

Lee County, FL - December, 2014

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	1,165	Single Family:	\$190,000	Single Family:	5,394	Single Family:	1,039
One Year Ago:	992	One Year Ago:	\$177,000	One Year Ago:	6,169	One Year Ago:	851
% Change:	+17.4%	% Change:	+7.3%	% Change:	-12.6%	% Change:	+22.1%
Condos:	588	Condos:	\$185,000	Condos:	2,640	Condos:	513
One Year Ago:	497	One Year Ago:	\$165,000	One Year Ago:	3,633	One Year Ago:	457
% Change:	+18.3%	% Change:	+12.1%	% Change:	-27.3%	% Change:	+12.3%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	80%	Single Family:	5.2	Single Family:	94.7	Single Family:	34
Short Sale:	3%	One Year Ago:	6.1	One Year Ago:	93.5	One Year Ago:	43
Foreclosure:	17%	% Change:	-14.8%	% Change:	+1.3%	% Change:	-20.9%

Closed Sales by City for December, 2014

City	SF 2013	SF 2014	% Change	Condo '13	Condo '14	% Change
Fort Myers	347	330	-4.9%	235	218	-7.2%
Fort Myers Beach	18	9	-50.0%	34	39	+14.7%
North Fort Myers	51	64	+25.5%	11	20	+81.8%
Lehigh Acres	174	166	-4.6%	7	9	+28.6%
Cape Coral	315	426	+35.2%	44	47	+6.8%
Pine Island	13	25	+92.3%	0	3	+650.0%
Bonita Springs	96	102	+6.3%	70	98	+40.0%
Estero	55	51	-7.3%	29	47	+62.1%

Closed Sales by Price Point for December, 2014

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	28	-37.8	14	22	-40.5	19
\$50,000-\$99,999	116	-25.6	25	78	-6	35
\$100,000-\$149,999	265	34.5	25	114	17.5	35
\$150,000-\$199,999	205	35.8	32	102	-1.9	34
\$200,000-\$249,999	120	27.7	42	83	33.9	60
\$250,000-\$299,999	104	16.9	44	61	74.3	49
\$300,000-\$399,999	136	27.1	45	54	63.6	53
\$400,000-\$599,999	102	22.9	43	56	124.0	99
\$600,000-\$999,999	54	25.6	54	11	-31.3	87
\$1,000,000 or more	35	29.6	195	7	40	122

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