

Monthly Market Summary - February 2023

Single-Family Homes

Lee County



| | February 2023 | February 2022 | Percent Change Year-over-Year |
|--|-----------------|-----------------|-------------------------------|
| Closed Sales | 1,024 | 1,239 | -17.4% |
| Paid in Cash | 455 | 544 | -16.4% |
| Median Sale Price | \$447,500 | \$410,000 | 9.1% |
| Average Sale Price | \$573,104 | \$569,697 | 0.6% |
| Dollar Volume | \$586.9 Million | \$705.9 Million | -16.9% |
| Med. Pct. of Orig. List Price Received | 95.9% | 100.0% | -4.1% |
| Median Time to Contract | 31 Days | 16 Days | 93.8% |
| Median Time to Sale | 76 Days | 56 Days | 35.7% |
| New Pending Sales | 1,434 | 1,675 | -14.4% |
| New Listings | 1,657 | 1,617 | 2.5% |
| Pending Inventory | 2,177 | 2,951 | -26.2% |
| Inventory (Active Listings) | 3,865 | 1,469 | 163.1% |
| Months Supply of Inventory | 3.3 | 1.0 | 230.0% |

