

Monthly Market Detail - February 2018

Single Family Homes

Lee County



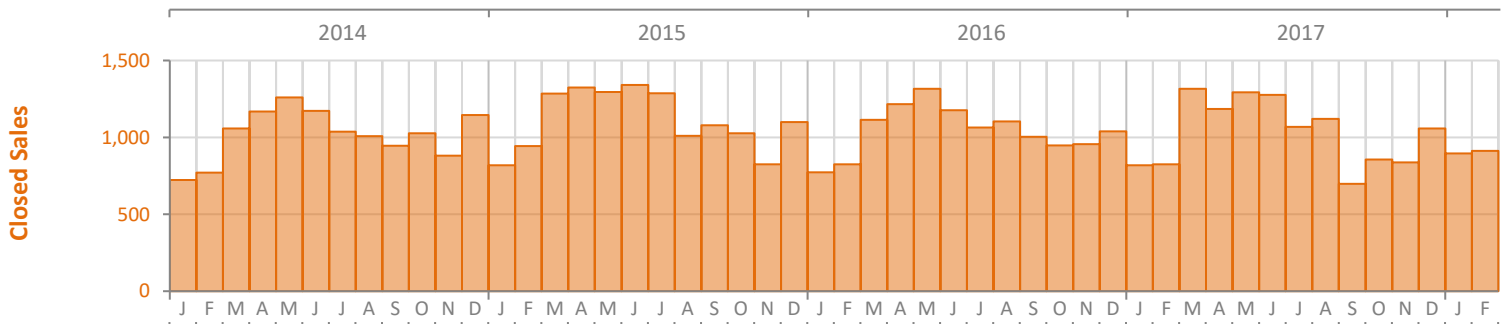
Summary Statistics	February 2018	February 2017	Percent Change Year-over-Year
Closed Sales	912	824	10.7%
Paid in Cash	352	330	6.7%
Median Sale Price	\$250,223	\$245,000	2.1%
Average Sale Price	\$356,482	\$345,437	3.2%
Dollar Volume	\$325.1 Million	\$284.6 Million	14.2%
Median Percent of Original List Price Received	95.5%	95.5%	0.0%
Median Time to Contract	67 Days	70 Days	-4.3%
Median Time to Sale	103 Days	113 Days	-8.8%
New Pending Sales	1,361	1,360	0.1%
New Listings	1,832	1,645	11.4%
Pending Inventory	1,955	1,940	0.8%
Inventory (Active Listings)	6,282	6,279	0.0%
Months Supply of Inventory	6.0	6.0	0.0%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,807	10.0%
February 2018	912	10.7%
January 2018	895	9.3%
December 2017	1,059	1.9%
November 2017	837	-12.4%
October 2017	857	-9.5%
September 2017	699	-30.4%
August 2017	1,121	1.5%
July 2017	1,068	0.3%
June 2017	1,276	8.4%
May 2017	1,293	-1.7%
April 2017	1,186	-2.5%
March 2017	1,317	18.1%
February 2017	824	-0.1%

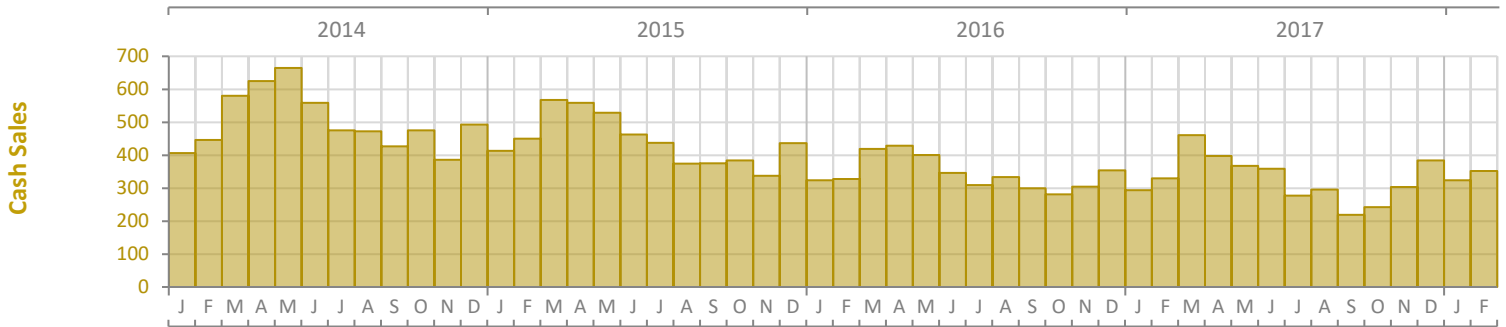


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	676	8.3%
February 2018	352	6.7%
January 2018	324	10.2%
December 2017	384	8.5%
November 2017	303	-0.3%
October 2017	242	-13.9%
September 2017	219	-27.0%
August 2017	296	-11.4%
July 2017	277	-10.4%
June 2017	359	3.8%
May 2017	368	-8.2%
April 2017	398	-7.2%
March 2017	461	10.0%
February 2017	330	0.6%

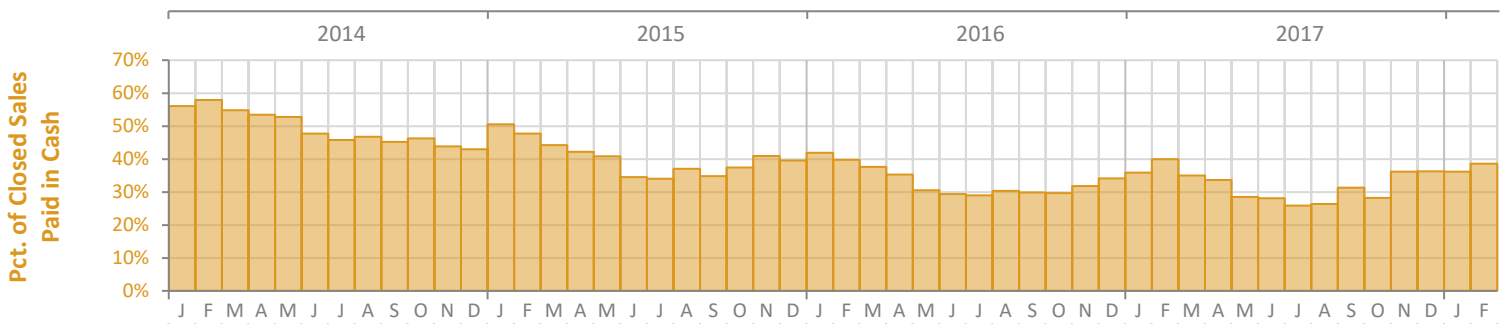


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	37.4%	-1.6%
February 2018	38.6%	-3.5%
January 2018	36.2%	0.8%
December 2017	36.3%	6.5%
November 2017	36.2%	13.8%
October 2017	28.2%	-5.1%
September 2017	31.3%	4.7%
August 2017	26.4%	-12.9%
July 2017	25.9%	-10.7%
June 2017	28.1%	-4.4%
May 2017	28.5%	-6.6%
April 2017	33.6%	-4.8%
March 2017	35.0%	-6.9%
February 2017	40.0%	0.5%

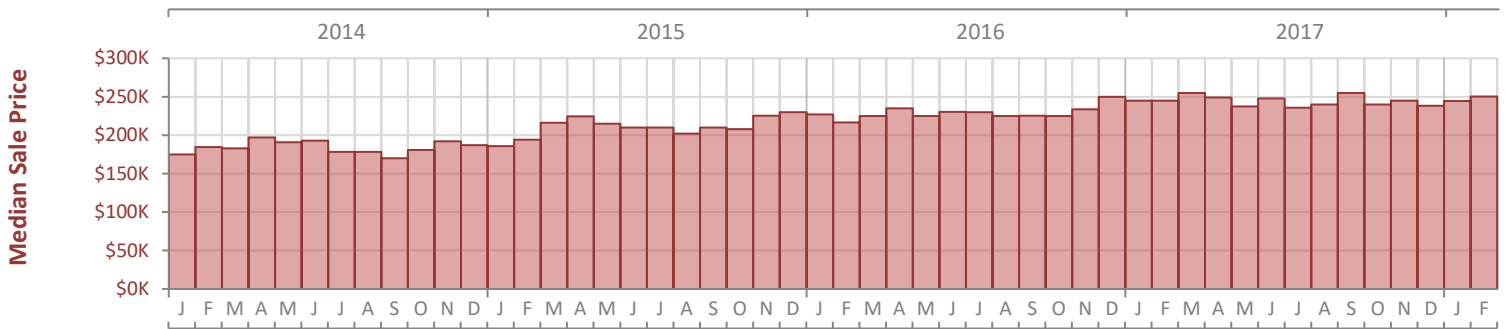


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$248,000	1.2%
February 2018	\$250,223	2.1%
January 2018	\$244,500	-0.2%
December 2017	\$238,350	-4.6%
November 2017	\$245,000	4.9%
October 2017	\$240,000	6.7%
September 2017	\$255,000	13.3%
August 2017	\$239,900	6.6%
July 2017	\$235,675	2.5%
June 2017	\$247,950	7.6%
May 2017	\$237,500	5.6%
April 2017	\$249,000	6.0%
March 2017	\$255,000	13.3%
February 2017	\$245,000	13.0%

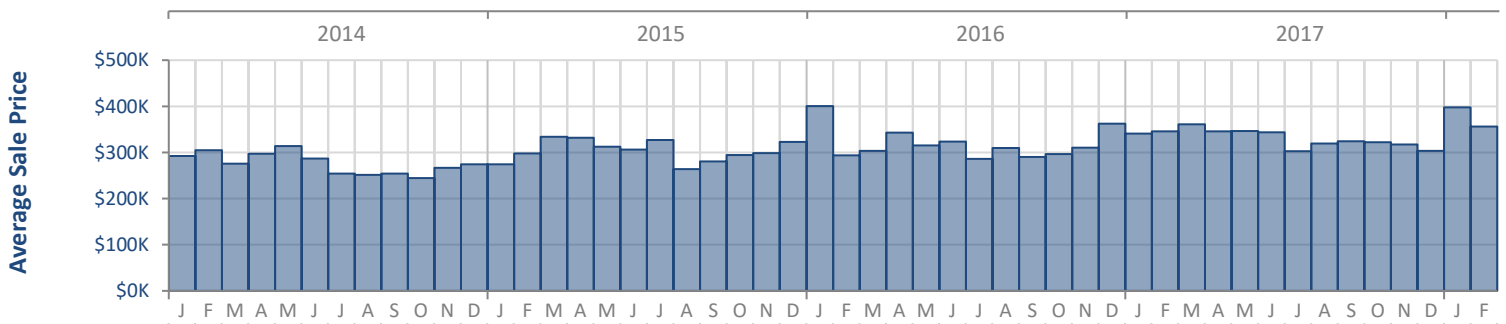


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$377,070	9.9%
February 2018	\$356,482	3.2%
January 2018	\$398,050	16.9%
December 2017	\$303,107	-16.3%
November 2017	\$317,109	2.2%
October 2017	\$322,173	8.6%
September 2017	\$324,378	11.7%
August 2017	\$319,416	3.2%
July 2017	\$302,673	5.9%
June 2017	\$343,652	6.1%
May 2017	\$346,559	9.9%
April 2017	\$345,661	0.9%
March 2017	\$361,082	19.1%
February 2017	\$345,437	17.5%

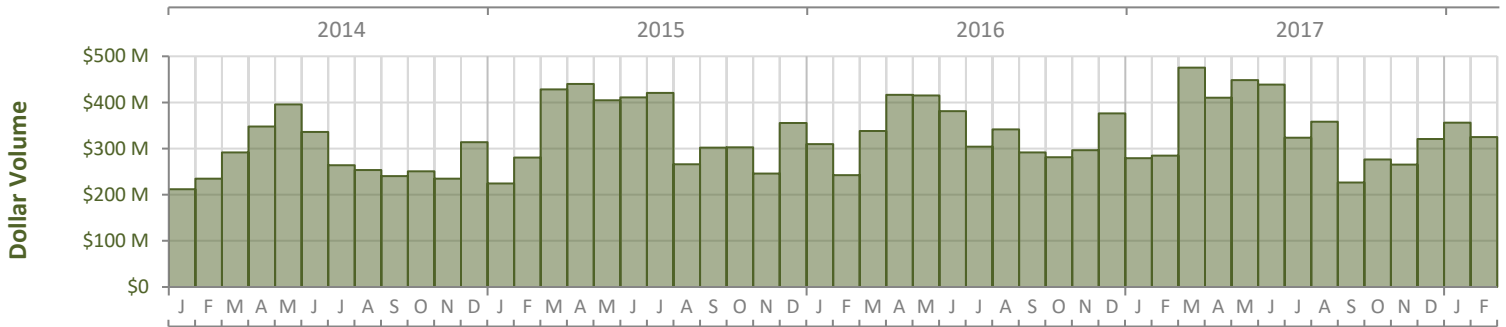


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$681.4 Million	20.9%
February 2018	\$325.1 Million	14.2%
January 2018	\$356.3 Million	27.7%
December 2017	\$321.0 Million	-14.7%
November 2017	\$265.4 Million	-10.5%
October 2017	\$276.1 Million	-1.8%
September 2017	\$226.7 Million	-22.3%
August 2017	\$358.1 Million	4.8%
July 2017	\$323.3 Million	6.2%
June 2017	\$438.5 Million	15.0%
May 2017	\$448.1 Million	8.0%
April 2017	\$410.0 Million	-1.6%
March 2017	\$475.5 Million	40.6%
February 2017	\$284.6 Million	17.3%

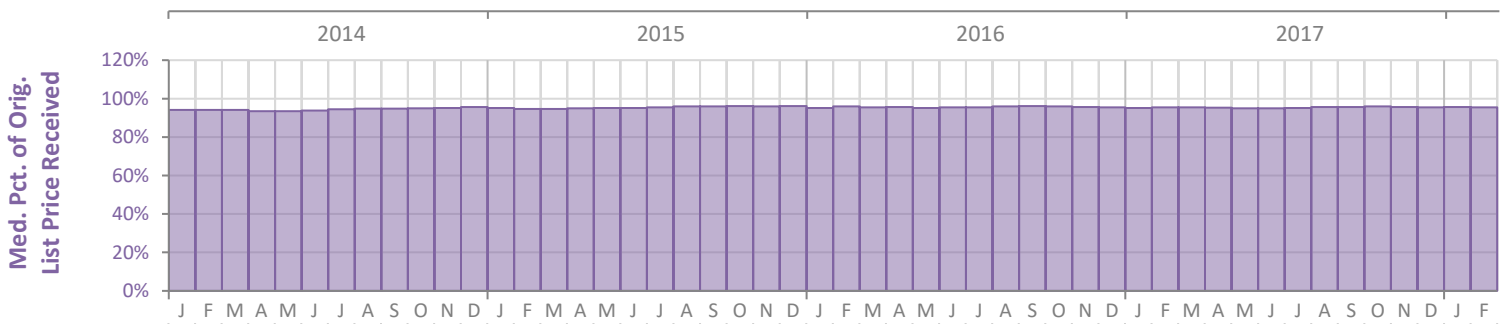


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	95.6%	0.2%
February 2018	95.5%	0.0%
January 2018	95.7%	0.5%
December 2017	95.5%	0.0%
November 2017	95.7%	0.0%
October 2017	96.0%	0.0%
September 2017	95.6%	-0.5%
August 2017	95.7%	-0.2%
July 2017	95.1%	-0.4%
June 2017	94.9%	-0.5%
May 2017	95.0%	-0.1%
April 2017	95.3%	-0.4%
March 2017	95.5%	0.0%
February 2017	95.5%	-0.4%

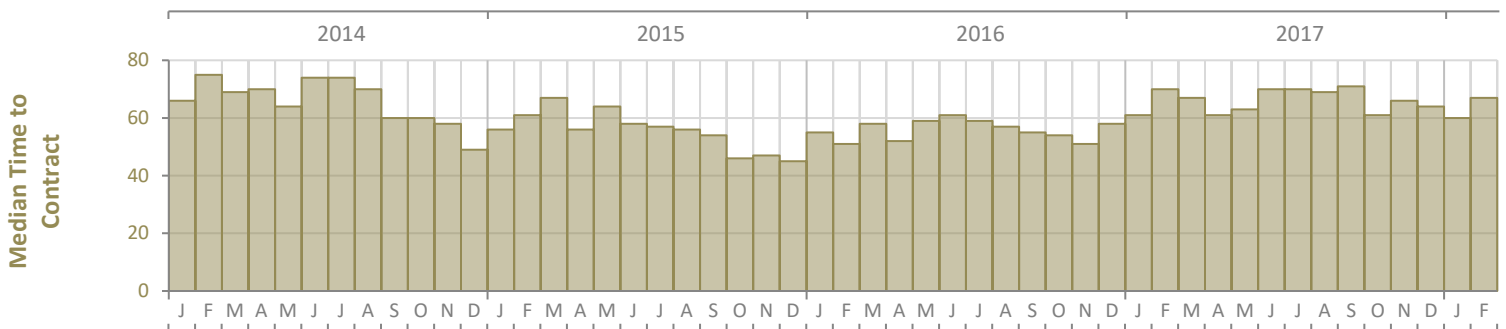


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	63 Days	-4.5%
February 2018	67 Days	-4.3%
January 2018	60 Days	-1.6%
December 2017	64 Days	10.3%
November 2017	66 Days	29.4%
October 2017	61 Days	13.0%
September 2017	71 Days	29.1%
August 2017	69 Days	21.1%
July 2017	70 Days	18.6%
June 2017	70 Days	14.8%
May 2017	63 Days	6.8%
April 2017	61 Days	17.3%
March 2017	67 Days	15.5%
February 2017	70 Days	37.3%

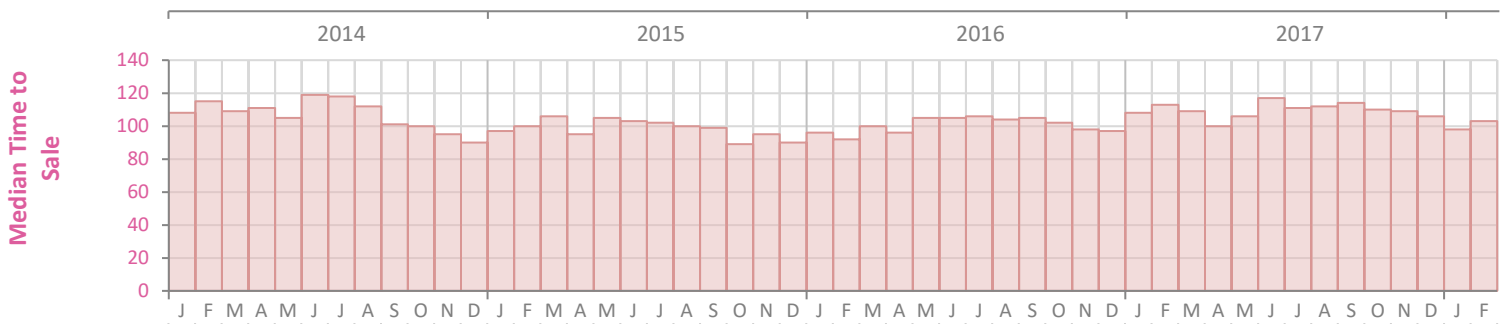


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	100 Days	-9.9%
February 2018	103 Days	-8.8%
January 2018	98 Days	-9.3%
December 2017	106 Days	9.3%
November 2017	109 Days	11.2%
October 2017	110 Days	7.8%
September 2017	114 Days	8.6%
August 2017	112 Days	7.7%
July 2017	111 Days	4.7%
June 2017	117 Days	11.4%
May 2017	106 Days	1.0%
April 2017	100 Days	4.2%
March 2017	109 Days	9.0%
February 2017	113 Days	22.8%

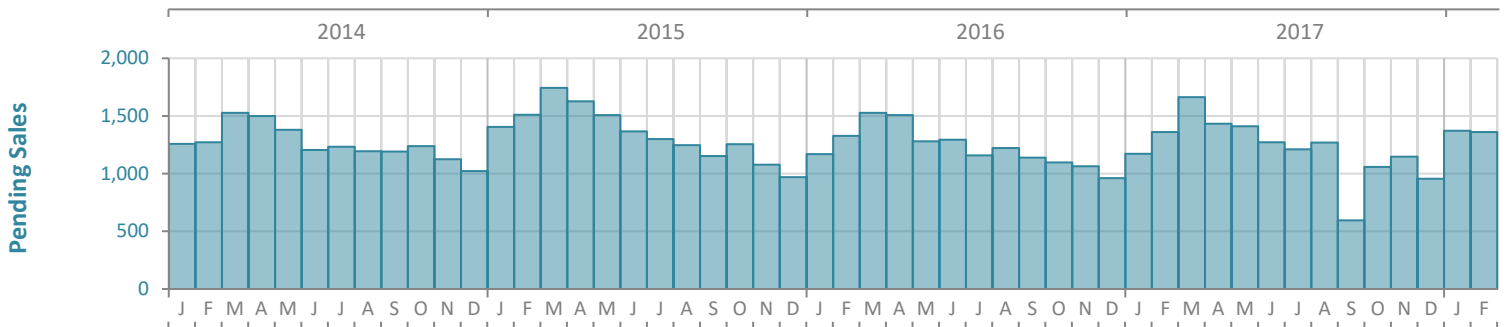


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	2,732	7.9%
February 2018	1,361	0.1%
January 2018	1,371	16.9%
December 2017	957	-0.3%
November 2017	1,148	8.0%
October 2017	1,059	-3.5%
September 2017	595	-47.8%
August 2017	1,269	3.8%
July 2017	1,211	4.6%
June 2017	1,273	-1.6%
May 2017	1,410	10.2%
April 2017	1,432	-5.1%
March 2017	1,664	8.9%
February 2017	1,360	2.4%

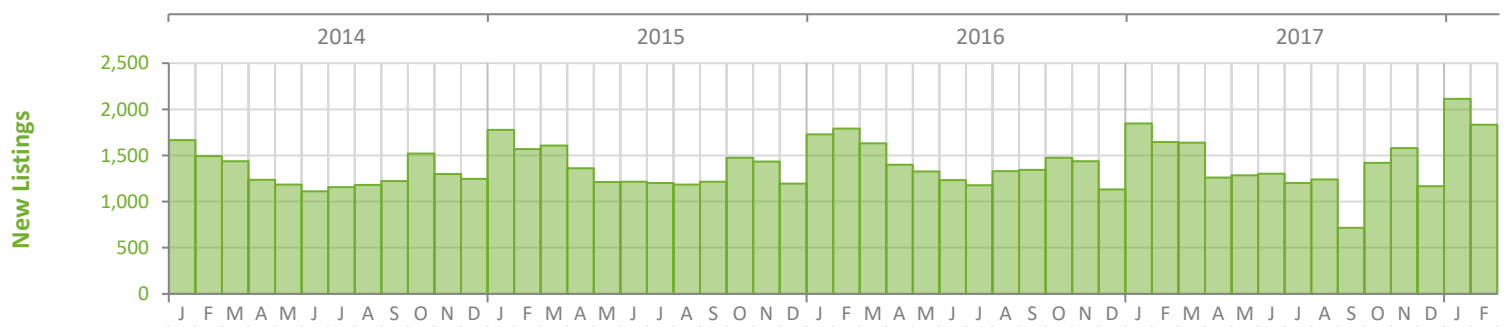


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	3,946	13.1%
February 2018	1,832	11.4%
January 2018	2,114	14.6%
December 2017	1,167	3.0%
November 2017	1,578	9.8%
October 2017	1,419	-3.7%
September 2017	715	-46.8%
August 2017	1,240	-6.8%
July 2017	1,203	2.0%
June 2017	1,303	5.8%
May 2017	1,286	-3.2%
April 2017	1,260	-10.1%
March 2017	1,640	0.4%
February 2017	1,645	-8.2%

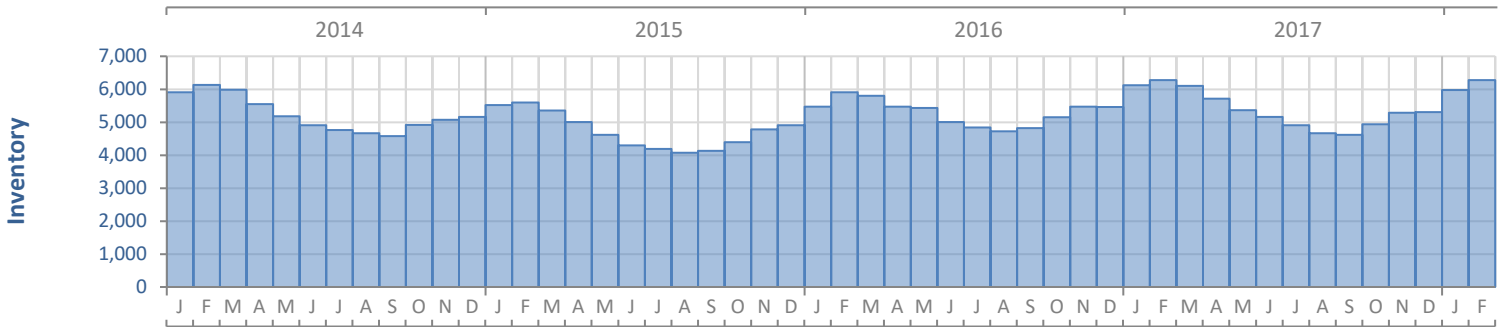


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	6,128	-1.2%
February 2018	6,282	0.0%
January 2018	5,973	-2.5%
December 2017	5,305	-2.9%
November 2017	5,288	-3.4%
October 2017	4,940	-4.2%
September 2017	4,616	-4.3%
August 2017	4,666	-1.3%
July 2017	4,905	1.4%
June 2017	5,157	3.1%
May 2017	5,368	-1.2%
April 2017	5,719	4.6%
March 2017	6,100	5.1%
February 2017	6,279	6.4%

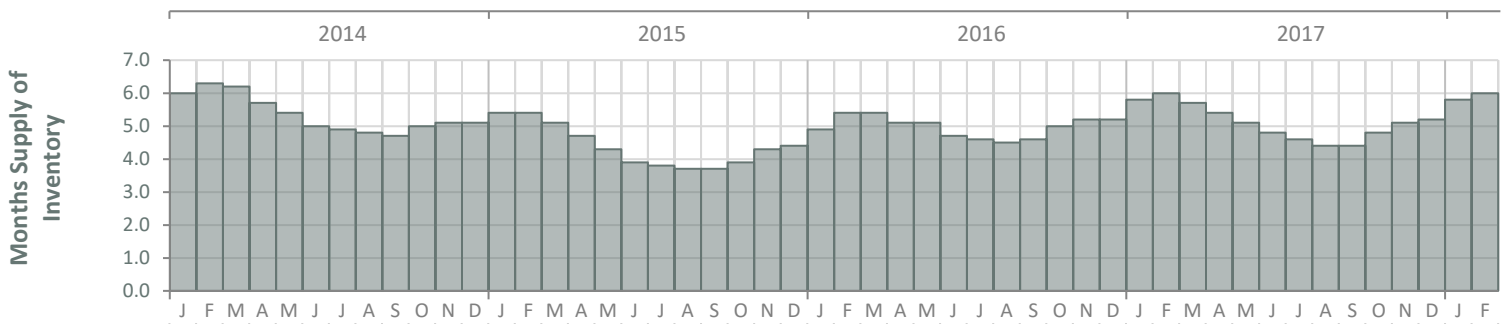


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.9	0.0%
February 2018	6.0	0.0%
January 2018	5.8	0.0%
December 2017	5.2	0.0%
November 2017	5.1	-1.9%
October 2017	4.8	-4.0%
September 2017	4.4	-4.3%
August 2017	4.4	-2.2%
July 2017	4.6	0.0%
June 2017	4.8	2.1%
May 2017	5.1	0.0%
April 2017	5.4	5.9%
March 2017	5.7	5.6%
February 2017	6.0	11.1%

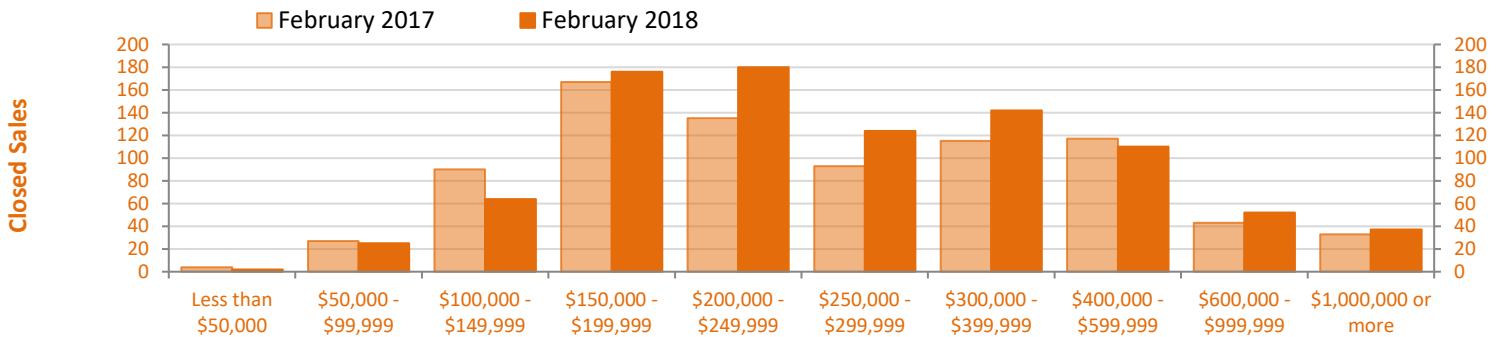


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	2	-50.0%
\$50,000 - \$99,999	25	-7.4%
\$100,000 - \$149,999	64	-28.9%
\$150,000 - \$199,999	176	5.4%
\$200,000 - \$249,999	180	33.3%
\$250,000 - \$299,999	124	33.3%
\$300,000 - \$399,999	142	23.5%
\$400,000 - \$599,999	110	-6.0%
\$600,000 - \$999,999	52	20.9%
\$1,000,000 or more	37	12.1%

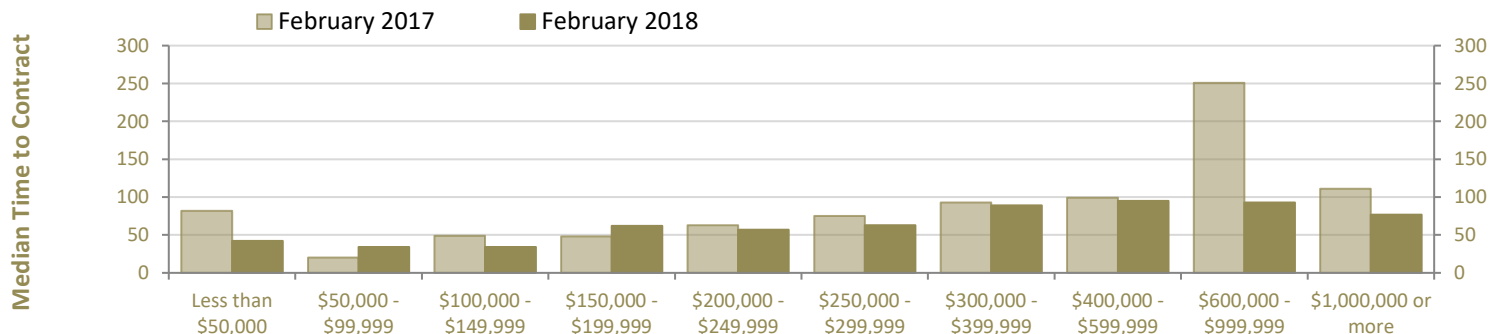


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	42 Days	-48.8%
\$50,000 - \$99,999	34 Days	70.0%
\$100,000 - \$149,999	34 Days	-30.6%
\$150,000 - \$199,999	62 Days	29.2%
\$200,000 - \$249,999	57 Days	-9.5%
\$250,000 - \$299,999	63 Days	-16.0%
\$300,000 - \$399,999	89 Days	-4.3%
\$400,000 - \$599,999	95 Days	-4.0%
\$600,000 - \$999,999	93 Days	-62.9%
\$1,000,000 or more	77 Days	-30.6%

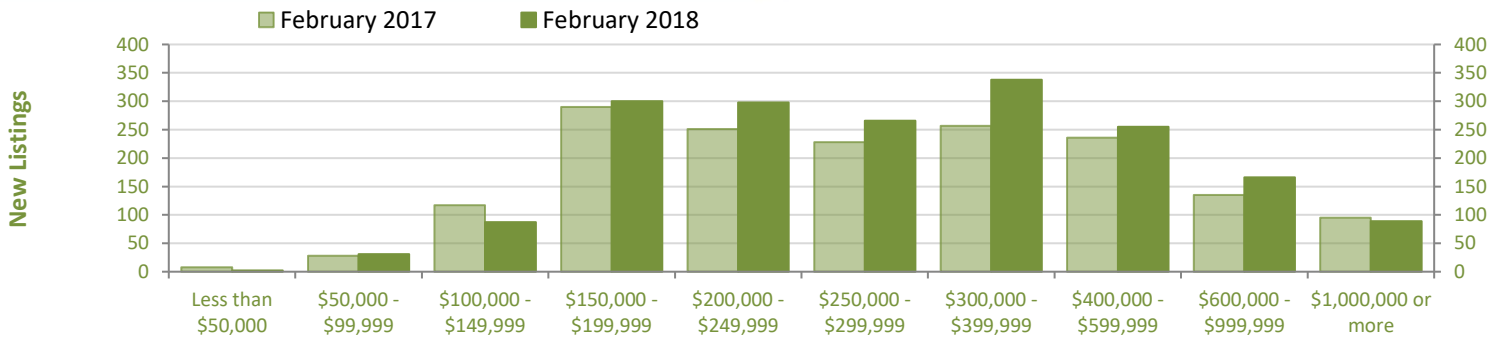


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	2	-75.0%
\$50,000 - \$99,999	31	10.7%
\$100,000 - \$149,999	87	-25.6%
\$150,000 - \$199,999	300	3.4%
\$200,000 - \$249,999	298	18.7%
\$250,000 - \$299,999	266	16.7%
\$300,000 - \$399,999	338	31.5%
\$400,000 - \$599,999	255	8.1%
\$600,000 - \$999,999	166	23.0%
\$1,000,000 or more	89	-6.3%

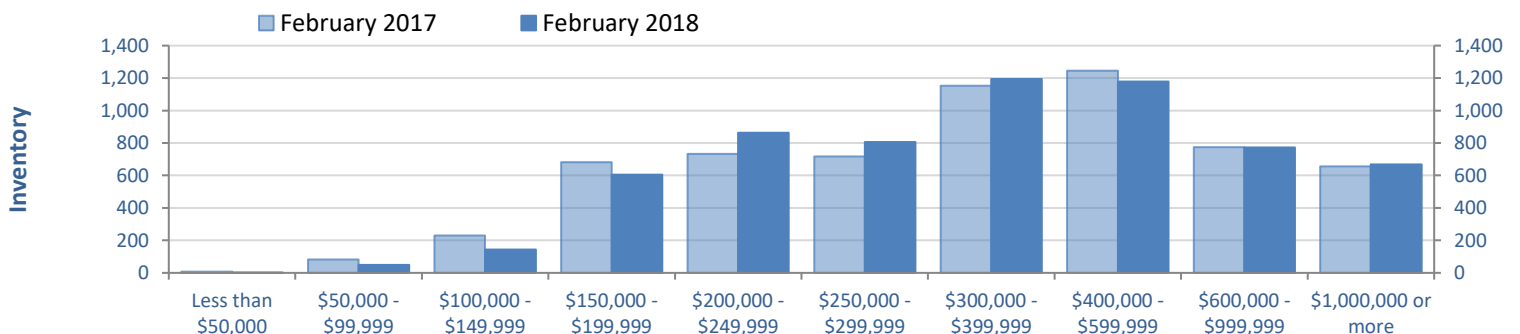


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	2	-71.4%
\$50,000 - \$99,999	49	-41.0%
\$100,000 - \$149,999	144	-37.4%
\$150,000 - \$199,999	604	-11.3%
\$200,000 - \$249,999	864	17.9%
\$250,000 - \$299,999	805	12.3%
\$300,000 - \$399,999	1,194	3.6%
\$400,000 - \$599,999	1,179	-5.4%
\$600,000 - \$999,999	773	-0.1%
\$1,000,000 or more	668	1.8%



Monthly Distressed Market - February 2018

Single Family Homes

Lee County



		February 2018	February 2017	Percent Change Year-over-Year
Traditional	Closed Sales	882	777	13.5%
	Median Sale Price	\$253,745	\$250,000	1.5%
Foreclosure/REO	Closed Sales	24	38	-36.8%
	Median Sale Price	\$155,000	\$171,250	-9.5%
Short Sale	Closed Sales	6	9	-33.3%
	Median Sale Price	\$222,000	\$130,000	70.8%

