

# Florida Gulf Coast Multiple Listing Service, Inc.

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## Monthly Market Indicators

### FEBRUARY 2010

#### Contents:

- Conventional/REO/Short Sale Single Family Sold
- Housing Supply Outlook
- Single Family/Condos Sold By City
- 2003-2010 Single Family/Condos Sold
- Absorption Rate
- Median Price Comparison By Year





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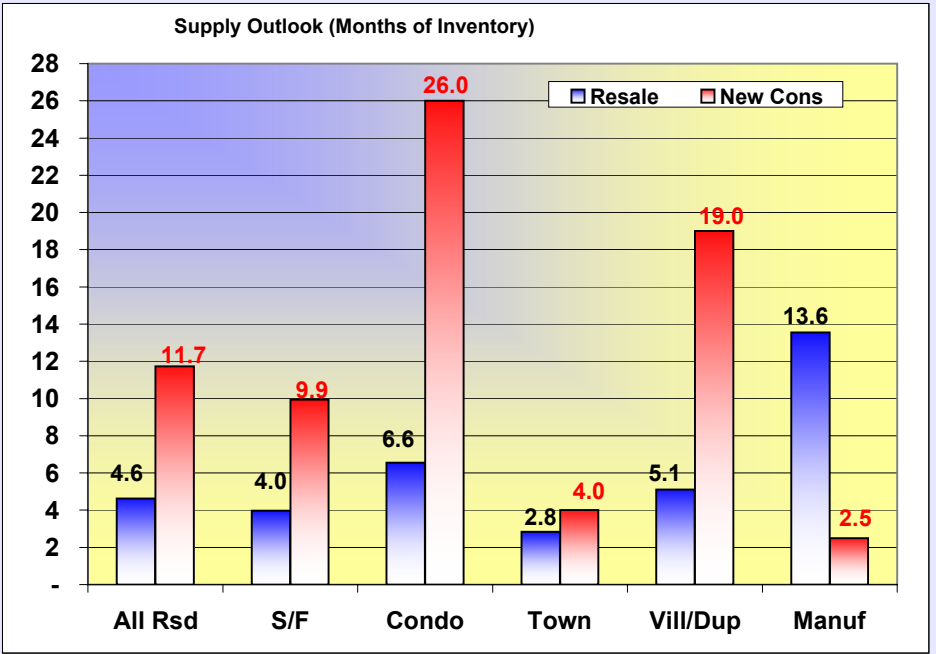
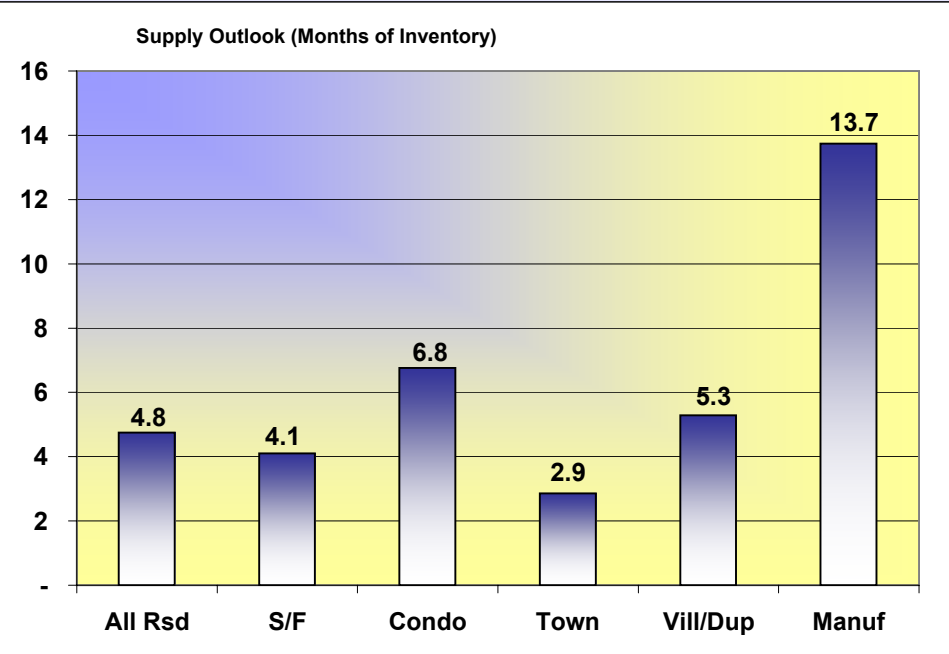
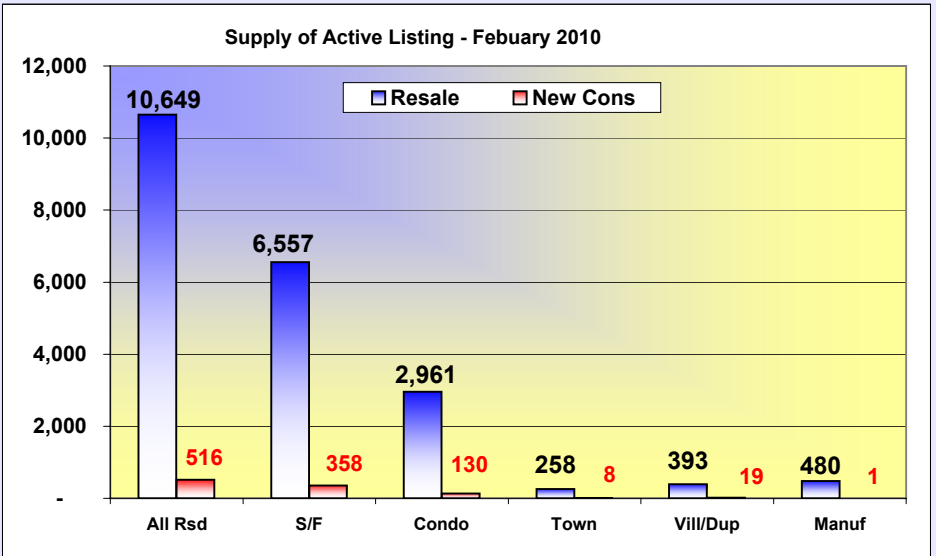
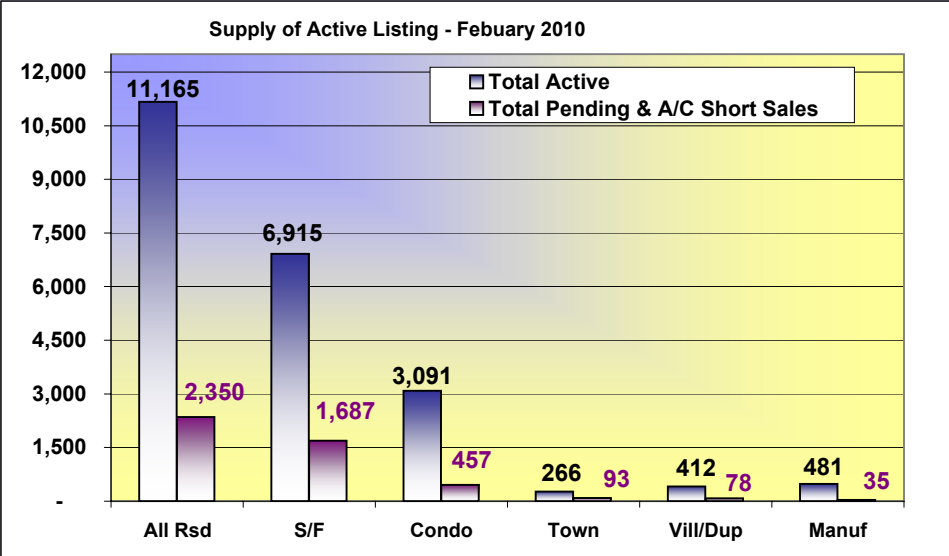
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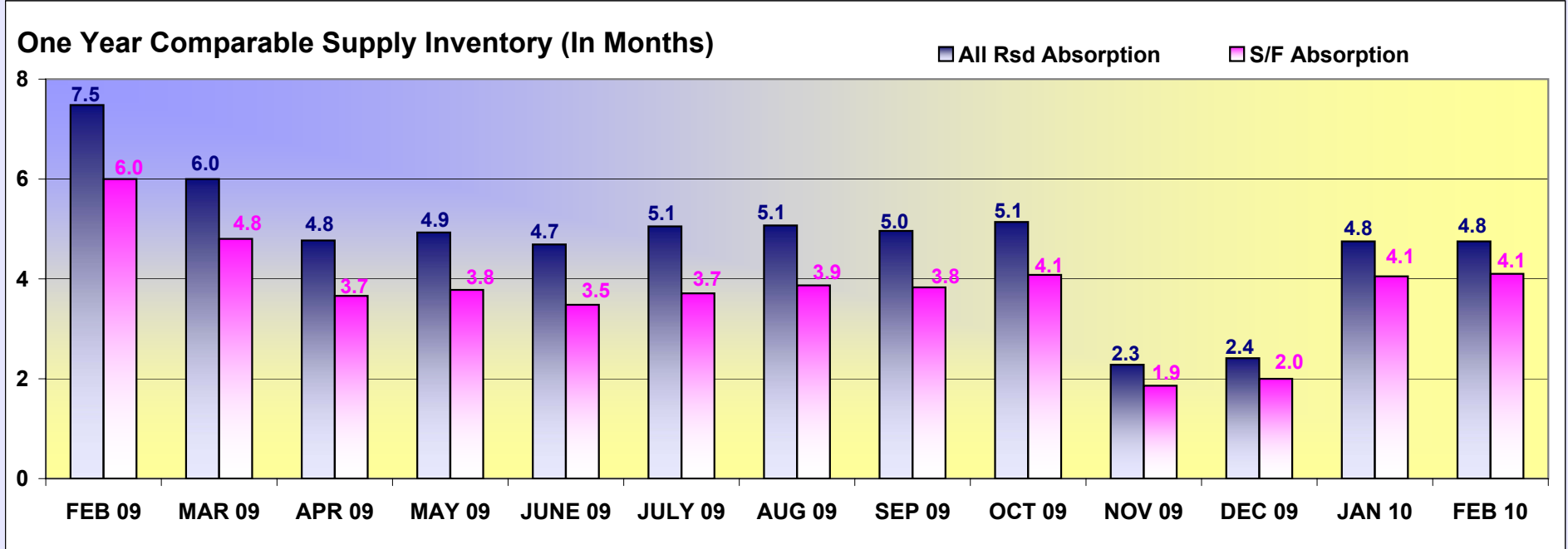
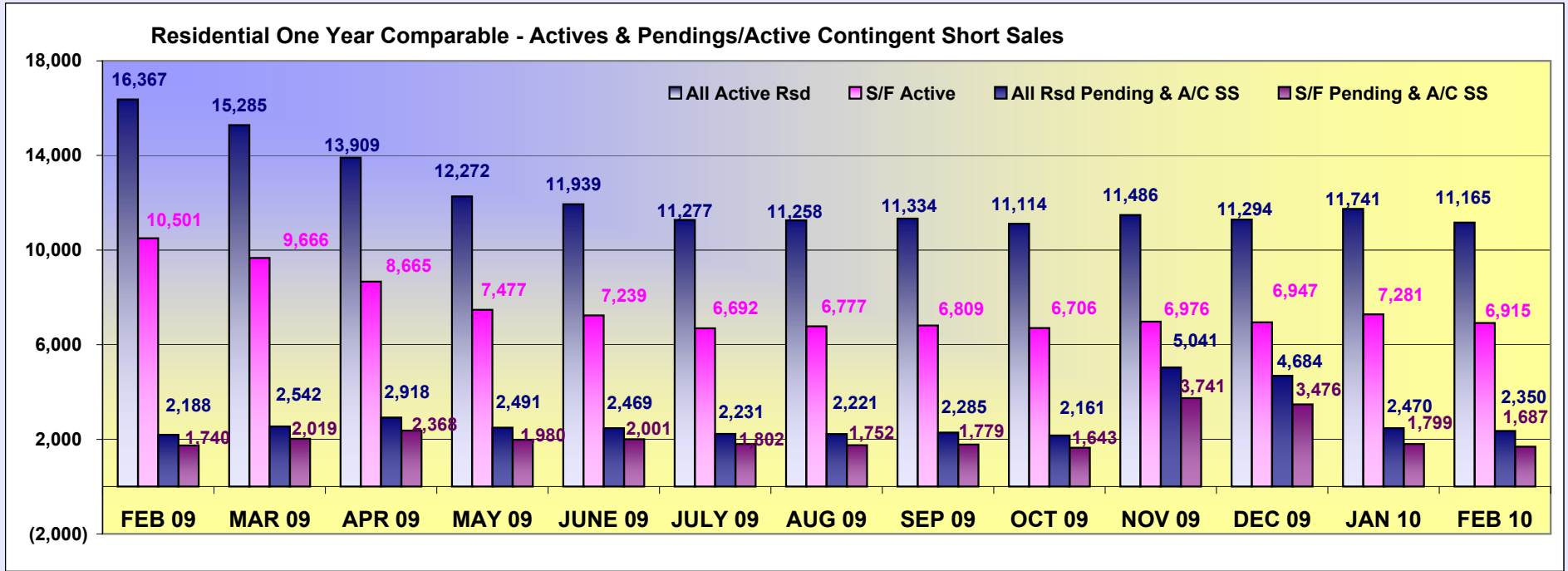


**Housing Supply Outlook**

**All Residential Properties - Active and Pendlings / Active Cont. Short Sale**

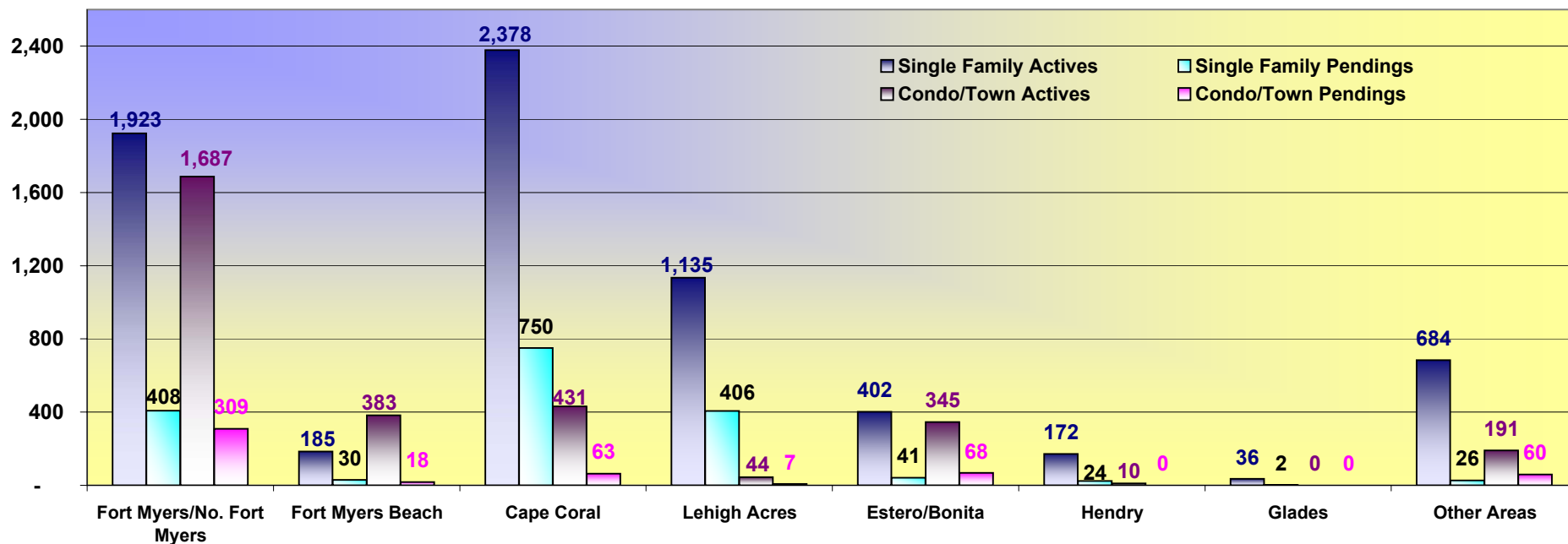


Supply Outlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending / Active Contingent Short Sale Listings.



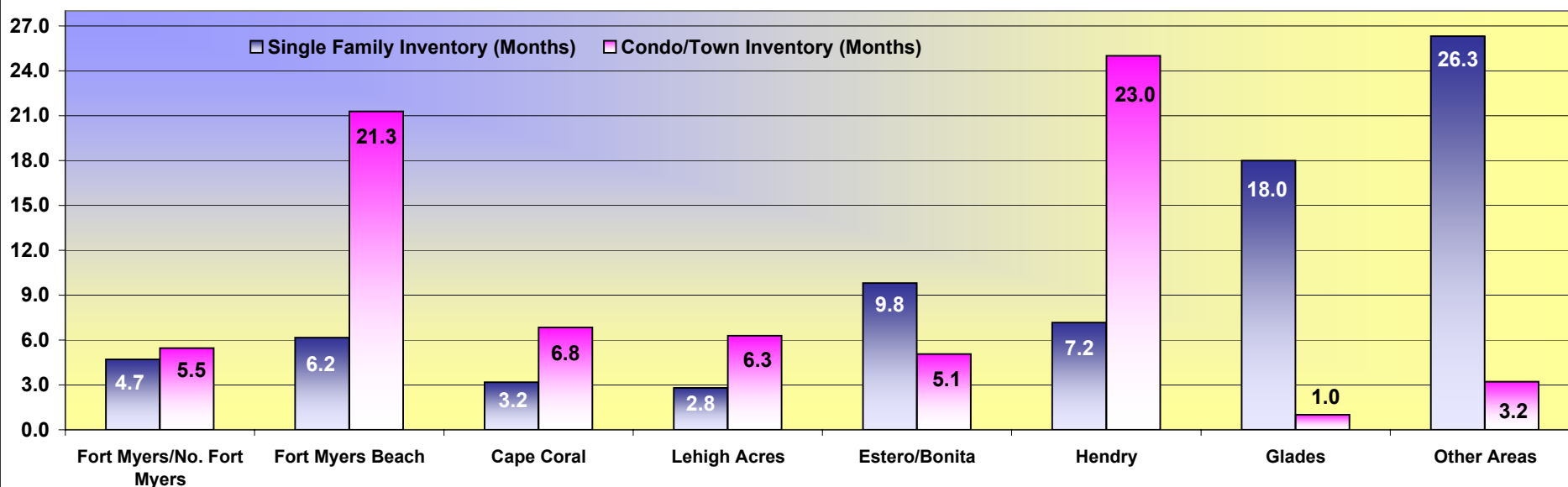
SupplyOutlook Inventory (In Months) is Calculated by taking the Active Listings and Dividing them by Pending & Active Contingent Short Sale Listings.

February 2010

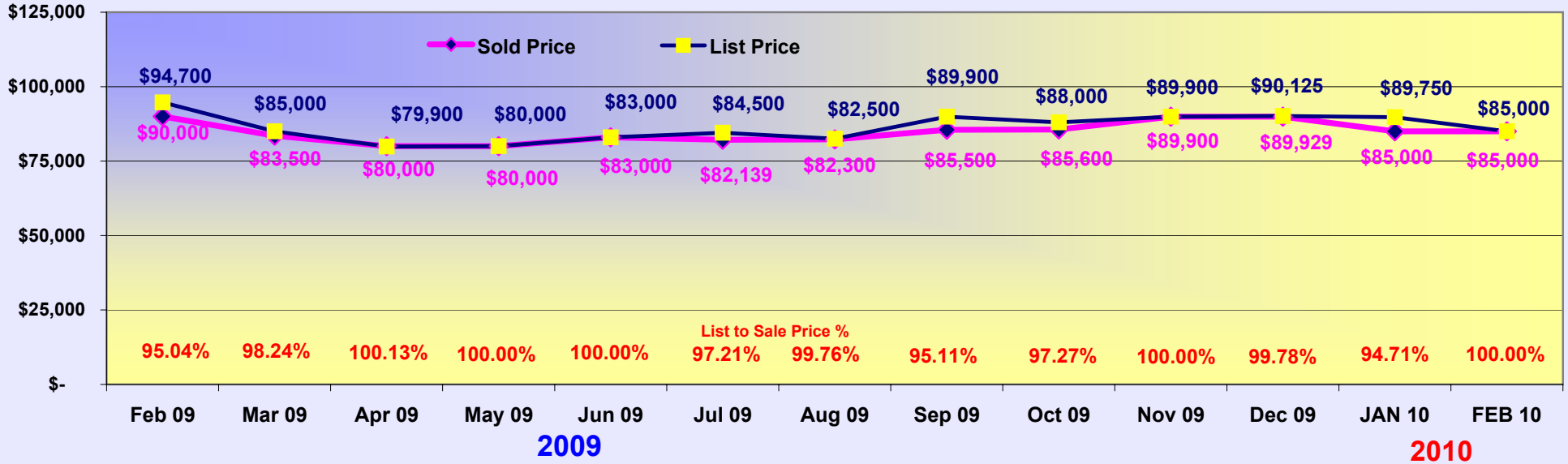


City Supply Rate (Months Of Inventory)

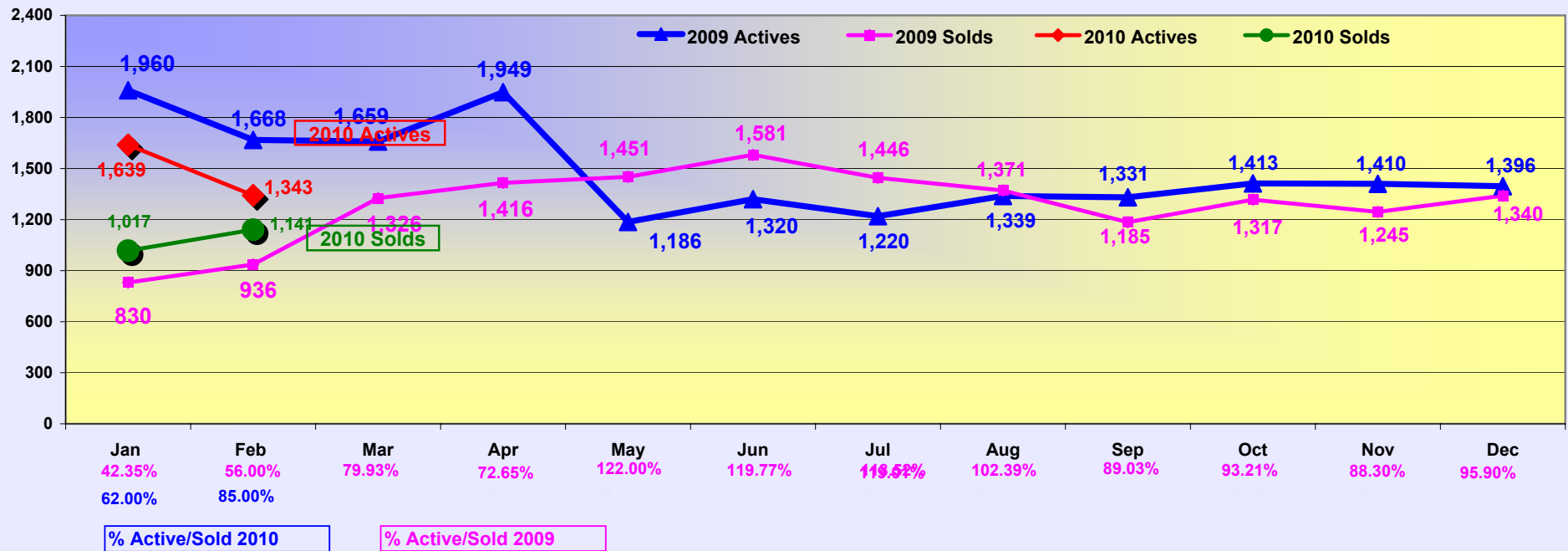
February 2010



Supply Rate (in Months) is Calculated by taking the Active Listings and Dividing them by Pending Listings.

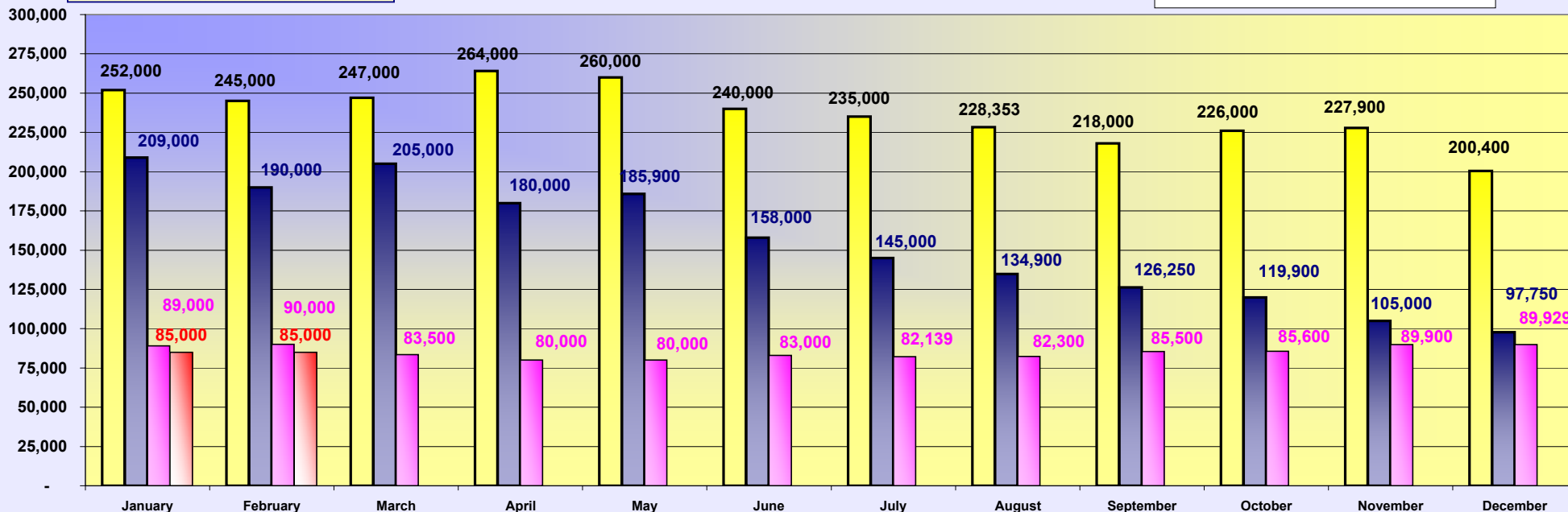


2009/2010 Single Family Listings - Percent of Sold to Active Listings

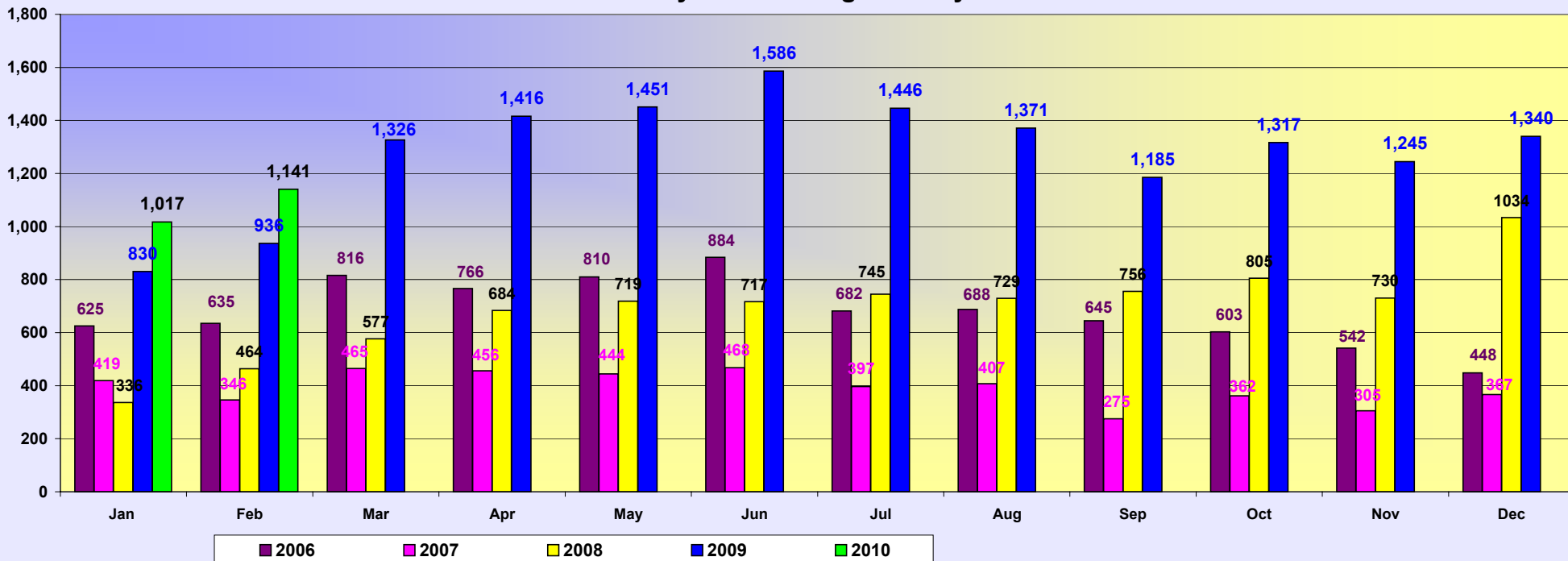




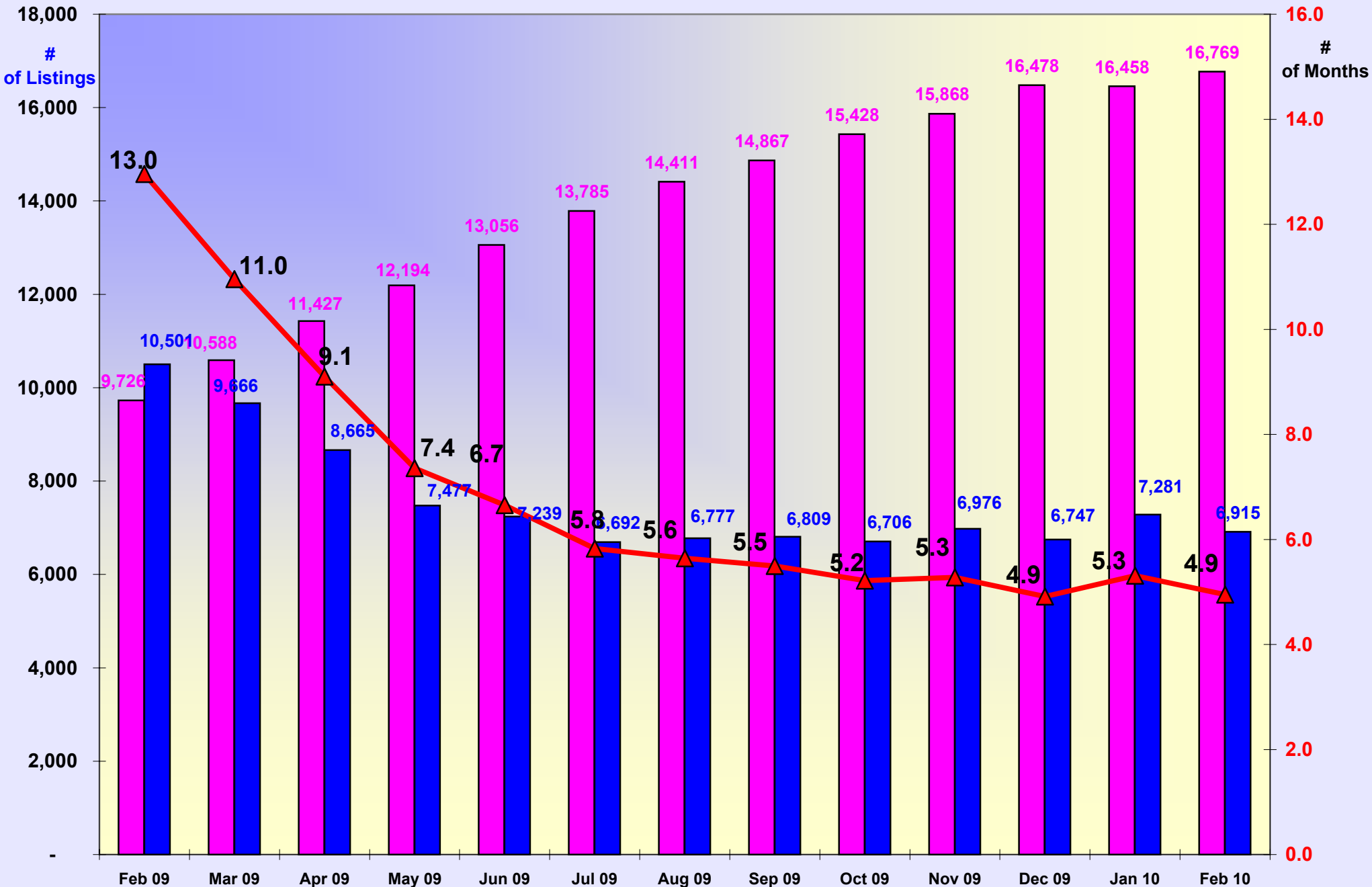
### Residential Property Median Price Comparison 2007 / 2008 / 2009 / 2010



### 2006-2010 Monthly Total of Single Family - Solds

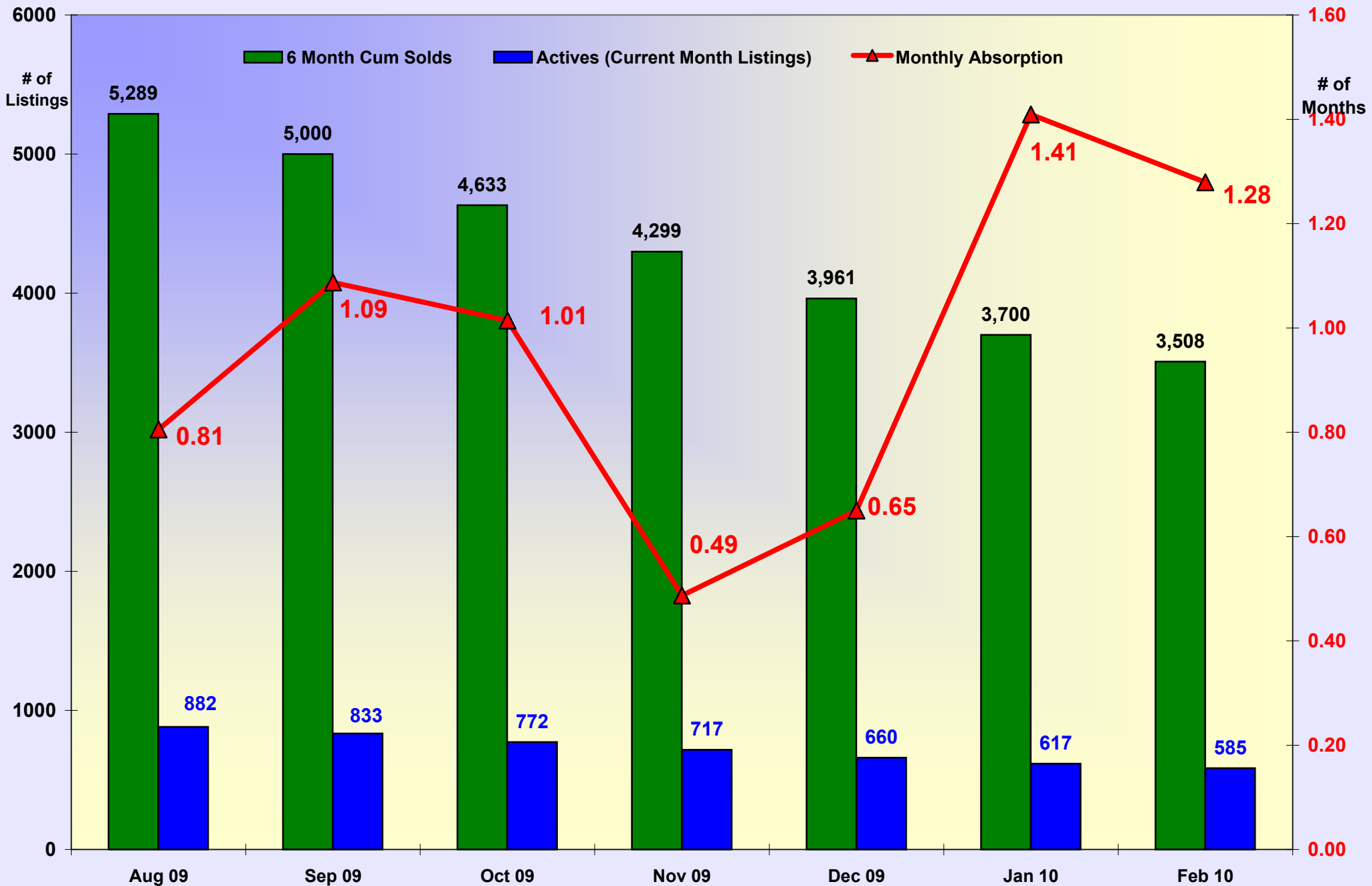


■ Solds (12 Month Cumm)   
 ■ Actives (Current Month Listings)   
 ▲ Monthly Absorption



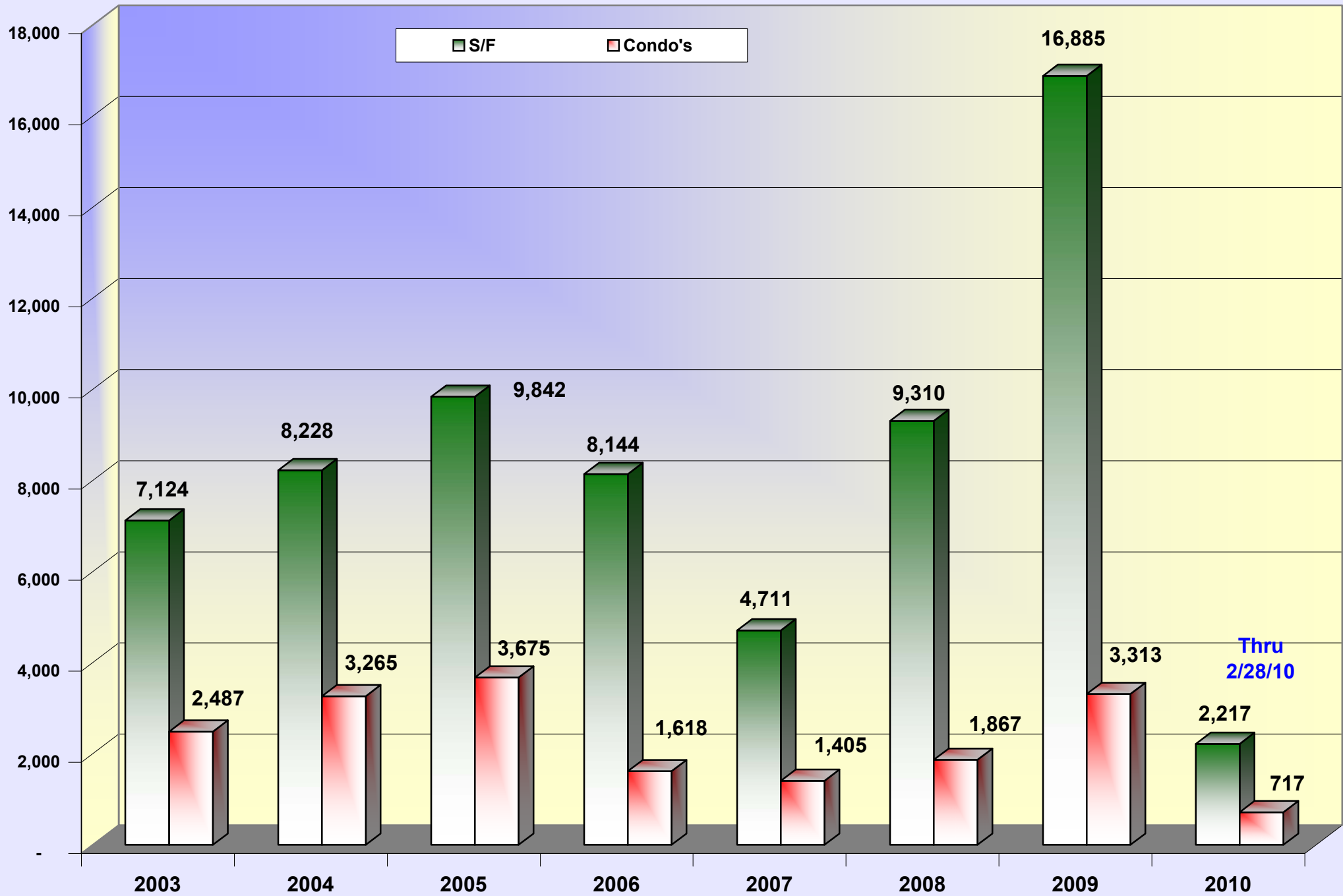
Absorption (NAR's caculation) - # of Sold Divided by 12 ( # of Months ) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

# Six Month Absorption Rate - Foreclosed/REO Single Family



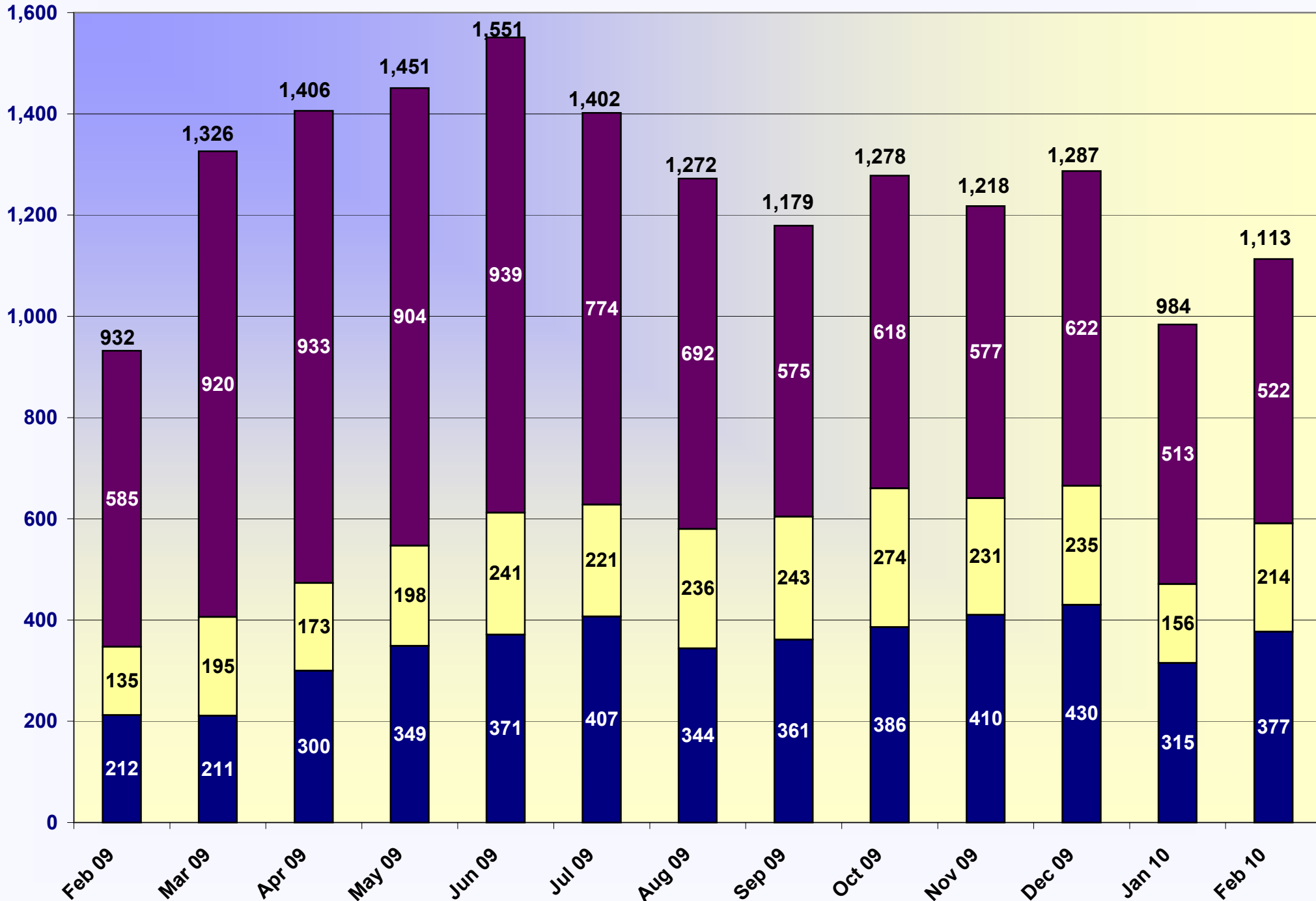
Absorption (NAR's caculation) - # of Sold Divided by 12 ( # of Months ) gives you the per month Absorption Rate. Divide Rate into the Actives for the Month. This gives you the Monthly Absorption.

# Single Family & Condos Sold 2003-2010



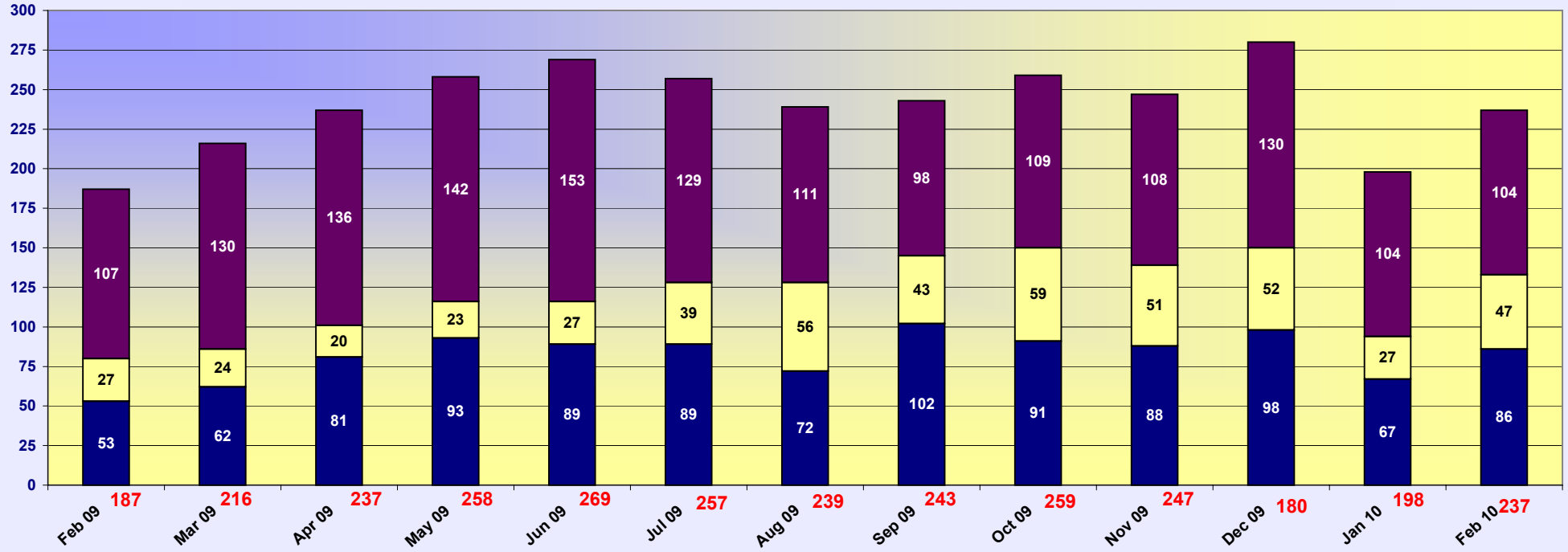
# 2009/2010 Sold Single Family - Lee County

■ Conventional    ■ Short Sale    ■ REO's



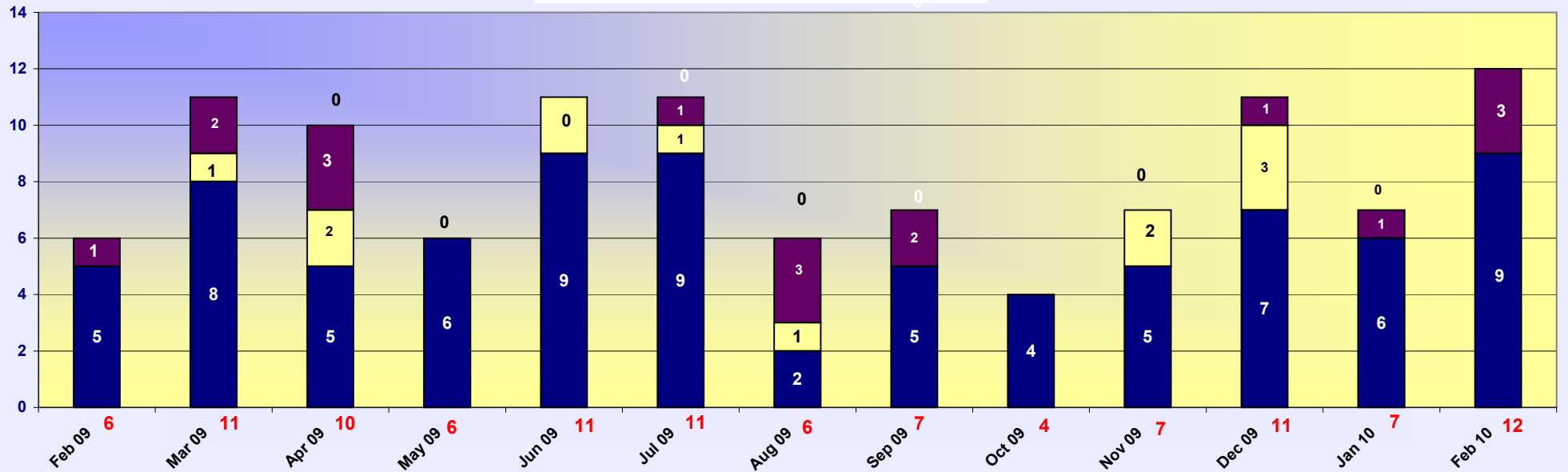
## 2009/2010 Sold Single Family - Fort Myers

■ Conventional ■ Short Sale ■ REO's



## 2009/2010 Sold Single Family - Fort Myers Beach

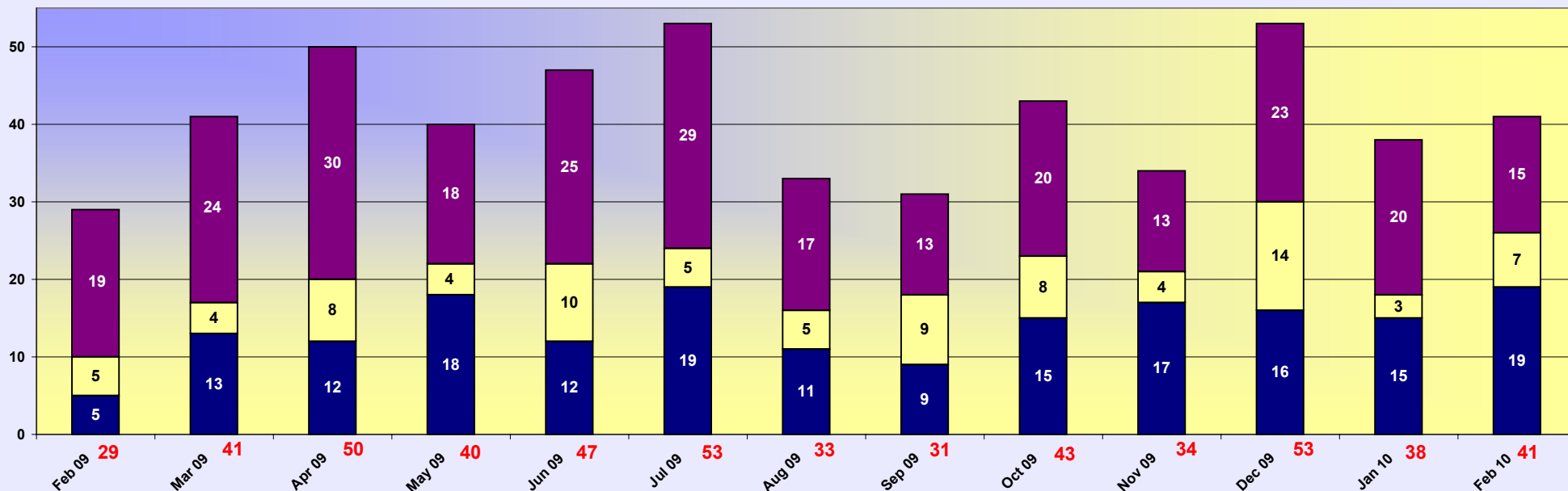
■ Conventional ■ Short Sale ■ REO's



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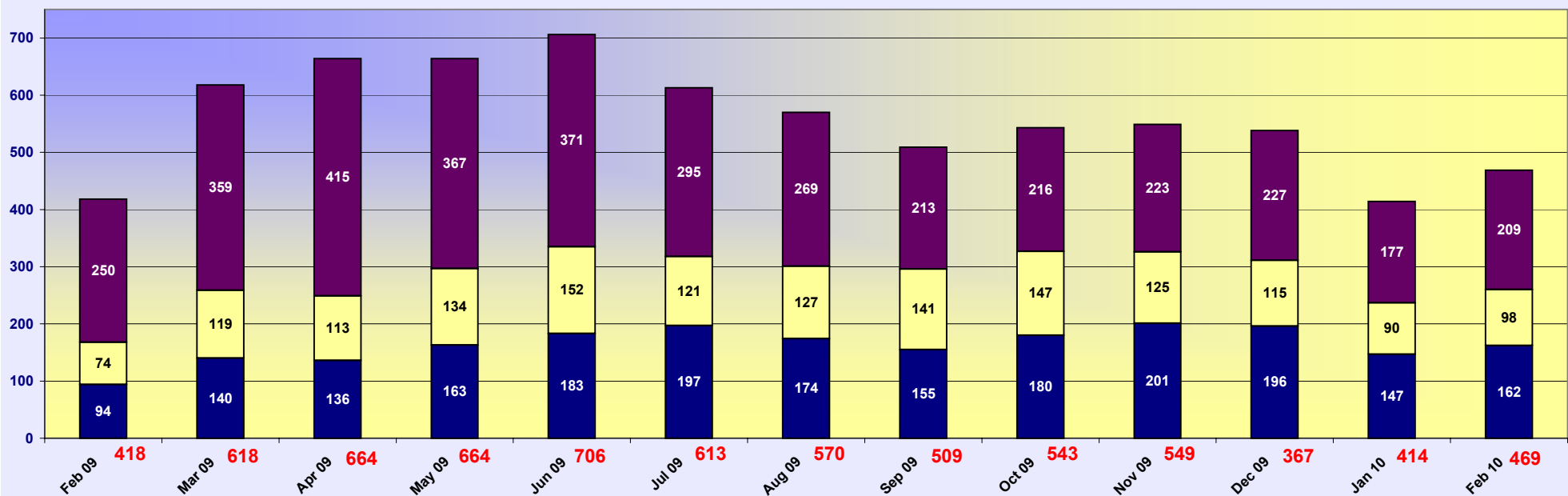
### 2009/2010 Sold Single Family - North Fort Myers

Conventional Short Sale REO's



### 2009/2010 Sold Single Family - Cape Coral

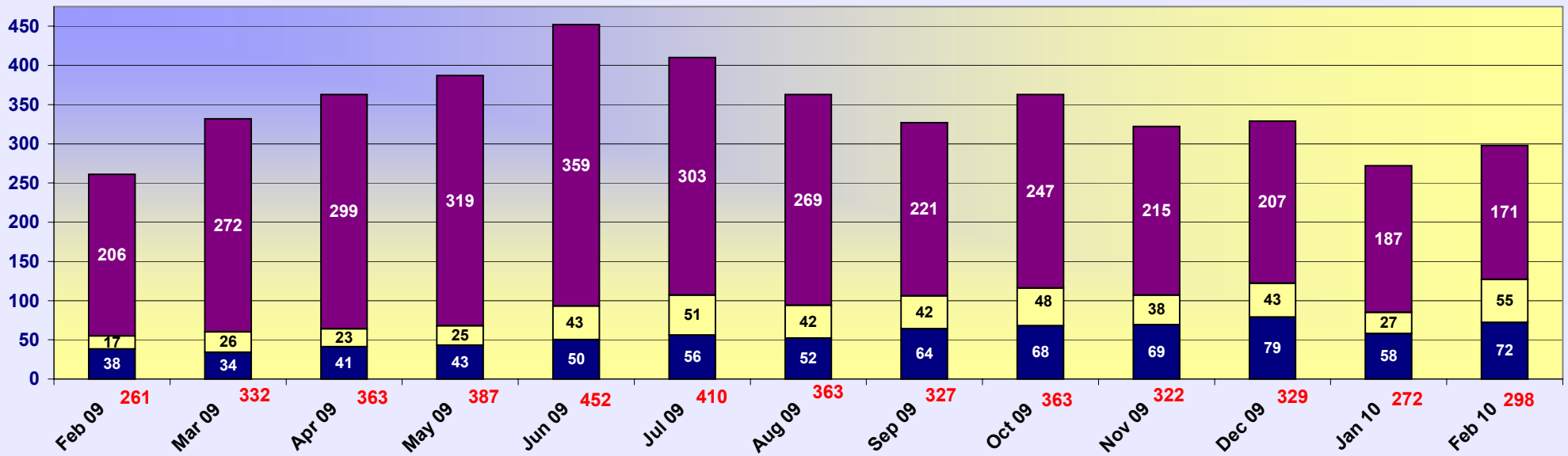
Conventional Short Sale REO's



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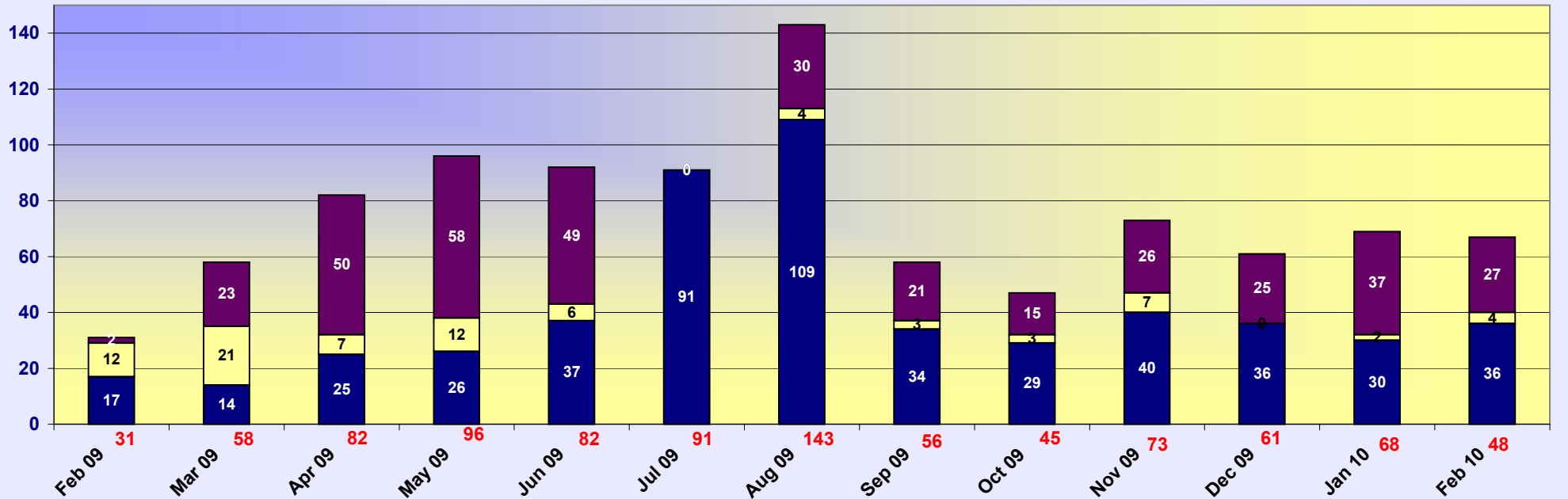
### 2009/2010 Sold Single Family - Lehigh Acres

Conventional Short Sale REO's



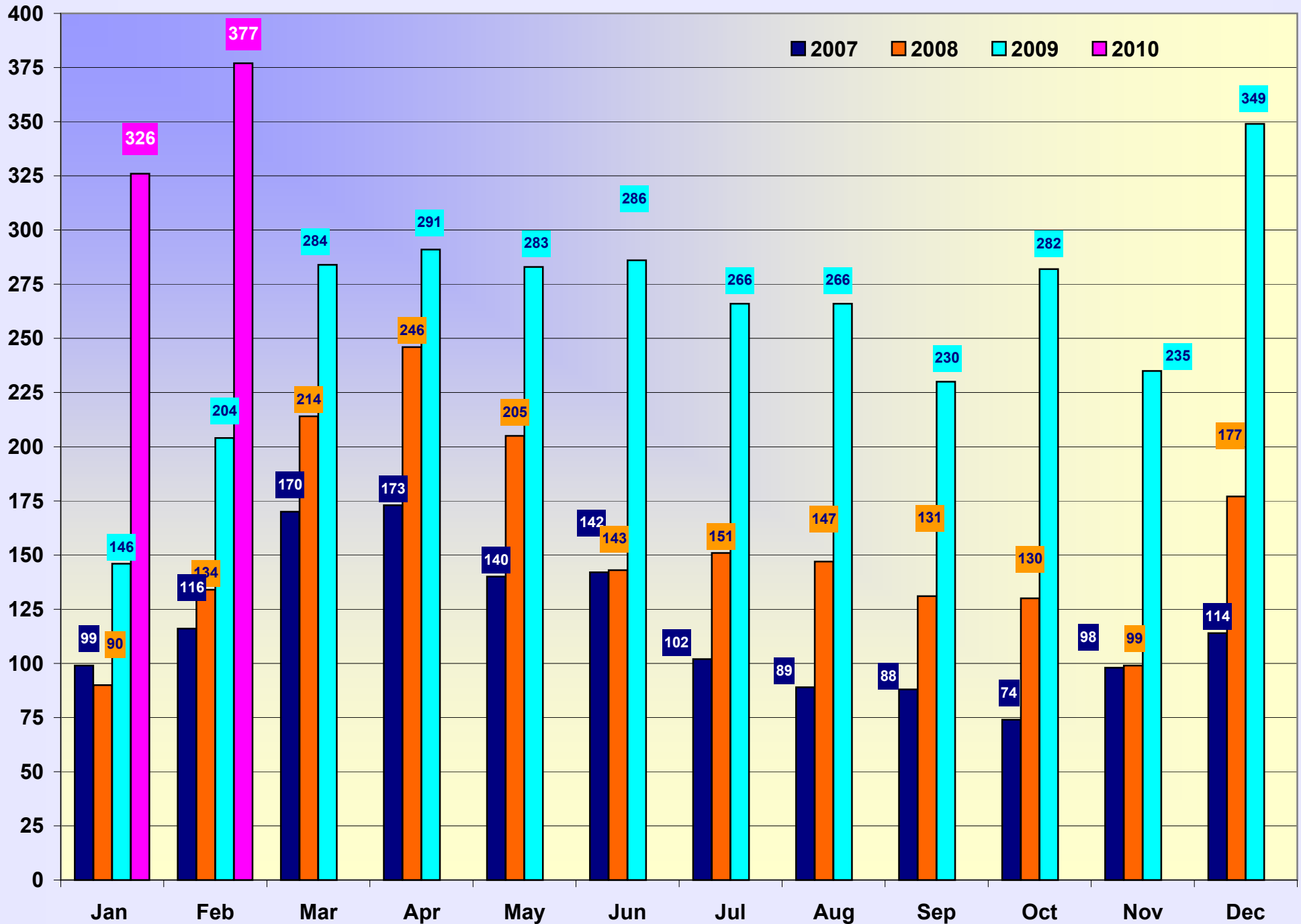
### 2009/2010 Sold Single Family - Other

Conventional Short Sale REO's

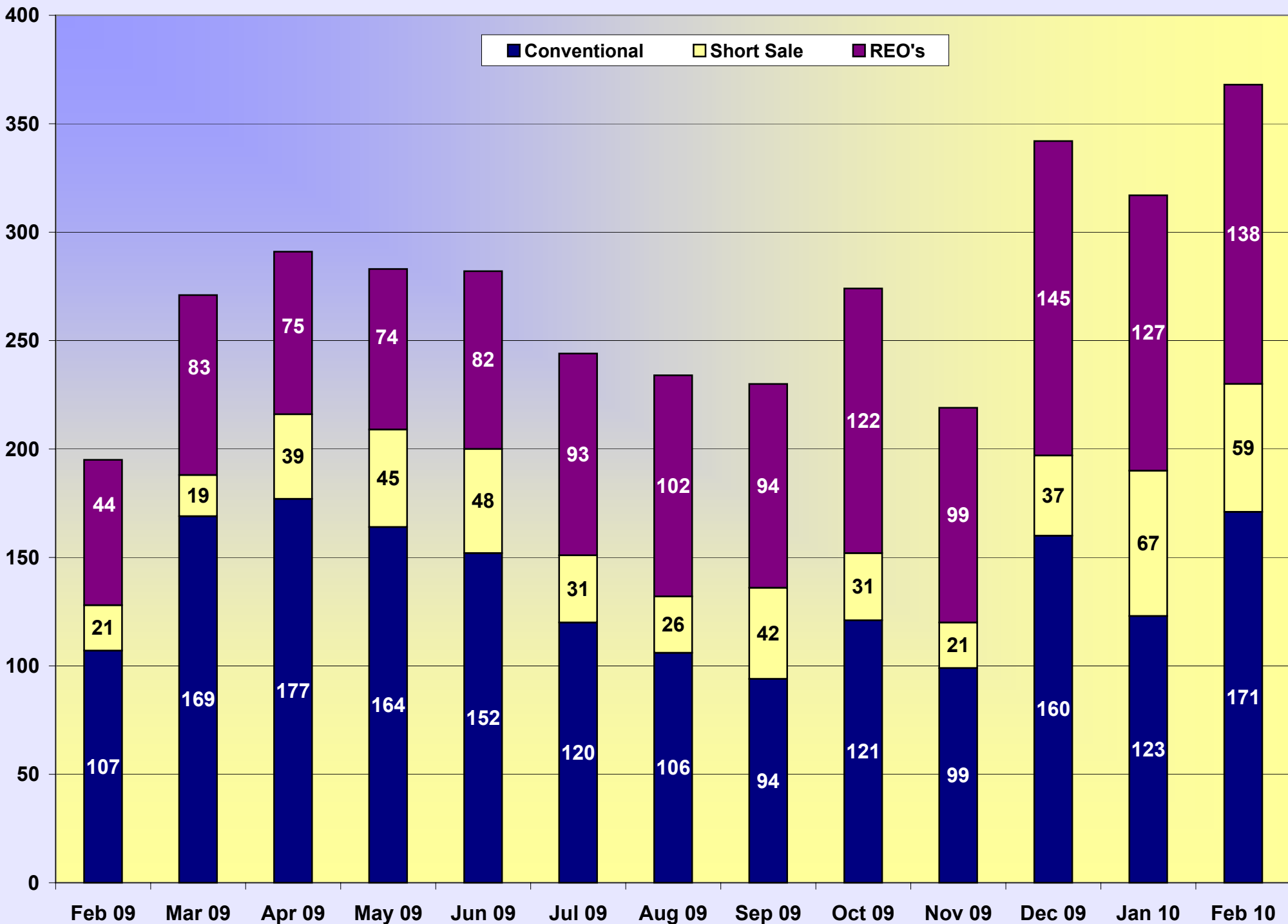




# 2007 - 2010 Total Condo's Sold

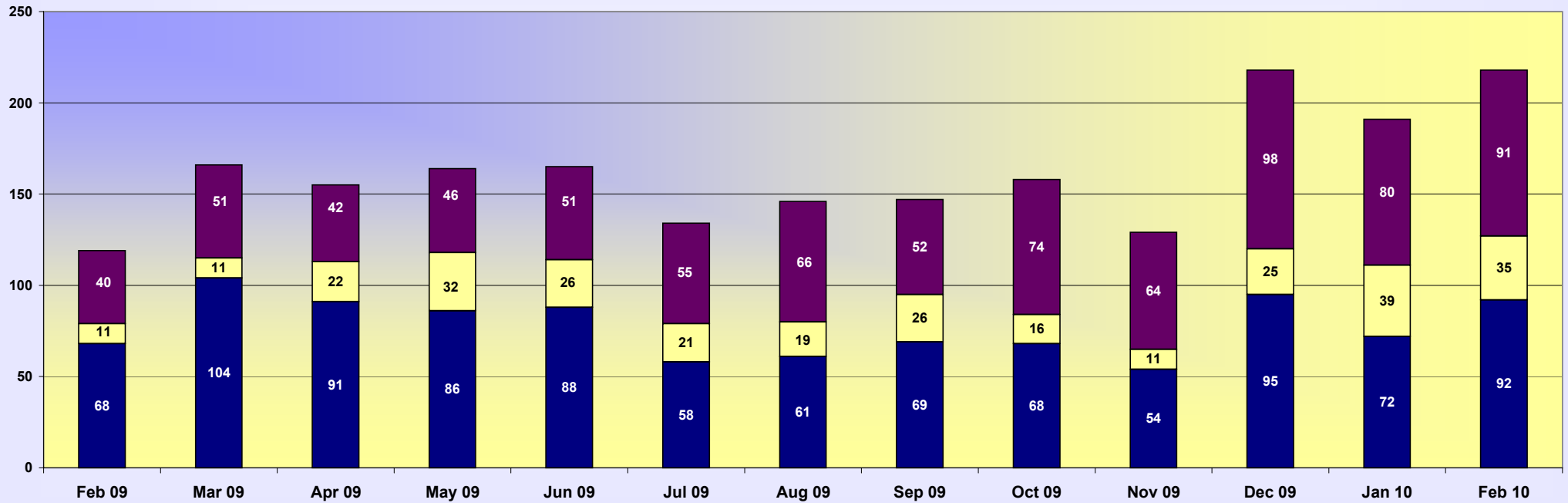


# Lee County Condo's Sold 2009 - 2010



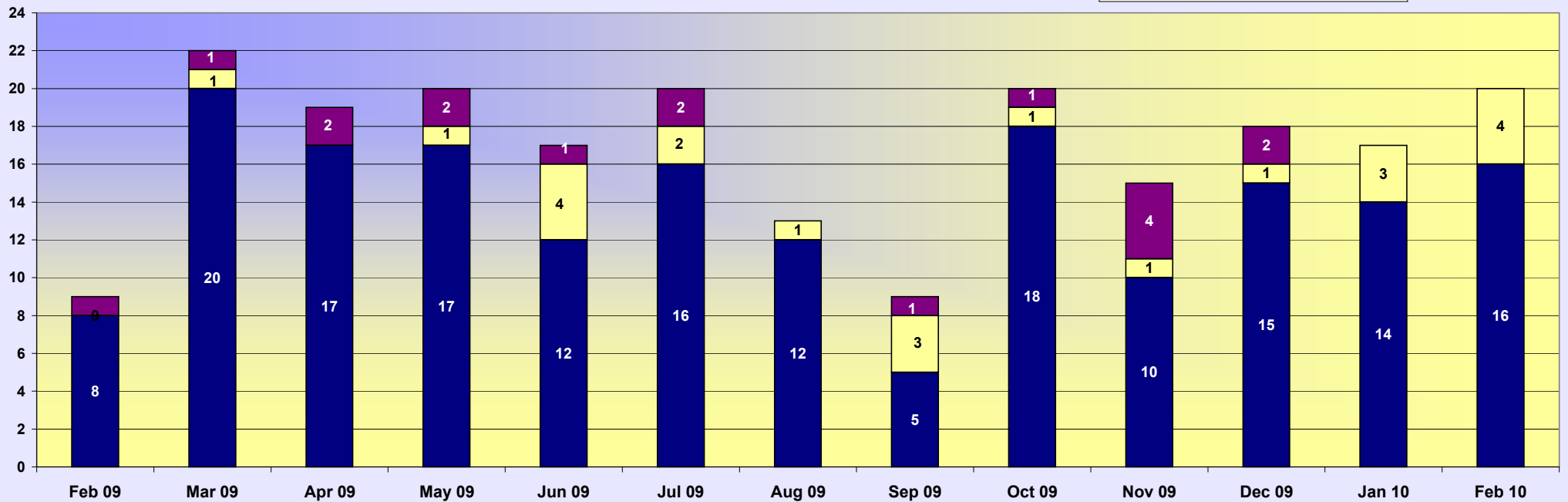
## Condo's Sold - Fort Myers 2009 - 2010

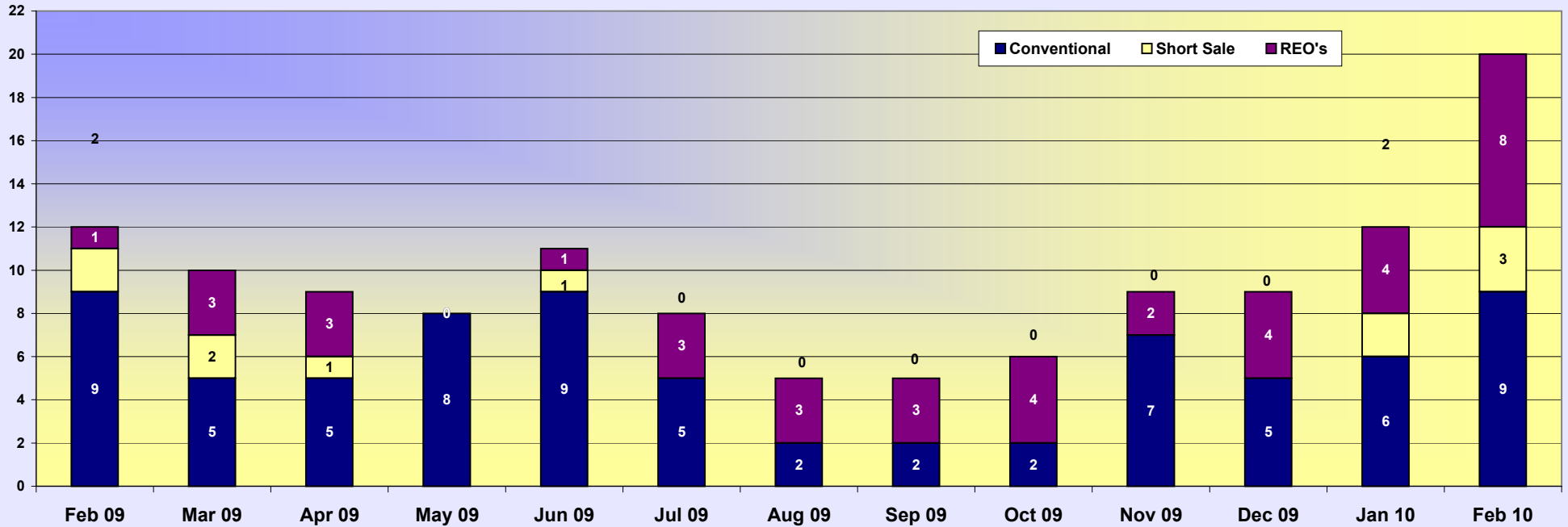
■ Conventional ■ Short Sale ■ REO's



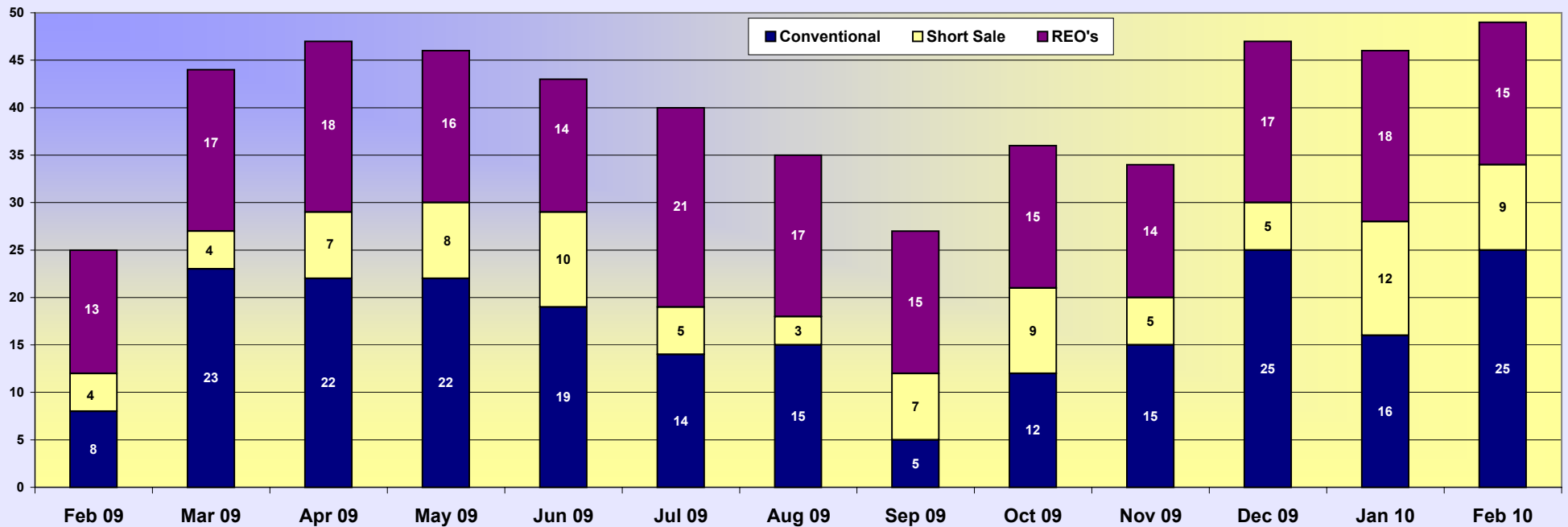
## Condo's Sold - Fort Myers Beach 2009 - 2010

■ Conventional ■ Short Sale ■ REO's

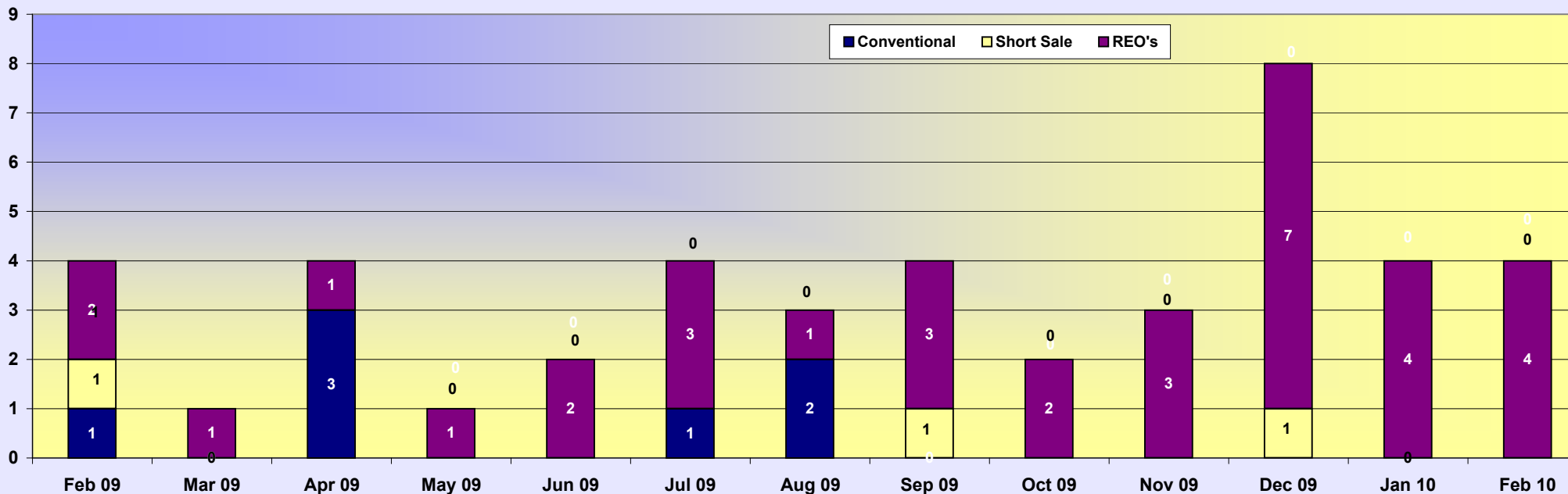




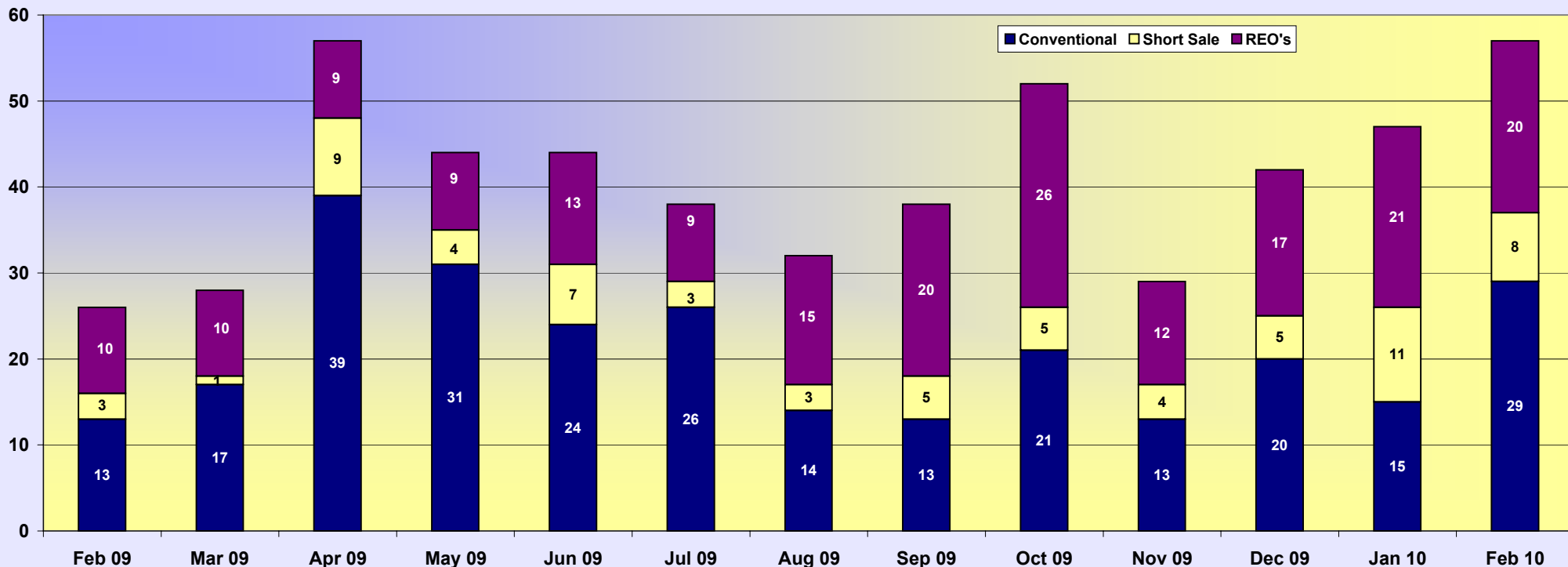
# Condo's Sold - Cape Coral 2009-2010



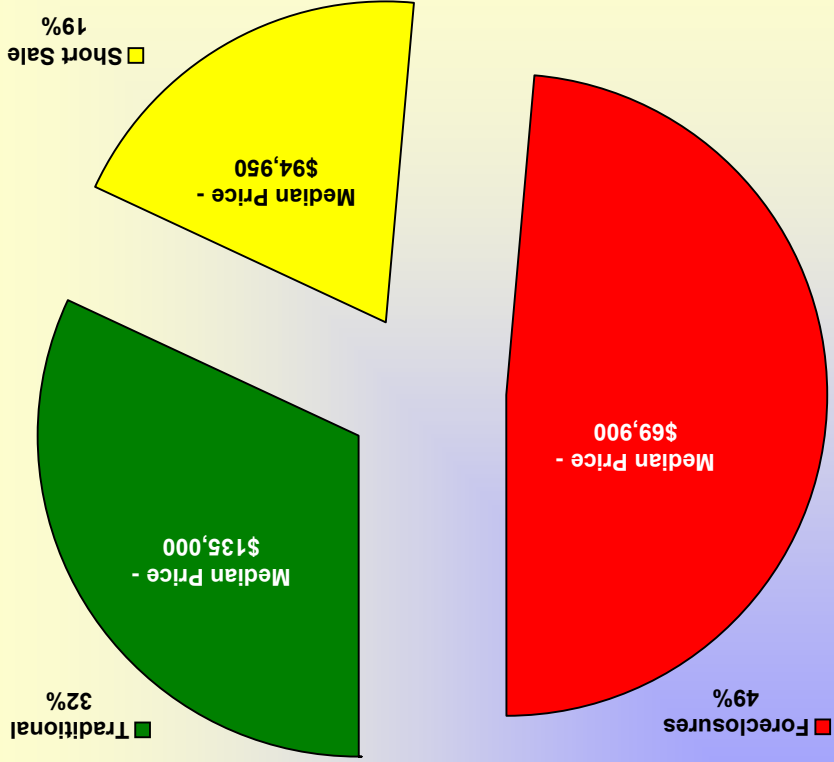
### Condo's Sold - Lehigh Acres 2009-2010



### Condo's Sold - Other Areas 2009-2010



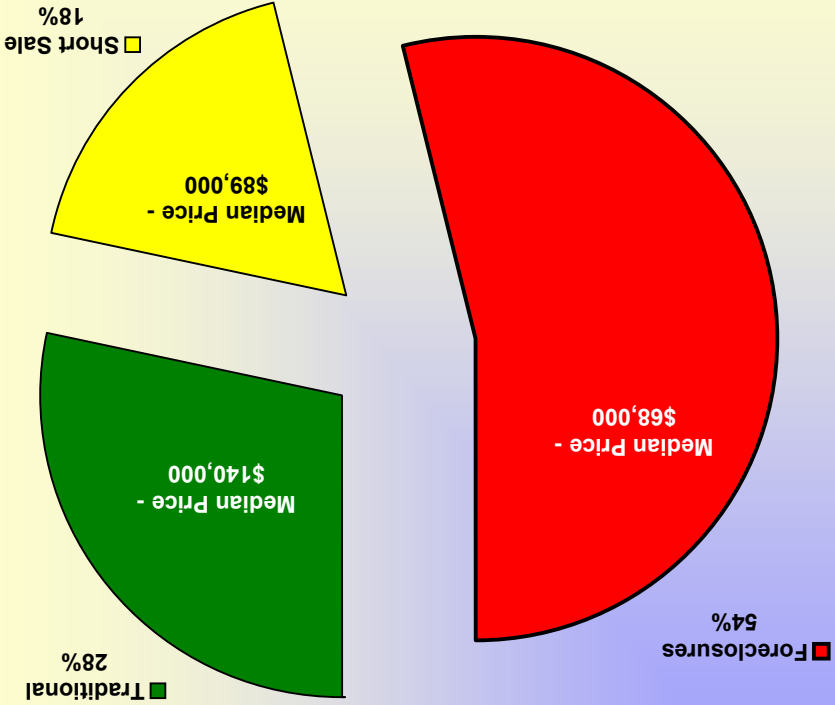
### Sold Listings - October 2009 - December 2009\*\*



**Sold Listings October 2009 - December 2009**

Category	Percentage	Median Price	# of listings
Foreclosures	49%	\$69,900	1,991
Traditional	32%	\$135,000	1,305
Short Sale	19%	\$94,950	792
<b>Total</b>			<b>4,088</b>

### Sold Listings - July 2009 - September 2009\*\*



**Sold Listings July 2009 - September 2009**

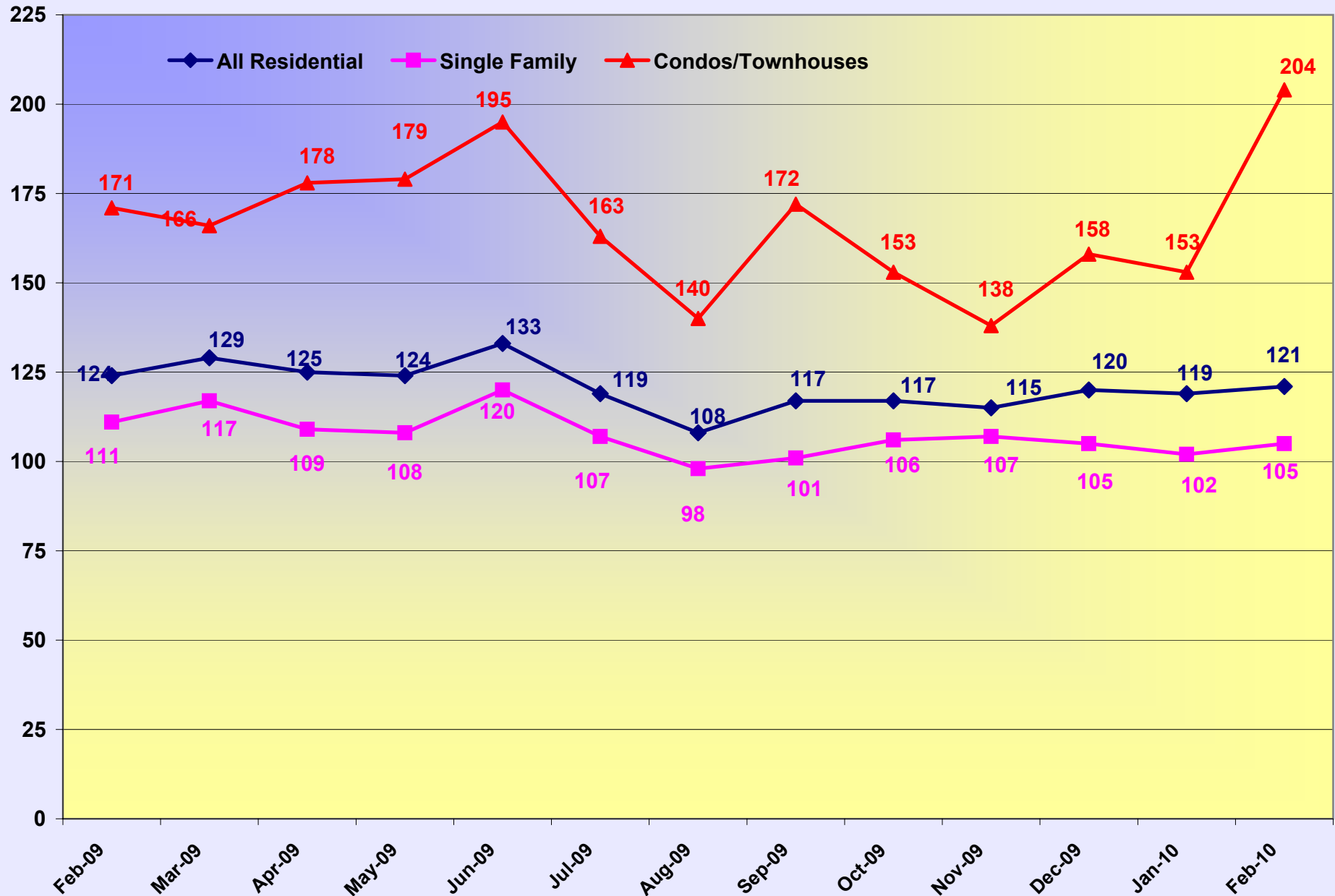
Category	Percentage	Median Price	# of listings
Foreclosures	54%	\$68,000	2,263
Traditional	28%	\$140,000	1,184
Short Sale	18%	\$89,500	747
<b>Total</b>			<b>4,194</b>

\*\* This chart is published quarterly.

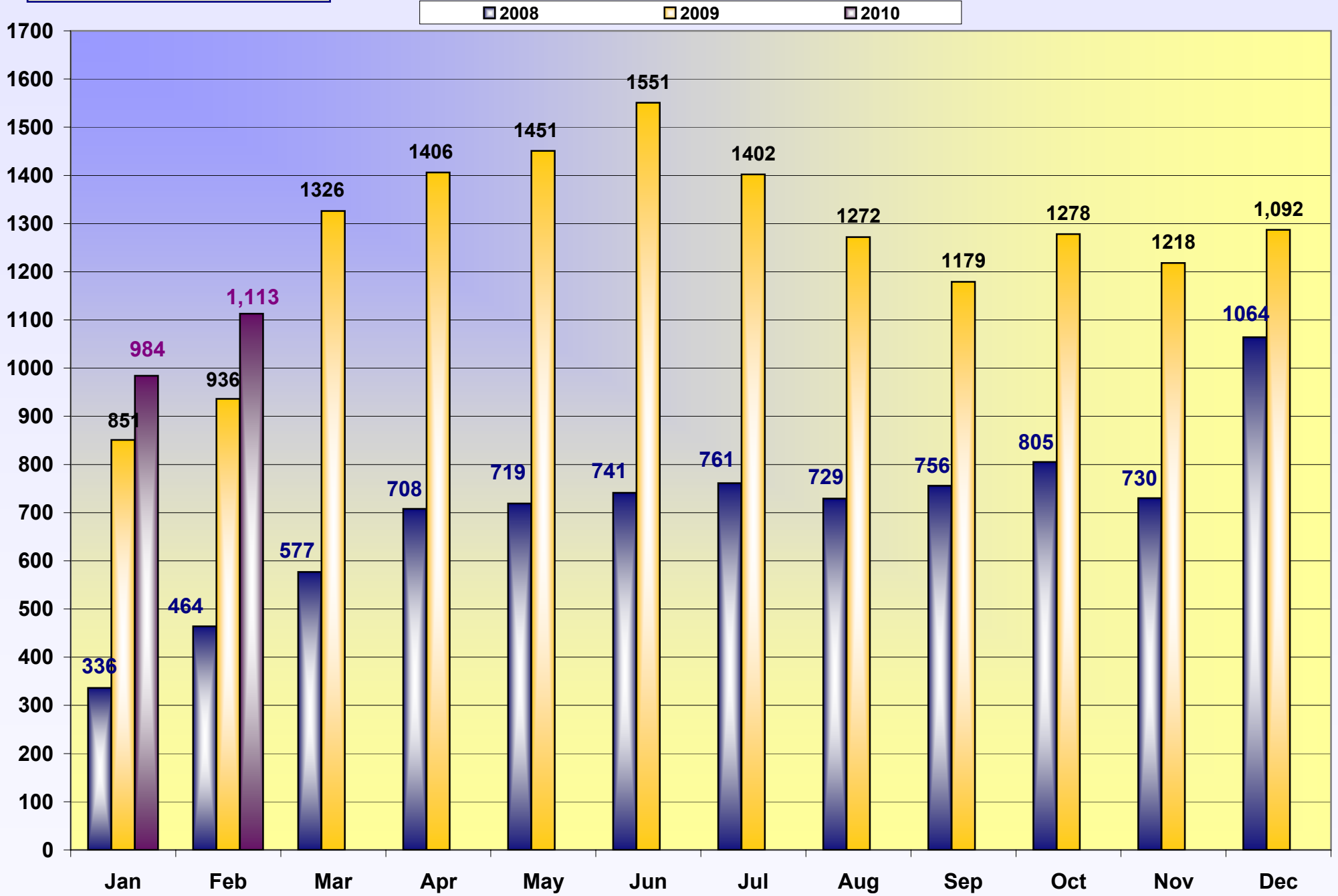
Published by REALTOR Association Of Greater Fort Myers &

## DOM - Last 12 Months - Solds

### All Residential/Single Family/Condos/Townhouses

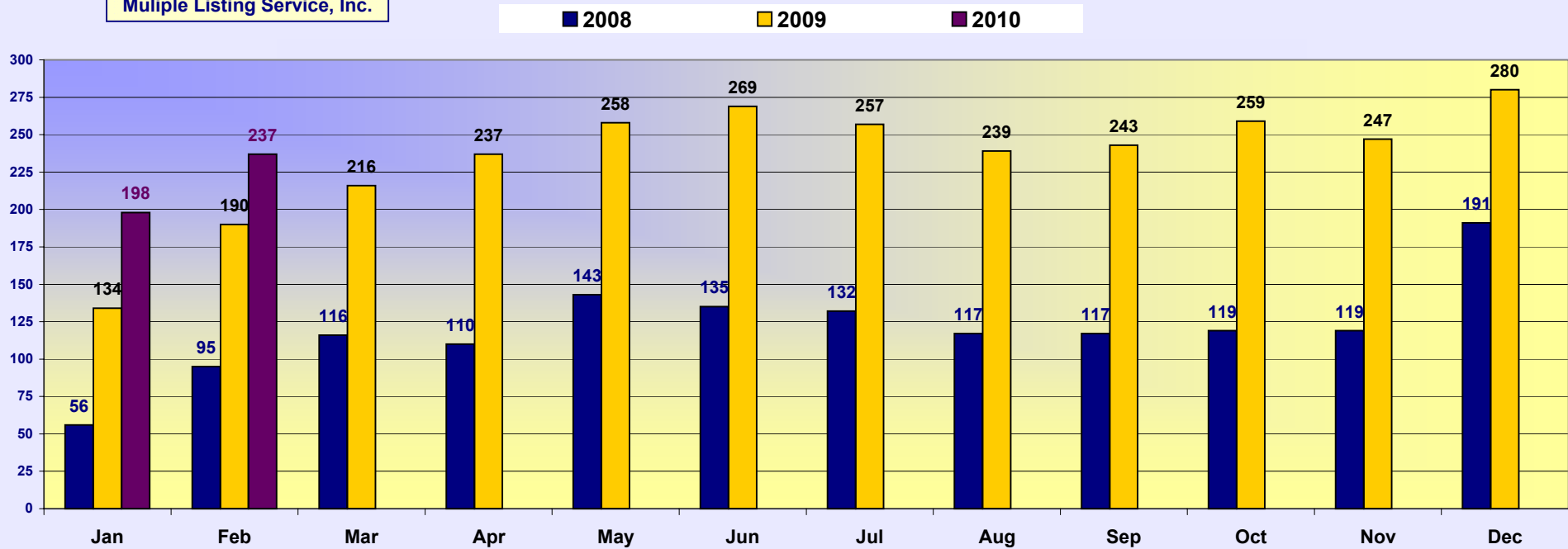


# Lee County Single Family Solds 2008-2010

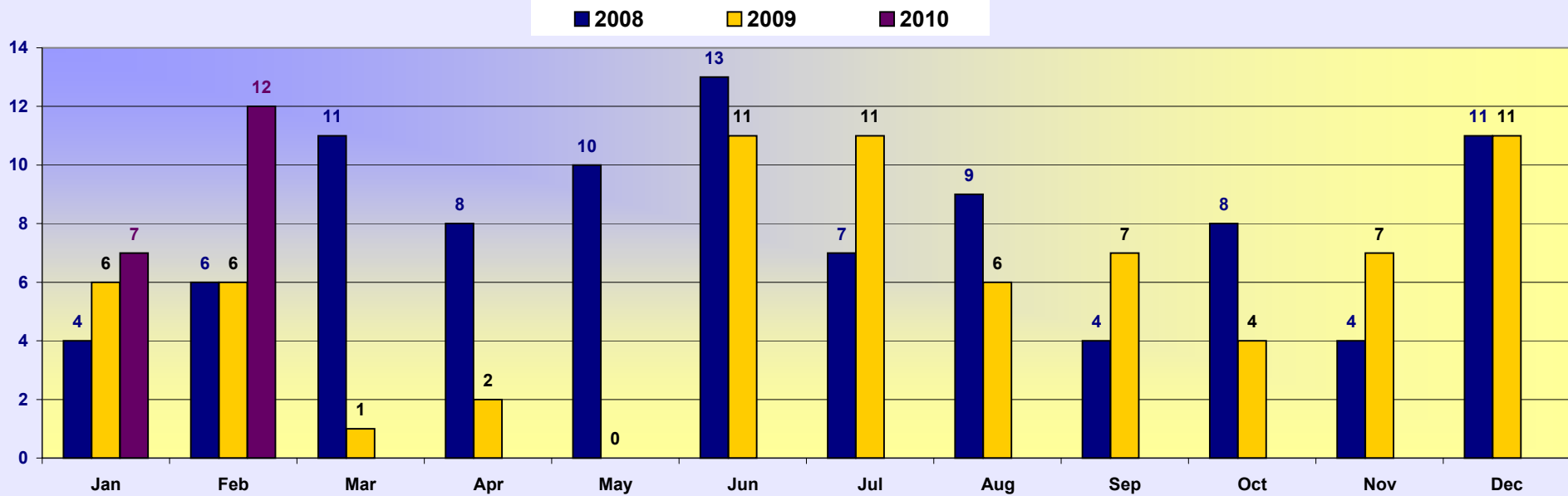




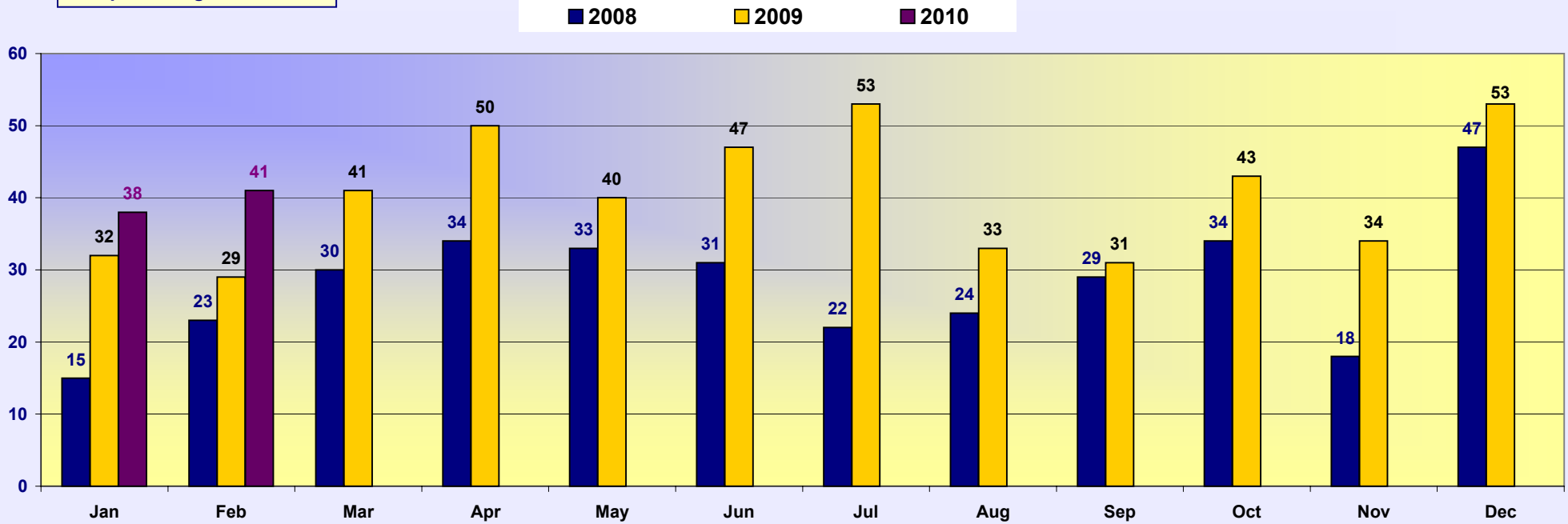
### 2008 - 2010 Sold Single Family - Fort Myers



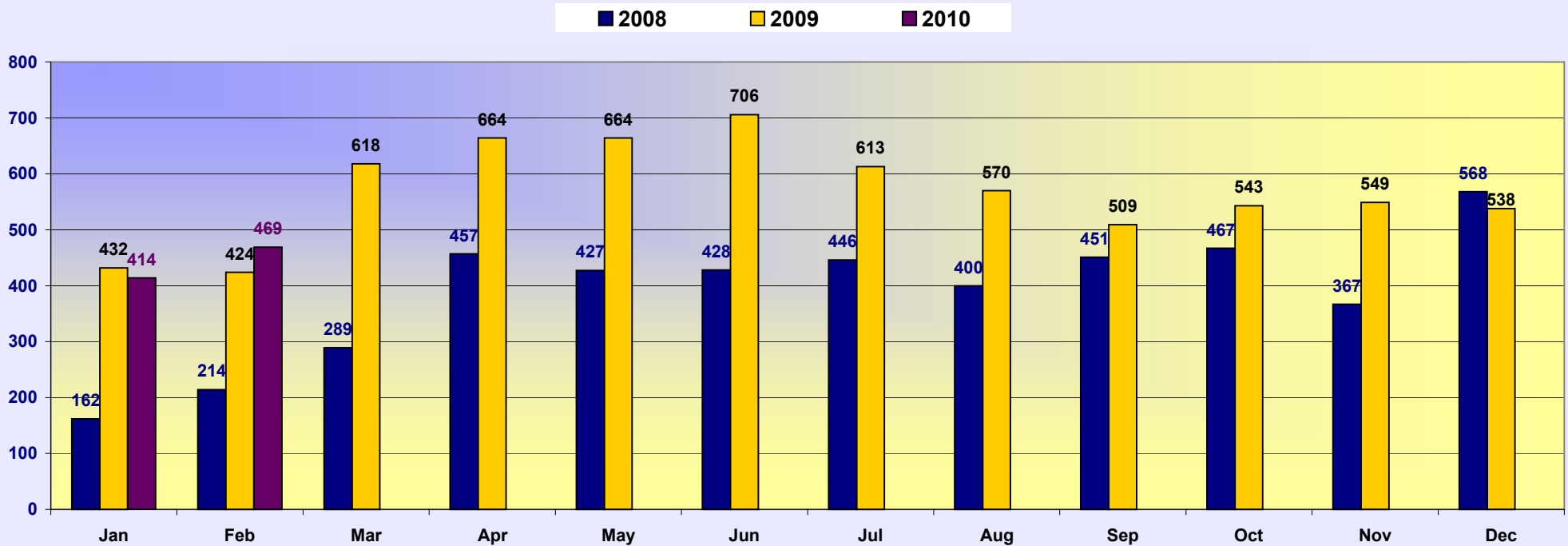
### 2008-2010 Sold Single Family - Fort Myers Beach



## 2008-2010 Sold Single Family - North Fort Myers

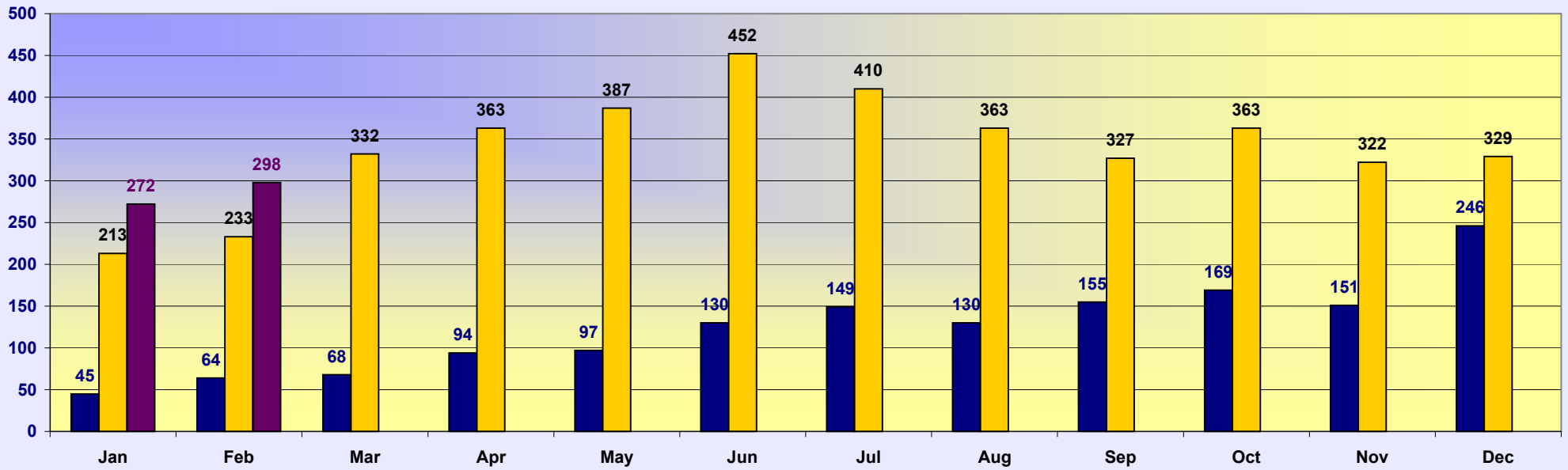


## 2008-2010 Sold Single Family - Cape Coral



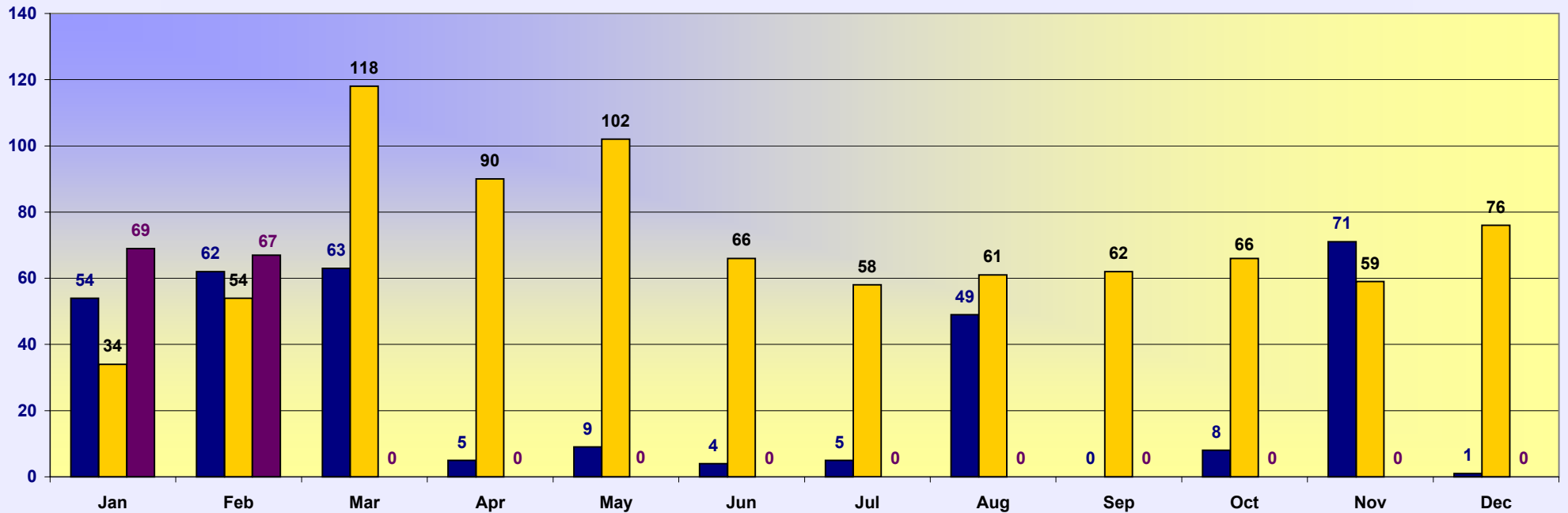
### 2008-2010 Sold Single Family - Lehigh Acres

■ 2008 ■ 2009 ■ 2010



### 2008-2010 Sold Single Family - Other

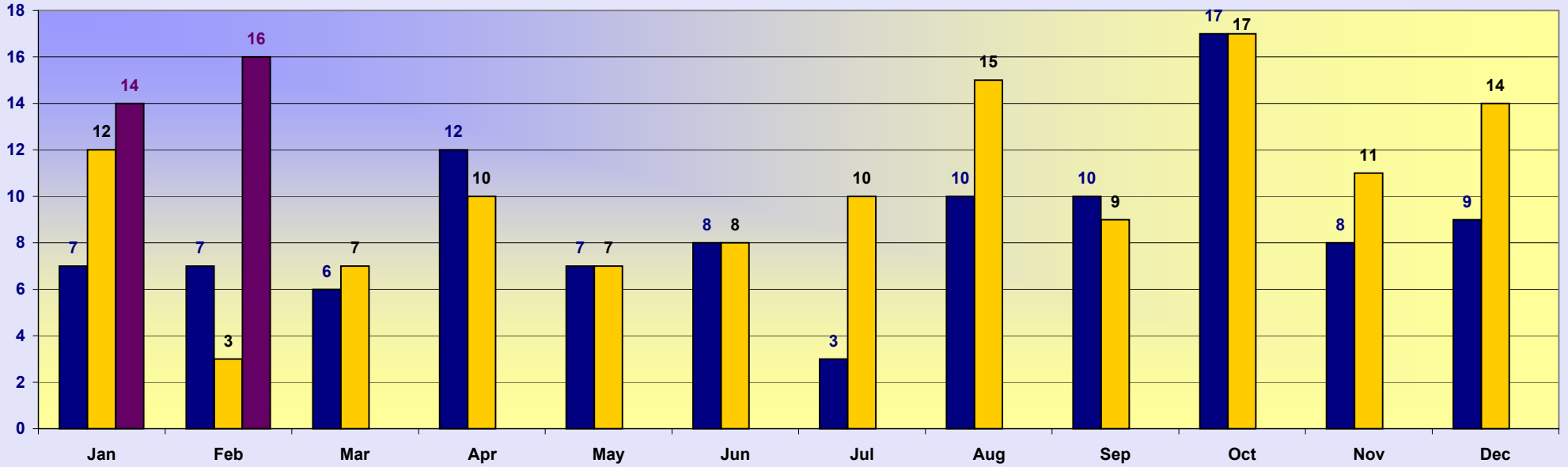
■ 2008 ■ 2009 ■ 2010



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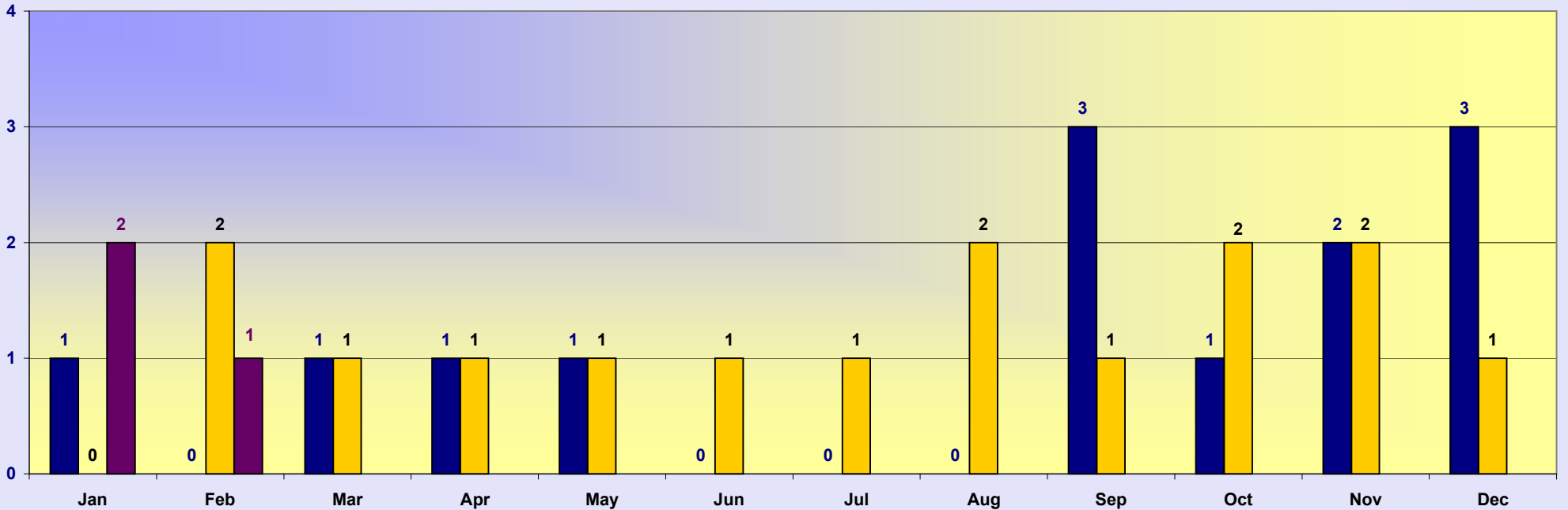
### 2008-2010 Sold Single Family - Hendry County

■ 2008 ■ 2009 ■ 2010



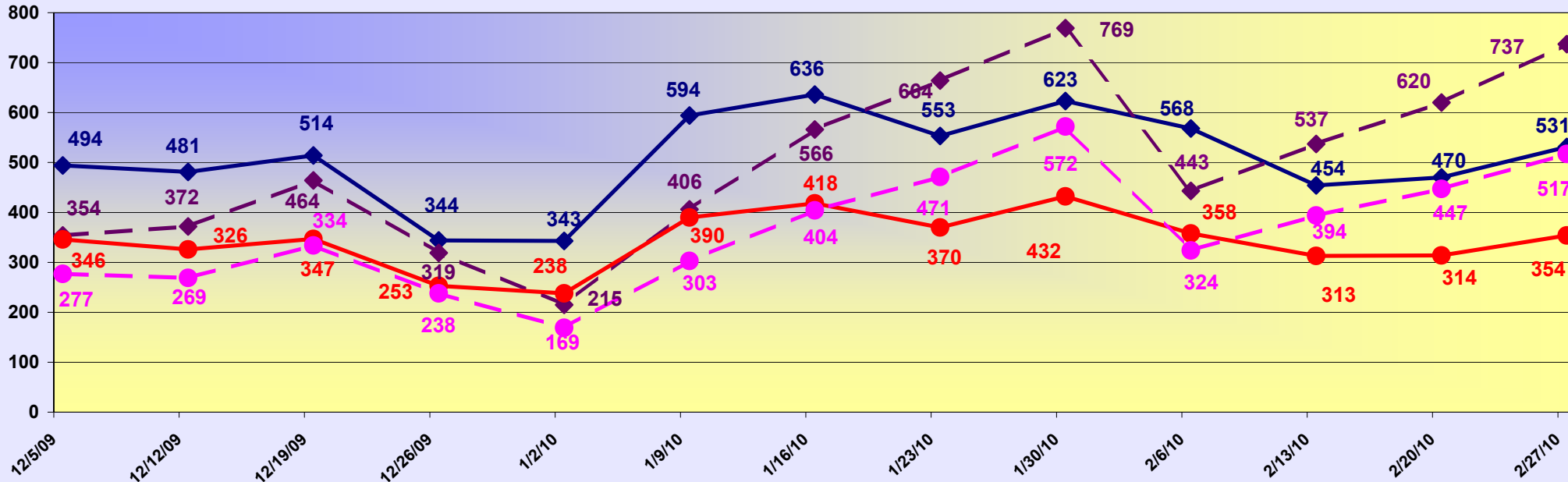
### 2008-2010 Sold Single Family - Glades County

■ 2008 ■ 2009 ■ 2010



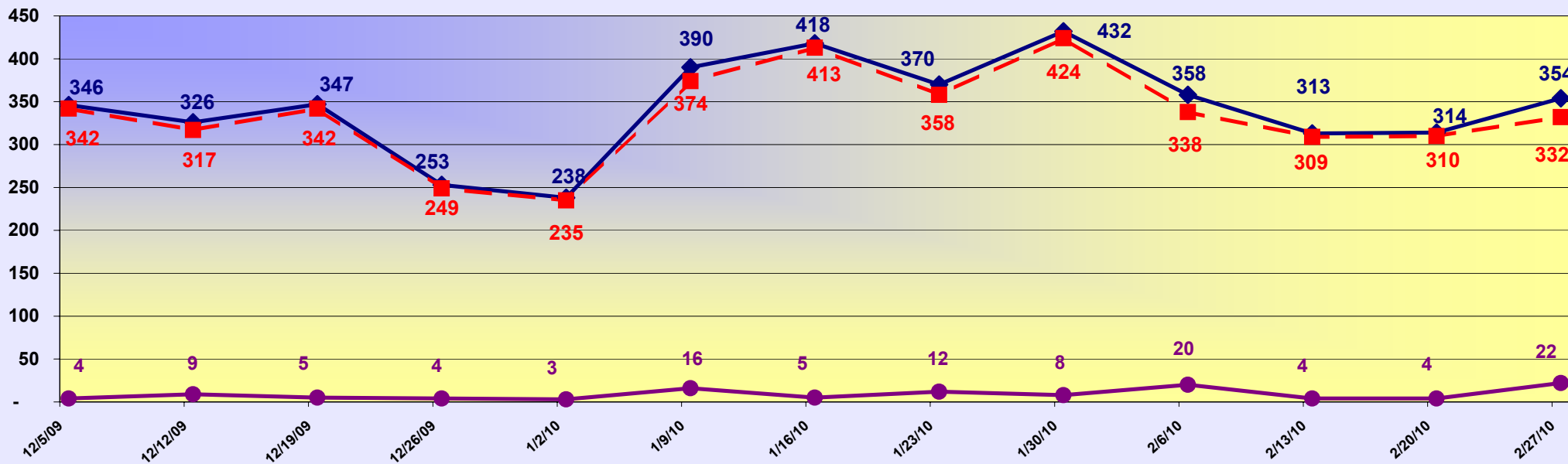
### Residential Weekly Market Activity - Past 3 Months

◆ All Resid Improved Actives   
 ◆ All Resid Improved Pendings   
 ● Single Family Actives   
 ● Single Family Pendings



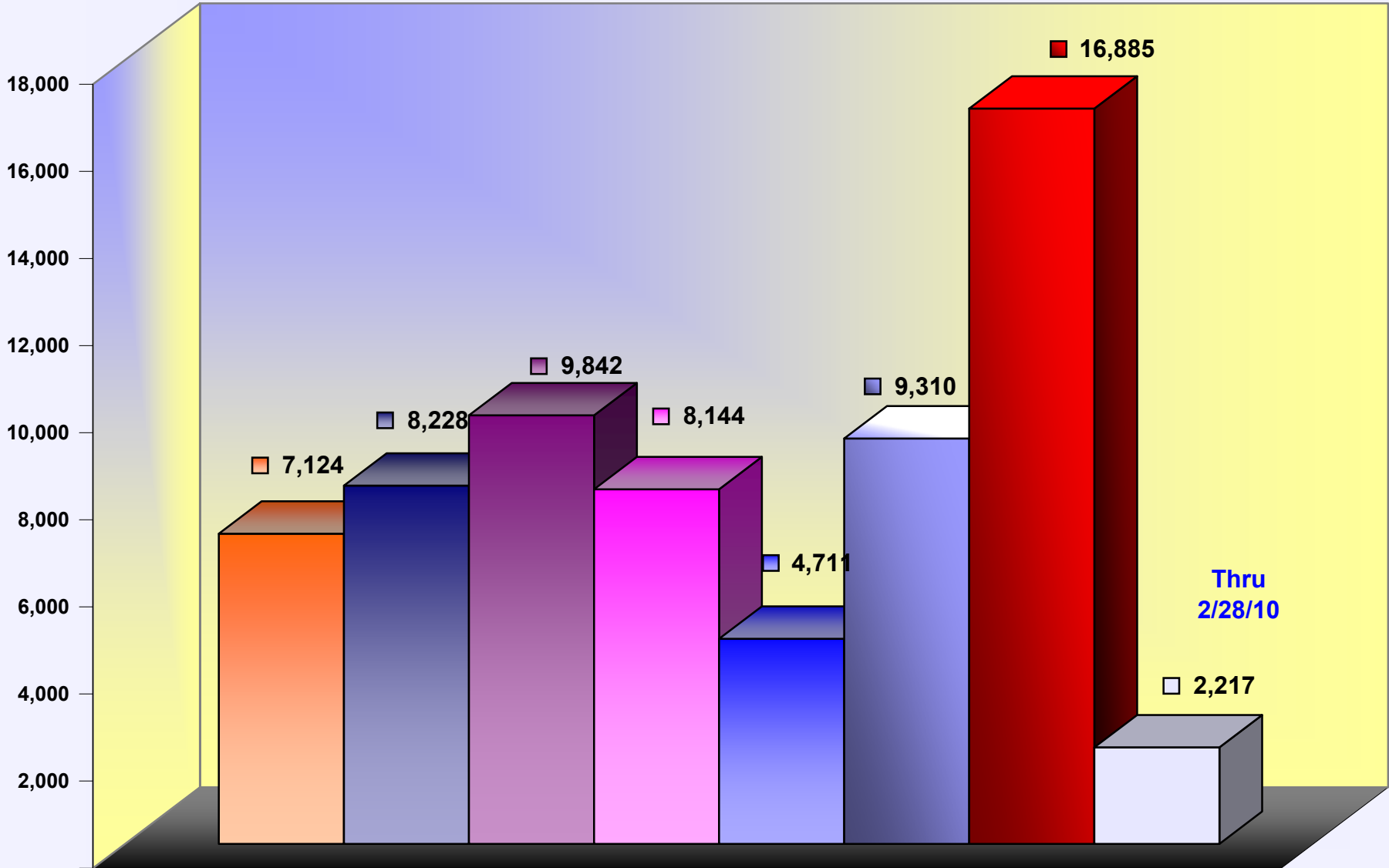
### Residential Weekly Market Activity - Past 3 Months - Resale / New Construction

◆ Residential Improved Actives   
 ■ Residential Resale Actives   
 ● All New Constr



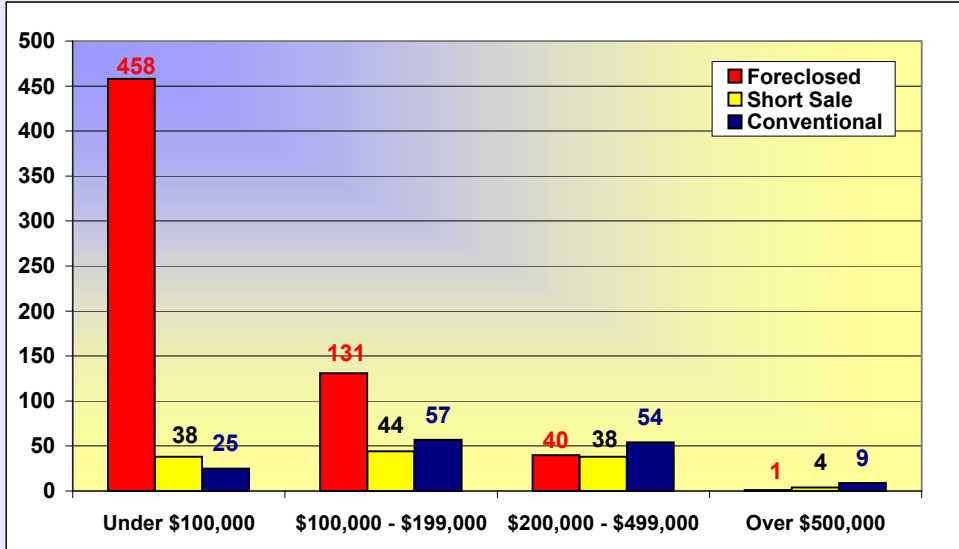
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# Single Family Solds By Year

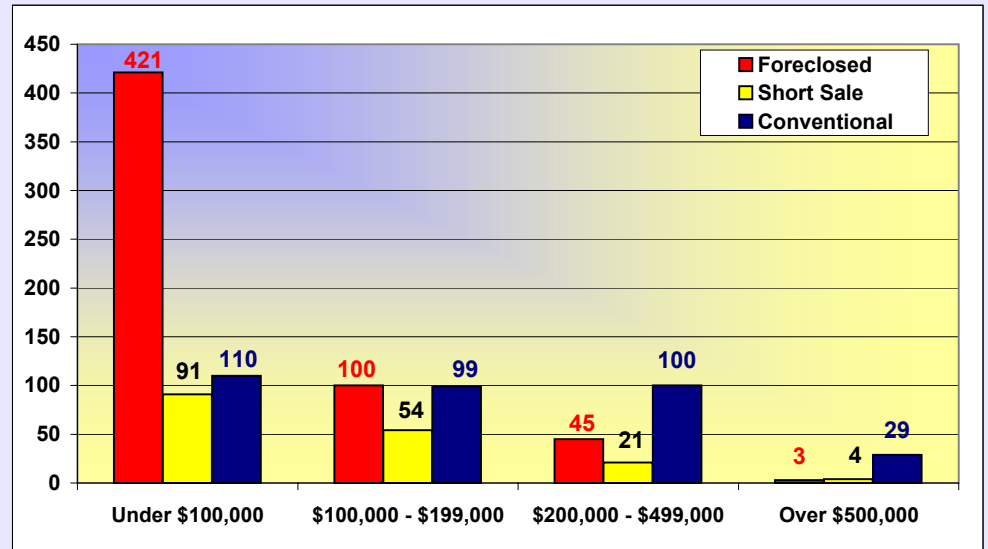


2003 2004 2005 2006 2007 2008 2009 2010

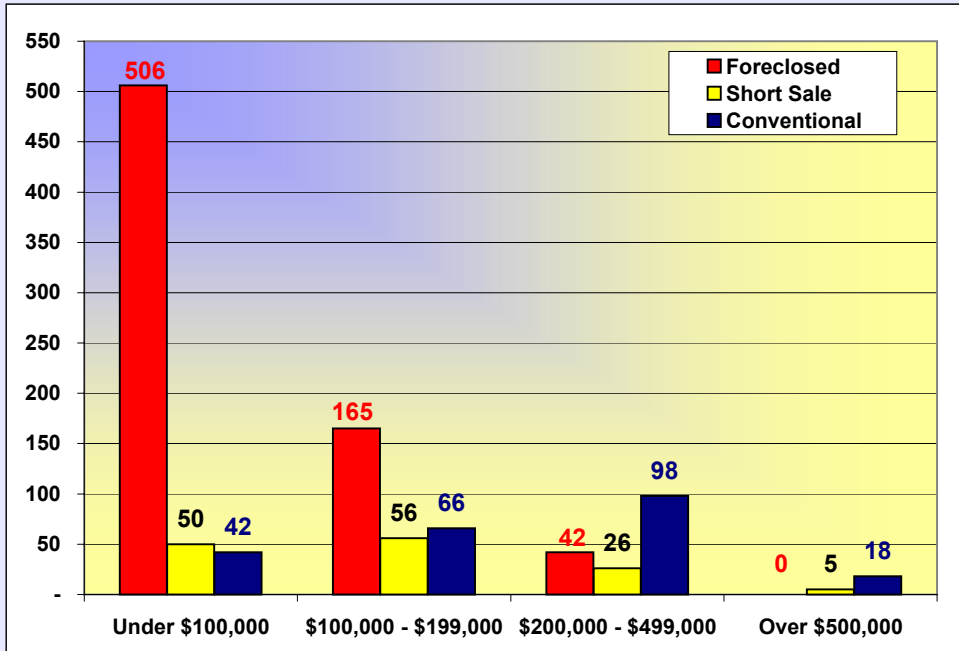
January 2009



January 2010



February 2009



February 2010

