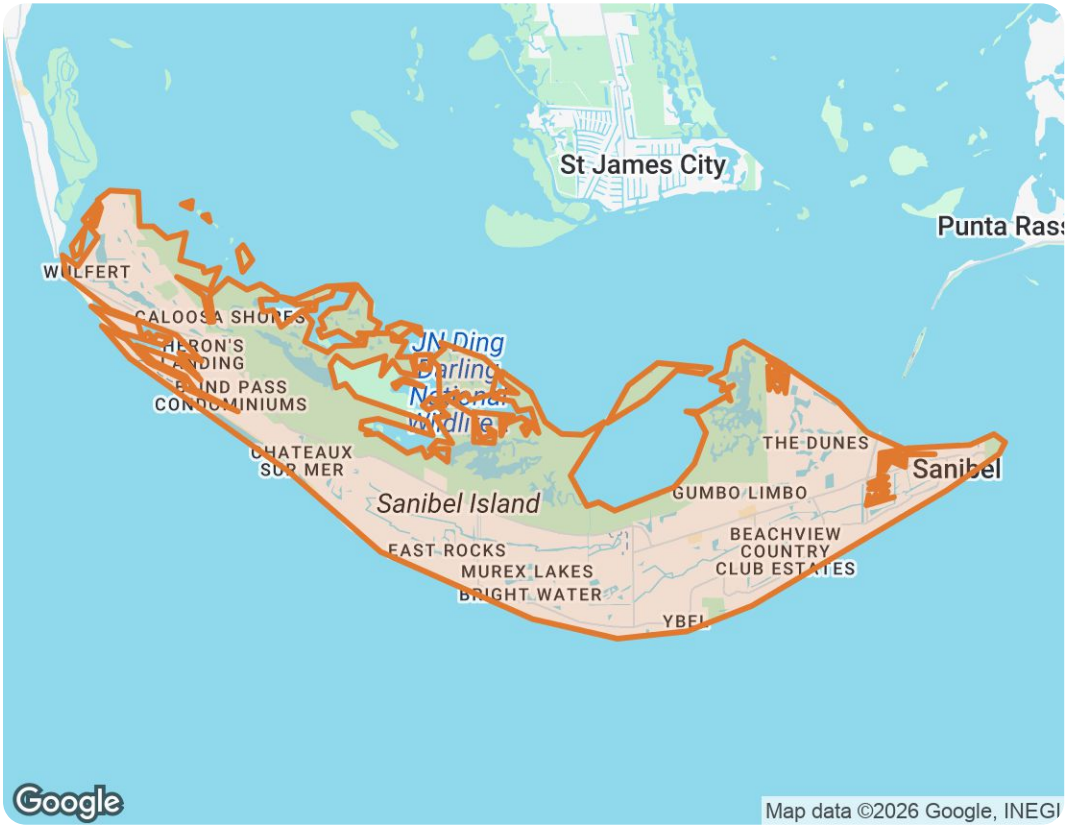
Sanibel, Florida



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Sanibel, Florida

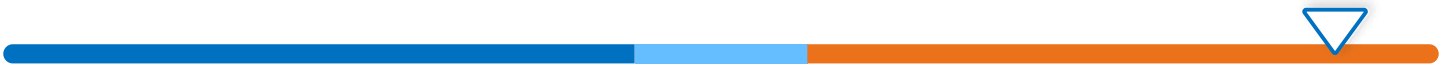
Market Trends

Market Trends for Sanibel, 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
11.14	**93.8%**	**402**	**$825,000**
↑ 12.19% MoM	↑ 0.06% MoM	↑ 957.89% MoM	↑ 44.99% MoM

October 2026 Median Estimated Property Value

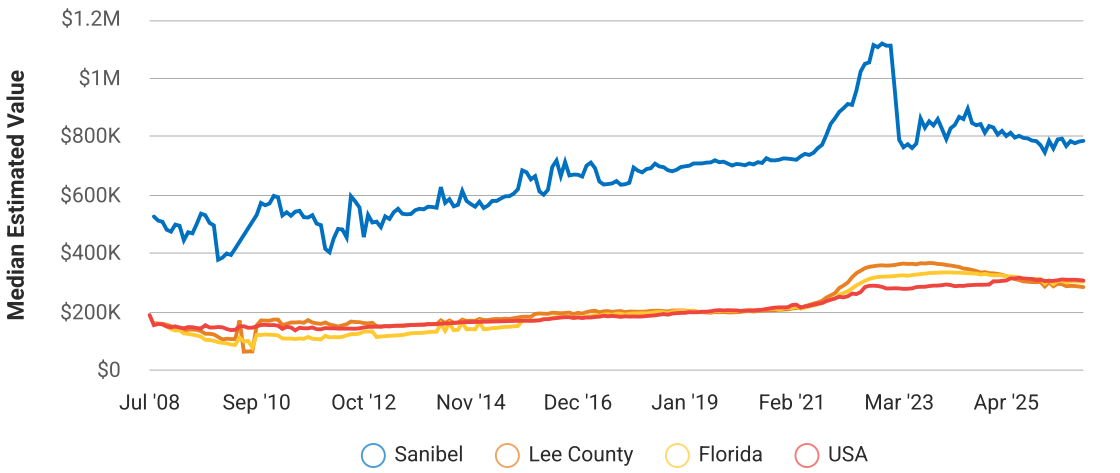
Condo/Townhouse/Apt.

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
$786,300	+0.3%	-0.1%



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Sanibel, Florida

October 2026 Active Listings

Sanibel, Florida

Condo/Townhouse/Apt.

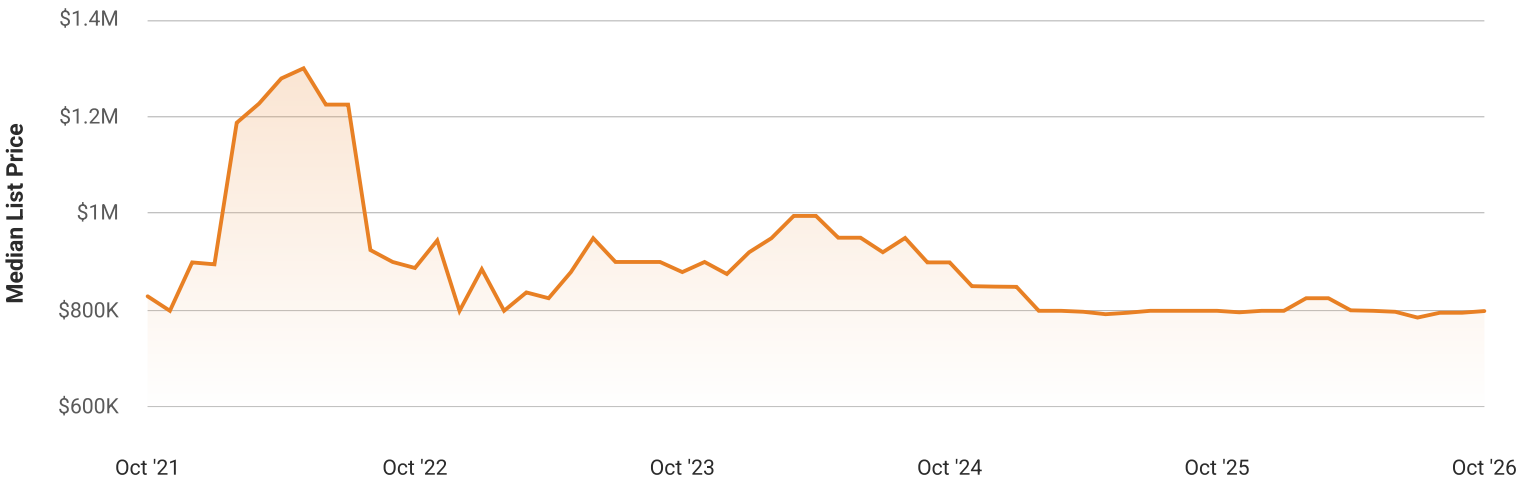
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $798,500

↑ **0.4%** Month over Month



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Sanibel, Florida

October 2026 Sold Listings

Sanibel, Florida

Condo/Townhouse/Apt.

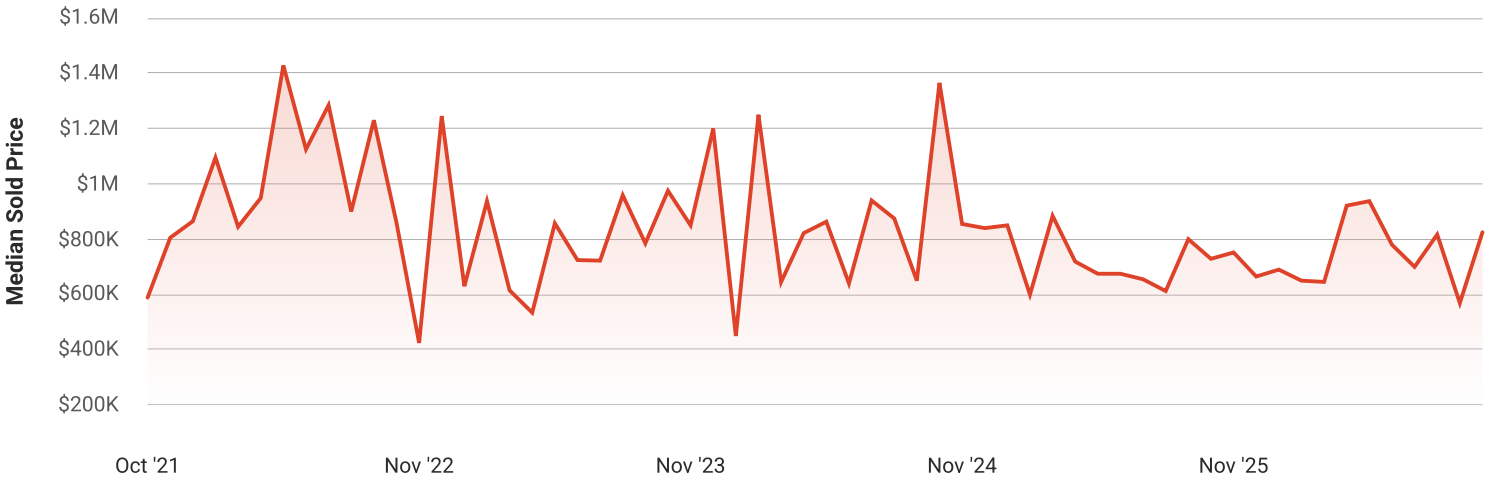
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $825,000

↑ 45% Month over Month



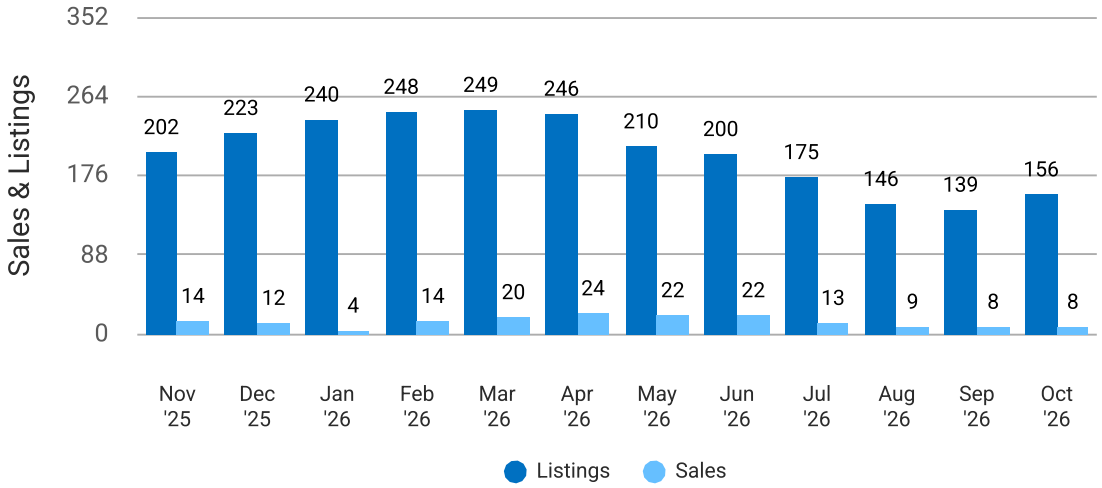
Total Sales and Active Listings in Sanibel, Florida

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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Sanibel, Florida

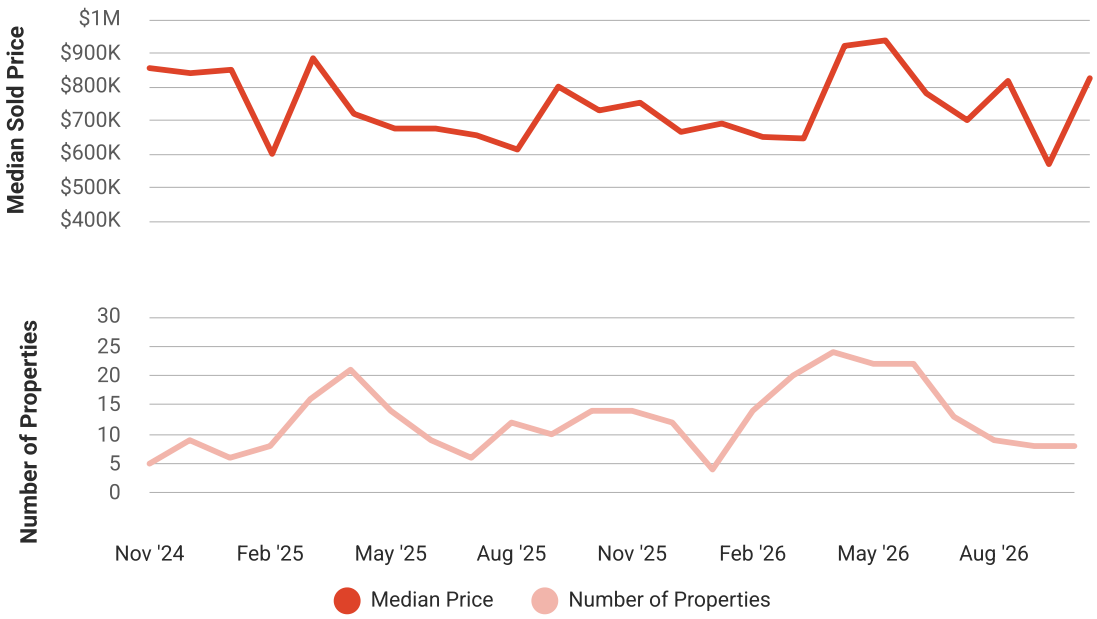
Median Sold Price vs Sold Listings in Sanibel, Florida

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



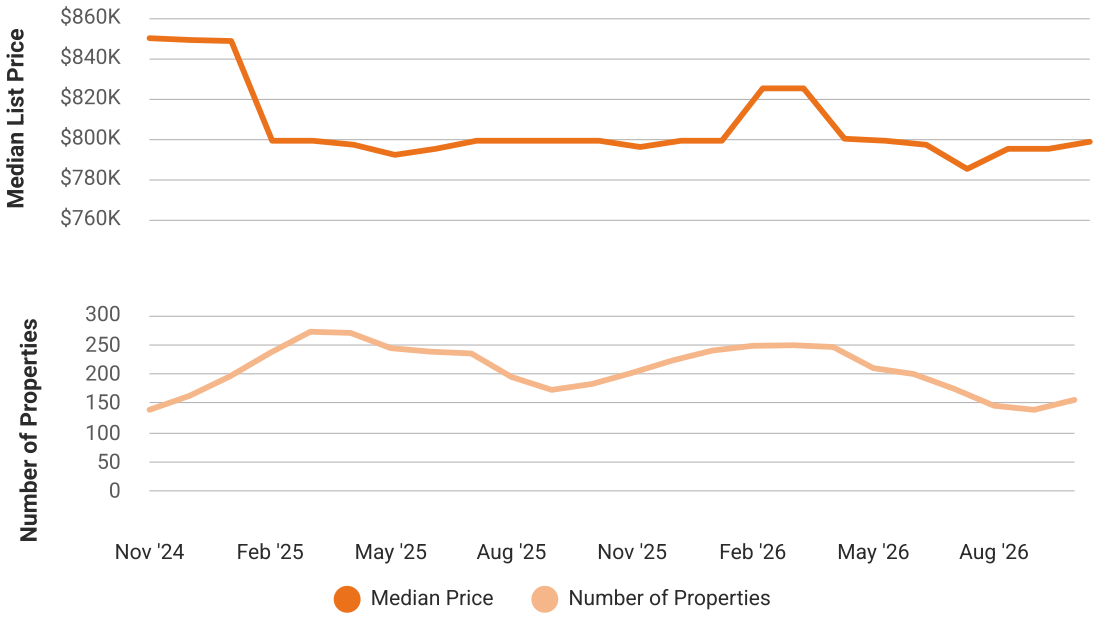
Median List Price vs Active Listings in Sanibel, Florida

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	$786,300	$783,880 +0.31%	$785,460 +0.11%	$787,300 -0.13%	$843,780 -6.81%	$853,140 -7.83%
Median Sold Price Last Updated: 10/31/2026	$825,000	$569,000 +44.99%	$700,000 +17.86%	$729,000 +13.17%	$1,365,000 -39.56%	$975,000 -15.38%
Median List Price Last Updated: 10/31/2026	$798,500	$795,000 +0.44%	$785,000 +1.72%	$799,000 -0.06%	$899,000 -11.18%	$879,000 -9.16%

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

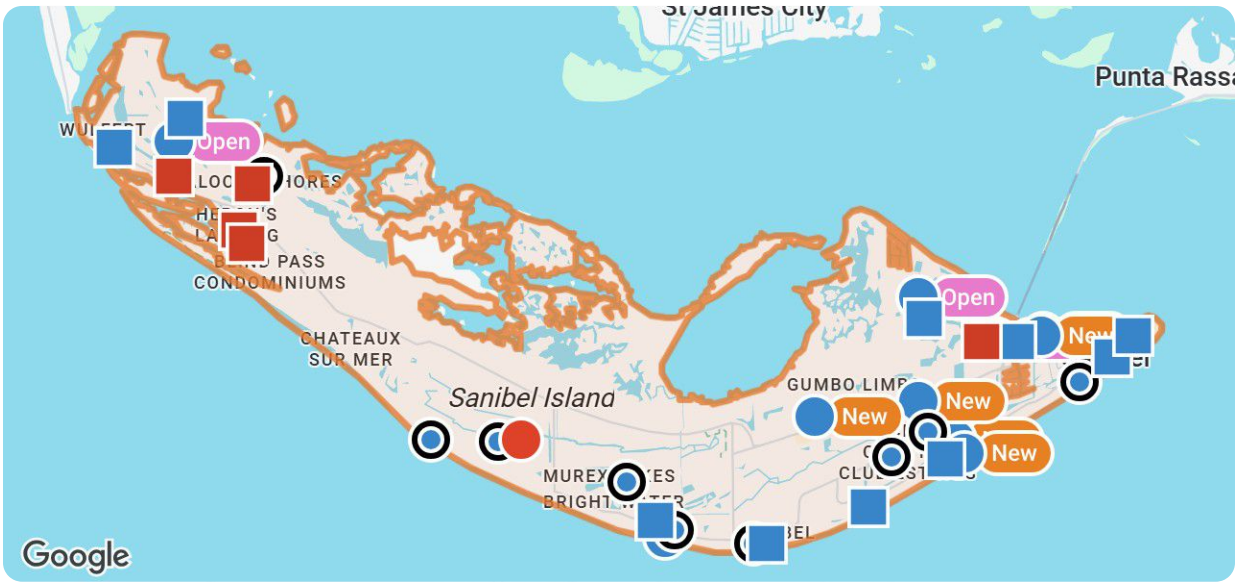
Sort Order: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: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

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Sanibel, Florida

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	9	10	6
Lowest Listing Price / Est.Value	$549,000	$489,900	$415,000	$849,000
Median Listing Price / Est.Value	$1,125,000	$1,175,000	$955,000	$975,565
Highest Listing Price / Est.Value	$2,480,000	$8,150,000	$2,442,000	$1,273,000
Average Price / sqft	$611	$744	$658	$624
Median Price / sqft	$564	$619	$551	$552
Average Days in RPR	19	79	216	180
Median Days in RPR	9	32	181	180
Total Volume	$12,248,900	$16,896,900	$11,152,000	$6,049,060
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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Sanibel, Florida

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Distressed
- Recently Leased

	New	Closed	Distressed
Number of Properties	5	5	6
Lowest Listing Price / Est.Value	$6,000	$1,500	$876,560
Median Listing Price / Est.Value	$7,500	$3,500	$986,560
Highest Listing Price / Est.Value	$20,000	$6,500	$1,273,000
Average Price / sqft	$6	$302	$634
Median Price / sqft	$5	$3	$580
Average Days in RPR	32	127	–
Median Days in RPR	13	68	–
Total Volume	$54,200	$18,350	$6,137,180
Source	Listings	Public Records & Listings	Public Records & Listings

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Sanibel, 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.
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- 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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