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## **Sales Up Significantly in November from 2015**

### **FOR IMMEDIATE RELEASE**

**(Fort Myers, FL – December 22, 2016)** – Home sales in Lee County took a big jump in November from the same month in 2015, but have barely changed since last month.

Closed Sales for Single Family Homes were up 16% in November 2016 compared to 2015, while Condo sales were up more than 11%. Sale prices saw a slight increase year-over-year as well.

The biggest jump in November was the number of Active Listings for Condos – up more than 38% compared to the same time in 2015. Single Family Active Listings were up 14.4% in a year.

Homes are sitting on the market for a slightly longer amount of time than last year: 4 days, or an 8.5% increase.

When looking at where the most property is selling, Sanibel/Captiva had the biggest jump year-over-year with a 112.5% increase. There were 17 Single Family Homes sold on those islands last month, compared to just 8 last year.

There continues to be a steady rise in how many homes are selling between \$150,000 and \$299,999. The current Months Supply of Inventory sits at 5.2 months, which is a 21% increase since 2015.



## 2016 Monthly Market Report for Lee County, FL - November 2016

Closed Sales		Median Sale \$		Active Listings		New Pending Sales	
Single	956	Single	\$233,550	Single	5,476	Single	1,063
One Year	824	One Year	\$225,500	One Year	4,786	One Year	1,071
% Change:	+16.0%	% Change:	+3.6%	% Change:	+14.4%	% Change:	-0.7%
Condos:	414	Condos:	\$240,616	Condos:	3,166	Condos:	474
One Year	371	One Year	\$240,257	One Year	2,284	One Year	526
% Change:	+11.6%	% Change:	+0.1%	% Change:	+38.6%	% Change:	-9.9%
Types of Properties % Single Family Sold		Months Supply of Inventory		Med. % of Original List Price		Median Time to Contract	
Traditional:	92.4%	Single	5.2	Single	95.7%	Single	51 Days
Short Sale:	0.7%	One Year	4.3	One Year	95.9%	One Year	47 Days
Foreclosure:	6.9%	% Change:	+20.9%	% Change:	-0.2%	% Change:	+8.5%

## Single Family City Breakout for November 2016

City	SF 2016 Sold	SF 2015	% Change	2016 Median Price	2015 Median Price	% Change
Fort Myers	228	243	-6.2%	\$ 270,000	\$ 267,000	+1.1%
Fort Myers Beach	13	12	+8.3%	\$ 525,000	\$ 612,500	-14.3%
North Fort Myers	37	54	-31.5%	\$ 230,000	\$ 167,950	+36.9%
Lehigh Acres	165	129	+27.9%	\$ 147,000	\$ 129,800	+13.3%
Cape Coral	337	301	+12.0%	\$ 211,150	\$ 210,000	+0.5%
Sanibel/Captiva	17	8	+112.5%	\$ 670,000	\$ 899,000	-25.5%
Pine Island	15	15	+0.0%	\$ 271,890	\$ 370,000	-26.5%
Bonita Springs	77	50	+54.0%	\$ 427,000	\$ 391,000	+9.2%
Estero	41	32	+28.1%	\$ 382,500	\$ 370,000	+3.4%

## Closed Sales by Price Point for November 2016

	Single Family	% Change	Median Time to Contract	Condos	% Change	Median Time to Contract
Less than \$50,000	8	-27.3%	11 Days	9	+28.6%	102 Days
\$50,000-\$99,999	34	-41.4%	27 Days	42	-23.6%	49 Days
\$100,000-\$149,999	108	-26.0%	35 Days	83	+10.7%	58 Days
\$150,000-\$199,999	229	+50.7%	26 Days	97	+27.6%	56 Days
\$200,000-\$249,999	137	+25.7%	53 Days	65	+10.2%	85 Days
\$250,000-\$299,999	133	+46.2%	47 Days	40	+25.0%	75 Days
\$300,000-\$399,999	125	+8.7%	74 Days	38	+15.2%	112 Days
\$400,000-\$599,999	118	+38.8%	97 Days	26	+85.7%	179 Days
\$600,000-\$999,999	43	+22.9%	223 Days	7	-50.0%	197 Days
\$1,000,000 or more	21	-4.5%	274 Days	7	+16.7%	87 Days

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