

Florida Gulf Coast Multiple Listing Service, Inc.



Monthly Market Indicators July 2011



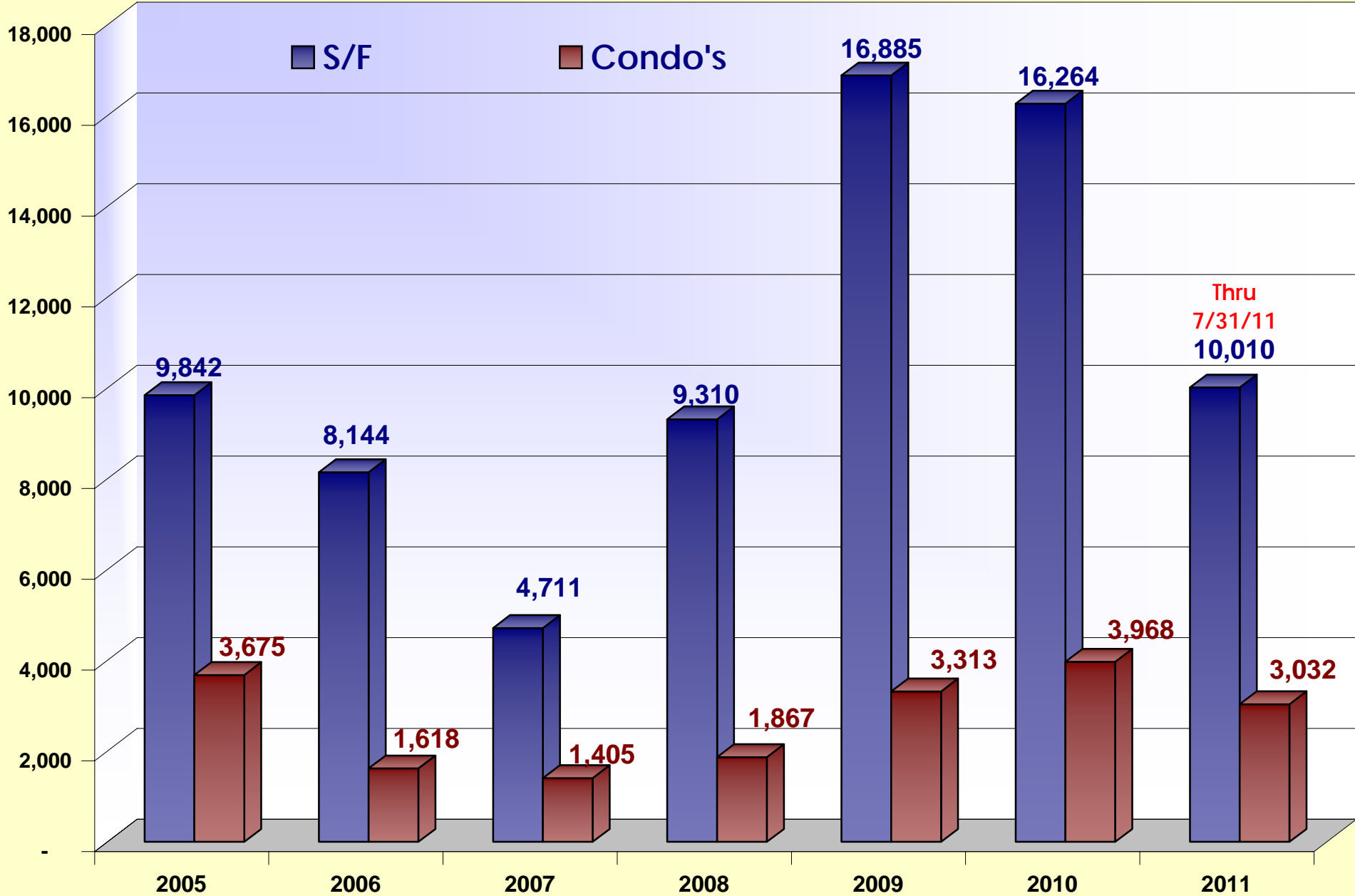
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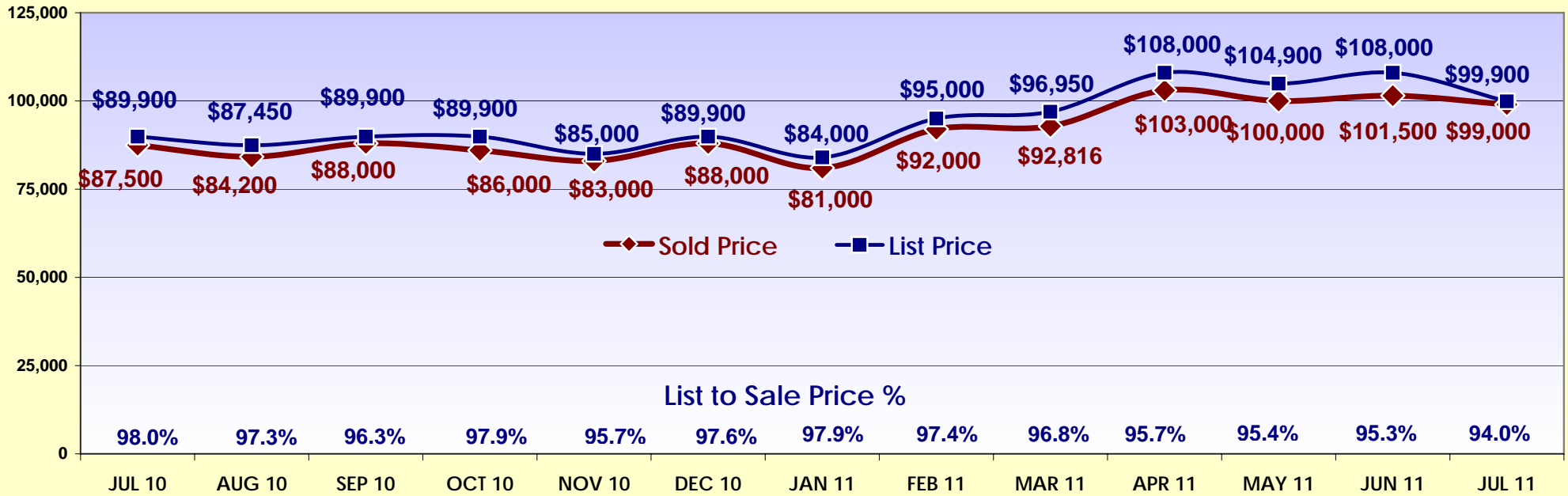
- Conventional/REO/Short Sale Single Family Sold
- Housing Supply Outlook
- Sold Properties by Cities
- 2004-2011 Properties Sold
- Absorption Rate
- Median Price Comparison by Year

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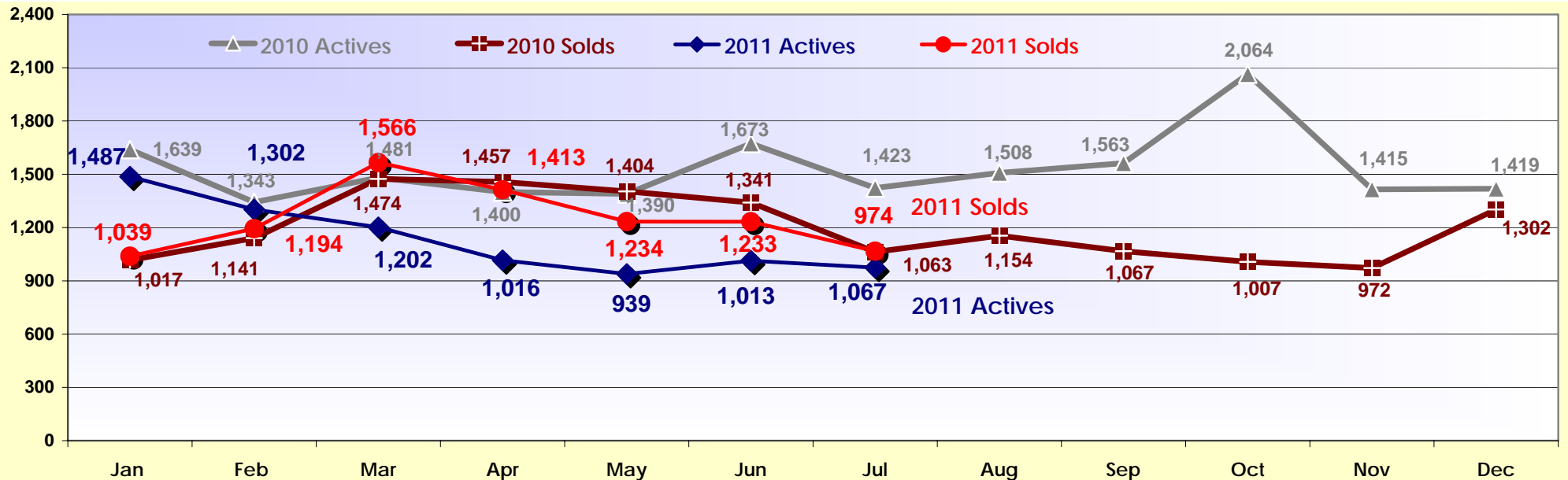
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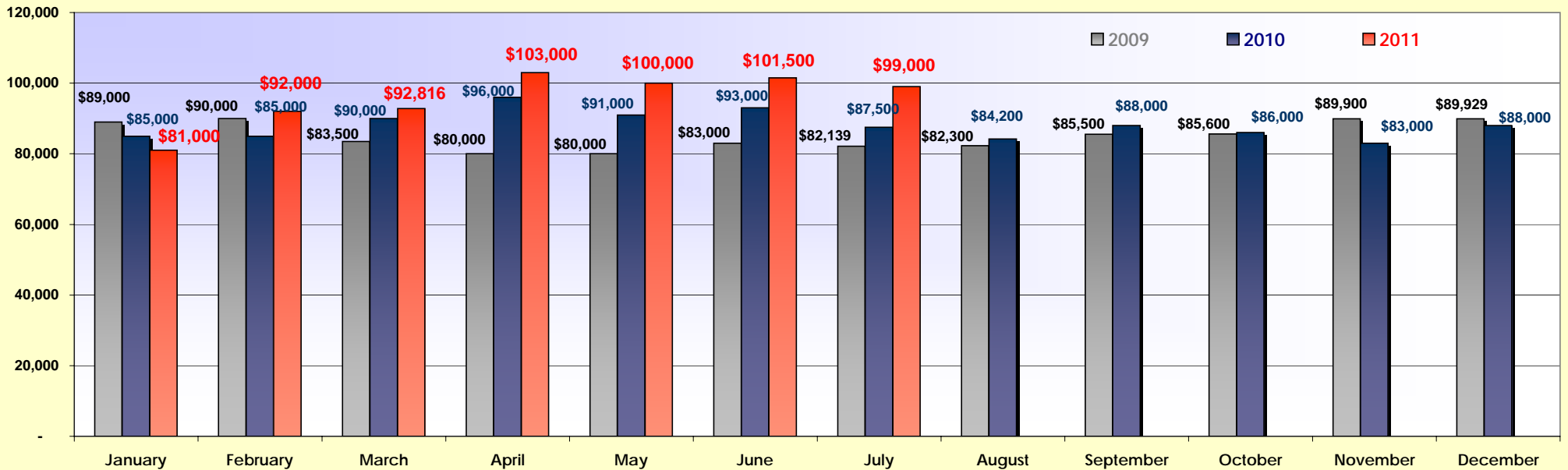
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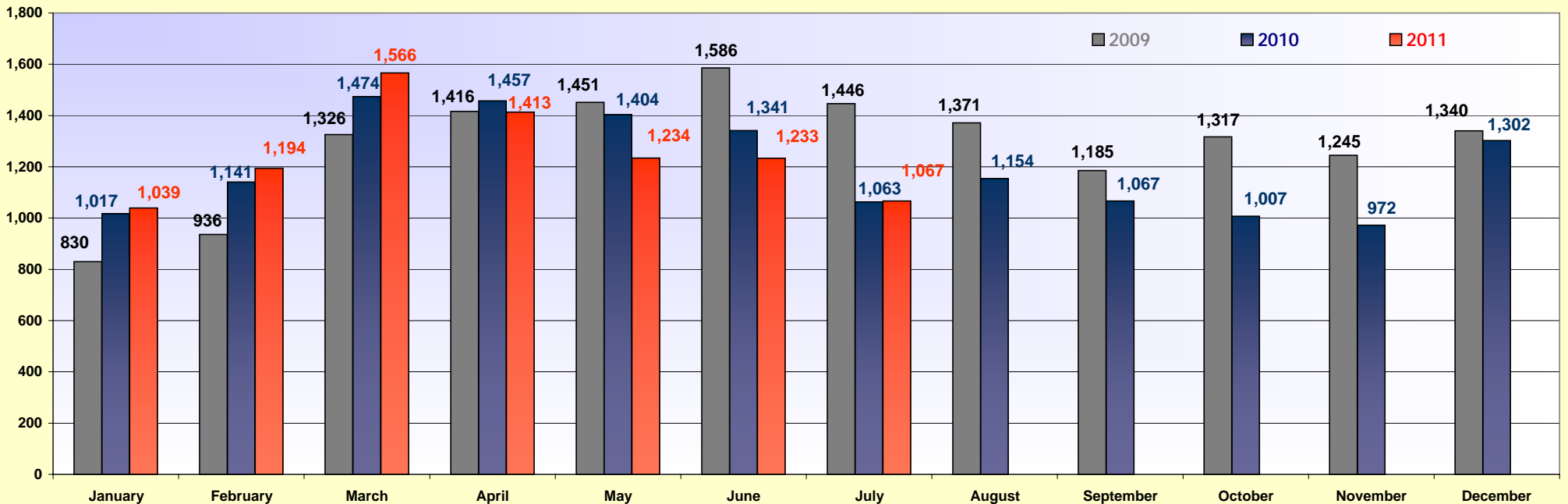


2010/2011 Single Family Listings - Monthly Sold and Active Listings



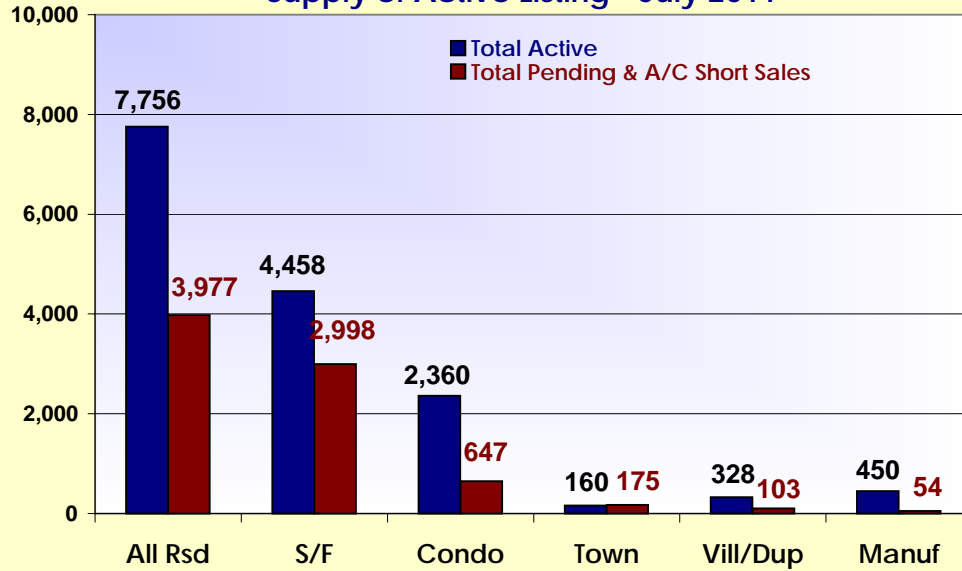


2009-2011 Monthly Totals of Single Family Solds

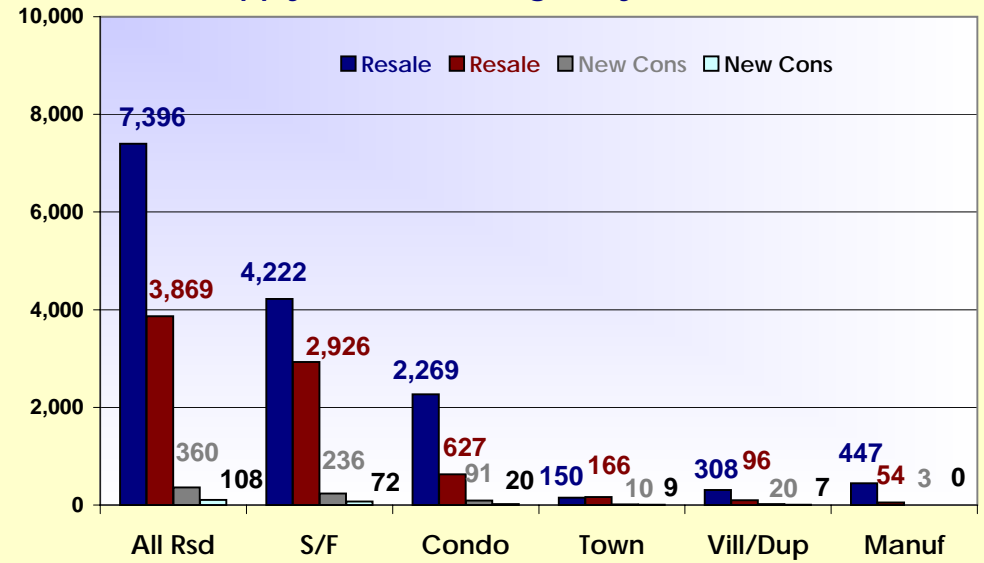


All Residential Properties - Active and Pendlings / Active Cont. Short Sale

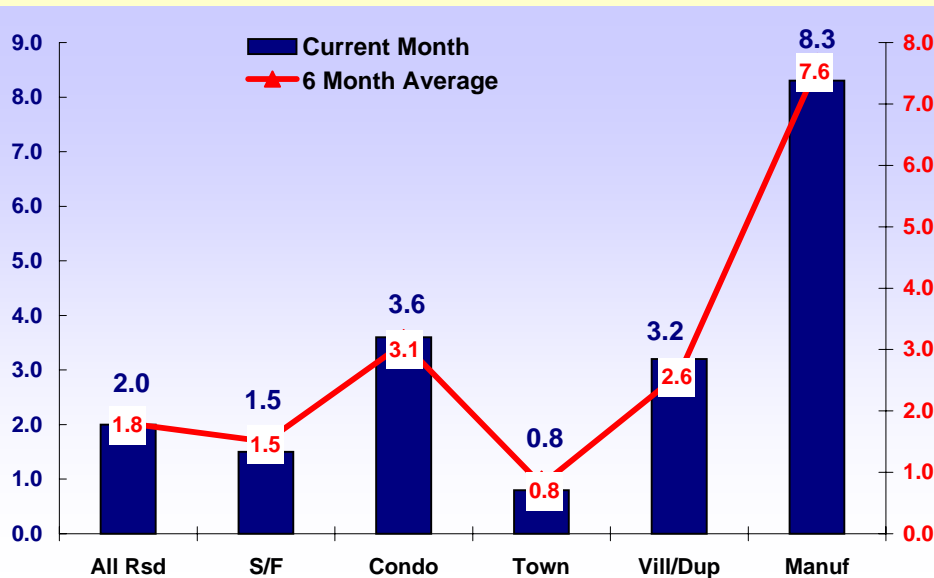
Supply of Active Listing - July 2011



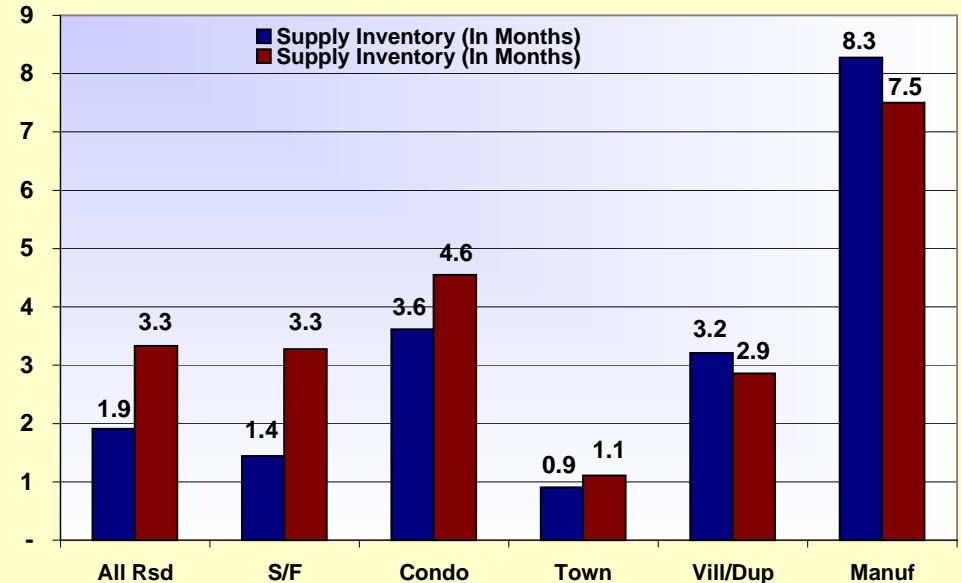
Supply of Active Listing - July 2011



Supply Outlook (Months of Inventory)

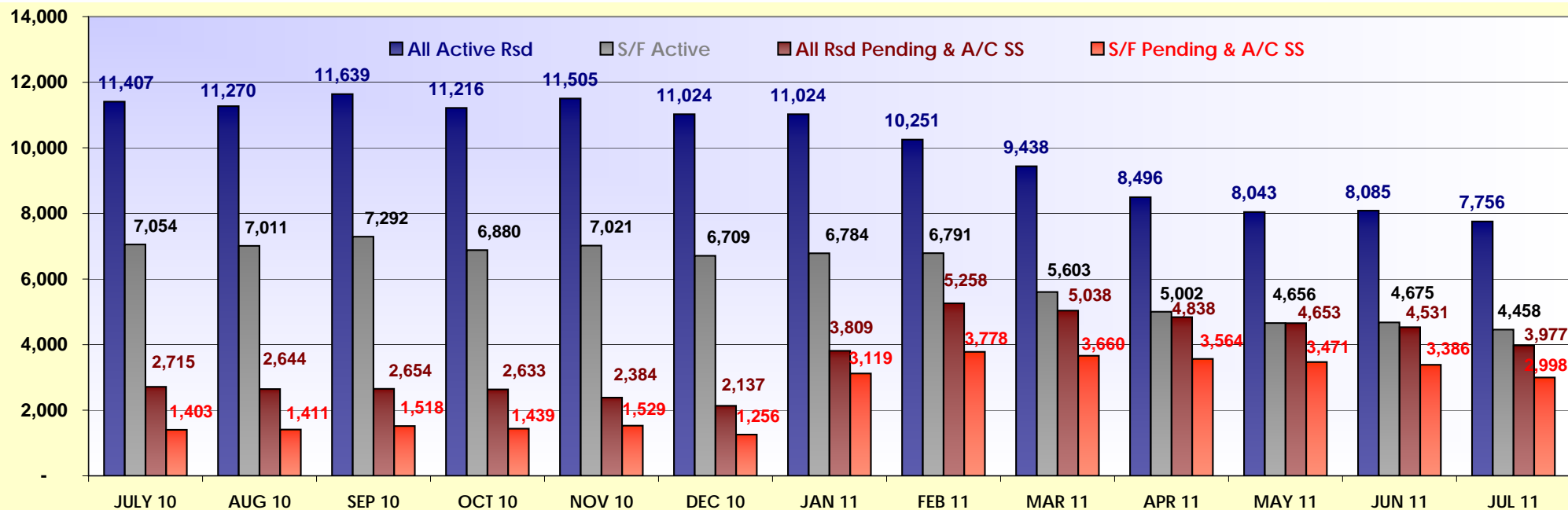


Supply Outlook (Months of Inventory)

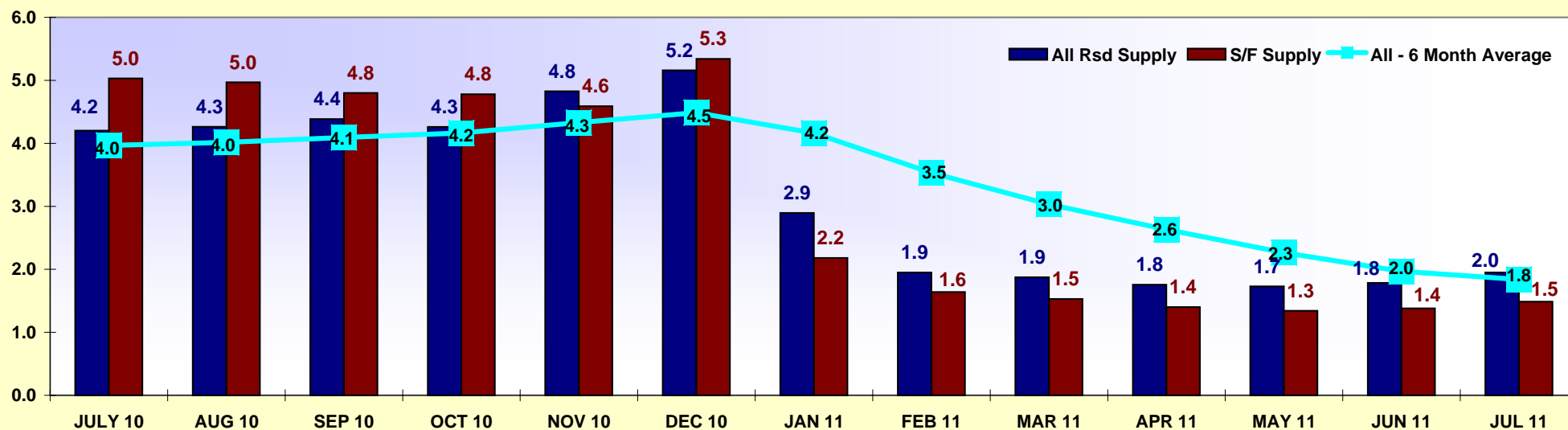


Supply Outlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending / Active Contingent Short Sale Listings.

Residential One Year Comparable - Actives & Pendlings/Active Contingent Short Sales



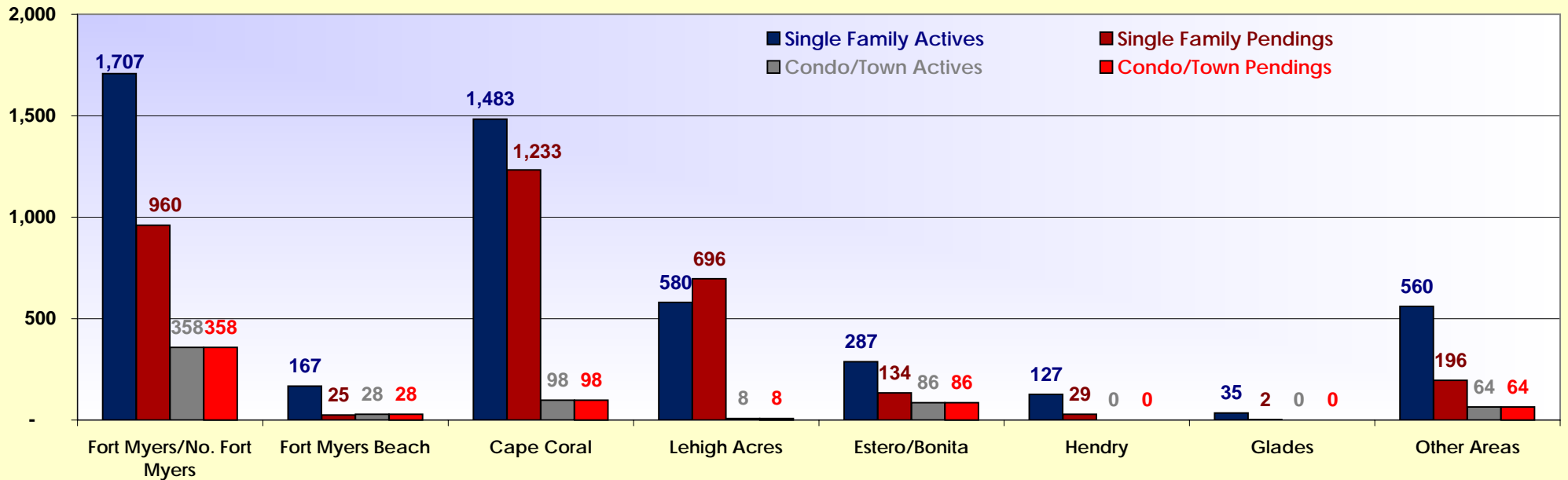
One Year Comparable - Supply Inventory (In Months)



SupplyOutlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending & Active Contingent Short Sale Listings.

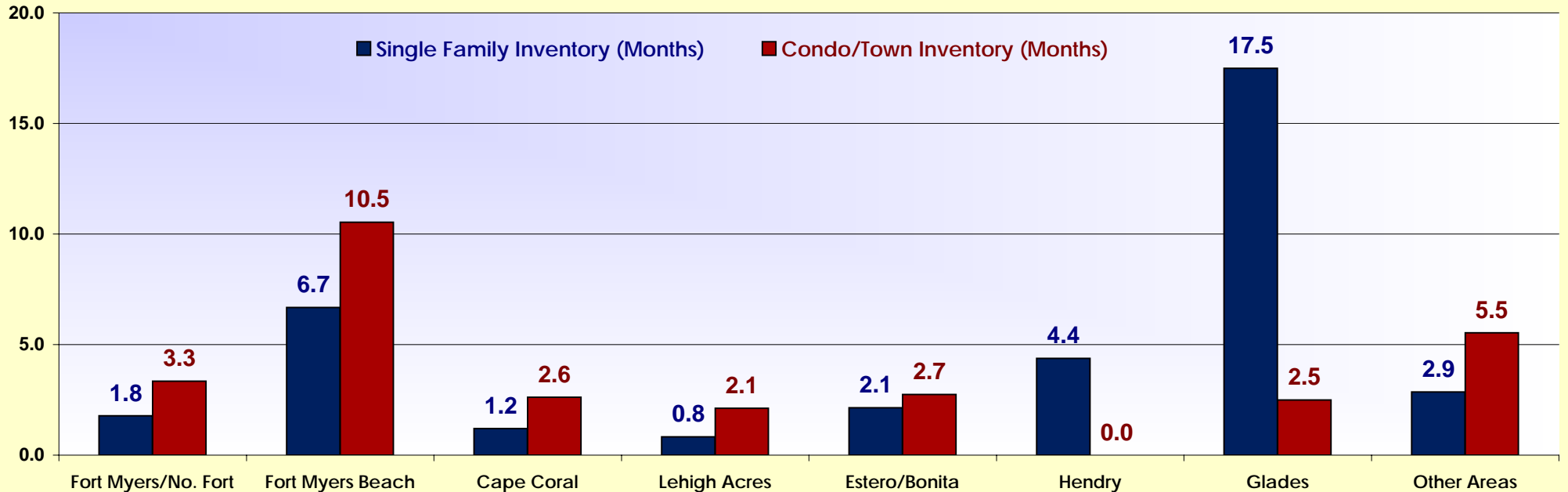
Breakout By City - Active/Pending Listings

July 2011

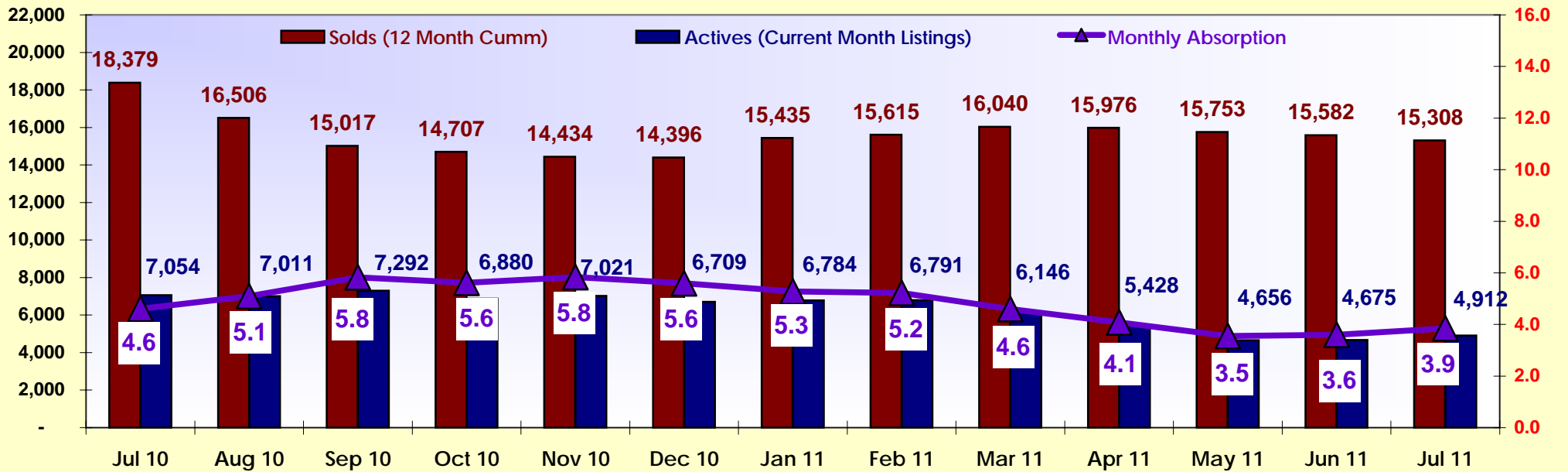


City Supply Rate (Months Of Inventory)

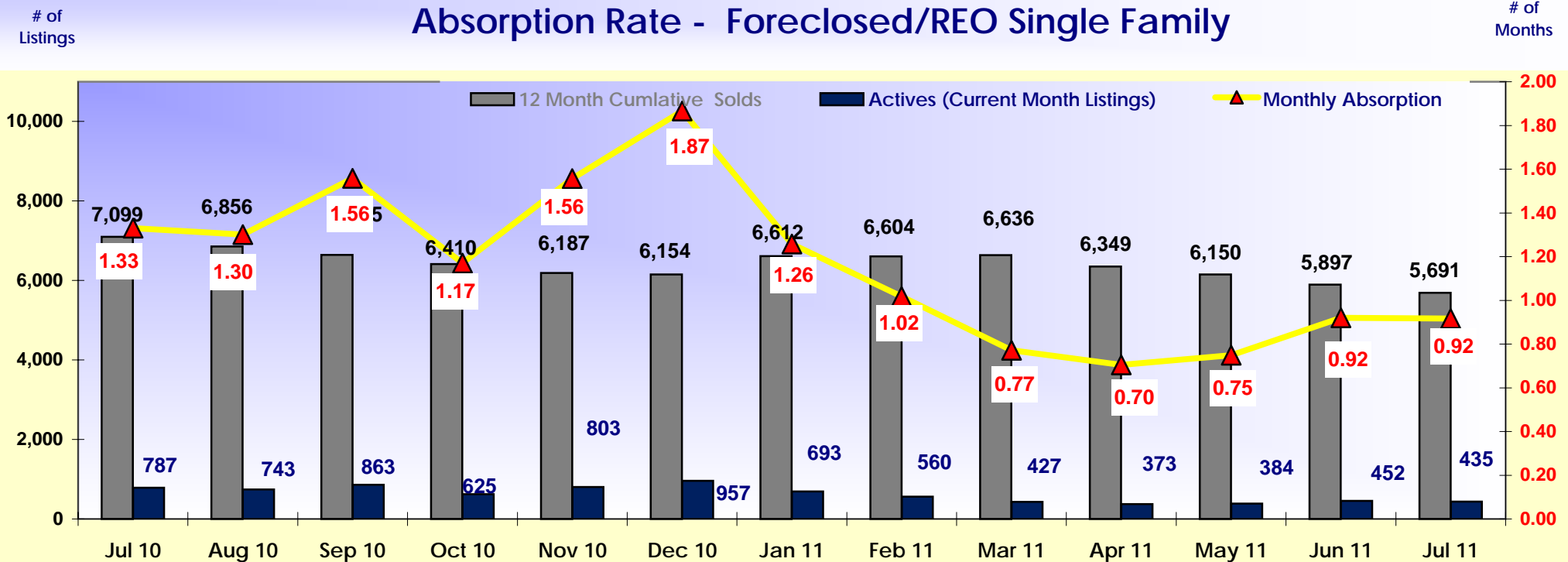
July 2011



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

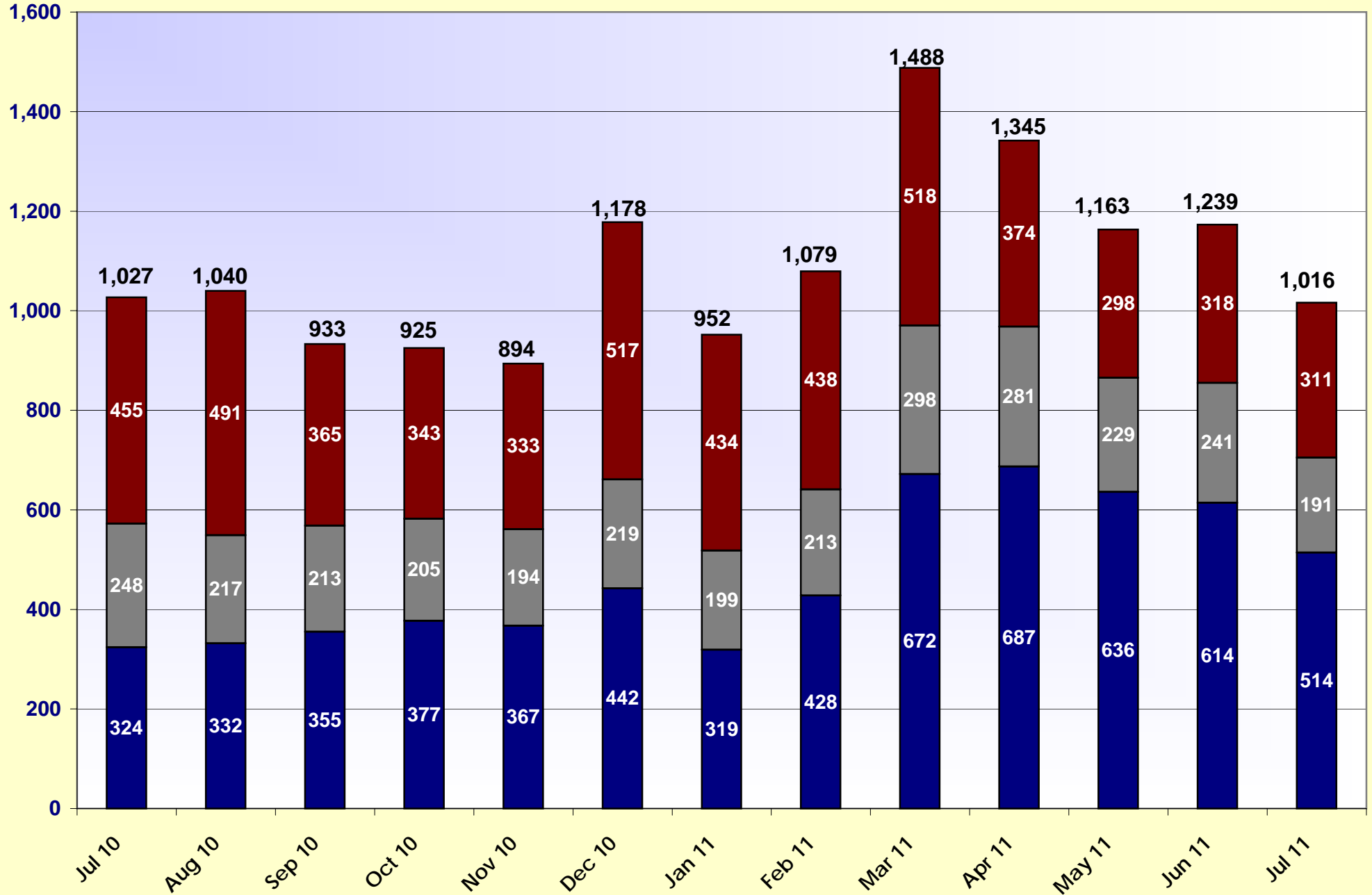


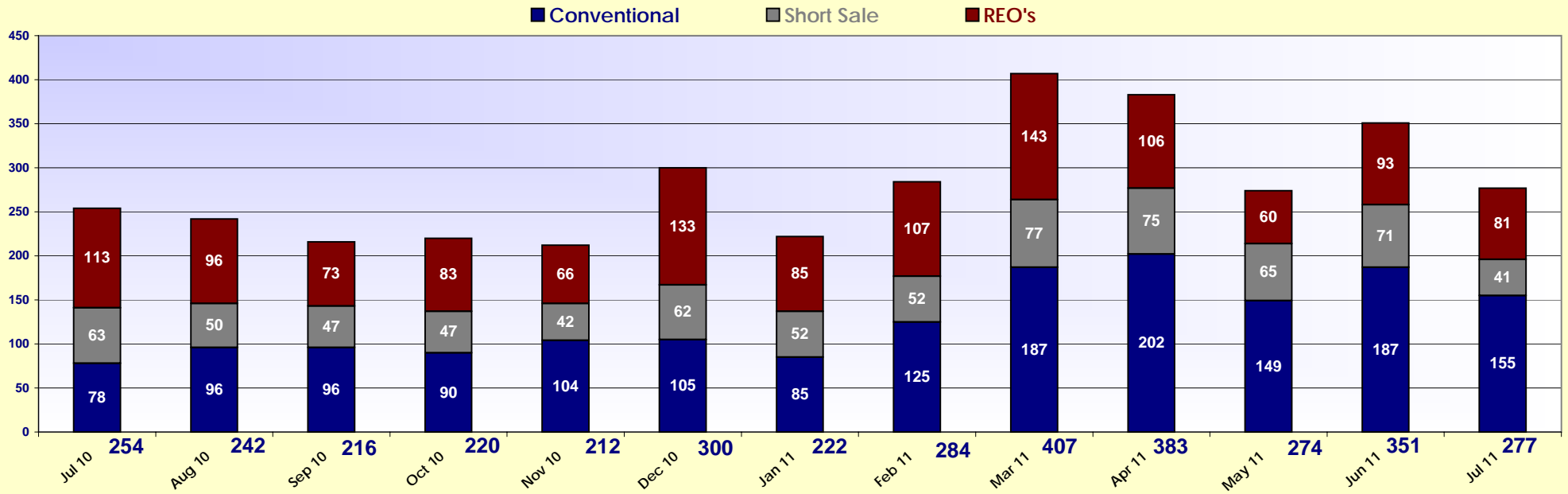
Absorption Rate - Foreclosed/REO Single Family



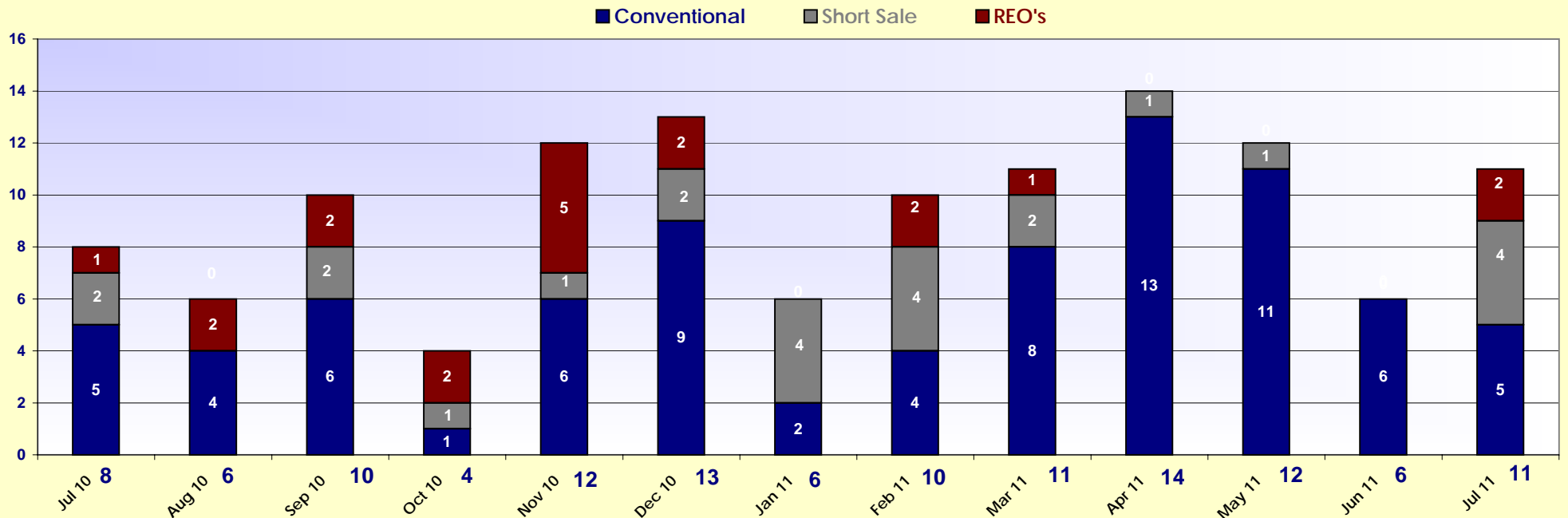
Absorption (NAR's calculation) - # of Sold Divided by 12 (# of Months) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

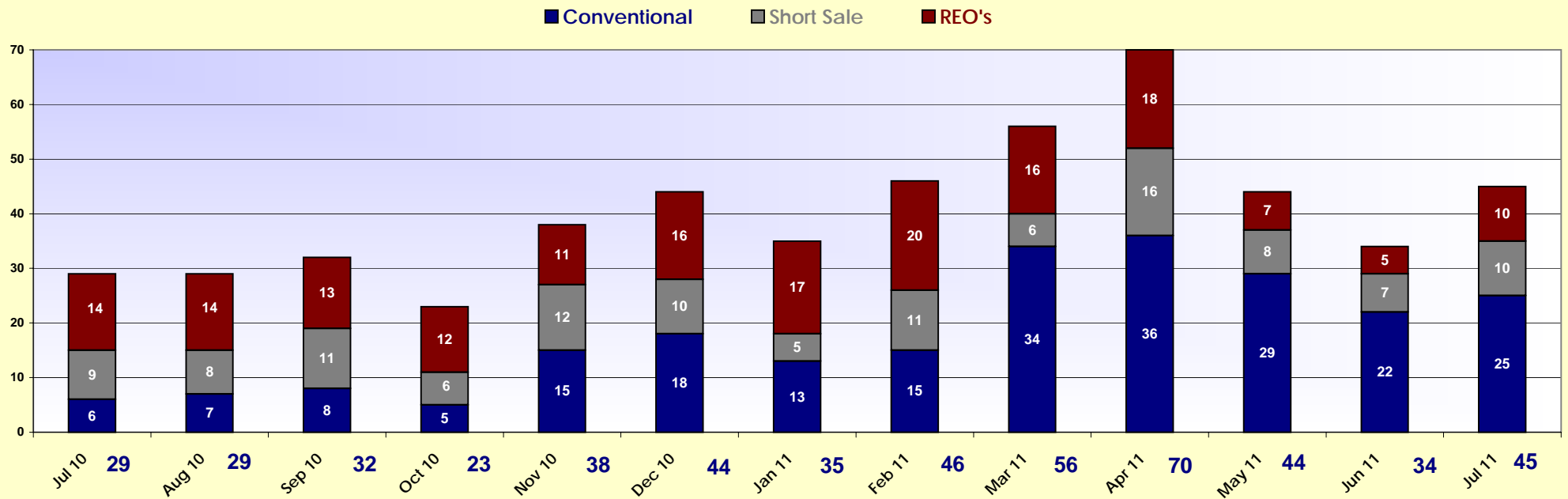
■ Conventional ■ Short Sale ■ REO's



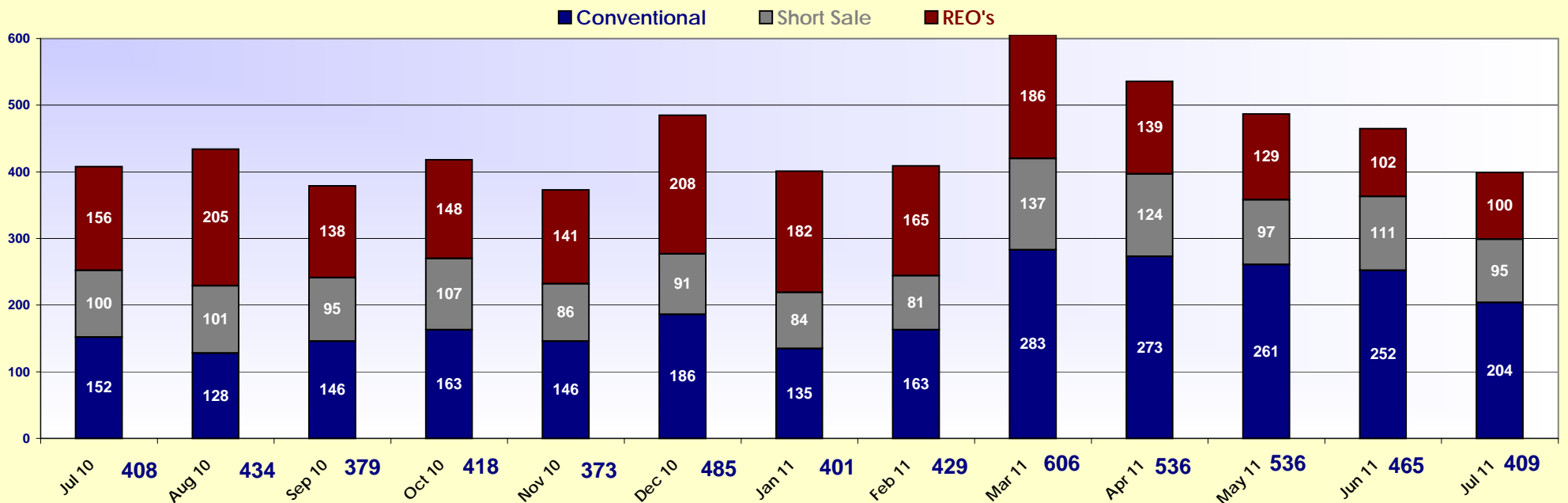


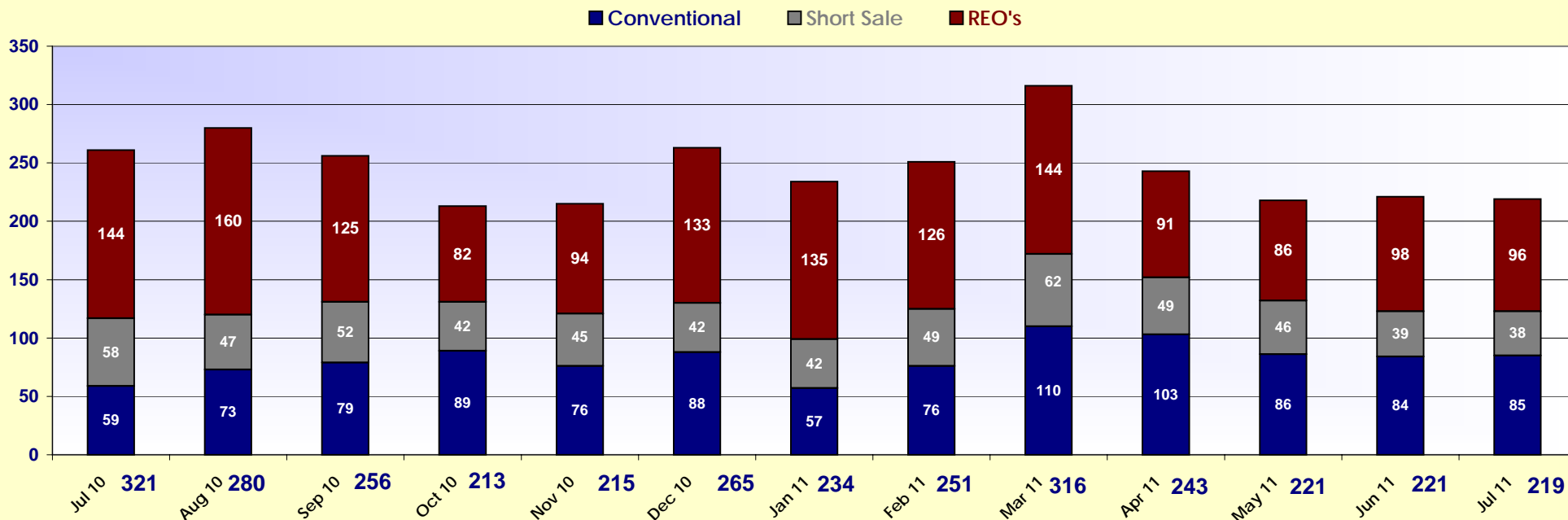
2010 / 2011 Sold Single Family - Fort Myers Beach



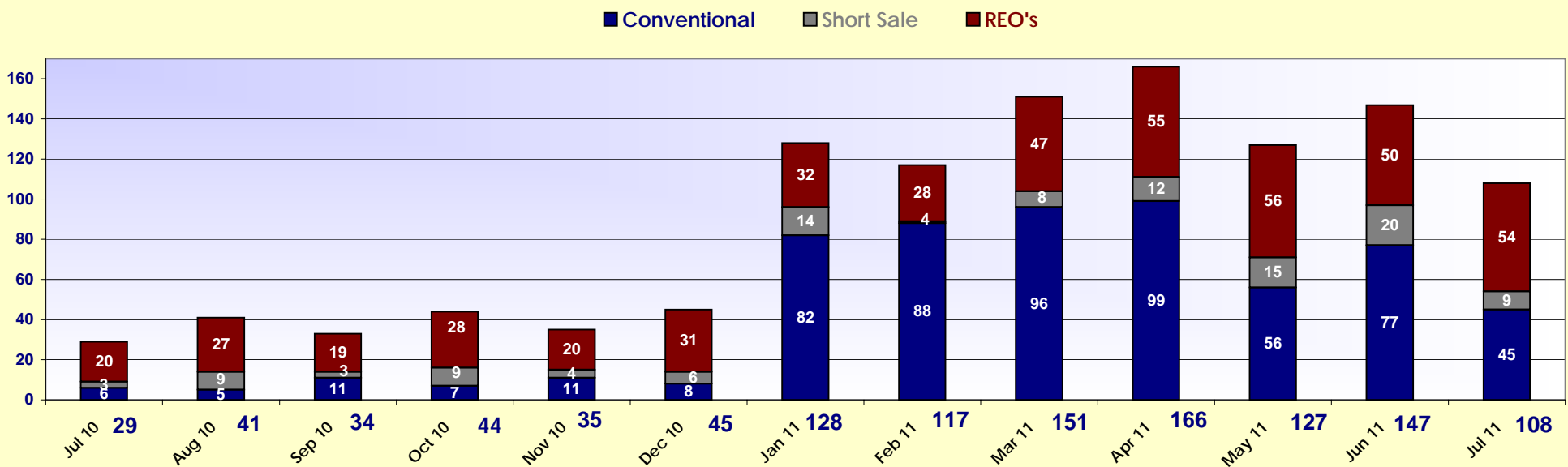


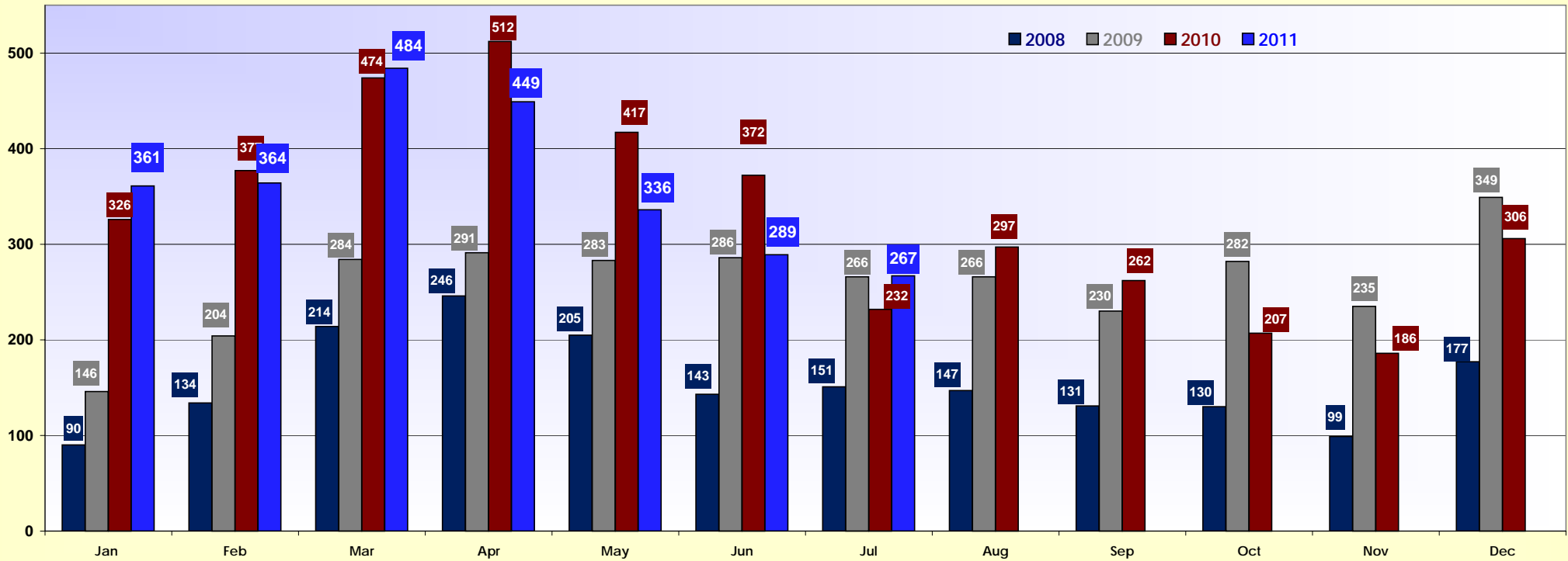
2010 / 2011 Sold Single Family - Cape Coral



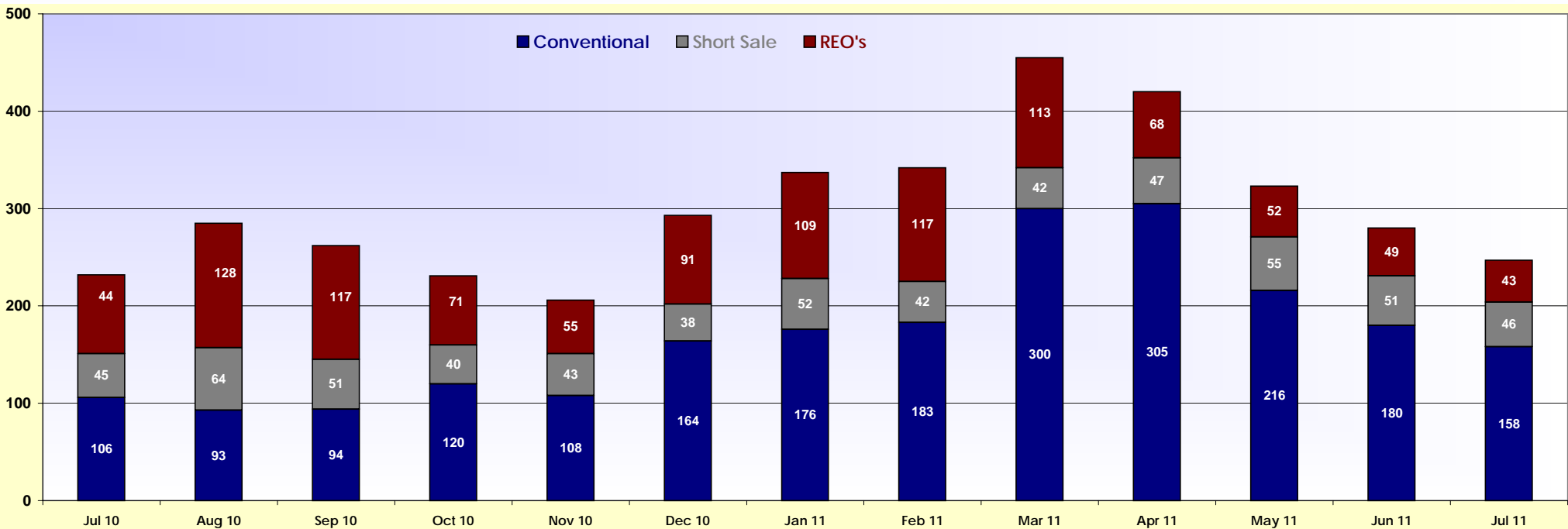


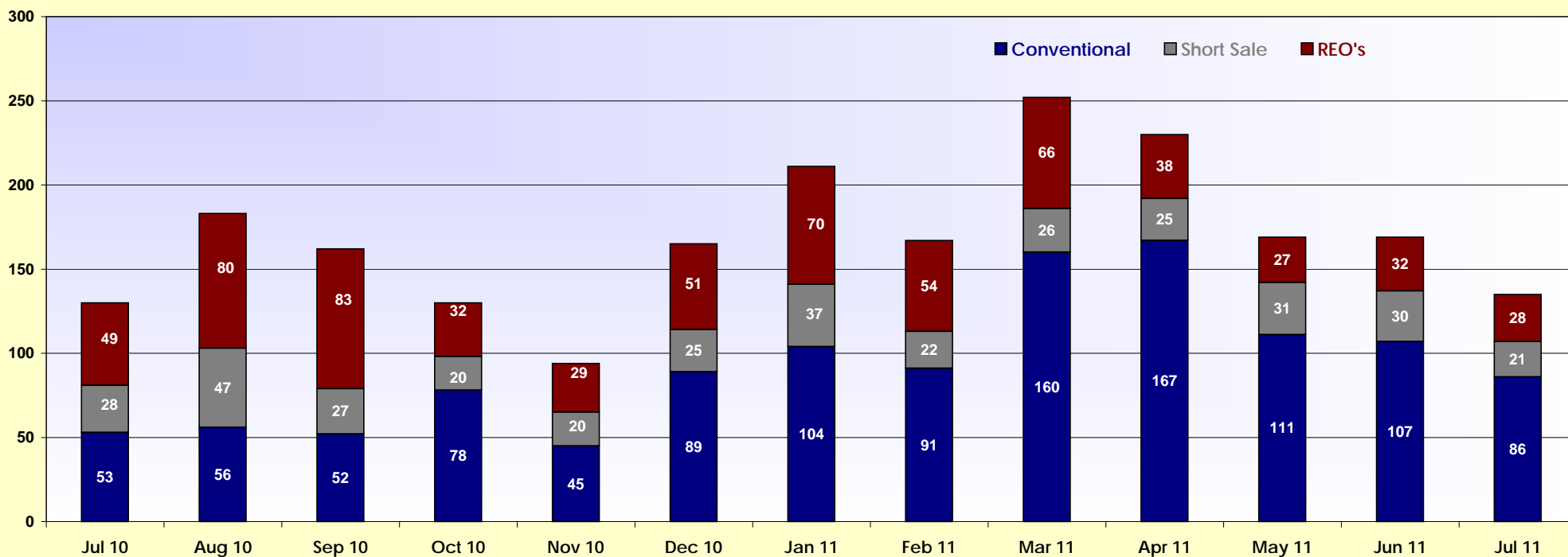
2010 / 2011 Sold Single Family - Other Areas



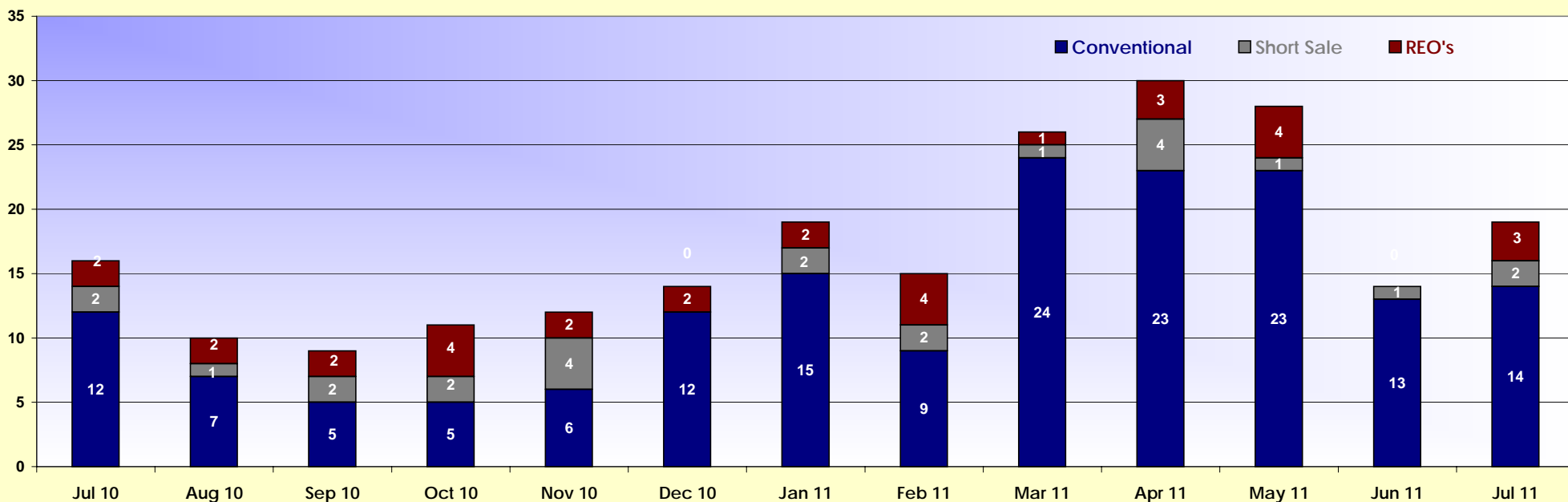


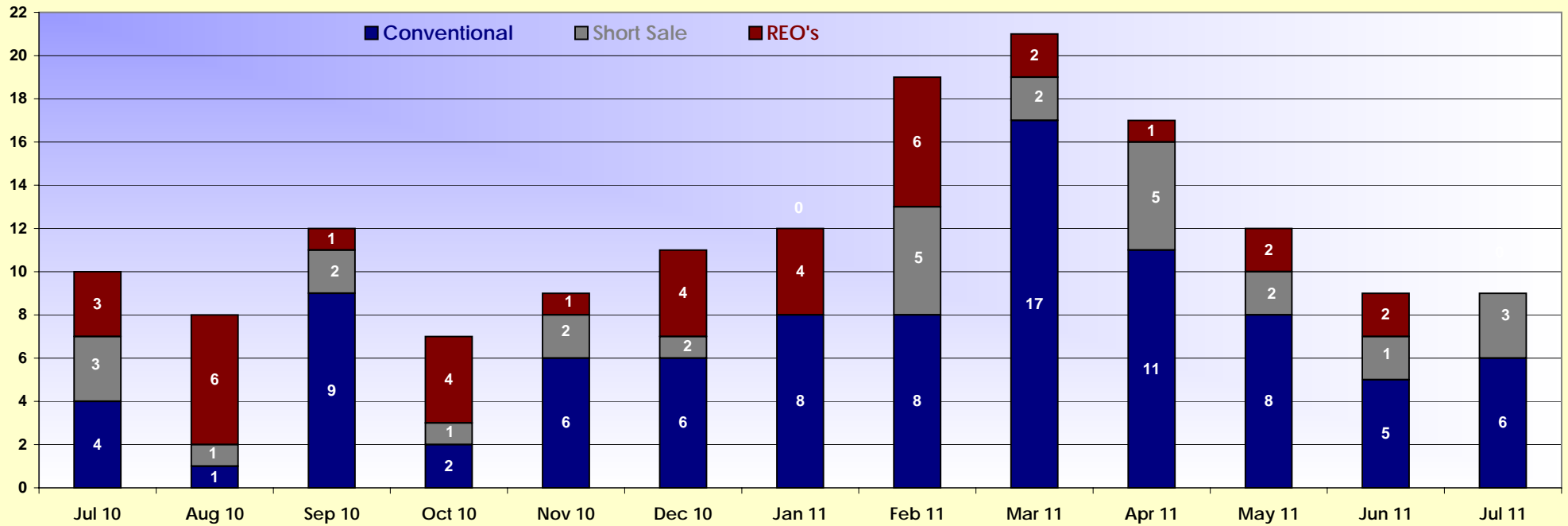
Lee County Condo's Breakout - Sold 2010 - 2011



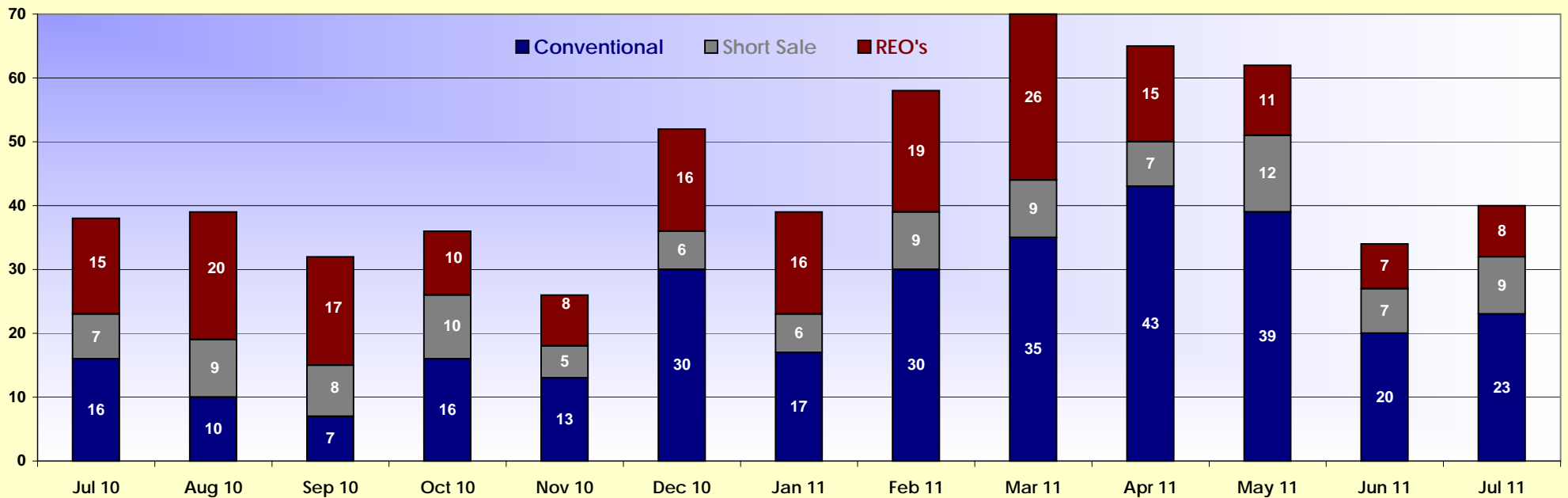


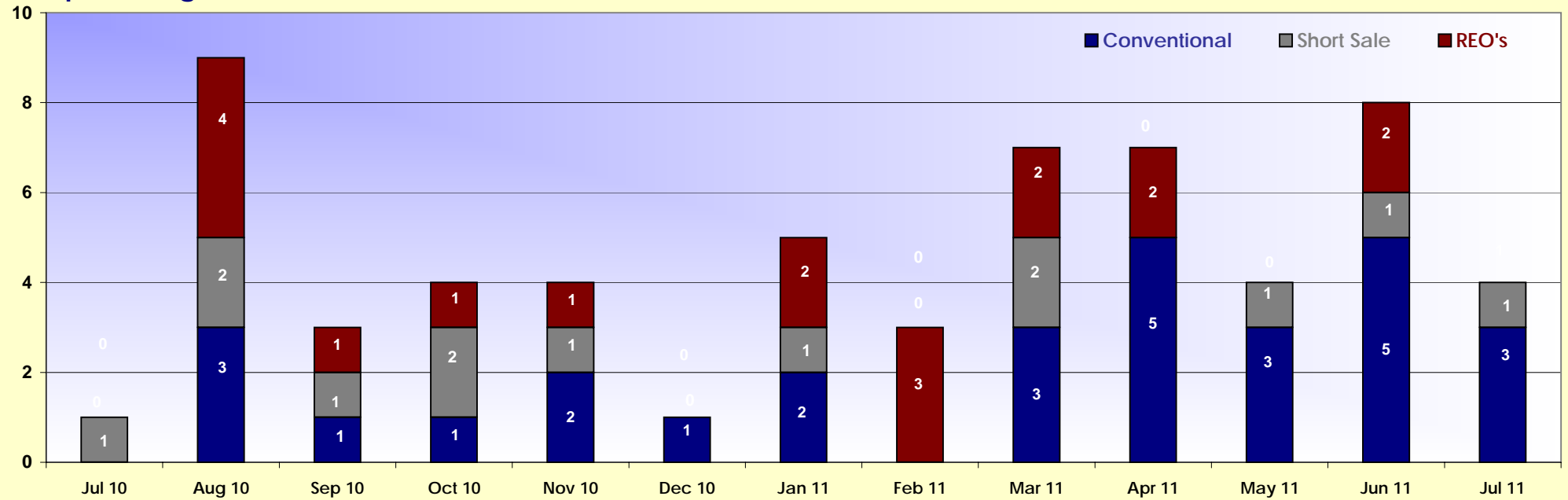
Condo's Sold - Fort Myers Beach 2010 - 2011



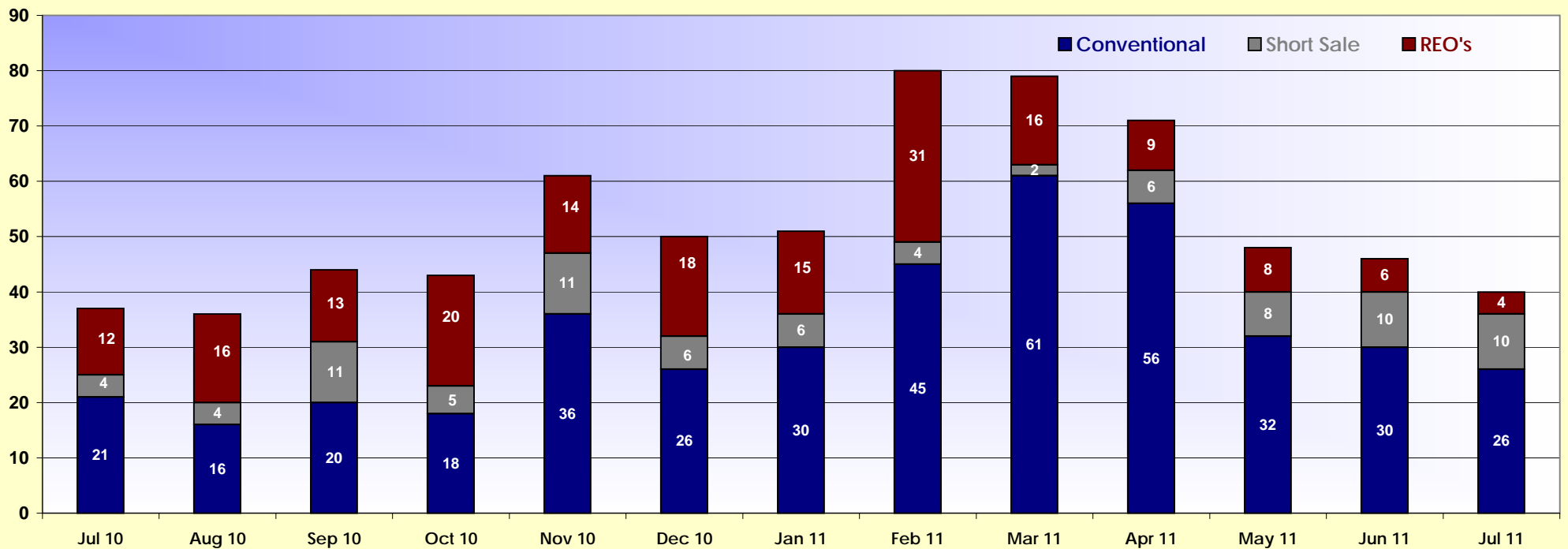


Condo's Sold - Cape Coral 2010-2011



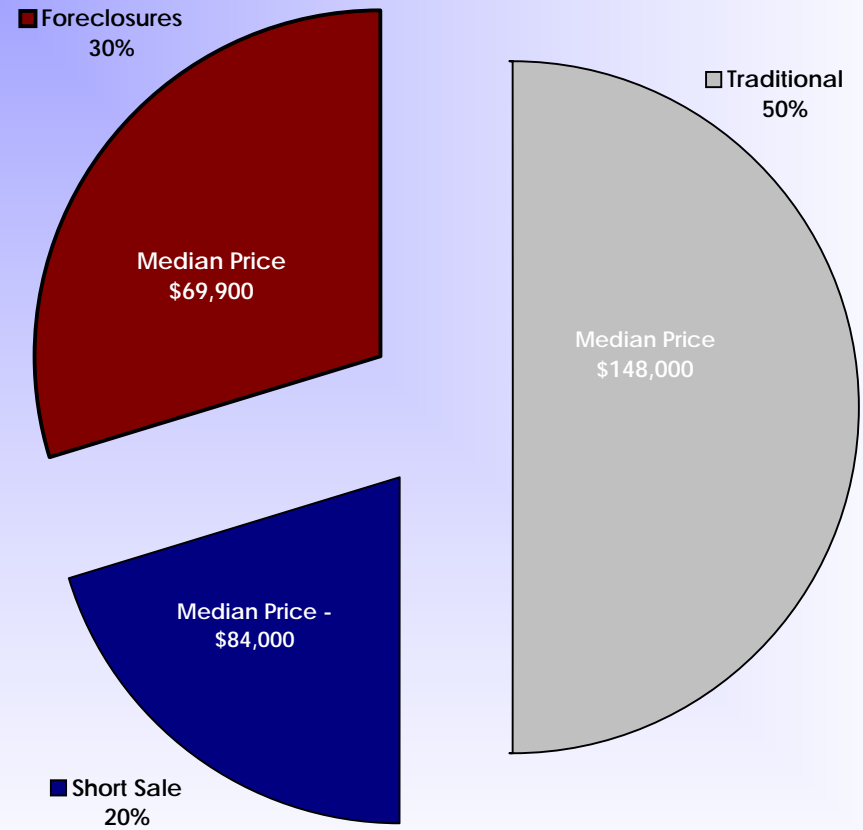
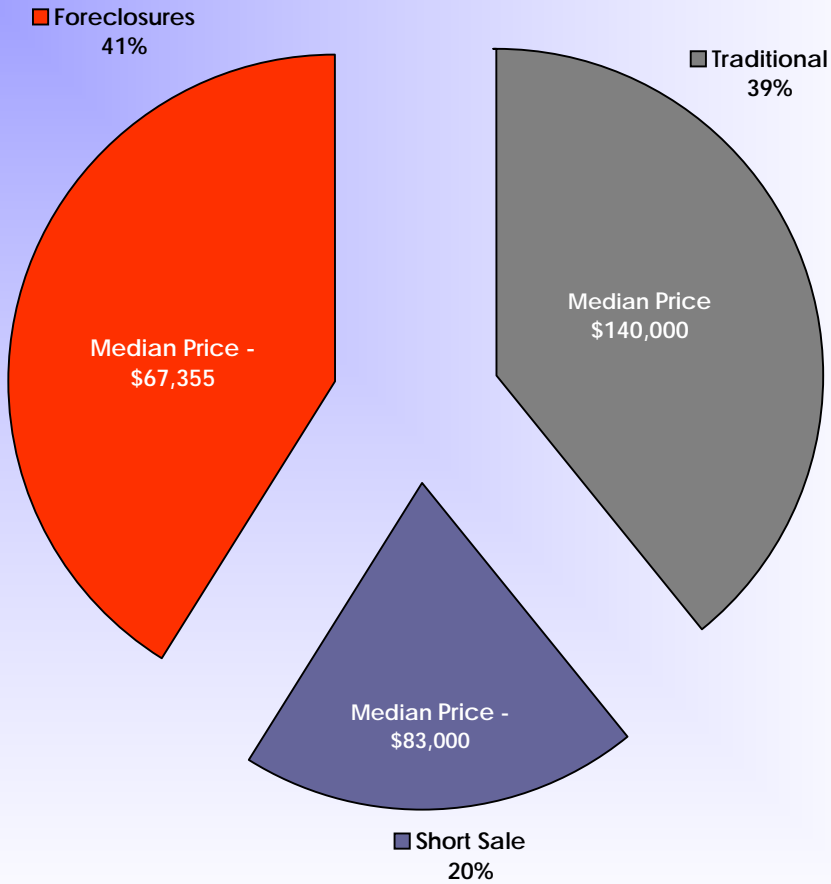


Condo's Sold - Other Areas 2010-2011



Sold Listings - January 2011 - March 2011**

Sold Listings - April 2011 - June 2011**



Sold Listings January 2011 - March 2011

	# of listings	Percentage	Median Price
Traditional	1,614	39%	\$ 140,000
Short Sale	810	20%	\$ 83,000
Foreclosures	1,692	41%	\$ 67,355
	<u>4,116</u>		

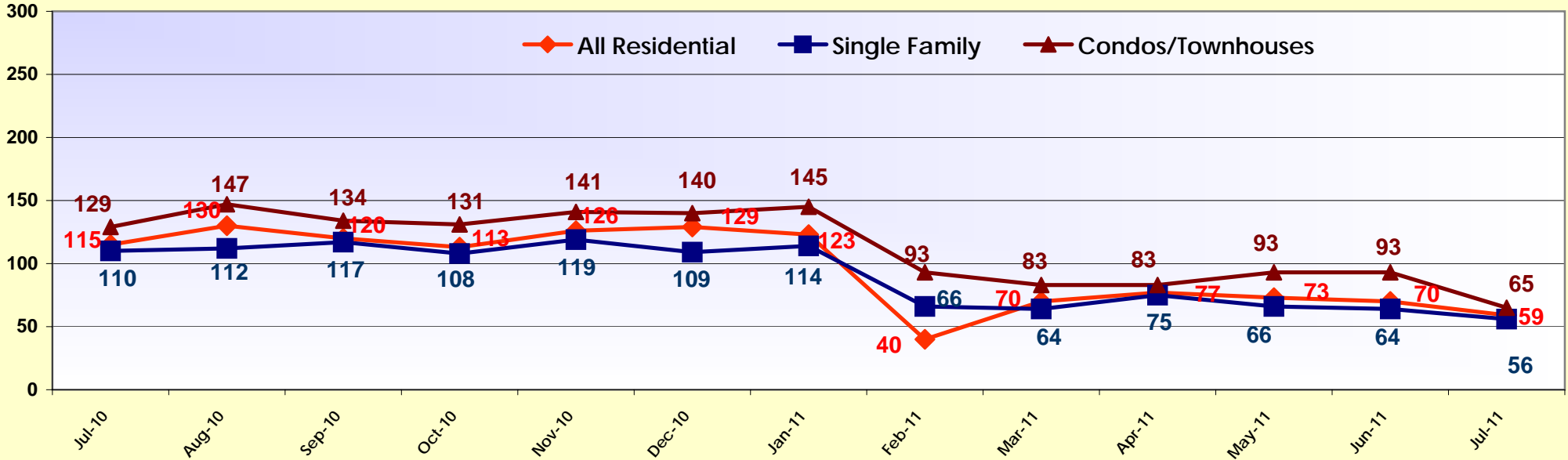
Sold Listings April 2011 - June 2011

	# of listings	Percentage	Median Price
Traditional	2,036	50%	\$ 148,000
Short Sale	825	20%	\$ 84,000
Foreclosures	1,202	30%	\$ 69,900
	<u>4,063</u>		

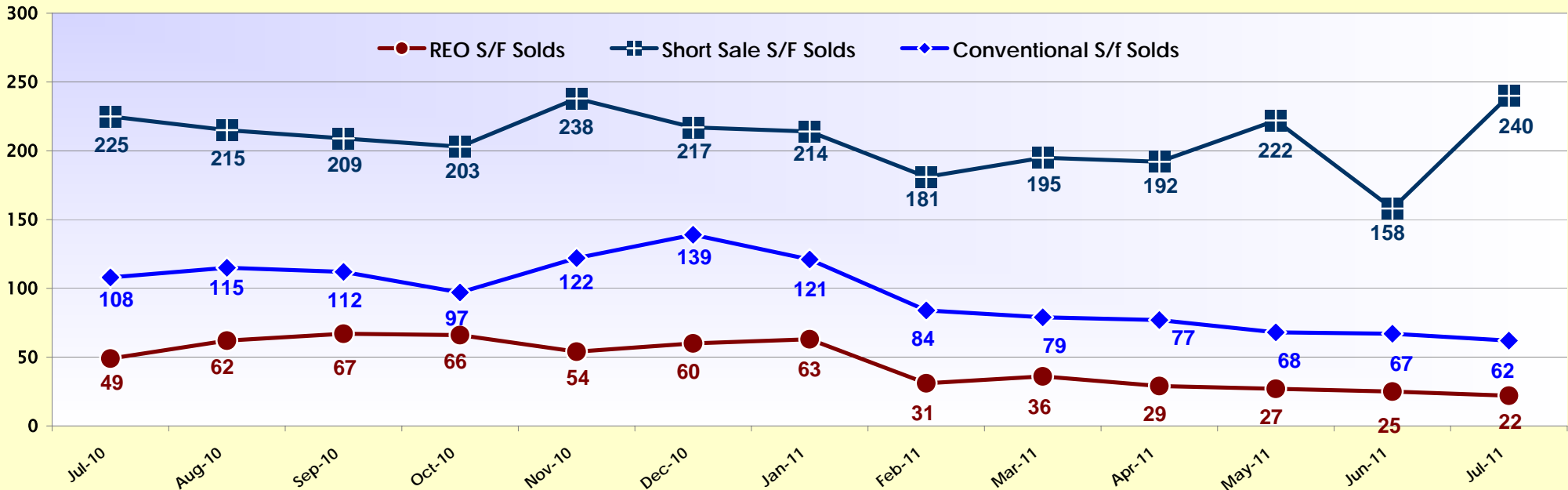
** This chart is published quarterly.

Days On Market - Last 12 Months - Solds

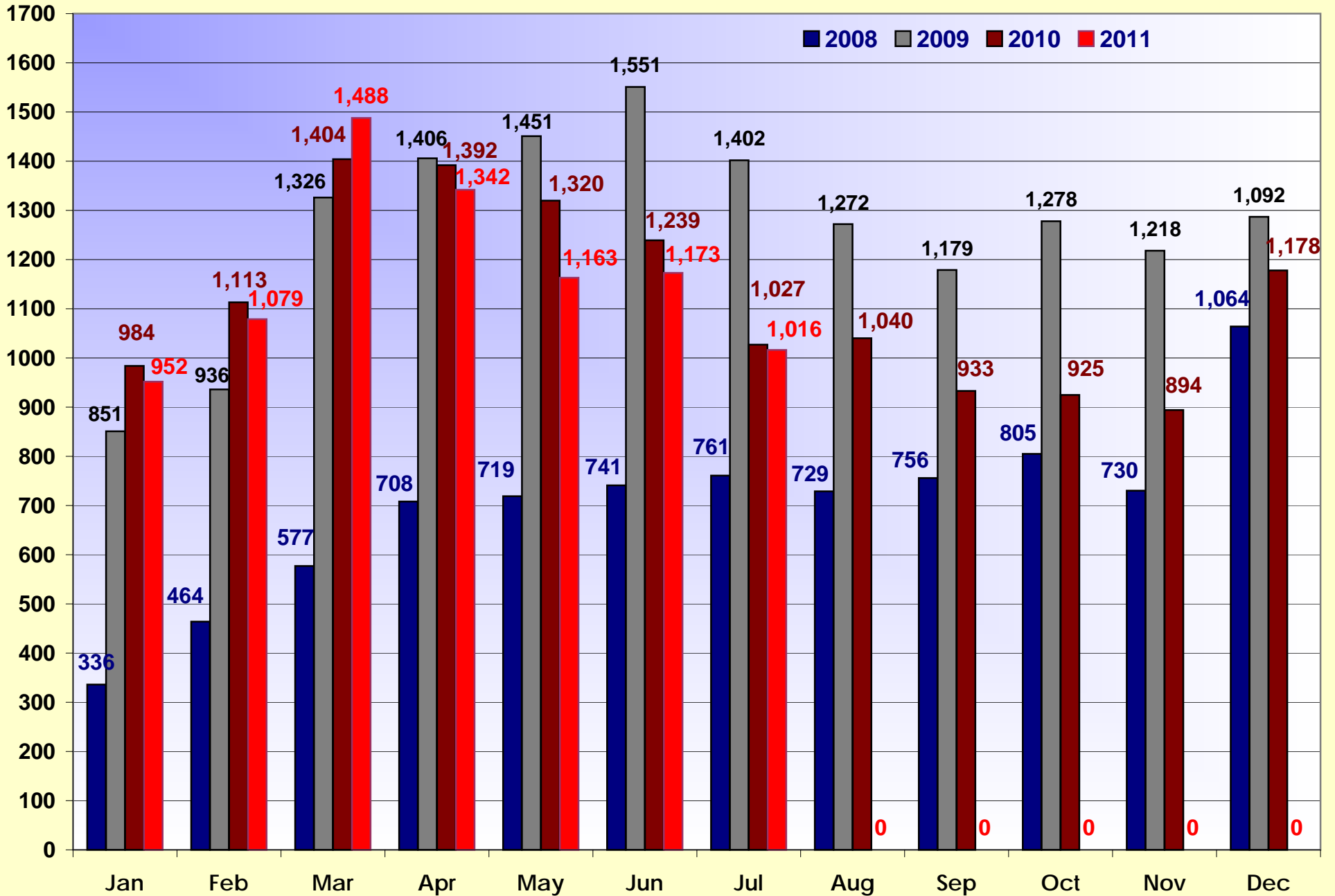
All Residential/Single Family/Condos/Townhouses



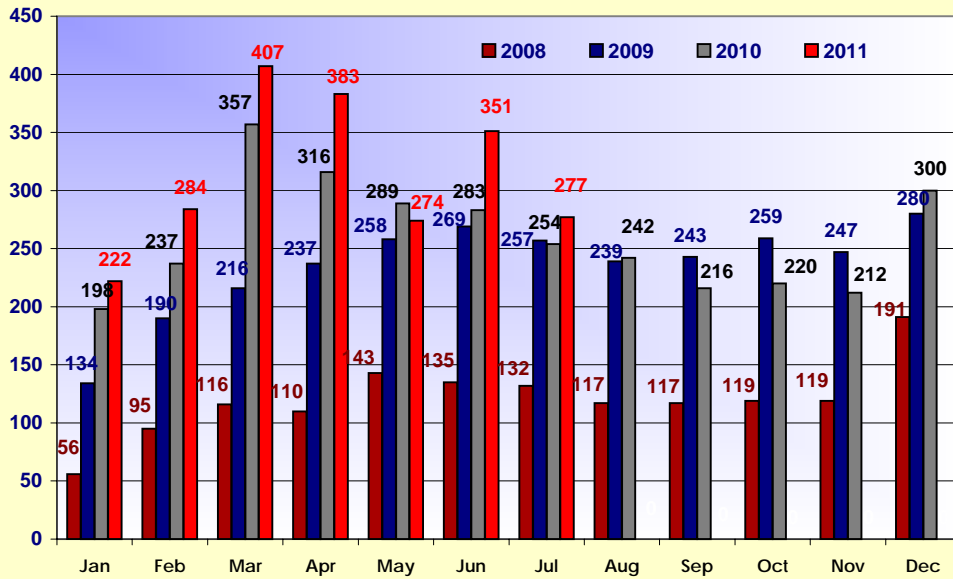
Days On Market - Single Family By Type



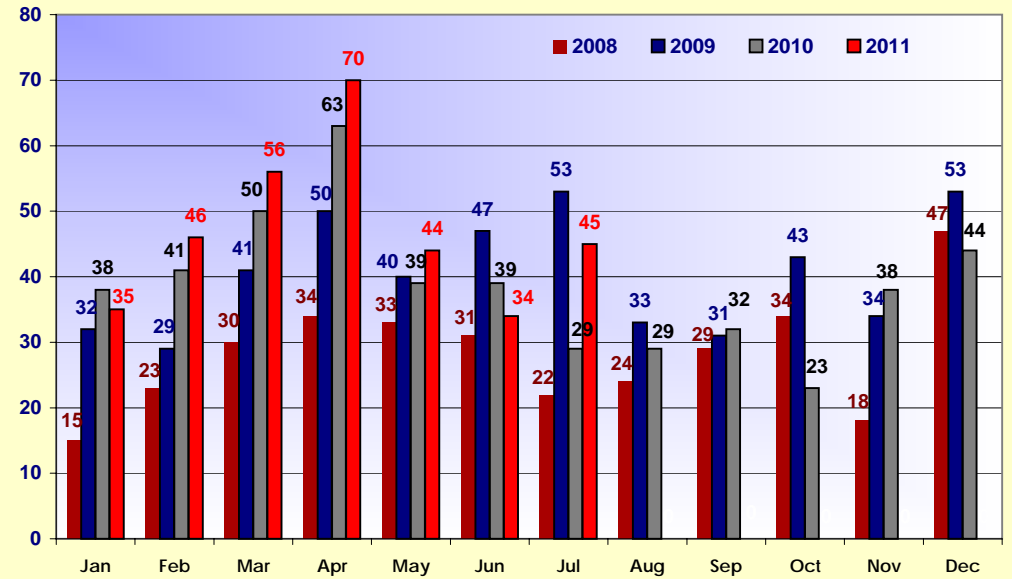
Average # of DOM for Sold Residential Listings calculated by Rapattoni



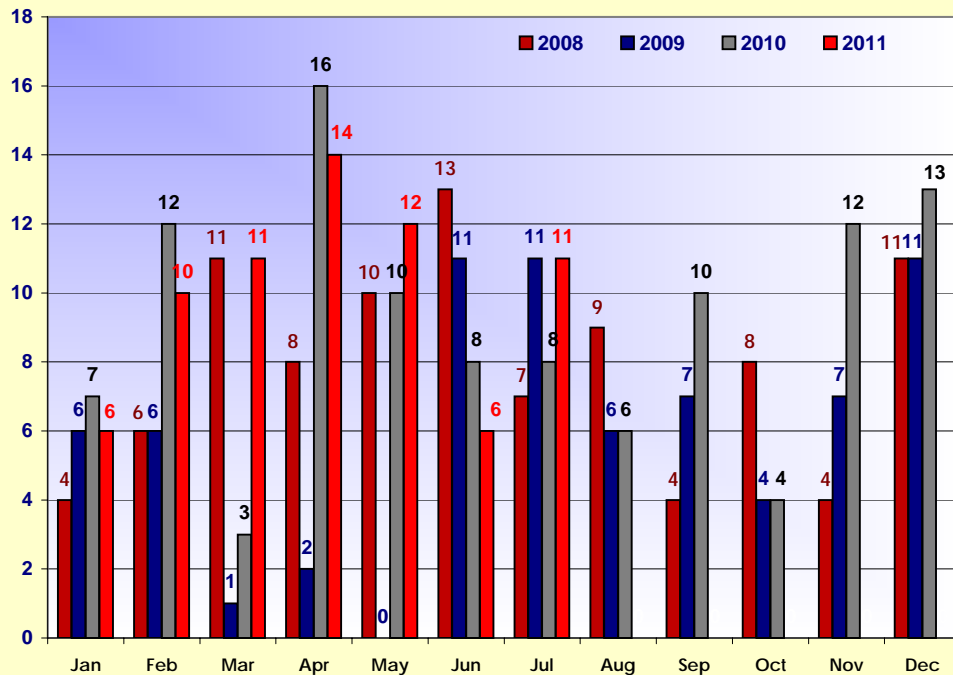
2008-2011 Sold Single Family - Fort Myers



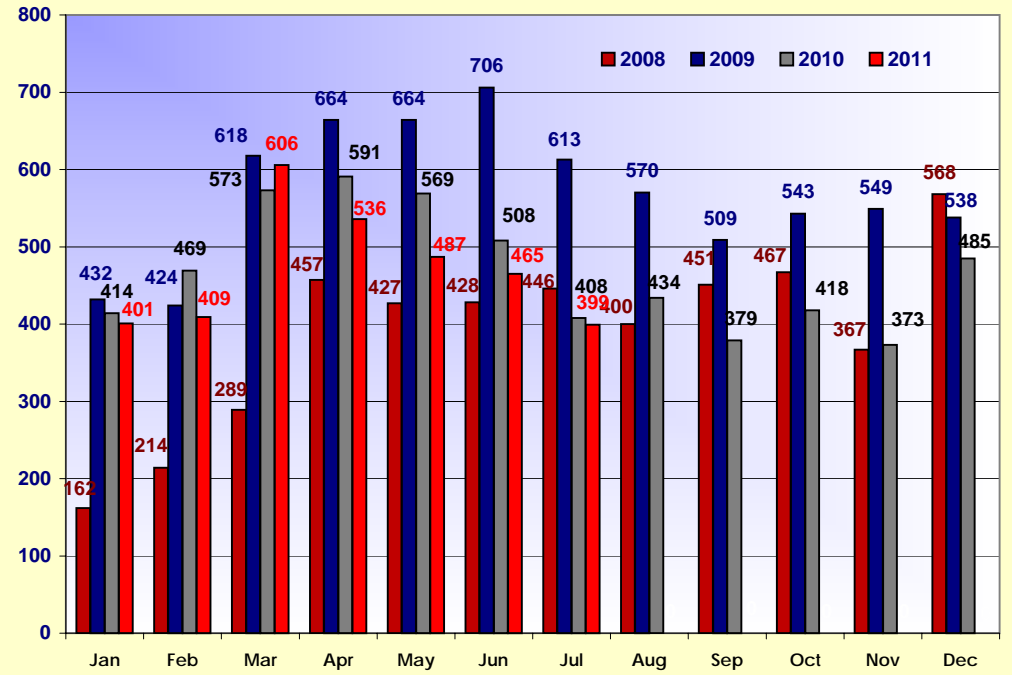
2008-2011 Sold Single Family - North Fort Myers



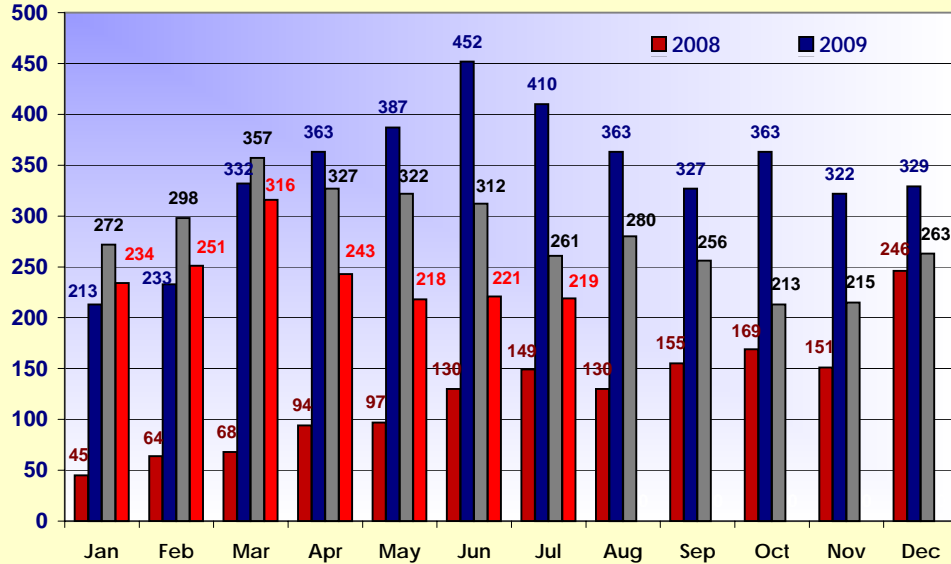
2008-2011 Sold Single Family - Fort Myers Beach



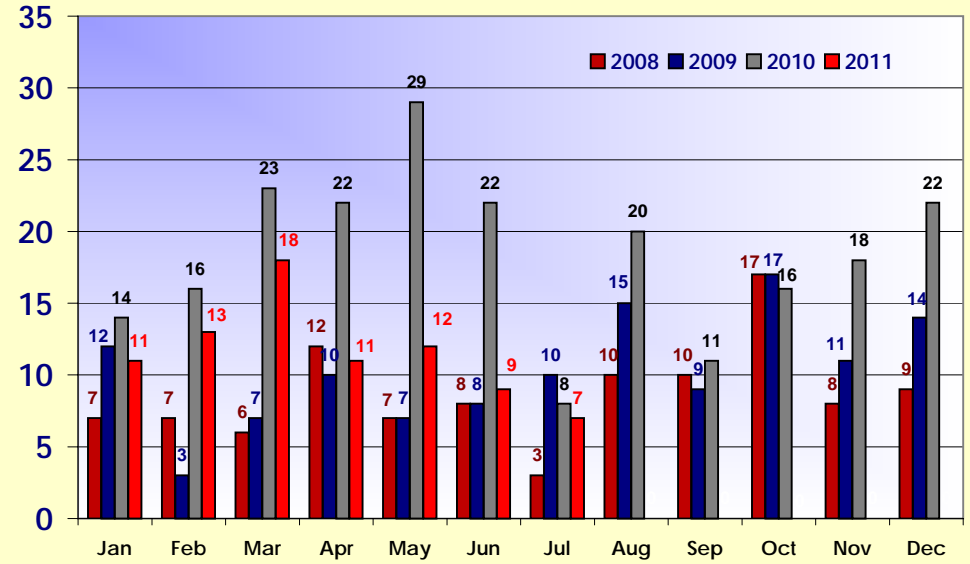
2008-2011 Sold Single Family - Cape Coral



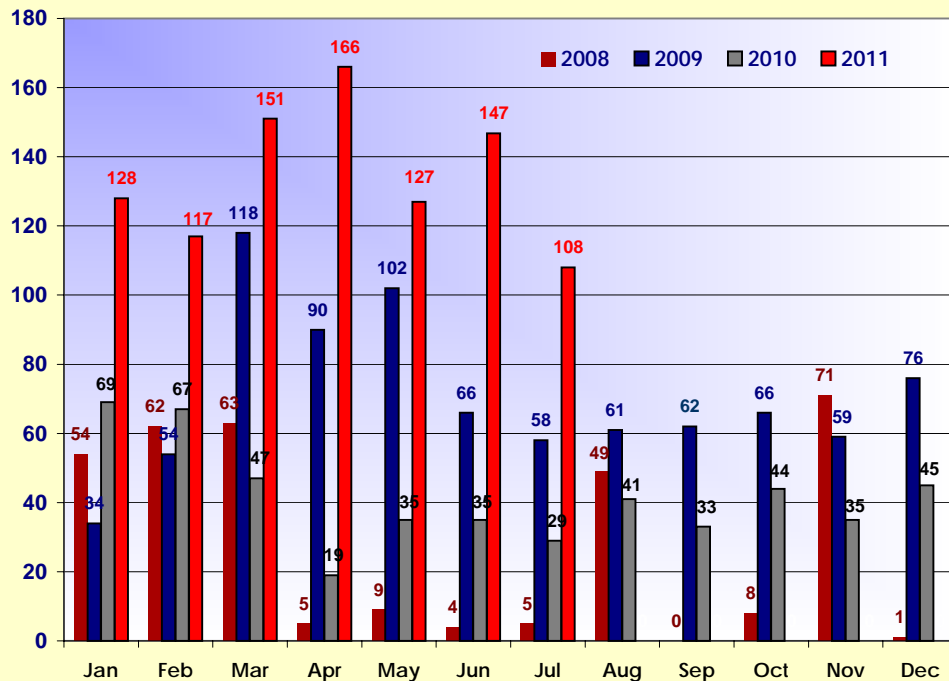
2008-2011 Sold Single Family - Lehigh Acres



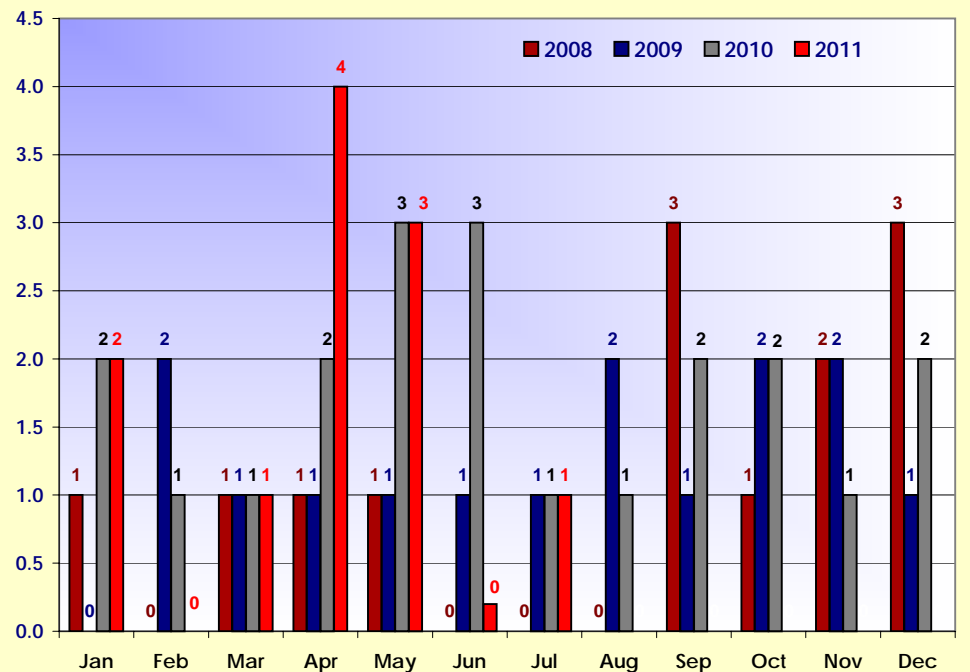
2008-2011 Sold Single Family - Hendry County

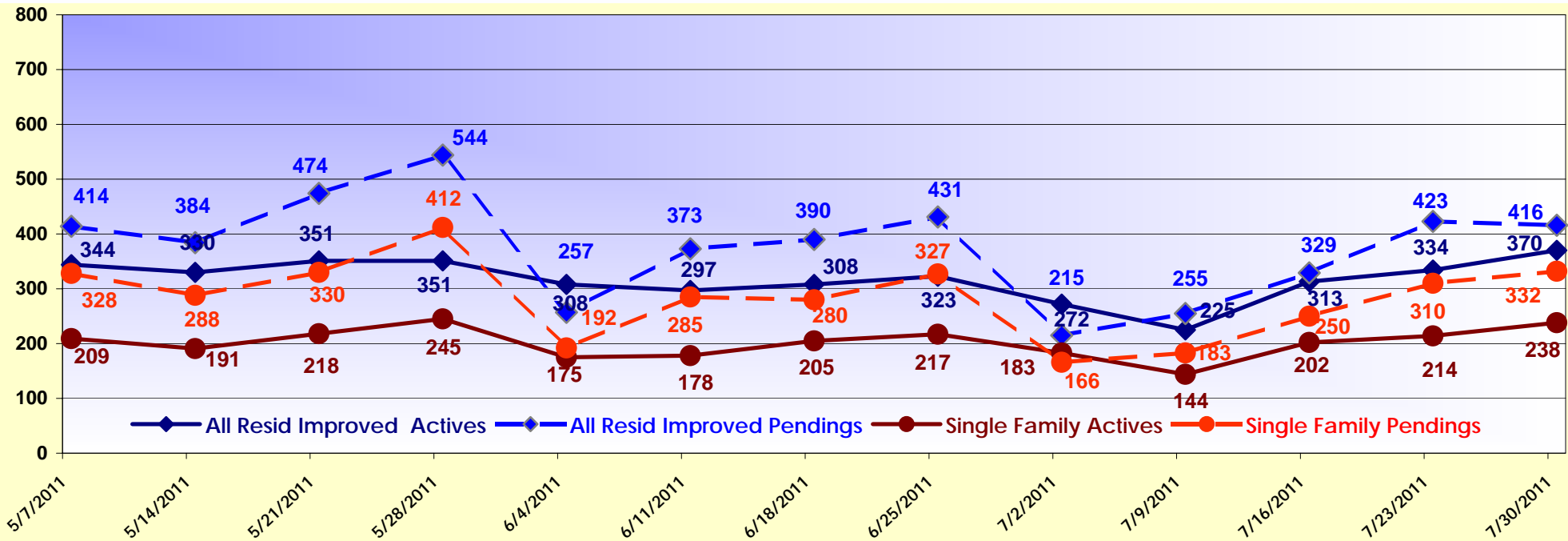


2008-2011 Sold Single Family - Other Areas

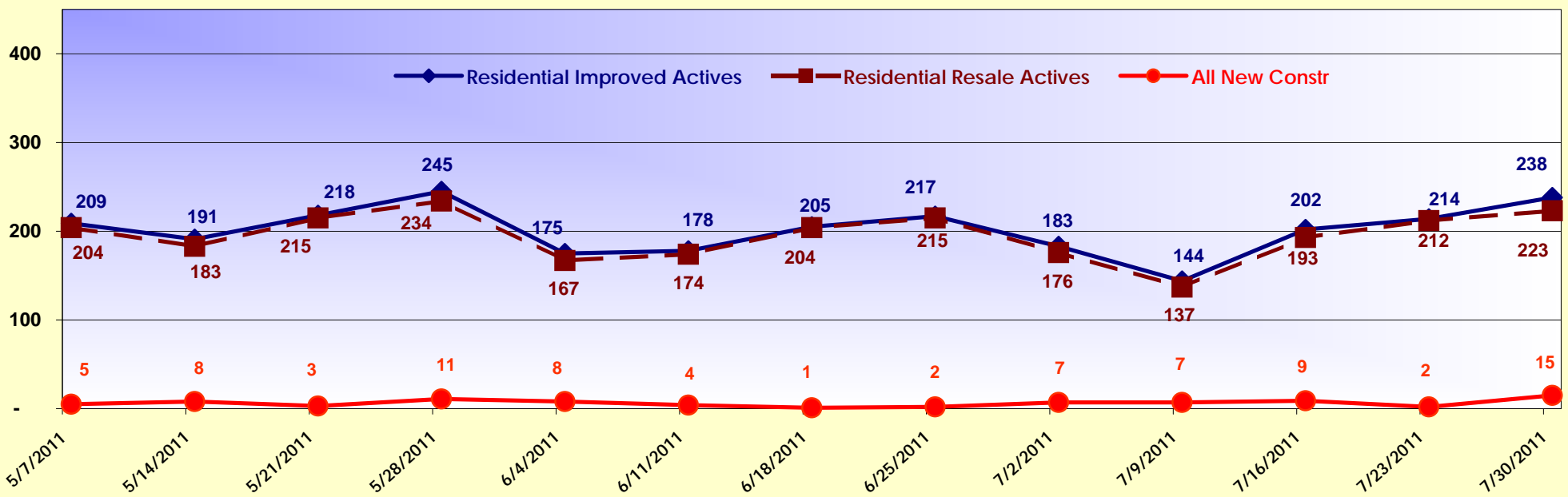


2008-2011 Sold Single Family - Glades County

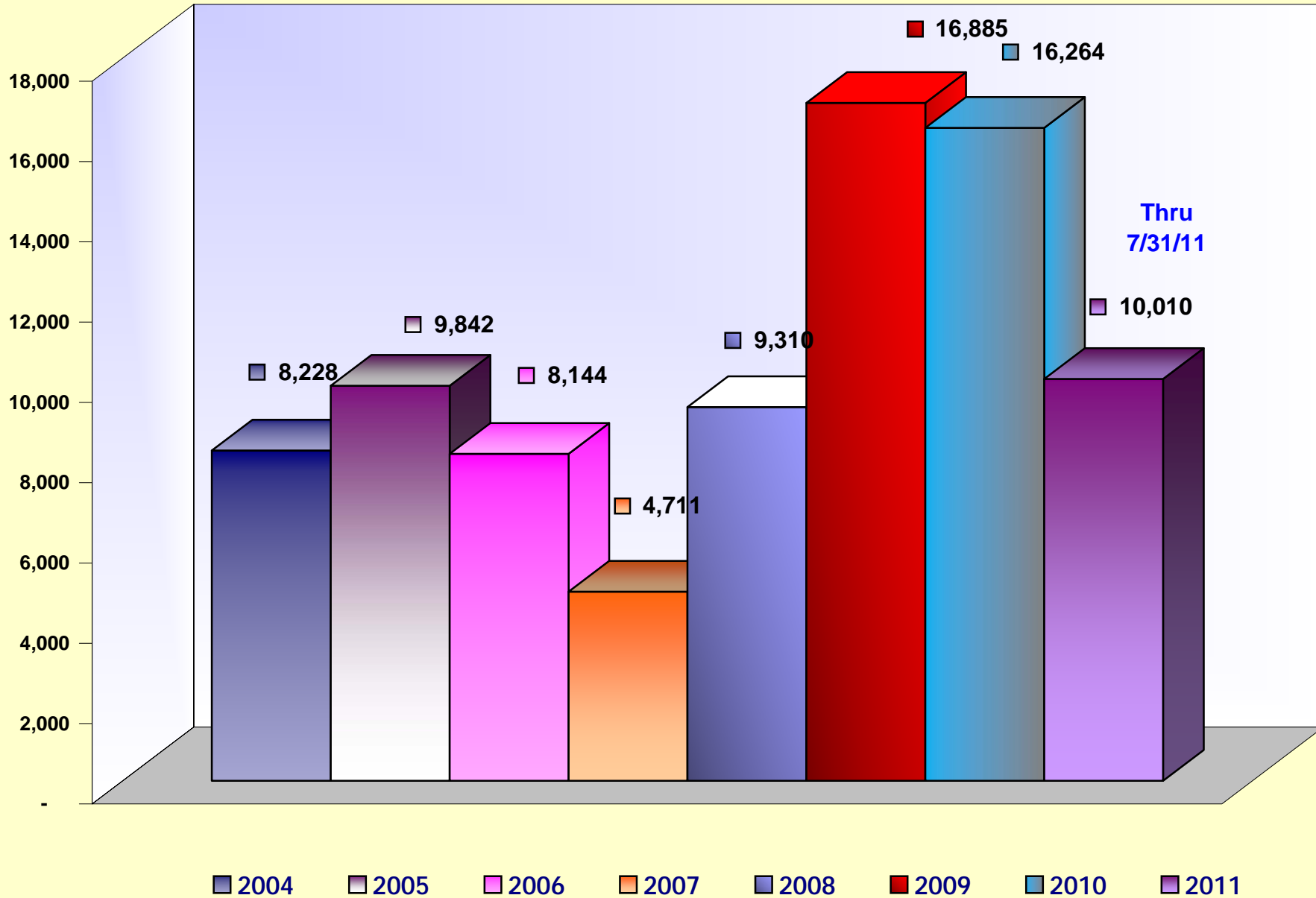




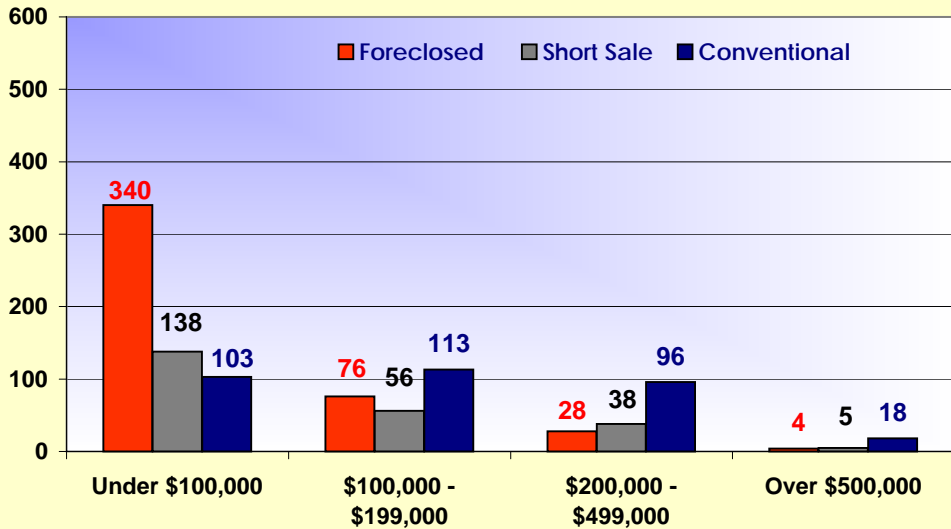
Residential Weekly Market Activity - Past 3 Months Resale & New Construction



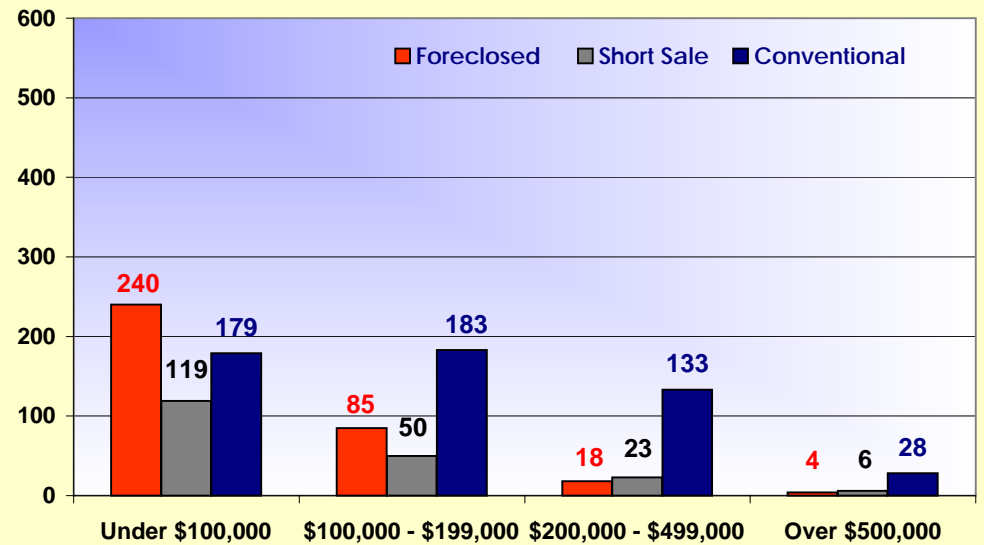
Single Family Solds By Year



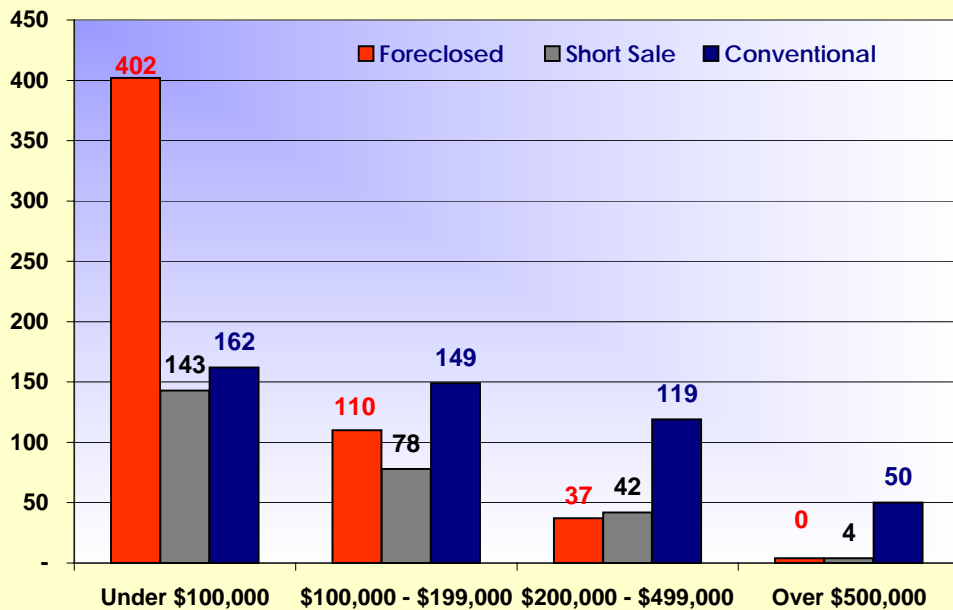
July 2010



July 2011



June 2010



June 2011

