

Monthly Market Summary - February 2013
 Single Family Homes
 Cape Coral-Fort Myers MSA

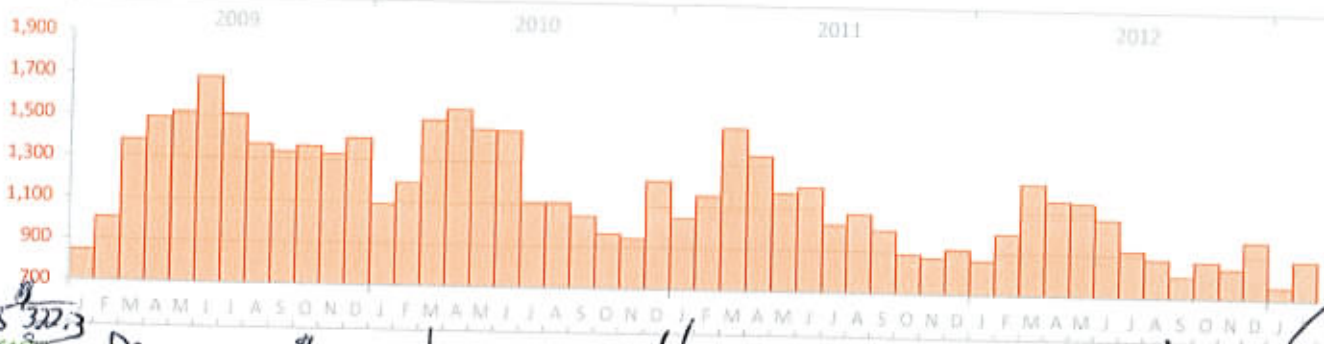
USA = \$173,600 +0.8%
 FLORIDA = \$150,000 +12.8%
 LOCAL = 153,890 +23.1%



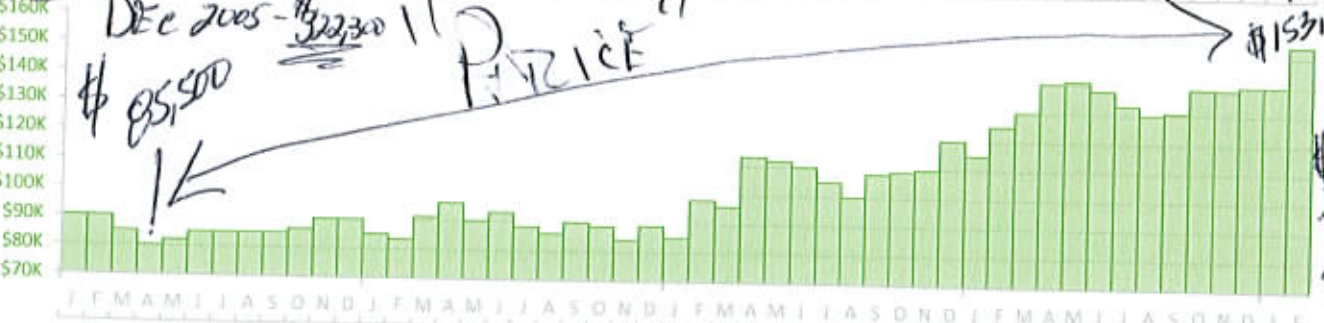
	February 2013	February 2012	Percent Change Year-over-Year
Closed Sales	886	992	-10.7%
Cash Sales	534	656	-18.6%
New Pending Sales	1,397	1,204	16.0%
New Listings	1,704	1,814	-6.1%
Median Sale Price	\$153,890	\$125,000	23.1%
Average Sale Price	\$269,961	\$199,545	35.3%
Median Days on Market	56	62	-9.7%
Avg. Percent of Original List Price Received	93.1%	92.6%	0.5%
Pending Inventory	2,567	(No Data)	N/A
Inventory (Active Listings)	6,191	6,451	-4.0%
Months Supply of Inventory	6.4	6.0	6.6%

60%

AC/ACS included



Closed Sales



Median Sale Price

DEC 2005 \$322,300

DEC 2005 - \$322,300 // PRICE

\$85,500

\$153,890 +20%

\$168,400



Total Inventory

INVENTORY

Monthly Distressed Market Summary - February 2013

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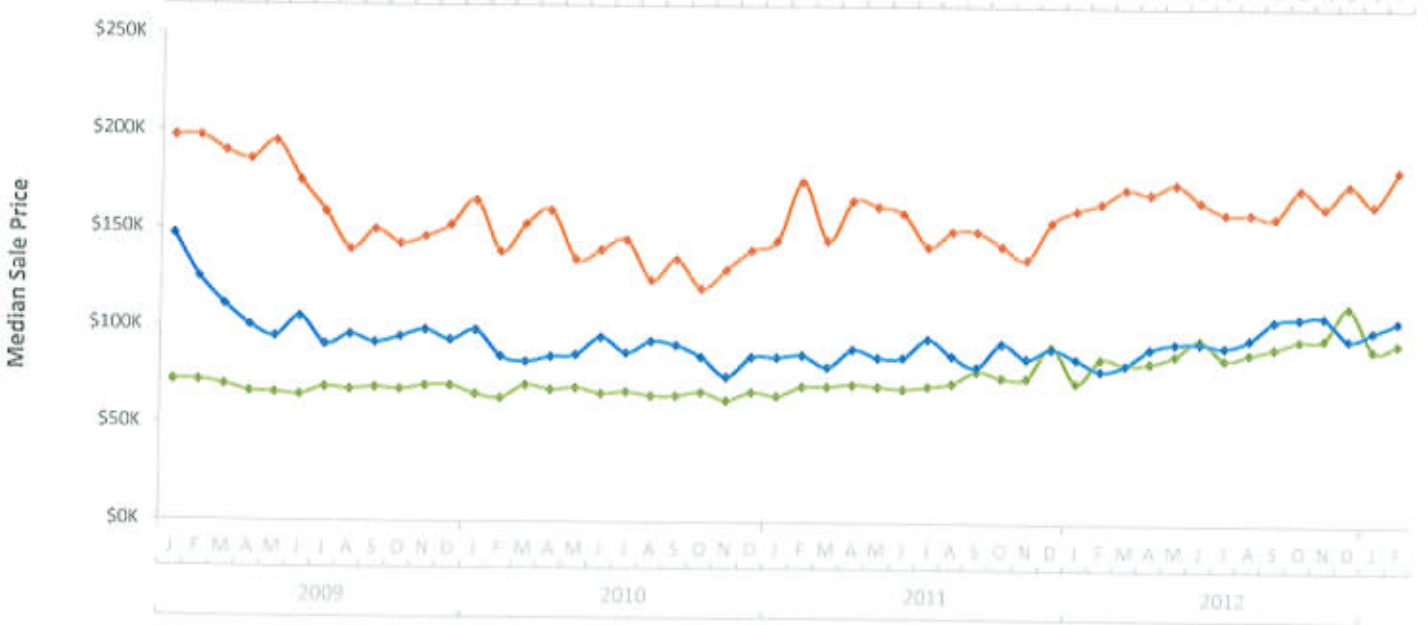
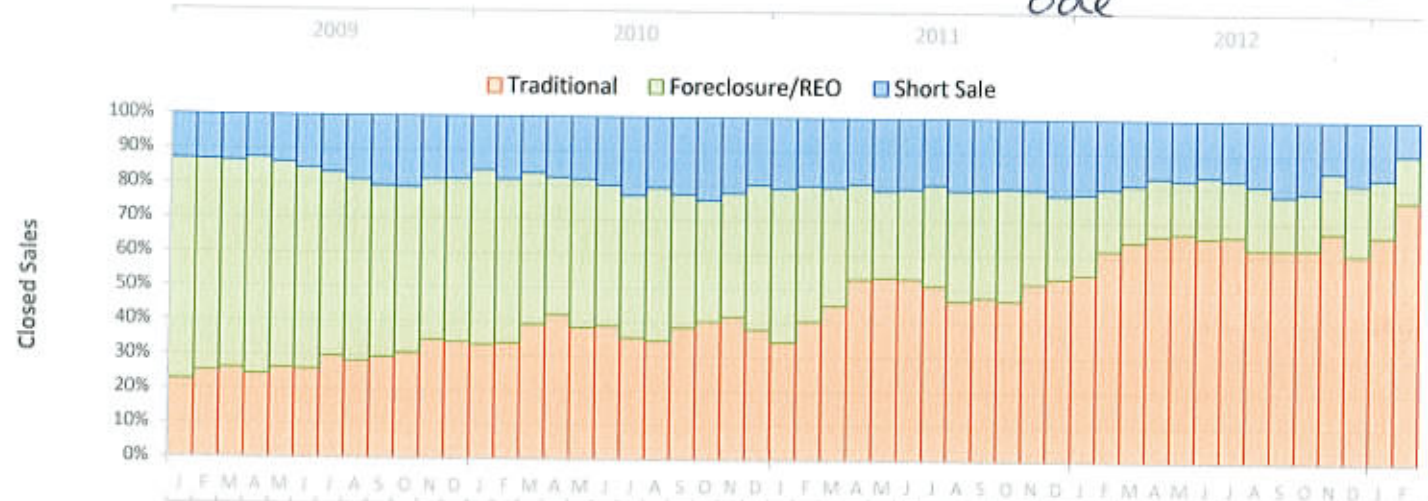


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	February 2013	February 2012	Percent Change Year-over-Year
77% Traditional	Closed Sales: 679	612	10.9%
	Median Sale Price: \$182,500	\$165,000	10.6%
13% Foreclosure/REO	Closed Sales: 120	179	-33.0%
	Median Sale Price: \$93,500	\$84,900	10.1%
10% Short Sale	Closed Sales: 87	201	-56.7%
	Median Sale Price: \$105,000	\$79,000	32.9%

BBle



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, March 21, 2013. Next data release is Monday, April 22, 2013.

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Subject: Gulf Access Lot Recap-- MLS results 3-11-2013 - Median Results.

From: jeff@jrmarconi.com

Date: Thu, Mar 14, 2013 1:19 pm

To: "Jeff Marconi" <jmarconi@miloffaubuchonrealty.com>

Attach: Cape Gulf Access LOTS TY JF 13 TO LY 12.pdf

Comparison Time-Lines:

Jan Feb 2013 (TY) compared to Jan Feb 2012 (LY)

MLS RECONCILIATION ATTACHED

Cape Coral TY = \$87,500

Cape Coral LY = \$50,000

Comp: +\$37,500 or + 75%

Average Sale TY = \$152,464

SW 33914 TY = \$120,000

SW 33914 LY = \$71,500

Comp: +\$48,500 or +68%

Average Sale TY = \$196,996

SE 33904 TY = \$310,000

SE 33904 LY = \$217,500

Comp: +\$92,500 or +43%

Average Sale TY = \$310,000

NW 33993 TY = \$62,500

NW 33993 LY = \$36,500

Comp: +26,000 or + 71%

Average Sale TY = \$70,692

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