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**FOR IMMEDIATE RELEASE**

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

**(Fort Myers, FL – April 22, 2015)** The Median Sale Price of single-family homes has continued to climb compared to March of this last year. It has increased 18.9% year over year for the month of March to \$219,938.

The Median Sale Price for Condos in Lee County increased 14.2% year over year to \$185,000 for the month of March 2015.

**“We continue see a decline in the months supply of inventory, and in March 2015 we were at 5.2 months supply compared to 6.3 months in March 2014,” says Jason M. Jakus, President of the Realtor® Association of Greater Fort Myers and the Beach, Inc. “Distressed sales make up only 15% respectively, with Short Sales being 2% and Foreclosures 13% of Single Family Homes sold. This is a positive trend that we continue to see month over month.”**

In March 2015, single-family homes spent only 44 Median days on the market, a decrease of 8.3% year over year. That, and the fact that the Months Supply of Inventory is down 17.5% over last year to 5.2 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 - March 2015

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	1,332	Single Family:	\$219,938	Single Family:	5,599	Single Family:	1,819
One Year Ago:	1,068	One Year Ago:	\$185,000	One Year Ago:	6,210	One Year Ago:	1,545
% Change:	+24.7%	% Change:	+18.9%	% Change:	-9.8%	% Change:	+17.7%
Condos:	766	Condos:	\$185,000	Condos:	2,581	Condos:	961
One Year Ago:	702	One Year Ago:	\$162,000	One Year Ago:	3,192	One Year Ago:	998
% Change:	+9.1%	% Change:	+14.2%	% Change:	-19.1%	% Change:	-3.7%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	85%	Single Family:	5.2	Single Family:	94%	Single Family:	44
Short Sale:	2%	One Year Ago:	6.3	One Year Ago:	93%	One Year Ago:	48
Foreclosure:	13%	% Change:	-17.5%	% Change:	+1.1%	% Change:	-8.3%

### Closed Sales by City for March 2015

City	SF 2014	SF 2015	% Change	Condo '14	Condo '15	% Change
Fort Myers	322	371	+15.2%	279	297	+6.5%
Fort Myers Beach	19	19	+0.0%	37	34	-8.1%
North Fort Myers	53	74	+39.6%	30	14	-53.3%
Lehigh Acres	196	179	-8.7%	7	5	-28.6%
Cape Coral	373	481	+29.0%	77	79	+2.6%
Pine Island	24	36	+50.0%	1	3	+200.0%
Bonita Springs	99	95	-4.0%	126	107	-15.1%
Estero	67	67	+0.0%	41	51	+24.4%

### Closed Sales by Price Point for March 2015

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	28	-34.9	48	23	-11.5	44
\$50,000-\$99,999	93	-35.9	28	96	-26.7	29
\$100,000-\$149,999	257	17.4	29	144	-4.6	35
\$150,000-\$199,999	212	30.9	39	157	10.6	40
\$200,000-\$249,999	168	46.1	45	113	39.5	34
\$250,000-\$299,999	153	66.3	51	60	11.1	27
\$300,000-\$399,999	155	28.1	66	73	43.1	47
\$400,000-\$599,999	136	40.2	77	55	83.3	79
\$600,000-\$999,999	67	52.3	84	26	8.3	50
\$1,000,000 or more	63	110	111	19	58.3	77

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.