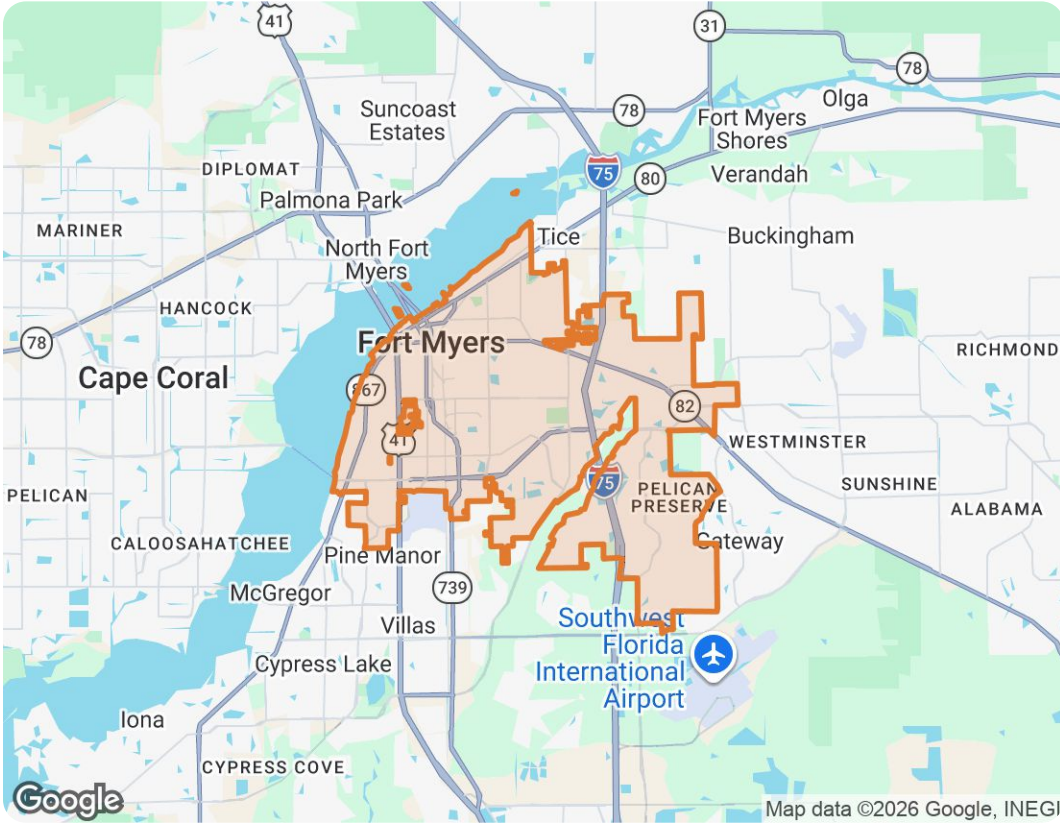


Fort Myers, Florida



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William Raveis Real Estate

FL



Market Trends

Market Trends for Fort Myers, Florida

Single Family + Condo/Townhouse/Apt.

April 2026

Market Type

Seller's
Market

Balanced
Market

Buyer's
Market

Key Details

<p>Months of Inventory</p> <p>6.47</p> <p>↓ 12.57% MoM</p>	<p>Sold to List Price %</p> <p>94.9%</p> <p>↓ 0.28% MoM</p>	<p>Median Days in RPR</p> <p>71</p> <p>↓ 12.35% MoM</p>	<p>Median Sold Price</p> <p>\$324,950</p> <p>↓ 1.23% MoM</p>
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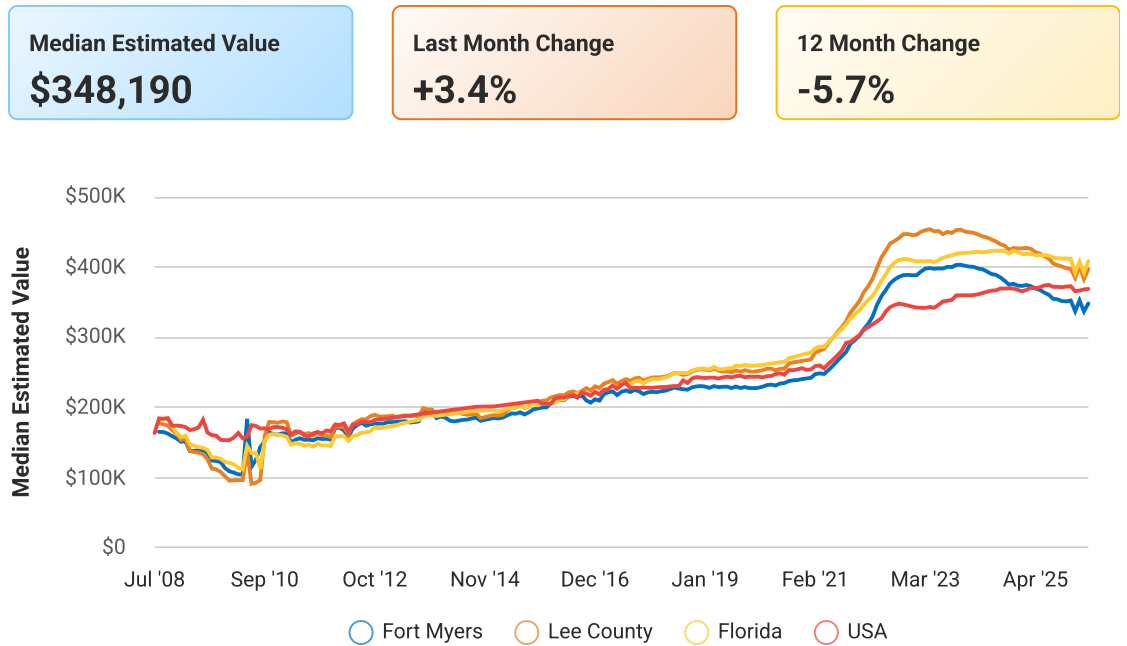
April 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Fort Myers, Florida

April 2026 Active Listings

Fort Myers, Florida

Single Family + Condo/Townhouse/Apt.

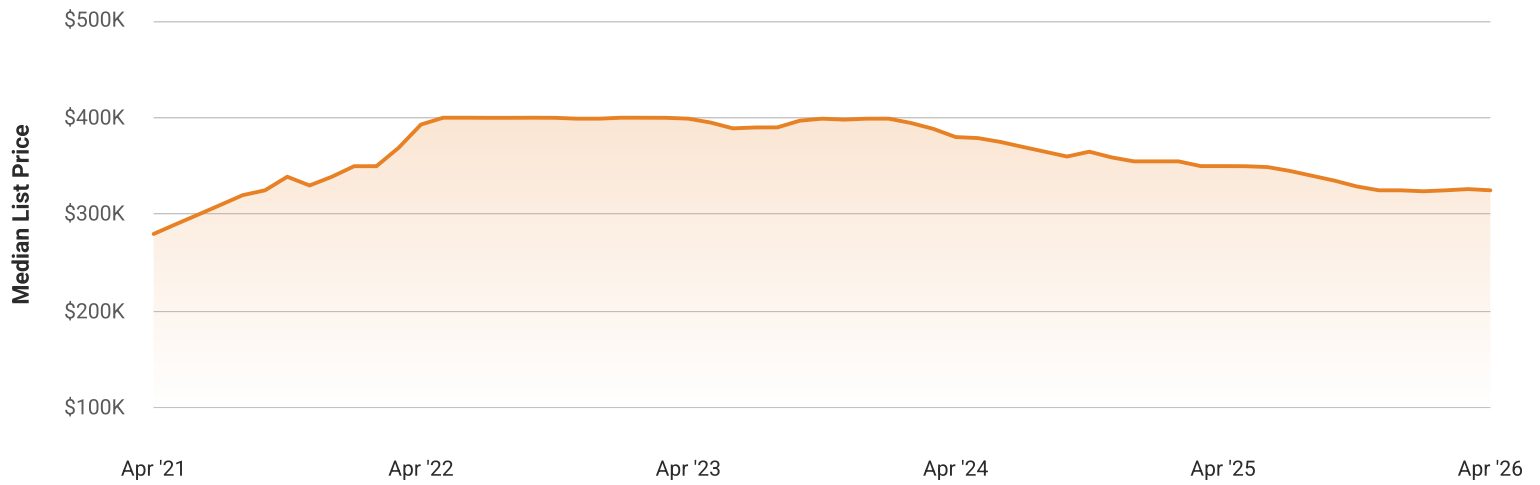
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$325,000

↓ 0.4% Month over Month



Fort Myers, Florida

April 2026 Sold Listings

Fort Myers, Florida

Single Family + Condo/Townhouse/Apt.

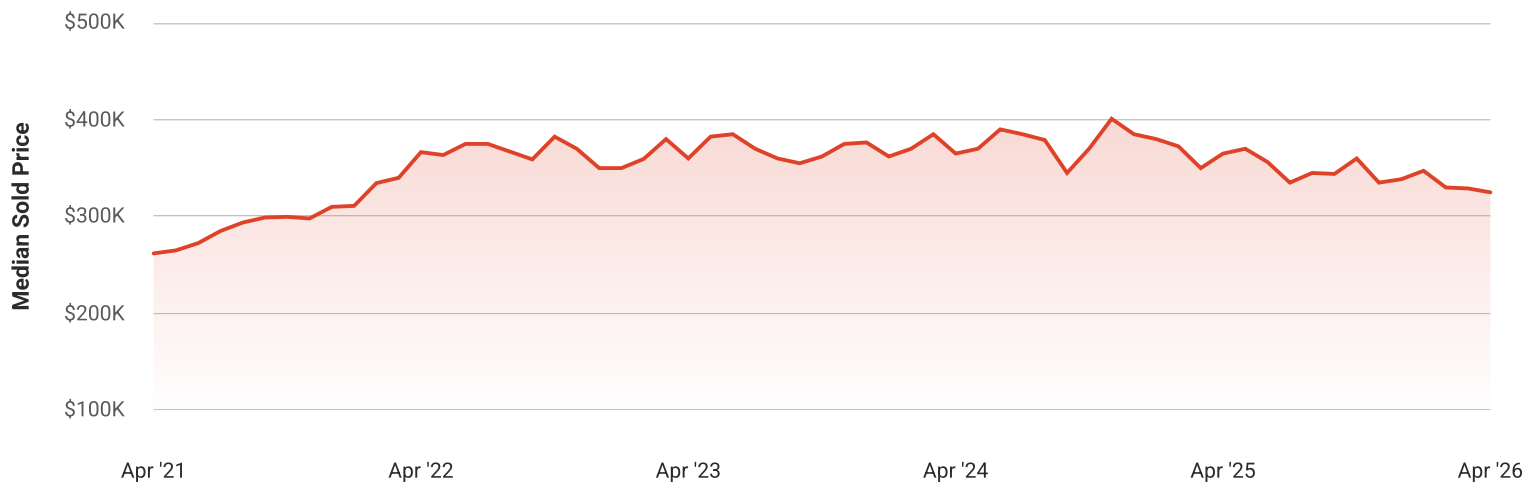
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$324,950

↓ 1.2% Month over Month



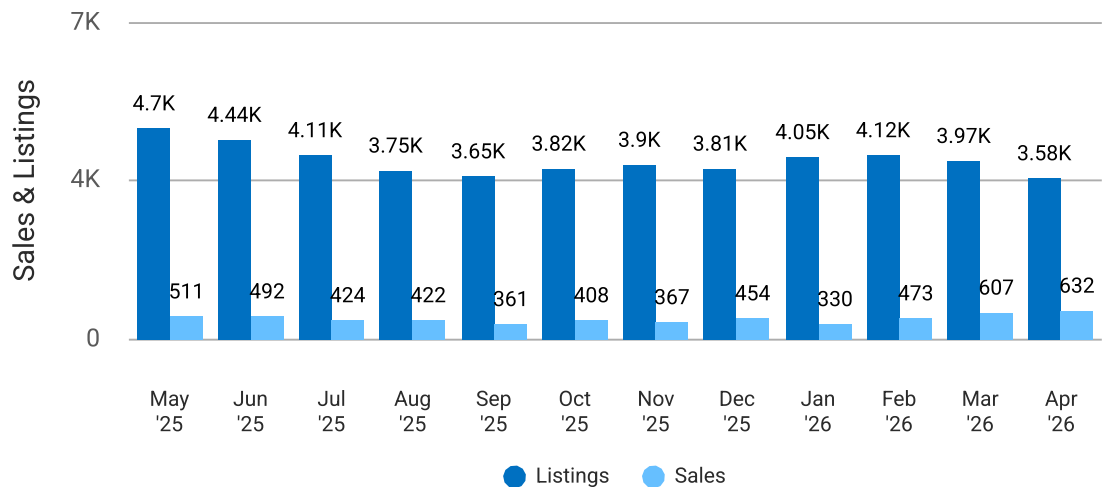
Total Sales and Active Listings in Fort Myers, Florida

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Fort Myers, Florida

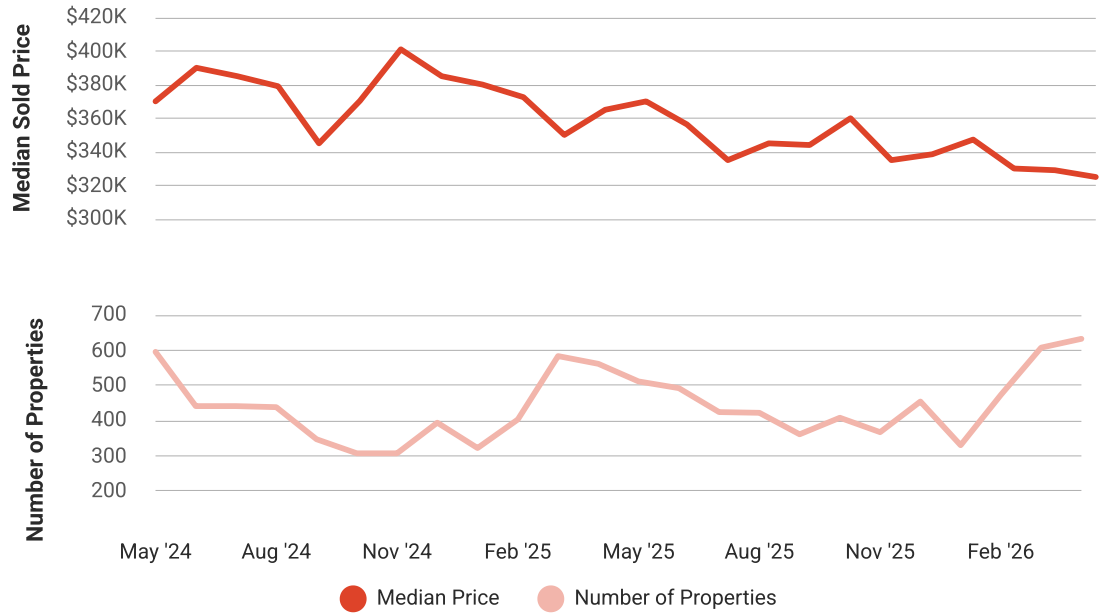
Median Sold Price vs Sold Listings in Fort Myers, Florida

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



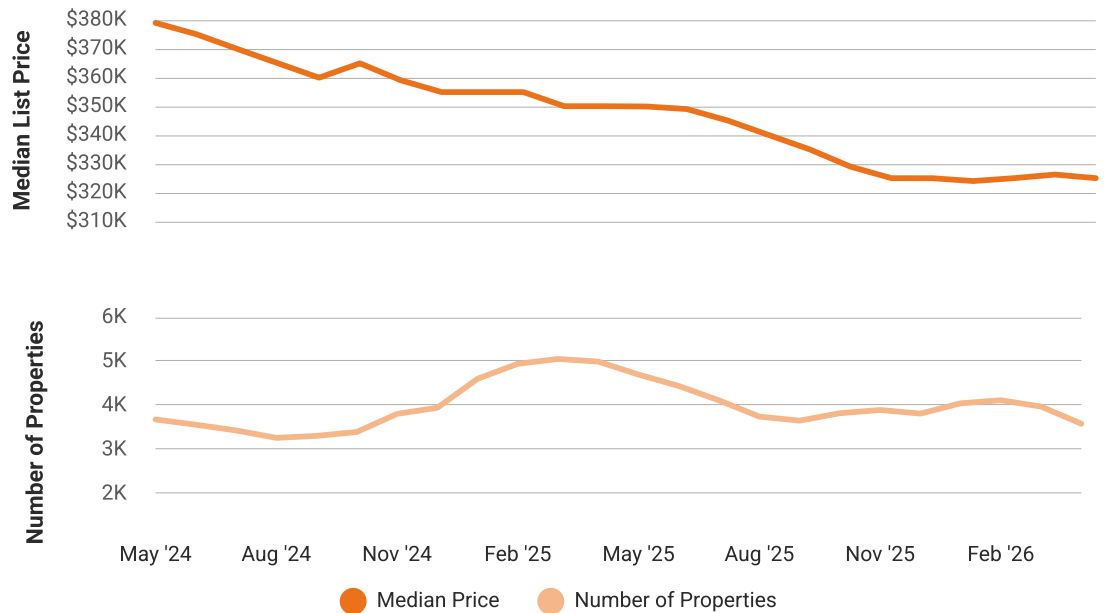
Median List Price vs Active Listings in Fort Myers, Florida

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 4/30/2026	\$348,190	\$336,810 +3.38%	\$337,110 +3.29%	\$369,390 -5.74%	\$396,840 -12.26%	\$398,630 -12.65%
Median Sold Price Last Updated: 4/30/2026	\$324,950	\$328,999 -1.23%	\$347,250 -6.42%	\$365,000 -10.97%	\$365,000 -10.97%	\$360,000 -9.74%
Median List Price Last Updated: 4/30/2026	\$325,000	\$326,250 -0.38%	\$324,000 +0.31%	\$349,999 -7.14%	\$380,000 -14.47%	\$399,000 -18.55%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 10

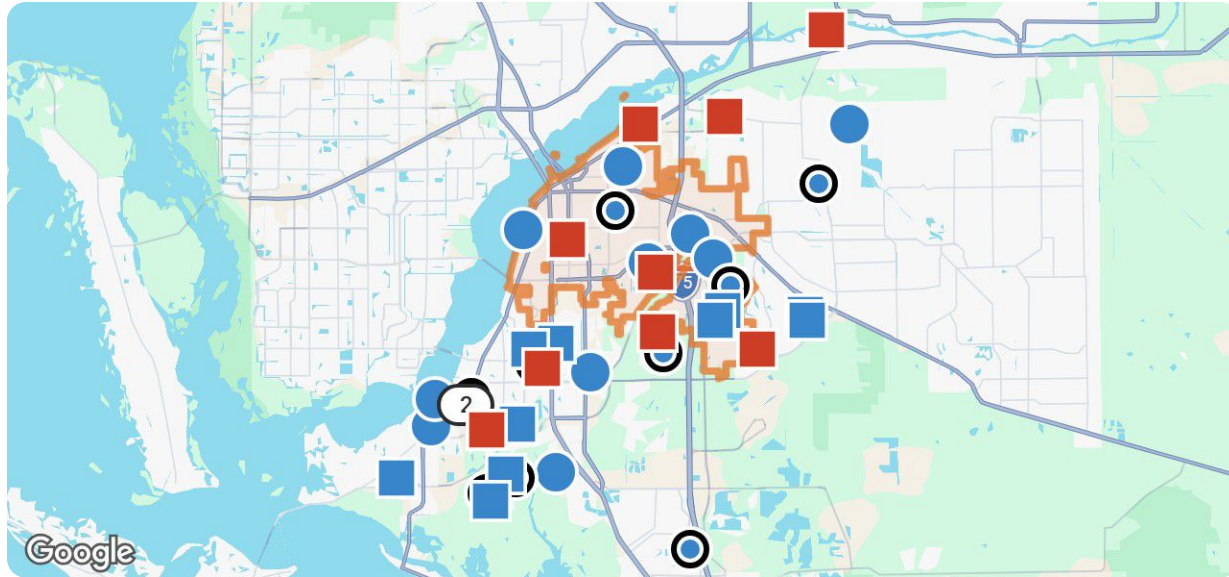
Change Types: New Listings, Distressed, Pending, Closed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

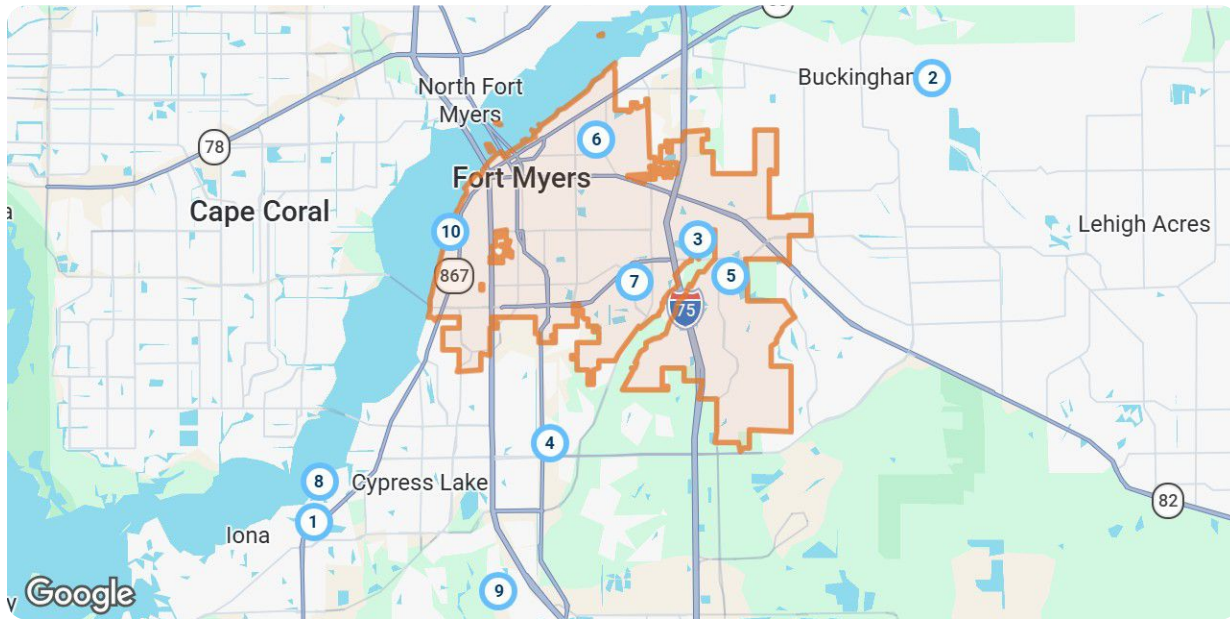
- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	\$65,000	\$96,000	\$35,000	\$173,770
Median Listing Price / Est.Value	\$344,500	\$269,900	\$289,575	\$345,460
Highest Listing Price / Est.Value	\$799,900	\$475,000	\$2,295,000	\$1,030,450
Average Price / sqft	\$219	\$201	\$227	\$204
Median Price / sqft	\$220	\$192	\$208	\$200
Average Days in RPR	24	109	76	229
Median Days in RPR	5	90	55	229
Total Volume	\$3,731,300	\$2,806,000	\$4,960,150	\$4,377,830
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>12150 Kelly Sands Way, Apt 60 Fort Myers, FL 33908 MLS ID: 2026020676 ● Active / For Sale</p> <p><i>Listing Courtesy of Century 21 Sunbelt Realty</i></p>	Condo/Townhouse/Apt.	2/2	1,069	0.34 acres	1989	5/8/2026 1 day	\$249,000 \$233/sq ft
2	 <p>1700 Pine Valley Dr, Apt 107 Fort Myers, FL 33907 MLS ID: 2026013704 ● Active / For Sale</p> <p><i>Listing Courtesy of Florida Homes Realty & Mortgage</i></p>	Condo/Townhouse/Apt.	1/1	811	1 sqft	1972	3/21/2026 49 days	\$65,000 \$80/sq ft
3	 <p>8145 Breton Cir Fort Myers, FL 33912 MLS ID: 226018506 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Elite Realty</i></p>	Single Family	3/2	1,854	6,708 sqft	1995	5/8/2026 1 day	\$390,000 \$210/sq ft
4	 <p>6302 Hofstra Ct W Fort Myers, FL 33919 MLS ID: 226018801 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Elite Realty</i></p>	Single Family	3/2	1,465	8,102 sqft	1975	5/8/2026 1 day	\$304,900 \$208/sq ft
5	 <p>2215 Quality Life Center Way Fort Myers, FL 33916 MLS ID: 226008063 ● Active / For Sale</p> <p><i>Listing Courtesy of RB Real Estate LLC</i></p>	Single Family	3/3	1,600	5,401 sqft	2026	2/19/2026 79 days	\$340,000 \$213/sq ft

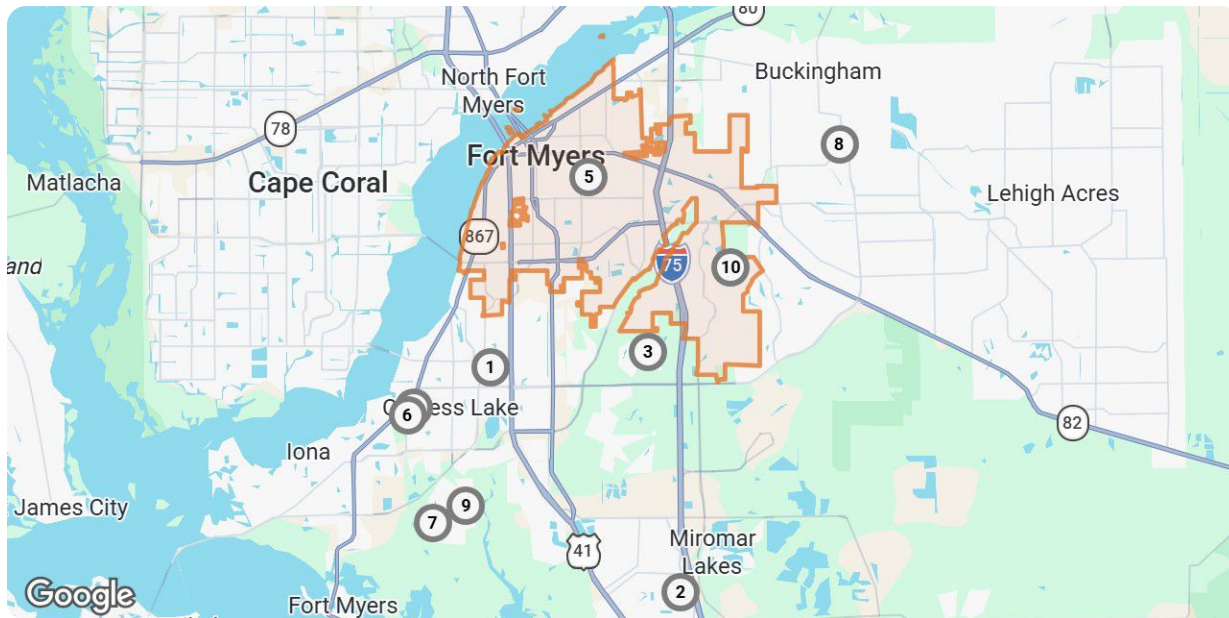
Fort Myers, Florida



New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>12898 Timber Ridge Dr Fort Myers, FL 33913 MLS ID: 226015642 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Elite Realty</i></p>	Single Family	3/2	2,662	7,666 sqft	2004	5/7/2026 2 days	\$569,000 \$214/sq ft
7	 <p>11910 White Stone Dr Fort Myers, FL 33913 MLS ID: 226007190 ● Active / For Sale</p> <p><i>Listing Courtesy of Premiere Plus Realty Company</i></p>	Single Family	3/3	2,648	9,883 sqft	2016	2/12/2026 86 days	\$799,900 \$302/sq ft
8	 <p>9968 Palmarrosa Way Fort Myers, FL 33919 MLS ID: 2026020373 ● Active / For Sale</p> <p><i>Listing Courtesy of Royal Shell Real Estate, Inc.</i></p>	Single Family	2/2	1,539	4,878 sqft	2012	5/6/2026 3 days	\$349,000 \$227/sq ft
9	 <p>8076 Queen Palm Ln, Apt 412 Fort Myers, FL 33966 MLS ID: 2026016103 ● Active / For Sale</p> <p><i>Listing Courtesy of Royal Shell Real Estate, Inc.</i></p>	Condo/Townhouse/Apt.	2/2	1,232	10,794 sqft	1999	4/27/2026 12 days	\$289,500 \$235/sq ft
10	 <p>10440 Wine Palm Rd, Apt 5625 Fort Myers, FL 33966 MLS ID: 2026020099 ● Active / For Sale</p> <p><i>Listing Courtesy of Kerri Theisen Realty, Inc</i></p>	Condo/Townhouse/Apt.	2/2	1,414	0.27 acres	2004	5/2/2026 7 days	\$375,000 \$265/sq ft

Pending











Source: Listings



Legend

● Pending



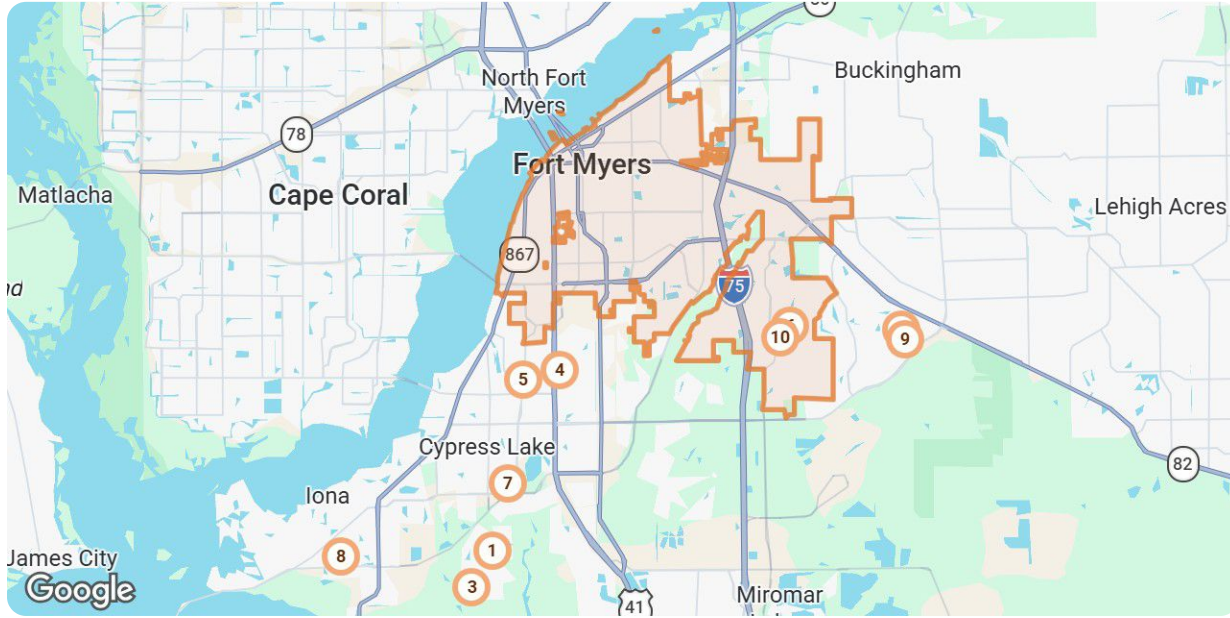
Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>8320 Whiskey Preserve Cir, Apt Fort Myers, FL 33919 MLS ID: 2026009625 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway Florida</i></p>	Condo/Townhouse/Apt.	2/2	1,442	10,463 sqft 2005	2/25/2026	\$249,900 \$173/sq ft	4/10/2026 44 days
2	 <p>14958 Bonaire Cir Fort Myers, FL 33908 MLS ID: 2026016479 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of The Keyes Company</i></p>	Single Family	3/2	1,584	0.33 acres 1980	4/22/2026	\$475,000 \$300/sq ft	5/26/2026 34 days
3	 <p>809 Sea Urchin Cir Fort Myers, FL 33913 MLS ID: 2026007714 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Hashtag Real Estate LLC</i></p>	Single Family	3/2	1,579	0.31 acres 2001	2/12/2026	\$289,900 \$184/sq ft	5/8/2026 85 days
4	 <p>12520 Cold Stream Dr, Apt 209 Fort Myers, FL 33912 MLS ID: 2026004791 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Century 21 Sunbelt Realty</i></p>	Condo/Townhouse/Apt.	2/2	1,140	9,147 sqft 1987	1/27/2026	\$249,900 \$219/sq ft	5/8/2026 101 days
5	 <p>16304 Crown Arbor Way, Apt 2C Fort Myers, FL 33908 MLS ID: 2025012989 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway Florida</i></p>	Condo/Townhouse/Apt.	3/2	2,040	5,510 sqft 2004	10/9/2025	\$400,000 \$196/sq ft	5/8/2026 211 days
6	 <p>17524 Dumont Dr Fort Myers, FL 33967 MLS ID: 2026010221 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Redfin Corporation</i></p>	Condo/Townhouse/Apt.	3/2	1,461	4,356 sqft 1983	3/2/2026	\$309,900 \$212/sq ft	3/20/2026 18 days
7	 <p>12940 Rebecca St Fort Myers, FL 33908 MLS ID: 2026014288 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of She Sells Florida LLC</i></p>	Single Family	3/2	1,296	8,450 sqft 1993	3/28/2026	\$175,000 \$135/sq ft	6/4/2026 68 days
8	 <p>6486 Royal Woods Dr Fort Myers, FL 33908 MLS ID: 2026005971 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Kingfisher Real Estate, Inc.</i></p>	Single Family	3/2	1,453	2,439 sqft 1985	2/3/2026	\$210,500 \$145/sq ft	5/8/2026 94 days
9	 <p>13033 Tall Pine Cir Fort Myers, FL 33907 MLS ID: 2025019765 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of Sellstate Max Performance</i></p>	Single Family	2/2	1,362	5,140 sqft 1985	11/13/2025	\$349,900 \$257/sq ft	5/28/2026 196 days
10	 <p>8135 Country Rd, Unit 206 Fort Myers, FL 33919 MLS ID: 2025013605 🕒 Pending / For Sale</p> <p><i>Listing Courtesy of DomainRealty.com LLC</i></p>	Condo/Townhouse/Apt.	1/1	512	5,410 sqft 1980	10/13/2025	\$96,000 \$188/sq ft	6/5/2026 235 days

Fort Myers, Florida




Closed

Source: Public Records and Listings



Legend





● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>13861 Avon Park Cir, Apt 103 Fort Myers, FL 33912 MLS ID: 2026013389</p> <p>■ Closed / For Sale</p> <p><i>Courtesy of VIP Realty Group Inc</i></p>	Condo/Townhouse/Apt.	2/2	1,634	0.27 acres / 2003	5/1/2026 / 5 days	\$300,000 / \$184/sq ft	↓ 2.91%
2	 <p>9691 Monteverdi Way Fort Myers, FL 33912</p> <p>■ Closed / Public Record</p>	Single Family	4/4	4,125	0.41 acres / 2005	4/23/2026 / - days	\$2,295,000 / \$509/sq ft	-
3	 <p>13879 Lazy Ln Fort Myers, FL 33905</p> <p>■ Closed / Public Record</p>	Single Family	2/2	1,188	0.32 acres / 1964	4/24/2026 / - days	\$279,000 / \$184/sq ft	-
4	 <p>1828 Pine Valley Dr, Apt 209 Fort Myers, FL 33907 MLS ID: 2026000680</p> <p>■ Closed / For Sale</p> <p><i>Courtesy of Realty One Group MVP</i></p>	Condo/Townhouse/Apt.	2/1	906	0.44 acres / 1971	5/5/2026 / 93 days	\$35,000 / \$39/sq ft	↓ 26.32%
5	 <p>14145 Creek Ct Fort Myers, FL 33908 MLS ID: 226007090</p> <p>■ Closed / For Sale</p> <p><i>Courtesy of John R Wood Properties</i></p>	Single Family	3/2	2,002	0.3 acres / 2006	5/7/2026 / 55 days	\$457,000 / \$228/sq ft	↓ 2.56%
6	 <p>15690 Lake Candlewood Dr Fort Myers, FL 33908 MLS ID: 2026006907</p> <p>■ Closed / For Sale</p> <p><i>Courtesy of SW FI Luxury Properties</i></p>	Single Family	2/2	1,164	1 sqft / 1978	5/8/2026 / 46 days	\$330,000 / \$284/sq ft	↓ 5.71%



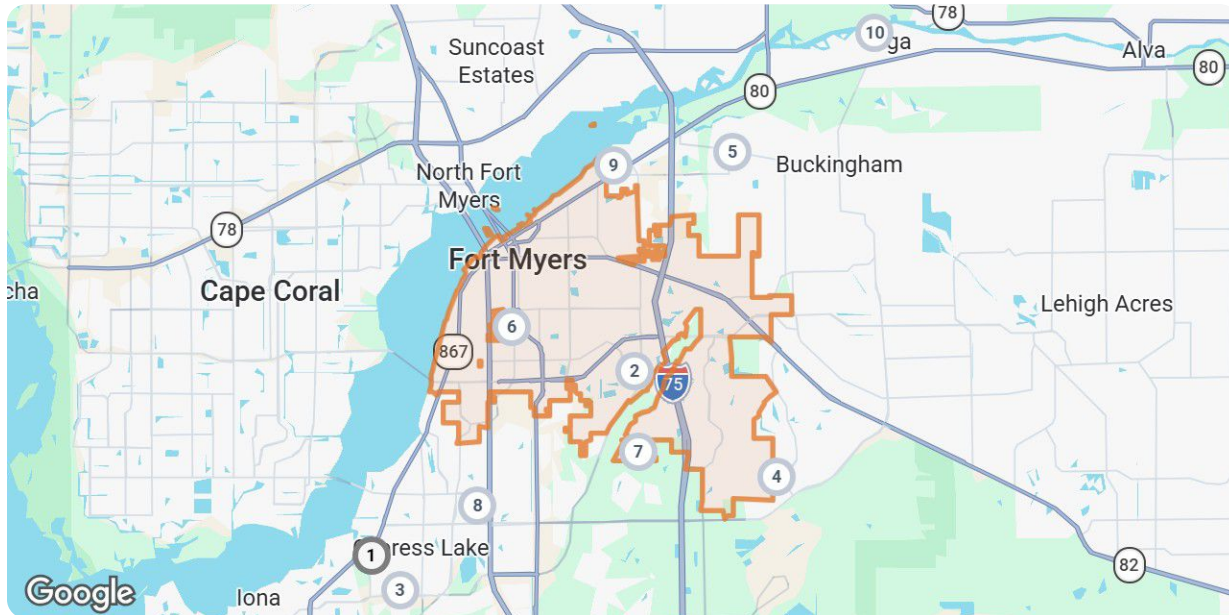
Fort Myers, Florida



Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
7	 <p>14540 Summerlin Trace Ct, Apt Fort Myers, FL 33919 MLS ID: 2025015735 Closed / For Sale</p> <p><i>Courtesy of Coastal Brokerage LLC</i></p>	Condo/Townhouse/Apt.	2/2	1,013	5,087 sqft / 1989	5/7/2026 / 201 days	\$190,000 / \$188/sq ft	↓ 2.56%
8	 <p>2104 W 1st St, Apt 2804 Fort Myers, FL 33901 MLS ID: 2026013473 Closed / For Sale</p> <p><i>Courtesy of Barclays Real Estate Group 1</i></p>	Condo/Townhouse/Apt.	2/3	2,258	1.44 acres / 2006	5/8/2026 / - days	\$575,000 / \$255/sq ft	↓ 11.52%
9	 <p>11991 Champions Green Way, / Fort Myers, FL 33913 MLS ID: 226011324 Closed / For Sale</p> <p><i>Courtesy of Premier Sotheby's Int'l Realty</i></p>	Condo/Townhouse/Apt.	3/2	1,623	8,712 sqft / 2006	5/8/2026 / 32 days	\$220,000 / \$136/sq ft	↓ 6.38%
10	 <p>1495 Charmont Pl Fort Myers, FL 33919 MLS ID: 2026000217 Closed / For Sale</p> <p><i>Courtesy of RE/MAX Profere</i></p>	Single Family	3/2	1,678	8,838 sqft / 1972	5/8/2026 / 97 days	\$279,150 / \$166/sq ft	↓ 0.27%


Distressed

Source: Public Records and Listings





















Legend

- Active For Sale
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>1555 Park Meadows Dr, Apt 4 Fort Myers, FL 33907 Off Market / Public Record</p>	Condo/Townhouse/Apt.	2/2	1,260	958 sqft / 1980	- / - days	- / \$140/sq ft	4/30/2026 / Notice of Lis Pendens



Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	 861 Winwood Cir Fort Myers, FL 33913 MLS ID: 225071313 ● Active / For Sale <i>Listing Courtesy of Xclusive Homes LLC</i>	Single Family	3/2	1,461	0.28 acres 2022	9/22/2025 229 days	\$299,000 \$205/sq ft	2/26/2026 Notice of Lis Pendens
	 12537 Aqua Reserve Ct Fort Myers, FL 33913 ■ Off Market / Public Record	Single Family	4/4	4,833	0.28 acres 2022	- - days	- \$213/sq ft	4/28/2026 Notice of Lis Pendens
	 13231 5th St Fort Myers, FL 33905 ■ Off Market / Public Record	Single Family	3/2	1,315	0.33 acres 1980	- - days	- \$179/sq ft	4/23/2026 Notice of Lis Pendens
	 8020 Banyan Breeze Way Fort Myers, FL 33908 ■ Off Market / Public Record	Single Family	3/3	2,611	7,187 sqft 2014	- - days	- \$195/sq ft	4/23/2026 Notice of Lis Pendens
	 1228 Belgrave St Fort Myers, FL 33913 ■ Off Market / Public Record	Single Family	3/2	1,636	0.53 acres 1997	- - days	- \$190/sq ft	4/23/2026 Notice of Lis Pendens
	 14268 Mindello Dr Fort Myers, FL 33905 ■ Off Market / Public Record	Single Family	5/3	2,925	0.46 acres 2019	- - days	- \$207/sq ft	4/23/2026 Order of Dismissal/ Cancellation/ Release of Lis Pendens
	 1637 Winkler Ave Fort Myers, FL 33901 ■ Off Market / Public Record	Single Family	3/2	1,747	7,590 sqft 1957	- - days	- \$217/sq ft	4/24/2026 Notice of Lis Pendens
	 2104 W 1st St, Apt 3304 Fort Myers, FL 33901 ■ Off Market / Public Record	Condo/Townho use/Apt.	3/3	2,117	1.44 acres 2006	- - days	- \$310/sq ft	4/23/2026 Notice of Lis Pendens
	 8423 Bernwood Cove Loop, Apt Fort Myers, FL 33966 ■ Off Market / Public Record	Condo/Townho use/Apt.	2/2	932	6,933 sqft 2006	- - days	- \$186/sq ft	4/23/2026 Notice of Lis Pendens

Fort Myers, Florida

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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