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FOR IMMEDIATE RELEASE

Lee County Homes Still Selling, Slowing Down Ahead of Holidays

(Fort Myers, FL – November 23, 2015) Lee County continued to be a seller's market in October, but is slowing down slightly ahead of the upcoming holiday season.

According to the latest data released by Florida Realtors®, closed sales on Single Family Homes was up 1.6% year-over-year in October. There were 1,055 last month, compared to 1,038 in 2014. The Median Sale price jumped 14% from 2014 to 2015 from \$184,175 to \$210,000.

For Condos and Townhomes, Closed Sales were up 10% from 471 in October 2014 to 518 in 2015. The Median Sale price was up 6.4% to \$173,450.

Both Active Listings and Months Supply of Inventory are down. Single Family listings dropped 10.3% year-over-year in October. Months Supply is down 21.6% 4 months, compared to 5.1 months in October 2014.

Both Single Family Homes and Condos/Townhouses continue to sell quicker than this time last year. Homes are spending a median 28 days on the market, which has dropped from 36 days in 2014. Condos and Townhouses spent a median 43 days on the market in October 2015 compared to 53 in 2014, a drop of nearly 19%.

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 - October 2015

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	1,055	Single Family:	\$210,000	Single Family:	4,628	Single Family:	1,282
One Year Ago:	1,038	One Year Ago:	\$184,175	One Year	5,157	One Year Ago:	1,265
% Change:	+1.6%	% Change:	+14.0%	% Change:	-10.3%	% Change:	+1.3%
Condos:	518	Condos:	\$173,450	Condos:	2,280	Condos:	557
One Year Ago:	471	One Year Ago:	\$163,000	One Year	2,601	One Year Ago:	588
% Change:	+10.0%	% Change:	+6.4%	% Change:	-12.3%	% Change:	-5.3%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	84.6%	Single Family:	4	Single Family:	95.6%	Single Family:	28
Short Sale:	3.0%	One Year Ago:	5.1	One Year	93.5%	One Year Ago:	36
Foreclosure:	12.4%	% Change:	-21.6%	% Change:	+2.2%	% Change:	-22.2%

Closed Sales by City for October 2015

City	SF 2014	SF 2015	% Change	Condo '14	Condo '15	% Change
Fort Myers	338	326	-3.6%	192	198	+3.1%
Fort Myers Beach	10	7	-30.0%	22	30	+36.4%
North Fort Myers	46	56	+21.7%	9	11	+22.2%
Lehigh Acres	192	183	-4.7%	8	9	+12.5%
Cape Coral	403	375	-6.9%	51	62	+21.6%
Pine Island	13	18	+38.5%	1	1	+0.0%
Bonita Springs	96	79	-17.7%	72	70	-2.8%
Estero	52	31	-40.4%	26	28	+7.7%

Closed Sales by Price Point for October 2015

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	17	-52.8%	28	17	-37.0%	67
\$50,000-\$99,999	80	-38.9%	23	72	-15.3%	24
\$100,000-\$149,999	208	-9.2%	15	108	+6.9%	31
\$150,000-\$199,999	197	+26.3%	19	113	+48.7%	43
\$200,000-\$249,999	143	+31.2%	25	61	-9.0%	33
\$250,000-\$299,999	90	-24.4%	31	50	+31.6%	46
\$300,000-\$399,999	142	+16.4%	36	37	+42.3%	87
\$400,000-\$599,999	105	+38.2%	59	35	+45.8%	113
\$600,000-\$999,999	37	-2.6%	49	19	-24.0%	125
\$1,000,000 or more	36	+63.6%	103	6	+200.0%	80

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.