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Single Family Median Price Comparison 2009-2011

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

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Housing Supply Outlook - March 2010 - March 2011

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

One Year Comparable - Supply Inventory (In Months)
Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.

City Supply Rate (Months Of Inventory) March 2011

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

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.
2010 / 2011 Sold Single Family - North Fort Myers

2010 / 2011 Sold Single Family - Cape Coral
**Sold Listings - January 2011 - March 2011**

- **Traditional**: 1,614 listings, Median Price $140,000
- **Short Sale**: 810 listings, Median Price $83,000
- **Foreclosures**: 1,692 listings, Median Price $67,355

**Sold Listings - October 2010 - December 2010**

- **Traditional**: 1,358 listings, Median Price $126,500
- **Short Sale**: 706 listings, Median Price $80,000
- **Foreclosures**: 1,423 listings, Median Price $65,000

**This chart is published quarterly.**
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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
# of Single Family Sold By Price Points
Foreclosed / Short Sale / Conventional Comparison

**March 2010**

- **Under $100,000**: 555
- **$100,000 - $199,000**: 177
- **$200,000 - $499,000**: 182
- **Over $500,000**: 211

**March 2011**

- **Under $100,000**: 404
- **$100,000 - $199,000**: 245
- **$200,000 - $499,000**: 181
- **Over $500,000**: 129

**February 2010**

- **Under $100,000**: 413
- **$100,000 - $199,000**: 129
- **$200,000 - $499,000**: 90
- **Over $500,000**: 140

**February 2011**

- **Under $100,000**: 366
- **$100,000 - $199,000**: 132
- **$200,000 - $499,000**: 101
- **Over $500,000**: 133

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