



## Media Contact

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## FOR IMMEDIATE RELEASE

# Lee County Housing Market Continues Climb and to Show Signs of Stability

**(Fort Myers, FL – February 21, 2015)** The Median Sale Price of single family homes has continued to climb slightly compared to January of this year. It has increased 6.5% year over year for the month of February to \$197,000.

The Median Sale Price for Condos in Lee County increased 9.7% year over year to \$170,000 for the month of February 2015.

Short Sales of single family homes has continued to decreased significantly by 21.4% year over year in February, with only 34 Short Sales in Lee County.

Foreclosures have increased from 136 to 191 year over year, pushing up to 20% of all sales. This is up from 17% in December. Traditional Sales of single family homes still make up 77% of all Single Family sales, pointing to a healthier market.

In February, single family homes spent only 43 Median days on the market, a decrease of 17.3% year over year. That, and the fact that the Months Supply of Inventory is down 11.5% over last year to 5.6 months, indicates that Lee County continues to be a seller's Market.

*The numbers reported by the Realtor® Association of Greater Fort Myers and the Beach represent all sales by members of Florida Realtors® in Lee County, FL. Statistics released each month may be revised in the future as new data is released.*

## Lee County, FL - February 2015

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	961	Single Family:	\$197,000	Single Family:	5,887	Single Family:	1,537
One Year Ago:	779	One Year Ago:	\$185,000	One Year Ago:	6,271	One Year Ago:	1,270
% Change:	+23.4%	% Change:	+6.5%	% Change:	-6.1%	% Change:	+21.0%
Condos:	531	Condos:	\$170,000	Condos:	2,814	Condos:	891
One Year Ago:	463	One Year Ago:	\$155,000	One Year Ago:	3,403	One Year Ago:	762
% Change:	+14.7%	% Change:	+9.7%	% Change:	-17.3%	% Change:	+16.9%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	77%	Single Family:	5.6	Single Family:	93.6	Single Family:	43
Short Sale:	3%	One Year Ago:	6.3	One Year Ago:	93.0	One Year Ago:	52
Foreclosure:	20%	% Change:	-11.1%	% Change:	+0.6%	% Change:	-17.3%

### Closed Sales by City for February 2015

City	SF 2014	SF 2015	% Change	Condo '14	Condo '15	% Change
Fort Myers	245	295	+20.4%	208	217	+4.3%
Fort Myers Beach	20	11	-45.0%	24	21	-12.5%
North Fort Myers	48	52	+8.3%	10	16	+60.0%
Lehigh Acres	137	143	+4.4%	2	3	+50.0%
Cape Coral	305	344	+12.8%	54	52	-3.7%
Pine Island	8	17	+112.5%	3	6	+100.0%
Bonita Springs	73	69	-5.5%	69	88	+27.5%
Estero	42	45	+7.1%	29	20	-31.0%

### Closed Sales by Price Point for February 2015

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	38	46.2	16	25	-7.4	50
\$50,000-\$99,999	94	-26.6	34	83	-1.2	36
\$100,000-\$149,999	195	35.4	27	106	-4.5	44
\$150,000-\$199,999	159	40.7	36	108	35.0	39
\$200,000-\$249,999	108	40.3	50	78	56.0	59
\$250,000-\$299,999	79	25.4	51	28	-28.2	44
\$300,000-\$399,999	115	35.3	55	48	37.1	74
\$400,000-\$599,999	89	34.8	54	27	3.8	55
\$600,000-\$999,999	47	38.2	75	15	50.0	91
\$1,000,000 or more	37	-14.0	254	13	1200.0	23

Source: The numbers reported represent sales by all members of Florida Realtors®/MLS Advantage for Lee County, FL. Statistics released each month may be revised in the future as new data is released.