

Local Market Update for July 2026

A Research Tool Provided by Lingleaf Pine REALTORS®



Lee County

Single Family - Existing

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	22	30	+ 36.4%	166	192	+ 15.7%
Pending Sales	16	20	+ 25.0%	116	147	+ 26.7%
Closed Sales	17	18	+ 5.9%	105	142	+ 35.2%
Days on Market Until Sale	31	43	+ 38.7%	60	55	- 8.3%
Median Sales Price*	\$312,000	\$364,975	+ 17.0%	\$299,900	\$329,900	+ 10.0%
Average Sales Price*	\$318,133	\$413,381	+ 29.9%	\$351,084	\$343,144	- 2.3%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	95.9%	97.5%	+ 1.7%

Single Family - New Construction

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	2	8	+ 300.0%	50	77	+ 54.0%
Pending Sales	4	5	+ 25.0%	37	47	+ 27.0%
Closed Sales	6	8	+ 33.3%	34	45	+ 32.4%
Days on Market Until Sale	273	136	- 50.2%	161	90	- 44.1%
Median Sales Price*	\$332,875	\$400,449	+ 20.3%	\$360,550	\$379,500	+ 5.3%
Average Sales Price*	\$354,354	\$386,278	+ 9.0%	\$389,562	\$408,172	+ 4.8%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.4%	99.7%	+ 0.3%

Townhouse/Condo

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	0	1	--	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

