



## Monthly Market Indicators January 2012



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- Sold Properties by Cities
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- Absorption Rate
- Median Price Comparison by Year

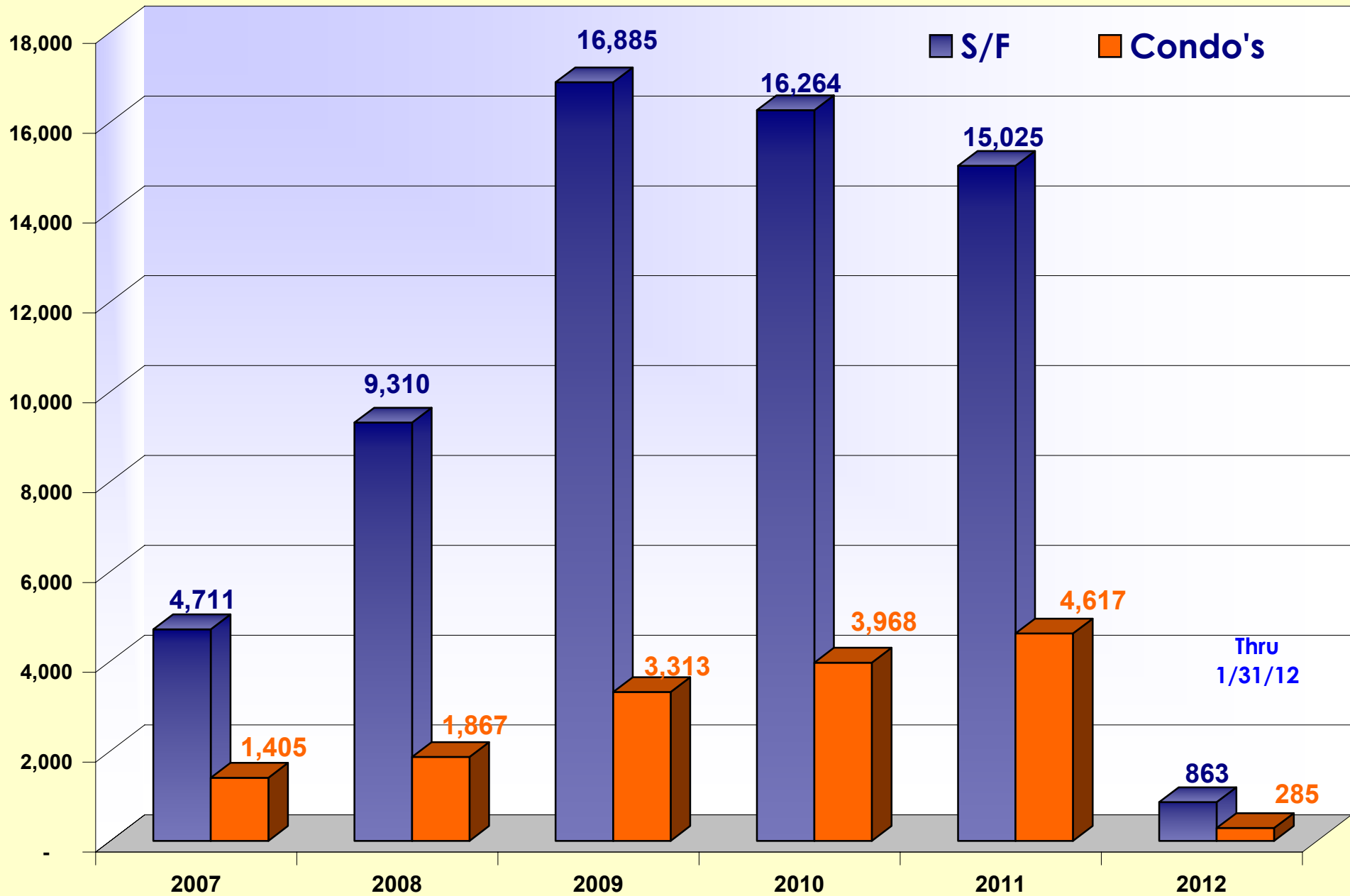


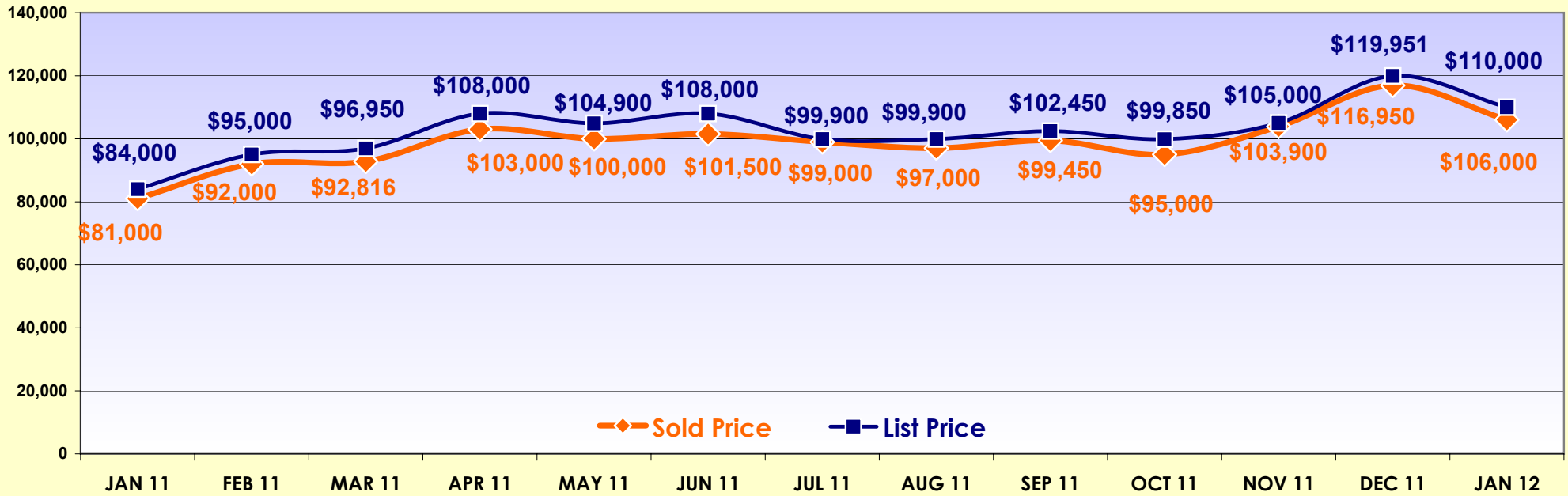
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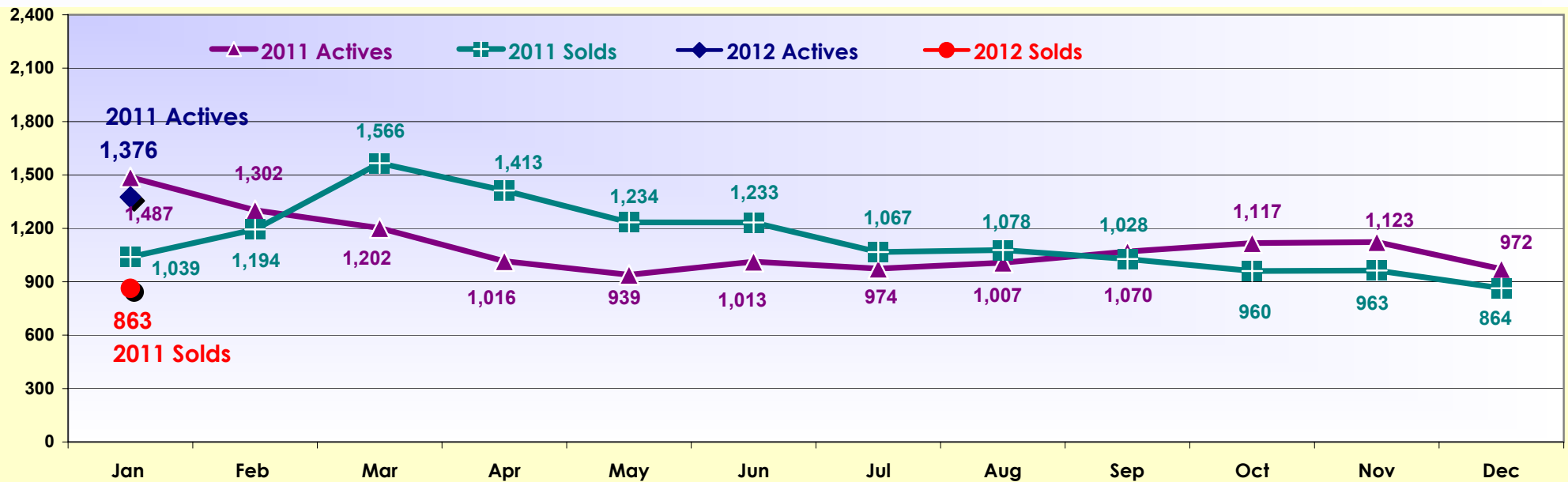
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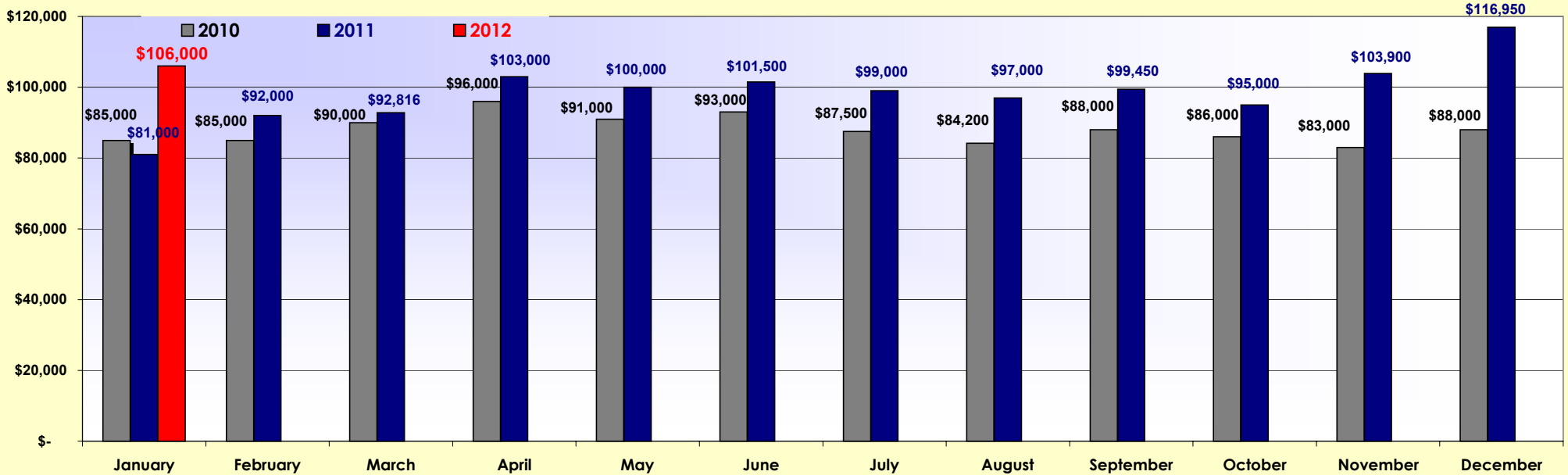




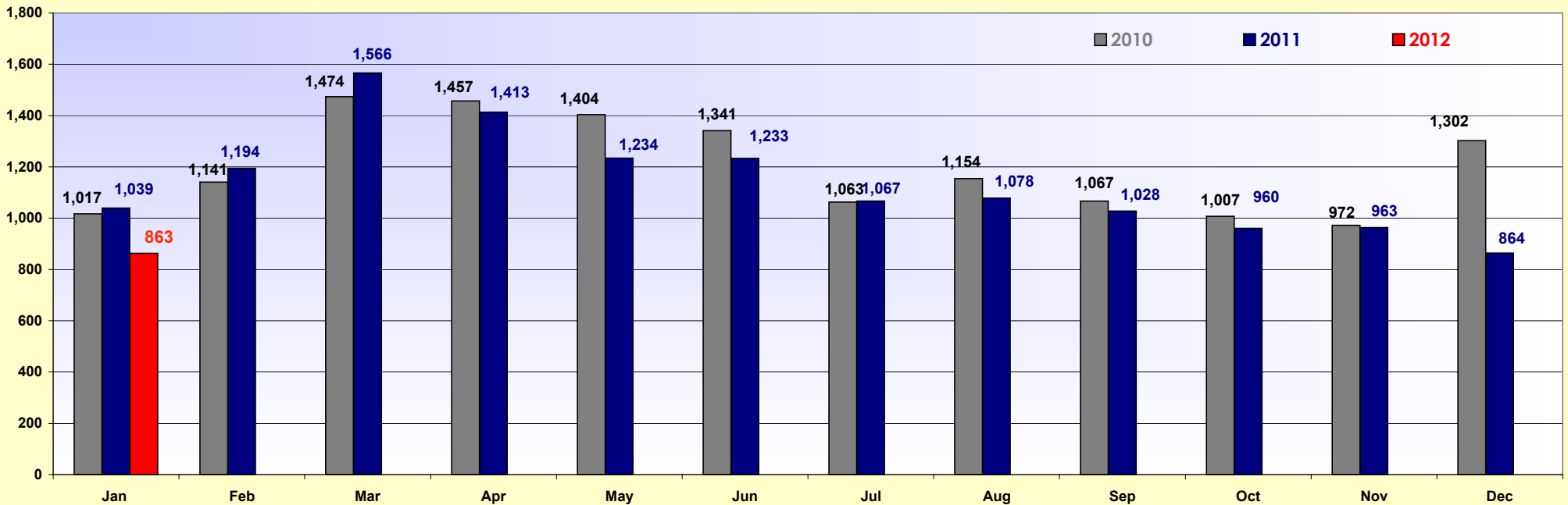


### 2011/2012 Single Family Listings - Monthly Sold and Active Listings





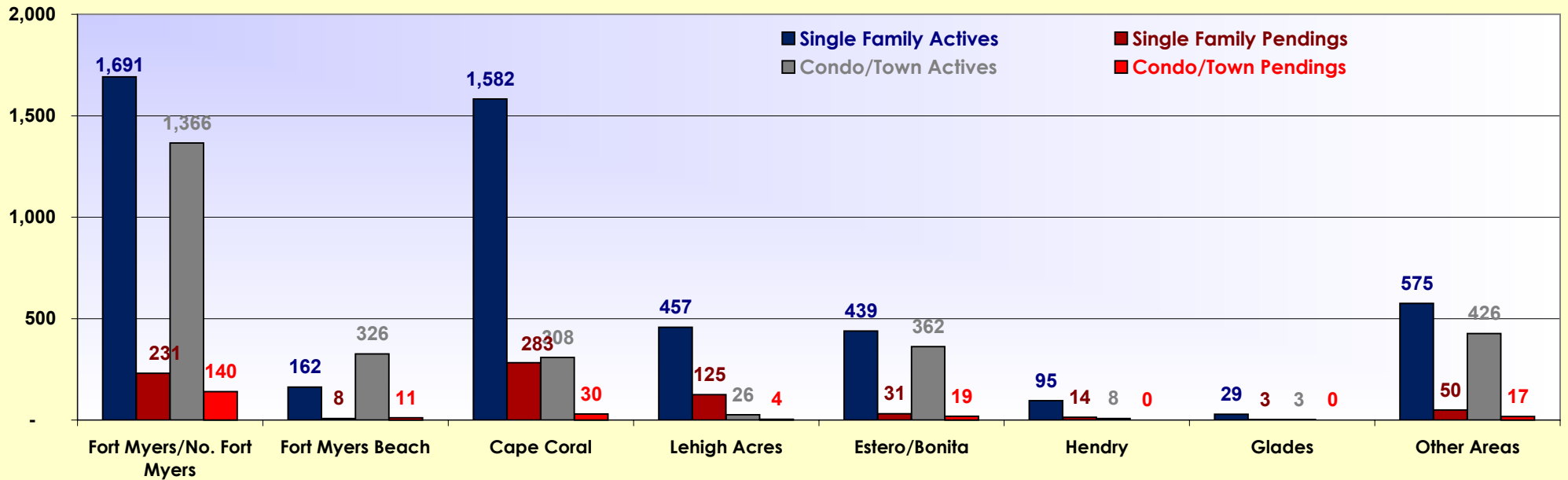
2010-2012 Monthly Totals of Single Family Solds



# Housing Supply

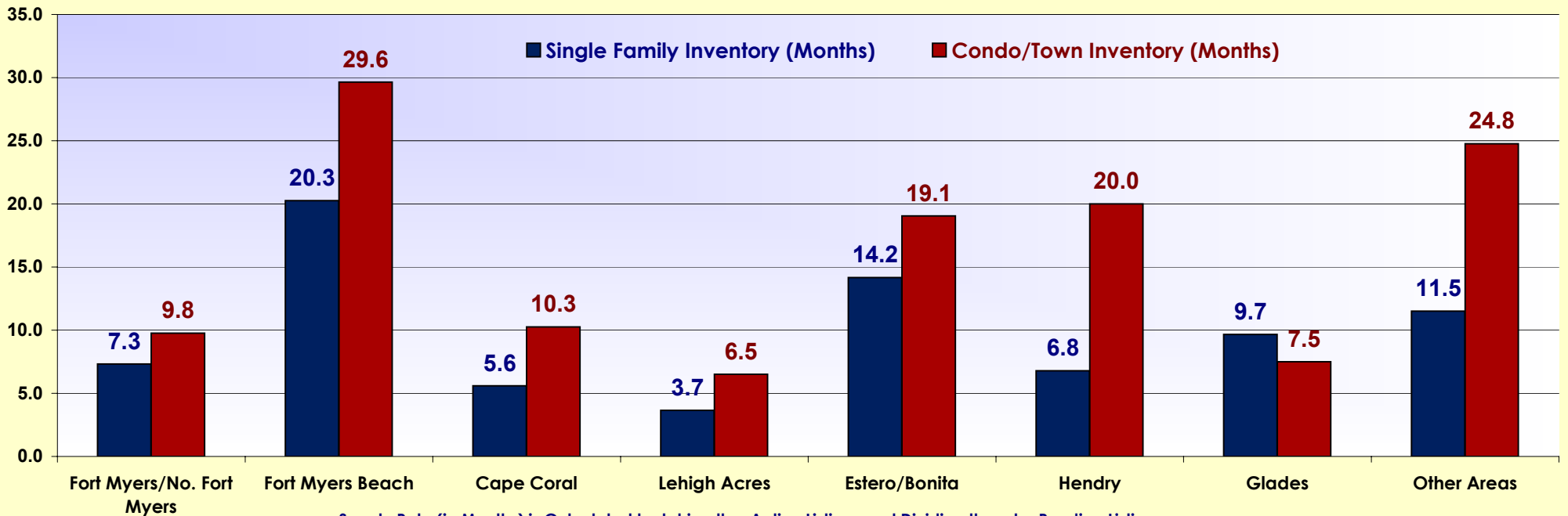
## Breakout By City - Active/Pending Listings

January 2012



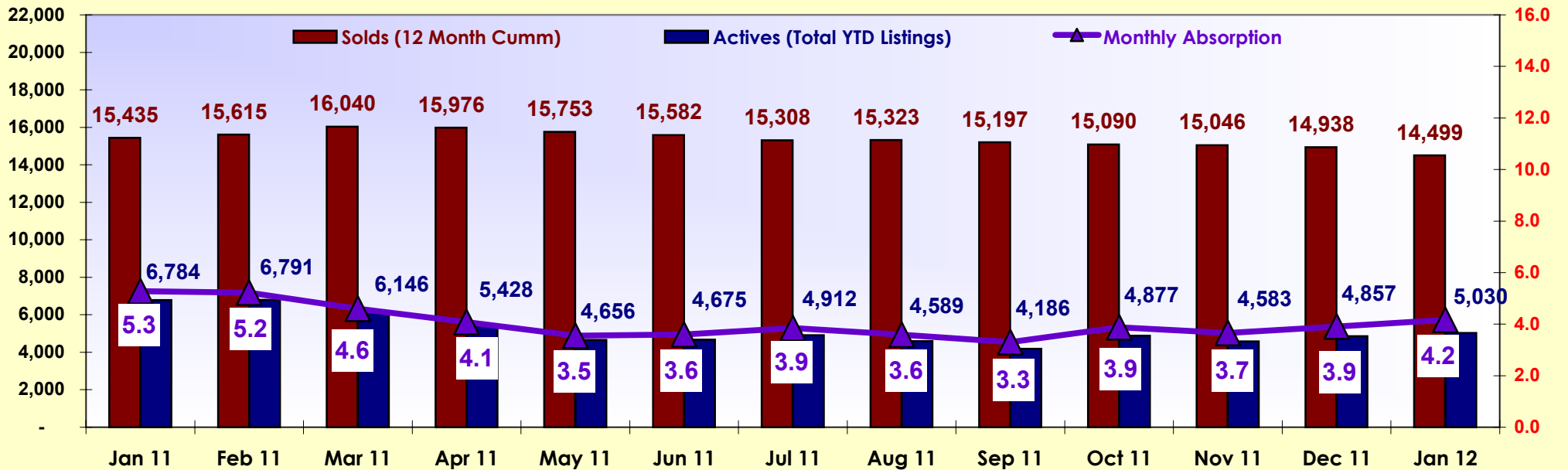
## City Supply Rate (Months Of Inventory)

January 2012

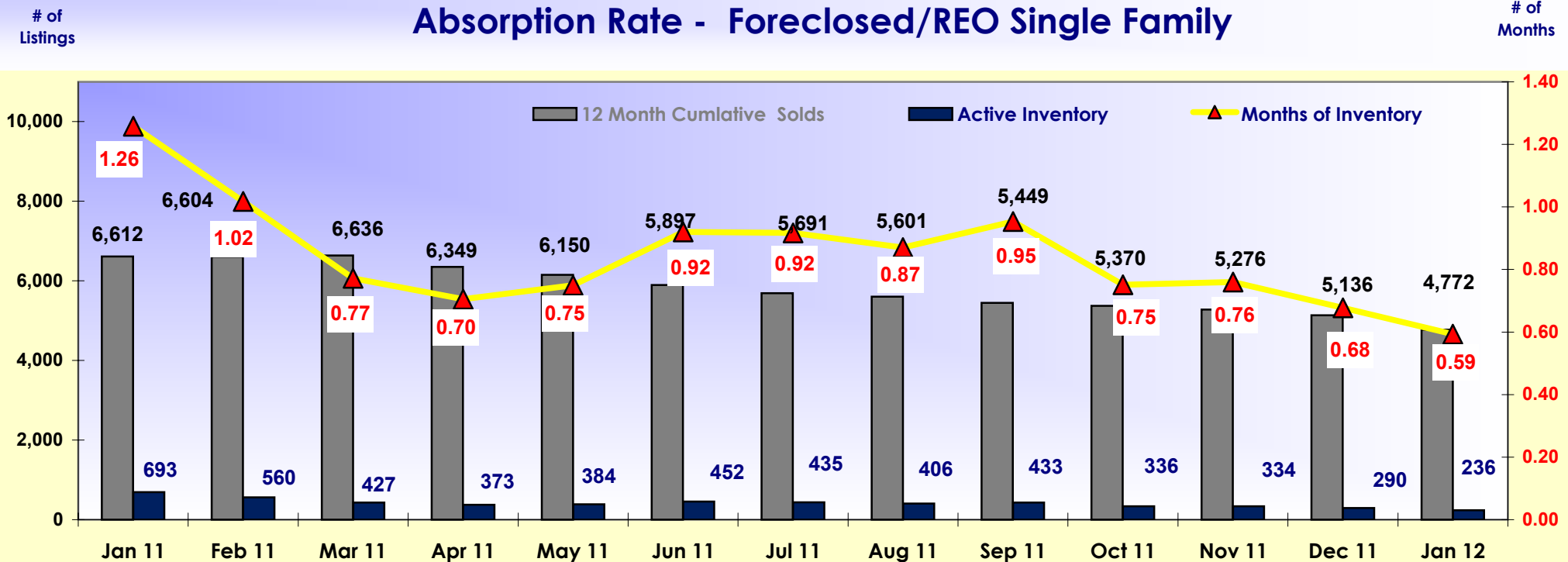


Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.



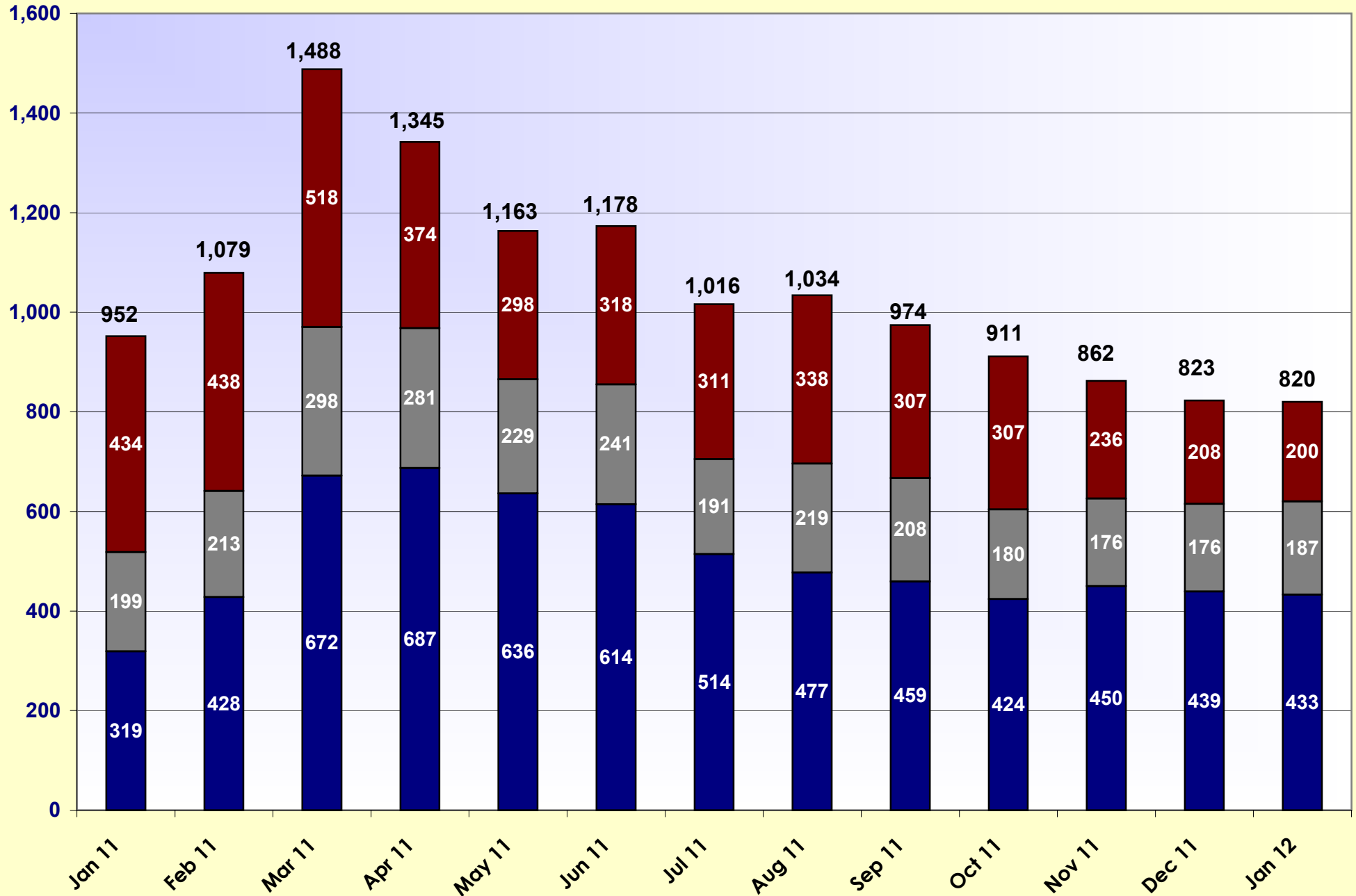


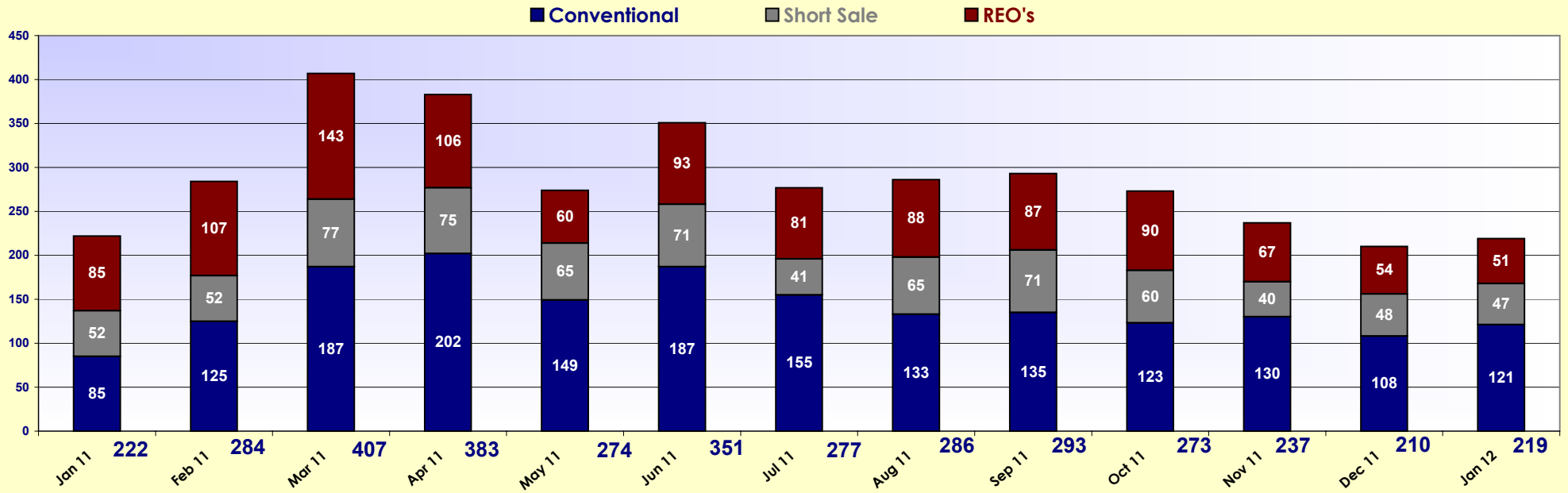
Absorption Rate - Foreclosed/REO Single Family



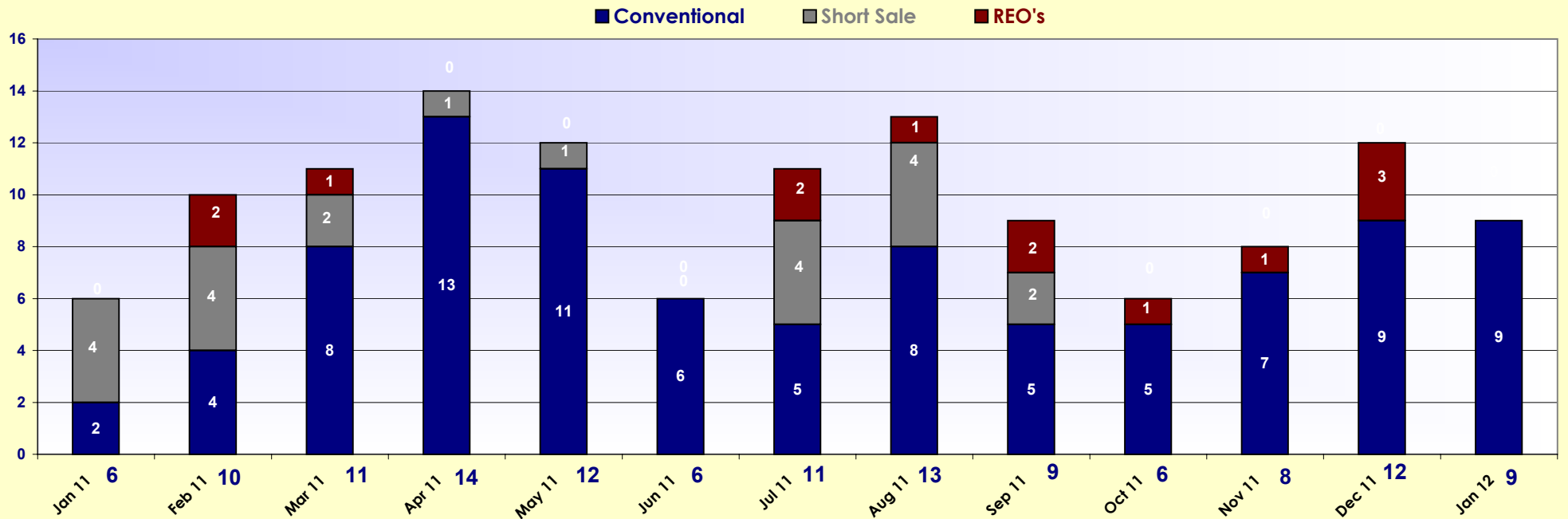
Absorption (NAR's calculation) - # of Sold Divided by 12 ( # of Months ) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

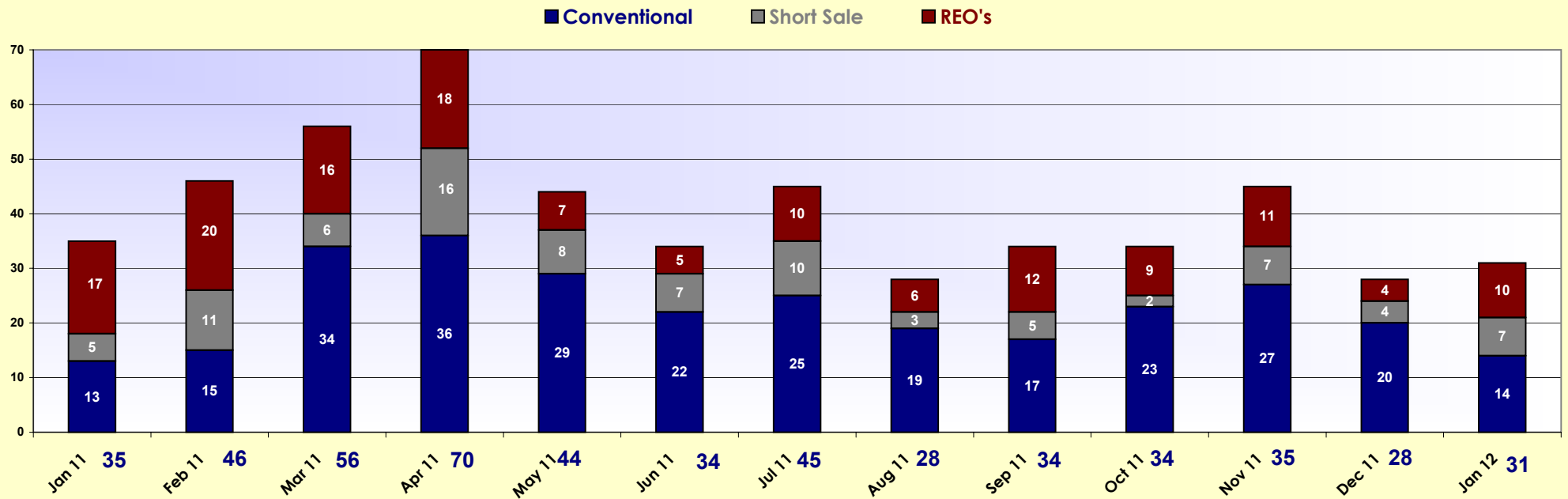
■ Conventional    ■ Short Sale    ■ REO's



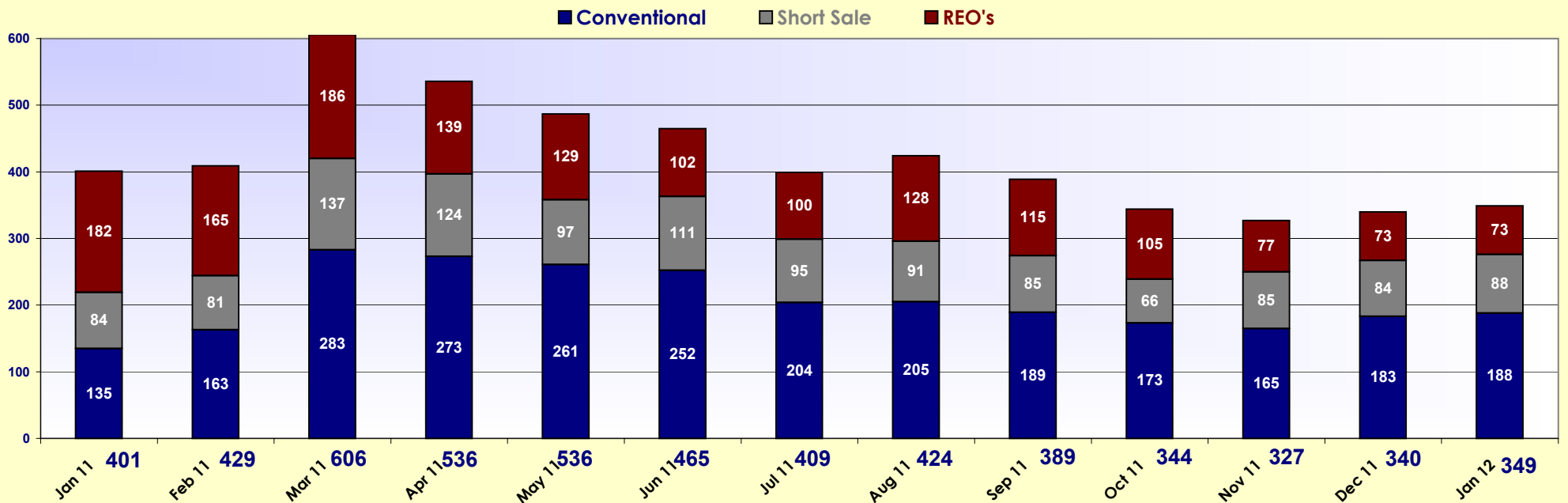


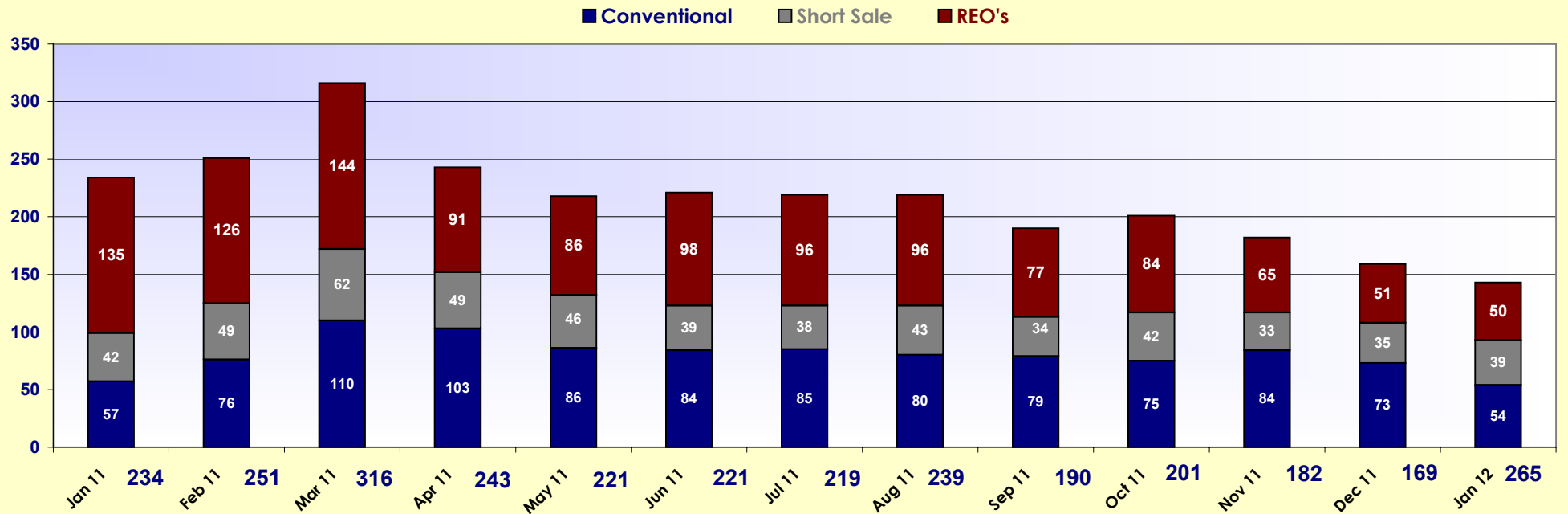
2011 / 2012 Sold Single Family - Fort Myers Beach



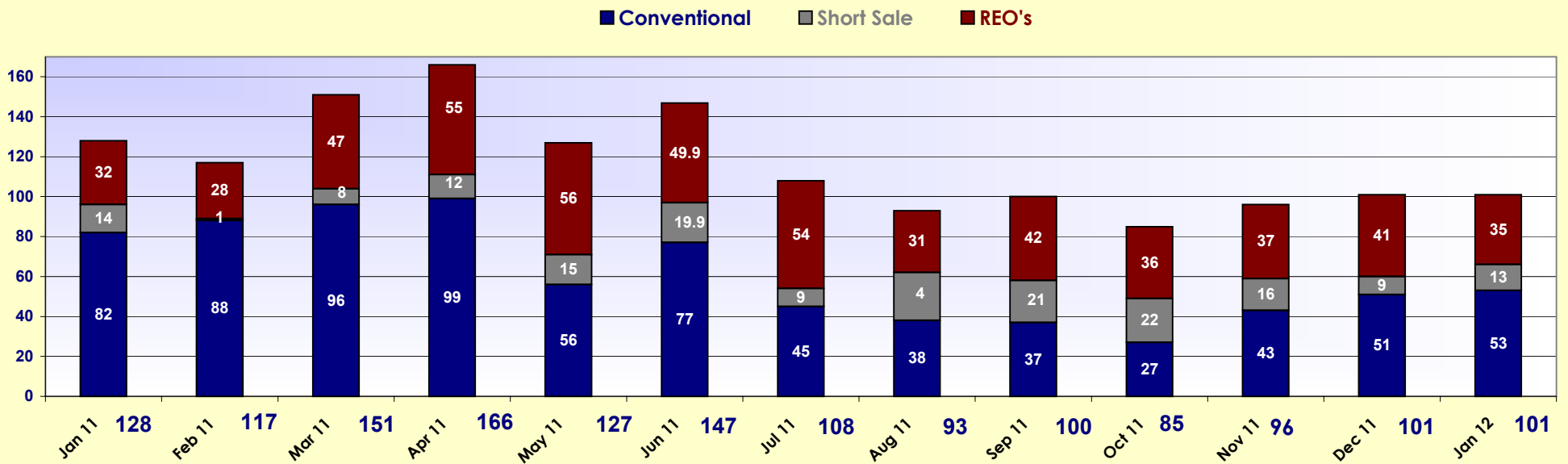


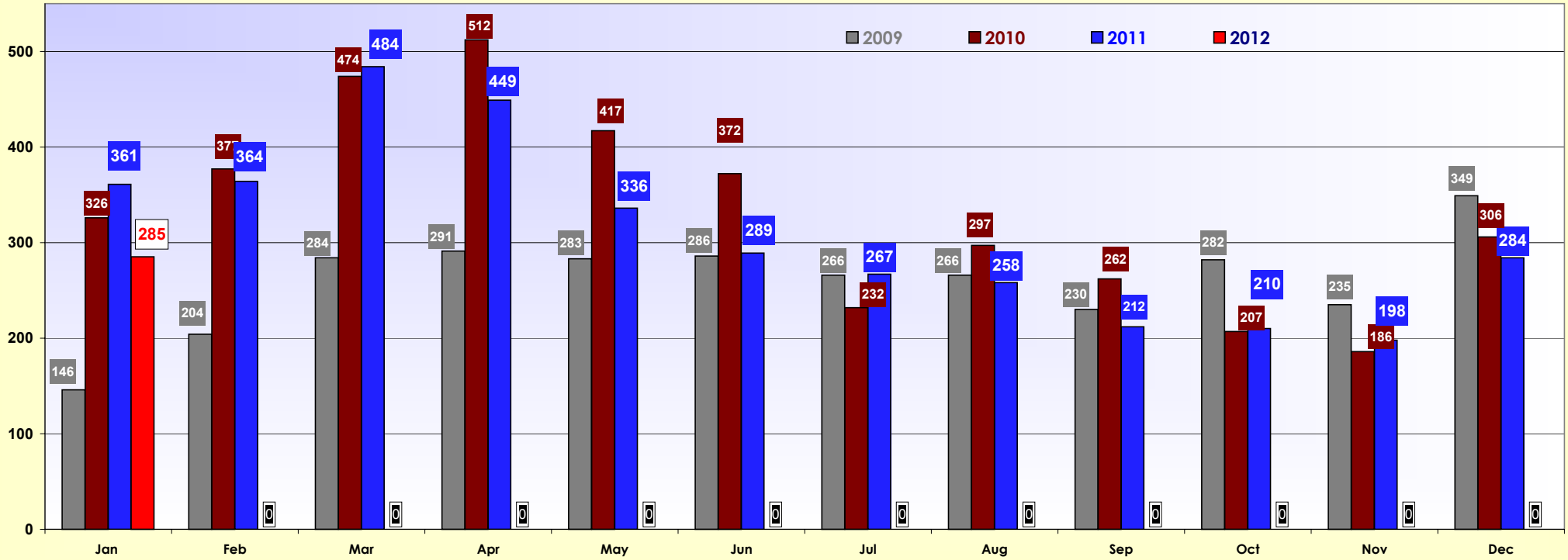
2011 / 2012 Sold Single Family - Cape Coral



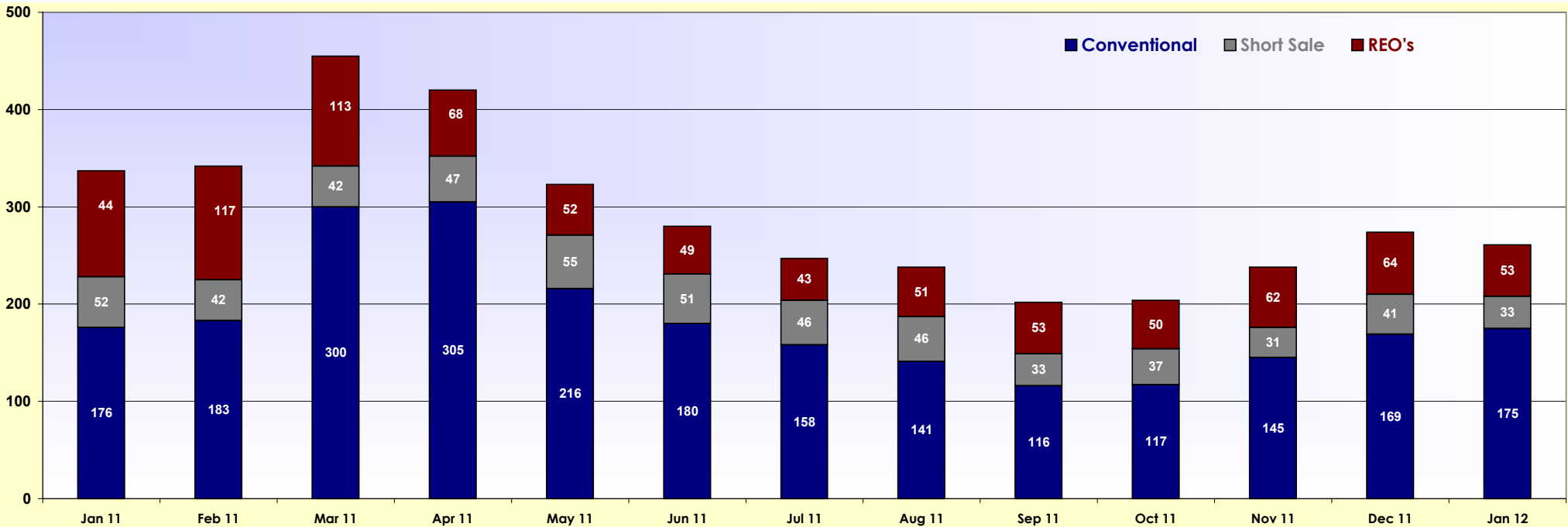


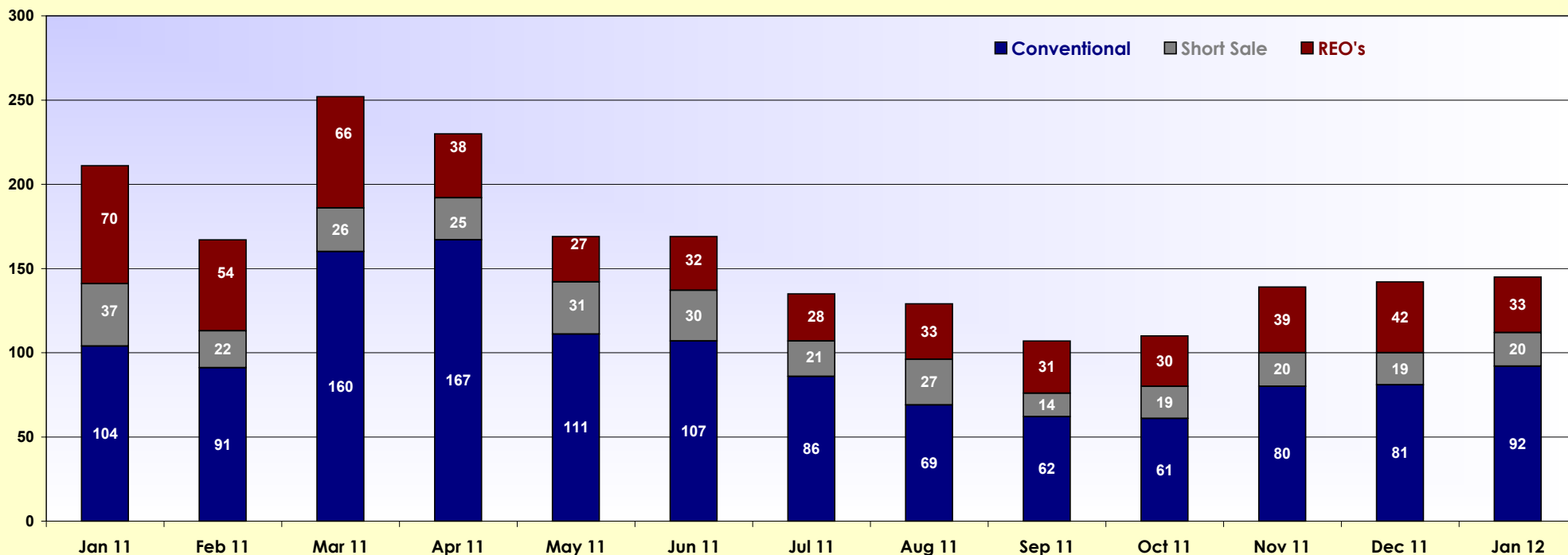
2011 / 2012 Sold Single Family - Other Areas



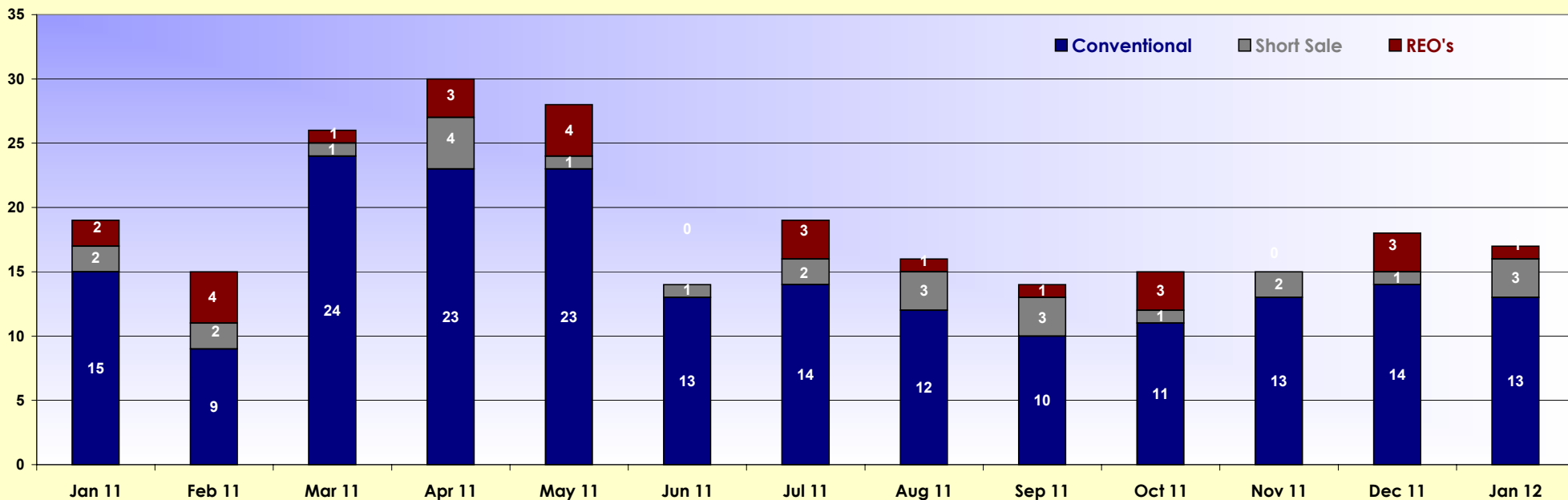


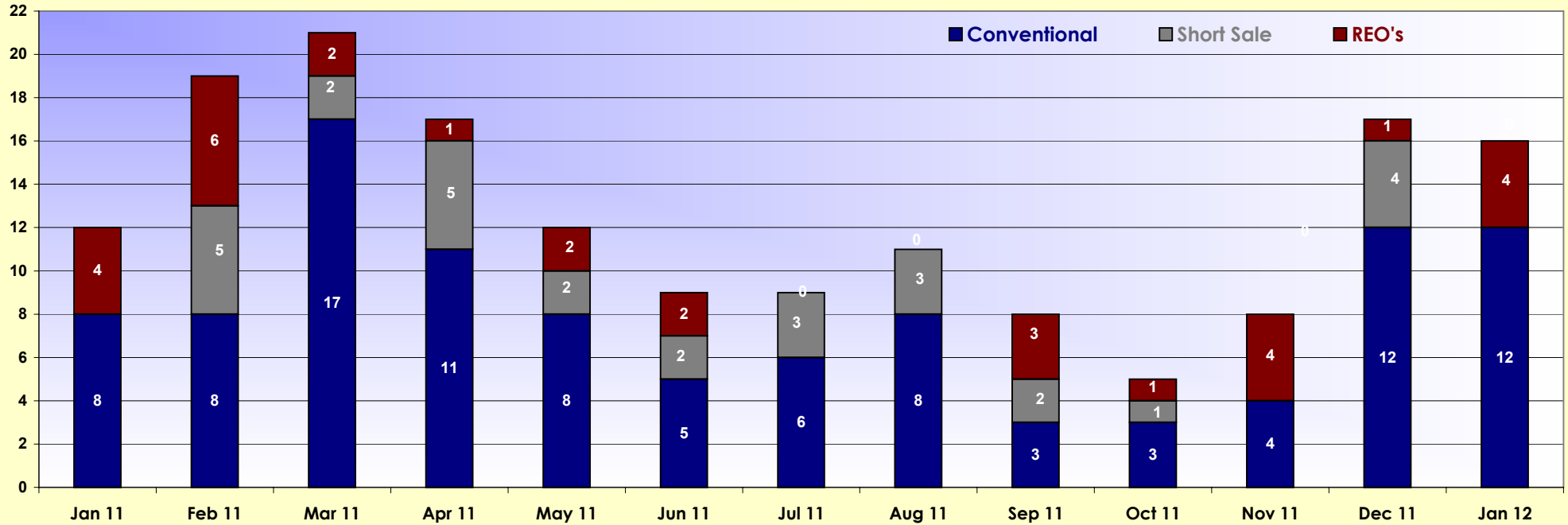
Lee County Condo's Breakout - Sold 2011 - 2012



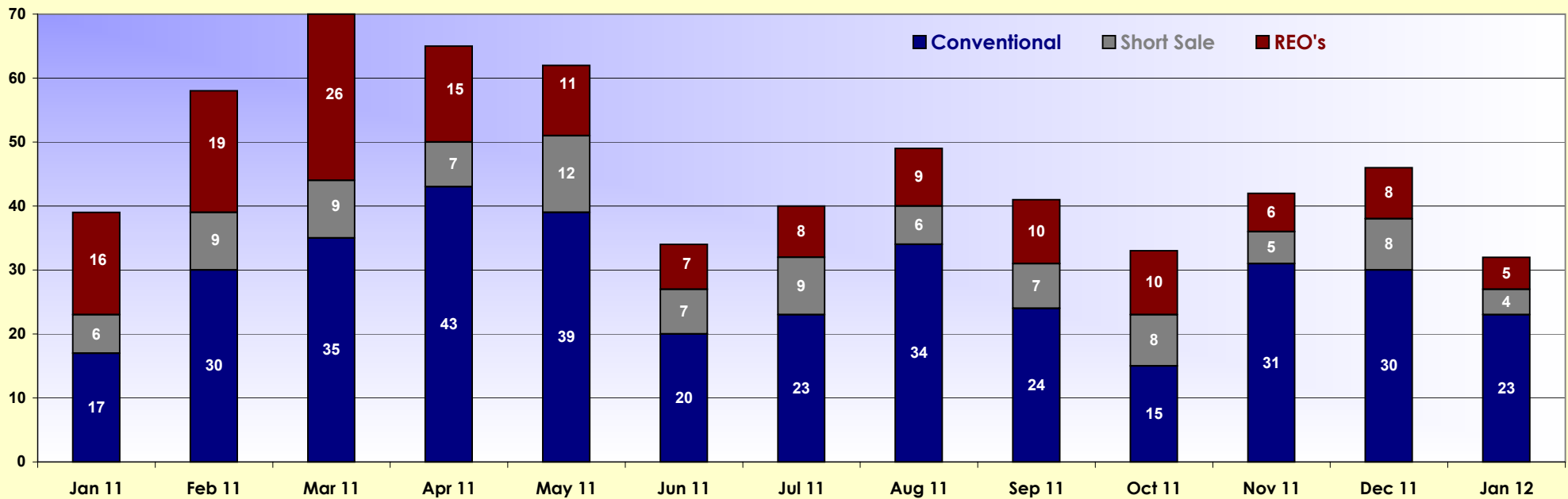


Condo's Sold - Fort Myers Beach 2011 - 2012

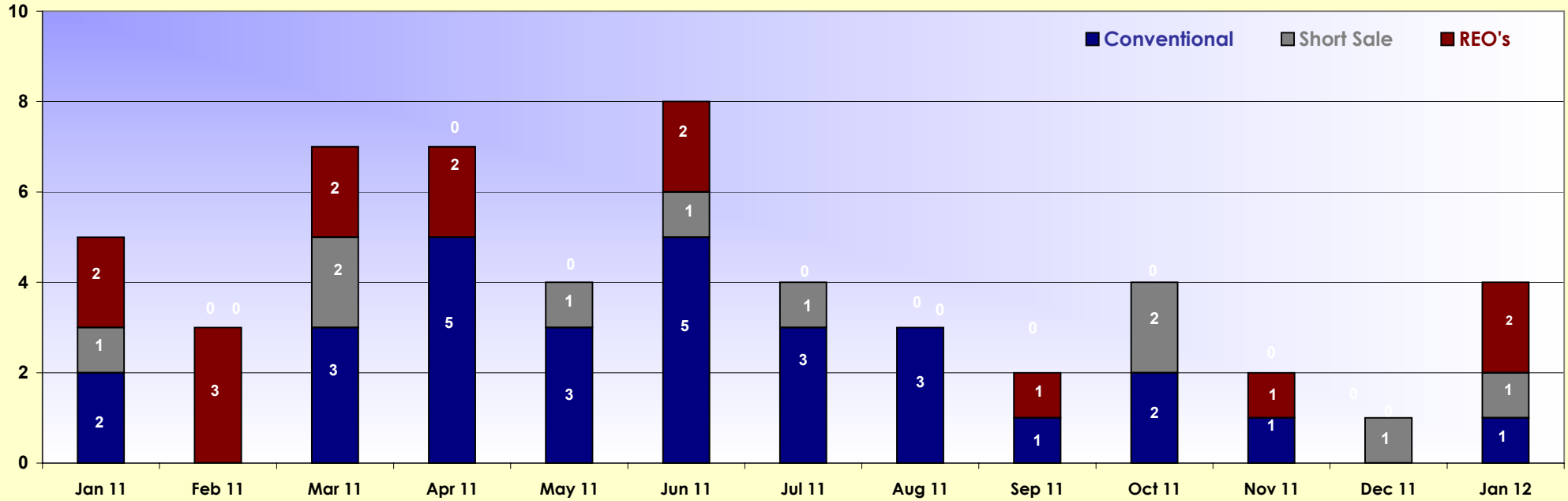




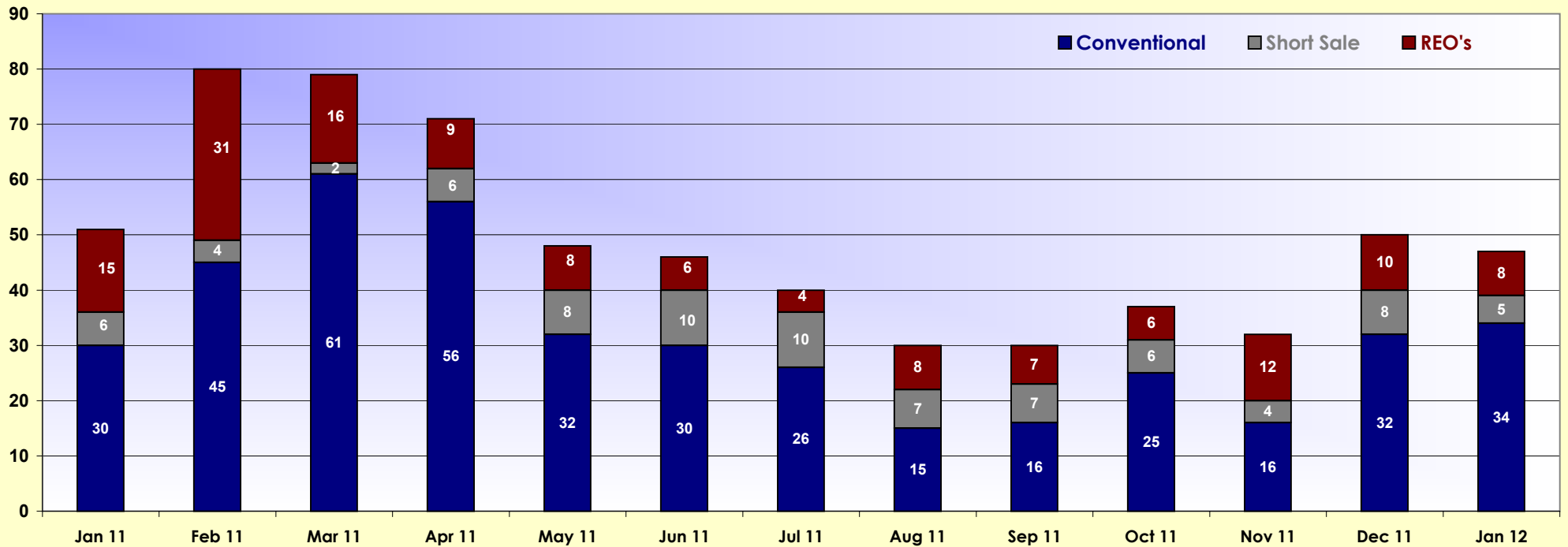
Condo's Sold - Cape Coral 2011-2012





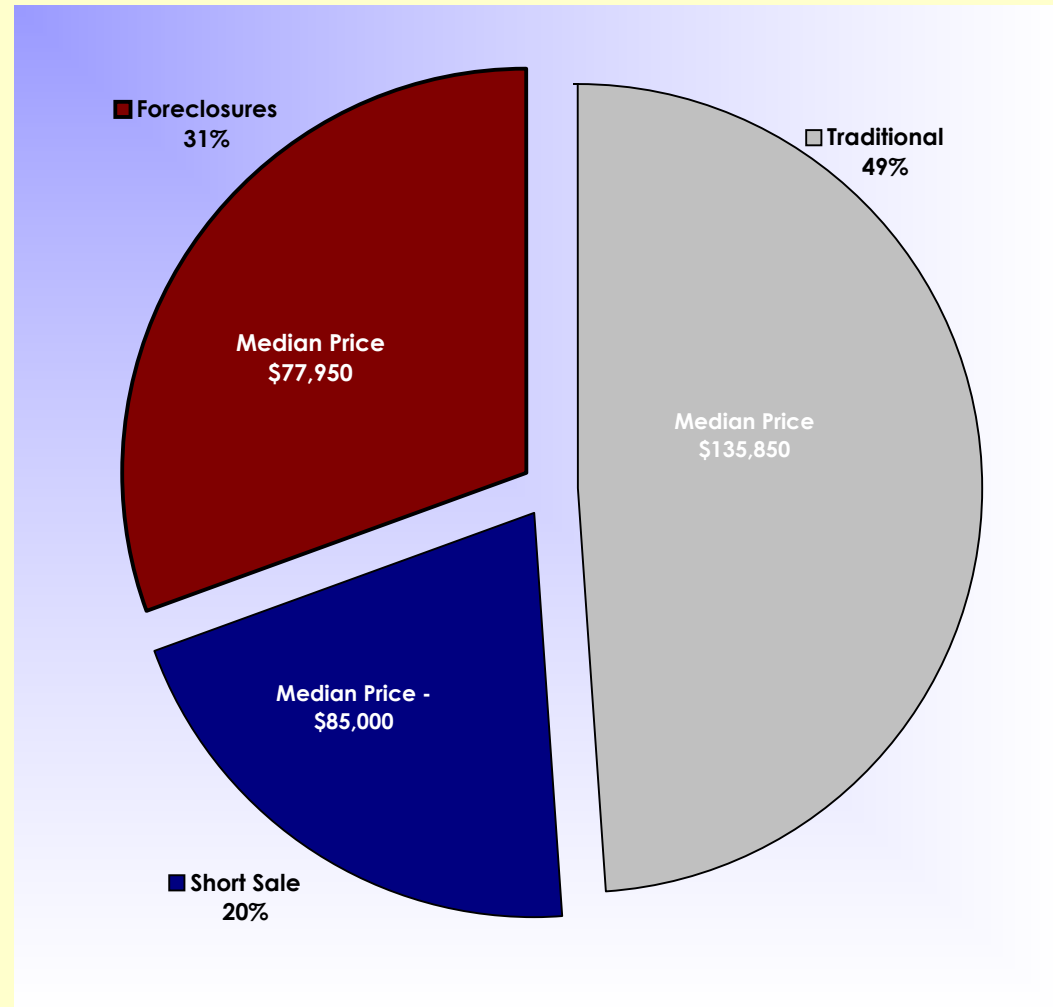
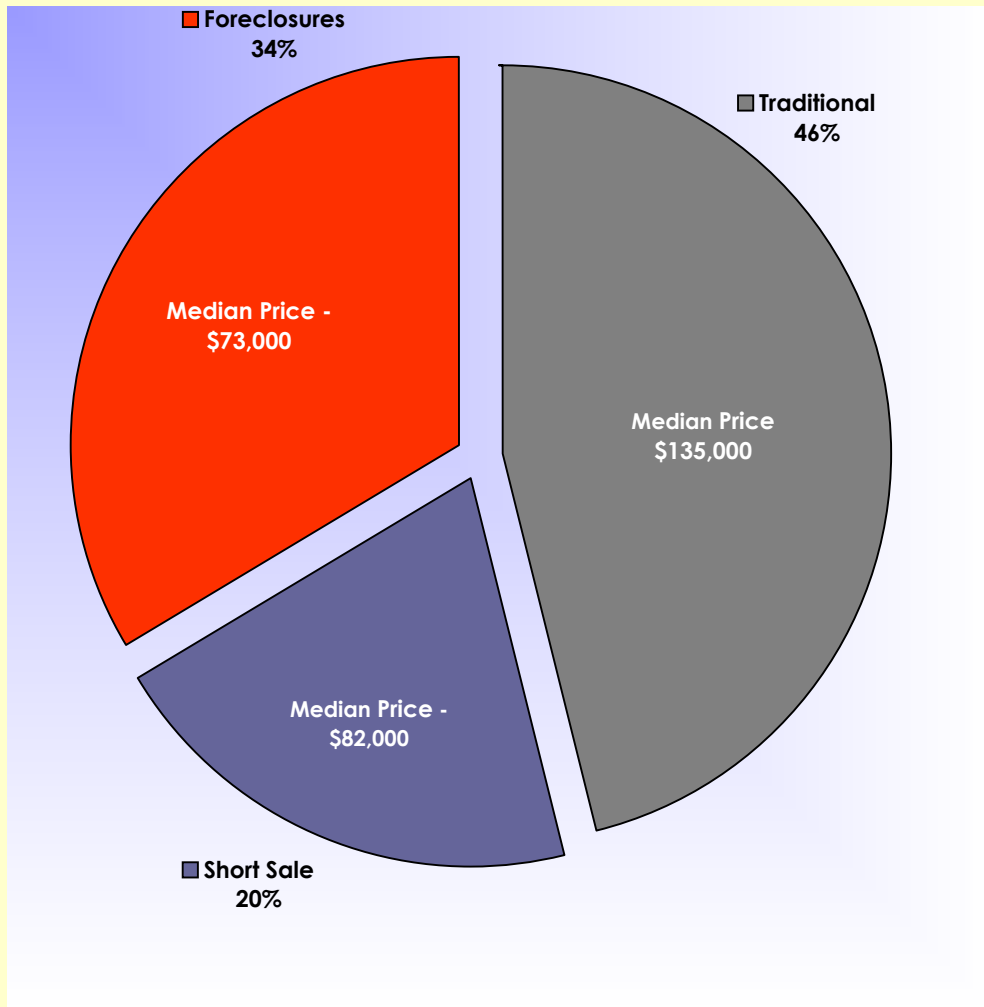


Condo's Sold - Other Areas 2011-2012



**Sold Listings - July 2011 - September 2011\*\***

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



**Sold Listings July 2011 - September 2011**

	# of listings	Median Price
Traditional	1,555	46% \$ 135,000
Short Sale	680	20% \$ 82,000
Foreclosures	1,130	34% \$ 73,000
	<u>3,365</u>	

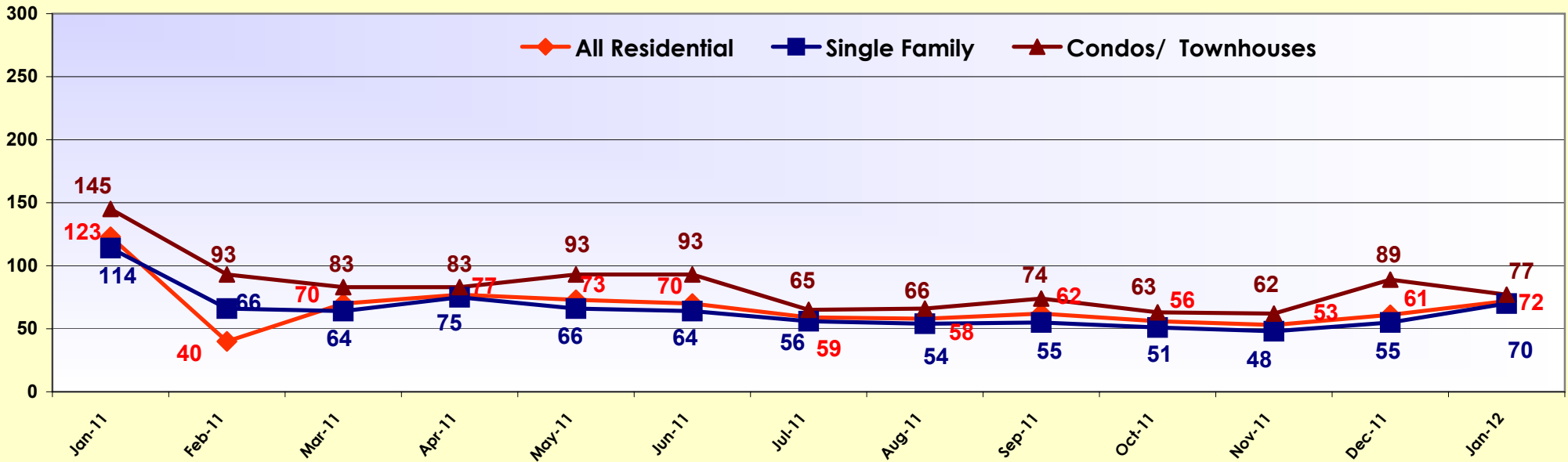
**Sold Listings October 2011 - December 2011**

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

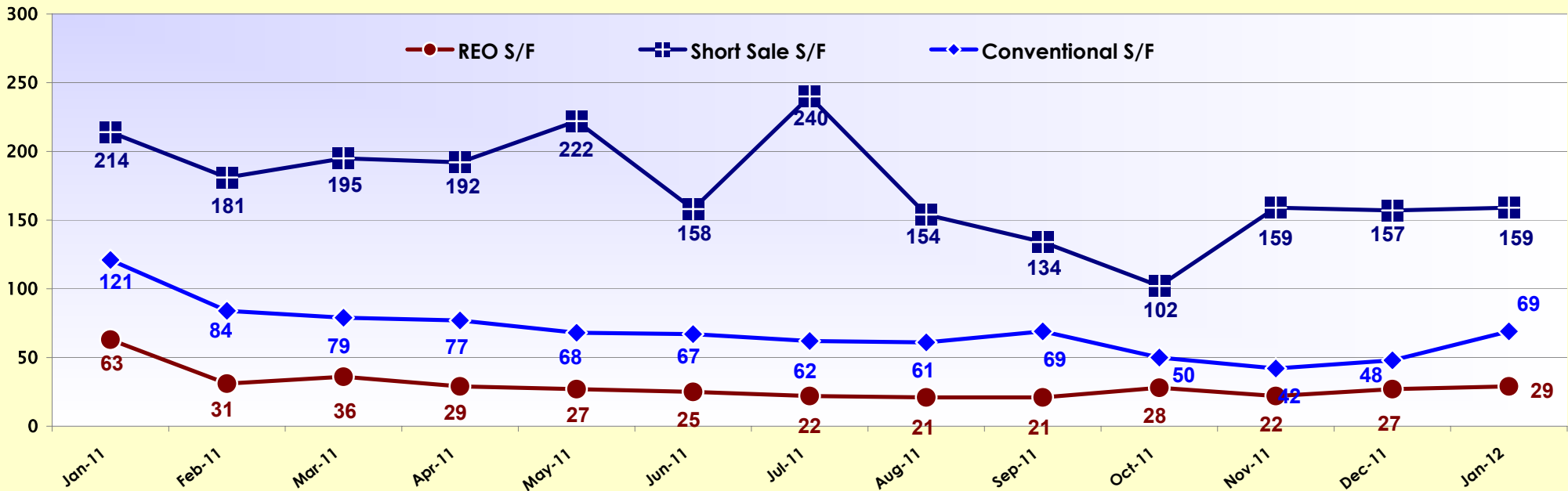
\*\* This chart is published quarterly.

## Days On Market - Last 12 Months - Sold

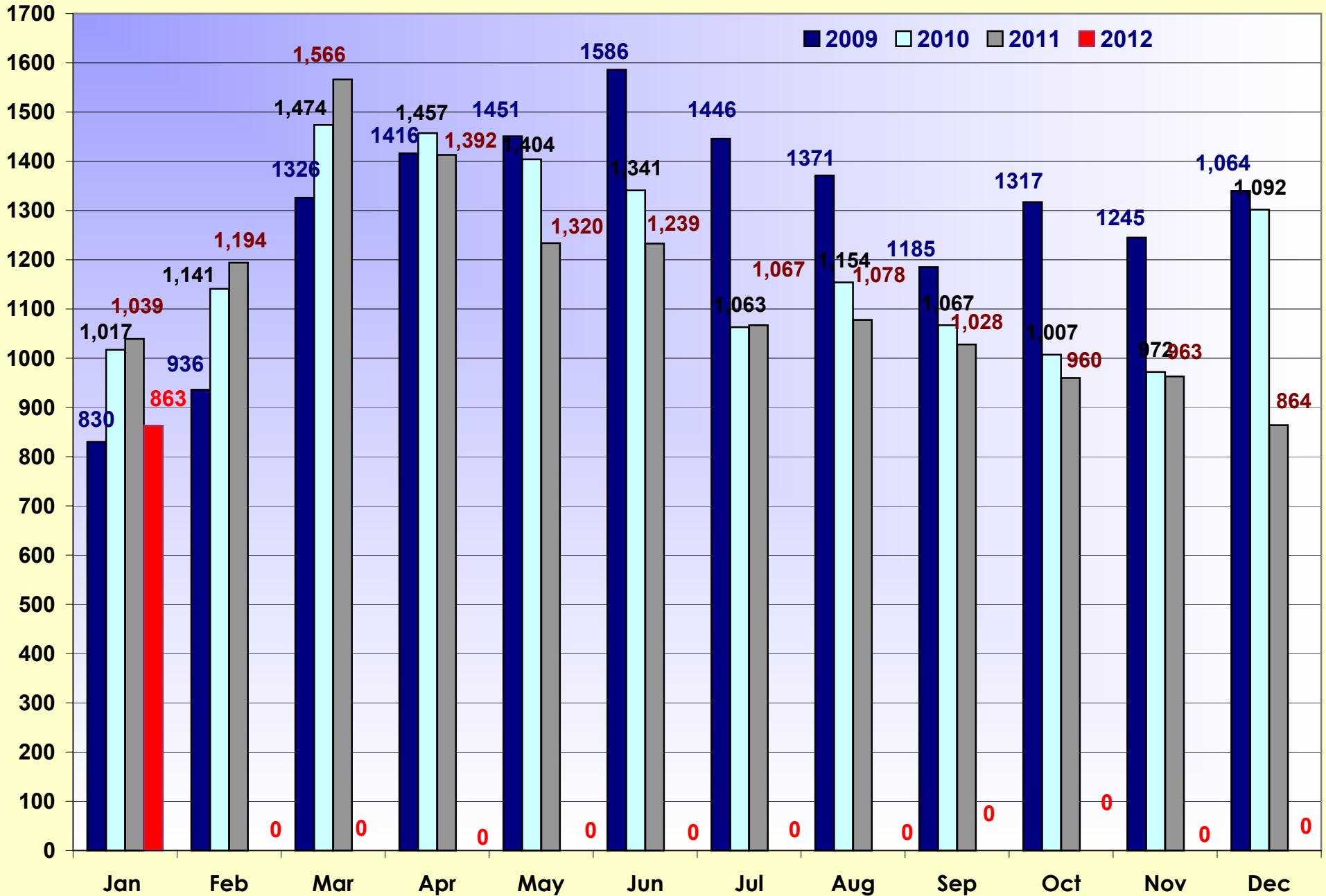
### All Residential/Single Family/Condos/Townhouses



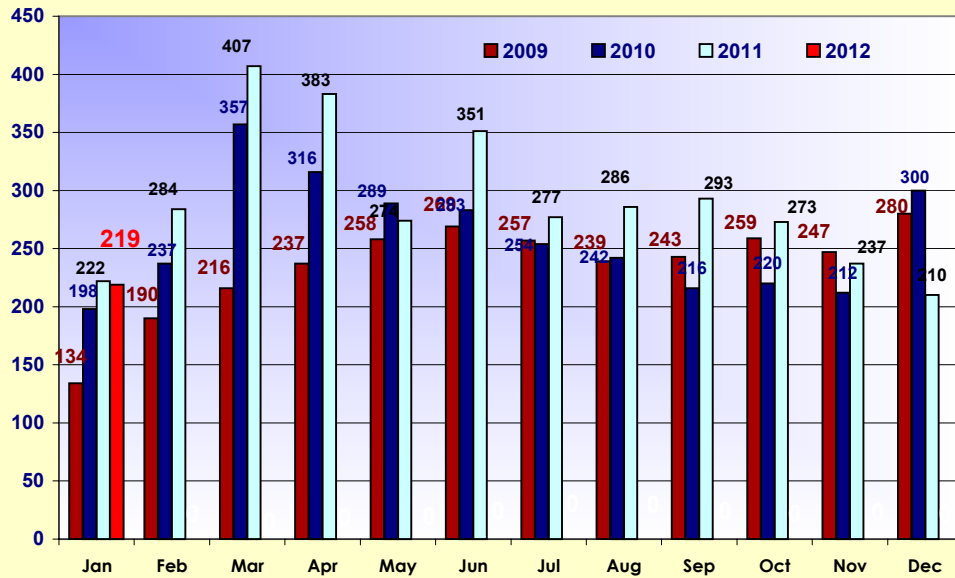
### Days On Market - Single Family By Type



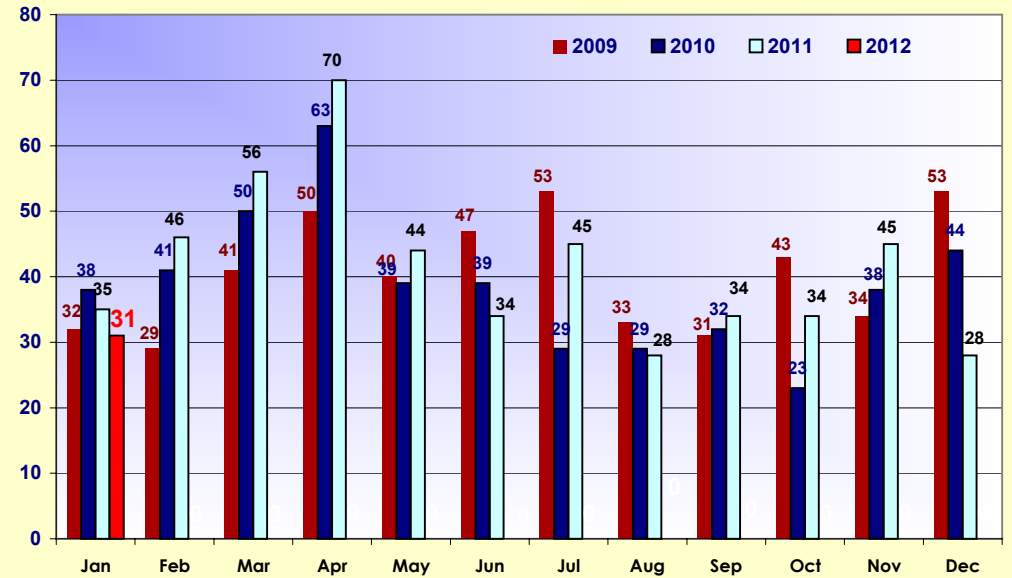
Average # of DOM for Sold Residential Listings calculated by Rapattoni



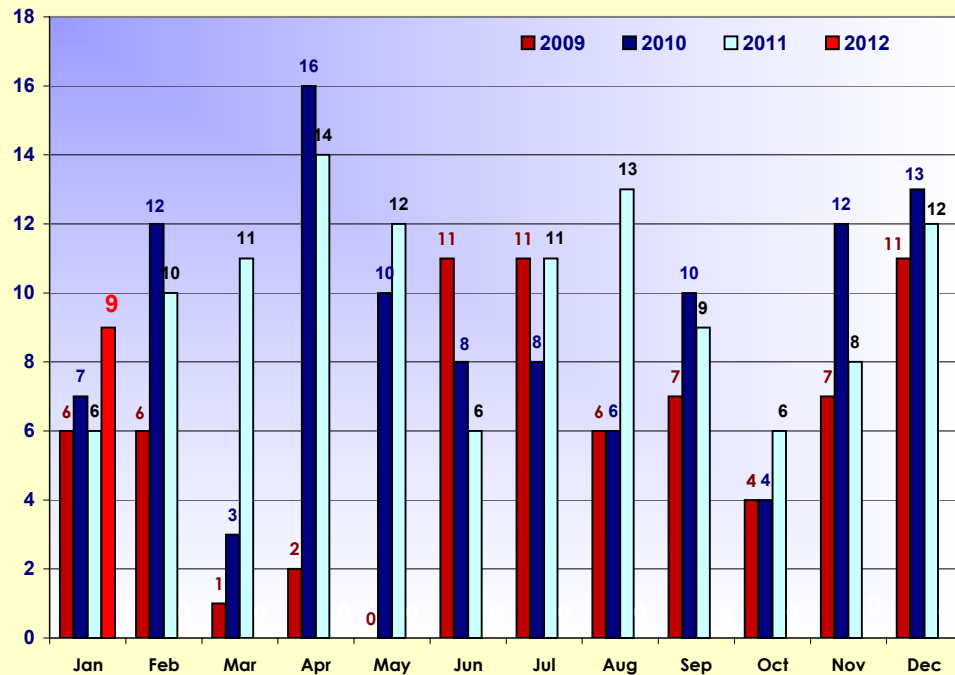
2009-2012 Sold Single Family - Fort Myers



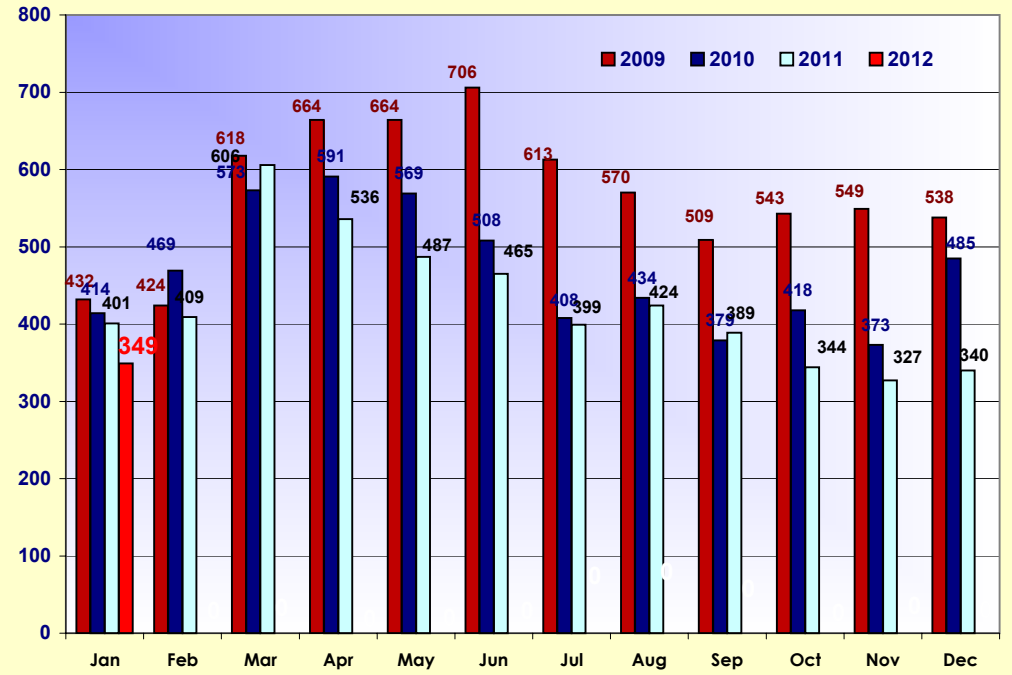
2009-2012 Sold Single Family - North Fort Myers



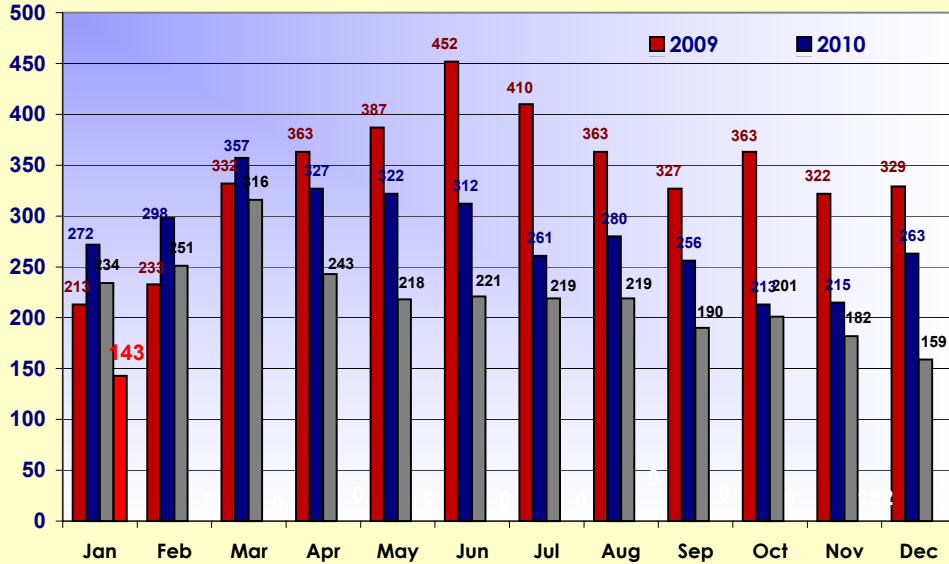
2009-2012 Sold Single Family - Fort Myers Beach



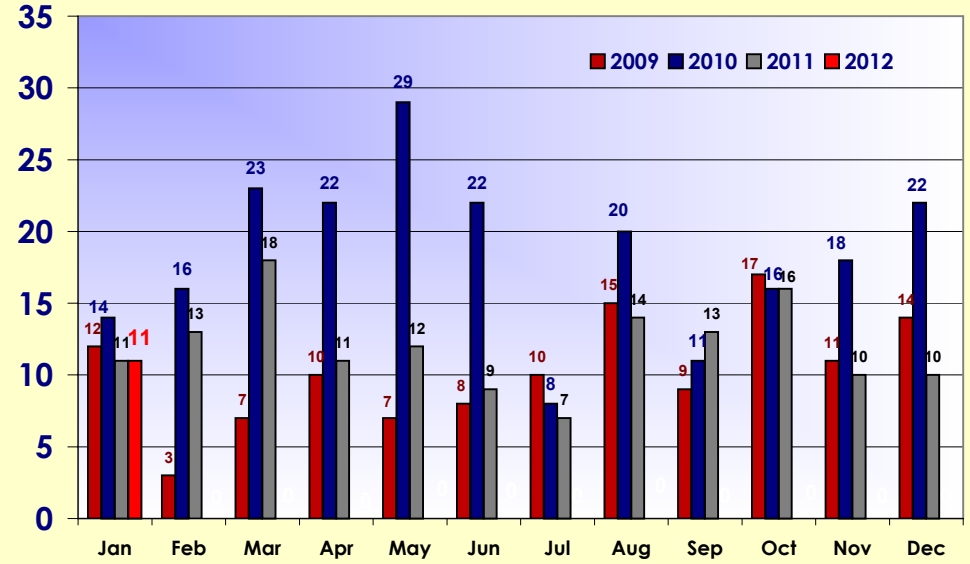
2009-2012 Sold Single Family - Cape Coral



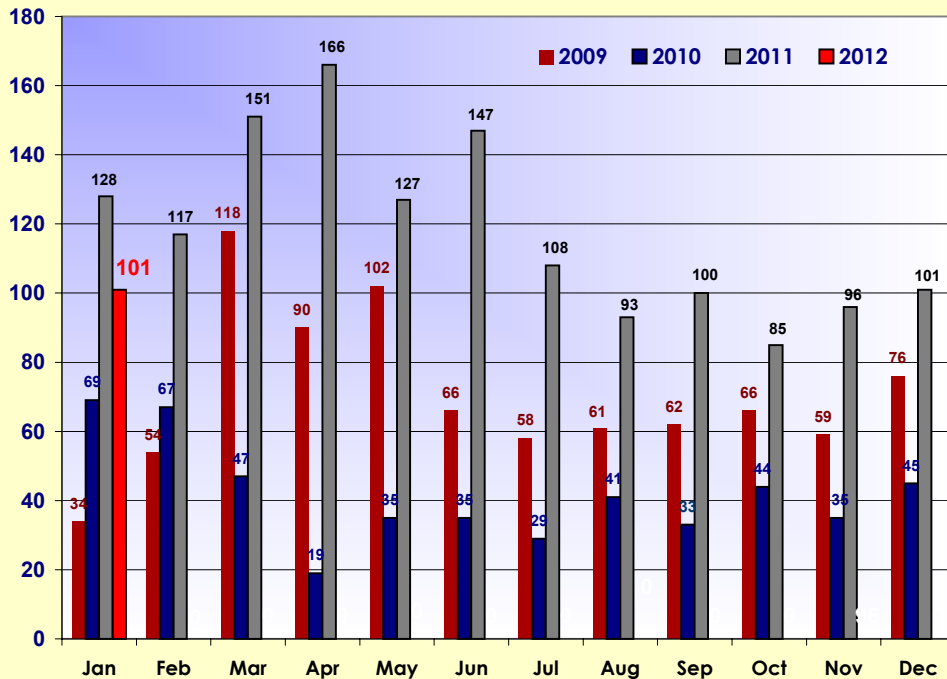
2009-2012 Sold Single Family - Lehigh Acres



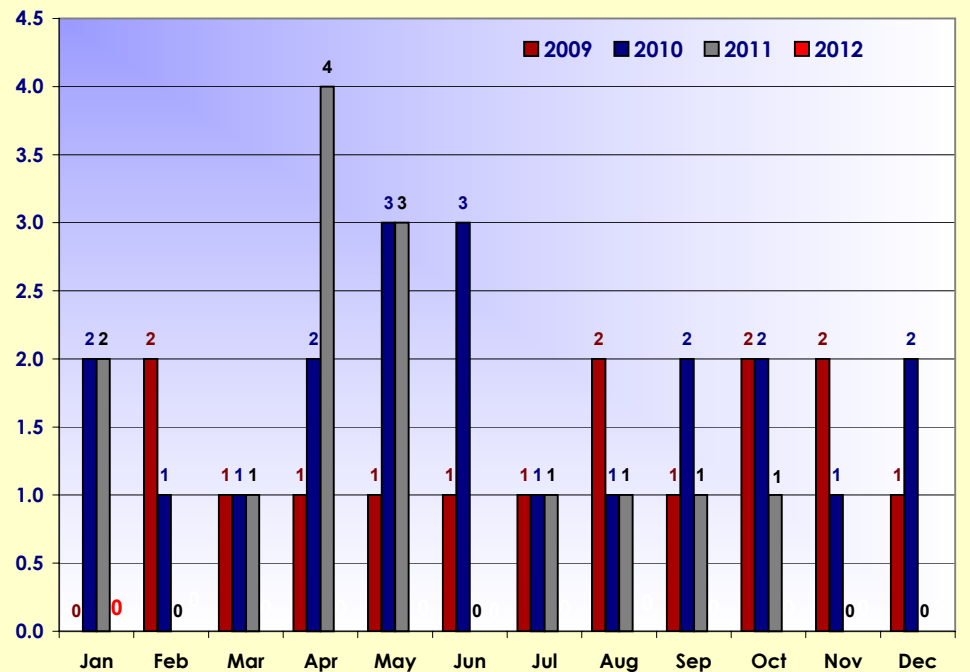
2009-2012 Sold Single Family - Hendry County

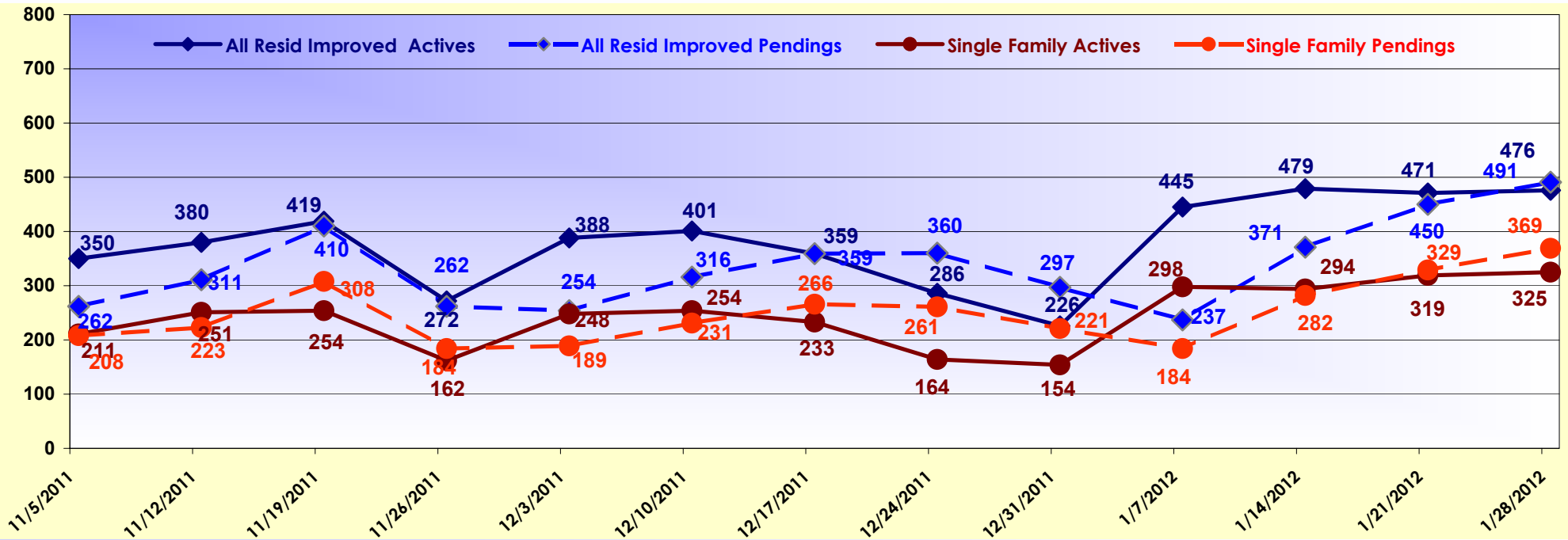


2009-2012 Sold Single Family - Other Areas

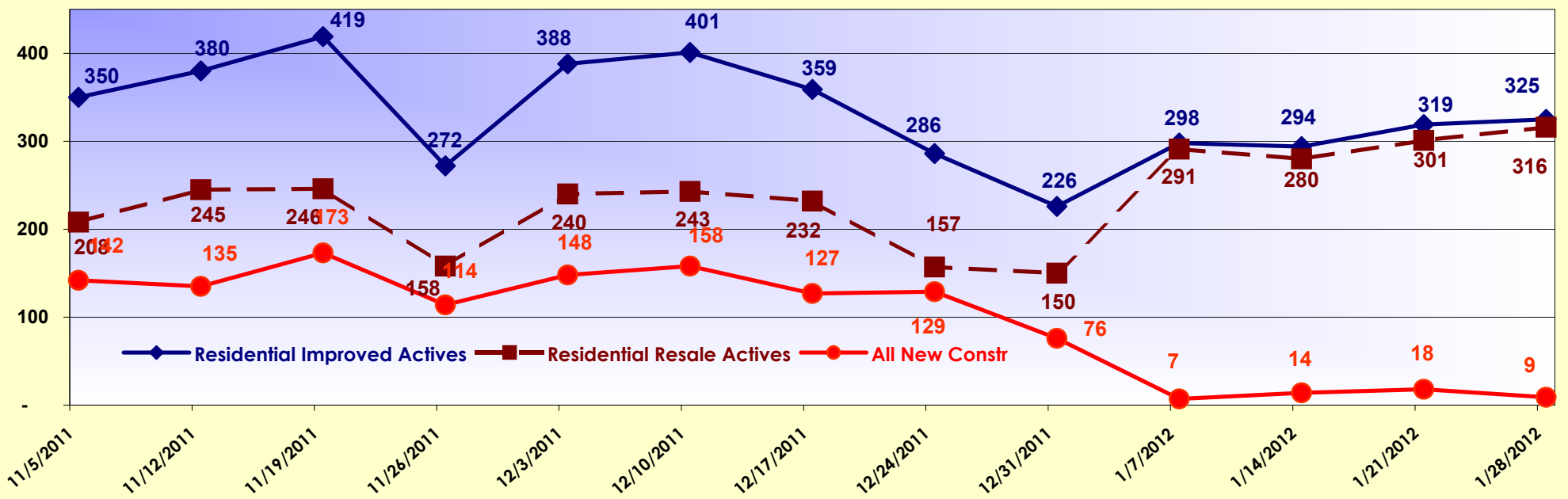


2009-2012 Sold Single Family - Glades County

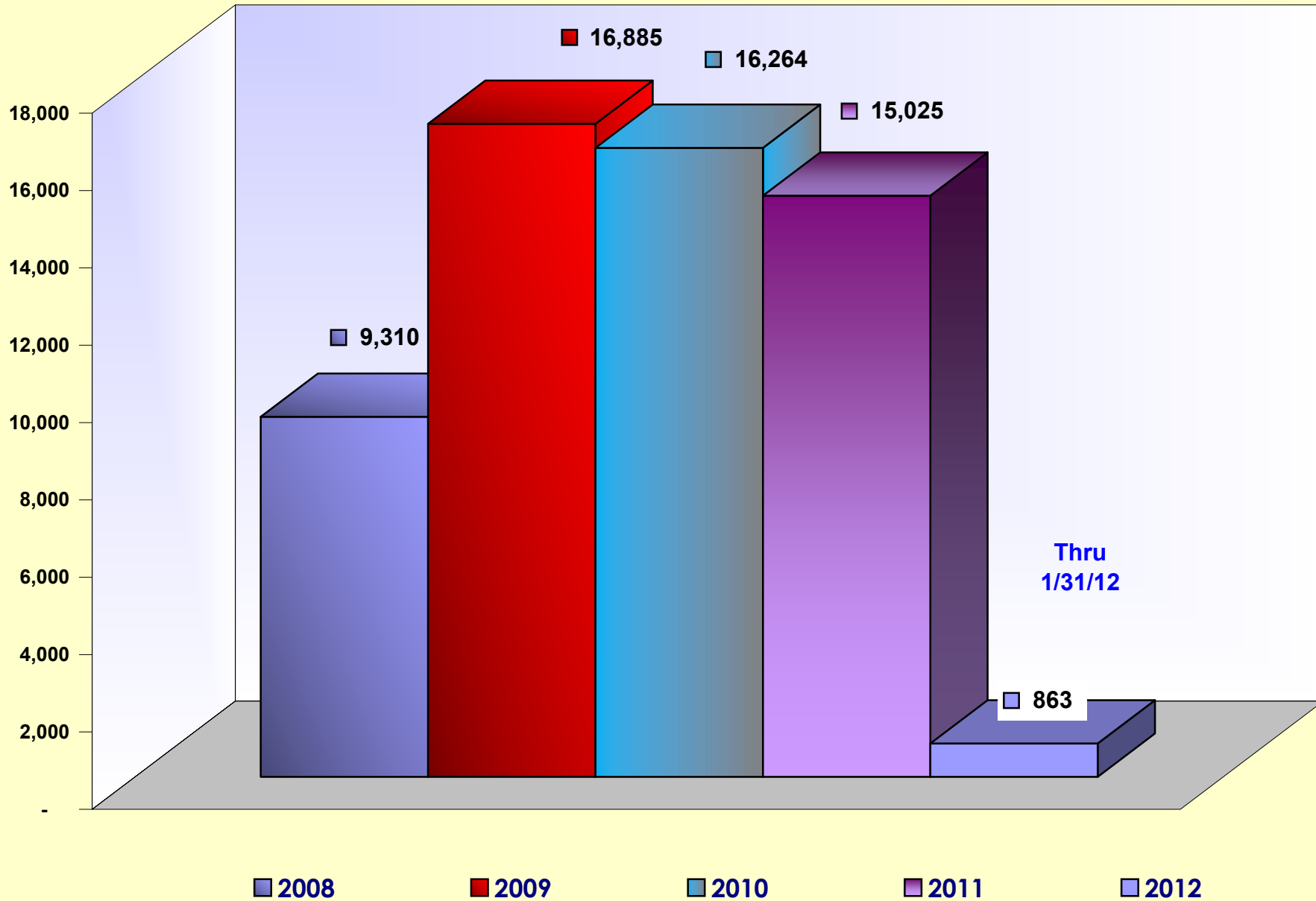




Residential Weekly Market Activity - Past 3 Months Resale & New Construction

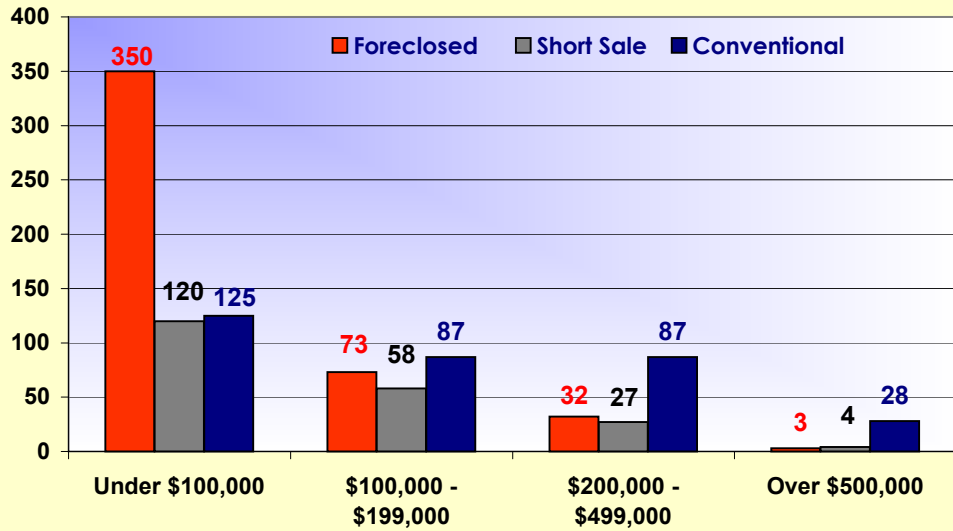


# Single Family Solds By Year

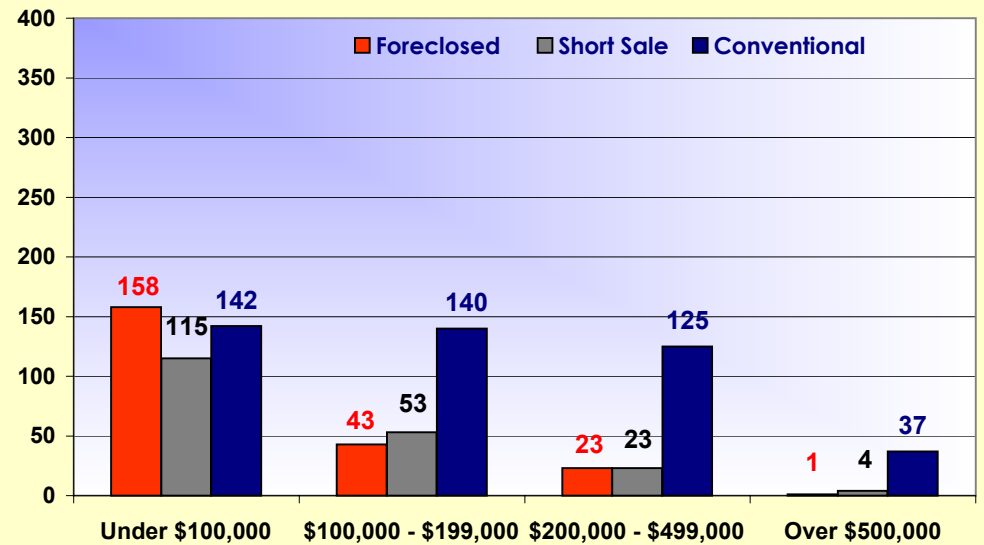




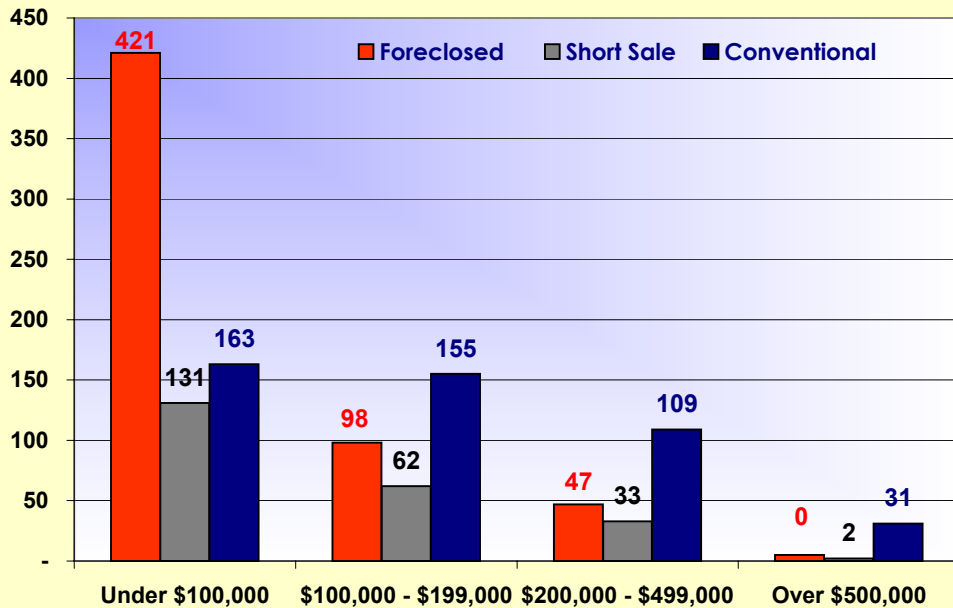
January 2011



January 2012



December 2010



December 2011

