

Local Market Update for February 2026

A Research Tool Provided by Longleaf Pine REALTORS®



Lee County

Single Family - Existing

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	10	24	+ 140.0%	29	46	+ 58.6%
Pending Sales	16	22	+ 37.5%	32	37	+ 15.6%
Closed Sales	14	9	- 35.7%	23	28	+ 21.7%
Days on Market Until Sale	69	38	- 44.9%	90	43	- 52.2%
Median Sales Price*	\$272,000	\$292,000	+ 7.4%	\$343,000	\$280,000	- 18.4%
Average Sales Price*	\$351,700	\$277,700	- 21.0%	\$415,074	\$296,754	- 28.5%
Percent of List Price Received*	93.9%	98.4%	+ 4.8%	95.1%	96.2%	+ 1.2%

Single Family - New Construction

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	9	10	+ 11.1%	12	18	+ 50.0%
Pending Sales	9	5	- 44.4%	15	13	- 13.3%
Closed Sales	5	6	+ 20.0%	9	10	+ 11.1%
Days on Market Until Sale	161	91	- 43.5%	117	85	- 27.4%
Median Sales Price*	\$325,000	\$386,527	+ 18.9%	\$342,100	\$375,750	+ 9.8%
Average Sales Price*	\$369,840	\$375,691	+ 1.6%	\$363,278	\$406,793	+ 12.0%
Percent of List Price Received*	98.2%	101.0%	+ 2.9%	99.0%	100.6%	+ 1.6%

Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	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

