



Bring Your Highest Expectations™

SECOND QUARTER MARKET REVIEW FOR 2018
Sanibel and Captiva Islands / Fort Myers / Fort Myers Beach / Cape Coral



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SANIBEL/CAPTIVA ISLANDS

Single Family Homes

- The Quarter over Quarter (QoQ) rolling 12 month median price was up 5.2% from last year at \$811,000, while the QoQ rolling 12 month average price increased 4.9% to \$1,189,321.
- The number of closings in Q2 increased 16.5% to 92 compared to 79 for Q2 2017.

Condominiums

- The QoQ rolling 12 month median price was up 1.6% over last year at \$597,250, while the QoQ rolling 12 month average price was up 10.7% over the same period last year at \$727,585.
- There were 58 closings during Q2, compared to 60 in Q2 2017.

FORT MYERS

Single Family Homes

- The QoQ rolling 12 month median price was up 2.8% over last year at \$298,500, while the QoQ rolling 12 month average price climbed 4.1% to \$365,149.
- The number of closings in Q2 increased 7.7% to 767 compared to 712 for Q2 2017.

Condominiums

- The QoQ rolling 12 month median price was unchanged over last year at \$168,250, while the QoQ rolling 12 month average price was up 1.6% over the same period last year at \$195,527.
- There were 951 closings during Q2, an increase of 12.7% over Q2 last year.

FORT MYERS BEACH

Single Family Homes

- The QoQ rolling 12 month median price declined 8.3% from last year to \$554,625 compared to \$604,813 in the same period last year. The QoQ rolling 12 month average price was down 15% to \$722,500.
- The number of closings in Q2 increased 45.7% to 51 compared to 35 for Q2 2017.

Condominiums

- The QoQ rolling 12 month median price was down 3.1% over last year at \$355,625, while the QoQ rolling 12 month average price decreased 4.3% over the same period last year to \$392,000.
- There were 90 closings during Q2, compared to 97 in Q2 2017.

CAPE CORAL

Single Family Homes

- The QoQ rolling 12 month median price increased 4.9% over last year to \$232,763, while the QoQ rolling 12 month average price was up 4.6% to \$281,661.
- The number of closings in Q2 increased 6.2% to 1545 compared to 1455 for the period last year.

Condominiums

- The QoQ rolling 12 month median price was up 12.4% over last year at \$160,875, while the QoQ rolling 12 month average price increased 16.6% over the same period last year to \$193,134. This increase is a result of a higher number of sales in Cape Harbour and Tarpon Point.
- There were 197 closings during Q2, up 14.5% from Q2 2017.

The pricing metric used in these reports is the quarter over quarter rolling 12 month median and average price. The reason behind using these numbers is to show overall pricing trends as they have changed from the same quarter in the prior year.

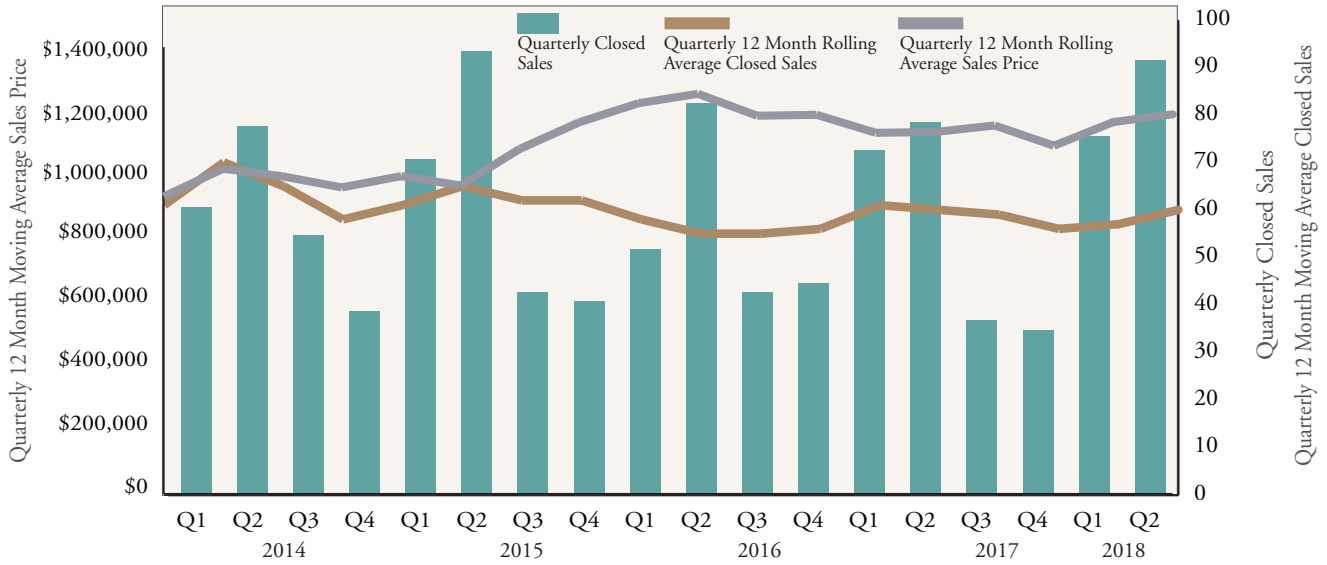


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SANIBEL/CAPTIVA

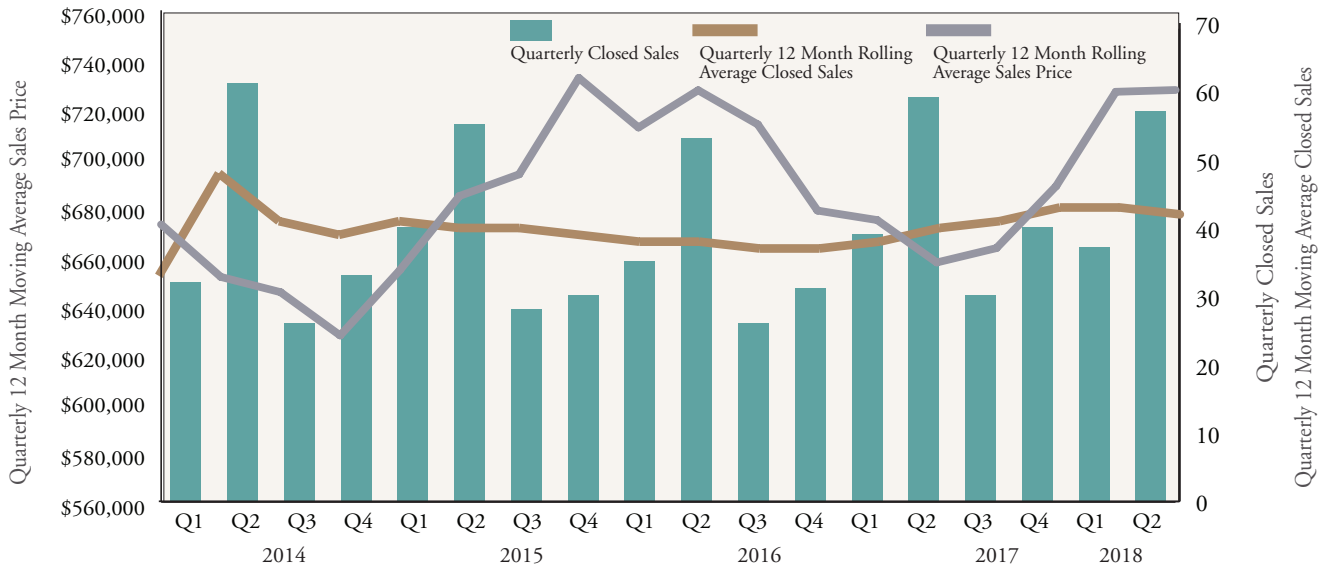
SINGLE FAMILY HOMES

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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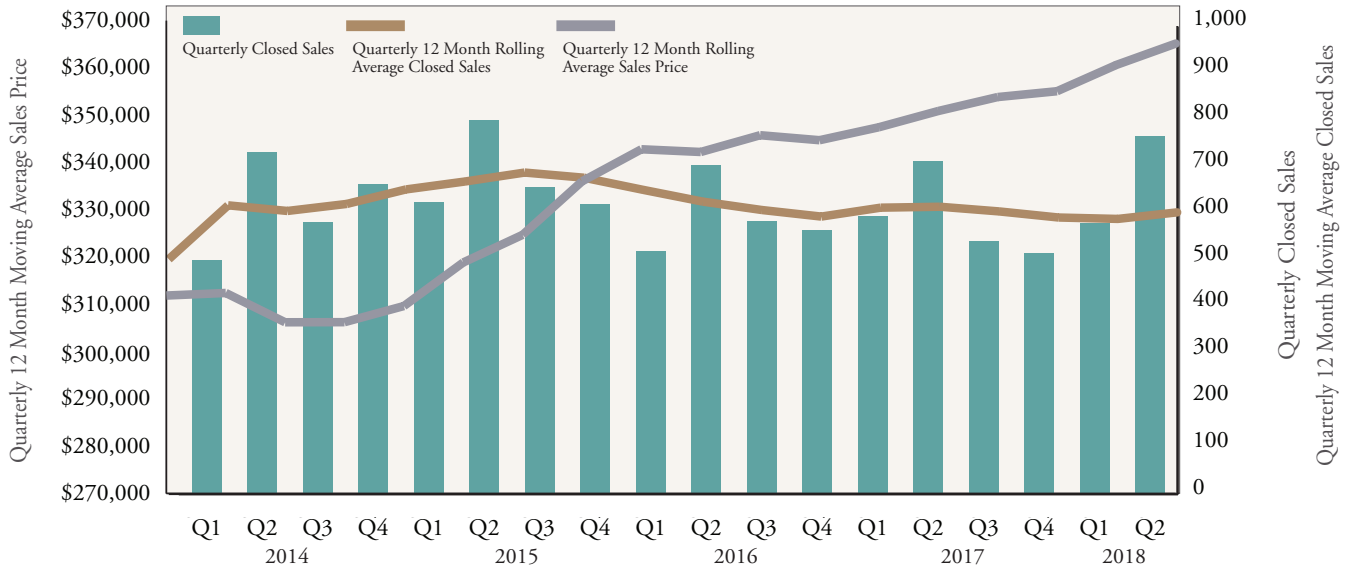


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FORT MYERS

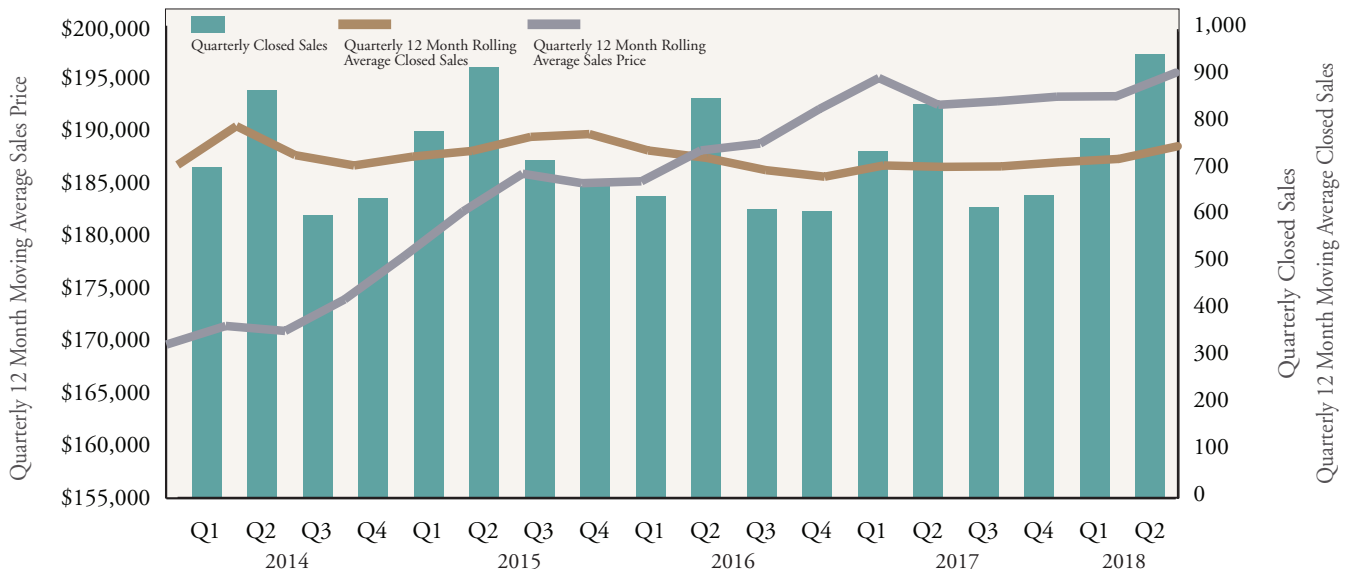
SINGLE FAMILY HOMES

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



CONDOMINIUMS

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



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

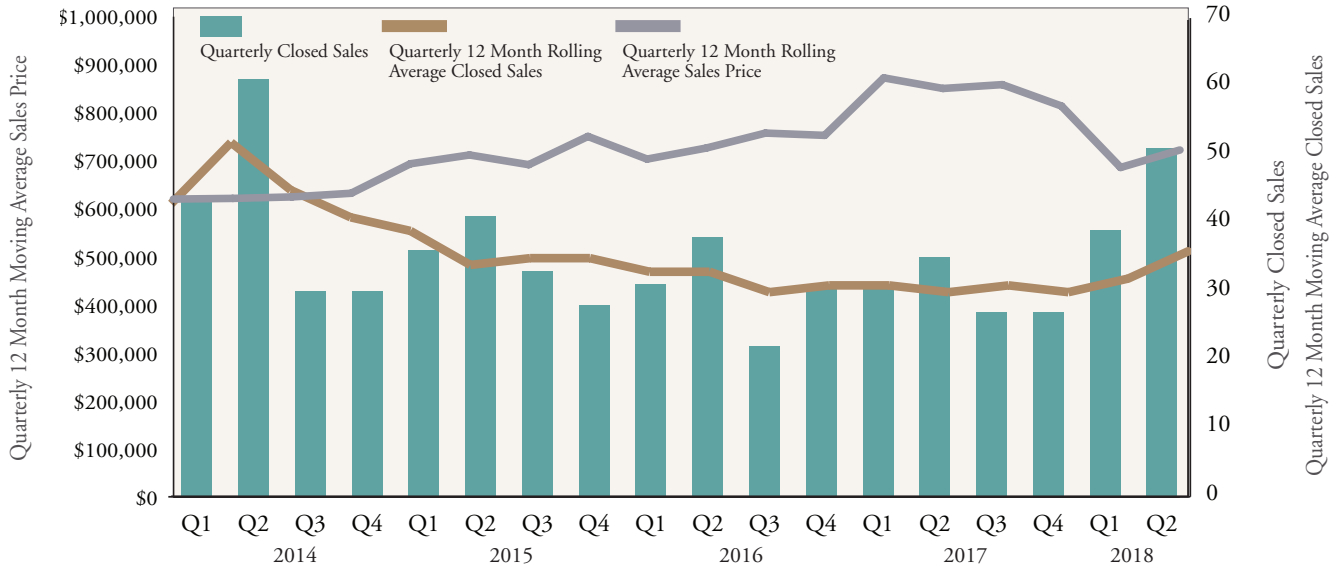


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FORT MYERS BEACH

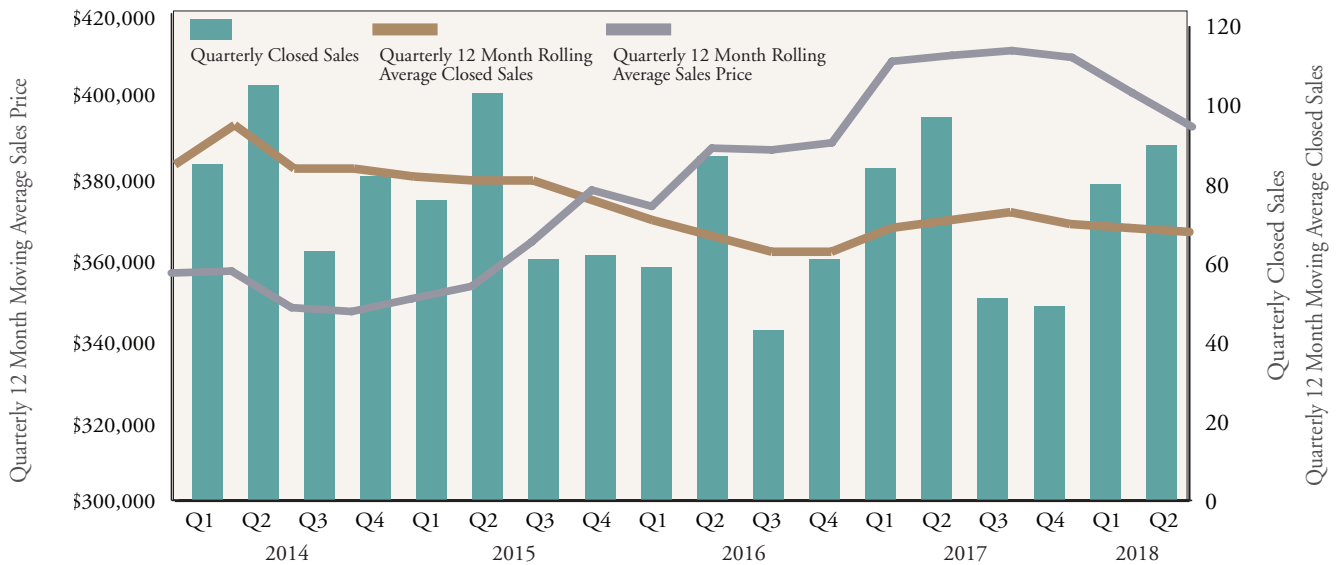
SINGLE FAMILY HOMES

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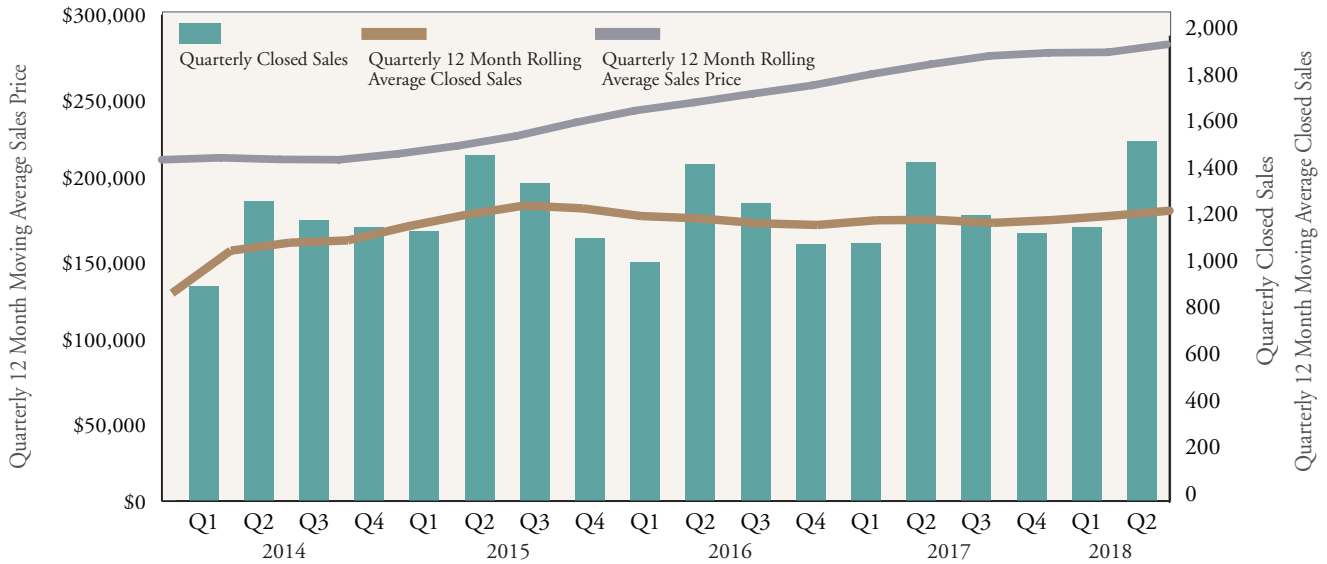


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CAPE CORAL

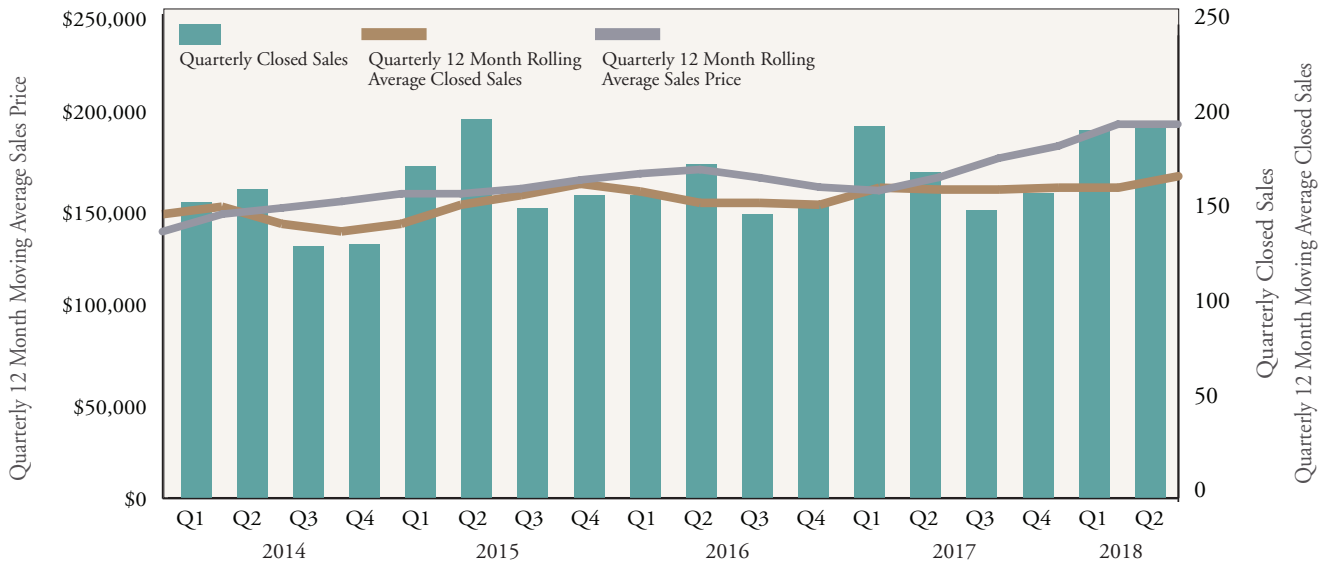
SINGLE FAMILY HOMES

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