Monthly Indicators

August 2026

August 2026 showed continued buyer momentum across Southwest Florida, with pending sales up 12.0% year over year and closed sales up 2.3%. The overall median sales price increased 3.1% to $347,325, while inventory declined 12.2% and months supply fell to 10 months. New listings were down slightly at 1.0%, and homes that sold moved faster, with median days on market decreasing 8.8% to 66 days.

Single-family homes remained steady, with pending sales up 10.8%, closed sales up 2.5%, and the median price increasing 3.6% to $430,000. Condos showed stronger transaction growth, with pending sales up 20.6% and closed sales up 4.0%, although pricing was essentially flat year over year. Land remained slower-moving despite a 17.4% increase in median price, while residential income saw a sharp rise in pending activity but softer pricing, highlighting continued differences across property types.

Quick Facts

+2.3%	+3.1%	-12.2%
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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,337	2,384	+2.0%	25,071	22,675	-9.6%
Pending Sales		1,620	1,795	+10.8%	14,080	15,567	+10.6%
Closed Sales		1,588	1,627	+2.5%	13,602	14,762	+8.5%
Days on Market (Median)		60	55	-8.3%	55	54	-2.1%
Median Sales Price		$415,000	$430,000	+3.6%	$436,000	$445,796	+2.2%
Percent of List Price Received		95.7%	96.2%	+0.5%	95.7%	95.9%	+0.2%
Inventory of Homes for Sale		10,392	8,745	-15.8%			
Months Supply of Inventory		7	5	-17.9%			

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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,031	983	-4.7%	12,652	11,396	-9.9%
Pending Sales		613	739	+20.6%	6,272	7,819	+24.7%
Closed Sales		646	672	+4.0%	6,154	7,621	+23.8%
Days on Market (Median)		111	87	-21.6%	74	72	-3.5%
Median Sales Price		$334,500	$334,000	-0.1%	$366,062	$348,791	-4.7%
Percent of List Price Received		93.7%	93.9%	+0.2%	94.2%	94.3%	+0.1%
Inventory of Homes for Sale		6,091	5,056	-17.0%			
Months Supply of Inventory		9	8	-20.2%			

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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,060	1,021	-3.7%	10,728	8,984	-16.3%
Pending Sales		437	443	+1.4%	4,220	3,984	-5.6%
Closed Sales		423	418	-1.2%	4,312	3,827	-11.2%
Days on Market (Median)		57	74	+29.8%	45	62	+37.4%
Median Sales Price		$36,000	$42,250	+17.4%	$34,844	$38,625	+10.9%
Percent of List Price Received		89.8%	89.3%	-0.6%	90.4%	89.8%	-0.6%
Inventory of Homes for Sale		7,715	7,364	-4.5%			
Months Supply of Inventory		18	18	-3.4%			

Residential Income Market Overview

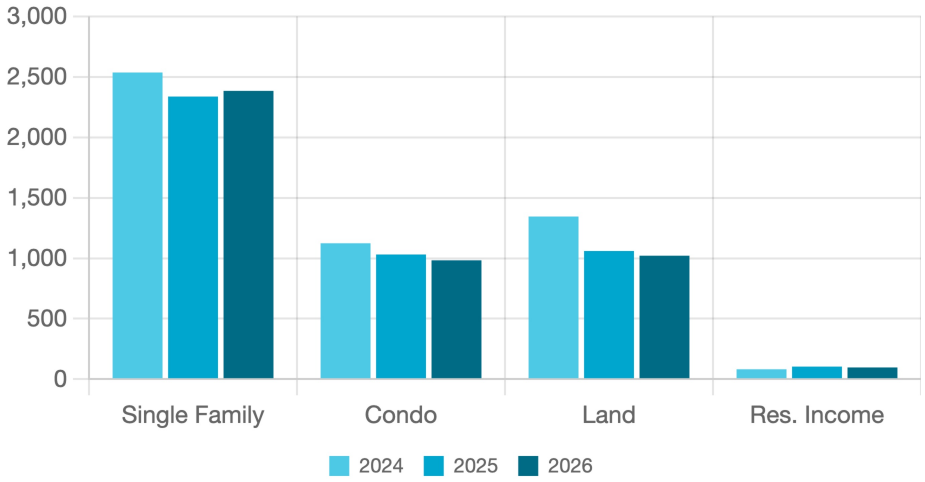
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Residential Income properties only.

Key Metrics	Historical Graph	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		104	97	-6.7%	771	778	+0.9%
Pending Sales		36	55	+52.8%	344	332	-3.5%
Closed Sales		28	29	+3.6%	337	298	-11.6%
Days on Market (Median)		62	36	-41.5%	48	49	+2.0%
Median Sales Price		$497,500	$415,000	-16.6%	$506,238	$451,375	-10.8%
Percent of List Price Received		95.9%	95.2%	-0.7%	95.7%	95.4%	-0.3%
Inventory of Homes for Sale		375	412	+9.9%			
Months Supply of Inventory		13	14	+6.1%			

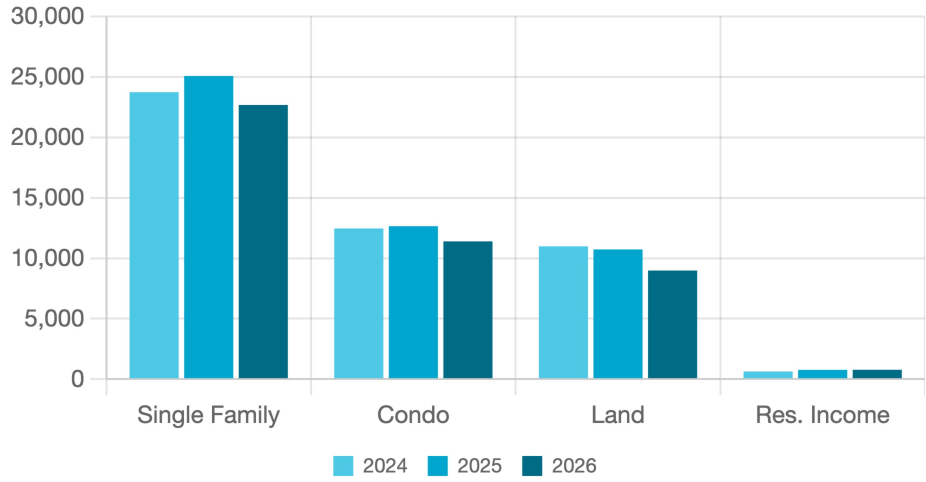
New Listings

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

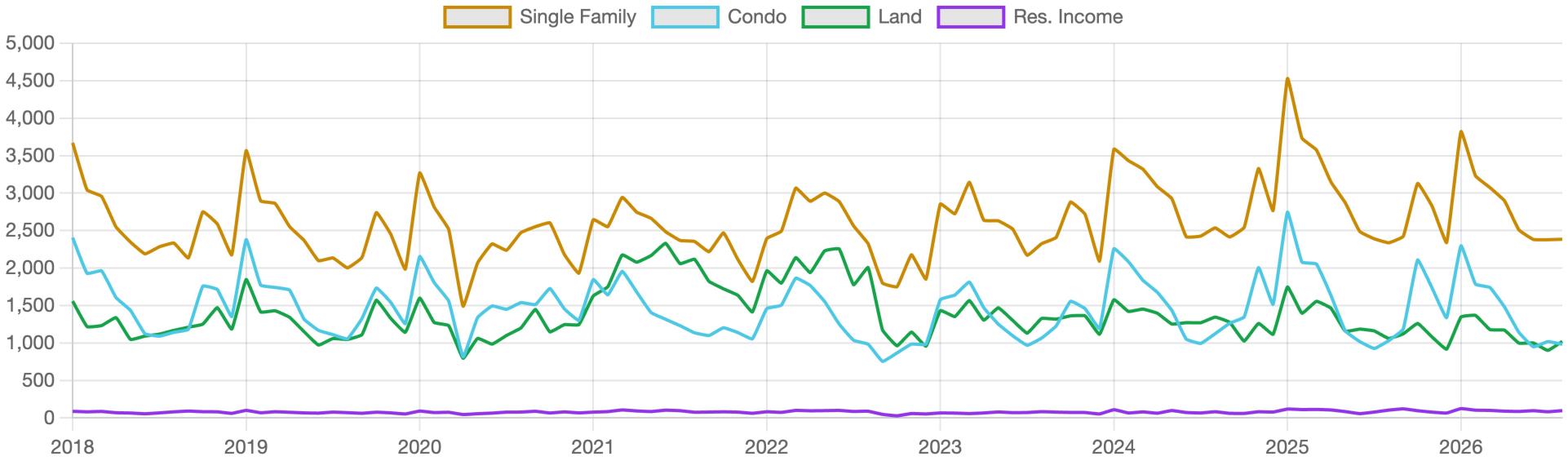
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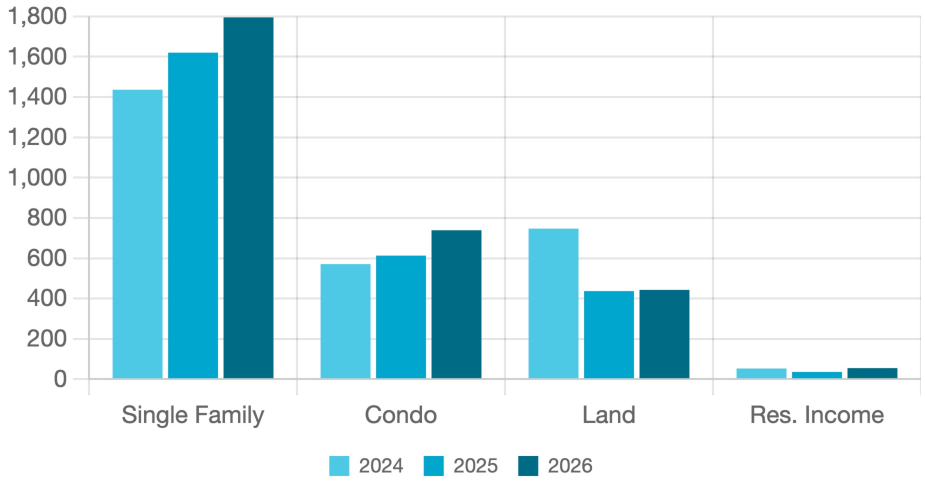
New Listings by Month



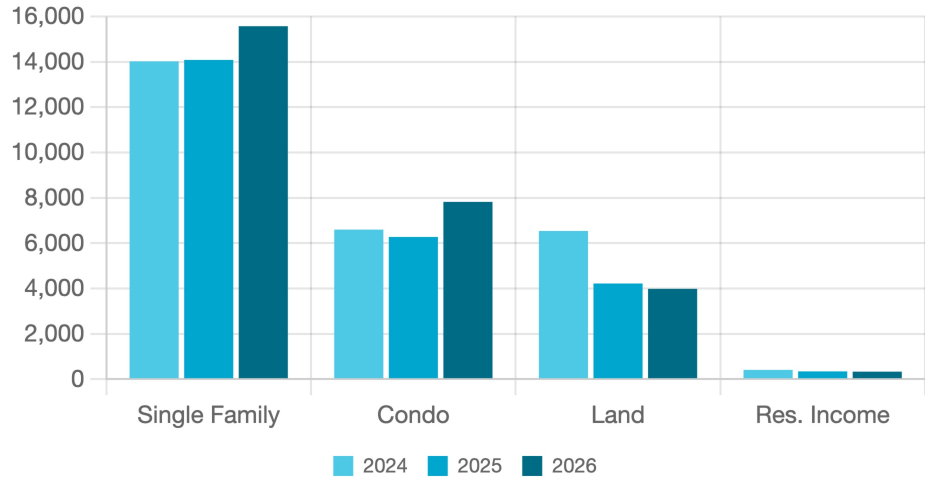
Pending Sales

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

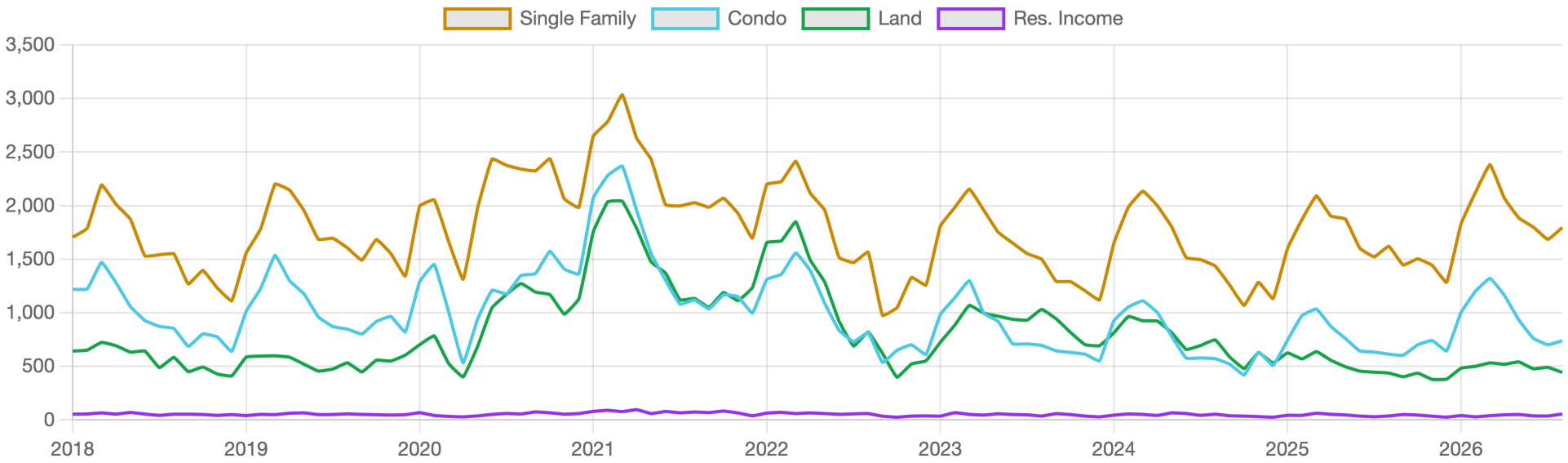
August



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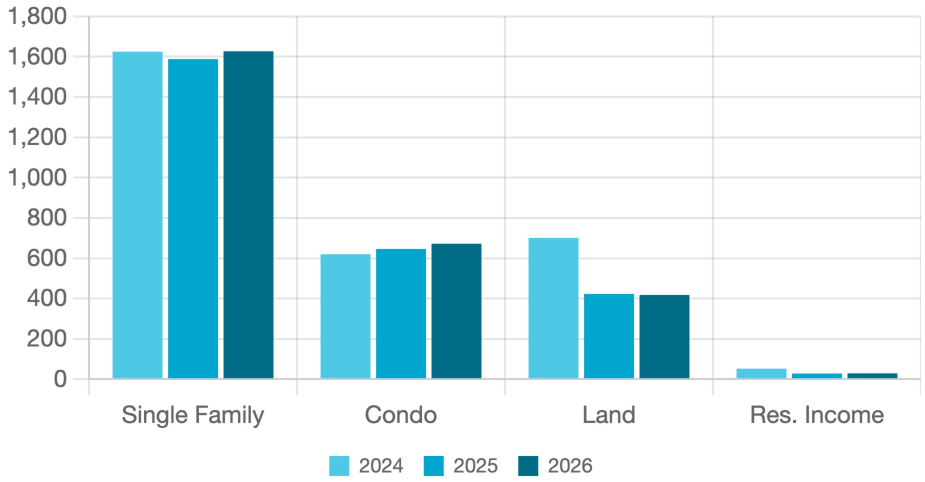
Pending Sales by Month



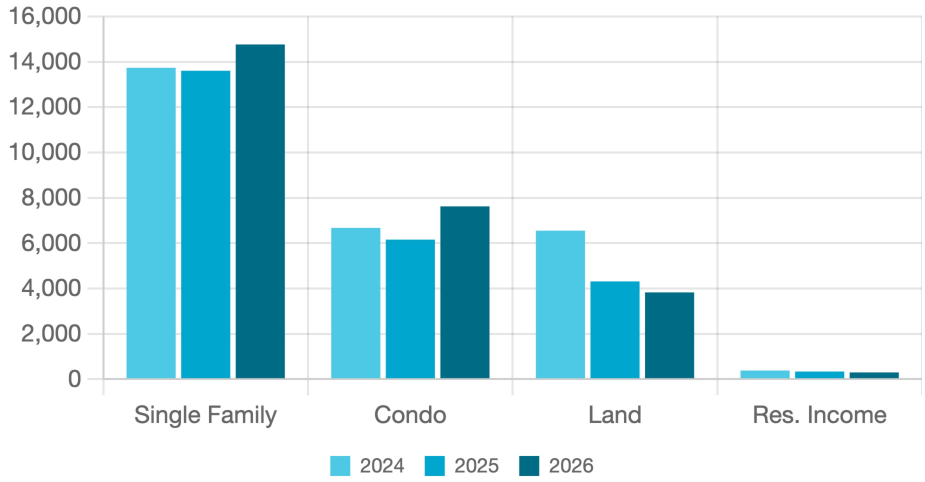
Closed Sales

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

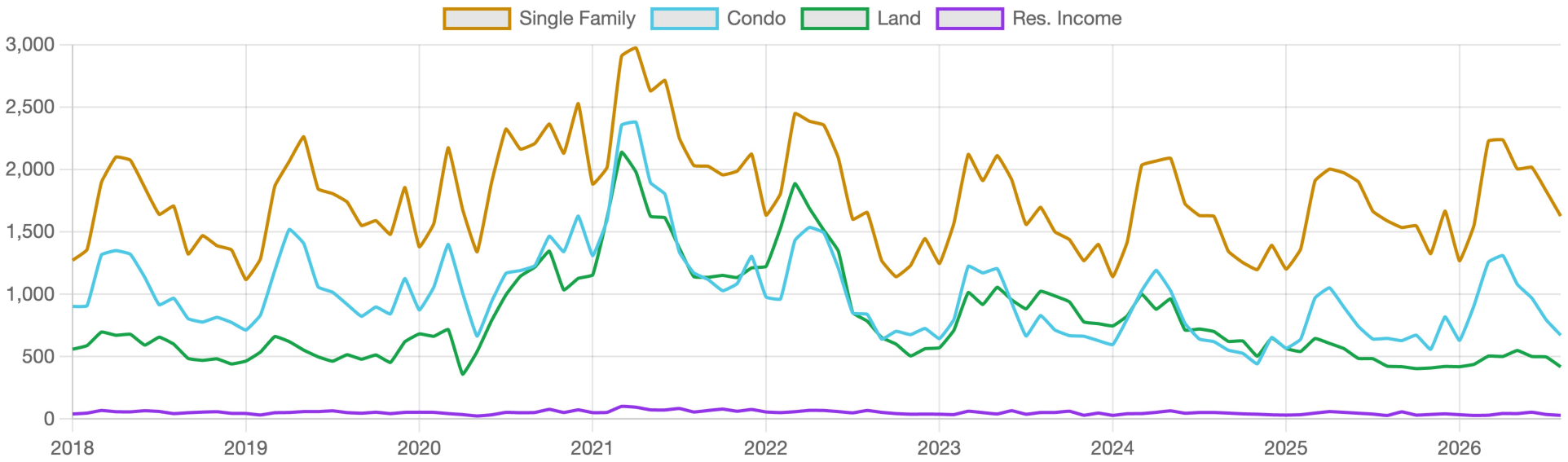
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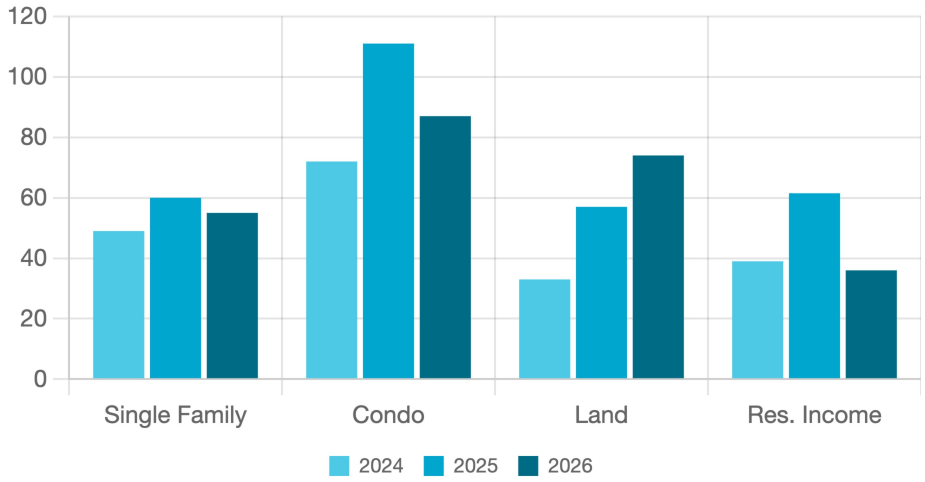
Closed Sales by Month



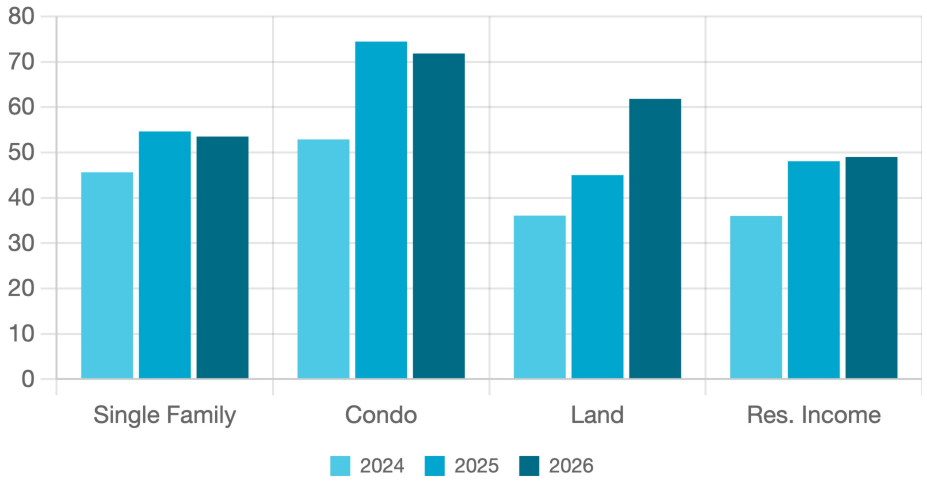
Days on Market (Median)

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

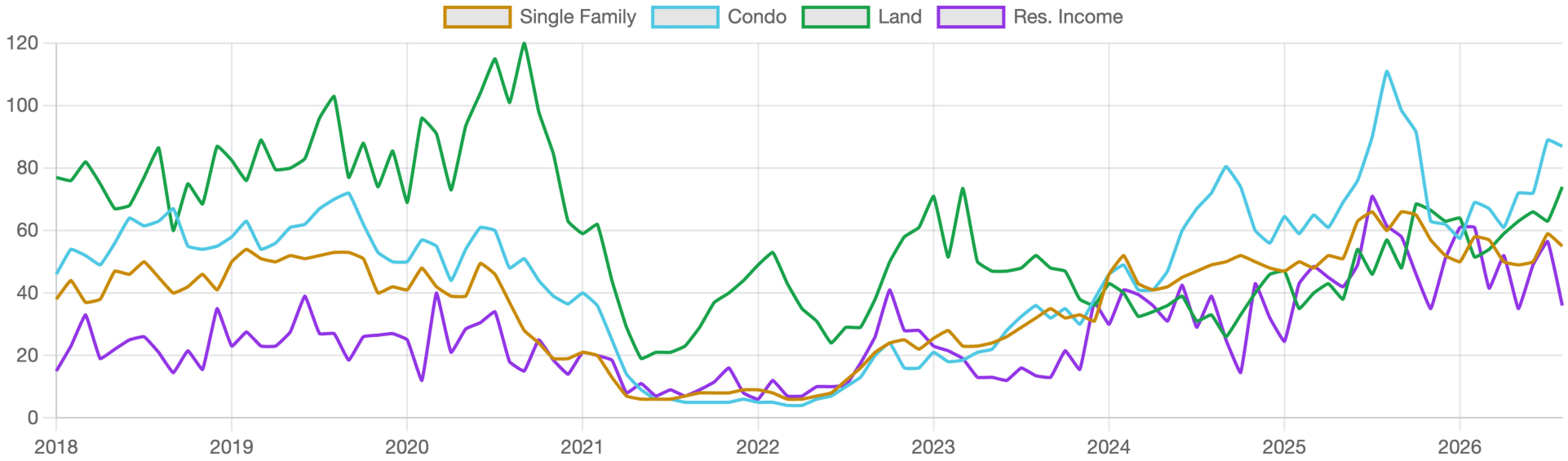
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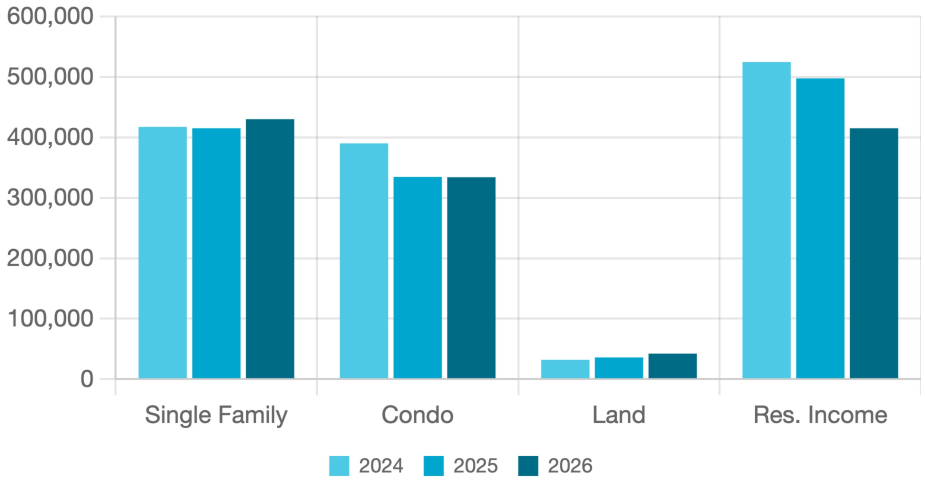
Days on Market (Median) by Month



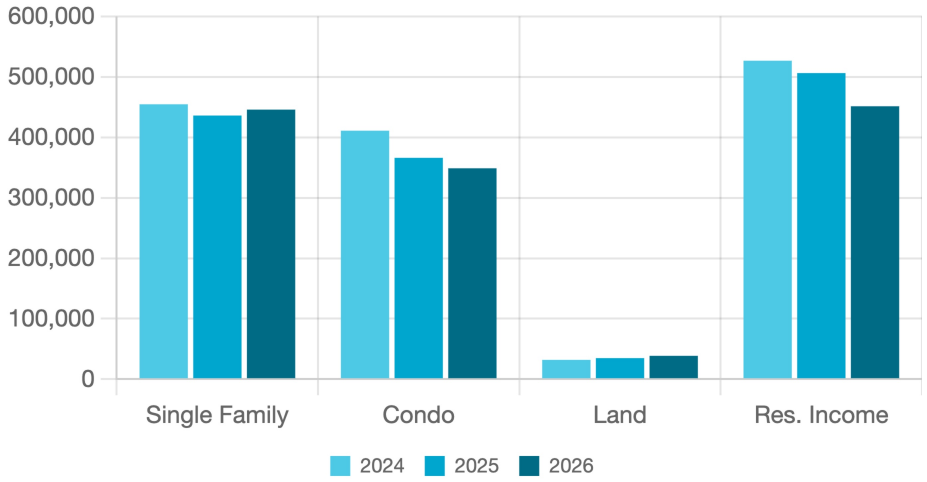
Median Sales Price

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

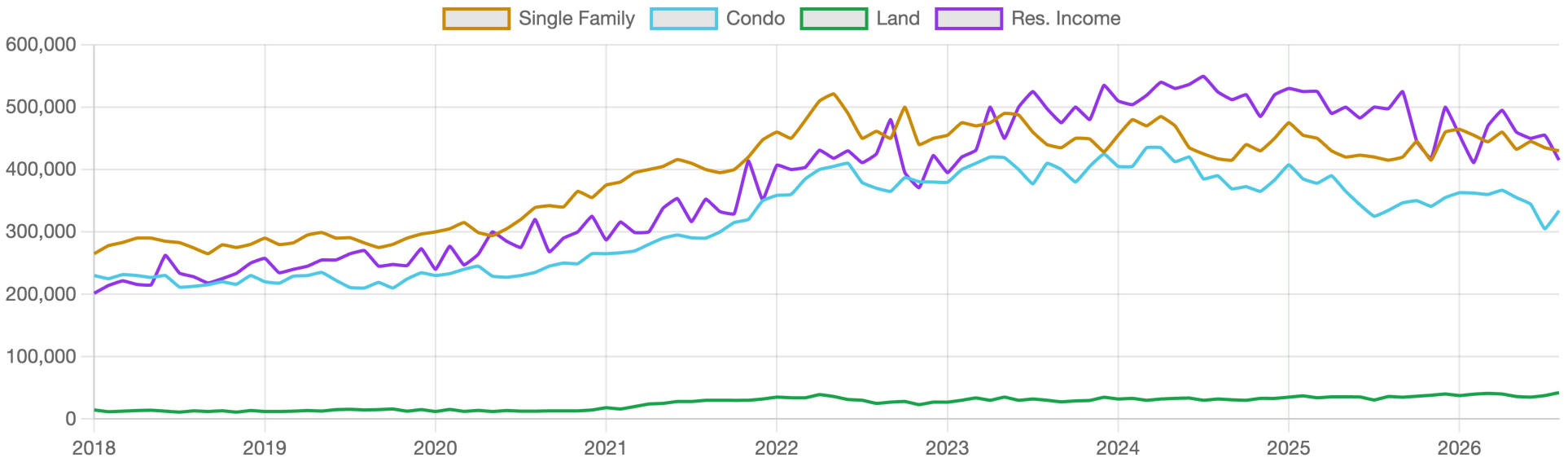
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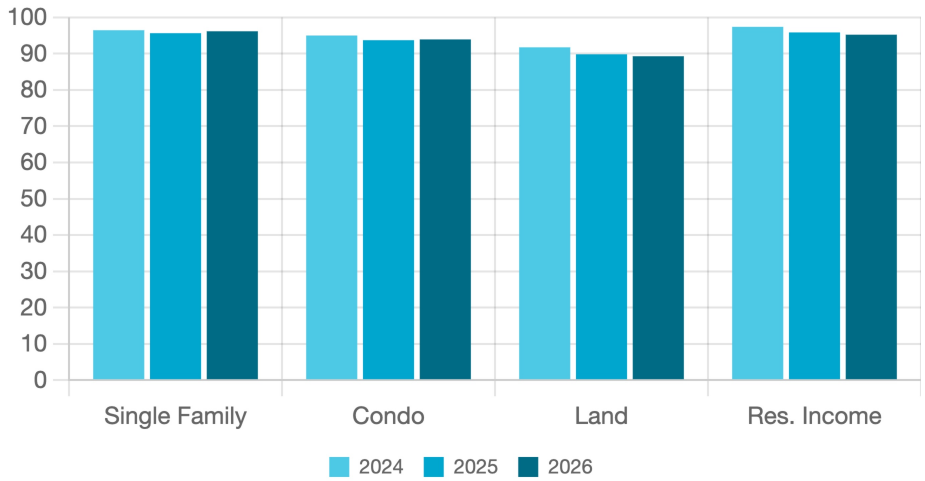
Median Sales Price by Month



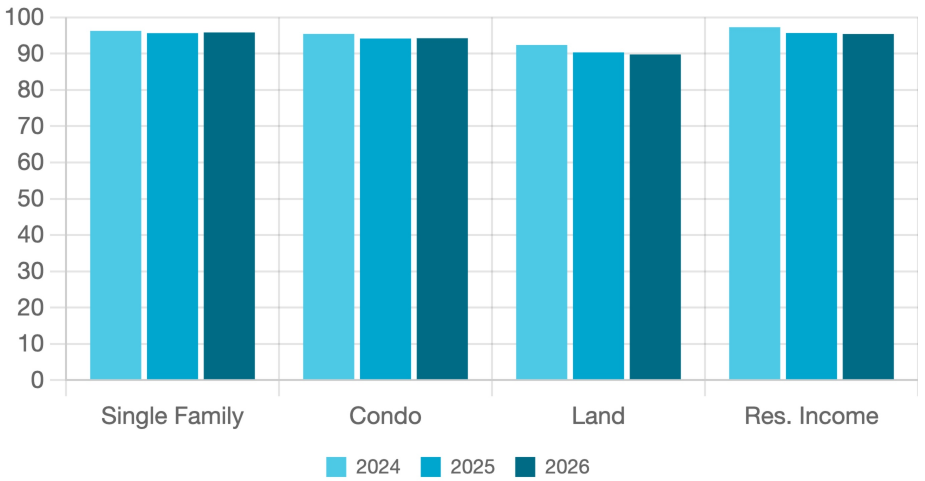
Percent of List Price Received

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.

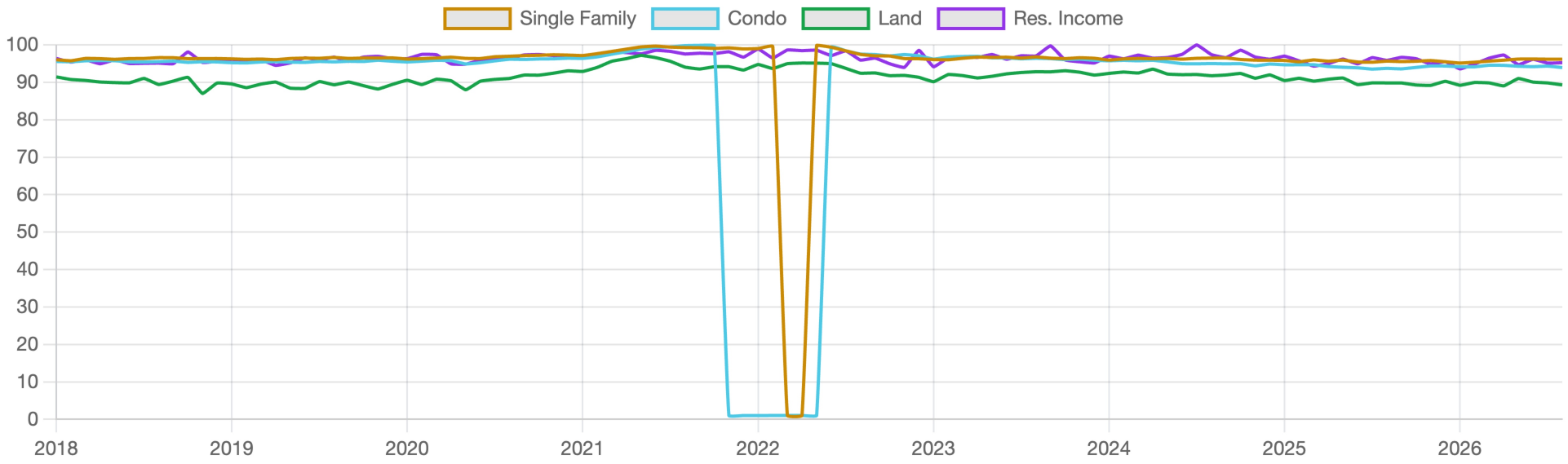
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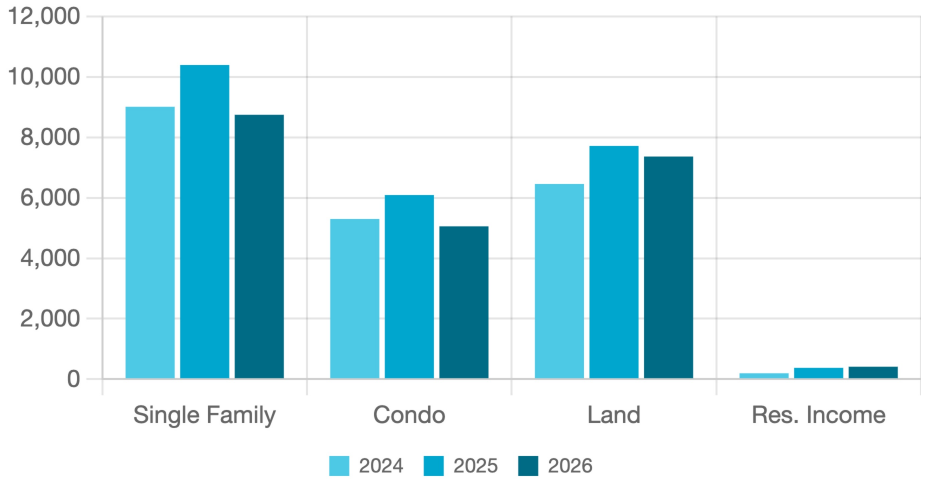
Percent of List Price Received by Month



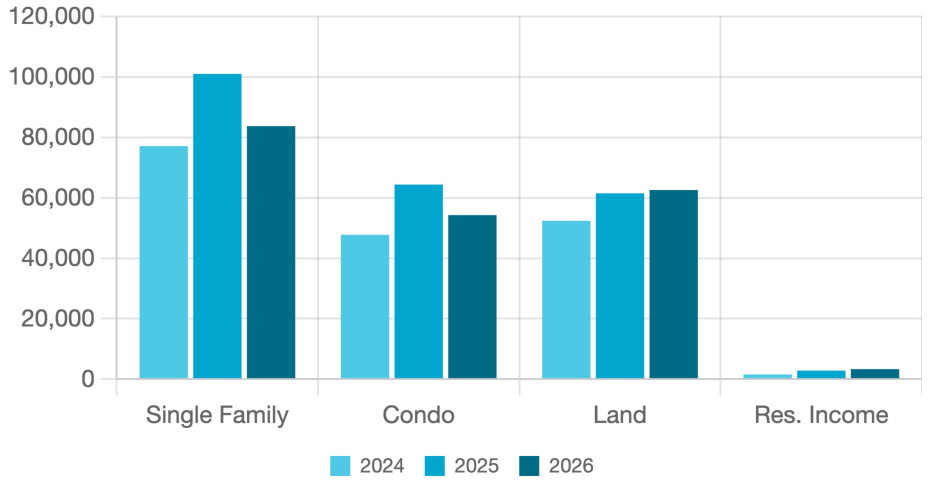
Inventory of Homes for Sale

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

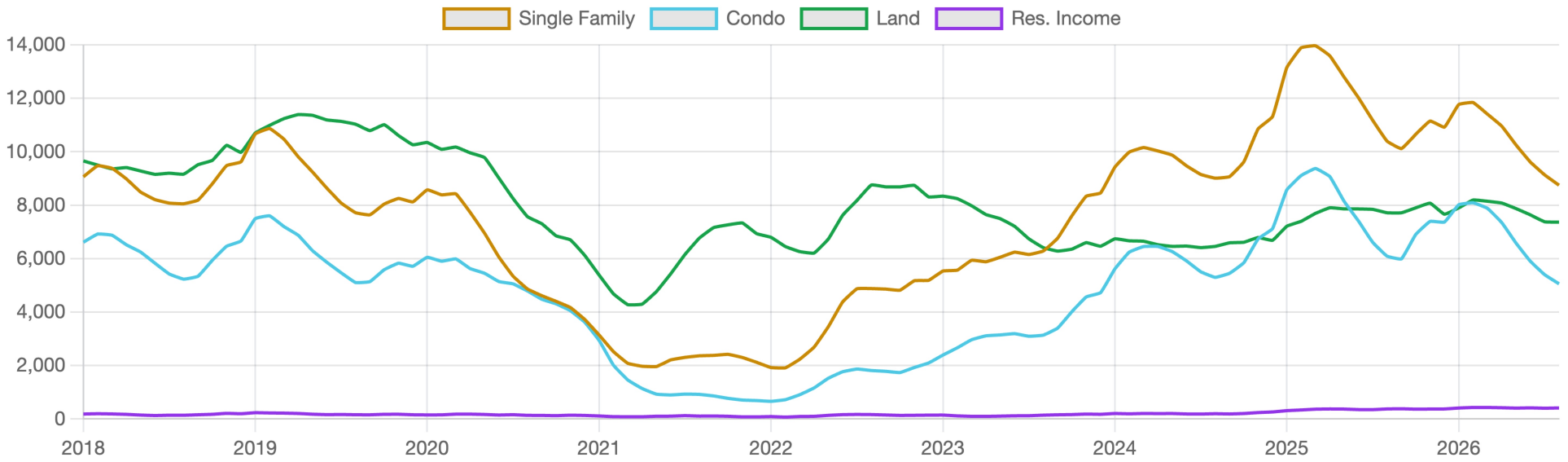
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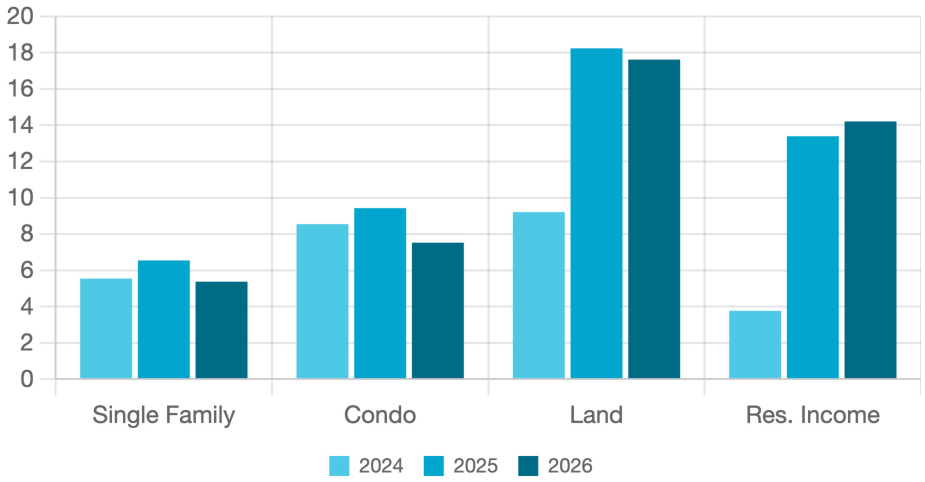
Inventory of Homes for Sale by Month



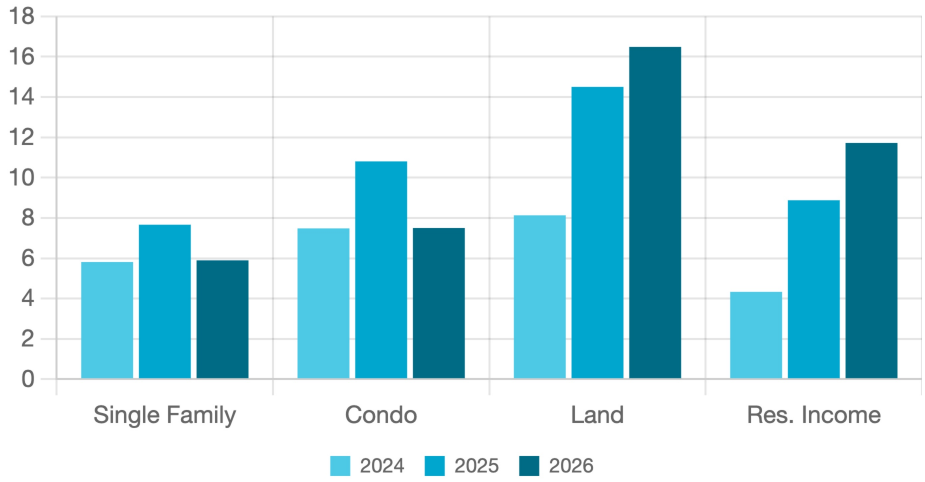
Months Supply of Inventory

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.

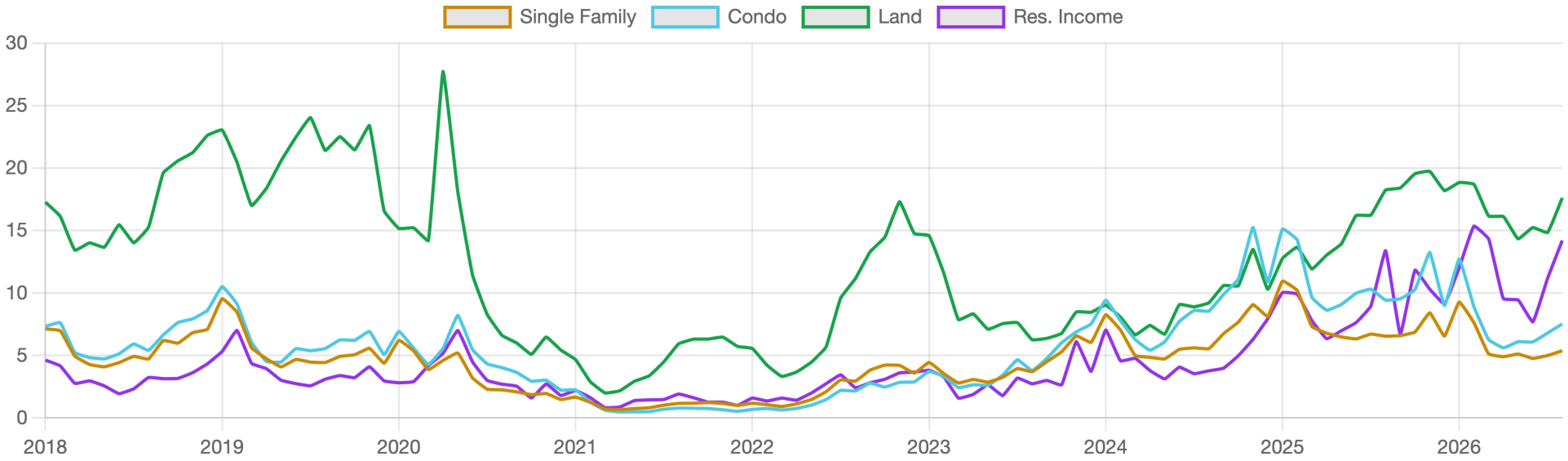
August



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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		4,532	4,485	-1.0%	49,222	43,833	-10.9%
Pending Sales		2,706	3,032	+12.0%	24,916	27,702	+11.2%
Closed Sales		2,685	2,746	+2.3%	24,405	26,508	+8.6%
Days on Market (Median)		72	66	-8.8%	58	60	+3.5%
Median Sales Price		$336,784	$347,325	+3.1%	$347,191	$358,622	+3.3%
Percent of List Price Received		94.3%	94.6%	+0.3%	94.3%	94.5%	+0.2%
Inventory of Homes for Sale		24,573	21,577	-12.2%			
Months Supply of Inventory		11	10	-7.3%			