



**Media Contact:**

## **Sales slip a bit in June**

### **FOR IMMEDIATE RELEASE**

**(Fort Myers, FL –July 23, 2019)** – Lee County’s housing market saw a small increase in June in closed sales compared to June 2018, according to the latest statistics just released by Florida Realtors®. Year-over-year, sales were up by 1.0% for Single Family and 1.4% for Condos & Townhouse. The sales slipped a bit compared to May 2019, but looks typical for this time of the year.

June showed Median Sale prices were up slightly at 2.0% for Single Family, while Townhouse and Condos showed a decrease of -5.0%. Inventory is up year-over year with Single Family up by 5.6% in Active Listings, showing a 5.2 Months Supply of Inventory. Active listings were steady up by 0.1% year-over-year for Townhouses and Condos with a Months Supply of Inventory of 5.8. Both Single Family and Condos are in a balanced market with these numbers. The time properties spent on the market in June, was 71 Days for Single Family Homes and 75 Days for Townhouses and Condos.

Broken down by cities, Single Family in Pine Island (30.0%), North Fort Myers (29.2%), Fort Myers Beach (28.0%) and Estero (10.0%) had double digit increases for June over 2018. There was a significant drop in sales for Sanibel/Captiva at -30.8% over 2018. All other cities showed slight increases or decreases for the month.

When looking at Closed Sales by Price Point, the numbers were up for Single Family and Condos & Townhouses for the under \$50,000 price range at 100%. The \$50,000-\$99,999 took a big decrease at -29.4 for Single Family and -21.6% for Condos & Townhouses.

# Lee County Market Snapshot

## JUNE 2019

<u>Single Family Homes</u>	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Closed Sales	1,257	1,244	1.0%
Median Sale Price	\$255,006	\$250,000	2.0%
Active Listings	5,724	5,422	5.6%
New Pending Sales	1,385	1,267	9.3%
Months Supply of Inventory	5.2	5.1	2.0%
Median % of Original List Price Received	95.3%	95.0%	0.3%
Median Time to Contract	71 days	65 days	9.2%

<u>Townhouses &amp; Condos</u>	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Closed Sales	592	584	1.4 %
Median Sale Price	\$190,000	\$200,000	-5.0 %
Active Listings	3,160	3,158	0.1 %
New Pending Sales	780	723	7.9 %
Months Supply of Inventory	5.8	5.8	0.0 %
Median % of Original List Price Received	94.5%	93.7%	0.9 %
Median Time to Contract	75 days	88 days	-14.8%



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.

# Lee County Market Snapshot

## JUNE 2019

### Single Family City Breakdown

	2019 Sold	2018 Sold	% Change	2019 Median \$	2018 Median \$	% Change
Bonita Springs	83	86	-3.5 %	\$410,510	\$432,500	-5.1 %
Cape Coral	504	492	2.4 %	\$244,700	\$239,450	2.2 %
Estero	55	50	10.0 %	\$4010,000	\$368,500	8.5 %
Fort Myers	290	306	-5.2 %	\$296,000	\$275,000	7.6 %
Fort Myers Beach	18	14	28.6 %	\$670,000	\$761,500	-12.0%
Lehigh Acres	176	196	-10.2%	\$181,250	\$175,600	3.2 %
North Fort Myers	62	48	29.2 %	\$220,500	\$203,450	8.4 %
Pine Island	26	20	30.0 %	\$341,500	\$315,000	8.4 %
Sanibel/Captiva	42	35	-30.8 %	\$865,00	\$975,000	-2.0 %

### Closed Sales by Price Point

	Single Family	% Change	Median Time to Contract	Condos	% Change	Median Time to Contract
Less than \$50,000	6	100.0%	69 days	6	100.0%	108 days
\$50,000 - \$99,999	12	-29.4 %	27 days	40	-21.6 %	35 days
\$100,000 - \$149,999	68	3.0 %	46 days	127	18.7 %	60 days
\$150,000 - \$199,999	230	-17.9 %	61 days	145	11.5 %	74 days
\$200,000 - \$249,999	280	13.4 %	54 days	90	-7.2 %	97 days
\$250,000 - \$299,999	163	-6.9 %	64 days	59	-18.1 %	75 days
\$300,000 - \$399,999	210	18.6 %	89 days	64	18.5 %	92 days
\$400,000 - \$599,999	169	0.0 %	97 days	28	-3.4 %	143 days
\$600,000 - \$999,999	79	16.2 %	112 days	23	-28.1 %	91 days
\$1,000,000 and above	40	-4.8 %	160 days	10	11.1 %	32 days



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