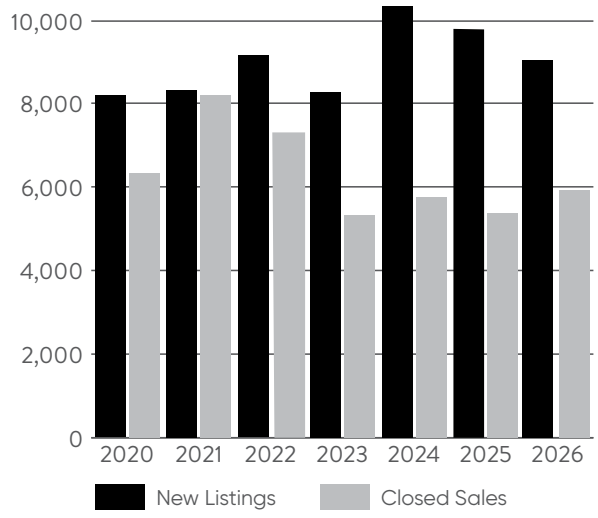
CAPE CORAL

MARKET REPORT - SEPTEMBER 2026

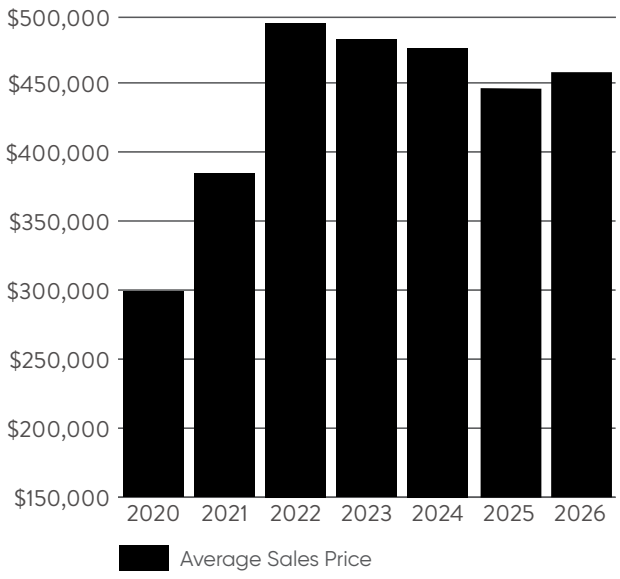
	2020	2021	2022	2023	2024	2025	2026
Listed	8,128	8,416	9,129	8,353	10,239	9,893	9,030
Sold	6,347	8,165	7,311	5,410	5,754	5,441	5,986
Avg. Sale $	$299,990	$383,877	$494,618	$479,990	$475,886	$442,287	$462,829

NEW LISTINGS	CLOSED SALES	AVERAGE SALES PRICE	CURRENT INVENTORY	MONTHS OF SUPPLY
9,030 ⬇8.72%	5,986 ⬆10.02%	$462,829 ⬆4.64%	2,424 ⬇15.22%	4.86 ⬇22.93%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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Neighborhood Snapshot Report©

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	9	15	7.20	$1,767,267
Cape Royal	9	25	4.32	$723,500
Yacht Club	9	24	4.50	$1,073,700

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	14	23	7.30	$489,674
Tarpon Point Marina	12	22	6.55	$1,023,273

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