



FOR IMMEDIATE RELEASE

Media Contact

Matt Pusateri

Email: mattp@swflrealtors.com

Home sales and prices continue to climb in Lee County

(Fort Myers, FL - August 22, 2014) In Lee County, 1,042 single family homes sales were completed in July 2014 compared to 1,005 in July 2013, an increase of 3.7 percent.

Foreclosure sales have increased slightly compared to this time last year, but still only amount to only 20 percent of properties sold in July 2014.

Current inventory combined with the current pace of sales created a 4.9-month supply of single family homes in Lee County for July. There was a 5-month supply in July 2013, which indicates a sellers' market.

"The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory", said Association President Karen Swanbeck. "If you are considering selling a home in Lee County, the market indicates that now is a good time to do so".

Lee County's housing market also showed positive year-over-year movement in median price in July. The median price for single family homes was \$179,000, an increase of \$16,900 or 10.4 percent compared to July 2013.

The numbers reported by the Realtor® Association of Greater Fort Myers and the Beach represent all sales by members of Florida Realtors® in Lee County, FL. Statistics released each month may be revised in the future as new data is released.

Lee County, FL - July, 2014

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	1,042	Single Family:	\$179,900	Single Family:	4,918	Single Family:	1,245
One Year Ago:	1,005	One Year Ago:	\$163,000	One Year Ago:	4,924	One Year Ago:	1,149
% Change:	+3.7%	% Change:	+10.4%	% Change:	-0.1%	% Change:	+8.4%
Condos:	449	Condos:	\$159,950	Condos:	2,514	Condos:	509
One Year Ago:	516	One Year Ago:	\$140,000	One Year Ago:	3,078	One Year Ago:	559
% Change:	-13.0%	% Change:	+14.3%	% Change:	-18.3%	% Change:	-8.9%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	76.4	Single Family:	4.9	Single Family:	93.2	Single Family:	48
Short Sale:	3.9	One Year Ago:	5.0	One Year Ago:	93.8	One Year Ago:	49
Foreclosure:	19.7	% Change:	-2.0%	% Change:	-0.6%	% Change:	-2.0%

Closed Sales by City for July, 2014

City	SF 2013	SF 2014	% Change	Condo '13	Condo '14	% Change
Fort Myers	318	300	-5.7%	213	177	-16.9%
Fort Myers Beach	12	11	-8.3%	24	18	-25.0%
North Fort Myers	44	41	-6.8%	12	13	+8.3%
Lehigh Acres	176	157	-10.8%	7	7	+0.0%
Cape Coral	415	395	-4.8%	70	51	-27.1%
Pine Island	18	12	-33.3%	1	4	+300.0%
Bonita Springs	75	85	+13.3%	77	73	-5.2%
Estero	48	50	+4.2%	28	28	+0.0%

Closed Sales by Price Point for June, 2014

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	21	-51.2%	22	28	-22.2%	57
\$50,000-\$99,999	152	-15.6%	34	80	-23.8%	41
\$100,000-\$149,999	241	10.0%	35	92	-34.8%	55
\$150,000-\$199,999	177	13.5%	50	91	8.3%	42
\$200,000-\$249,999	122	2.5%	61	54	-1.8%	63
\$250,000-\$299,999	80	0.0%	62	27	58.8%	83
\$300,000-\$399,999	100	23.5%	76	33	17.9%	49
\$400,000-\$599,999	80	9.6%	66	25	-10.7%	98
\$600,000-\$999,999	49	48.5%	69	17	13.3%	162
\$1,000,000 or more	20	-4.8%	87	2	-71.4%	95

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.