SEPTEMBER 2026 MARKET REPORT

Sanibel Captiva Islands ASSOCIATION OF REALTORS®

SANIBEL STATS

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	12	12	0.0%	309	217	-29.8%
Pending Sales	9	9	0.0%	126	192	+52.4%
Closed Sales	11	14	+27.3%	126	192	+52.4%
Days on Market Until Sale	177	210	+18.6%	136	153	+12.5%
Median Sales Price*	$950,000	$1,137,500	+19.7%	$1,097,500	$1,150,000	+4.8%
Average Sales Price*	$1,171,273	$1,112,500	-5.0%	$1,363,175	$1,491,037	+9.4%
Percent of List Price Received	90.6%	91.4%	+0.9%	91.3%	92.0%	+0.8%
Inventory of Homes for Sale	137	100	-27.0%	---	---	---
Months Supply of Inventory	11.3	5.2	-54.0%	---	---	---

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	11	+22.2%	208	132	-36.5%
Pending Sales	12	1	-91.7%	83	98	+18.1%
Closed Sales	7	6	-14.3%	78	98	+25.6%
Days on Market Until Sale	249	146	-41.4%	143	188	+31.5%
Median Sales Price*	$800,000	$569,000	-28.9%	$714,500	$760,000	+6.4%
Average Sales Price*	$779,286	$742,583	-4.7%	$767,134	$824,286	+7.5%
Percent of List Price Received	90.4%	92.3%	+2.1%	92.5%	92.5%	0.0%
Inventory of Homes for Sale	121	108	-10.7%	---	---	---
Months Supply of Inventory	15.1	11.0	-27.2%	---	---	---

CAPTIVA STATS

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	0	-100.0%	37	22	-40.5%
Pending Sales	0	0	0.0%	8	9	+12.5%
Closed Sales	2	0	-100.0%	7	9	+28.6%
Days on Market Until Sale	128	---	---	119	244	+105.0%
Median Sales Price*	$1,100,000	---	---	$1,350,000	$3,100,000	+129.6%
Average Sales Price*	$1,100,000	---	---	$1,625,286	$4,022,222	+147.5%
Percent of List Price Received	92.4%	---	---	89.1%	86.0%	-3.5%
Inventory of Homes for Sale	27	27	0.0%	---	---	---
Months Supply of Inventory	18.9	16.6	-12.2%	---	---	---

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	2	0.0%	44	42	-4.5%
Pending Sales	1	2	+100.0%	12	30	+150.0%
Closed Sales	1	1	0.0%	12	29	+141.7%
Days on Market Until Sale	98	77	-21.4%	256	120	-53.1%
Median Sales Price*	$500,000	$680,000	+36.0%	$545,000	$680,000	+24.8%
Average Sales Price*	$500,000	$680,000	+36.0%	$891,167	$975,914	+9.5%
Percent of List Price Received	91.7%	92.5%	+0.9%	87.8%	94.3%	+7.4%
Inventory of Homes for Sale	46	24	-47.8%	---	---	---
Months Supply of Inventory	23.0	7.8	-66.1%	---	---	---

*Source: Sanibel & Captiva Islands Association of REALTORS® Multiple Listing Service as of October 10, 2026. 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.