# FEBRUARY 2023 MARKET REPORT

Sanibel Captiva Islands ASSOCIATION OF REALTORS®

## SANIBEL STATS

| Residential | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2022 | 2023 | % Change | Thru 2-2022 | Thru 2-2023 | % Change |
| New Listings | 26 | **54** | + 107.7% | 50 | **125** | + 150.0% |
| Pending Sales | 21 | **36** | + 71.4% | 44 | **67** | + 52.3% |
| Closed Sales | 18 | **34** | + 88.9% | 39 | **55** | + 41.0% |
| Days on Market Until Sale | 55 | **40** | - 27.3% | 51 | **42** | - 17.6% |
| Median Sales Price* | $1,672,500 | **$813,750** | - 51.3% | $1,526,000 | **$803,000** | - 47.4% |
| Average Sales Price* | $1,921,778 | **$1,106,662** | - 42.4% | $1,665,282 | **$1,044,233** | - 37.3% |
| Percent of List Price Received* | 97.5% | **95.4%** | - 2.2% | 97.8% | **94.1%** | - 3.8% |
| Inventory of Homes for Sale | 32 | **133** | + 315.6% | — | — | — |
| Months Supply of Inventory | 1.3 | **6.8** | + 423.1% | — | — | — |

| Condo | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2022 | 2023 | % Change | Thru 2-2022 | Thru 2-2023 | % Change |
| New Listings | 16 | **41** | + 156.3% | 35 | **72** | + 105.7% |
| Pending Sales | 15 | **13** | - 13.3% | 32 | **23** | - 28.1% |
| Closed Sales | 17 | **14** | - 17.6% | 30 | **23** | - 23.3% |
| Days on Market Until Sale | 49 | **25** | - 49.0% | 48 | **39** | - 18.8% |
| Median Sales Price* | $845,000 | **$1,058,500** | + 25.3% | $860,000 | **$975,000** | + 13.4% |
| Average Sales Price* | $954,938 | **$1,162,750** | + 21.8% | $961,165 | **$1,094,761** | + 13.9% |
| Percent of List Price Received* | 98.0% | **95.5%** | - 2.6% | 98.3% | **94.5%** | - 3.9% |
| Inventory of Homes for Sale | 27 | **74** | + 174.1% | — | — | — |
| Months Supply of Inventory | 1.2 | **7.5** | + 525.0% | — | — | — |

## CAPTIVA STATS

| Residential | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2022 | 2023 | % Change | Thru 2-2022 | Thru 2-2023 | % Change |
| New Listings | 5 | **0** | - 100.0% | 6 | **3** | - 50.0% |
| Pending Sales | 2 | **2** | 0.0% | 4 | **2** | - 50.0% |
| Closed Sales | 1 | **1** | 0.0% | 2 | **3** | + 50.0% |
| Days on Market Until Sale | 183 | **64** | - 65.0% | 124 | **61** | - 50.8% |
| Median Sales Price* | $3,375,000 | **$1,550,000** | - 54.1% | $4,084,750 | **$4,450,000** | + 8.9% |
| Average Sales Price* | $3,375,000 | **$1,550,000** | - 54.1% | $4,084,750 | **$4,316,667** | + 5.7% |
| Percent of List Price Received* | 93.9% | **100.0%** | + 6.5% | 95.0% | **97.6%** | + 2.7% |
| Inventory of Homes for Sale | 12 | **9** | - 25.0% | — | — | — |
| Months Supply of Inventory | 3.6 | **3.4** | - 5.6% | — | — | — |

| Condo | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| Key Metrics | 2022 | 2023 | % Change | Thru 2-2022 | Thru 2-2023 | % Change |
| New Listings | 7 | **2** | - 71.4% | 8 | **2** | - 75.0% |
| Pending Sales | 6 | **2** | - 66.7% | 10 | **2** | - 80.0% |
| Closed Sales | 5 | **1** | - 80.0% | 7 | **1** | - 85.7% |
| Days on Market Until Sale | 69 | **66** | - 4.3% | 69 | **66** | - 4.3% |
| Median Sales Price* | $1,450,000 | **$675,000** | - 53.4% | $1,325,000 | **$675,000** | - 49.1% |
| Average Sales Price* | $2,223,800 | **$675,000** | - 69.6% | $1,877,714 | **$675,000** | - 64.1% |
| Percent of List Price Received* | 99.8% | **96.4%** | - 3.4% | 99.9% | **96.4%** | - 3.5% |
| Inventory of Homes for Sale | 5 | **8** | + 60.0% | — | — | — |
| Months Supply of Inventory | 1.0 | **2.4** | + 140.0% | — | — | — |

*Source: Sanibel & Captiva Islands Association of REALTORS® Multiple Listing Service as of March 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.