Monthly Market Indicators
February 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

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

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

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<th>Resale</th>
<th>New Cons</th>
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<tr>
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<td>Vill/Dup</td>
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<td>Manuf</td>
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### All Rsd S/F Condo Town Vill/Dup Manuf

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<th>Total Active</th>
<th>Total Pending &amp; A/C Short Sales</th>
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### Supply of Active Listing - February 2011

- **Total Active**
  - All Rsd: 10,251
  - S/F: 6,203
  - Condo: 5,258
  - Town: 2,082
  - Vill/Dup: 148
  - Manuf: 78

- **Total Pending & A/C Short Sales**
  - All Rsd: 9,849
  - S/F: 5,910
  - Condo: 2,853
  - Town: 293
  - Vill/Dup: 79
  - Manuf: 4

### Supply Outlook (Months of Inventory) - February 2011

- **Resale**
  - All Rsd: 1.9
  - S/F: 1.6
  - Condo: 2.9
  - Town: 0.8
  - Vill/Dup: 2.6
  - Manuf: 6.6

- **New Cons**
  - All Rsd: 2.7
  - S/F: 3.4
  - Condo: 3.0
  - Town: 0.8
  - Vill/Dup: 2.6
  - Manuf: 6.6

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 the 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.

City Supply Rate (Months Of Inventory)

- Fort Myers/No. Fort Myers:
  - Single Family: 2.1
  - Condo/Town: 2.1

- Fort Myers Beach:
  - Single Family: 5.5
  - Condo/Town: 7.2

- Cape Coral:
  - Single Family: 1.5
  - Condo/Town: 2.0

- Lehigh Acres:
  - Single Family: 0.8
  - Condo/Town: 1.8

- Estero/Bonita:
  - Single Family: 2.5
  - Condo/Town: 2.2

- Hendry:
  - Single Family: 3.6
  - Condo/Town: 17.5

- Glades:
  - Condo/Town: 16.7
  - Single Family: 0.0

- Other Areas:
  - Single Family: 2.9
  - Condo/Town: 5.2
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.

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.
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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

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Florida Gulf Coast
Multiple Listing Service, Inc.

Condo's Sold - North Fort Myers 2010-2011

Condo's Sold - Cape Coral 2010-2011
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Condo’s Sold - Lehigh Acres 2010-2011

Condo’s Sold - Other Areas 2010-2011
Sold Listings July 2010 - September 2010

- **Traditional**: 1,206 listings, Median Price $125,000
- **Short Sale**: 726 listings, Median Price $87,250
- **Foreclosures**: 1,454 listings, Median Price $66,375

Median Price: $87,250

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

Median Price: $80,000

**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

Days On Market - Single Family By Type

Average # of DOM for Sold Residential Listings calculated by Rapattoni