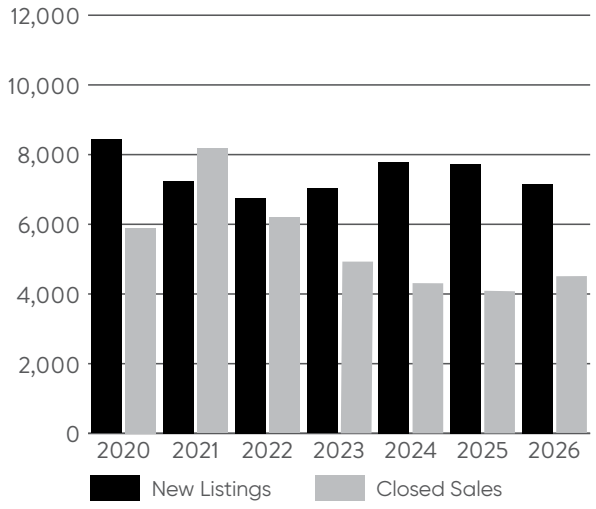
FORT MYERS

MARKET REPORT - SEPTEMBER 2026

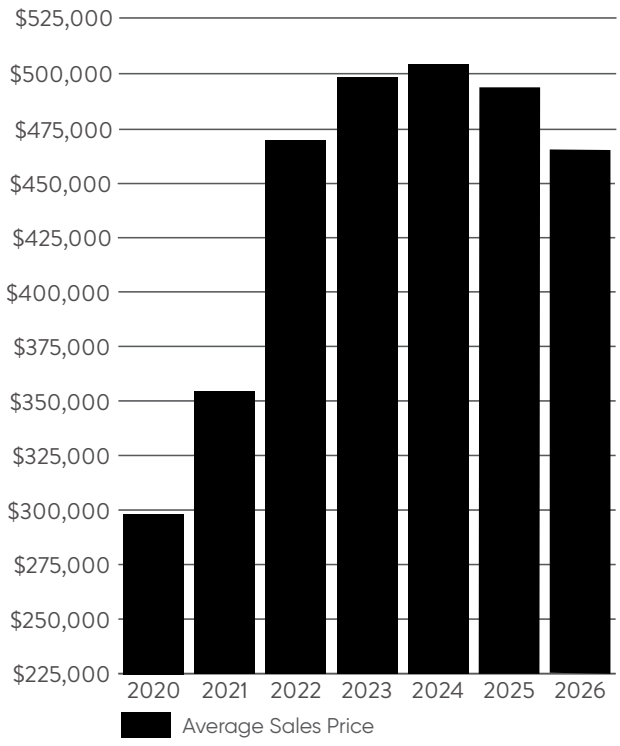
	2020	2021	2022	2023	2024	2025	2026
Listed	8,457	7,279	6,772	7,056	7,822	7,811	7,203
Sold	5,925	8,137	6,134	4,983	4,311	4,040	4,518
Avg. Sale $	$299,715	$362,239	$472,314	$499,312	$505,422	$494,523	$466,129

NEW LISTINGS	CLOSED SALES	AVERAGE SALES PRICE	CURRENT INVENTORY	MONTHS OF SUPPLY
7,203 ⬇7.78%	4,518 ⬆11.83%	$466,129 ⬇5.74%	1,986 ⬇15.09%	5.27 ⬇24.08%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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Statistics exclude North Fort Myers and East Fort Myers areas.

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
Belle Lago	9	23	4.70	$886,500
Colonial Country Club	10	34	3.53	$550,691
Crown Colony	5	13	4.62	$682,754
Esplanade Lake Club	7	57	1.47	$1,251,509
Fiddlesticks Country Club	12	26	5.54	$964,038
The Forest	11	14	9.43	$733,821
Gulf Harbour Yacht And Country Club	11	25	5.28	$1,480,188
Miromar Lakes Beach And Golf Club	18	38	5.68	$2,196,876
Parker Lakes	7	22	3.82	$361,450
Paseo	4	17	2.82	$789,847
The Plantation	14	93	1.81	$649,820
Shadow Wood Preserve	6	14	5.14	$1,096,357
Town And River	12	18	8.00	$1,112,861
Wildblue	26	65	4.80	$1,474,566

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	38	68	6.71	$276,090
Crown Colony	6	7	10.29	$364,643
Downtown Fort Myers	84	77	13.09	$343,134
Esplanade Lake Club	10	23	5.22	$522,626
Fiddlesticks Country Club	3	18	2.00	$237,969
The Forest	17	31	6.58	$318,113
Gulf Harbour Yacht And Country Club	24	61	4.72	$720,381
Miromar Lakes Beach And Golf Club	22	49	5.39	$1,120,350
Parker Lakes	11	43	3.07	$267,937
Paseo	19	48	4.75	$385,174
The Plantation	13	20	7.80	$413,575
Shadow Wood Preserve	1	6	2.00	$356,817
Town And River	4	1	48.00	$325,000

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