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**FOR IMMEDIATE RELEASE**

**Sales Drop Ahead of Holidays, but Prices Still On the Rise**

**(Fort Myers, FL – December 22, 2015)** Home sales slowed down in Lee County during the month of November. However, selling prices are still higher than the same time in 2014.

According to the latest data released by Florida Realtors®, closed sales on Single Family Homes was down 6.7% year-over-year. There were 840 closed sales in November 2015, as compared to 900 in 2014. Condo sales also dropped 7.5% to 382 close sales. There were 413 Closed Sales in November 2014. Closed Sales of Single Family Homes dropped in every city except North Fort Myers.

Despite the drop in number of closings, sale prices were up 16.1% this November, with a median sale price of \$227,000 for Single Family Homes. The same time last year saw a median sale price of \$195,500. Condo sales recorded a 6.3% median sale increase at \$178,500. The median sale price in November 2014 was \$167,900.

The number of Active Listings is down once again. Single Family listings dropped 5.1% year-over-year in November and Condos dropped 8.1%.

Months Supply of Inventory and Median Days on the Market also dropped year-over-year. Months Supply is down 15.4% to 4.4 months, compared to 5.2 months in November 2014. Active listings stayed on the market a median 30 days in November, compared to 34 in 2014, a drop of 11.8%

*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 - November 2015

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	840	Single Family:	\$227,000	Single Family:	5,010	Single Family:	1,104
One Year Ago:	900	One Year Ago:	\$195,500	One Year	5,277	One Year Ago:	1,155
% Change:	-6.7%	% Change:	+16.1%	% Change:	-5.1%	% Change:	-4.4%
Condos:	382	Condos:	\$178,500	Condos:	2,410	Condos:	540
One Year Ago:	413	One Year Ago:	\$167,900	One Year	2,621	One Year Ago:	558
% Change:	-7.5%	% Change:	+6.3%	% Change:	-8.1%	% Change:	-3.2%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	87.3%	Single Family:	4.4	Single Family:	95.0%	Single Family:	30
Short Sale:	1.9%	One Year Ago:	5.2	One Year	94.0%	One Year Ago:	34
Foreclosure:	10.8%	% Change:	-15.4%	% Change:	+1.1%	% Change:	-11.8%

### Closed Sales by City for November 2015

City	SF 2014	SF 2015	% Change	Condo '14	Condo '15	% Change
Fort Myers	309	263	-14.9%	161	157	-2.5%
Fort Myers Beach	13	12	-7.7%	26	17	-34.6%
North Fort Myers	47	56	+19.1%	12	7	-41.7%
Lehigh Acres	131	126	-3.8%	5	6	+20.0%
Cape Coral	336	296	-11.9%	41	41	+0.0%
Pine Island	17	15	-11.8%	3	0	-100.0%
Bonita Springs	77	57	-26.0%	59	62	+5.1%
Estero	41	31	-24.4%	16	23	+43.8%

### Closed Sales by Price Point for November 2015

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	11	-52.2%	14	7	-61.1%	30
\$50,000-\$99,999	60	-34.8%	32	56	-16.4%	22
\$100,000-\$149,999	146	-27.7%	16	76	-2.6%	28
\$150,000-\$199,999	152	+9.4%	18	77	-18.9%	22
\$200,000-\$249,999	111	-5.1%	23	60	+15.4%	29
\$250,000-\$299,999	94	+4.4%	38	35	+45.8%	32
\$300,000-\$399,999	117	+27.2%	53	34	-8.1%	49
\$400,000-\$599,999	86	+0.0%	55	15	-34.8%	101
\$600,000-\$999,999	38	+0.0%	91	15	+7.1%	46
\$1,000,000 or more	25	+19.0%	46	7	+40.0%	149

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.