



Media Contact

Laura Shay

Email: laura@swflrealtors.com

FOR IMMEDIATE RELEASE

Home Prices on the Rise; Inventory down in Lee County

(Fort Myers, FL – September 22, 2015) Homes in Lee County are selling for significantly more than this time last year, according to new data just released by Florida Realtors®.

The Median Sale Price for a Single Family Home during the month of August was \$205,000. That is more than a 12% increase from August 2014, where the Median Sale Price was \$182,500. Single Family homes are also staying on the market for a much shorter duration than the same time last year: 32 days in August 2015 compared to 42 days in 2014.

The Months Supply of inventory dropped nearly 25% since August 2014 to 3.7 months for a Single Family home.

The majority of Single Family properties were sold in a Traditional Sale (83.6%). Foreclosures are down to 14% with Short Sales taking up only 2% of sales.

Fort Myers Beach saw the largest positive change in closed sales – up 60% in August year-over-year.

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 - August 2015

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	1,025	Single Family:	\$205,000	Single Family:	4,201	Single Family:	1,252
One Year Ago:	1,039	One Year Ago:	\$182,500	One Year	4,890	One Year Ago:	1,228
% Change:	-1.3%	% Change:	+12.3%	% Change:	-14.1%	% Change:	+2.0%
Condos:	495	Condos:	\$170,000	Condos:	1,991	Condos:	508
One Year Ago:	462	One Year Ago:	\$160,000	One Year	2,534	One Year Ago:	496
% Change:	+7.1%	% Change:	+6.3%	% Change:	-21.4%	% Change:	+2.4%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	83.6%	Single Family:	3.7	Single Family:	94.9%	Single Family:	32
Short Sale:	2.2%	One Year Ago:	4.9	One Year	93.4%	One Year Ago:	42
Foreclosure:	14.2%	% Change:	-24.5%	% Change:	+1.6%	% Change:	-23.8%

Closed Sales by City for August 2015

City	SF 2014	SF 2015	% Change	Condo '14	Condo '15	% Change
Fort Myers	296	288	-2.7%	209	225	+7.7%
Fort Myers Beach	10	16	+60.0%	21	20	-4.8%
North Fort Myers	54	37	-31.5%	14	11	-21.4%
Lehigh Acres	183	170	-7.1%	7	6	-14.3%
Cape Coral	418	397	-5.0%	43	58	+34.9%
Pine Island	18	22	+22.2%	0	2	+400.0%
Bonita Springs	81	70	-13.6%	68	62	-8.8%
Estero	42	38	-9.5%	23	27	+17.4%

Closed Sales by Price Point for August 2015

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	22	-24.1%	33	19	+5.6%	32
\$50,000-\$99,999	77	-43.0%	21	76	-22.4%	30
\$100,000-\$149,999	210	-10.3%	17	102	+4.1%	36
\$150,000-\$199,999	192	+29.7%	21	93	+29.2%	37
\$200,000-\$249,999	143	+14.4%	30	86	+36.5%	53
\$250,000-\$299,999	104	-4.6%	53	36	+2.9%	53
\$300,000-\$399,999	133	+23.1%	58	30	-3.2%	50
\$400,000-\$599,999	85	+7.6%	59	32	+18.5%	68
\$600,000-\$999,999	42	-17.6%	100	15	-6.3%	110
\$1,000,000 or more	17	-19.0%	175	6	+50.0%	31

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.