



# Monthly Market Indicators MAY 2012



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- Sold Properties by Cities
- 2008-2012 Properties Sold
- Supply Inventory
- Median Price Comparison by Year

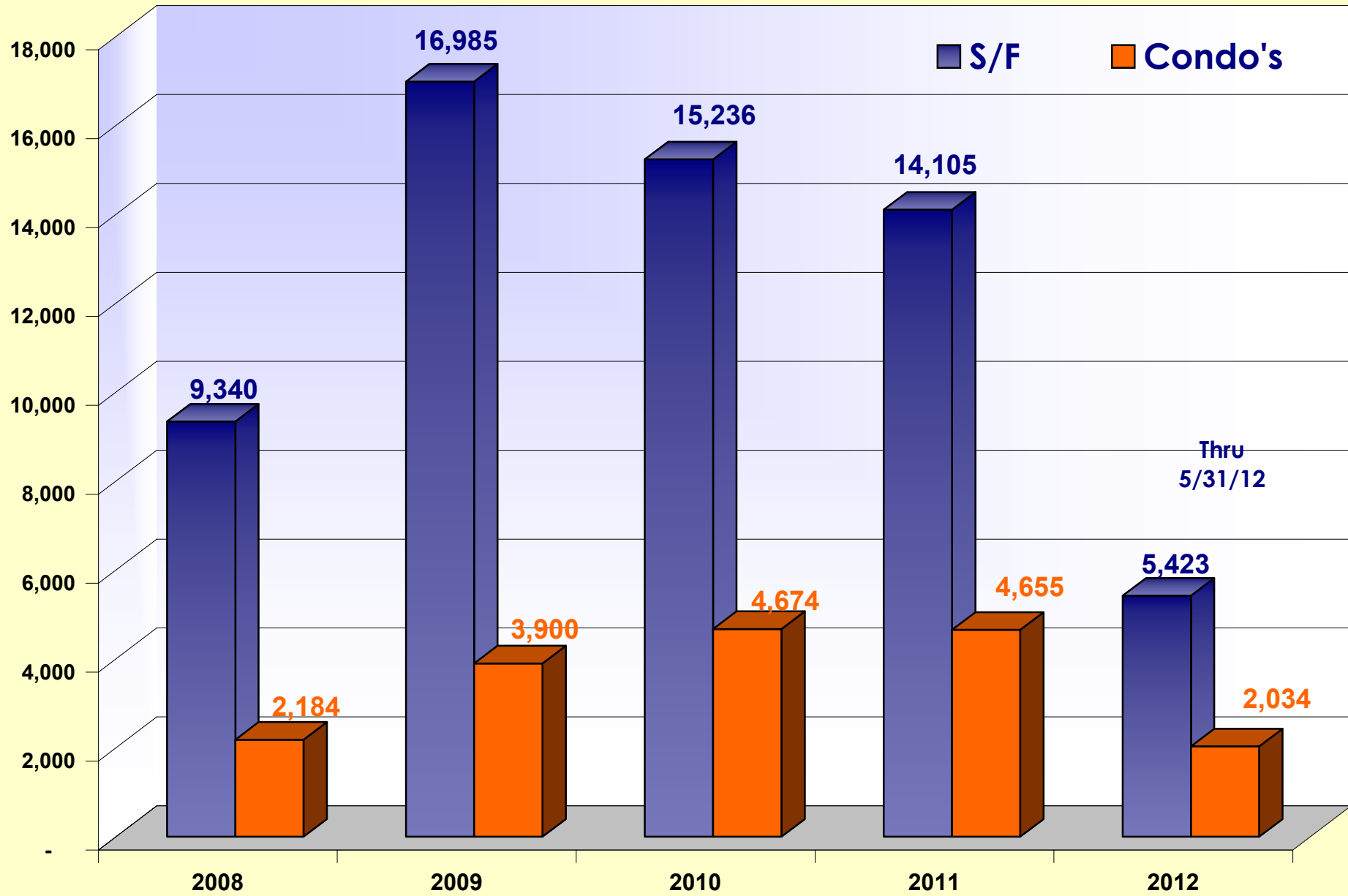


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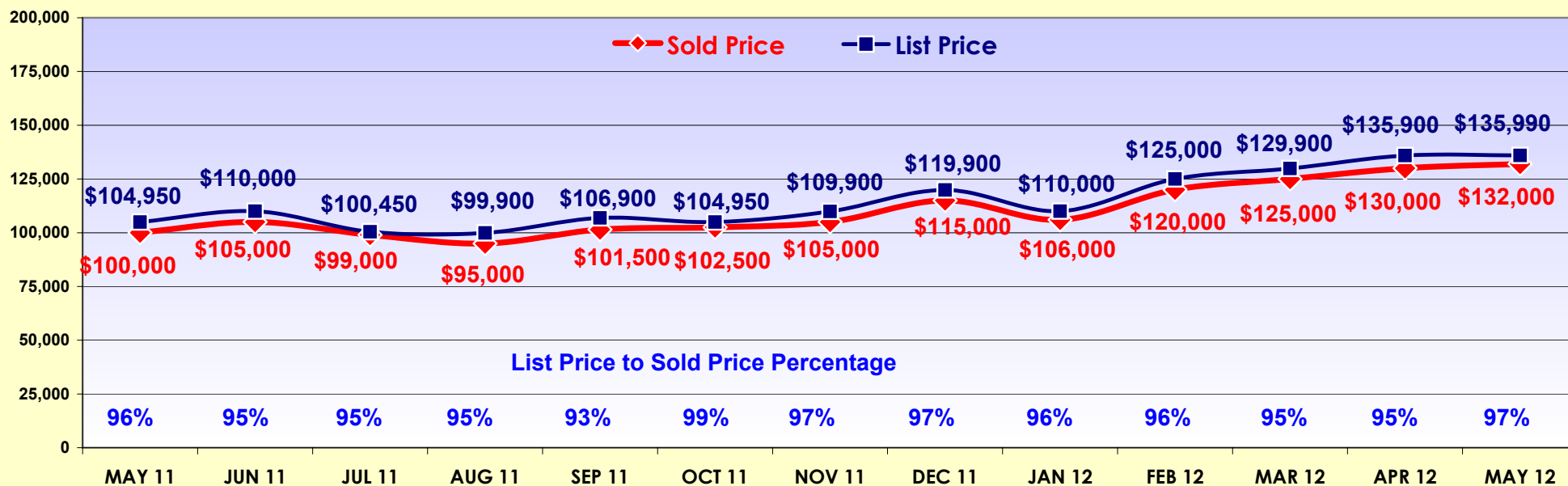
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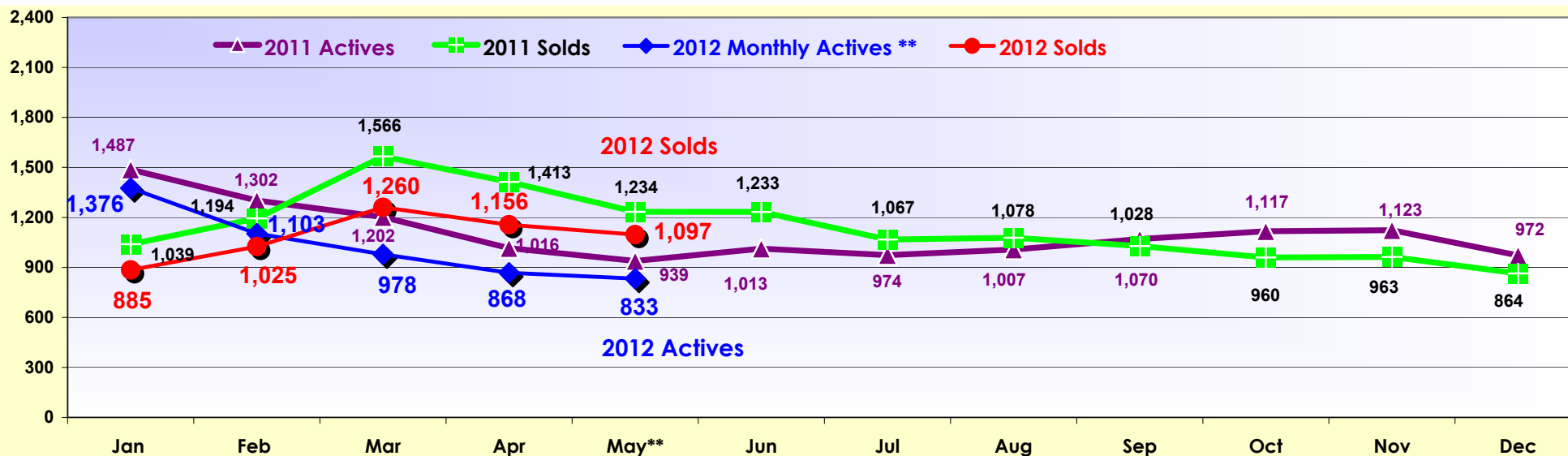


Single Family Includes Villas & Half Duplexes

Condos includes Townhouses

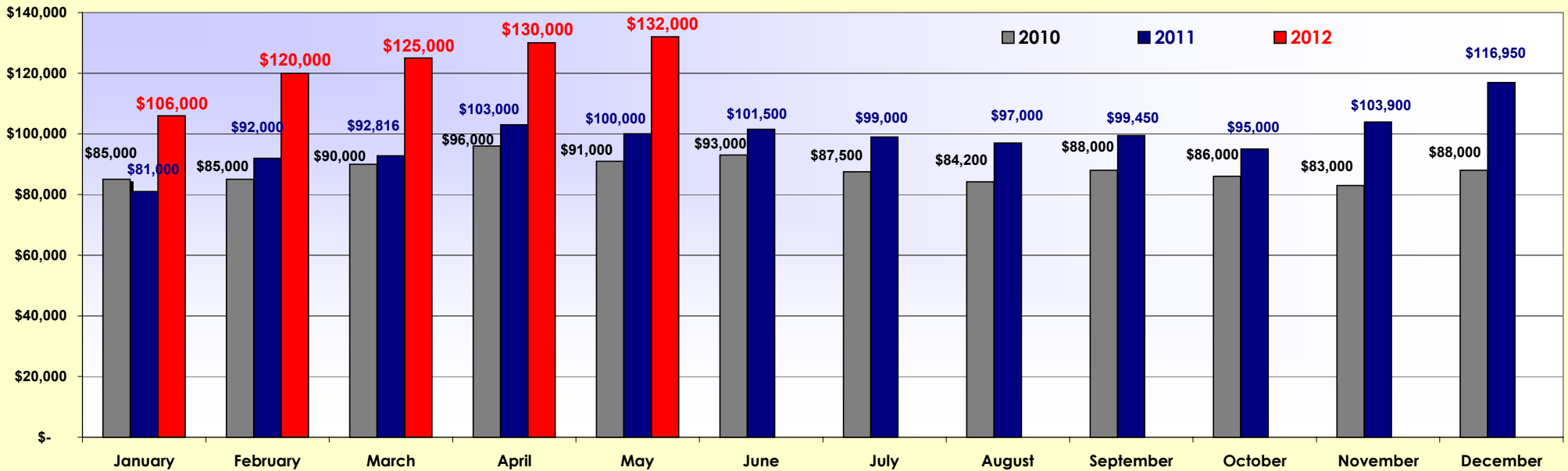


2011/2012 Single Family\* Listings - Monthly Sold and Active\*\* Listings



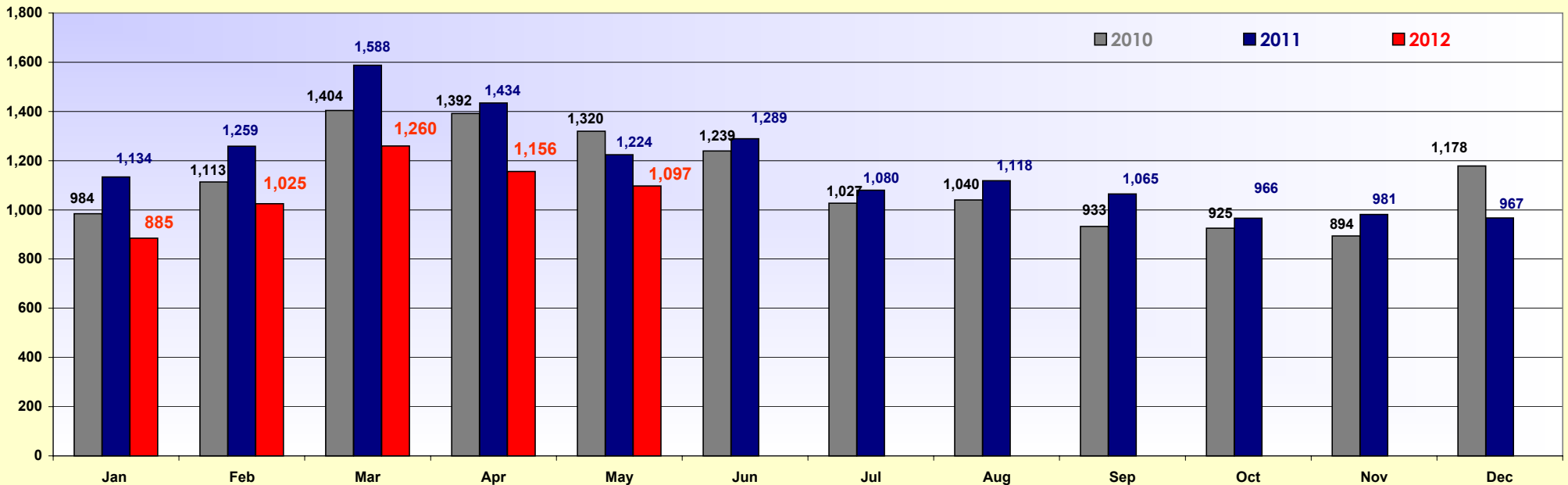
\* Single Family Includes Villas & Half Duplexes

\*\* Actives from May 2012 forward are Lee County only. All Solds are Lee County.

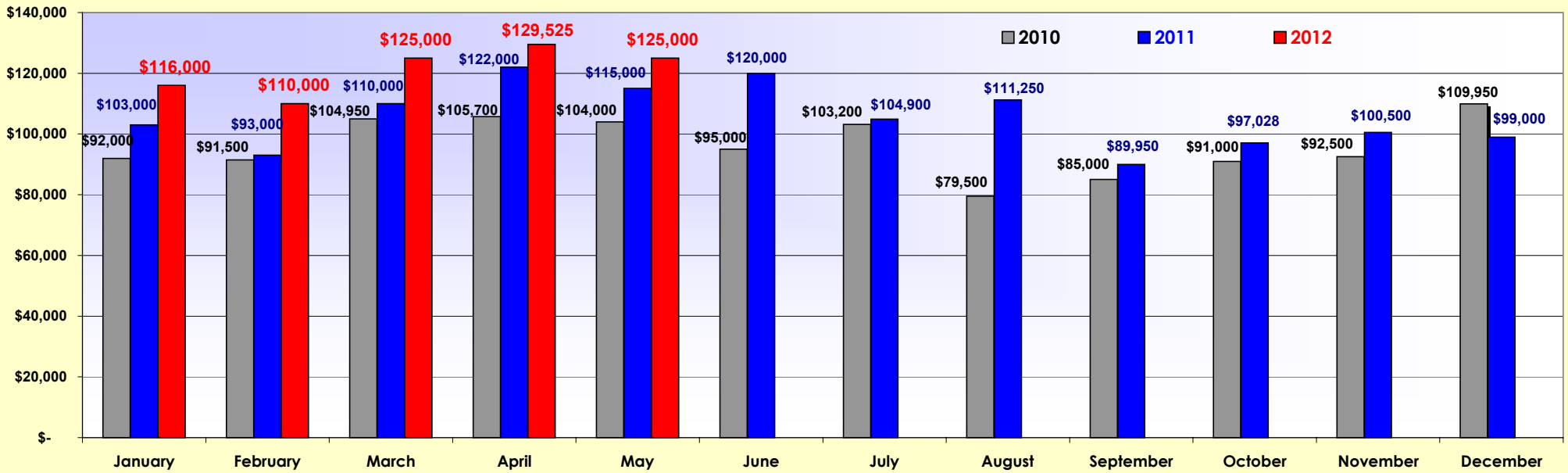


\* Single Family Includes Villas & Half Duplexes

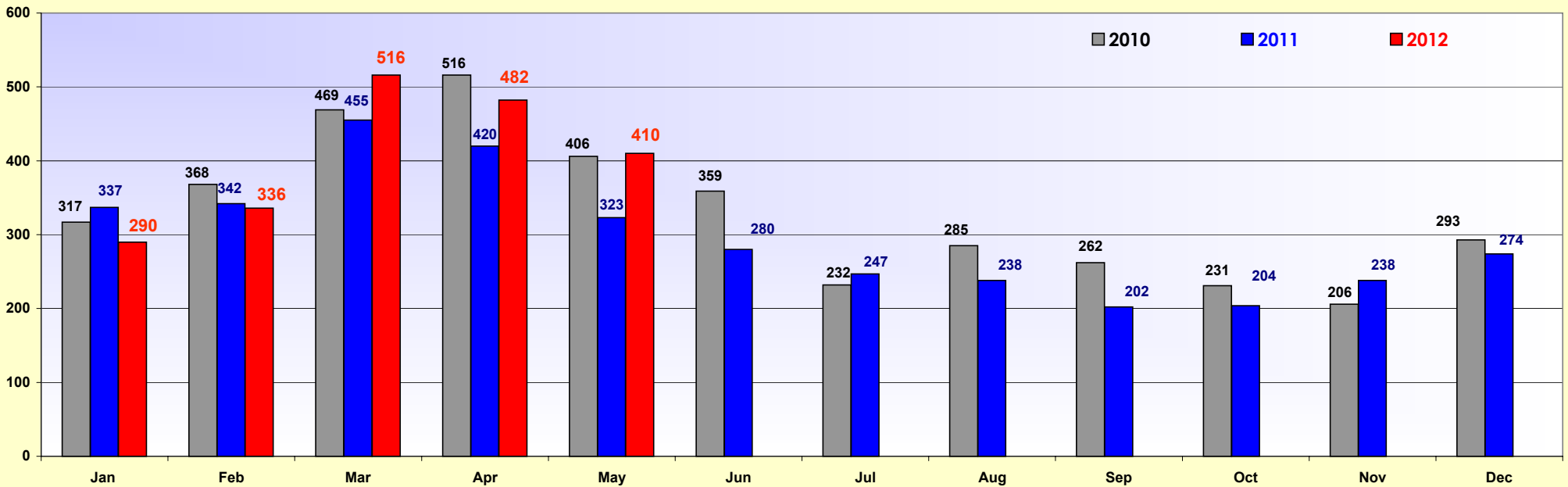
2010-2012 Monthly Totals of Single Family\* Solds



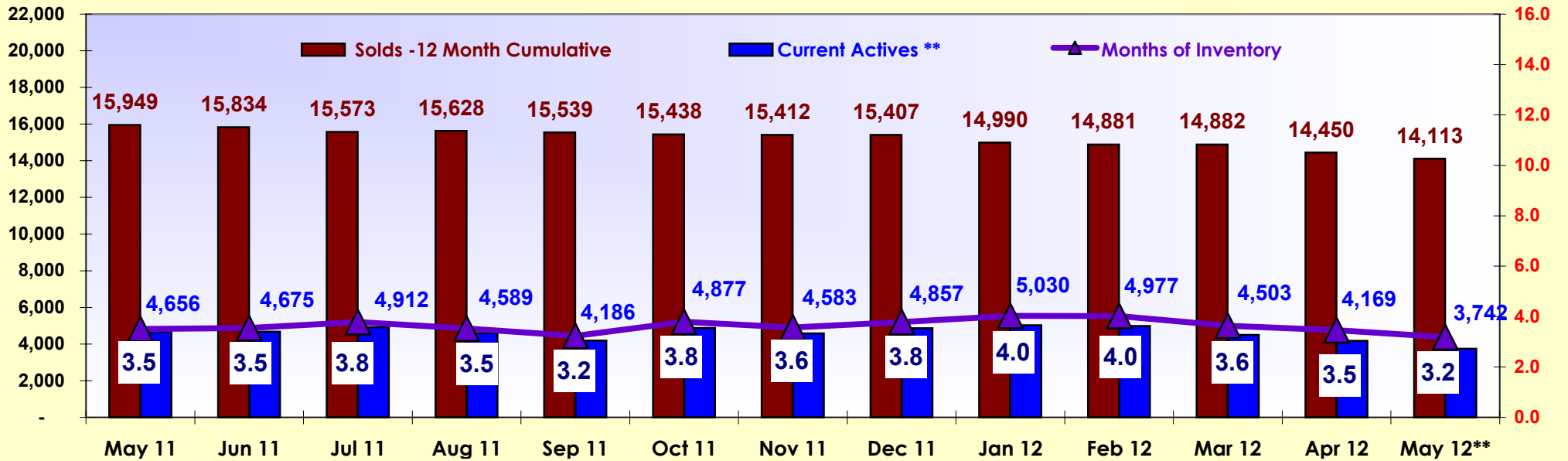
\* Single Family Includes Villas & Half Duplexes



2010-2012 Monthly Totals of Condos/Townhouses Sold



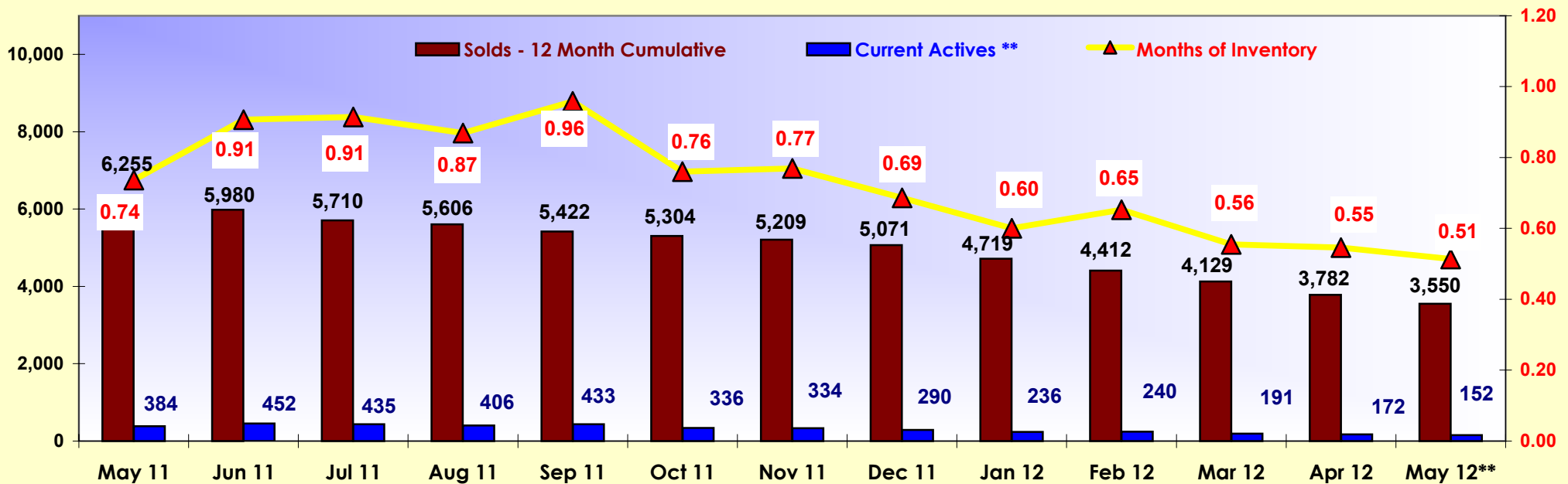




# of Listings

Month's Supply of Inventory - Foreclosed/REO Single Family\*

# of Months

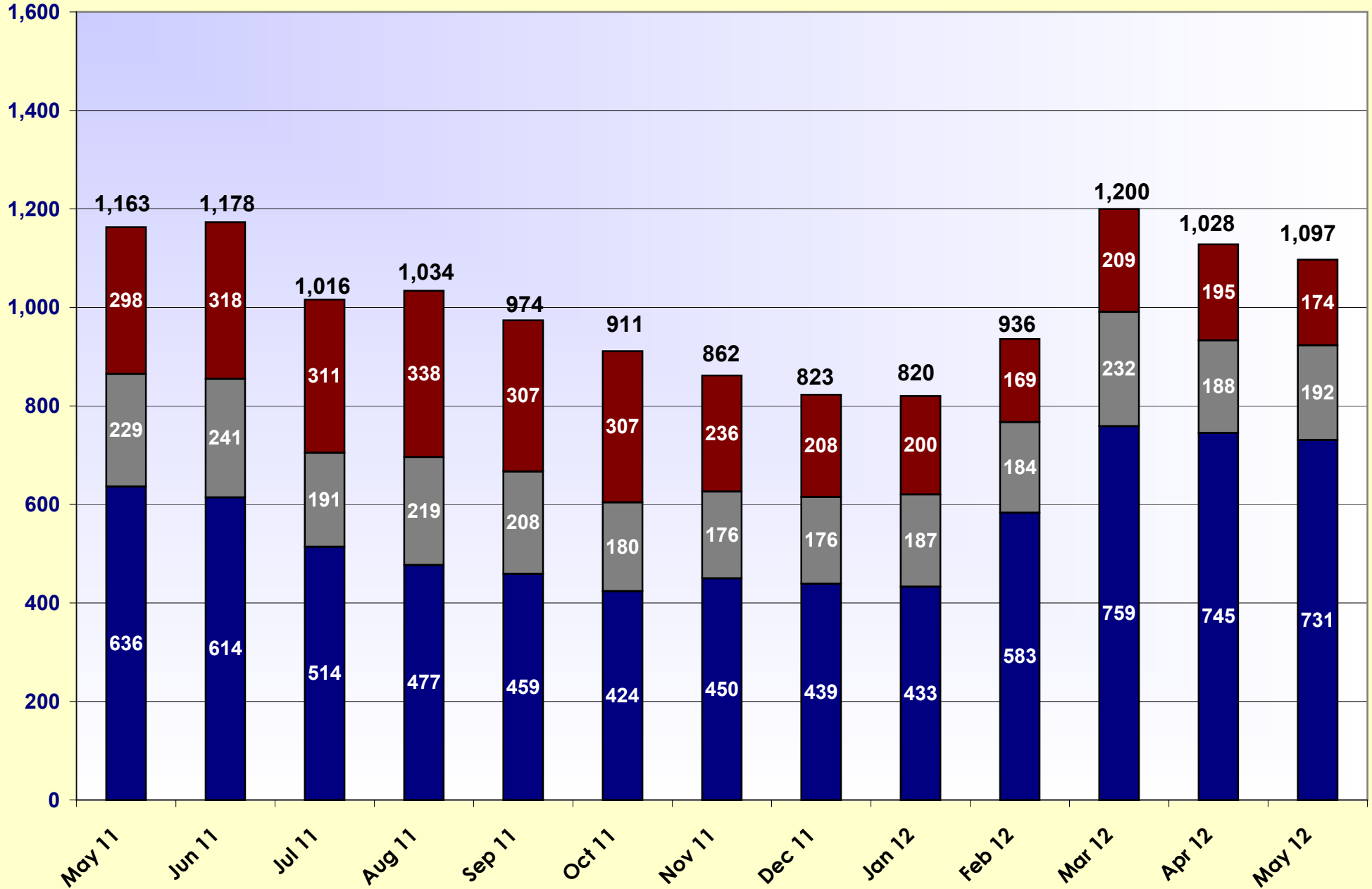


\* Single Family Includes Villas & Half Duplexes

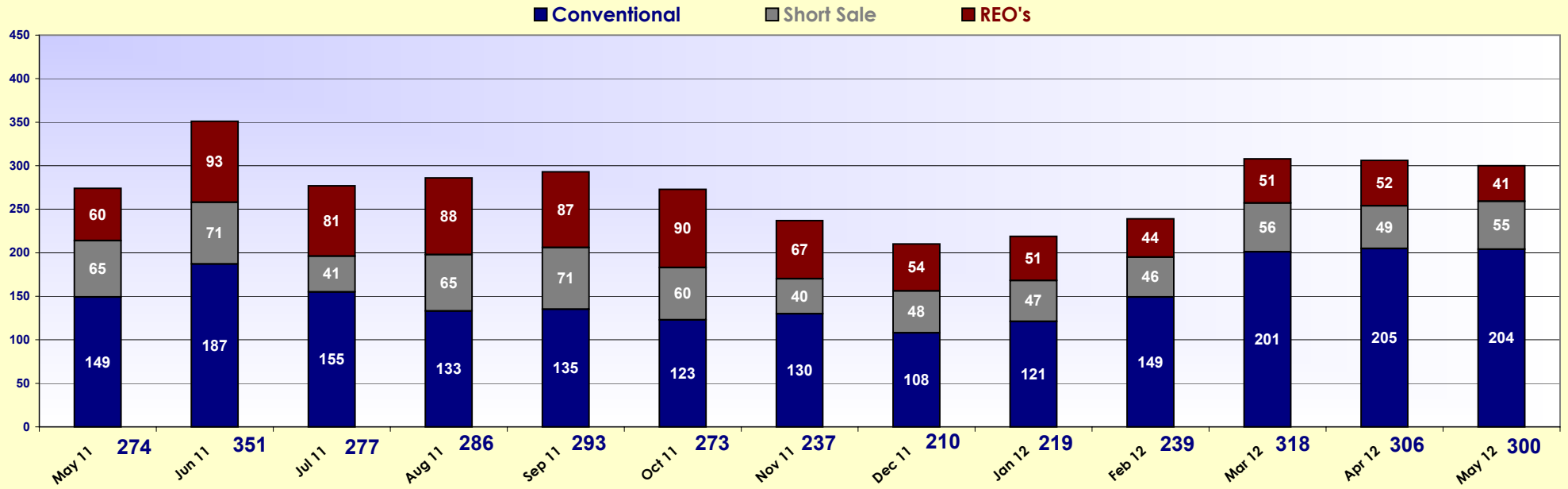
\*\* - After April 2012 Actives only Included Lee County

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.

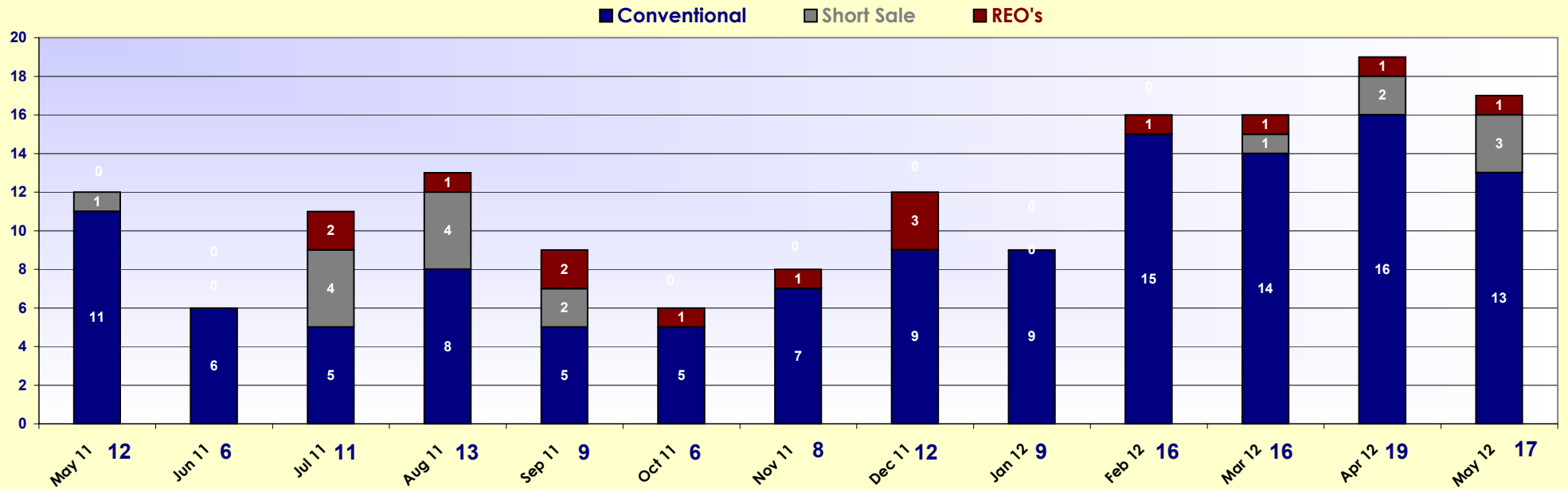
■ Conventional    ■ Short Sale    ■ REO's



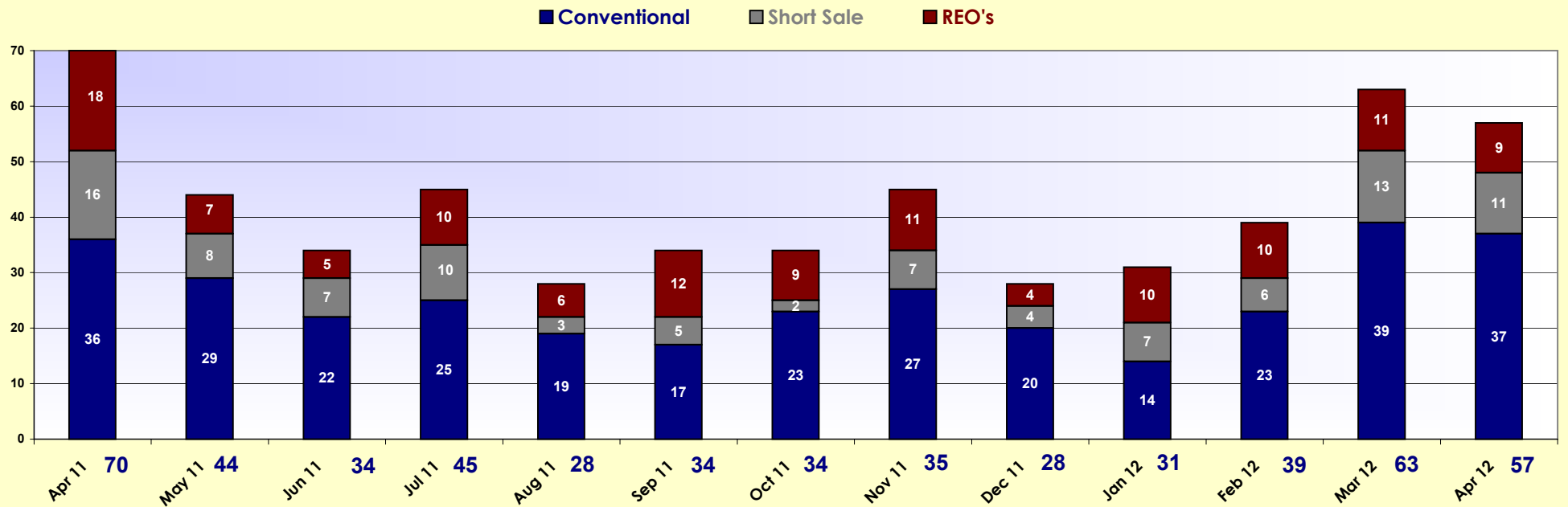
\* Single Family Includes Villas & Half Duplexes



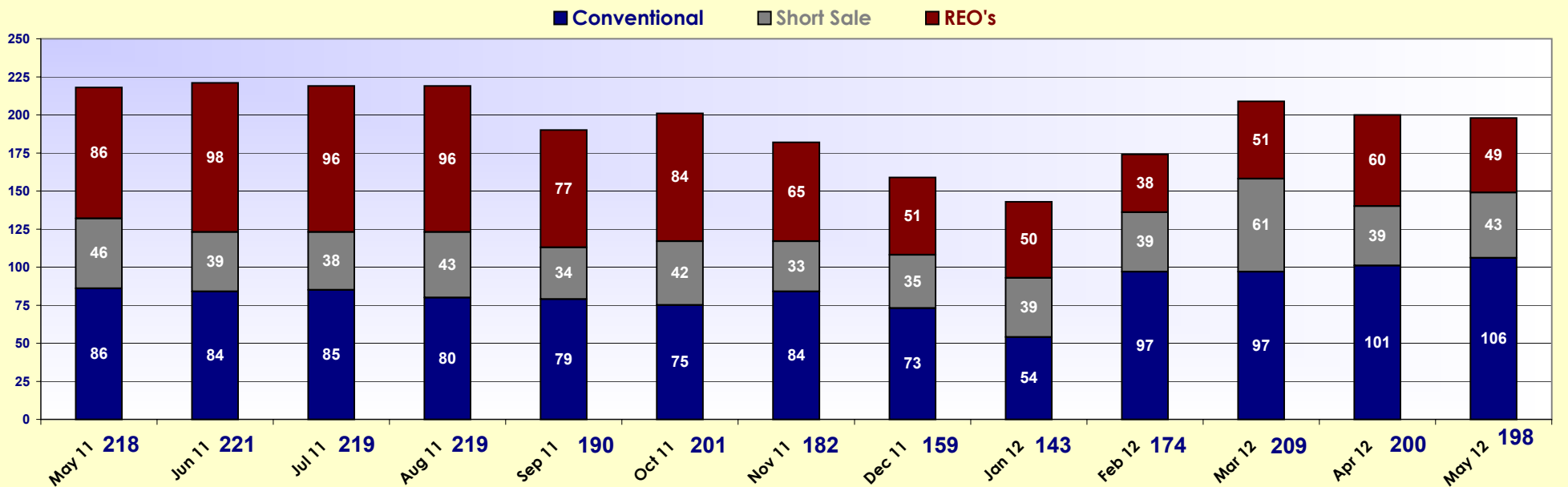
2011 / 2012 Sold Single Family\* - Fort Myers Beach



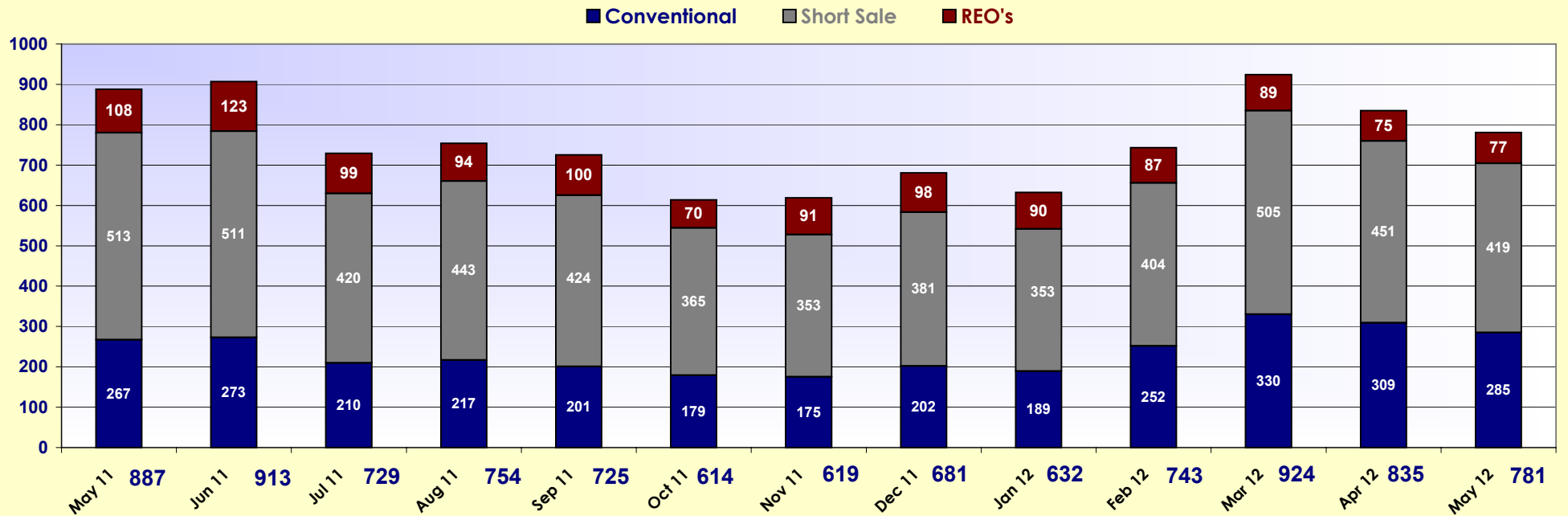
\* Single Family Includes Villas & Half Duplexes



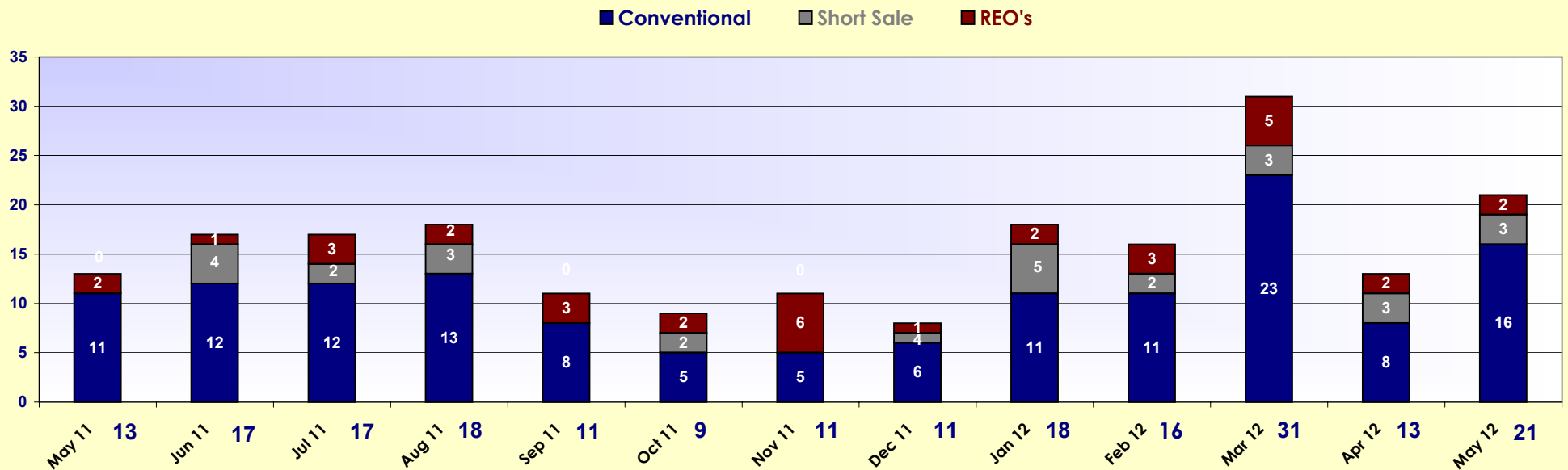
2011 / 2012 Sold Single Family\* - Lehigh Acres



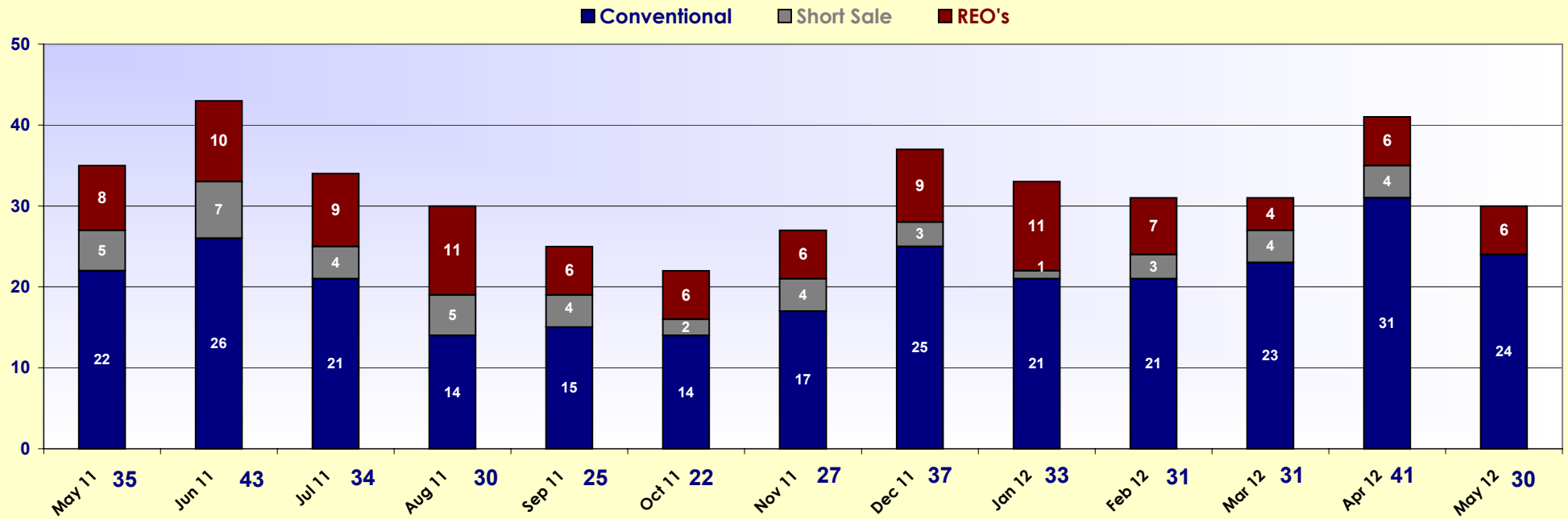
\* Single Family Includes Villas & Half Duplexes



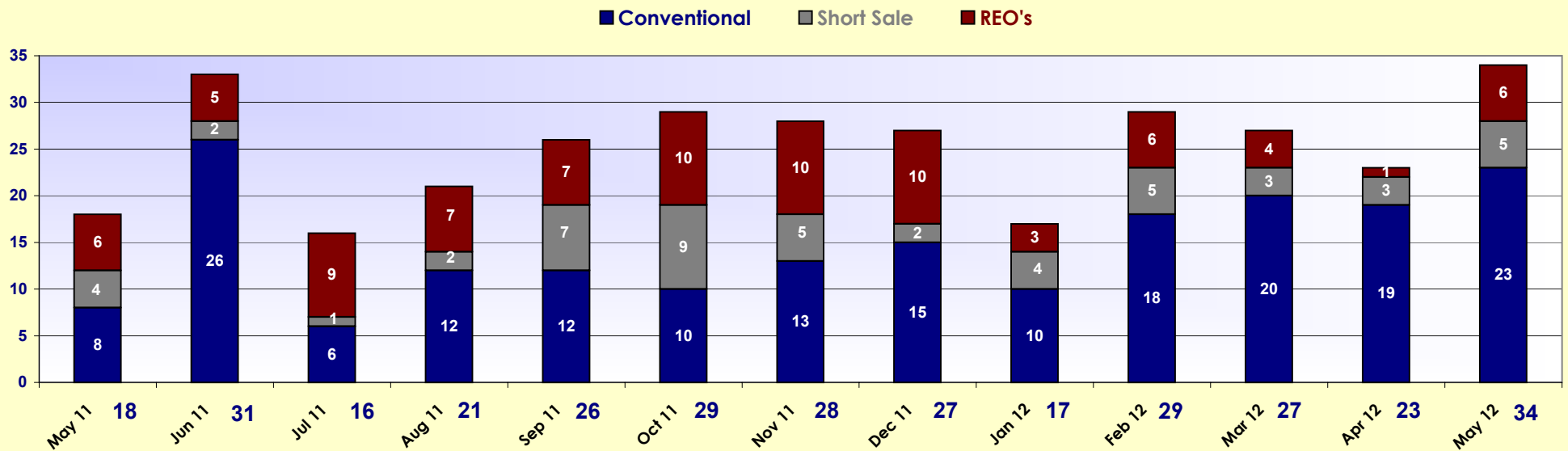
2011 / 2012 Sold Single Family\* - Pine Island



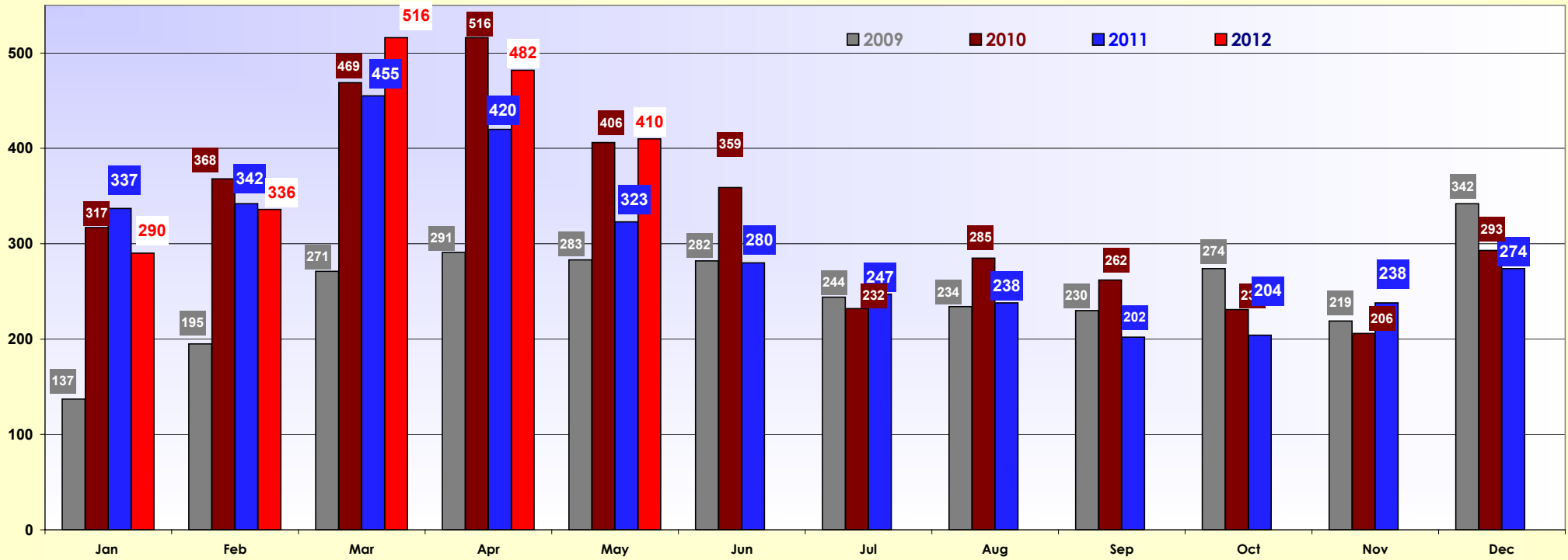
\* Single Family Includes Villas & Half Duplexes



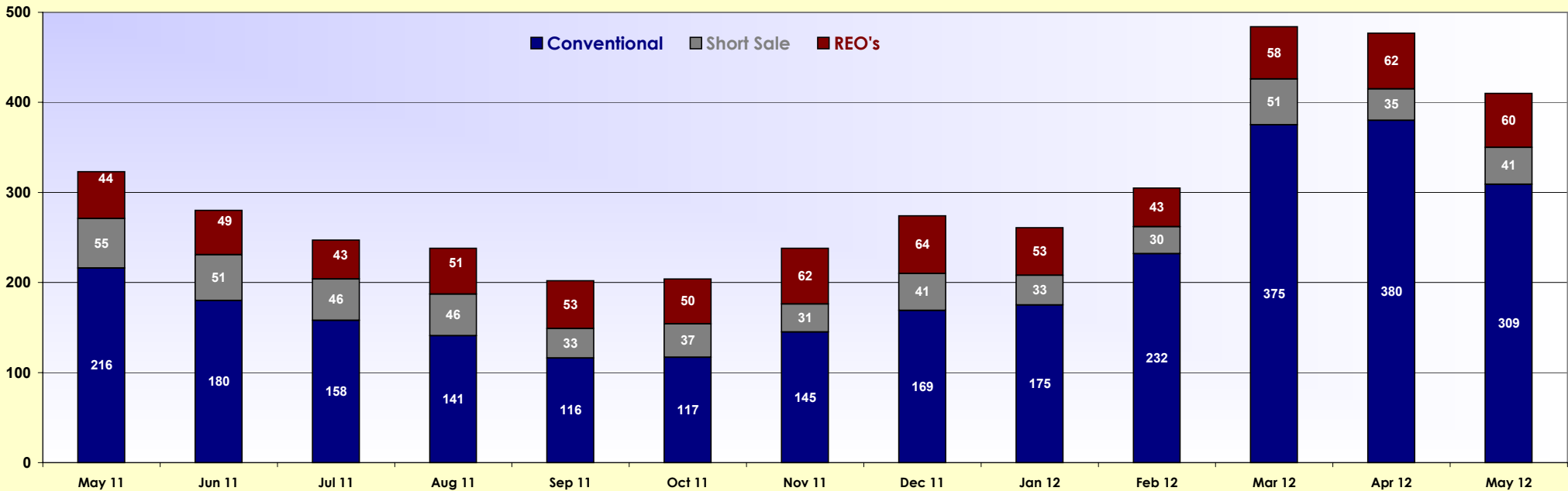
2011 / 2012 Sold Single Family\* - Estero

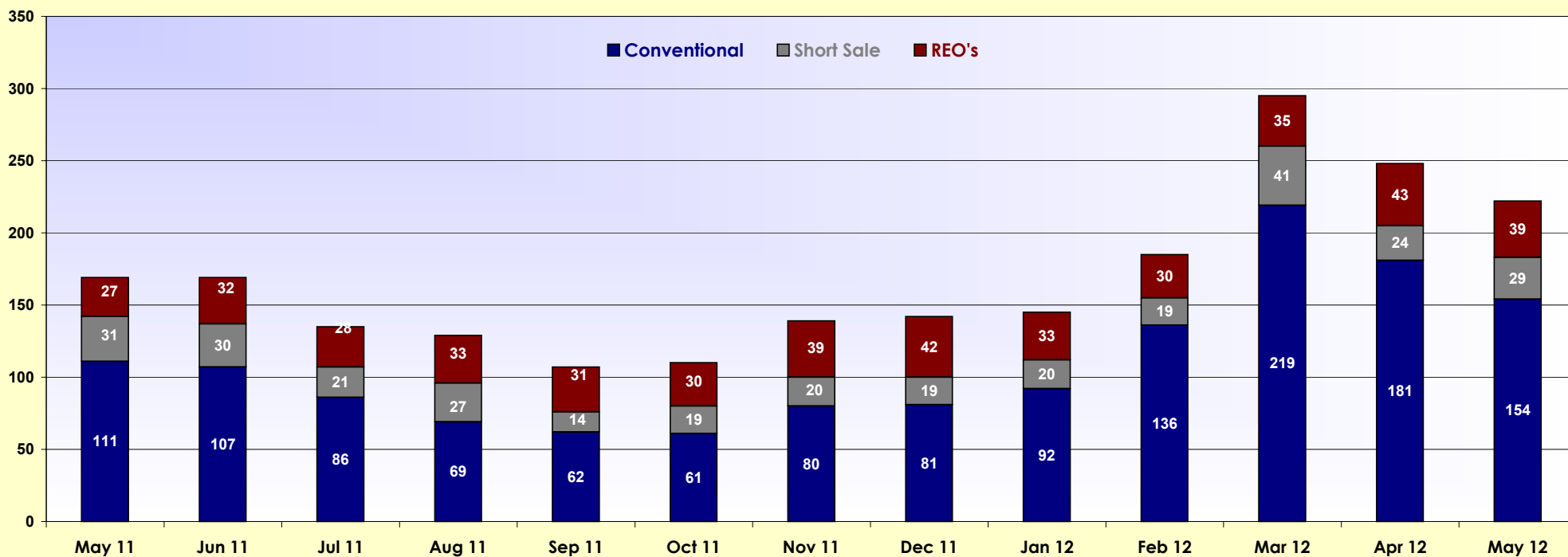


\* Single Family Includes Villas & Half Duplexes

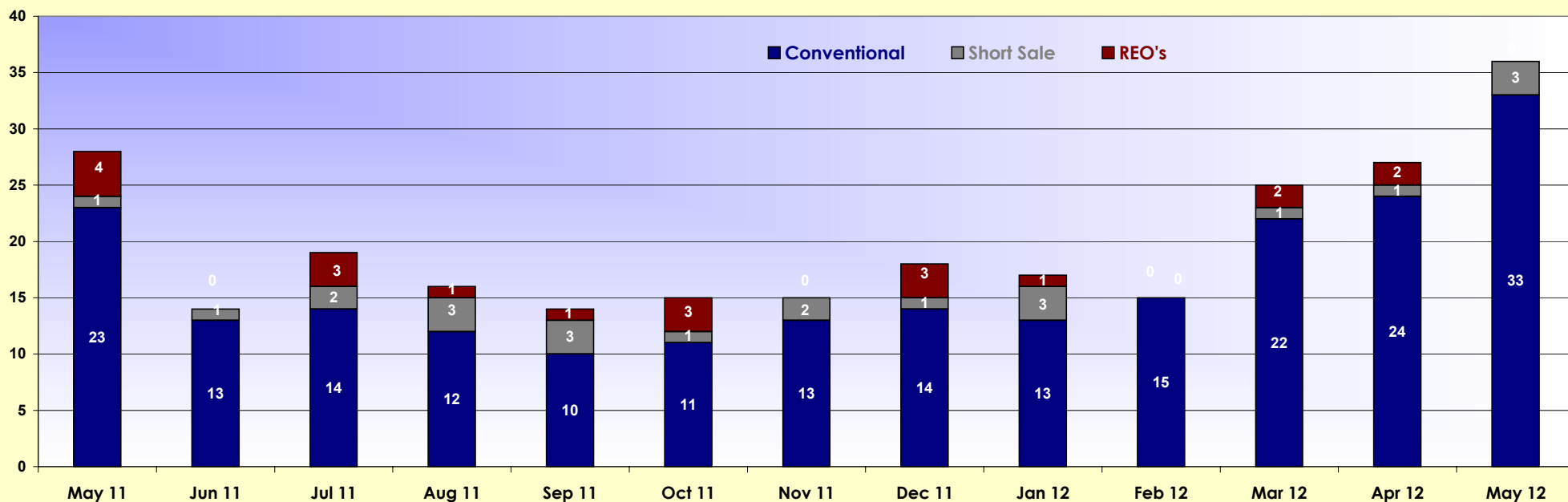


Lee County Condo's/Townhouses Breakout - Sold 2011 - 2012

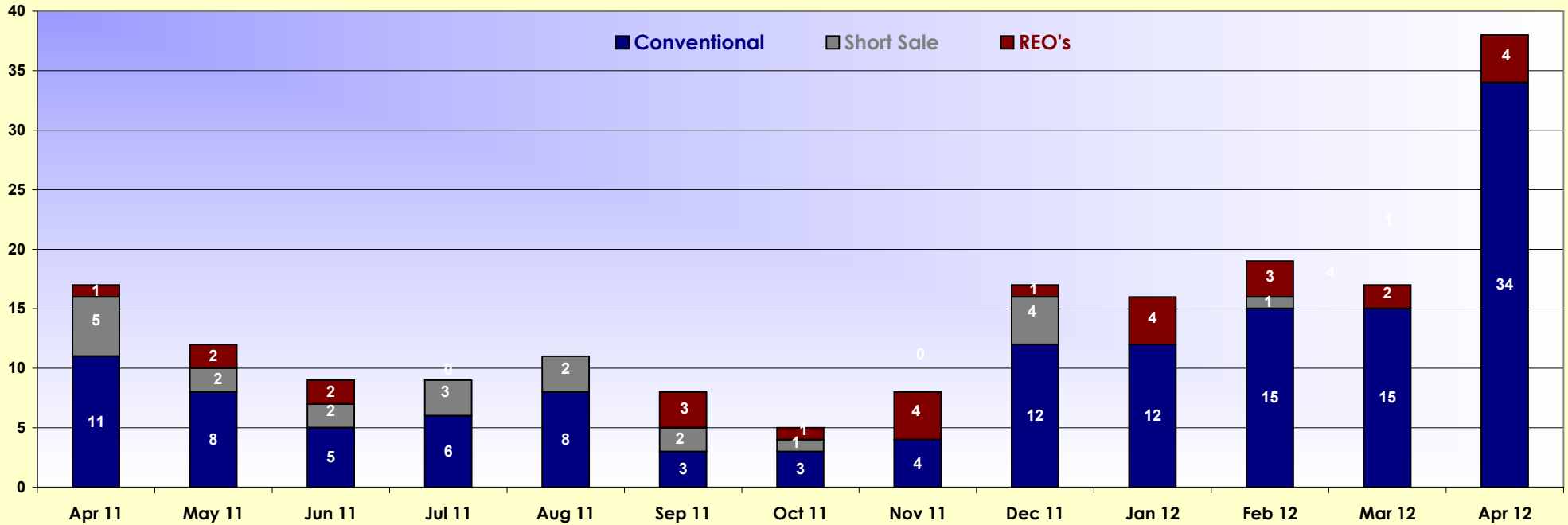




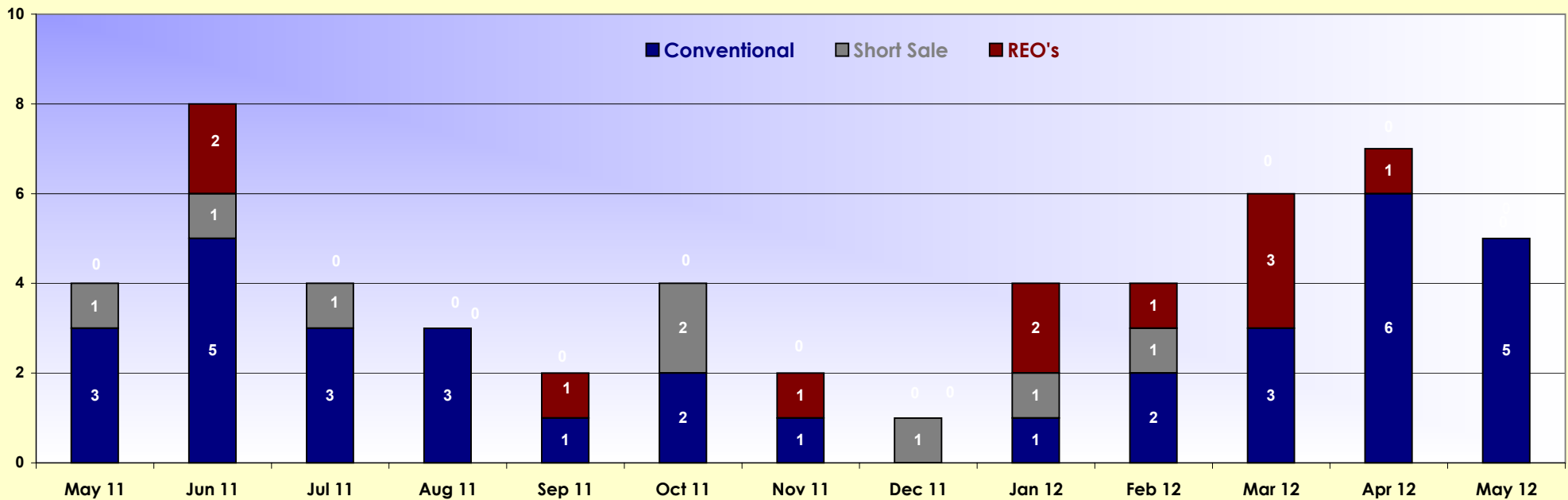
Condo's/Townhouses Sold - Fort Myers Beach 2011 - 2012

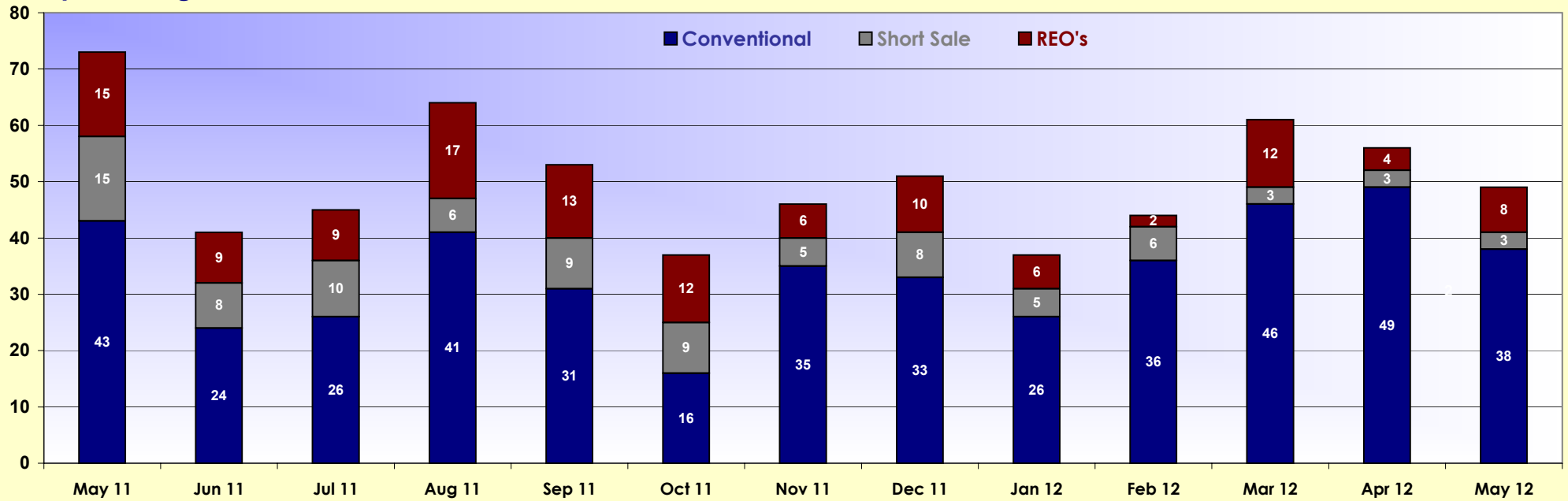




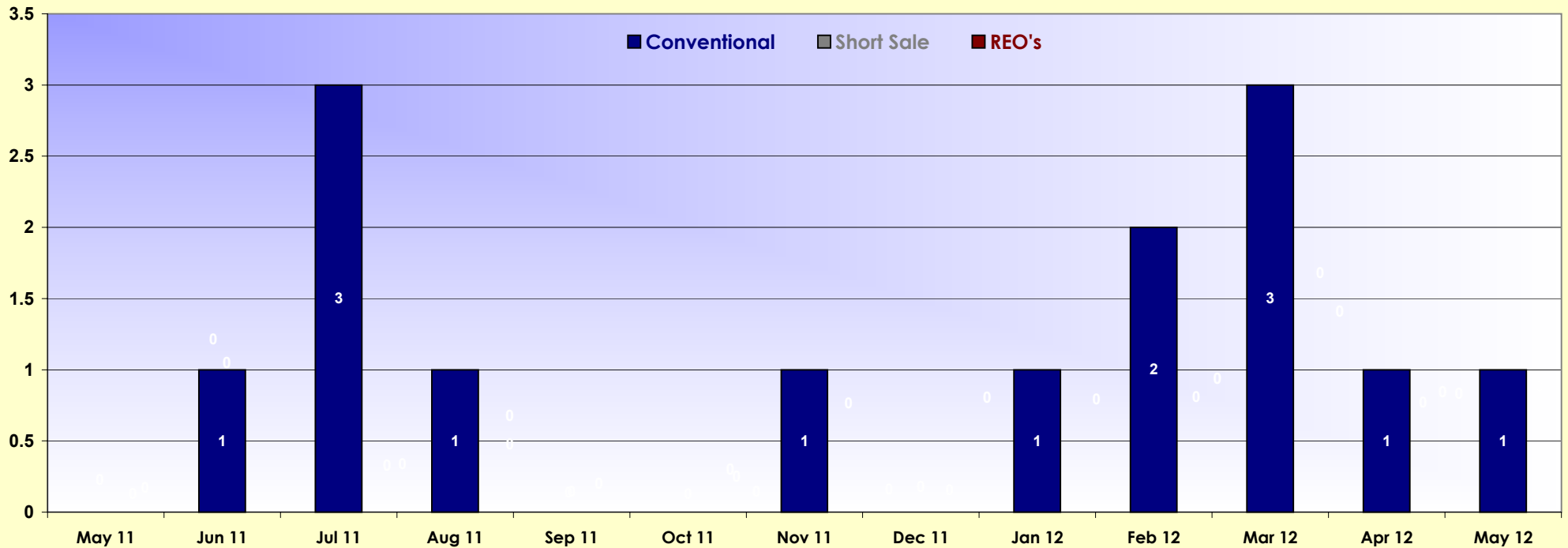


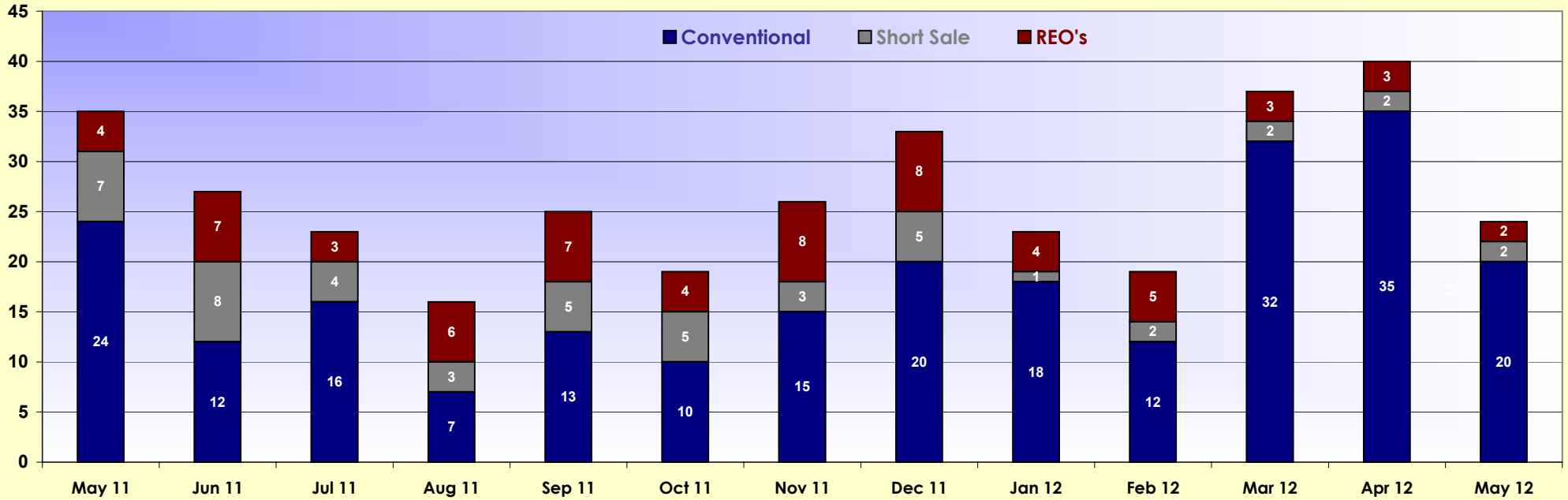
Condo's/Townhouses Sold - Lehigh Acres 2011-2012



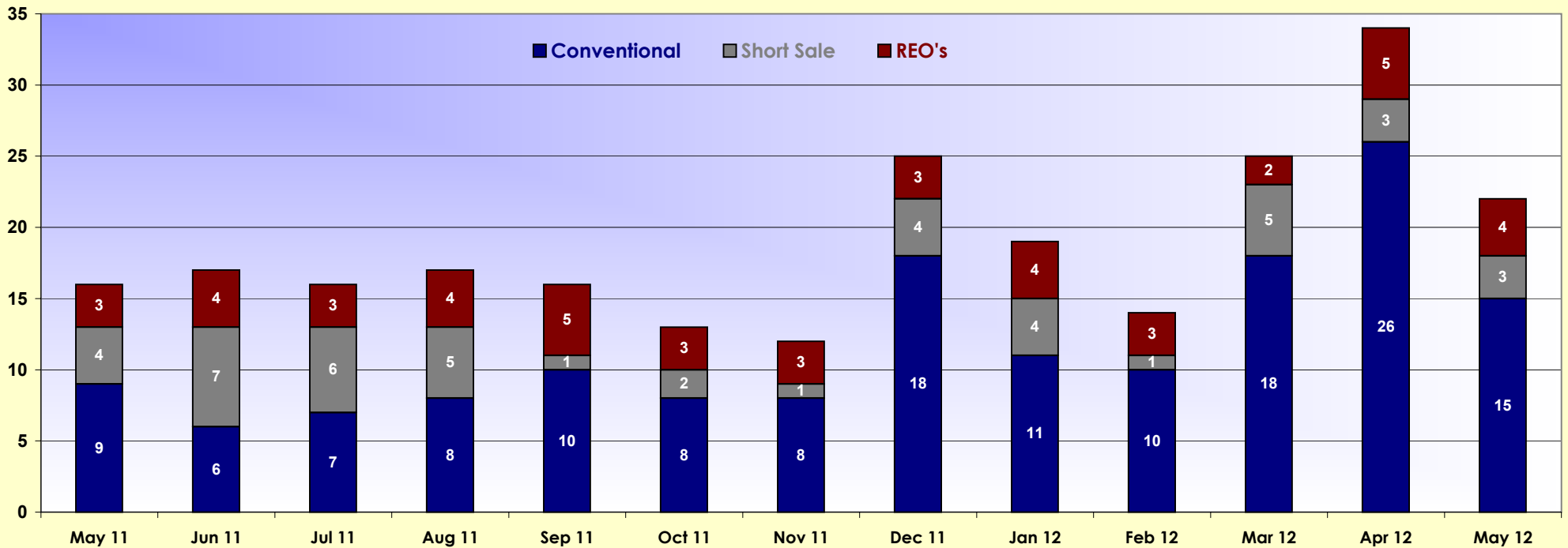


Condo's/Townhouses Sold - Pine Island 2011-2012



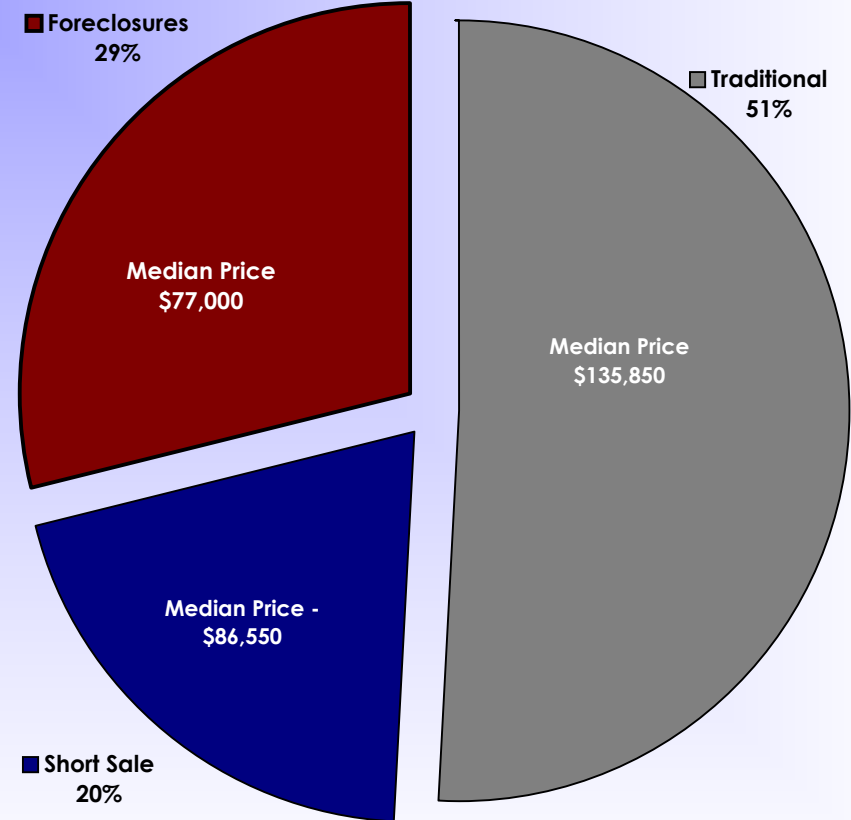
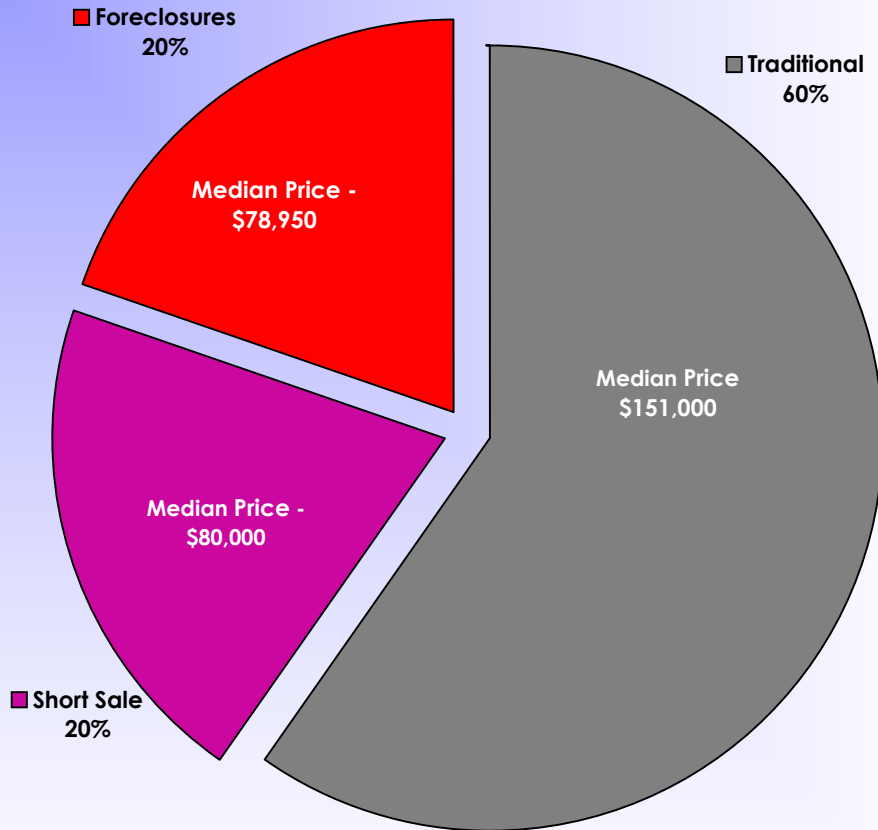


Condo's/Townhouses Sold - Estero 2011-2012



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

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



**Sold Listings January 2012 - March 2012**

	# of listings	Median Price
Traditional	1,896	60% \$ 151,000
Short Sale	647	20% \$ 80,000
Foreclosures	628	20% \$ 78,950
	<u>3,171</u>	

**Sold Listings October 2011 - December 2011**

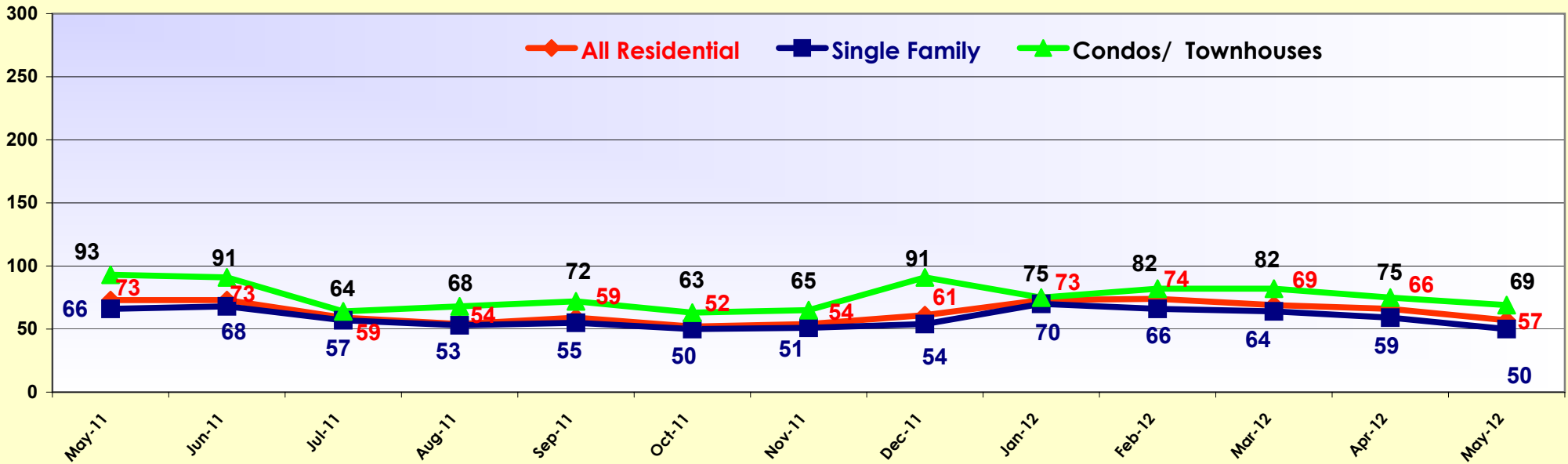
	# of listings	Median Price
Traditional	1,478	51% \$ 135,850
Short Sale	596	20% \$ 86,550
Foreclosures	841	29% \$ 77,000
	<u>2,915</u>	

\* Single Family Includes Villas & Half Duplexes

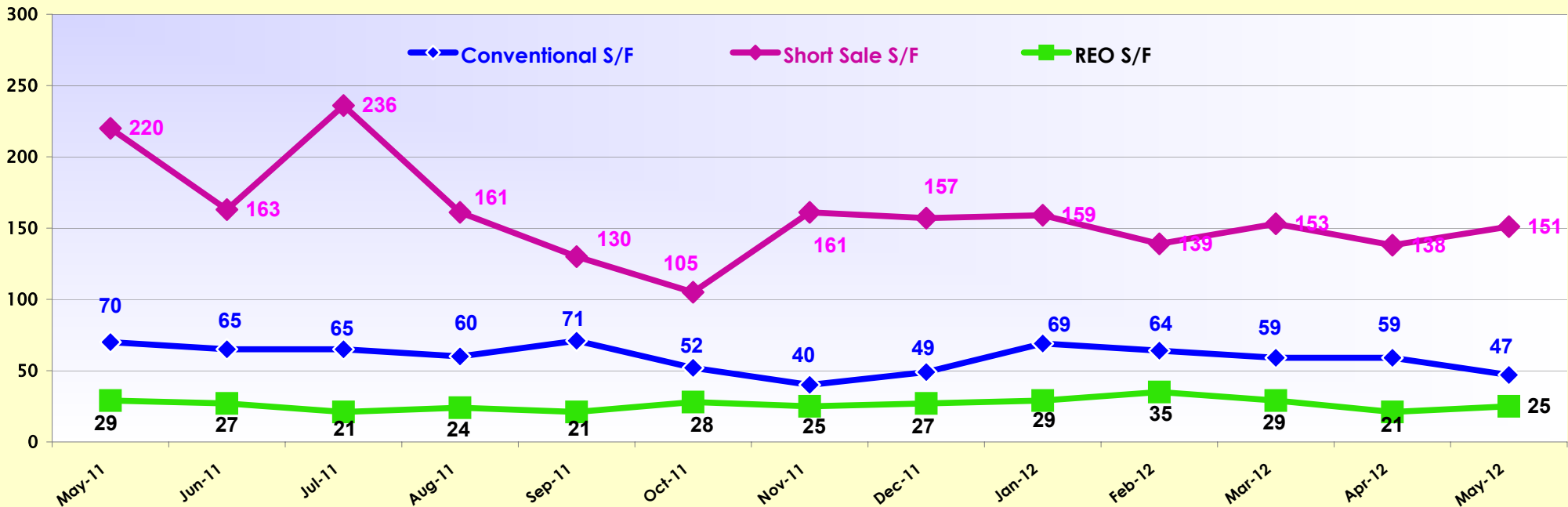
\*\* This chart is published quarterly.

## Days On Market - Last 12 Months - Sold

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

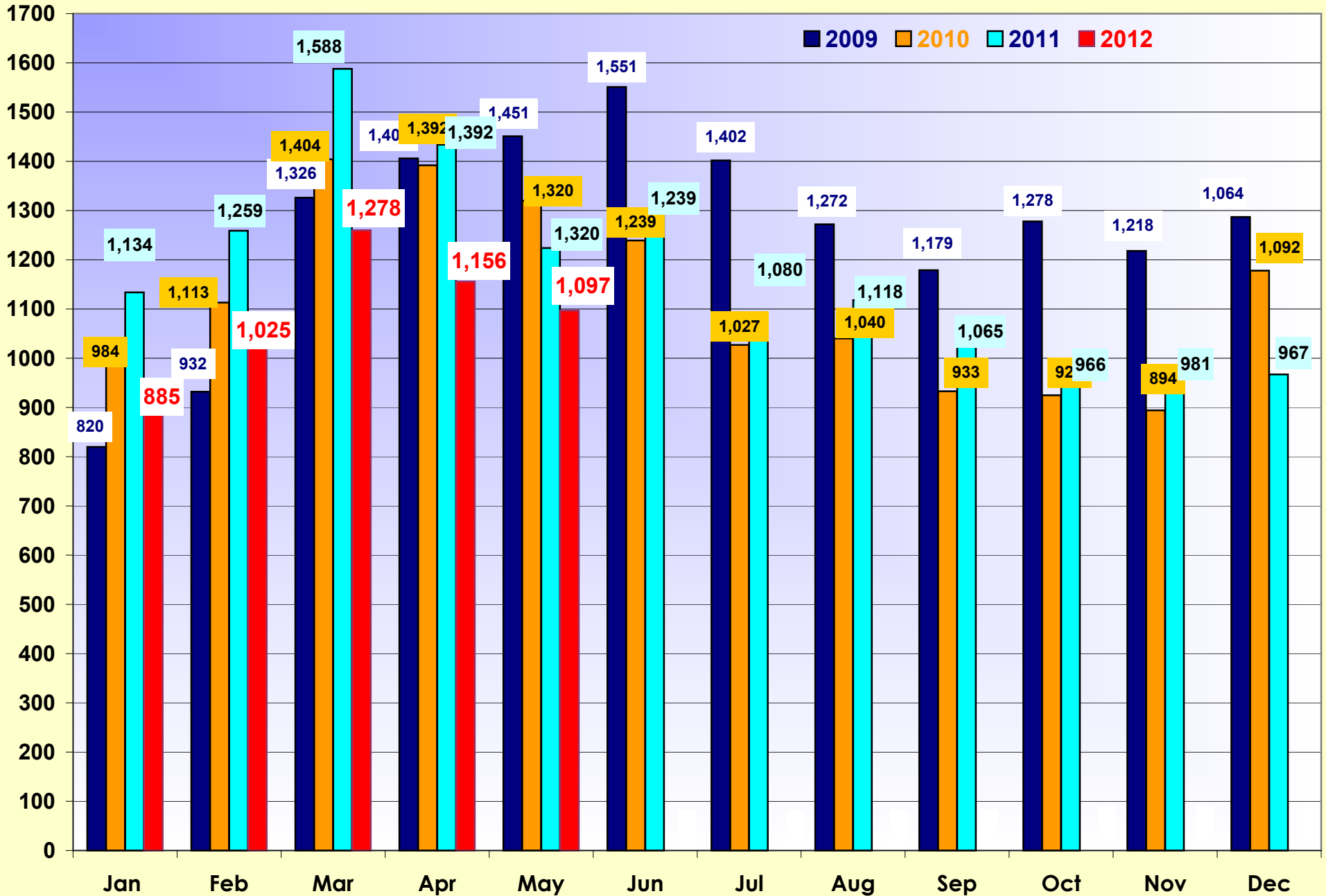


### Days On Market -Single Family\* By Type



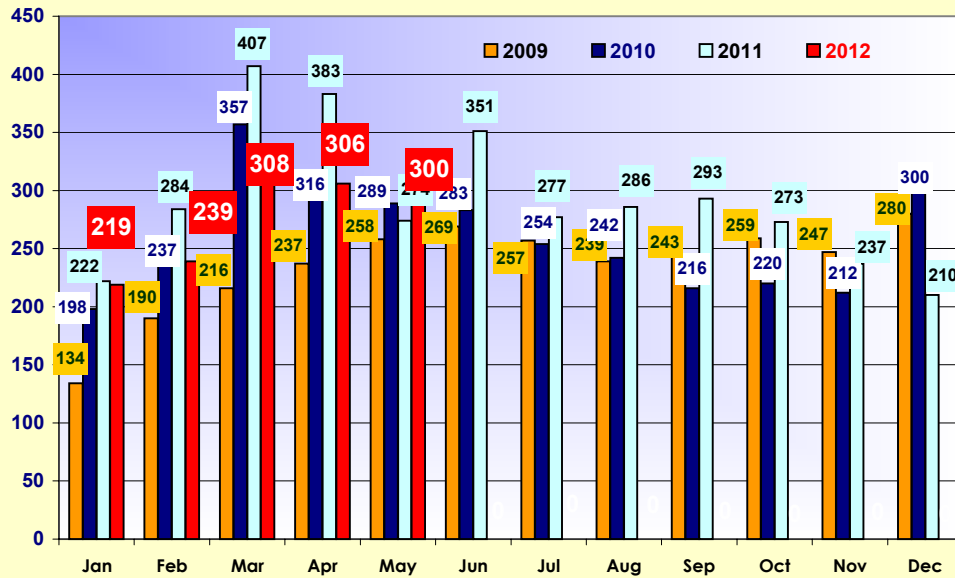
\* Single Family Includes Villas & Half Duplexes

Average # of DOM for Sold Residential Listings calculated by Rapattoni

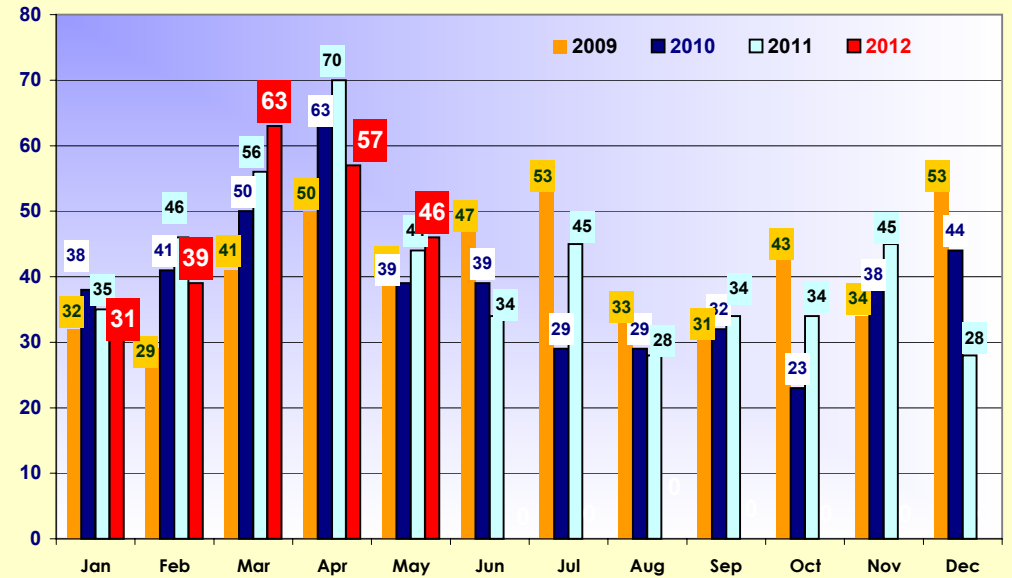


\* Single Family Includes Villas & Half Duplexes

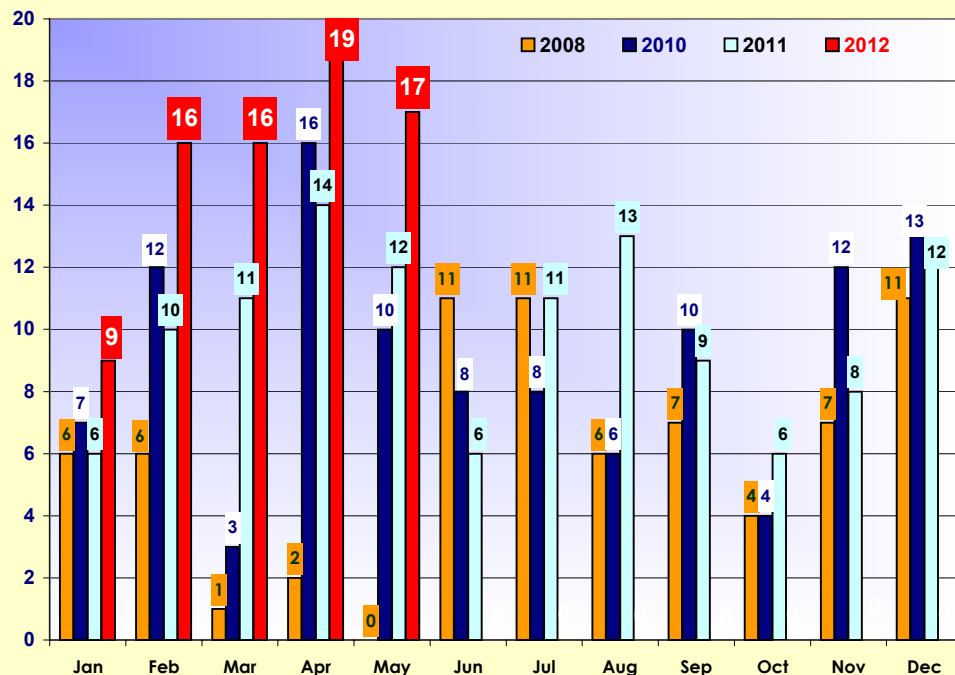
2009-2012 Sold Single Family\* - Fort Myers



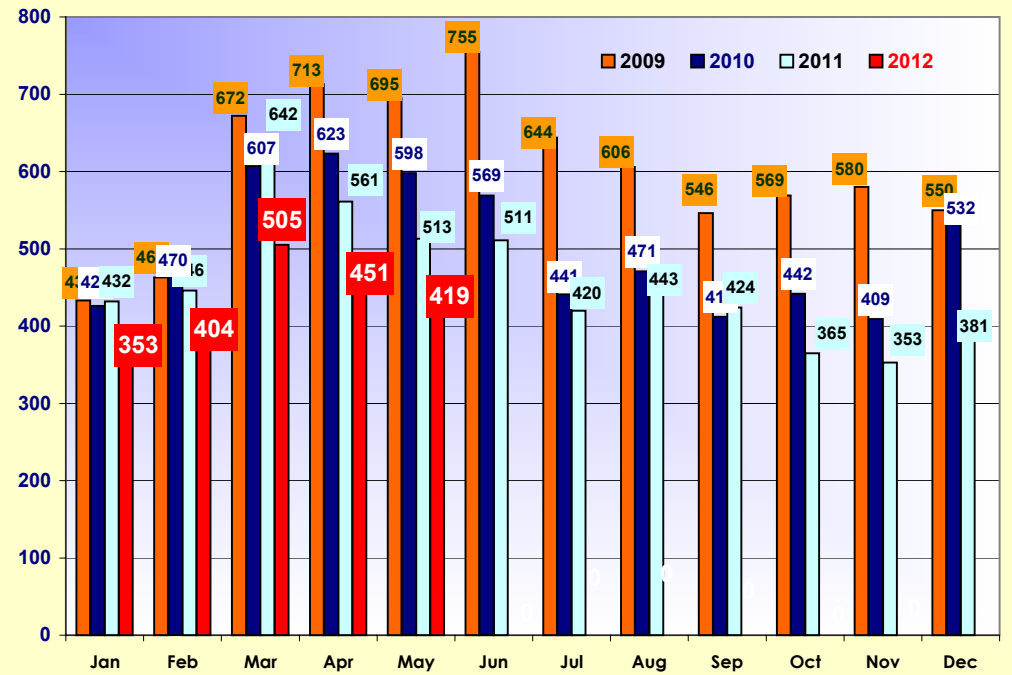
2009-2012 Sold Single Family\* - North Fort Myers



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

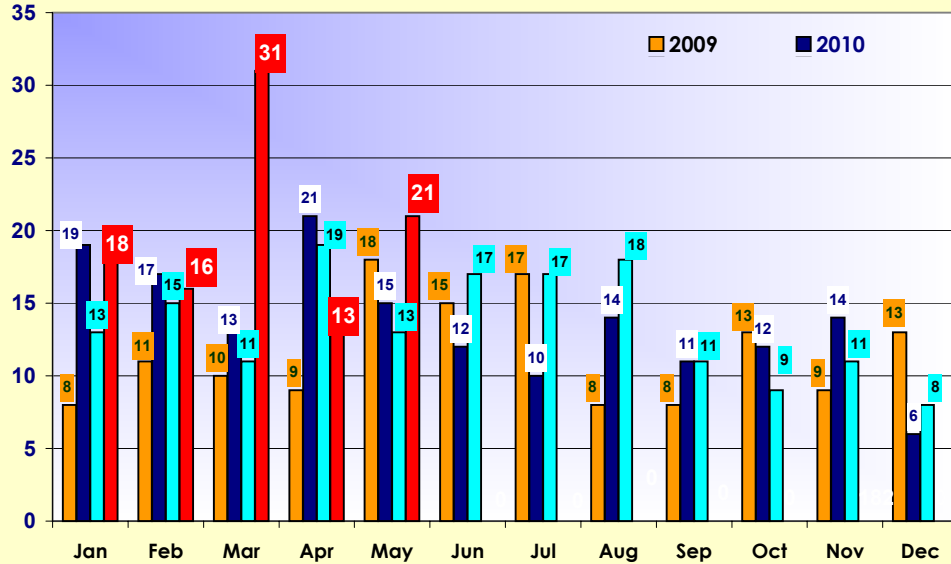


2009-2012 Sold Single Family\* - Cape Coral

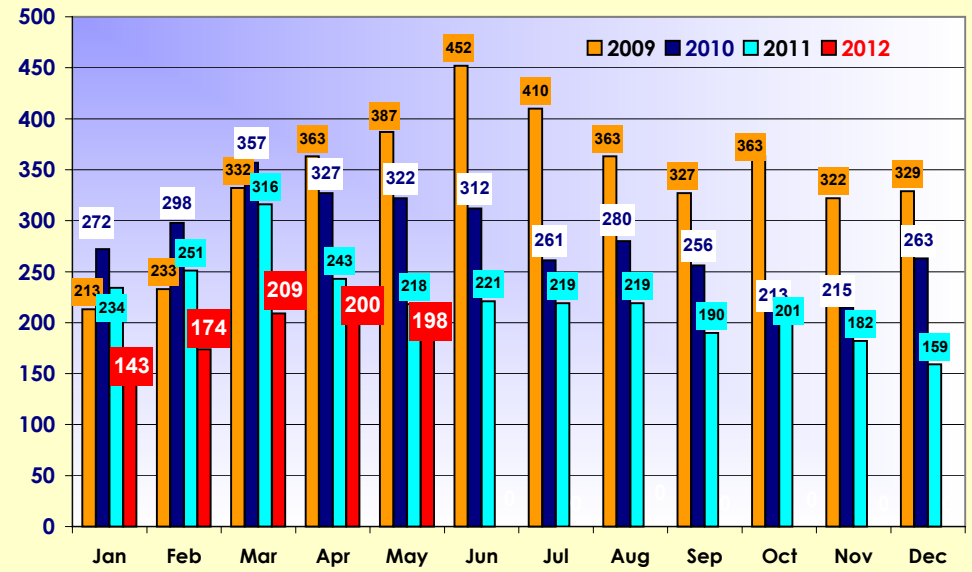


\* Single Family Includes Villas & Half Duplexes

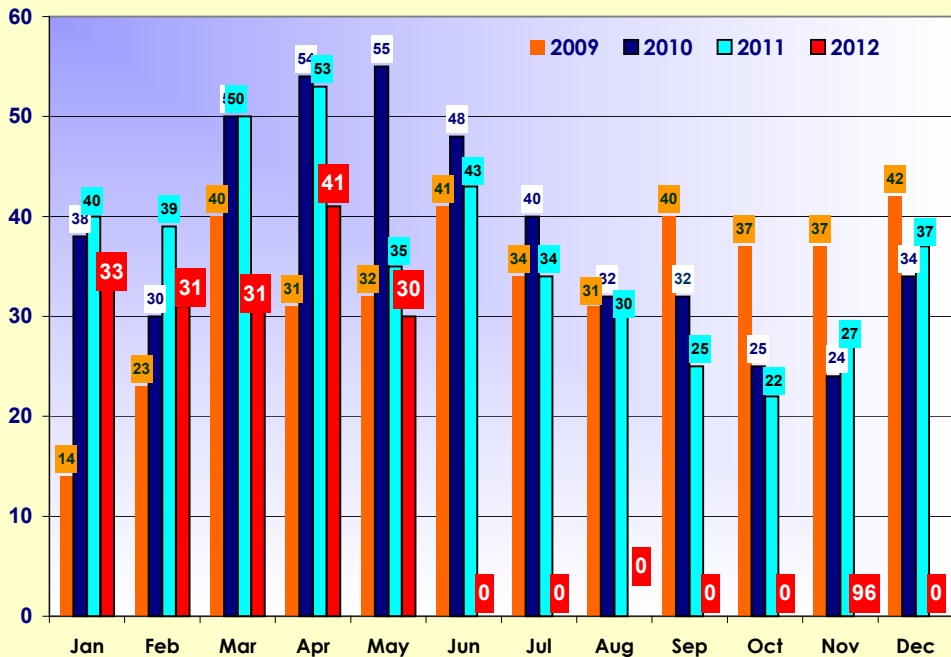
2009-2012 Sold Single Family\* - Pine Island



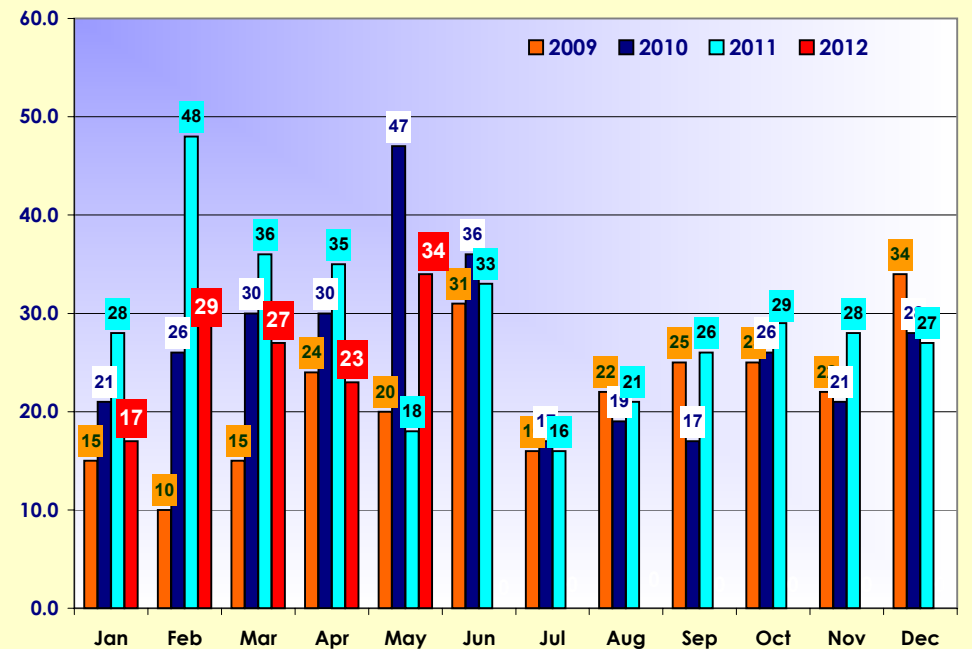
2009-2012 Sold Single Family\* - Lehigh Acres



2009-2012 Sold Single Family\* - Bonita Springs

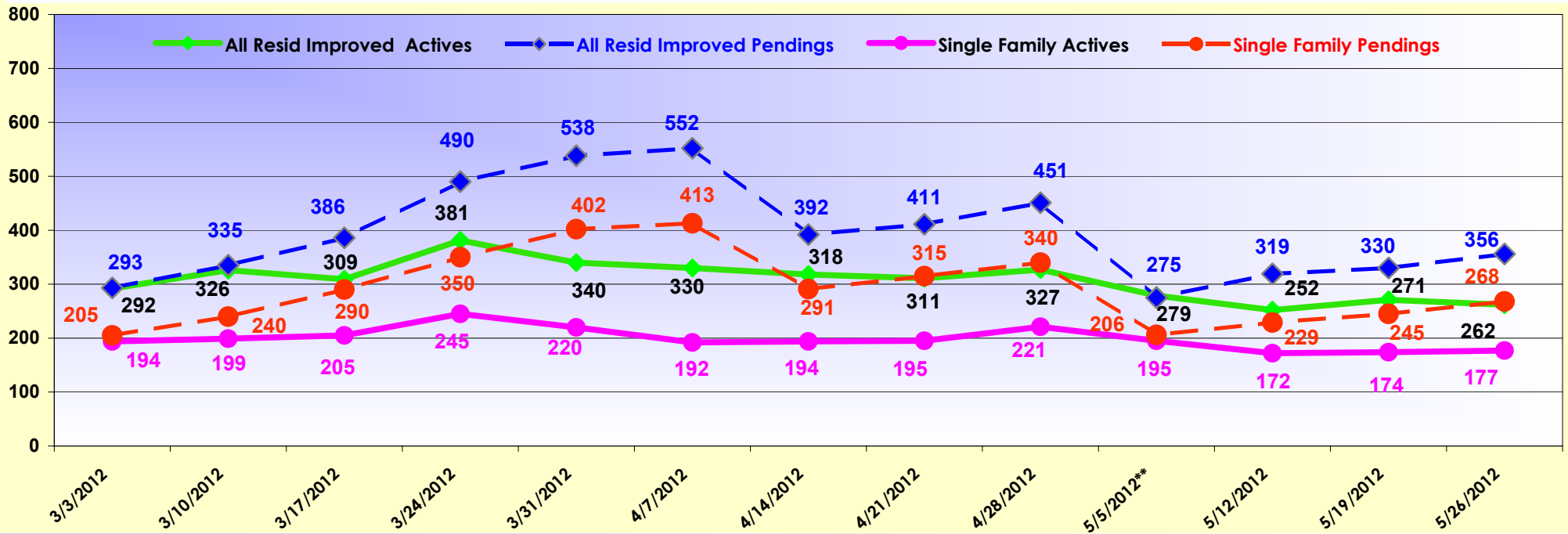


2009-2012 Sold Single Family\* - Estero

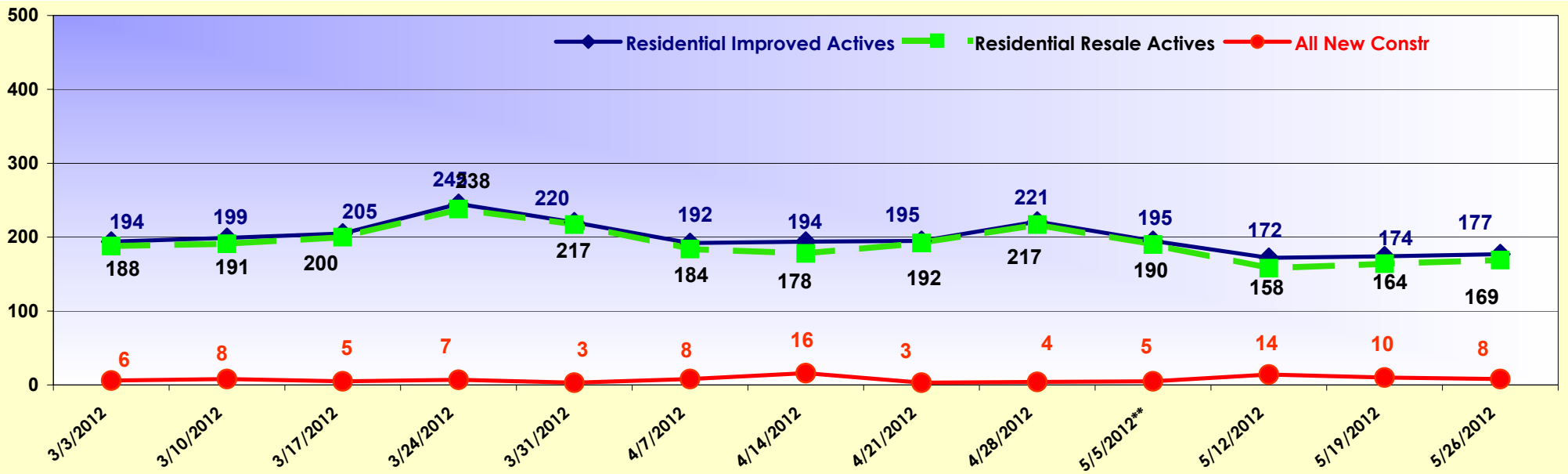


\* Single Family Includes Villas & Half Duplexes





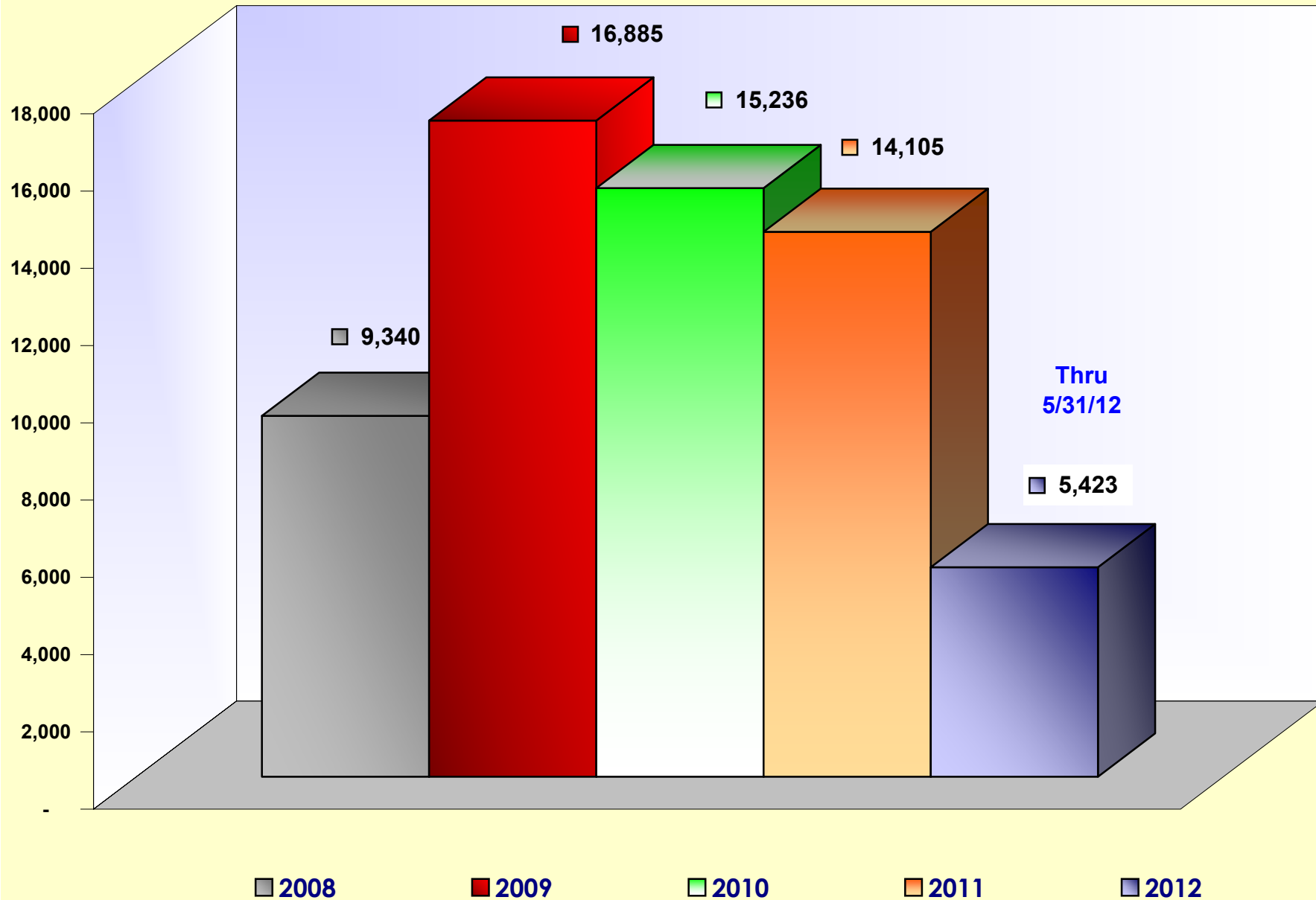
## Residential Weekly Market Activity - Past 3 Months Resale & New Construction



\* Single Family Includes Villas & Half Duplexes

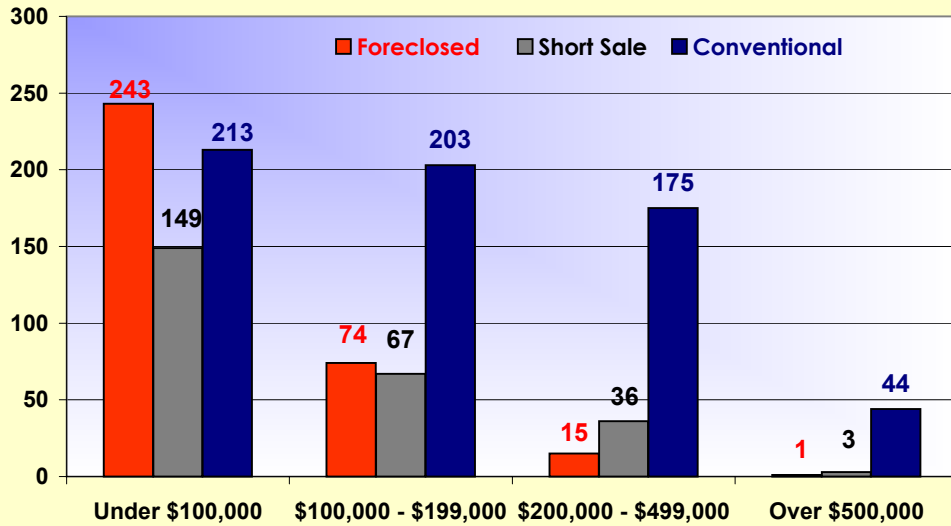
\*\* - After April 2012 Actives only Included Lee County

# Single Family\* Solds By Year

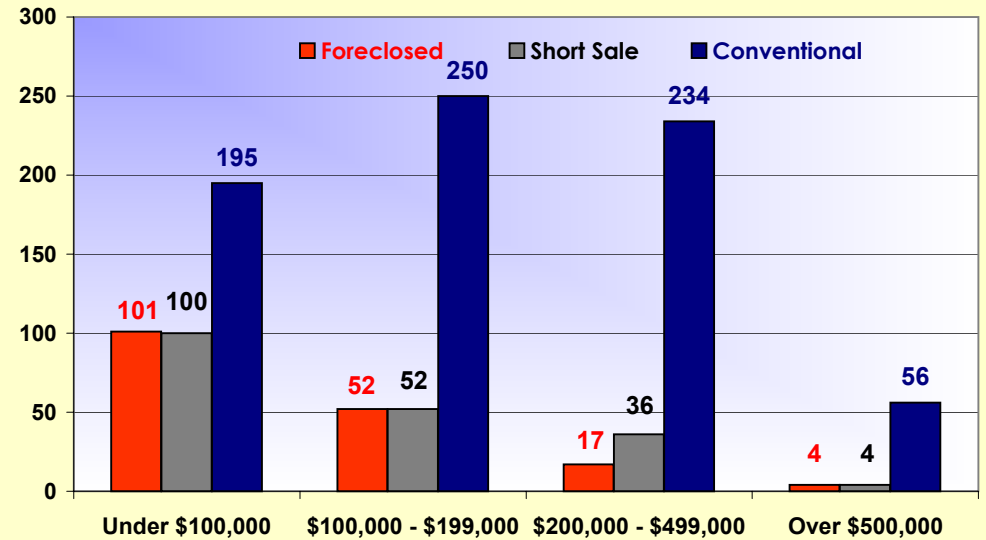


\* Single Family Includes Villas & Half Duplexes

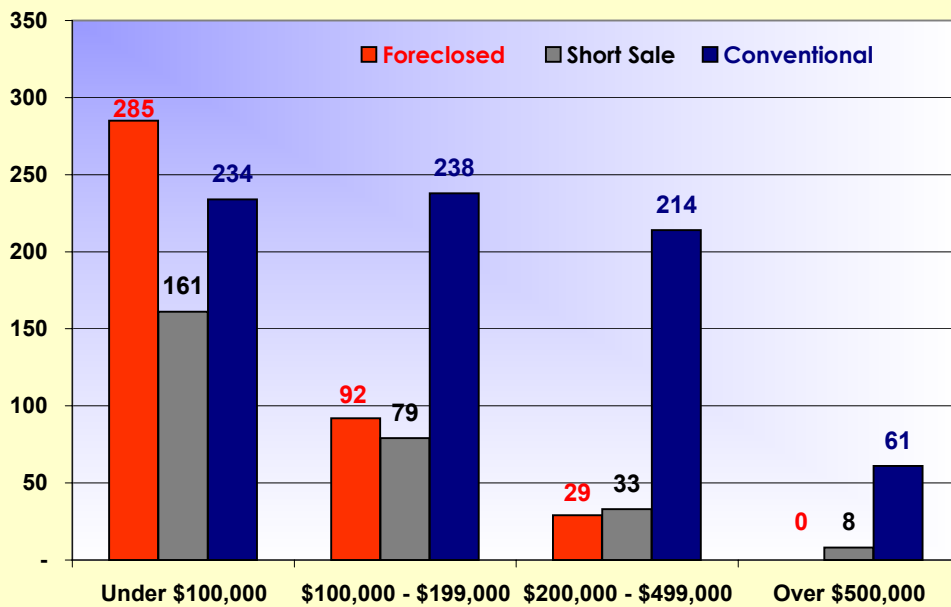
May 2011



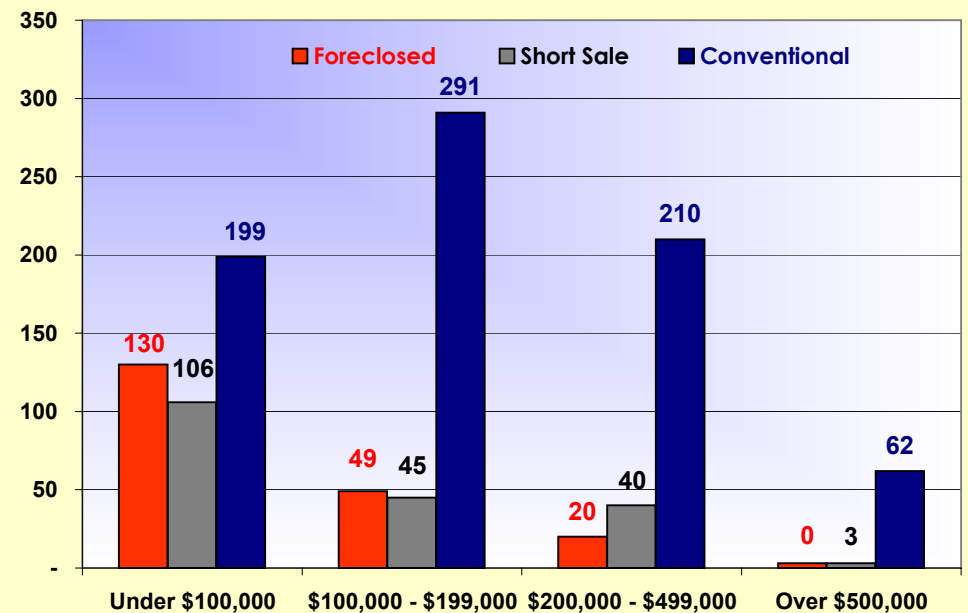
May 2012



April 2011



April 2012



\* Single Family Includes Villas & Half Duplexes