Florida Gulf Coast
Multiple Listing Service, Inc.

Monthly Market Indicators
July 2011

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

www.swflrealtors.com
Table of Contents

6. Median List Price & Percent Sold to Active Single Family
7. Median Price Comparison & Single Family Solds
8. Housing Supply Outlook - Residential Monthly Inventory
9. Residential Housing Supply One Year Comparable
10. City Residential Housing Supply Outlook
11. Absorption Rate - Single Family & Foreclosed/REO’s
12. Lee County Single Family Sold By Type
13. S/F - Fort Myers & Fort Myers Beach Sold By Type
14. S/F - No. Fort Myers & Cape Coral Sold By Type
15. S/F - Lehigh Acres & Other Areas Sold By Type
16. Condos - 2009-2011 Sold Monthly & By Type
17. Condos - Fort Myers & Fort Myers Bch By Type
18. Condos - N Fort Myers & Cape Coral By Type
19. Condos - Lehigh Acres & Others By Type
20. Sold Listings Pie Chart By Type
21. DOM 12 Month Residential Comparable
23. Sold By City - FM, NFM, FMB, CC
24. Sold By City - Lehigh, Other, Hendry, Glades
25. Residential Weekly Market Activity
27. Single Family Sold By Price Range
Florida Gulf Coast
Multiple Listing Service, Inc.

Single Family Median Price Comparison 2009-2011

2009-2011 Monthly Totals of Single Family Solds
Supply Outlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending / Active Contingent Short Sale Listings.
Supply Outlook Inventory (In Months) is Calculated by taking Active Listings and Dividing them by Pending & Active Contingent Short Sale Listings.
Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.

### Housing Supply

**Breakout By City - Active/Pending Listings**

<table>
<thead>
<tr>
<th>City</th>
<th>Single Family Actives</th>
<th>Condo/Town Actives</th>
<th>Single Family Pendings</th>
<th>Condo/Town Pendings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Myers/No. Fort Myers</td>
<td>1,707</td>
<td>960</td>
<td>358</td>
<td>358</td>
</tr>
<tr>
<td>Fort Myers Beach</td>
<td>167</td>
<td>25</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Cape Coral</td>
<td>1,483</td>
<td>1,233</td>
<td>580</td>
<td>580</td>
</tr>
<tr>
<td>Lehigh Acres</td>
<td>696</td>
<td>98</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Estero/Bonita</td>
<td>287</td>
<td>86</td>
<td>134</td>
<td>134</td>
</tr>
<tr>
<td>Hendry</td>
<td>127</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Glades</td>
<td>35</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other Areas</td>
<td>196</td>
<td>64</td>
<td>64</td>
<td>64</td>
</tr>
</tbody>
</table>

### City Supply Rate (Months Of Inventory)

<table>
<thead>
<tr>
<th>City</th>
<th>Single Family Inventory (Months)</th>
<th>Condo/Town Inventory (Months)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Myers/No. Fort Myers</td>
<td>1.8</td>
<td>3.3</td>
</tr>
<tr>
<td>Fort Myers Beach</td>
<td>6.7</td>
<td>10.5</td>
</tr>
<tr>
<td>Cape Coral</td>
<td>1.2</td>
<td>2.6</td>
</tr>
<tr>
<td>Lehigh Acres</td>
<td>0.8</td>
<td>2.1</td>
</tr>
<tr>
<td>Estero/Bonita</td>
<td>2.1</td>
<td>2.7</td>
</tr>
<tr>
<td>Hendry</td>
<td>4.4</td>
<td>0.0</td>
</tr>
<tr>
<td>Glades</td>
<td>2.5</td>
<td>2.9</td>
</tr>
<tr>
<td>Other Areas</td>
<td>2.9</td>
<td>5.5</td>
</tr>
</tbody>
</table>

Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.
Absorption Rate - Single Family - Monthly

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.
Florida Gulf Coast
Multiple Listing Service, Inc.

2010 / 2011 Sold Single Family - Fort Myers

Conventional | Short Sale | REO's

2010 / 2011 Sold Single Family - Fort Myers Beach

Conventional | Short Sale | REO's
Sold Listings - January 2011 - March 2011

<table>
<thead>
<tr>
<th>Type</th>
<th># of listings</th>
<th>Median Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional</td>
<td>1,614</td>
<td>$140,000</td>
</tr>
<tr>
<td>Short Sale</td>
<td>810</td>
<td>$83,000</td>
</tr>
<tr>
<td>Foreclosures</td>
<td>1,692</td>
<td>$67,355</td>
</tr>
<tr>
<td></td>
<td>4,116</td>
<td></td>
</tr>
</tbody>
</table>

Sold Listings - April 2011 - June 2011

<table>
<thead>
<tr>
<th>Type</th>
<th># of listings</th>
<th>Median Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional</td>
<td>2,036</td>
<td>$148,000</td>
</tr>
<tr>
<td>Short Sale</td>
<td>825</td>
<td>$84,000</td>
</tr>
<tr>
<td>Foreclosures</td>
<td>1,202</td>
<td>$69,900</td>
</tr>
<tr>
<td></td>
<td>4,063</td>
<td></td>
</tr>
</tbody>
</table>

**This chart is published quarterly.**
Florida Gulf Coast
Multiple Listing Service, Inc.

Days On Market - Last 12 Months - Solds
All Residential/Single Family/Condos/Townhouses

- All Residential
- Single Family
- Condos/Townhouses

Days On Market - Single Family By Type

- REO S/F Solds
- Short Sale S/F Solds
- Conventional S/F Solds

Average # of DOM for Sold Residential Listings calculated by Rapattoni
Single Family Solds By Year

- 2004: 8,228
- 2005: 9,842
- 2006: 8,144
- 2007: 4,711
- 2008: 9,310
- 2009: 16,885
- 2010: 16,264
- 2011: 10,010

Thru 7/31/11

Florida Gulf Coast Multiple Listing

Page 26