

# Local Market Update – February 2022

A Research Tool Provided by Royal Palm Coast REALTOR® Association



## Cape Coral

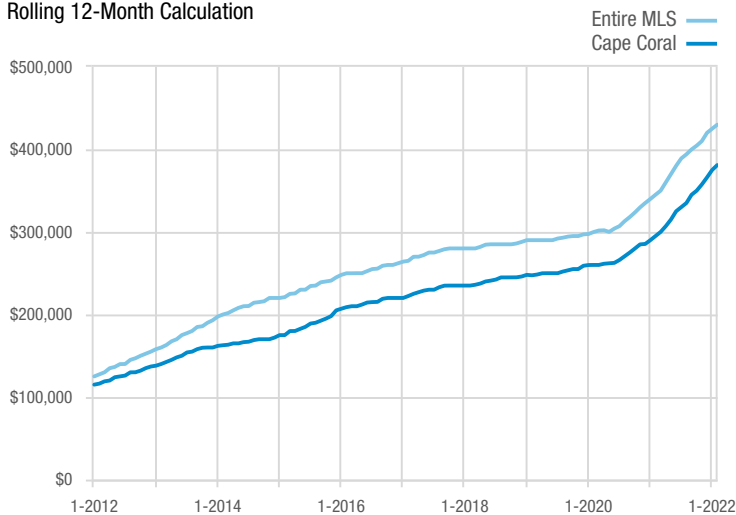
| Single Family                            | February  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2021      | 2022             | % Change | Thru 2-2021  | Thru 2-2022      | % Change |
| <b>Key Metrics</b>                       |           |                  |          |              |                  |          |
| New Listings                             | 427       | <b>407</b>       | - 4.7%   | 851          | <b>810</b>       | - 4.8%   |
| Pending Sales                            | 408       | <b>575</b>       | + 40.9%  | 790          | <b>1,017</b>     | + 28.7%  |
| Closed Sales                             | 340       | <b>331</b>       | - 2.6%   | 651          | <b>647</b>       | - 0.6%   |
| Days on Market Until Sale                | 36        | <b>22</b>        | - 38.9%  | 36           | <b>23</b>        | - 36.1%  |
| Median Sales Price*                      | \$340,000 | <b>\$437,900</b> | + 28.8%  | \$329,000    | <b>\$437,500</b> | + 33.0%  |
| Average Sales Price*                     | \$421,134 | <b>\$556,414</b> | + 32.1%  | \$427,282    | <b>\$565,568</b> | + 32.4%  |
| Percent of Original List Price Received* | 98.3%     | <b>99.6%</b>     | + 1.3%   | 97.8%        | <b>99.3%</b>     | + 1.5%   |
| Inventory of Homes for Sale              | 782       | <b>284</b>       | - 63.7%  | —            | —                | —        |
| Months Supply of Inventory               | 2.0       | <b>0.7</b>       | - 65.0%  | —            | —                | —        |

| Townhouse/Condo                          | February  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2021      | 2022             | % Change | Thru 2-2021  | Thru 2-2022      | % Change |
| <b>Key Metrics</b>                       |           |                  |          |              |                  |          |
| New Listings                             | 81        | <b>78</b>        | - 3.7%   | 156          | <b>150</b>       | - 3.8%   |
| Pending Sales                            | 73        | <b>97</b>        | + 32.9%  | 138          | <b>165</b>       | + 19.6%  |
| Closed Sales                             | 70        | <b>57</b>        | - 18.6%  | 116          | <b>103</b>       | - 11.2%  |
| Days on Market Until Sale                | 65        | <b>23</b>        | - 64.6%  | 63           | <b>21</b>        | - 66.7%  |
| Median Sales Price*                      | \$199,450 | <b>\$260,000</b> | + 30.4%  | \$191,000    | <b>\$272,000</b> | + 42.4%  |
| Average Sales Price*                     | \$229,143 | <b>\$332,695</b> | + 45.2%  | \$229,191    | <b>\$318,361</b> | + 38.9%  |
| Percent of Original List Price Received* | 95.6%     | <b>101.5%</b>    | + 6.2%   | 94.7%        | <b>100.0%</b>    | + 5.6%   |
| Inventory of Homes for Sale              | 208       | <b>41</b>        | - 80.3%  | —            | —                | —        |
| Months Supply of Inventory               | 3.4       | <b>0.5</b>       | - 85.3%  | —            | —                | —        |

\* 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.

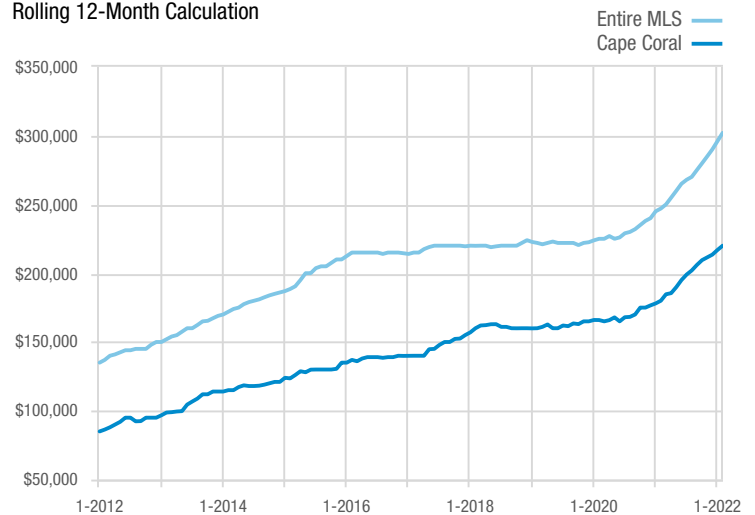
### Median Sales Price - Single Family

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.