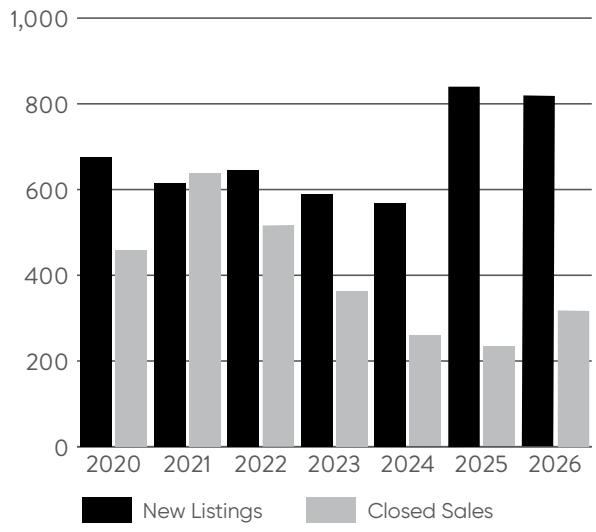
FORT MYERS BEACH

MARKET REPORT - SEPTEMBER 2026

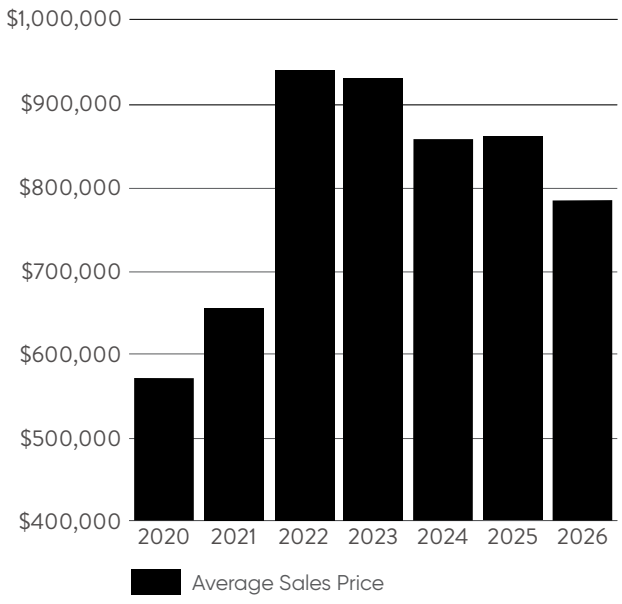
	2020	2021	2022	2023	2024	2025	2026
Listed	676	609	648	596	586	830	815
Sold	457	644	513	359	255	237	320
Avg. Sale $	$574,044	$665,564	$942,073	$936,033	$861,346	$863,499	$781,055

NEW LISTINGS	CLOSED SALES	AVERAGE SALES PRICE	CURRENT INVENTORY	MONTHS OF SUPPLY
815 ⬇1.81%	320 ⬆35.02%	$781,055 ⬇9.55%	342 ⬇8.80%	12.83 ⬇32.46%

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
Fairview Isles	12	18	8.00	$1,223,944
Laguna Shores	10	8	15.00	$1,068,375
McPhie Park	4	5	9.60	$998,100

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	2	6	4.00	$480,333
Ocean Harbor Condo	5	5	12.00	$624,050
Sandarac Condo	11	4	33.00	$586,750
Waterside At Bay Beach	22	16	16.50	$827,281

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