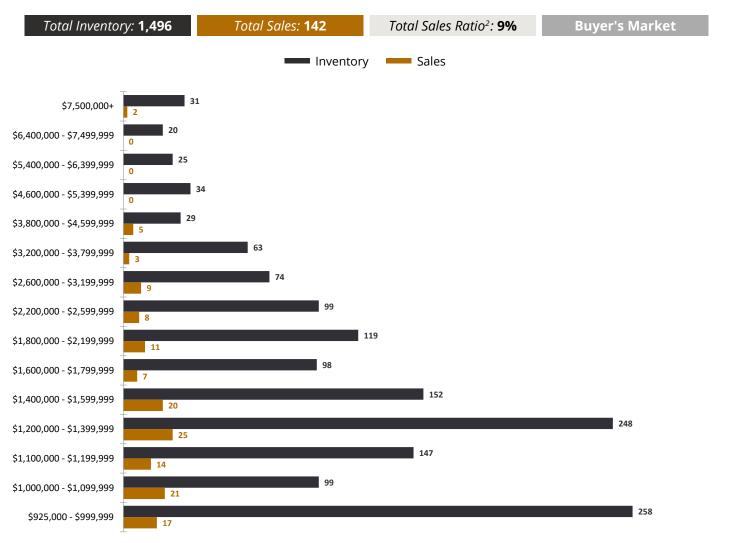


FLORIDA

JUNE 2025

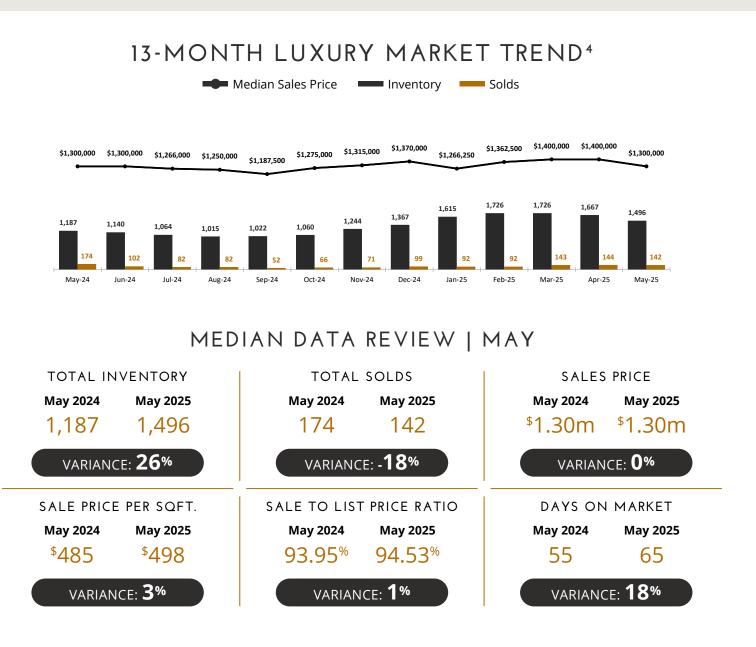
www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | MAY 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,150,000	3	3	7	219	3%
2,000 - 2,499	\$1,155,693	3	3	33	373	9%
2,500 - 2,999	\$1,190,000	3	3	39	321	12%
3,000 - 3,499	\$2,000,000	4	4	31	228	14%
3,500 - 3,999	\$1,772,500	4	4	12	135	9%
4,000+	\$2,362,500	5	5	20	220	9%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

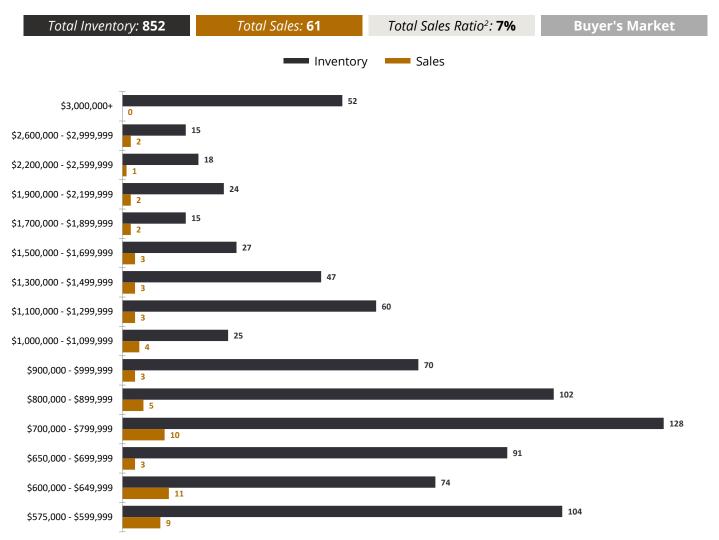


LEE COUNTY MARKET SUMMARY | MAY 2025

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of 94.53% of list price in May 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **21%**.
- The median luxury sales price for single-family homes is \$1,300,000.
- The median days on market for May 2025 was **65** days, up from **55** in May 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | MAY 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$732,500	2	2	2	55	4%
1,000 - 1,499	\$830,000	2	2	6	210	3%
1,500 - 1,999	\$602,500	2	2	12	179	7%
2,000 - 2,499	\$742,500	3	3	20	193	10%
2,500 - 2,999	\$1,050,000	3	3	13	109	12%
3,000+	\$1,950,000	3	4	8	106	8%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.



LEE COUNTY MARKET SUMMARY | MAY 2025

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **94.40% of list price** in May 2025.
- The most active price band is \$1,000,000-\$1,099,999, where the sales ratio is 16%.
- The median luxury sales price for attached homes is **\$750,000**.
- The median days on market for May 2025 was **63** days, up from **38** in May 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.