



Bring Your Highest Expectations™

FOURTH QUARTER MARKET REVIEW FOR 2019
Sanibel and Captiva Islands / Fort Myers / Fort Myers Beach / Cape Coral



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SANIBEL/CAPTIVA ISLANDS

Single Family Homes

- The median sales price over the past 12 months increased 5% compared to the preceding 12 months from \$796,000 to \$836,186, while the 12-month average price increased 1.4%, from \$1,114,206 to \$1,129,923.
- With 46 single family closings posted during the fourth quarter, sales were up 31.4% from the fourth quarter of 2018. Sales over the past 12 months were down 8% compared to the preceding 12-month period, from 237 to 218.

Condominiums

- The median sales price over the past 12 months decreased 2.6% compared to the preceding 12 months from \$641,250 to \$624,625, while the 12-month average price decreased 3.1%, from \$729,418 to \$706,900.
- With 28 condominium closings during the fourth quarter, sales were up 33.3% from the fourth quarter of 2018. Sales over the past 12 months decreased 8.2% compared to the preceding 12-month period, from 159 to 146.

FORT MYERS

Single Family Homes

- The median sales price over the past 12 months was unchanged from the preceding 12 months at \$306,250, while the 12-month average price rose 3.4%, from \$358,653 to \$370,905.
- With 628 single family home closings during the fourth quarter, sales were up 11.5% from the fourth quarter of 2018. Sales over the past 12 months increased 7% compared to the preceding 12-month period, from 2,513 to 2,689.

Condominiums

- The median sales price over the past 12 months increased 2.4% compared to the preceding 12 months from \$171,545 to \$175,725, while the 12-month average price decreased 2.4% from \$199,354 to \$194,668.
- With 745 condominium closings during the fourth quarter, sales were up 21.9% from the fourth quarter of 2018. Sales over the past 12 months increased 4.8% compared to the preceding 12-month period, from 3,058 to 3,206.

FORT MYERS BEACH

Single Family Homes

- The median sales price over the past 12 months increased 9.8% compared to the preceding 12 months from \$534,188 to \$586,616, while the 12-month average price rose 11.4%, from \$733,246 to \$816,937.
- With 28 single family home closings during the fourth quarter, sales were up 47.4% from the fourth quarter of 2018. Sales over the past 12 months were down 17.3% compared to the preceding 12-month period, from 139 to 115.

Condominiums

- The median sales price over the past 12 months was down 4.8% compared to the preceding 12 months, from \$388,875 to \$370,288, while the 12-month average price was static at \$413,015.
- With 62 condominium closings during the fourth quarter, sales were static with the fourth quarter of 2018. Sales over the past 12 months were also static compared to the preceding 12-month period, at 285.

CAPE CORAL

Single Family Homes

- The median sales price over the past 12 months decreased 1.2% compared to the preceding 12 months, from \$246,100 to \$243,250, while the 12-month average price was static at \$294,754.
- With 1255 single family home closings during the fourth quarter, sales were up 17.6% from the fourth quarter of 2018. Sales over the past 12 months were up 5.3% compared to the preceding 12-month period, from 5,104 to 5,373.

Condominiums

- The median sales price over the past 12 months increased 2.9% compared to the preceding 12 months from \$157,415 to \$162,000, while the 12-month average price decreased 6.4%, from \$204,881 to \$191,808.
- With 163 condominium closings during the fourth quarter, sales were up 39.3% from the fourth quarter of 2018. Sales over the past 12 months increased 5.1% compared to the preceding 12-month period, from 666 to 700.

John R. Wood Properties, *Bring Your Highest Expectations.*

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Fort Myers data does not include Lehigh Acres or North Fort Myers

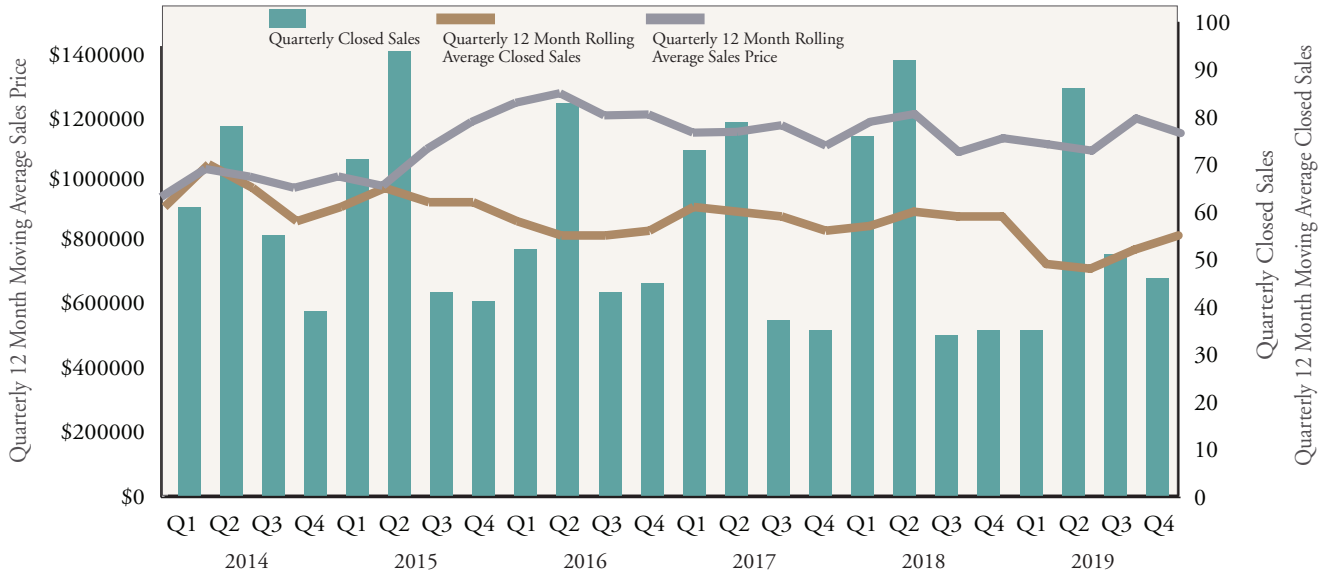


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SANIBEL/CAPTIVA

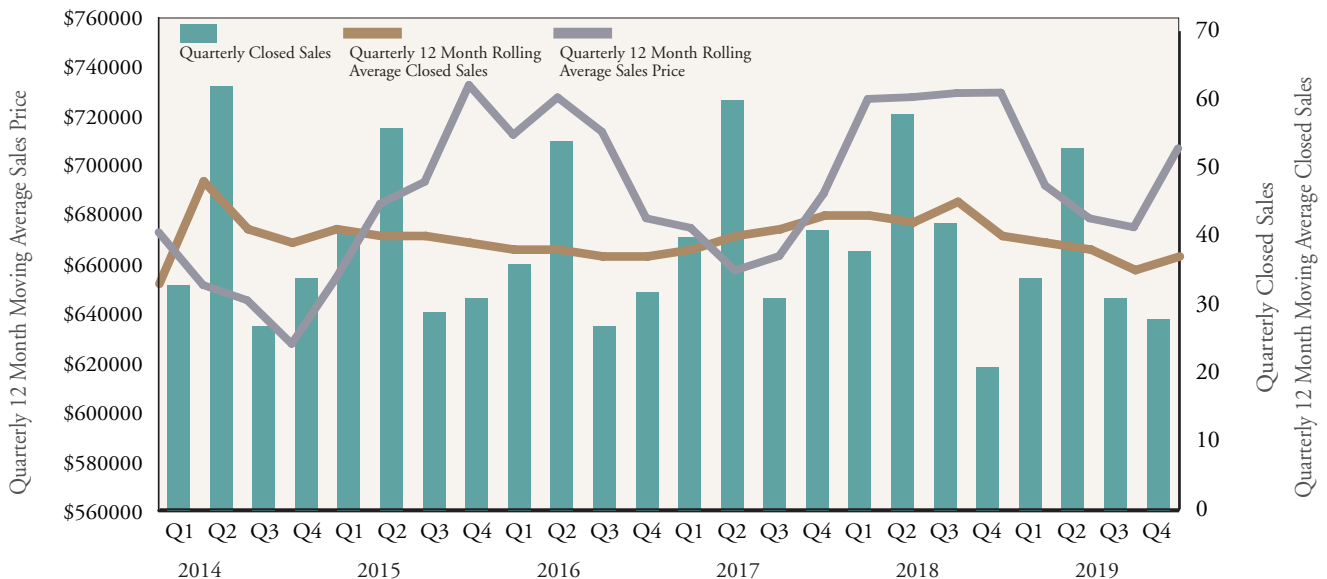
SINGLE FAMILY HOMES

Quarterly Closed Sales / Quarterly 12 Month Rolling Average Closed Sales / Quarterly 12 Month Rolling Average Sales Price



CONDOMINIUMS

Quarterly Closed Sales / Quarterly 12 Month Rolling Average Closed Sales / Quarterly 12 Month Rolling Average Sales Price



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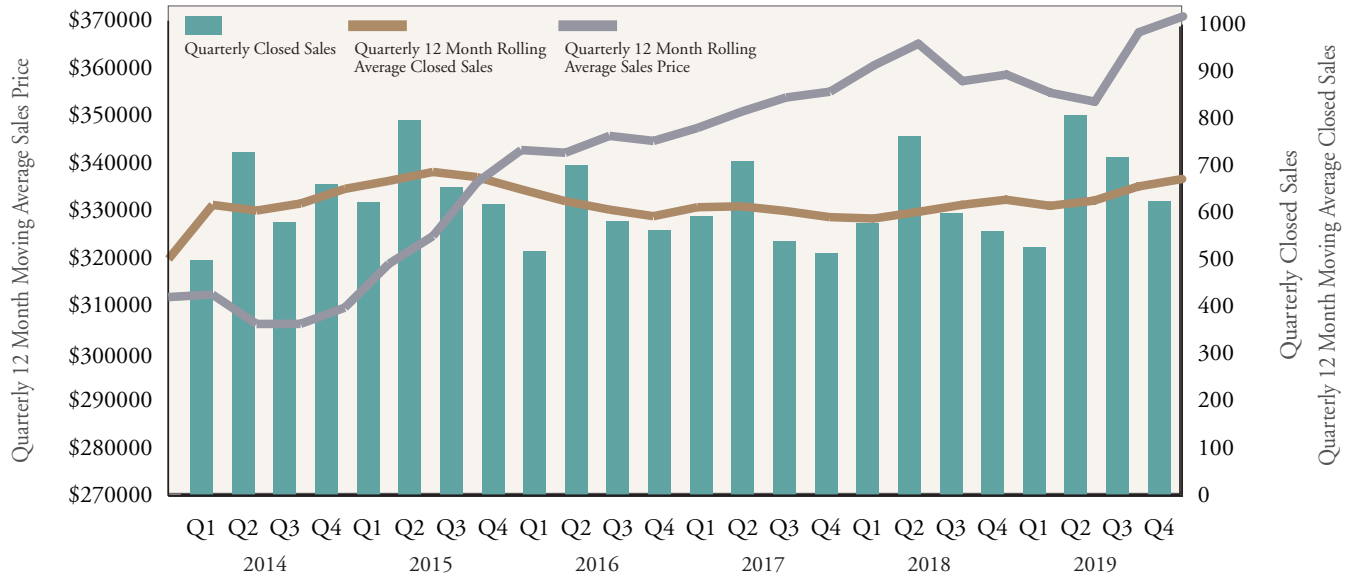


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FORT MYERS

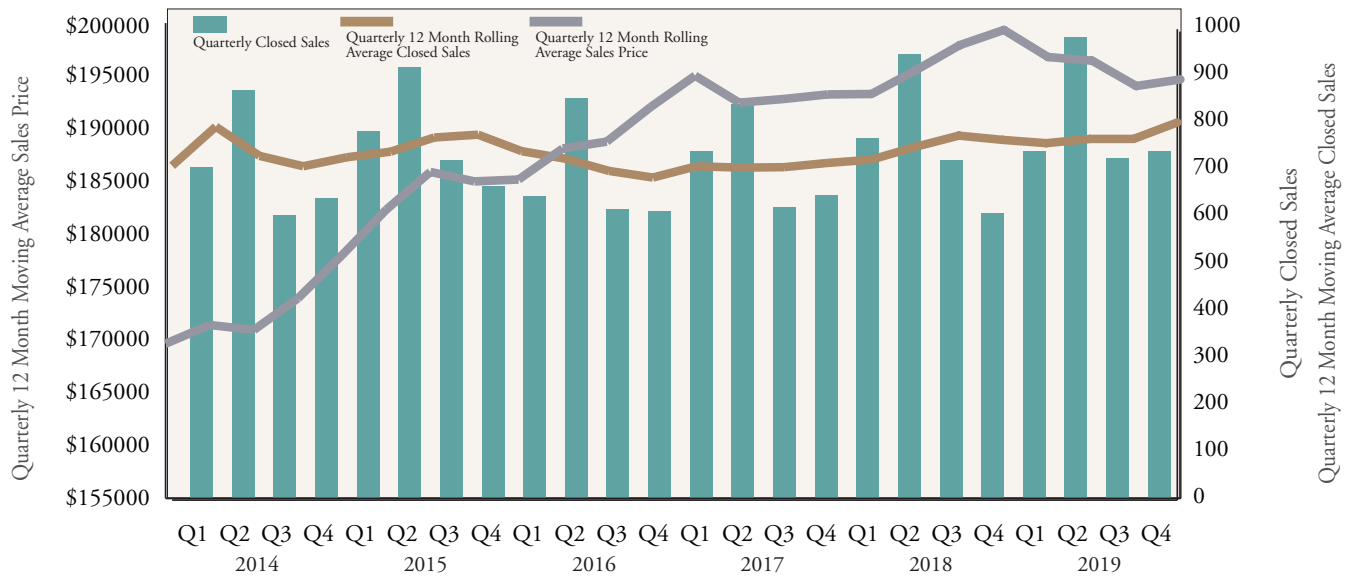
SINGLE FAMILY HOMES

Quarterly Closed Sales / Quarterly 12 Month Rolling Average Closed Sales / Quarterly 12 Month Rolling Average Sales Price



CONDOMINIUMS

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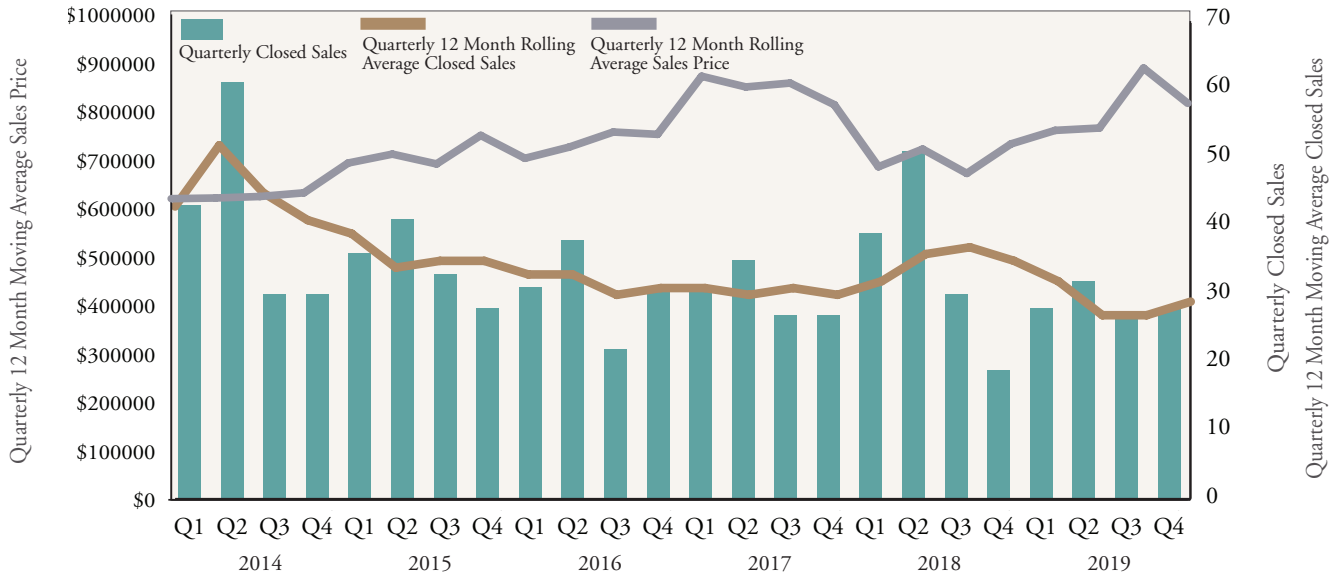


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FORT MYERS BEACH

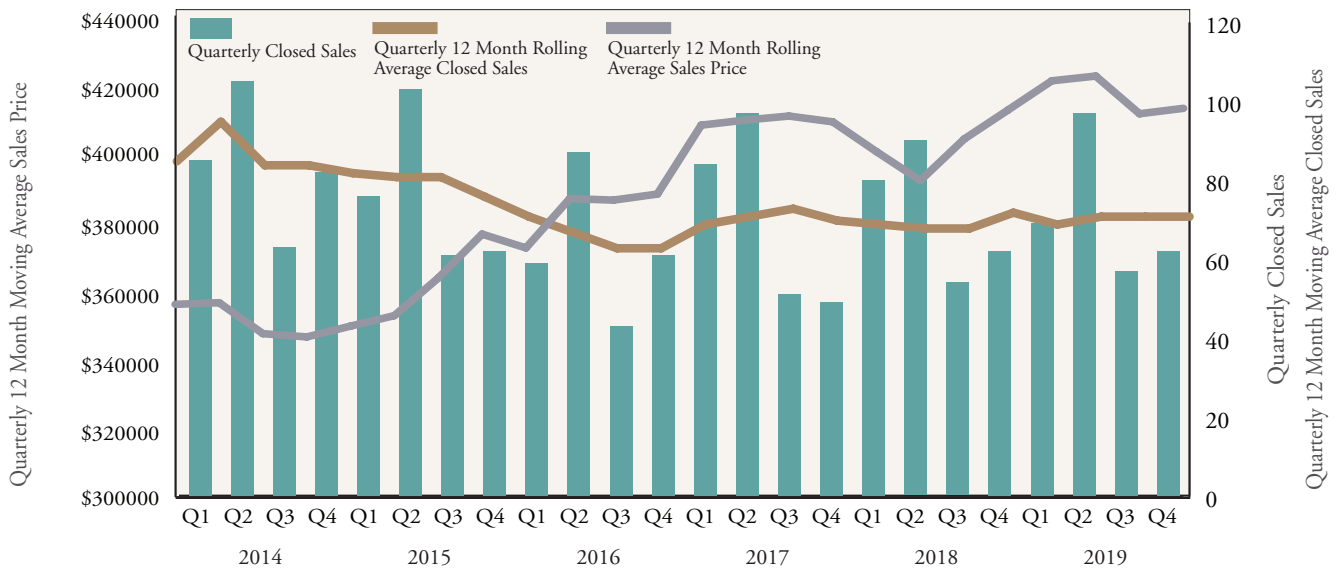
SINGLE FAMILY HOMES

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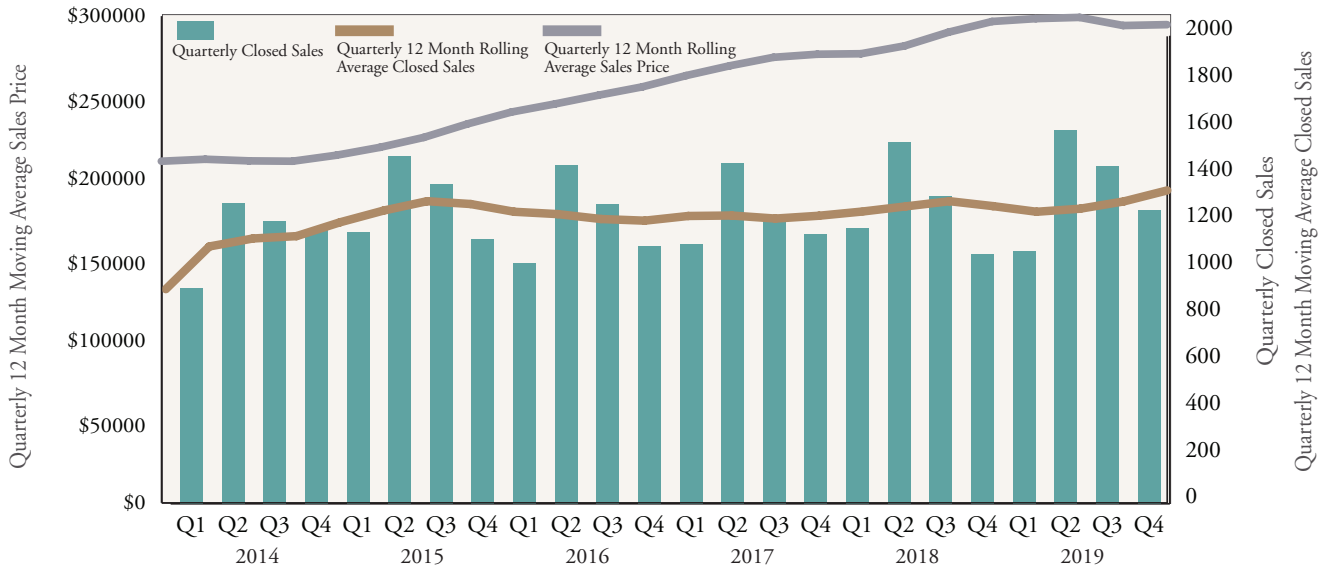


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CAPE CORAL

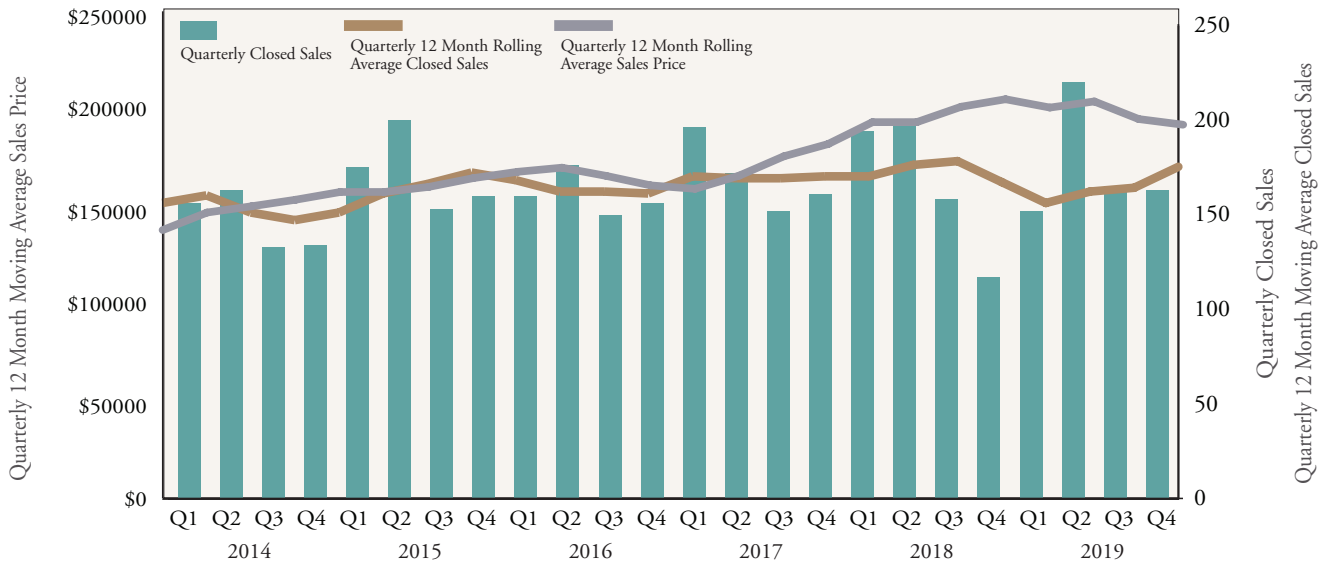
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