



Media Contact

Laura Shay
Email: laura@swflrealtors.com

FOR IMMEDIATE RELEASE

Lee County Housing Market Continues Climb and to Show Signs of Stability

(Fort Myers, FL – May 22, 2015) The Median Sale Price of single-family homes has continued to climb compared to April of this last year. It has increased 14% year over year for the month of April to \$228,000.

The Median Sale Price for Condos in Lee County increased 7.1% year over year to \$181,000 for the month of April 2015.

We saw a significant jump in closed sales in the \$600,000-\$999,999 price point, with an 85% increase over last year. There was also a significant uptick in closed sales in the \$300,000-\$599,999 price point. We are also seeing a shrinking inventory of homes priced less than \$100,000.

In April 2015, single-family homes spent only 37 Median days on the market, a decrease of 22.9% year over year. That, and the fact that the Months Supply of Inventory is down 18.6% over last year to 4.8 months, indicates that Lee County continues to be a seller's Market.

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 - April 2015

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	1,364	Single Family:	\$228,000	Single Family:	5,268	Single Family:	1,676
One Year Ago:	1,191	One Year Ago:	\$200,000	One Year Ago:	5,802	One Year Ago:	1,521
% Change:	+14.5%	% Change:	+14.0%	% Change:	-9.2%	% Change:	+10.2%
Condos:	804	Condos:	\$182,000	Condos:	2,516	Condos:	798
One Year Ago:	790	One Year Ago:	\$170,000	One Year Ago:	3,063	One Year Ago:	786
% Change:	+1.8%	% Change:	+7.1%	% Change:	-17.9%	% Change:	+1.5%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	85.8%	Single Family:	4.8	Single Family:	94.1	Single Family:	37
Short Sale:	2.2%	One Year Ago:	5.9	One Year Ago:	92.1	One Year Ago:	48
Foreclosure:	12.0%	% Change:	-18.6%	% Change:	+2.2%	% Change:	-22.9%

Closed Sales by City for April 2015

City	SF 2014	SF 2015	% Change	Condo '14	Condo '15	% Change
Fort Myers	387	387	+0.0%	327	309	-5.5%
Fort Myers Beach	16	18	+12.5%	36	45	+25.0%
North Fort Myers	67	57	-14.9%	25	24	-4.0%
Lehigh Acres	198	180	-9.1%	6	4	-33.3%
Cape Coral	400	473	+18.3%	59	77	+30.5%
Pine Island	34	26	-23.5%	7	5	-28.6%
Bonita Springs	123	138	+12.2%	130	136	+4.6%
Estero	46	57	+23.9%	56	50	-10.7%

Closed Sales by Price Point for April 2015

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	27	-44.9	17	26	-36.7	45
\$50,000-\$99,999	97	-39.0	15	97	-21.1	28
\$100,000-\$149,999	265	18.3	29	145	-9.4	33
\$150,000-\$199,999	209	28.2	21	180	18.4	46
\$200,000-\$249,999	154	33.9	46	102	-9.7	25
\$250,000-\$299,999	137	12.3	41	68	4.6	40
\$300,000-\$399,999	162	20.0	61	83	50.9	53
\$400,000-\$599,999	150	25.0	45	50	28.2	64
\$600,000-\$999,999	107	84.5	74	32	6.7	67
\$1,000,000 or more	56	21.7	100	21	75.0	88

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.