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FOR IMMEDIATE RELEASE

Sales Drop in December, but Prices on the Up.

(Fort Myers, FL – January 22, 2015) December saw another drop in the number of homes selling in Lee County, however prices continue to rise.

According to the latest data released by Florida Realtors®, the number of closed sales for Single Family Homes dropped 2.8% in December from the same time in 2014. 1,132 homes sold in December 2015 as compared to 1,165 in 2014. Condo sales also dropped from 588 (2014) to 553 (2015), a difference of 6%.

However, the selling prices of the homes that are closing have dramatically increased. This past December, the Median Sale price was \$231,000, compared to \$190,000 in 2014. That is a change of +21.6%. Condos prices were also up a median 2.6% from \$185,000 in 2014 to \$189,900 in 2015.

Houses in the \$200,000-\$299,999 range had the most significant increase in sales year-over-year. 170 Single Family Homes sold for between \$200,000-\$249,999, a jump of 41.7% from 2014. 129 homes between \$250,000-\$299,999 sold in December 2015, a 24% increase from 2014.

As for condos, 20 sold in the \$600,000-\$999,999 price range last month, which is a change of +81.8% year-over-year.

Houses also continue to sit on the market for less time. Median days on the market for a Single Family Home in December was 30 days, while in 2014 it was 34 days (a drop of 11.8%).

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.

Monthly Market Report



Lee County, FL - December 2015

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single Family:	1,132	Single Family:	\$231,000	Single Family:	5,162	Single Family:	997
One Year Ago:	1,165	One Year Ago:	\$190,000	One Year	5,394	One Year Ago:	1,039
% Change:	-2.8%	% Change:	+21.6%	% Change:	-4.3%	% Change:	-4.0%
Condos:	553	Condos:	\$189,900	Condos:	2,521	Condos:	481
One Year Ago:	588	One Year Ago:	\$185,000	One Year	2,640	One Year Ago:	513
% Change:	-6.0%	% Change:	+2.6%	% Change:	-4.5%	% Change:	-6.2%
Types of Properties % Single Family Sold		Months Supply of Inventory		% Original Price Listed		Median Days on Market	
Traditional:	90.2%	Single Family:	4.5	Single Family:	95.0%	Single Family:	30
Short Sale:	1.3%	One Year Ago:	5.2	One Year	94.7%	One Year Ago:	34
Foreclosure:	8.5%	% Change:	-13.5%	% Change:	+0.3%	% Change:	-11.8%

Closed Sales by City for November 2015

City	SF 2014	SF 2015	% Change	Condo '14	Condo '15	% Change
Fort Myers	342	321	-6.1%	228	216	-5.3%
Fort Myers Beach	10	11	+10.0%	40	22	-45.0%
North Fort Myers	64	57	-10.9%	20	13	-35.0%
Lehigh Acres	179	163	-8.9%	11	6	-45.5%
Cape Coral	448	432	-3.6%	50	60	+20.0%
Pine Island	25	12	-52.0%	3	0	-100.0%
Bonita Springs	103	85	-17.5%	100	84	-16.0%
Estero	55	56	+1.8%	49	32	-34.7%

Closed Sales by Price Point for November 2015

	Single Family	% Change	Median Days on Market	Condos	% Change	Median Days on Market
Less than \$50,000	11	-60.7%	18	12	-45.5%	15
\$50,000-\$99,999	61	-47.4%	30	67	-14.1%	28
\$100,000-\$149,999	174	-34.3%	14	106	-7.0%	45
\$150,000-\$199,999	207	+1.0%	21	108	+5.9%	35
\$200,000-\$249,999	170	+41.7%	28	99	+19.3%	32
\$250,000-\$299,999	129	+24.0%	32	56	-8.2%	58
\$300,000-\$399,999	147	+8.1%	40	42	-22.2%	62
\$400,000-\$599,999	140	+37.3%	54	31	-44.6%	61
\$600,000-\$999,999	49	-9.3%	84	20	+81.8%	91
\$1,000,000 or more	44	+25.7%	217	12	+71.4%	52

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.