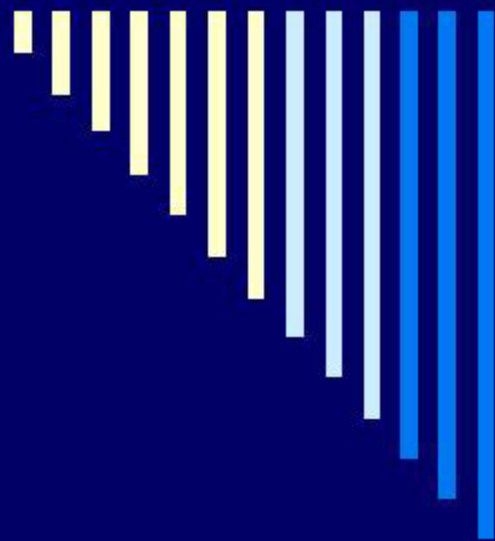


Florida Gulf Coast
Multiple Listing Service, Inc.



Monthly Market Indicators

JANUARY 2010

Contents:

- Conventional/REO/Short Sale Single Family Sold
- Housing Supply Outlook
- Single Family/Condos Sold By City
- 2003-2010 Single Family/Condos Sold
- Absorption Rate
- Median Price Comparison By Year



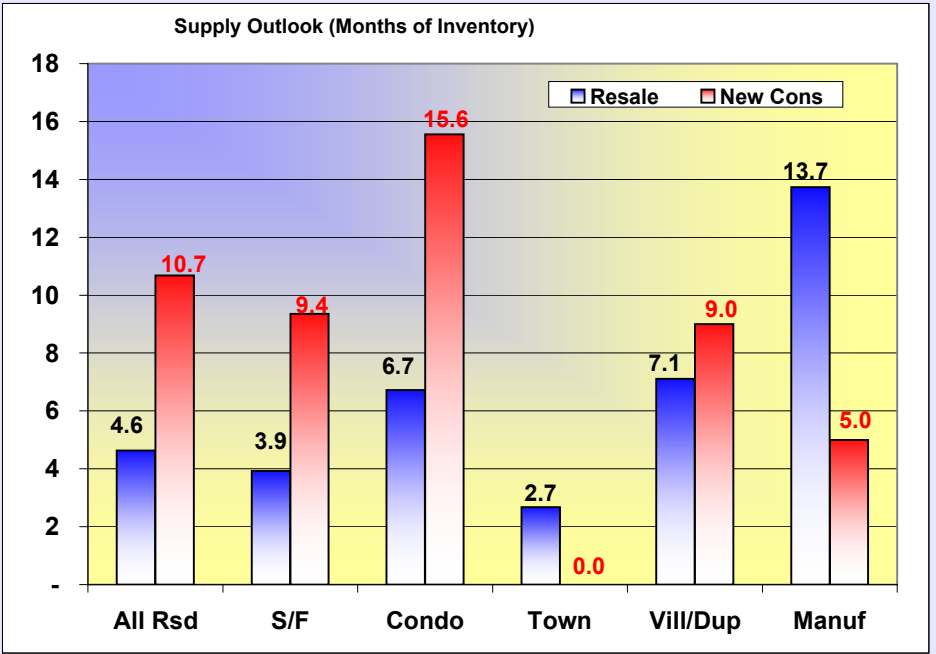
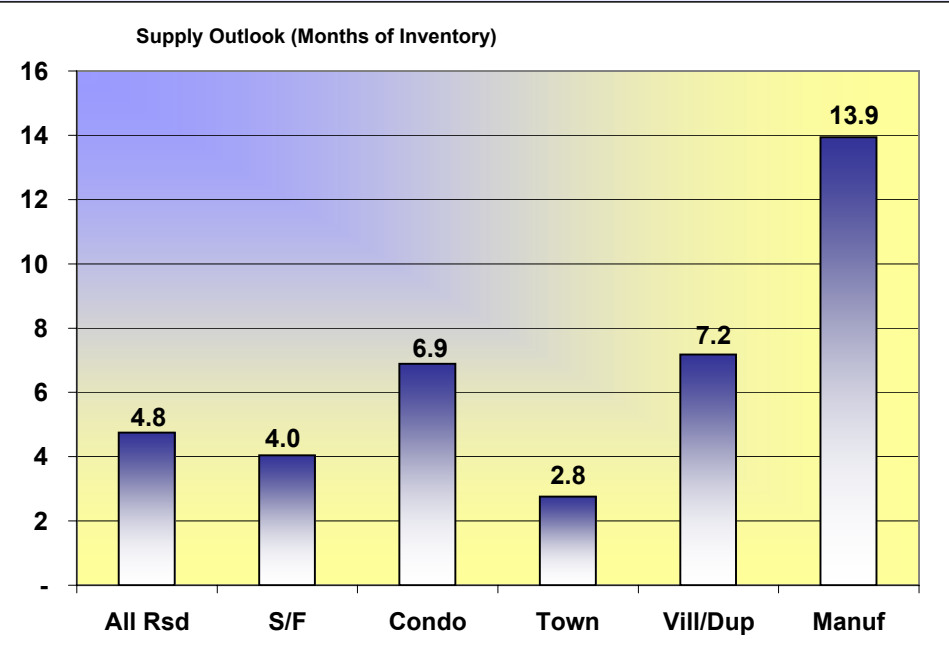
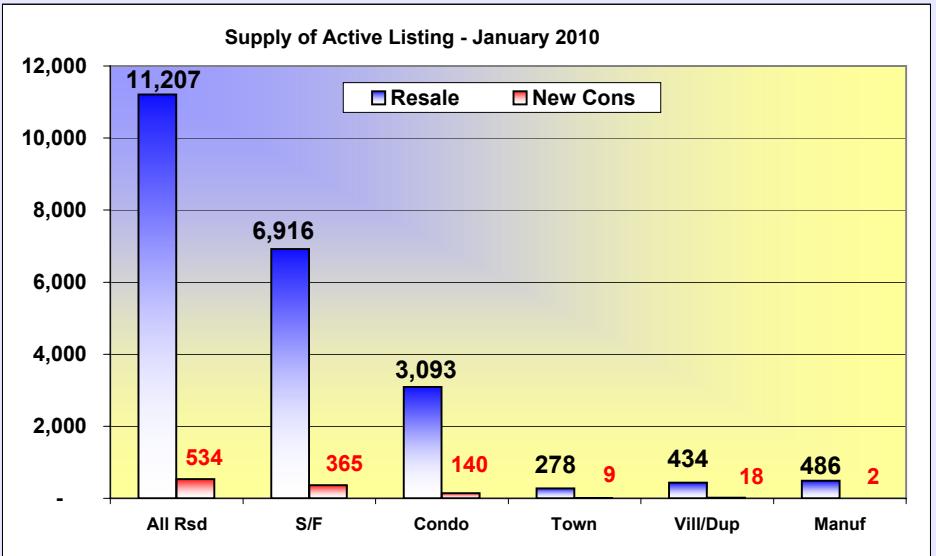
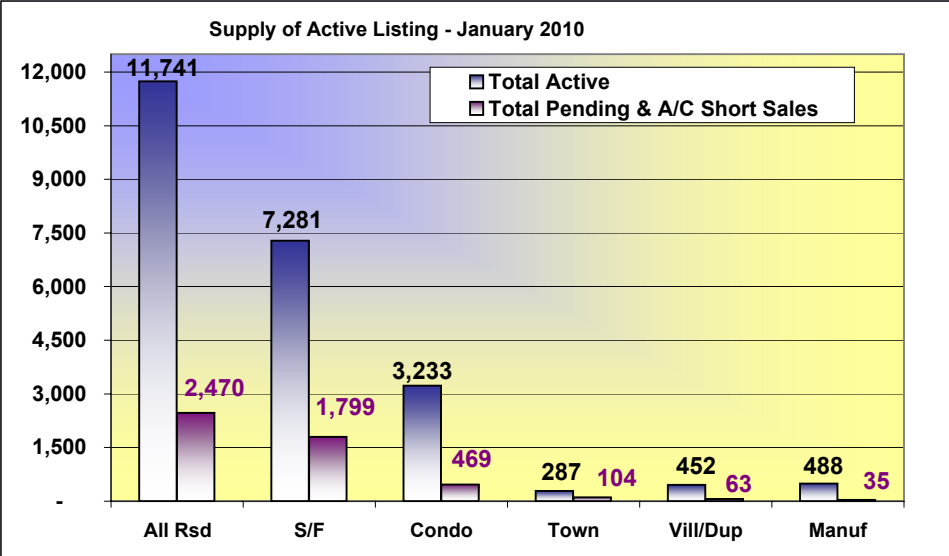
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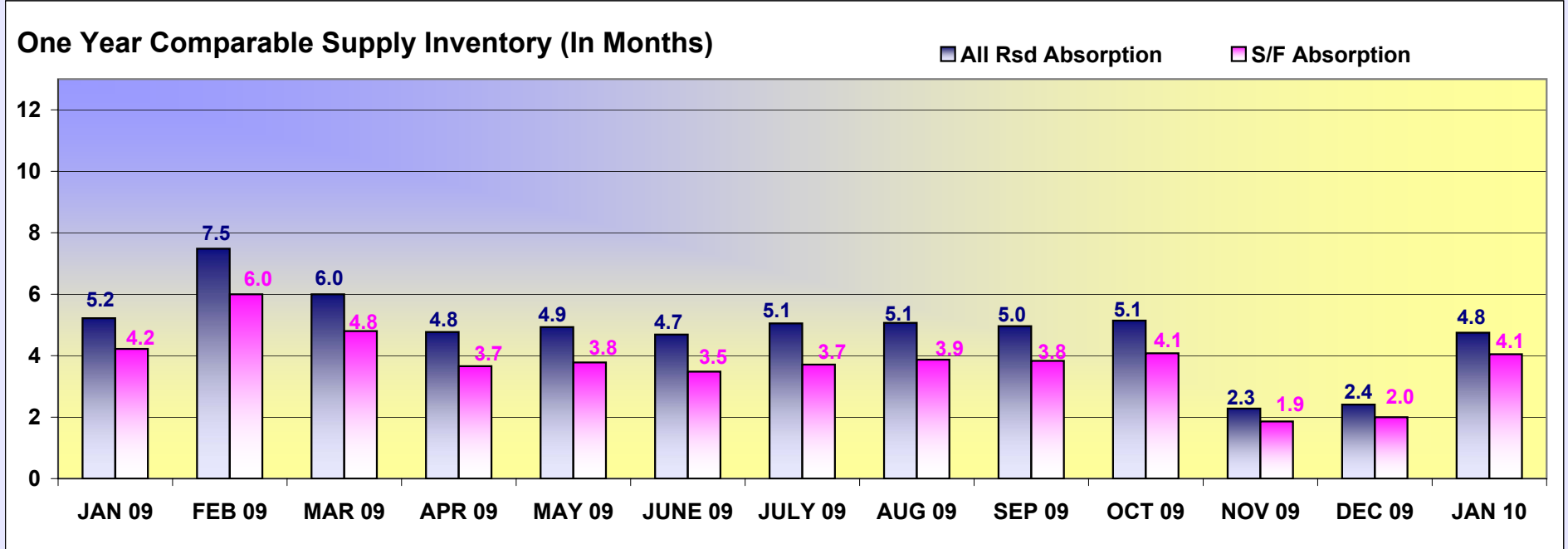
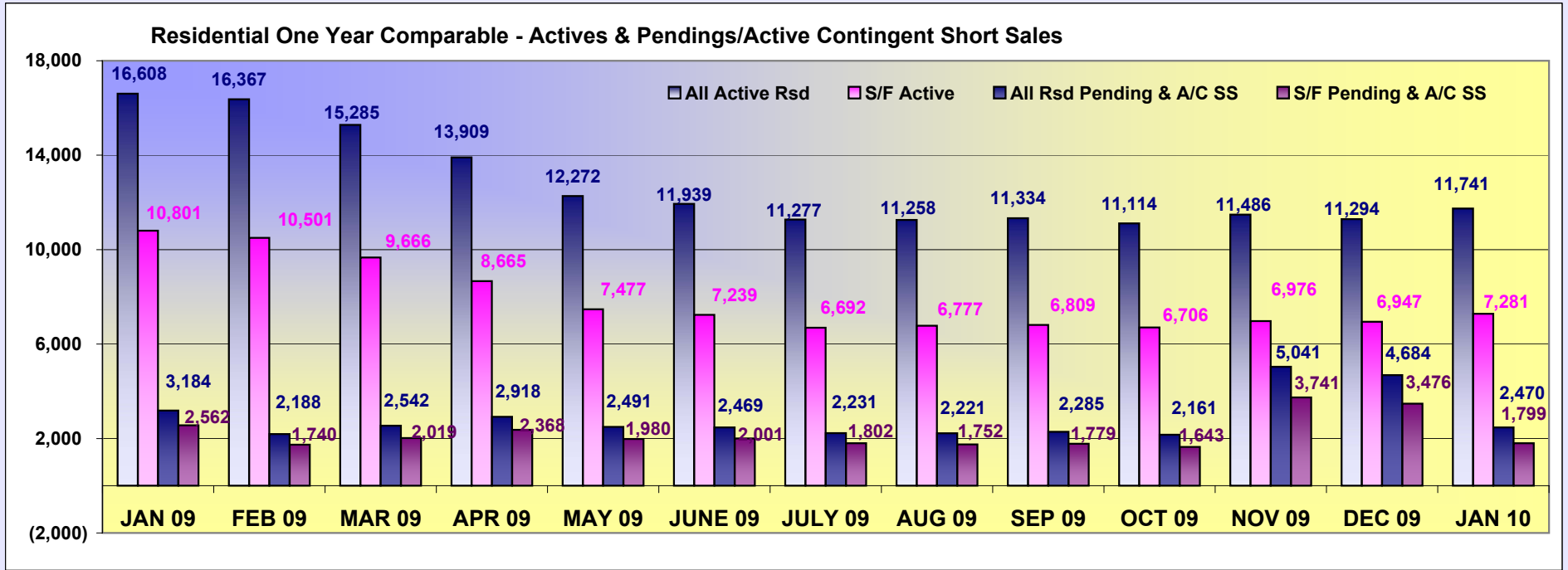
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Housing Supply Outlook

All Residential Properties - Active and Pendings / Active Cont. Short Sale

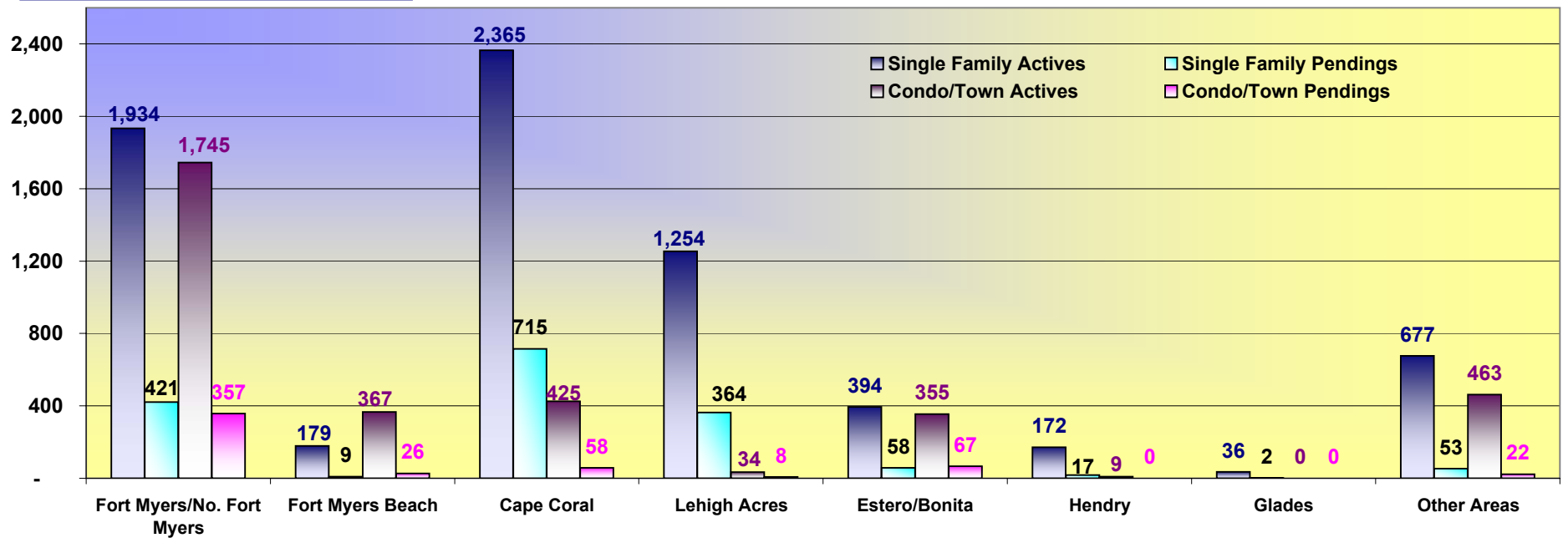


Supply Outlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending / Active Contingent Short Sale Listings.



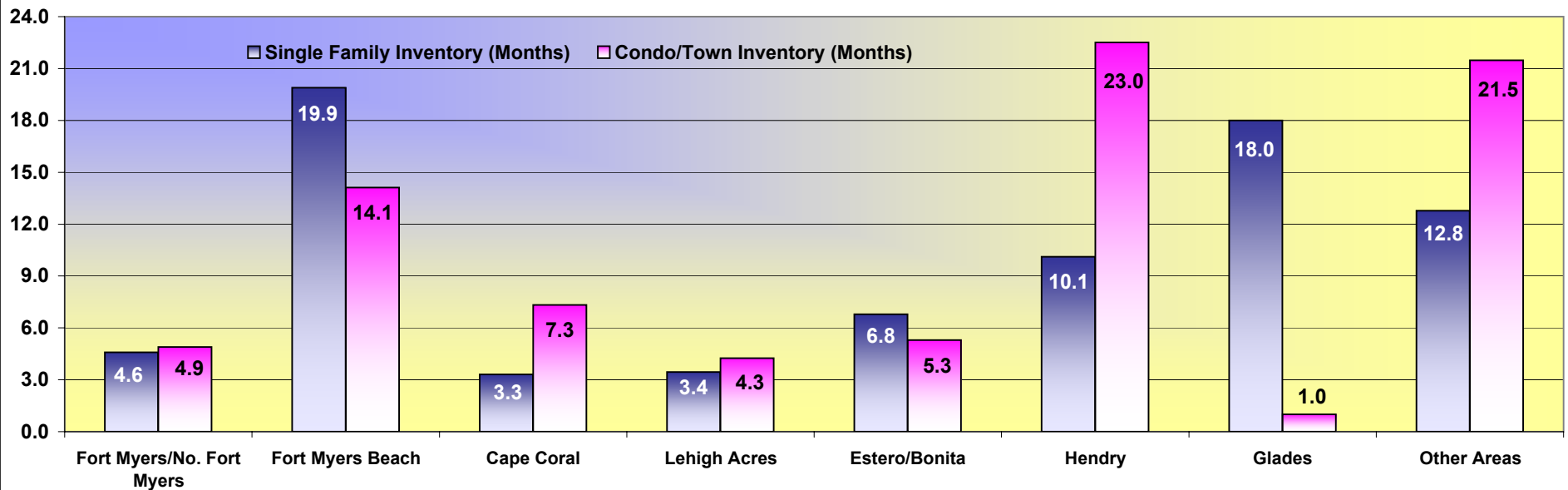
SupplyOutlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending & Active Contingent Short Sale Listings.

January 2010



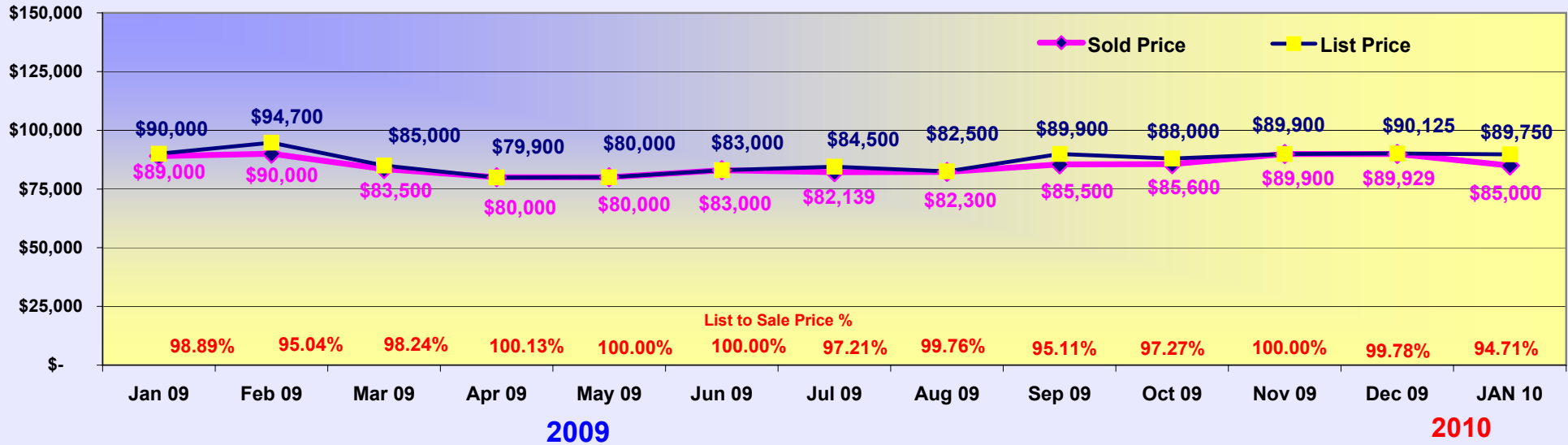
City Supply Rate (Months Of Inventory)

January 2010

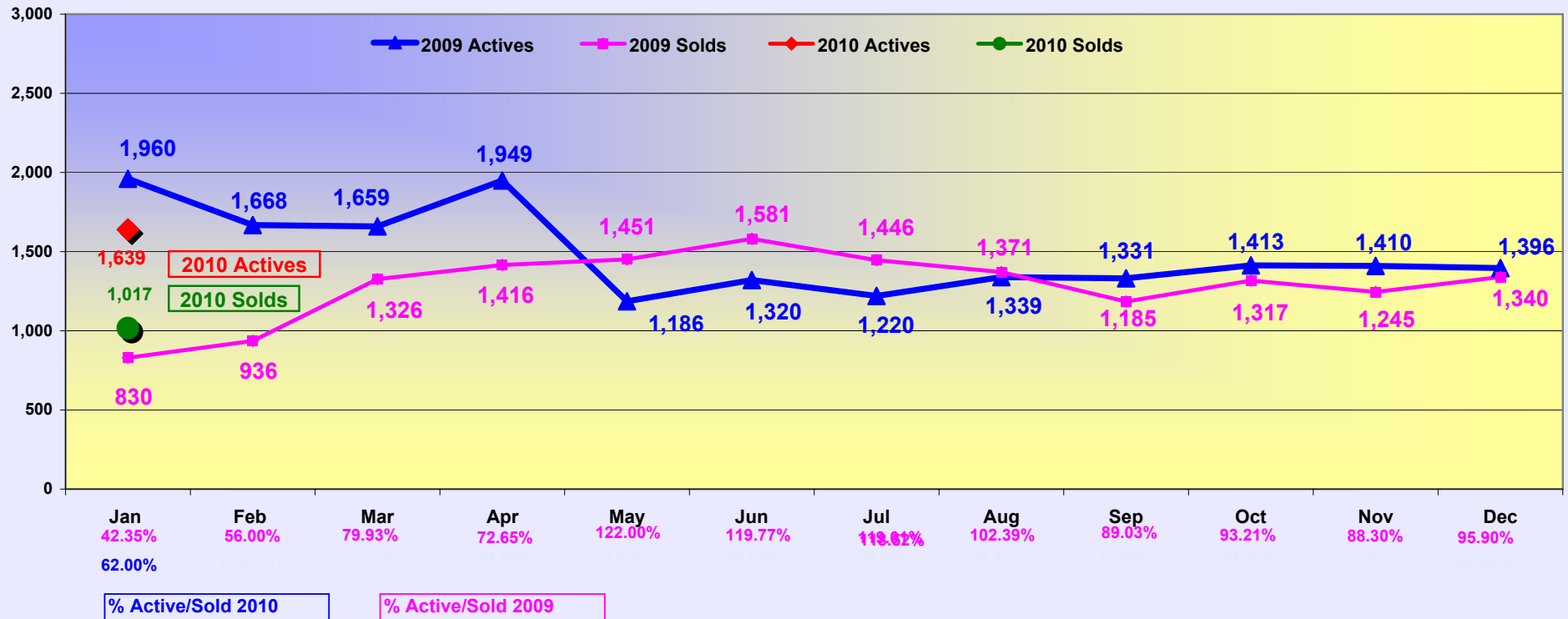


Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.

January 2010



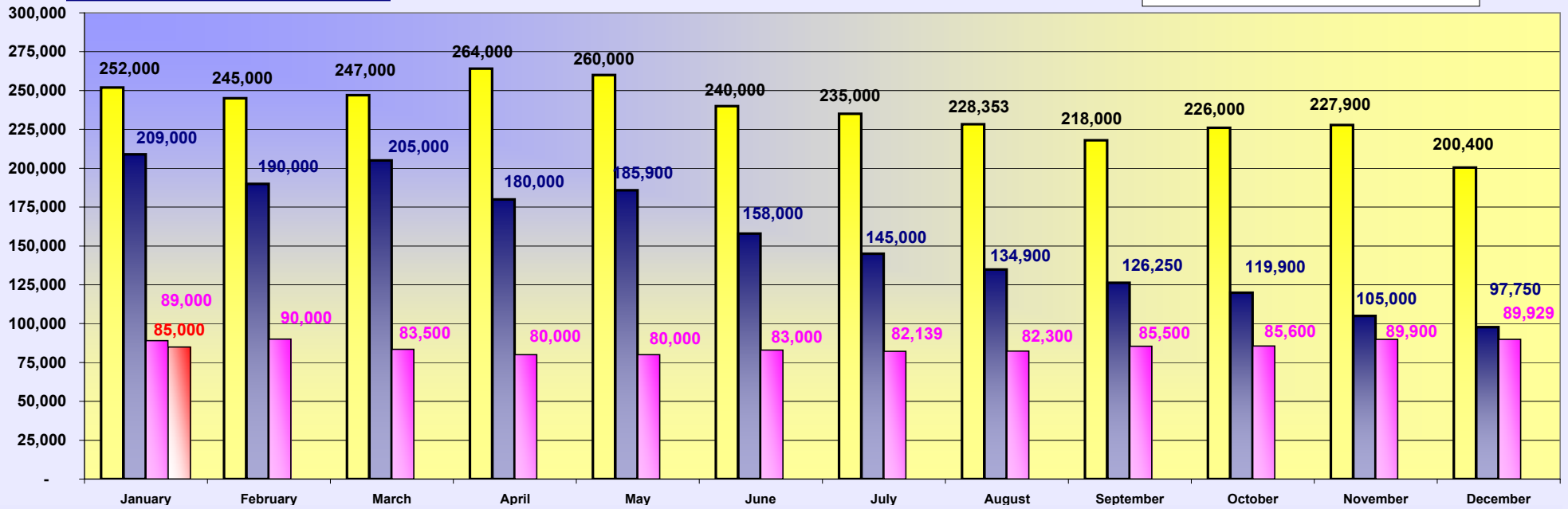
2009/2010 Single Family Listings - Percent of Sold to Active Listings



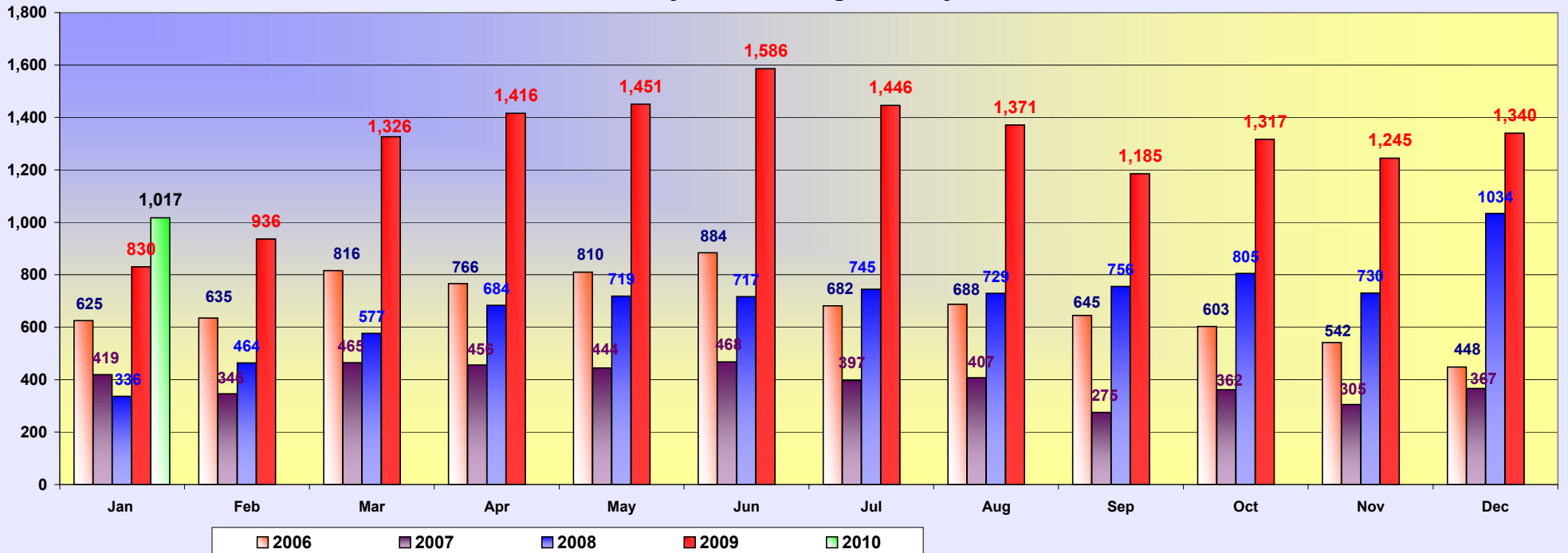
% Calculated by Dividing Solds by Actives

Residential Property Median Price Comparison 2007 / 2008 / 2009 / 2010

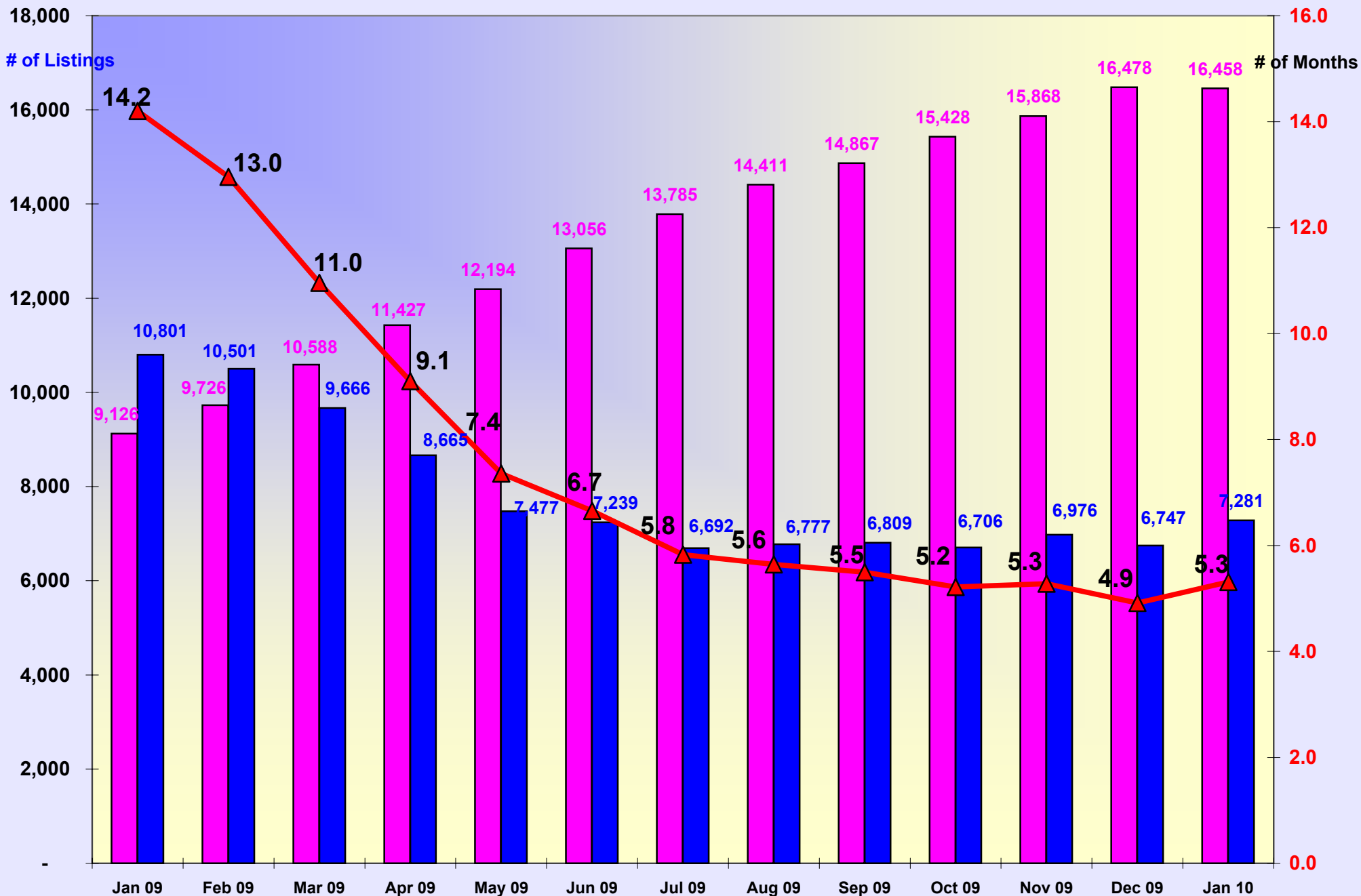
2007 2008 2009 2010



2005-2010 Monthly Total of Single Family - Solds

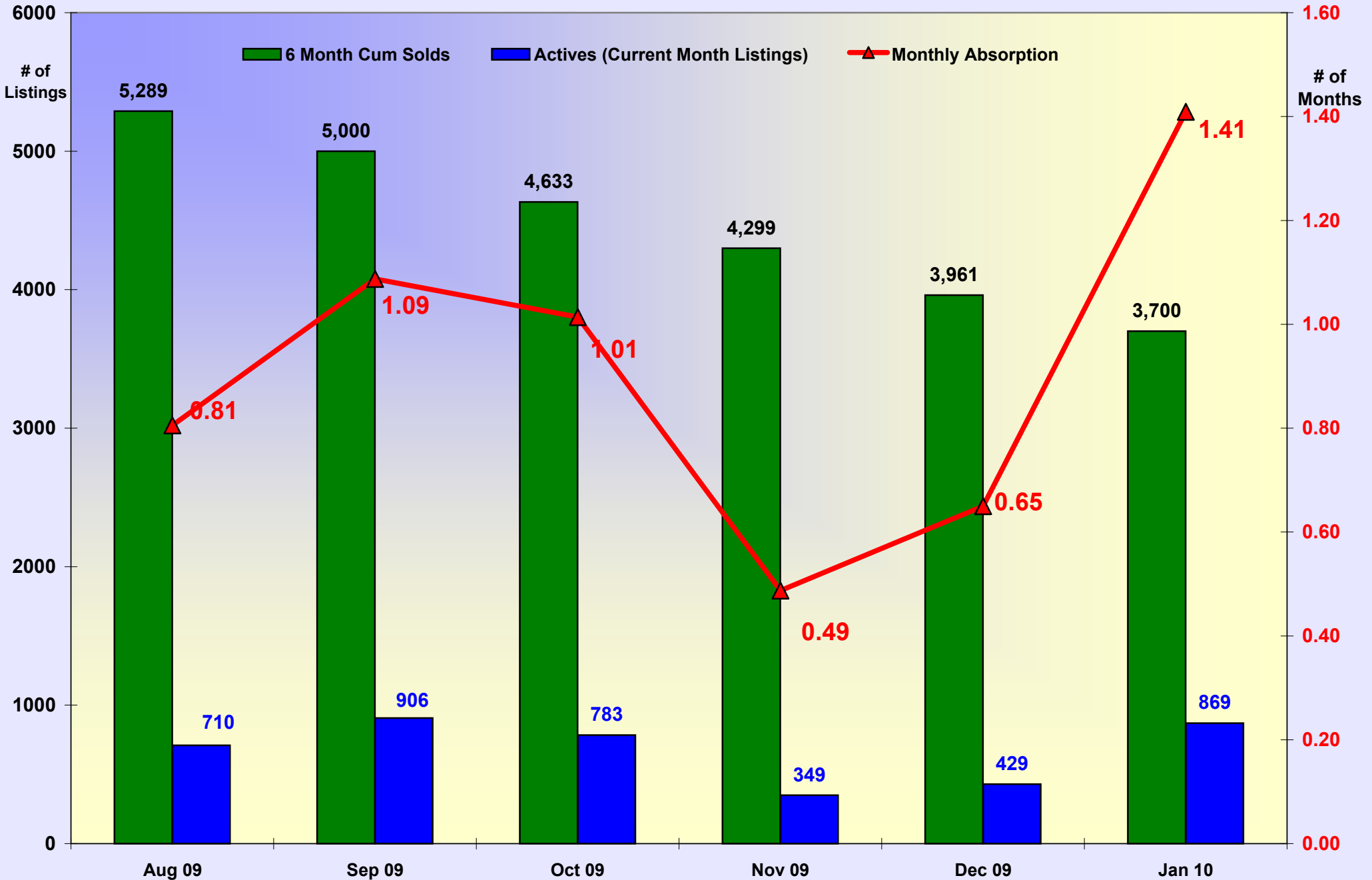


Solds (12 Month Cumm) Actives (Current Month Listings) Monthly Absorption



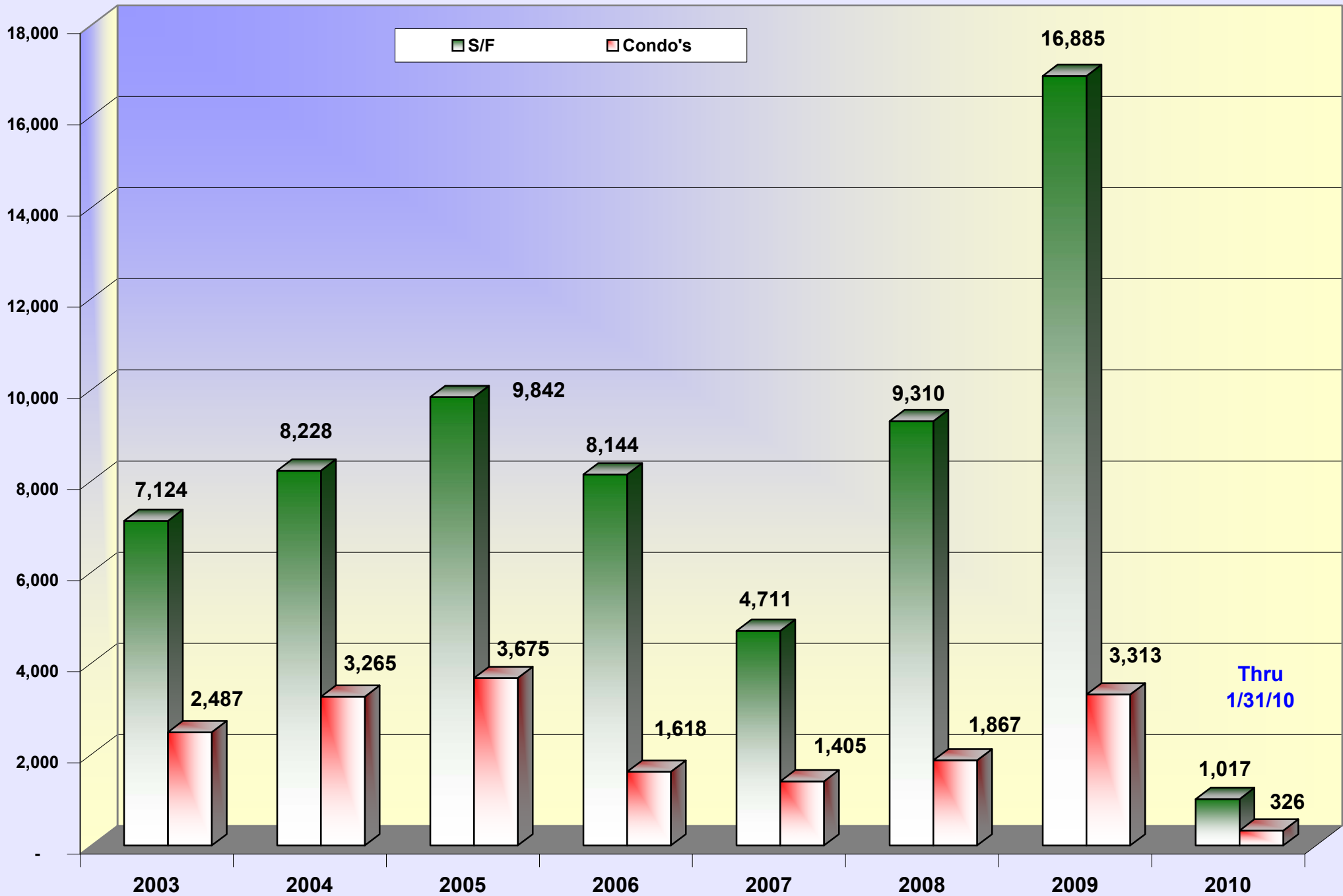
Absorption (NAR's caculation) - # of Sold Divided by 12 (# of Months) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

Six Month Absorption Rate - Foreclosed/REO Single Family



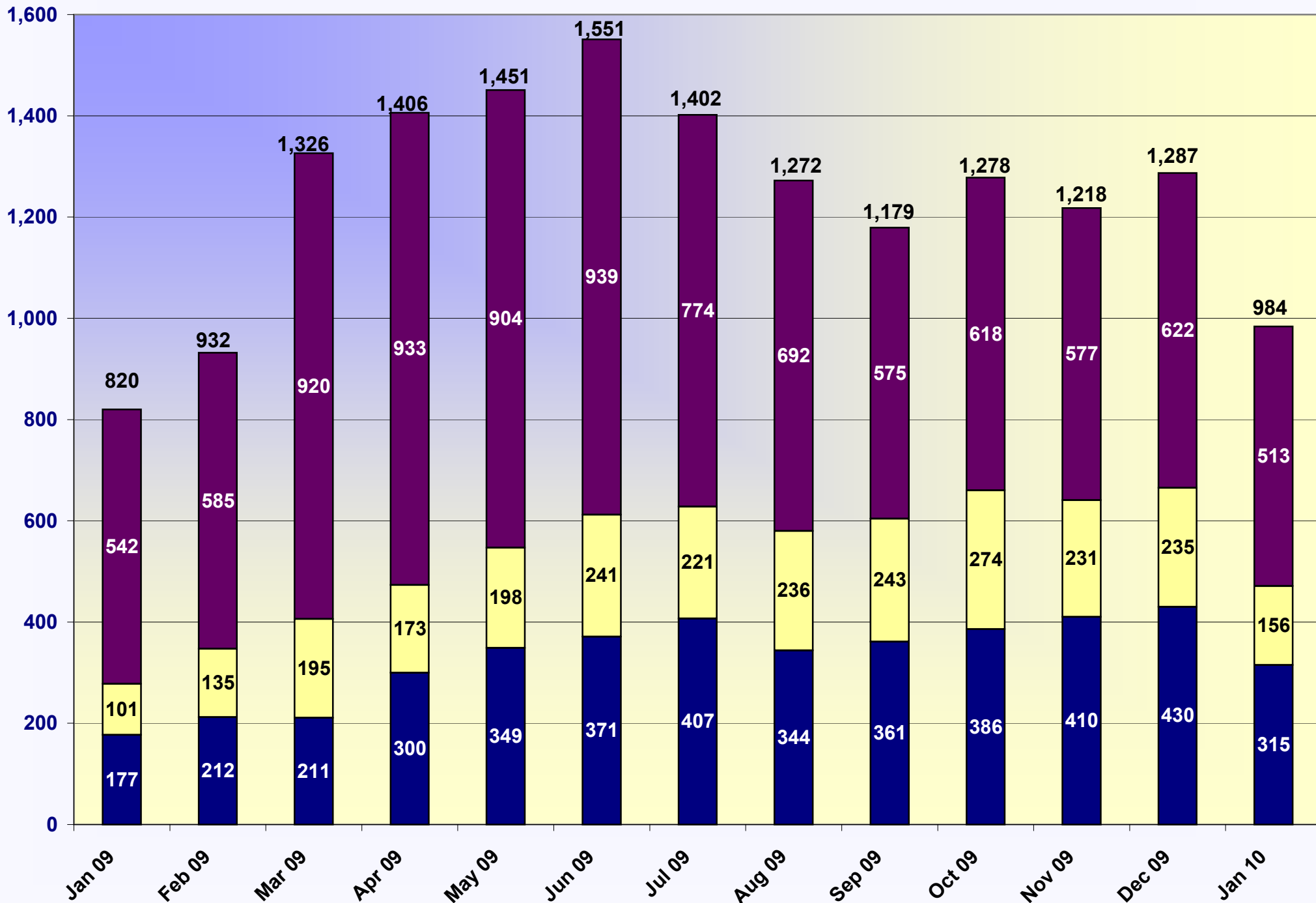
Absorption (NAR's caculation) - # of Sold Divided by 12 (# of Months) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

Single Family & Condos Sold 2003-2010



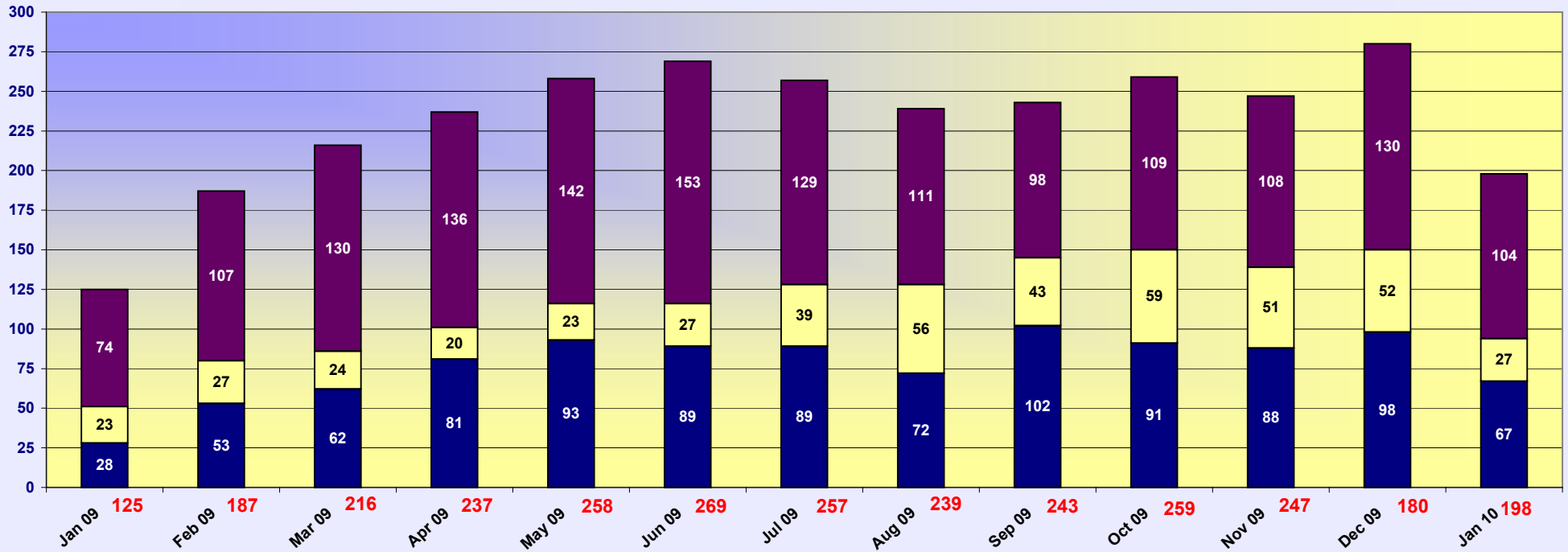
2009/2010 Sold Single Family - Lee County

■ Conventional ■ Short Sale ■ REO's



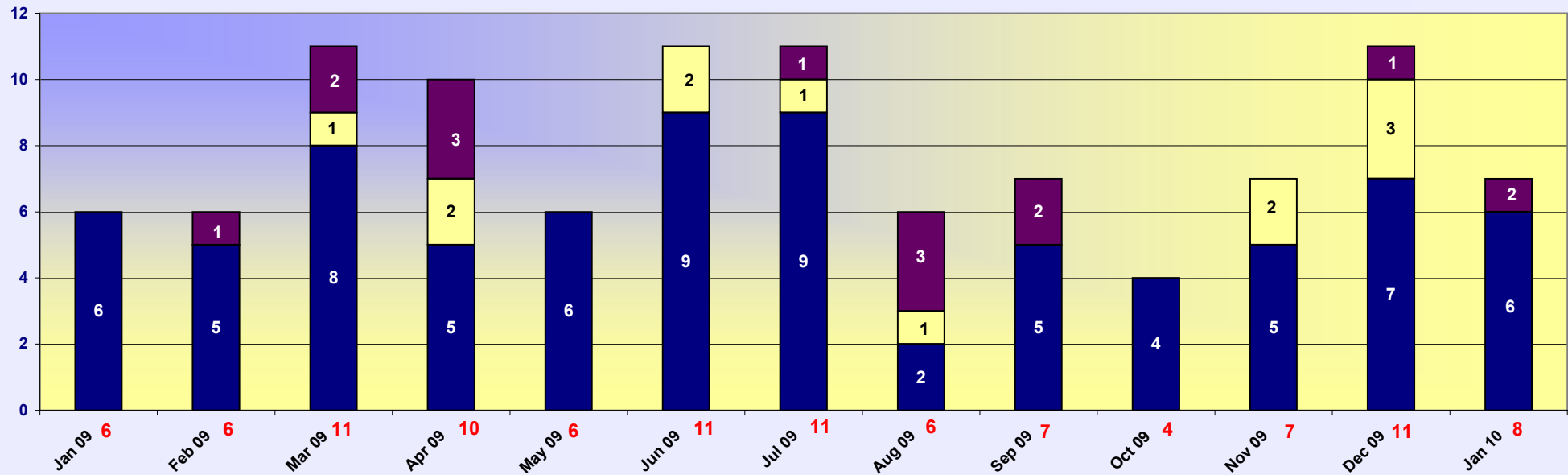
2009/2010 Sold Single Family - Fort Myers

■ Conventional ■ Short Sale ■ REO's



2009/2010 Sold Single Family - Fort Myers Beach

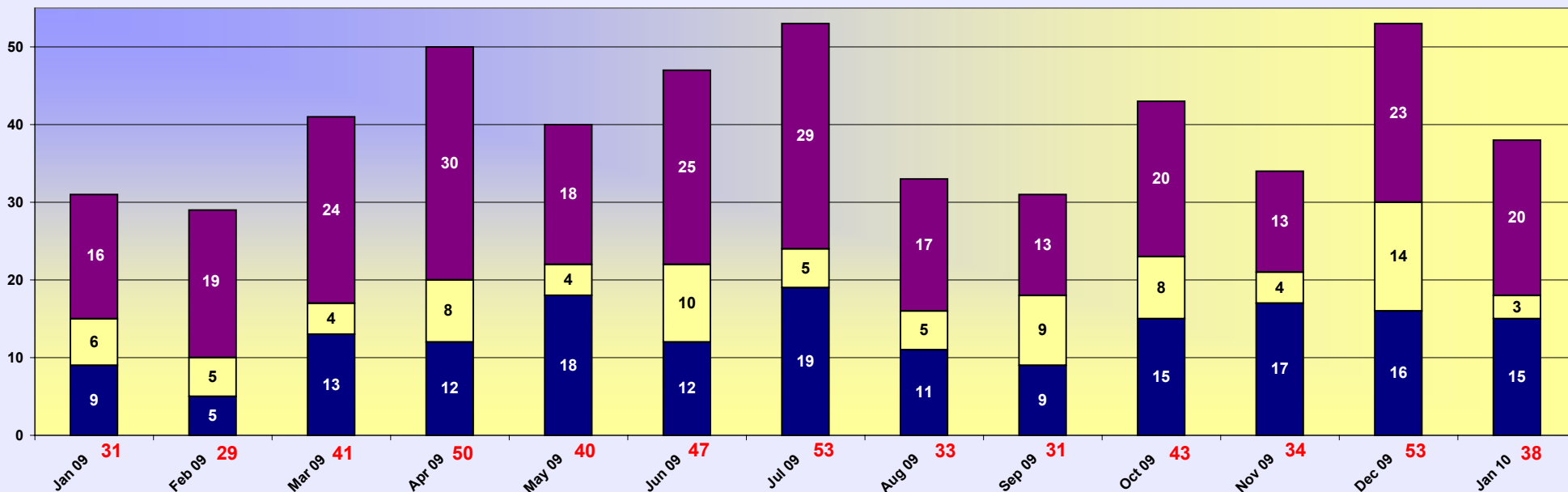
■ Conventional ■ Short Sale ■ REO's



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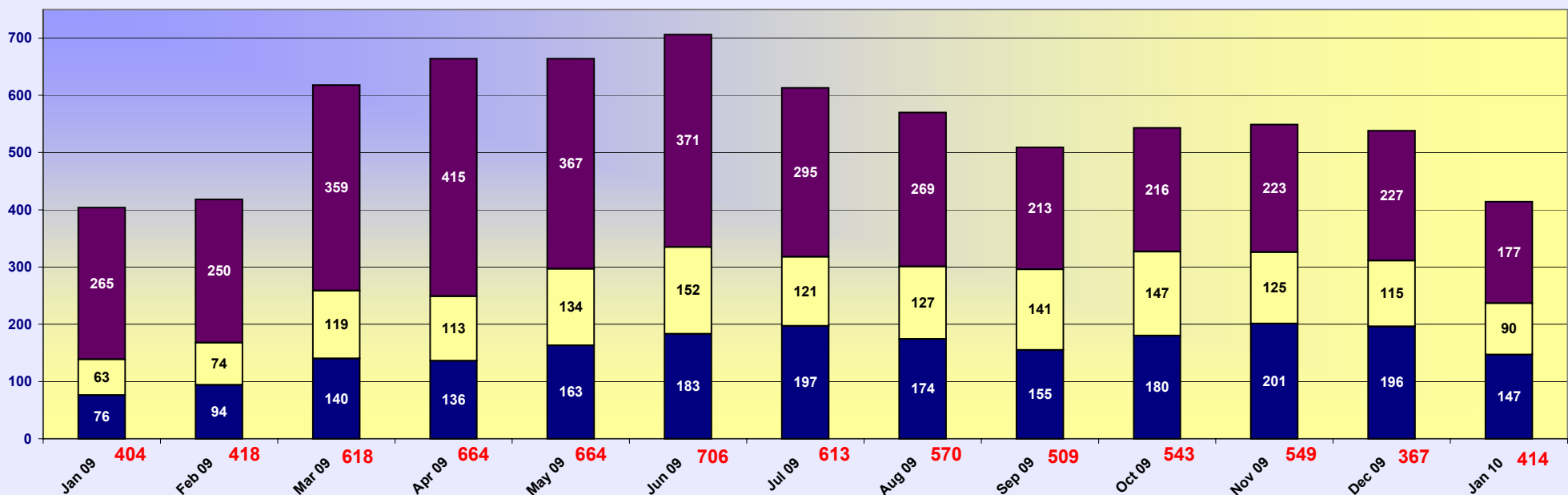
2009/2010 Sold Single Family - North Fort Myers

Conventional Short Sale REO's



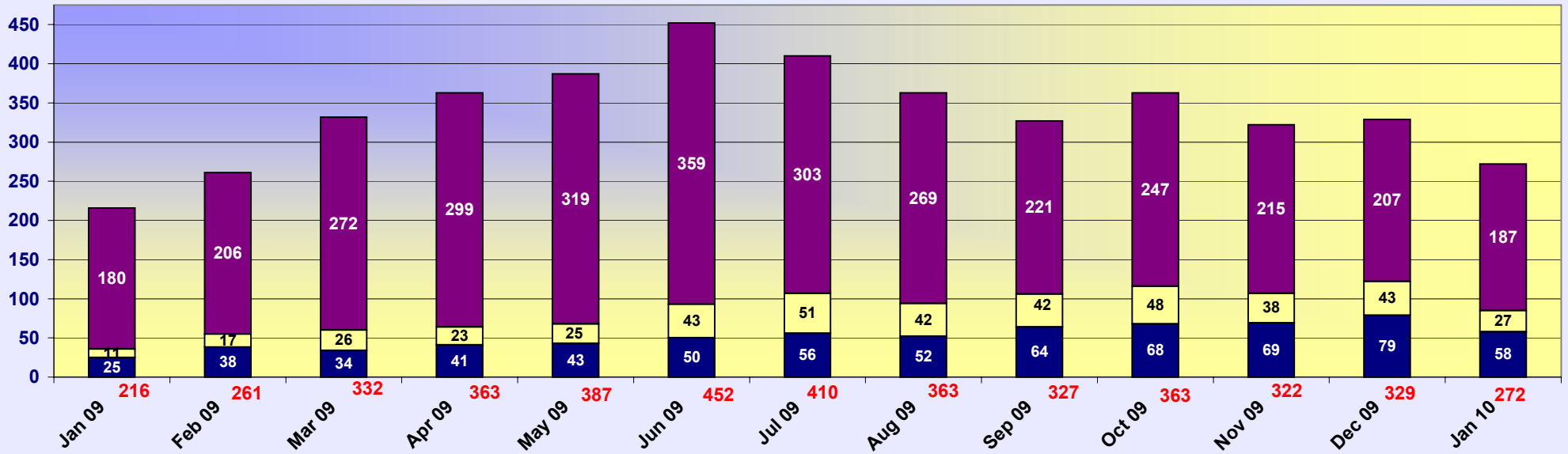
2009/2010 Sold Single Family - Cape Coral

Conventional Short Sale REO's



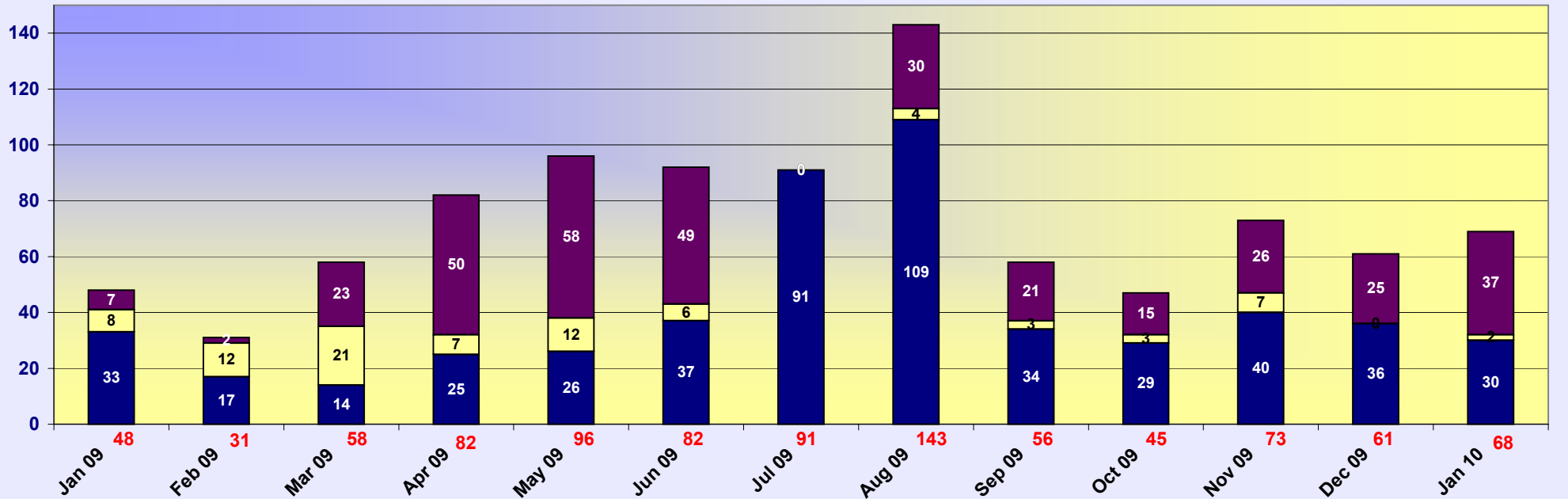
2009/2010 Sold Single Family - Lehigh Acres

Conventional Short Sale REO's

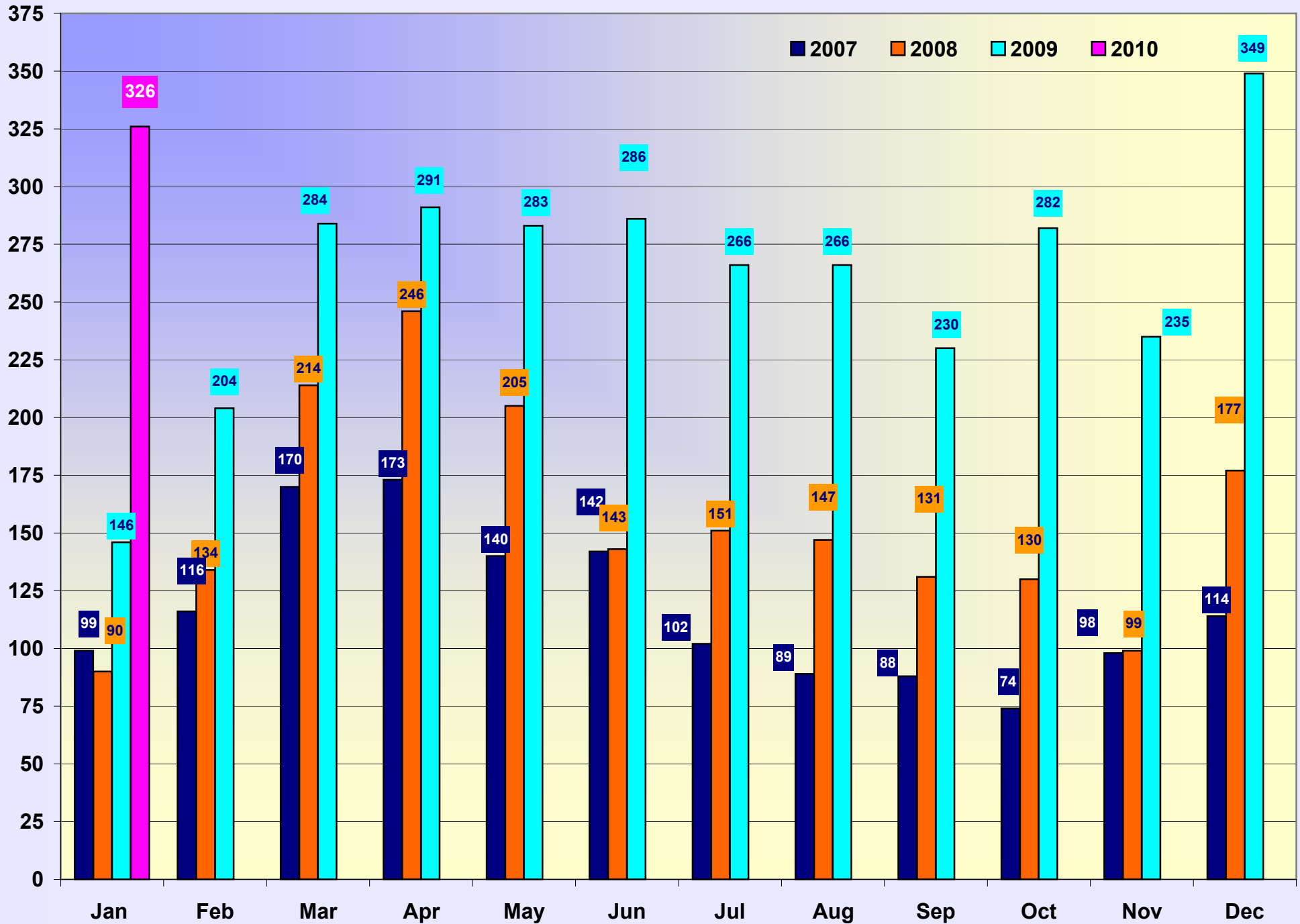


2009/2010 Sold Single Family - Other

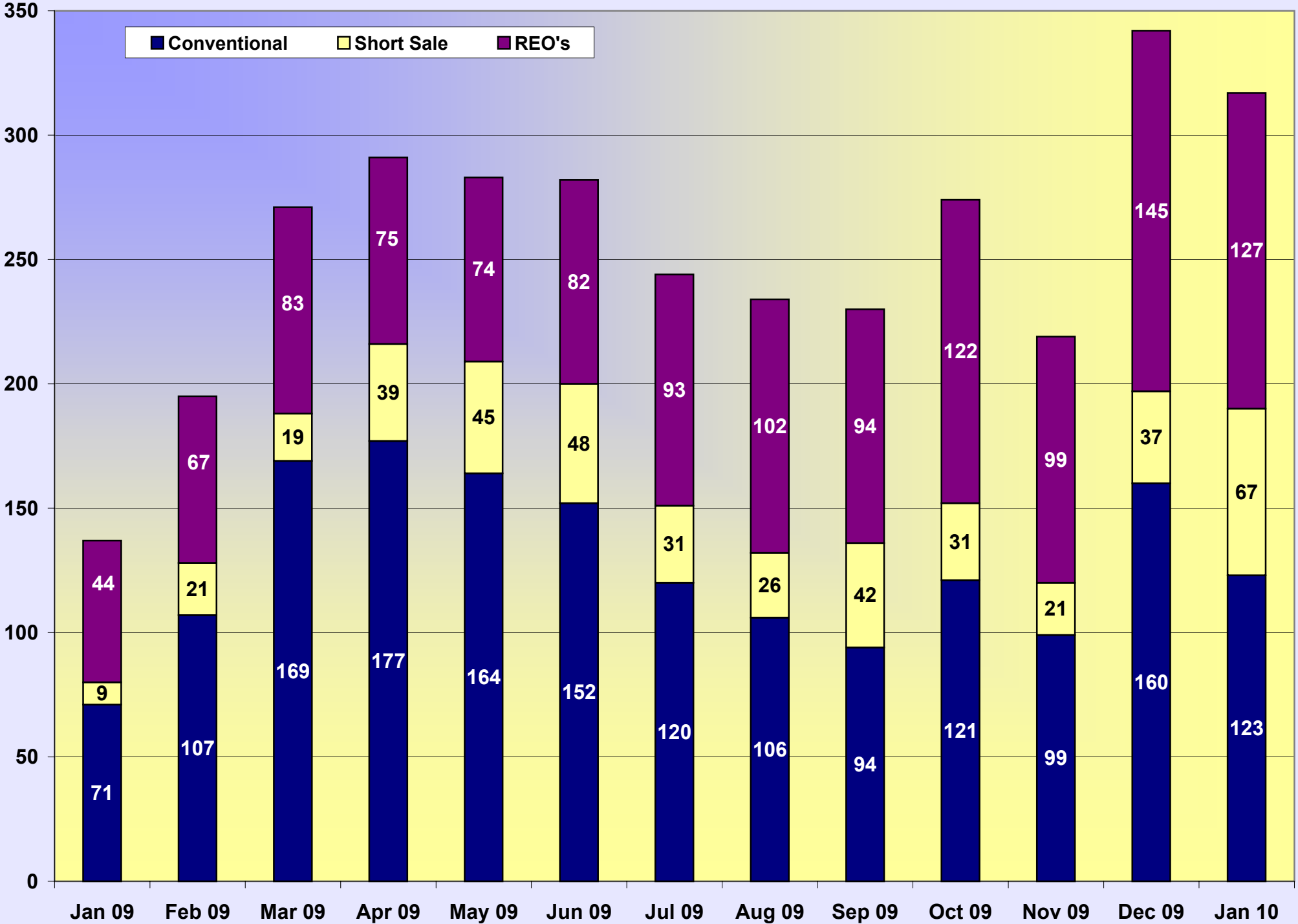
Conventional Short Sale REO's



2007 - 2010 Total Condo's Sold

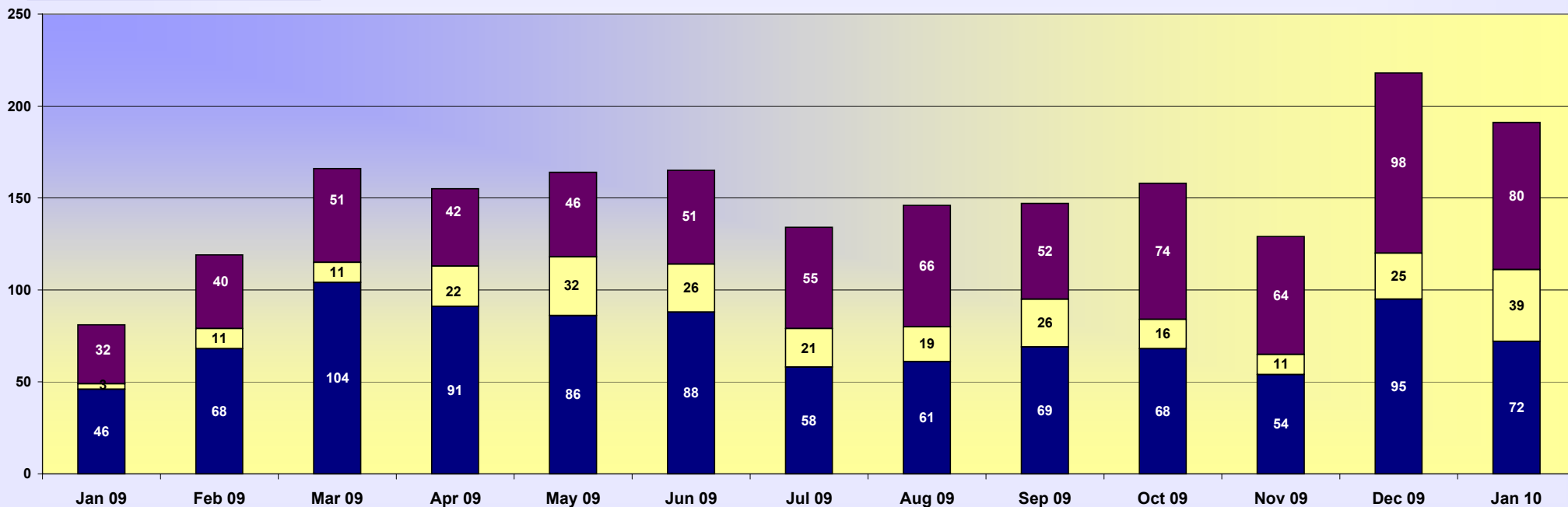


Lee County Condo's Sold 2009 - 2010



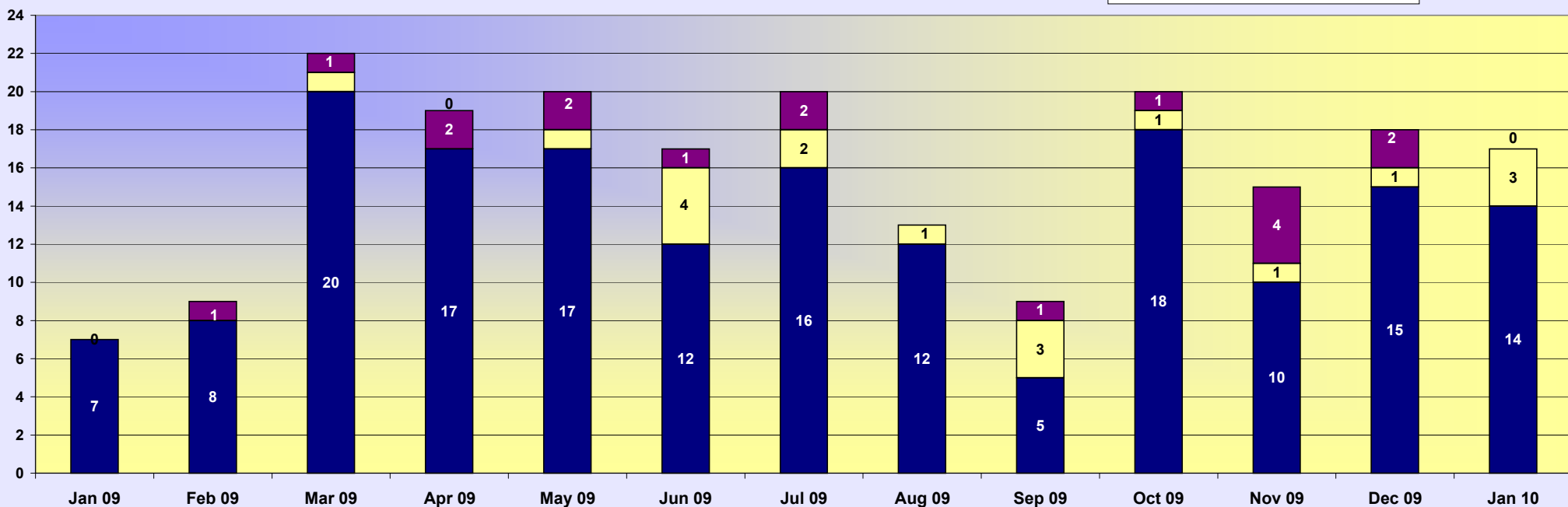
Condo's Sold - Fort Myers 2009 - 2010

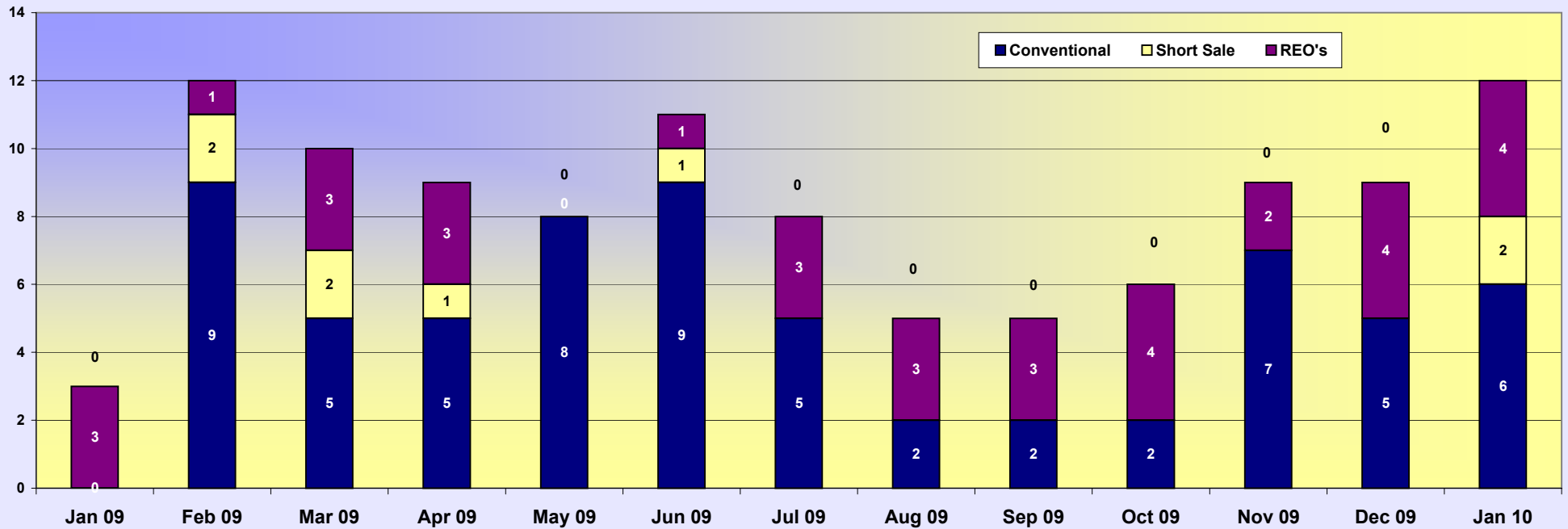
■ Conventional ■ Short Sale ■ REO's



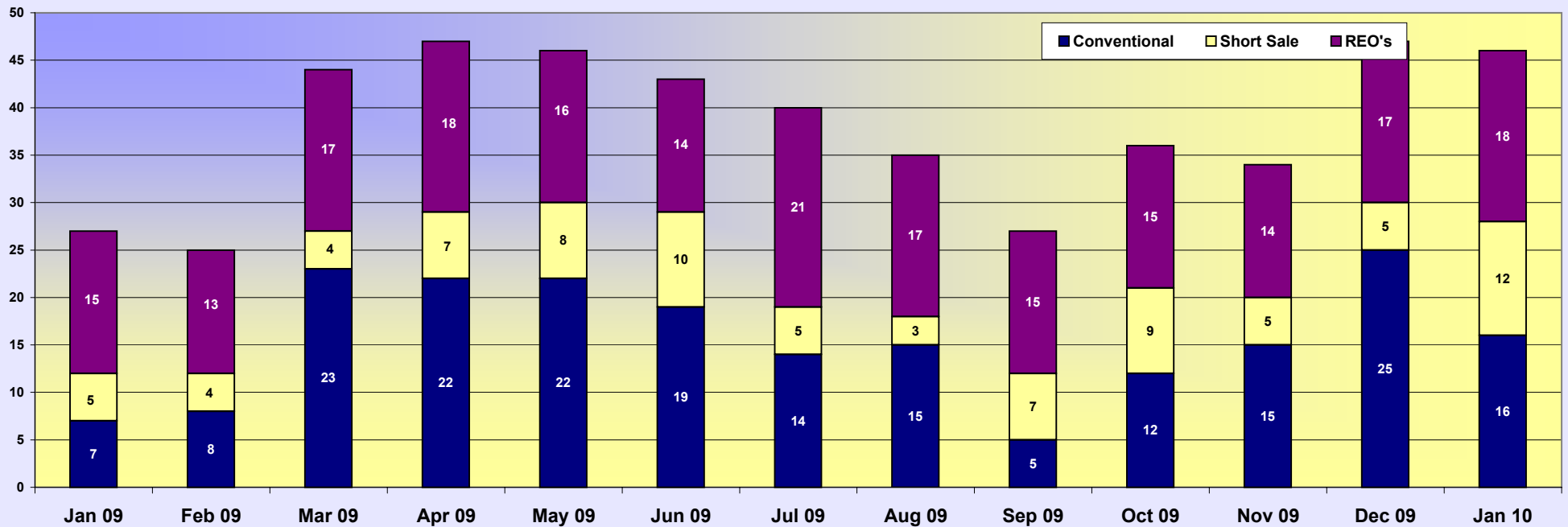
Condo's Sold - Fort Myers Beach 2009 - 2010

■ Conventional ■ Short Sale ■ REO's

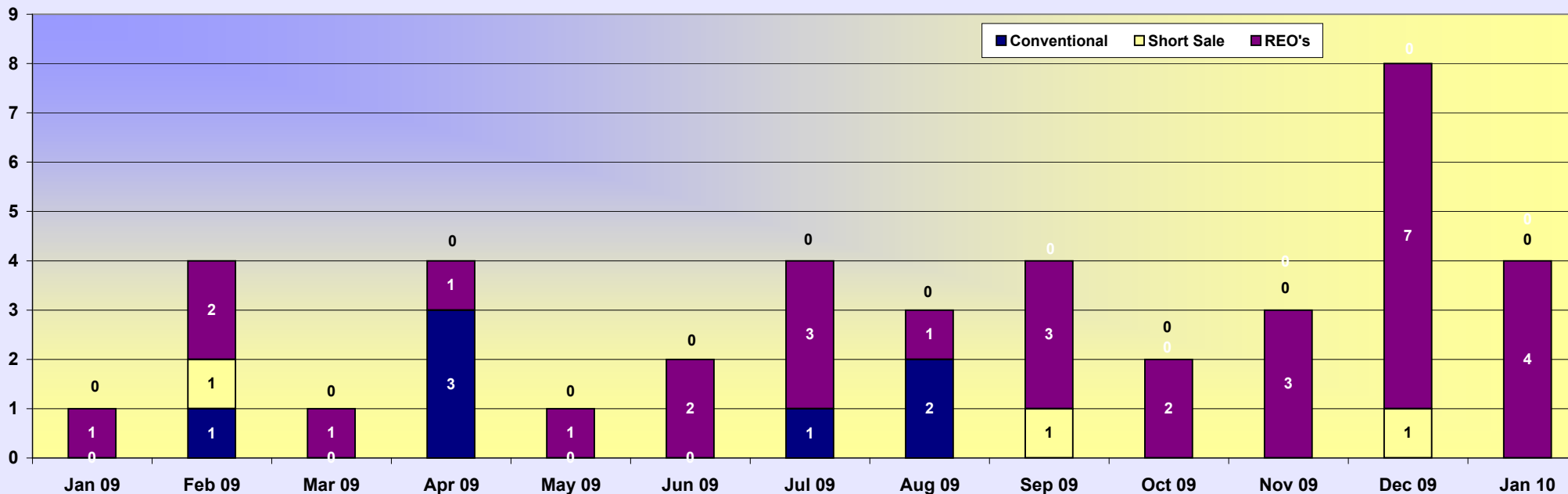




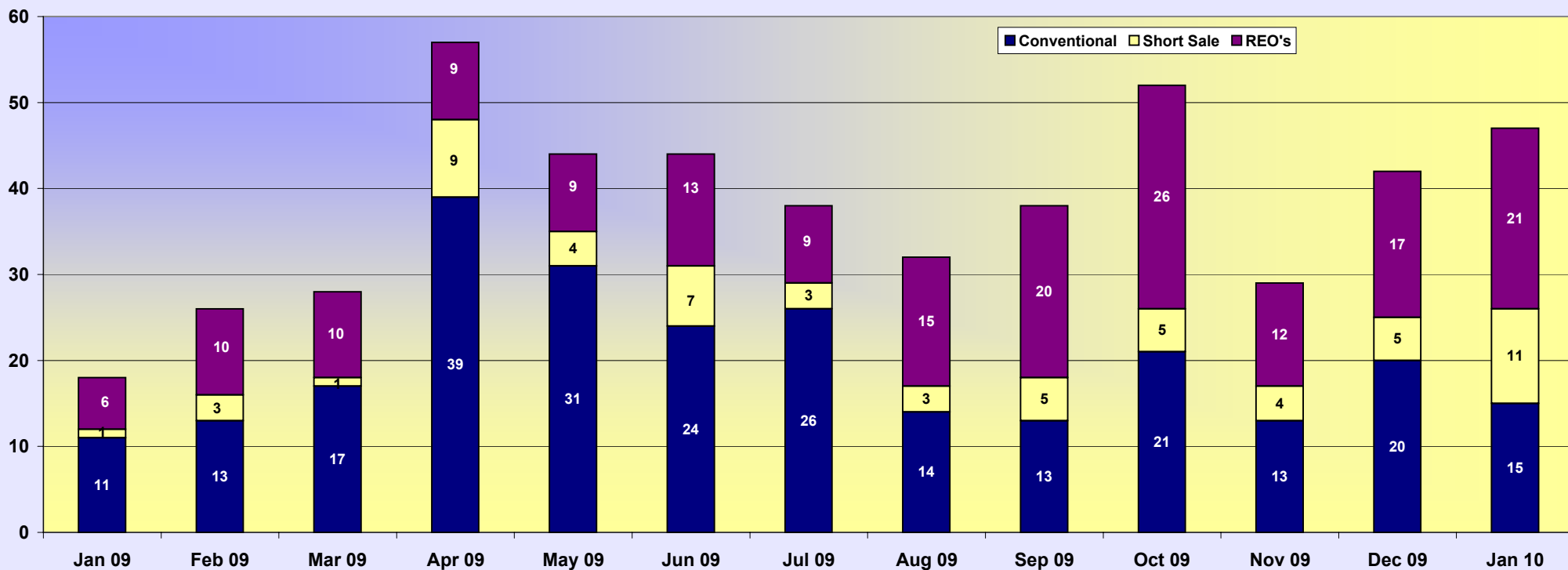
Condo's Sold - Cape Coral 2009-2010



Condo's Sold - Lehigh Acres 2009-2010

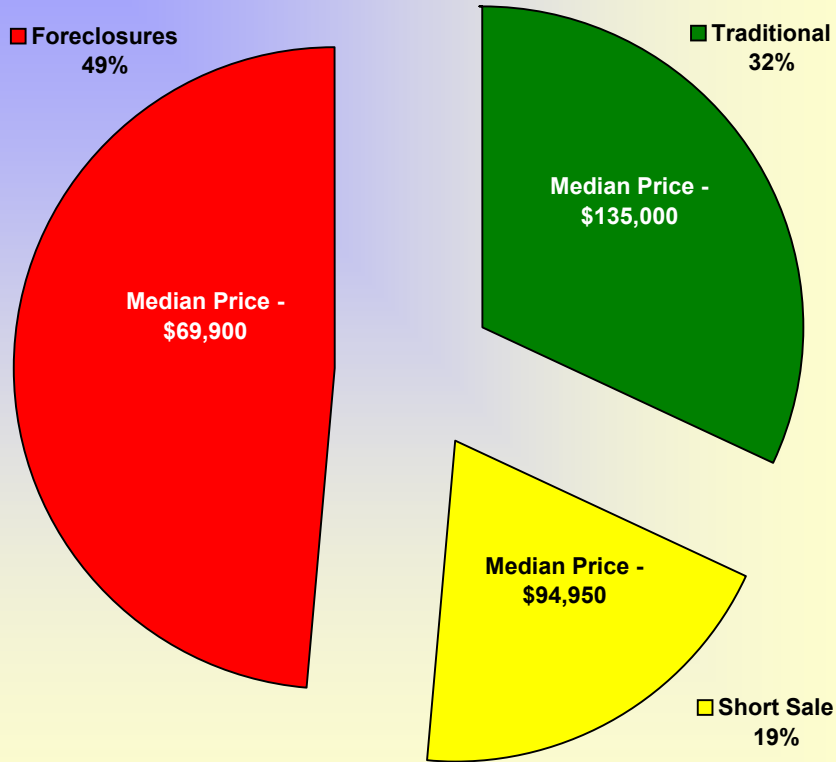


Condo's Sold - Other Areas 2009-2010

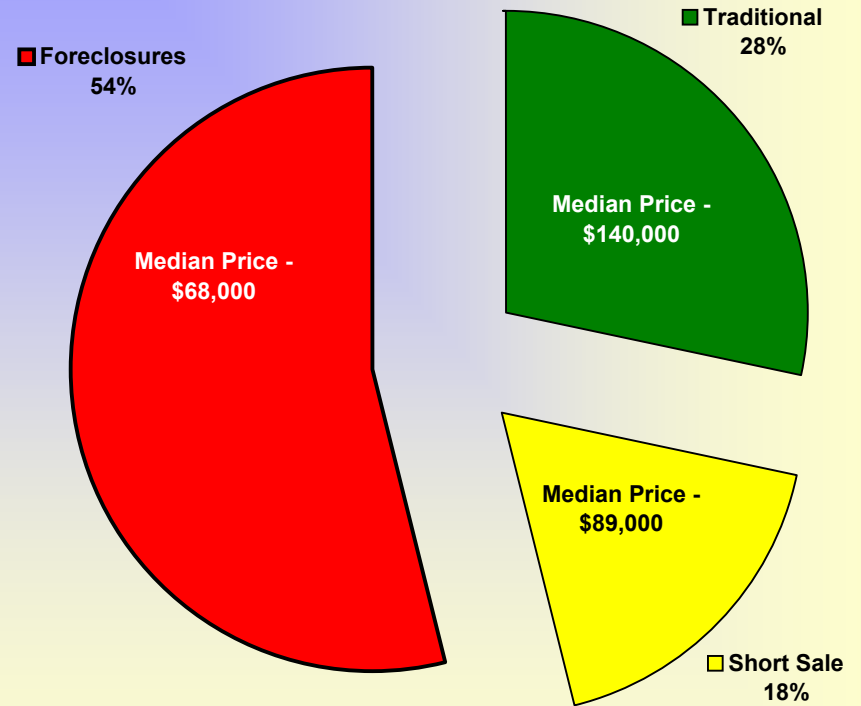




Sold Listings - October 2009 - December 2009**



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

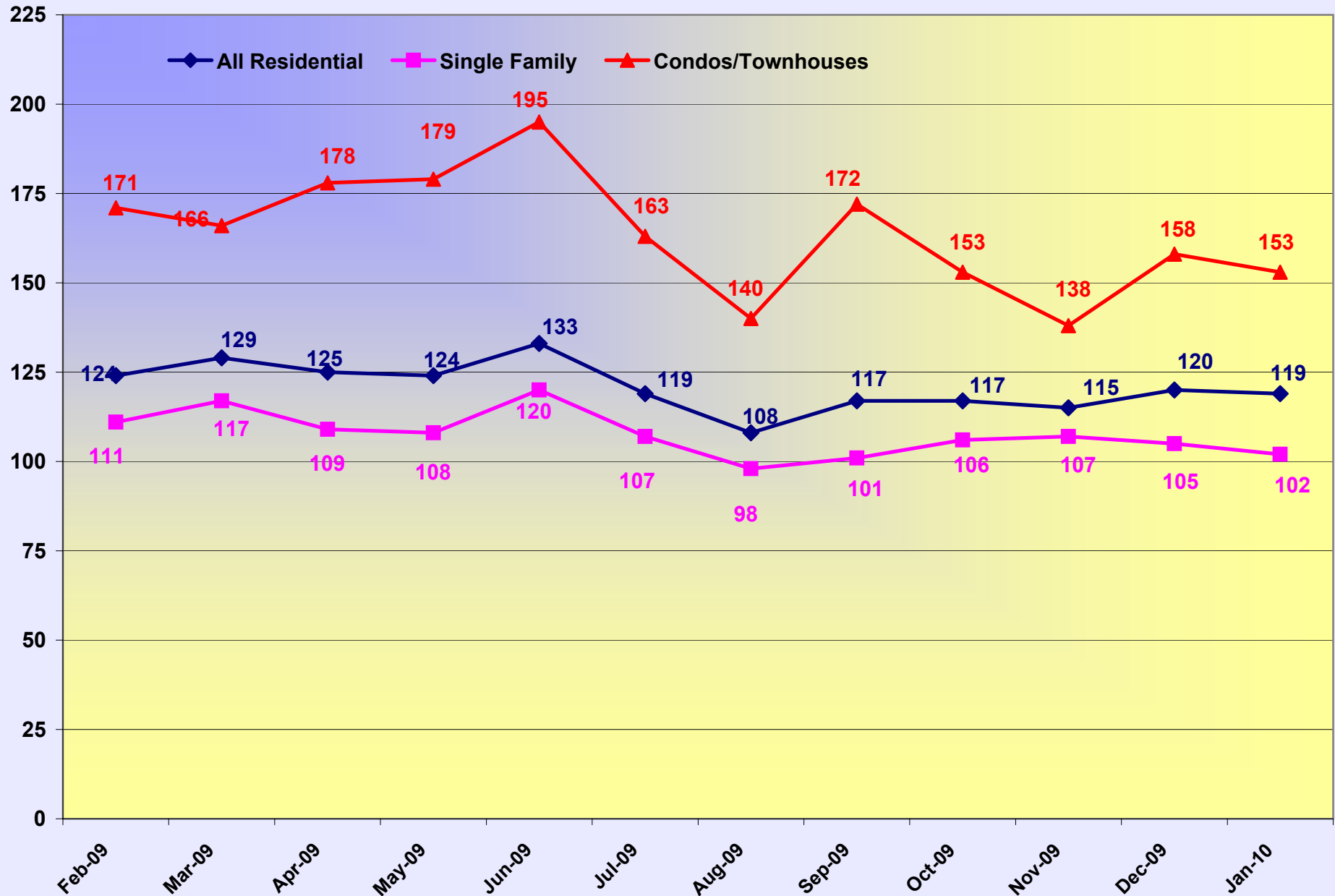
	# of listings	Percentage	Median Price
Traditional	1,184	28%	\$ 140,000
Short Sale	747	18%	\$ 89,500
Foreclosures	2,263	54%	\$ 68,000
	<u>4,194</u>		

** This chart is published quarterly.

Published by REALTOR® Association Of Greater Fort Myers &

DOM - Last 12 Months - Solds

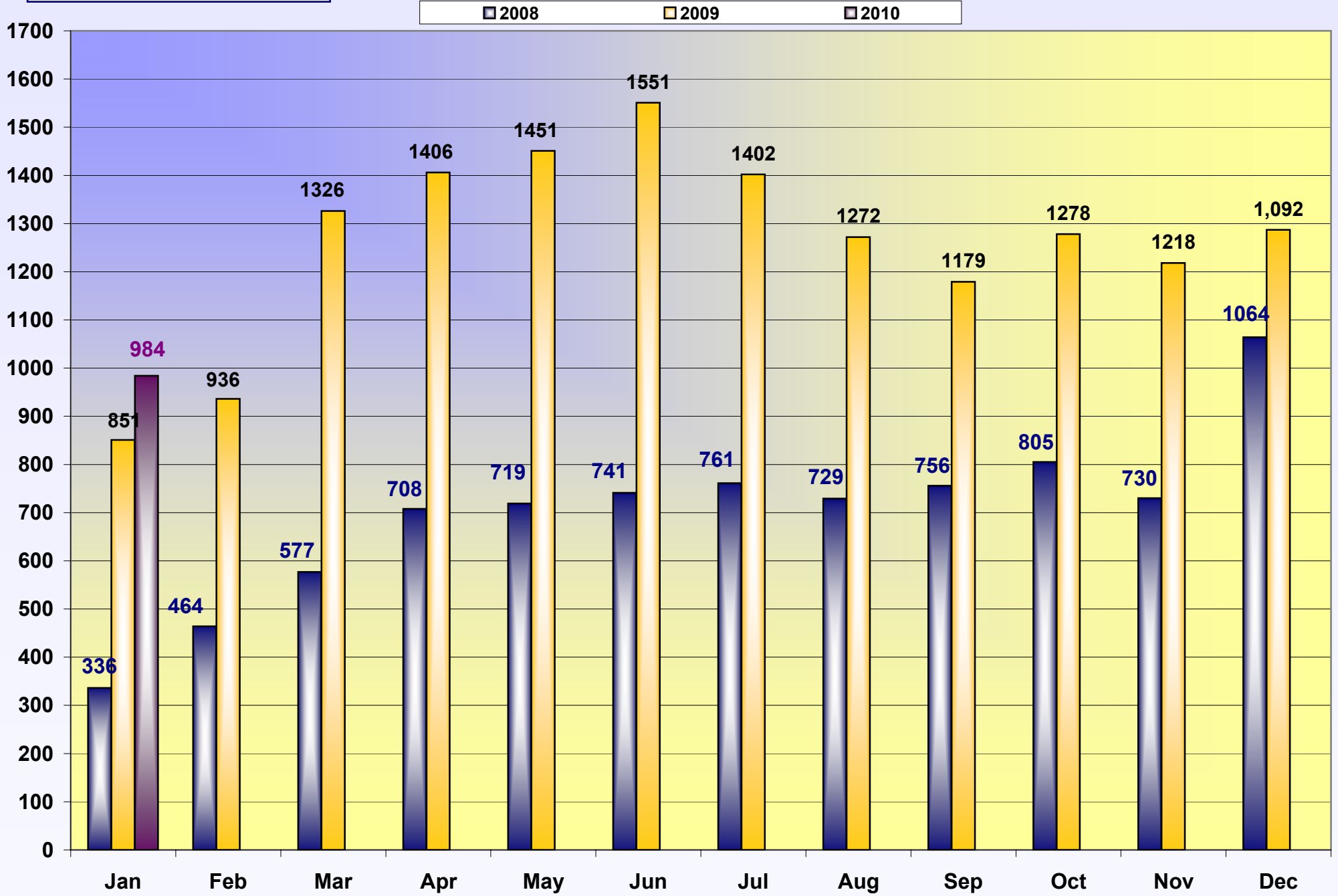
All Residential/Single Family/Condos/Townhouses



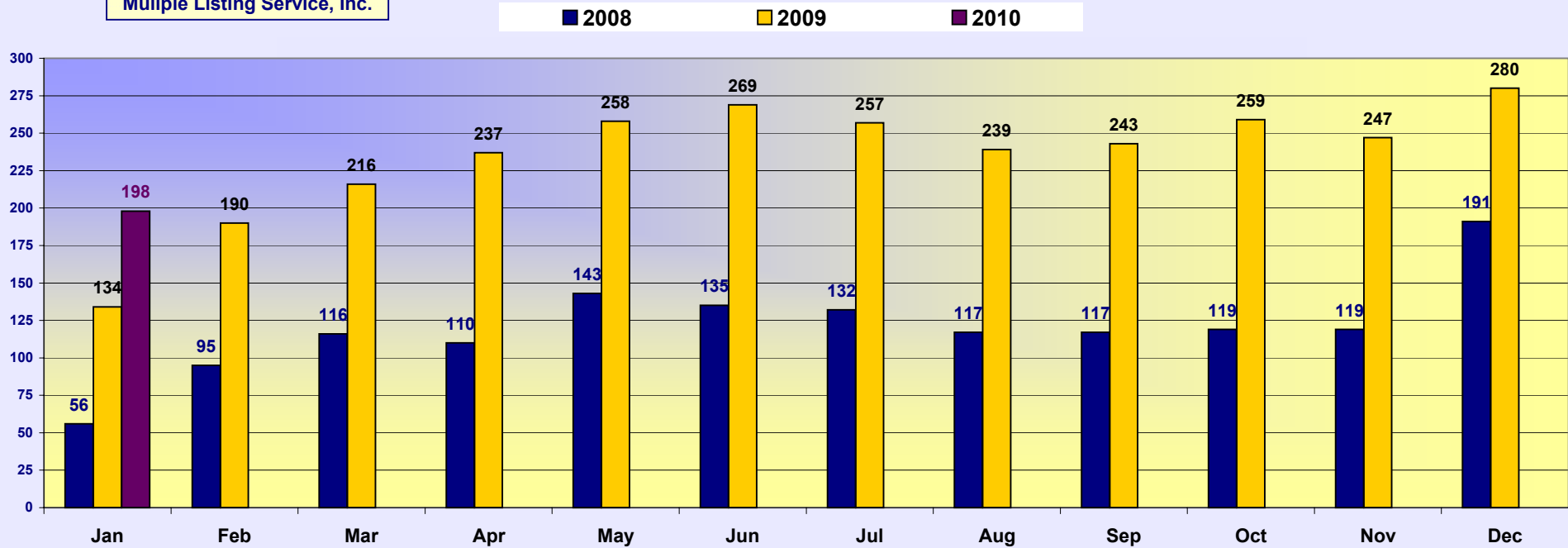
Average # of DOM for Sold Residential Listings calculated by Rapattoni

Published by REALTOR® Association Of Greater Fort Myers & The

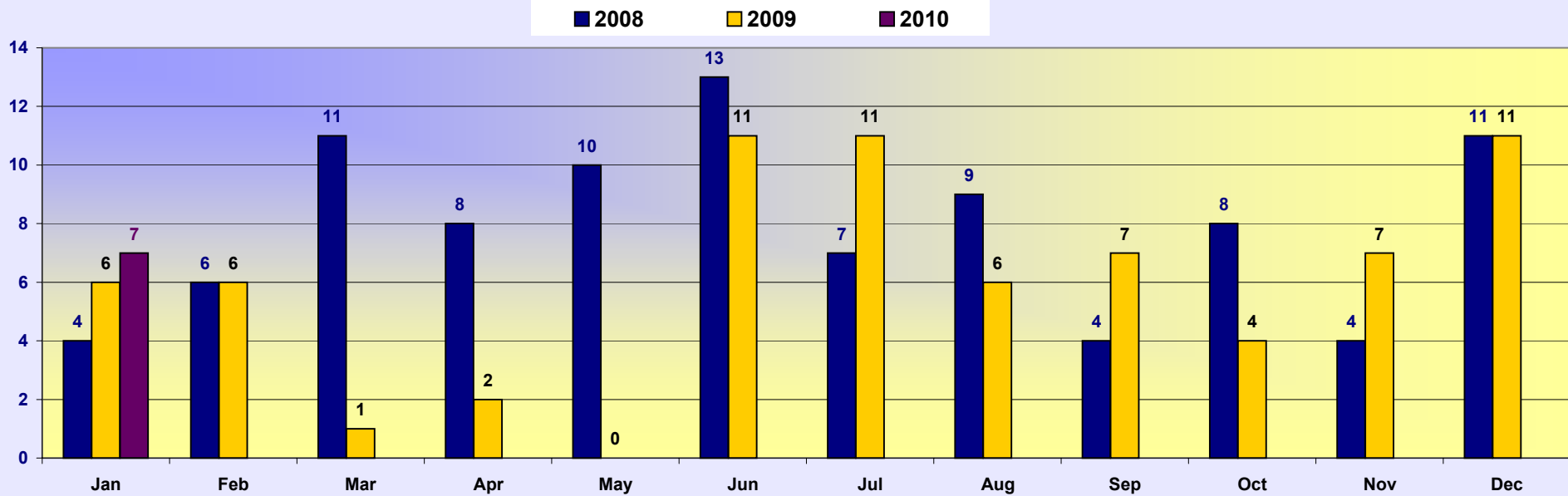
Lee County Single Family Solds 2008-2010



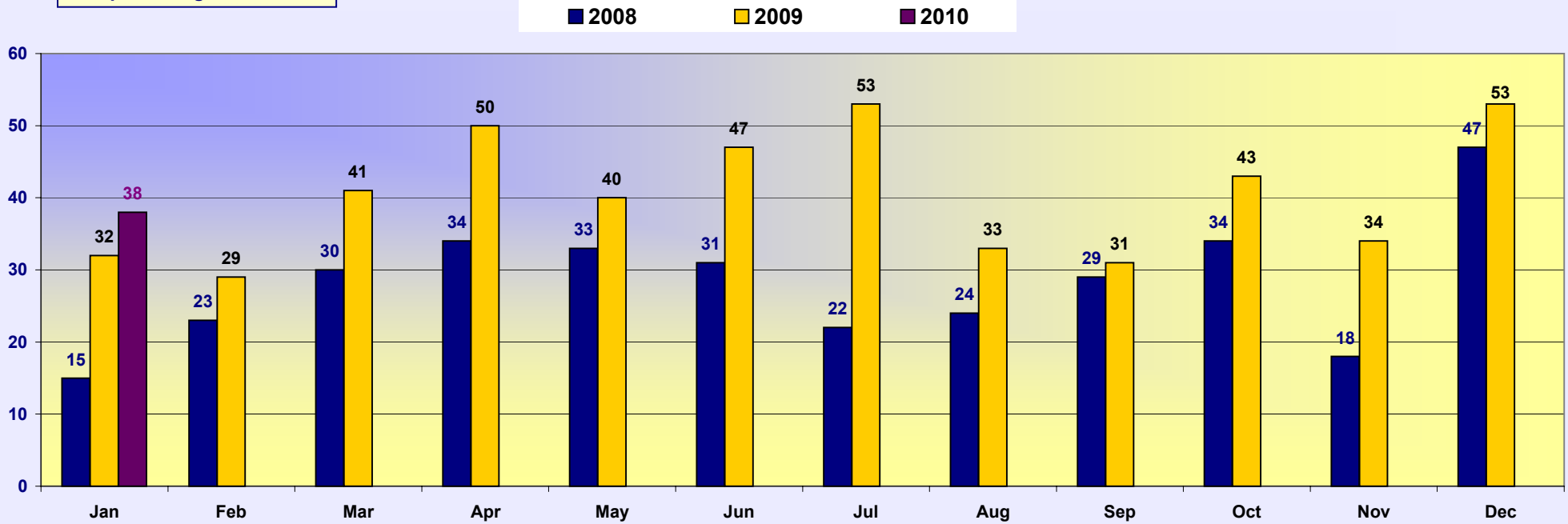
2008 - 2010 Sold Single Family - Fort Myers



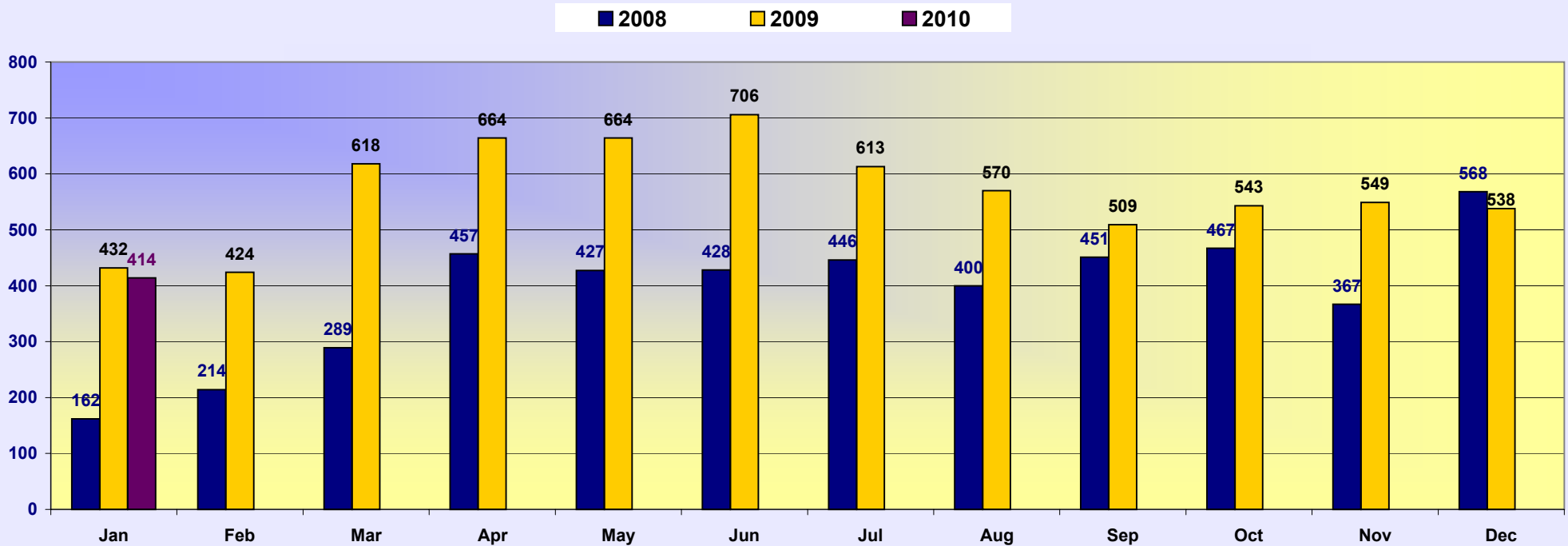
2008-2010 Sold Single Family - Fort Myers Beach



2008-2010 Sold Single Family - North Fort Myers

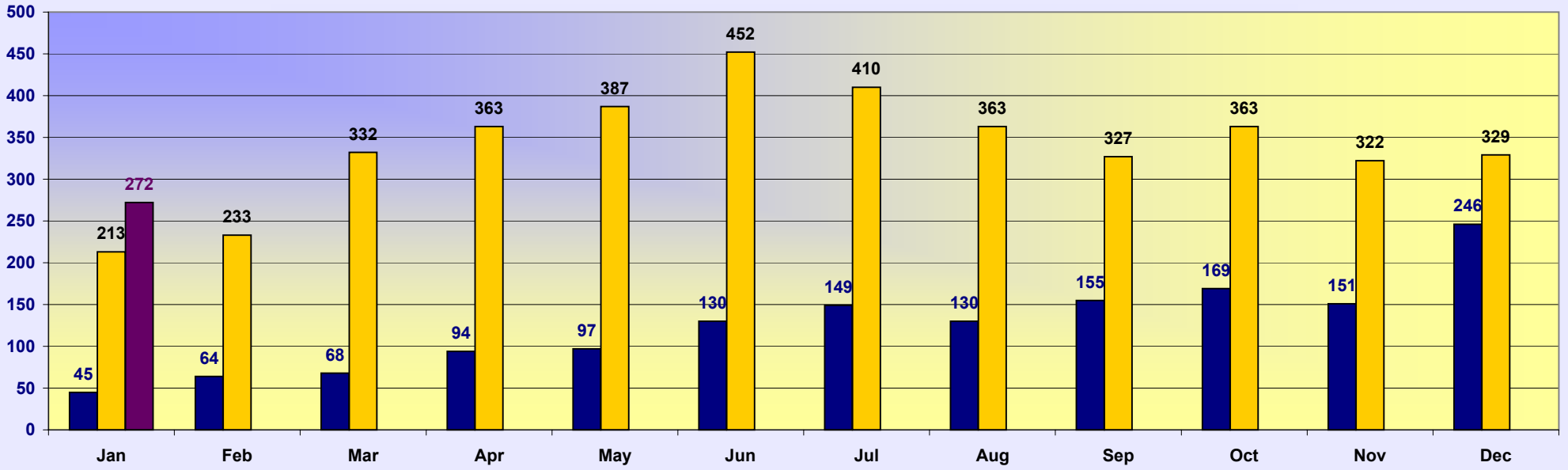


2008-2010 Sold Single Family - Cape Coral



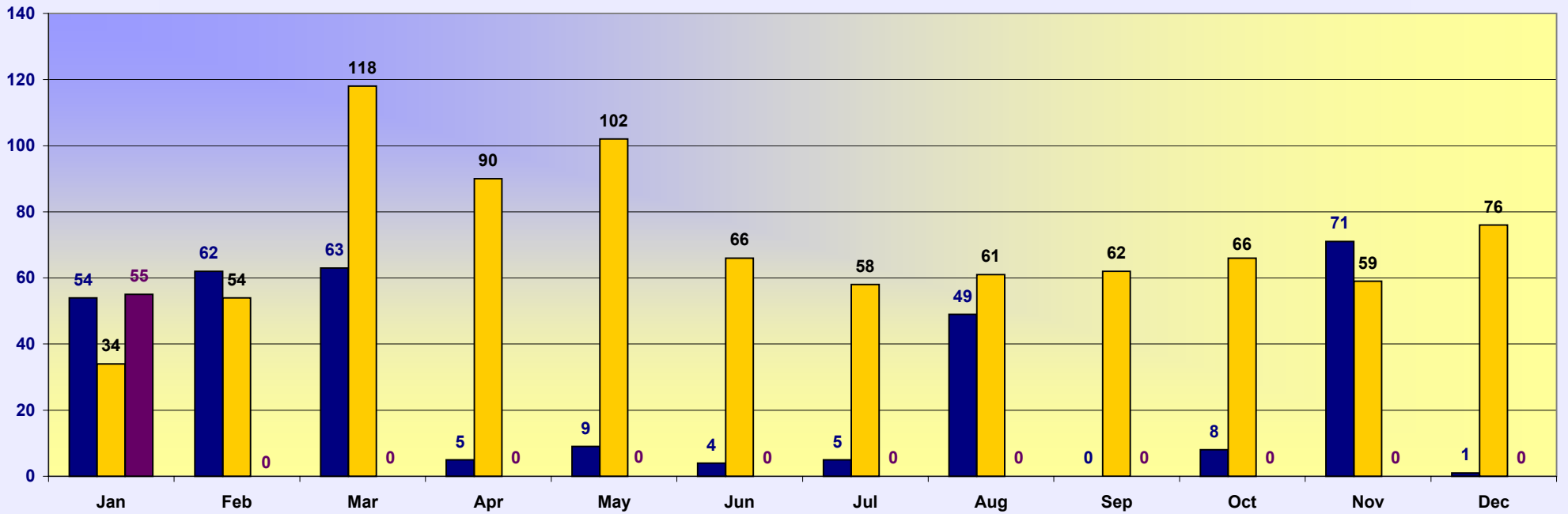
2008-2010 Sold Single Family - Lehigh Acres

■ 2008 ■ 2009 ■ 2010



2008-2010 Sold Single Family - Other

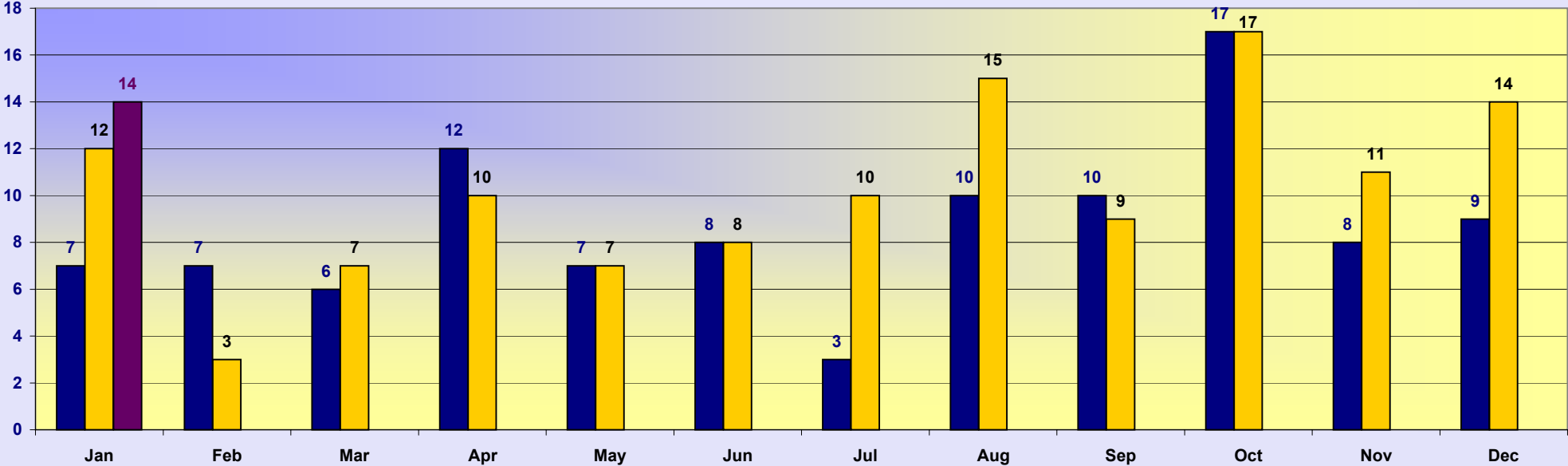
■ 2008 ■ 2009 ■ 2010



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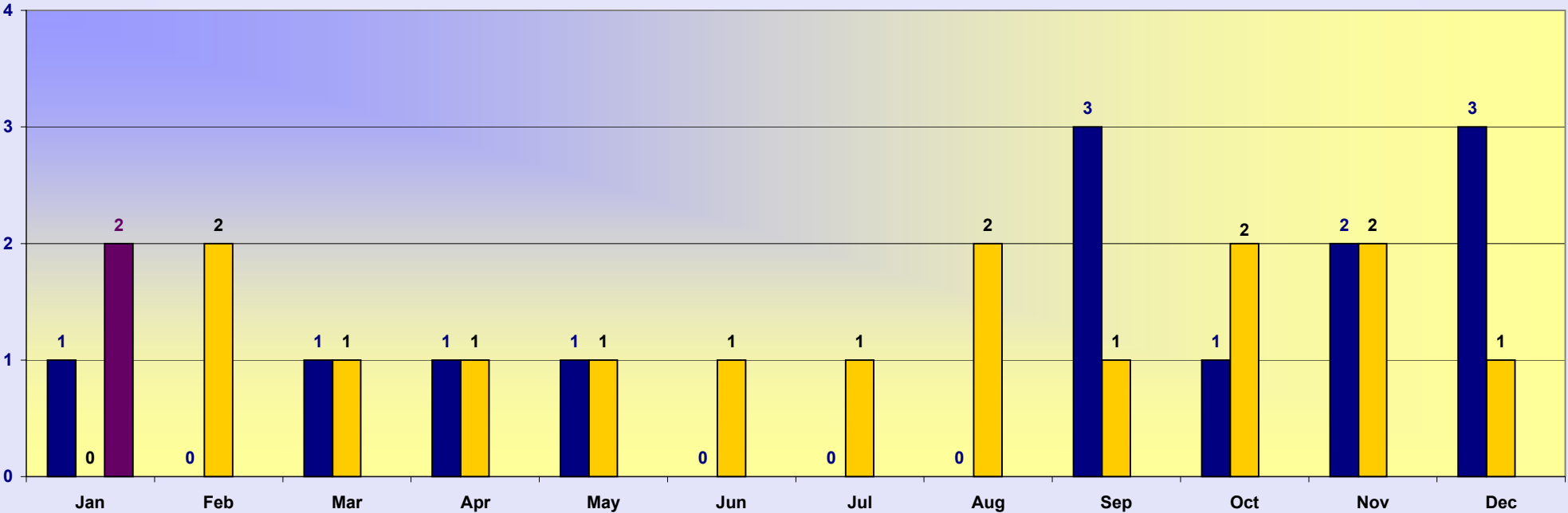
2008-2010 Sold Single Family - Hendry County

■ 2008 ■ 2009 ■ 2010



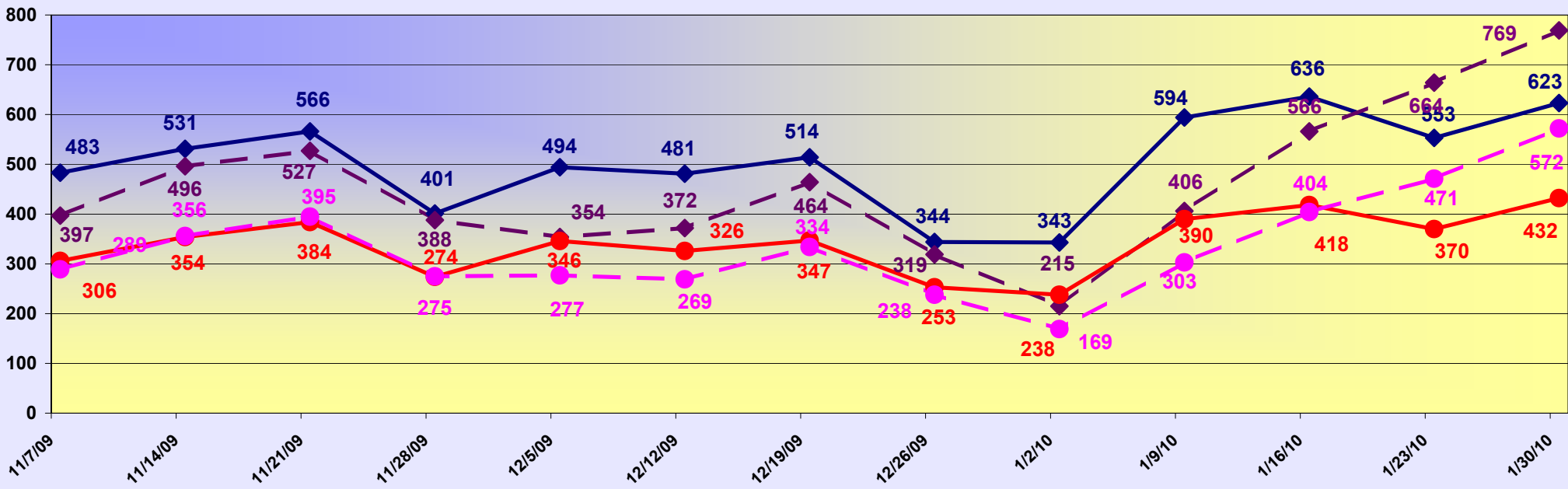
2008-2010 Sold Single Family - Glades County

■ 2008 ■ 2009 ■ 2010



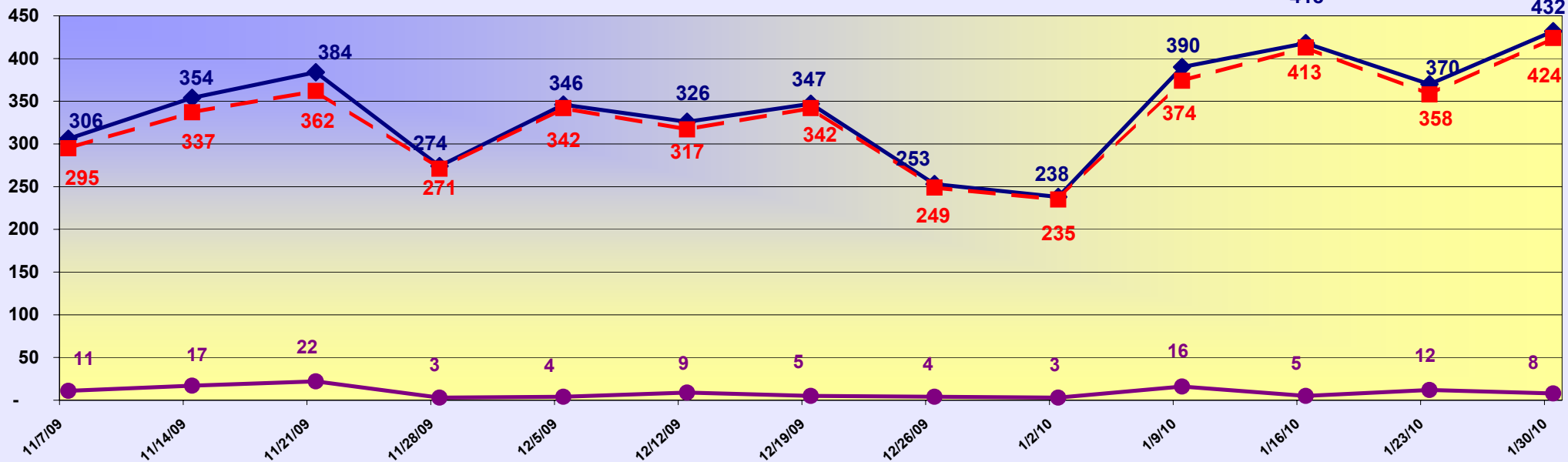
Residential Weekly Market Activity - Past 3 Months

◆ 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



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Single Family Solds By Year

