

# Local Market Update for June 2026

A Research Tool Provided by Longleaf Pine REALTORS®



## Lee County

### Single Family - Existing

|                                 | June      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2025      | 2026      | Percent Change | Thru 6-2025  | Thru 6-2026 | Percent Change |
| New Listings                    | 30        | 23        | - 23.3%        | 144          | 162         | + 12.5%        |
| Pending Sales                   | 13        | 21        | + 61.5%        | 100          | 128         | + 28.0%        |
| Closed Sales                    | 17        | 22        | + 29.4%        | 88           | 123         | + 39.8%        |
| Days on Market Until Sale       | 46        | 40        | - 13.0%        | 65           | 57          | - 12.3%        |
| Median Sales Price*             | \$290,000 | \$336,000 | + 15.9%        | \$299,200    | \$318,750   | + 6.5%         |
| Average Sales Price*            | \$353,492 | \$365,405 | + 3.4%         | \$356,701    | \$333,496   | - 6.5%         |
| Percent of List Price Received* | 95.7%     | 98.2%     | + 2.6%         | 95.5%        | 97.4%       | + 2.0%         |

### Single Family - New Construction

|                                 | June      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2025      | 2026      | Percent Change | Thru 6-2025  | Thru 6-2026 | Percent Change |
| New Listings                    | 3         | 9         | + 200.0%       | 48           | 69          | + 43.8%        |
| Pending Sales                   | 3         | 4         | + 33.3%        | 33           | 42          | + 27.3%        |
| Closed Sales                    | 4         | 12        | + 200.0%       | 28           | 37          | + 32.1%        |
| Days on Market Until Sale       | 151       | 74        | - 51.0%        | 137          | 80          | - 41.6%        |
| Median Sales Price*             | \$365,965 | \$340,990 | - 6.8%         | \$372,500    | \$372,000   | - 0.1%         |
| Average Sales Price*            | \$429,983 | \$413,158 | - 3.9%         | \$397,107    | \$412,905   | + 4.0%         |
| Percent of List Price Received* | 99.1%     | 99.2%     | + 0.1%         | 99.2%        | 99.7%       | + 0.5%         |

### Townhouse/Condo

|                                 | June |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2025 | 2026 | Percent Change | Thru 6-2025  | Thru 6-2026 | 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

