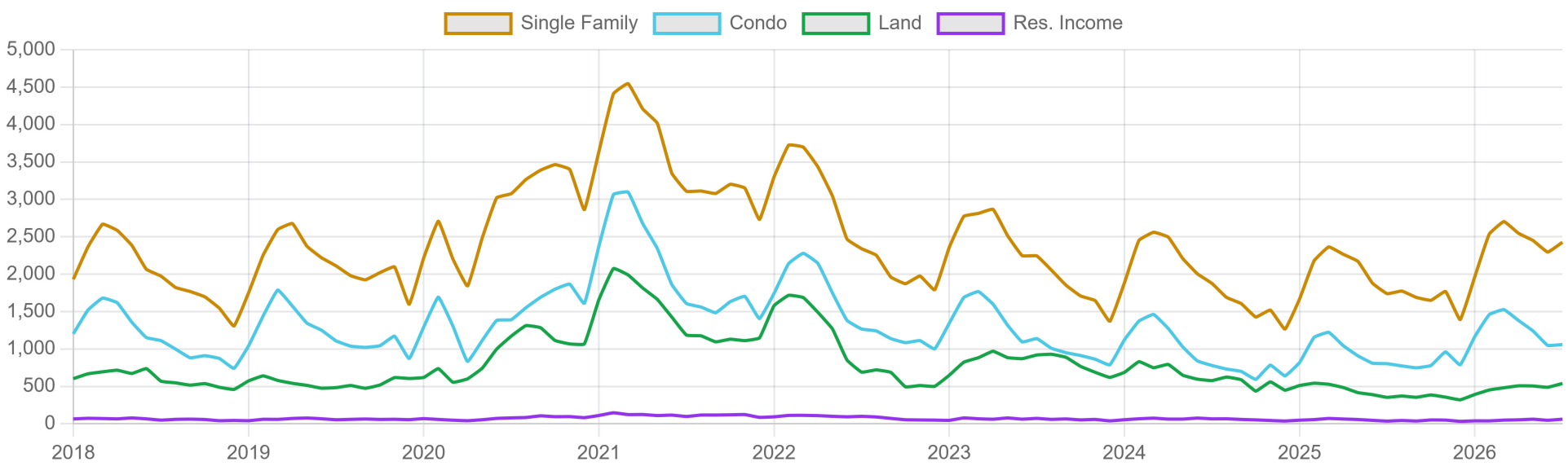
Pending Sales



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



Pending Sales by Month

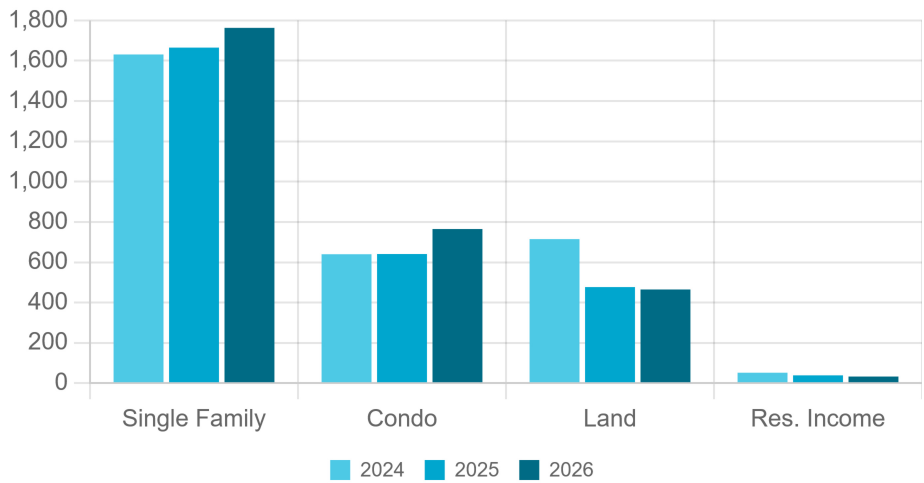


Closed Sales

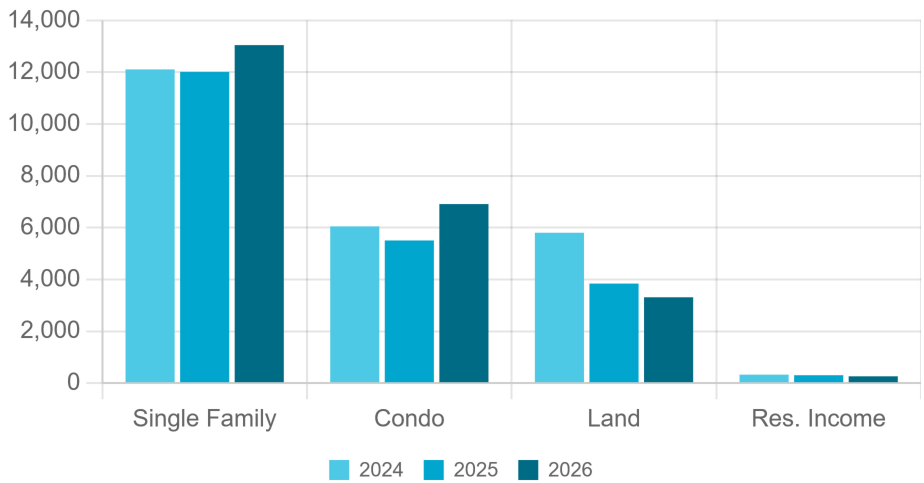


A count of the actual sales that closed in a given month.

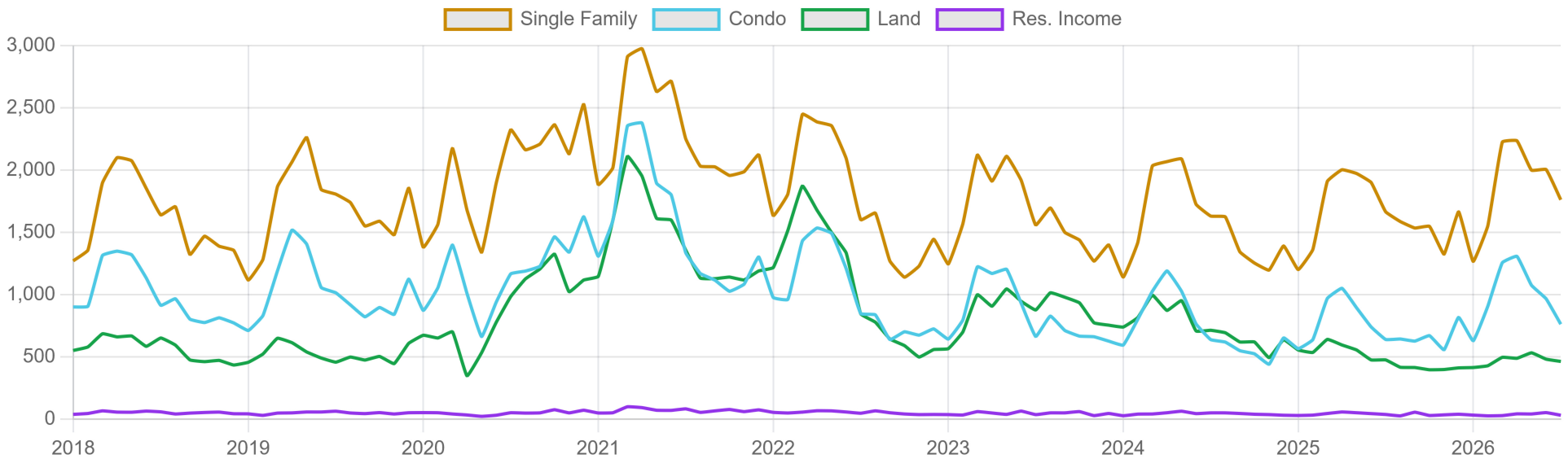
July



Year to Date



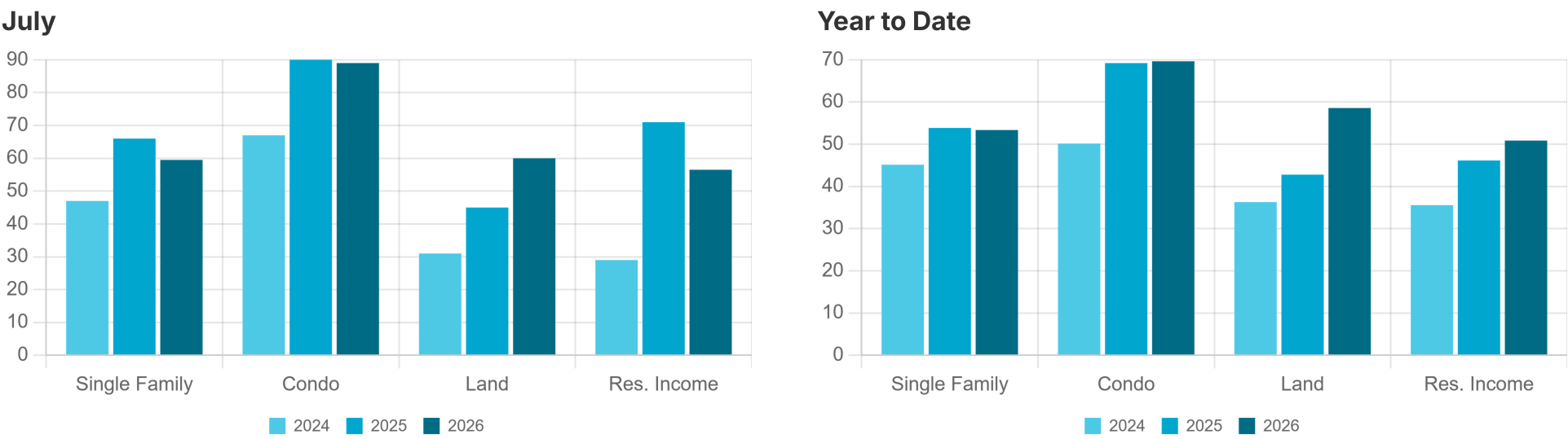
Closed Sales by Month



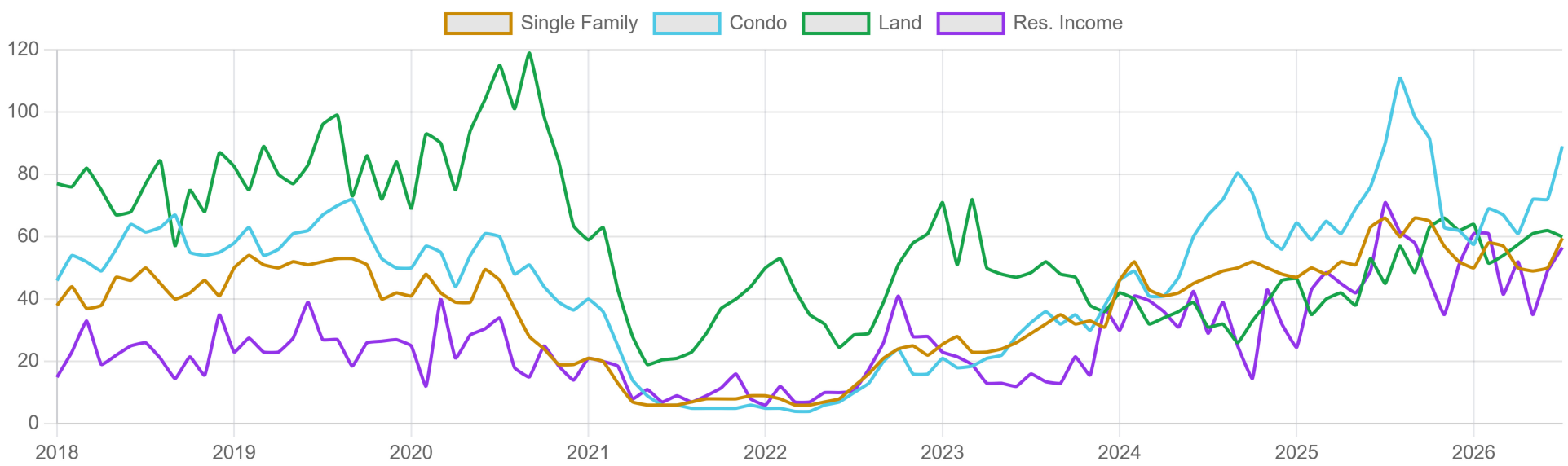
Days on Market (Median)



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



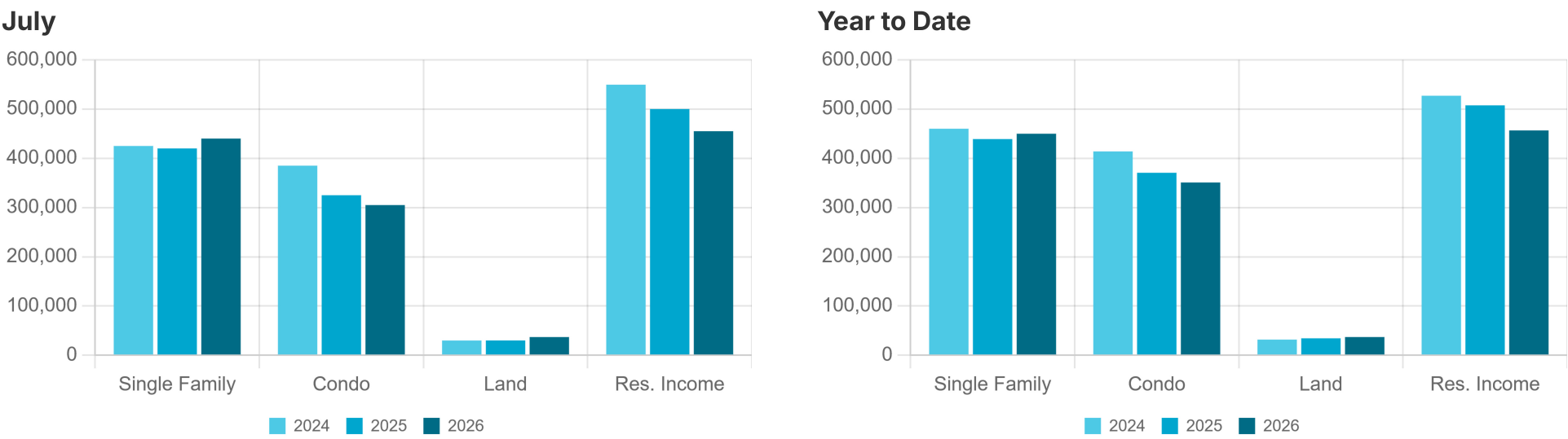
Days on Market (Median) by Month



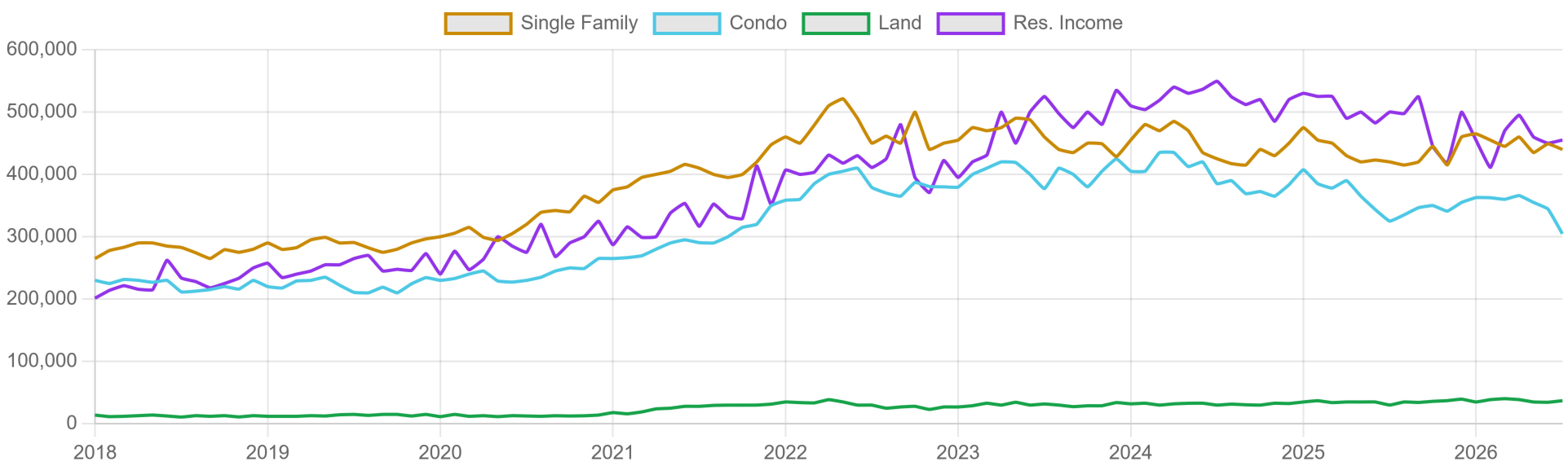
Median Sales Price



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



Median Sales Price by Month

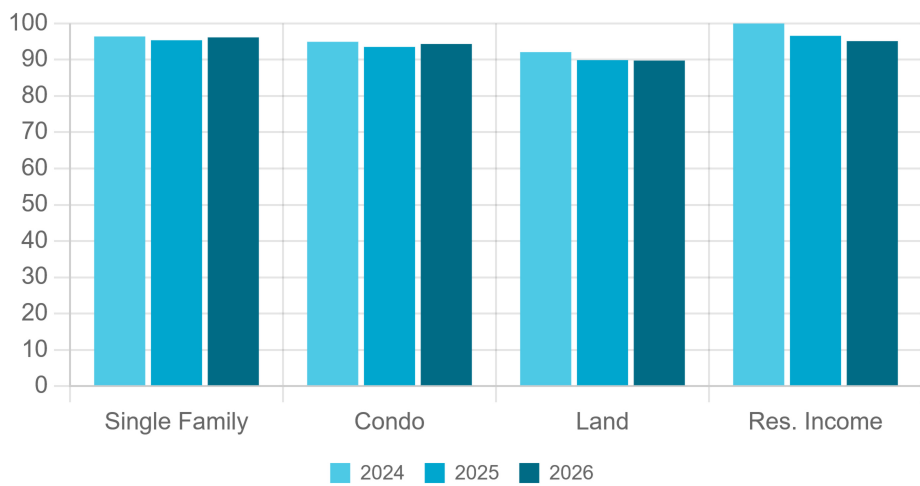


Percent of List Price Received

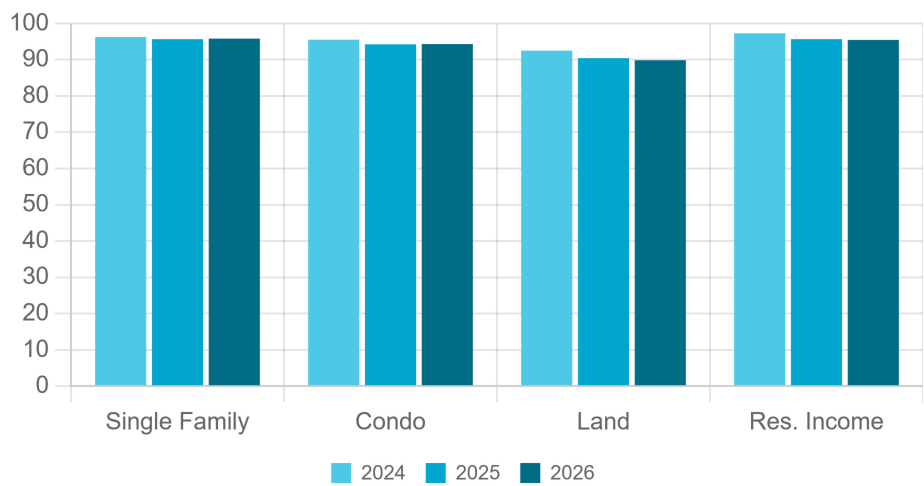


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

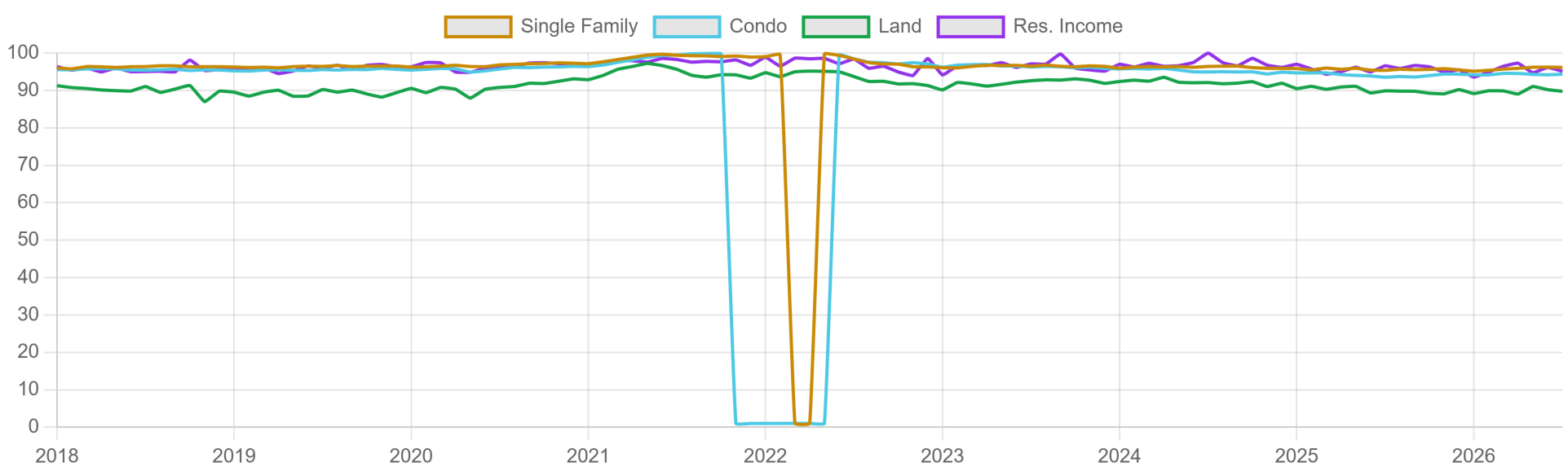
July



Year to Date



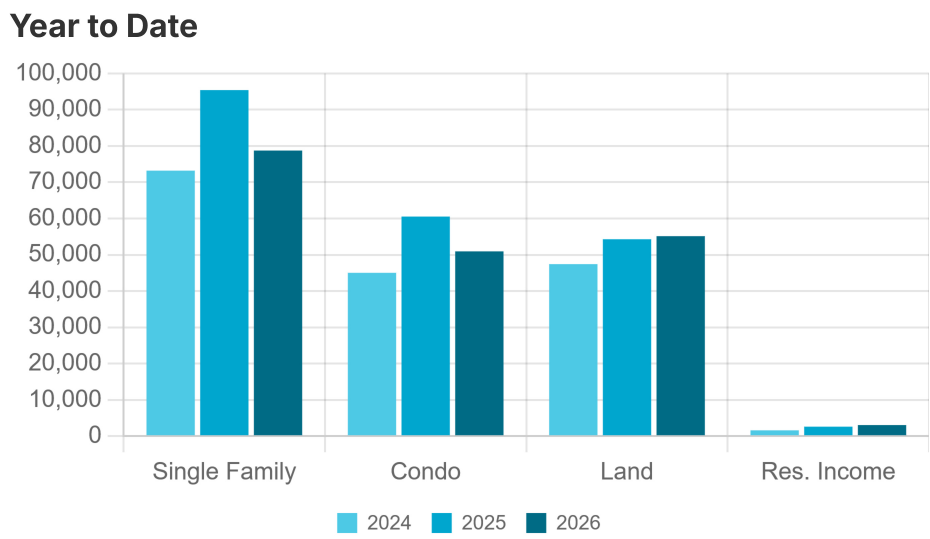
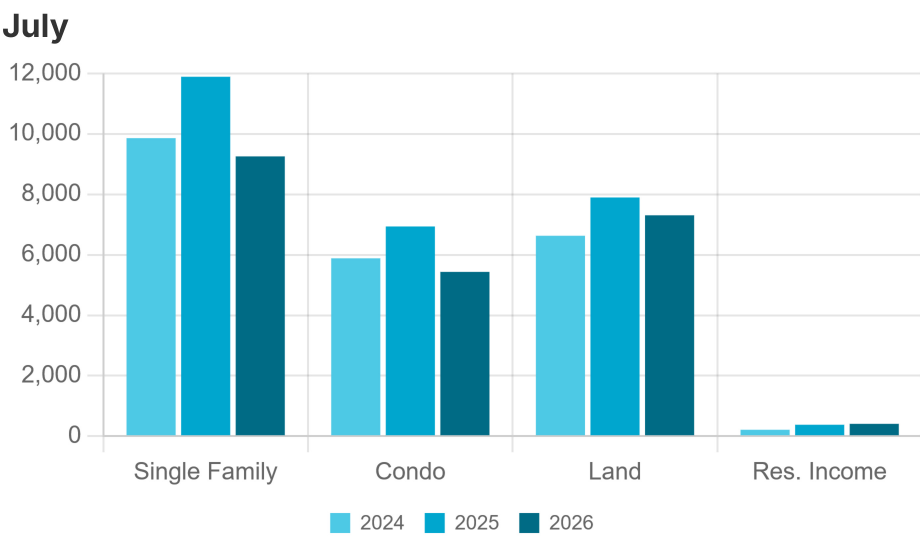
Percent of List Price Received by Month



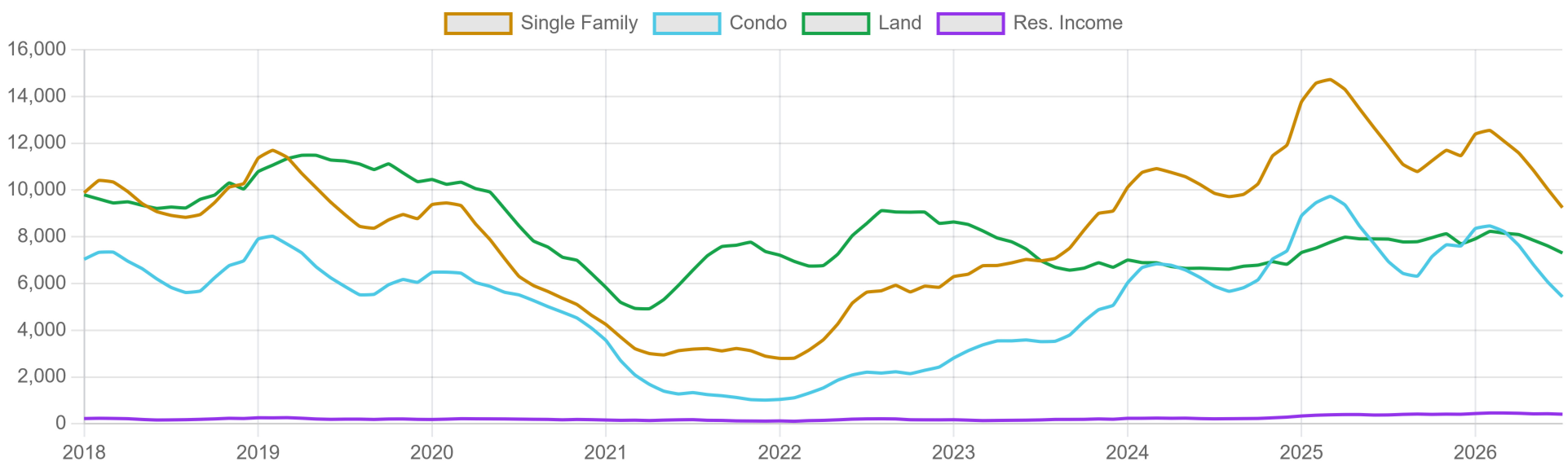
Inventory of Homes for Sale



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



Inventory of Homes for Sale by Month

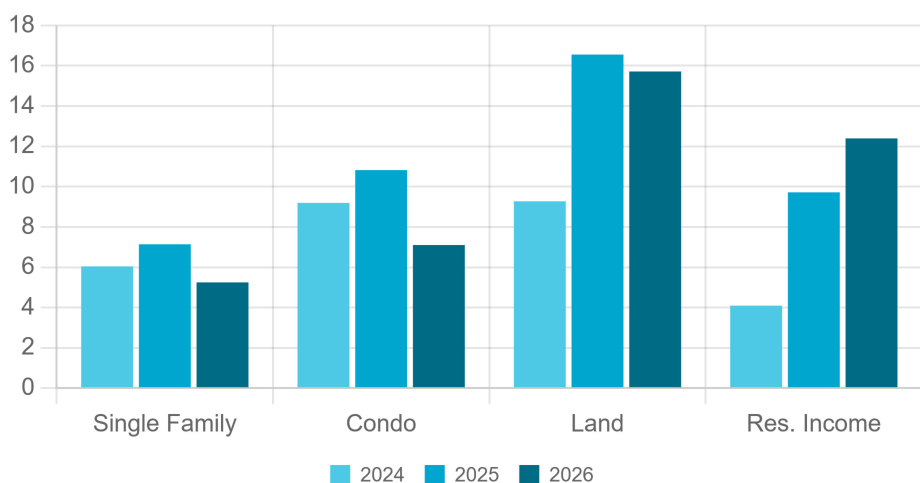


Months Supply of Inventory

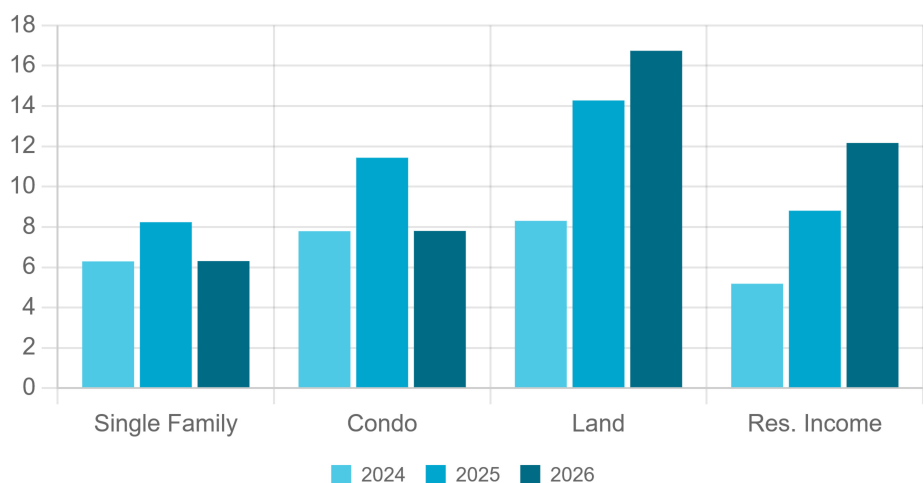


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

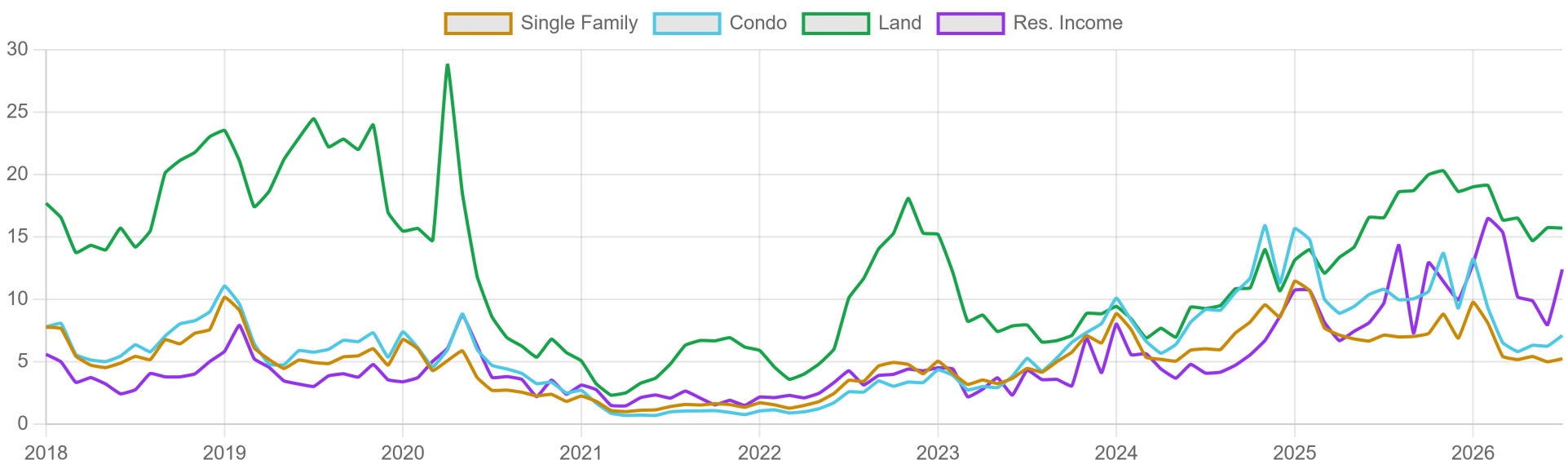
July



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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		4,541	4,368	-3.8%	44,566	39,219	-12.0%
Pending Sales		2,932	4,084	+39.3%	24,630	29,512	+19.8%
Closed Sales		2,822	3,026	+7.2%	21,675	23,542	+8.6%
Days on Market (Median)		68	67	-1.4%	56	59	+5.6%
Median Sales Price		\$333,623	\$344,106	+3.1%	\$349,307	\$362,002	+3.6%
Percent of List Price Received		94.0%	94.7%	+0.7%	94.4%	94.5%	+0.2%
Inventory of Homes for Sale		27,101	22,406	-17.3%			
Months Supply of Inventory		11	9	-14.9%			