

Local Market Update for September 2026

A Research Tool Provided by Lingleaf Pine REALTORS®



Lee County

Single Family - Existing

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	24	25	+ 4.2%	218	254	+ 16.5%
Pending Sales	17	16	- 5.9%	147	182	+ 23.8%
Closed Sales	10	22	+ 120.0%	138	181	+ 31.2%
Days on Market Until Sale	47	29	- 38.3%	56	54	- 3.6%
Median Sales Price*	\$282,500	\$309,250	+ 9.5%	\$299,950	\$324,875	+ 8.3%
Average Sales Price*	\$302,000	\$368,695	+ 22.1%	\$346,533	\$346,318	- 0.1%
Percent of List Price Received*	95.2%	96.9%	+ 1.8%	96.3%	97.4%	+ 1.1%

Single Family - New Construction

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	13	5	- 61.5%	68	97	+ 42.6%
Pending Sales	3	4	+ 33.3%	42	60	+ 42.9%
Closed Sales	4	6	+ 50.0%	44	57	+ 29.5%
Days on Market Until Sale	67	72	+ 7.5%	152	90	- 40.8%
Median Sales Price*	\$340,050	\$344,998	+ 1.5%	\$360,550	\$355,000	- 1.5%
Average Sales Price*	\$325,188	\$359,982	+ 10.7%	\$403,464	\$392,098	- 2.8%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.9%	99.6%	- 0.3%

Townhouse/Condo

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	2	2	0.0%	2	3	+ 50.0%
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

