



# JANUARY 2023 MARKET REPORT

## SANIBEL STATS

Residential Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	24	71	+ 195.8%	24	71	+ 195.8%
Pending Sales	23	30	+ 30.4%	23	30	+ 30.4%
Closed Sales	21	21	0.0%	21	21	0.0%
Days on Market Until Sale	47	46	- 2.1%	47	46	- 2.1%
Median Sales Price*	\$1,330,000	\$780,800	- 41.3%	\$1,330,000	\$780,800	- 41.3%
Average Sales Price*	\$1,445,429	\$943,157	- 34.7%	\$1,445,429	\$943,157	- 34.7%
Percent of List Price Received*	98.1%	92.0%	- 6.2%	98.1%	92.0%	- 6.2%
Inventory of Homes for Sale	30	124	+ 313.3%	—	—	—
Months Supply of Inventory	1.2	6.9	+ 475.0%	—	—	—



Condo Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	19	31	+ 63.2%	19	31	+ 63.2%
Pending Sales	17	10	- 41.2%	17	10	- 41.2%
Closed Sales	13	9	- 30.8%	13	9	- 30.8%
Days on Market Until Sale	47	61	+ 29.8%	47	61	+ 29.8%
Median Sales Price*	\$929,000	\$675,000	- 27.3%	\$929,000	\$675,000	- 27.3%
Average Sales Price*	\$969,308	\$989,000	+ 2.0%	\$969,308	\$989,000	+ 2.0%
Percent of List Price Received*	98.6%	92.9%	- 5.8%	98.6%	92.9%	- 5.8%
Inventory of Homes for Sale	27	47	+ 74.1%	—	—	—
Months Supply of Inventory	1.1	4.7	+ 327.3%	—	—	—

## CAPTIVA STATS

Residential Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	1	3	+ 200.0%	1	3	+ 200.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	65	60	- 7.7%	65	60	- 7.7%
Median Sales Price*	\$4,794,500	\$5,700,000	+ 18.9%	\$4,794,500	\$5,700,000	+ 18.9%
Average Sales Price*	\$4,794,500	\$5,700,000	+ 18.9%	\$4,794,500	\$5,700,000	+ 18.9%
Percent of List Price Received*	96.1%	96.4%	+ 0.3%	96.1%	96.4%	+ 0.3%
Inventory of Homes for Sale	9	11	+ 22.2%	—	—	—
Months Supply of Inventory	2.7	4.2	+ 55.6%	—	—	—



Condo Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	4	0	- 100.0%	4	0	- 100.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	70	—	—	70	—	—
Median Sales Price*	\$1,012,500	—	—	\$1,012,500	—	—
Average Sales Price*	\$1,012,500	—	—	\$1,012,500	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

\*Source: Sanibel & Captiva Islands Association of REALTORS® Multiple Listing Service as of February 10, 2023. The Association nor its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.