



# Monthly Market Indicators March 2011



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- Sold Properties by Cities
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- Median Price Comparison by Year

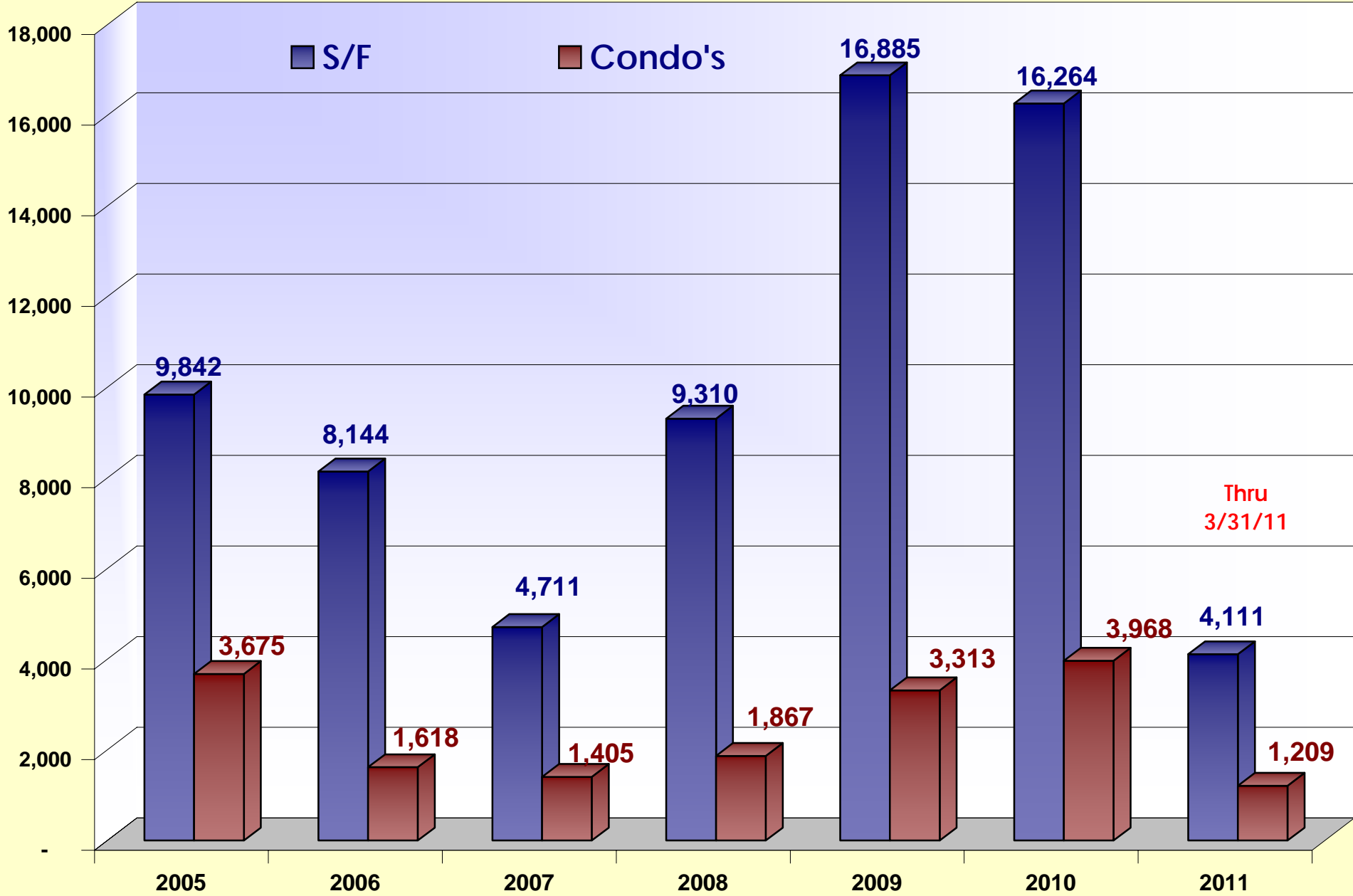


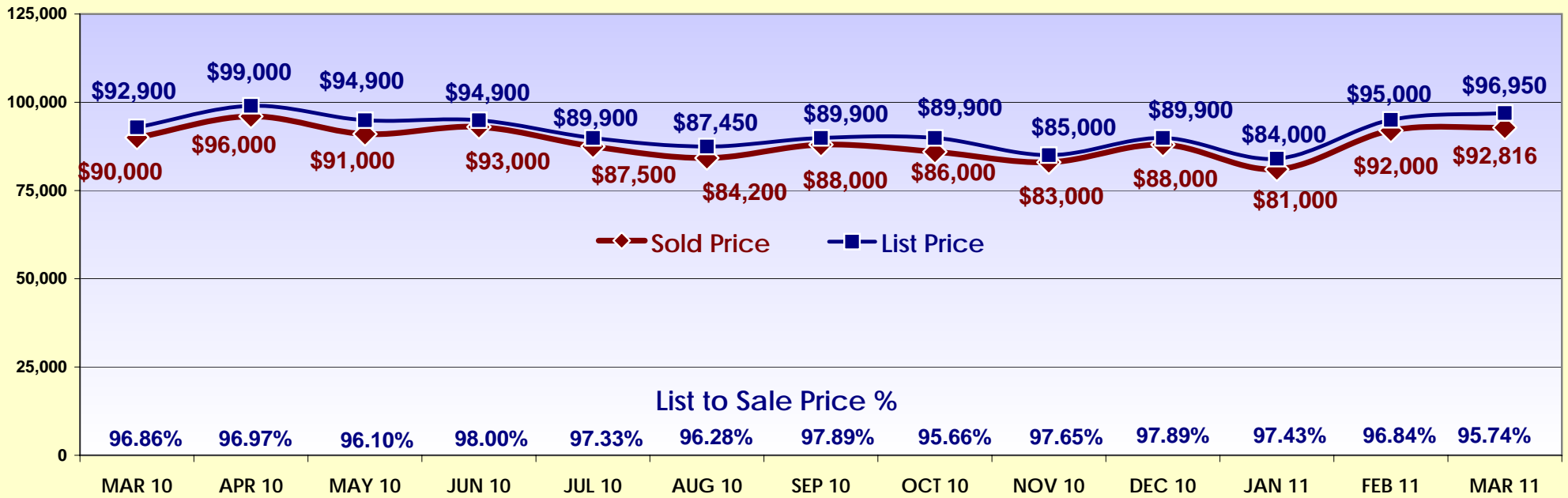
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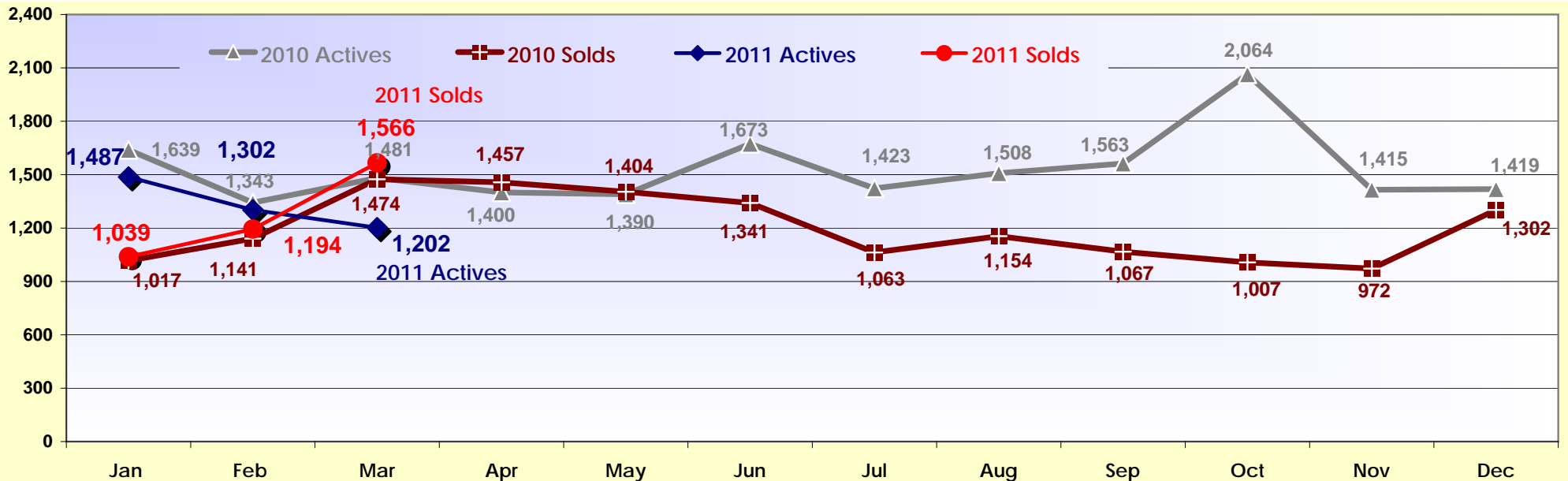
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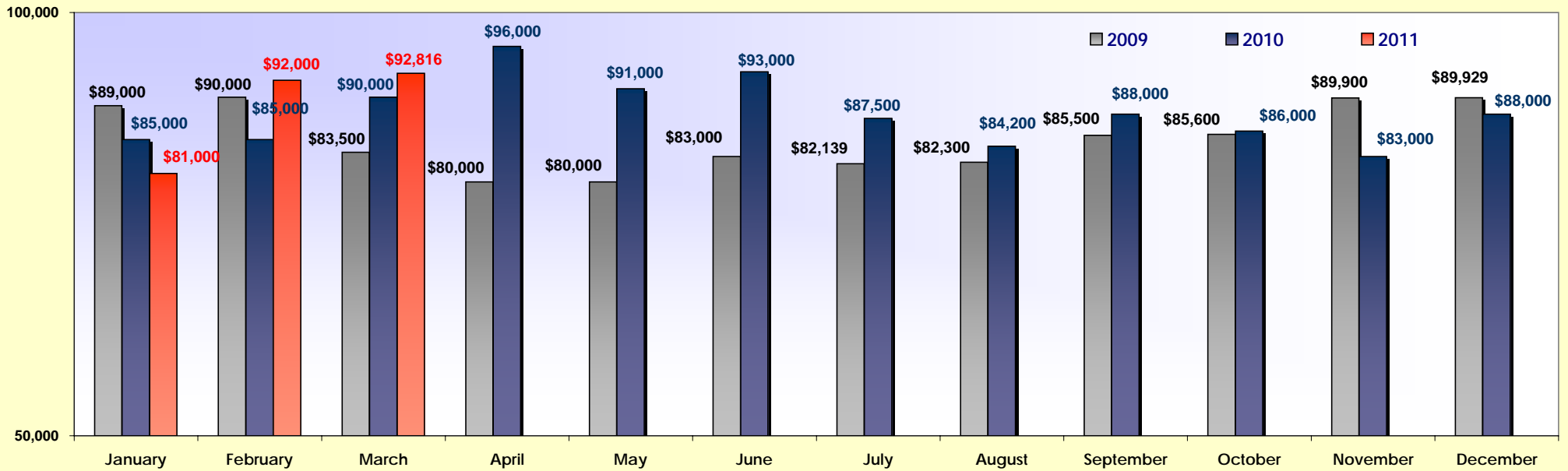




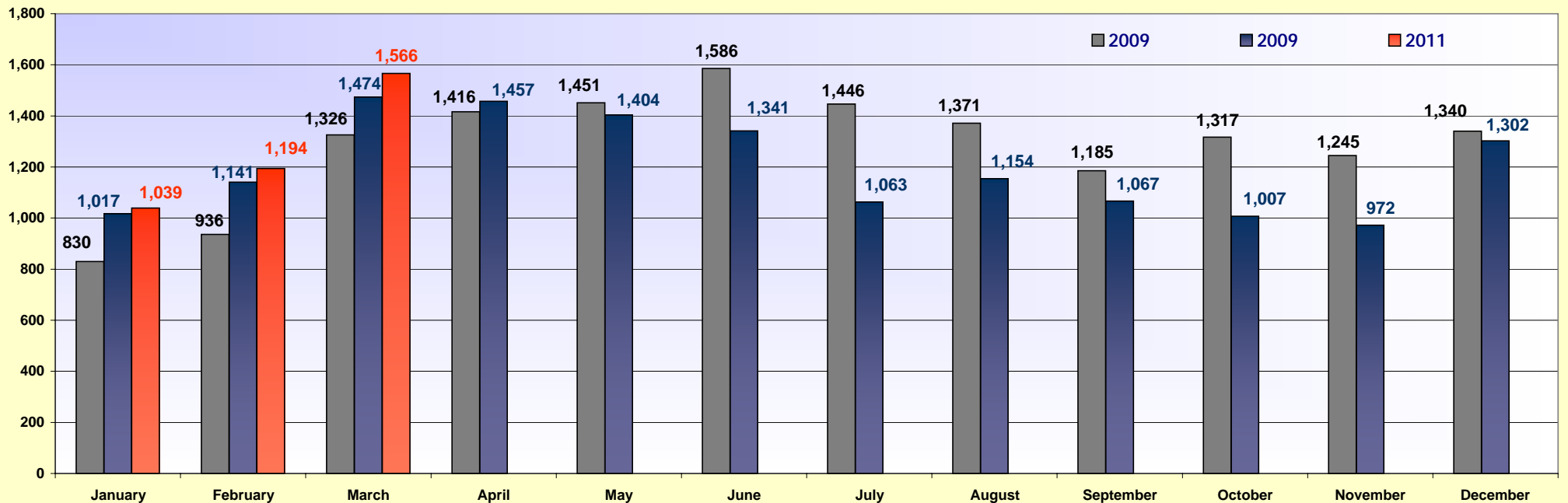


### 2010/2011 Single Family Listings - Monthly Sold and Active Listings



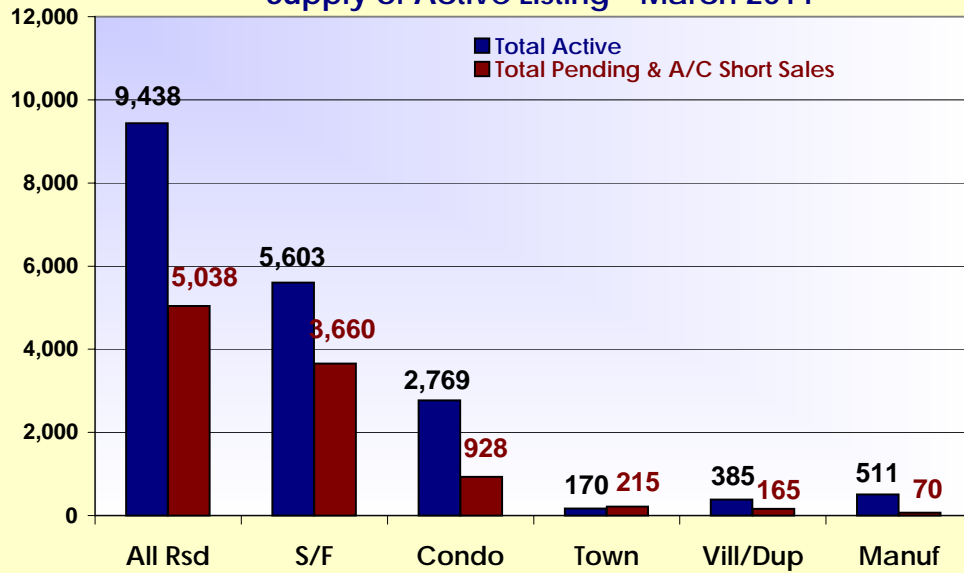


## 2009-2011 Monthly Totals of Single Family Solds

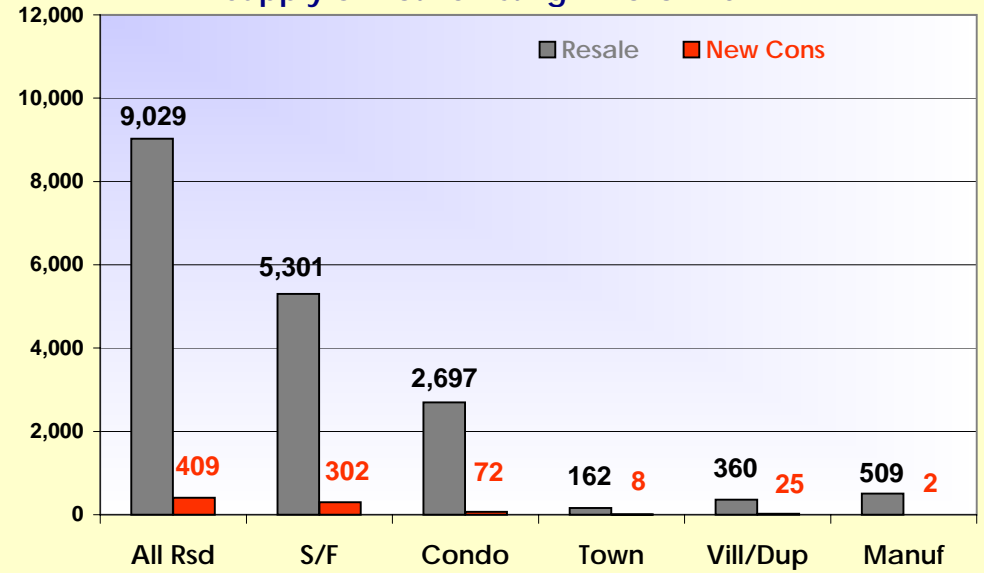


## All Residential Properties - Active and Pendlings / Active Cont. Short Sale

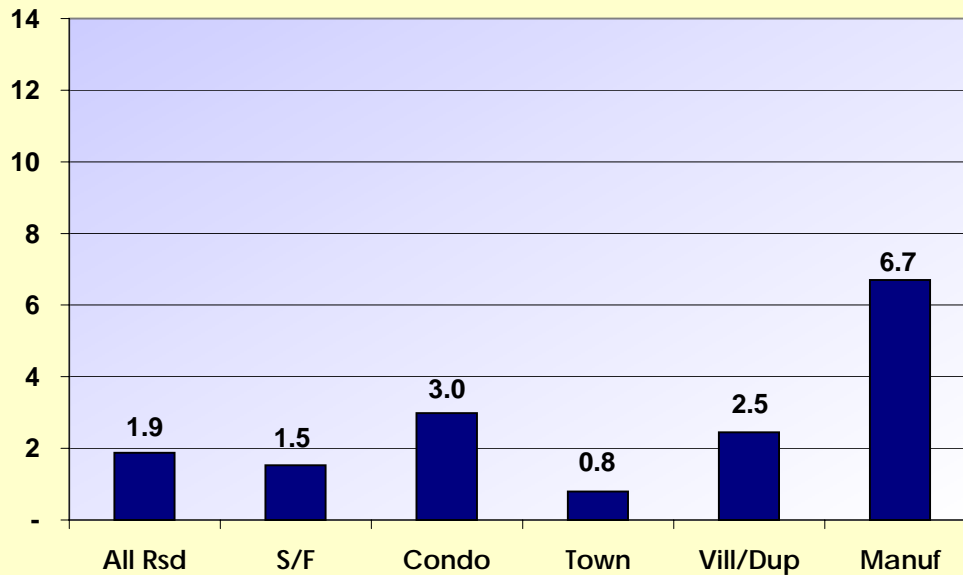
Supply of Active Listing - March 2011



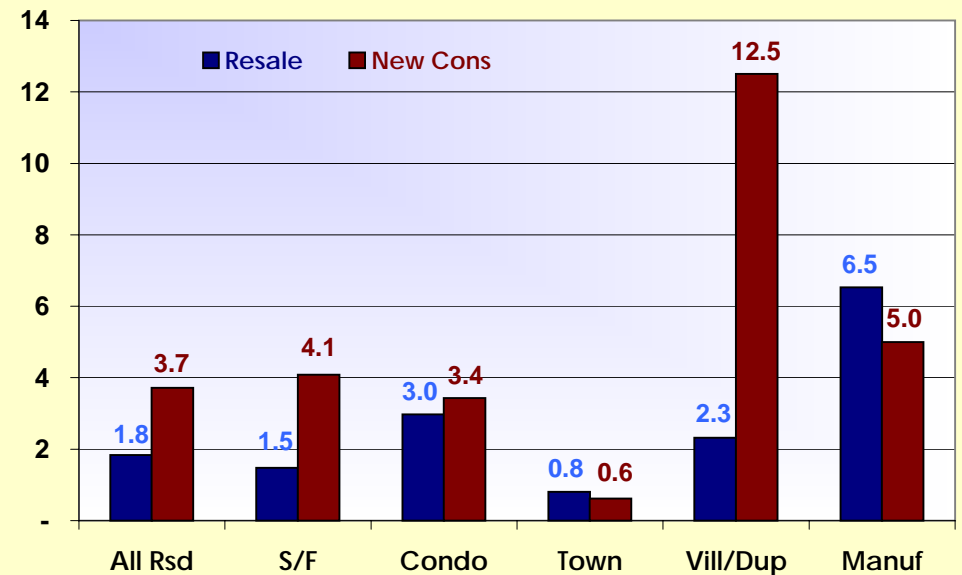
Supply of Active Listing - March 2011



Supply Outlook (Months of Inventory)



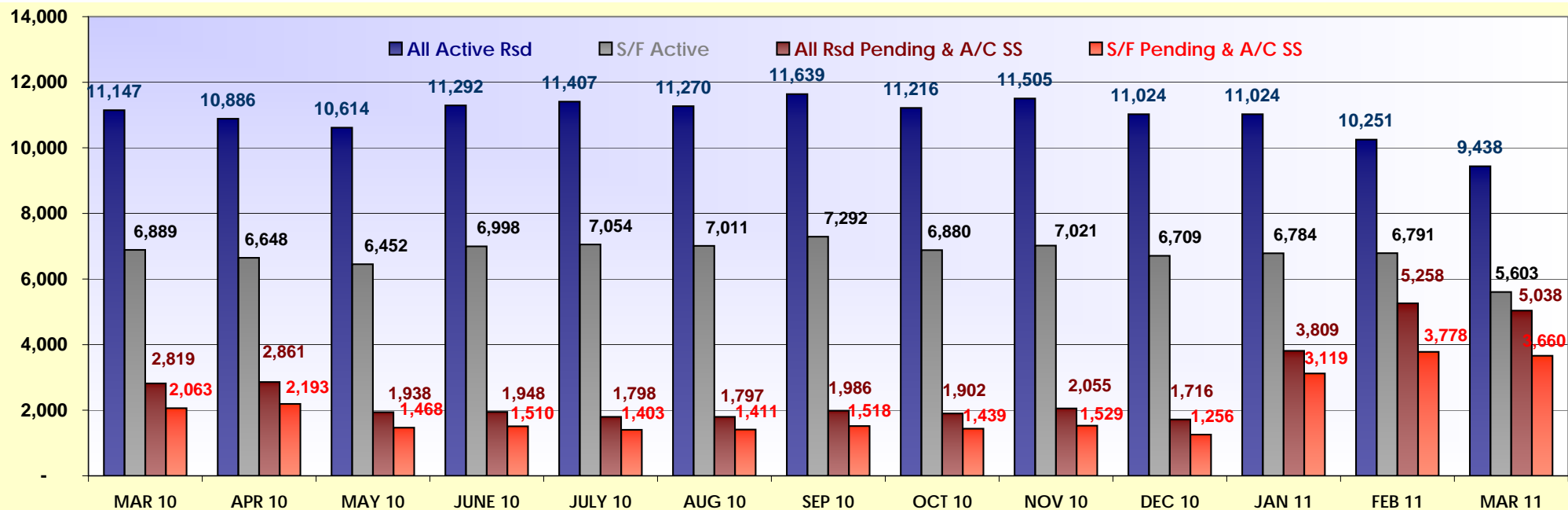
Supply Outlook (Months of Inventory)



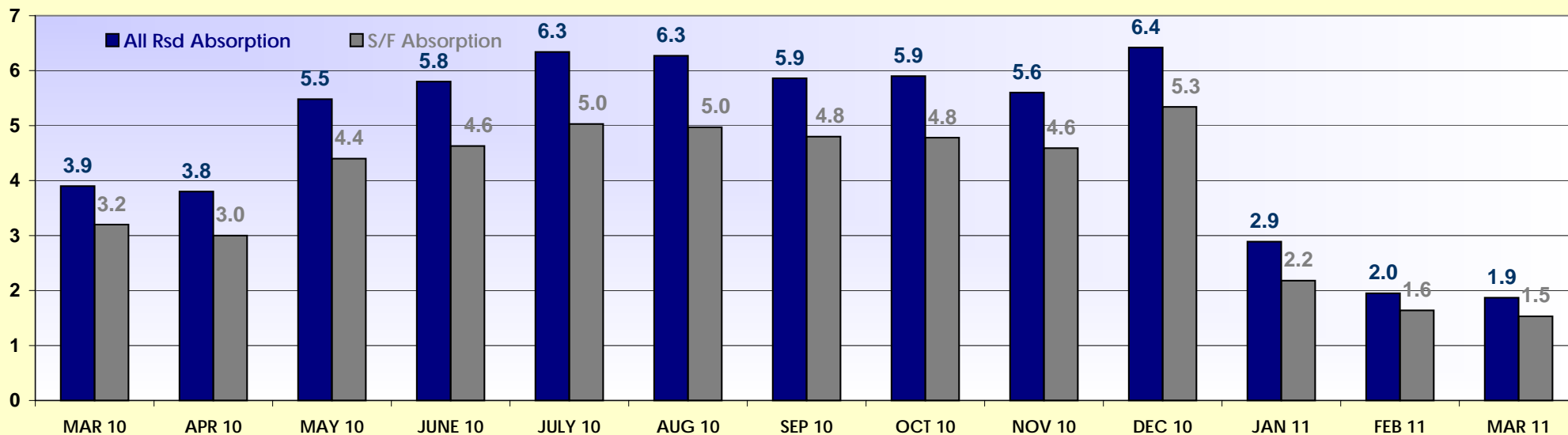
Supply Outlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending / Active Contingent Short Sale Listings.



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



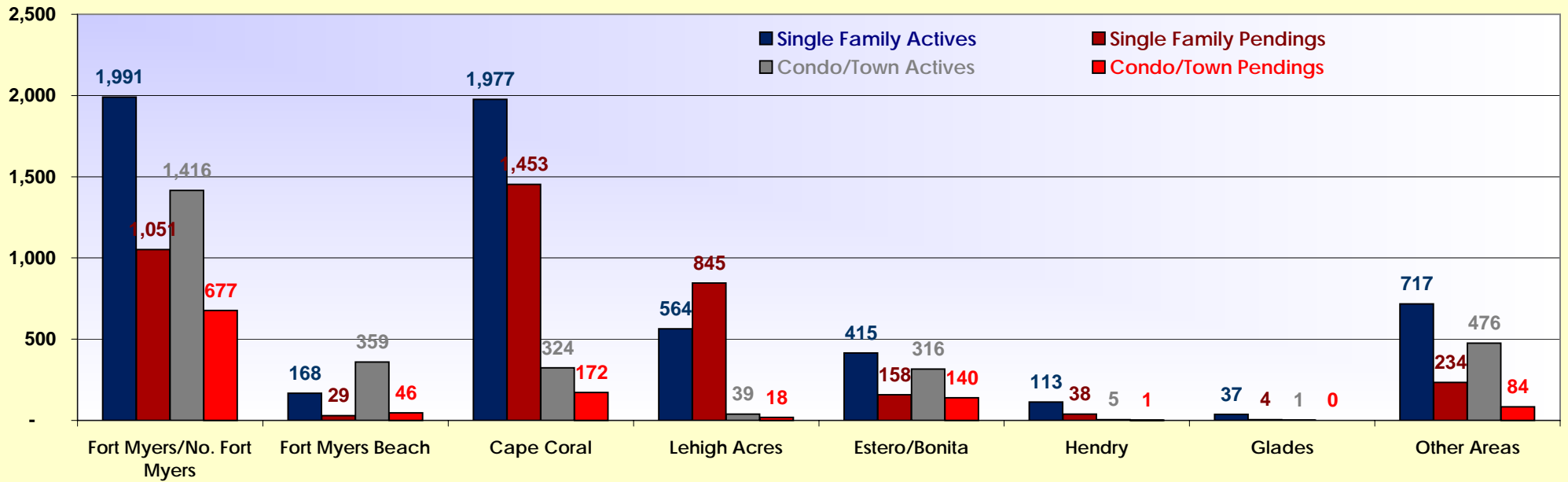
## One Year Comparable - Supply Inventory (In Months)



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

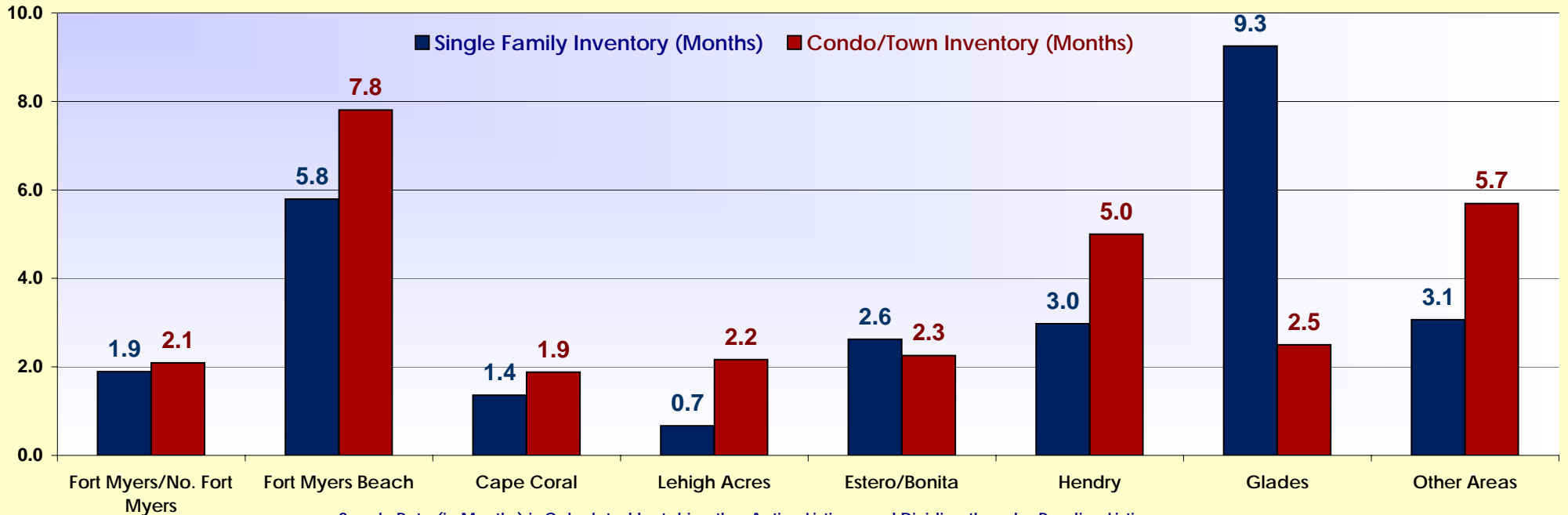
## Breakout By City - Active/Pending Listings

March 2011



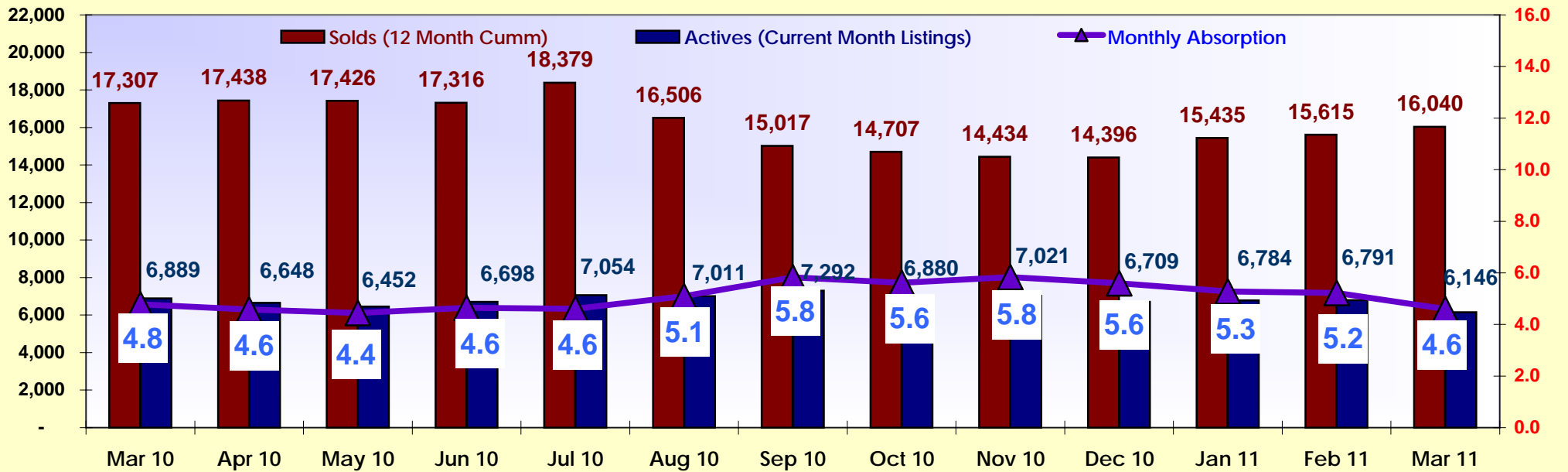
## City Supply Rate (Months Of Inventory)

March 2011

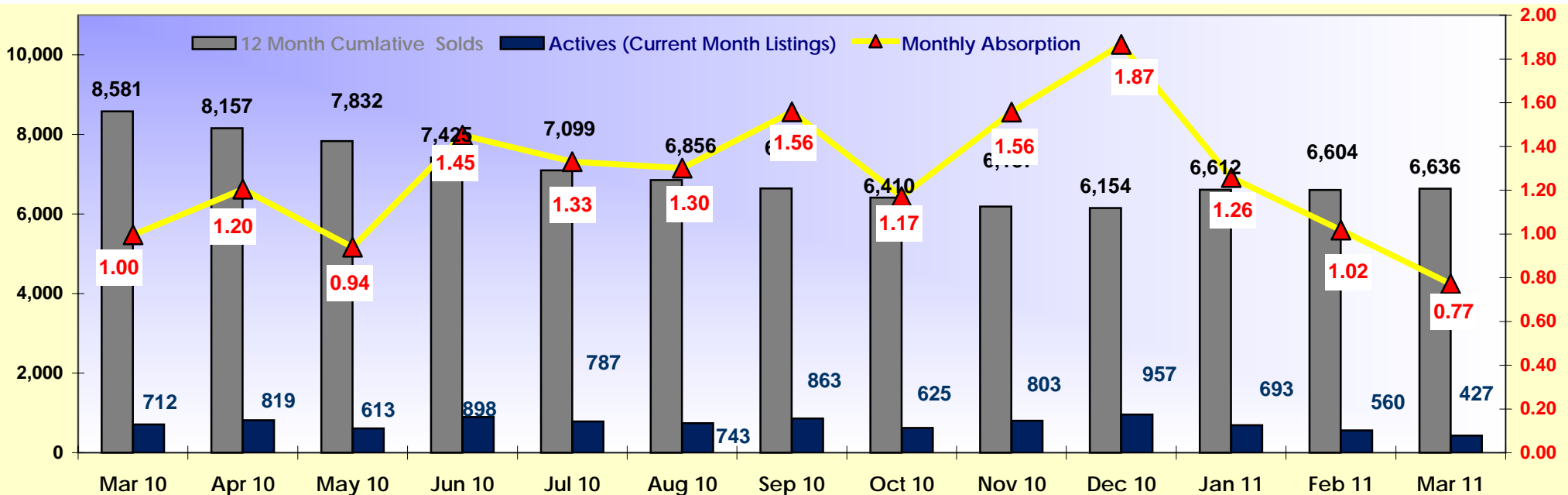


Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.

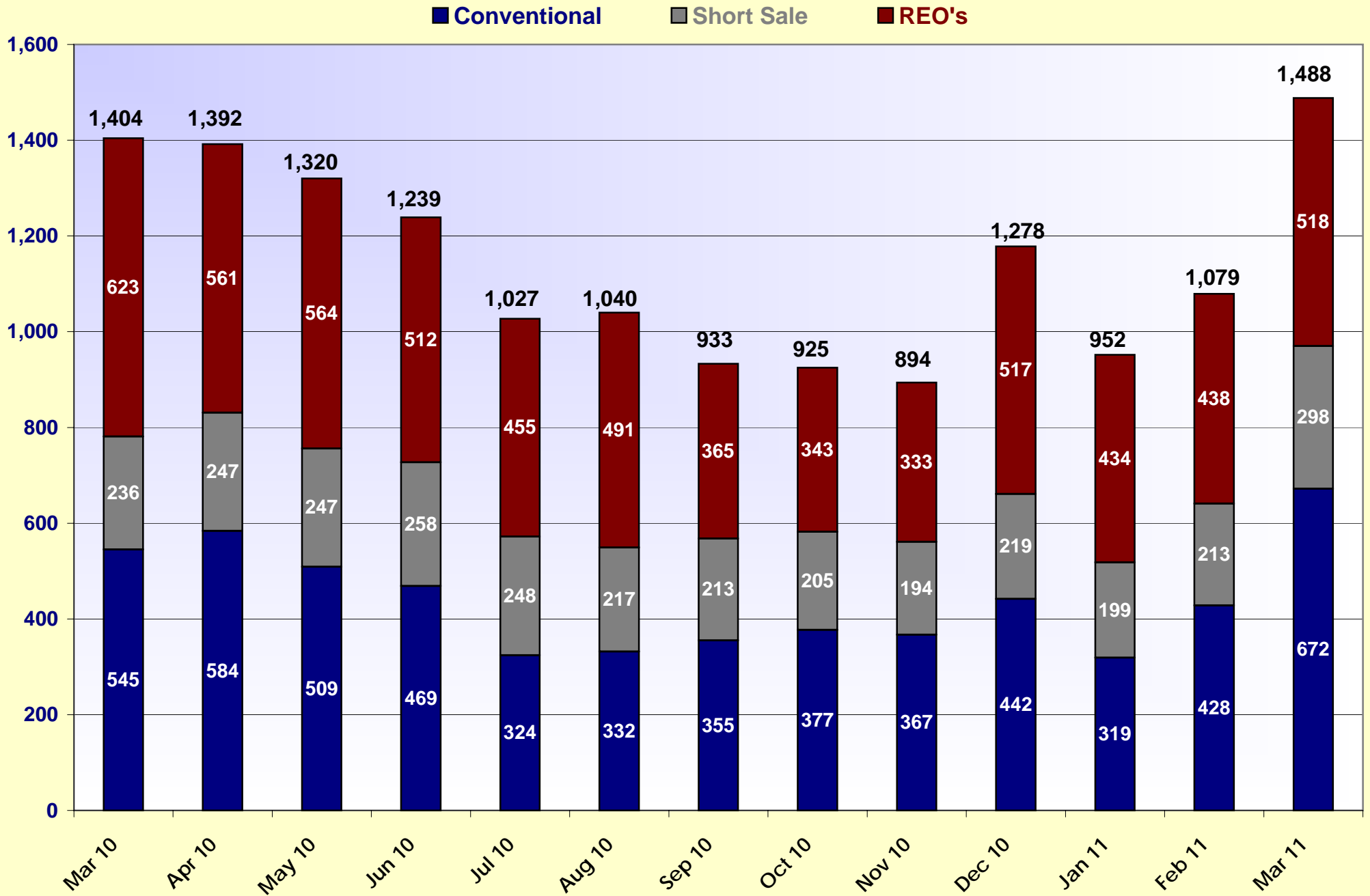
### Absorption Rate - Single Family - Monthly

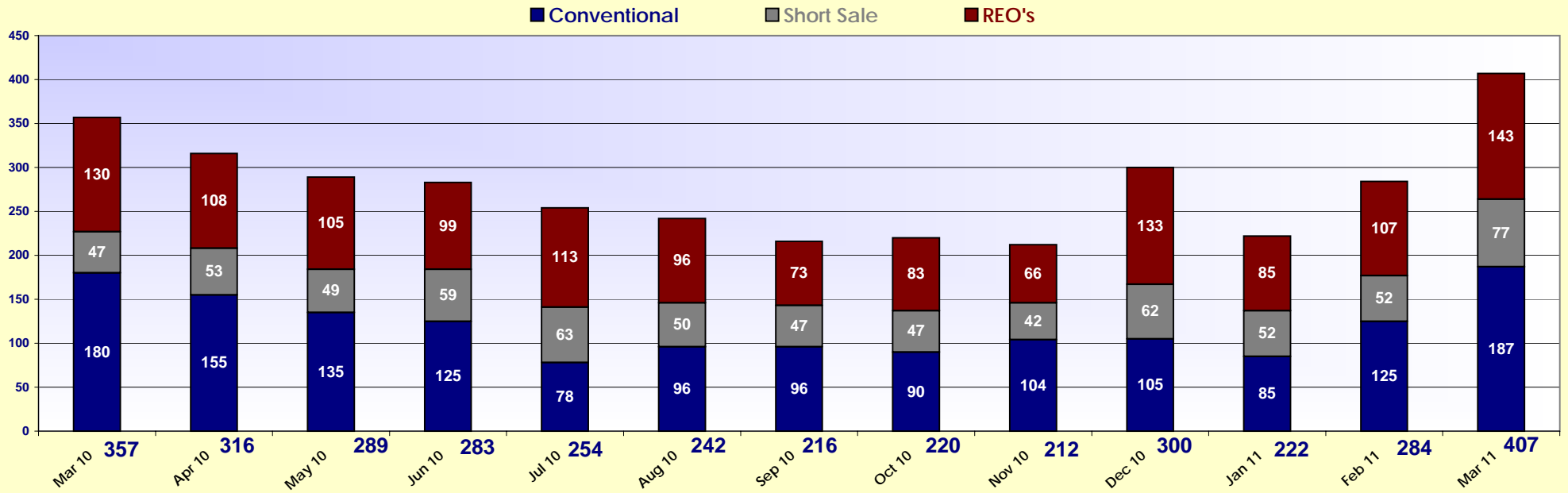


### Absorption Rate - Foreclosed/REO Single Family

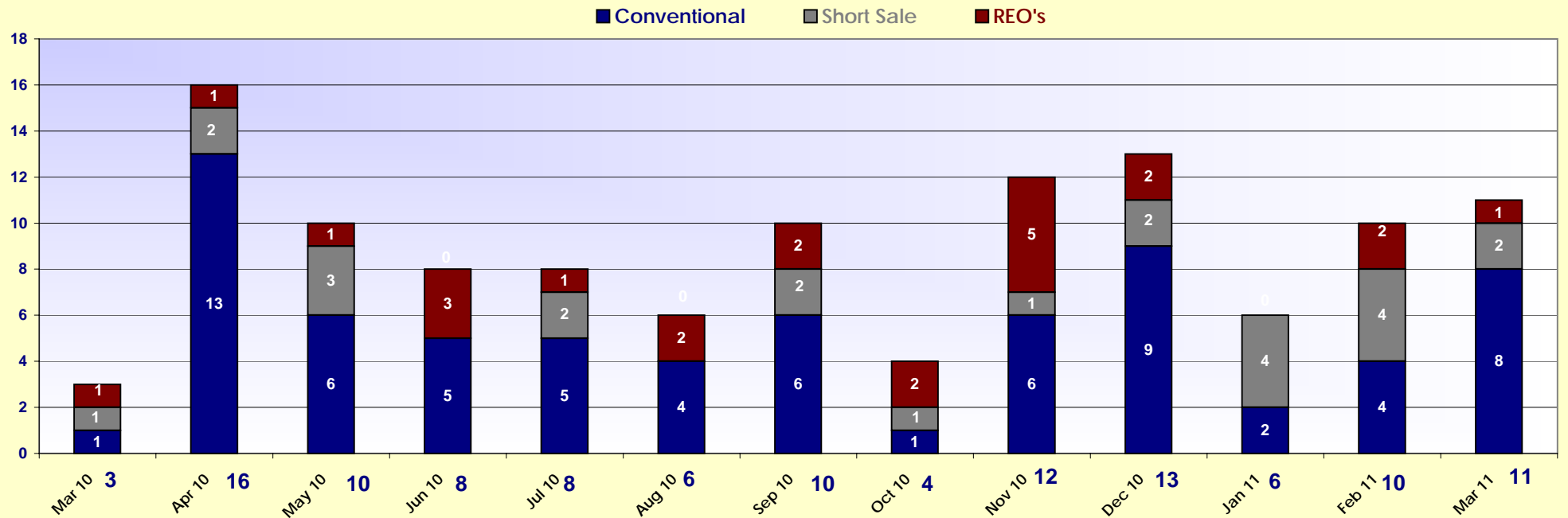


Absorption (NAR's calculation) - # of Sold Divided by 12 (# of Months) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

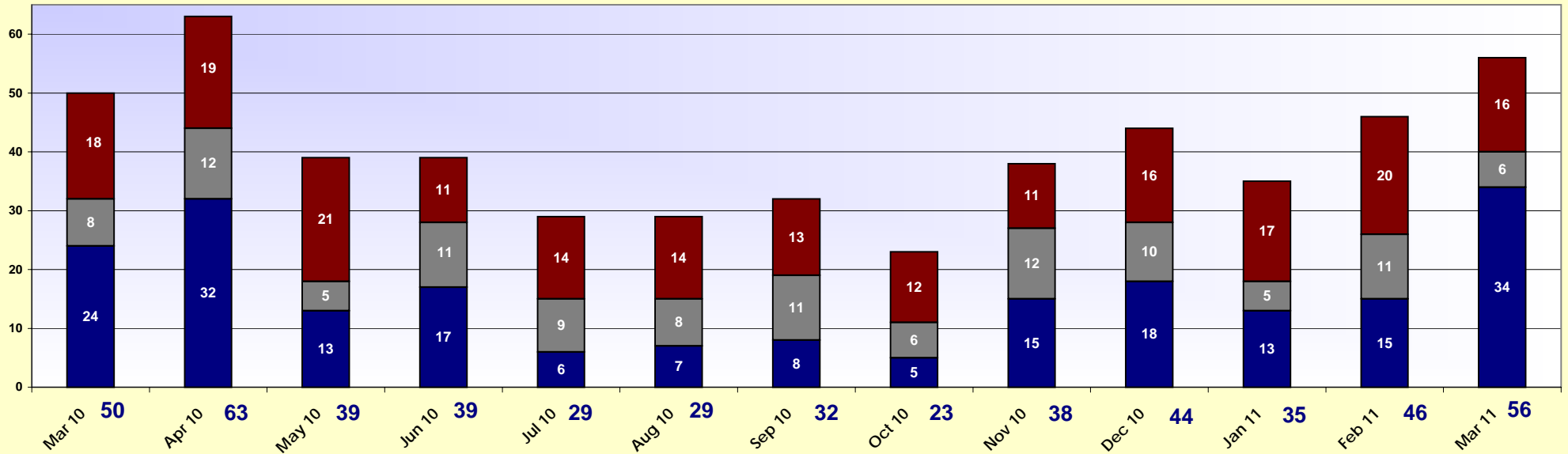




2010 / 2011 Sold Single Family - Fort Myers Beach

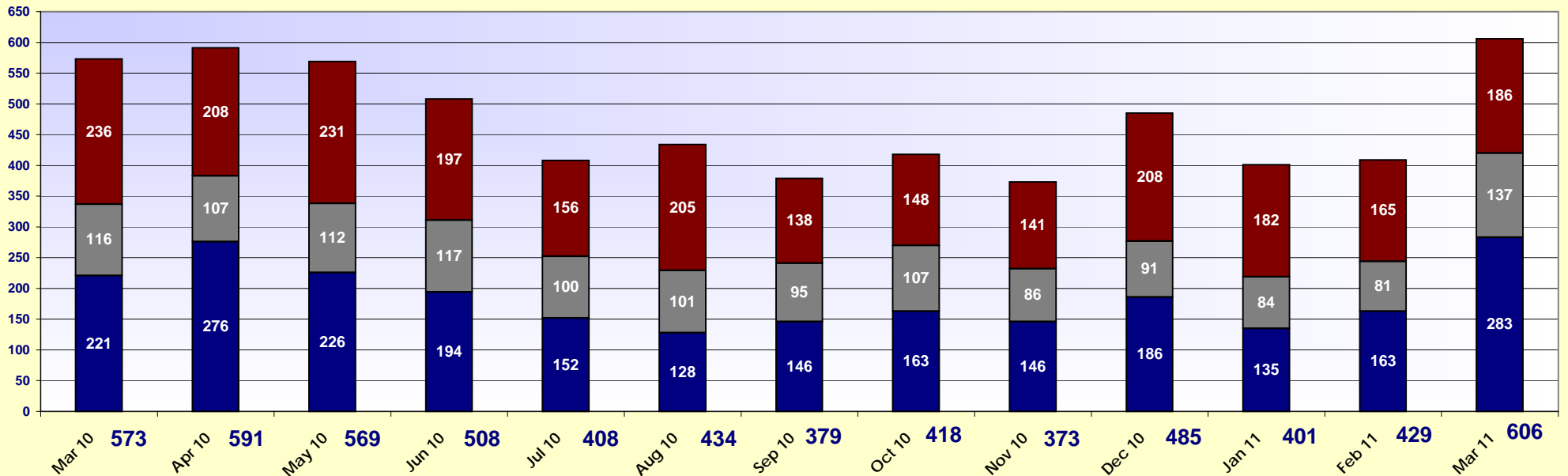


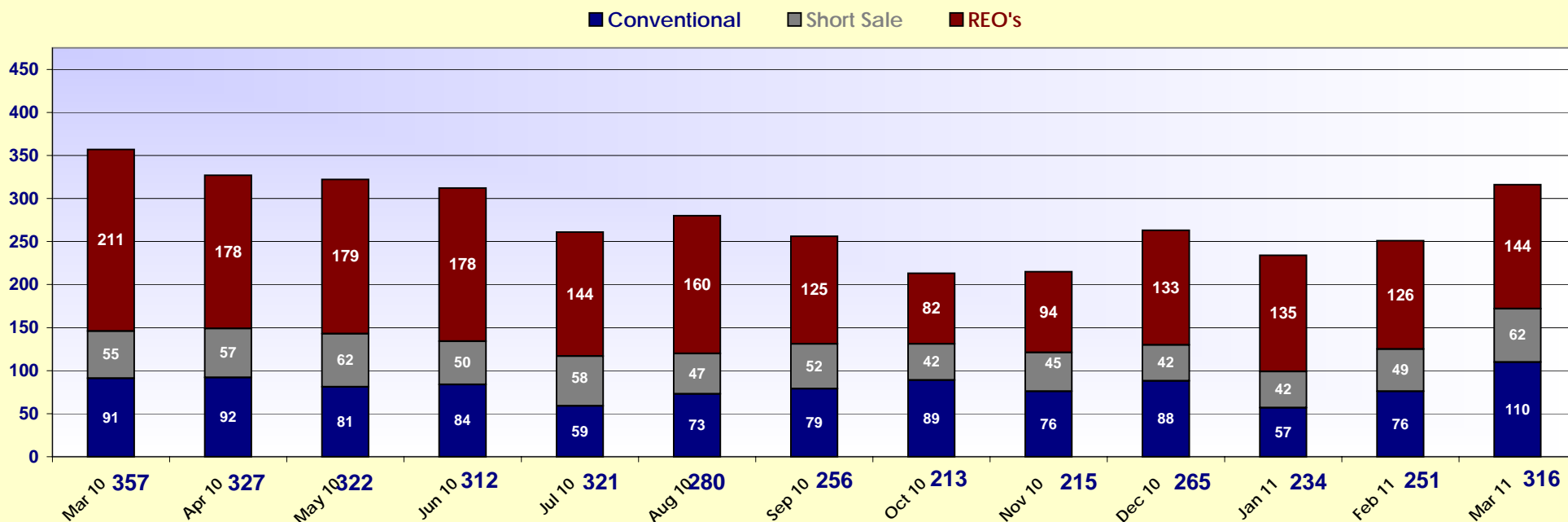
■ Conventional ■ Short Sale ■ REO's



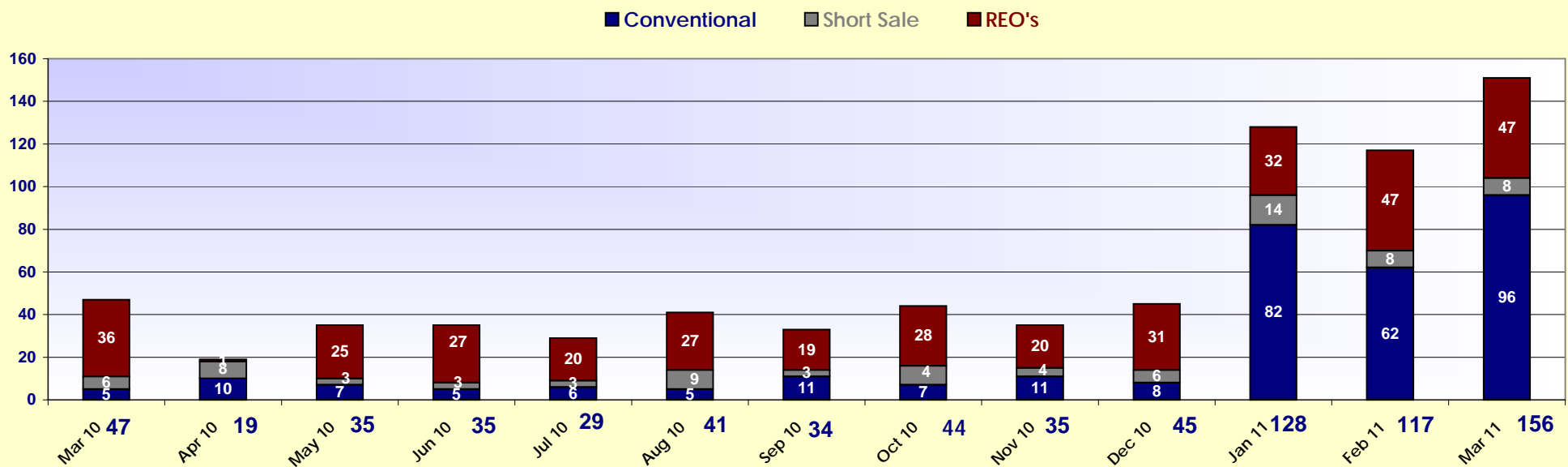
2010 / 2011 Sold Single Family - Cape Coral

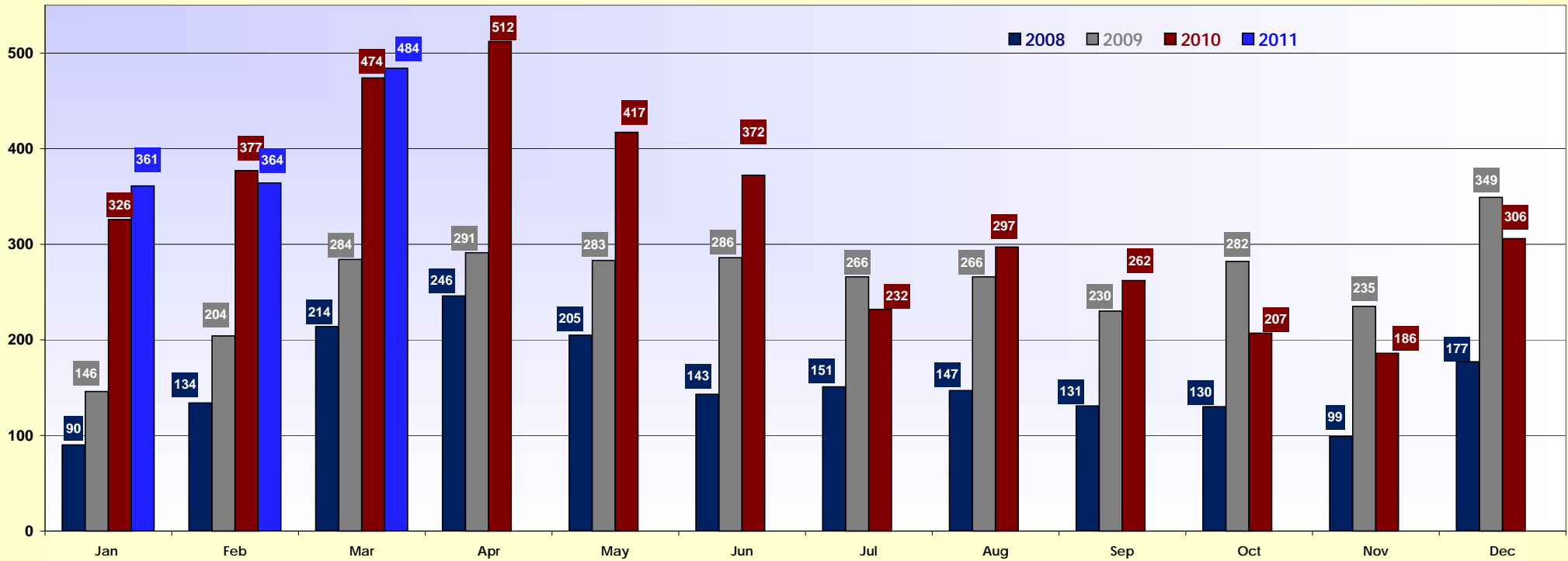
■ Conventional ■ Short Sale ■ REO's



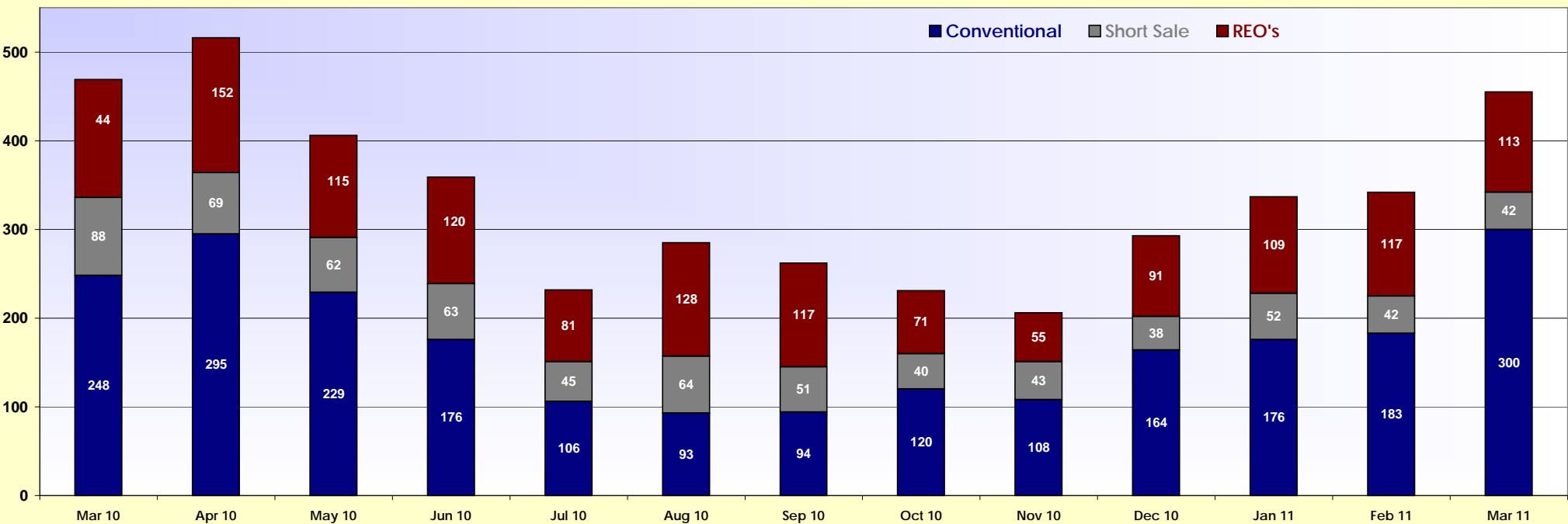


2010 / 2011 Sold Single Family - Other Areas

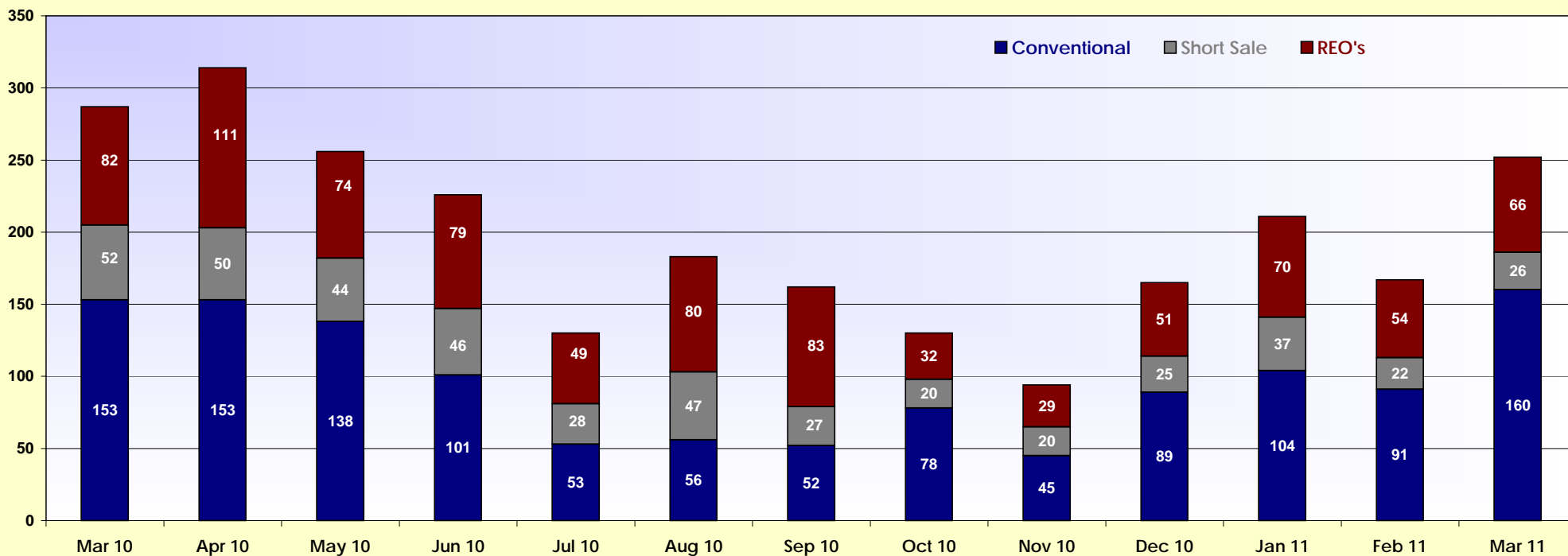




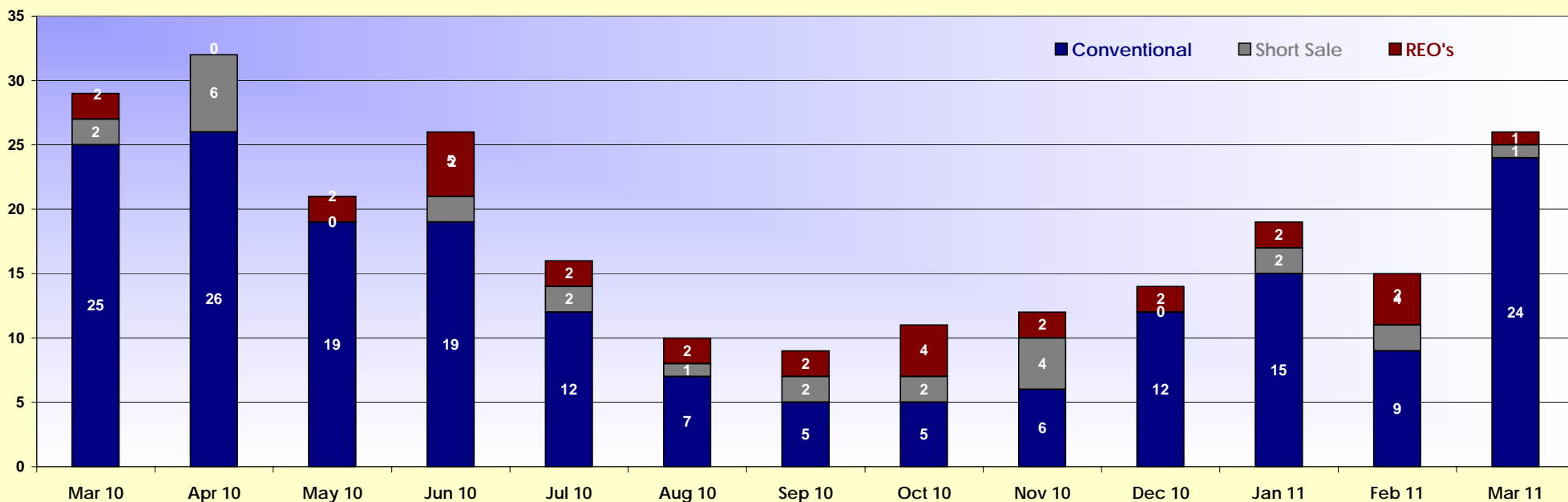
Lee County Condo's Breakout - Sold 2010 - 2011

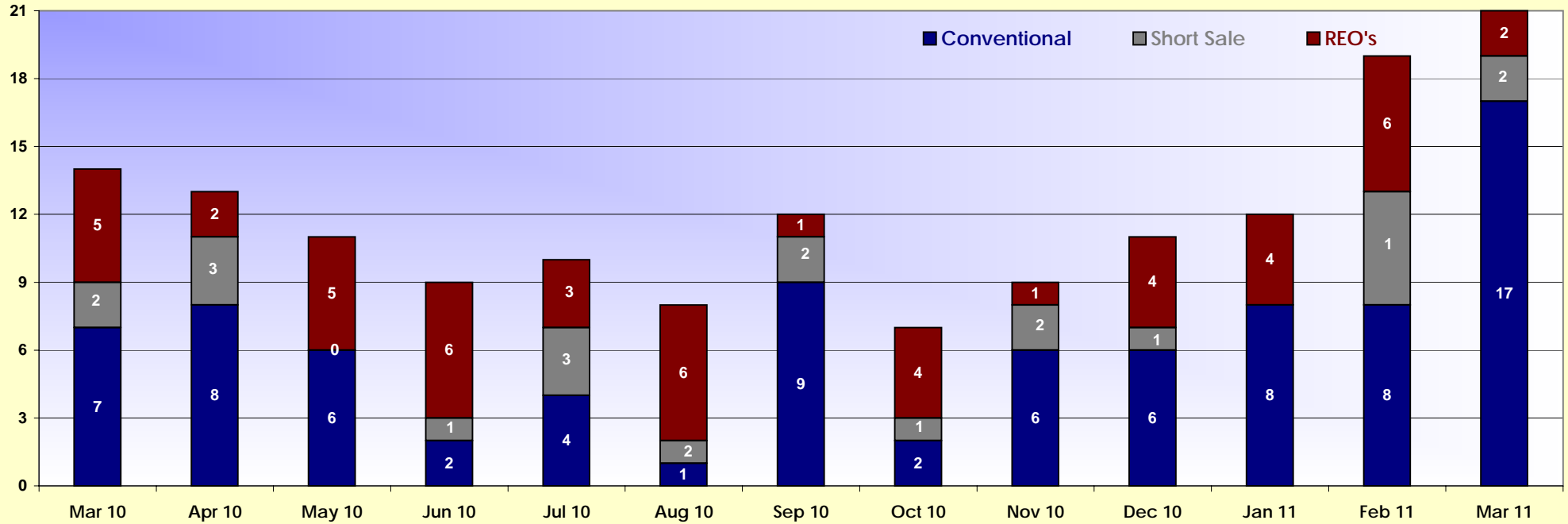




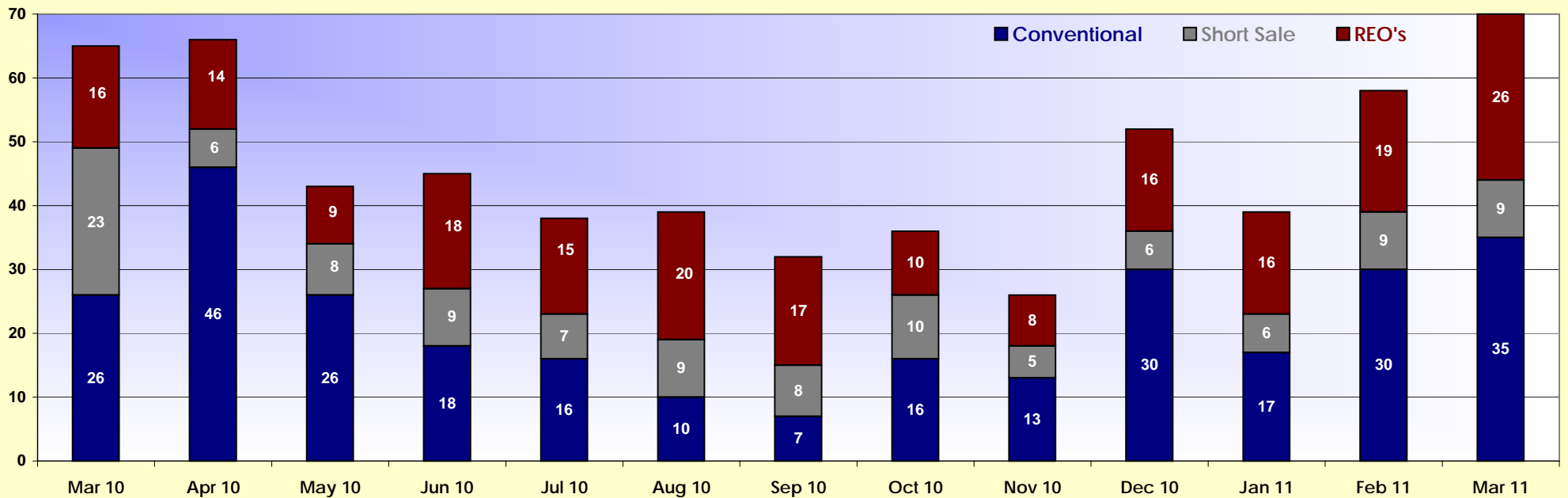


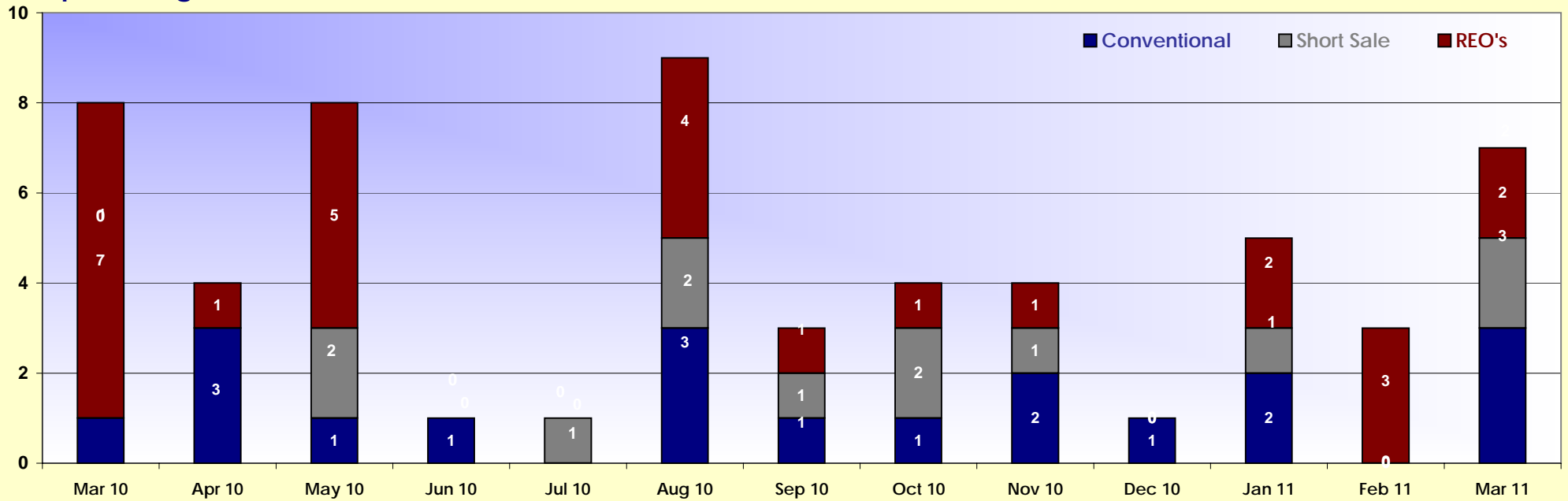
Condo's Sold - Fort Myers Beach 2010 - 2011



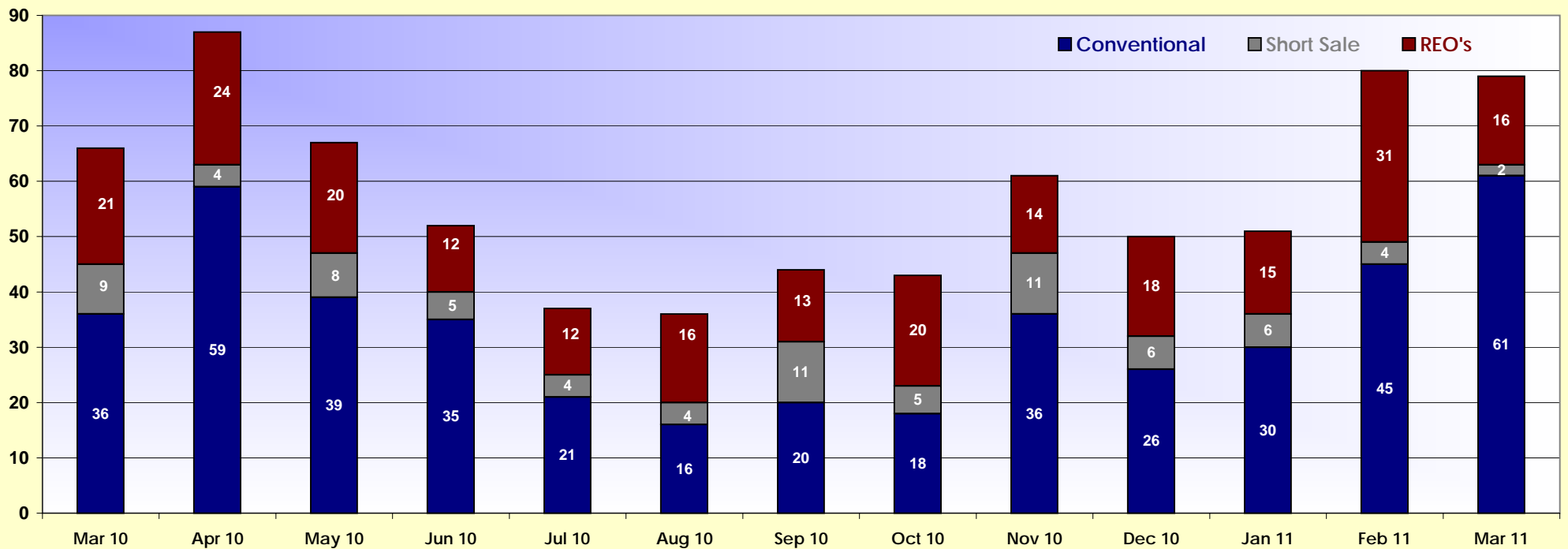


Condo's Sold - Cape Coral 2010-2011



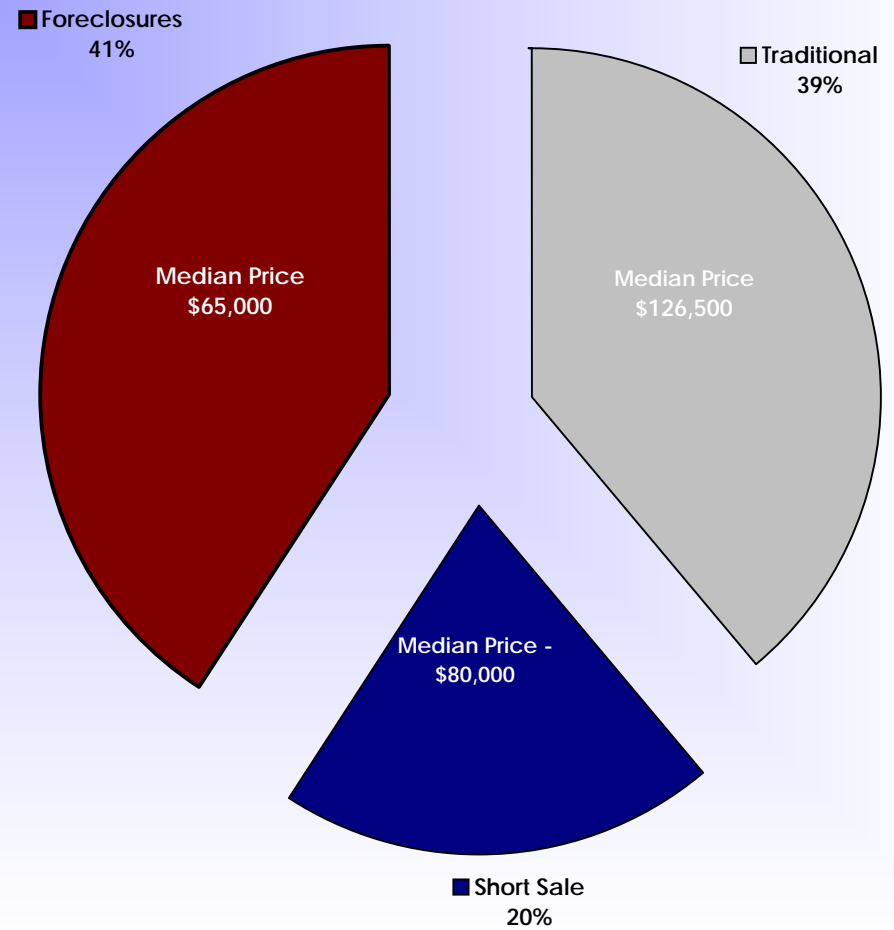
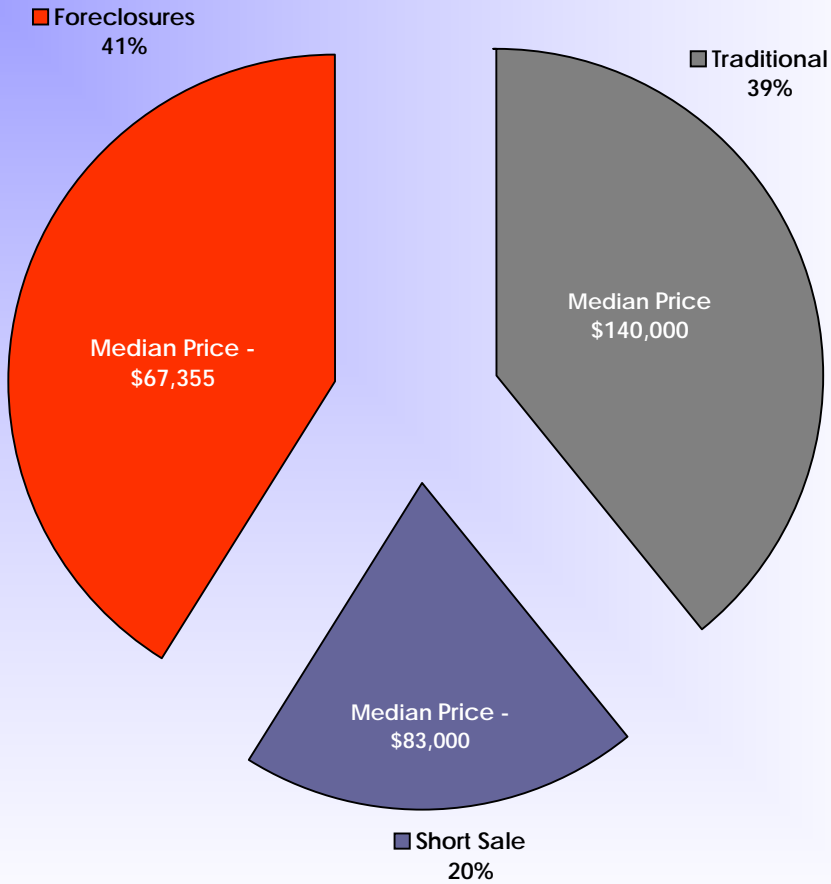


Condo's Sold - Other Areas 2010-2011



Sold Listings - January 2011 - March 2011\*\*

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



Sold Listings January 2011 - March 2011

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

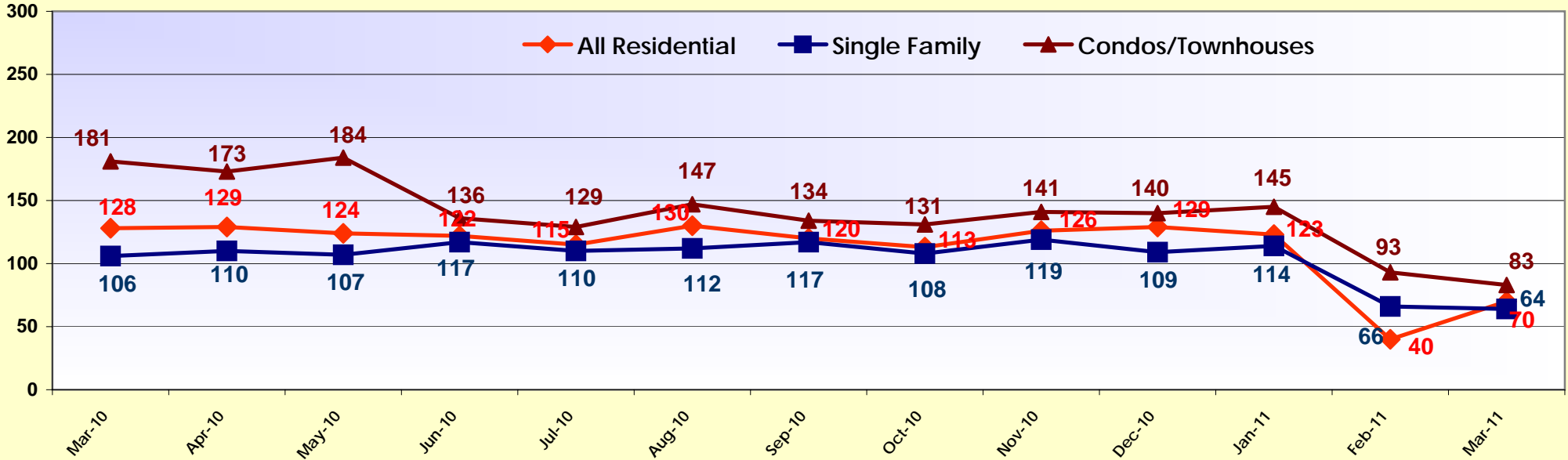
Sold Listings October 2010 - December 2010

|              | # of listings | Median Price   |
|--------------|---------------|----------------|
| Traditional  | 1,358         | 39% \$ 126,500 |
| Short Sale   | 706           | 20% \$ 80,000  |
| Foreclosures | 1,423         | 41% \$ 65,000  |
|              | <u>3,487</u>  |                |

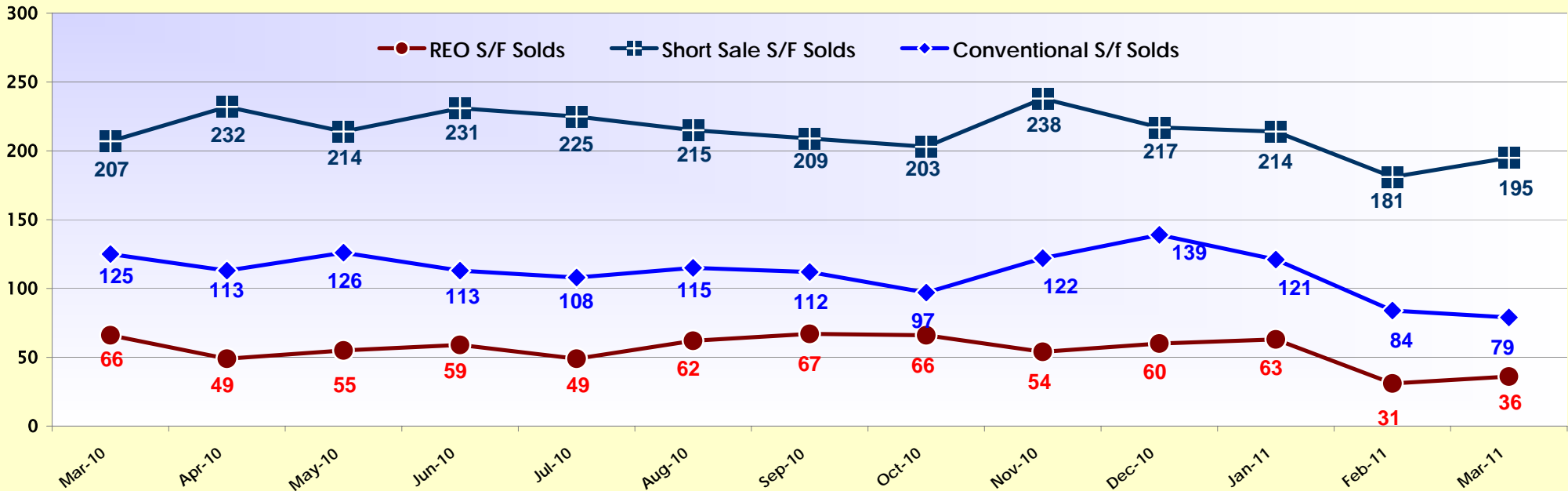
\*\* This chart is published quarterly.

## Days On Market - Last 12 Months - Solds

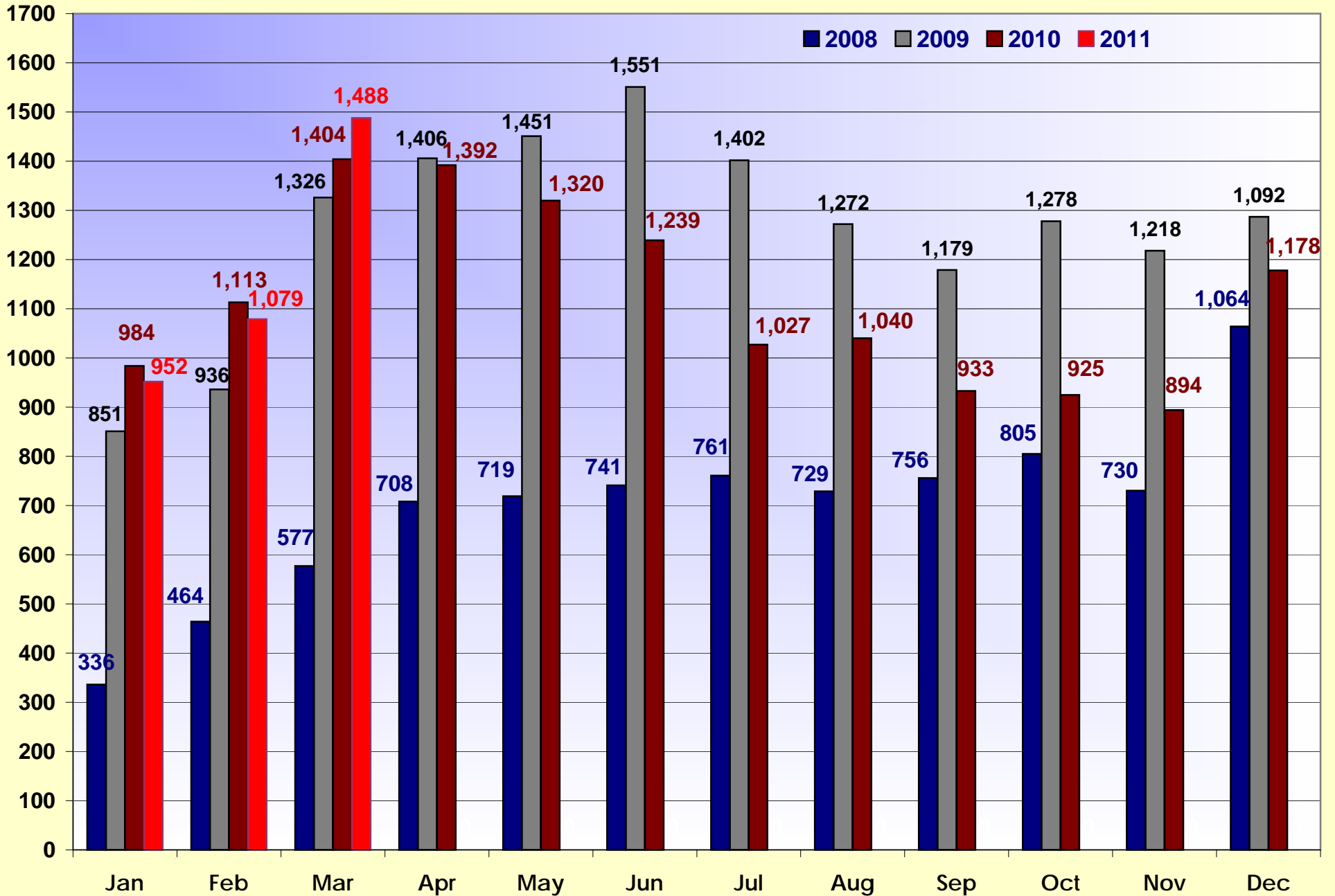
### All Residential/Single Family/Condos/Townhouses



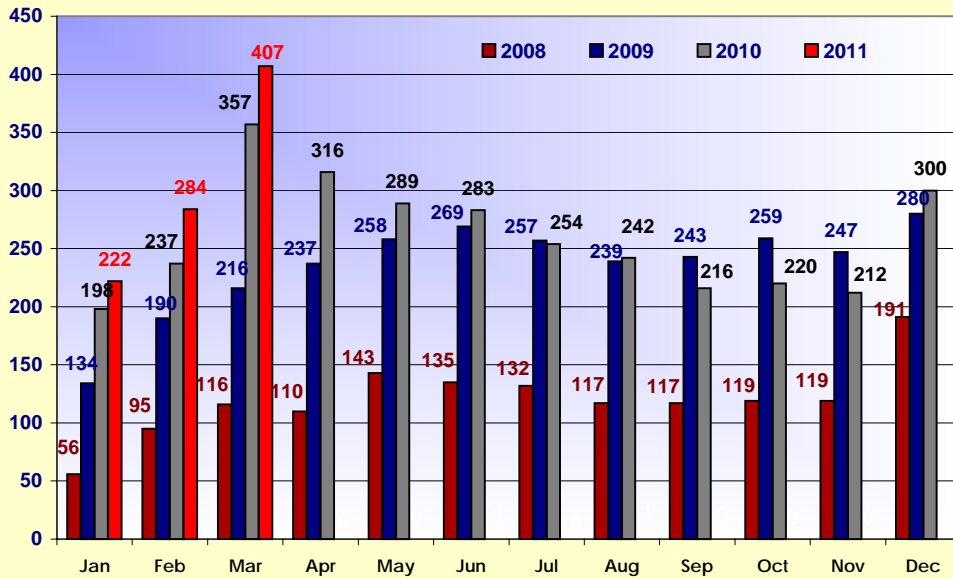
### Days On Market - Single Family By Type



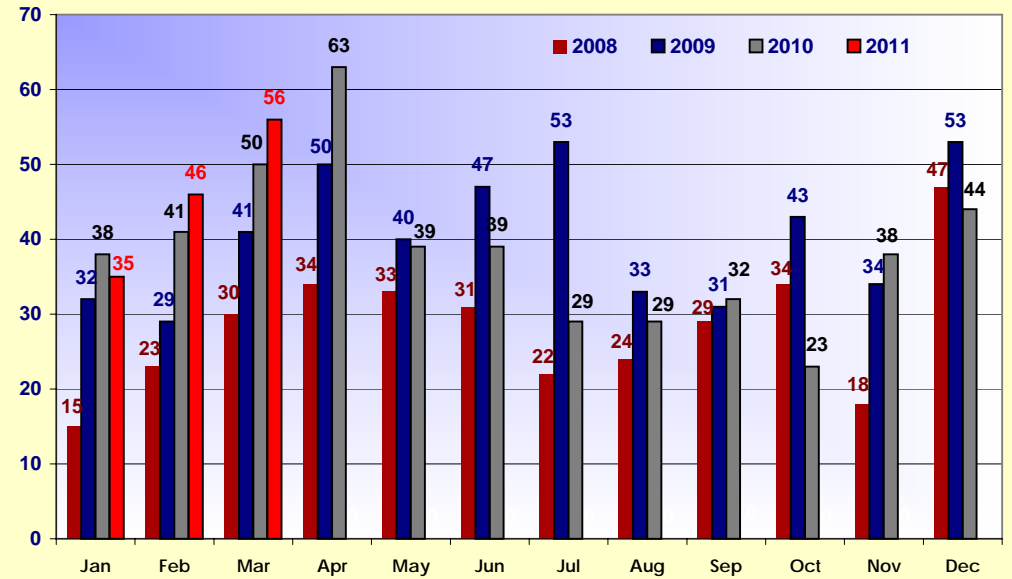
Average # of DOM for Sold Residential Listings calculated by Rapattoni



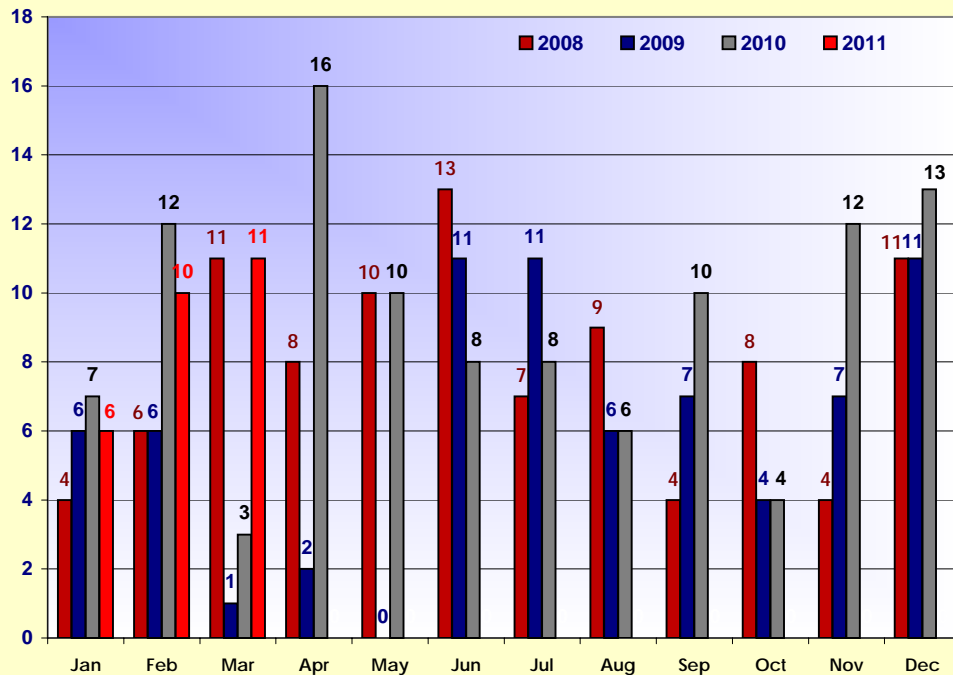
2008-2011 Sold Single Family - Fort Myers



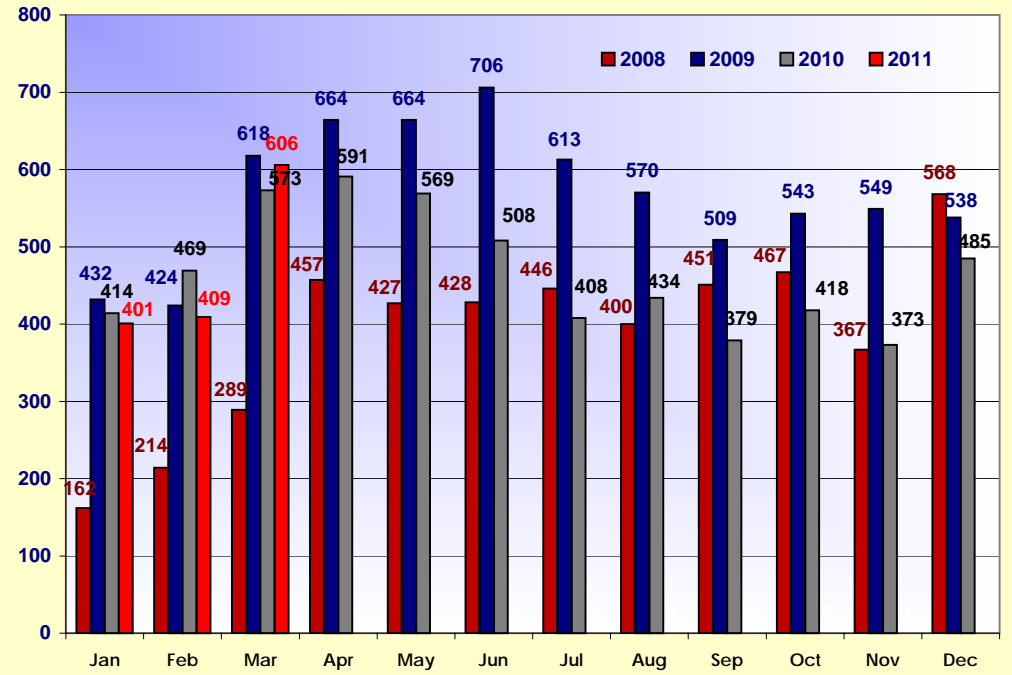
2008-2011 Sold Single Family - North Fort Myers



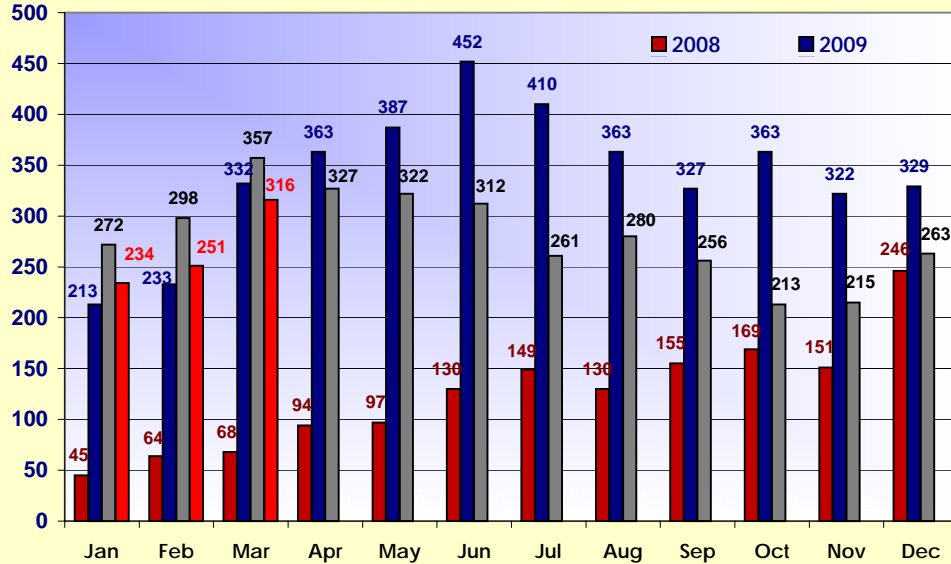
2008-2011 Sold Single Family - Fort Myers Beach



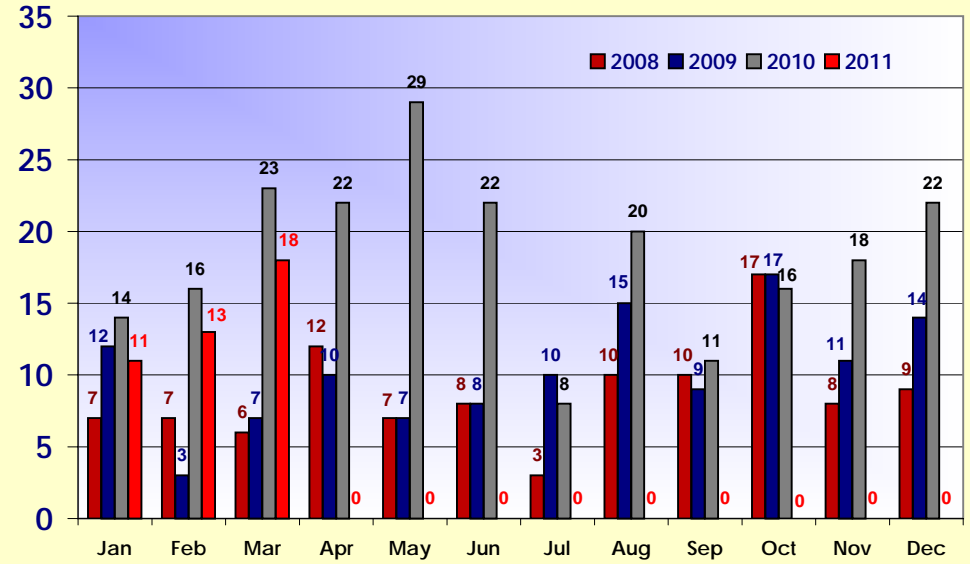
2008-2011 Sold Single Family - Cape Coral



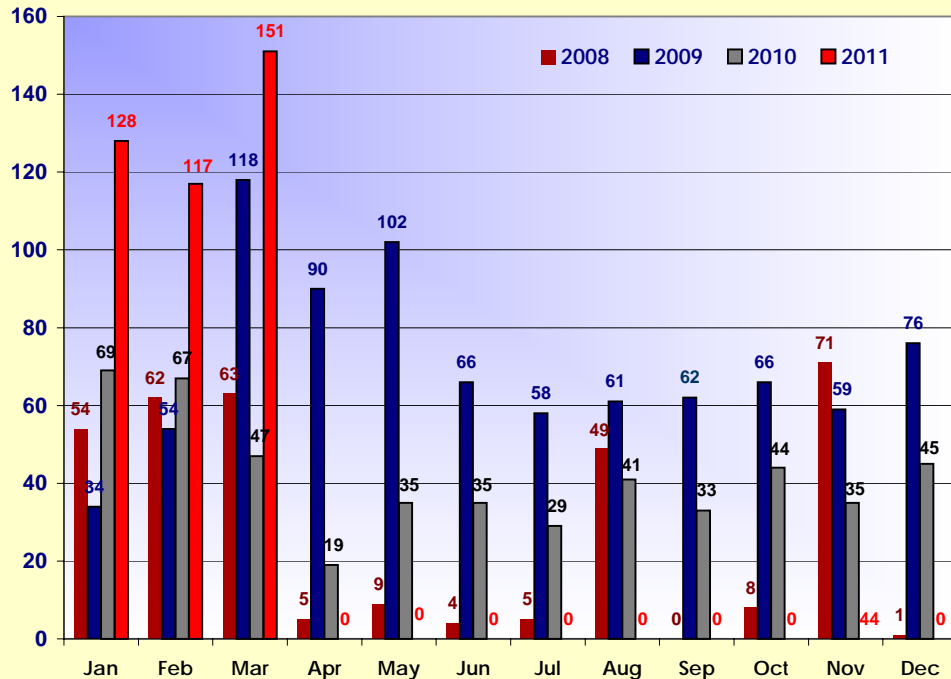
2008-2011 Sold Single Family - Lehigh Acres



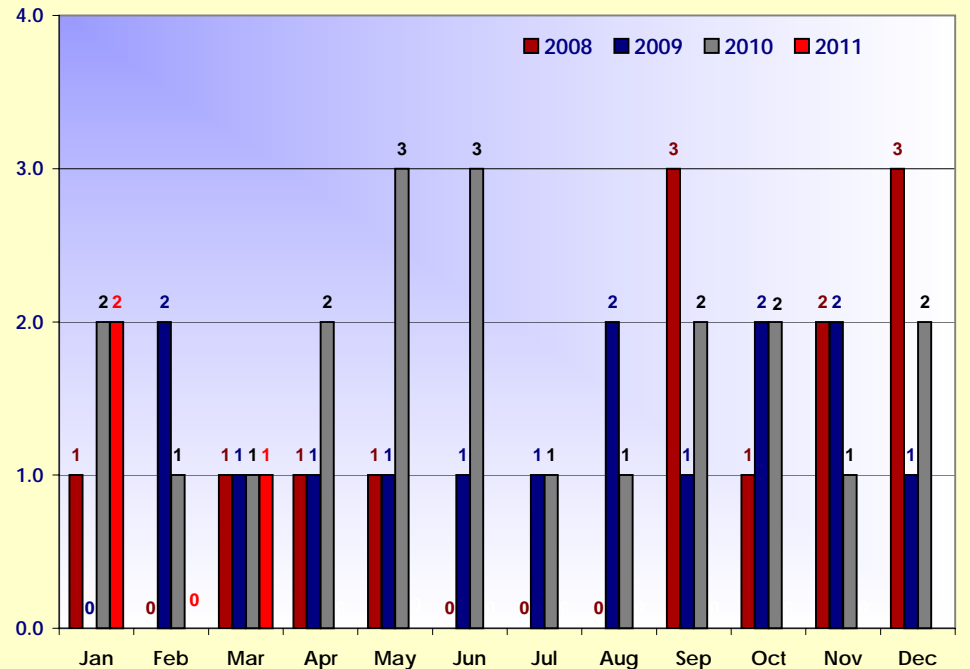
2008-2011 Sold Single Family - Hendry County



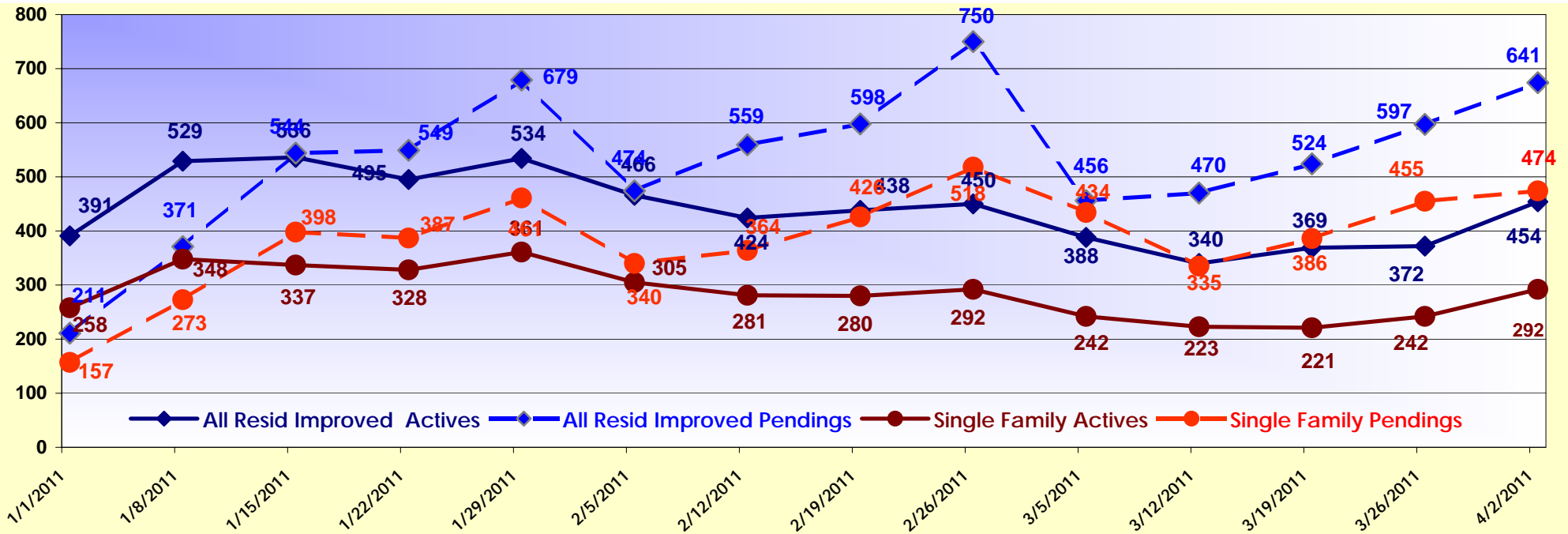
2008-2011 Sold Single Family - Other Areas



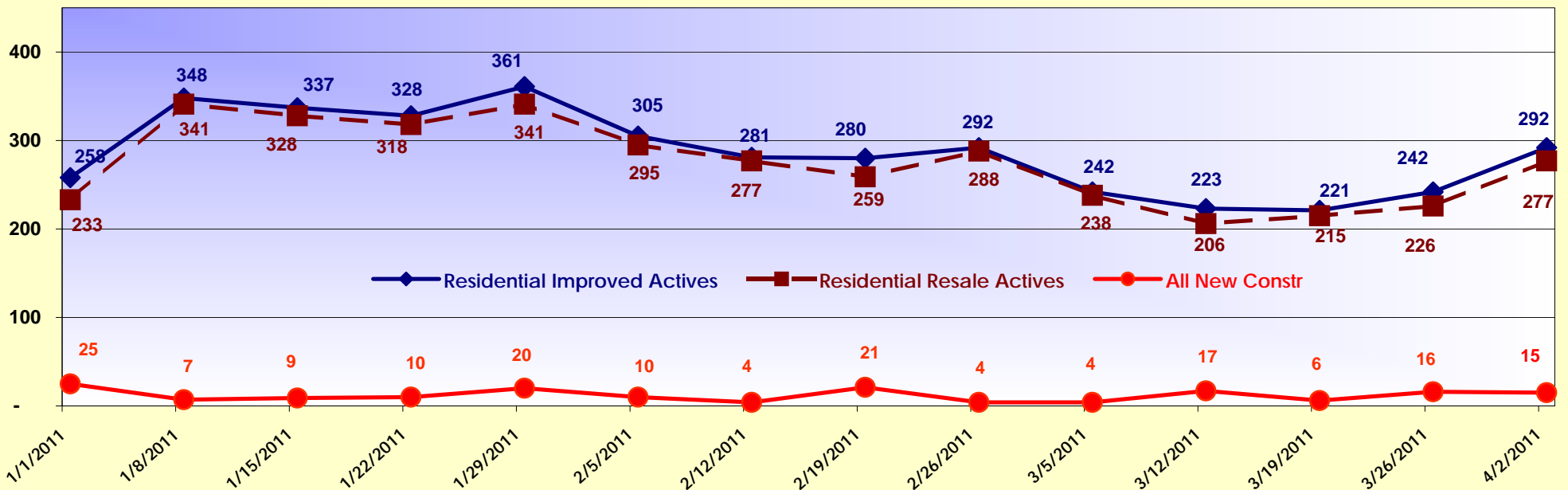
2008-2011 Sold Single Family - Glades County



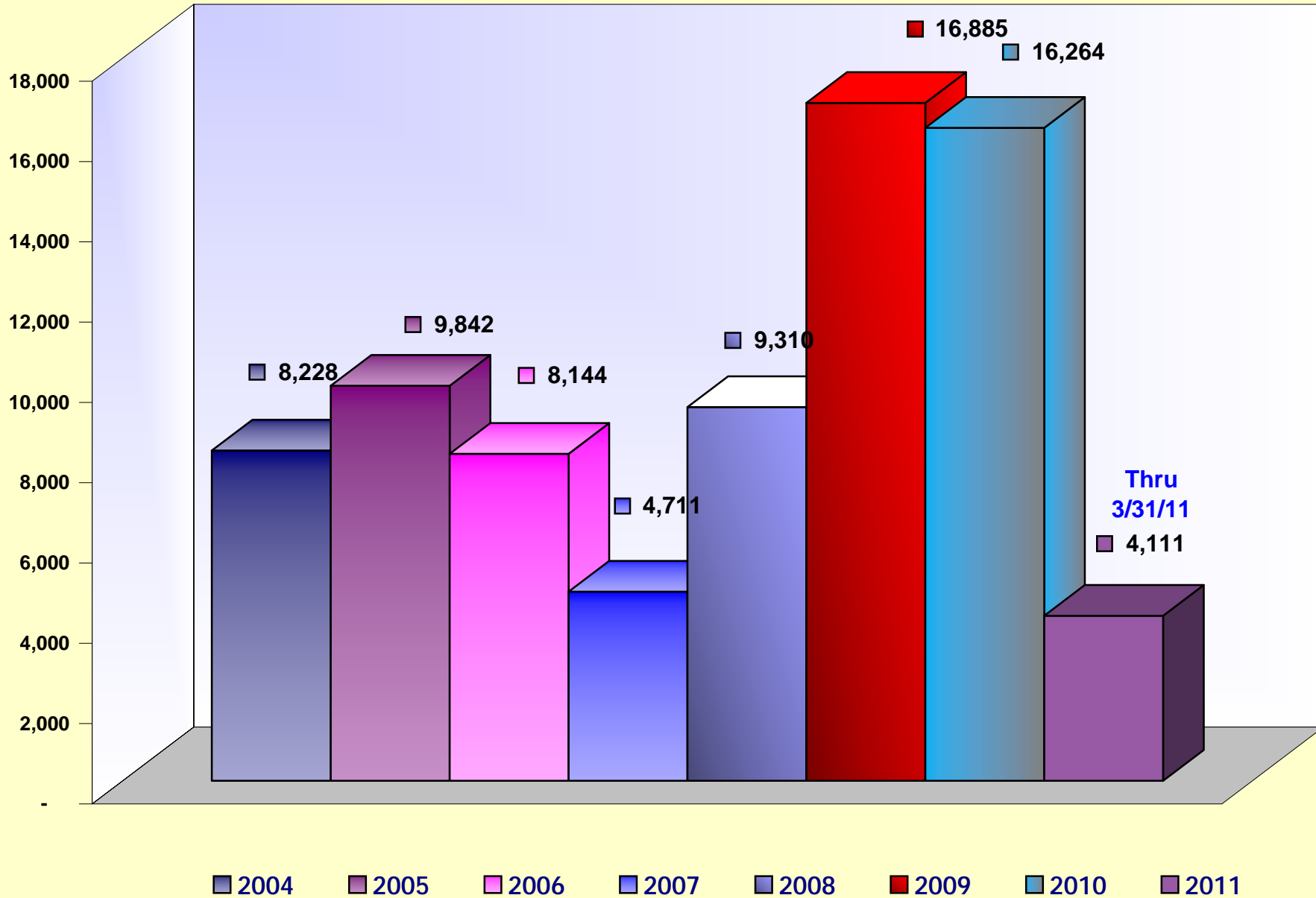




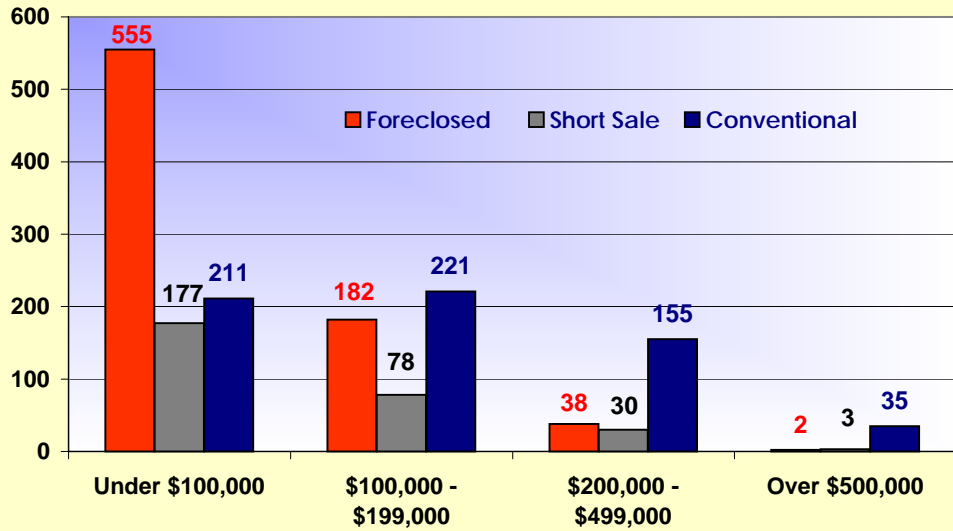
Residential Weekly Market Activity - Past 3 Months Resale & New Construction



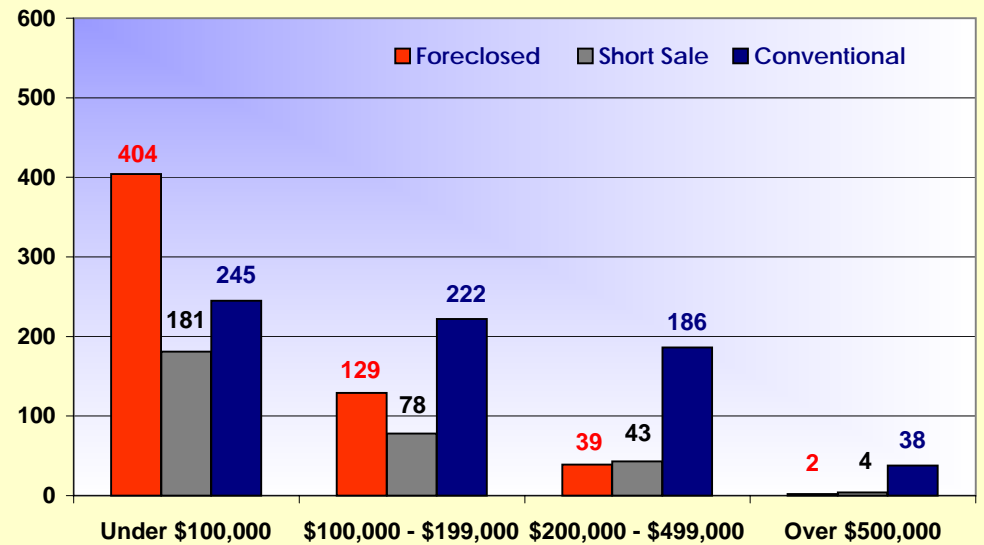
# Single Family Solds By Year



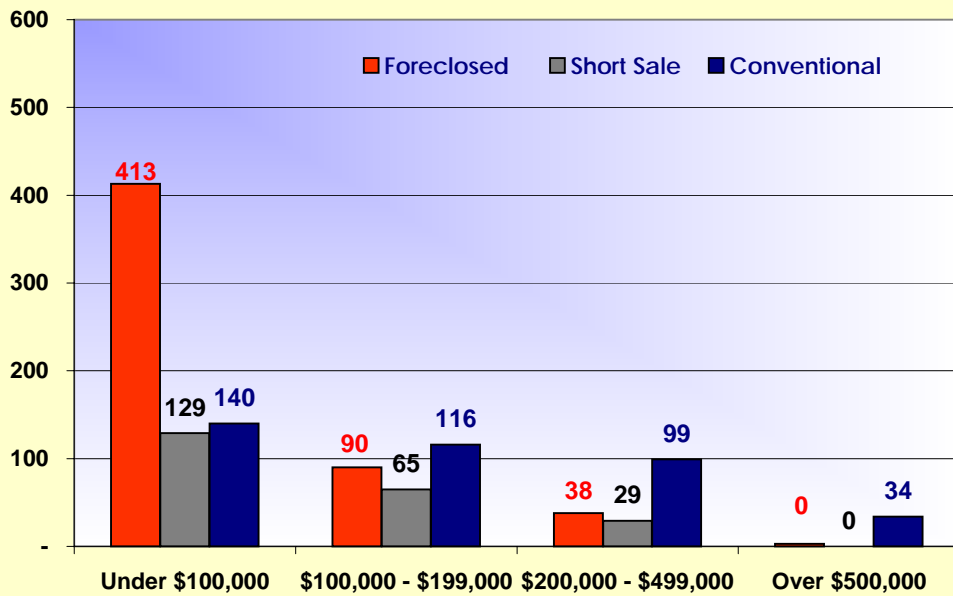
March 2010



March 2011



February 2010



February 2011

