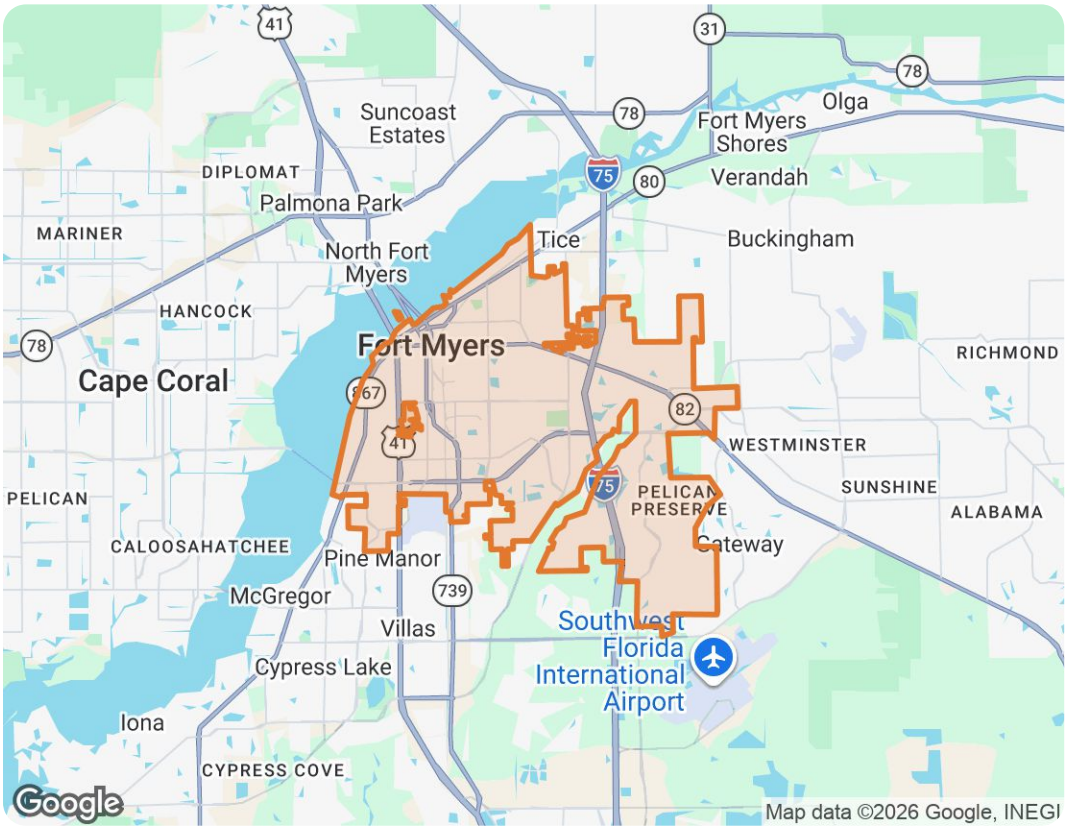
Fort Myers, Florida



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Fort Myers, Florida

Market Trends

Market Trends for Fort Myers, Florida

Condo/Townhouse/Apt.

October 2026

Market Type

Seller's Market | Balanced Market | **Buyer's Market**

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
8.17	**94.2%**	**87**	**$220,000**
↑ 6.66% MoM	↑ 1.02% MoM	↓ 14.71% MoM	↑ 4.51% MoM

October 2026 Median Estimated Property Value

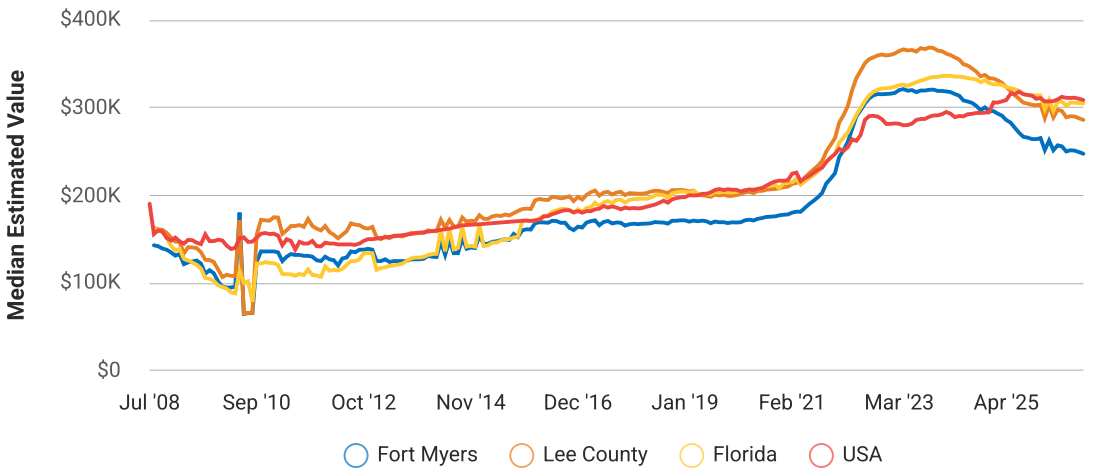
Condo/Townhouse/Apt.

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

Median Estimated Value	Last Month Change	12 Month Change
$247,400	-0.7%	-6.3%



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Fort Myers, Florida

October 2026 Active Listings

Fort Myers, Florida

Condo/Townhouse/Apt.

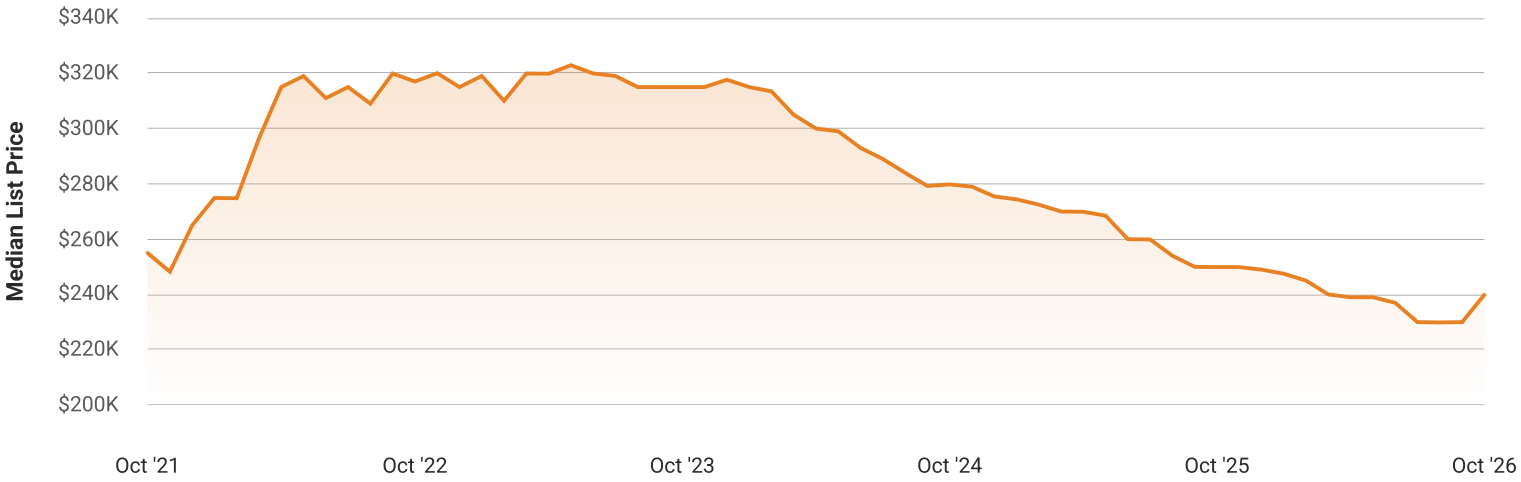
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $239,900

↑ **4.3%** Month over Month



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Fort Myers, Florida

October 2026 Sold Listings

Fort Myers, Florida

Condo/Townhouse/Apt.

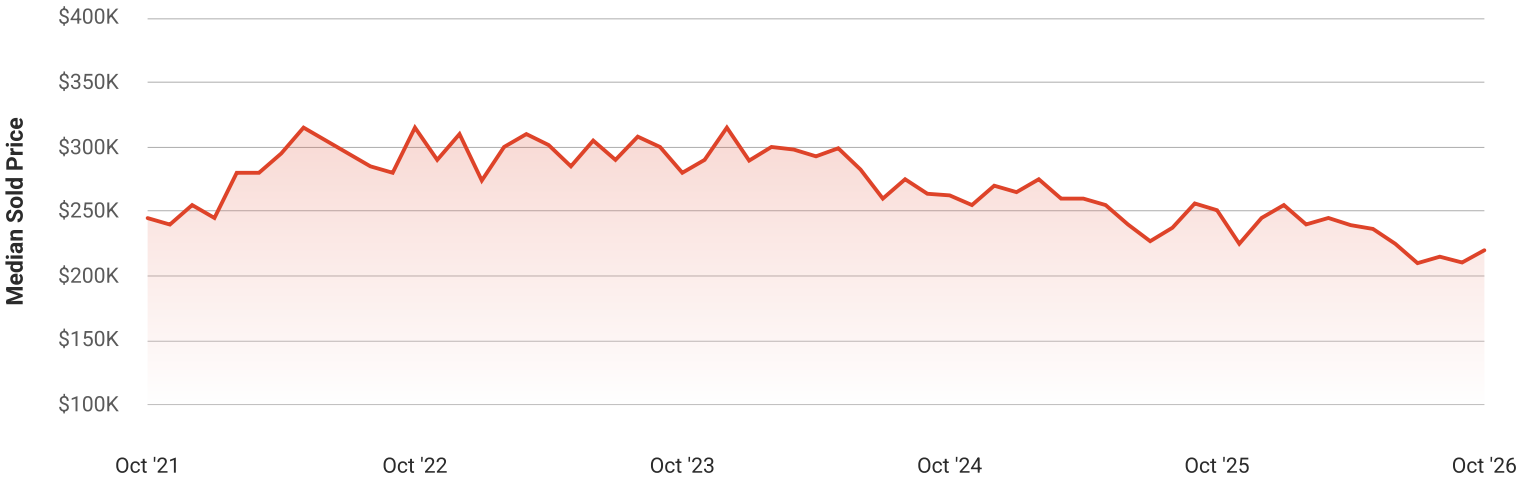
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $220,000

↑ **4.5%** Month over Month



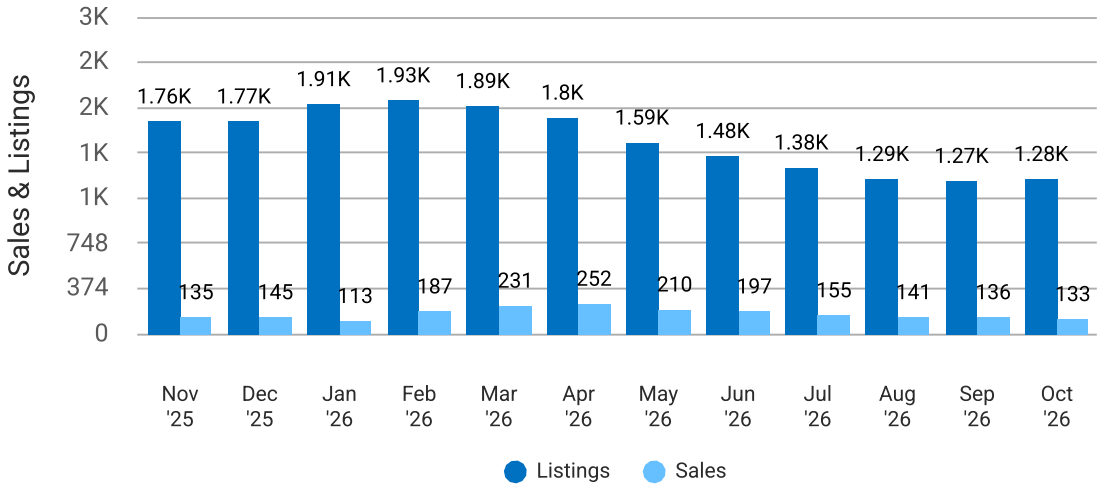
Total Sales and Active Listings in Fort Myers, Florida

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



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Fort Myers, Florida

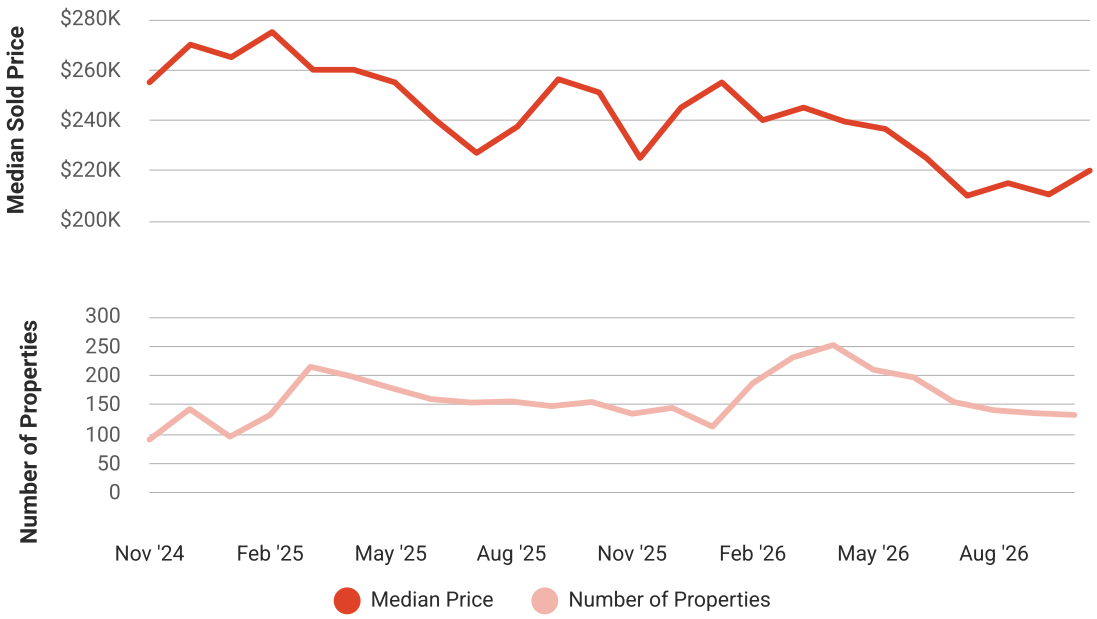
Median Sold Price vs Sold Listings in Fort Myers, Florida

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



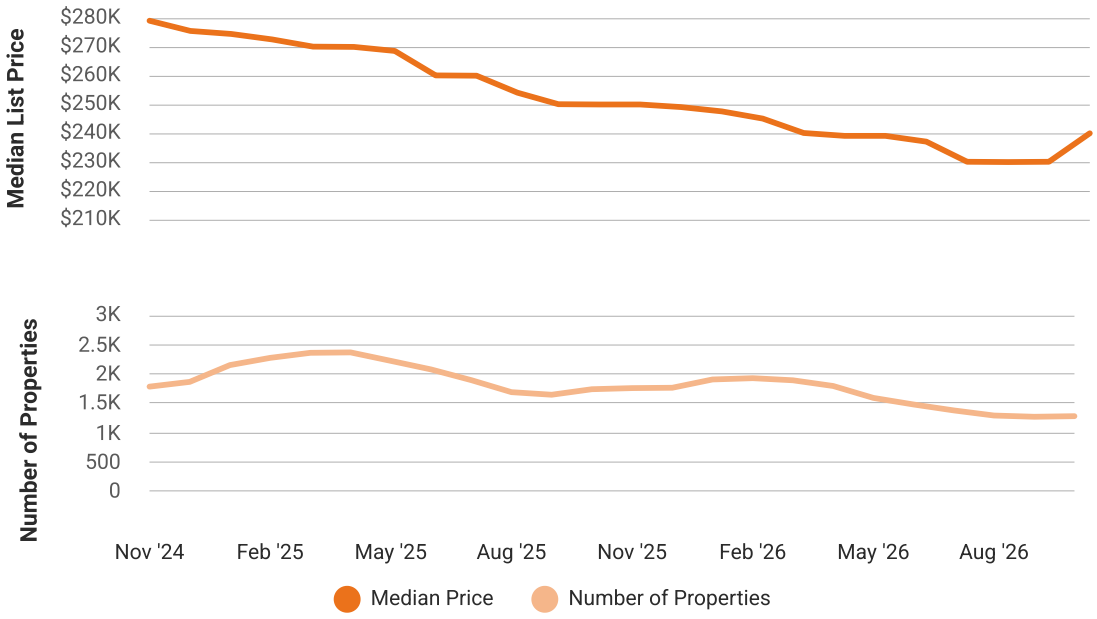
Median List Price vs Active Listings in Fort Myers, Florida

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



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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: 10/31/2026	$247,400	$249,250 -0.74%	$251,390 -1.59%	$264,140 -6.34%	$296,960 -16.69%	$320,290 -22.76%
Median Sold Price Last Updated: 10/31/2026	$220,000	$210,500 +4.51%	$210,000 +4.76%	$251,000 -12.35%	$262,500 -16.19%	$280,000 -21.43%
Median List Price Last Updated: 10/31/2026	$239,900	$230,000 +4.3%	$230,000 +4.3%	$249,900 -4%	$279,800 -14.26%	$315,000 -23.84%

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 Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

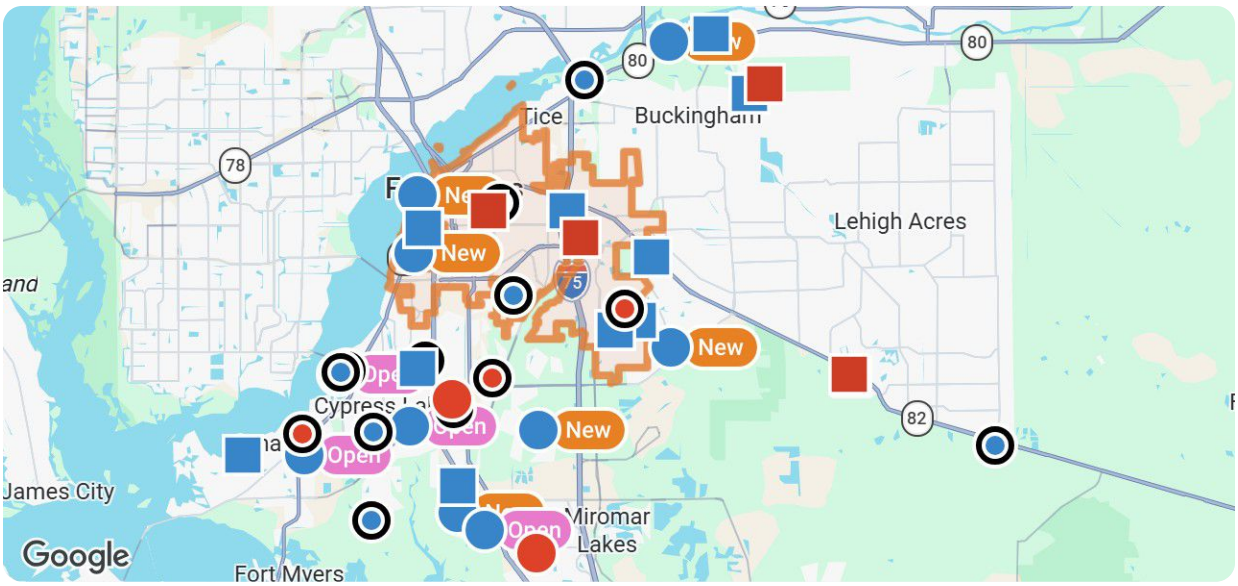
Sort Order: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Fort Myers, Florida

Summary

For Sale Activity in the Last 3 Months



Legend

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

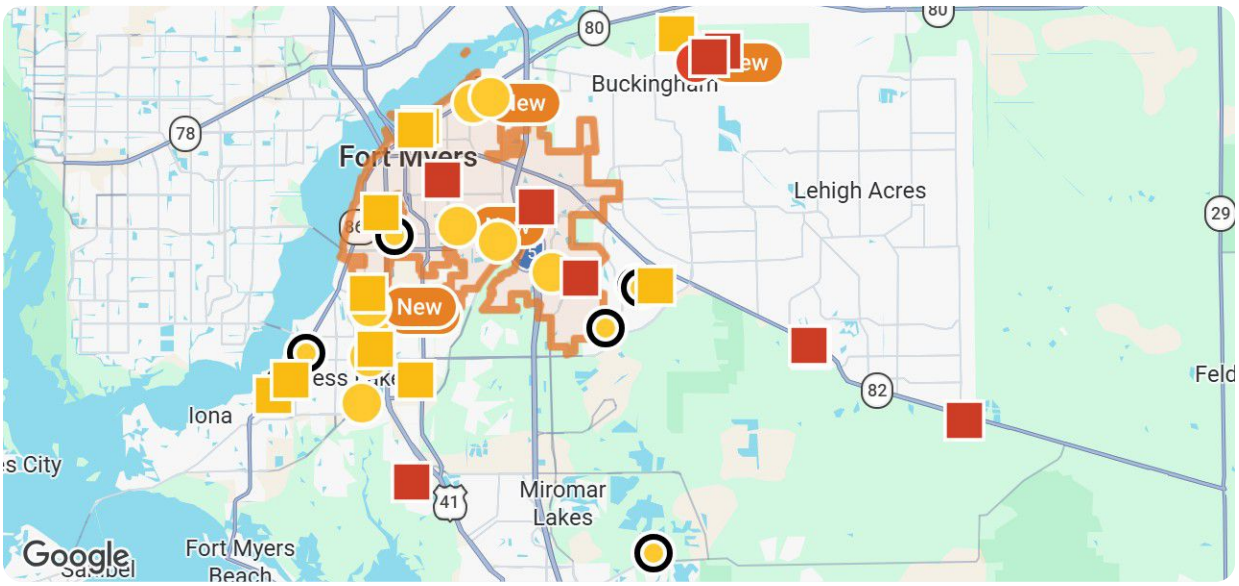
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	$49,900	$145,000	$180,000	$140,000
Median Listing Price / Est.Value	$481,950	$274,900	$312,500	$247,155
Highest Listing Price / Est.Value	$925,000	$720,000	$1,300,000	$1,500,000
Average Price / sqft	$214	$227	$244	$180
Median Price / sqft	$204	$190	$222	$182
Average Days in RPR	36	77	122	58
Median Days in RPR	38	59	126	58
Total Volume	$4,728,500	$3,200,599	$4,611,000	$3,770,530
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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Fort Myers, Florida

Summary

For Lease Activity in the Last 3 Months



Legend

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

	New	Pending	Closed	Distressed
Number of Properties	10	6	10	10
Lowest Listing Price / Est.Value	$1,500	$1,525	$1,100	$2,200
Median Listing Price / Est.Value	$2,050	$2,250	$2,800	$239,305
Highest Listing Price / Est.Value	$5,500	$6,500	$4,300	$706,890
Average Price / sqft	$2	$1	$2	$156
Median Price / sqft	$1	$1	$1	$177
Average Days in RPR	22	111	78	4
Median Days in RPR	15	90	87	4
Total Volume	$23,845	$16,950	$26,490	$2,560,600
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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Fort Myers, Florida

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- 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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