

Local Market Update for March 2026

A Research Tool Provided by Longleaf Pine REALTORS®



Lee County

Single Family - Existing

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	26	33	+ 26.9%	55	79	+ 43.6%
Pending Sales	14	25	+ 78.6%	46	62	+ 34.8%
Closed Sales	19	21	+ 10.5%	42	49	+ 16.7%
Days on Market Until Sale	78	77	- 1.3%	85	57	- 32.9%
Median Sales Price*	\$300,000	\$340,000	+ 13.3%	\$320,000	\$304,900	- 4.7%
Average Sales Price*	\$349,384	\$344,229	- 1.5%	\$385,357	\$317,100	- 17.7%
Percent of List Price Received*	95.5%	96.5%	+ 1.0%	95.3%	96.3%	+ 1.0%

Single Family - New Construction

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	4	21	+ 425.0%	16	39	+ 143.8%
Pending Sales	5	2	- 60.0%	20	15	- 25.0%
Closed Sales	6	7	+ 16.7%	15	17	+ 13.3%
Days on Market Until Sale	120	82	- 31.7%	118	84	- 28.8%
Median Sales Price*	\$342,450	\$410,490	+ 19.9%	\$342,100	\$401,054	+ 17.2%
Average Sales Price*	\$363,093	\$442,647	+ 21.9%	\$363,204	\$421,557	+ 16.1%
Percent of List Price Received*	98.9%	99.6%	+ 0.7%	99.0%	100.2%	+ 1.2%

Townhouse/Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	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

