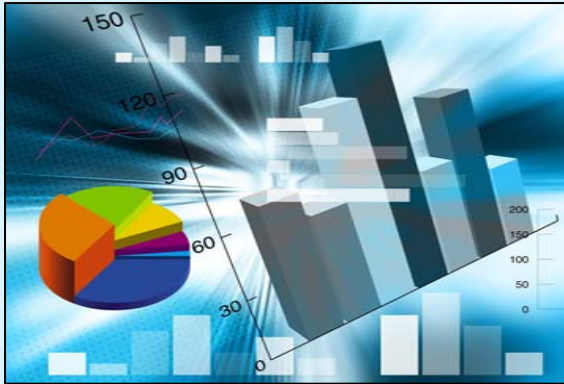




# Monthly Market Indicators March 2012



## Contents:

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

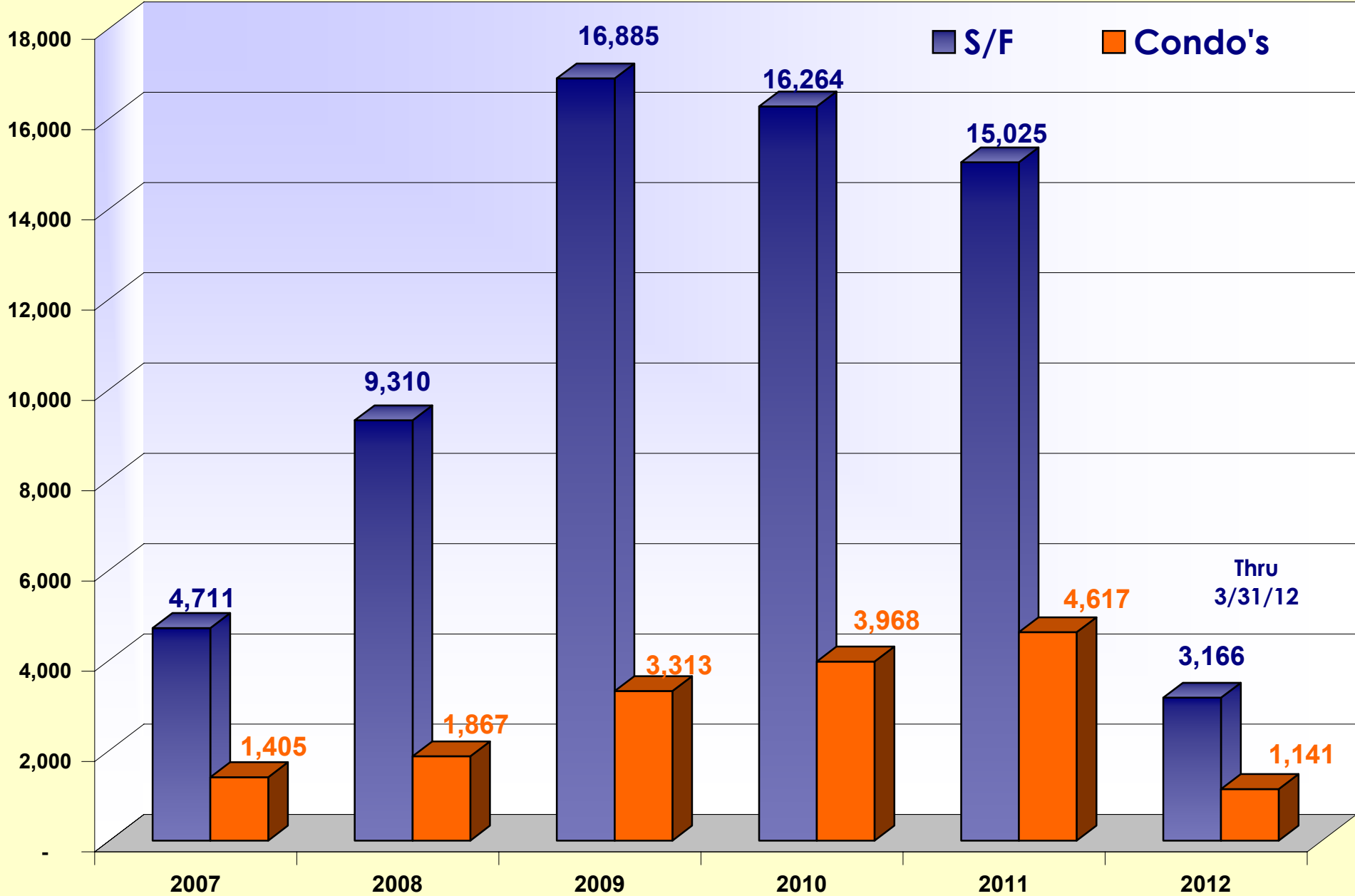


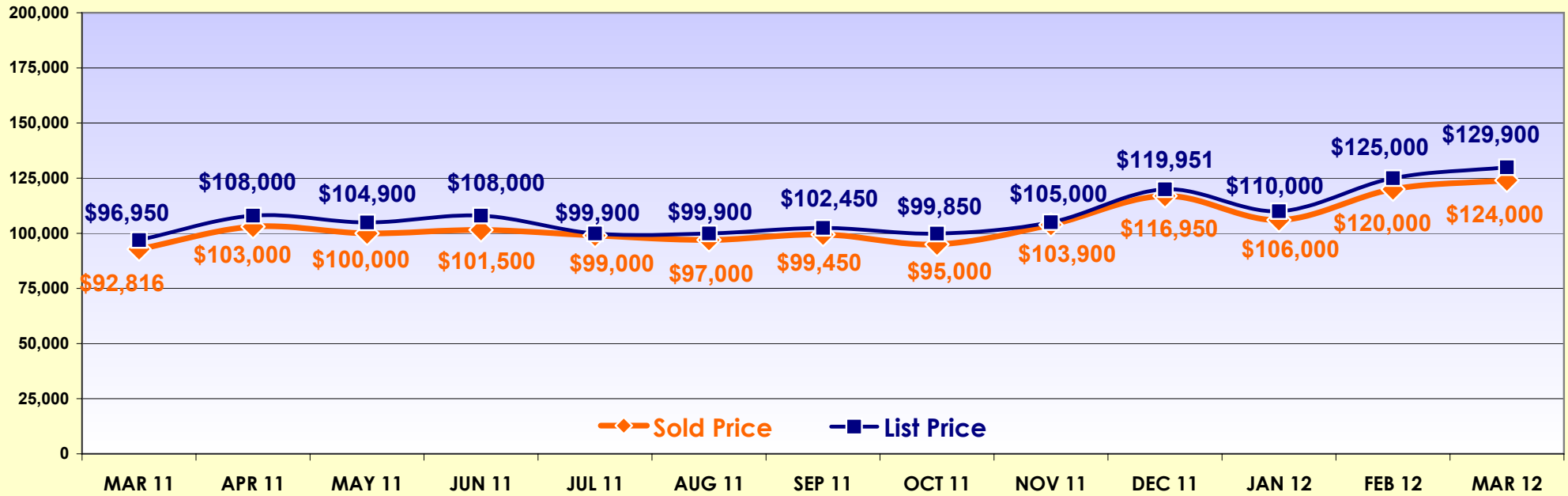
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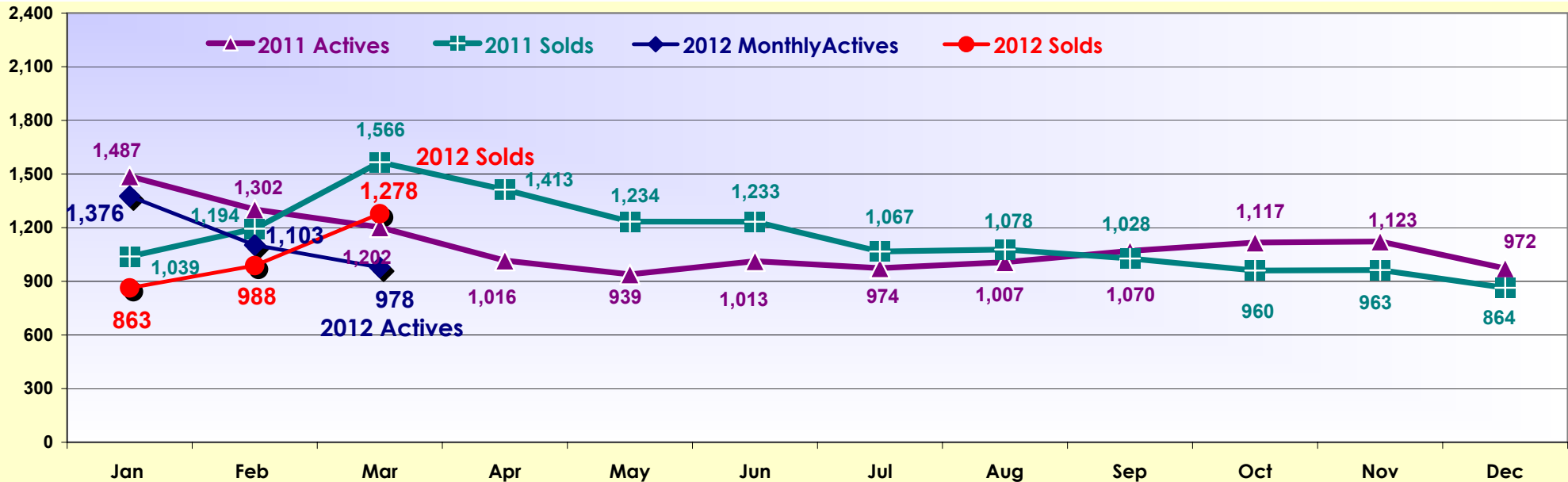
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| 15. Condos -Fort Myers & Fort Myers Bch By Type             |  |

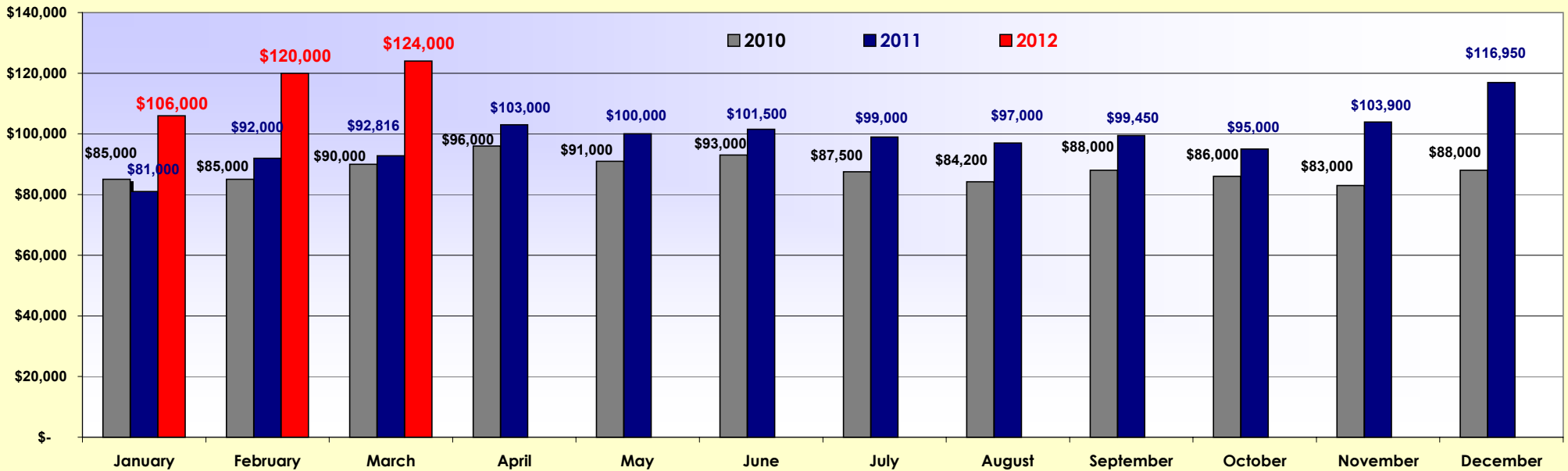




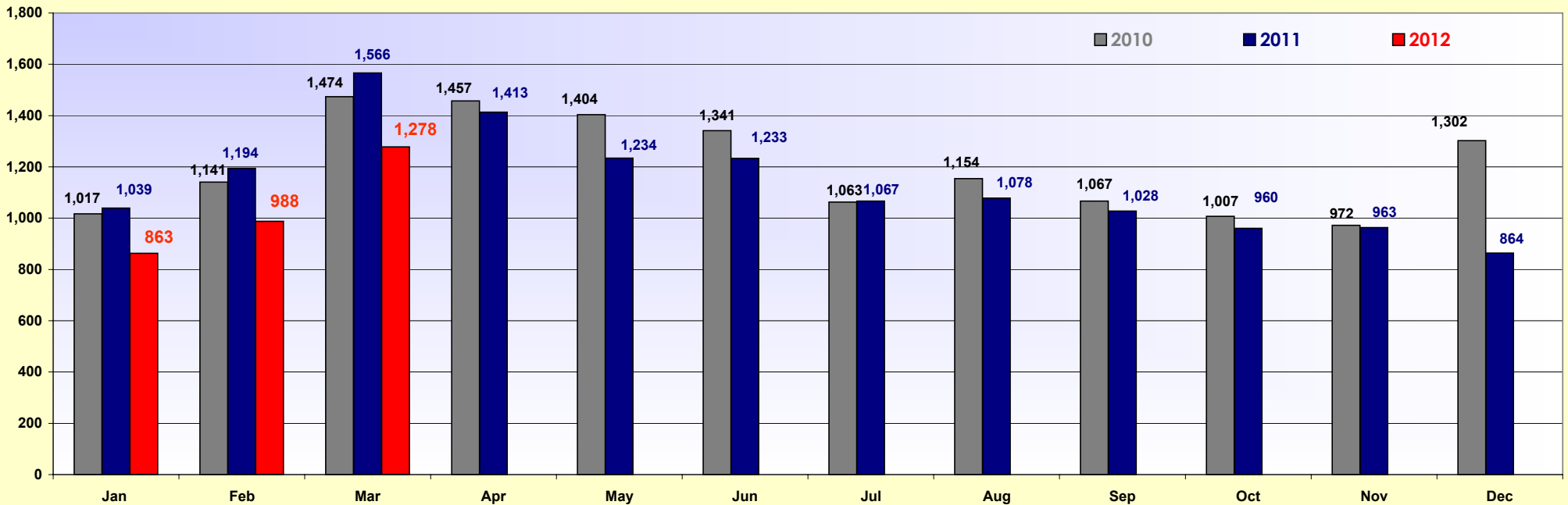


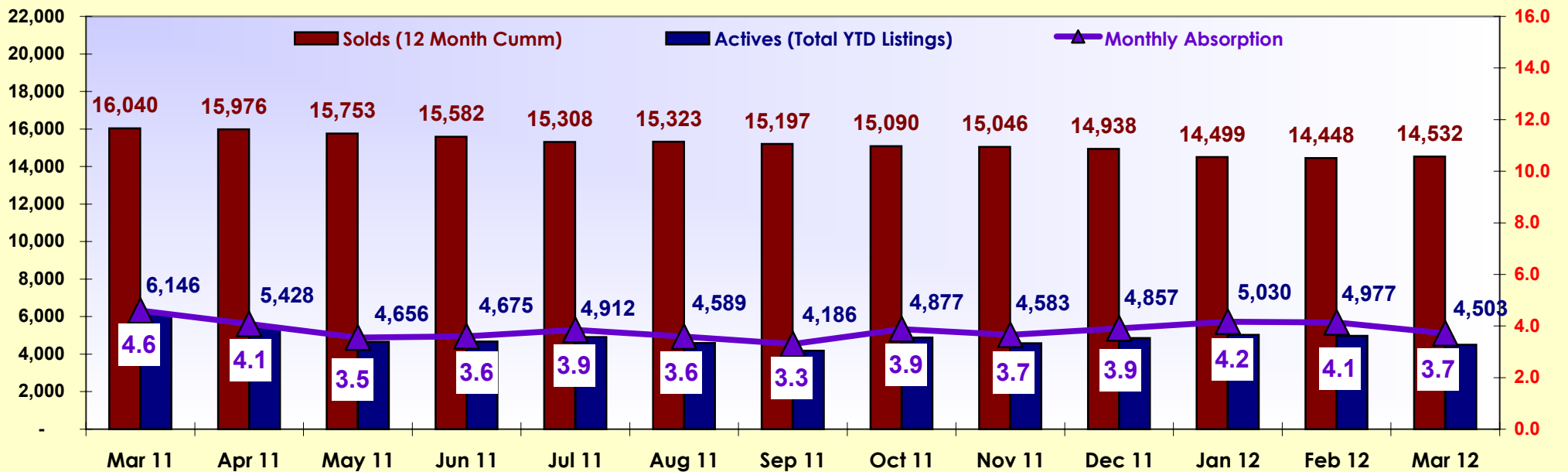
**2011/2012 Single Family Listings - Monthly Sold and Active Listings**



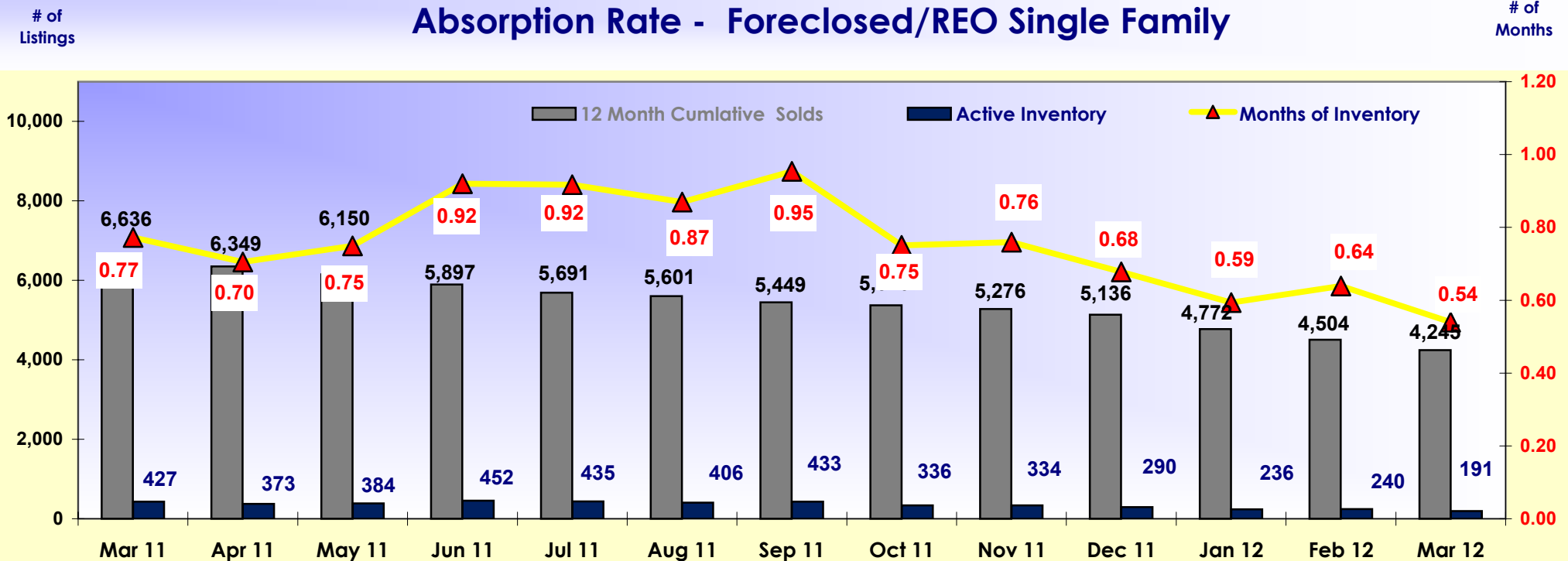


2010-2012 Monthly Totals of Single Family Solds



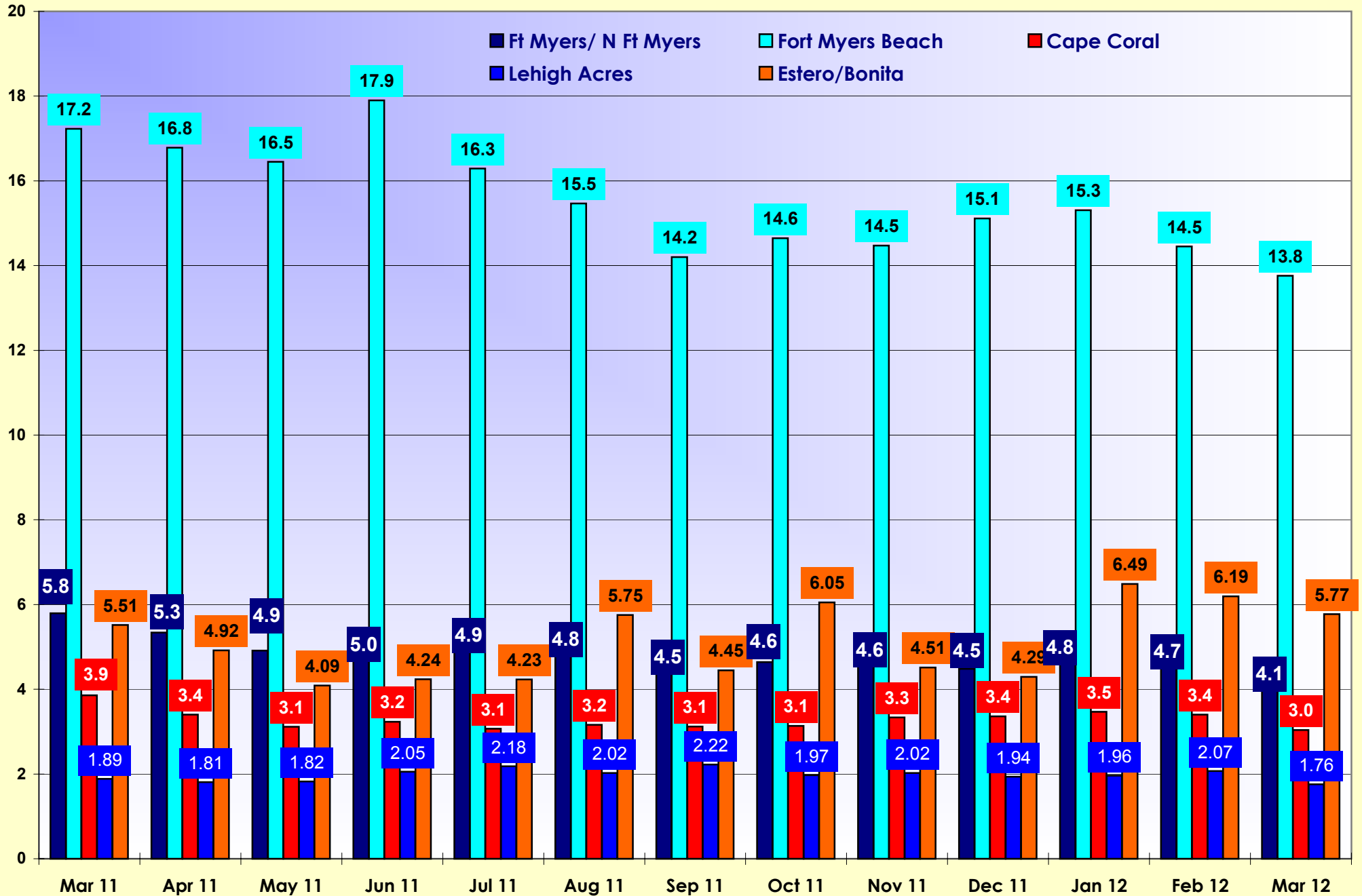


Absorption Rate - Foreclosed/REO Single Family



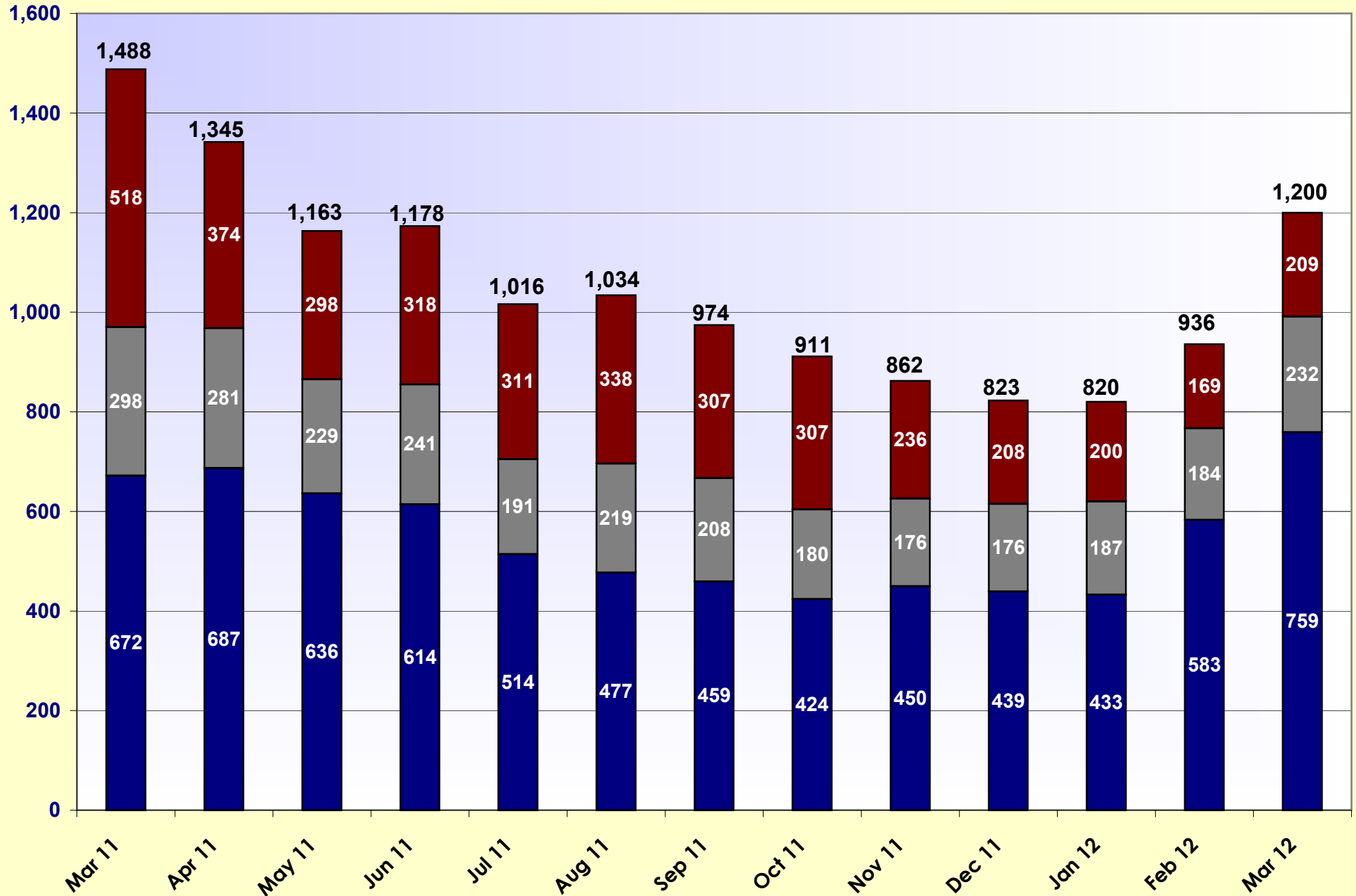
Absorption (NAR's calculation) - # of Sold Divided by 12 ( # of Months ) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

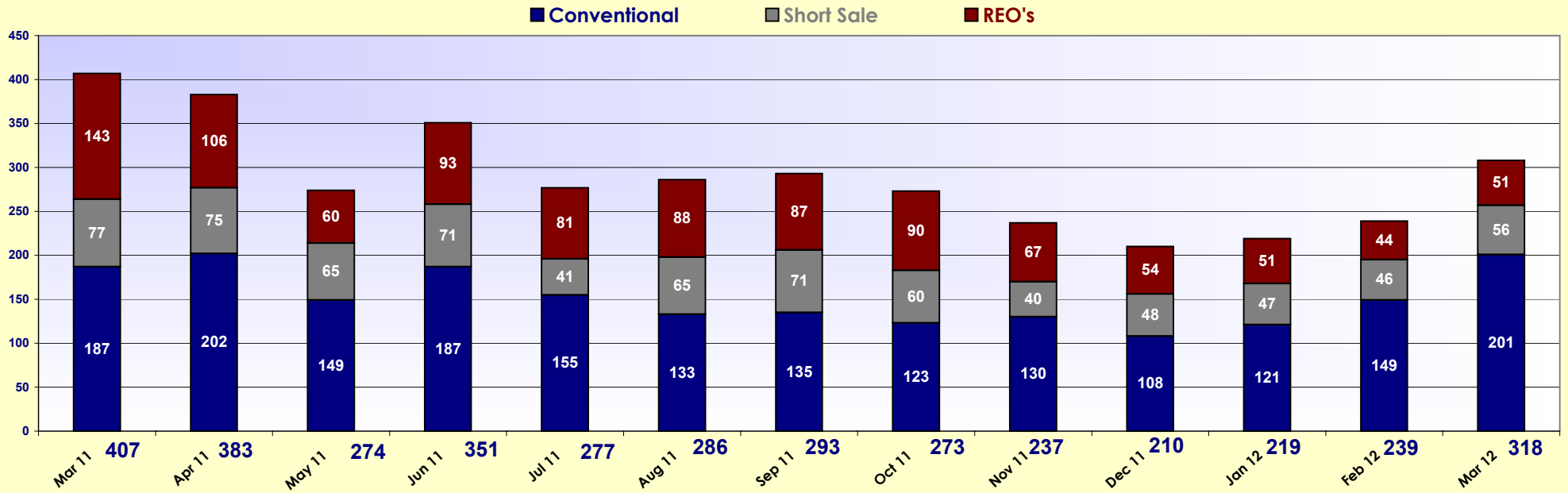




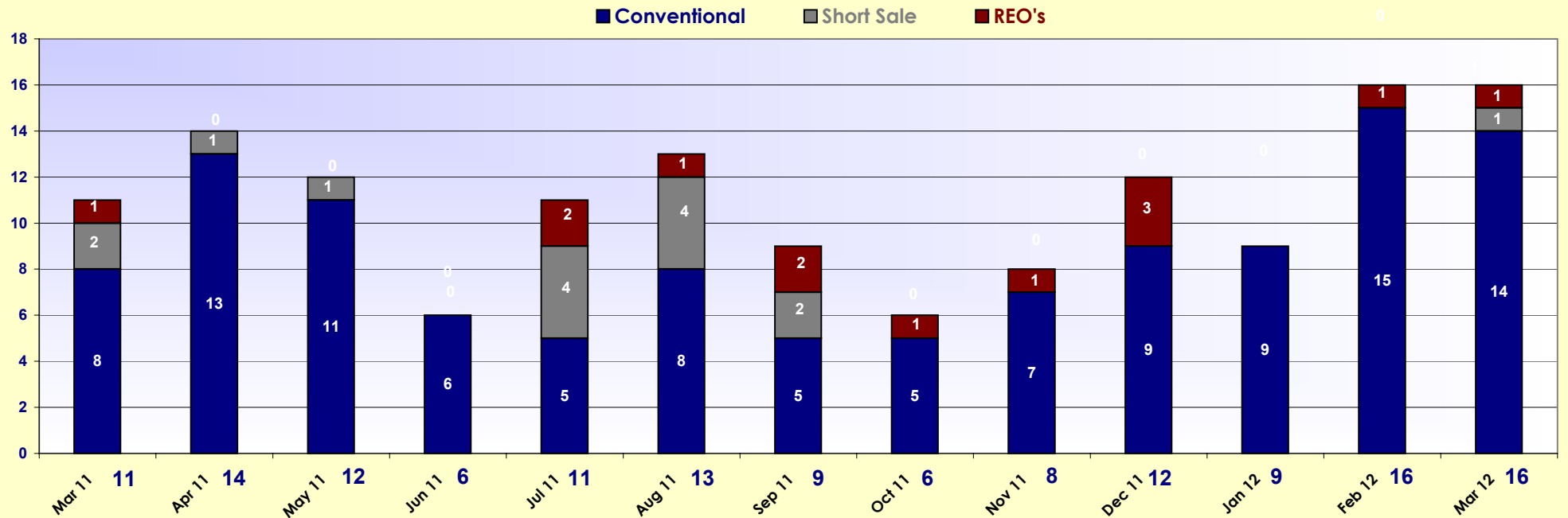
Absorption (NAR's calculation) - # of Sold Divided by 12 (# of Months) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

■ Conventional    ■ Short Sale    ■ REO's

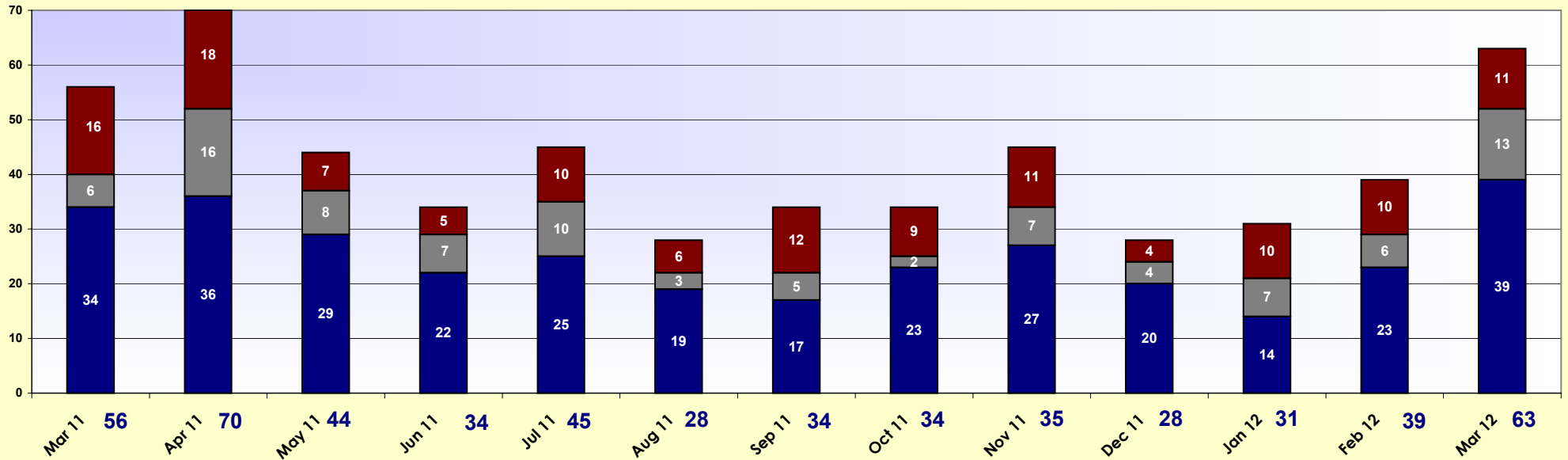




2011 / 2012 Sold Single Family - Fort Myers Beach

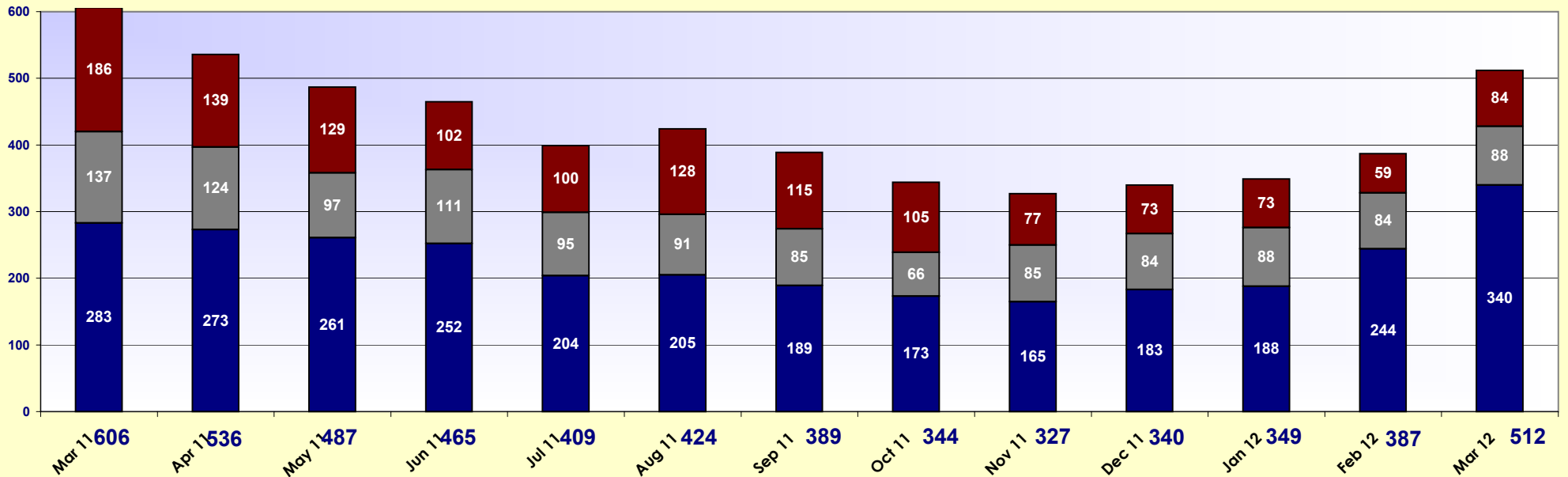


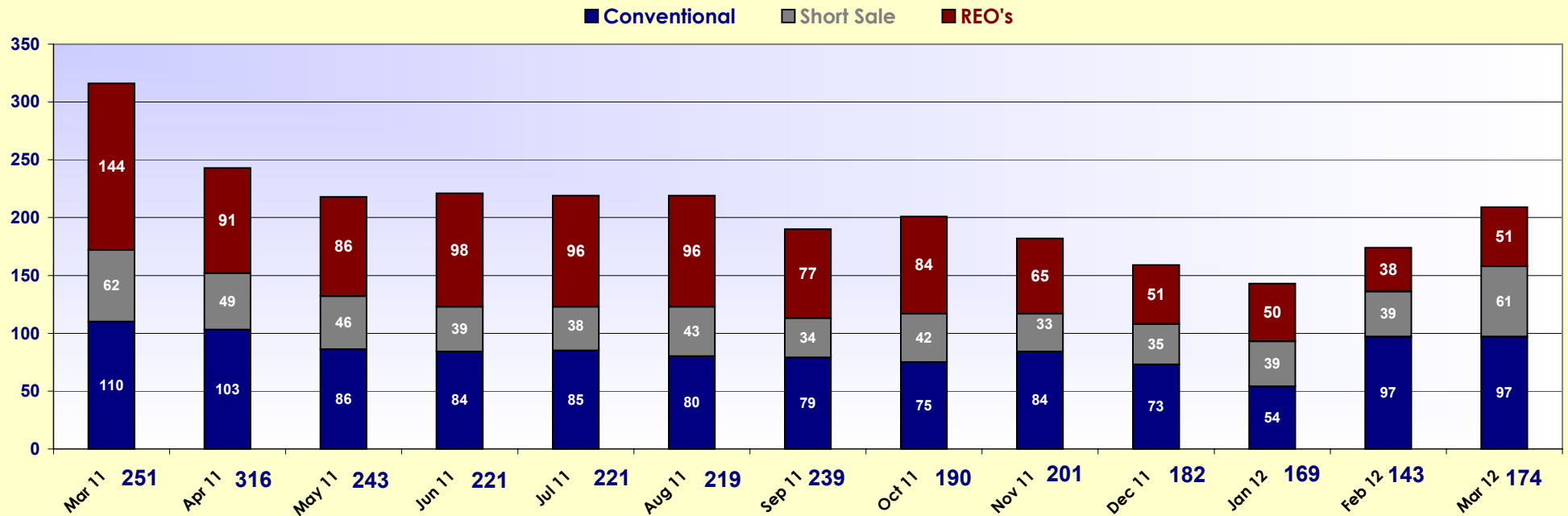
■ Conventional ■ Short Sale ■ REO's



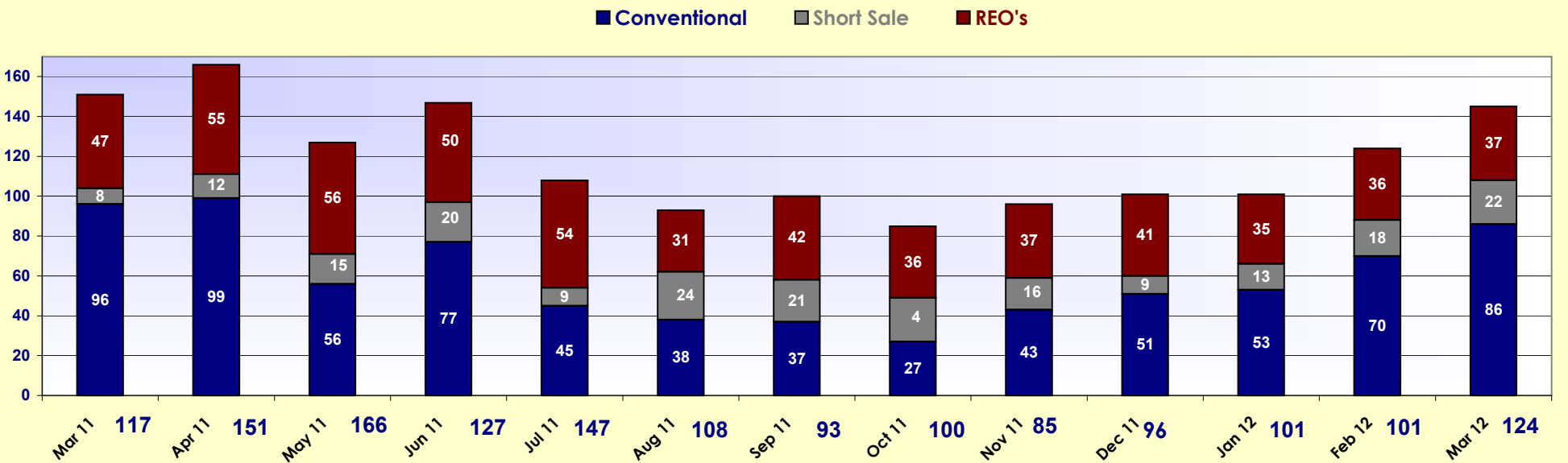
2011 / 2012 Sold Single Family - Cape Coral

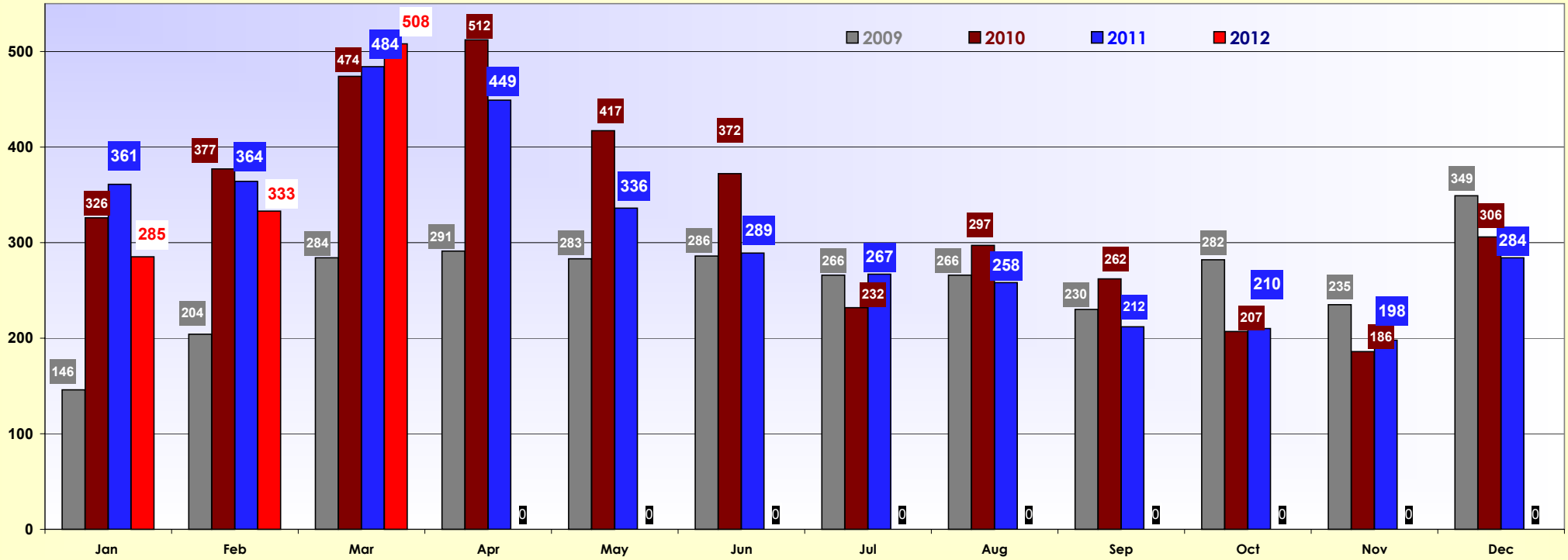
■ Conventional ■ Short Sale ■ REO's



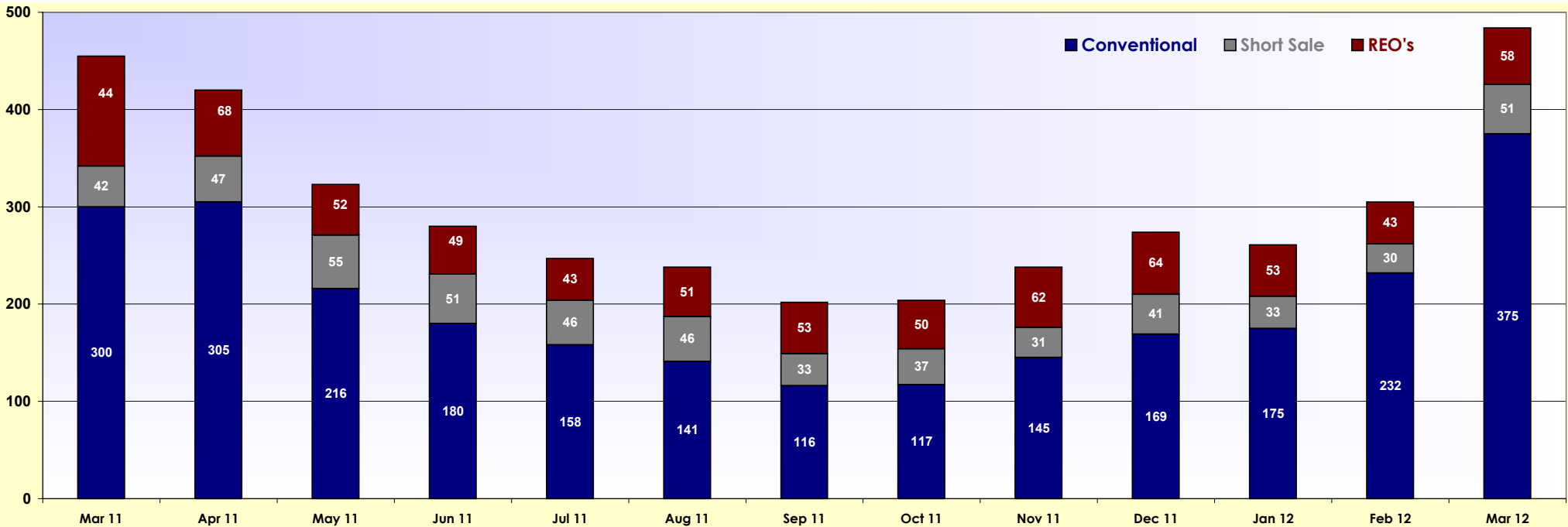


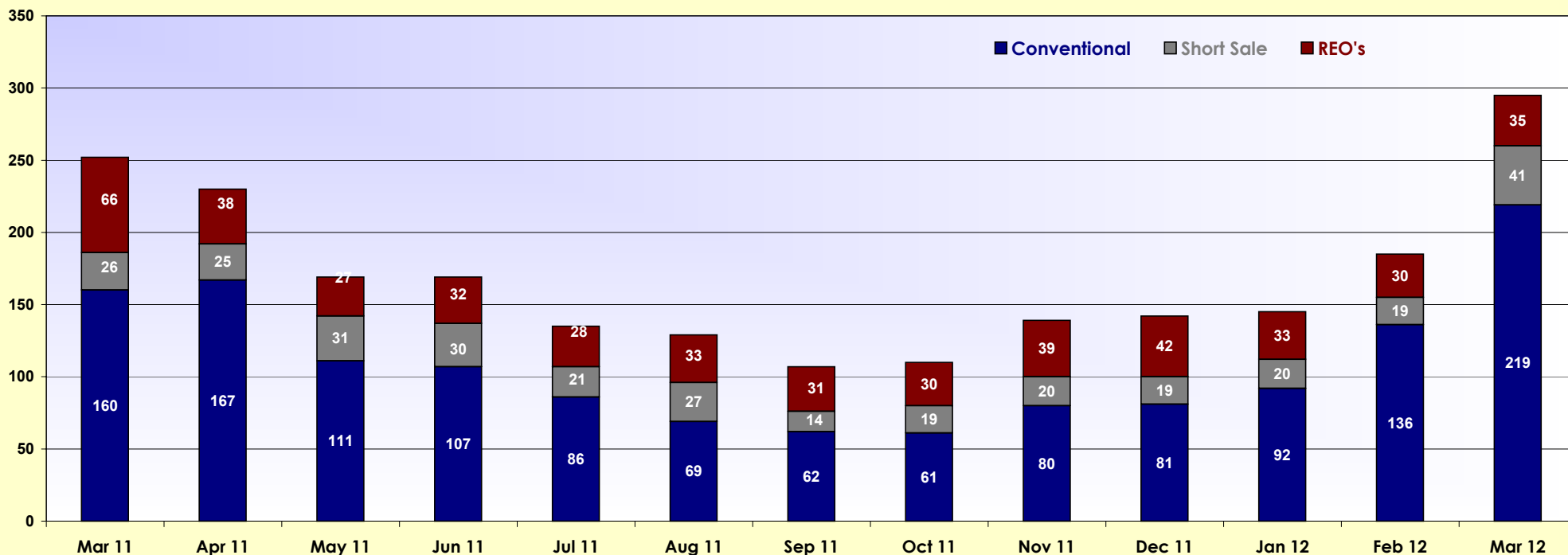
2011 / 2012 Sold Single Family - Other Areas



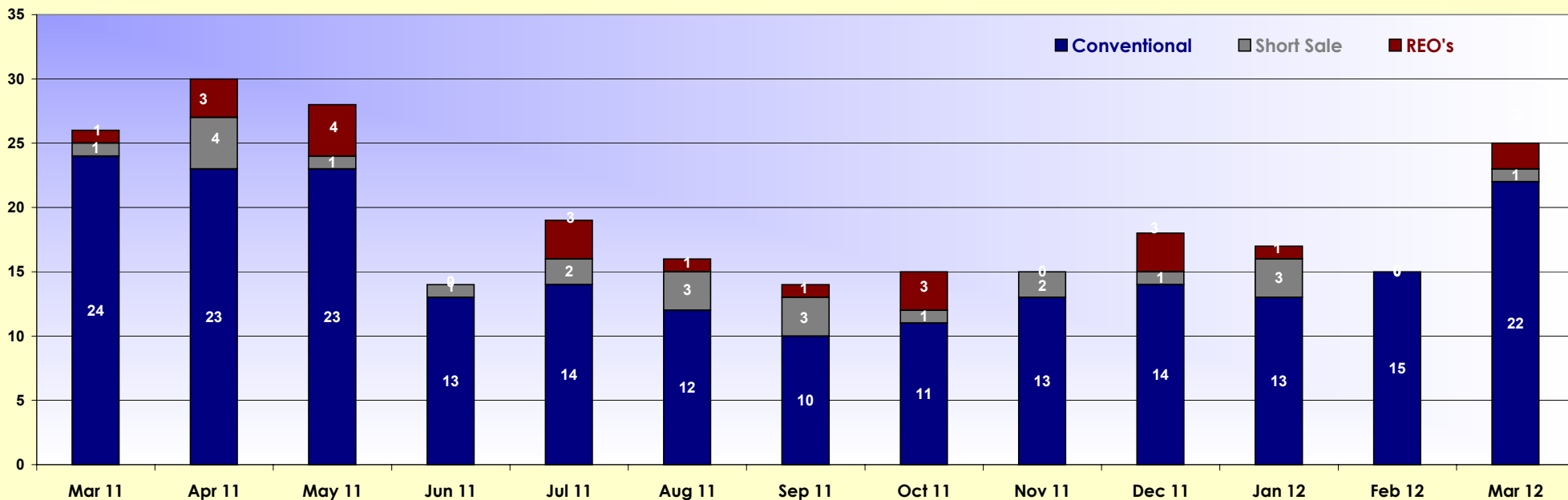


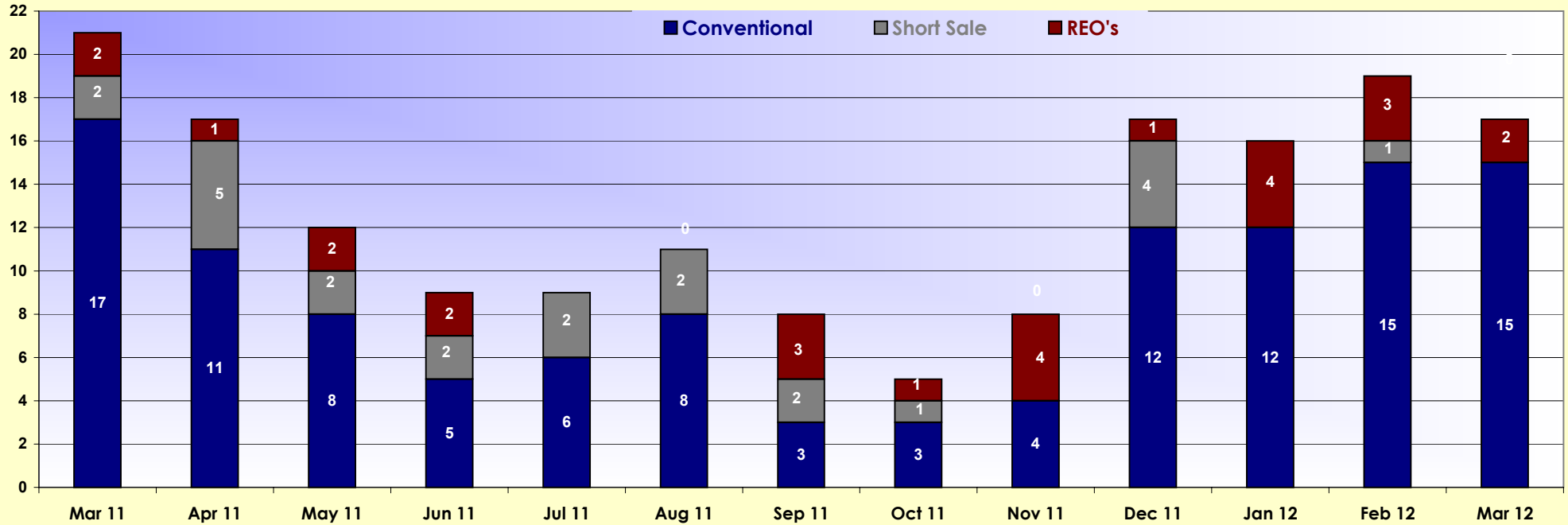
Lee County Condo's Breakout - Sold 2011 - 2012



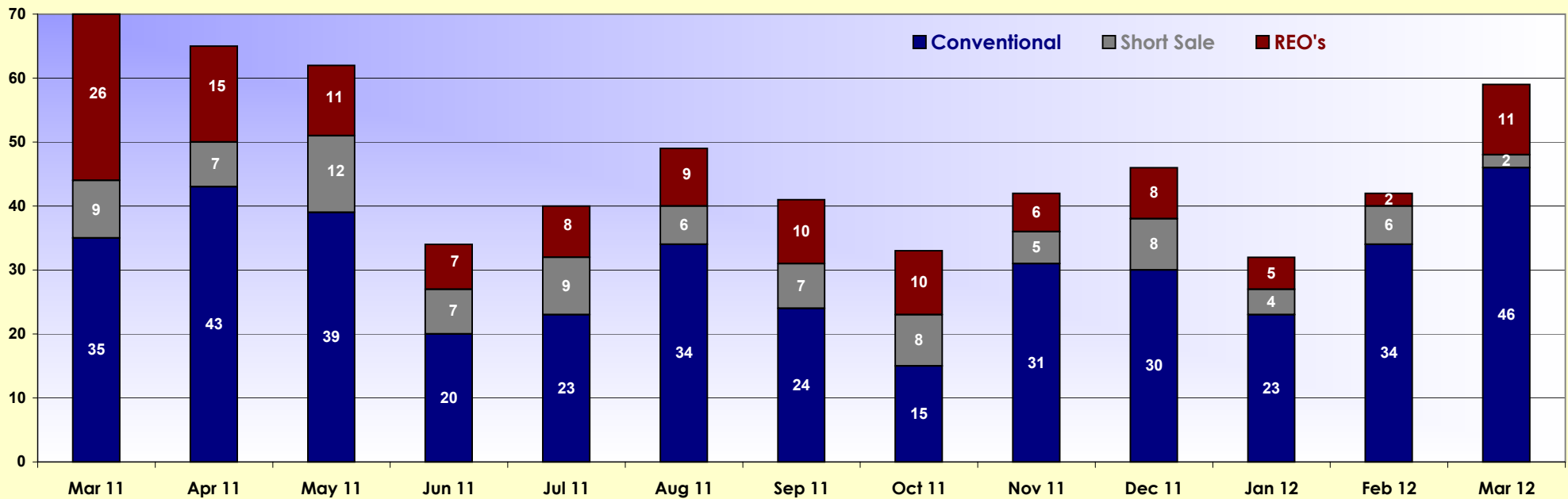


Condo's Sold - Fort Myers Beach 2011 - 2012

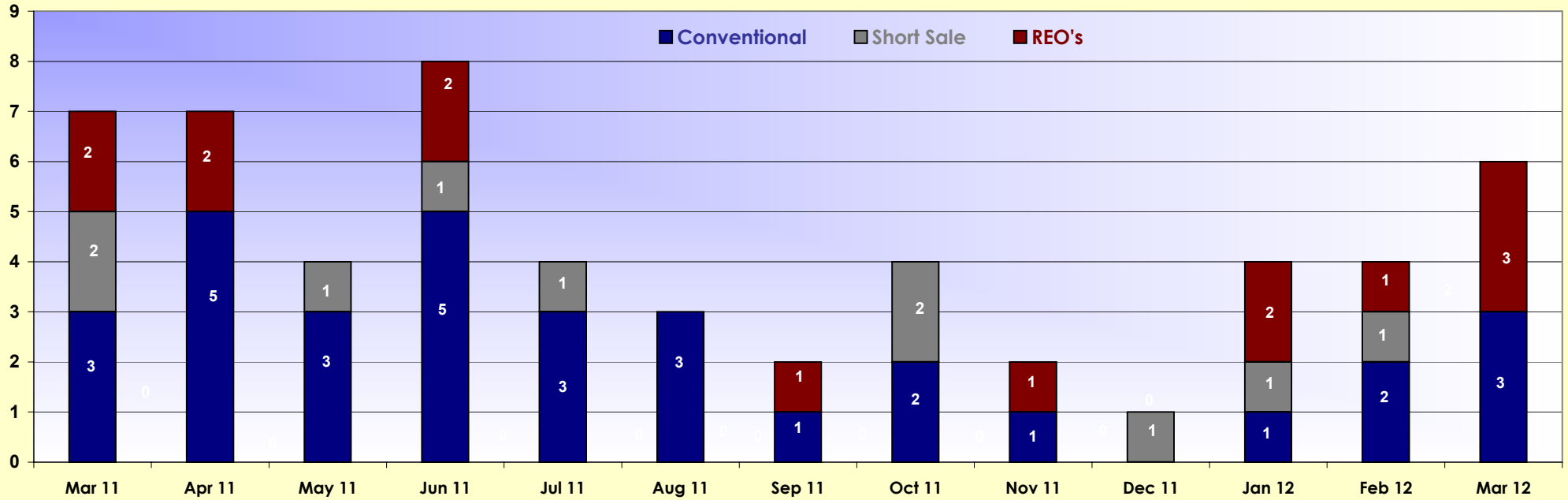




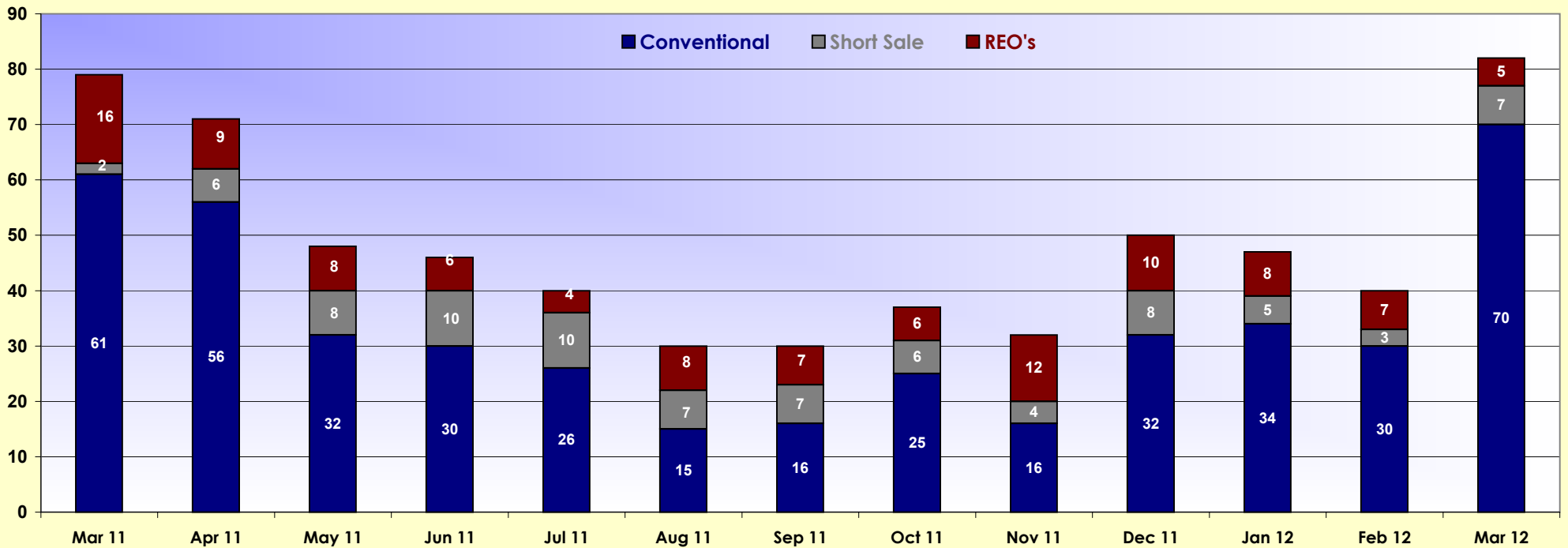
Condo's Sold - Cape Coral 2011-2012





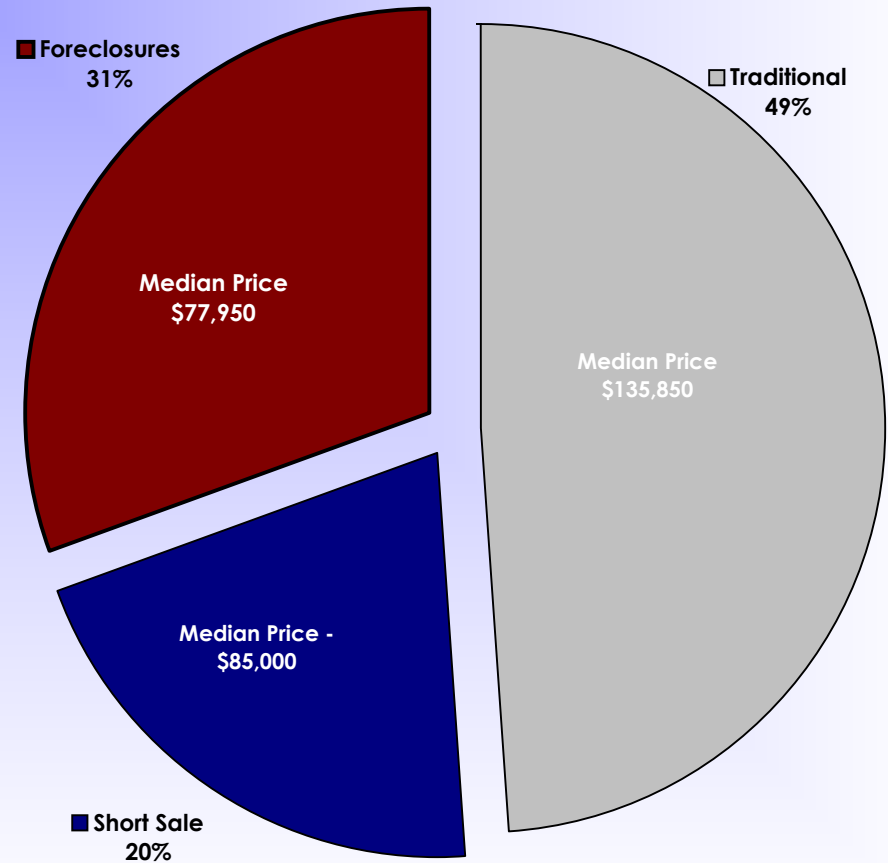
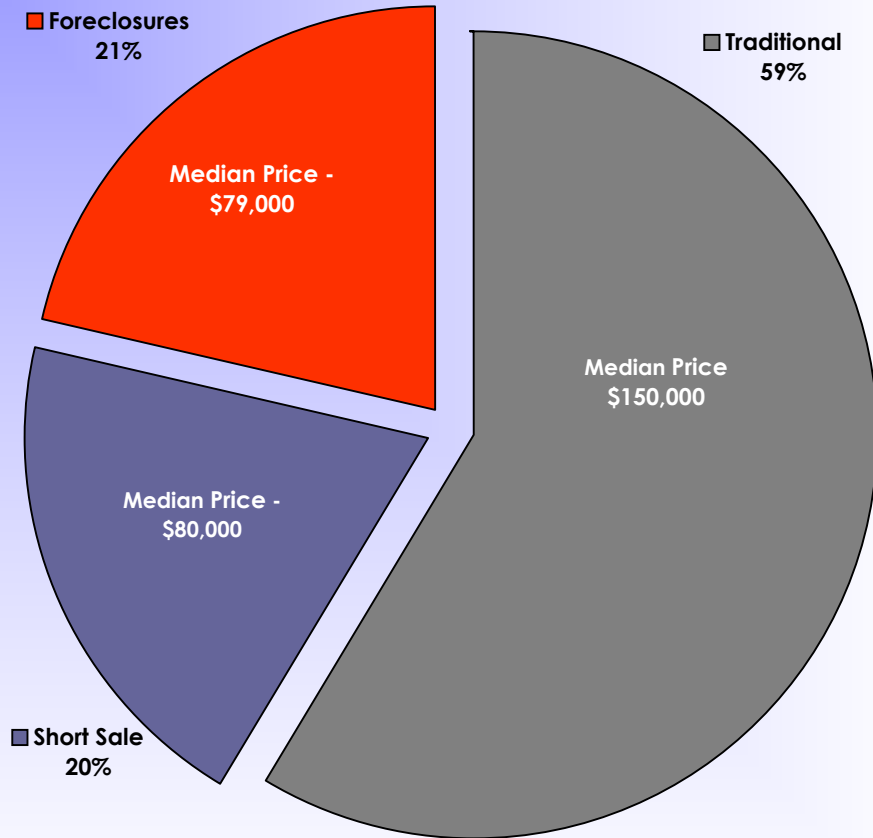


Condo's Sold - Other Areas 2011-2012



**Sold Listings - January 2012 - March 2012\*\***

**Sold Listings - October 2011 - December 2011\*\***



**Sold Listings January 2012 - March 2012**

	# of listings	Percentage	Median Price
Traditional	1,911	59%	\$ 150,000
Short Sale	657	20%	\$ 80,000
Foreclosures	695	21%	\$ 79,000
	<u>3,263</u>		

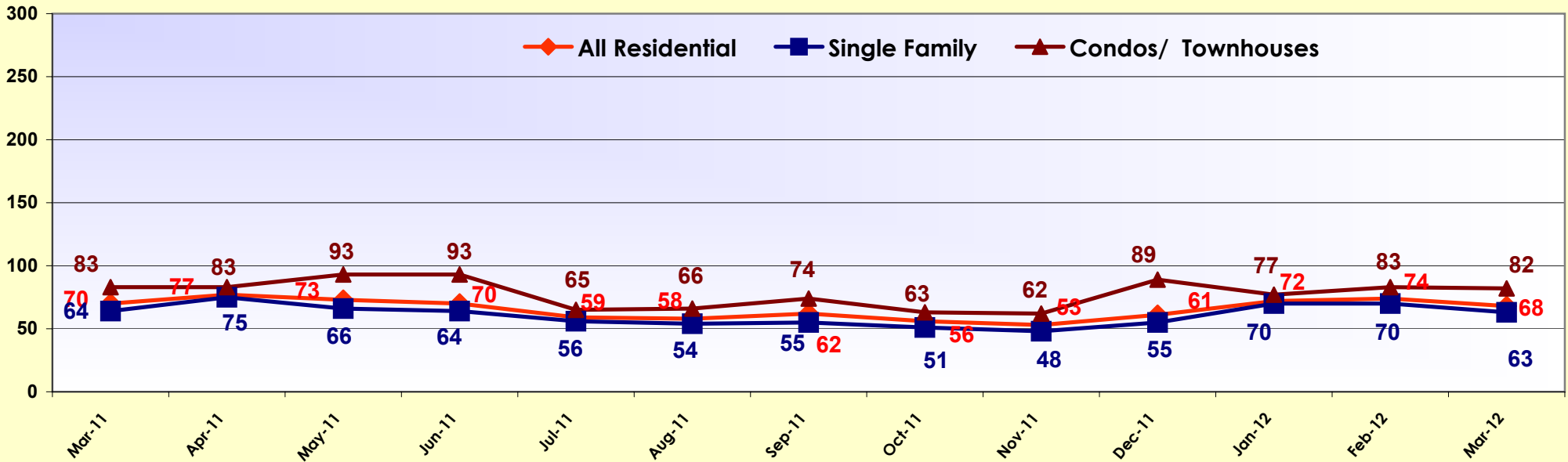
**Sold Listings October 2011 - December 2011**

	# of listings	Percentage	Median Price
Traditional	1,374	49%	\$ 135,850
Short Sale	571	20%	\$ 85,000
Foreclosures	860	31%	\$ 77,950
	<u>2,805</u>		

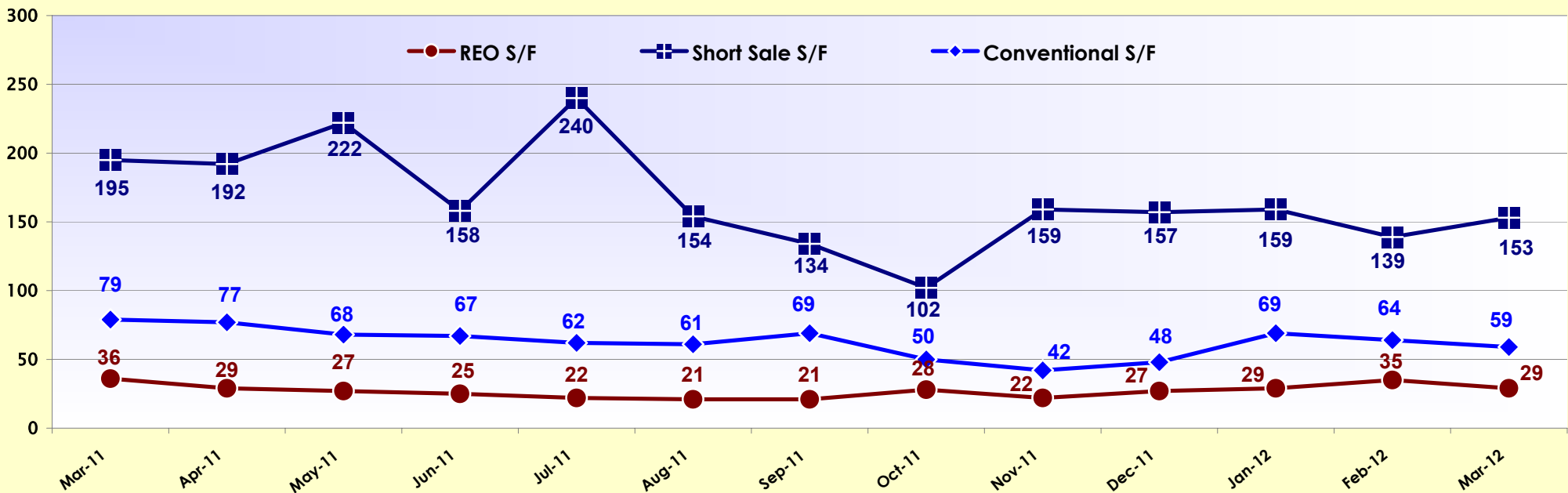
\*\* This chart is published quarterly.

## Days On Market - Last 12 Months - Sold

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

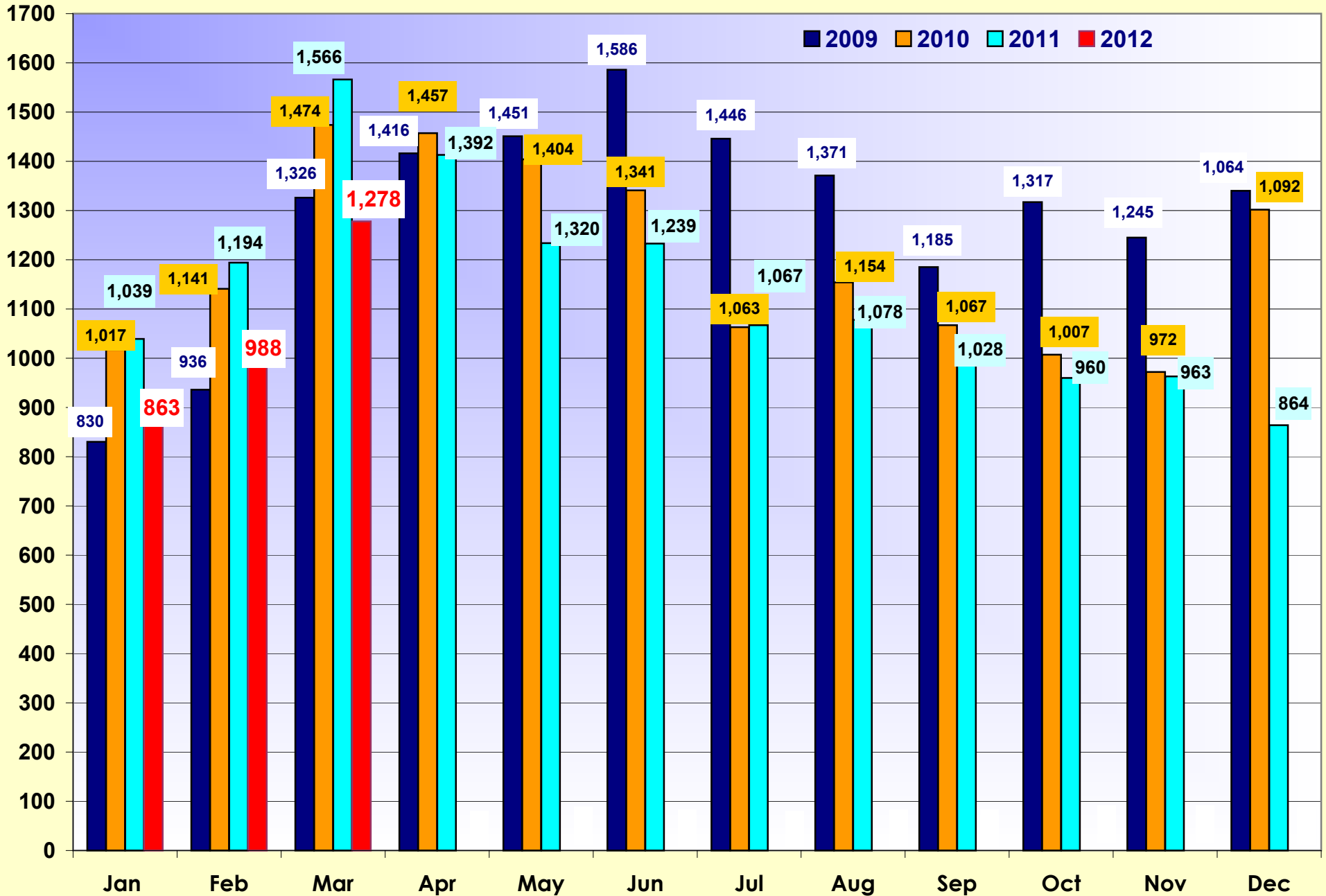


### Days On Market - Single Family By Type

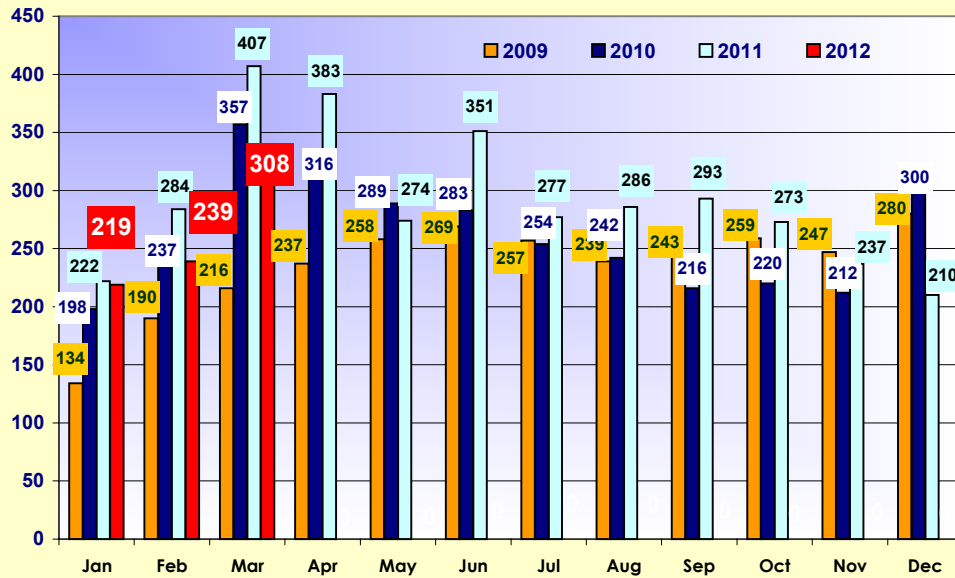


Average # of DOM for Sold Residential Listings calculated by Rapattoni

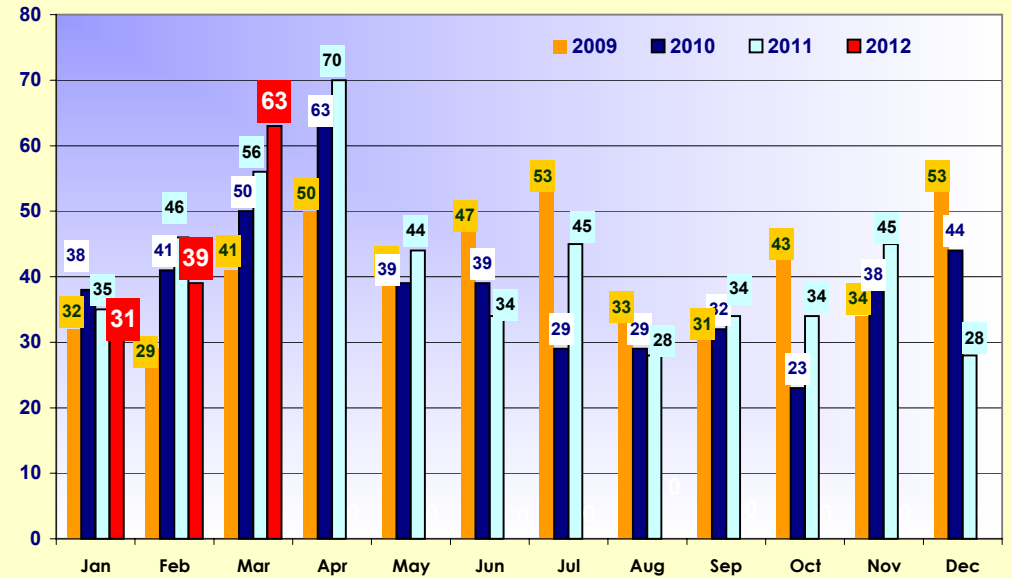
# Lee County Single Family Solds 2009-2012



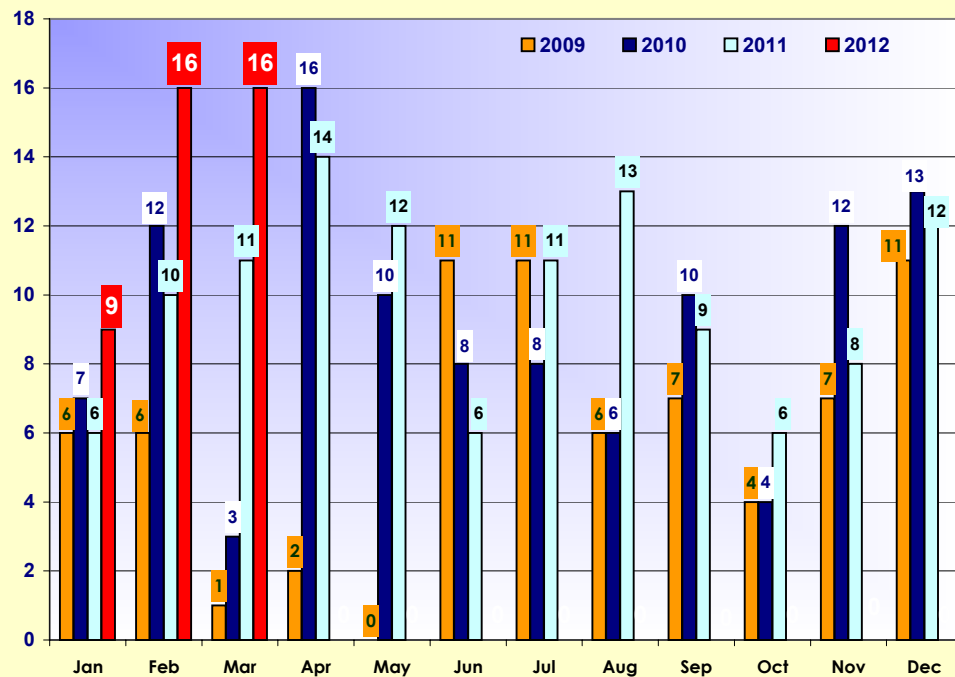
2009-2012 Sold Single Family - Fort Myers



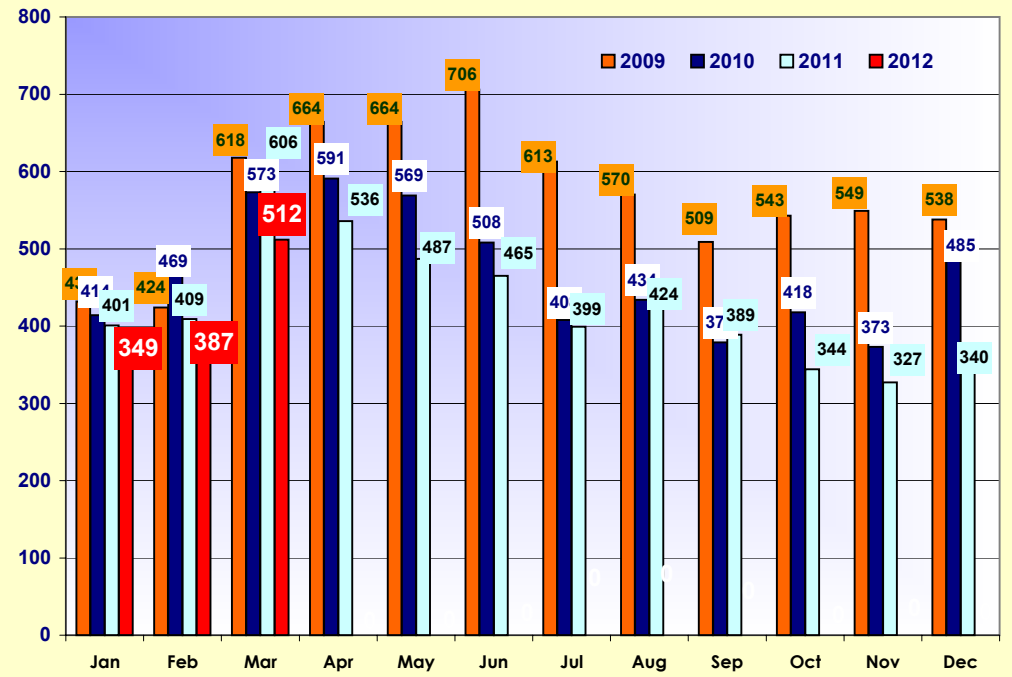
2009-2012 Sold Single Family - North Fort Myers



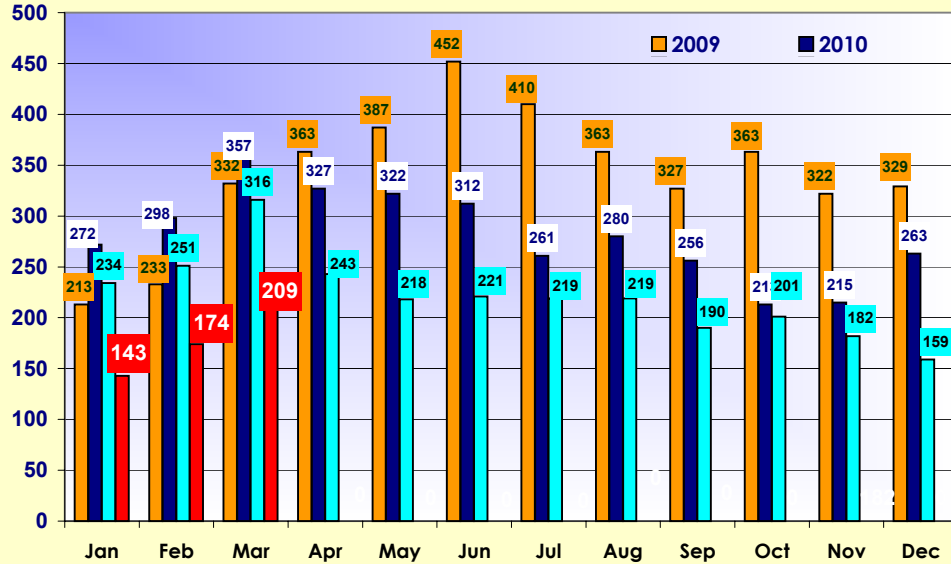
2009-2012 Sold Single Family - Fort Myers Beach



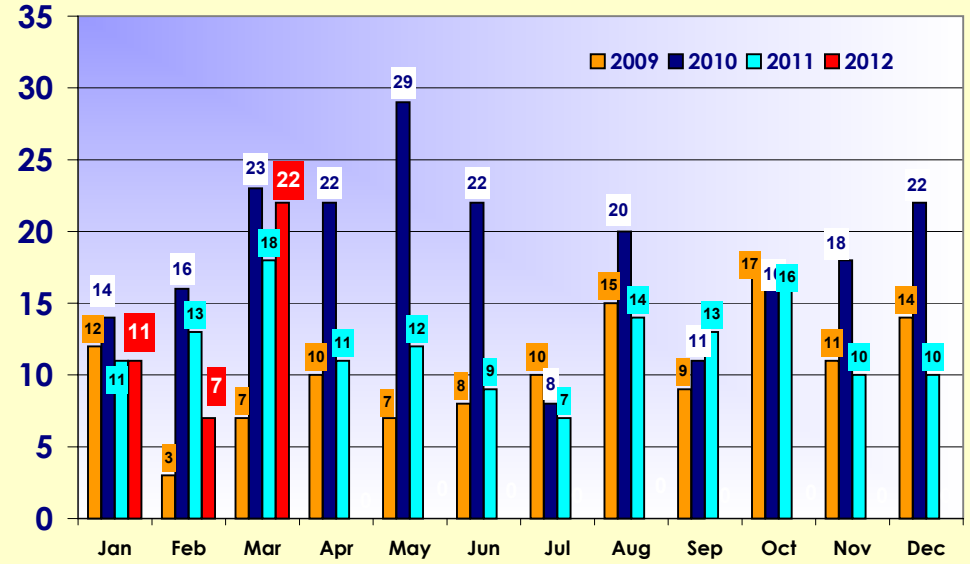
2009-2012 Sold Single Family - Cape Coral



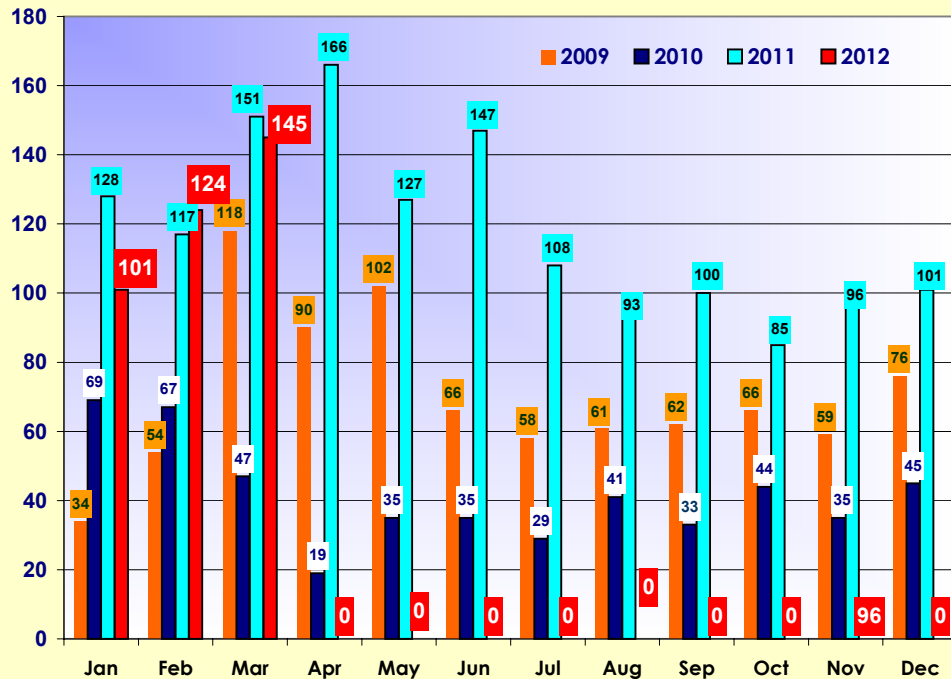
2009-2012 Sold Single Family - Lehigh Acres



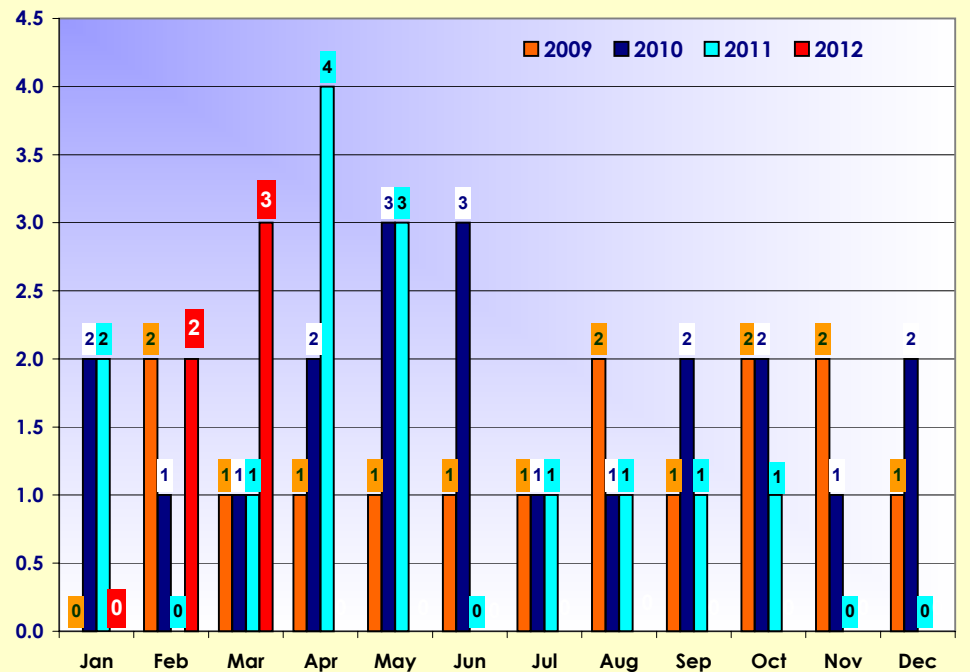
2009-2012 Sold Single Family - Hendry County

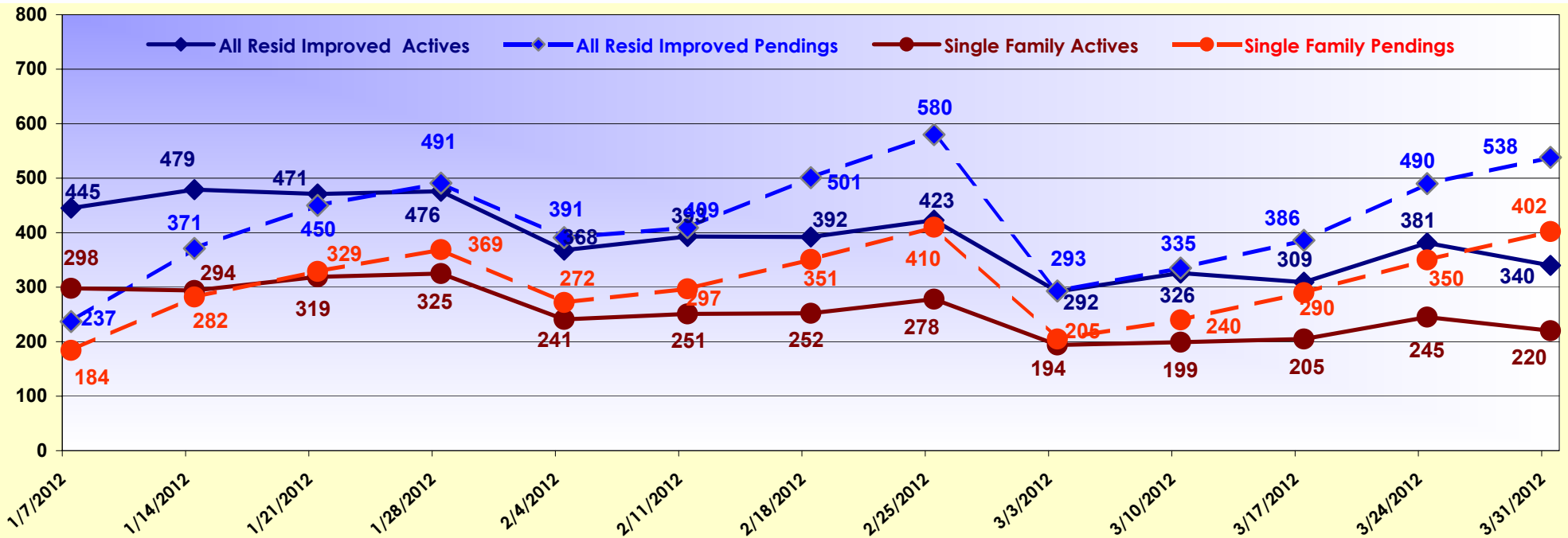


2009-2012 Sold Single Family - Other Areas

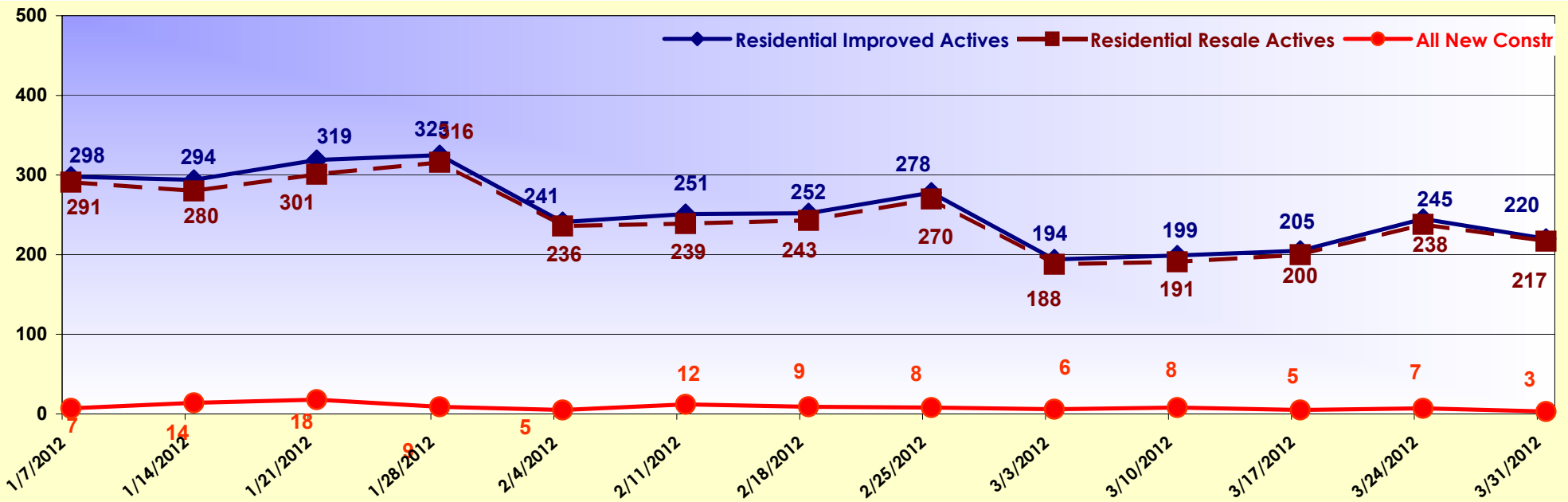


2009-2012 Sold Single Family - Glades County

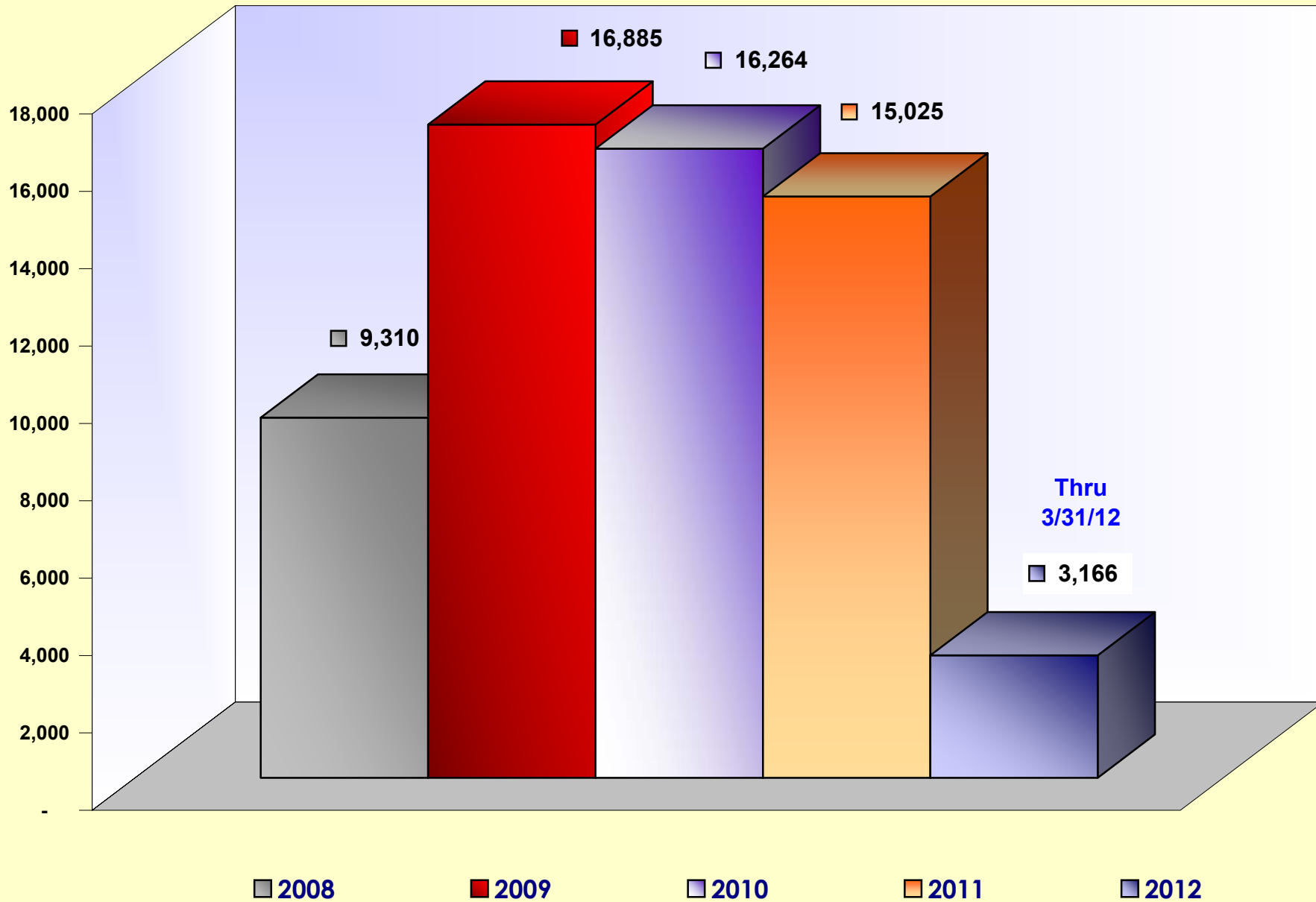




## Residential Weekly Market Activity - Past 3 Months Resale & New Construction

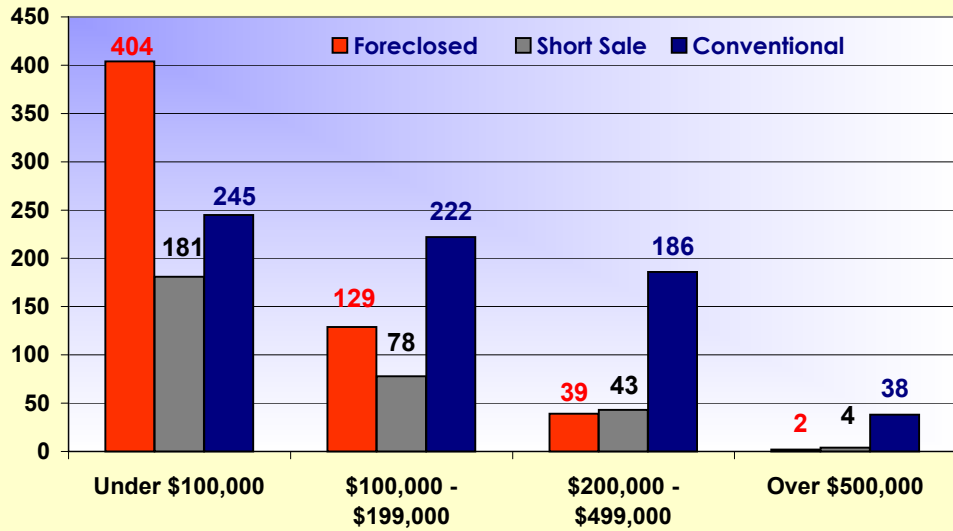


# Single Family Solds By Year

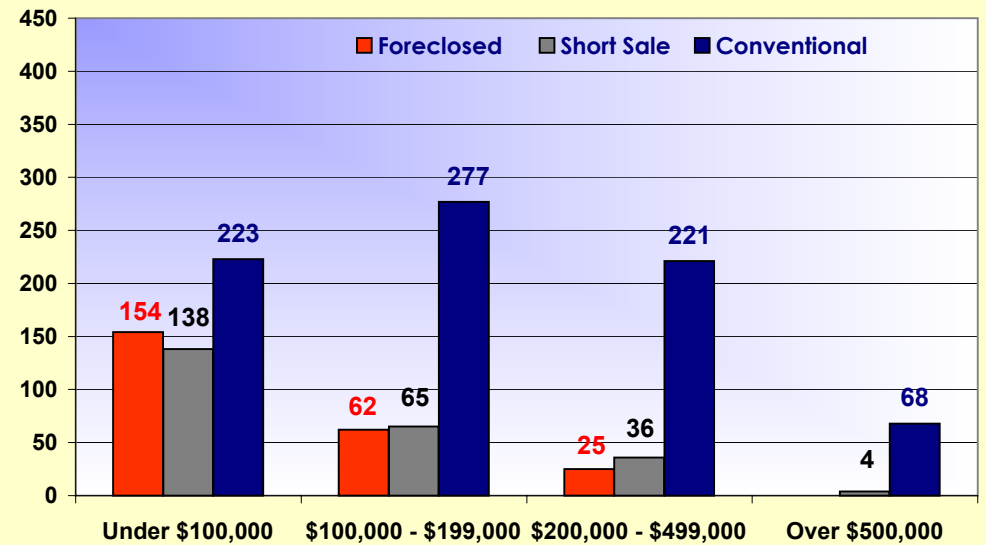




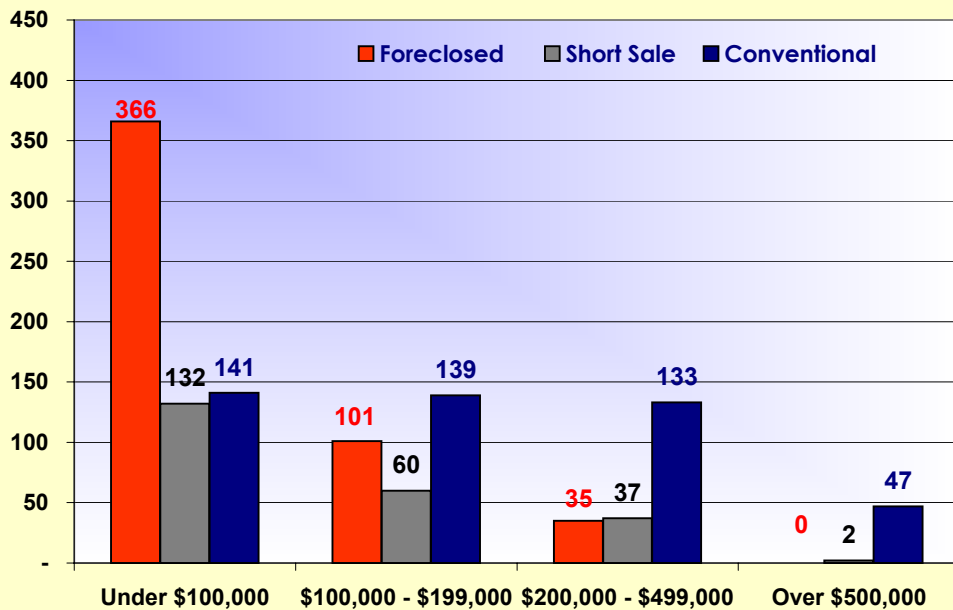
March 2011



March 2012



February 2011



February 2012

