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FOR IMMEDIATE RELEASE

Lee County Homes Sales Continue to Grow; Little Bokeelia Island Sells for \$14.5 Million

(Fort Myers, FL – August 24, 2015) Lee County continues to be a seller's market once again, as shown by data just released from Florida Realtors®.

There were large jumps in the number of closed sales in North Fort Myers, Lehigh Acres and Cape Coral in July. There was also a significant increase in the final sale price of Lee County homes.

The Median Sale Price of single-family homes jumped to \$210,900 in July 2015, compared to \$179,900 in 2014. That is more than a 17% increase year-over-year.

Single-family homes spent a Median 36 days on the market, a 25% drop year-over-year.

The Median Condo and Townhome sale price increased 6% to \$169,500, as compared to \$159,950 in 2014.

Meanwhile – a Lee County island has a new owner. Little Bokeelia Island sold in July for \$14.5 Million after spending 1,148 days (more than three years) on the market. It had been listed for \$24.5 Million before selling last month.

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.

Monthly Market Report



Lee County, FL - July 2015

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	1,315	Single Family:	\$210,900	Single Family:	4,311	Single Family:	1,323
One Year Ago:	1,042	One Year Ago:	\$179,900	One Year	4,918	One Year Ago:	1,245
% Change:	+26.2%	% Change:	+17.2%	% Change:	-12.3%	% Change:	+6.3%
Condos:	475	Condos:	\$169,500	Condos:	2,015	Condos:	817
One Year Ago:	449	One Year Ago:	\$159,950	One Year	2,514	One Year Ago:	810
% Change:	+5.8%	% Change:	+6.0%	% Change:	-19.8%	% Change:	+0.9%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	85.5%	Single Family:	3.8	Single Family:	95%	Single Family:	36
Short Sale:	1.5%	One Year Ago:	4.9	One Year	93%	One Year Ago:	48
Foreclosure:	13.0%	% Change:	-22.4%	% Change:	+1.4%	% Change:	-25.0%

Closed Sales by City for July 2015

City	SF 2014	SF 2015	% Change	Condo '14	Condo '15	% Change
Fort Myers	311	365	+17.4%	190	196	+3.2%
Fort Myers Beach	11	10	-9.1%	19	24	+26.3%
North Fort Myers	43	58	+34.9%	14	7	-50.0%
Lehigh Acres	169	228	+34.9%	7	5	-28.6%
Cape Coral	409	496	+21.3%	52	62	+19.2%
Pine Island	13	15	+15.4%	4	1	-75.0%
Bonita Springs	88	87	-1.1%	74	61	-17.6%
Estero	52	57	+9.6%	29	31	+6.9%

Closed Sales by Price Point for July 2015

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	18	-14.3%	14	6	-78.6%	60
\$50,000-\$99,999	97	-36.2%	21	86	+7.5%	34
\$100,000-\$149,999	256	+6.2%	15	98	+6.5%	34
\$150,000-\$199,999	242	+36.7%	24	85	-6.6%	44
\$200,000-\$249,999	178	+45.9%	37	62	+14.8%	63
\$250,000-\$299,999	142	+77.5%	50	37	+37.0%	49
\$300,000-\$399,999	176	+76.0%	62	33	+0.0%	60
\$400,000-\$599,999	110	+37.5%	64	37	+48.0%	54
\$600,000-\$999,999	56	+14.3%	111	22	+29.4%	109
\$1,000,000 or more	40	+100.0%	125	9	+350.0%	177

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.