



*Bring Your Highest Expectations™*

SECOND 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 decreased 1.8% compared to the preceding 12 months from \$811,000 to \$796,125, while the 12-month average price decreased 9.6%, from \$1,189,321 to \$1,075,618.
- With 86 single family closings posted during the second quarter, sales were down 6.5% from the second quarter of 2018. Sales over the past 12 months were down 20.8% compared to the preceding 12-month period, from 240 to 190.

### Condominiums

- The median sales price over the past 12 months increased 1.9% compared to the preceding 12 months from \$597,250 to \$608,625, while the 12-month average price fell 6.7%, from \$727,585 to \$678,532.
- With 53 condominium closings during the second quarter, sales were down 8.6% from the second quarter of 2018. Sales over the past 12 months decreased 10.7% compared to the preceding 12-month period, from 168 to 150.

## FORT MYERS

### Single Family Homes

- The median sales price over the past 12 months increased 2.4% compared to the preceding 12 months from \$298,500 to \$305,625, while the 12-month average price fell 3.3%, from \$365,149 to \$352,966.
- With 808 single family home closings during the second quarter, sales were up 5.3% from the second quarter of 2018. Sales over the past 12 months increased 3.9% compared to the preceding 12-month period, from 2,406 to 2,501.

### Condominiums

- The median sales price over the past 12 months increased 3.7% compared to the preceding 12 months from \$168,280 to \$174,457, while the 12-month average price was static at \$196,442.
- With 982 condominium closings during the second quarter, sales were up 3.3% from the second quarter of 2018. Sales over the past 12 months increased 2.1% compared to the preceding 12-month period, from 2,998 to 3,061.

## FORT MYERS BEACH

### Single Family Homes

- The median sales price over the past 12 months was static compared to the preceding 12 months at \$558,613, while the 12-month average price rose 6.5%, from \$722,500 to \$769,137.
- With 29 single family home closings during the second quarter, sales were down 43.1% from the second quarter of 2018. Sales over the past 12 months were down 26.4% compared to the preceding 12-month period, from 144 to 106.

### Condominiums

- The median sales price over the past 12 months increased 9.5% compared to the preceding 12 months from \$355,625 to \$389,500, while the 12-month average price rose 7.8%, from \$392,007 to \$422,401.
- With 97 condominium closings during the second quarter, sales were down 7.8% from the second quarter of 2018. Sales over the past 12 months were down 4.4% compared to the preceding 12-month period, from 270 to 282.

## CAPE CORAL

### Single Family Homes

- The median sales price over the past 12 months increased 6.9% compared to the preceding 12 months, from \$232,763 to \$248,850, while the 12-month average price rose 6.2%, from \$281,661 to \$299,223.
- With 1,586 single family home closings during the second quarter, sales were up 2.7% from the second quarter of 2018. Sales over the past 12 months were static with the preceding 12-month period at 5,047.

### Condominiums

- The median sales price over the past 12 months fell 1.8% compared to the preceding 12 months from \$160,875 to \$157,915, while the 12-month average price rose 5.5%, from \$193,134 to \$206,747.
- With 220 condominium closings during the second quarter, sales were up 11.7% from the second quarter of 2018. Sales over the past 12 months decreased 8.1% compared to the preceding 12-month period, from 704 to 647.

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

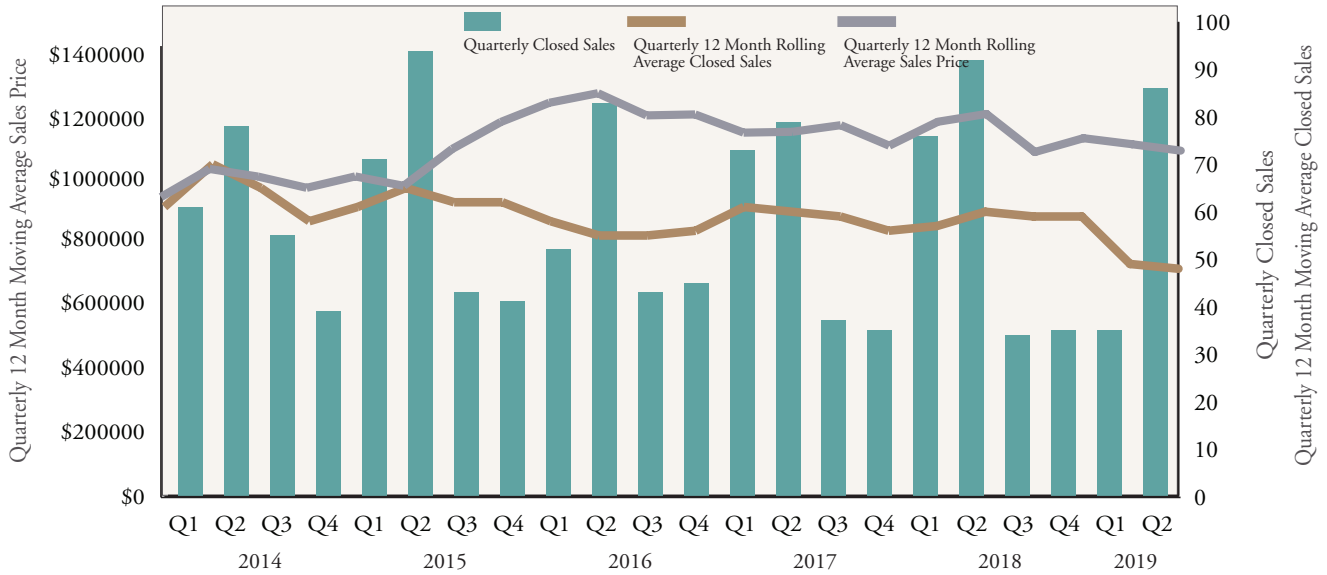


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# SANIBEL/CAPTIVA

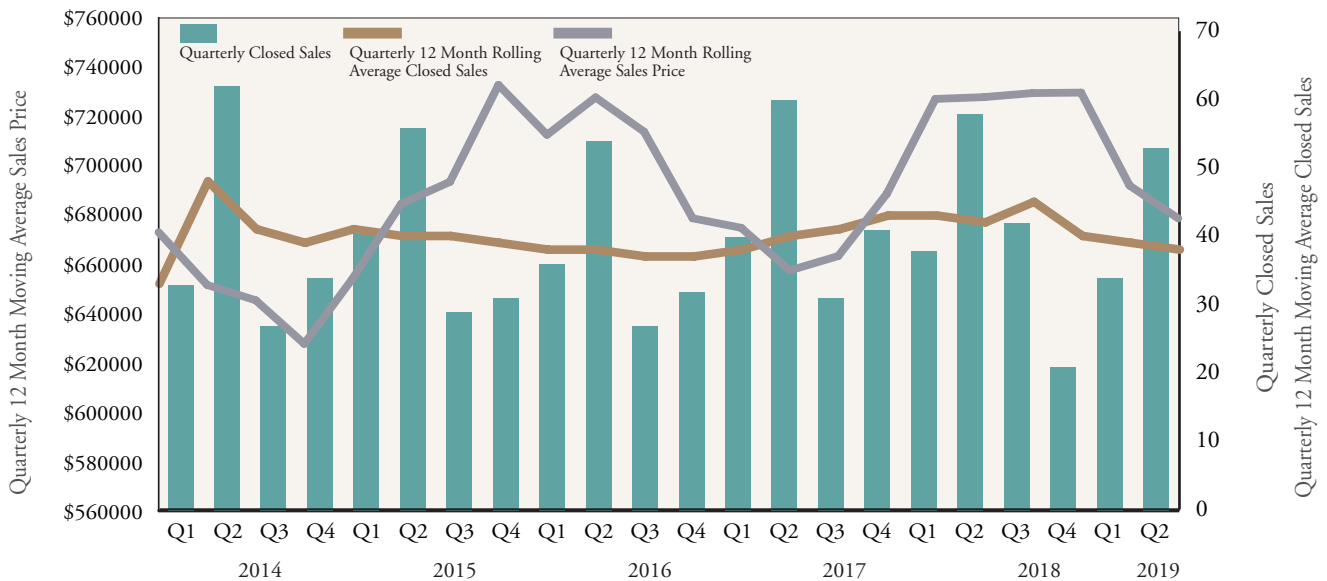
## SINGLE FAMILY HOMES

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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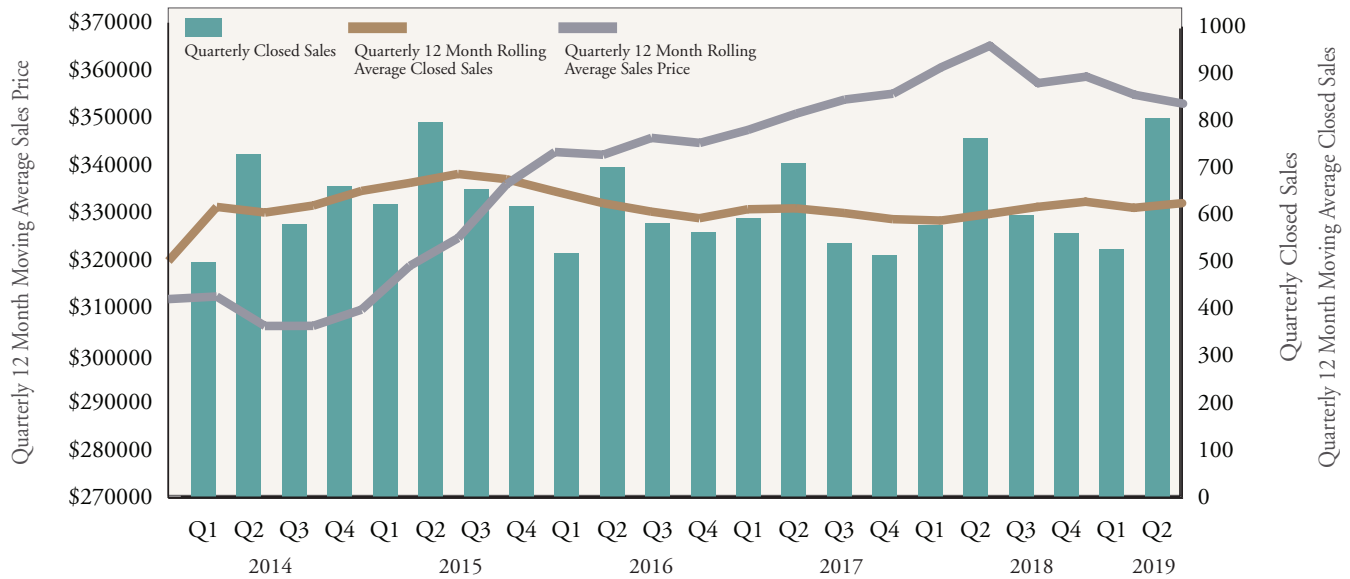


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# FORT MYERS

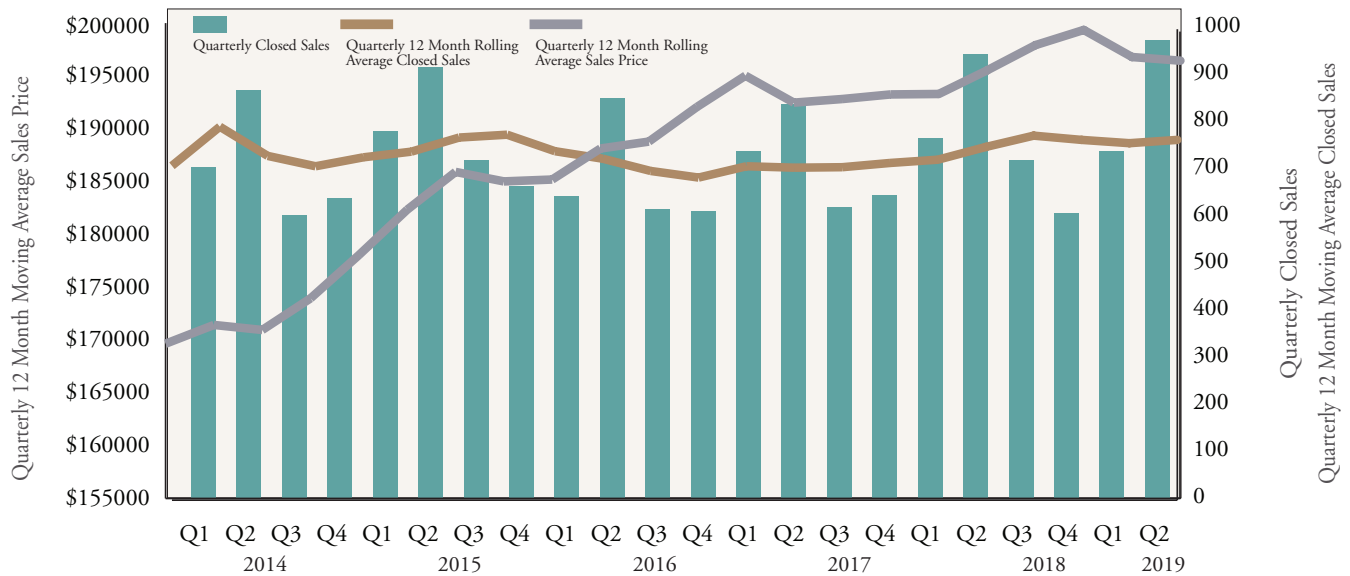
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## CONDOMINIUMS

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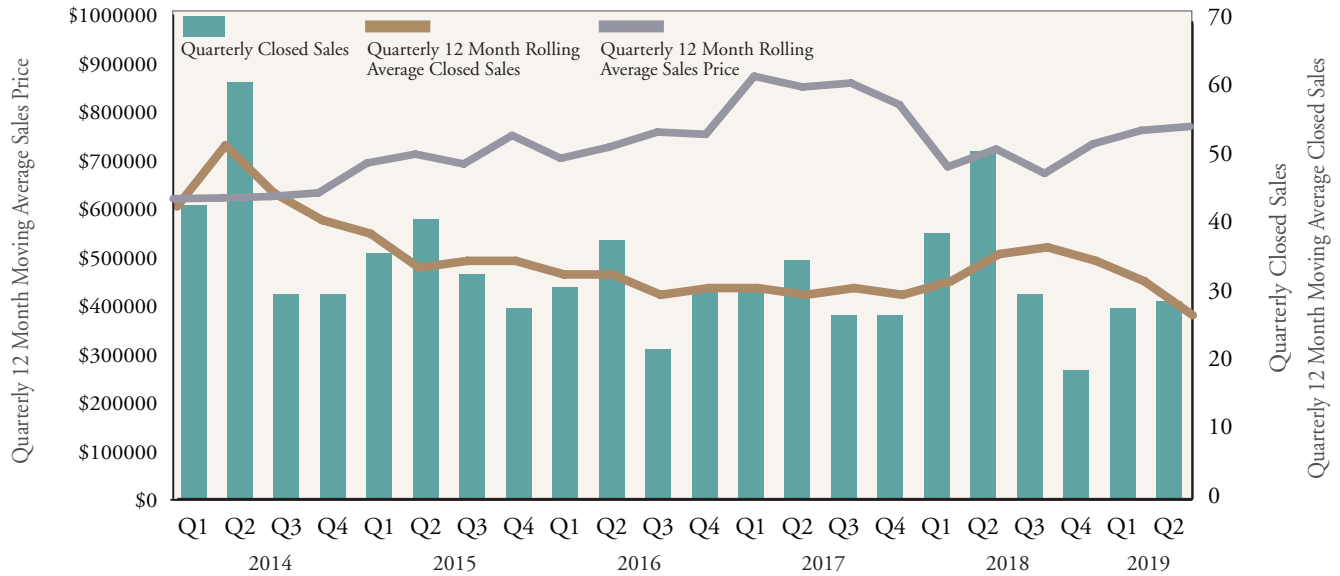


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# FORT MYERS BEACH

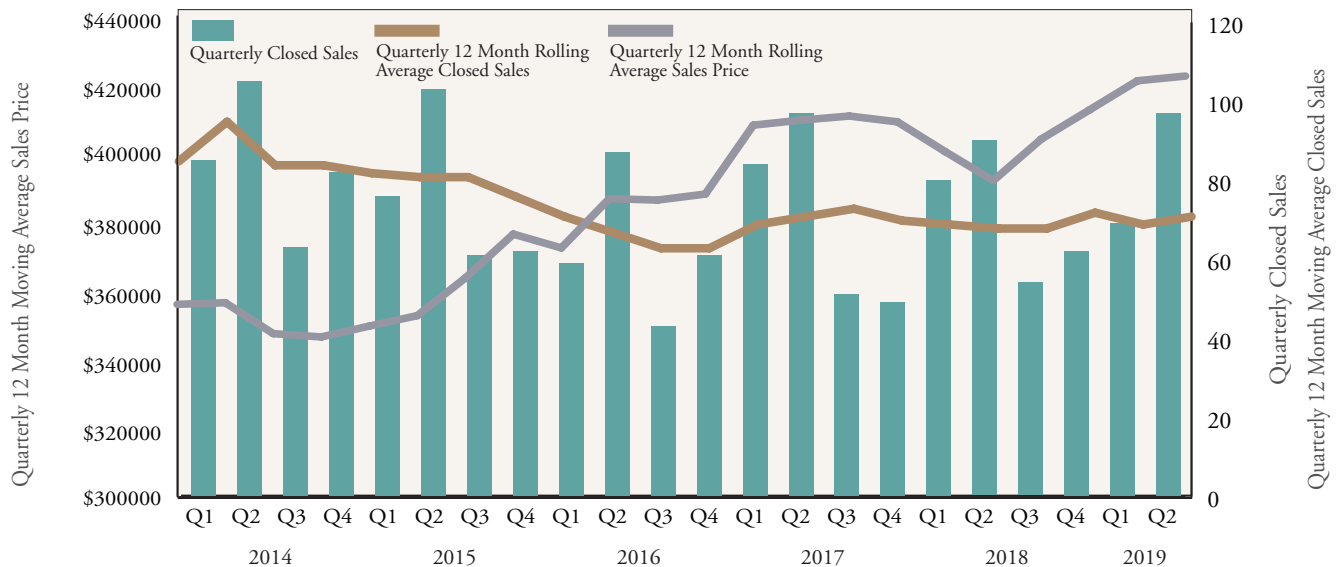
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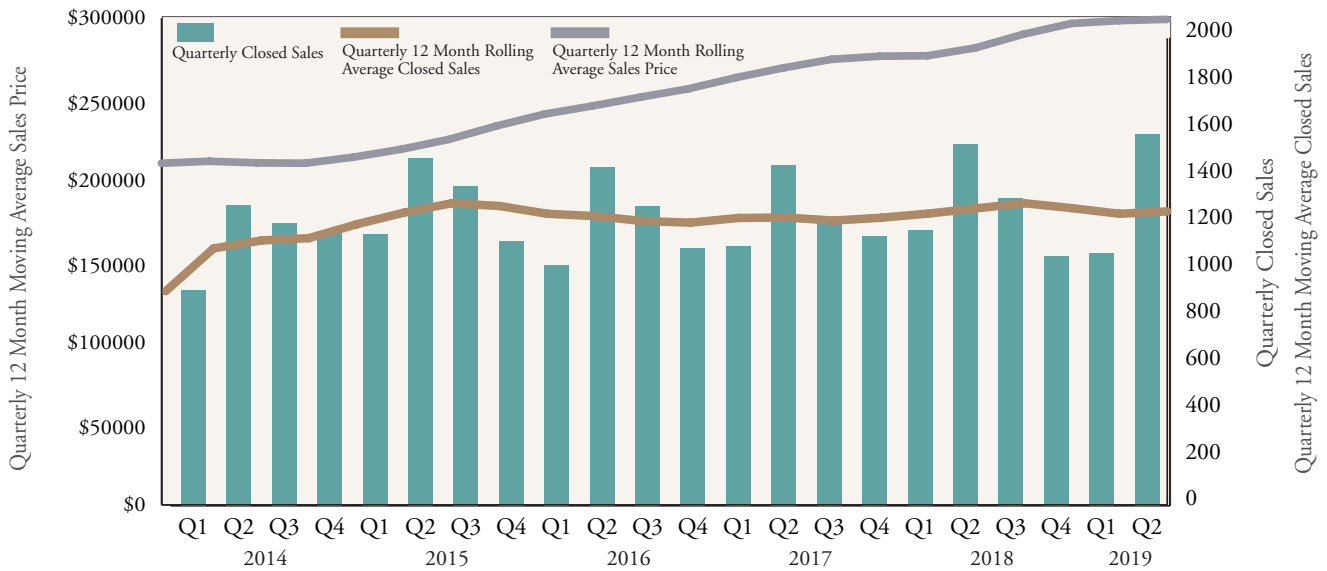


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# CAPE CORAL

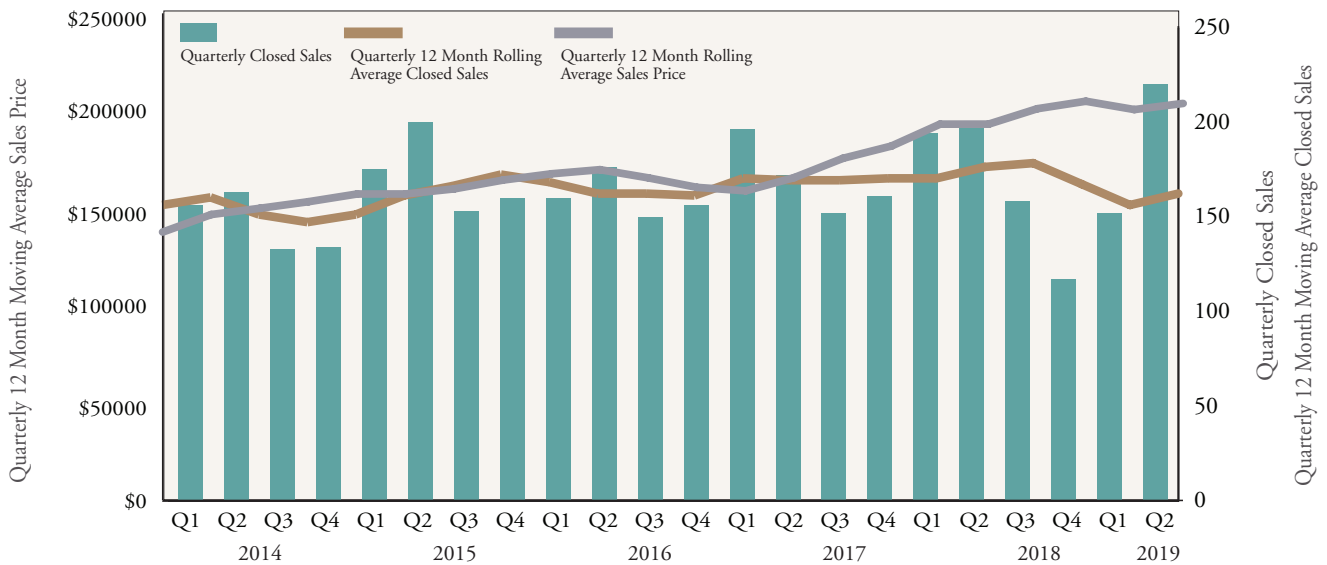
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