



Bring Your Highest Expectations™

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



Bring Your Highest Expectations™

SANIBEL/CAPTIVA ISLANDS

Single Family Homes

- The median sales price over the past 12 months increased 11.2% compared to the preceding 12 months from \$772,875 to \$859,250, while the 12-month average price increased 9.7%, from \$1,071,354 to \$1,175,432.
- With 51 single family closings posted during the third quarter, sales were up 50% from the third quarter of 2018. Sales over the past 12 months were down 12.7% compared to the preceding 12-month period, from 237 to 207.

Condominiums

- The median sales price over the past 12 months decreased 1.9% compared to the preceding 12 months from \$611,250 to \$599,625, while the 12-month average price decreased 7.4%, from \$729,216 to \$674,919.
- With 53 condominium closings during the third quarter, sales were down 26.2% from the third quarter of 2018. Sales over the past 12 months decreased 22.3% compared to the preceding 12-month period, from 179 to 139.

FORT MYERS

Single Family Homes

- The median sales price over the past 12 months was unchanged from the preceding 12 months at \$303,125, while the 12-month average price rose 2.9%, from \$357,296 to \$367,568.
- With 715 single family home closings during the third quarter, sales were up 18.8% from the third quarter of 2018. Sales over the past 12 months increased 6.1% compared to the preceding 12-month period, from 2,467 to 2,617.

Condominiums

- The median sales price over the past 12 months increased 3.1% compared to the preceding 12 months from \$169,375 to \$174,645, while the 12-month average price decreased 2% from \$197,916 to \$194,044.
- With 726 condominium closings during the third quarter, sales were static with the third quarter of 2018. Sales over the past 12 months were static with the preceding 12-month period, at 3,069.

FORT MYERS BEACH

Single Family Homes

- The median sales price over the past 12 months increased 13.3% compared to the preceding 12 months from \$529,438 to \$600,050, while the 12-month average price rose 32.3%, from \$672,468 to \$889,457.
- With 26 single family home closings during the third quarter, sales were down 13.3% from the third quarter of 2018. Sales over the past 12 months were down 28.6% compared to the preceding 12-month period, from 147 to 105.

Condominiums

- The median sales price over the past 12 months was static compared to the preceding 12 months at \$375,725, while the 12-month average price rose 1.8%, from \$404,088 to \$411,435.
- With 57 condominium closings during the third quarter, sales were down 5.6% from the third quarter of 2018. Sales over the past 12 months were down 4.4% compared to the preceding 12-month period, from 273 to 285.

CAPE CORAL

Single Family Homes

- The median sales price over the past 12 months decreased 1.3% compared to the preceding 12 months, from \$243,913 to \$240,750, while the 12-month average price rose 1.4%, from \$290,064 to \$294,203.
- With 1,424 single family home closings during the third quarter, sales were up 8.4% from the third quarter of 2018. Sales over the past 12 months were static with the preceding 12-month period at 5,168.

Condominiums

- The median sales price over the past 12 months increased 2.5% compared to the preceding 12 months from \$156,815 to \$160,725, while the 12-month average price decreased 3.1%, from \$201,036 to \$194,718.
- With 165 condominium closings during the third quarter, sales were up 4.4% from the third quarter of 2018. Sales over the past 12 months decreased 7.9% compared to the preceding 12-month period, from 710 to 654.

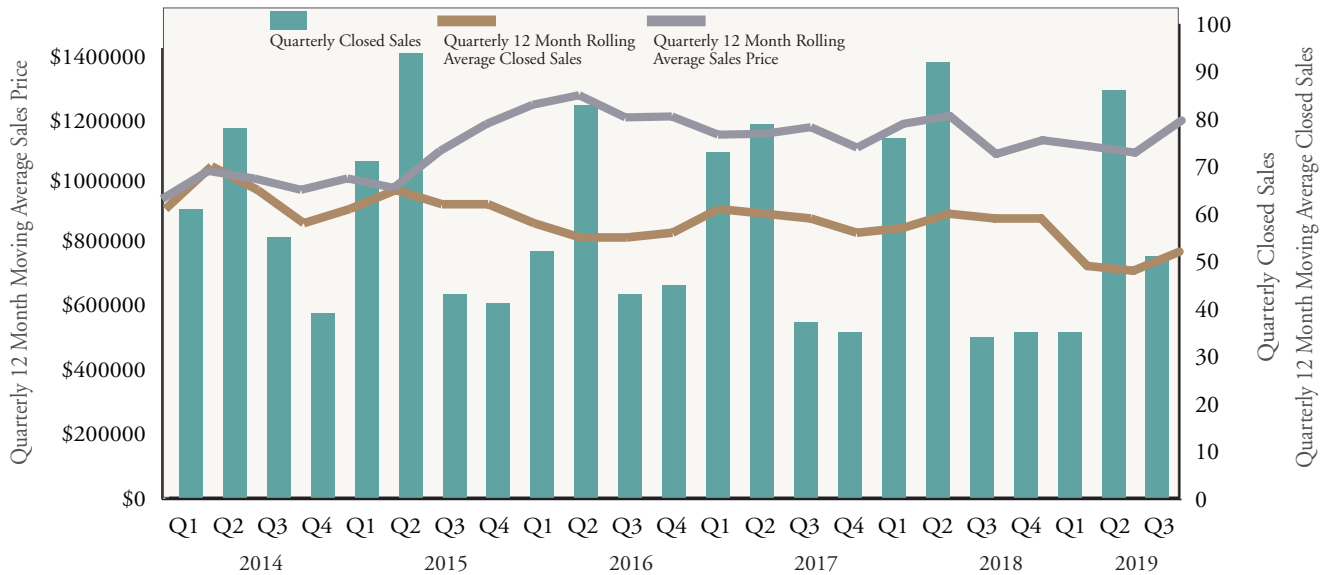


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SANIBEL/CAPTIVA

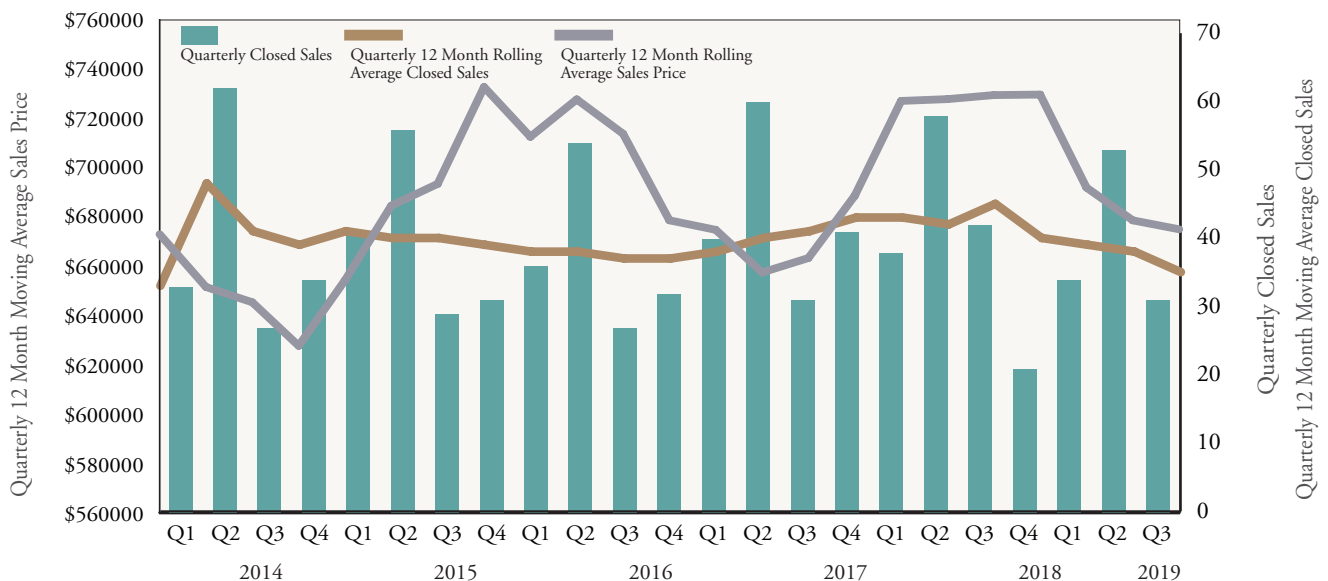
SINGLE FAMILY HOMES

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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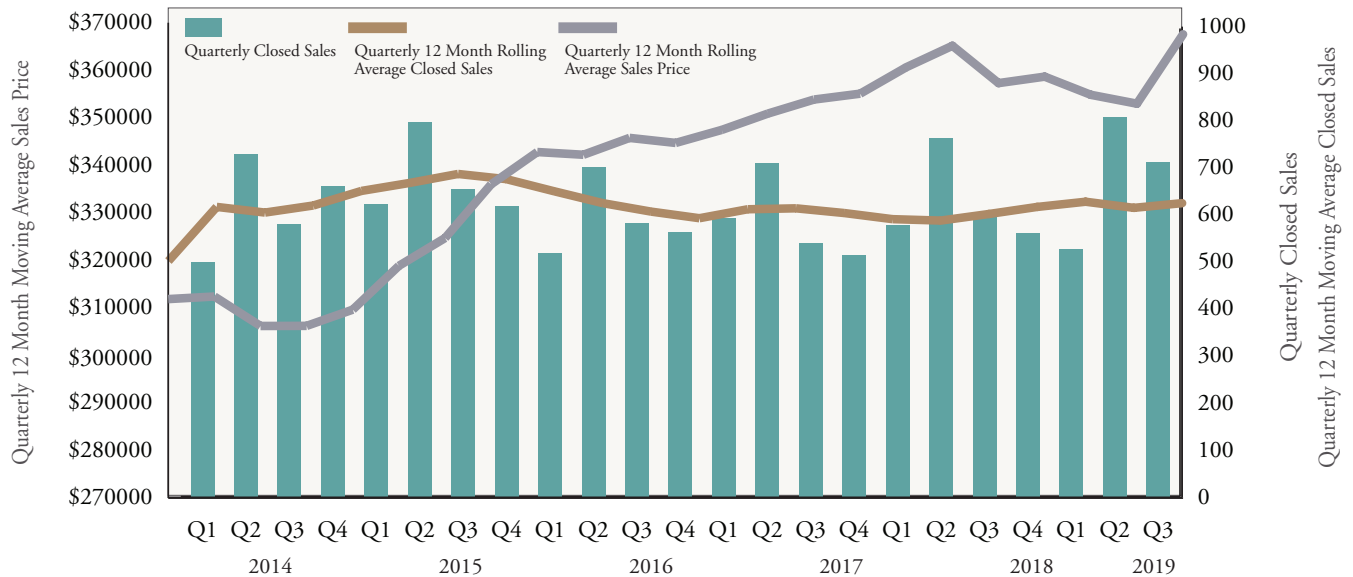


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FORT MYERS

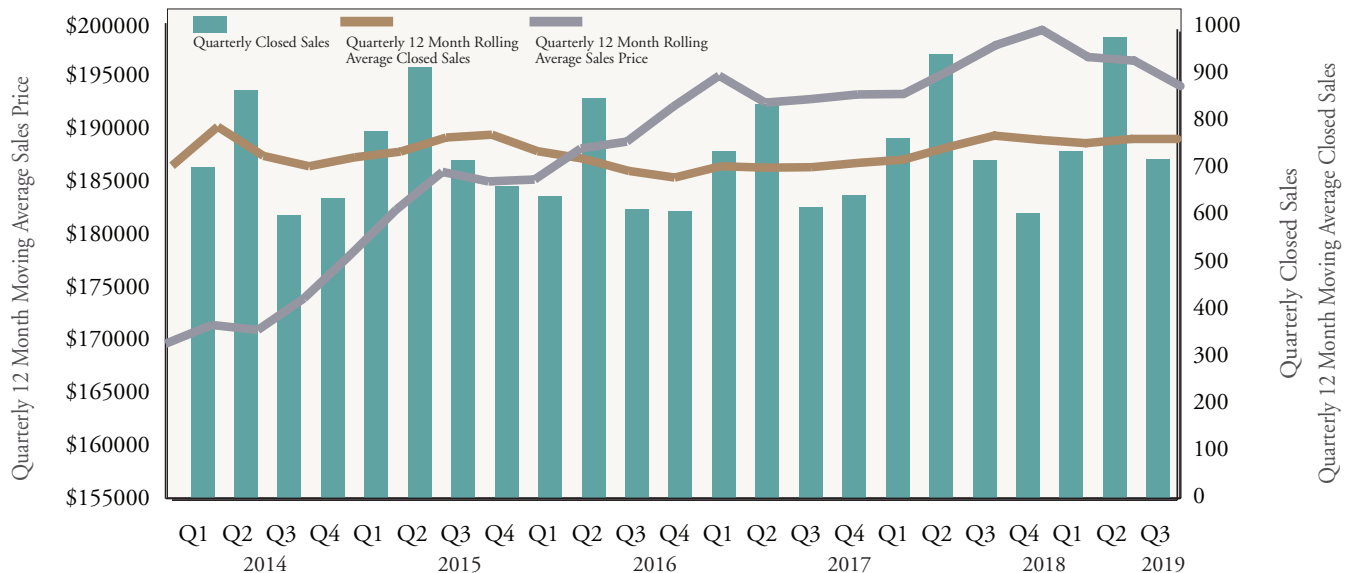
SINGLE FAMILY HOMES

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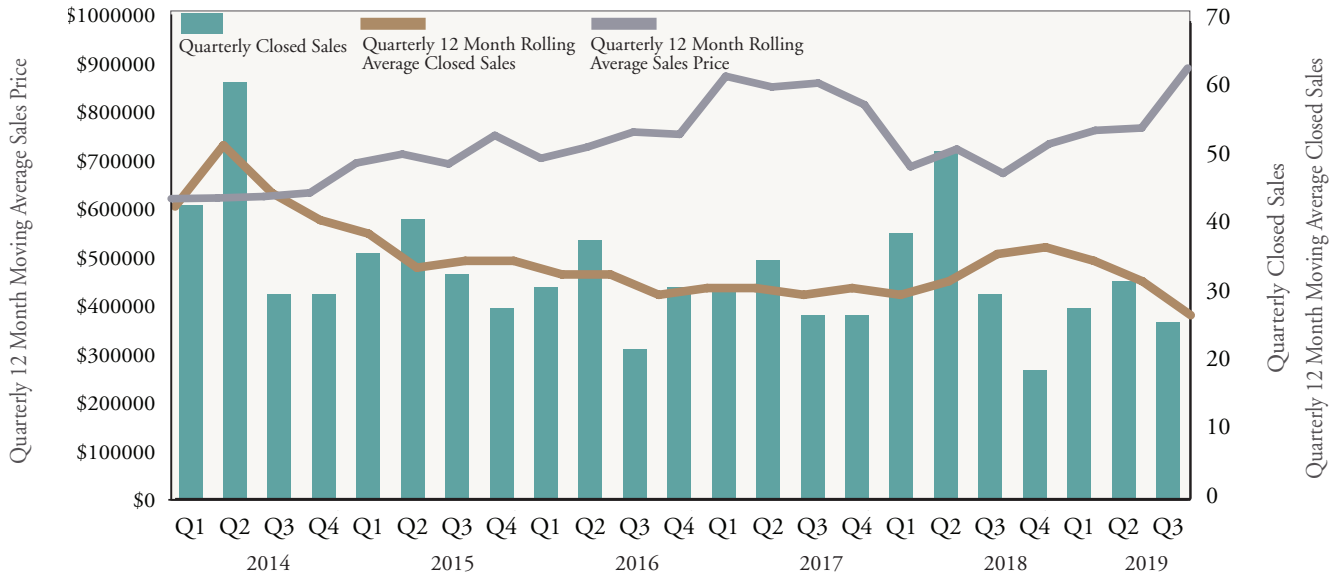


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FORT MYERS BEACH

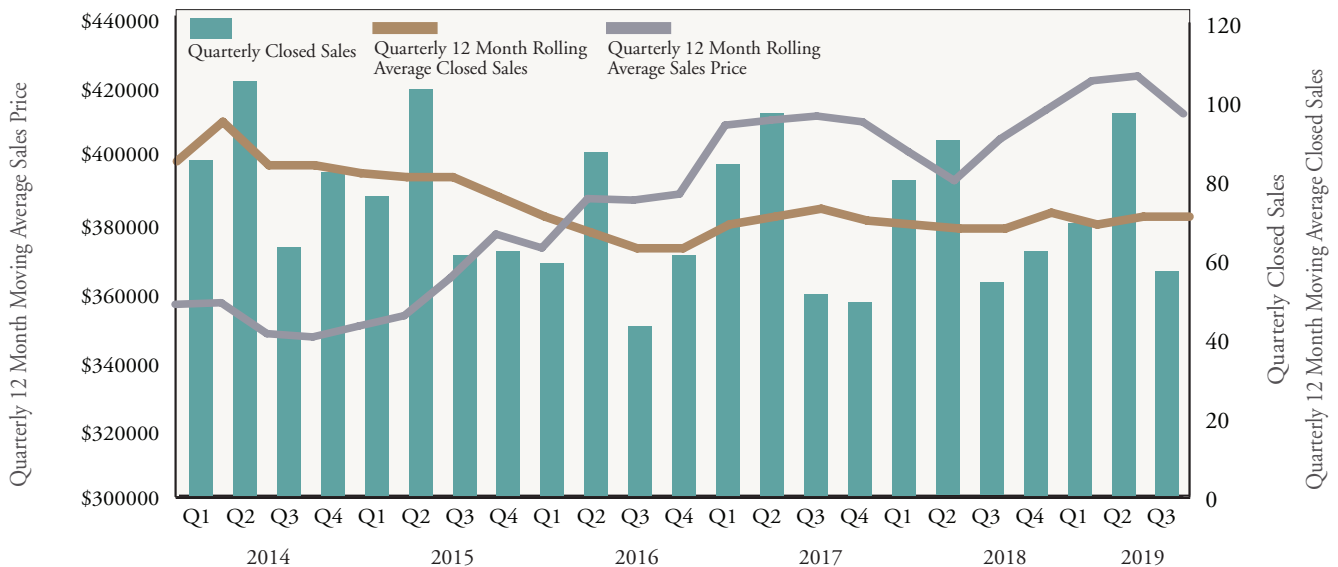
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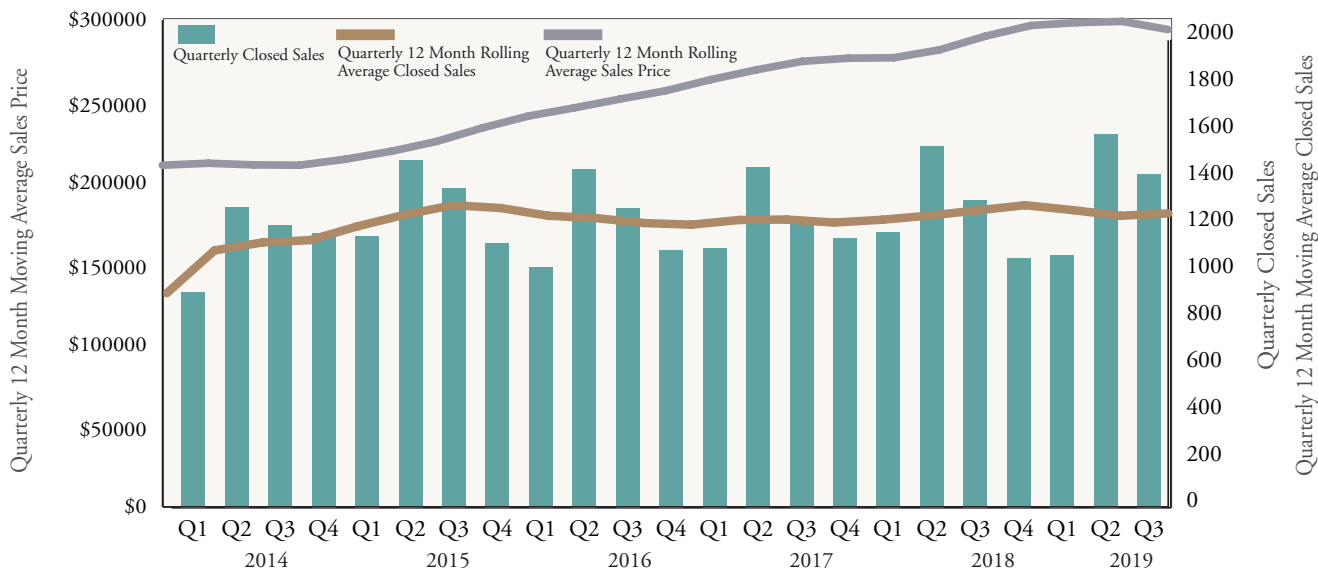


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CAPE CORAL

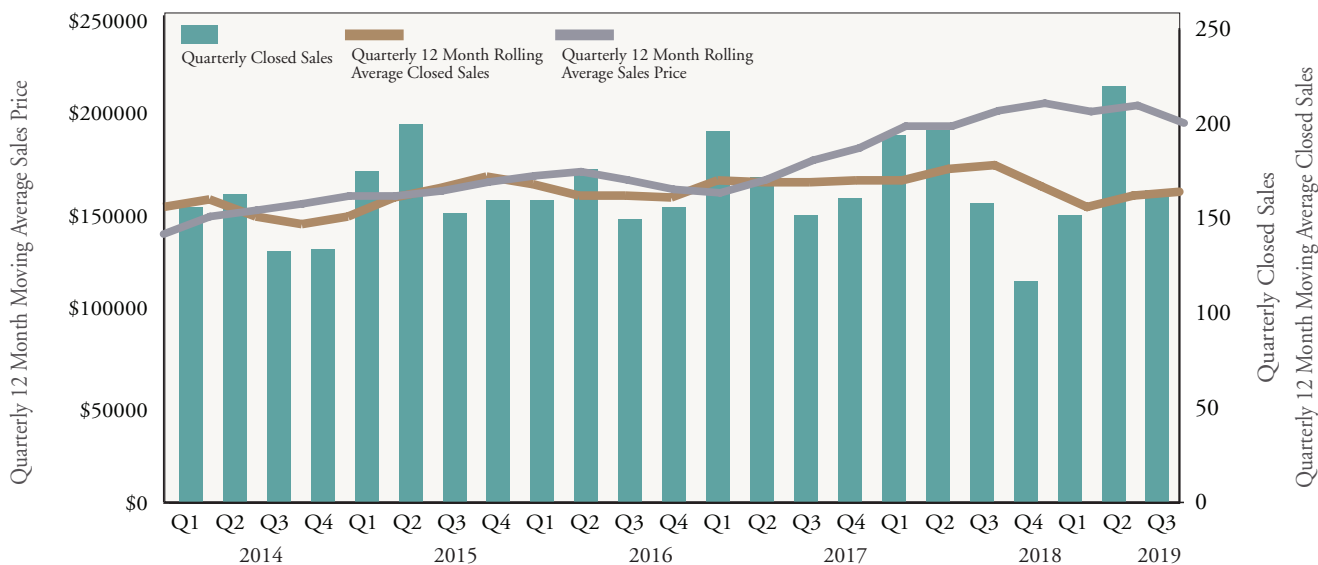
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