Local Market Update – October 2026

A Research Tool Provided by Coconut Coast Organization of REALTORS®

Southwest Florida

(Lee, Collier, Hendry Counties)

Single Family

Key Metrics	October			Year To Date		
	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	3,128	**2,947**	-5.8%	30,620	**28,081**	-8.3%
Pending Sales	1,502	**1,483**	-1.3%	17,026	**18,269**	+7.3%
Closed Sales	1,549	**1,501**	-3.1%	16,686	**17,839**	+6.9%
Days on Market (Median)	65	**49**	-24.6%	56.8	**52.4**	-7.7%
Median Sales Price	$445,000	**$445,000**	0.0%	$435,300	**$444,137**	+2.0%
Sold Dollar Volume	$1.1B	**$1.1B**	-0.8%	$12.6B	**$13.9B**	+9.9%
Percent of List Price Received	95.62%	**96.21%**	+0.6%	95.64%	**95.94%**	+0.3%
Inventory of Homes for Sale	10,648	**9,547**	-10.3%			
Months Supply of Inventory	6.9	**6.4**	-7.5%			

Condo

Key Metrics	October			Year To Date		
	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	2,108	**1,779**	-15.6%	15,946	**14,414**	-9.6%
Pending Sales	699	**722**	+3.3%	7,573	**9,044**	+19.4%
Closed Sales	672	**616**	-8.3%	7,454	**8,920**	+19.7%
Days on Market (Median)	91.5	**65**	-29.0%	78.55	**71.5**	-9.0%
Median Sales Price	$350,000	**$313,750**	-10.4%	$362,500	**$343,540**	-5.2%
Sold Dollar Volume	$329.5M	**$295M**	-10.5%	$4.2B	**$5B**	+20.6%
Percent of List Price Received	93.97%	**94.76%**	+0.8%	94.09%	**94.28%**	+0.2%
Inventory of Homes for Sale	6,906	**5,853**	-15.2%			
Months Supply of Inventory	10.3	**9.5**	-7.5%			

Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Current as of November 9th, 2026. All data from Coconut Coast Organization of REALTORS® MLS | Data gathered from Domus Analytics