

# Local Market Update for April 2026

A Research Tool Provided by Longleaf Pine REALTORS®



## Lee County

### Single Family - Existing

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	26	33	+ 26.9%	81	114	+ 40.7%
Pending Sales	17	27	+ 58.8%	63	90	+ 42.9%
Closed Sales	13	25	+ 92.3%	55	74	+ 34.5%
Days on Market Until Sale	53	81	+ 52.8%	77	65	- 15.6%
Median Sales Price*	\$275,000	<b>\$295,000</b>	+ 7.3%	\$300,000	<b>\$300,000</b>	0.0%
Average Sales Price*	\$333,223	<b>\$315,038</b>	- 5.5%	\$373,035	<b>\$316,422</b>	- 15.2%
Percent of List Price Received*	95.1%	<b>98.6%</b>	+ 3.7%	95.2%	<b>97.1%</b>	+ 2.0%

### Single Family - New Construction

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	18	6	- 66.7%	34	45	+ 32.4%
Pending Sales	1	10	+ 900.0%	21	25	+ 19.0%
Closed Sales	6	3	- 50.0%	21	20	- 4.8%
Days on Market Until Sale	139	92	- 33.8%	124	85	- 31.5%
Median Sales Price*	\$419,500	<b>\$449,994</b>	+ 7.3%	\$356,100	<b>\$402,577</b>	+ 13.1%
Average Sales Price*	\$441,867	<b>\$430,384</b>	- 2.6%	\$385,679	<b>\$422,881</b>	+ 9.6%
Percent of List Price Received*	100.0%	<b>101.1%</b>	+ 1.1%	99.3%	<b>100.3%</b>	+ 1.0%

### Townhouse/Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	0	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

