Monthly Indicators

October 2026

October 2026 reflected steady market velocity across Southwest Florida, highlighted by faster sales times and declining residential inventory. Overall closed sales reached 2,534, with strong year-to-date momentum up 7.0% (31,784 sales). The median sales price held steady at $350,791, while median days on market fell 24.1% to 55 days.

Single-family homes remained firm with a median price of $445,000 and supply tightening to 6.4 months as inventory dropped 10.3%. Condominium pending sales grew 3.3% with a median price of $313,750, while active inventory declined 15.2%. Overall, October showcased steady buyer demand and accelerating market movement.

Quick Facts

-4.6%	-2.2%	-9.1%
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	10-2025	10-2026	% Change	YTD 2025	YTD 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%	57	52	-7.7%
Median Sales Price		$445,000	$445,000	0.0%	$435,300	$444,137	+2.0%
Percent of List Price Received		95.6%	96.2%	+0.6%	95.6%	95.9%	+0.3%
Inventory of Homes for Sale		10,648	9,547	-10.3%			
Months Supply of Inventory		7	6	-7.5%			

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	10-2025	10-2026	% Change	YTD 2025	YTD 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)		92	65	-29.0%	79	72	-9.0%
Median Sales Price		$350,000	$313,750	-10.4%	$362,500	$343,540	-5.2%
Percent of List Price Received		94.0%	94.8%	+0.8%	94.1%	94.3%	+0.2%
Inventory of Homes for Sale		6,906	5,853	-15.2%			
Months Supply of Inventory		10	10	-7.5%			

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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,261	1,070	-15.1%	13,110	11,107	-15.3%
Pending Sales		435	390	-10.3%	5,057	4,732	-6.4%
Closed Sales		404	387	-4.2%	5,135	4,648	-9.5%
Days on Market (Median)		69	61	-10.9%	48	63	+31.7%
Median Sales Price		$36,500	$40,000	+9.6%	$35,015	$38,545	+10.1%
Percent of List Price Received		89.3%	89.6%	+0.4%	90.2%	89.9%	-0.4%
Inventory of Homes for Sale		7,899	7,619	-3.5%			
Months Supply of Inventory		20	20	+0.7%			

Residential Income Market Overview

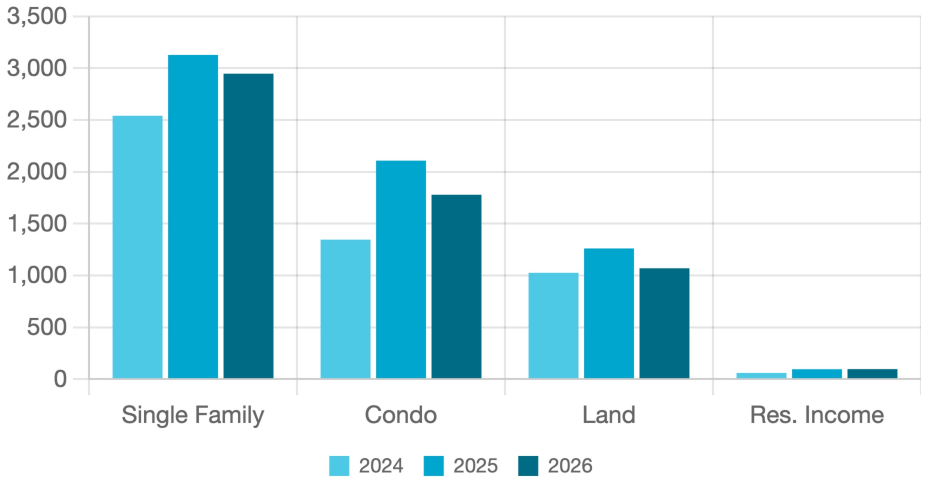
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Residential Income properties only.

Key Metrics	Historical Graph	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		96	97	+1.0%	988	980	-0.8%
Pending Sales		45	32	-28.9%	439	389	-11.4%
Closed Sales		31	30	-3.2%	425	377	-11.3%
Days on Market (Median)		46	41	-10.9%	49	49	+0.5%
Median Sales Price		$445,000	$407,000	-8.5%	$501,990	$445,500	-11.3%
Percent of List Price Received		96.3%	97.0%	+0.7%	95.9%	95.6%	-0.3%
Inventory of Homes for Sale		367	456	+24.3%			
Months Supply of Inventory		12	15	+28.4%			

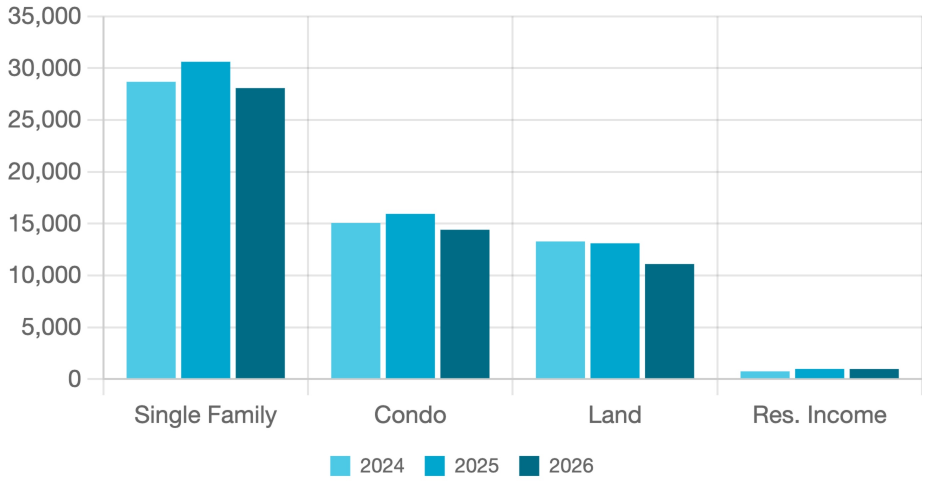
New Listings

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

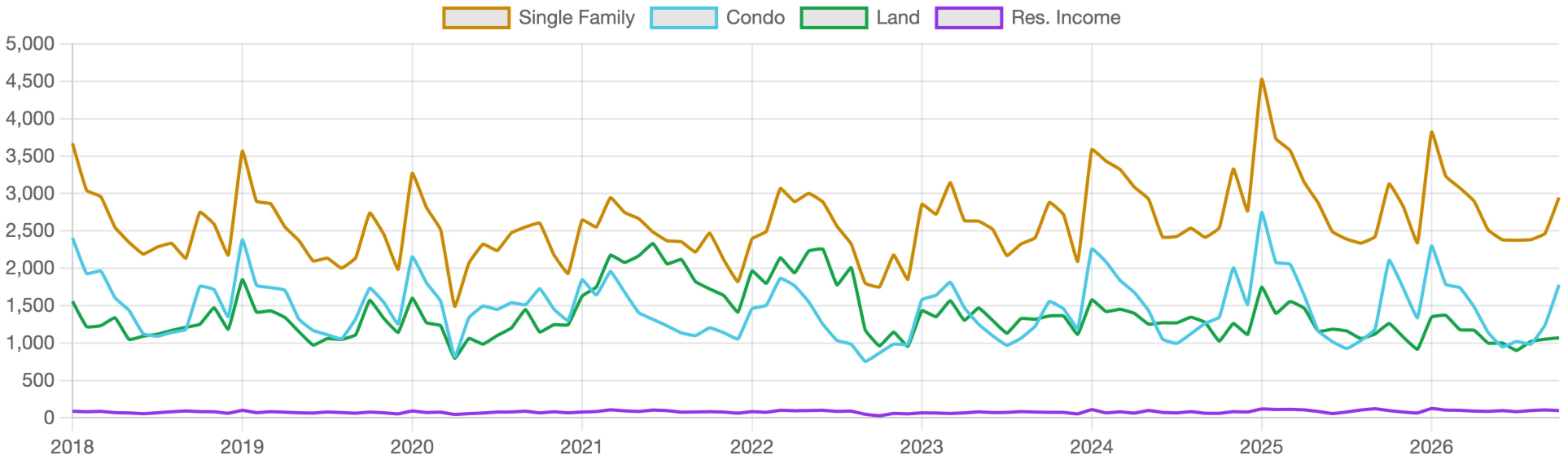
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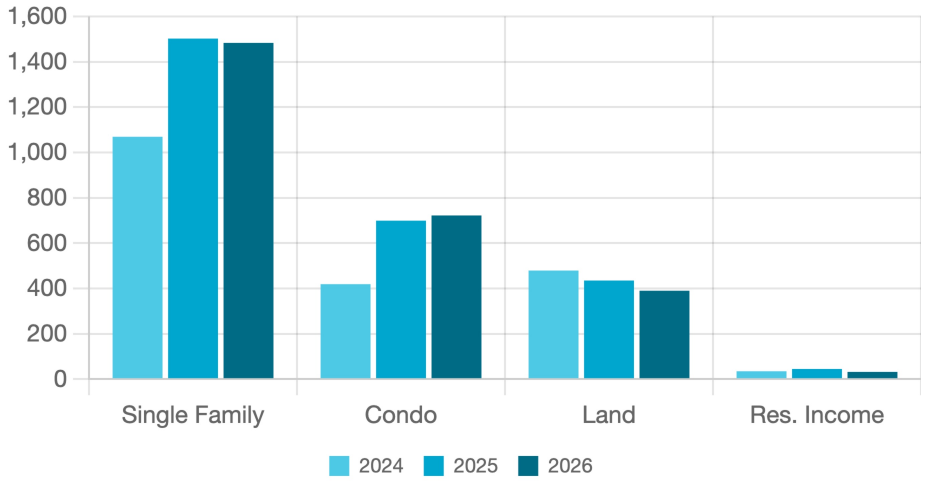
New Listings by Month



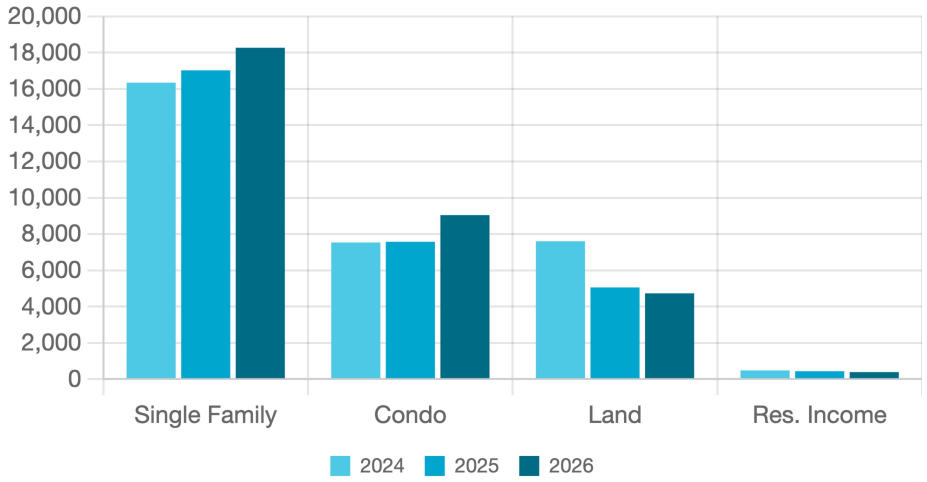
Pending Sales

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

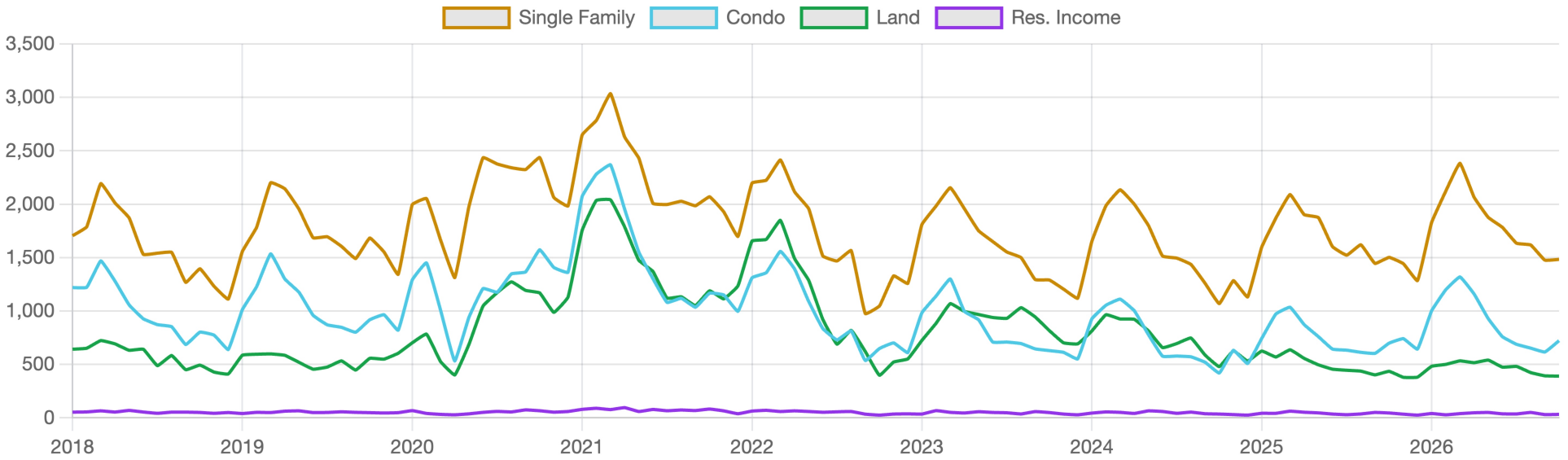
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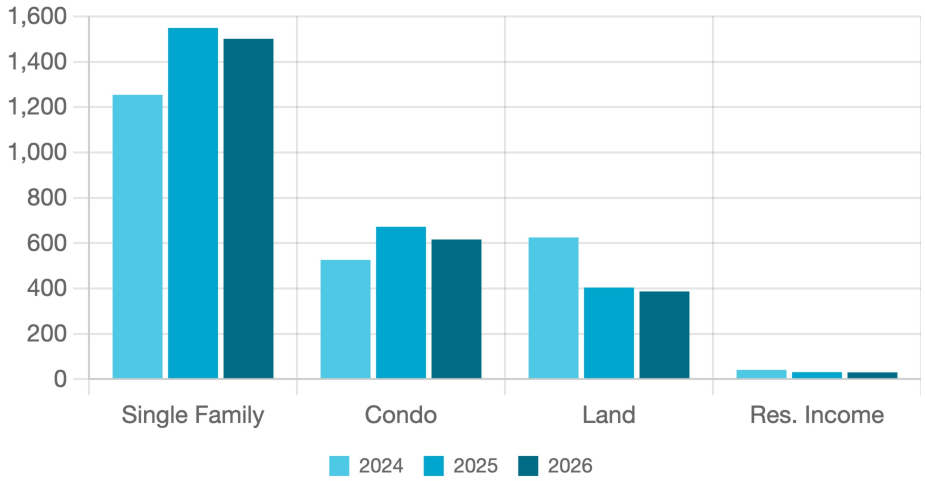
Pending Sales by Month



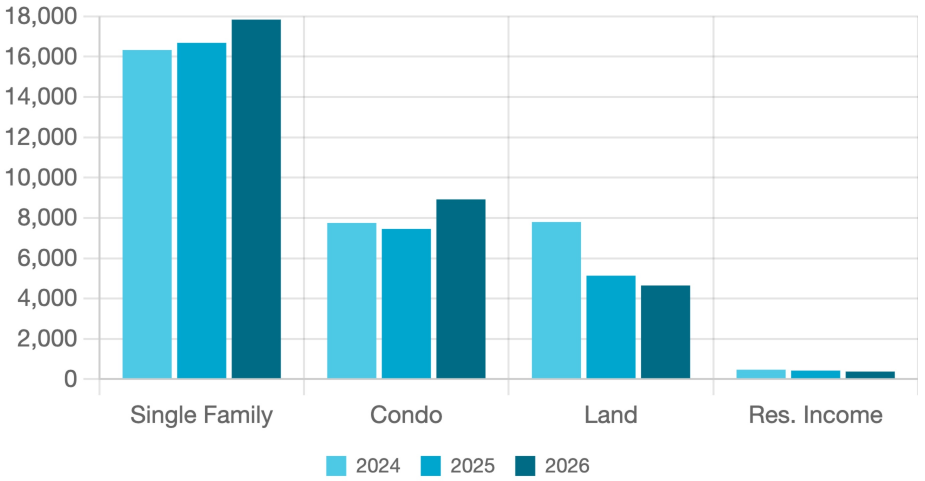
Closed Sales

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

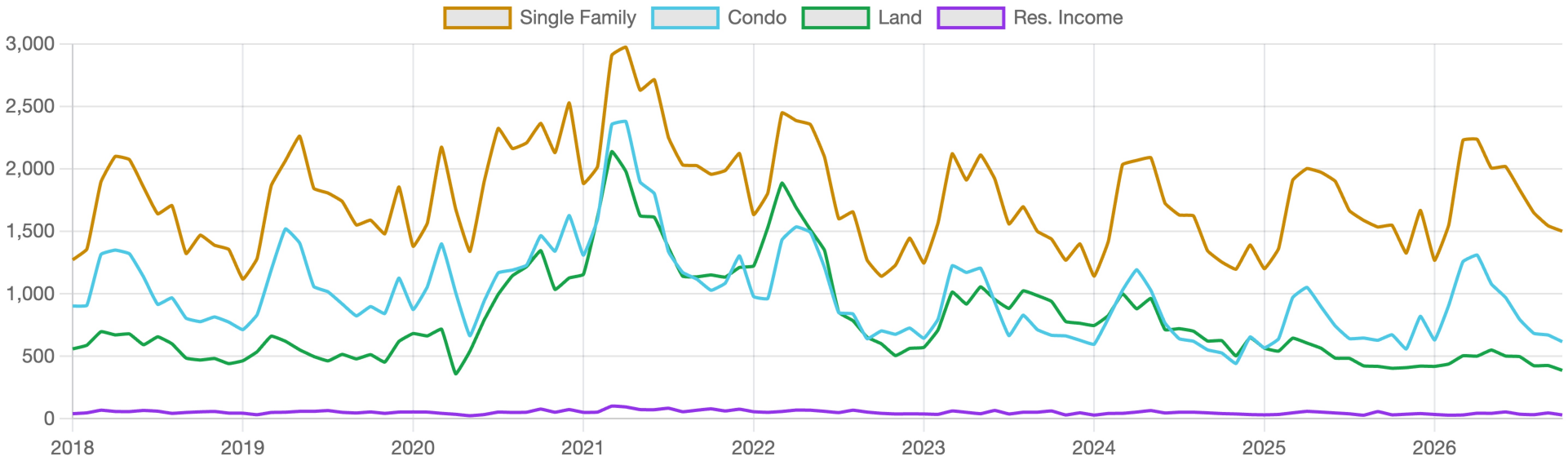
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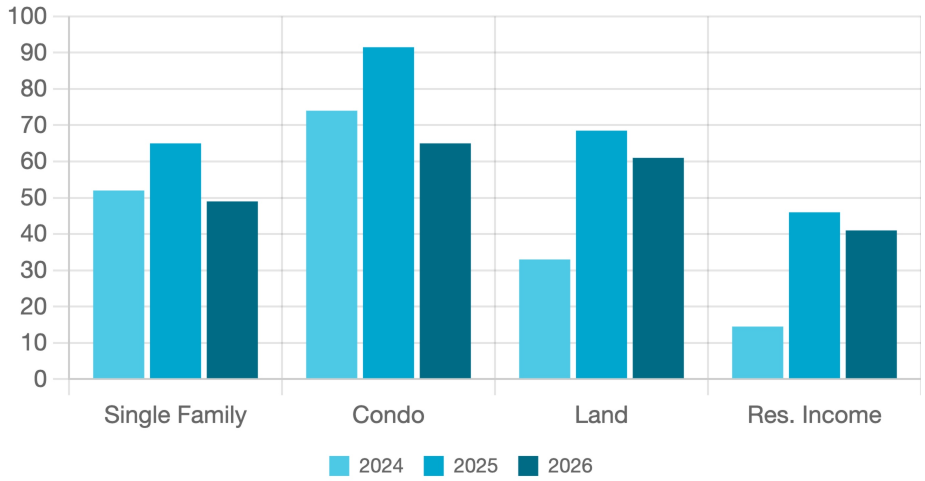
Closed Sales by Month



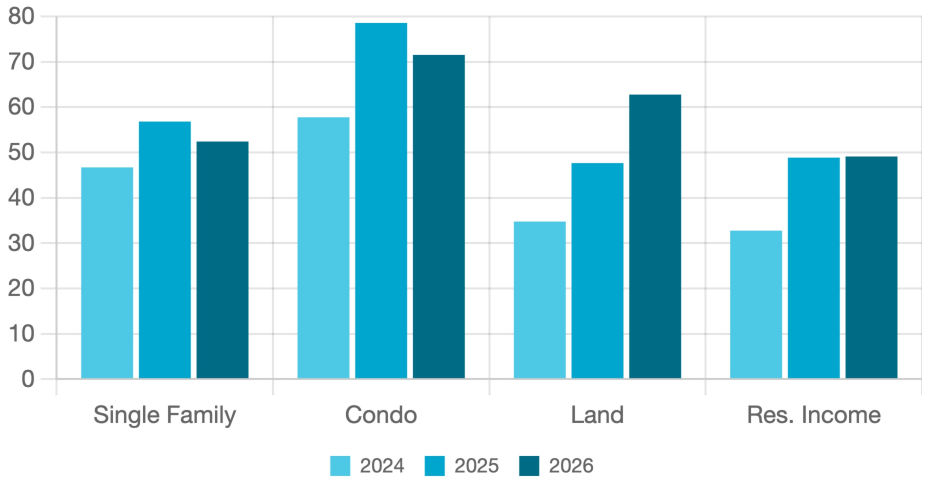
Days on Market (Median)

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

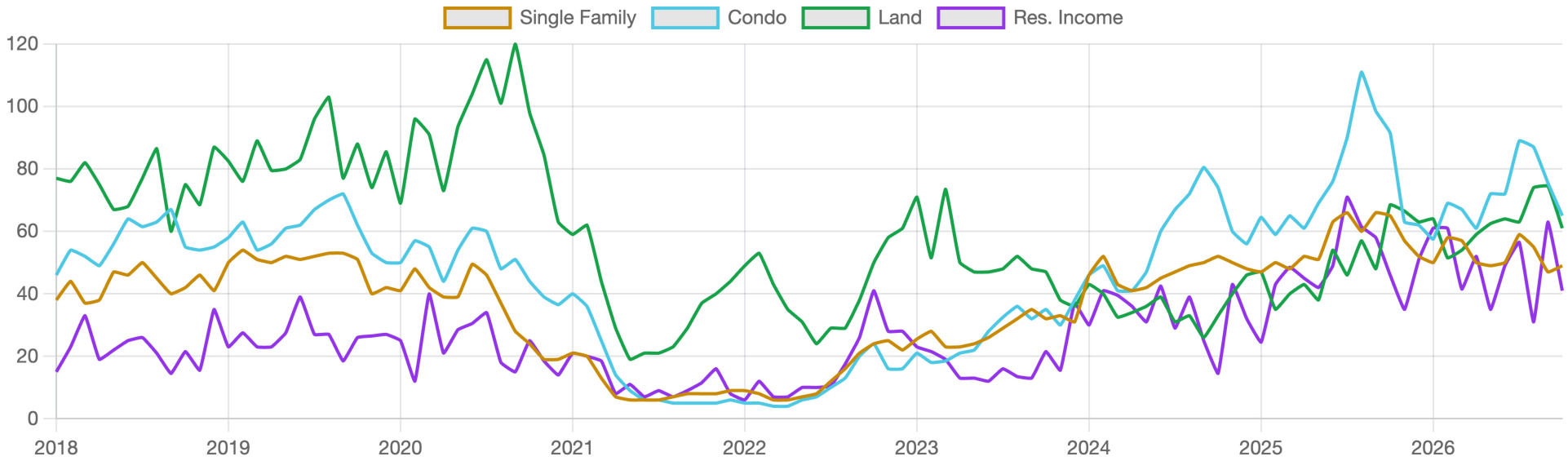
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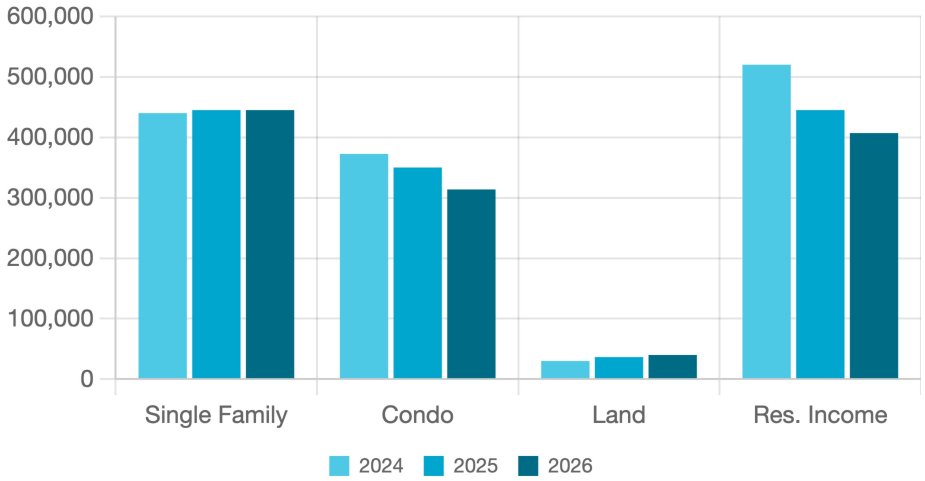
Days on Market (Median) by Month



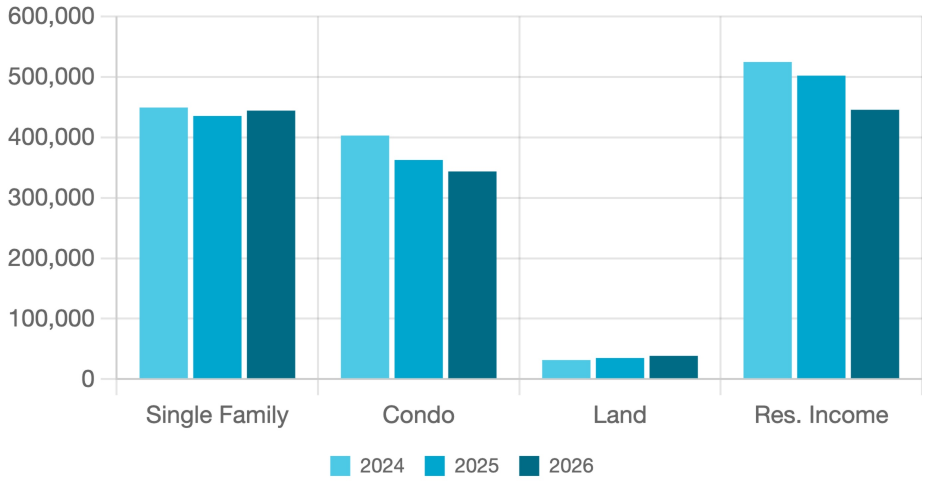
Median Sales Price

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

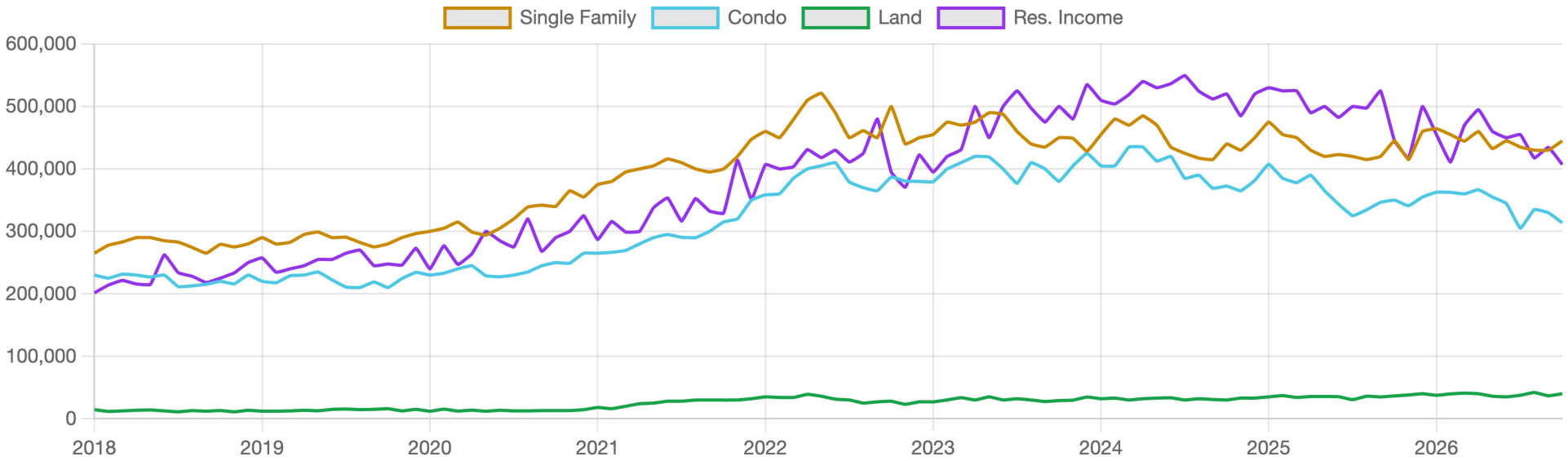
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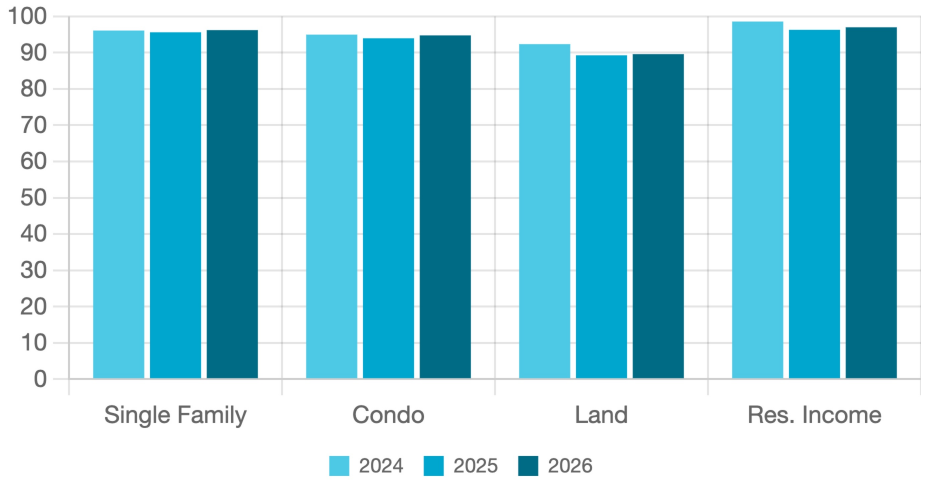
Median Sales Price by Month



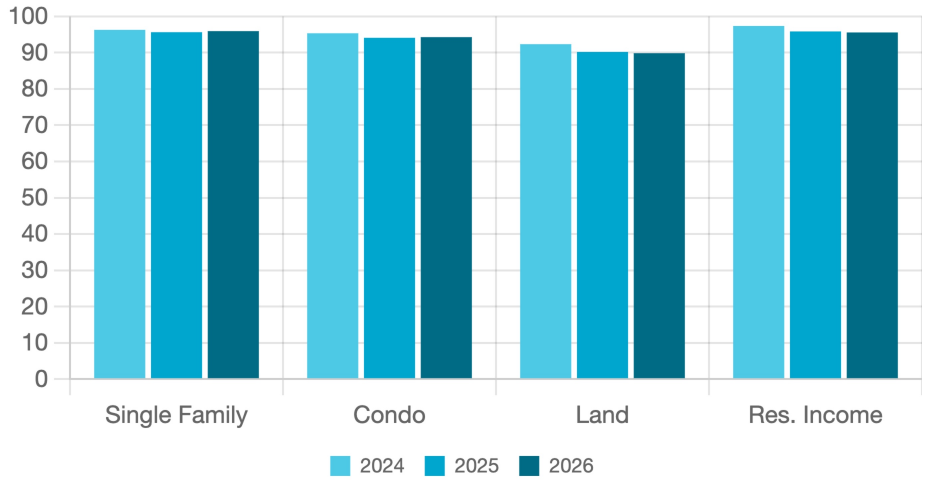
Percent of List Price Received

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.

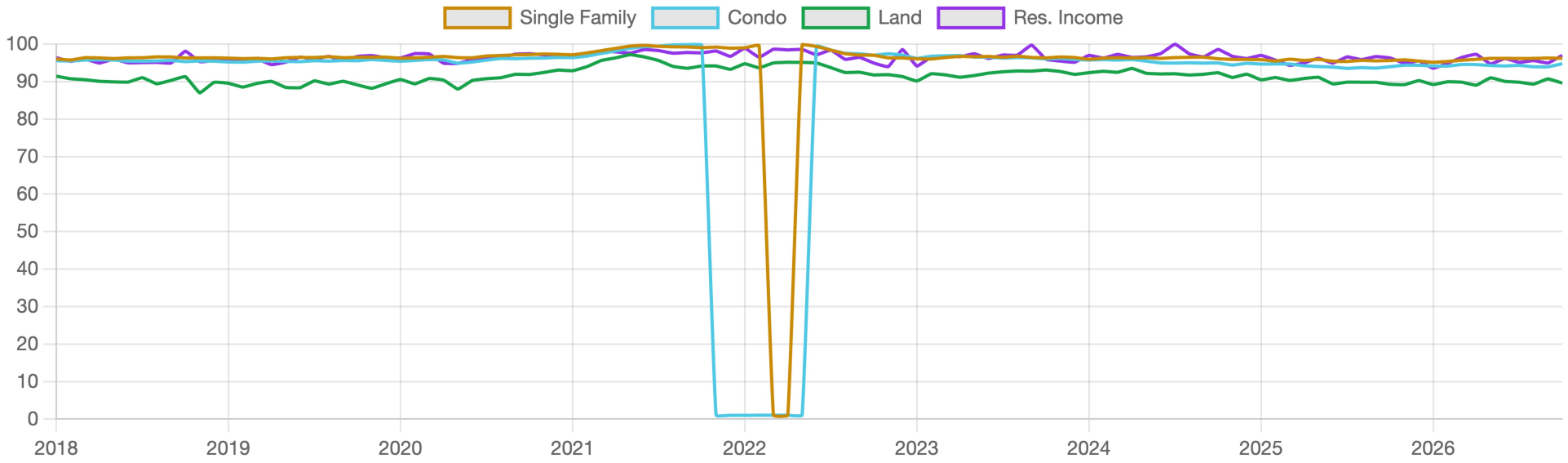
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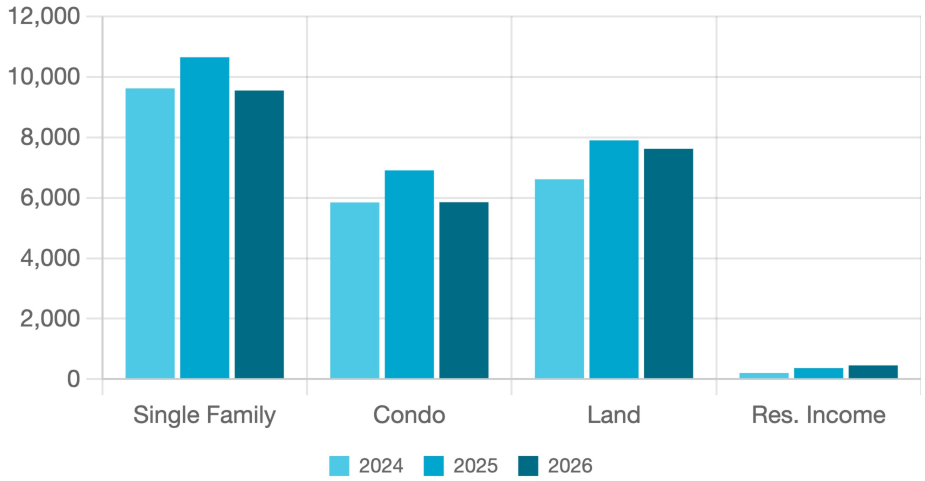
Percent of List Price Received by Month



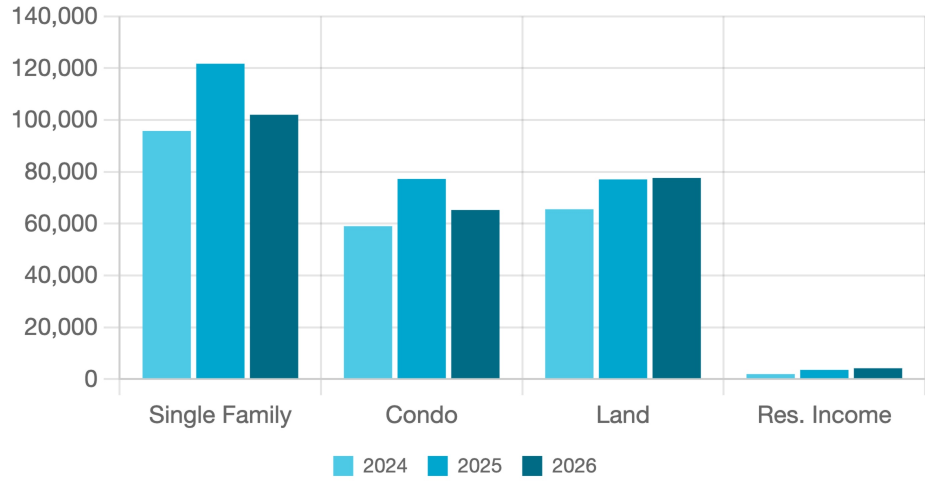
Inventory of Homes for Sale

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

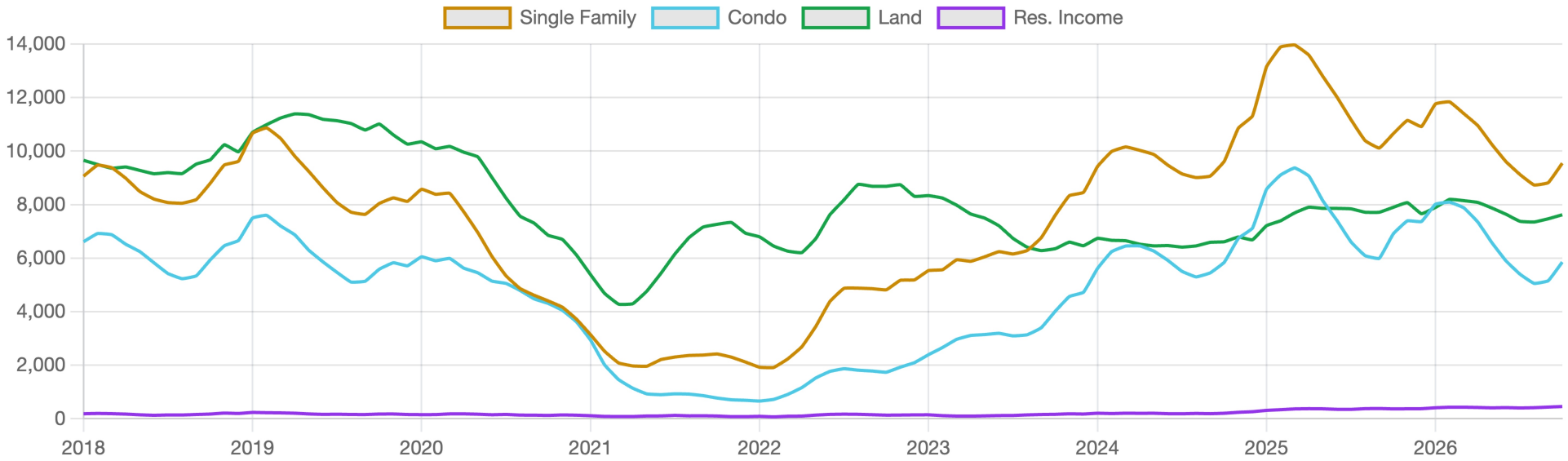
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Year to Date



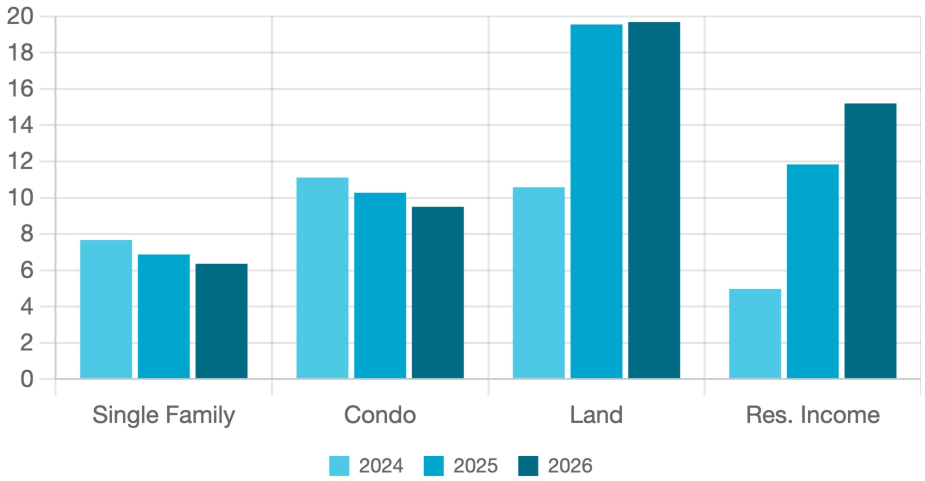
Inventory of Homes for Sale by Month



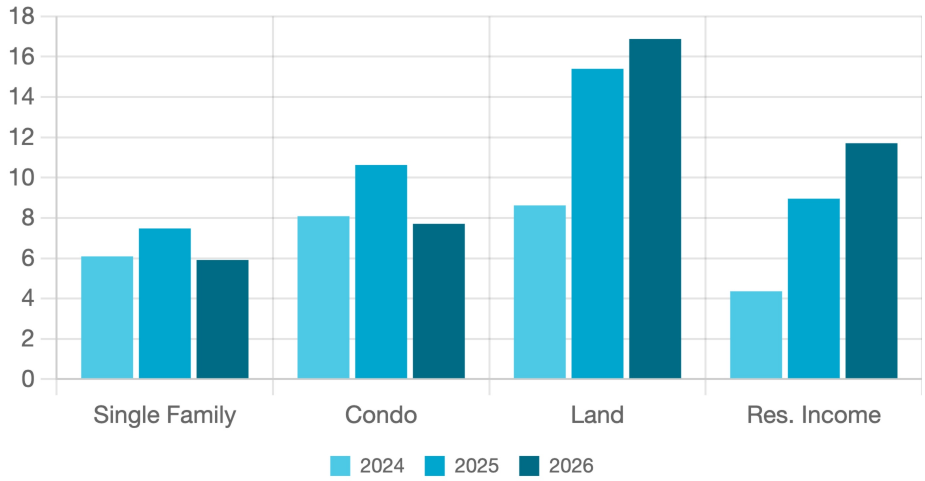
Months Supply of Inventory

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.

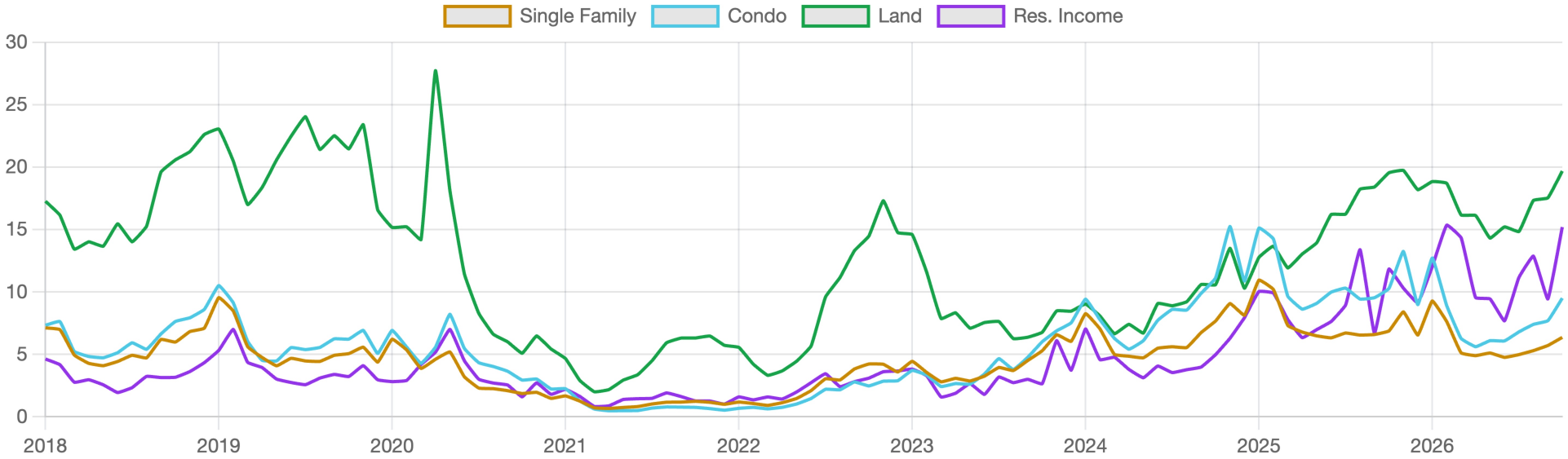
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Year to Date



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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		6,593	5,893	-10.6%	60,664	54,582	-10.0%
Pending Sales		2,681	2,627	-2.0%	30,095	32,434	+7.8%
Closed Sales		2,656	2,534	-4.6%	29,700	31,784	+7.0%
Days on Market (Median)		72	55	-24.1%	60	59	-2.2%
Median Sales Price		$358,828	$350,791	-2.2%	$347,999	$356,295	+2.4%
Percent of List Price Received		94.2%	94.9%	+0.7%	94.3%	94.6%	+0.3%
Inventory of Homes for Sale		25,820	23,475	-9.1%			
Months Supply of Inventory		12	12	-0.8%			