

Local Market Update for January 2026

A Research Tool Provided by Longleaf Pine REALTORS®



Lee County

Single Family - Existing

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	20	22	+ 10.0%	20	22	+ 10.0%
Pending Sales	16	18	+ 12.5%	16	18	+ 12.5%
Closed Sales	9	18	+ 100.0%	9	18	+ 100.0%
Days on Market Until Sale	121	42	- 65.3%	121	42	- 65.3%
Median Sales Price*	\$430,000	\$280,000	- 34.9%	\$430,000	\$280,000	- 34.9%
Average Sales Price*	\$513,656	\$309,711	- 39.7%	\$513,656	\$309,711	- 39.7%
Percent of List Price Received*	96.9%	95.8%	- 1.1%	96.9%	95.8%	- 1.1%

Single Family - New Construction

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	3	8	+ 166.7%	3	8	+ 166.7%
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	4	4	0.0%	4	4	0.0%
Days on Market Until Sale	62	75	+ 21.0%	62	75	+ 21.0%
Median Sales Price*	\$348,100	\$364,495	+ 4.7%	\$348,100	\$364,495	+ 4.7%
Average Sales Price*	\$355,075	\$453,447	+ 27.7%	\$355,075	\$453,447	+ 27.7%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

Townhouse/Condo

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

