



# Monthly Market Indicators April 2011



## Contents:

- Conventional/REO/Short Sale Single Family Sold
- Housing Supply Outlook
- Sold Properties by Cities
- 2004-2011 Properties Sold
- Absorption Rate
- Median Price Comparison by Year

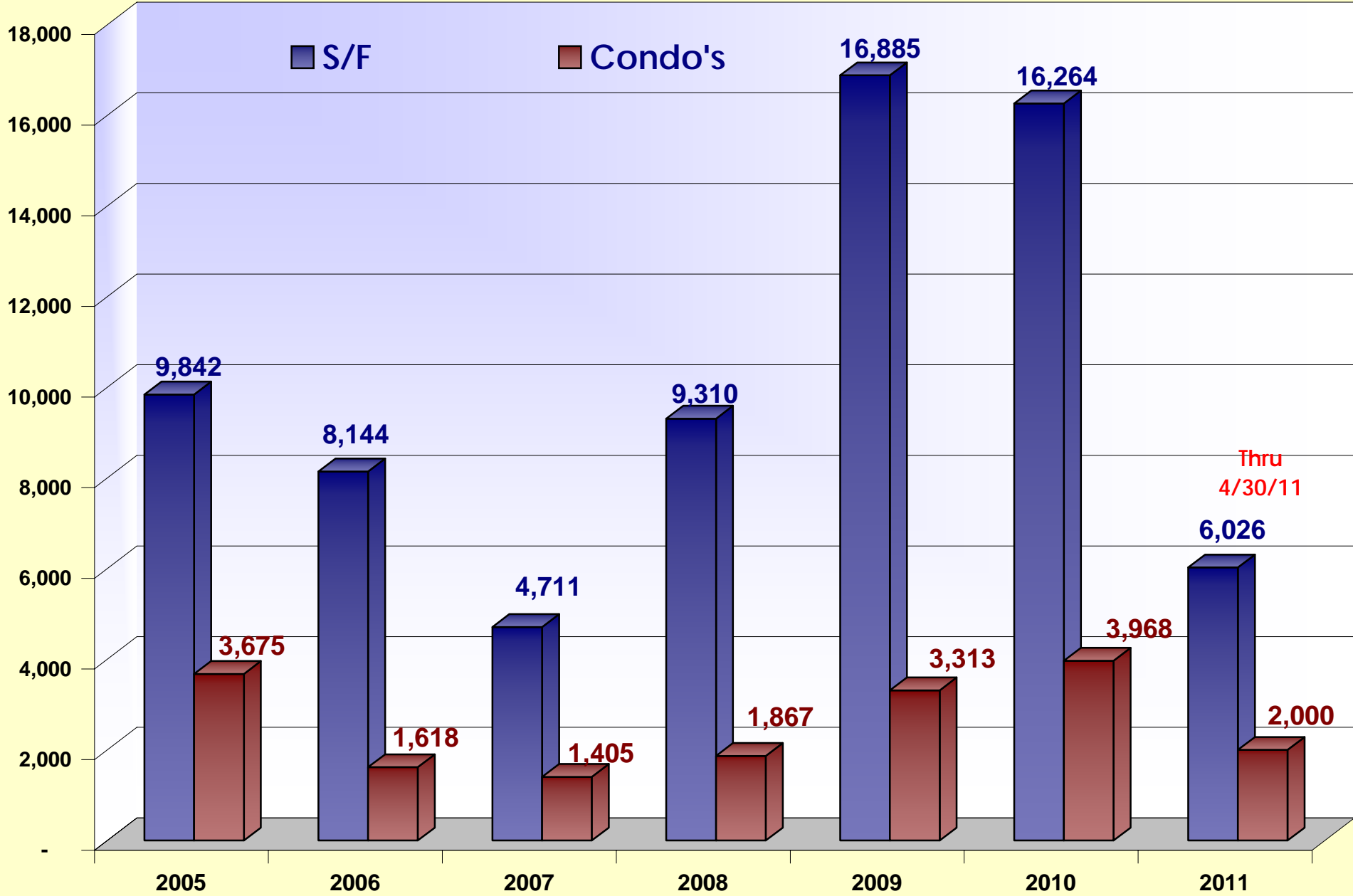


# Table of Contents

## Page #

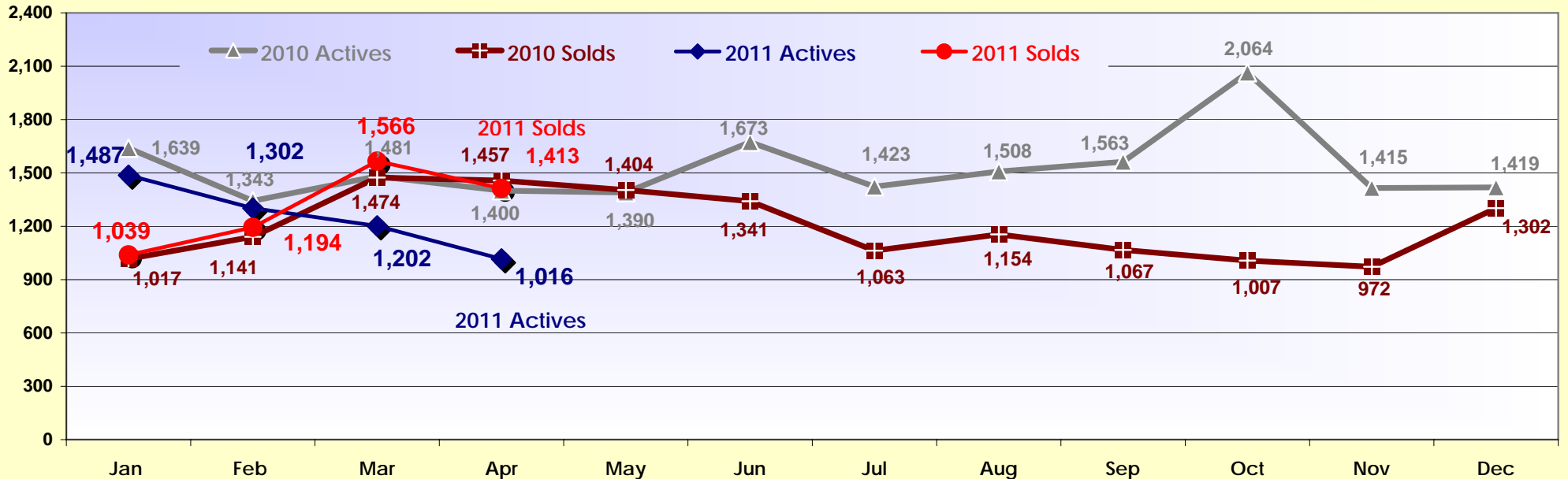
- |   |  |
|---|--|
| 5. Single Family & Condo Sales 2005 – 2011                  | 17. Condos -Fort Myers & Fort Myers Bch By Type  |
| 6. Median List Price & Percent Sold to Active Single Family | 18. Condos – N Fort Myers & Cape Coral By Type   |
| 7. Median Price Comparison & Single Family Solds            | 19. Condos - Lehigh Acres & Others By Type       |
| 8. Housing Supply Outlook – Residential Monthly Inventory   | 20. Sold Listings Pie Chart By Type              |
| 9. Residential Housing Supply One Year Comparable           | 21. DOM 12 Month Residential Comparable          |
| 10. City Residential Housing Supply Outlook                 | 22. Lee County Single Family Sold 2009-2011      |
| 11. Absorption Rate – Single Family & Foreclosed/REO's      | 23. Sold By City – FM, NFM, FMB, CC              |
| 12. Lee County Single Family Sold By Type                   | 24. Sold By City - Lehigh, Other, Hendry, Glades |
| 13. S/F - Fort Myers & Fort Myers Beach Sold By Type        | 25. Residential Weekly Market Activity           |
| 14. S/F - No. Fort Myers & Cape Coral Sold By Type          | 26. Single Family Properties Sold 2004-2011      |
| 15. S/F - Lehigh Acres & Other Areas Sold By Type           | 27. Single Family Sold By Price Range            |
| 16. Condos – 2009-2011 Sold Monthly & By Type               |  |

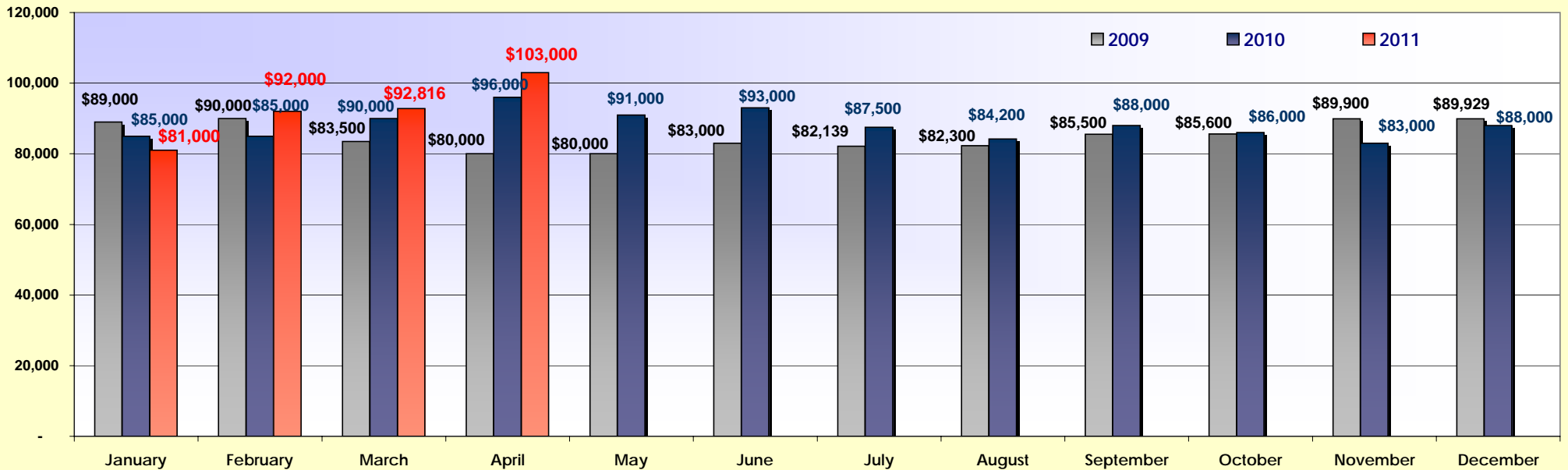




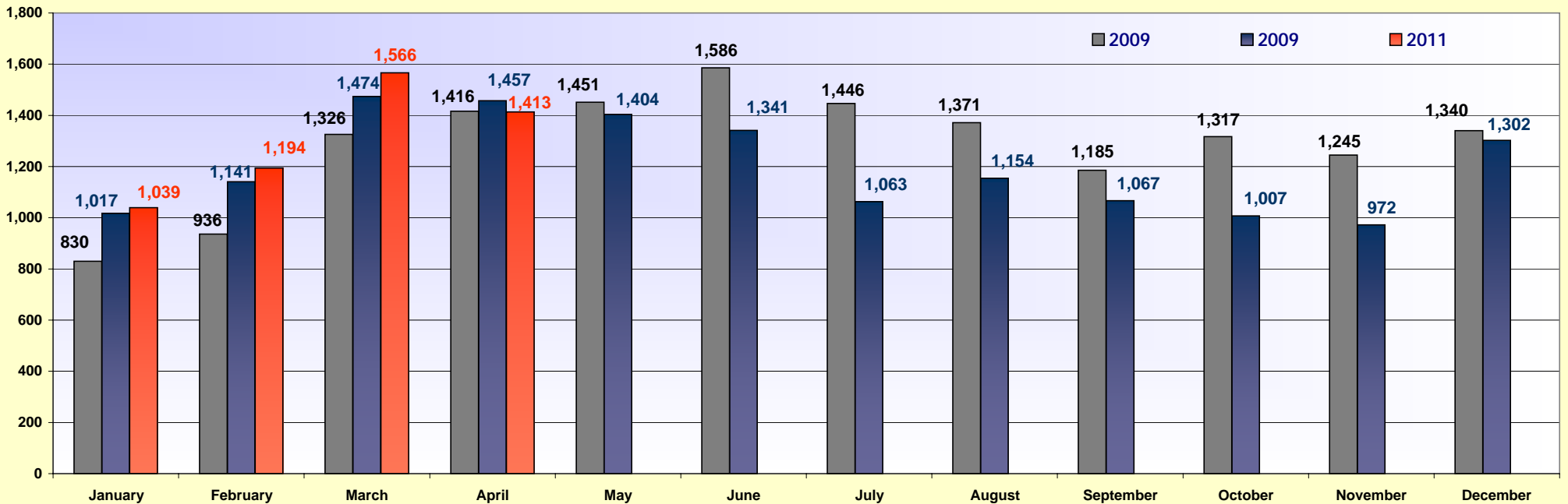


### 2010/2011 Single Family Listings - Monthly Sold and Active Listings



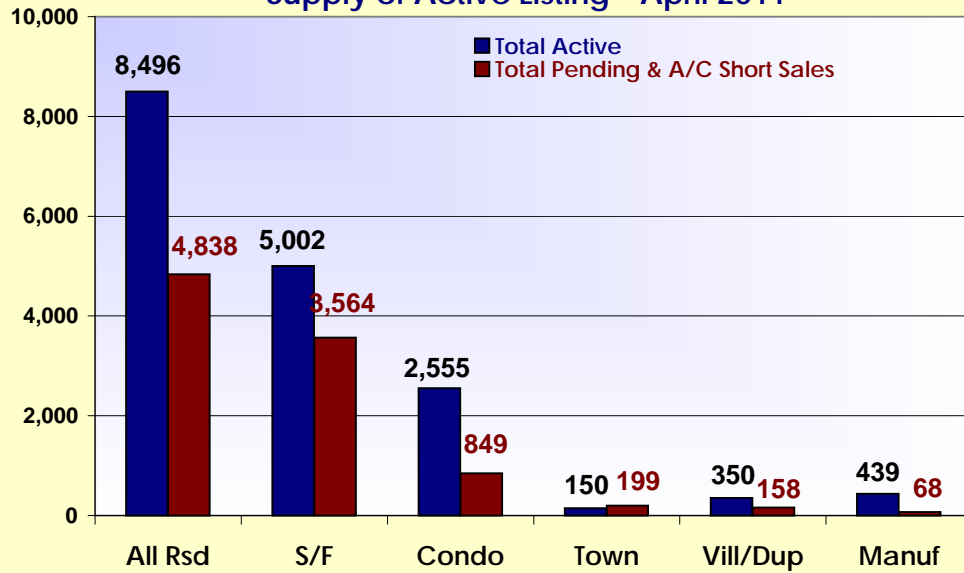


2009-2011 Monthly Totals of Single Family Solds

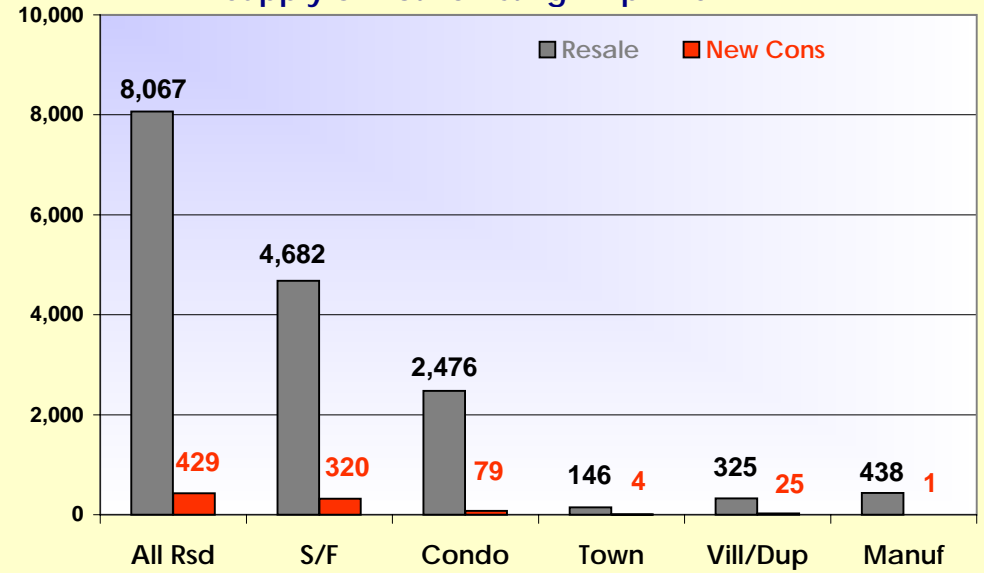


## All Residential Properties - Active and Pending / Active Cont. Short Sale

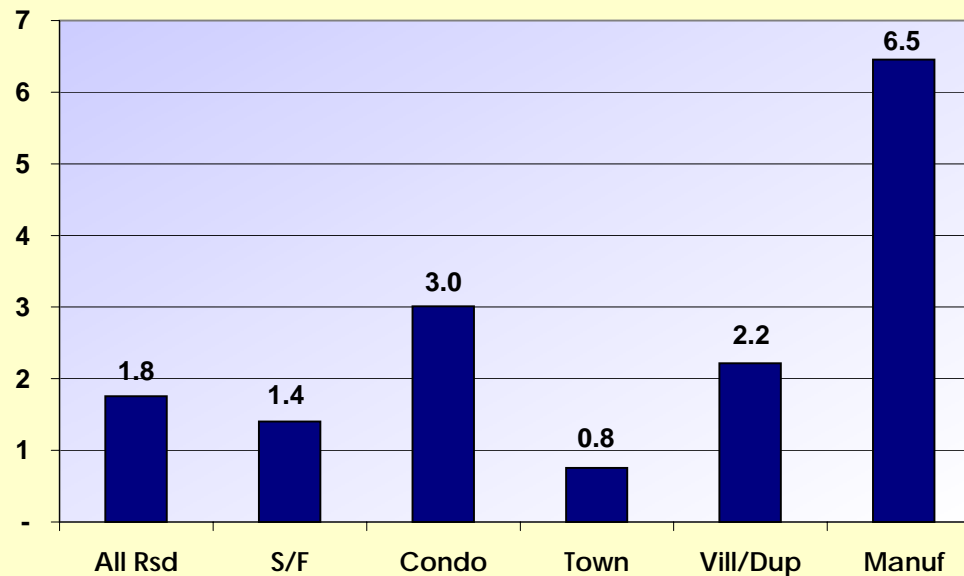
Supply of Active Listing - April 2011



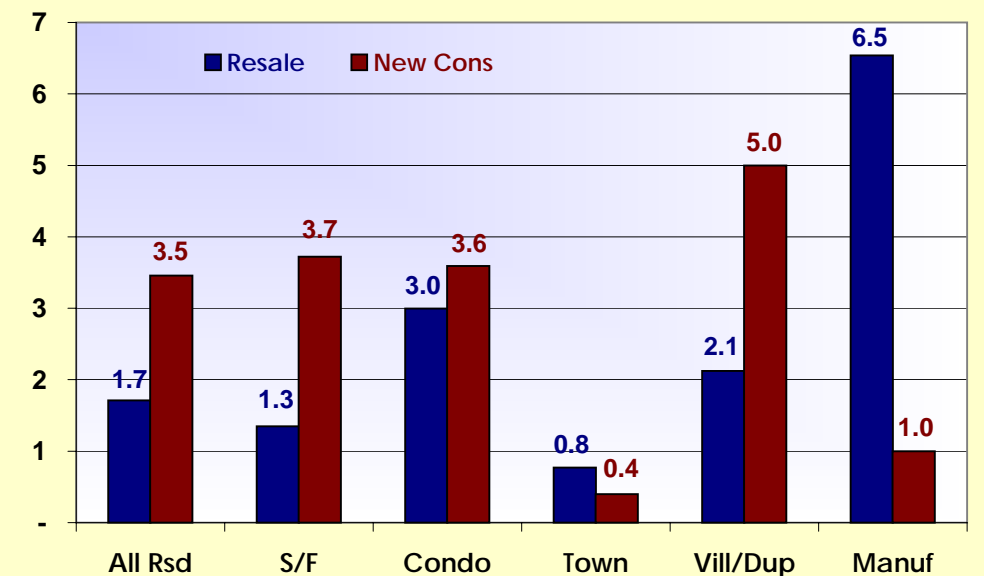
Supply of Active Listing - April 2011



Supply Outlook (Months of Inventory)



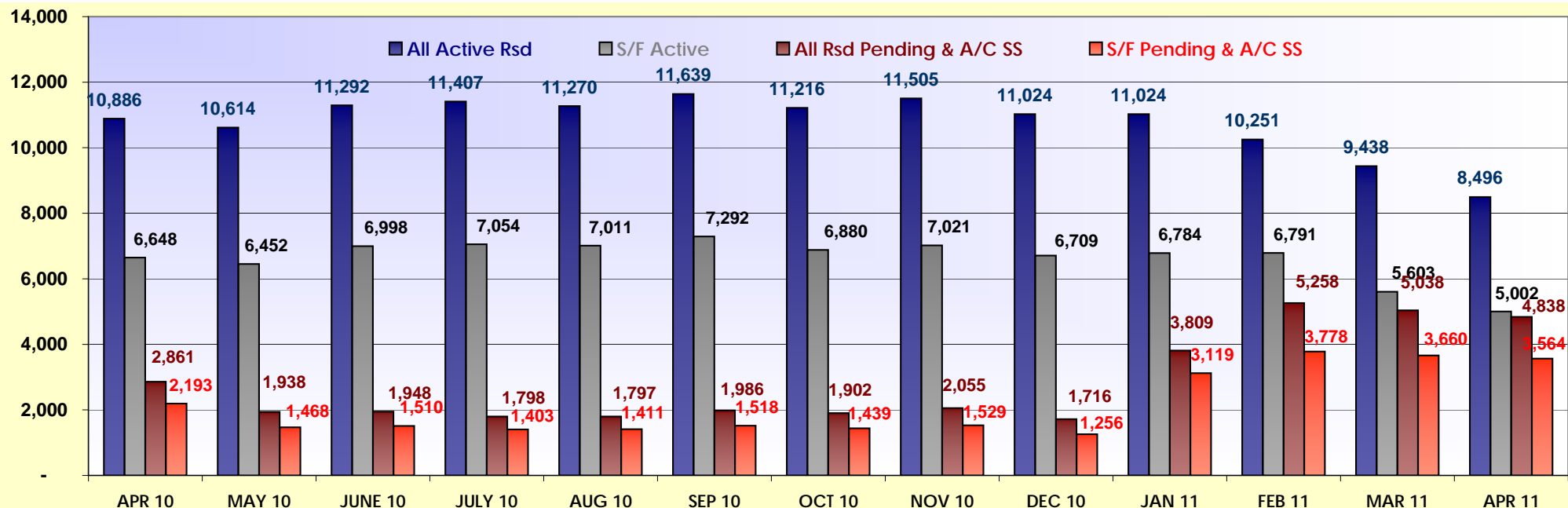
Supply Outlook (Months of Inventory)



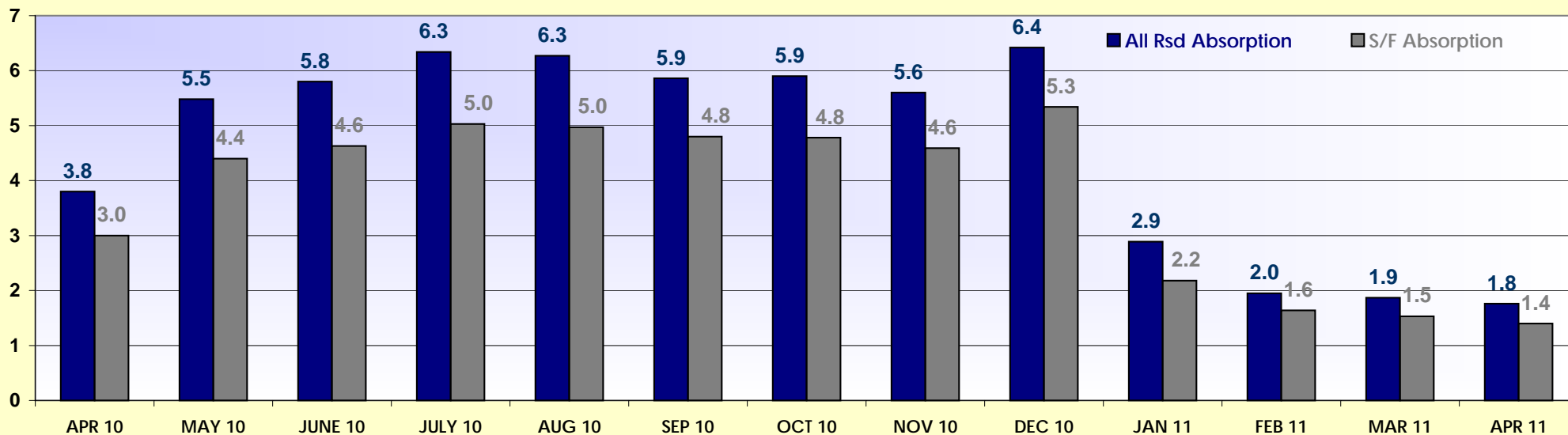
Supply Outlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending / Active Contingent Short Sale Listings.



## Residential One Year Comparable - Actives & Pendlings/Active Contingent Short Sales



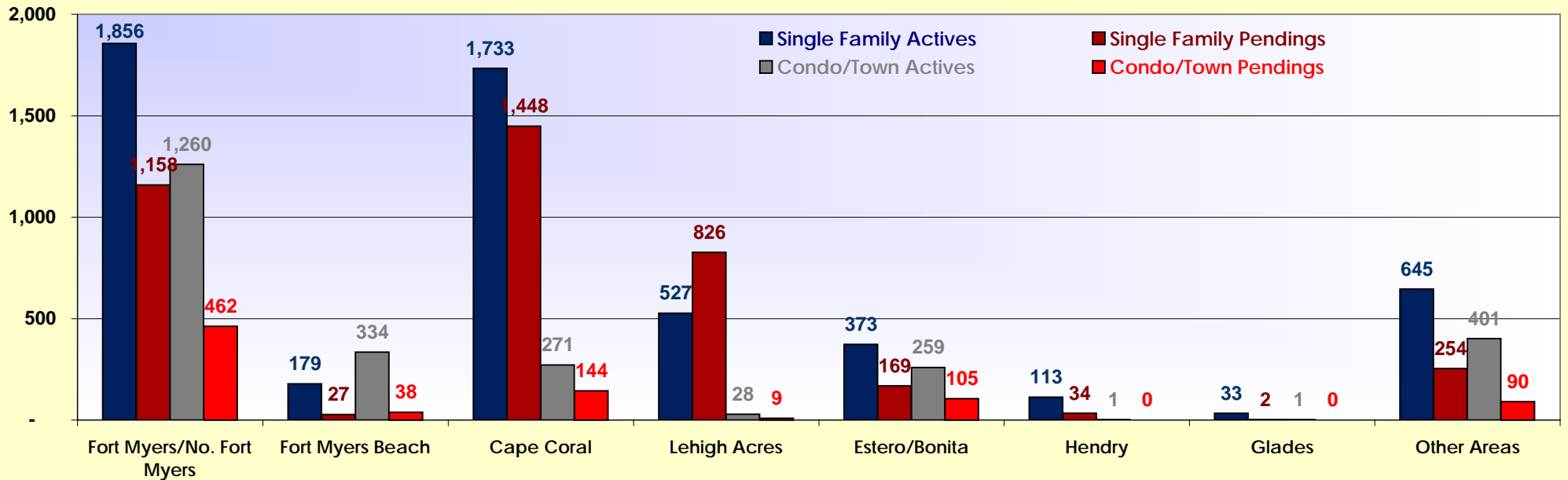
## One Year Comparable - Supply Inventory (In Months)



SupplyOutlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending & Active Contingent Short Sale Listings.

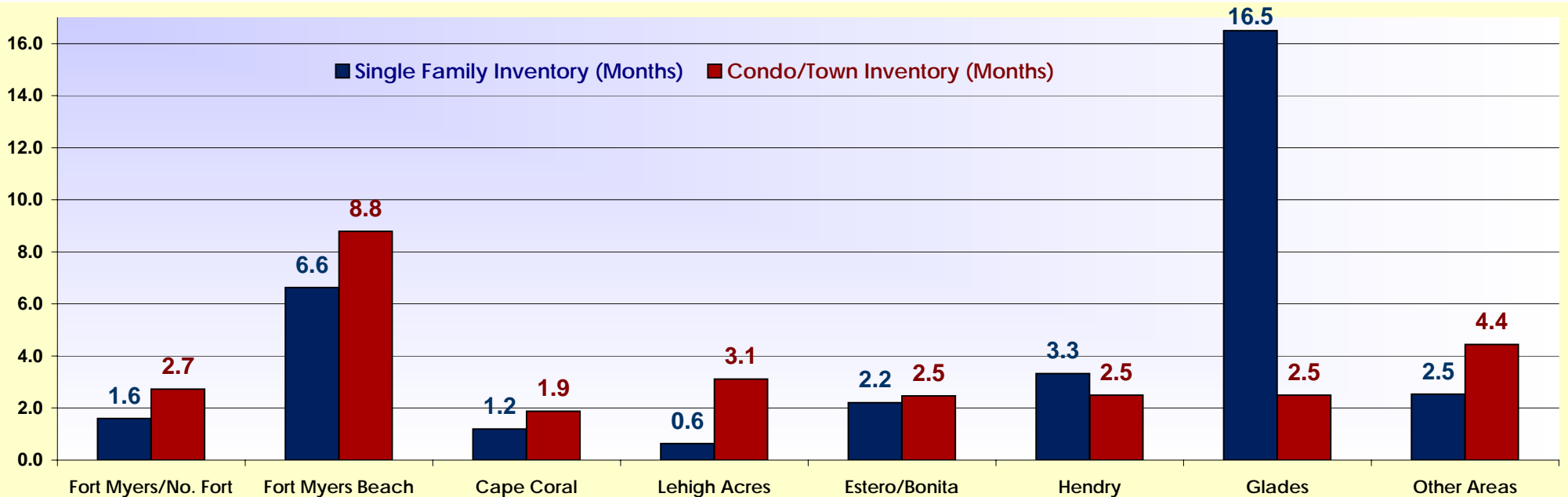
## Breakout By City - Active/Pending Listings

April 2011

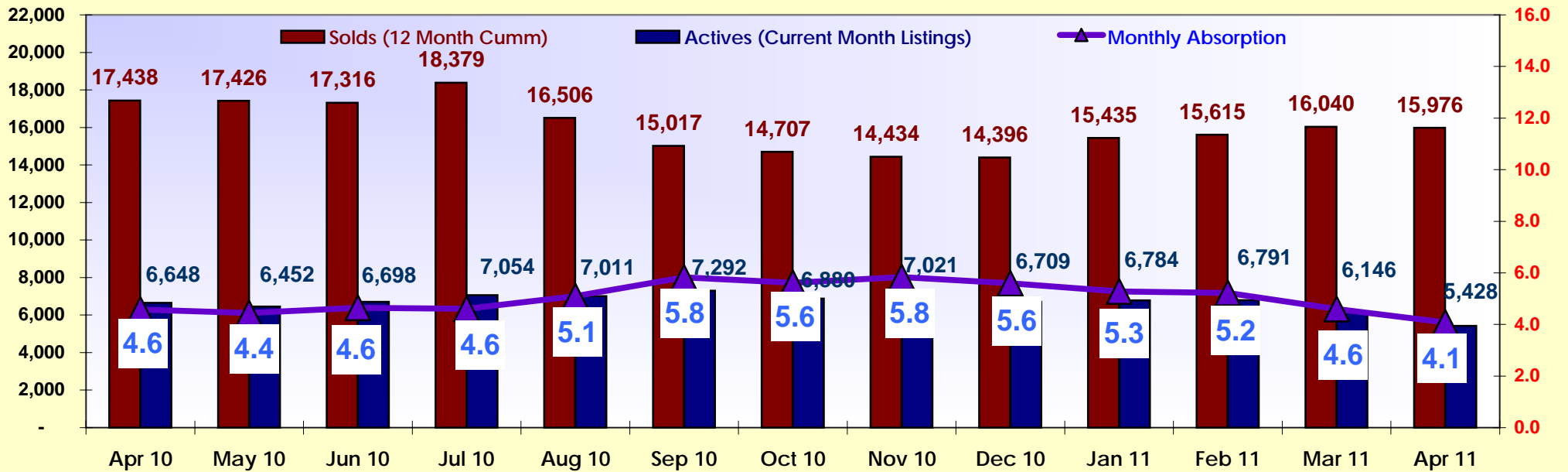


## City Supply Rate (Months Of Inventory)

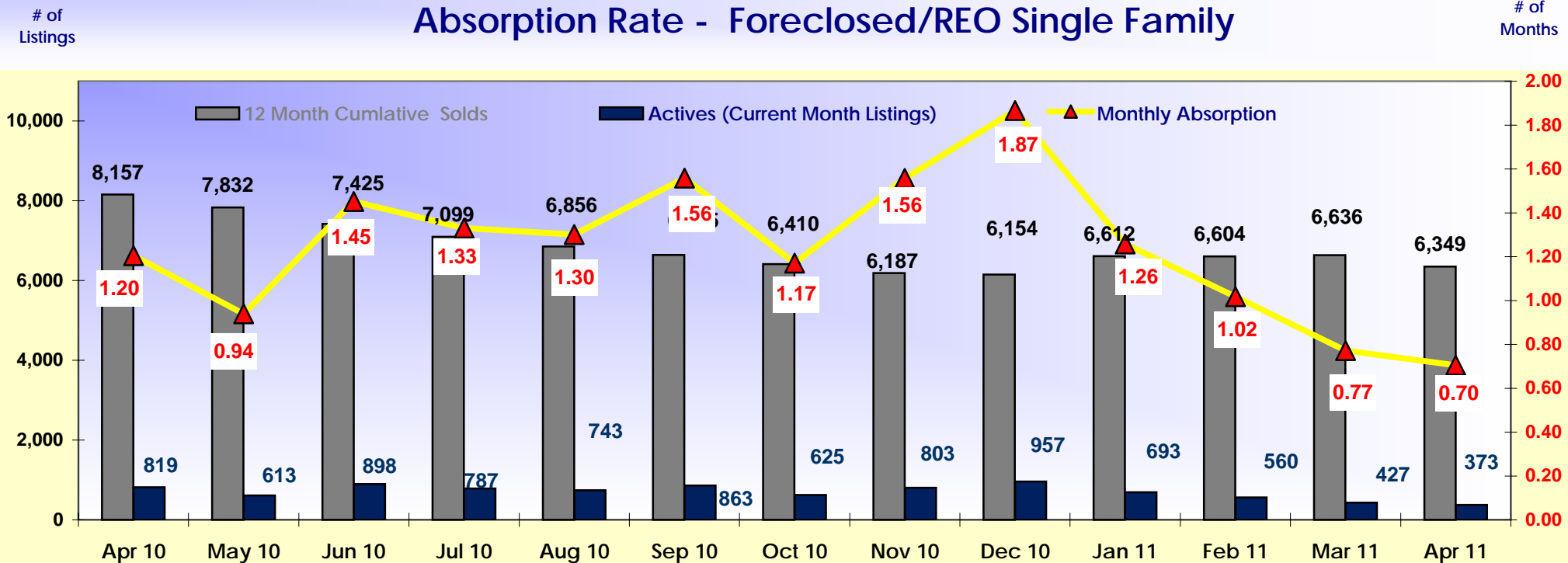
April 2011



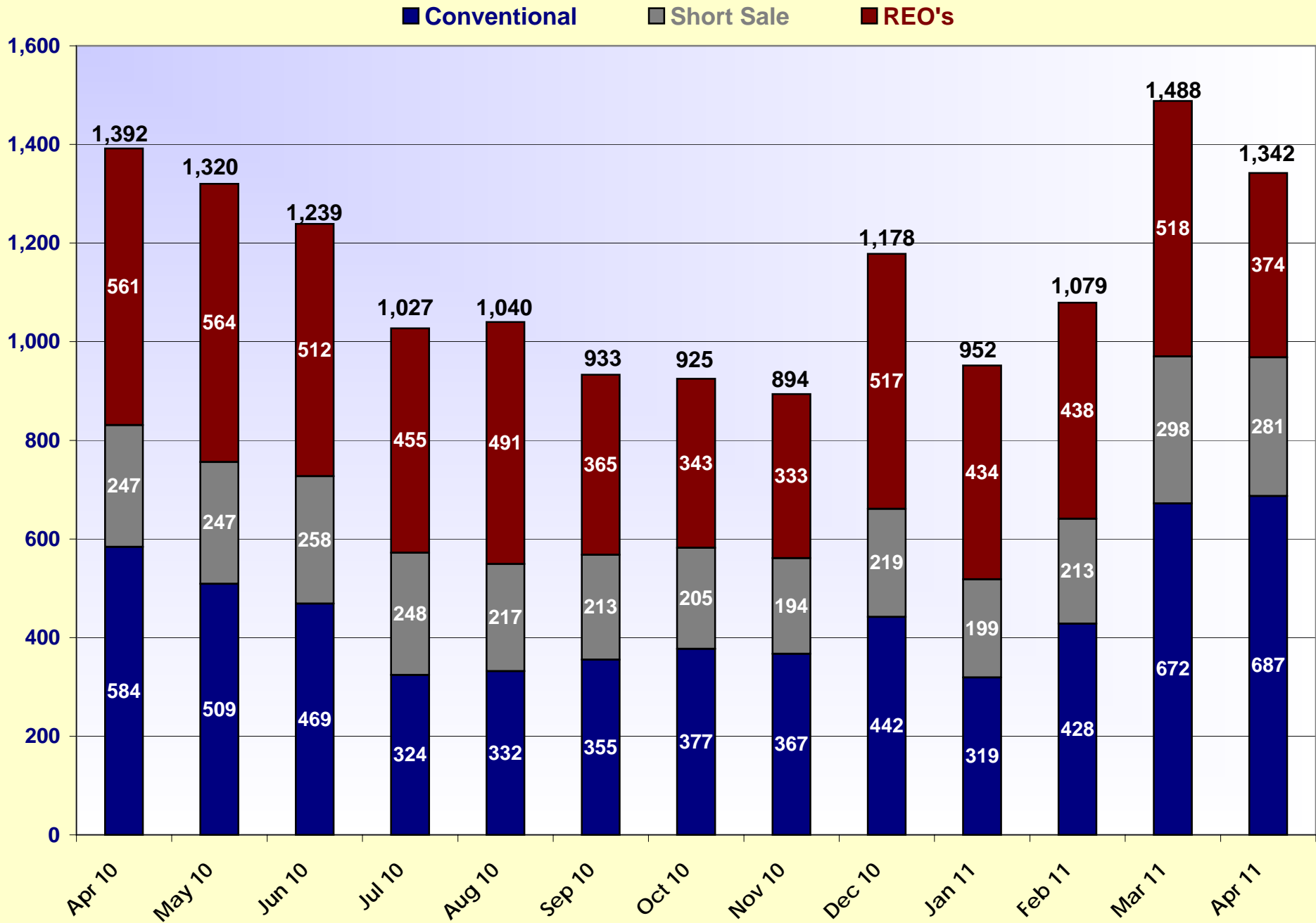
Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.

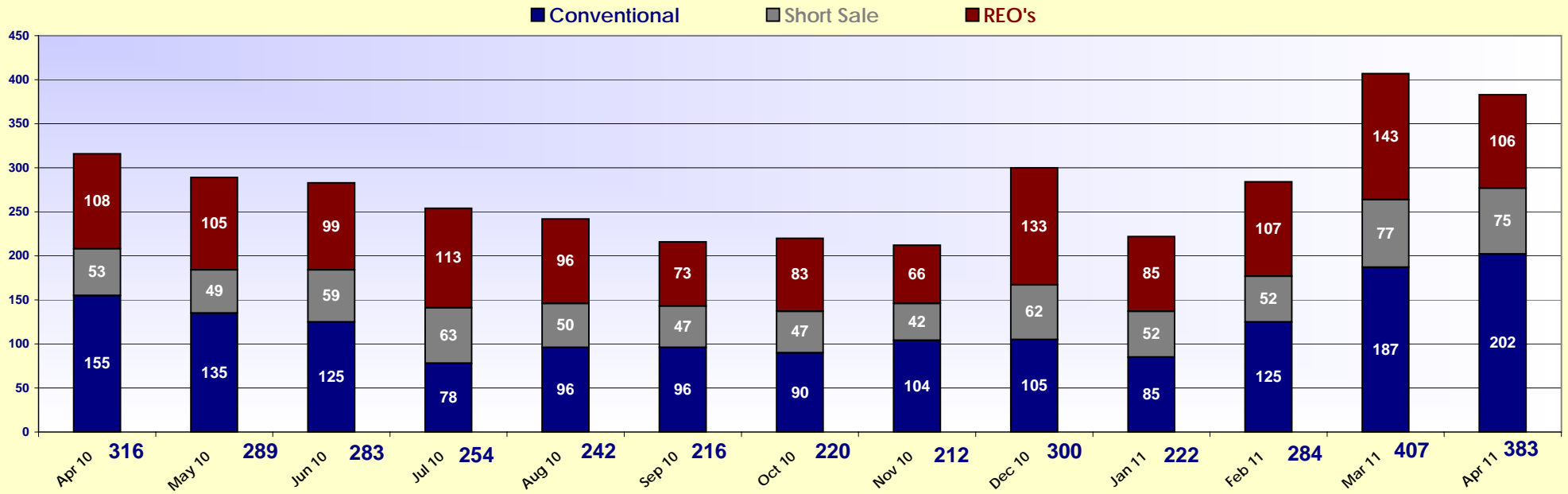


Absorption Rate - Foreclosed/REO Single Family

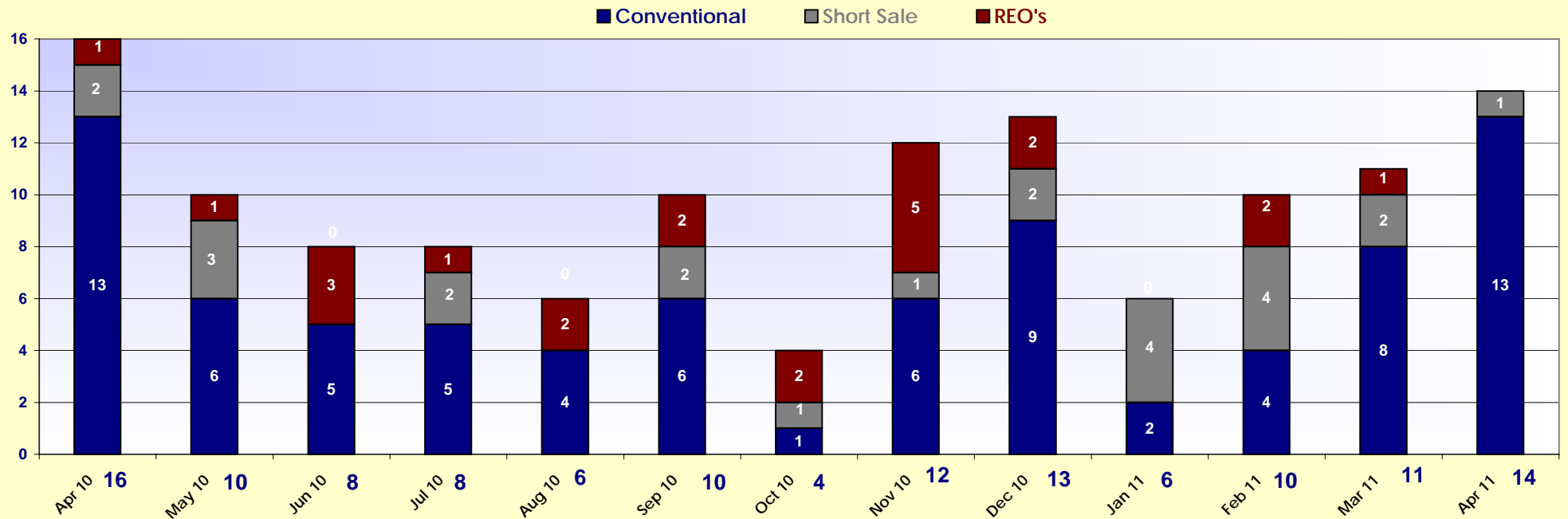


Absorption (NAR's calculation) - # of Sold Divided by 12 (# of Months) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

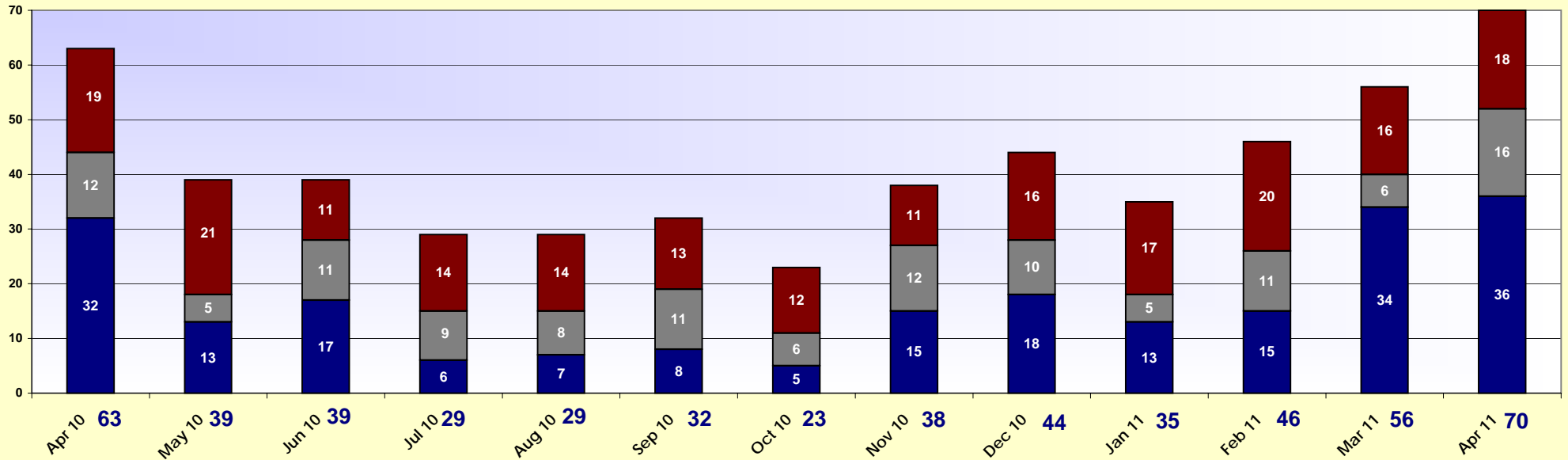




2010 / 2011 Sold Single Family - Fort Myers Beach

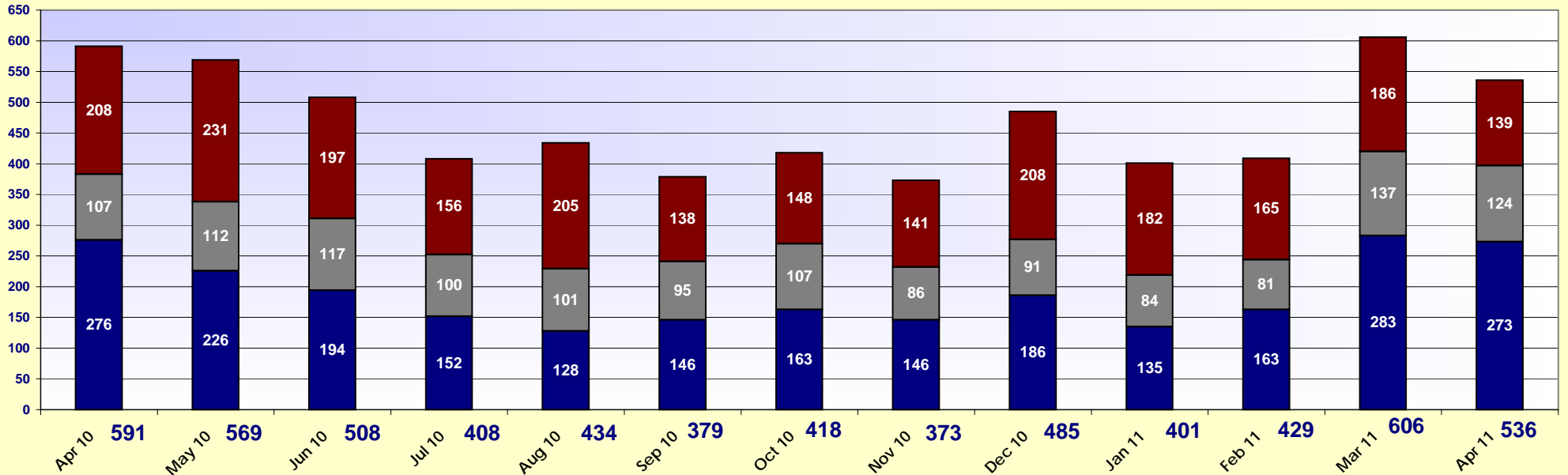


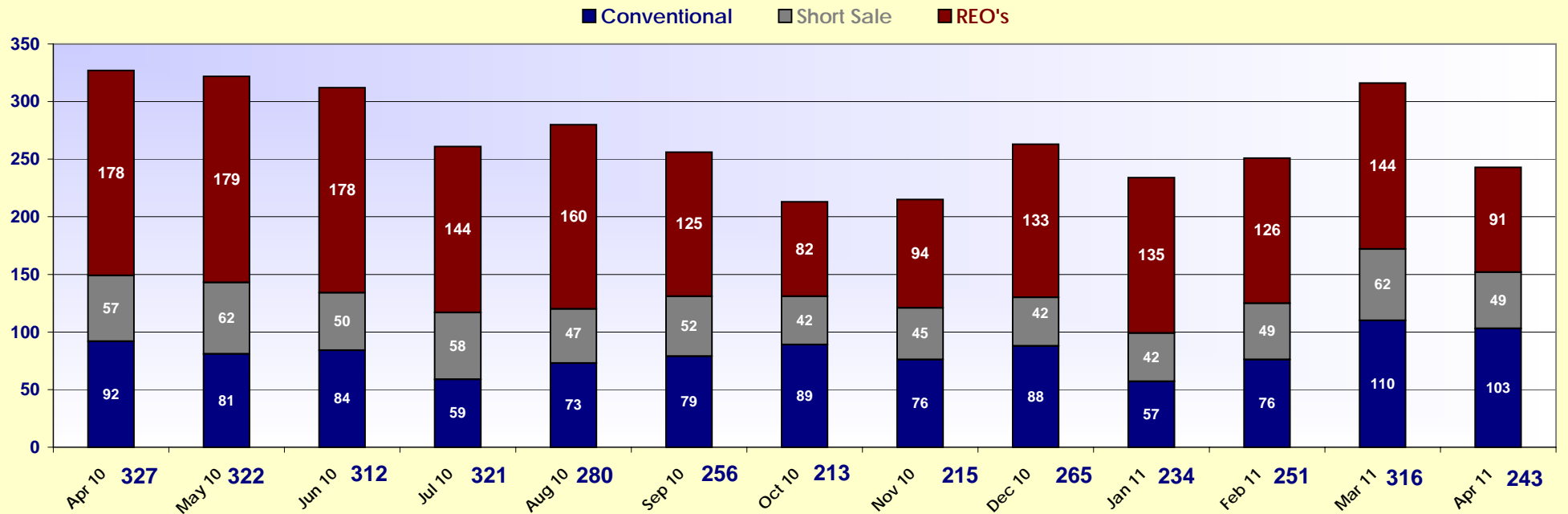
■ Conventional ■ Short Sale ■ REO's



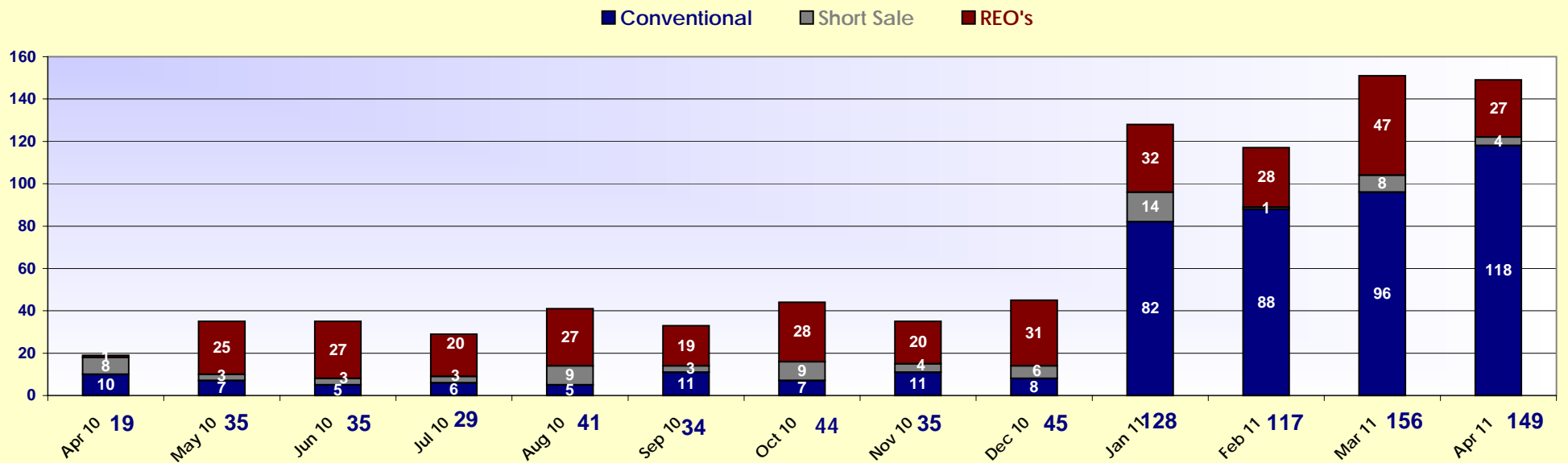
2010 / 2011 Sold Single Family - Cape Coral

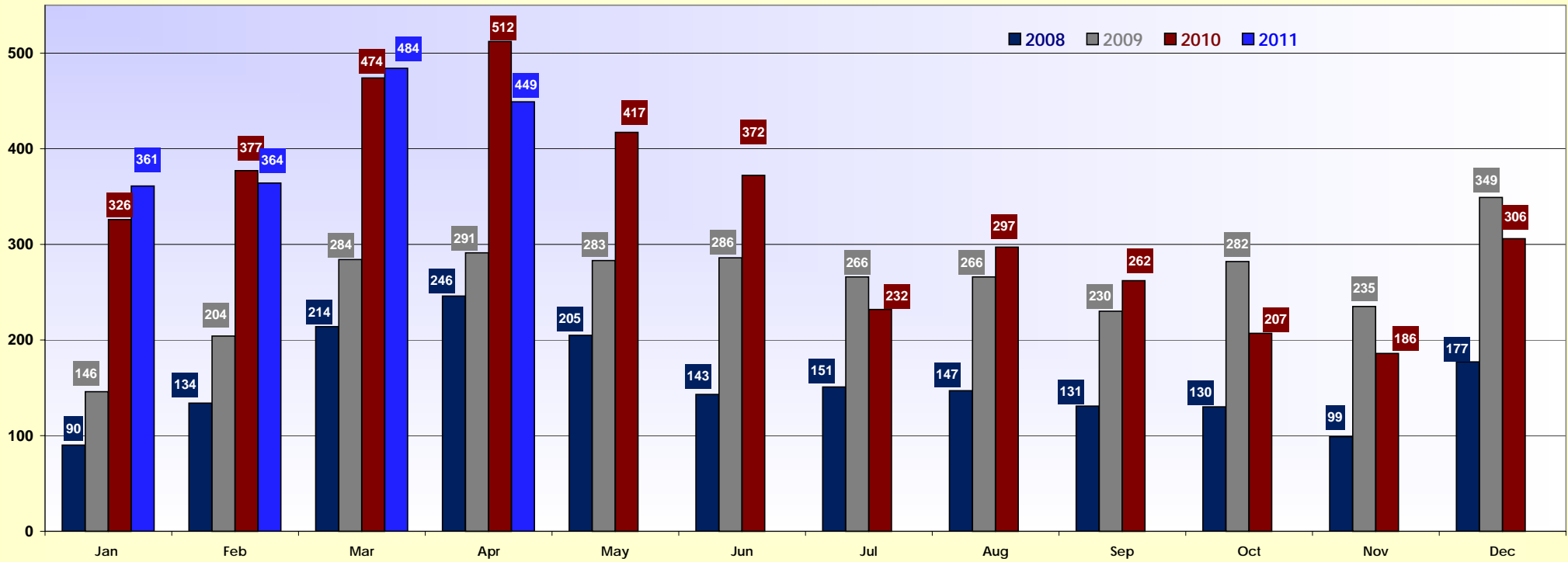
■ Conventional ■ Short Sale ■ REO's



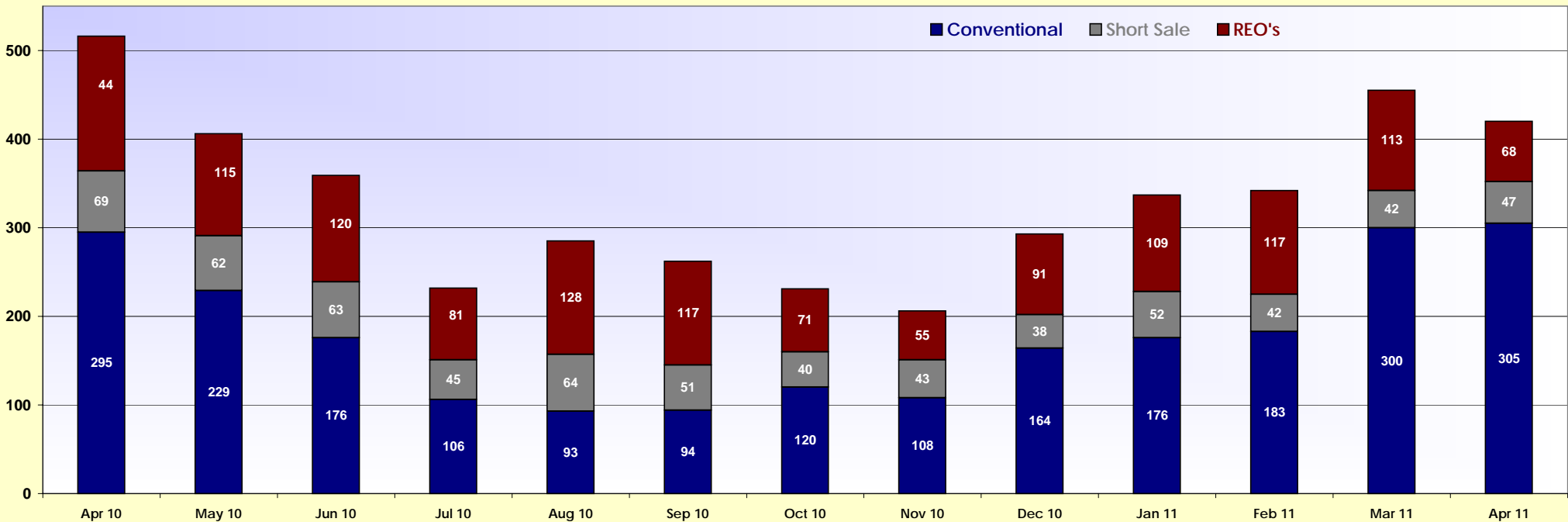


2010 / 2011 Sold Single Family - Other Areas

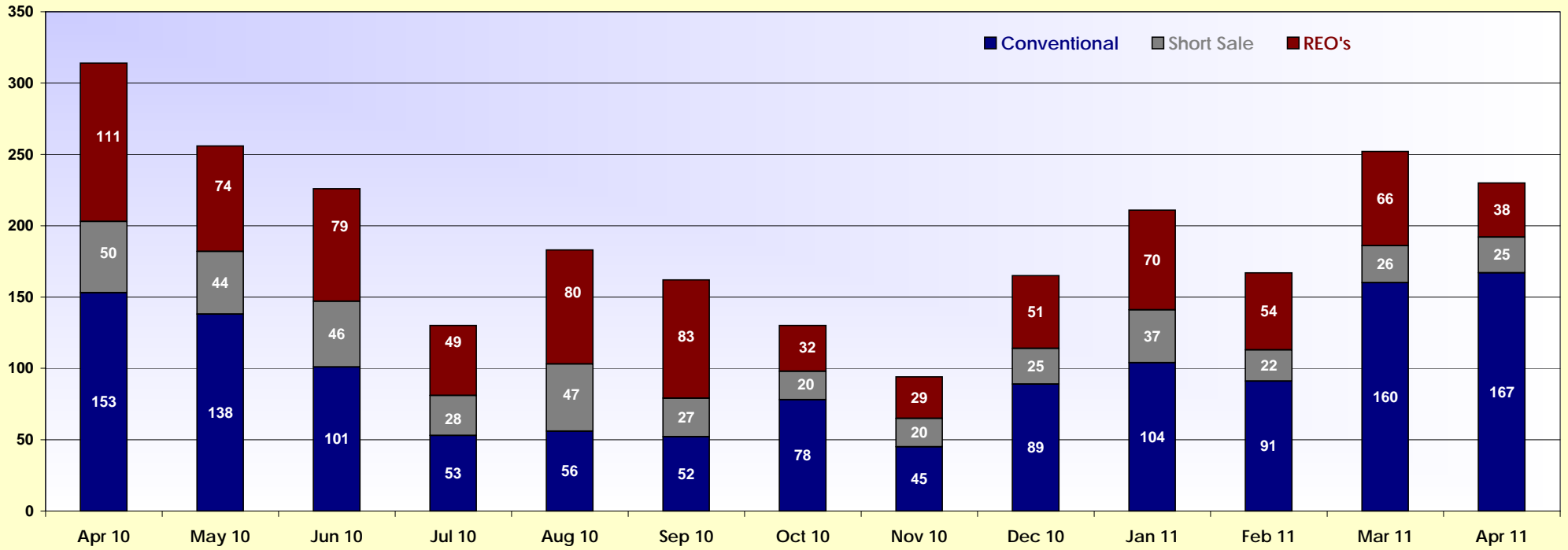




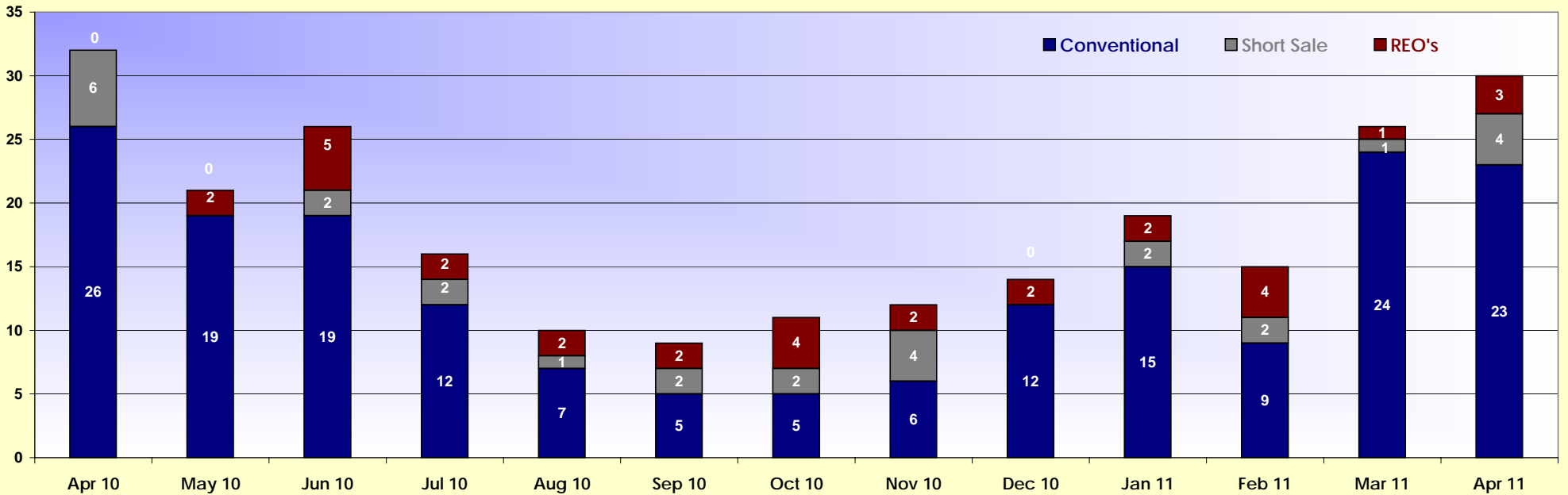
Lee County Condo's Breakout - Sold 2010 - 2011

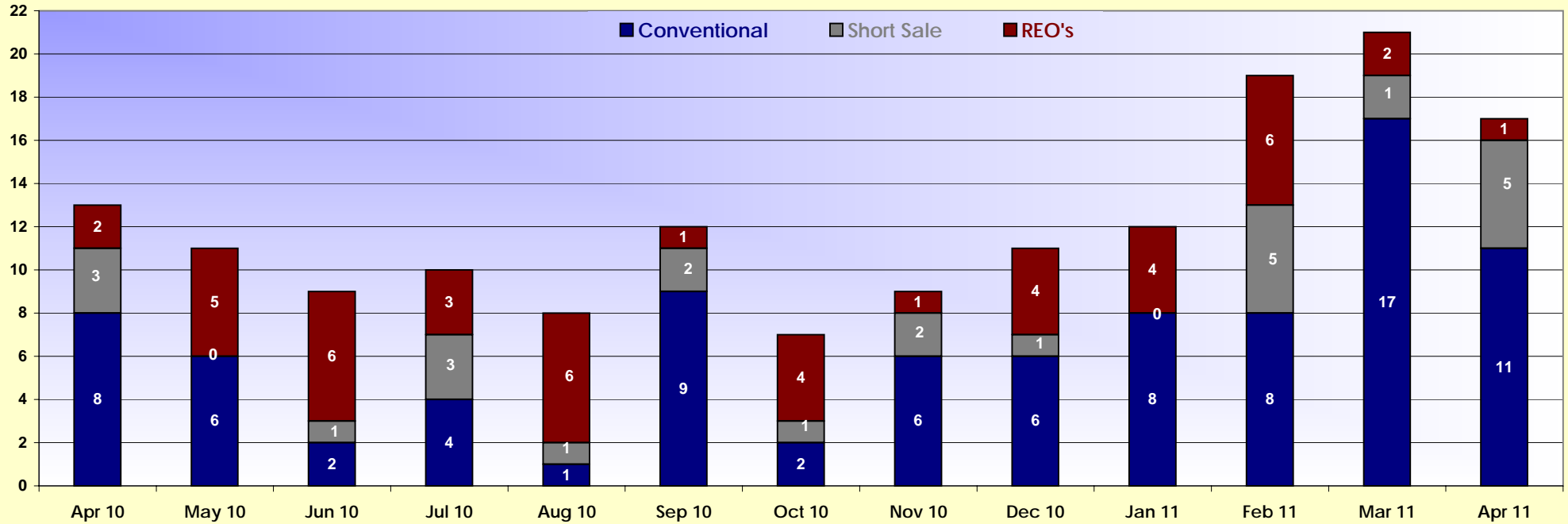




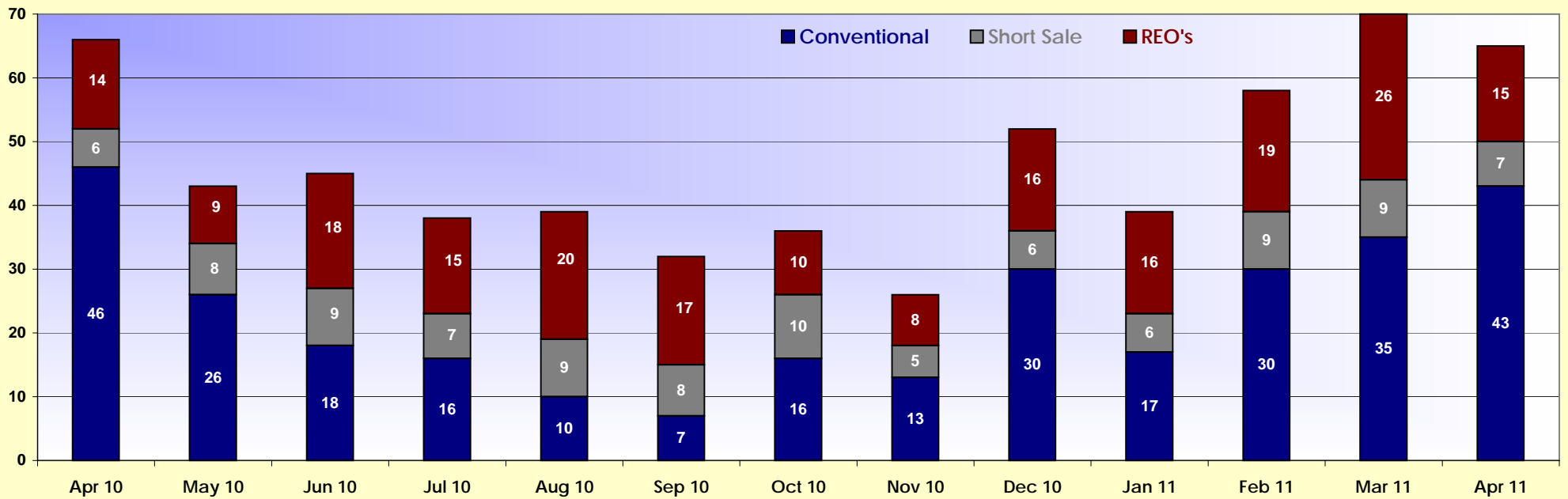


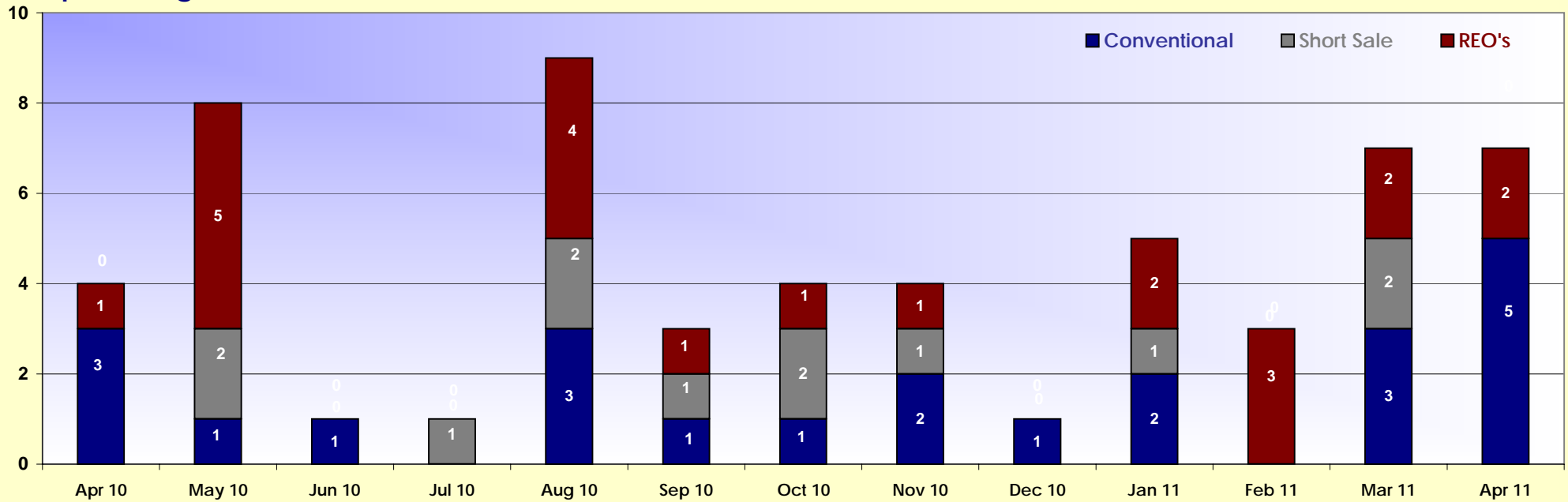
Condo's Sold - Fort Myers Beach 2010 - 2011



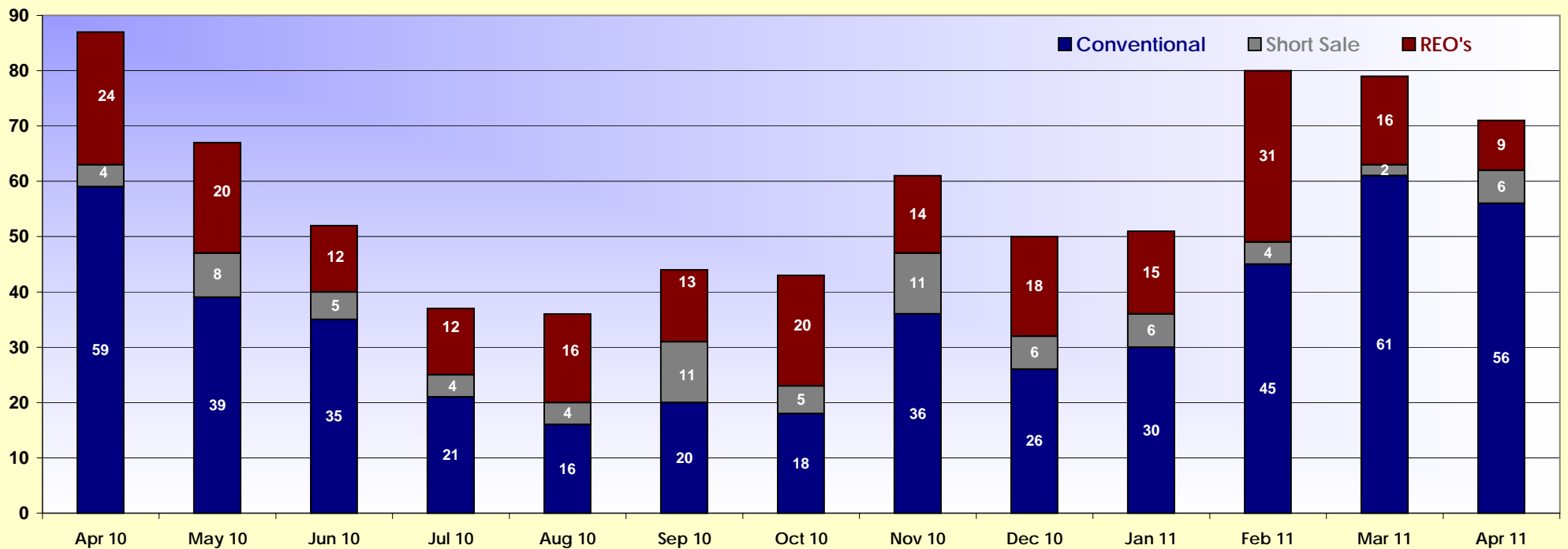


Condo's Sold - Cape Coral 2010-2011



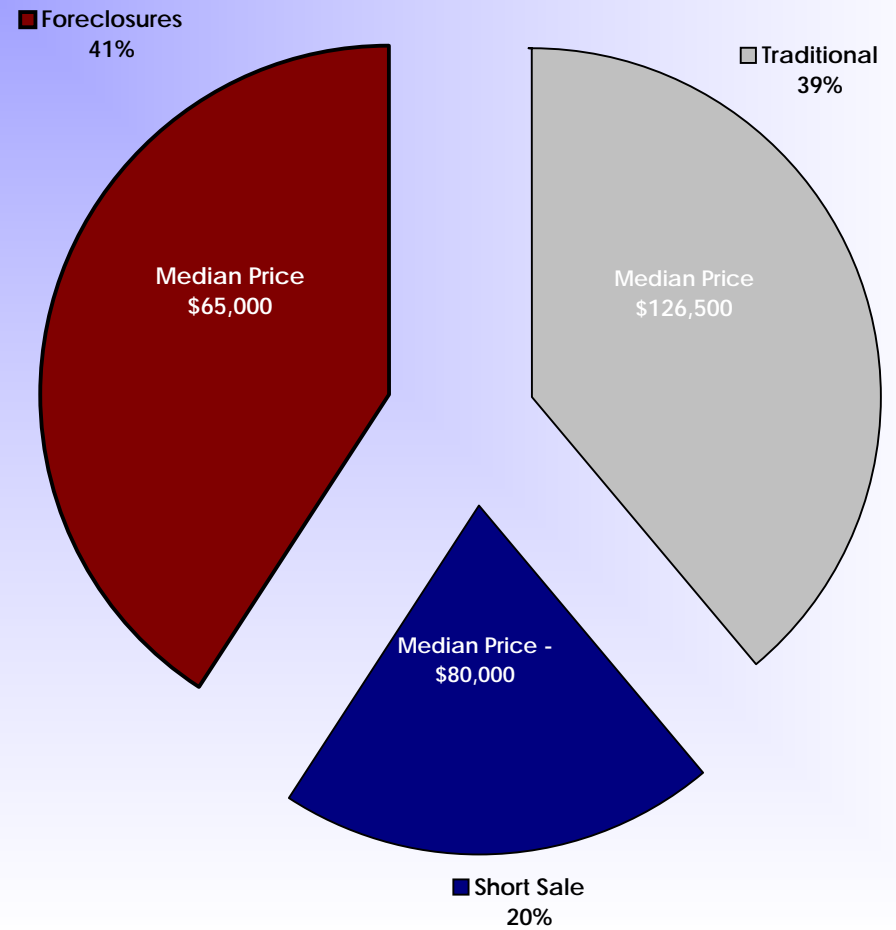
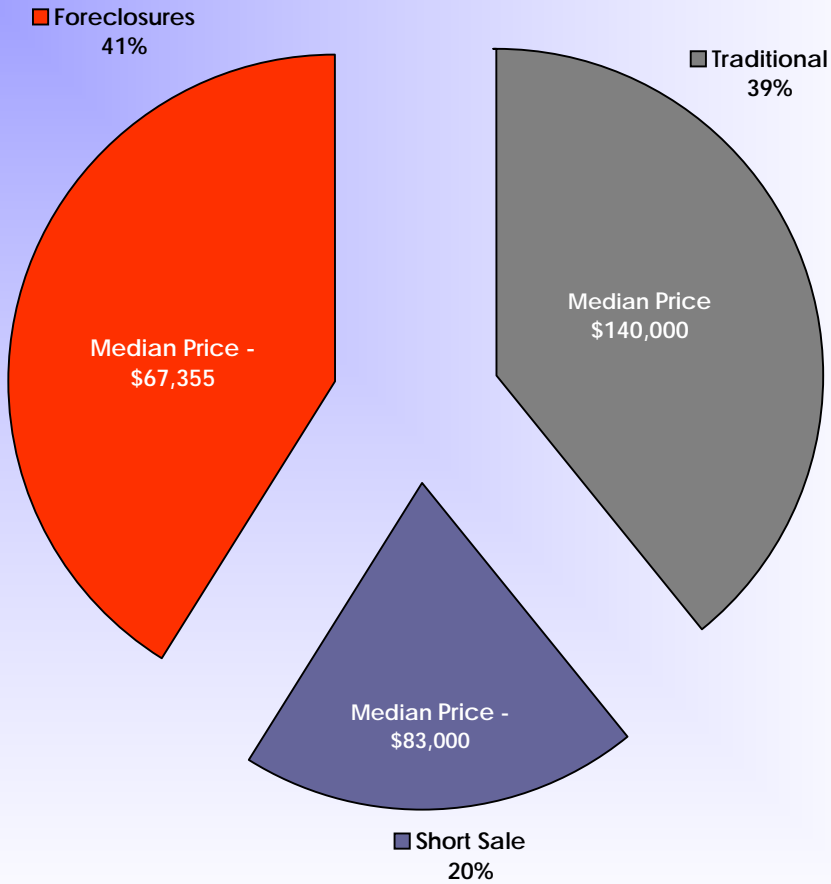


Condo's Sold - Other Areas 2010-2011



Sold Listings - January 2011 - March 2011\*\*

Sold Listings - October 2010 - December 2010\*\*



Sold Listings January 2011 - March 2011

	# of listings	Percentage	Median Price
Traditional	1,614	39%	\$ 140,000
Short Sale	810	20%	\$ 83,000
Foreclosures	1,692	41%	\$ 67,355
	<u>4,116</u>		

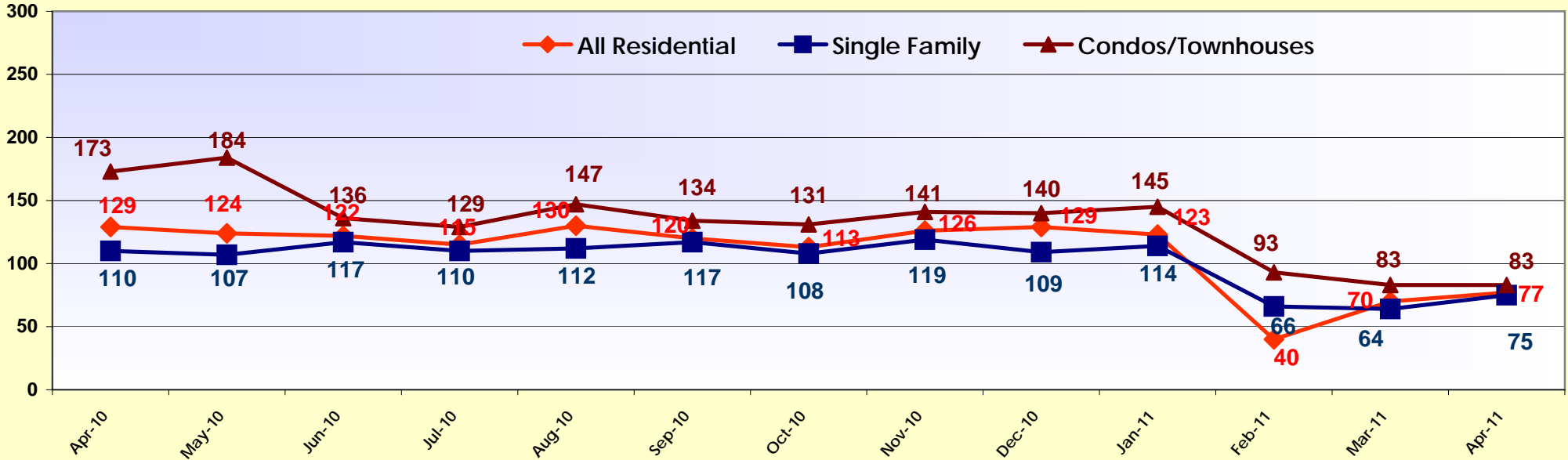
Sold Listings October 2010 - December 2010

	# of listings	Percentage	Median Price
Traditional	1,358	39%	\$ 126,500
Short Sale	706	20%	\$ 80,000
Foreclosures	1,423	41%	\$ 65,000
	<u>3,487</u>		

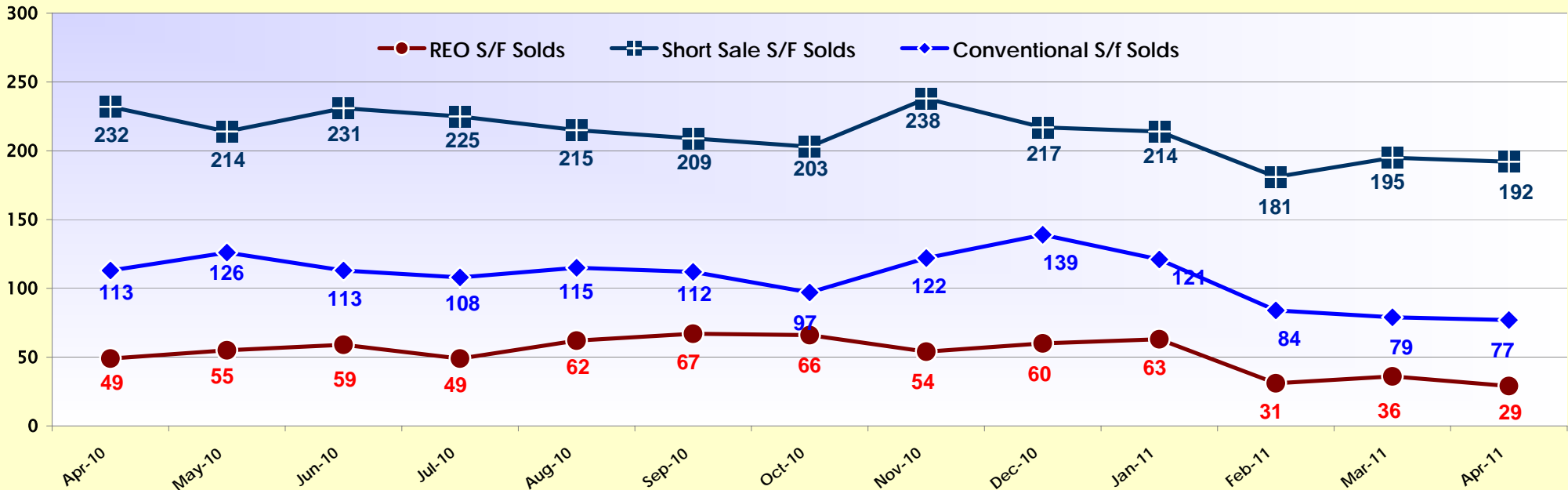
\*\* This chart is published quarterly.

## Days On Market - Last 12 Months - Solds

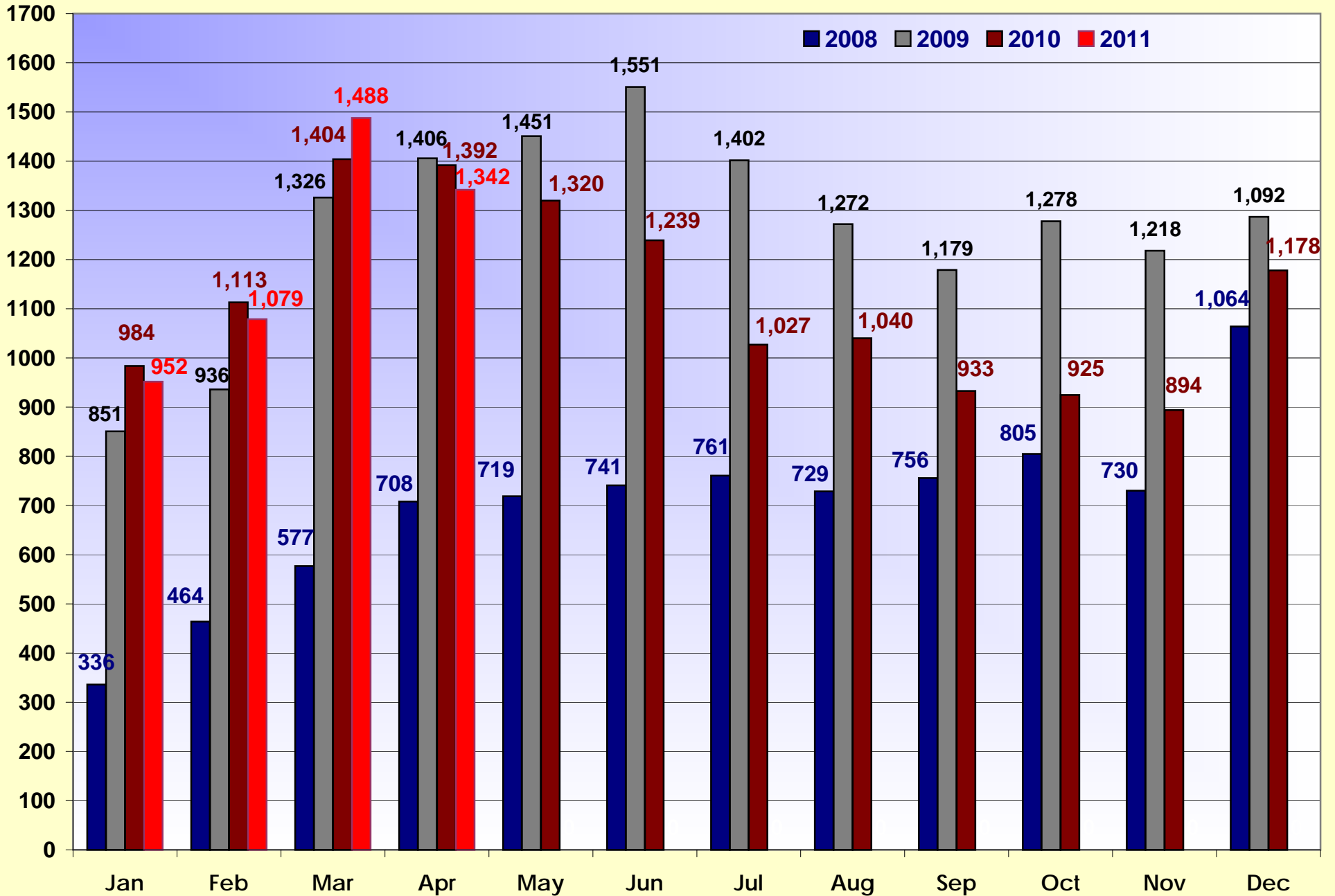
### All Residential/Single Family/Condos/Townhouses



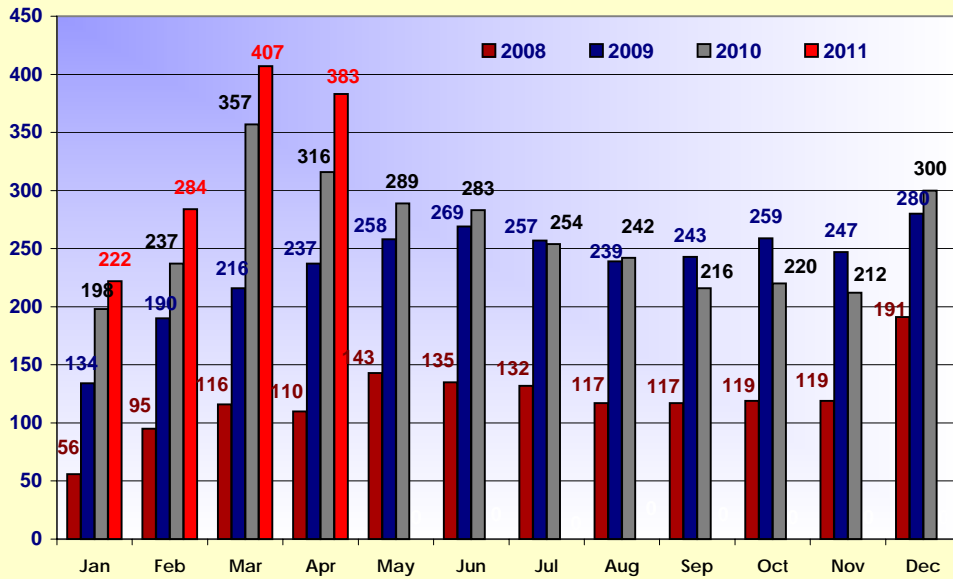
### Days On Market - Single Family By Type



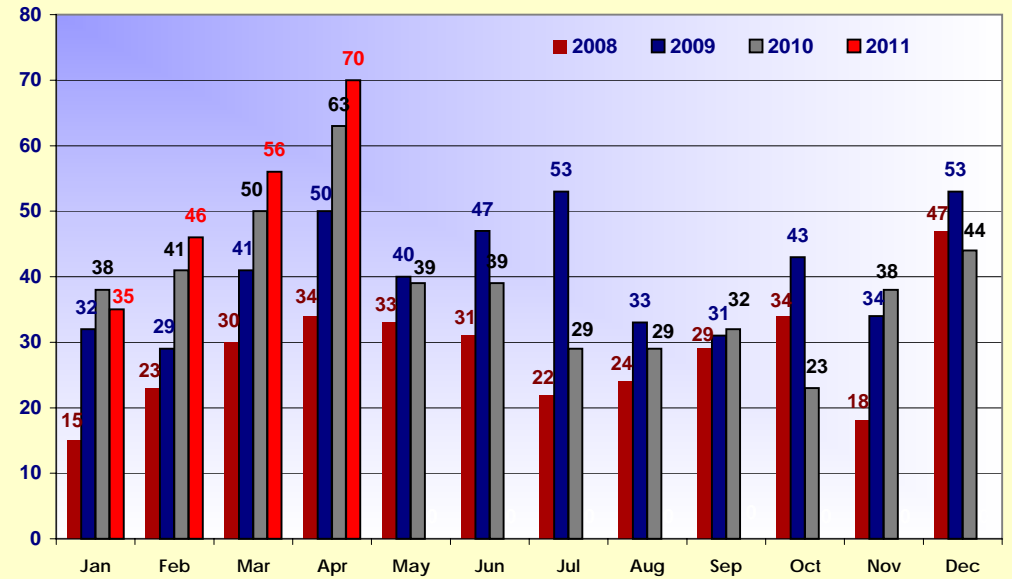
Average # of DOM for Sold Residential Listings calculated by Rapattoni



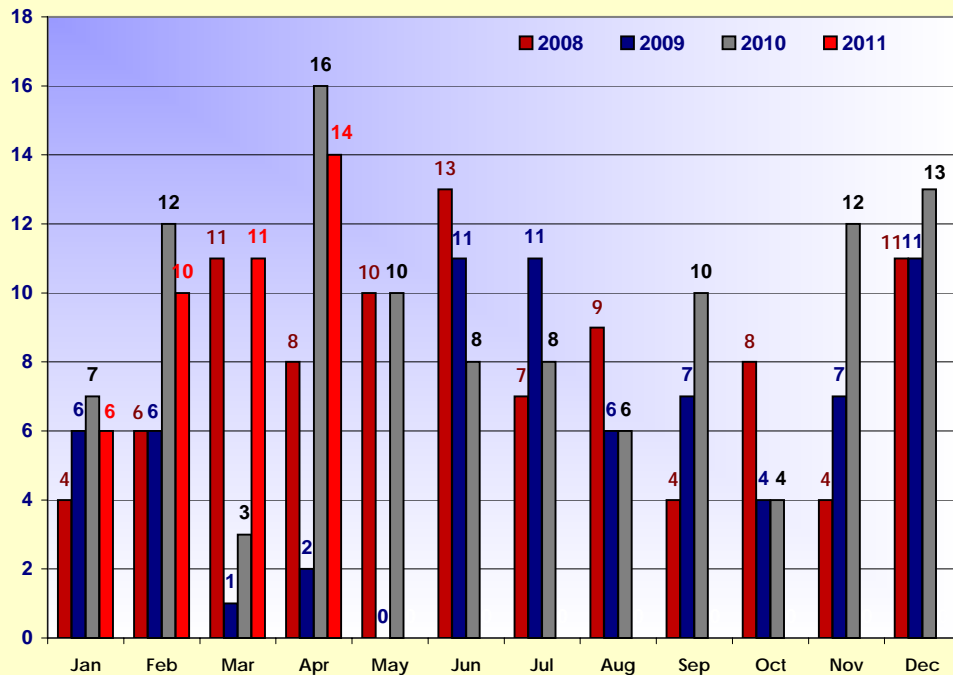
2008-2011 Sold Single Family - Fort Myers



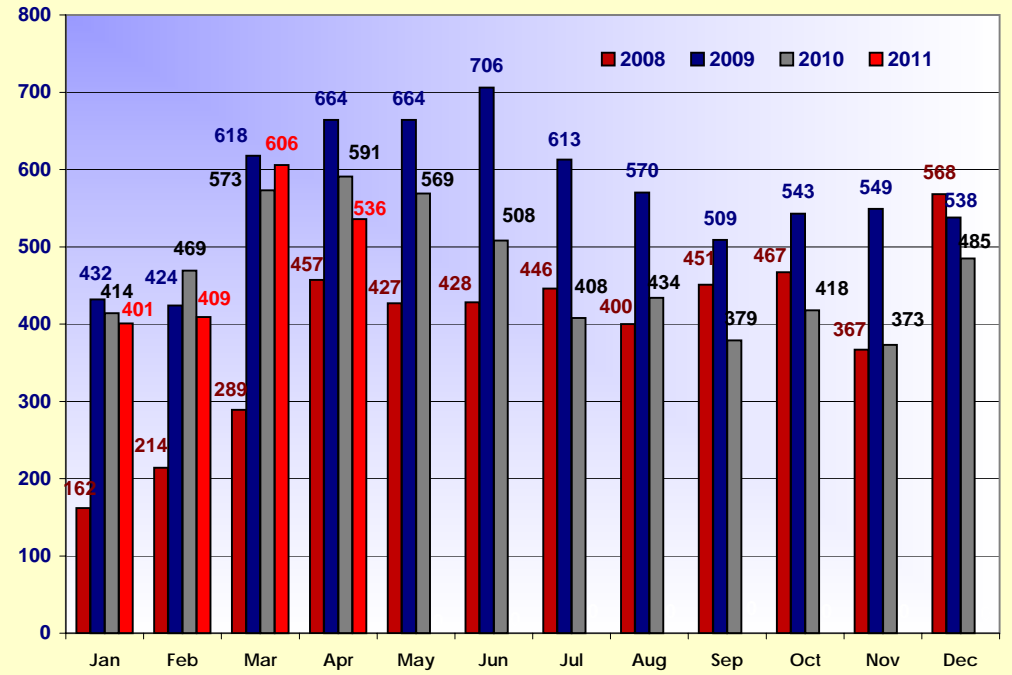
2008-2011 Sold Single Family - North Fort Myers



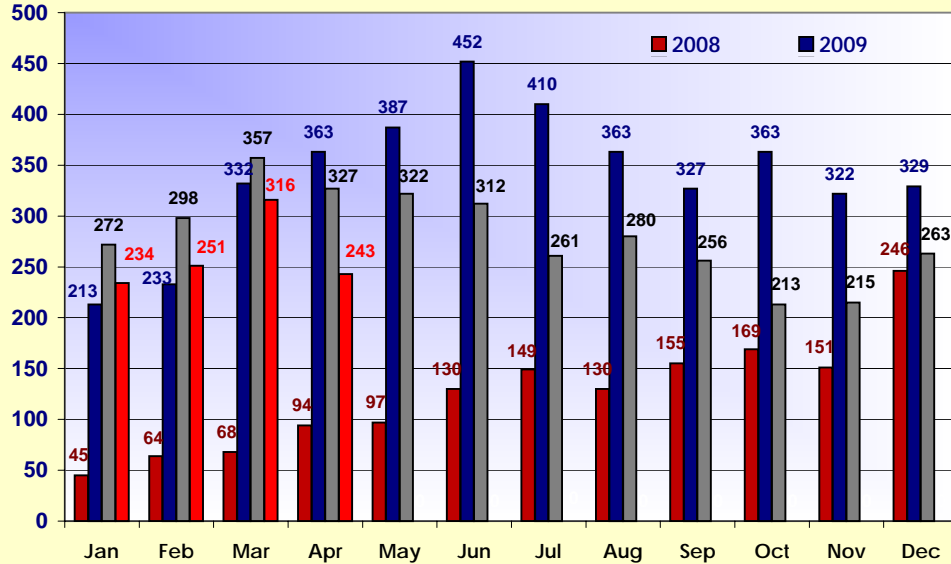
2008-2011 Sold Single Family - Fort Myers Beach



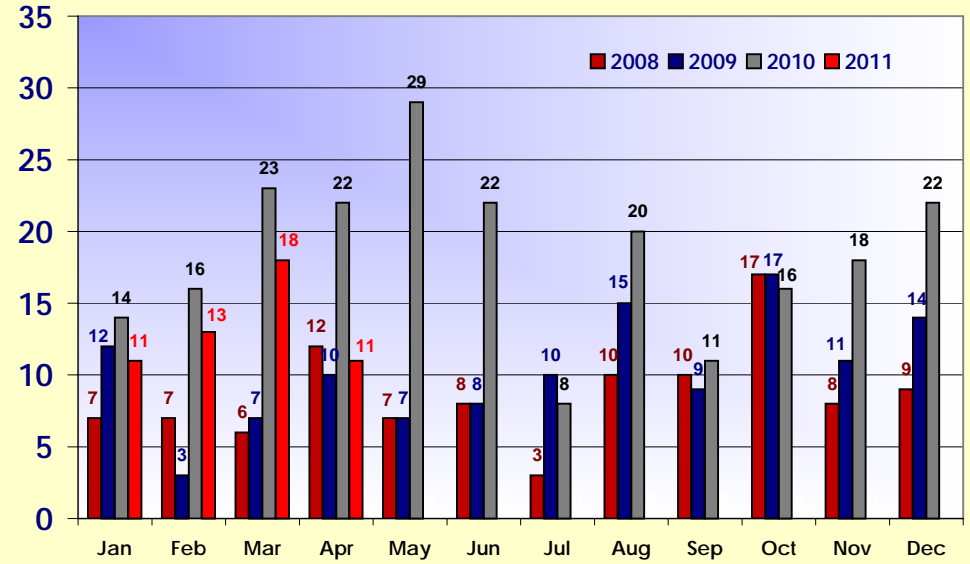
2008-2011 Sold Single Family - Cape Coral



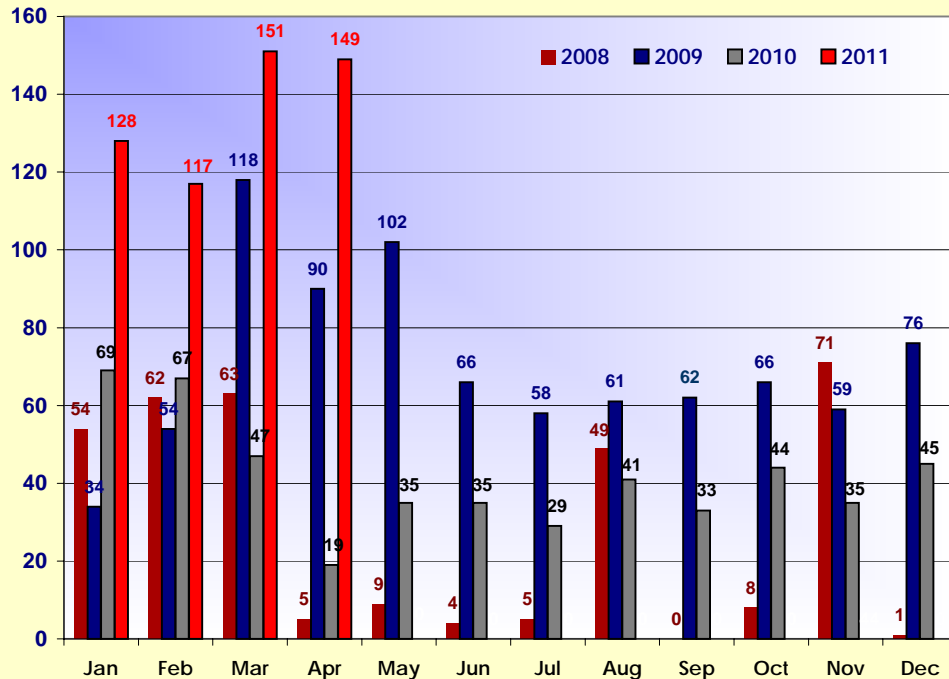
2008-2011 Sold Single Family - Lehigh Acres



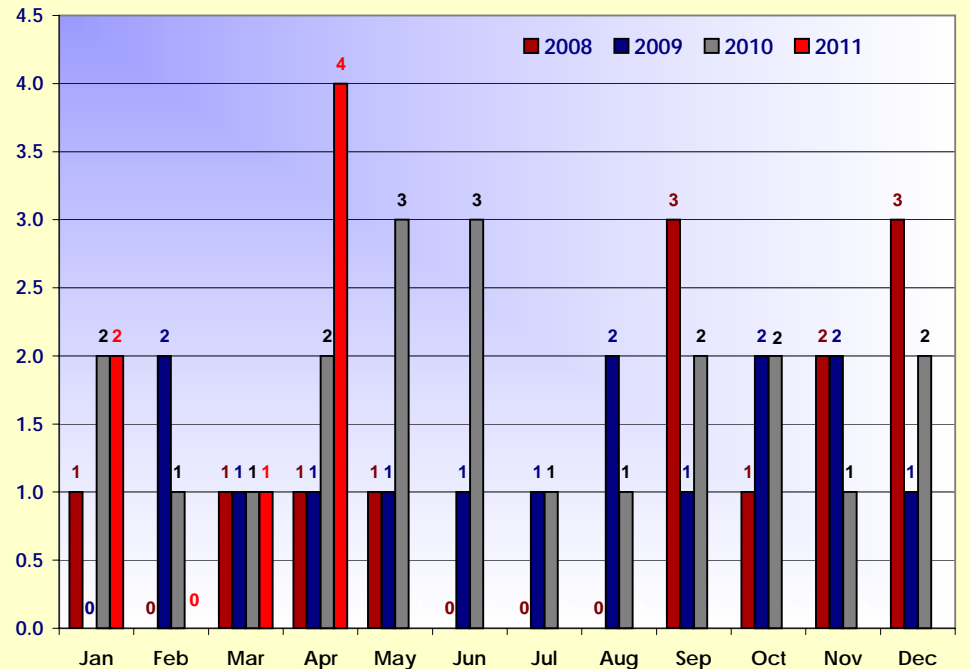
2008-2011 Sold Single Family - Hendry County



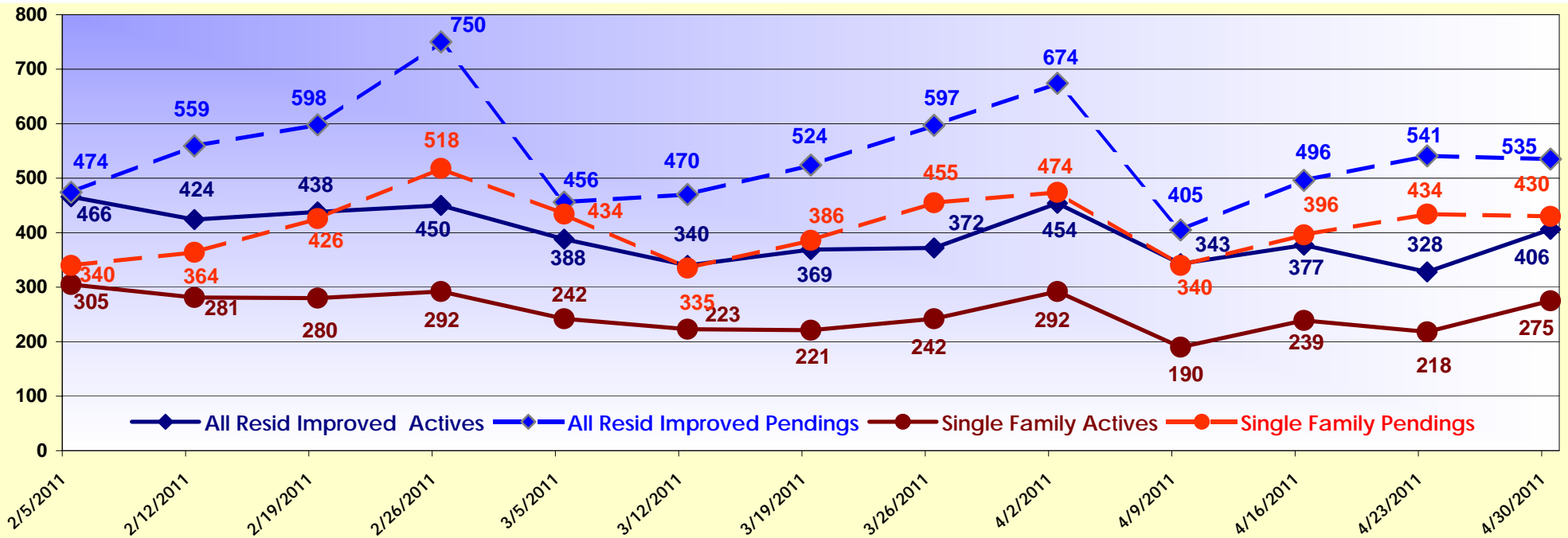
2008-2011 Sold Single Family - Other Areas



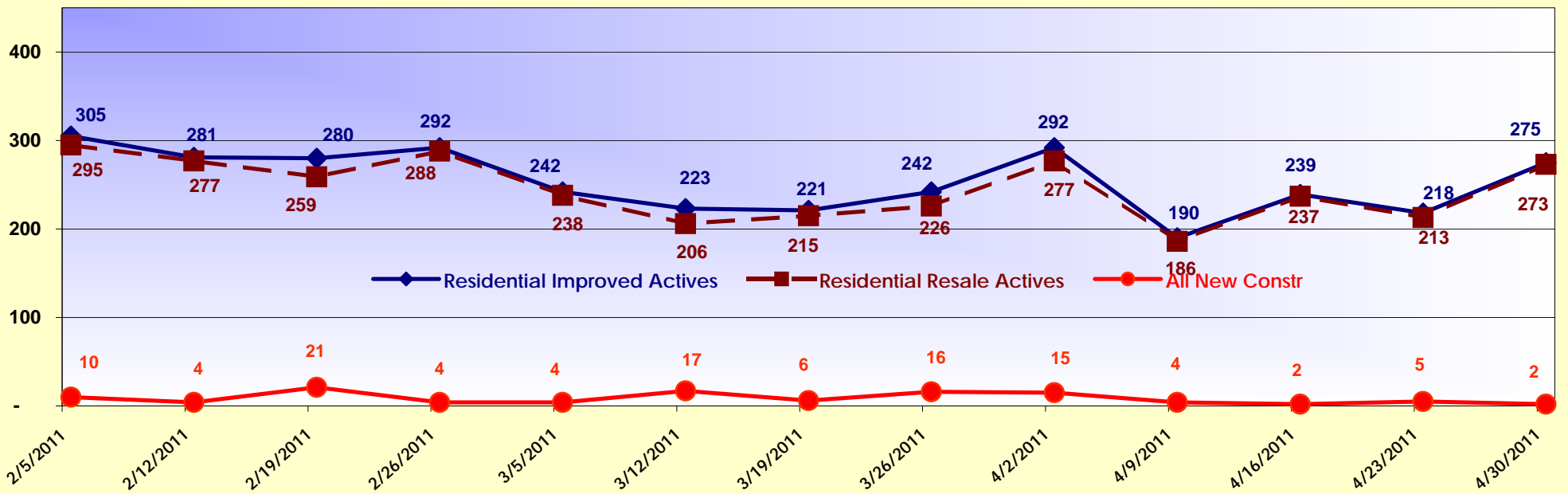
2008-2011 Sold Single Family - Glades County



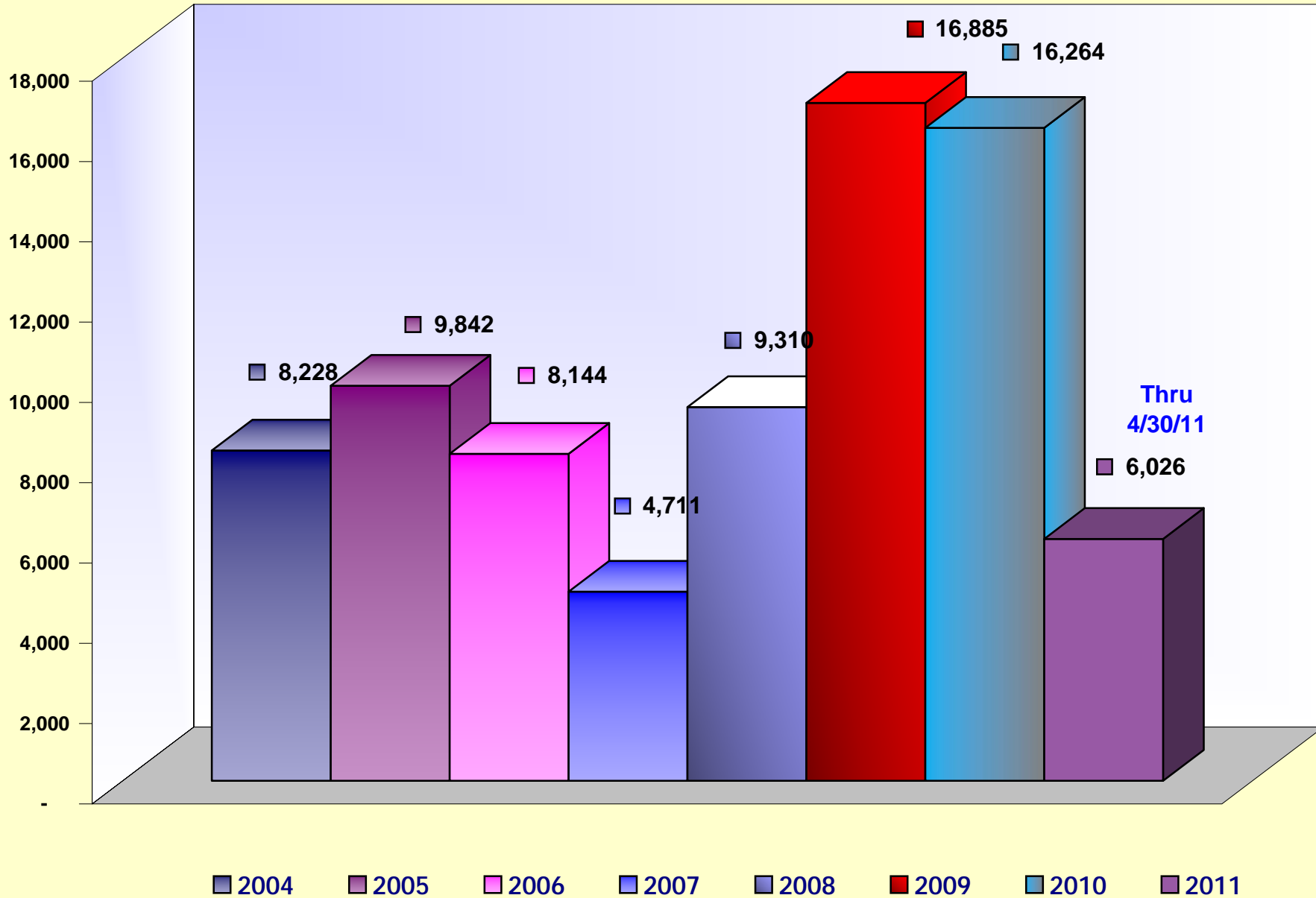




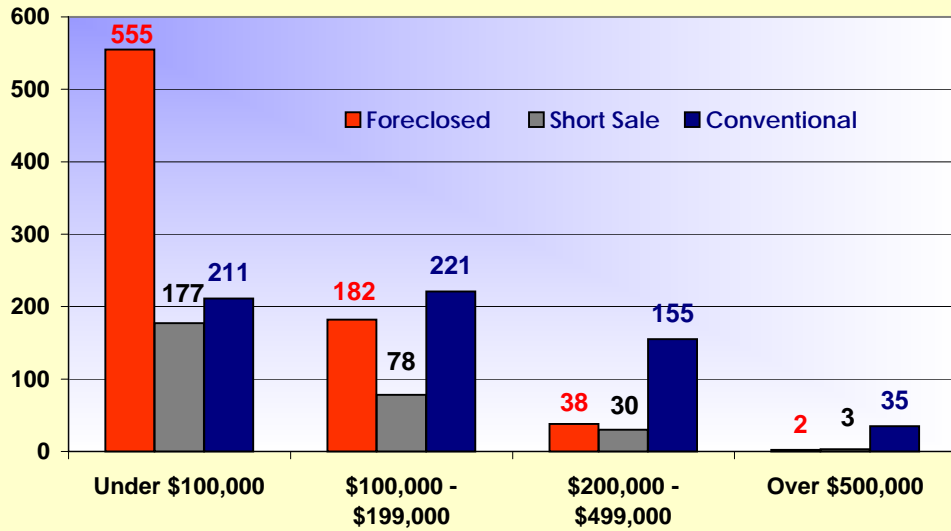
Residential Weekly Market Activity - Past 3 Months Resale & New Construction



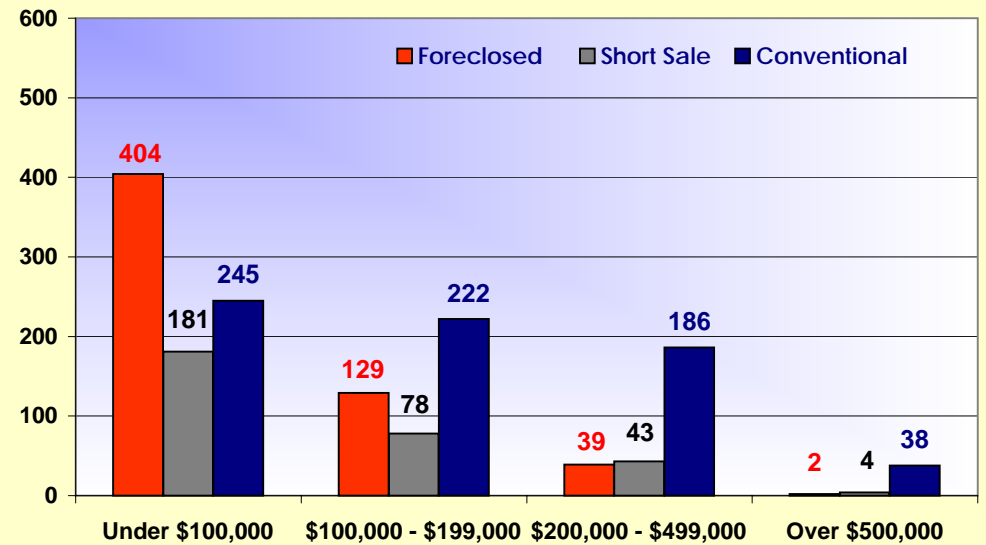
# Single Family Solds By Year



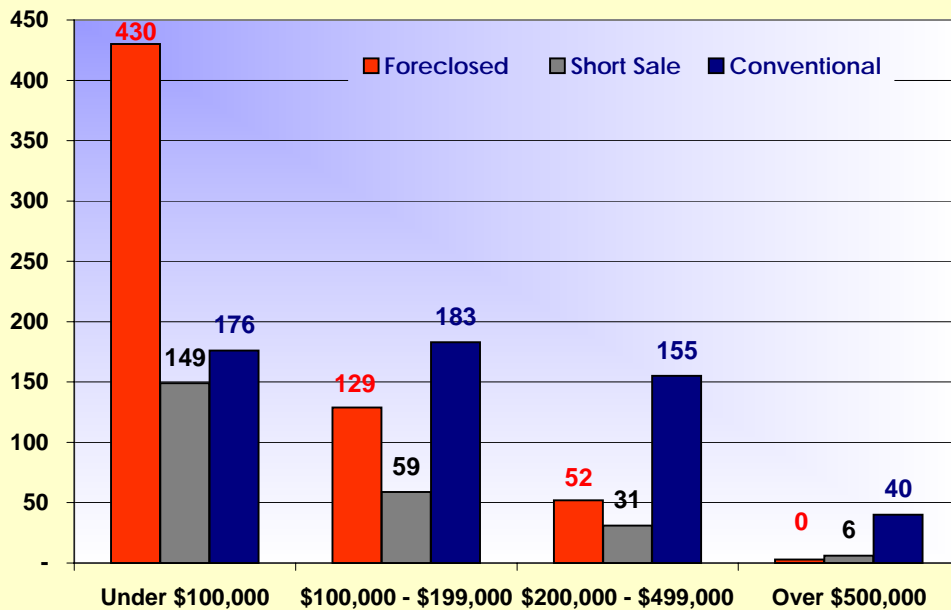
March 2010



March 2011



April 2010



April 2011

