

# Local Market Update – February 2021

A Research Tool Provided by Royal Palm Coast REALTOR® Association



## Lee County

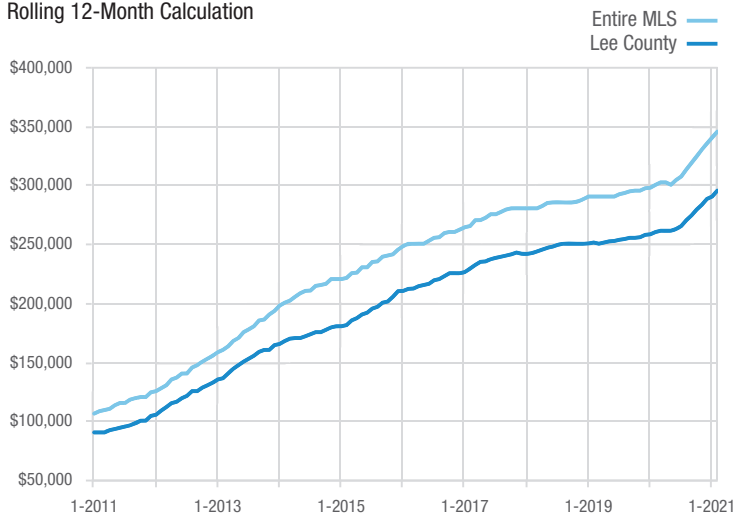
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	1,765	<b>1,557</b>	- 11.8%	3,893	<b>3,241</b>	- 16.7%
Pending Sales	1,159	<b>2,729</b>	+ 135.5%	2,239	<b>4,671</b>	+ 108.6%
Closed Sales	1,046	<b>1,237</b>	+ 18.3%	1,962	<b>2,452</b>	+ 25.0%
Days on Market Until Sale	74	<b>45</b>	- 39.2%	72	<b>46</b>	- 36.1%
Median Sales Price*	\$270,000	<b>\$330,000</b>	+ 22.2%	\$269,700	<b>\$328,500</b>	+ 21.8%
Average Sales Price*	\$362,733	<b>\$472,406</b>	+ 30.2%	\$366,346	<b>\$475,144</b>	+ 29.7%
Percent of Original List Price Received*	94.7%	<b>97.3%</b>	+ 2.7%	94.7%	<b>97.0%</b>	+ 2.4%
Inventory of Homes for Sale	6,647	<b>1,496</b>	- 77.5%	—	—	—
Months Supply of Inventory	5.6	<b>1.0</b>	- 82.1%	—	—	—

Townhouse/Condo	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	918	<b>800</b>	- 12.9%	2,008	<b>1,734</b>	- 13.6%
Pending Sales	705	<b>1,637</b>	+ 132.2%	1,307	<b>2,693</b>	+ 106.0%
Closed Sales	597	<b>733</b>	+ 22.8%	1,079	<b>1,346</b>	+ 24.7%
Days on Market Until Sale	84	<b>66</b>	- 21.4%	81	<b>69</b>	- 14.8%
Median Sales Price*	\$200,000	<b>\$222,000</b>	+ 11.0%	\$200,000	<b>\$225,000</b>	+ 12.5%
Average Sales Price*	\$246,439	<b>\$294,798</b>	+ 19.6%	\$257,972	<b>\$296,395</b>	+ 14.9%
Percent of Original List Price Received*	93.8%	<b>95.7%</b>	+ 2.0%	94.0%	<b>95.5%</b>	+ 1.6%
Inventory of Homes for Sale	3,547	<b>1,023</b>	- 71.2%	—	—	—
Months Supply of Inventory	6.0	<b>1.4</b>	- 76.7%	—	—	—

\* 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.

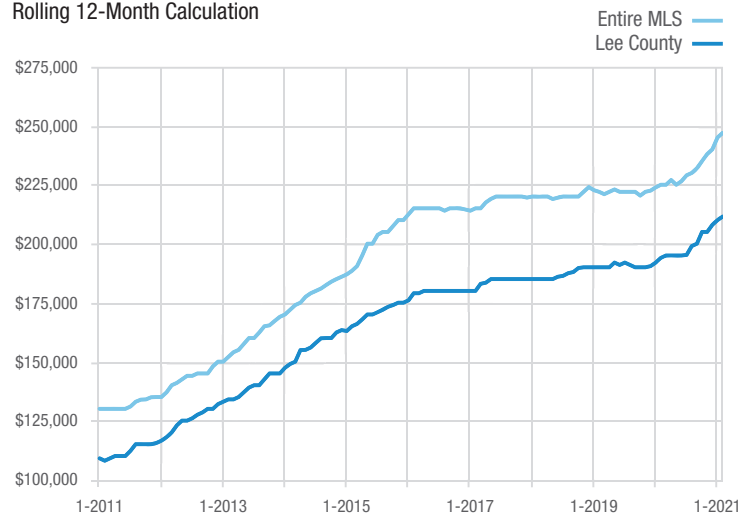
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.