



# Monthly Market Indicators October 2011



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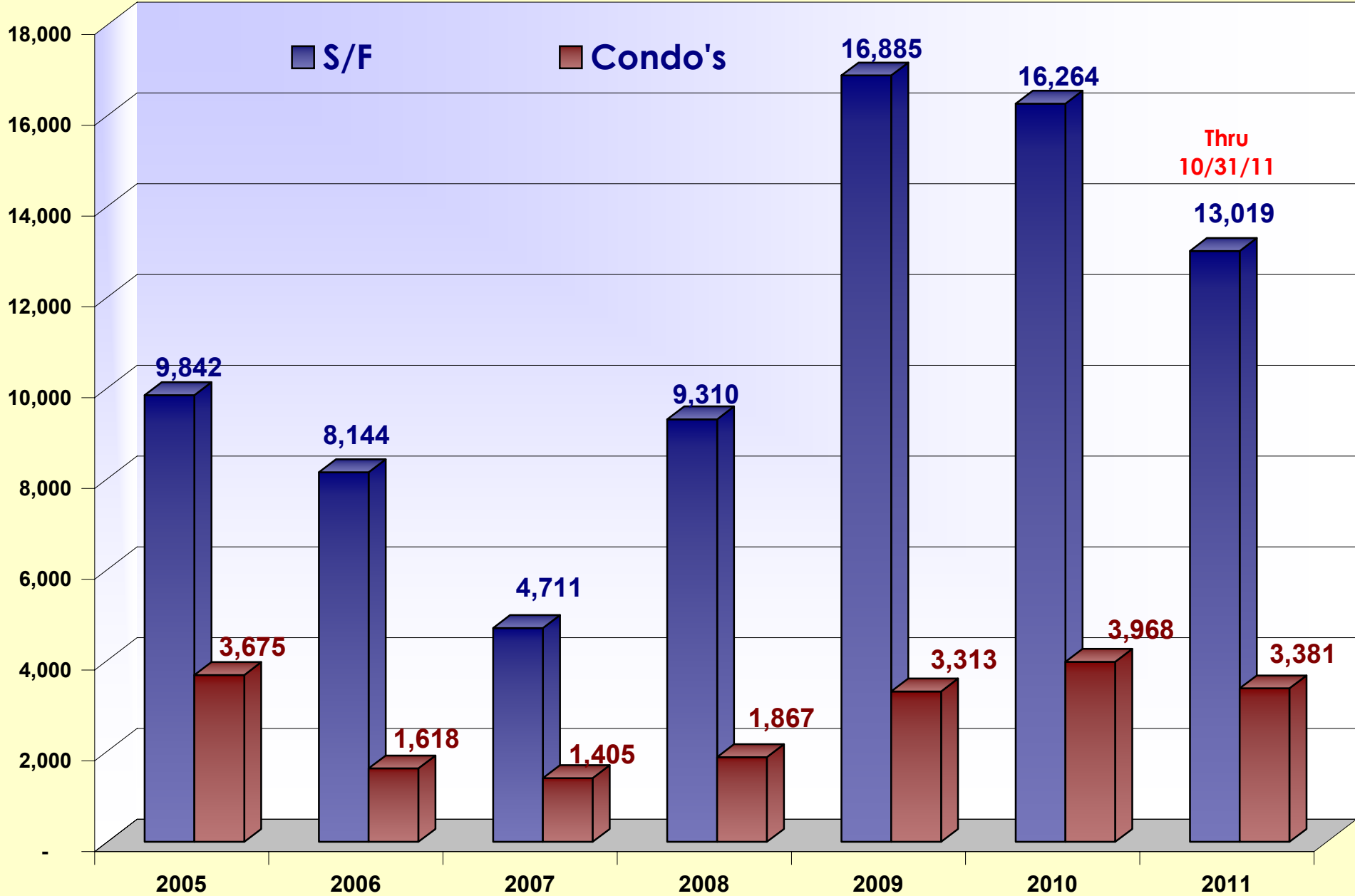


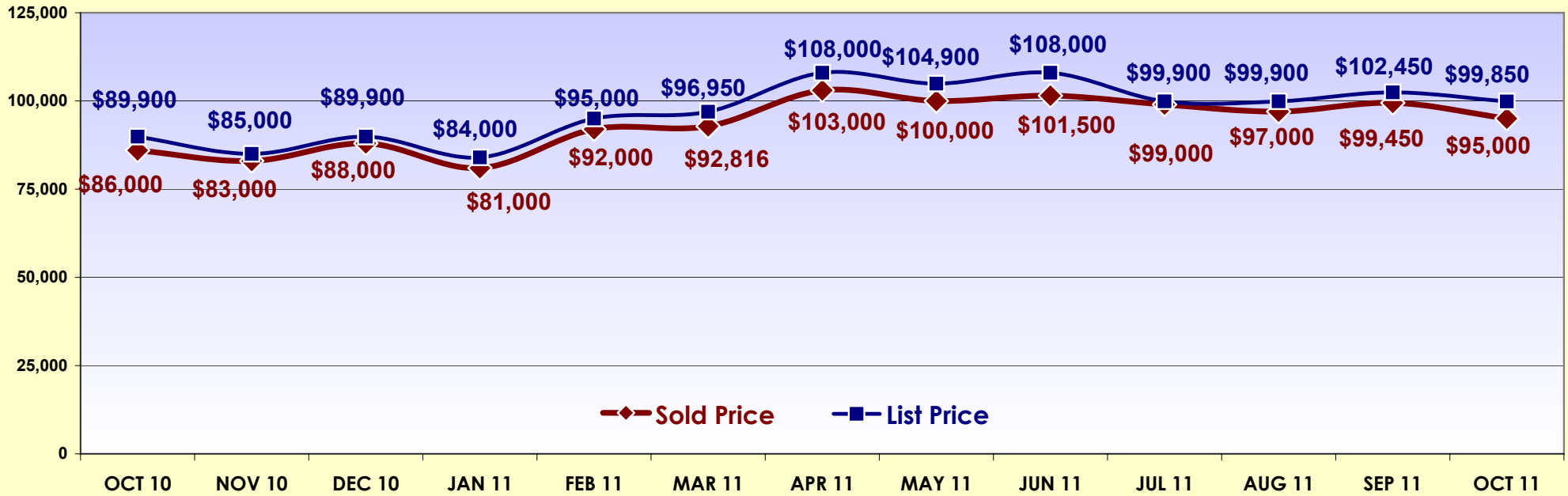
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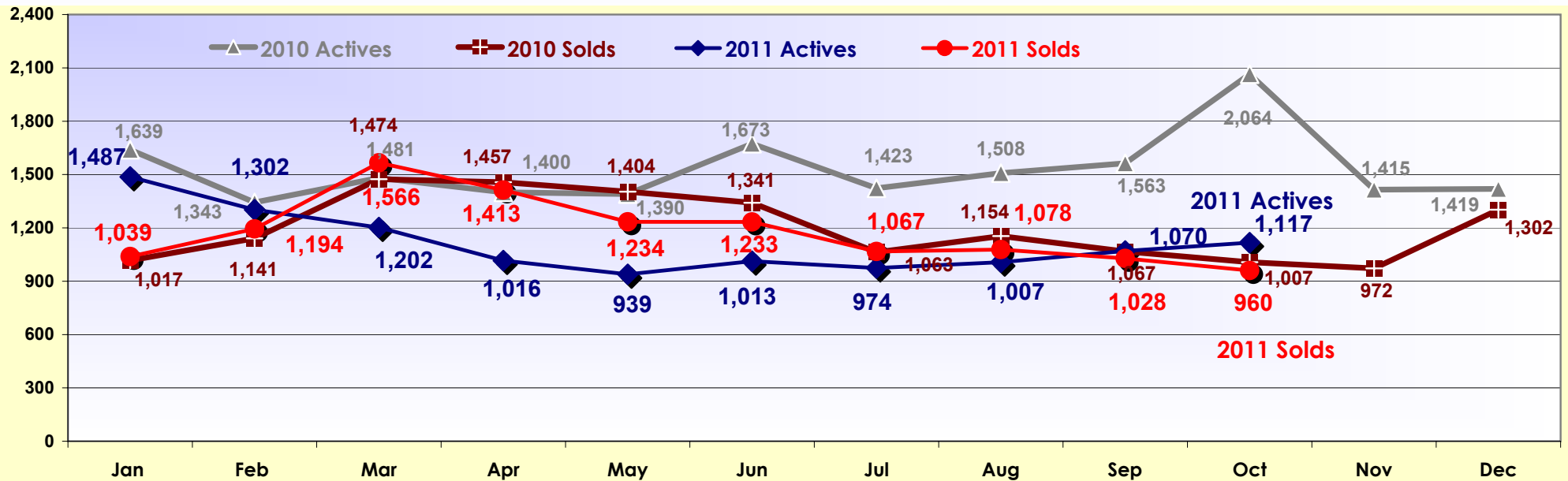
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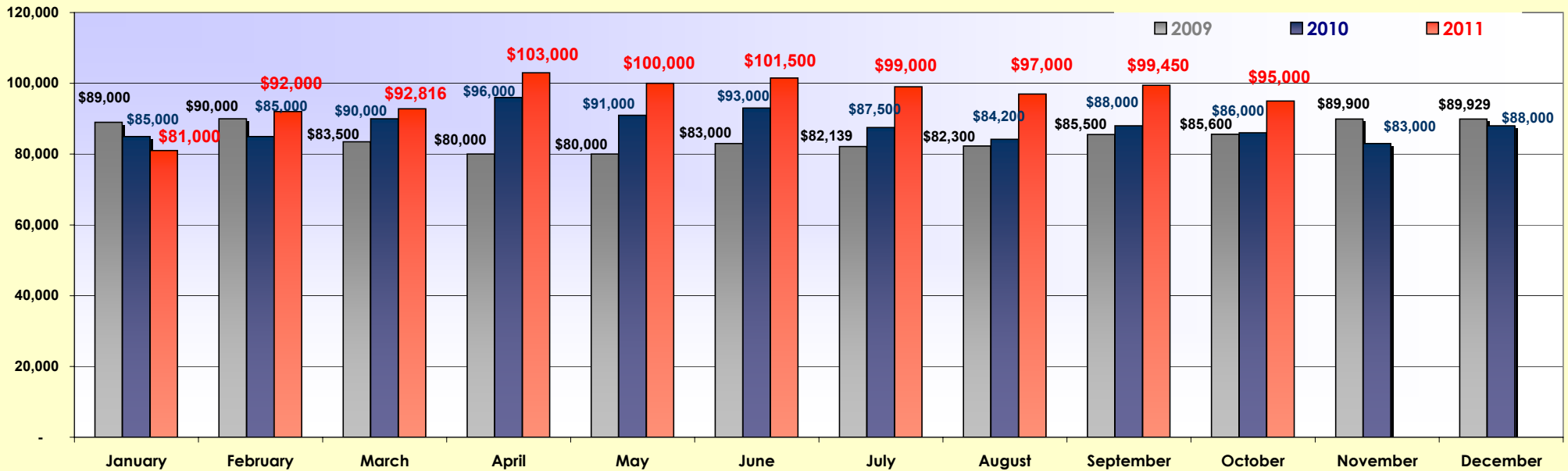




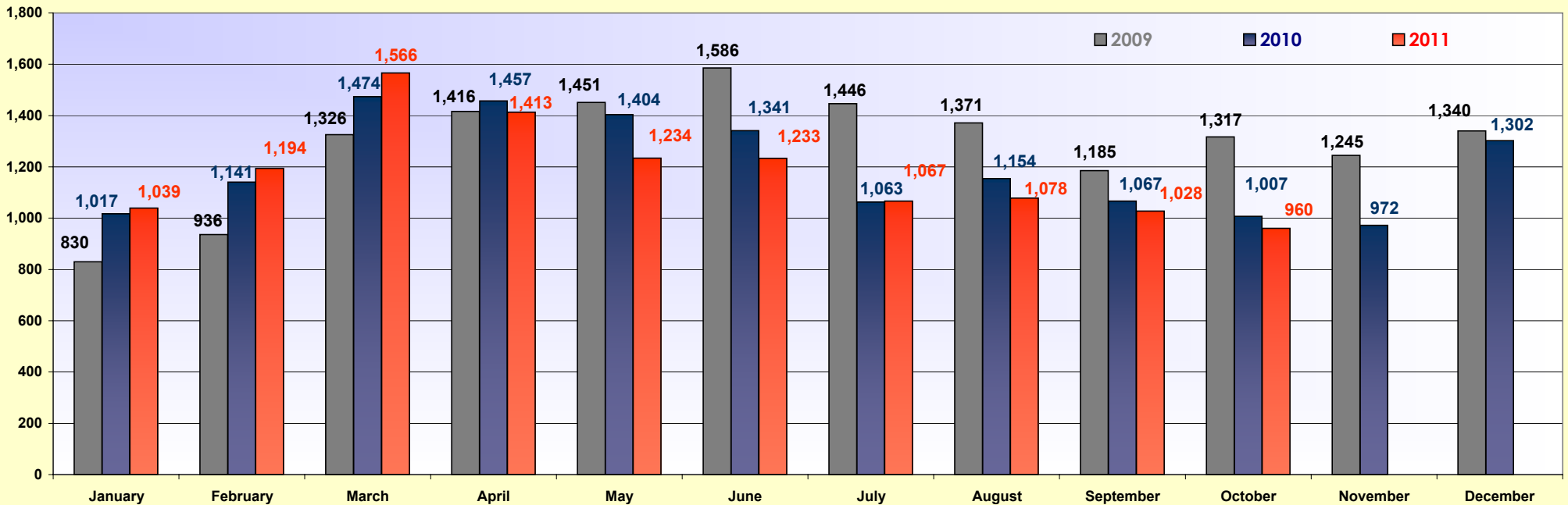


**2010/2011 Single Family Listings - Monthly Sold and Active Listings**



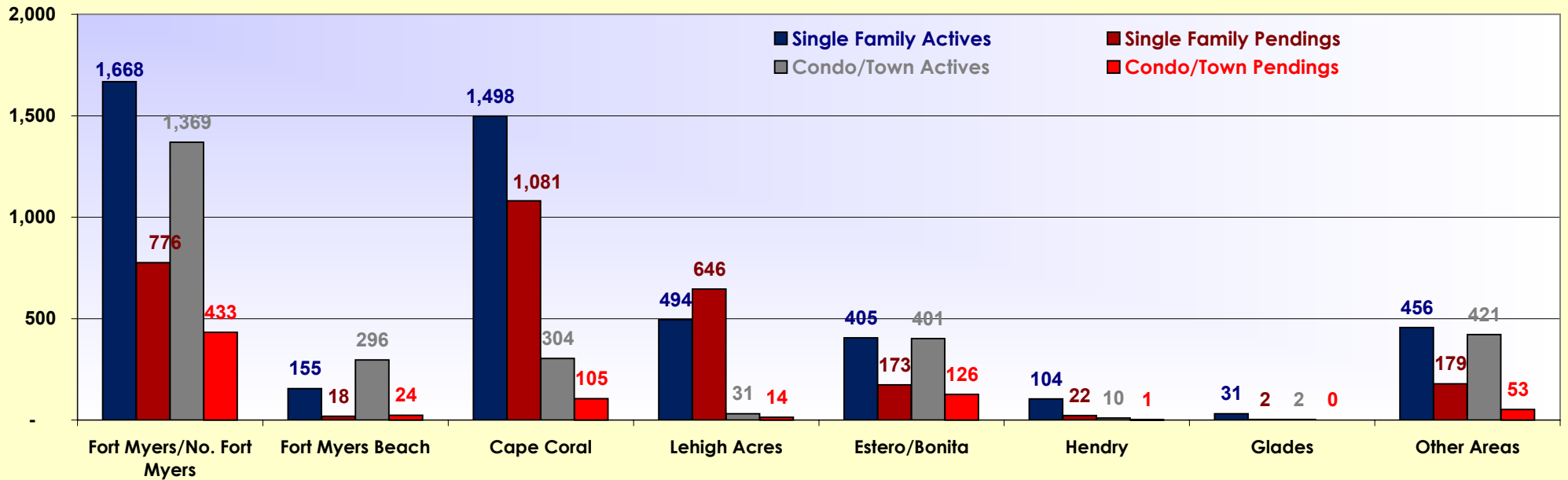


2009-2011 Monthly Totals of Single Family Solds



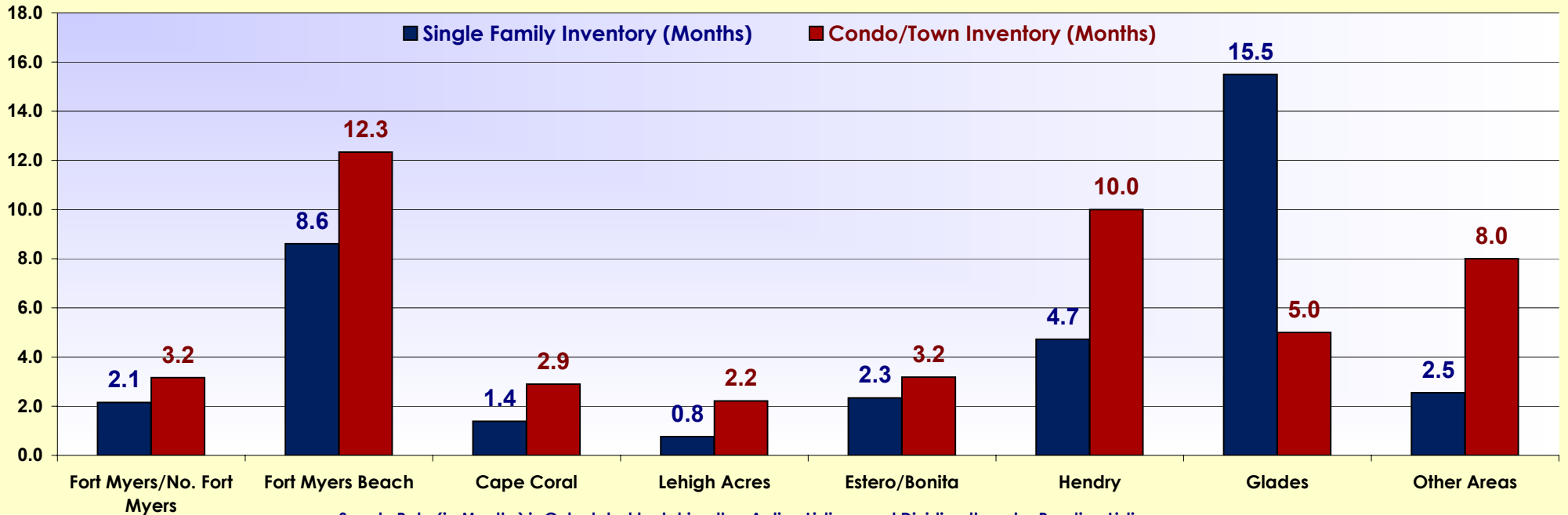
## Breakout By City - Active/Pending Listings

October 2011



## City Supply Rate (Months Of Inventory)

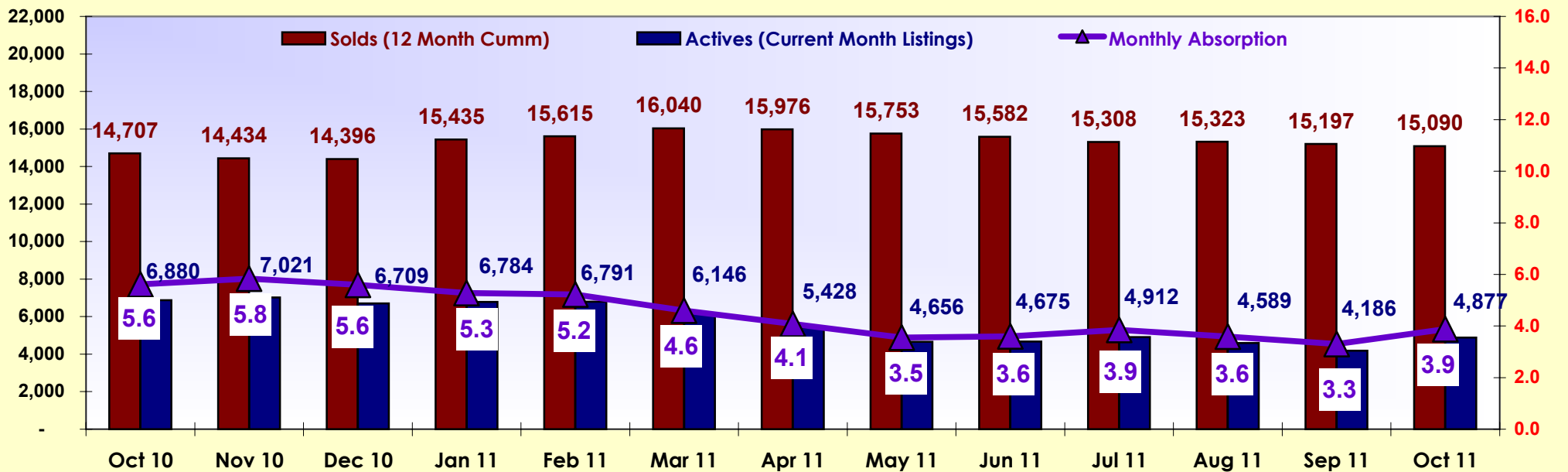
October 2011



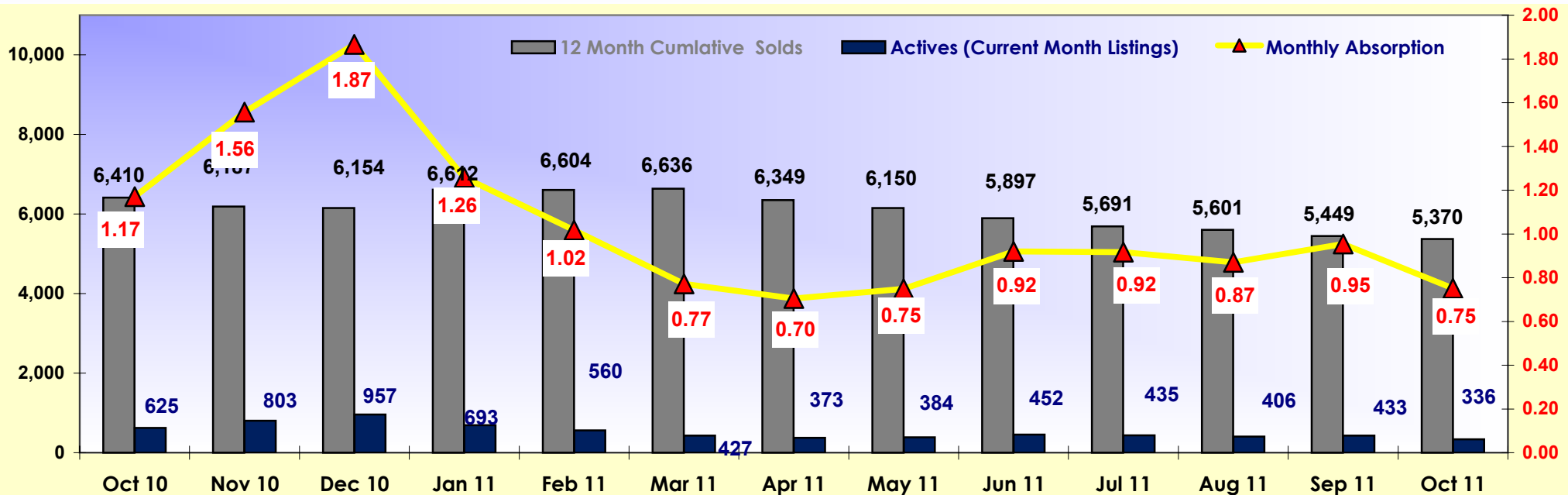
Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.



### Absorption Rate - Single Family - Monthly

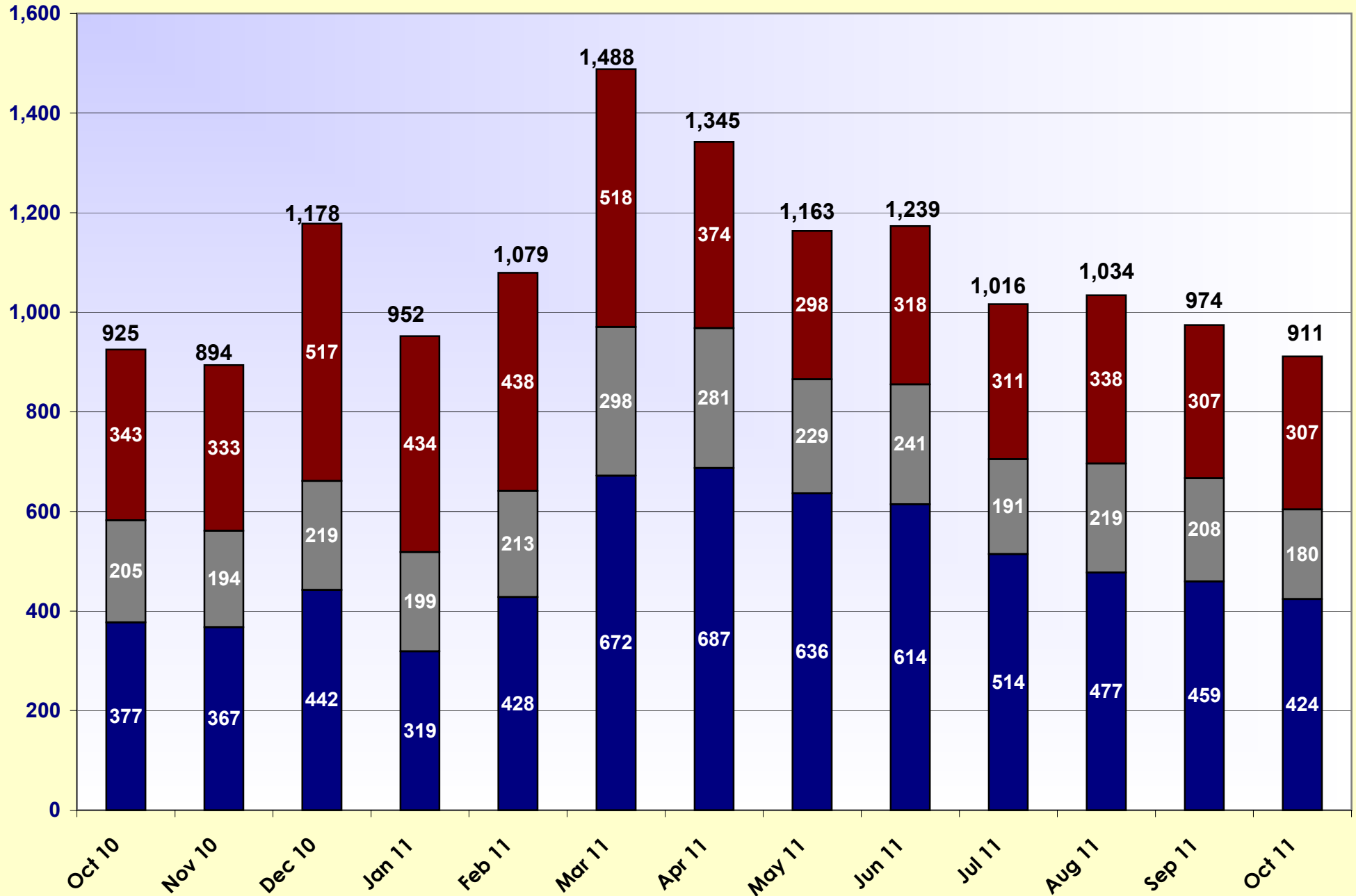


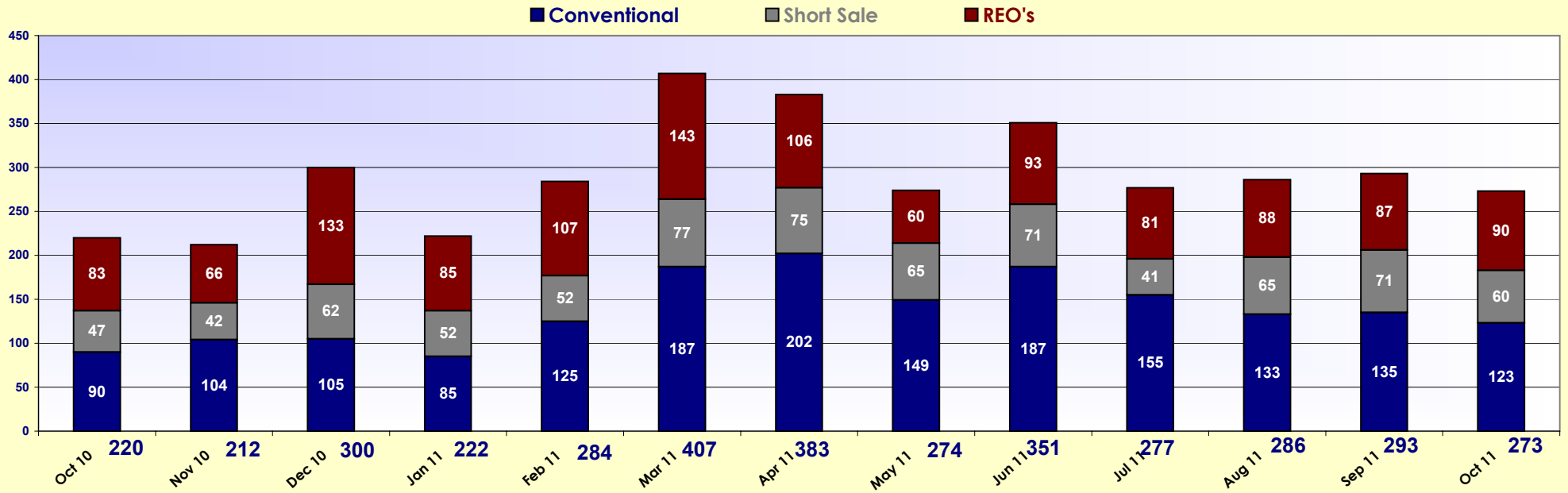
### Absorption Rate - Foreclosed/REO Single Family



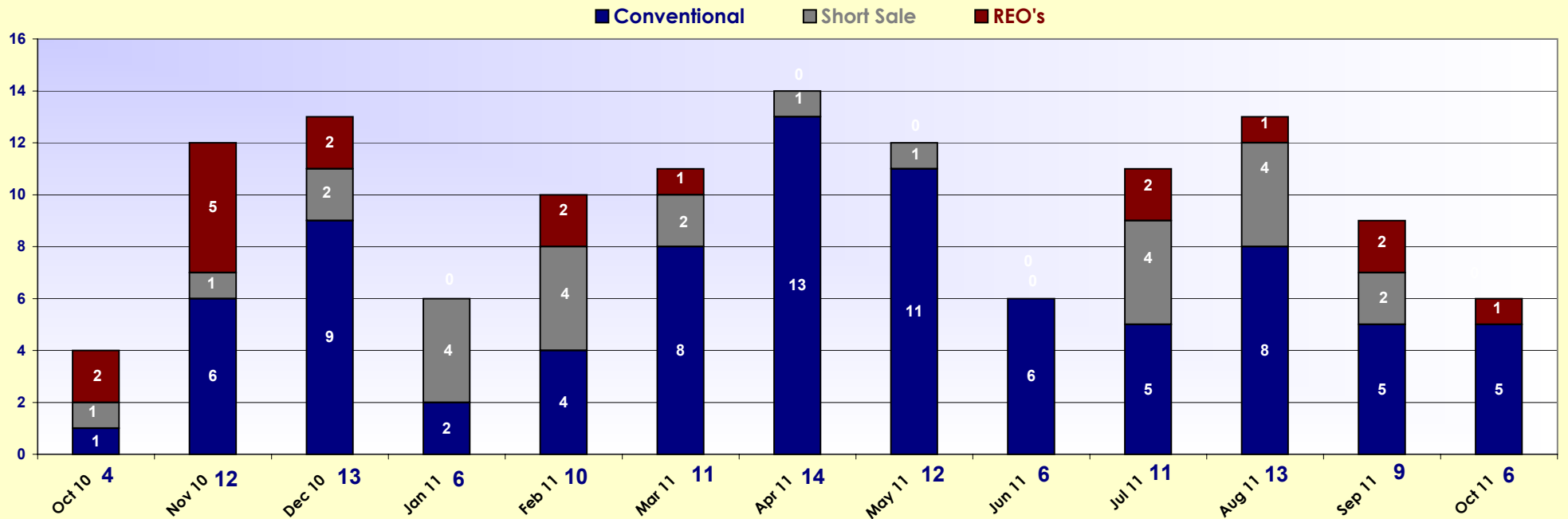
Absorption (NAR's calculation) - # of Sold Divided by 12 ( # of Months ) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

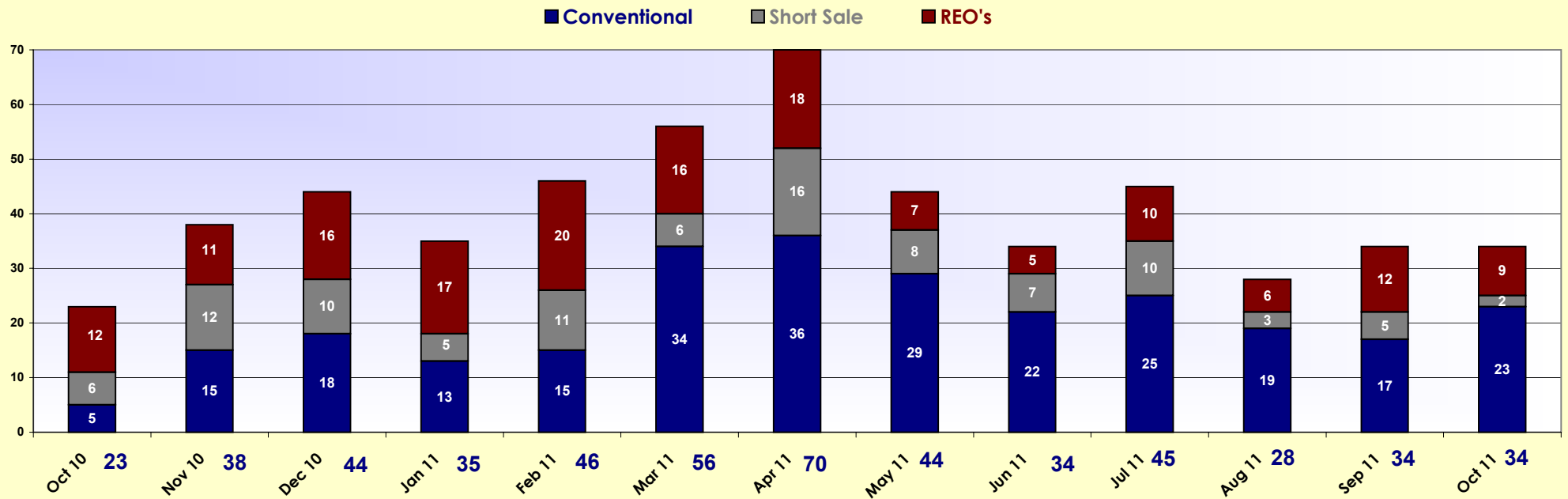
■ Conventional    ■ Short Sale    ■ REO's



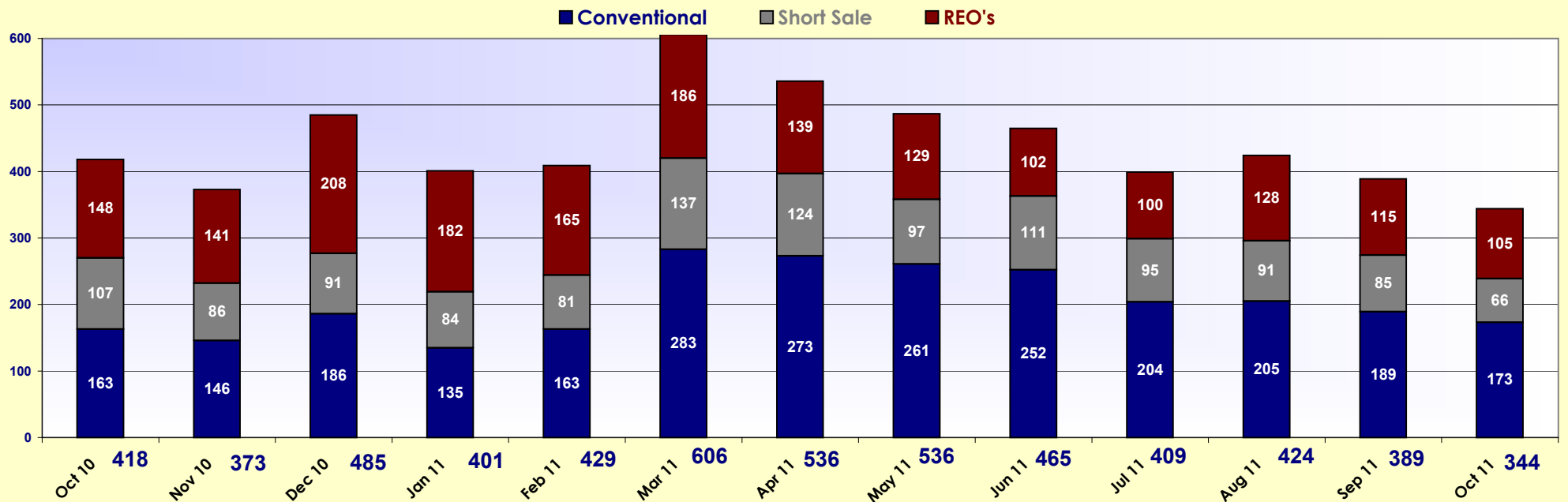


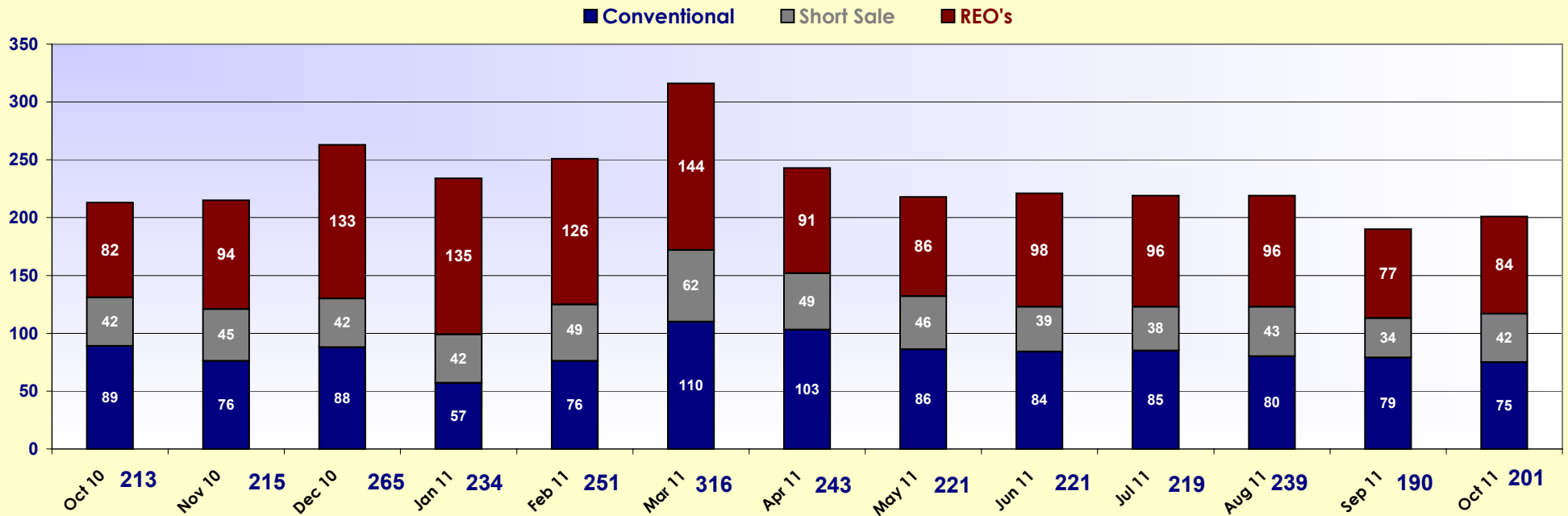
2010 / 2011 Sold Single Family - Fort Myers Beach



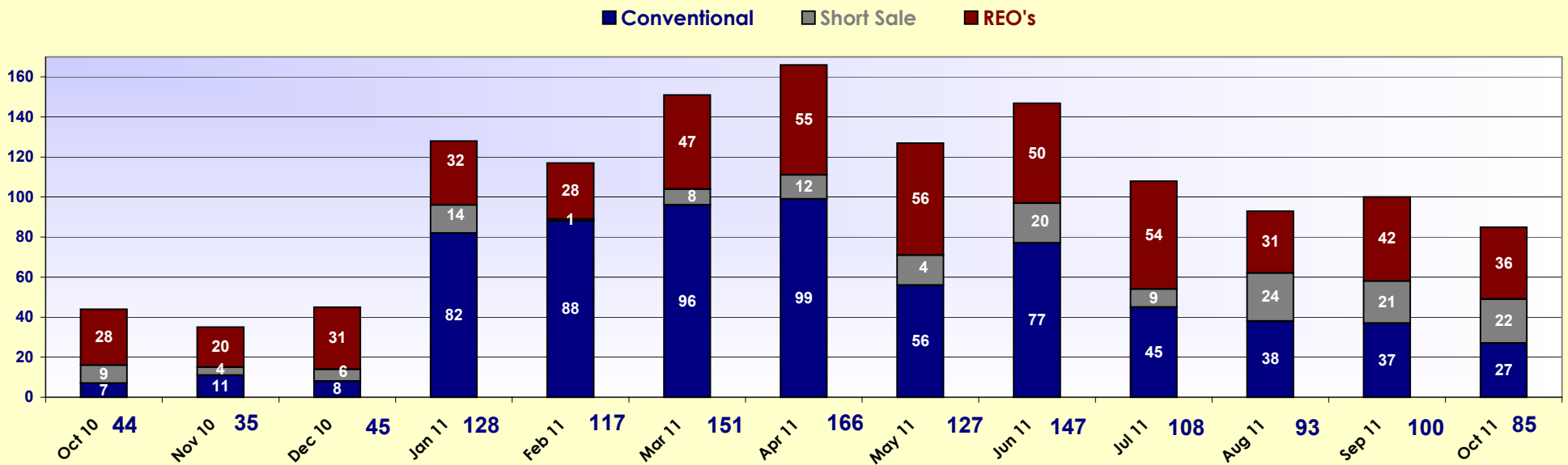


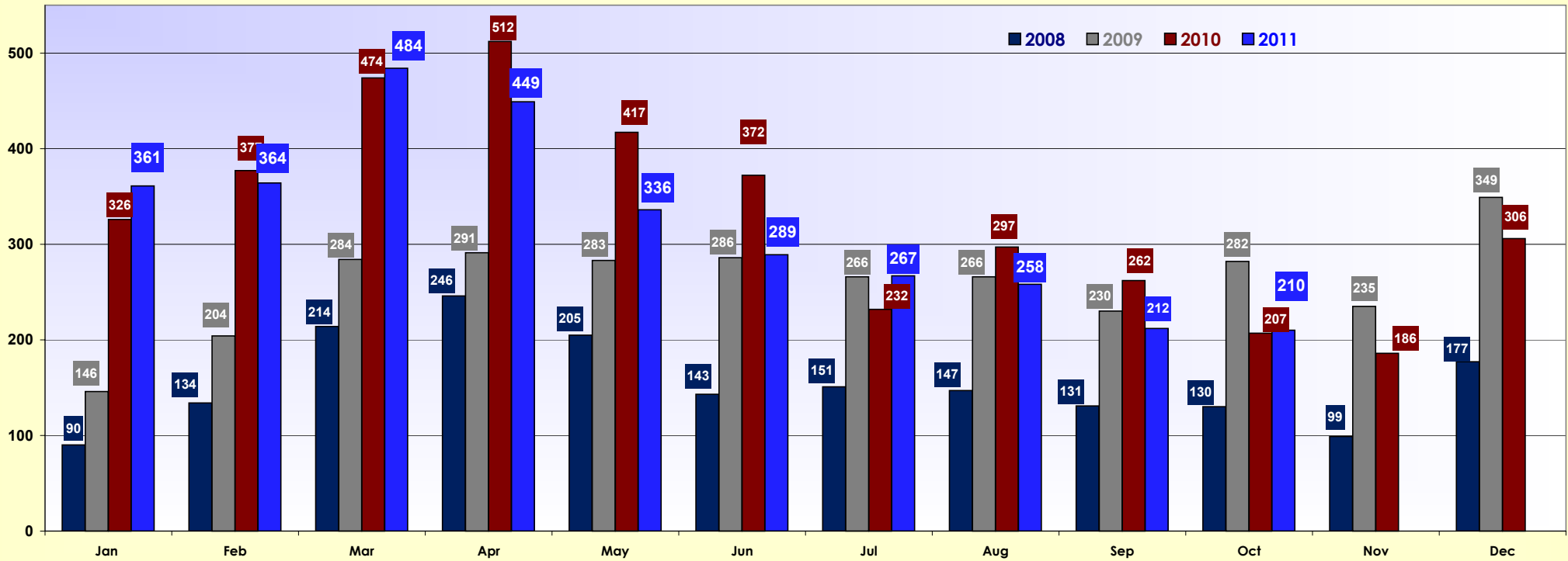
2010 / 2011 Sold Single Family - Cape Coral



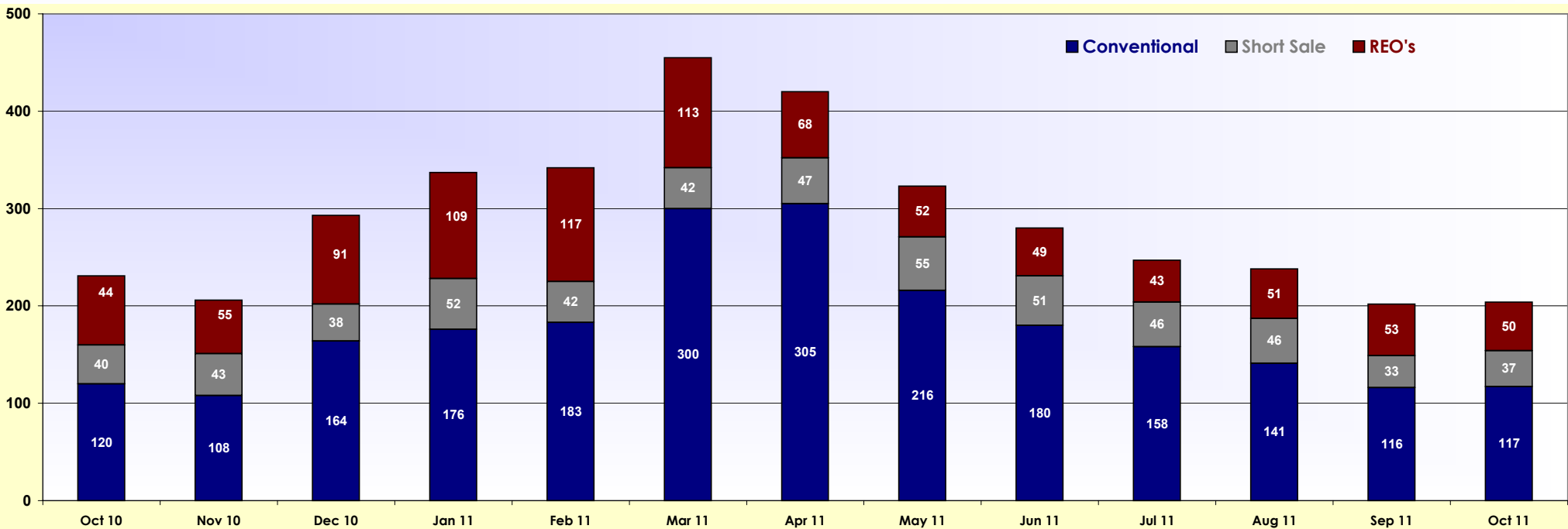


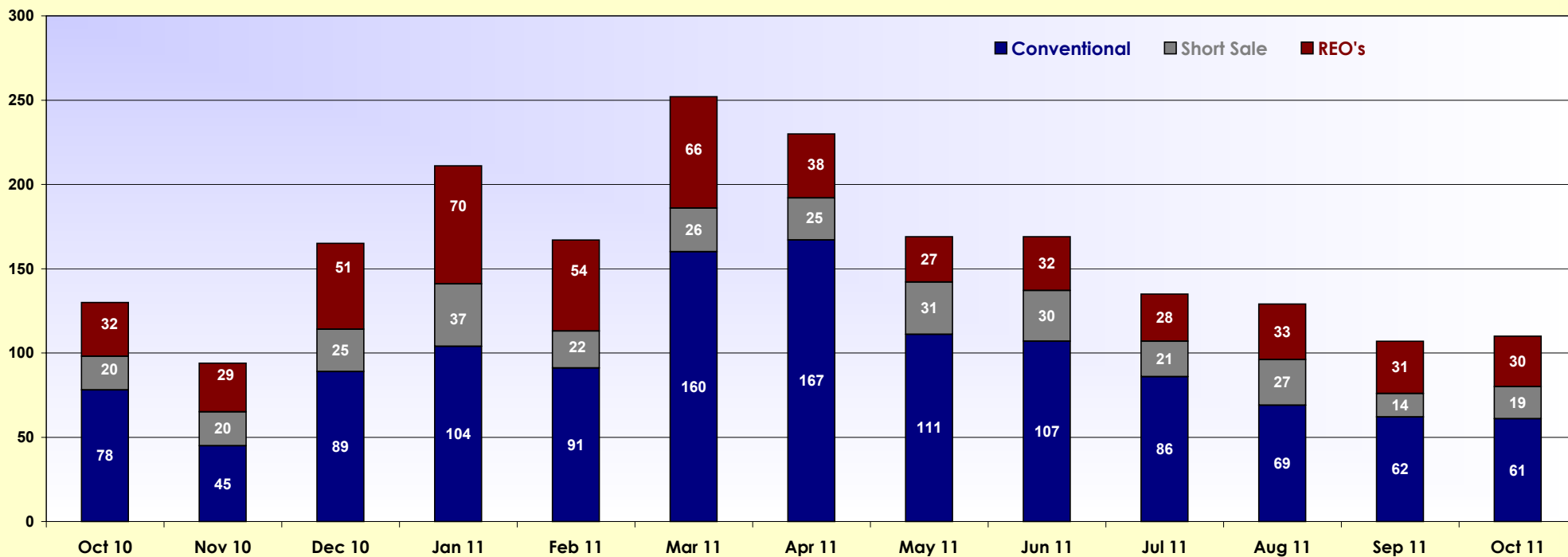
2010 / 2011 Sold Single Family - Other Areas



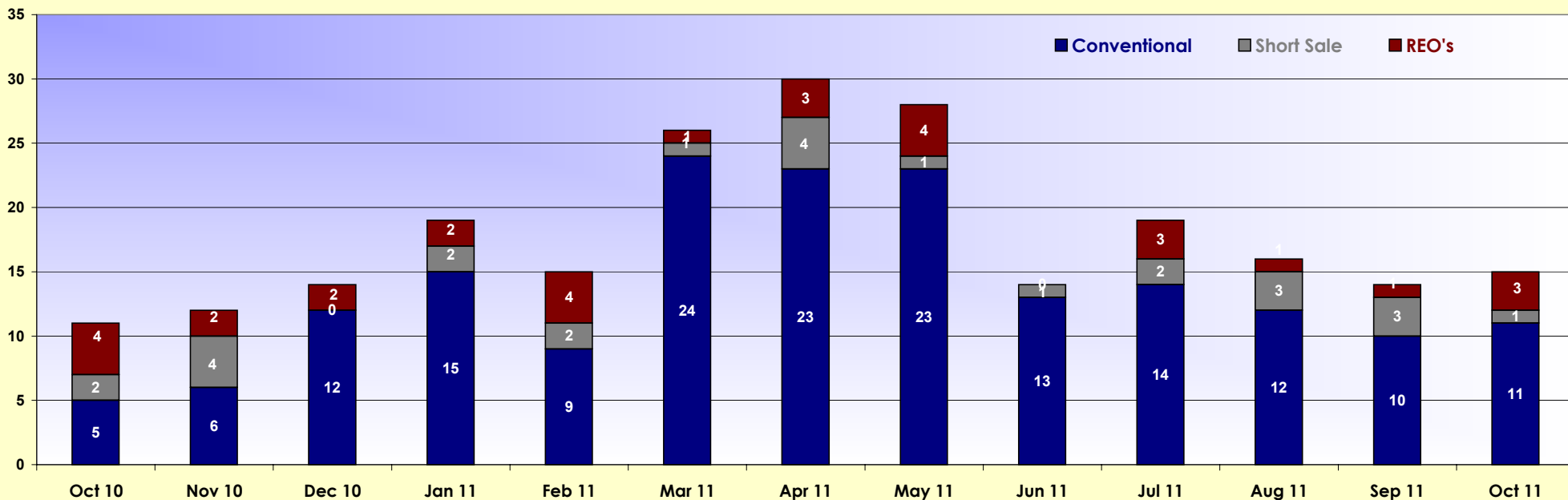


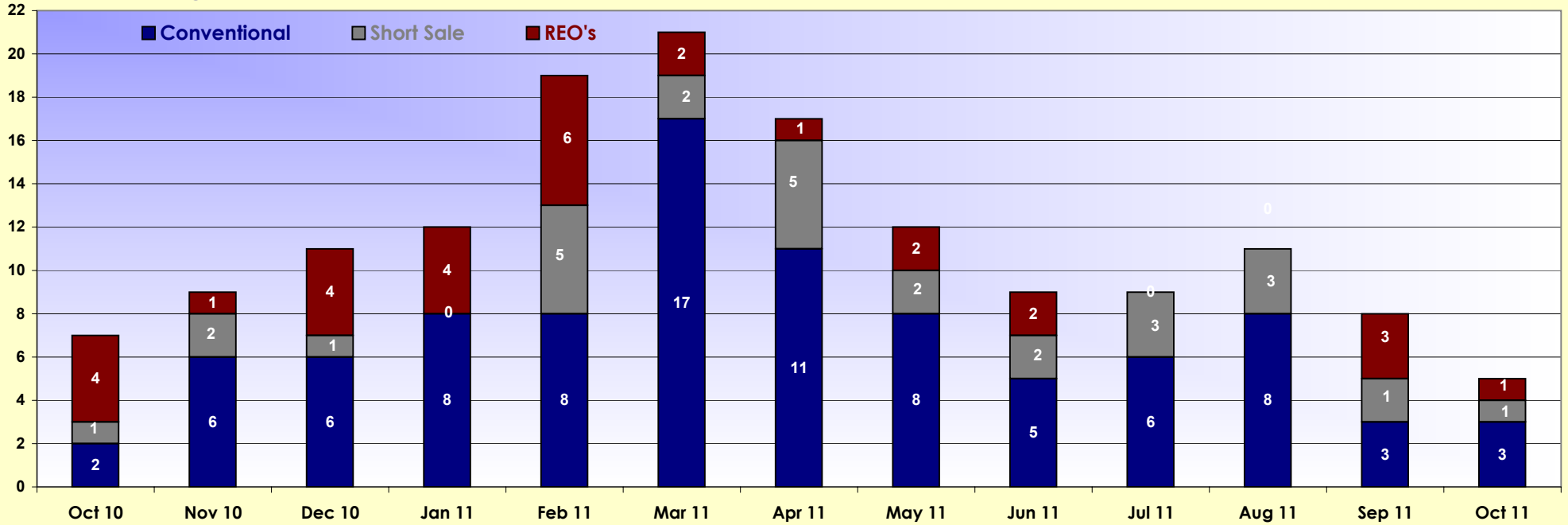
Lee County Condo's Breakout - Sold 2010 - 2011



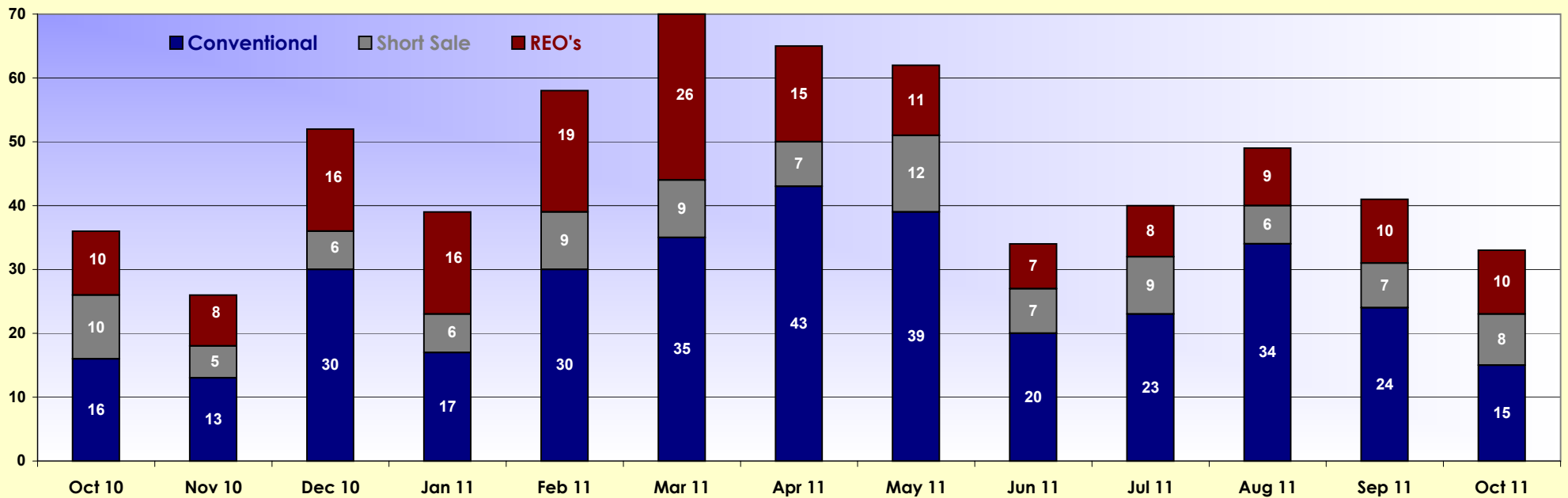


Condo's Sold - Fort Myers Beach 2010 - 2011

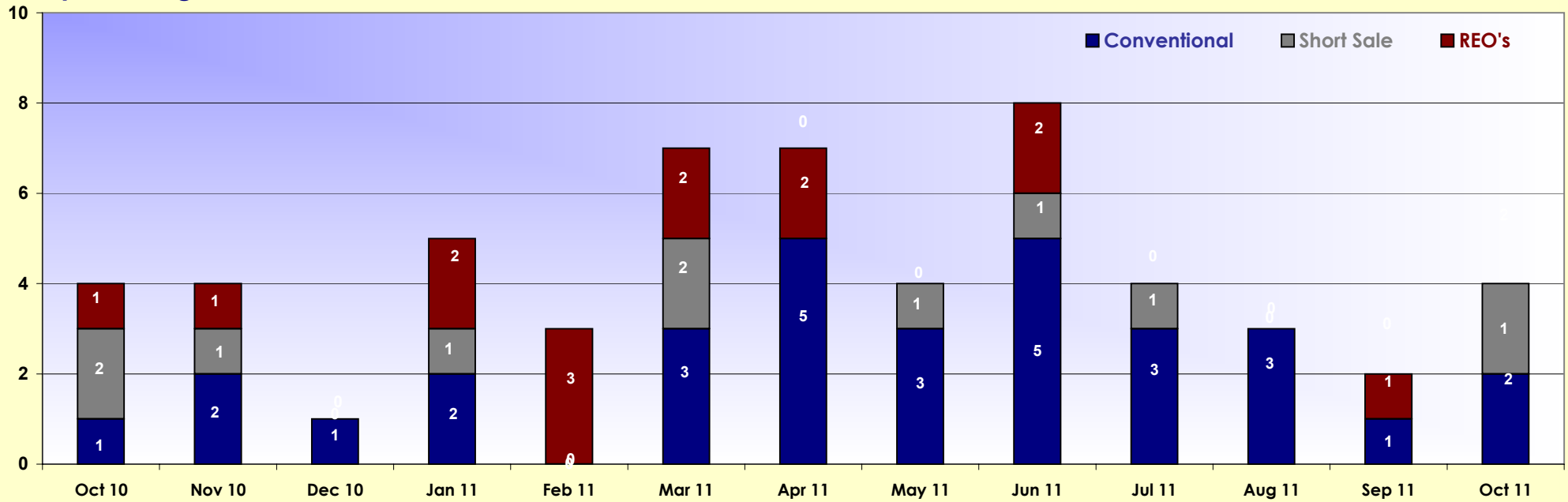




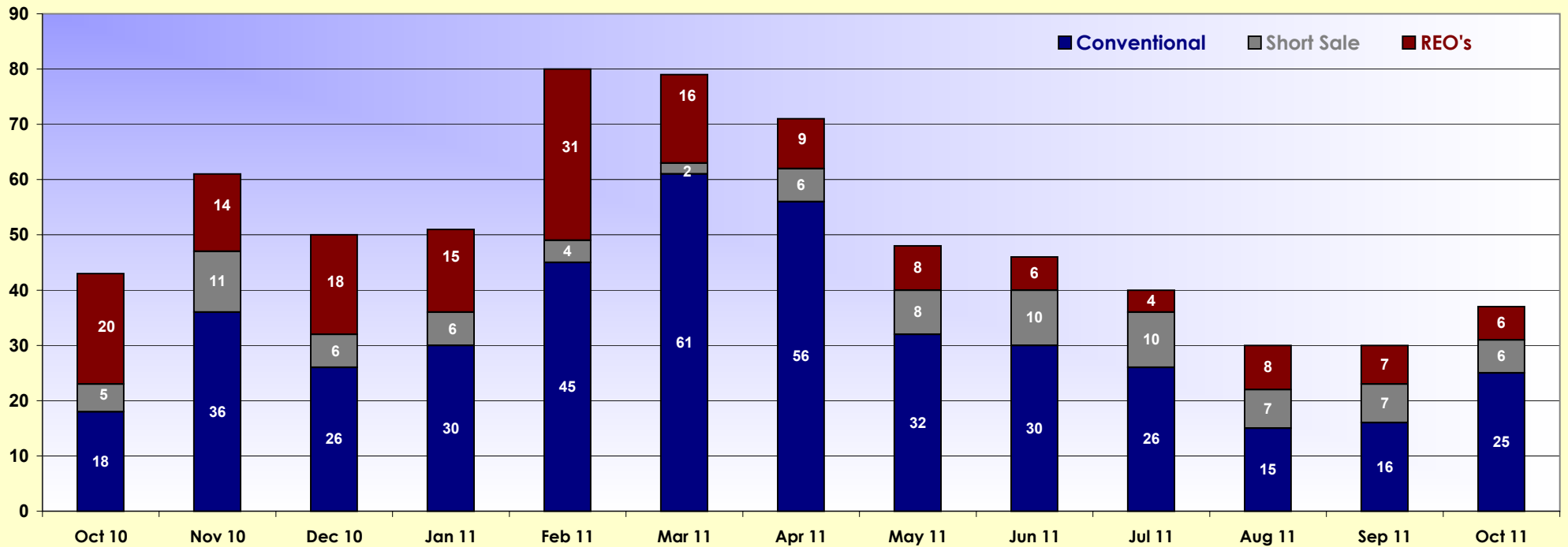
Condo's Sold - Cape Coral 2010-2011





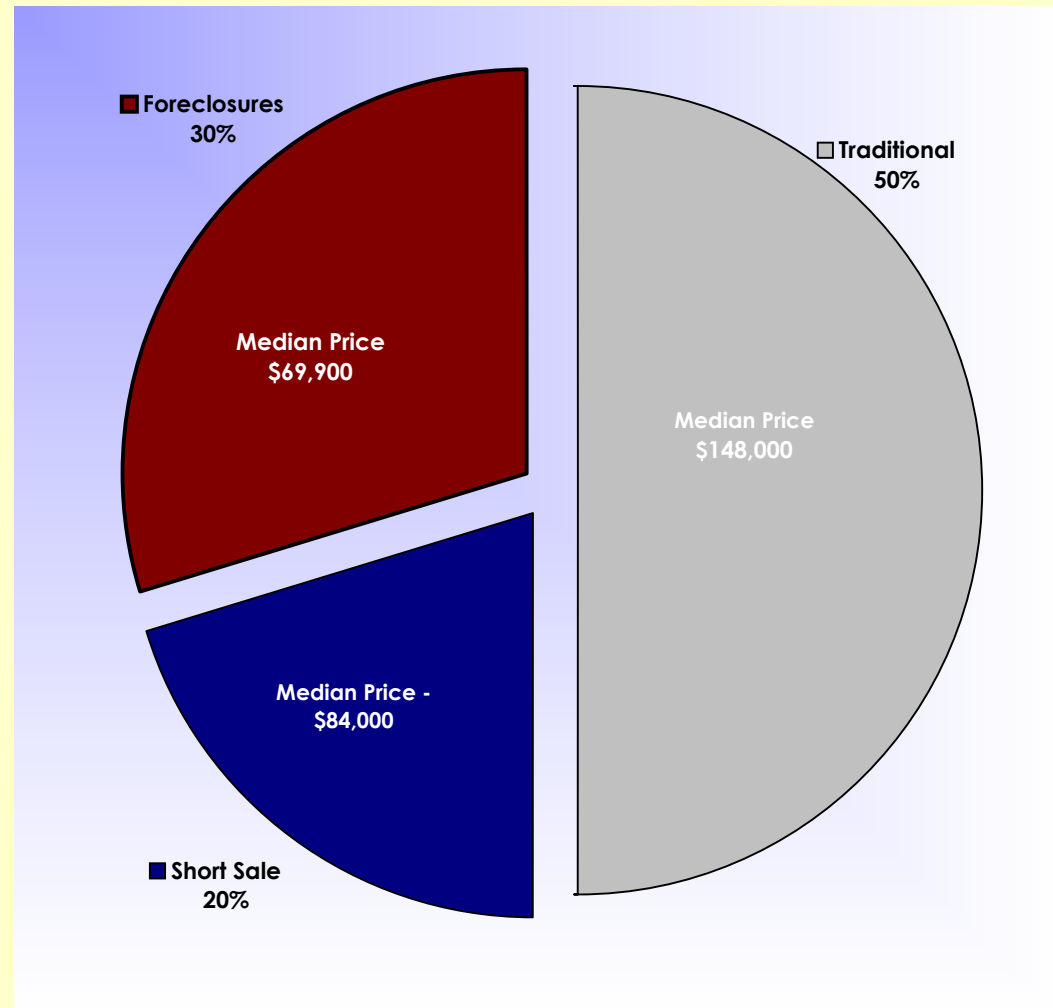
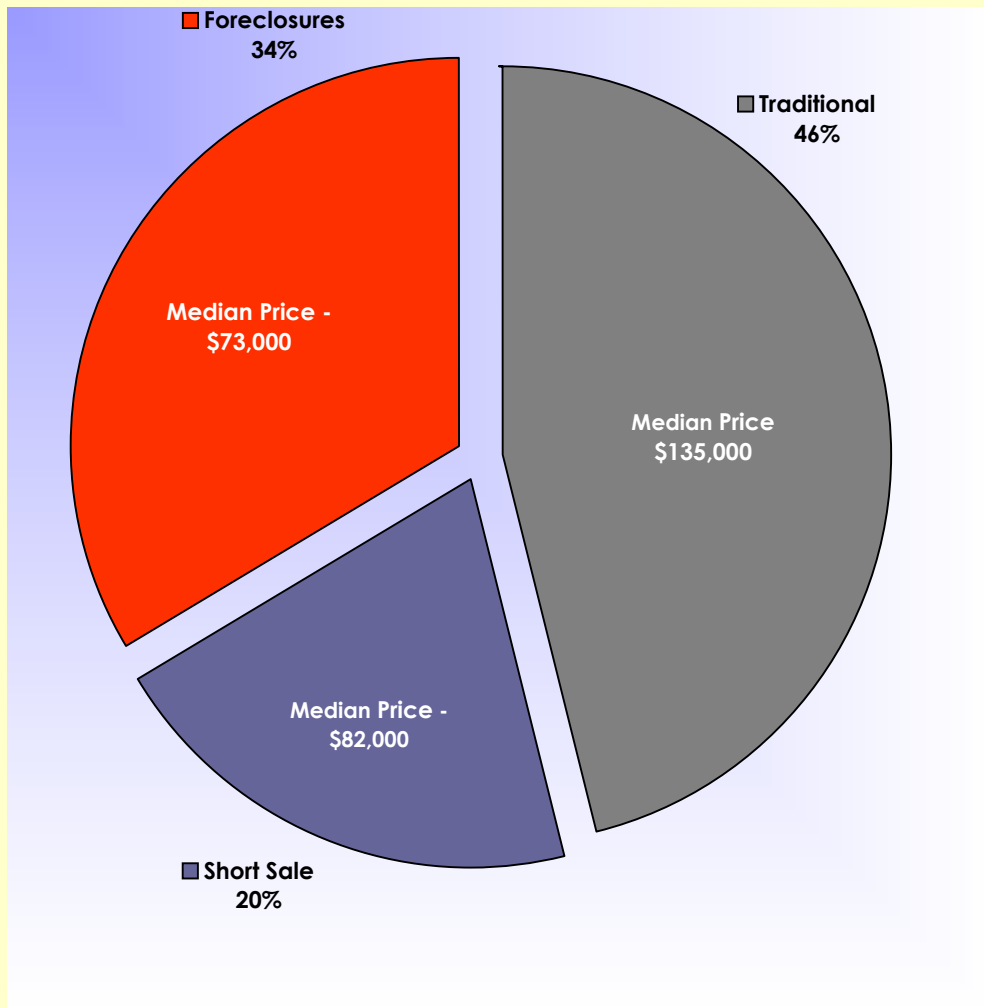


Condo's Sold - Other Areas 2010-2011



**Sold Listings - July 2011 - September 2011\*\***

**Sold Listings - April 2011 - June 2011\*\***



**Sold Listings July 2011 - September 2011**

	# of listings	Median Price
Traditional	1,555	46% \$ 135,000
Short Sale	680	20% \$ 82,000
Foreclosures	1,130	34% \$ 73,000
	<u>3,365</u>	

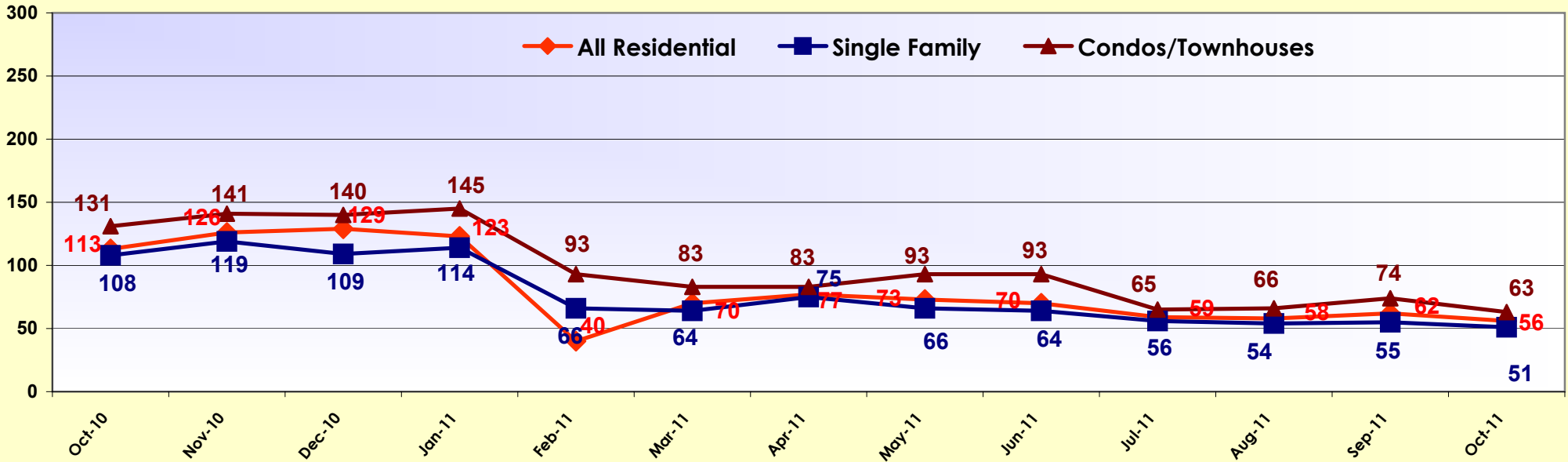
**Sold Listings April 2011 - June 2011**

	# of listings	Median Price
Traditional	2,036	50% \$ 148,000
Short Sale	825	20% \$ 84,000
Foreclosures	1,202	30% \$ 69,900
	<u>4,063</u>	

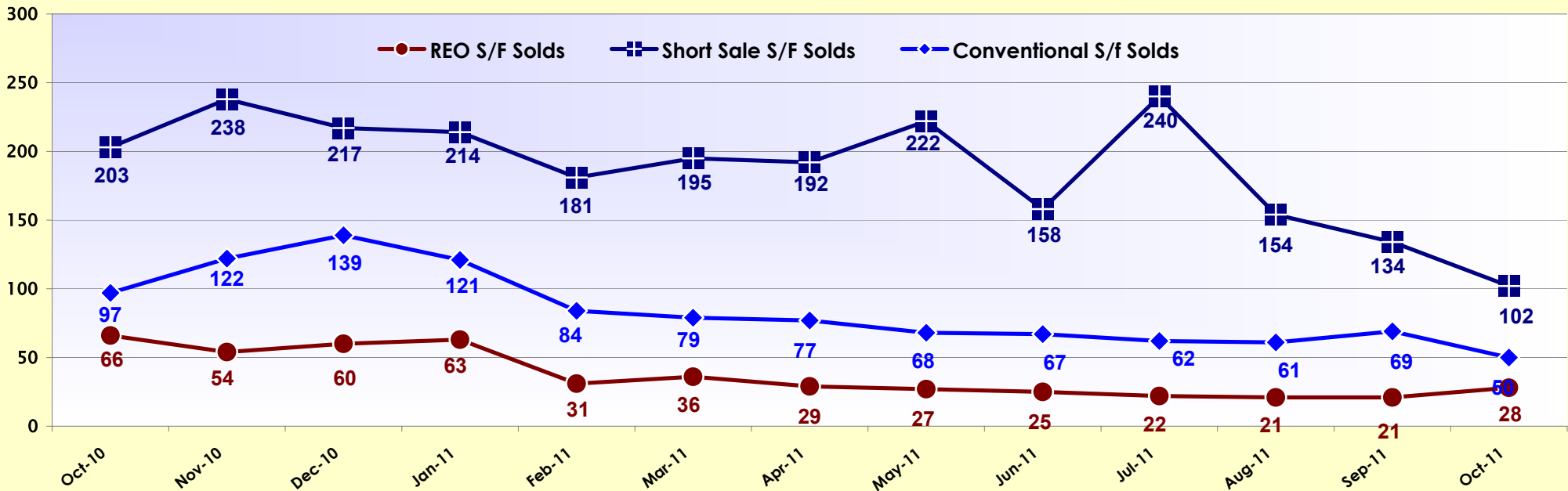
\*\* This chart is published quarterly.

## Days On Market - Last 12 Months - Sold

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

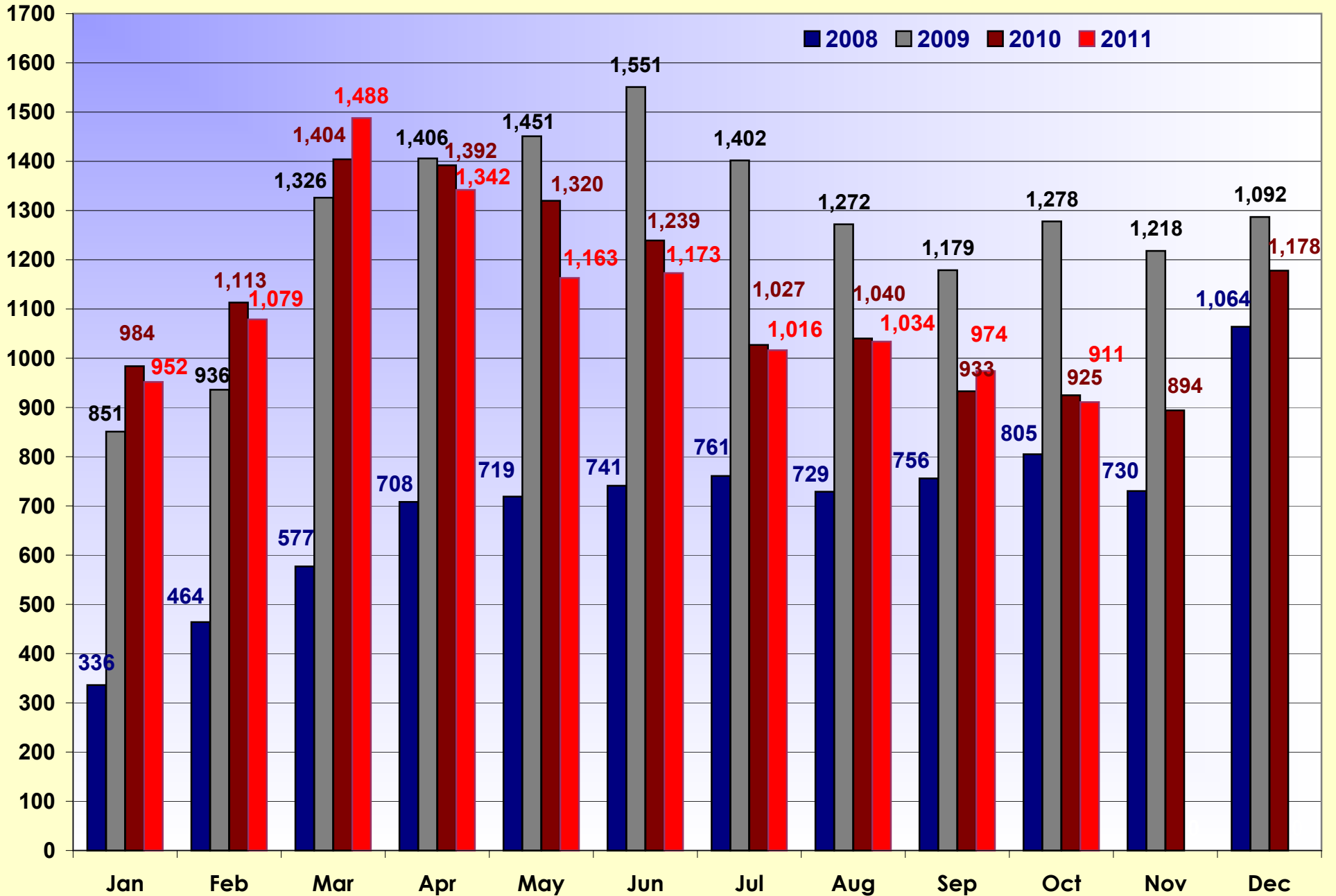


### Days On Market - Single Family By Type

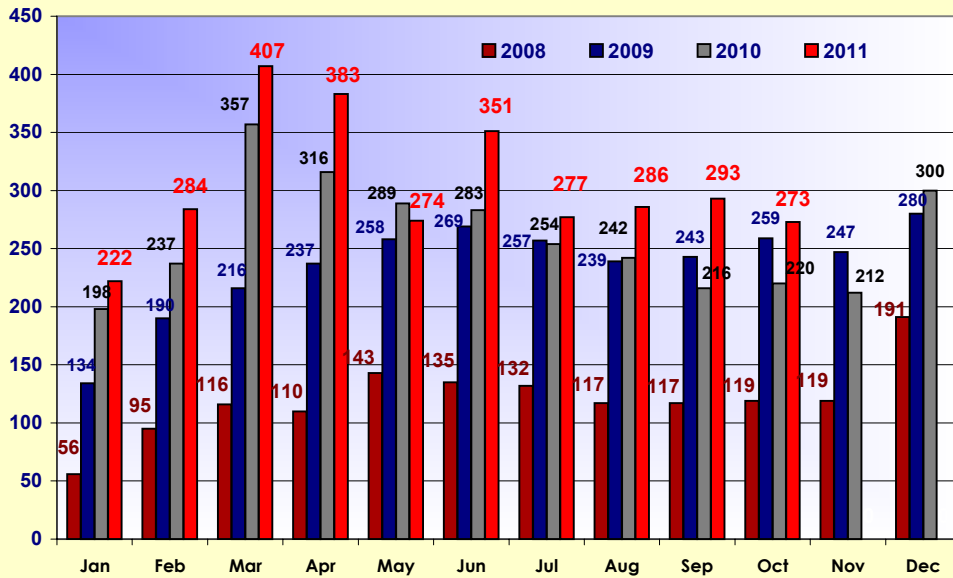


Average # of DOM for Sold Residential Listings calculated by Rapattoni

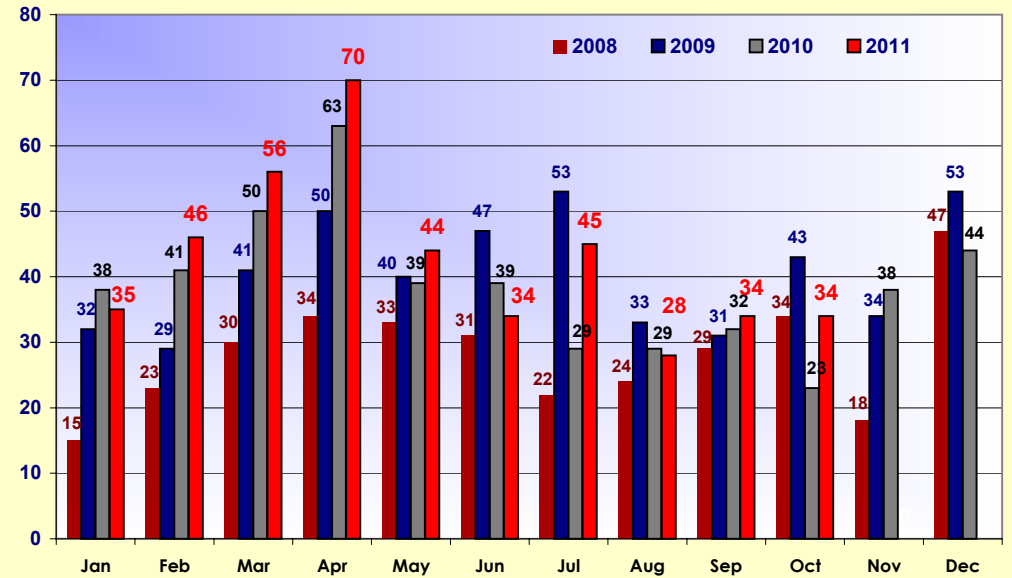
# Lee County Single Family Solds 2009-2011



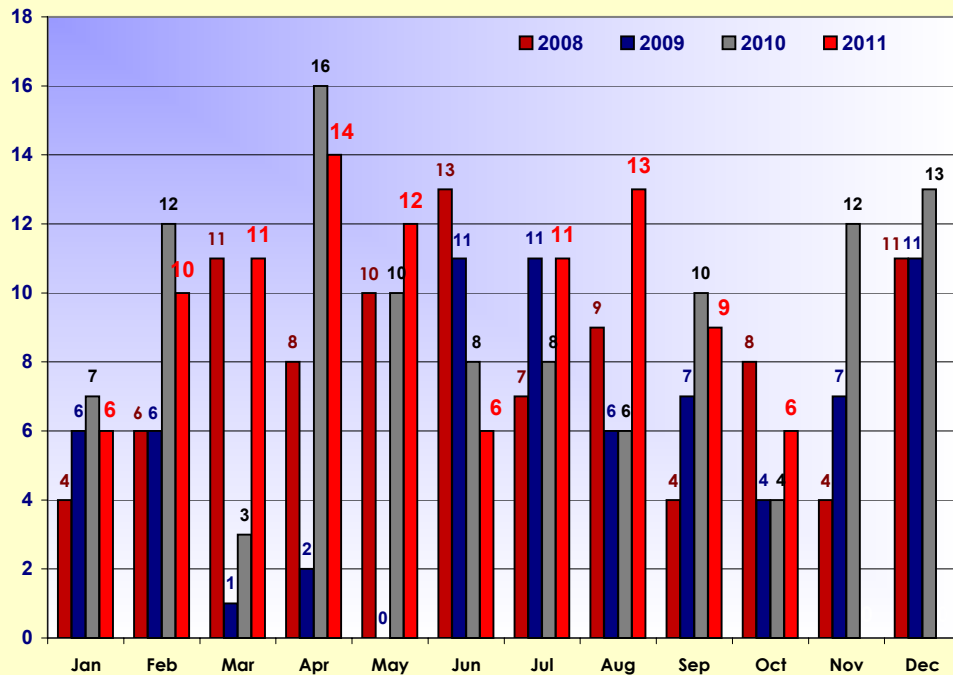
2008-2011 Sold Single Family - Fort Myers



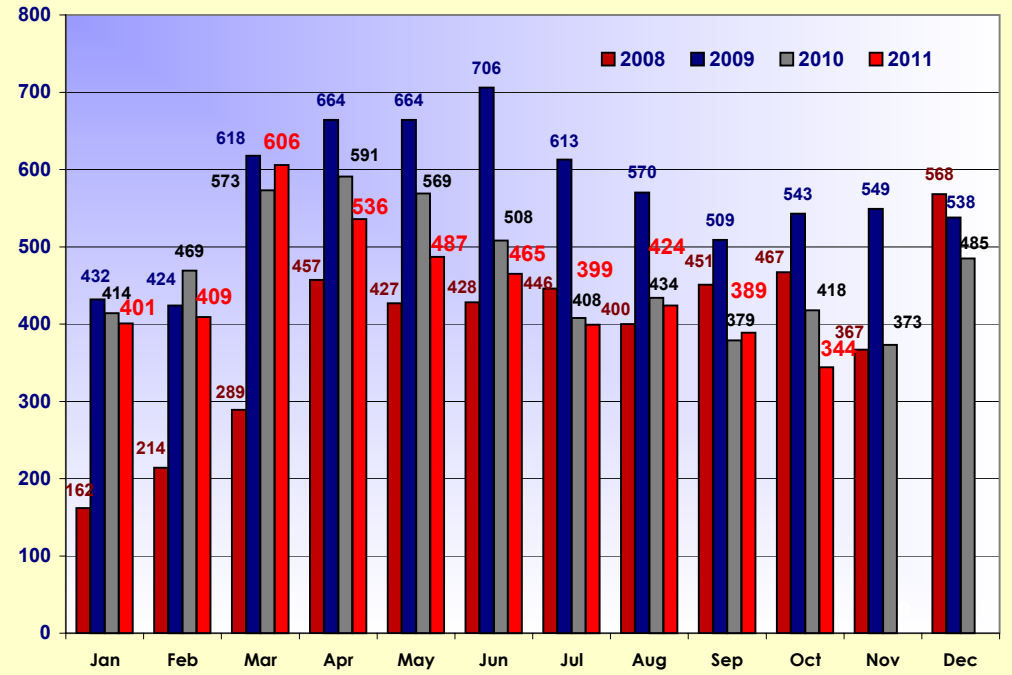
2008-2011 Sold Single Family - North Fort Myers



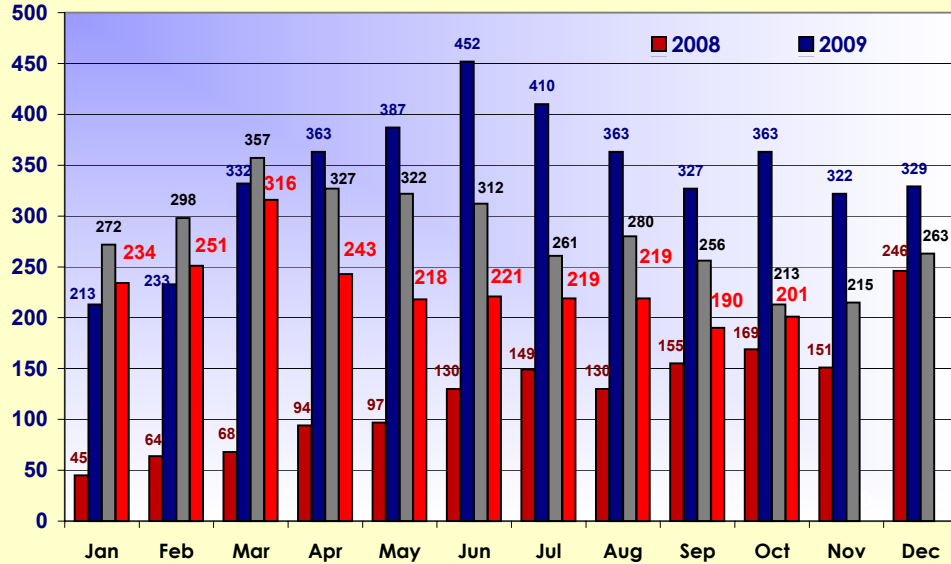
2008-2011 Sold Single Family - Fort Myers Beach



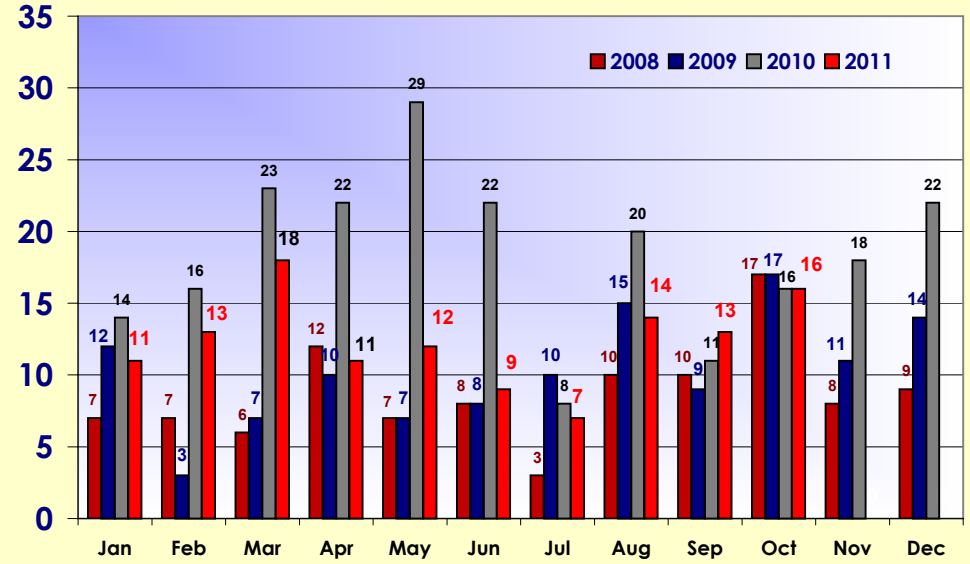
2008-2011 Sold Single Family - Cape Coral



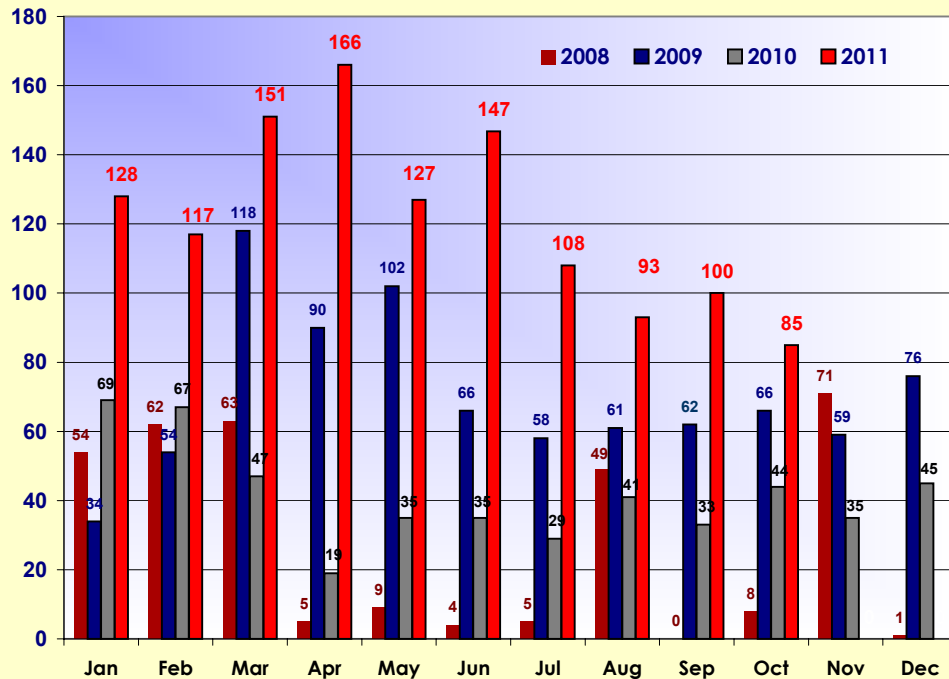
2008-2011 Sold Single Family - Lehigh Acres



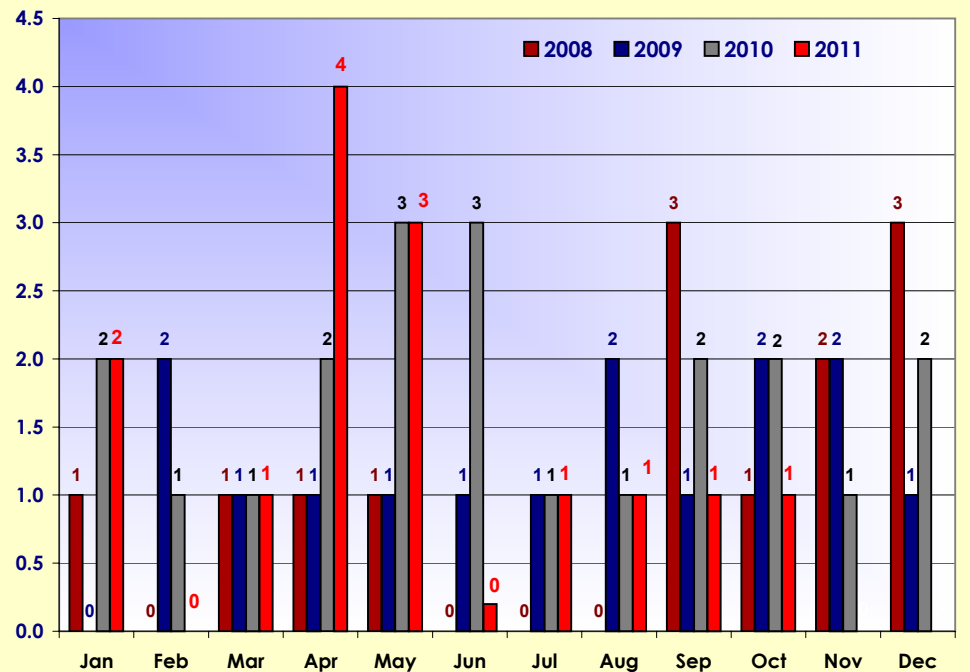
2008-2011 Sold Single Family - Hendry County

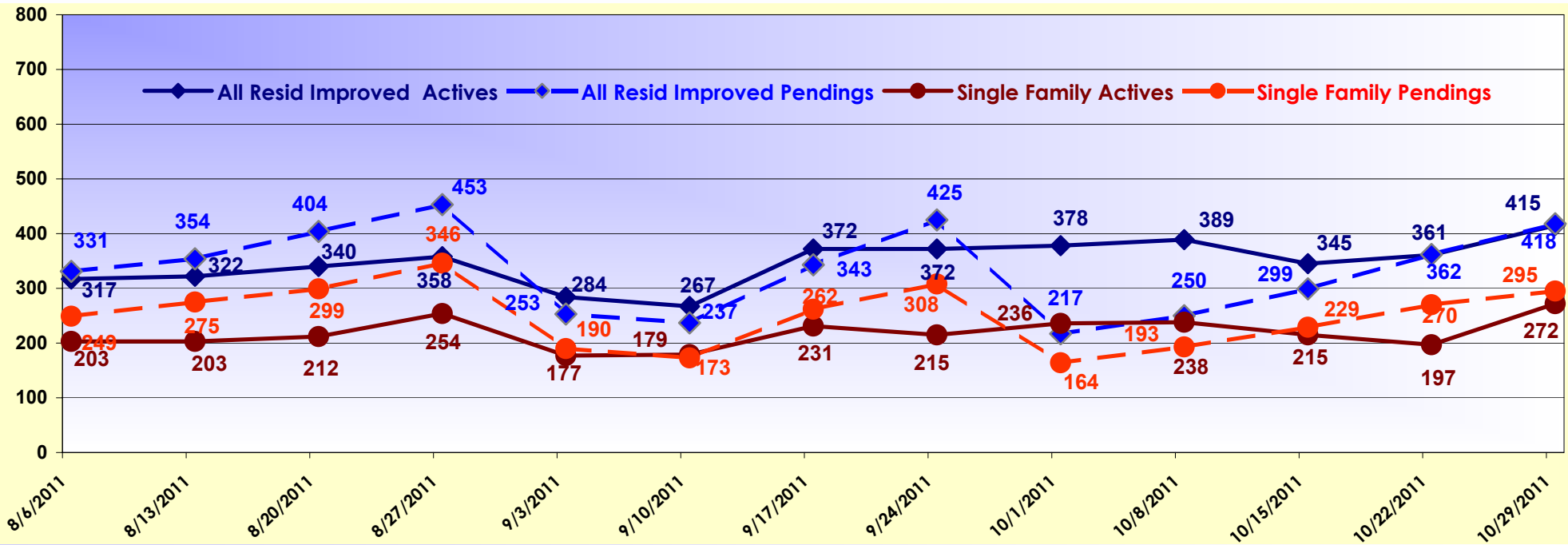


2008-2011 Sold Single Family - Other Areas

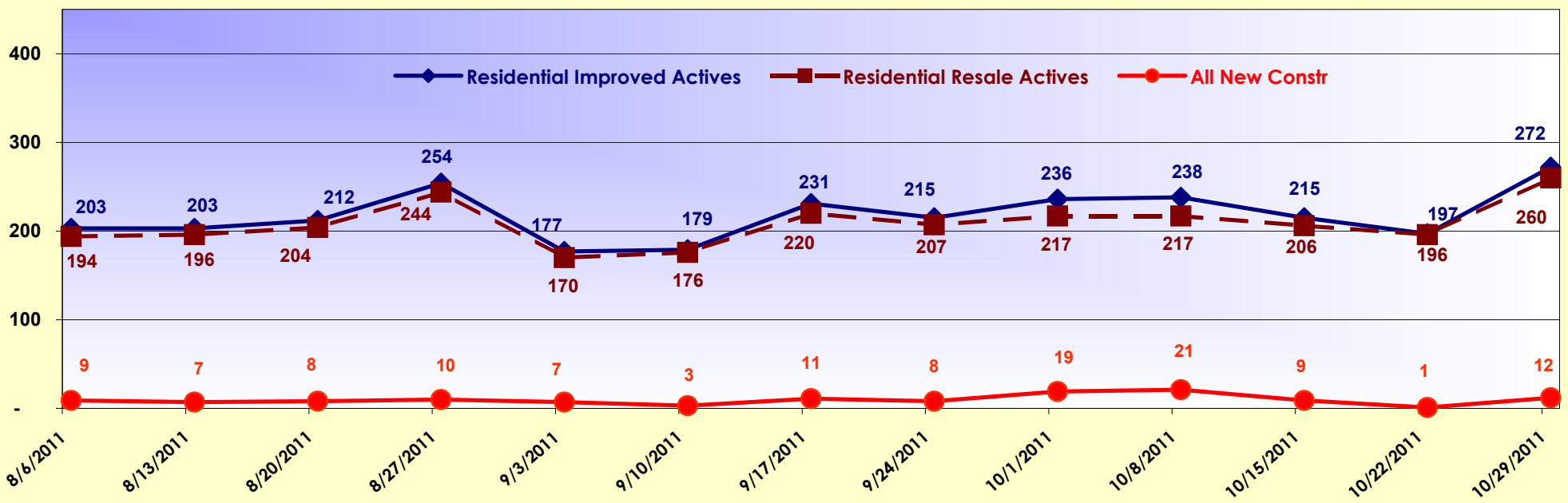


2008-2011 Sold Single Family - Glades County

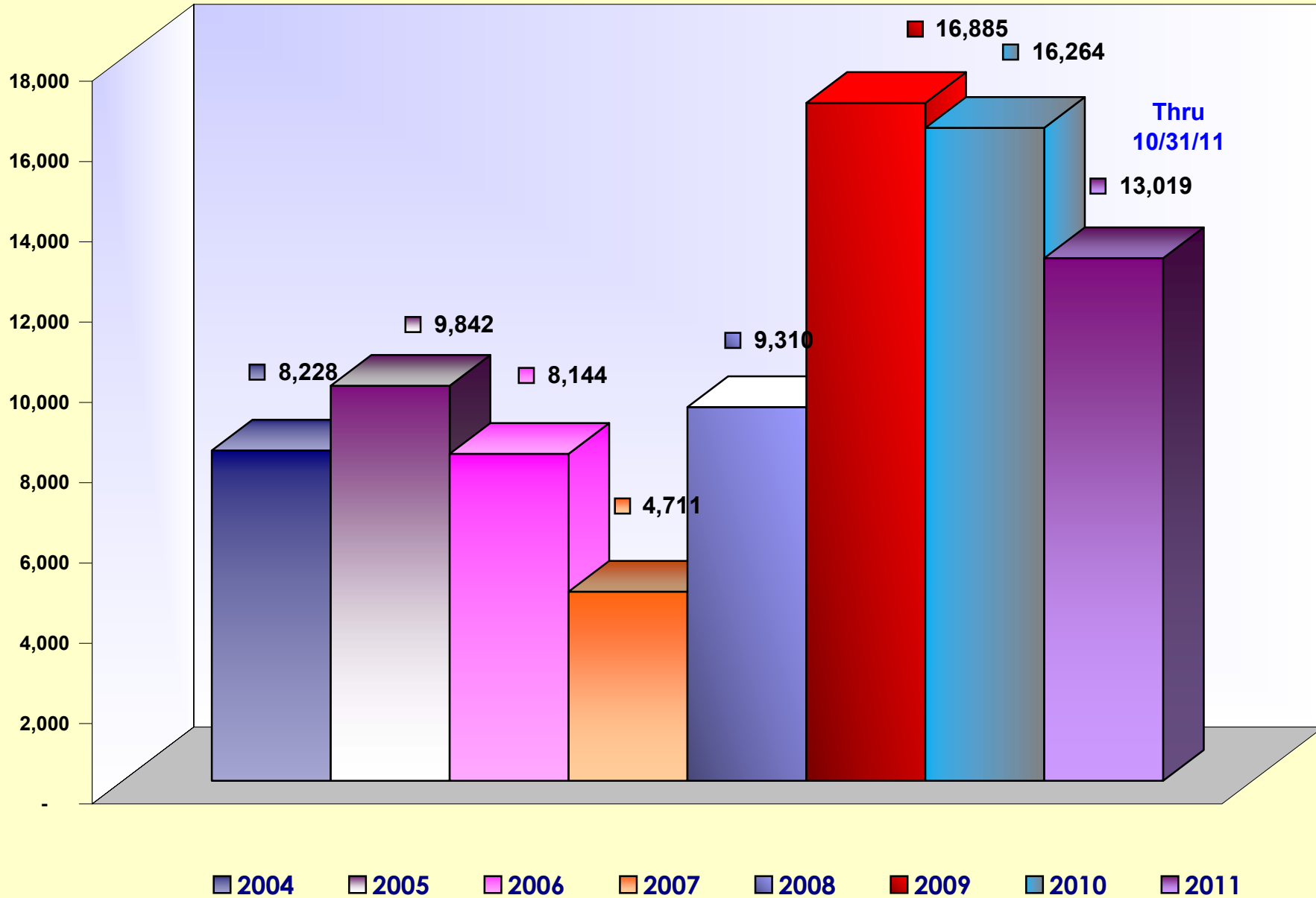




## Residential Weekly Market Activity - Past 3 Months Resale & New Construction

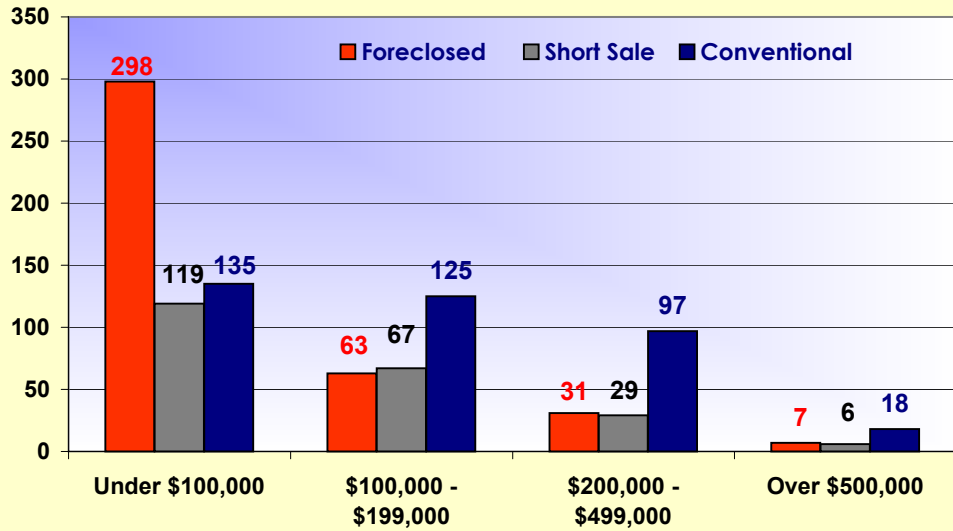


# Single Family Solds By Year

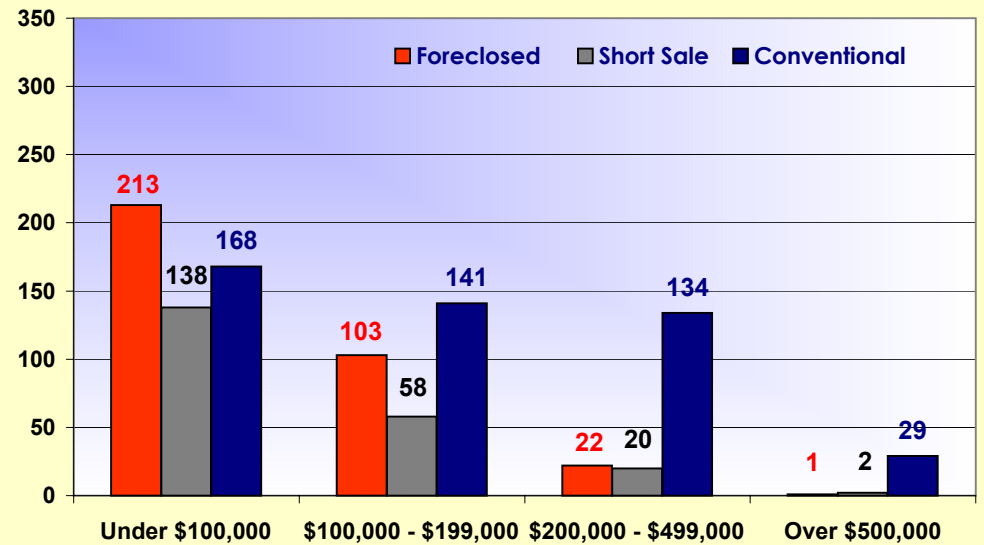




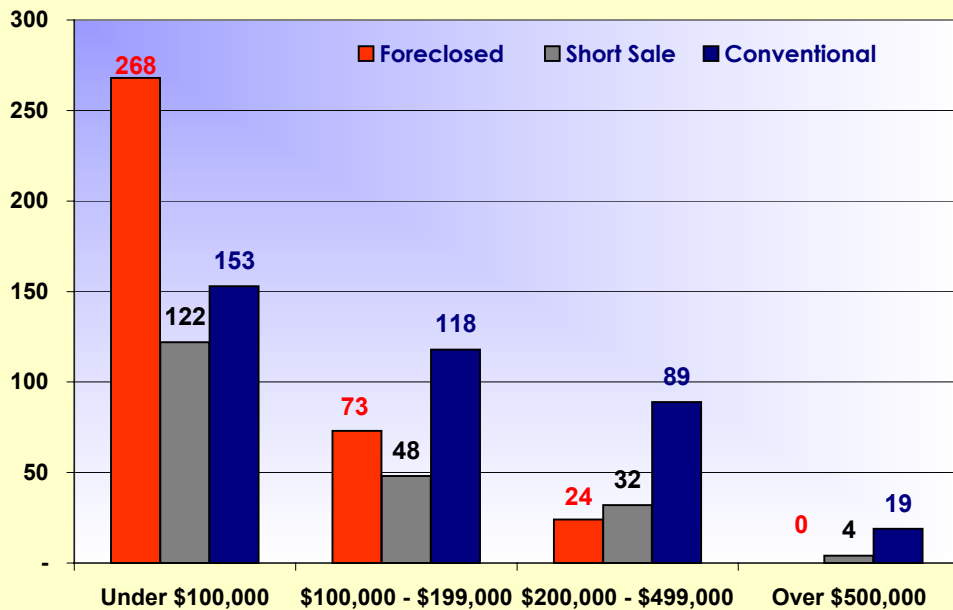
September 2010



September 2011



October 2010



October 2011

