

# Local Market Update for May 2026

A Research Tool Provided by Longleaf Pine REALTORS®



## Lee County

### Single Family - Existing

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	33	25	- 24.2%	114	139	+ 21.9%
Pending Sales	25	22	- 12.0%	87	107	+ 23.0%
Closed Sales	14	25	+ 78.6%	69	101	+ 46.4%
Days on Market Until Sale	40	46	+ 15.0%	70	60	- 14.3%
Median Sales Price*	\$264,500	<b>\$350,000</b>	+ 32.3%	\$298,500	<b>\$310,000</b>	+ 3.9%
Average Sales Price*	\$280,957	<b>\$363,830</b>	+ 29.5%	\$354,352	<b>\$326,476</b>	- 7.9%
Percent of List Price Received*	95.9%	<b>97.4%</b>	+ 1.6%	95.4%	<b>97.2%</b>	+ 1.9%

### Single Family - New Construction

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	11	15	+ 36.4%	45	60	+ 33.3%
Pending Sales	9	13	+ 44.4%	30	38	+ 26.7%
Closed Sales	3	5	+ 66.7%	24	25	+ 4.2%
Days on Market Until Sale	213	71	- 66.7%	135	82	- 39.3%
Median Sales Price*	\$435,900	<b>\$369,000</b>	- 15.3%	\$372,500	<b>\$401,054</b>	+ 7.7%
Average Sales Price*	\$433,267	<b>\$372,396</b>	- 14.0%	\$391,627	<b>\$412,784</b>	+ 5.4%
Percent of List Price Received*	99.2%	<b>98.7%</b>	- 0.5%	99.3%	<b>100.0%</b>	+ 0.7%

### Townhouse/Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	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

