

# Local Market Update – September 2021

A Research Tool Provided by Royal Palm Coast REALTOR® Association



## Lee County

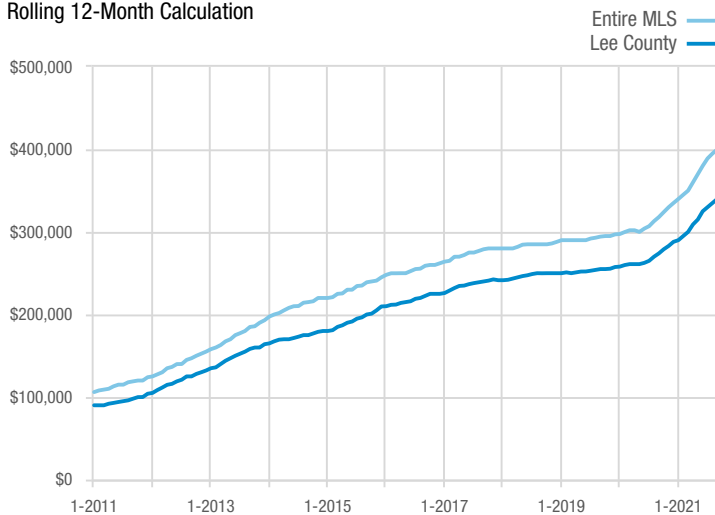
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	1,685	<b>1,483</b>	- 12.0%	14,354	<b>15,158</b>	+ 5.6%
Pending Sales	1,536	<b>2,150</b>	+ 40.0%	11,715	<b>15,445</b>	+ 31.8%
Closed Sales	1,457	<b>1,349</b>	- 7.4%	11,134	<b>13,891</b>	+ 24.8%
Days on Market Until Sale	59	<b>17</b>	- 71.2%	70	<b>30</b>	- 57.1%
Median Sales Price*	\$292,000	<b>\$360,000</b>	+ 23.3%	\$278,000	<b>\$352,000</b>	+ 26.6%
Average Sales Price*	\$384,874	<b>\$475,401</b>	+ 23.5%	\$366,670	<b>\$482,267</b>	+ 31.5%
Percent of Original List Price Received*	96.5%	<b>99.3%</b>	+ 2.9%	95.3%	<b>98.9%</b>	+ 3.8%
Inventory of Homes for Sale	4,557	<b>1,495</b>	- 67.2%	—	—	—
Months Supply of Inventory	3.7	<b>0.9</b>	- 75.7%	—	—	—

Townhouse/Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	783	<b>572</b>	- 26.9%	7,102	<b>6,805</b>	- 4.2%
Pending Sales	660	<b>843</b>	+ 27.7%	5,285	<b>7,994</b>	+ 51.3%
Closed Sales	654	<b>561</b>	- 14.2%	5,113	<b>7,476</b>	+ 46.2%
Days on Market Until Sale	83	<b>18</b>	- 78.3%	79	<b>44</b>	- 44.3%
Median Sales Price*	\$215,000	<b>\$255,000</b>	+ 18.6%	\$203,000	<b>\$240,000</b>	+ 18.2%
Average Sales Price*	\$264,465	<b>\$322,346</b>	+ 21.9%	\$256,162	<b>\$315,965</b>	+ 23.3%
Percent of Original List Price Received*	94.5%	<b>99.6%</b>	+ 5.4%	93.9%	<b>97.9%</b>	+ 4.3%
Inventory of Homes for Sale	2,935	<b>437</b>	- 85.1%	—	—	—
Months Supply of Inventory	5.2	<b>0.5</b>	- 90.4%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

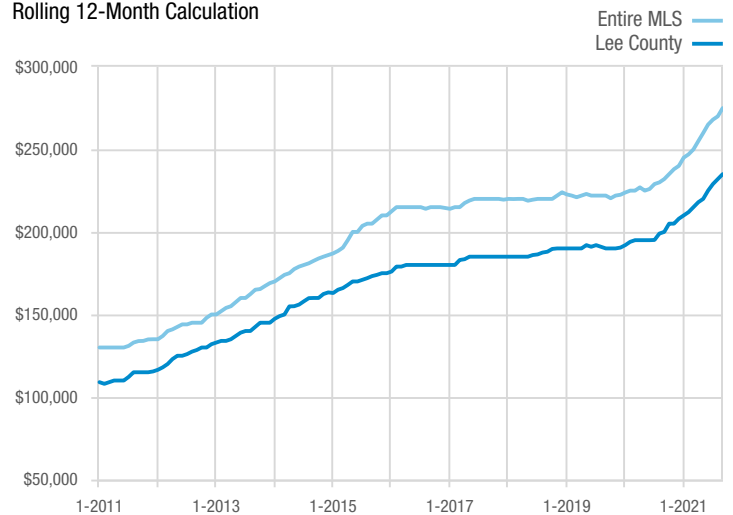
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.