

Lee County Market Snapshot

MAY 2019

<u>Single Family Homes</u>	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Closed Sales	1,514	1,400	8.1 %
Median Sale Price	\$265,000	\$260,700	1.6 %
Active Listings	6,234	5,787	7.7 %
New Pending Sales	1,525	1,504	1.4 %
Months Supply of Inventory	5.7	5.4	5.6 %
Median % of Original List Price Received	95.1%	94.9%	0.2 %
Median Time to Contract	68 days	63 days	7.9%

<u>Townhouses & Condos</u>	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Closed Sales	802	738	8.7 %
Median Sale Price	\$206,500	\$191,483	7.8 %
Active Listings	3,410	3,444	-1.0%
New Pending Sales	730	633	15.3%
Months Supply of Inventory	6.2	6.3	-1.6 %
Median % of Original List Price Received	93.8%	93.8%	0.0 %
Median Time to Contract	74 days	71 days	4.2%



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

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Single Family City Breakdown

	2019 Sold	2018 Sold	% Change	2019 Median \$	2018 Median \$	% Change
Bonita Springs	129	98	31.6 %	\$420,000	\$388,000	8.2 %
Cape Coral	571	519	10.0 %	\$245,000	\$240,000	2.1 %
Estero	71	71	0.0 %	\$410,000	\$388,000	5.7 %
Fort Myers	389	370	5.1 %	\$287,500	\$285,000	0.9 %
Fort Myers Beach	10	25	-60.0%	\$633,750	\$555,000	14.2 %
Lehigh Acres	188	185	1.6 %	\$185,000	\$174,000	6.3 %
North Fort Myers	66	62	6.5 %	\$219,000	\$198,500	10.3 %
Pine Island	24	21	14.3 %	\$276,000	\$285,000	-3.2 %
Sanibel/Captiva	42	35	20.0 %	\$865,00	\$975,000	-11.3%

Closed Sales by Price Point

	Single Family	% Change	Median Time to Contract	Condos	% Change	Median Time to Contract
Less than \$50,000	2	100.0%	48 days	6	20.0 %	54 days
\$50,000 - \$99,999	22	-4.3 %	31 days	55	3.8 %	83 days
\$100,000 - \$149,999	56	-5.1 %	38 days	128	-19.5%	74 days
\$150,000 - \$199,999	273	-4.9 %	49 days	195	9.6 %	69 days
\$200,000 - \$249,999	328	16.3 %	60 days	132	25.7 %	76 days
\$250,000 - \$299,999	223	6.7 %	89 days	84	-3.4 %	120 days
\$300,000 - \$399,999	255	7.1 %	96 days	86	19.4 %	48 days
\$400,000 - \$599,999	203	32.7 %	82 days	63	26.0 %	78 days
\$600,000 - \$999,999	90	1.1 %	99 days	34	100.0%	79 days
\$1,000,000 and above	62	5.1 %	82 days	19	58.3 %	55 days



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