

Local Market Update for August 2026

A Research Tool Provided by Lingleaf Pine REALTORS®



Lee County

Single Family - Existing

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	28	36	+ 28.6%	194	228	+ 17.5%
Pending Sales	14	22	+ 57.1%	130	166	+ 27.7%
Closed Sales	23	17	- 26.1%	128	159	+ 24.2%
Days on Market Until Sale	43	83	+ 93.0%	57	58	+ 1.8%
Median Sales Price*	\$324,900	\$315,000	- 3.0%	\$304,500	\$324,875	+ 6.7%
Average Sales Price*	\$345,516	\$343,685	- 0.5%	\$350,068	\$343,202	- 2.0%
Percent of List Price Received*	98.8%	96.5%	- 2.3%	96.4%	97.4%	+ 1.0%

Single Family - New Construction

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	5	16	+ 220.0%	55	93	+ 69.1%
Pending Sales	2	9	+ 350.0%	39	57	+ 46.2%
Closed Sales	6	4	- 33.3%	40	49	+ 22.5%
Days on Market Until Sale	158	83	- 47.5%	161	89	- 44.7%
Median Sales Price*	\$557,450	\$307,995	- 44.7%	\$372,500	\$369,000	- 0.9%
Average Sales Price*	\$534,426	\$307,745	- 42.4%	\$411,292	\$399,973	- 2.8%
Percent of List Price Received*	102.9%	99.6%	- 3.2%	99.9%	99.7%	- 0.2%

Townhouse/Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	0	0	--	0	1	--
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

