Local Market Update for October 2026

A Research Tool Provided by Longleaf Pine REALTORS®

Lee County

Single Family - Existing

Key Metrics	October 2025	October 2026	Percent Change	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change
New Listings	27	**25**	- 7.4%	245	**279**	+ 13.9%
Pending Sales	15	**13**	- 13.3%	162	**194**	+ 19.8%
Closed Sales	20	**15**	- 25.0%	158	**193**	+ 22.2%
Days on Market Until Sale	82	**72**	- 12.2%	59	**56**	- 5.1%
Median Sales Price*	$360,000	**$393,311**	+ 9.3%	$312,000	**$329,000**	+ 5.4%
Average Sales Price*	$385,237	**$402,881**	+ 4.6%	$351,278	**$352,252**	+ 0.3%
Percent of List Price Received*	96.5%	**94.0%**	- 2.6%	96.4%	**97.3%**	+ 0.9%

Single Family - New Construction

Key Metrics	October 2025	October 2026	Percent Change	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change
New Listings	5	**8**	+ 60.0%	73	**104**	+ 42.5%
Pending Sales	3	**2**	- 33.3%	45	**61**	+ 35.6%
Closed Sales	6	**2**	- 66.7%	50	**58**	+ 16.0%
Days on Market Until Sale	50	**134**	+ 168.0%	140	**90**	- 35.7%
Median Sales Price*	$378,210	**$364,500**	- 3.6%	$365,000	**$352,245**	- 3.5%
Average Sales Price*	$458,402	**$364,500**	- 20.5%	$410,057	**$390,993**	- 4.6%
Percent of List Price Received*	100.3%	**98.6%**	- 1.7%	99.9%	**99.6%**	- 0.3%

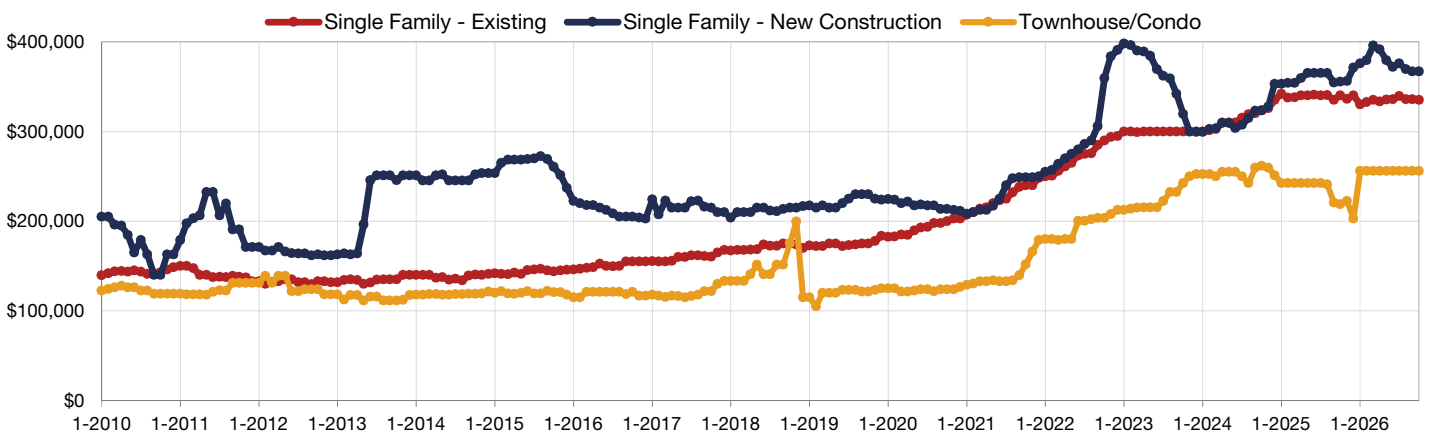
Townhouse/Condo

Key Metrics	October 2025	October 2026	Percent Change	Year to Date Thru 10-2025	Year to Date Thru 10-2026	Percent Change
New Listings	0	**1**	--	2	**4**	+ 100.0%
Pending Sales	1	**0**	- 100.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	--	1	**0**	- 100.0%
Days on Market Until Sale	--	**--**	--	44	**--**	--
Median Sales Price*	--	**--**	--	$150,000	**--**	--
Average Sales Price*	--	**--**	--	$150,000	**--**	--
Percent of List Price Received*	--	**--**	--	60.0%	**--**	--

* 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.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation



Current as of November 10, 2026. All data from Longleaf Pine REALTORS®. Report © 2026 ShowingTime Plus, LLC.