

Local Market Update for November 2025

A Research Tool Provided by Longleaf Pine REALTORS®



Lee County

Single Family - Existing

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	18	22	+ 22.2%	293	268	- 8.5%
Pending Sales	14	12	- 14.3%	223	176	- 21.1%
Closed Sales	15	15	0.0%	212	171	- 19.3%
Days on Market Until Sale	42	49	+ 16.7%	37	58	+ 56.8%
Median Sales Price*	\$335,000	\$327,000	- 2.4%	\$326,000	\$311,000	- 4.6%
Average Sales Price*	\$366,120	\$325,879	- 11.0%	\$352,575	\$347,656	- 1.4%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	98.6%	96.5%	- 2.1%

Single Family - New Construction

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	4	15	+ 275.0%	80	88	+ 10.0%
Pending Sales	2	4	+ 100.0%	49	49	0.0%
Closed Sales	9	0	- 100.0%	48	50	+ 4.2%
Days on Market Until Sale	44	--	--	98	140	+ 42.9%
Median Sales Price*	\$353,035	--	--	\$343,366	\$365,000	+ 6.3%
Average Sales Price*	\$361,338	--	--	\$360,071	\$410,057	+ 13.9%
Percent of List Price Received*	99.9%	--	--	100.2%	99.9%	- 0.3%

Townhouse/Condo

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	0	0	--	8	2	- 75.0%
Pending Sales	1	0	- 100.0%	8	1	- 87.5%
Closed Sales	1	1	0.0%	6	2	- 66.7%
Days on Market Until Sale	19	29	+ 52.6%	54	37	- 31.5%
Median Sales Price*	\$218,960	\$256,000	+ 16.9%	\$261,712	\$203,000	- 22.4%
Average Sales Price*	\$218,960	\$256,000	+ 16.9%	\$244,797	\$203,000	- 17.1%
Percent of List Price Received*	93.2%	98.5%	+ 5.7%	97.7%	79.2%	- 18.9%

* 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

