



Media Contact:

Single Family Closed Sales up from February

FOR IMMEDIATE RELEASE

(Fort Myers, FL –April 22, 2019) – Lee County’s housing market saw a nice increase from February sales. The number of sales year over year for both Single Family and Condos saw a decrease.

March showed Median Sale prices were up slightly at 2.1% for Single Family, while Townhouse and Condos showed a decrease of 3.7%, still remaining steady. Inventory is still on the rise with Single Family up by 12.1% in Active Listings compared to 2018, showing a 6.4 Months Supply of Inventory. Active listings were also up by 7.4% for Townhouses and Condos with a Months Supply of Inventory of 7.4. The Active listings have been on the rise for the last six months, with a slight dip this month, pushing inventory up its highest before 2015. The time properties spent on the market in March, was 72 Days for Single Family Homes. Townhouses and Condos spent less time on the market at 59 Days, compared to 66 Days last year.

Broken down by cities, Single Family sales in Lehigh Acres rose the most with an increase in the number of Closed Sales, year over year of 13.0%. Most of the remaining cities saw a decrease over last year, with the exception of Bonita Springs and Estero. Sanibel again showing the largest decrease at -48.4% compared to last year.

When looking at Closed Sales by Price Point, the numbers were mostly down for Single Family Homes for most price ranges. The \$600,000 - \$999,999 saw an increase of sales by 15.5%.

Lee County Market Snapshot

March 2019

<u>Single Family Homes</u>	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Closed Sales	1,224	1,281	-4.4 %
Median Sale Price	\$250,400	\$260,000	-3.7 %
Active Listings	6,994	6,238	12.1%
New Pending Sales	1,610	1,688	-4.6 %
Months Supply of Inventory	6.4	6.0	6.7 %
Median % of Original List Price Received	95.1%	95.8%	-0.7 %
Median Time to Contract	72 days	59 days	22.0%

<u>Townhouses & Condos</u>	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Closed Sales	648	769	-15.7%
Median Sale Price	\$194,000	\$190,000	2.1 %
Active Listings	3,969	3,697	7.4 %
New Pending Sales	918	899	2.1 %
Months Supply of Inventory	7.4	7.0	5.7 %
Median % of Original List Price Received	94.5%	94.4%	0.1 %
Median Time to Contract	59 days	66 days	-10.6%



The numbers reported represent sales by all members of Florida Realtors® / SWFLA Matrix for Lee County, FL. Statistics released each month may be revised in the future as new data is released.

Lee County Market Snapshot

March 2019

Single Family City Breakdown

	2019 Sold	2018 Sold	% Change	2019 Median \$	2018 Median \$	% Change
Bonita Springs	89	88	1.1 %	\$405,000	\$413,750	-2.1 %
Cape Coral	467	485	-3.7 %	\$242,000	\$237,500	1.9 %
Estero	60	58	3.4 %	\$452,500	\$421,000	7.5 %
Fort Myers	276	311	-11.3 %	\$287,748	\$282,000	2.0 %
Fort Myers Beach	18	20	-10.0%	\$461,500	\$550,000	-16.1%
Lehigh Acres	182	161	13.0 %	\$176,950	\$165,000	7.2 %
North Fort Myers	65	79	-17.7%	\$222,000	\$222,500	-0.2 %
Pine Island	21	22	-4.5 %	\$304,900	\$317,500	-4.0 %
Sanibel/Captiva	16	31	-48.4%	\$807,500	\$885,000	-8.8 %

Closed Sales by Price Point

	Single Family	% Change	Median Time to Contract	Condos	% Change	Median Time to Contract
Less than \$50,000	0	-100.0%	No Sales	1	-85.7%	84 days
\$50,000 - \$99,999	16	-40.7 %	60 days	52	-8.8%	29 days
\$100,000 - \$149,999	76	-9.5 %	45 days	120	-21.1%	52 days
\$150,000 - \$199,999	243	0.0 %	54 days	161	-13.4%	74 days
\$200,000 - \$249,999	263	8.7 %	75 days	103	-13.4%	49 days
\$250,000 - \$299,999	171	-16.6%	78 days	70	-22.2%	64 days
\$300,000 - \$399,999	195	7.7 %	82 days	71	-7.8%	61 days
\$400,000 - \$599,999	145	-15.7%	107 days	35	-27.1%	142 days
\$600,000 - \$999,999	82	15.5 %	91 days	26	13.0 %	84 days
\$1,000,000 and above	33	-38.9%	126 days	9	-10.0%	81 days



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