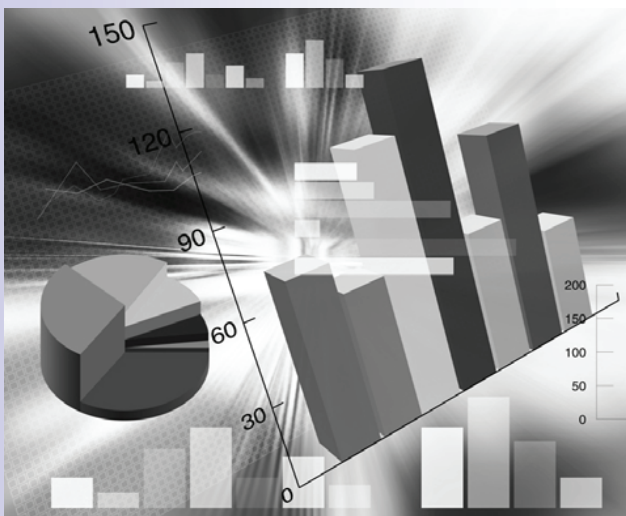




REALTOR® Association  
of Greater Fort Myers and the Beach, Inc.

# Monthly Market Indicators December 2009



## Contents

- Single Family & Condos Sold - Conventional / Short Sale / REO
- Housing Supply Outlook
- Days On Market – Sold
- Active Listings
- Median Sales Price
- Closed Single Family & Condo Sales



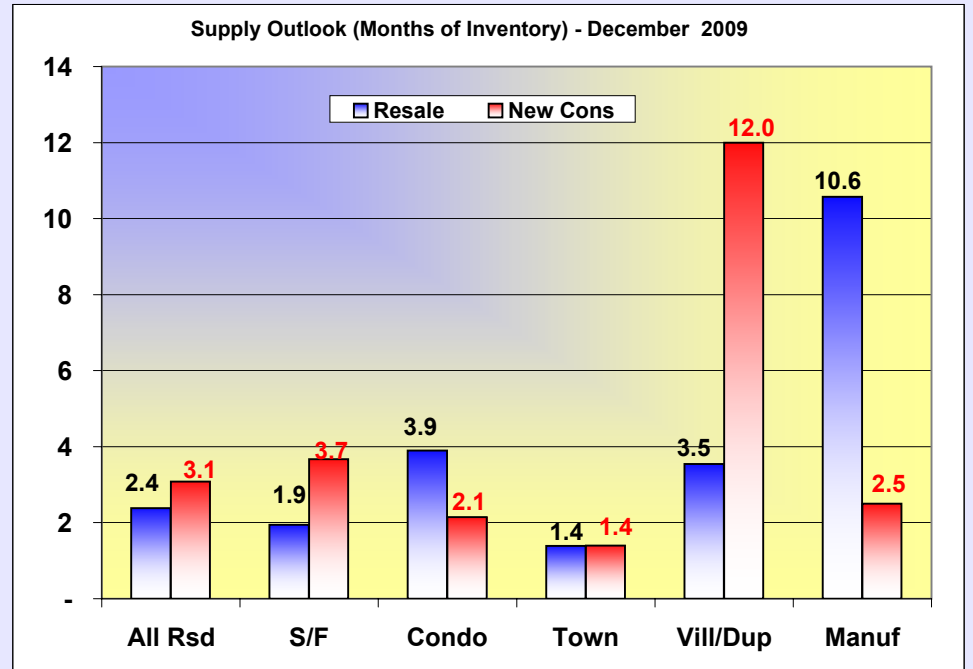
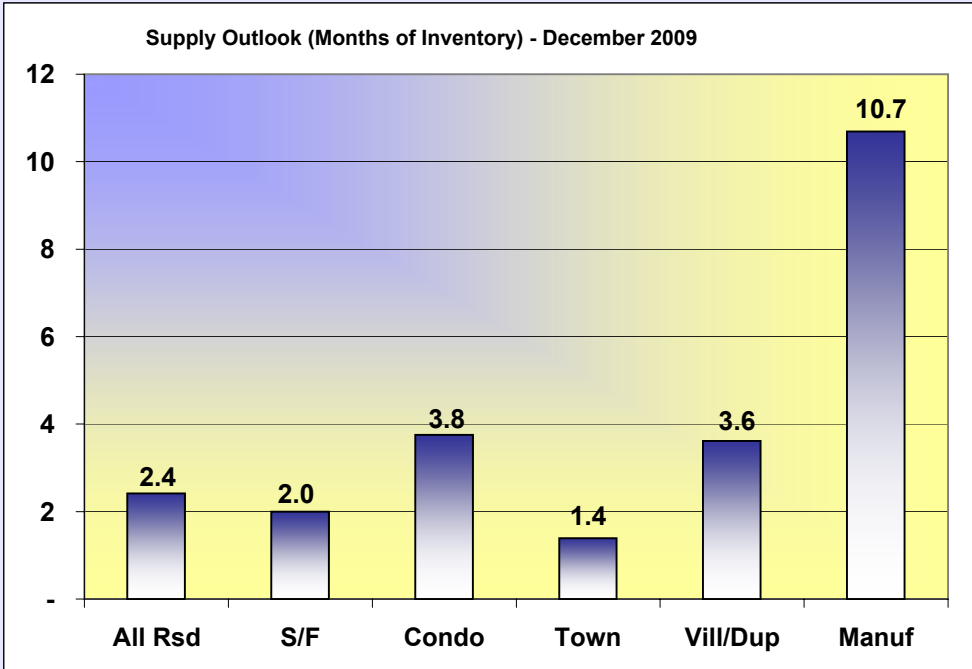
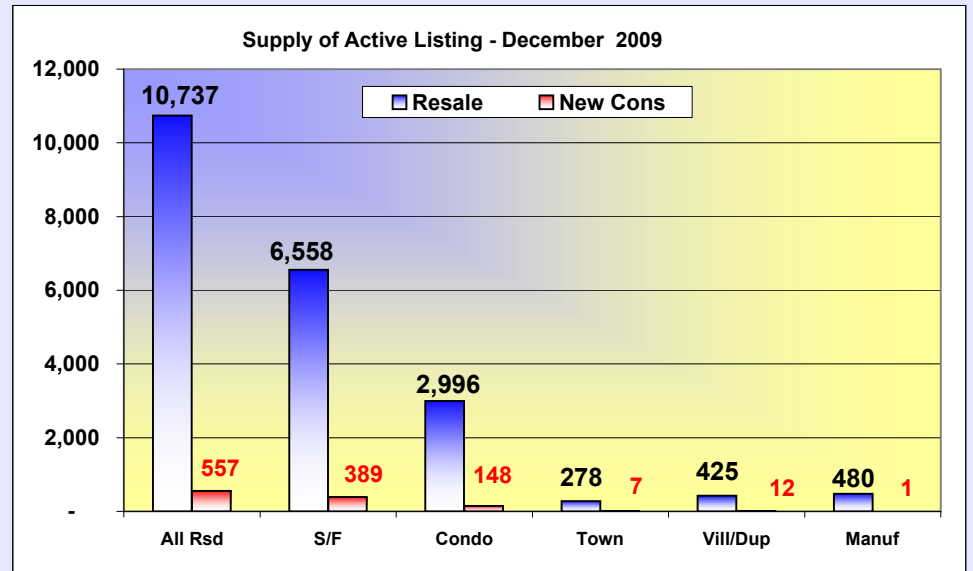
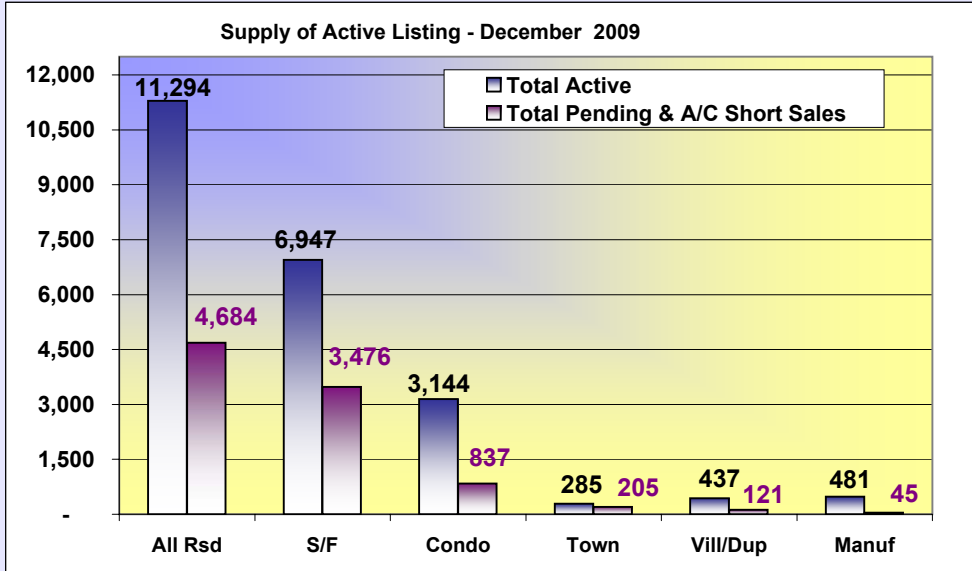
# Table Of Contents

## Page #

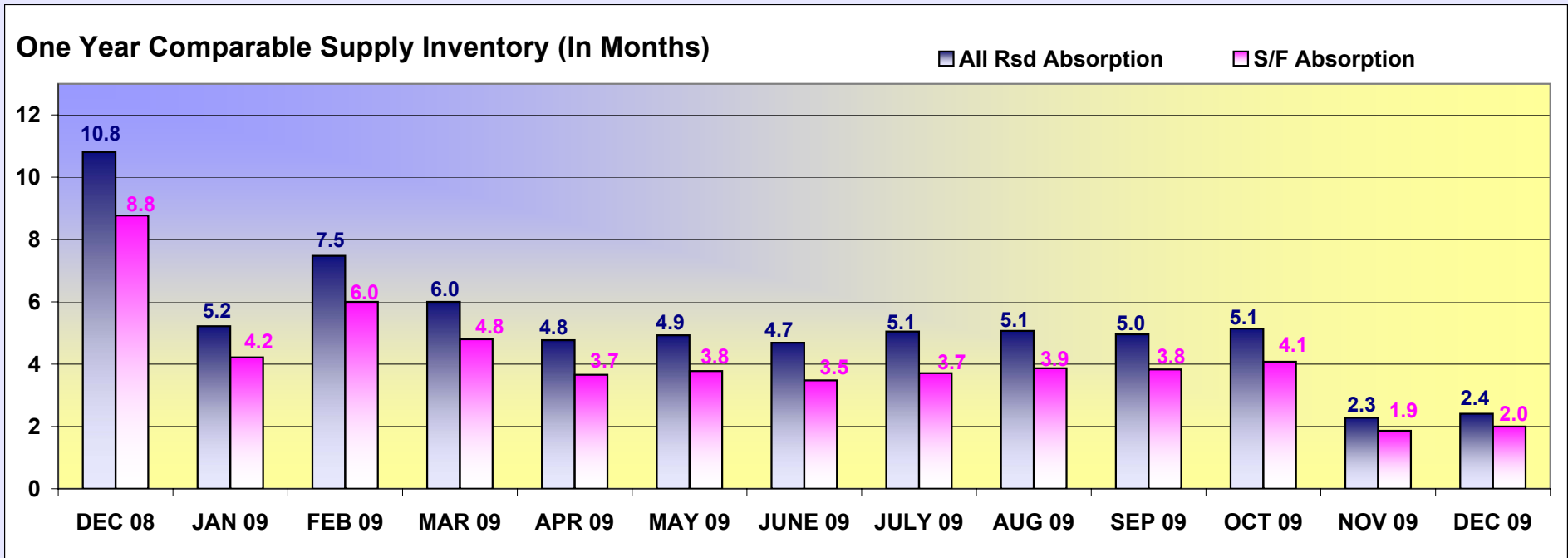
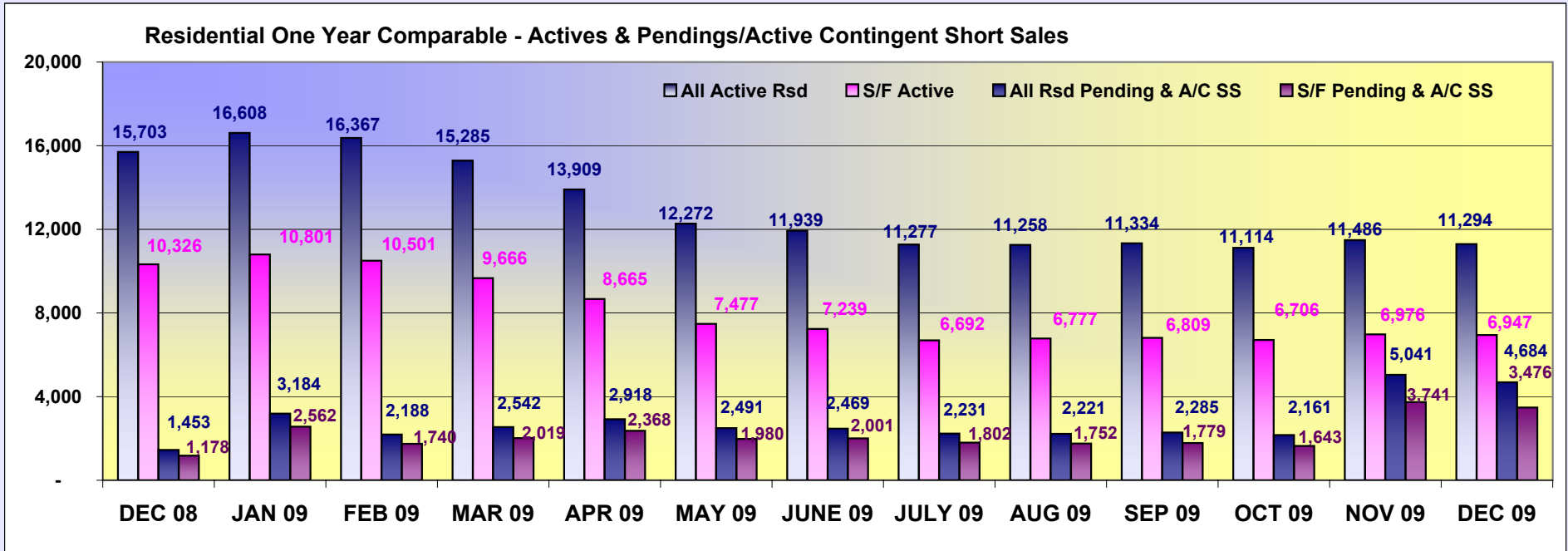
- |     |  |     |   |
|-----|--|-----|---|
| 5.  | <a href="#"><u>Current Month Residential Housing Supply Outlook</u></a>              | 18. | <a href="#"><u>Condos - Ft Myers &amp; Ft Myers Beach By Type</u></a>   |
| 6.  | <a href="#"><u>Residential Housing Supply Outlook 1 Year Comparable</u></a>          | 19. | <a href="#"><u>Condos - No. Fort Myers &amp; Cape Coral By Type</u></a> |
| 7.  | <a href="#"><u>City Residential Housing Supply Outlook</u></a>                       | 20. | <a href="#"><u>Condos - Lehigh Acres &amp; Other Areas By Type</u></a>  |
| 8.  | <a href="#"><u>Single Family Median List Price &amp; Sold to Active Listings</u></a> | 21. | <a href="#"><u>Sold Listings Pie Chart By Type</u></a>                  |
| 9.  | <a href="#"><u>Single Family Sold &amp; Median Price Comparison</u></a>              | 22. | <a href="#"><u>DOM 12 Month Comparable Single Family</u></a>            |
| 10. | <a href="#"><u>Absorption Rate – Single Family</u></a>                               | 23. | <a href="#"><u>Lee County Single Family Sold 2007-2009</u></a>          |
| 11. | <a href="#"><u>Single Family &amp; Condo Sales 2003 – 2009</u></a>                   | 24. | <a href="#"><u>S/F - Fort Myers &amp; Fort Myers Beach Sold</u></a>     |
| 12. | <a href="#"><u>Lee County Single Family Sold By Type</u></a>                         | 25. | <a href="#"><u>S/F - No. Fort Myers &amp; Cape Coral Sold</u></a>       |
| 13. | <a href="#"><u>S/F - Fort Myers &amp; Fort Myers Beach Sold By Type</u></a>          | 26. | <a href="#"><u>S/F - Lehigh Acres &amp; Other Areas Sold</u></a>        |
| 14. | <a href="#"><u>S/F - No. Fort Myers &amp; Cape Coral Sold By Type</u></a>            | 27. | <a href="#"><u>S/F - Hendry &amp; Glades Sold</u></a>                   |
| 15. | <a href="#"><u>S/F - Lehigh Acres &amp; Other Areas Sold By Type</u></a>             | 28. | <a href="#"><u>Residential Weekly Market Activity</u></a>               |
| 16. | <a href="#"><u>Condos – 2006-2009 Monthly Sold</u></a>                               | 29. | <a href="#"><u>Single Family Properties Sold 2003-2009</u></a>          |
| 17. | <a href="#"><u>Condos - Lee County Sold By Type</u></a>                              | 30. | <a href="#"><u># of Sold By Price and Type</u></a>                      |



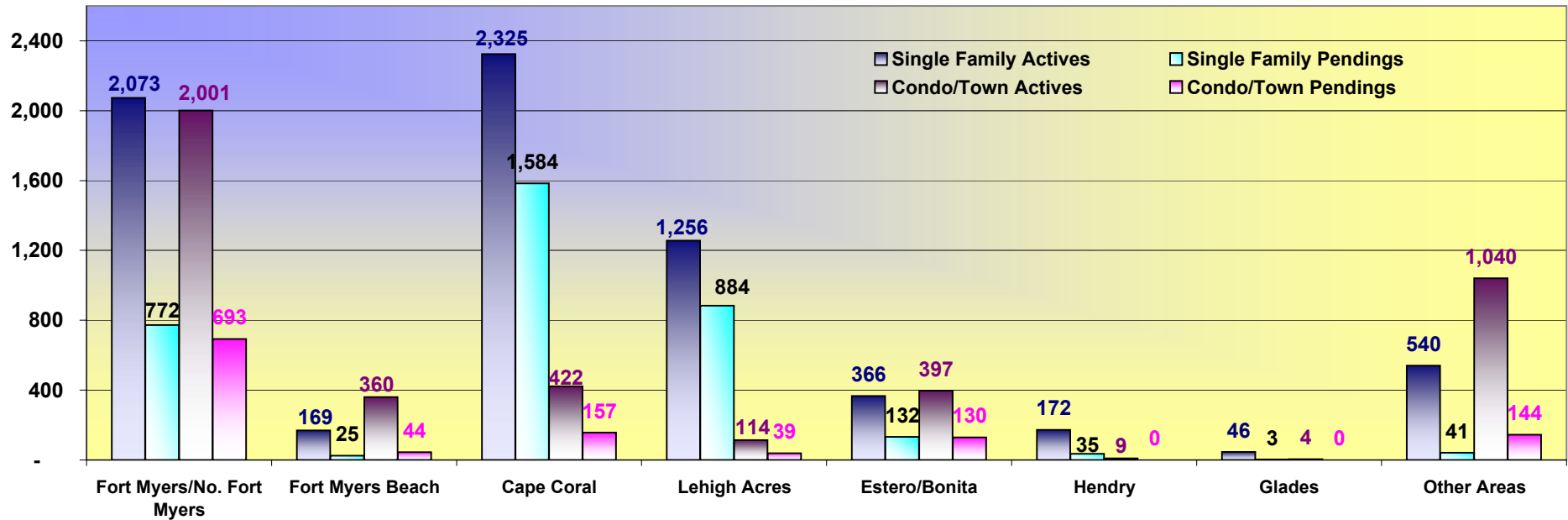
**All Residential Properties - Active and Pending / Active Cont. Short Sale**



Supply Outlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending / Active Contingent Short Sale Listings.

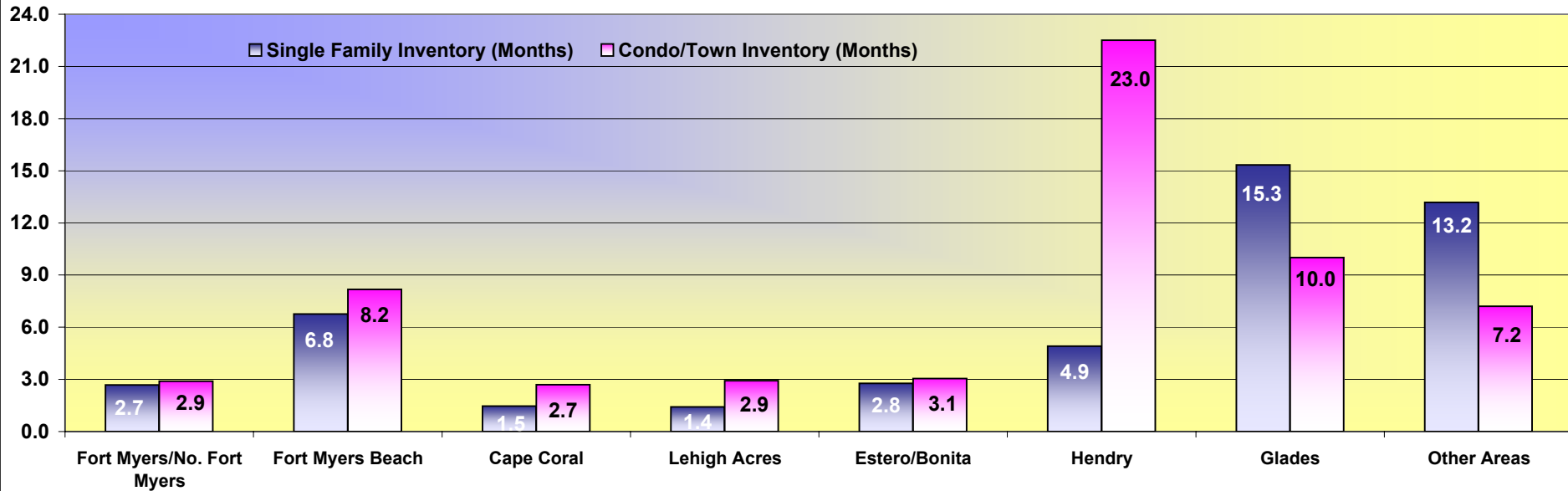


SupplyOutlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending & Active Contingent Short Sale Listings.

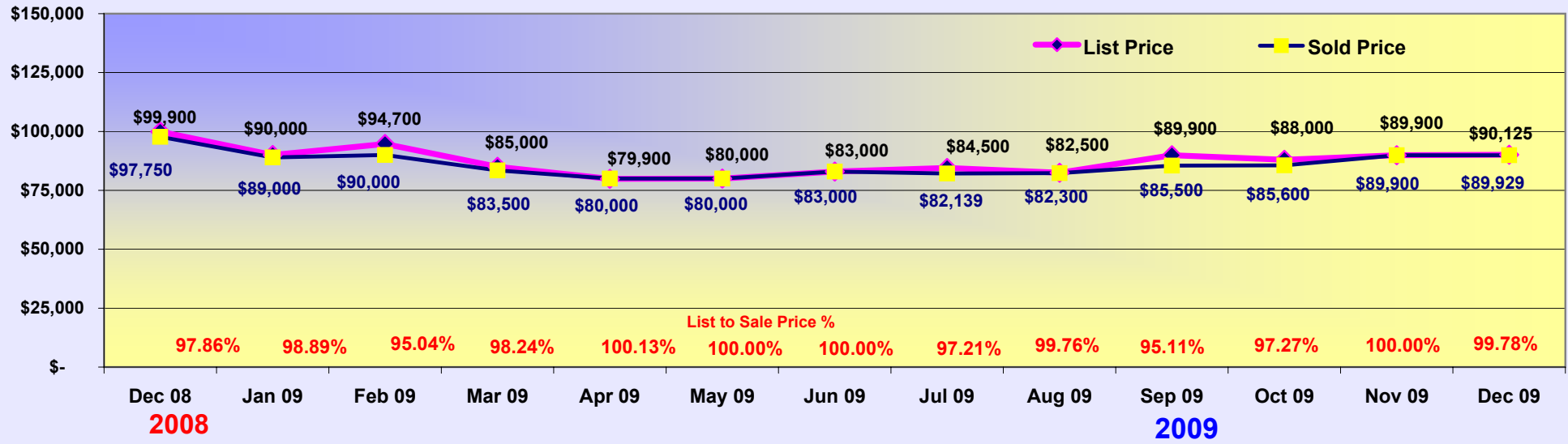


## City Supply Rate (Months Of Inventory)

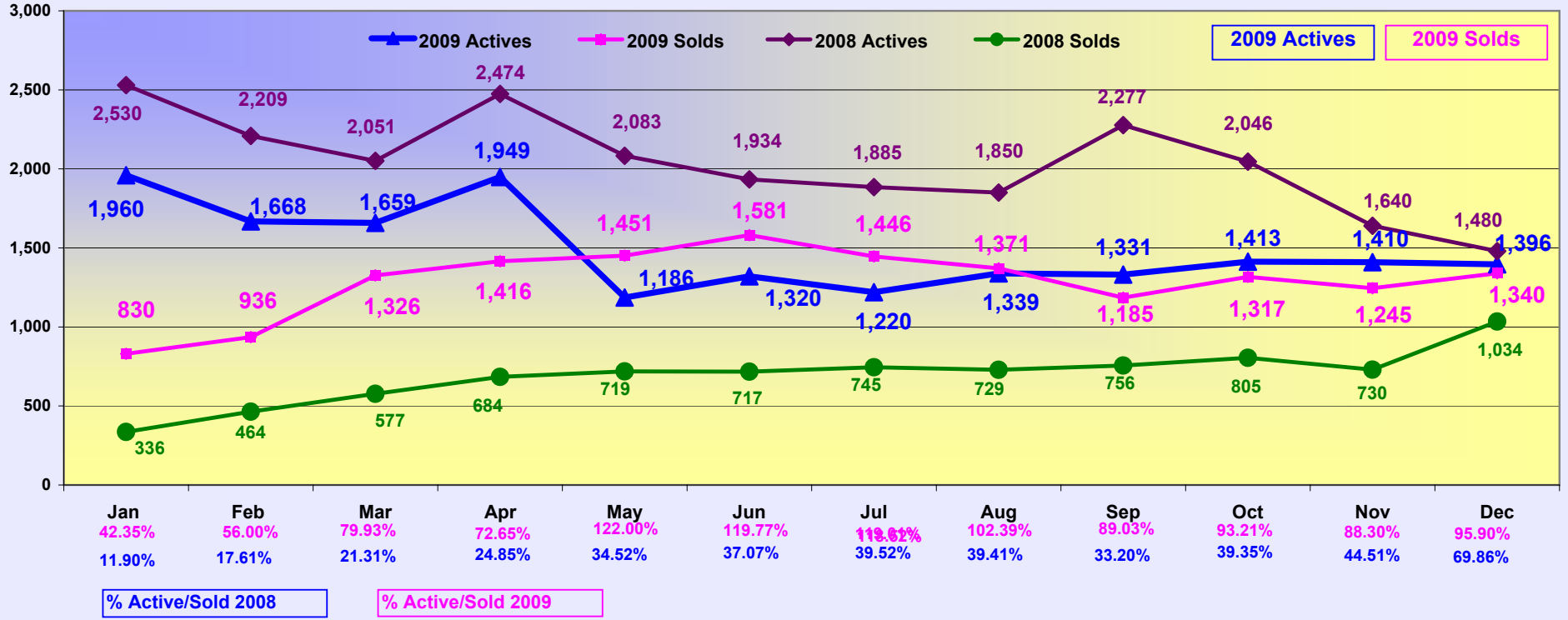
December 2009



Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.

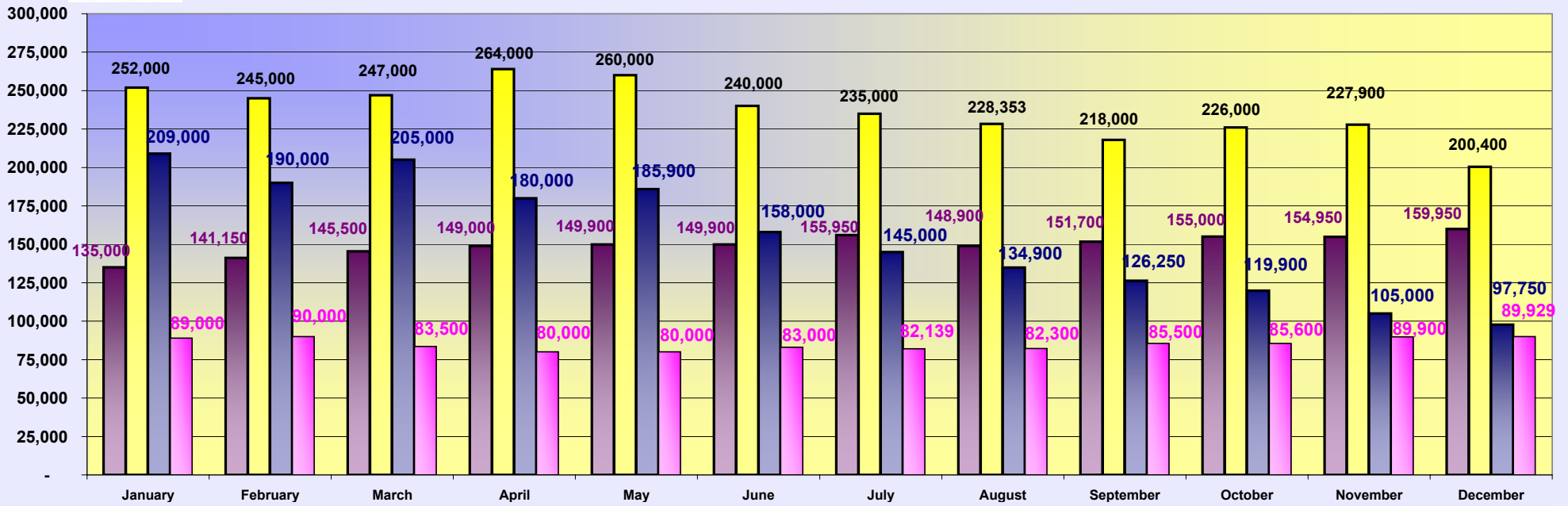


### 2008/2009 Single Family Listings - Percent of Sold to Active Listings

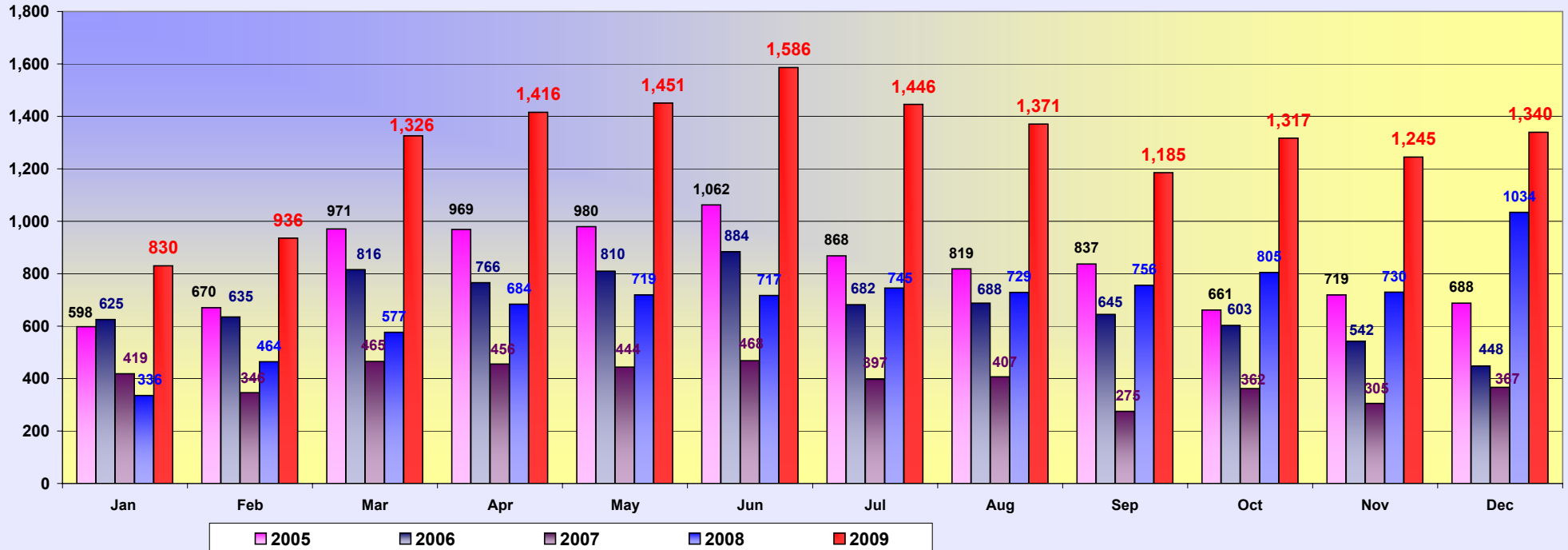


% Calculated by Dividing Solds by Actives

## Single Family Sold Median Price Comparison 2003 / 2007 / 2008 / 2009

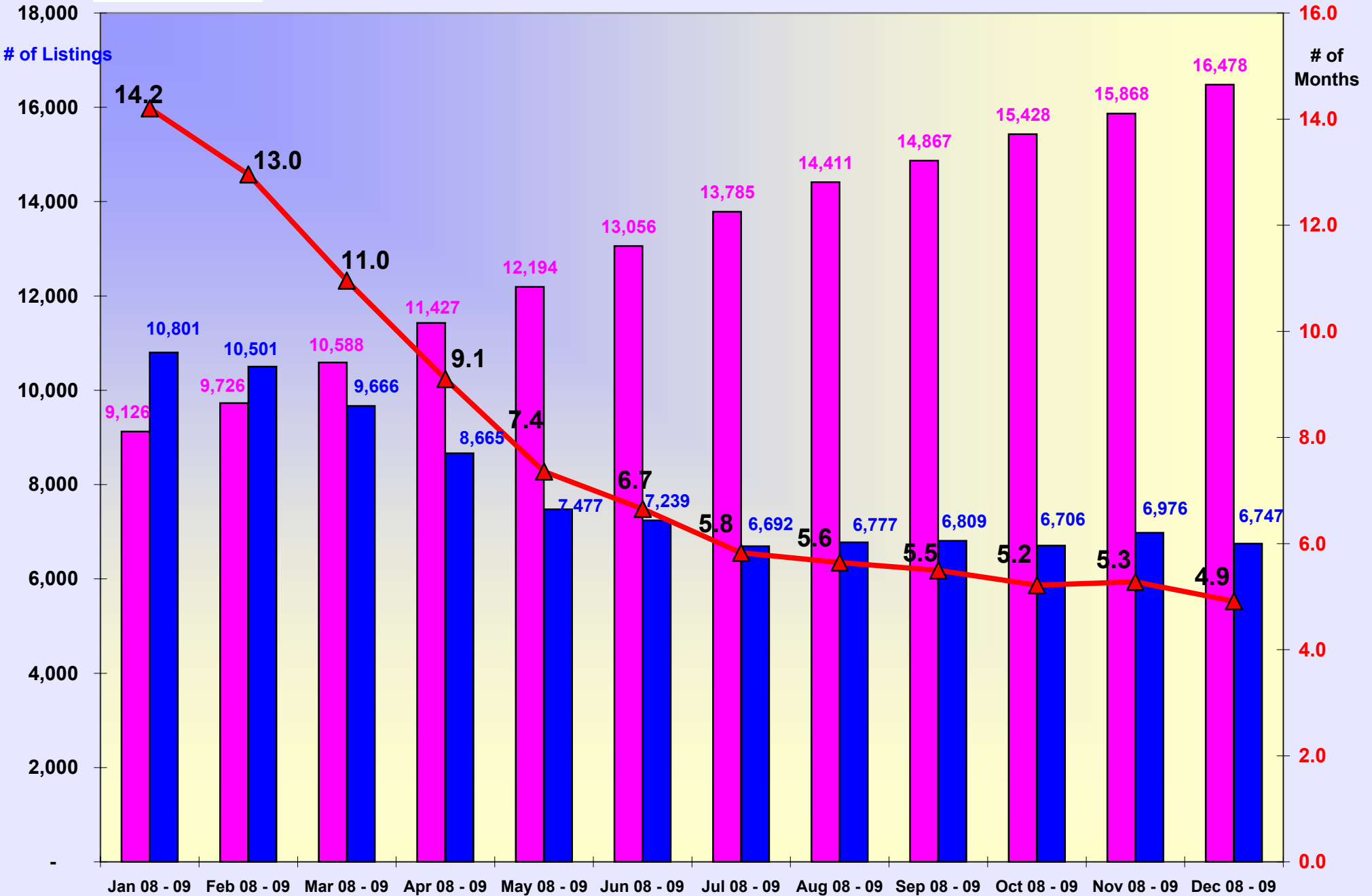


## 2005-2009 Monthly Total of Single Family - Solds



# Absorption Rate - Single Family - Monthly

■ Solds (12 Month Cumm)    
 ■ Actives (Current Month Listings)    
 ▲ Monthly Absorption

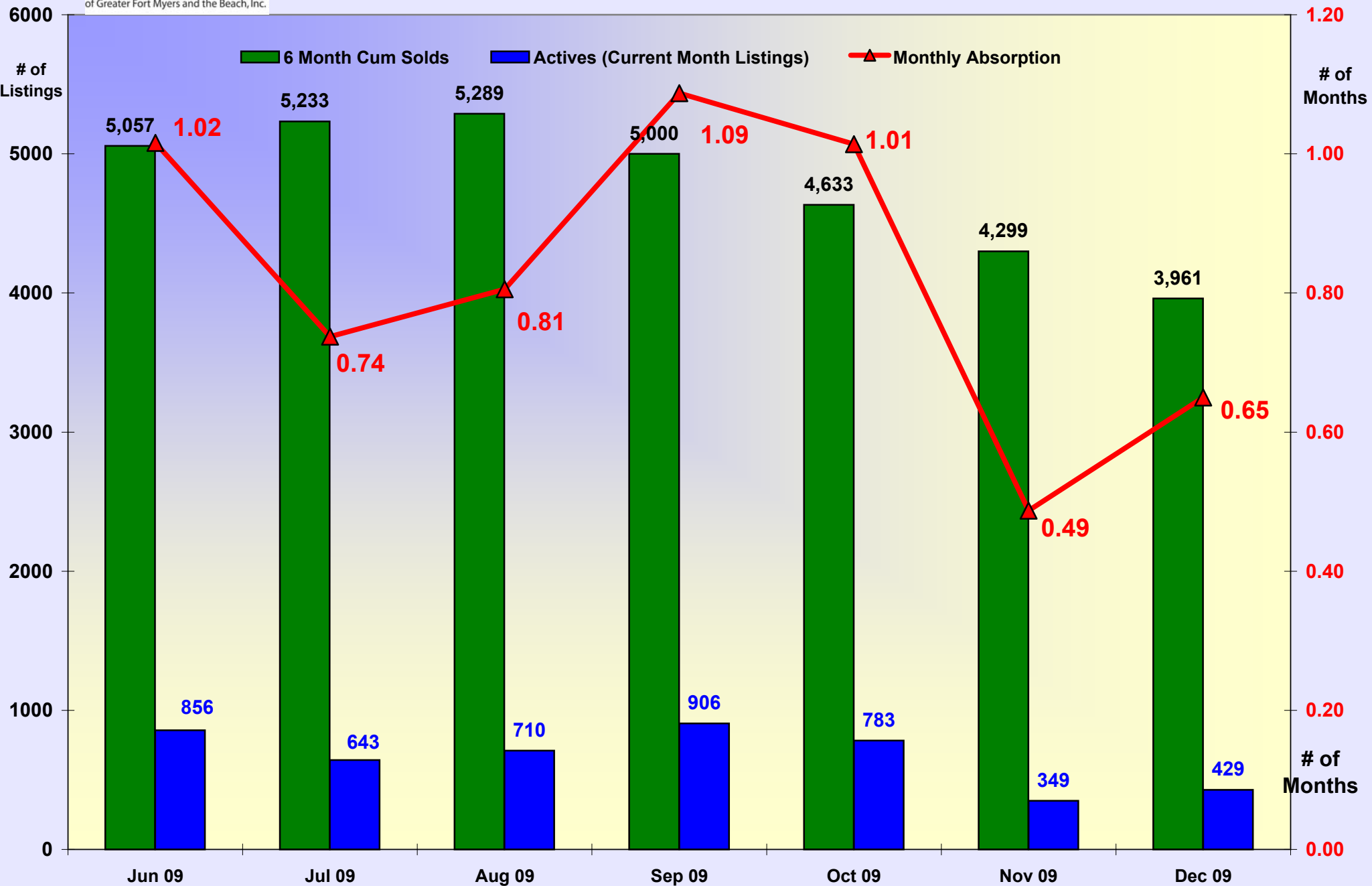


Absorption (NAR's calculation) - # of Sold Divided by 12 ( # of Months ) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.



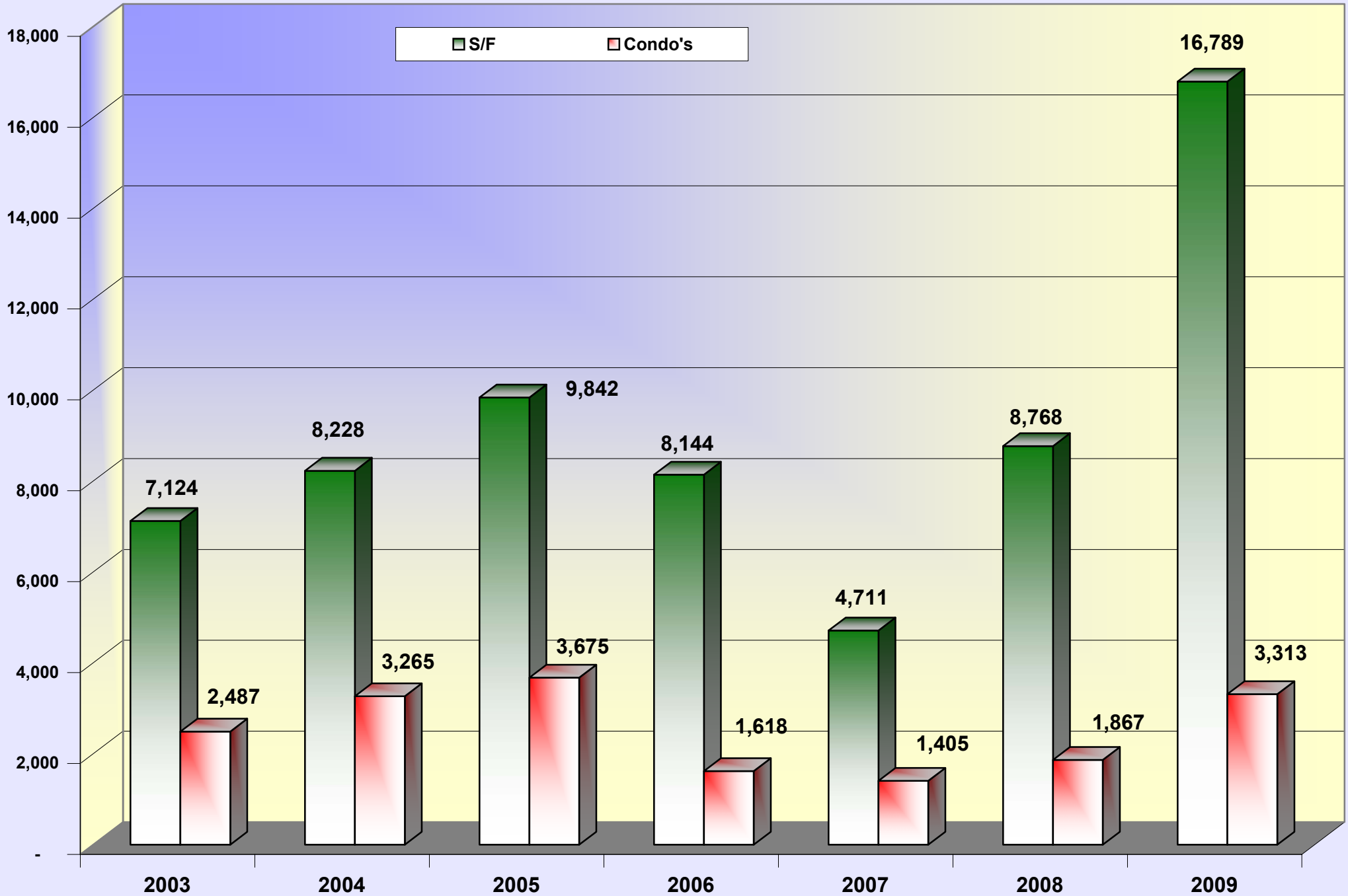
REALTOR® Association  
of Greater Fort Myers and the Beach, Inc.

# Absorption Rate - Foreclosed/REO Single Family - Monthly



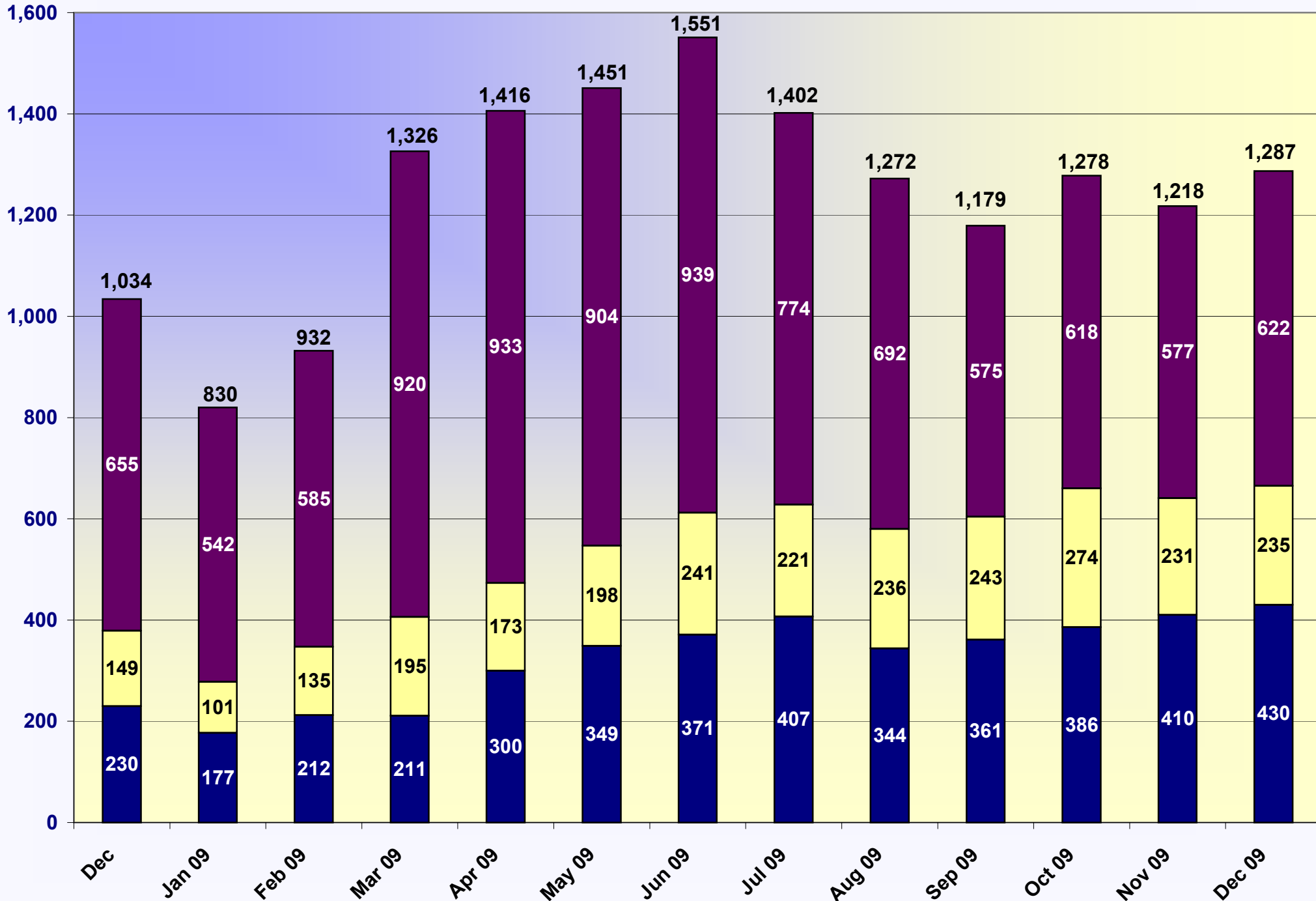
Absorption (NAR's caculation) - # of Sold Divided by 12 ( # of Months ) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

# Single Family & Condos Sold 2003-2009



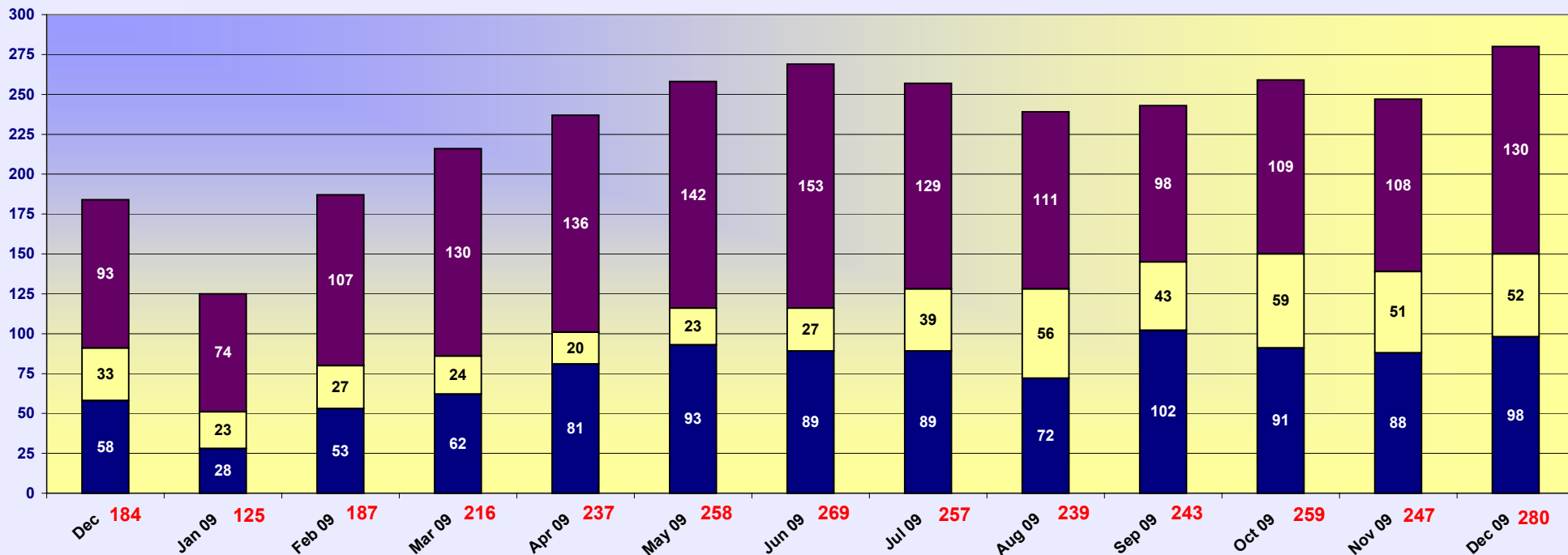
# 2008/2009 Sold Single Family - Lee County

■ Conventional    ■ Short Sale    ■ REO's



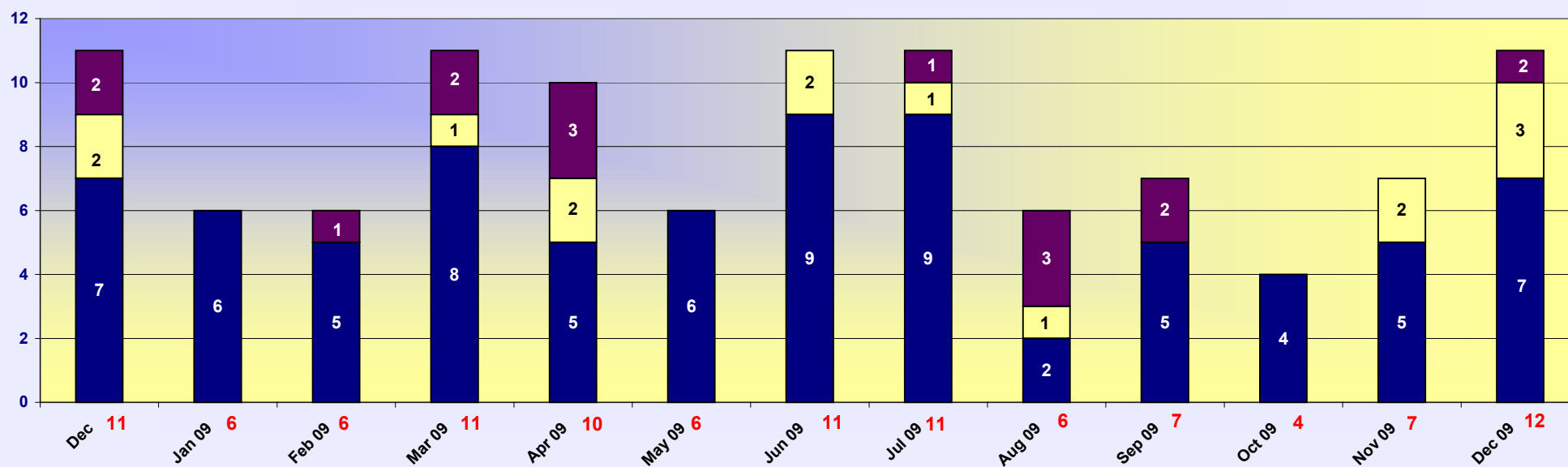
## 2008/09 Sold Single Family - Fort Myers

■ Conventional ■ Short Sale ■ REO's



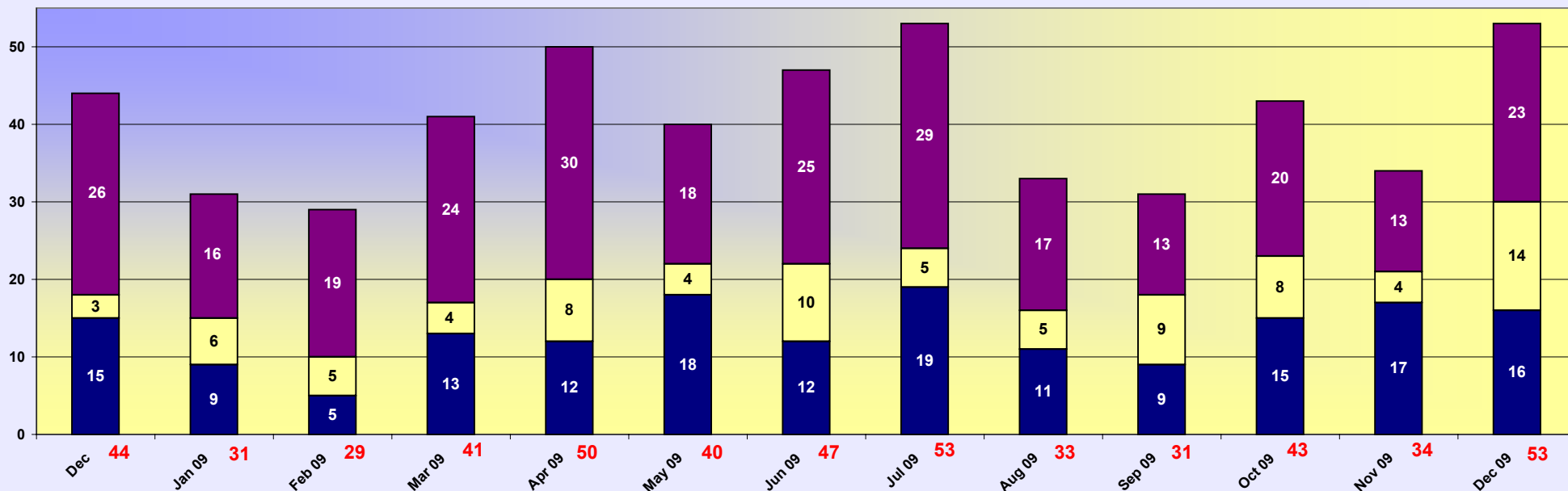
## 2008/09 Sold Single Family - Fort Myers Beach

■ Conventional ■ Short Sale ■ REO's



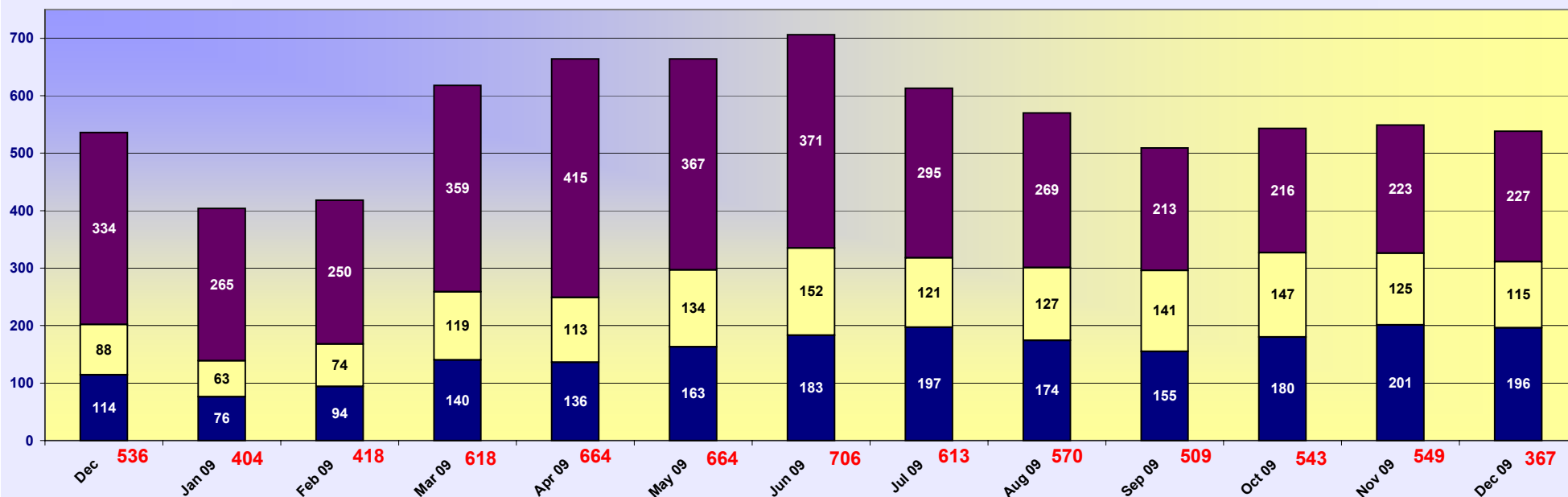
## 2008/2009 Sold Single Family - North Fort Myers

■ Conventional ■ Short Sale ■ REO's



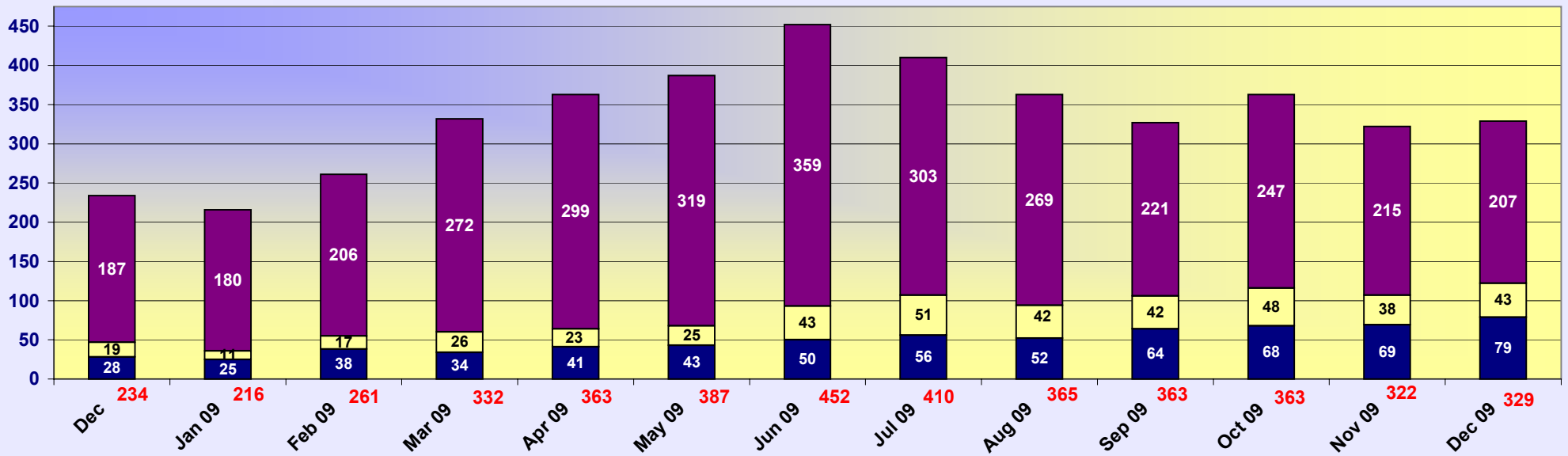
## 2008/2009 Sold Single Family - Cape Coral

■ Conventional ■ Short Sale ■ REO's



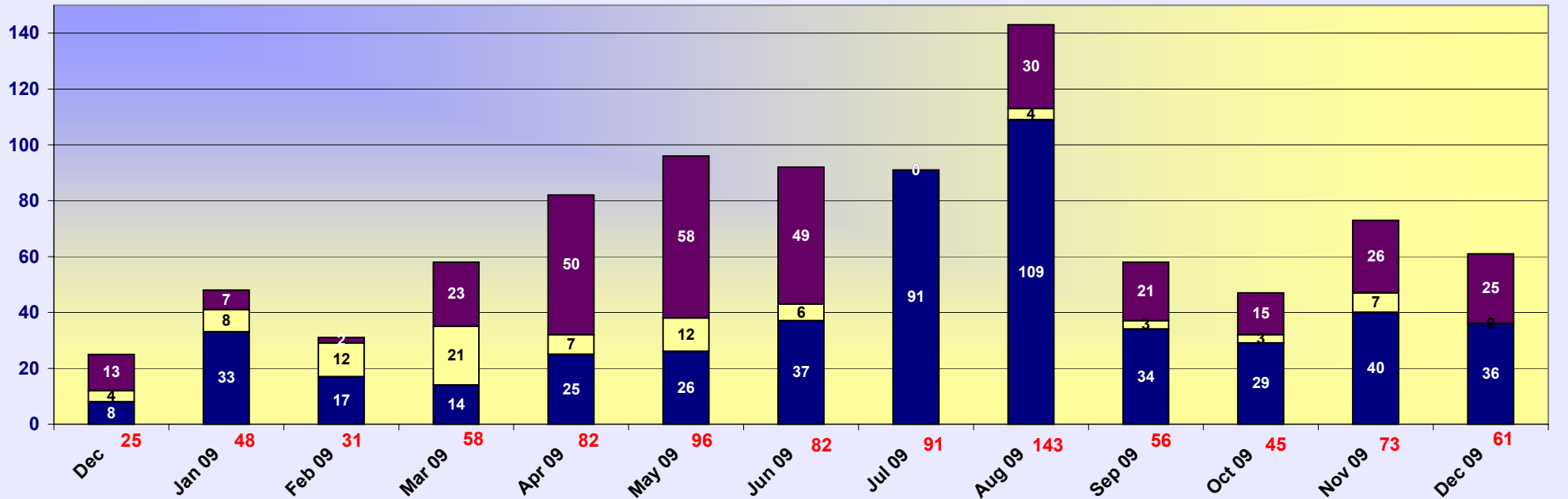
## 2008/2009 Sold Single Family - Lehigh Acres

■ Conventional ■ Short Sale ■ REO's

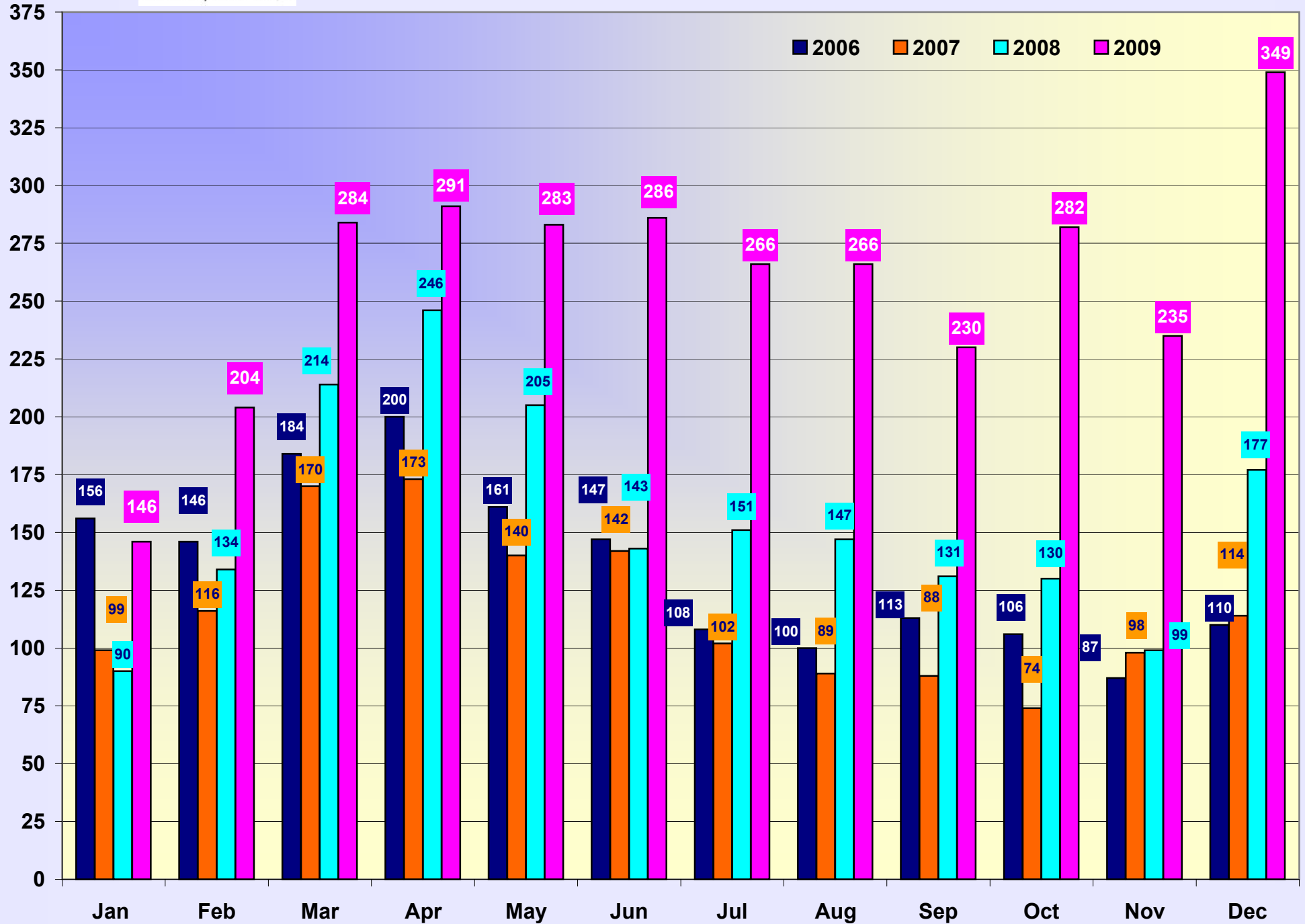


## 2008/2009 Sold Single Family - Other

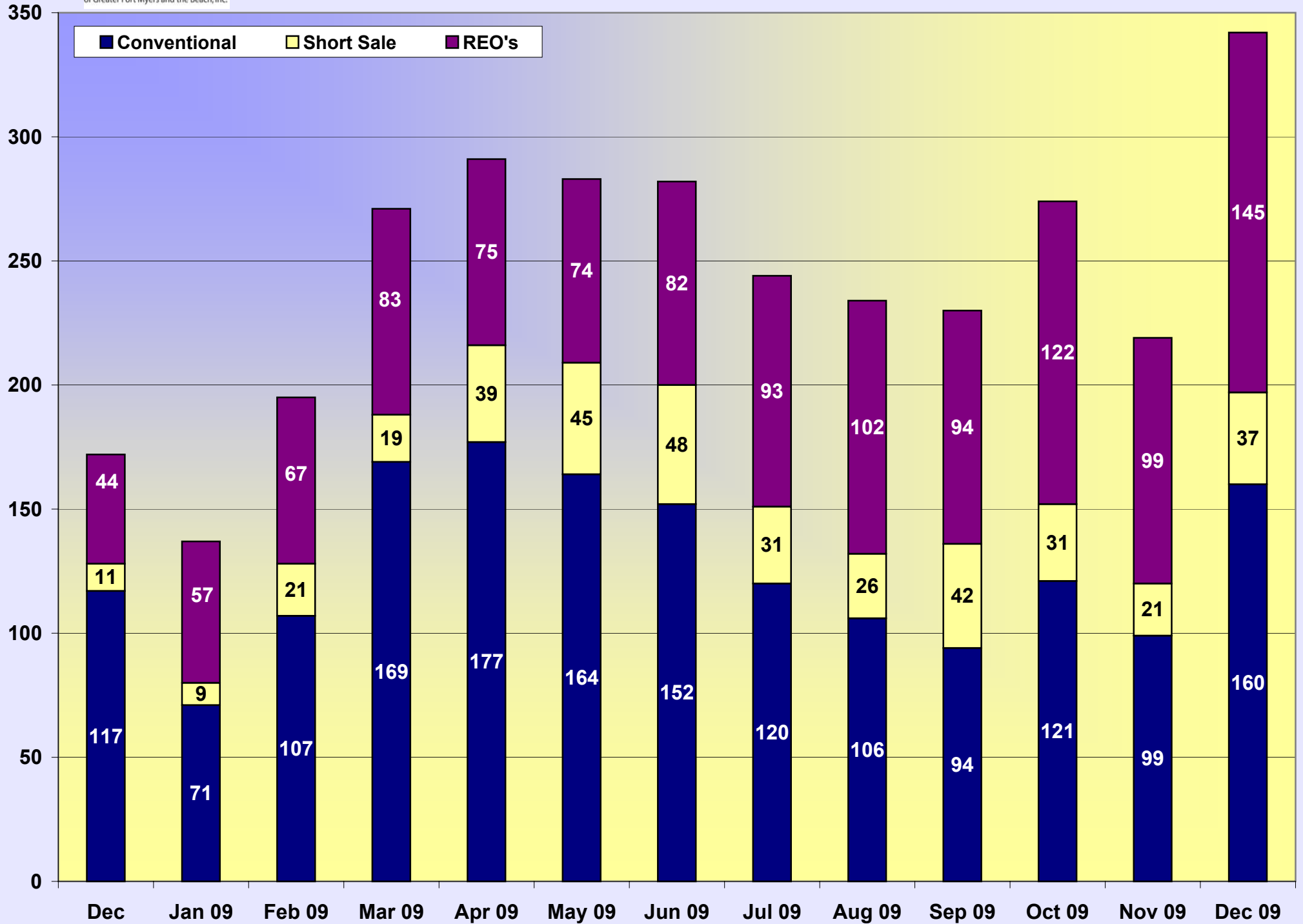
■ Conventional ■ Short Sale ■ REO's



# 2006 - 2009 Total Condo's Sold

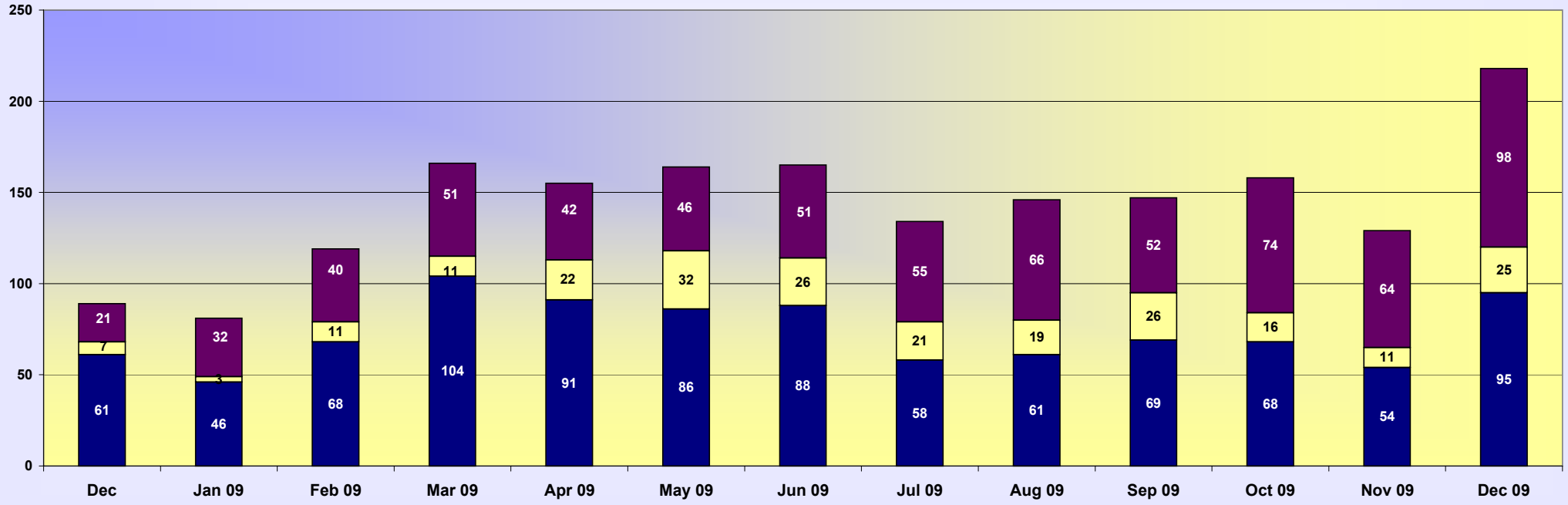


# Lee County Condo's Sold 2008 - 2009



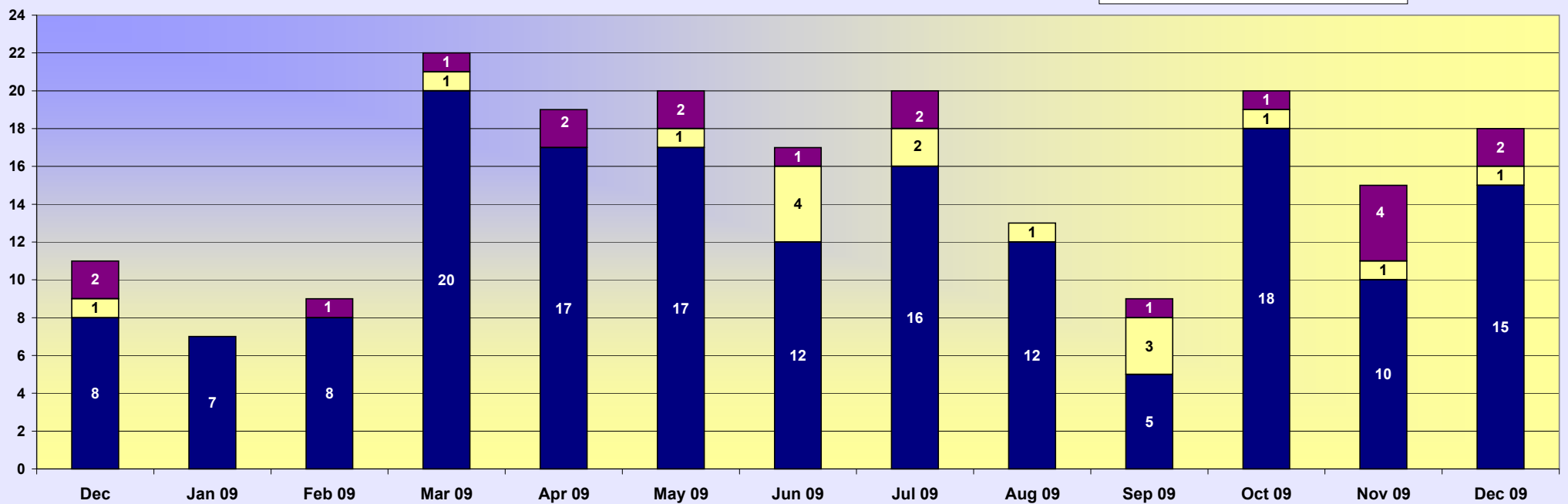
## Condo's Sold - Fort Myers 2008 - 2009

■ Conventional ■ Short Sale ■ REO's

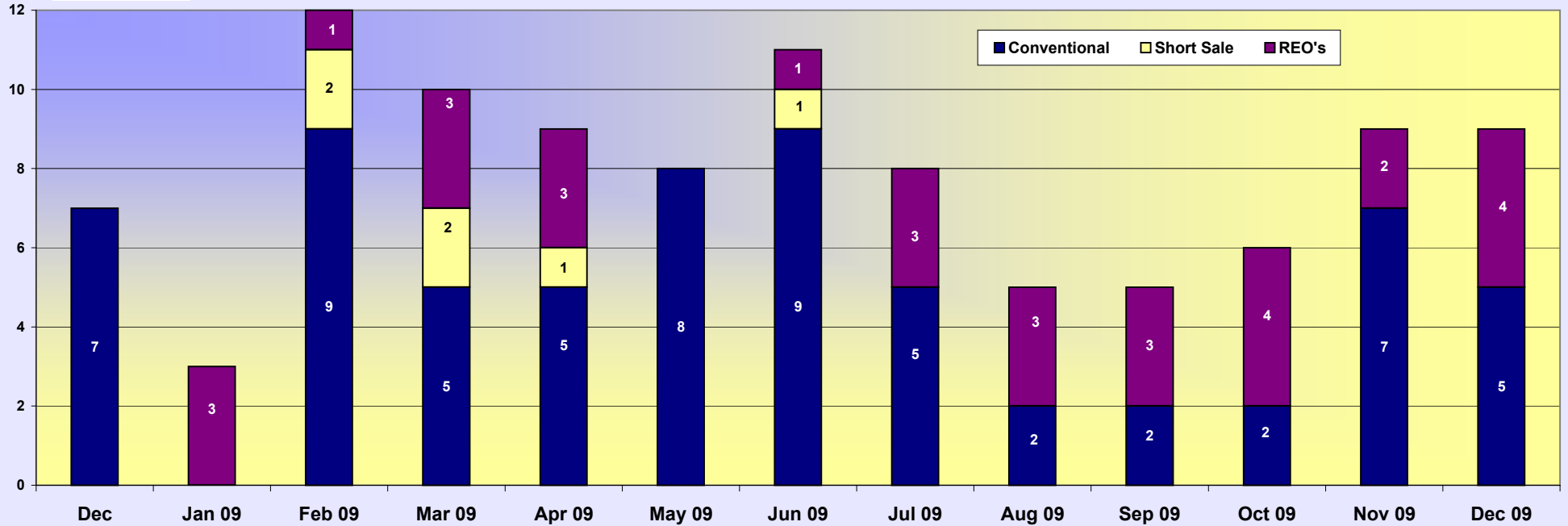


## Condo's Sold - Fort Myers Beach 2008 - 2009

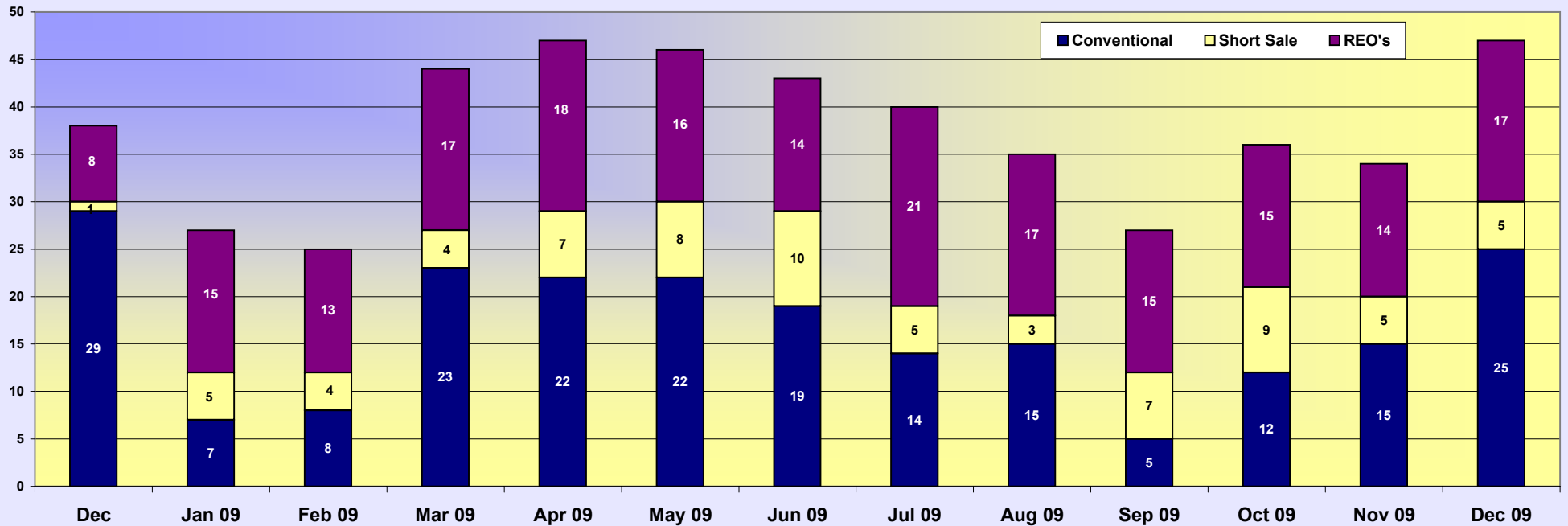
■ Conventional ■ Short Sale ■ REO's



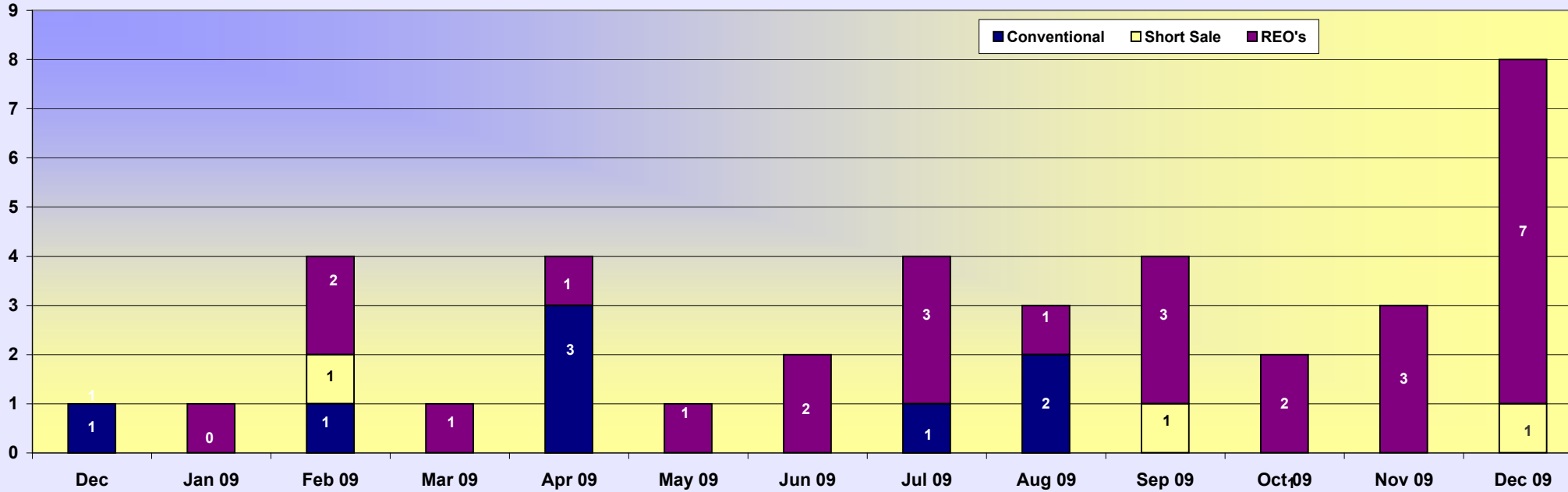
# Condo's Sold - North Fort Myers 2008-2009



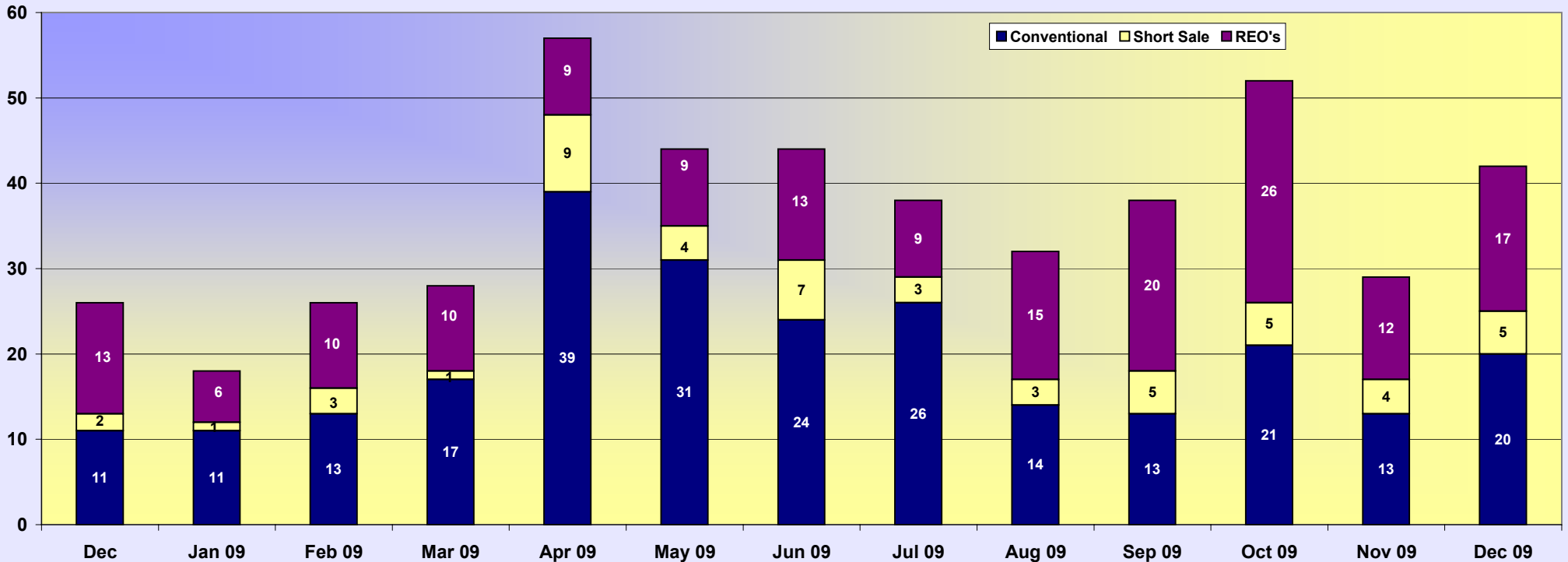
# Condo's Sold - Cape Coral 2008-2009



## Condo's Sold - Lehigh Acres 2008-2009

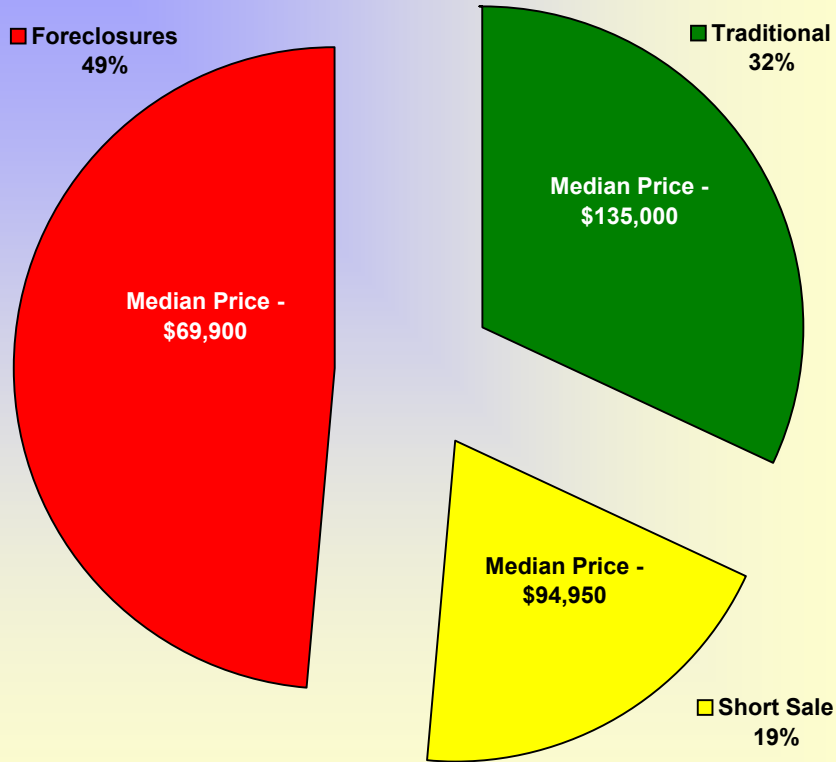


## Condo's Sold - Other Areas 2008-2009

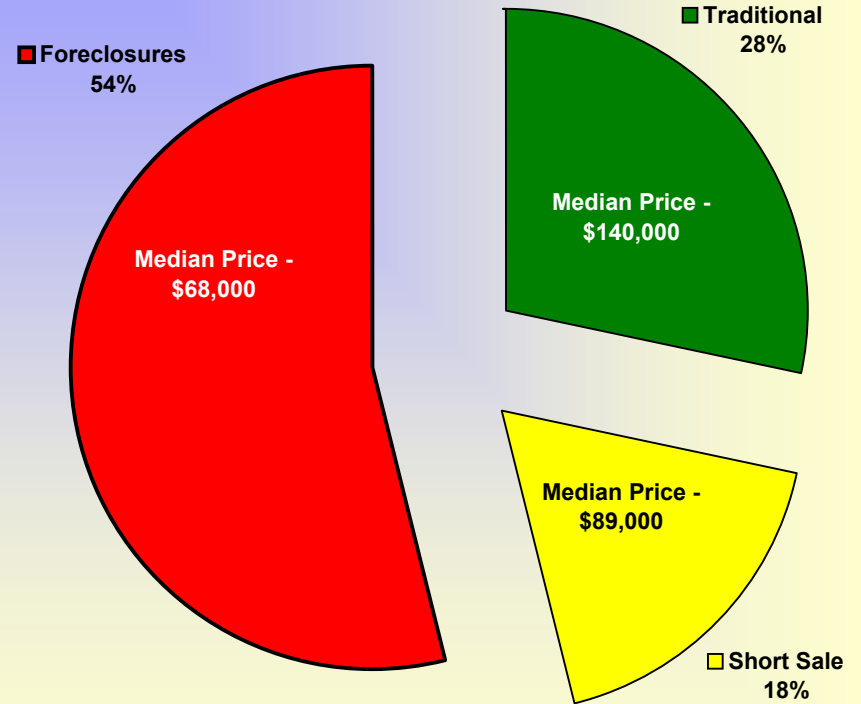




### Sold Listings - October 2009 - December 2009\*\*



### Sold Listings - July 2009 - September 2009\*\*



#### Sold Listings October 2009 - December 2009

	# of listings	Percentage	Median Price
Traditional	1,305	32%	\$ 135,000
Short Sale	792	19%	\$ 94,950
Foreclosures	1,991	49%	\$ 69,900
	<u>4,088</u>		

#### Sold Listings July 2009 - September 2009

	# of listings	Percentage	Median Price
Traditional	1,184	28%	\$ 140,000
Short Sale	747	18%	\$ 89,500
Foreclosures	2,263	54%	\$ 68,000
	<u>4,194</u>		

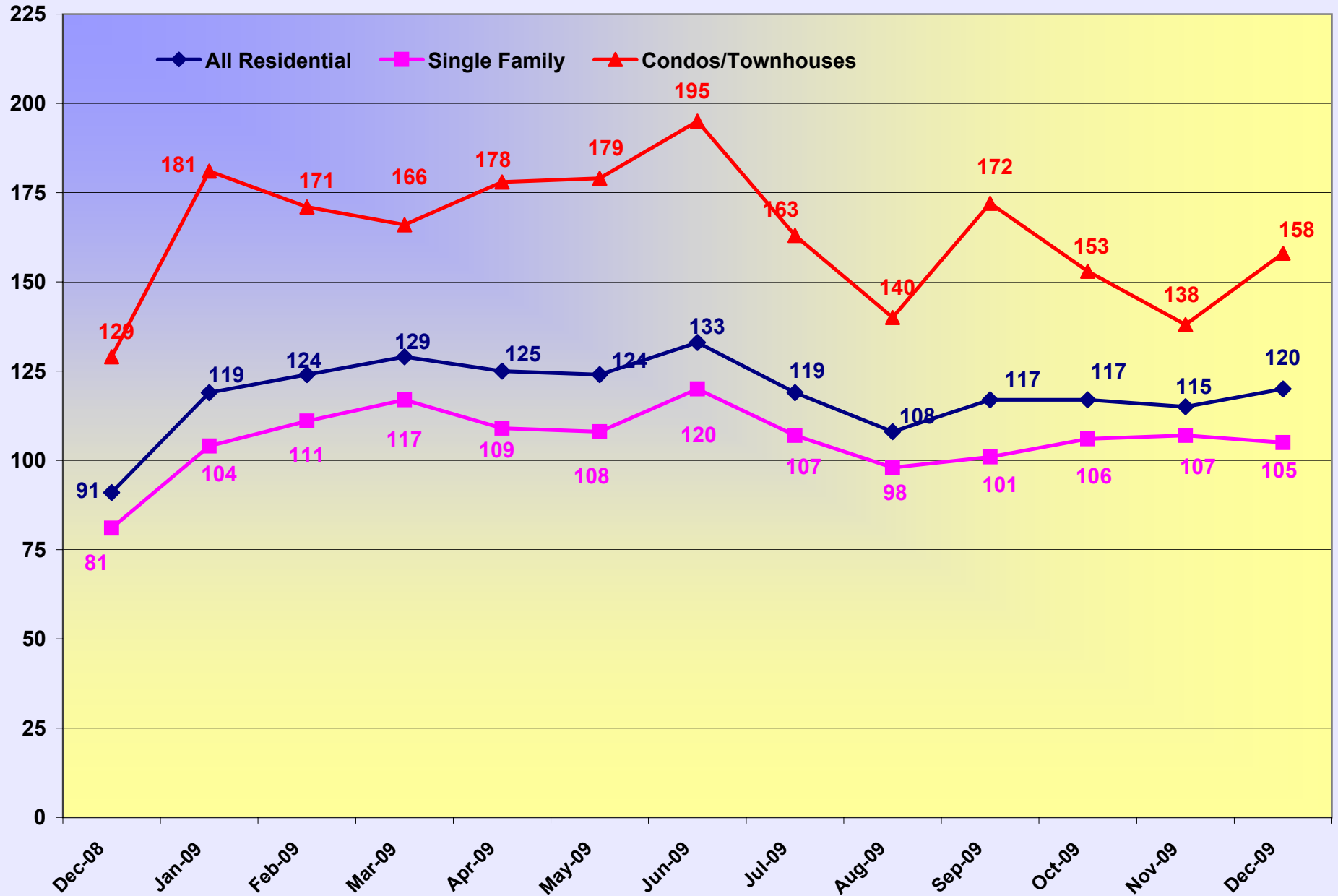
\*\* This chart is published quarterly.

Published by REALTOR® Association Of Greater Fort Myers &



# DOM - Last 12 Months - Solds

## All Residential/Single Family/Condos/Townhouses



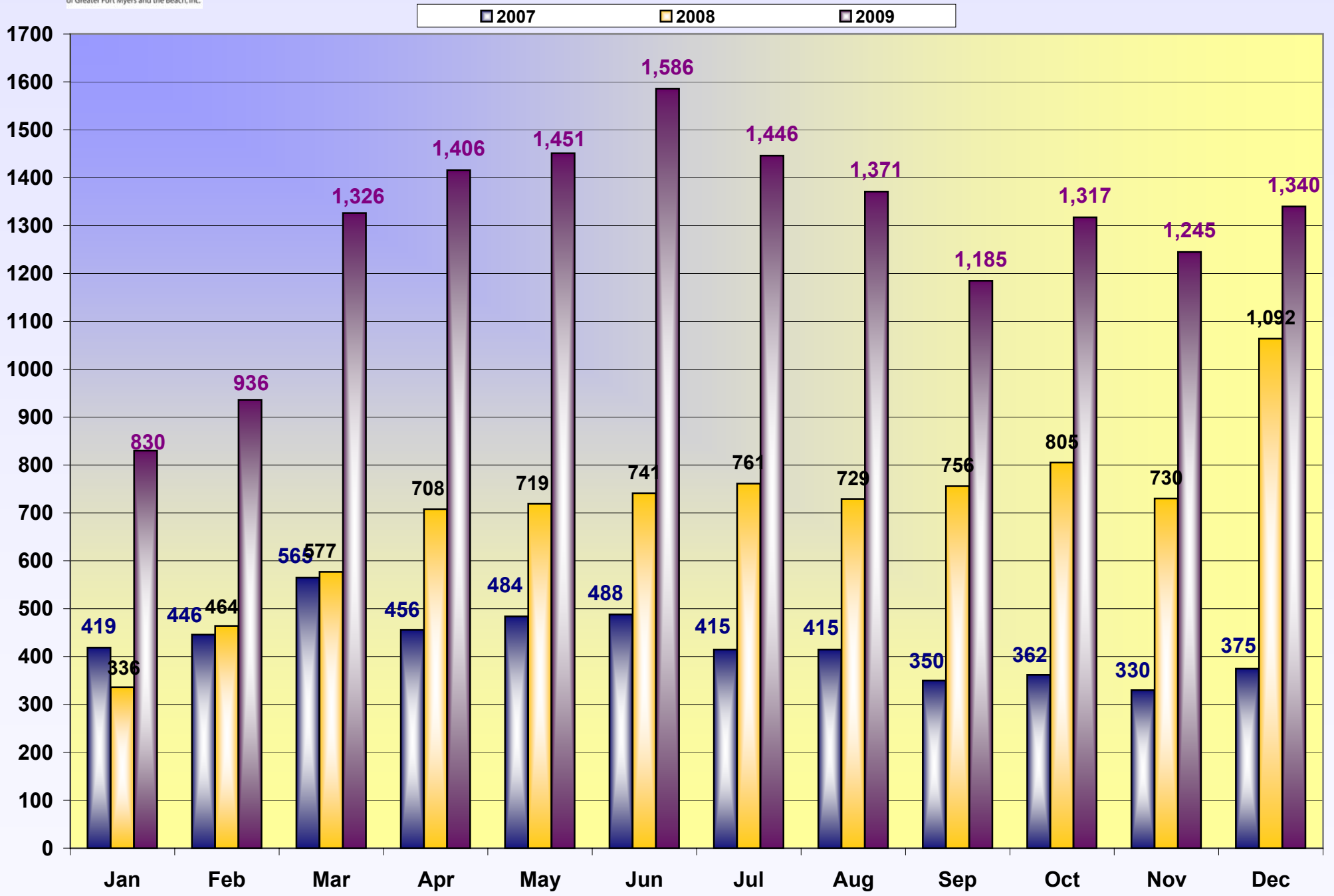
Average # of DOM for Sold Residential Listings calculated by Rapattoni

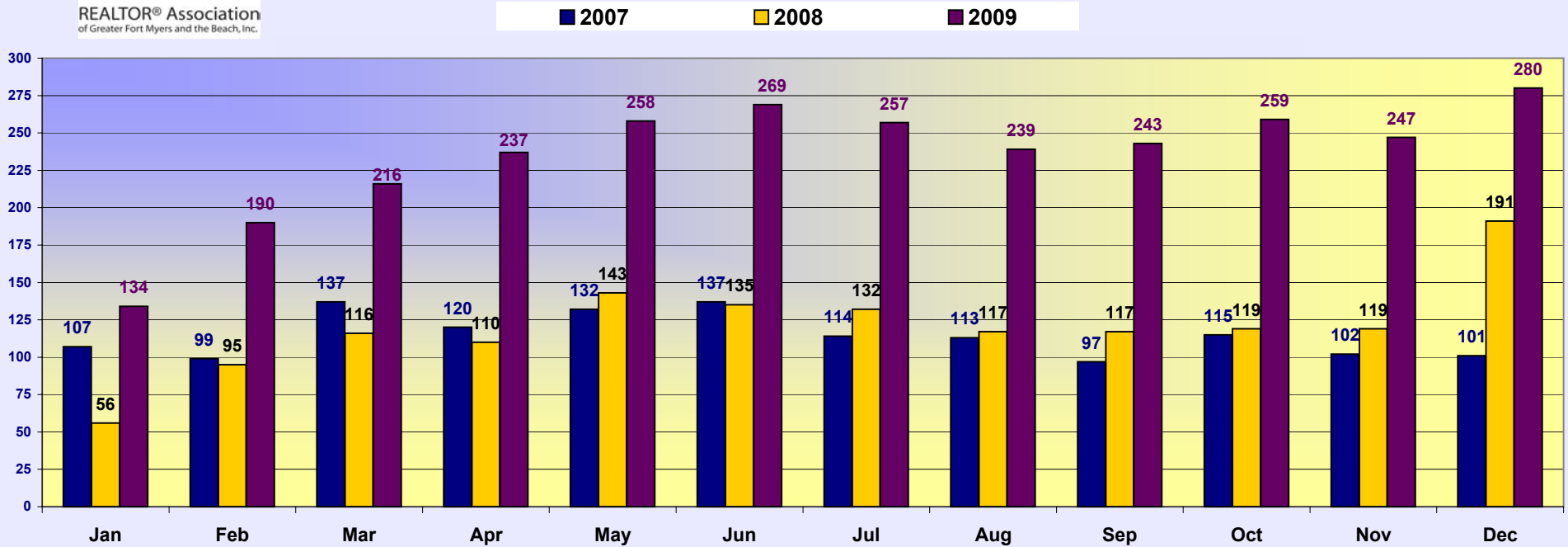
Published by REALTOR® Association Of Greater Fort Myers & The



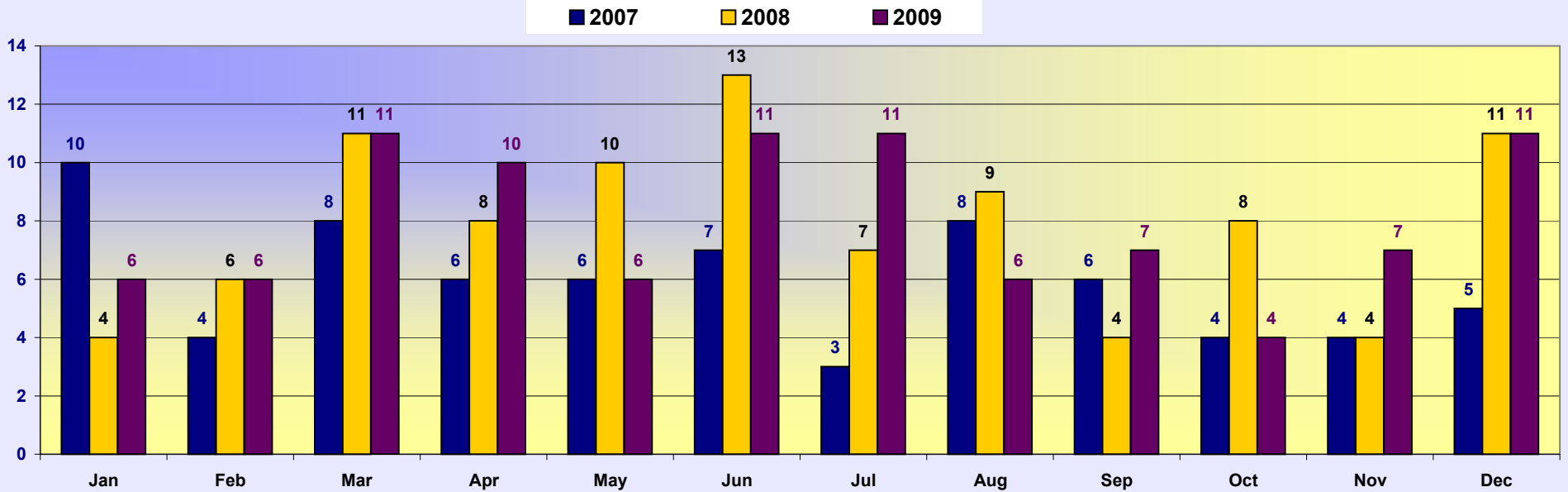
REALTOR® Association  
of Greater Fort Myers and the Beach, Inc.

# Lee County Single Family Solds 2007-2009

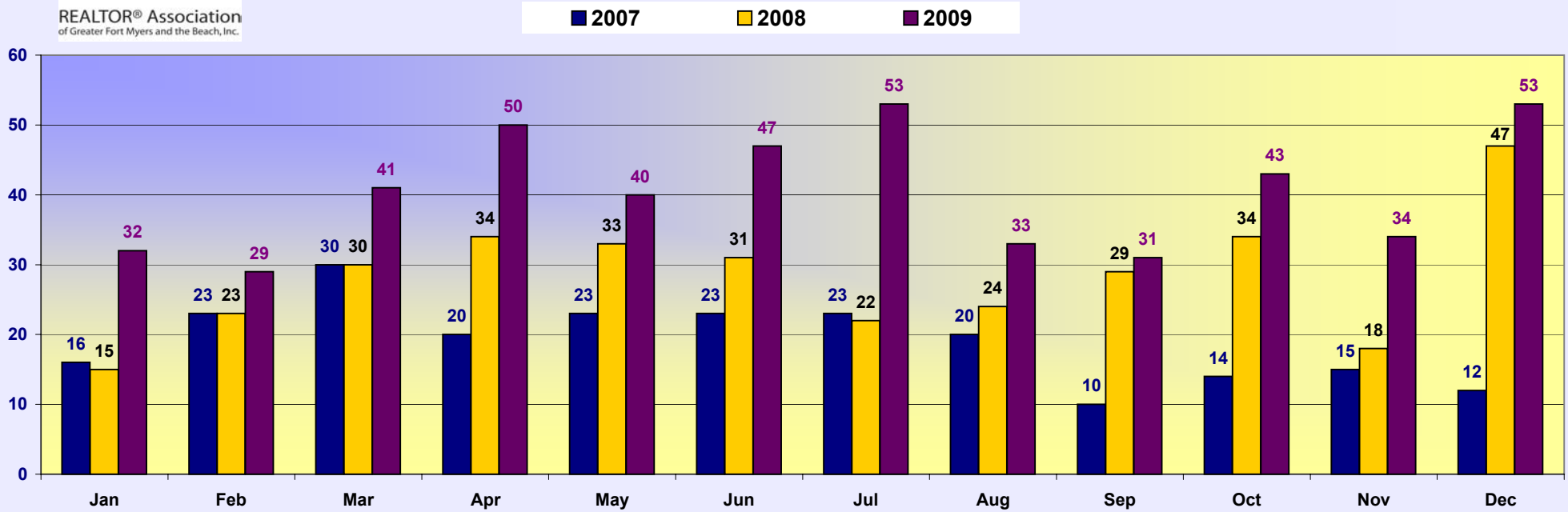




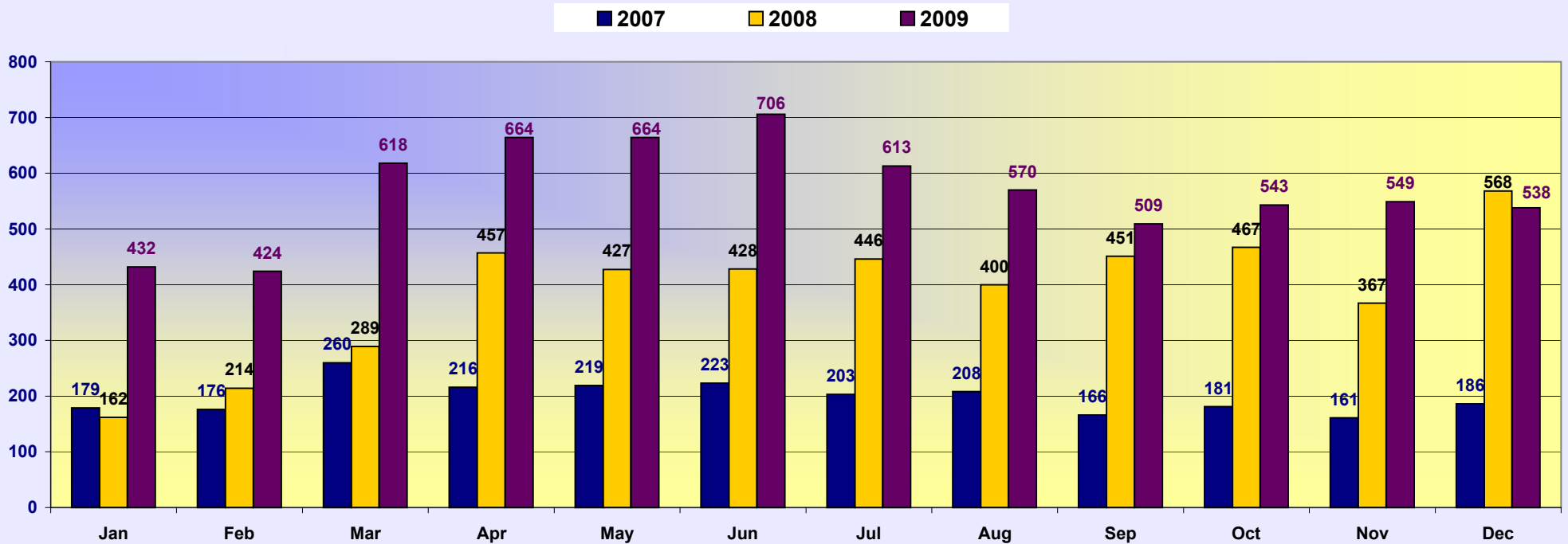
**2007-2009 Sold Single Family - Fort Myers Beach**



## 2007-2009 Sold Single Family - North Fort Myers

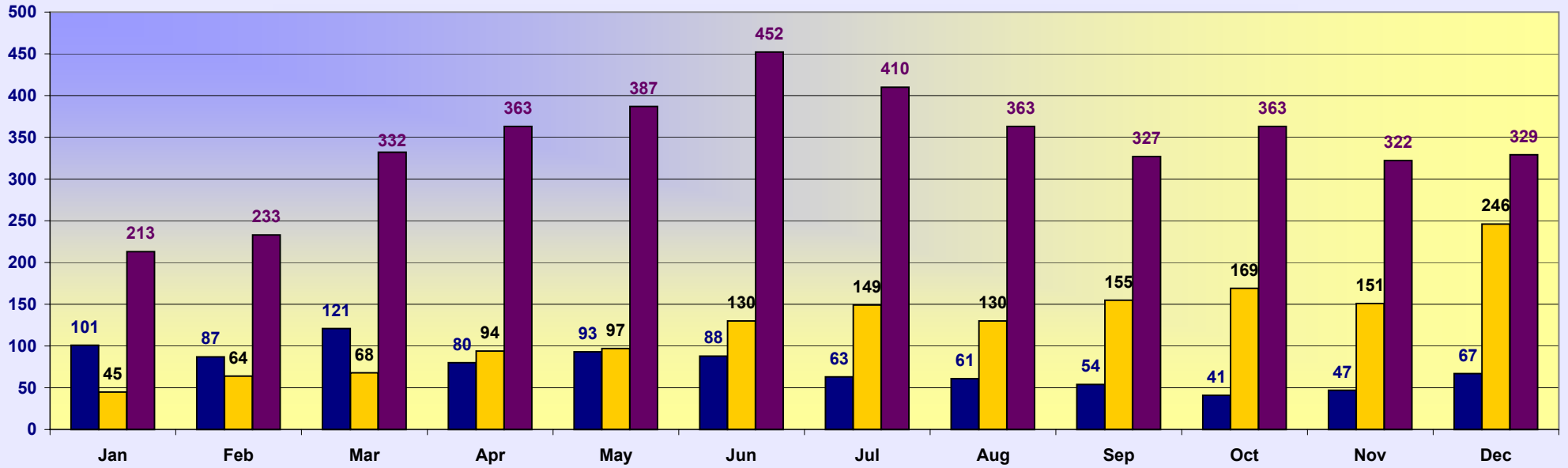


## 2007-2009 Sold Single Family - Cape Coral



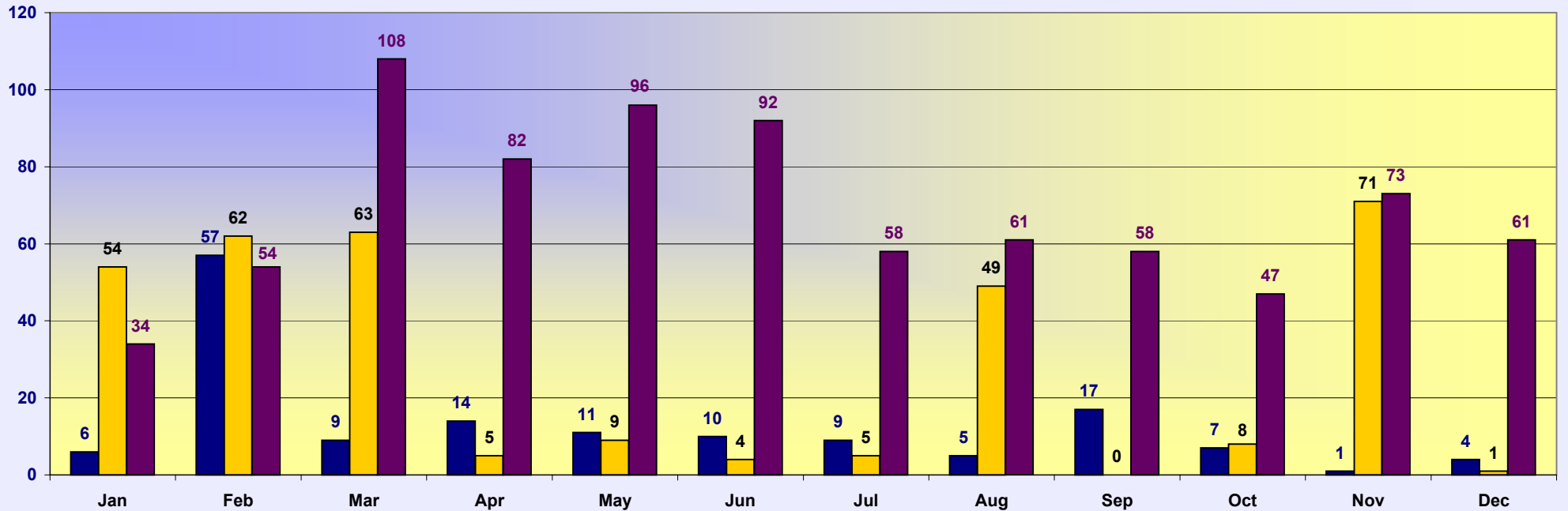
## 2007-2009 Sold Single Family - Lehigh Acres

■ 2007 ■ 2008 ■ 2009



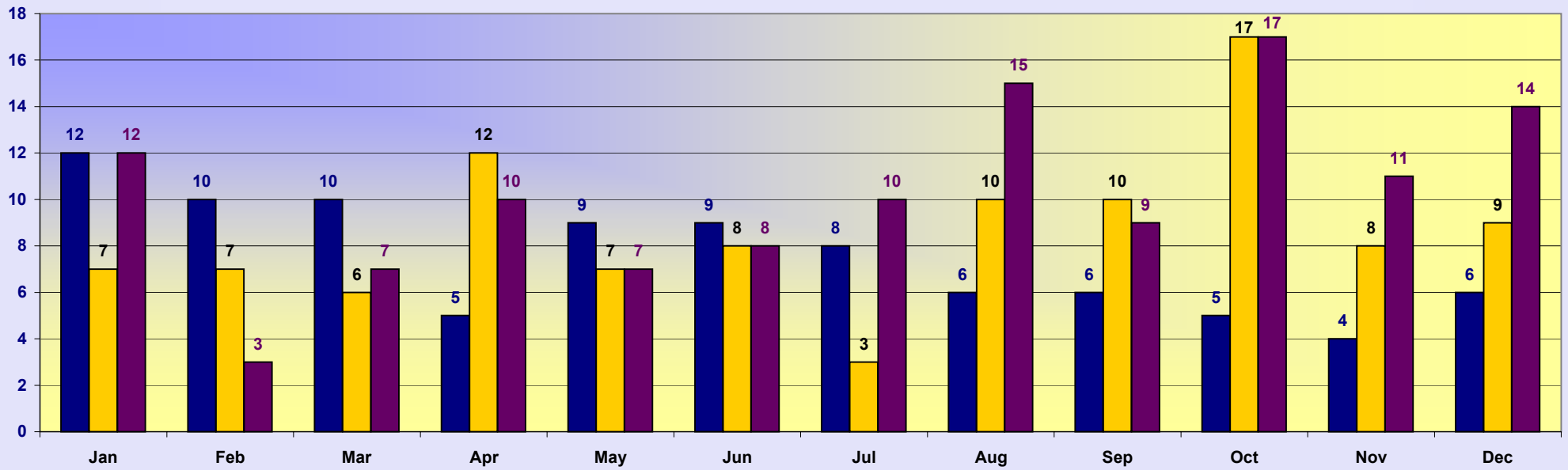
## 2007-2009 Sold Single Family - Other

■ 2007 ■ 2008 ■ 2009



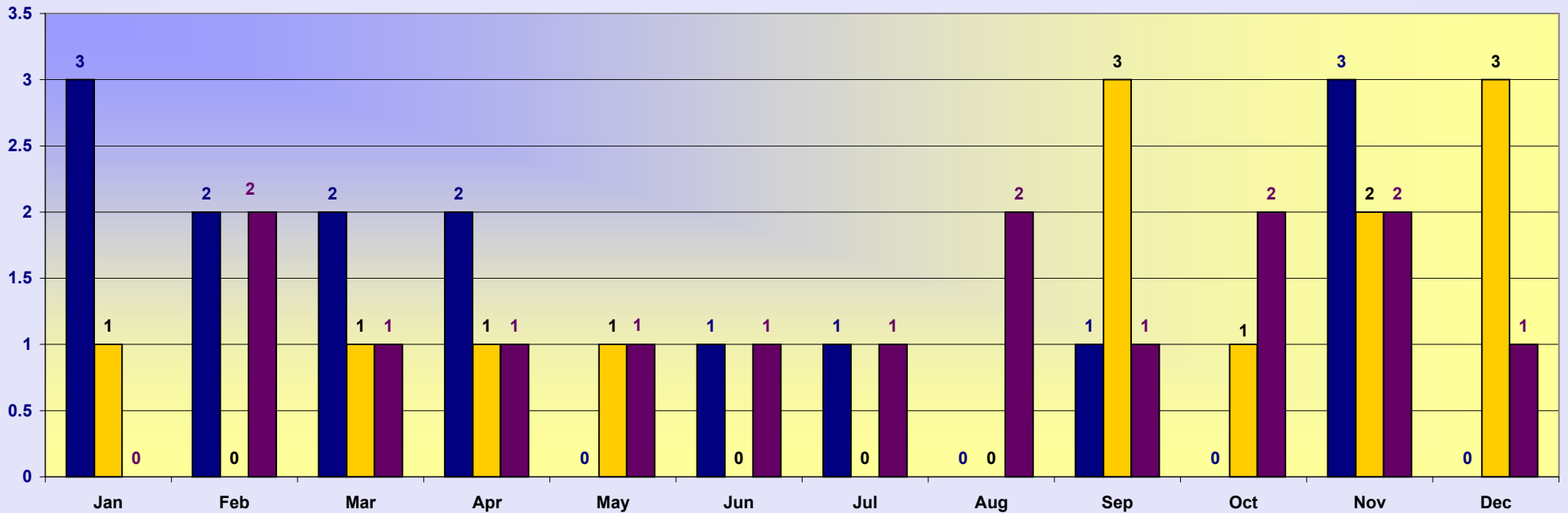
### 2007-2009 Sold Single Family - Hendry County

■ 2007 ■ 2008 ■ 2009



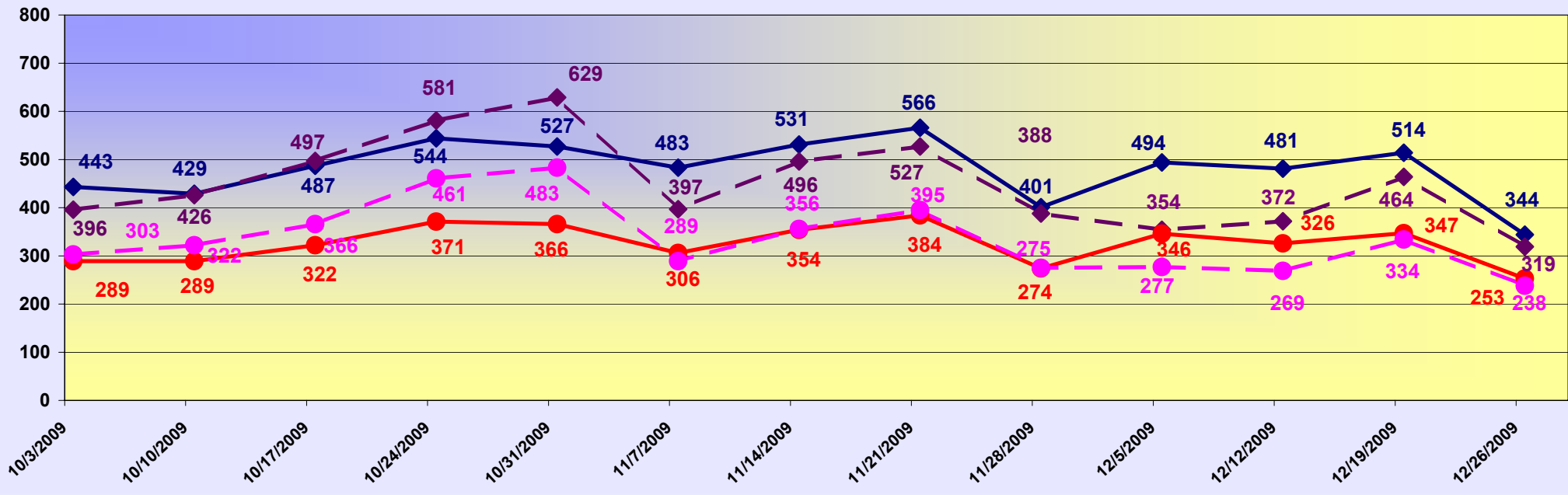
### 2007-2009 Sold Single Family - Glades County

■ 2007 ■ 2008 ■ 2009



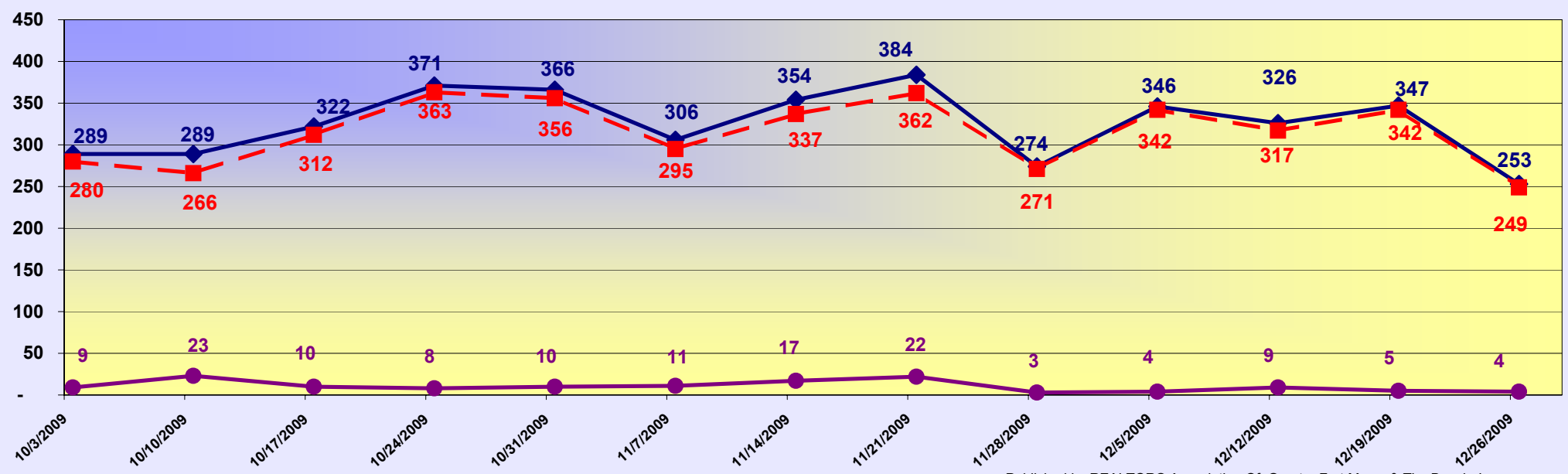
### Residential Weekly Market Activity - Past 3 Months

◆ All Resid Improved Actives   
 ◆ All Resid Improved Pending   
 ● Single Family Actives   
 ● Single Family Pending

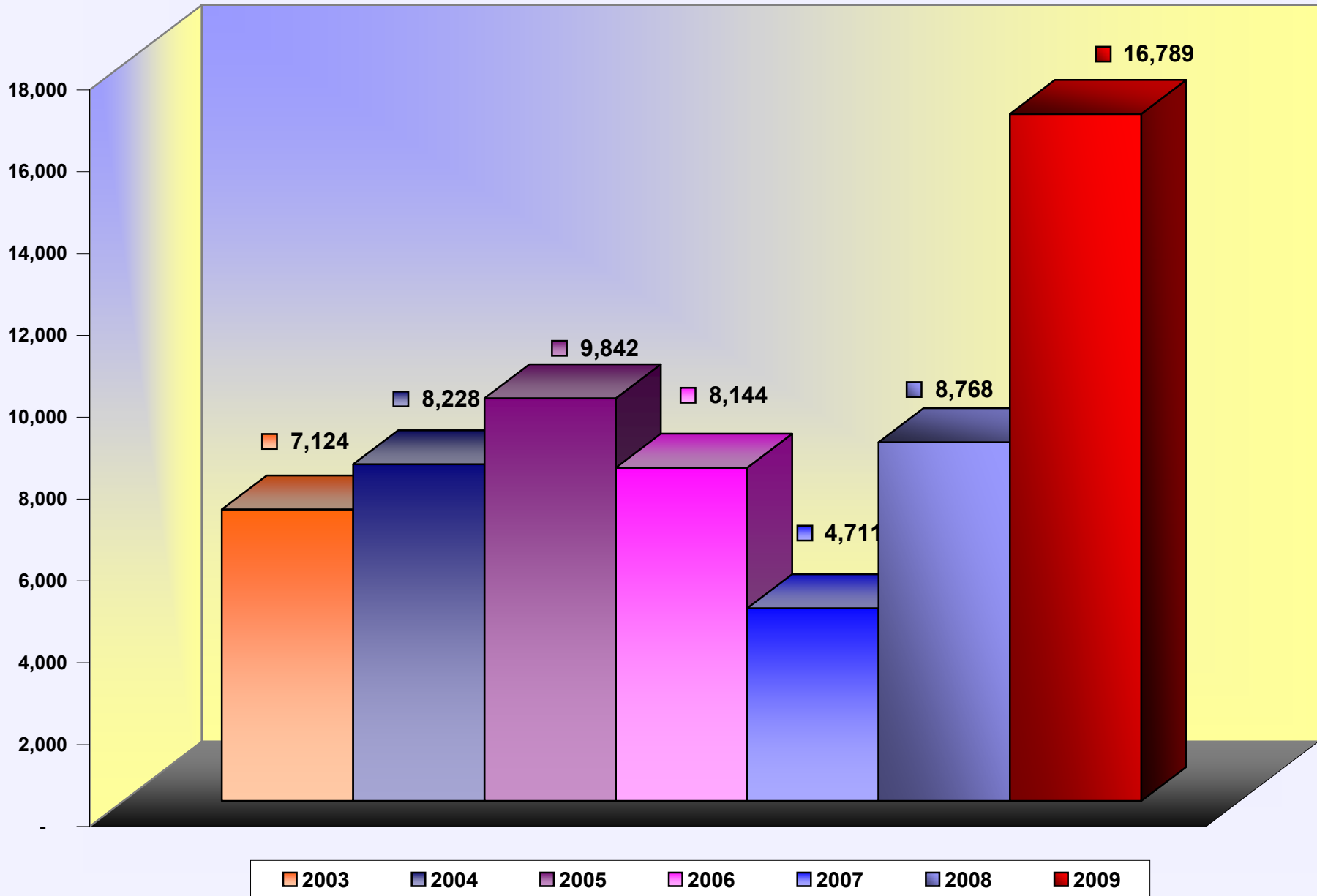


### Residential Weekly Market Activity - Past 3 Months - Resale / New Construction

◆ Residential Improved Actives   
 ■ Residential Resale Actives   
 ● All New Constr

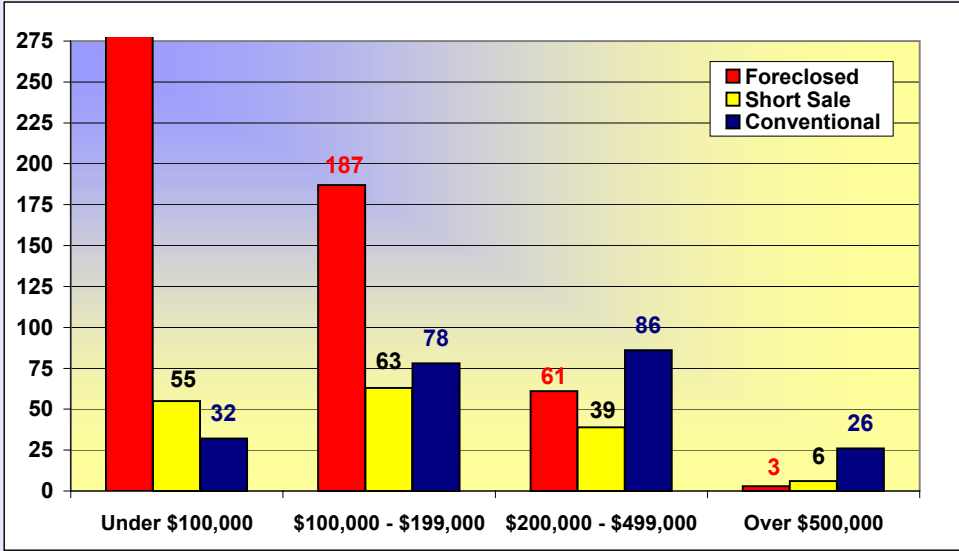


# Single Family Solds By Year

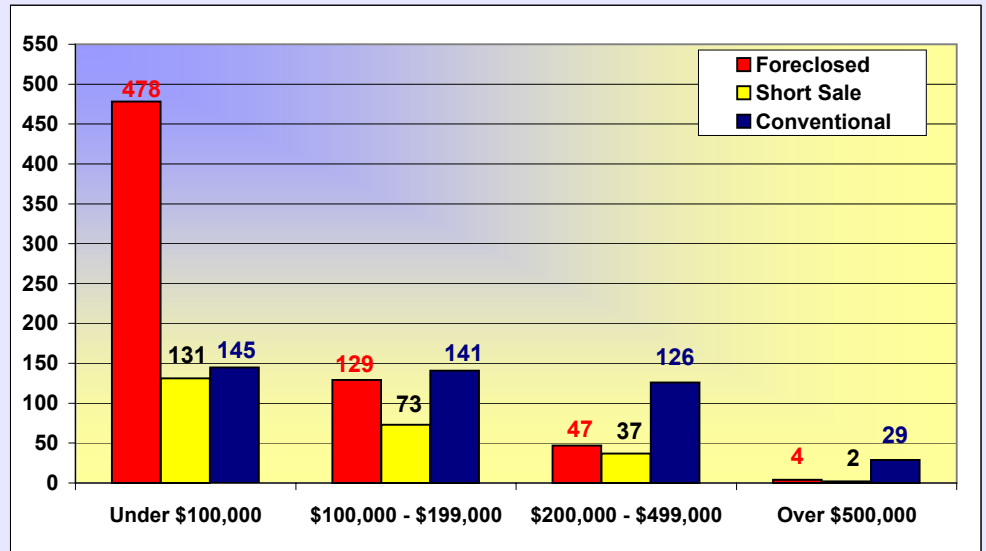


**# of Single Family Sold By Price Points  
Foreclosed / Short Sale / Conventional Comparison**

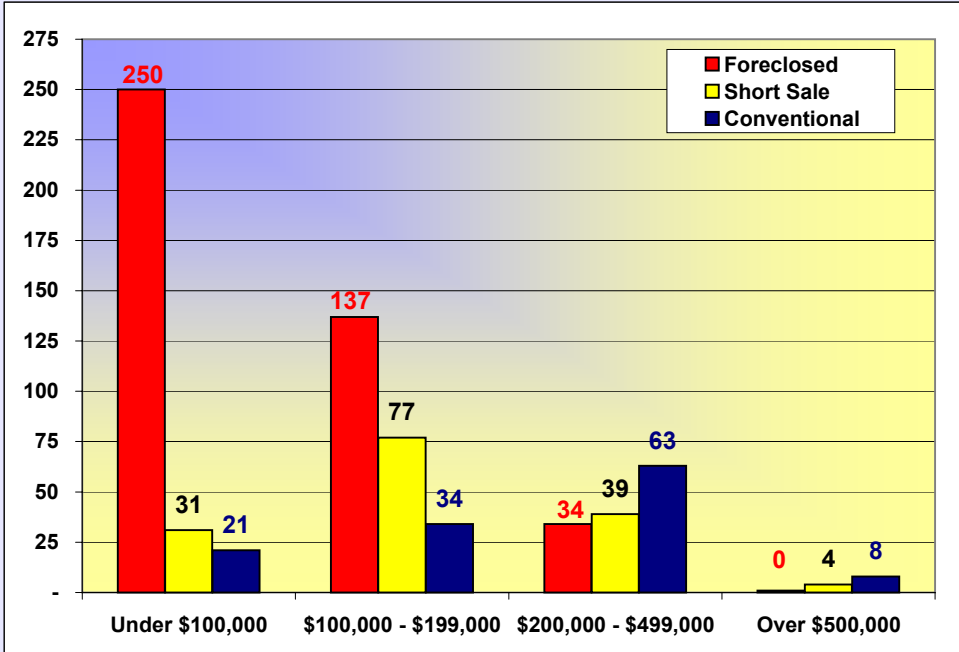
**December 2008**



**December 2009**



**November 2008**



**November 2009**

