



# Monthly Market Indicators April 2012



## Contents:

- Conventional/REO/Short Sale Single Family Sold
- Sold Properties by Cities
- 2004-2011 Properties Sold
- Absorption Rate
- Median Price Comparison by Year

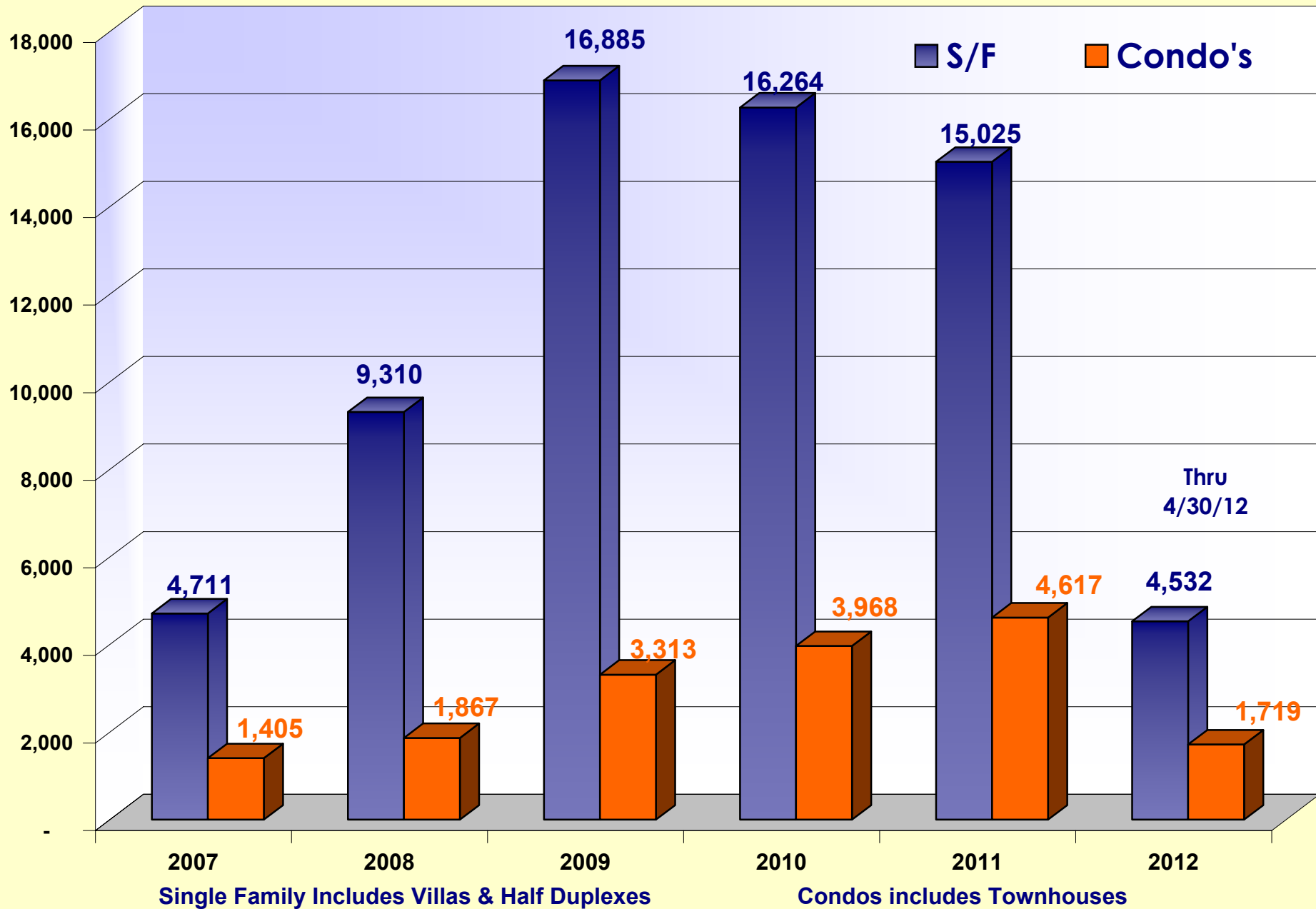


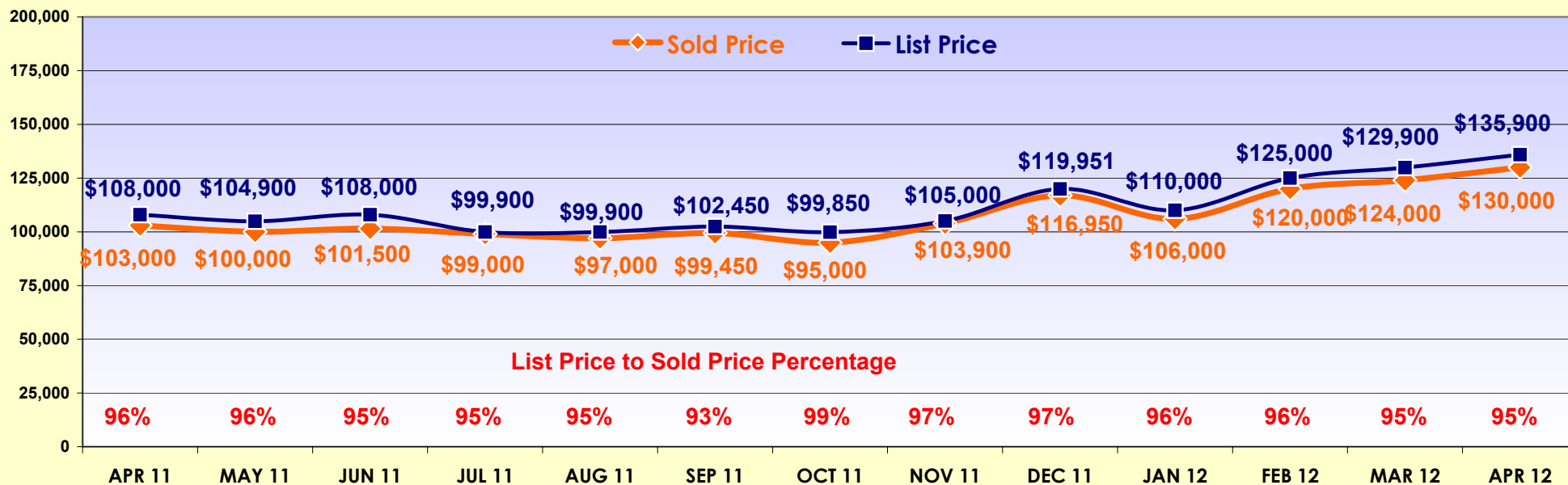
# Table of Contents

## Page #

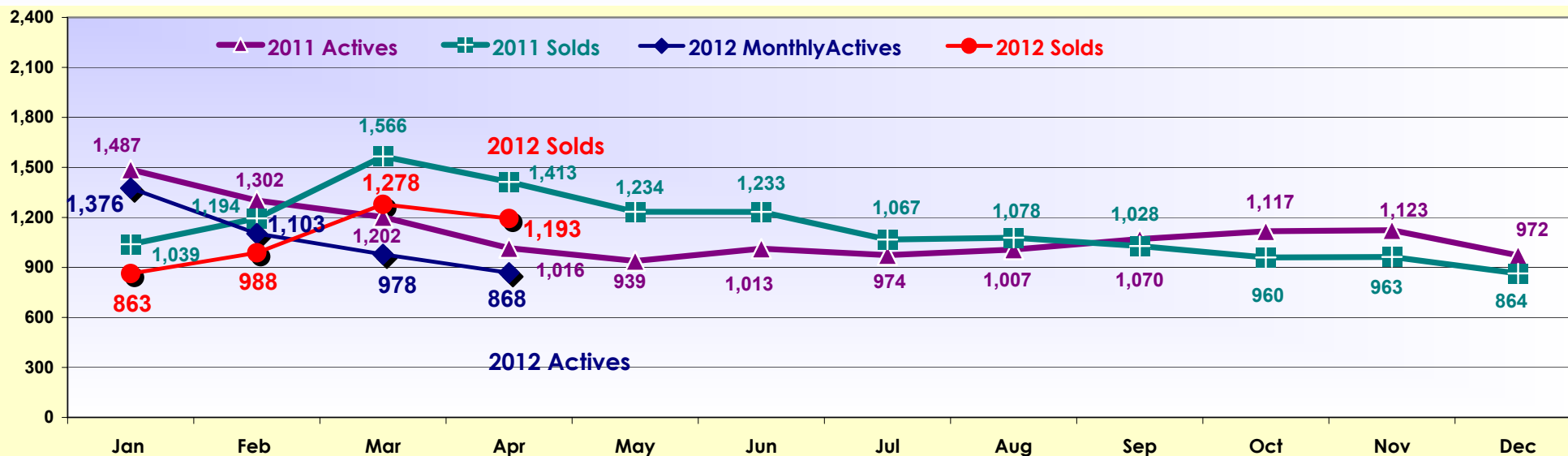
- |                                                             |                                                  |
|-------------------------------------------------------------|--------------------------------------------------|
| 5. Single Family & Condo Sales 2007 – 2012                  | 16. Condos – N Fort Myers & Cape Coral By Type   |
| 6. Median List Price & Percent Sold to Active Single Family | 17. Condos - Lehigh Acres & Others By Type       |
| 7. Median Price Comparison & Single Family Solds            | 18. Sold Listings Pie Chart By Type              |
| 8. Absorption Rate – Single Family & Foreclosed/REO's       | 19. DOM 12 Month Residential Comparable          |
| 9. Absorption Rate – Months of Inventory By City            | 20. Lee County Single Family Sold 2009-2012      |
| 10. Lee County Single Family Sold By Type                   | 21. Sold By City – FM, NFM, FMB, CC              |
| 11. S/F - Fort Myers & Fort Myers Beach Sold By Type        | 22. Sold By City - Lehigh, Other, Hendry, Glades |
| 12. S/F - No. Fort Myers & Cape Coral Sold By Type          | 23. Residential Weekly Market Activity           |
| 13. S/F - Lehigh Acres & Other Areas Sold By Type           | 24. Single Family Properties Sold 2008-2012      |
| 14. Condos – 2009-2012 Sold Monthly & By Type               | 25. Single Family Sold By Price Range            |
| 15. Condos -Fort Myers & Fort Myers Bch By Type             |                                                  |





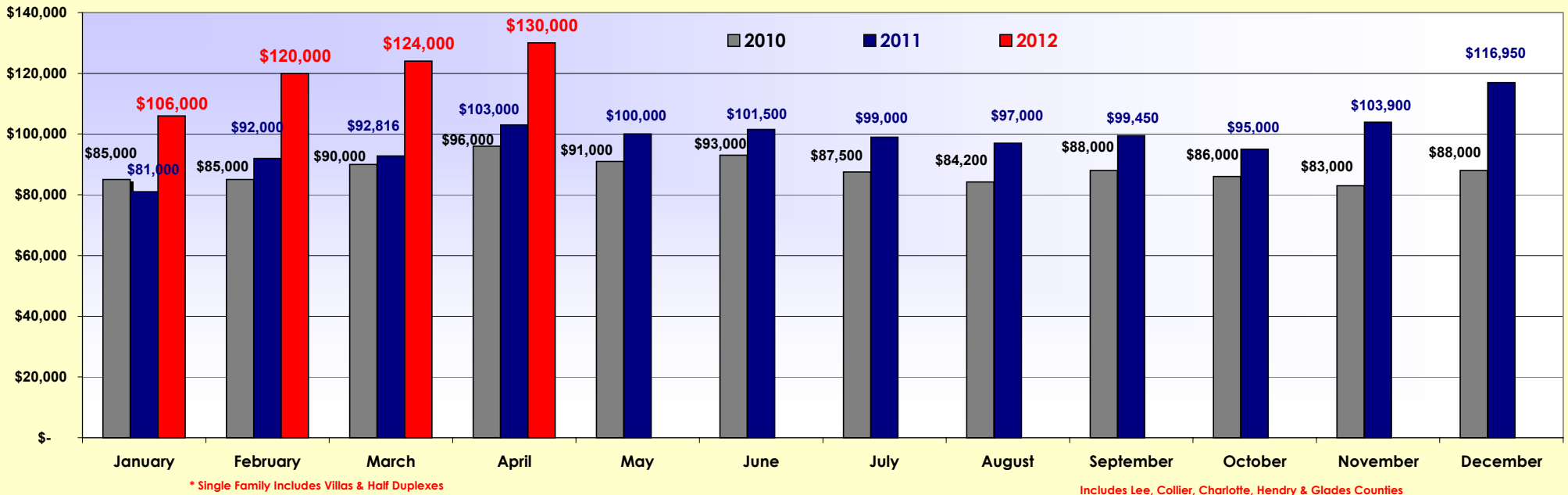


2011/2012 Single Family\* Listings - Monthly Sold and Active Listings

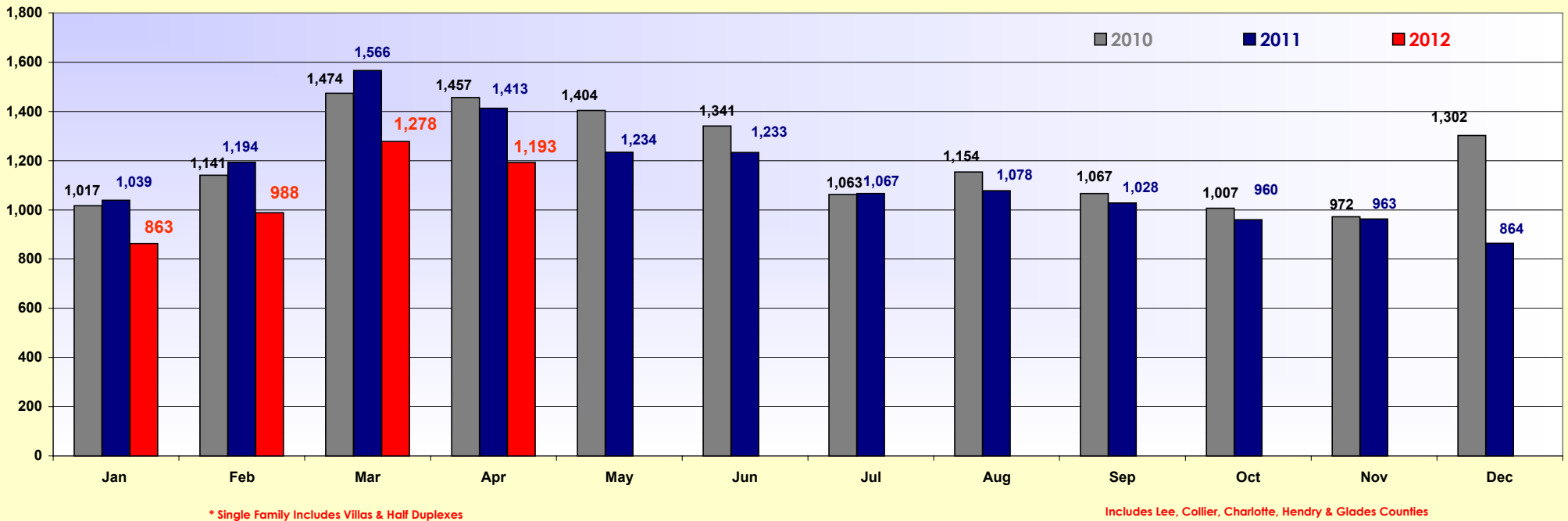


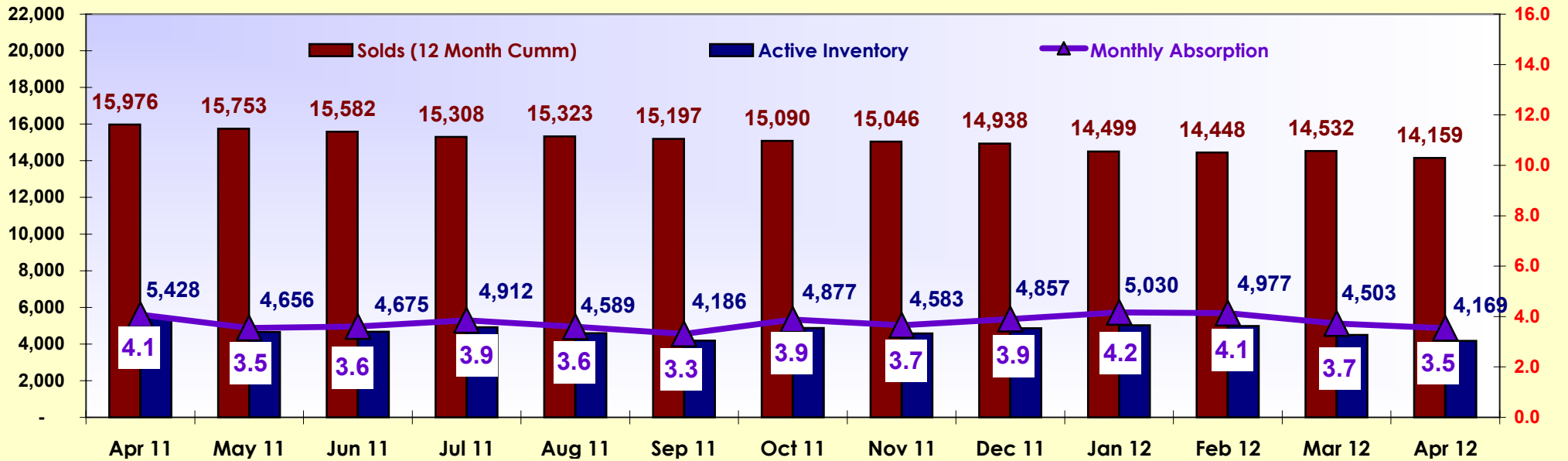
\* Single Family Includes Villas & Half Duplexes

Includes Lee, Collier, Charlotte, Hendry & Glades Counties

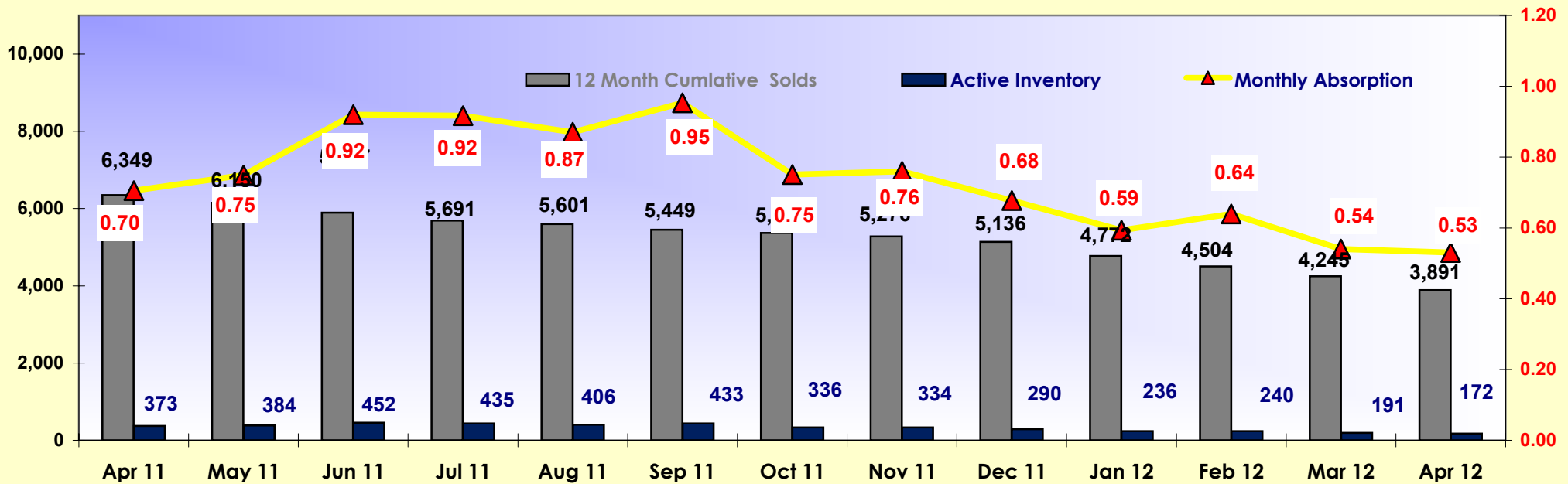


2010-2012 Monthly Totals of Single Family\* Solds





**Monthly Absorption - Foreclosed/REO Single Family\***

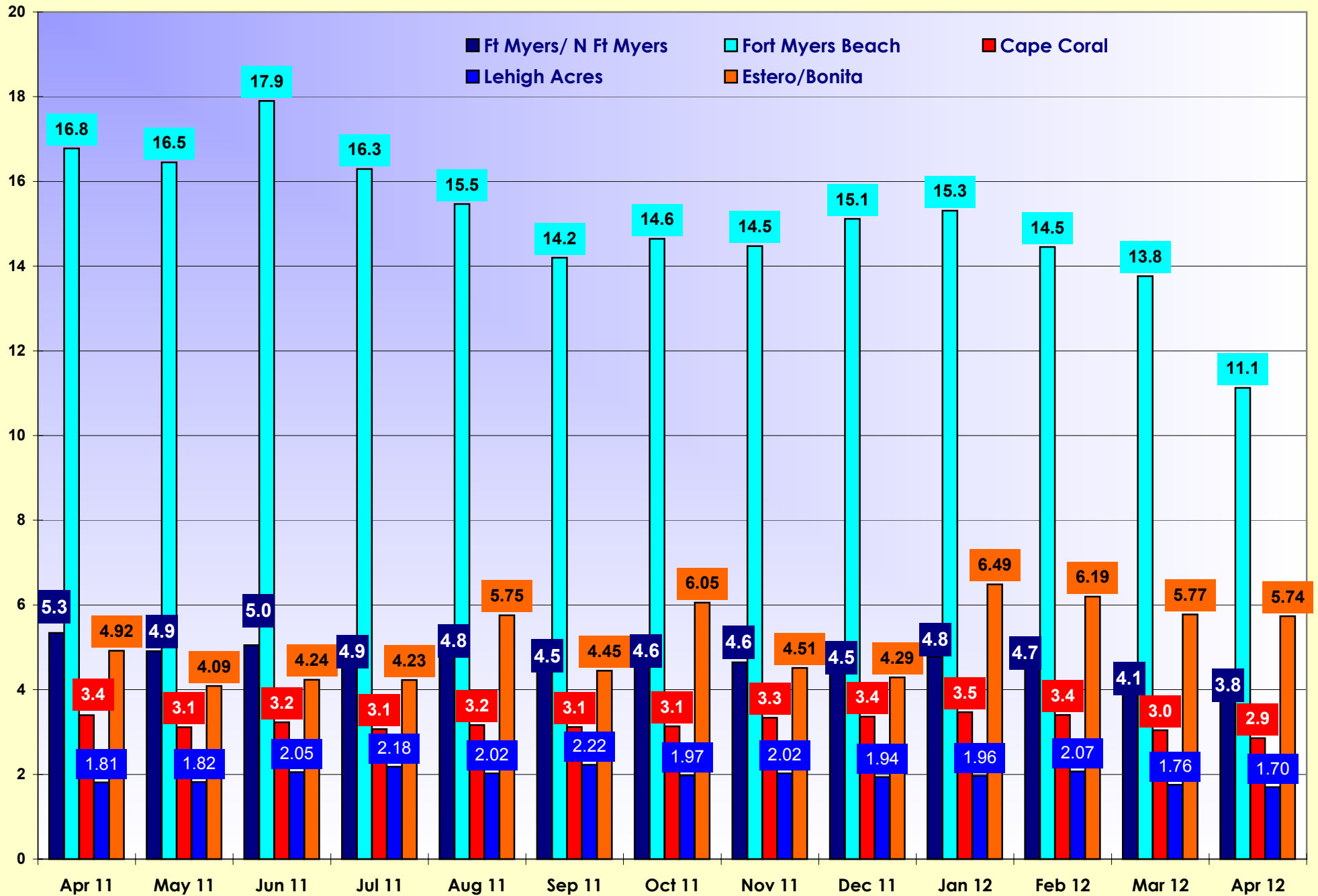


\* Single Family Includes Villas & Half Duplexes

Includes Lee, Collier, Charlotte, Hendry & Glades Counties

Absorption (NAR's calculation) - # of Sold Divided by 12 ( # of Months ) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.



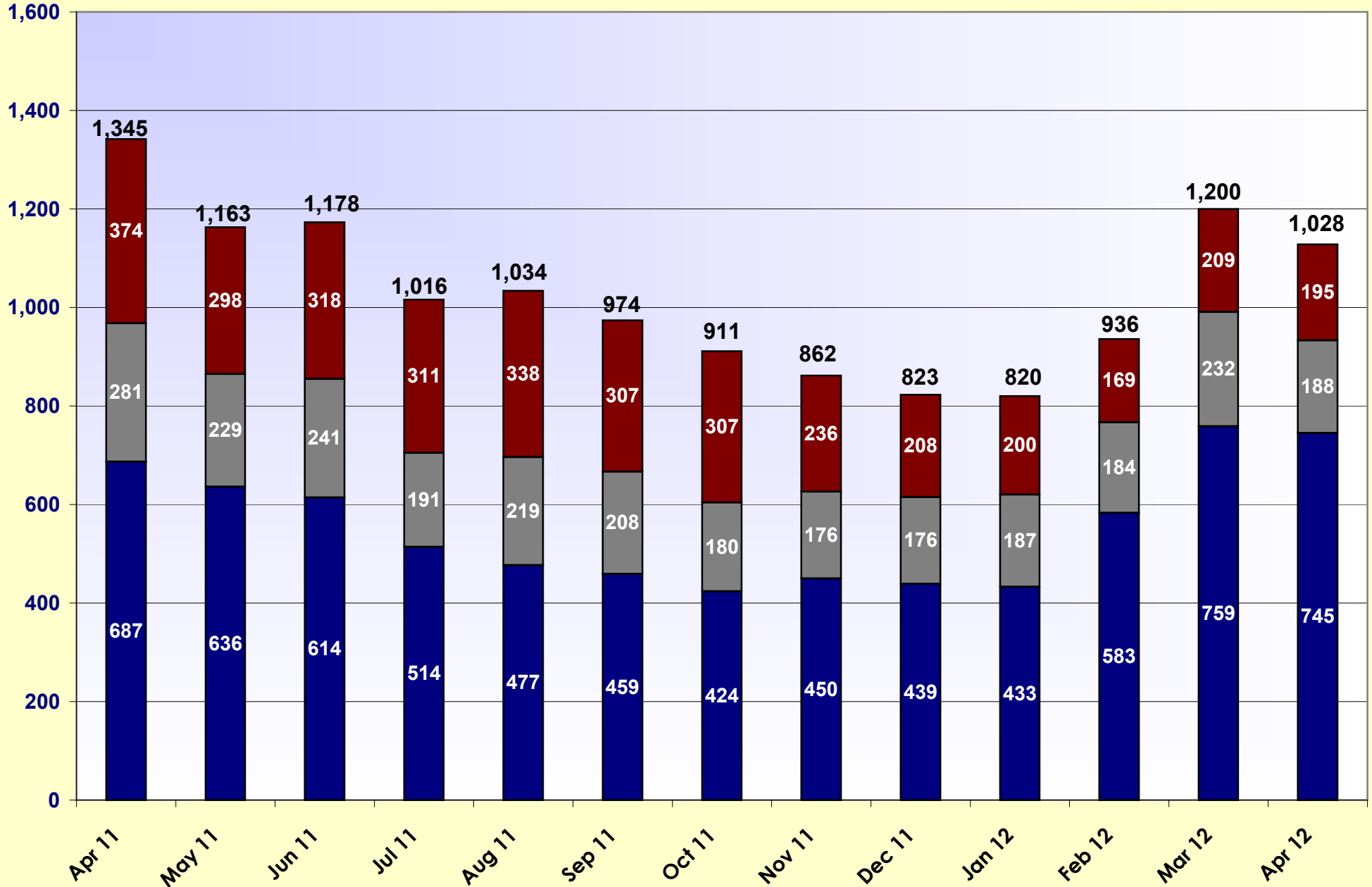


\* Single Family Includes Villas & Half Duplexes

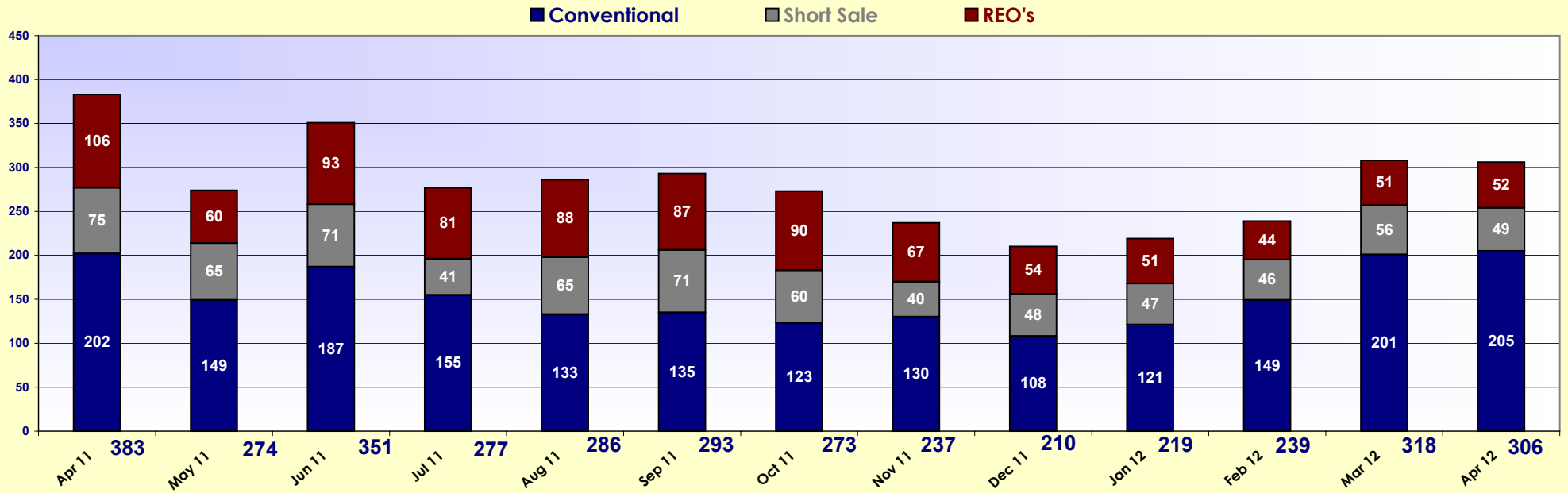
Includes Lee, Collier, Charlotte, Hendry & Glades Counties

Absorption (NAR's calculation) - # of Sold Divided by 12 (# of Months) gives you the per month Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

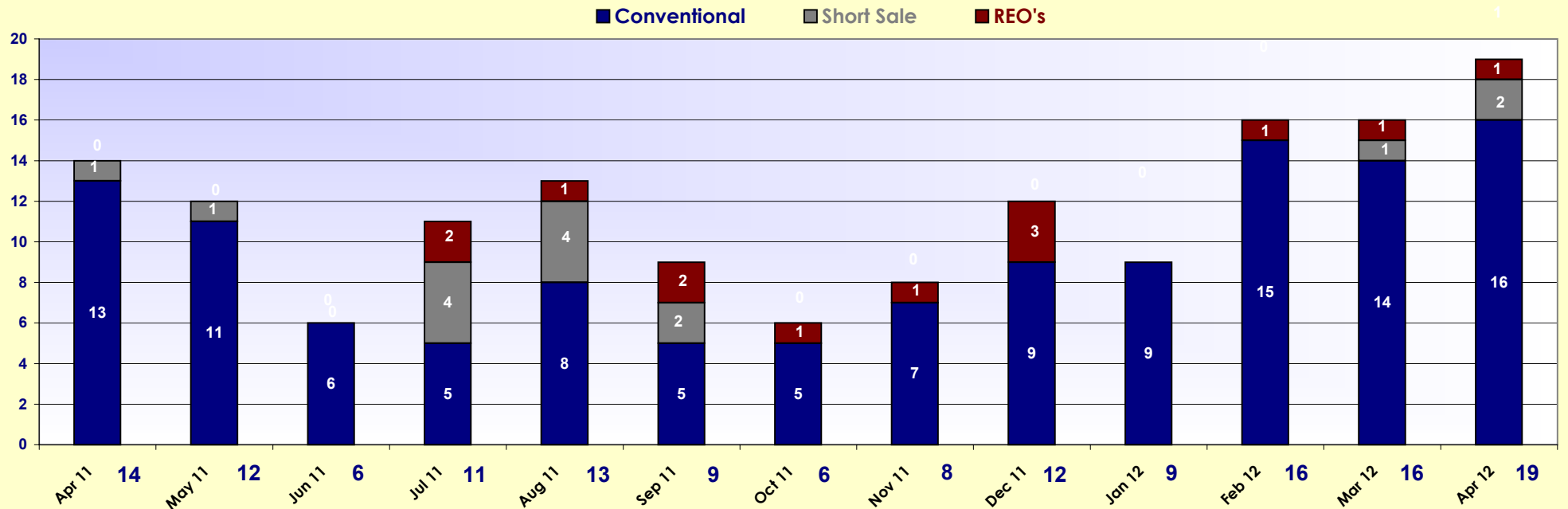
■ Conventional    ■ Short Sale    ■ REO's



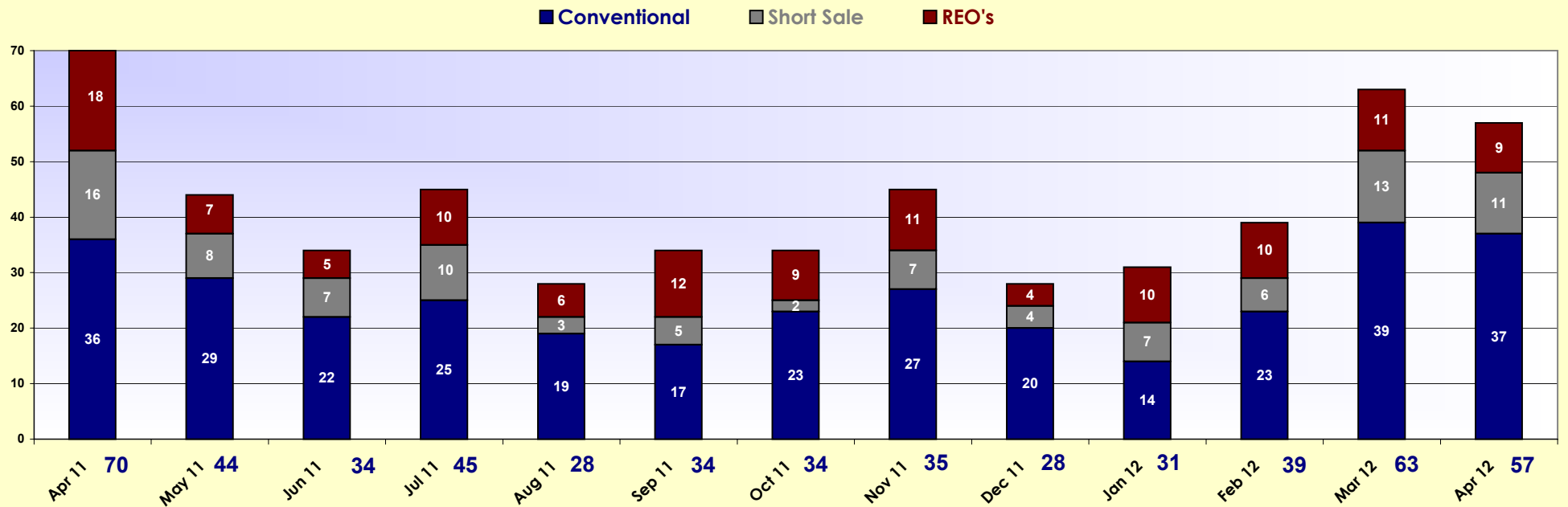
\* Single Family Includes Villas & Half Duplexes



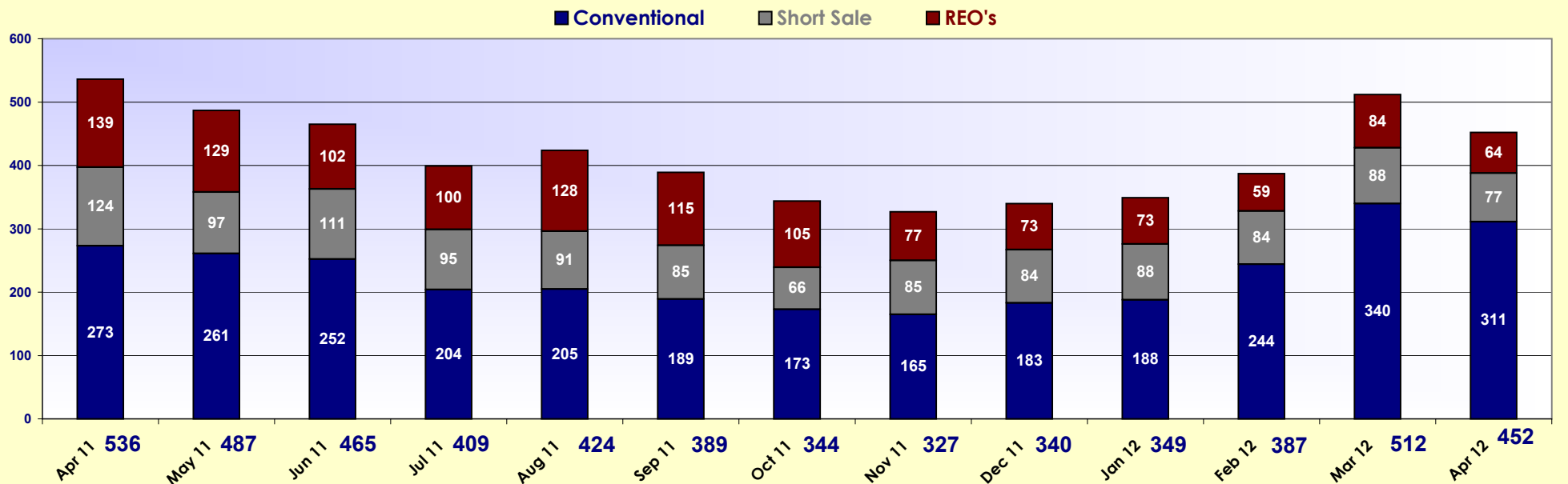
2011 / 2012 Sold Single Family\* - Fort Myers Beach



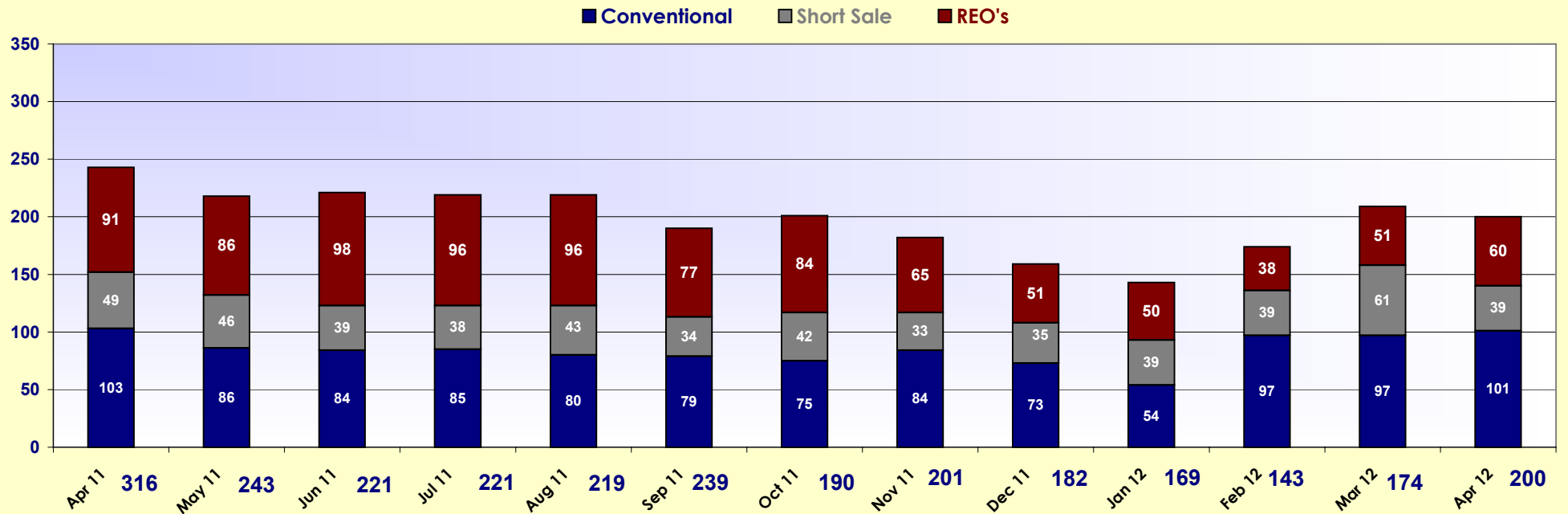
\* Single Family Includes Villas & Half Duplexes



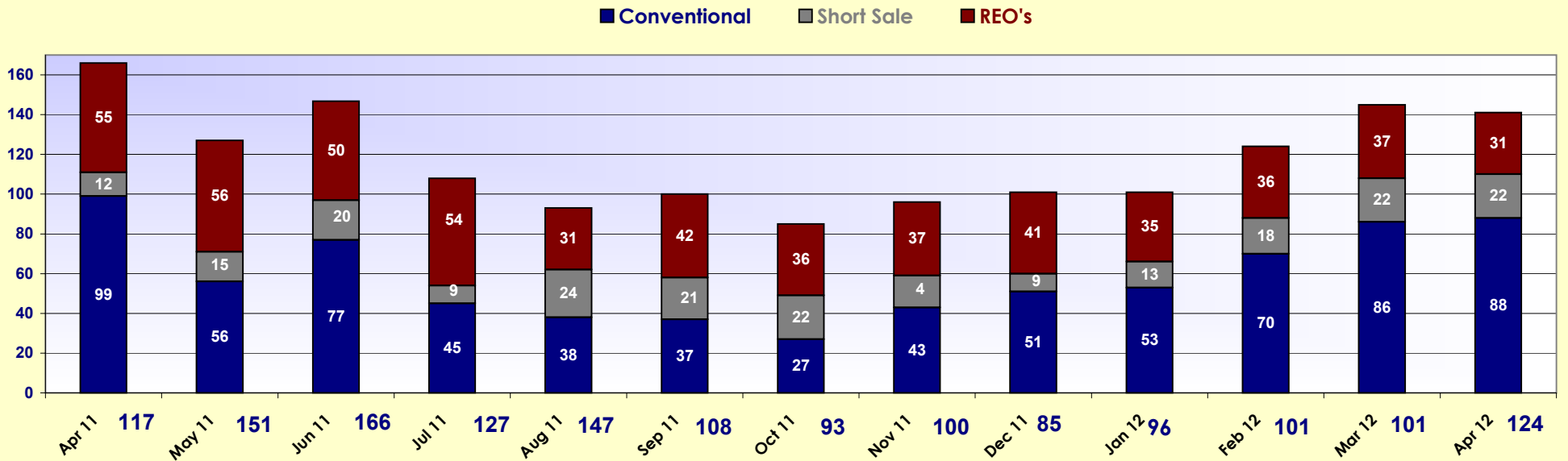
2011 / 2012 Sold Single Family\* - Cape Coral



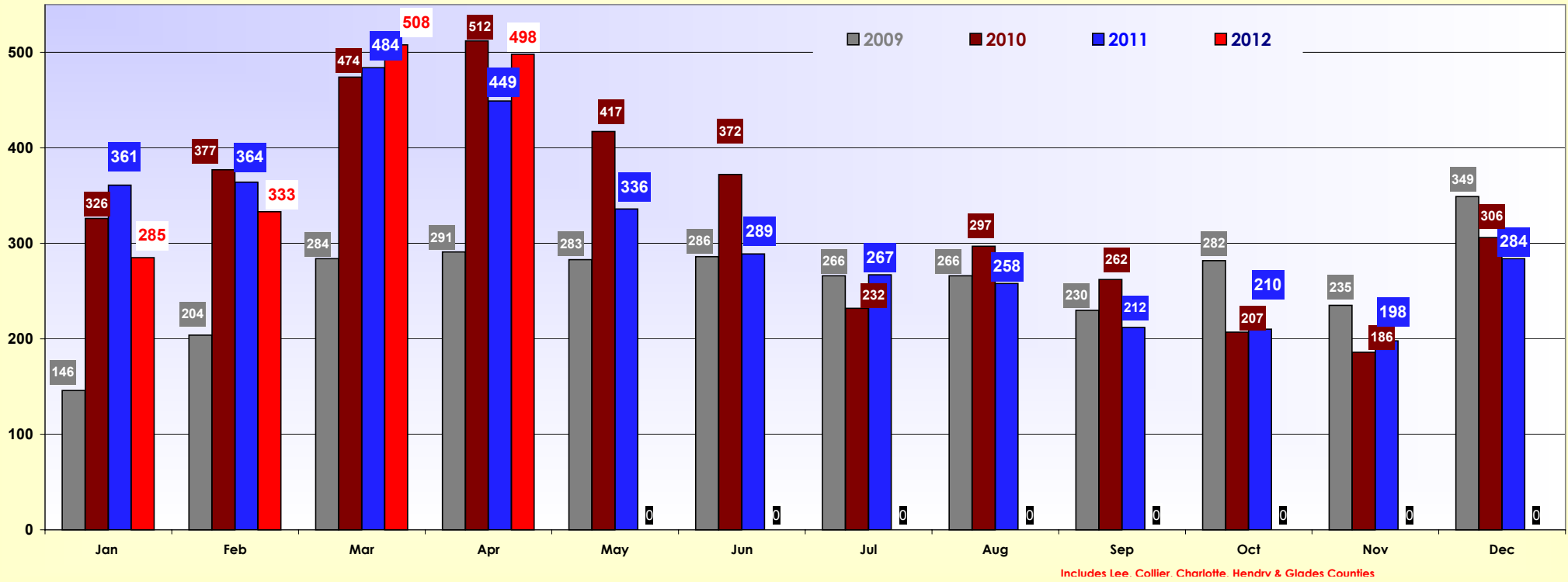
\* Single Family Includes Villas & Half Duplexes



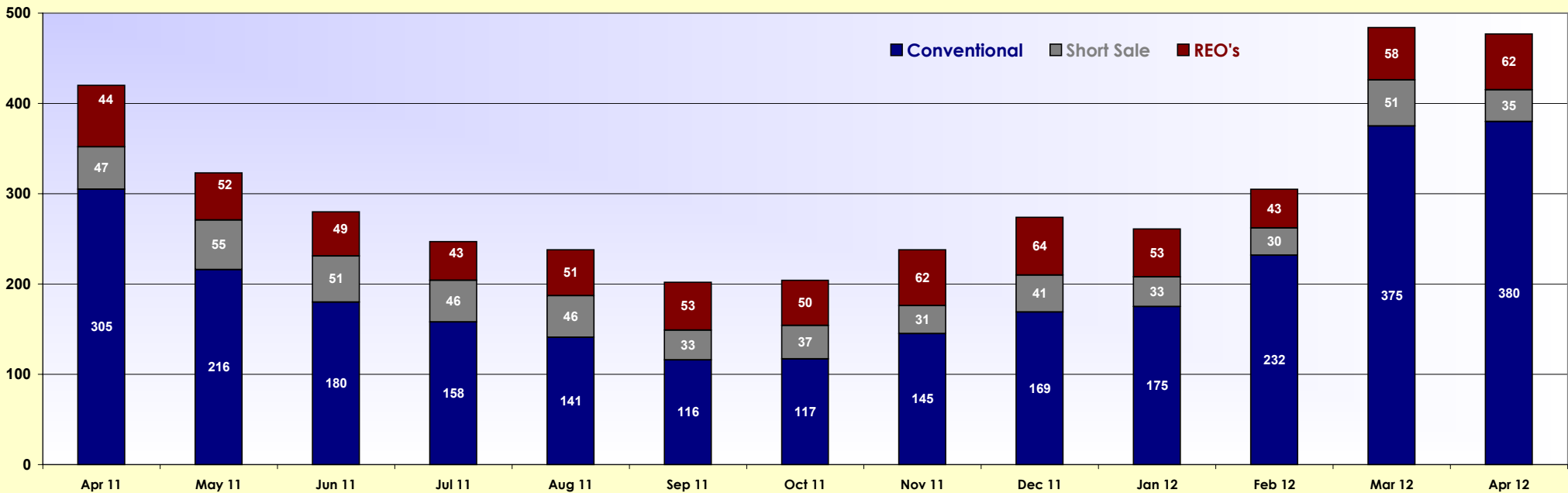
2011 / 2012 Sold Single Family\* - Other Areas

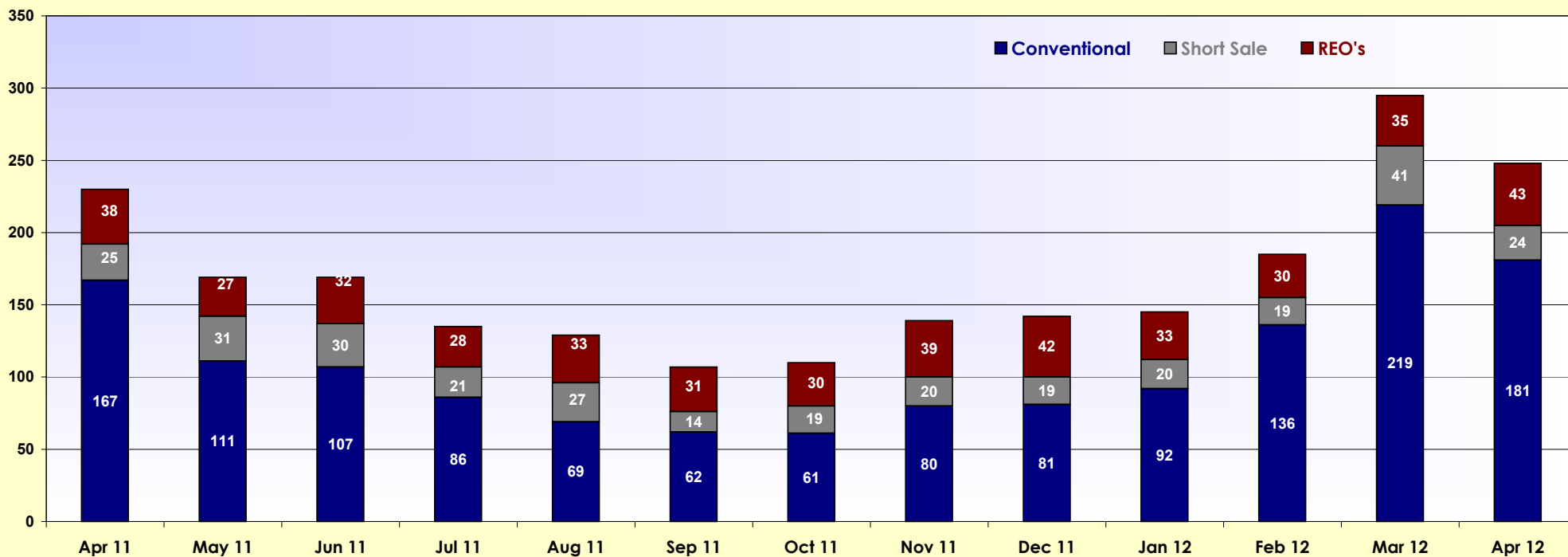


\* Single Family Includes Villas & Half Duplexes

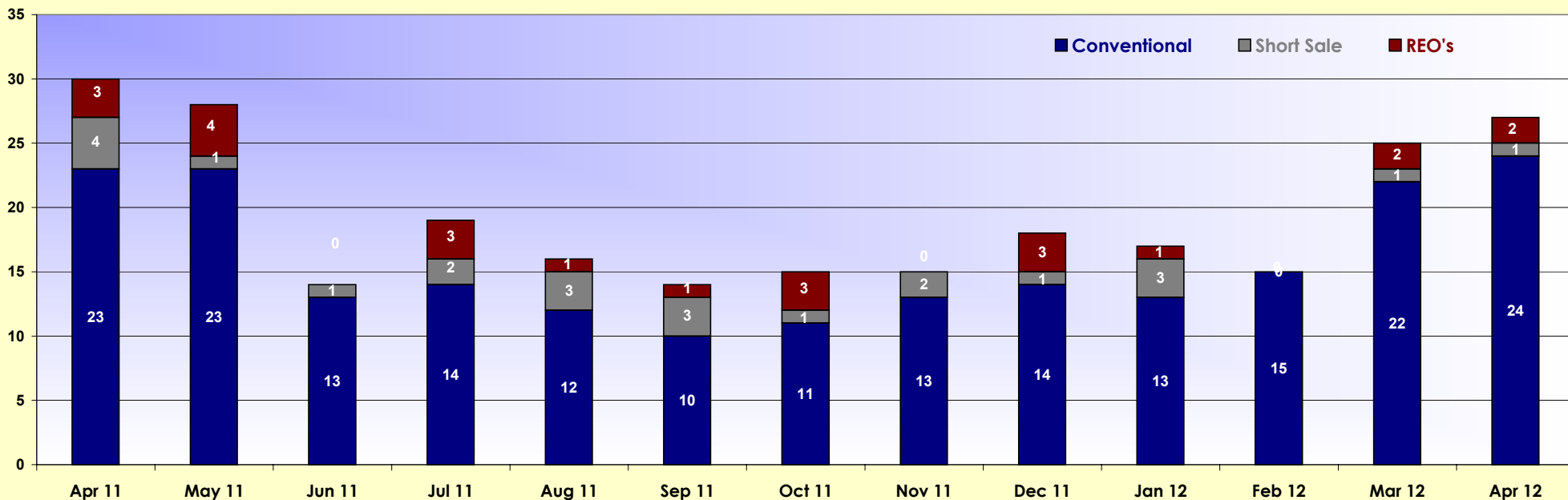


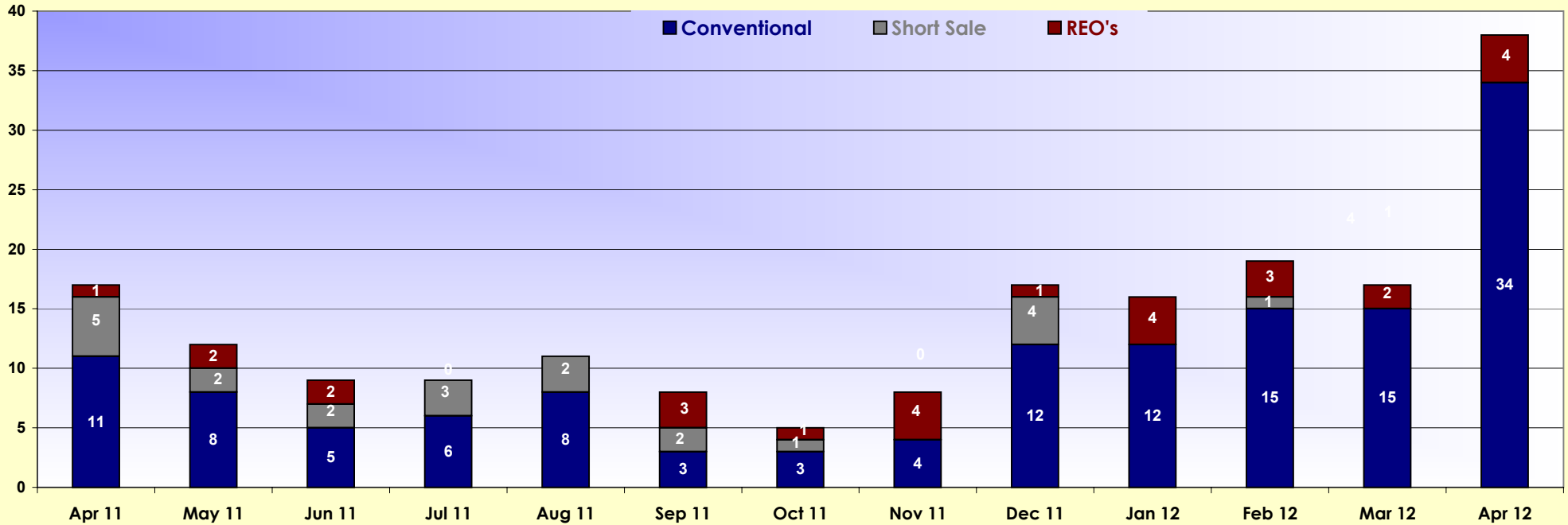
Lee County Condo's/Townhouses Breakout - Sold 2011 -



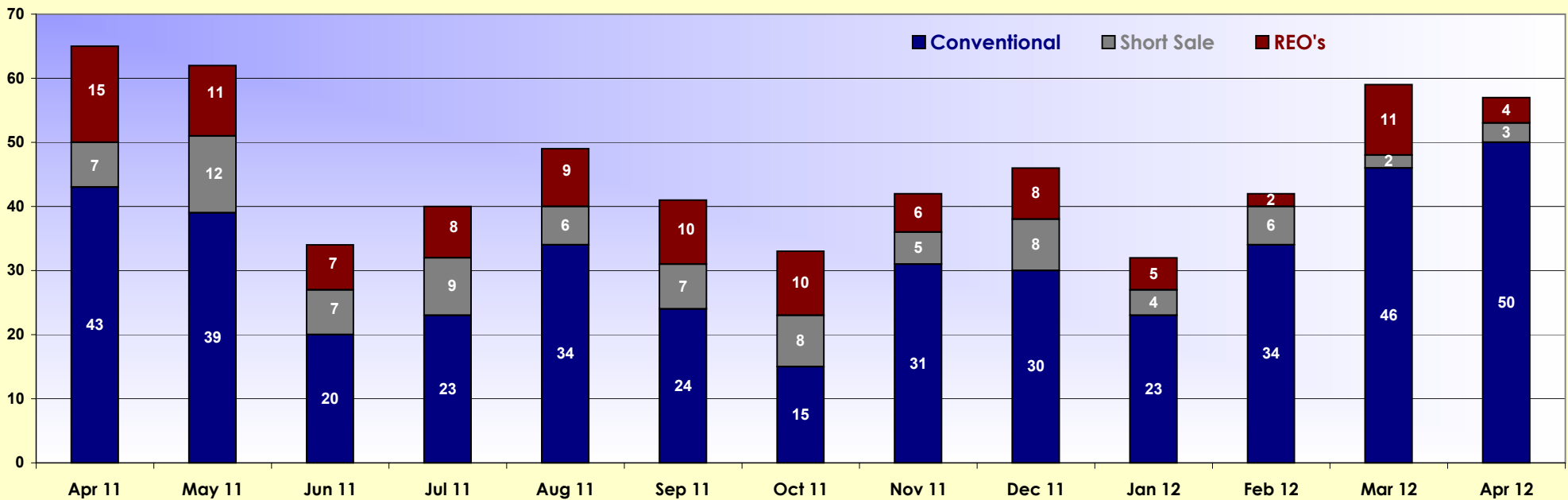


Condo's/TownHouses Sold - Fort Myers Beach 2011 - 2012

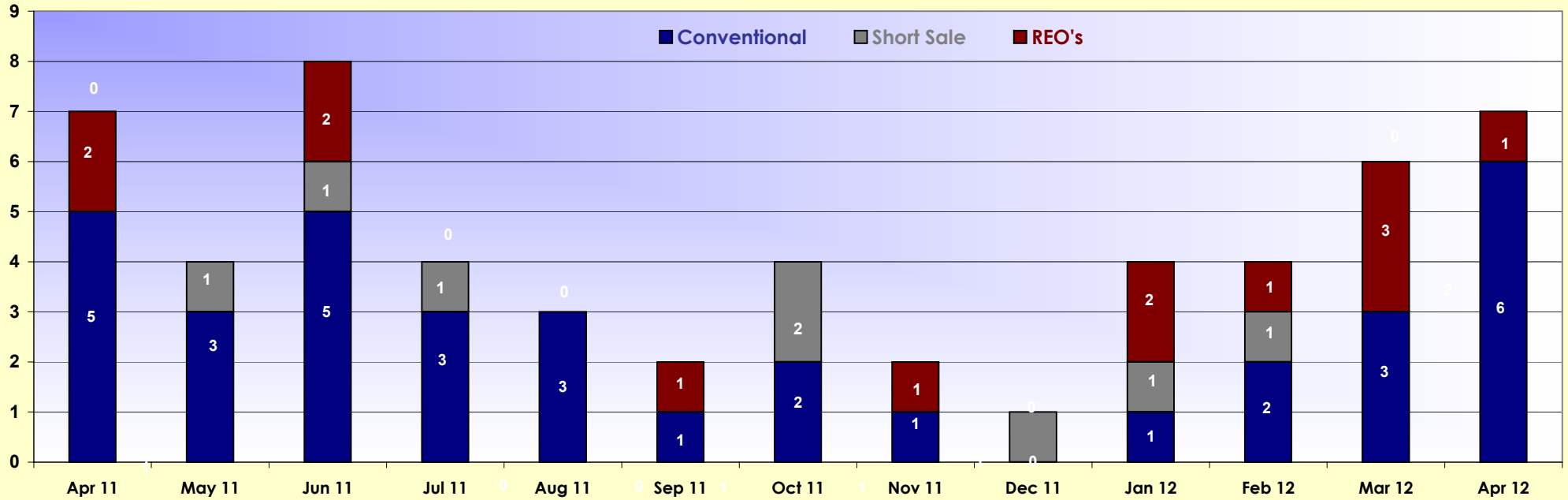




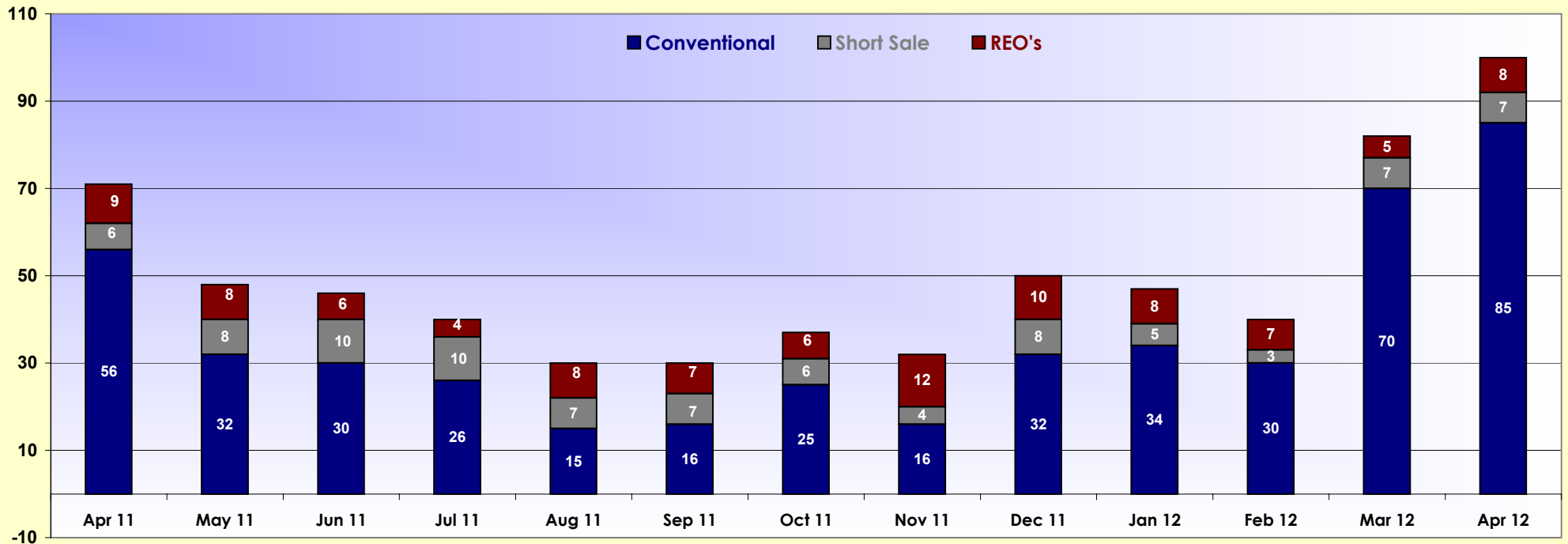
Condo's/Townhouses Sold - Cape Coral 2011-





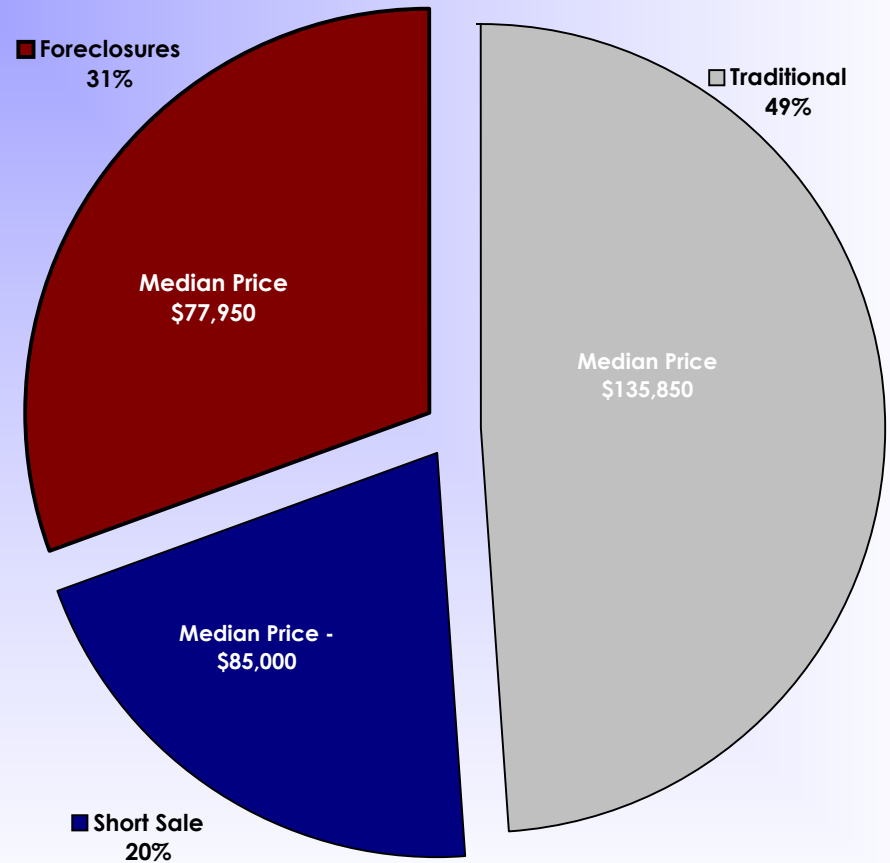
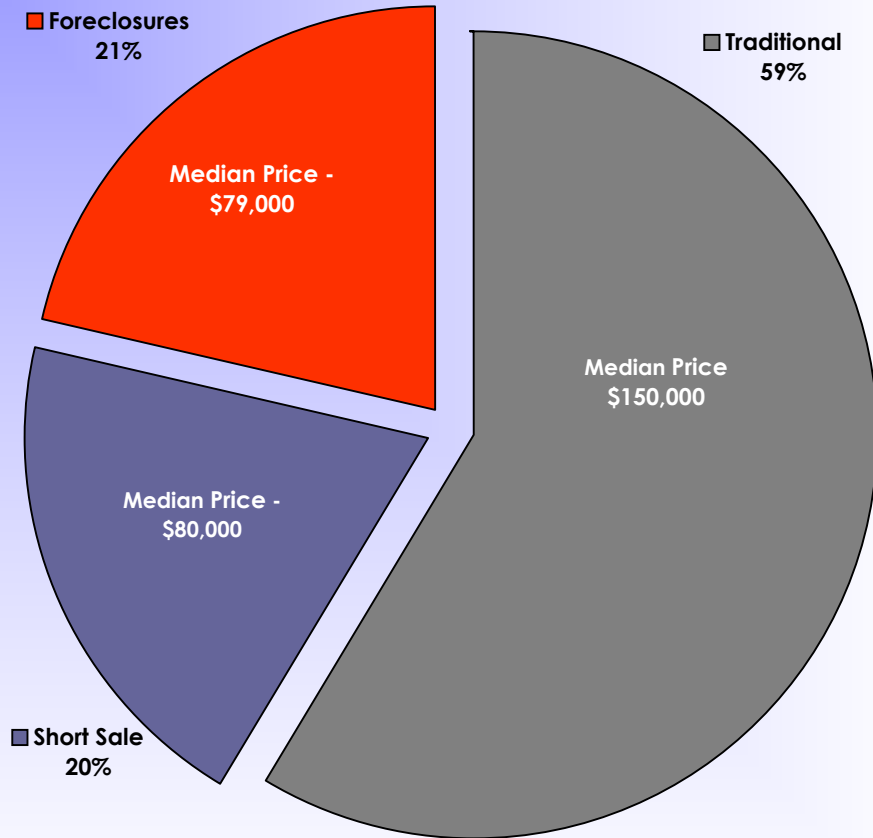


Condo's/Townhouses Sold - Other Areas 2011-2012



**Single Family\* Sold Listings  
January 2012 - March 2012\*\***

**Single Family\* Sold Listings  
October 2011 - December 2011\*\***



**Sold Listings January 2012 - March 2012**

	# of listings	Percentage	Median Price
Traditional	1,911	59%	\$ 150,000
Short Sale	657	20%	\$ 80,000
Foreclosures	695	21%	\$ 79,000
	<u>3,263</u>		

**Sold Listings October 2011 - December 2011**

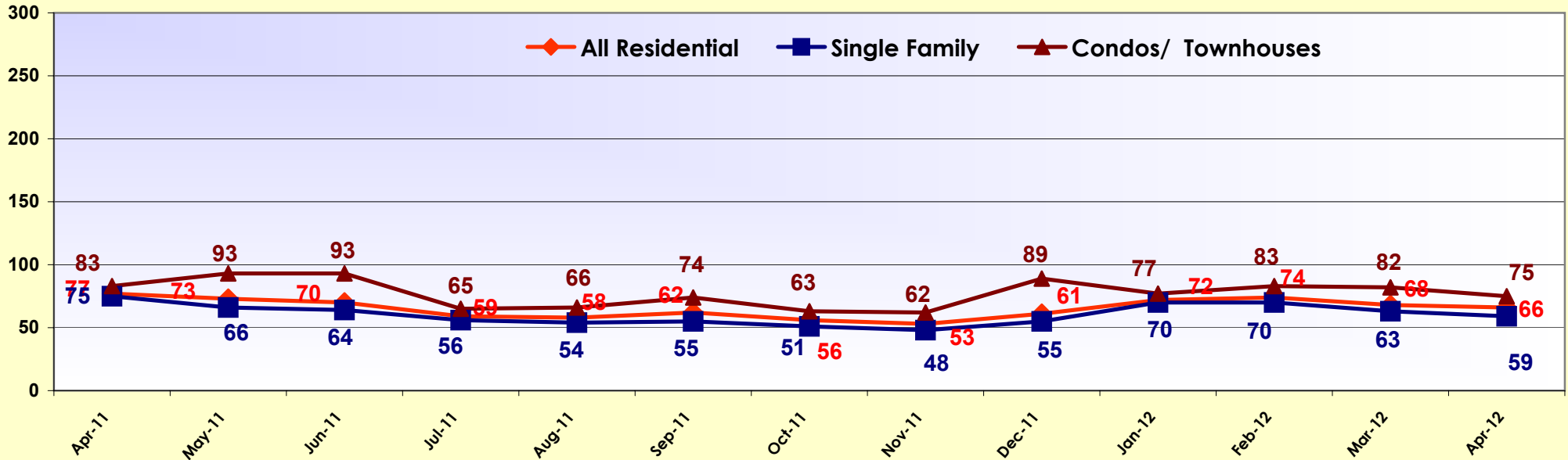
	# of listings	Percentage	Median Price
Traditional	1,374	49%	\$ 135,850
Short Sale	571	20%	\$ 85,000
Foreclosures	860	31%	\$ 77,950
	<u>2,805</u>		

\* Single Family Includes Villas & Half Duplexes  
Includes Lee, Collier, Charlotte, Hendry & Glades

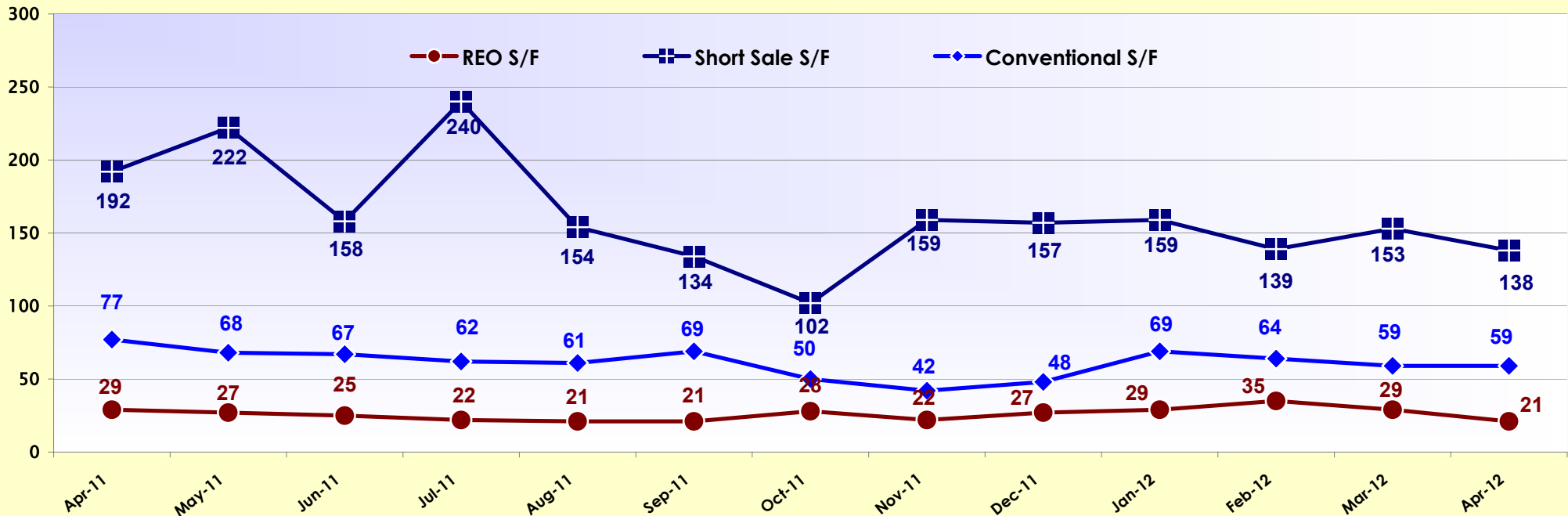
\*\* This chart is published quarterly.

## Days On Market - Last 12 Months - Sold

### All Residential/Single Family\*/Condos/Townhouses

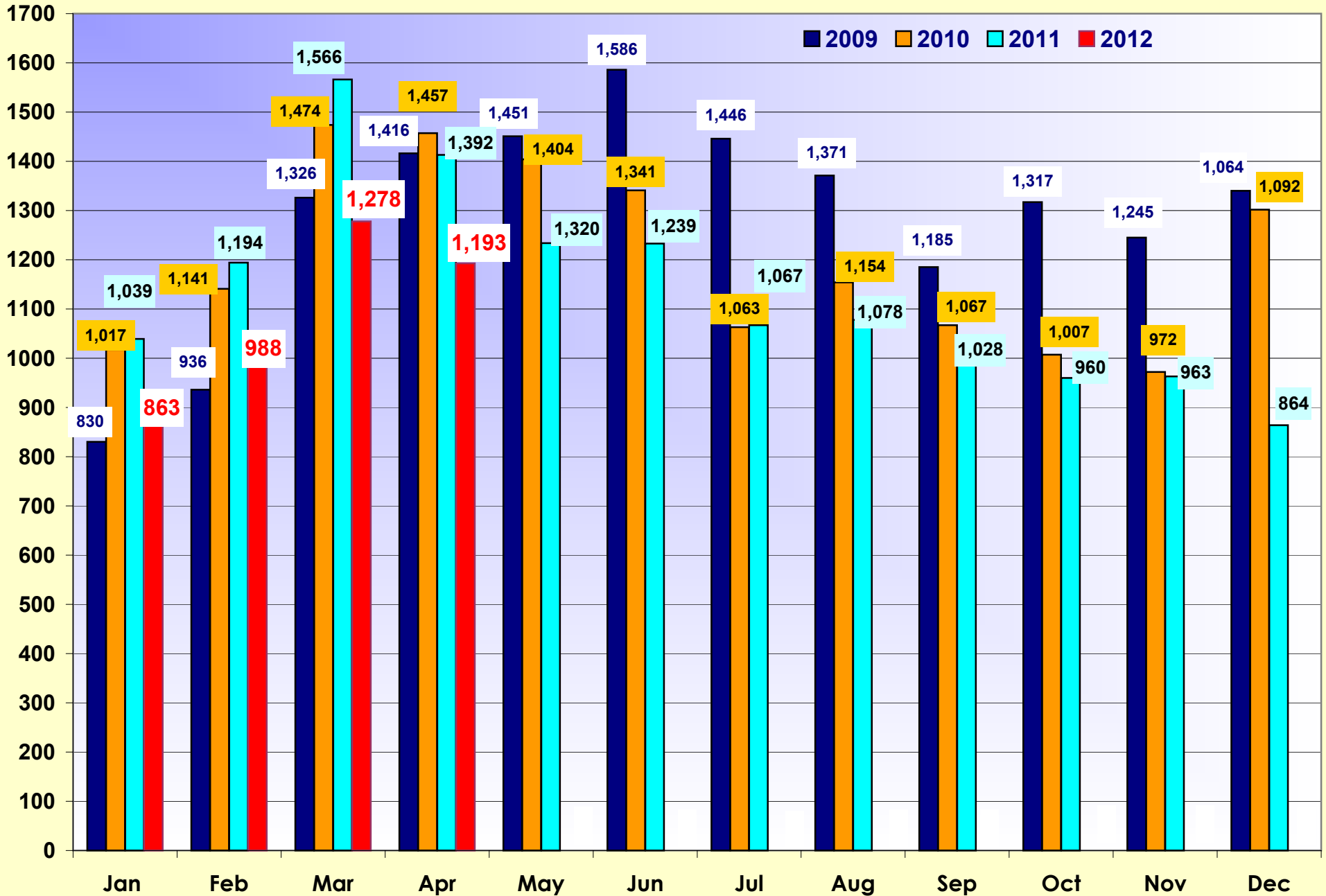


### Days On Market -Single Family\* By Type



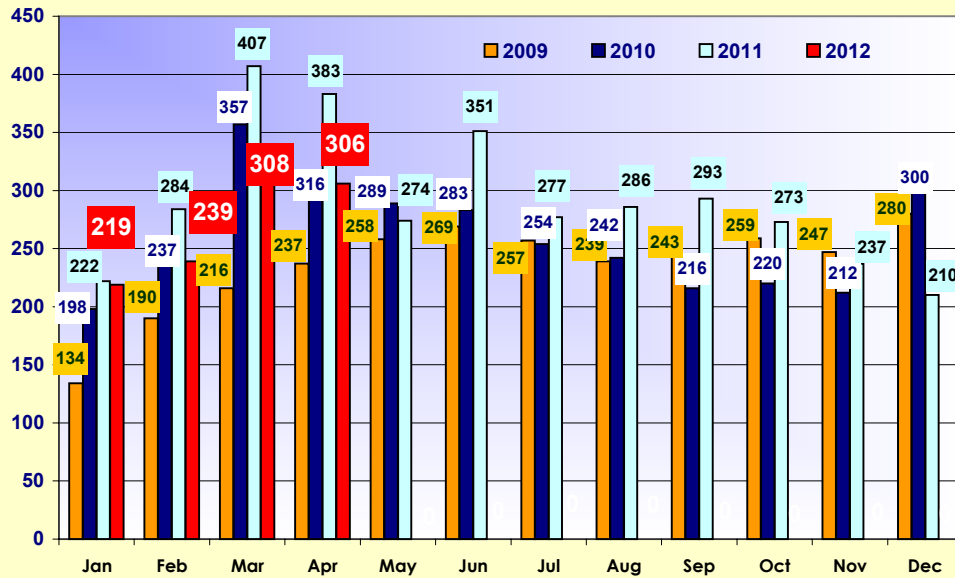
\* Single Family Includes Villas & Half Duplexes

Includes Lee, Collier, Charlotte, Hendry & Glades Counties

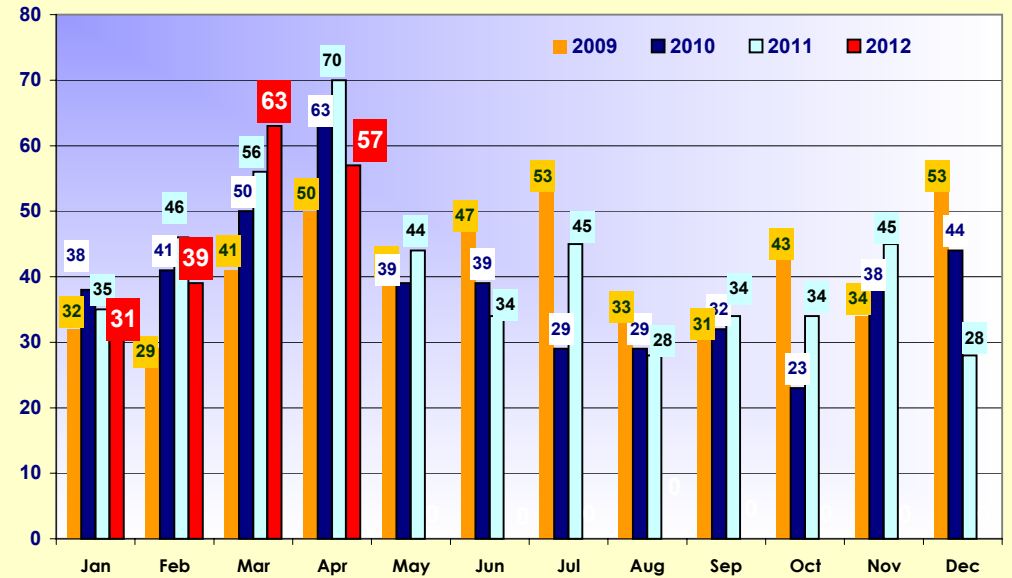


\* Single Family Includes Villas & Half Duplexes

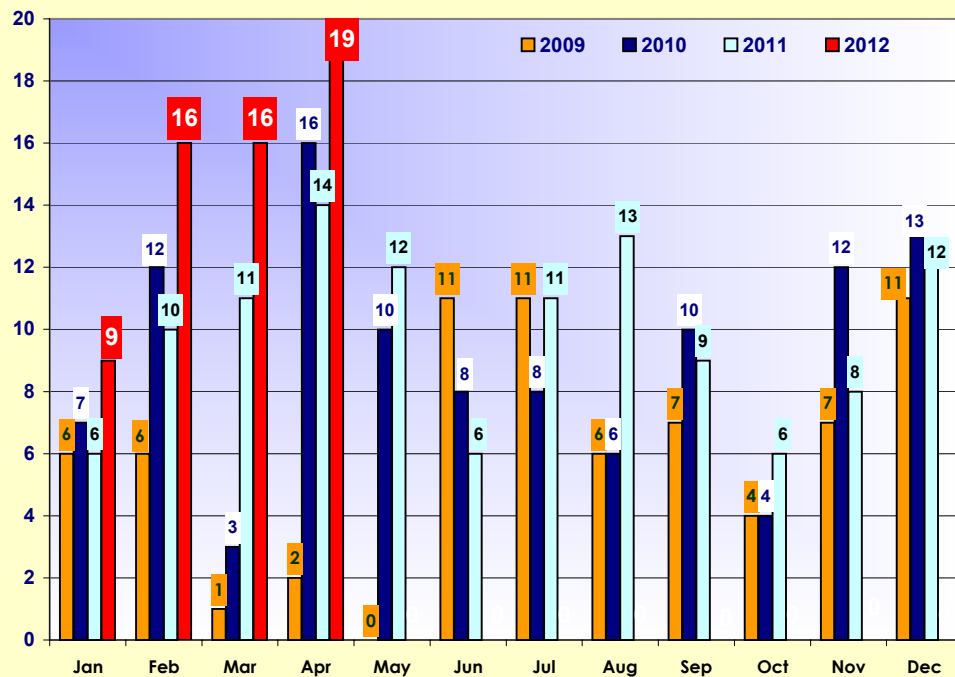
2009-2012 Sold Single Family\* - Fort Myers



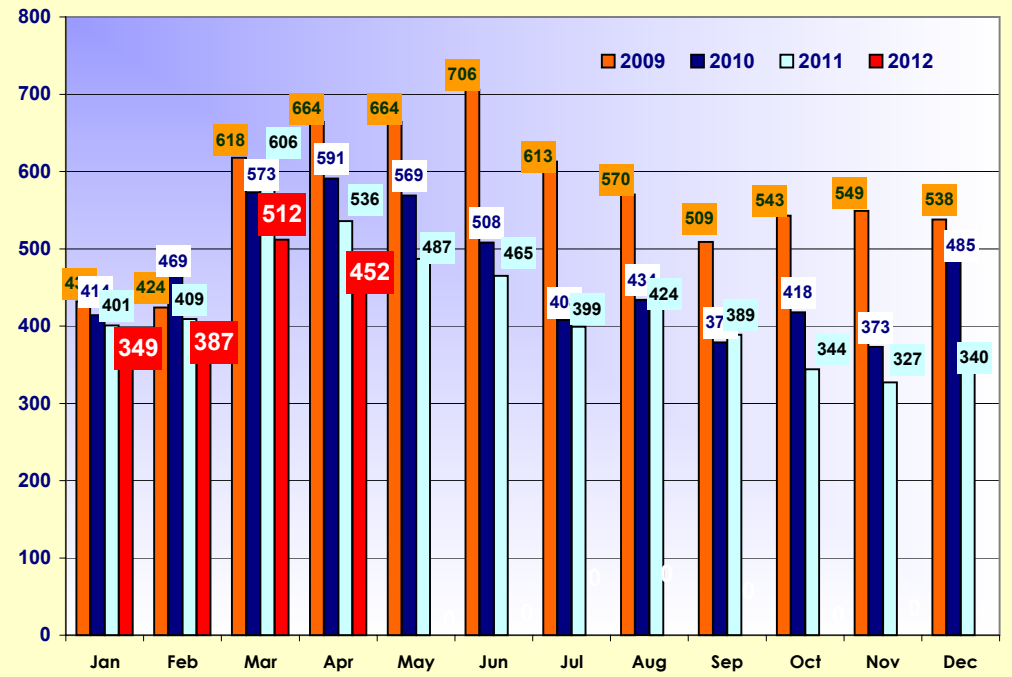
2009-2012 Sold Single Family\* - North Fort Myers



2009-2012 Sold Single Family\* - Fort Myers Beach

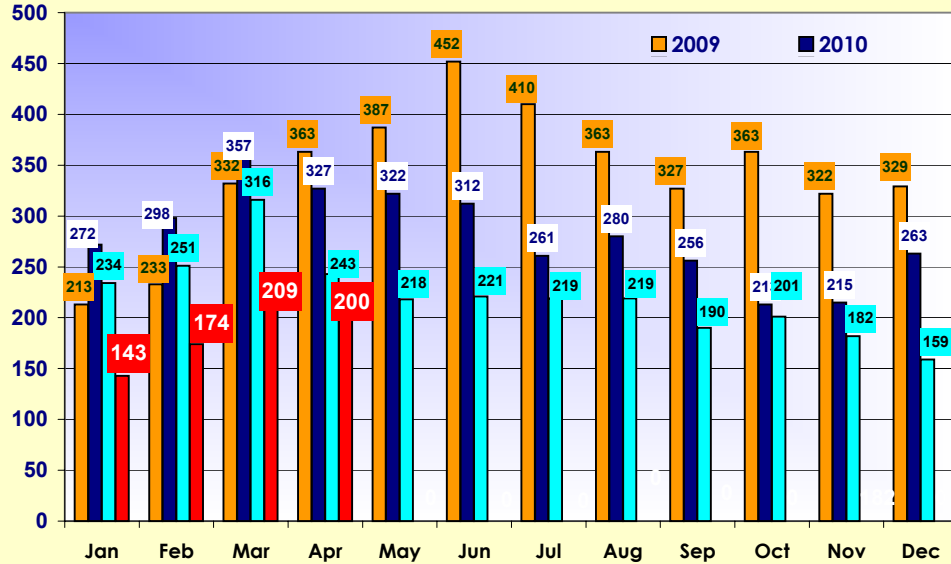


2009-2012 Sold Single Family\* - Cape Coral

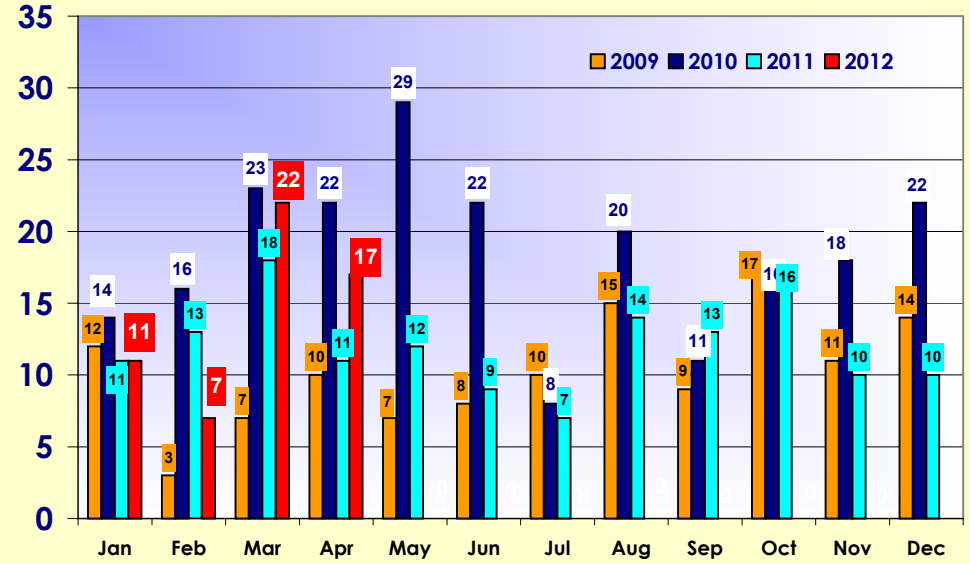


\* Single Family Includes Villas & Half Duplexes

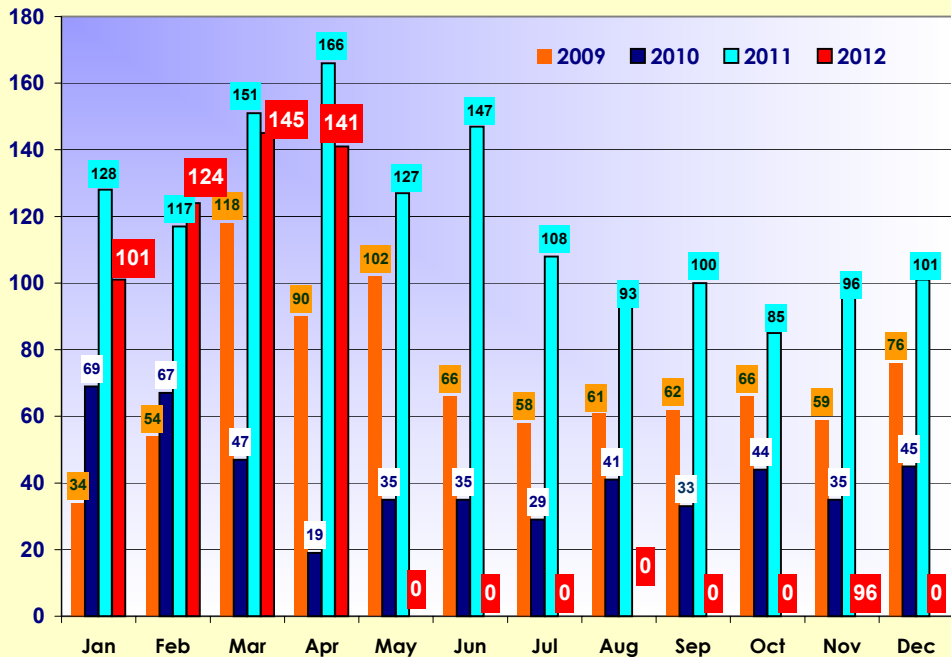
2009-2012 Sold Single Family\* - Lehigh Acres



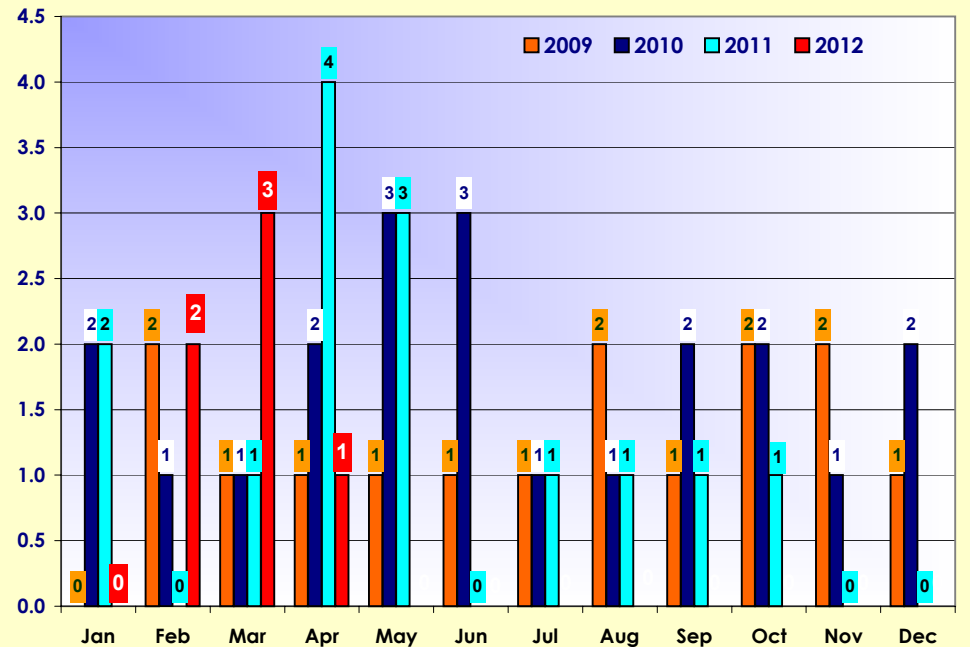
2009-2012 Sold Single Family\* - Hendry County



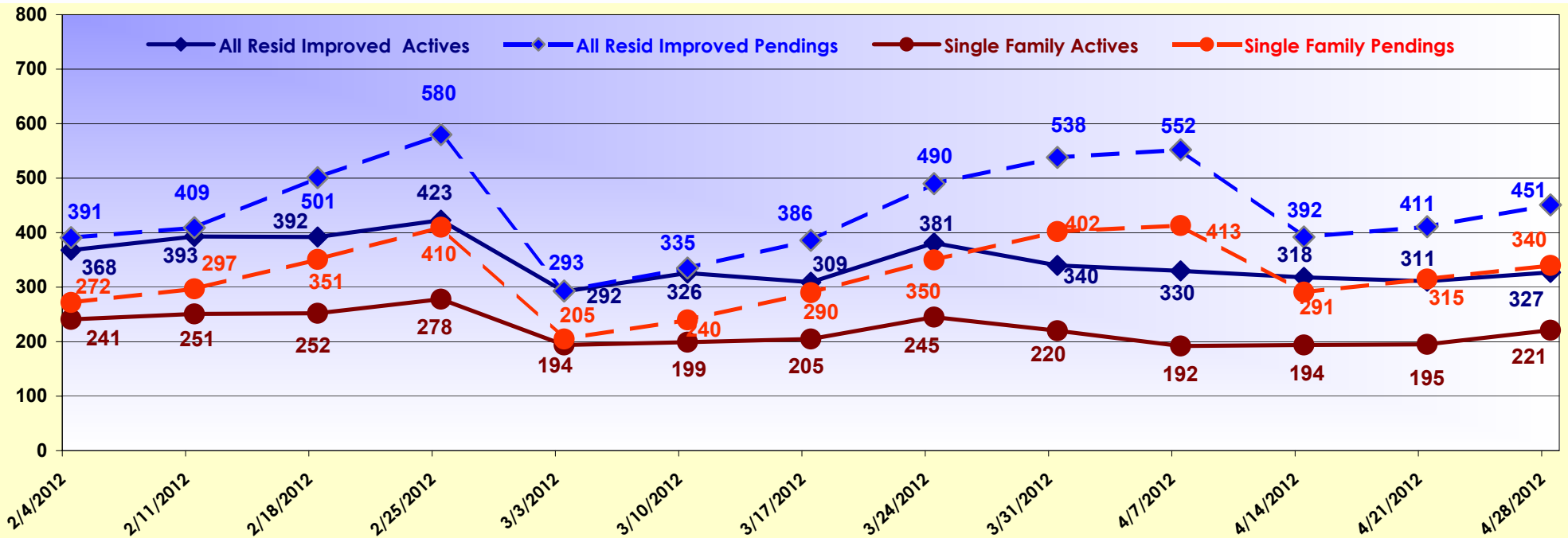
2009-2012 Sold Single Family\* - Other Areas



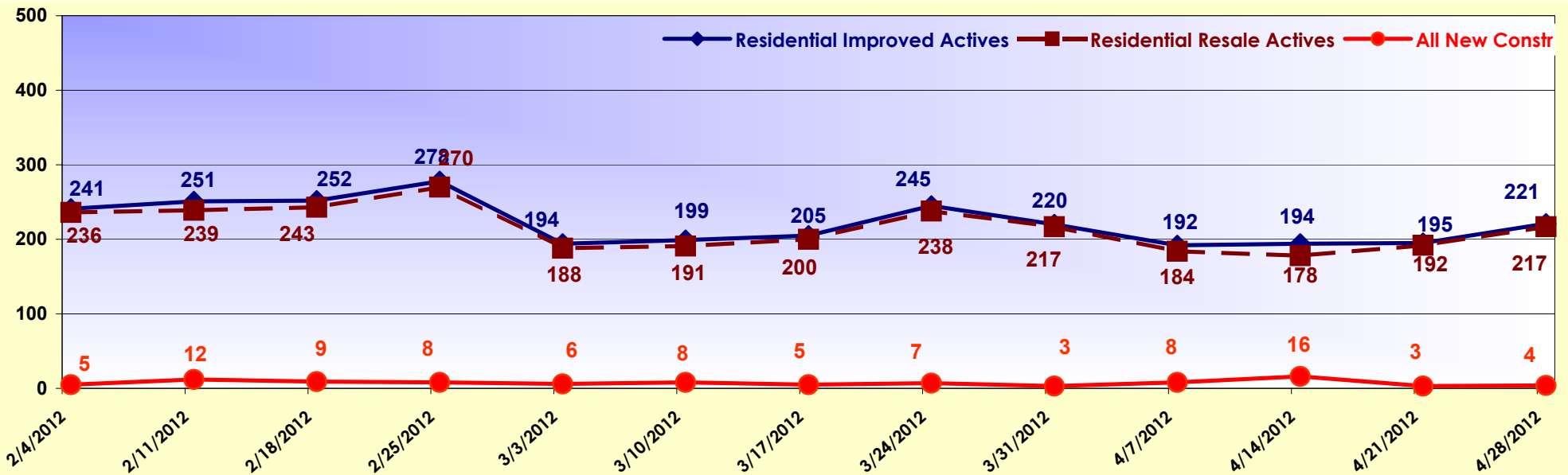
2009-2012 Sold Single Family\* - Glades County



\* Single Family Includes Villas & Half Duplexes



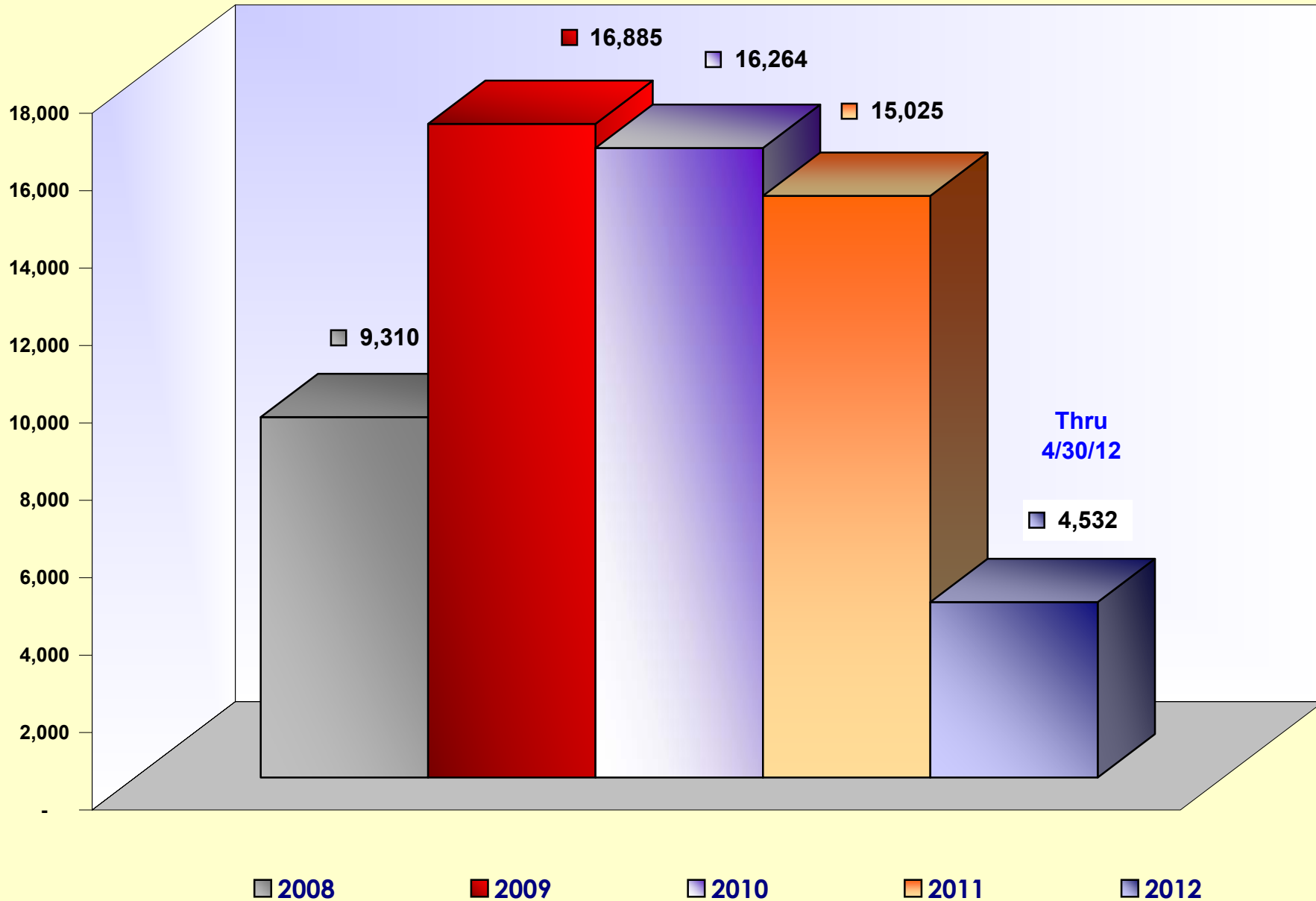
## Residential Weekly Market Activity - Past 3 Months Resale & New Construction



\* Single Family Includes Villas & Half Duplexes

Includes Lee, Collier, Charlotte, Hendry & Glades Counties

# Single Family\* Solds By Year

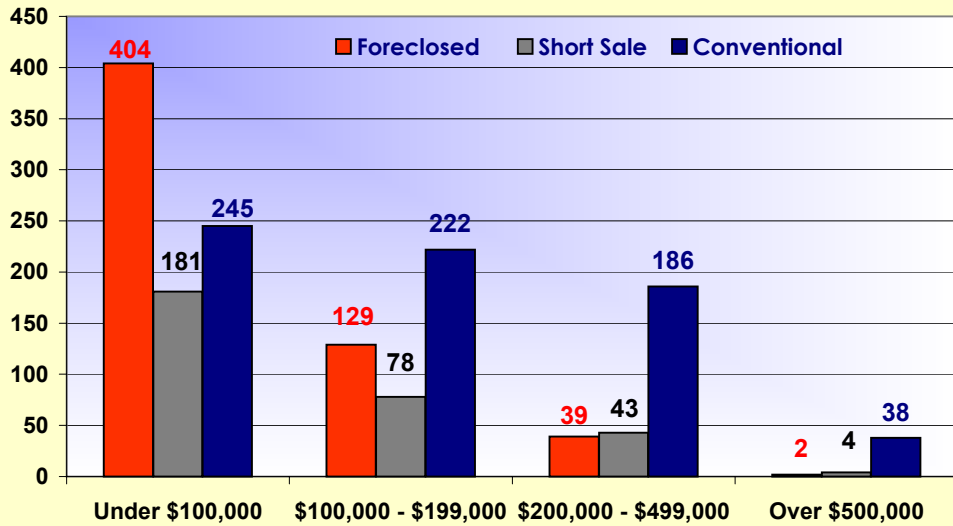


\* Single Family Includes Villas & Half Duplexes

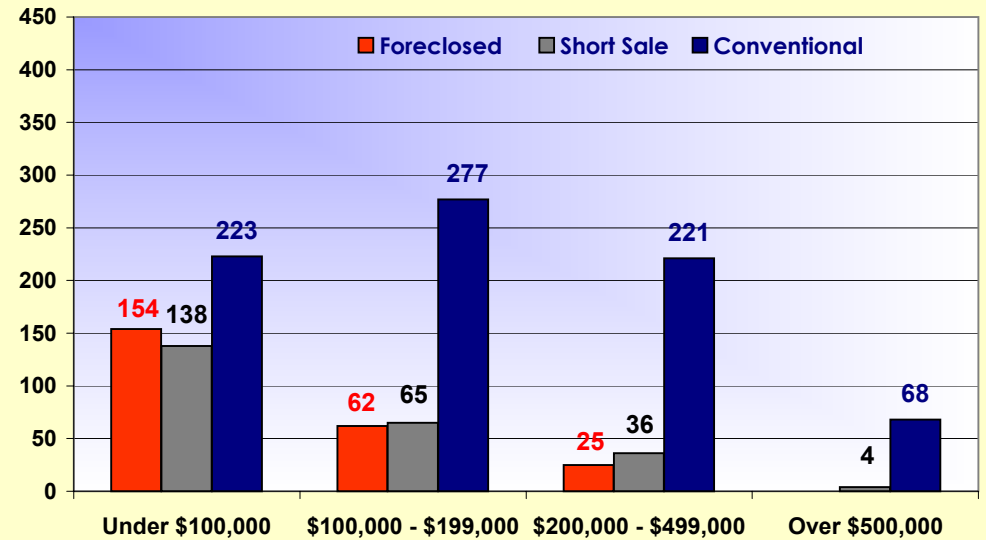
Includes Lee, Collier, Charlotte, Hendry & Glades Counties



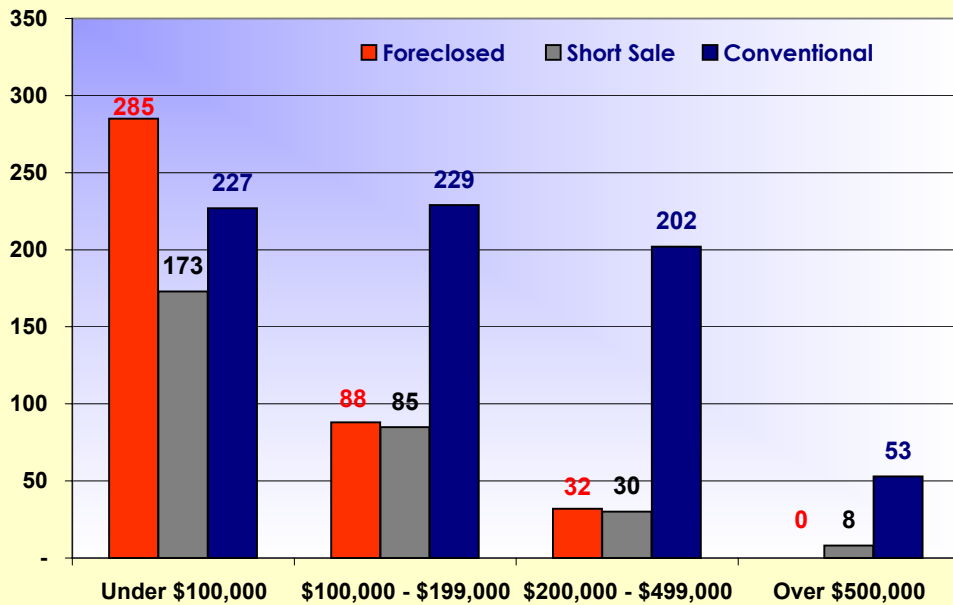
March 2011



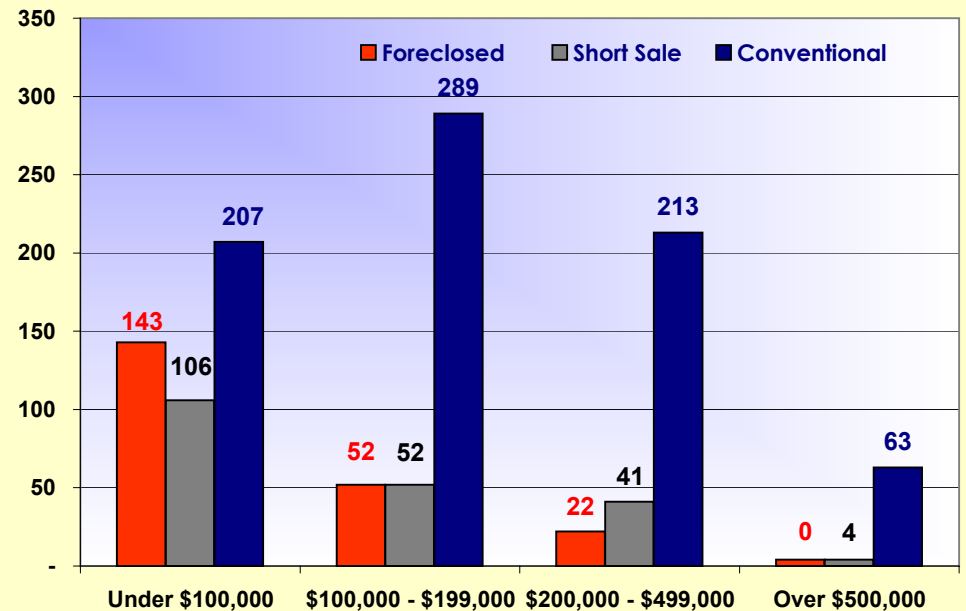
March 2012



April 2011



April 2012



\* Single Family Includes Villas & Half Duplexes

Includes Lee, Collier, Charlotte, Hendry & Glades Counties