



Bring Your Highest Expectations™

FIRST 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 for the 12 month period ending March 31 was static with the preceding 12 months at \$797,875, while the 12 month average price decreased 6% to \$1,095,595.
- With 35 single family closings posted during the first quarter, sales were down 53.9% from the first quarter of 2018. Sales over the past 12 months were down 13.7% from 277 to 196.

Condominiums

- The median sales price over the past 12 months increased 7.2% compared to the preceding 12 months from \$290,063 to \$632,375, while the 12 month average price fell 4.8% to \$691,807
- With 34 condominium closings during the first quarter, sales were down 10.5% from the first quarter of 2018. Sales over the past 12 months decreased 8.8%, from 170 to 155.

FORT MYERS

Single Family Homes

- The median sales price over the past 12 months increased 3.2% compared to the preceding 12 months from \$297,250 to \$306,875, while the 12 month average price fell 1.5% to \$355,174.
- With 524 single family home closings during the first quarter, sales were down 9.8% from the first quarter of 2018. Sales over the past 12 months increased 4.5%, from 2,351 to 2,456.

Condominiums

- The median sales price over the past 12 months increased 3.4% compared to the preceding 12 months from \$167,871 to \$173,545, while the 12 month average price rose 1.8% to \$196,788.
- With 744 condominium closings during the first quarter, sales were down 3.6% from the first quarter of 2018. Sales over the past 12 months increased 4.8%, from 2,891 to 3,030.

FORT MYERS BEACH

Single Family Homes

- The median sales price over the past 12 months decreased 3.3% compared to the preceding 12 months from \$542,875 to \$524,863, while the 12 month average price rose 10.9% to \$761,137.
- With 28 single family home closings during the first quarter, sales were down 28.2% from the first quarter of 2018. Sales over the past 12 months were static with the preceding 12 month period at 128.

Condominiums

- The median sales price over the past 12 months increased 7.7% compared to the preceding 12 months from \$361,000 to \$388,875, while the 12 month average price rose 5.2% to \$421,027.
- With 69 condominium closings during the first quarter, sales were down 13.8% from the first quarter of 2018. Sales over the past 12 months were static with the preceding 12 month period at 275.

CAPE CORAL

Single Family Homes

- The median sales price over the past 12 months increased 7.8% compared to the preceding 12 months from \$229,513 to \$247,350, while the 12 month average price rose 7.8% to \$298,455.
- With 1080 single family home closings during the first quarter, sales were down 8.3% from the first quarter of 2018. Sales over the past 12 months were static with the preceding 12 month period at 5006.

Condominiums

- The median sales price over the past 12 months was static with the preceding 12 months at \$158,665, while the 12 month average price rose 3.9% to \$200,603.
- With 152 condominium closings during the first quarter, sales were down 21.6% from the first quarter of 2018. Sales over the past 12 months decreased 8%, from 679 to 624.

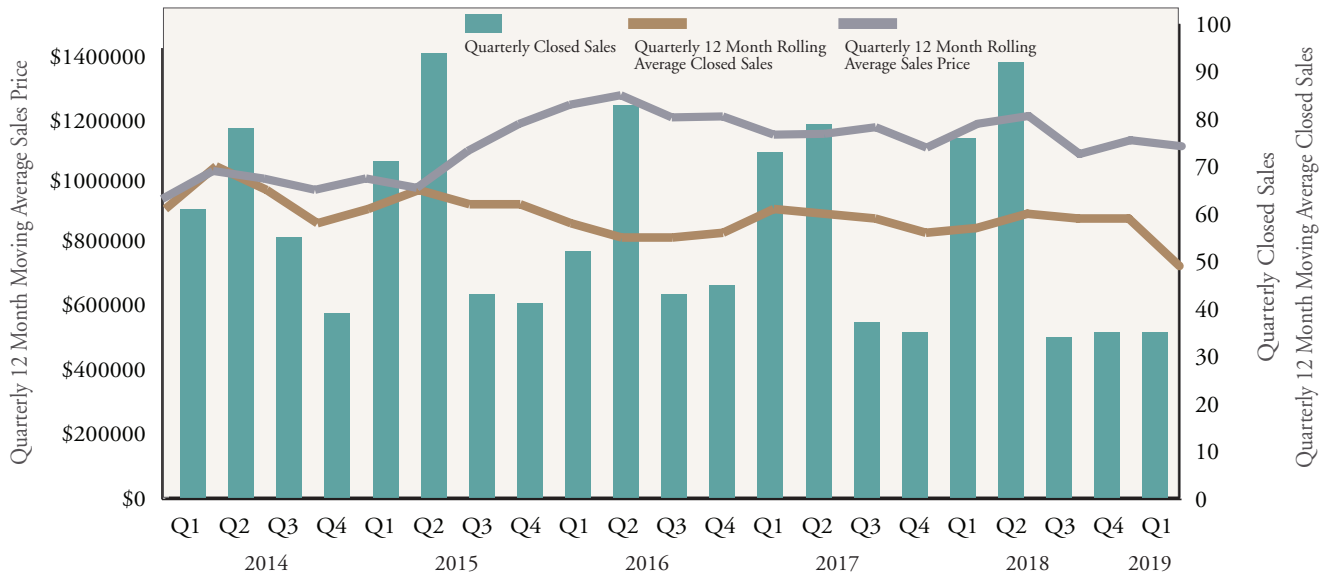


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SANIBEL/CAPTIVA

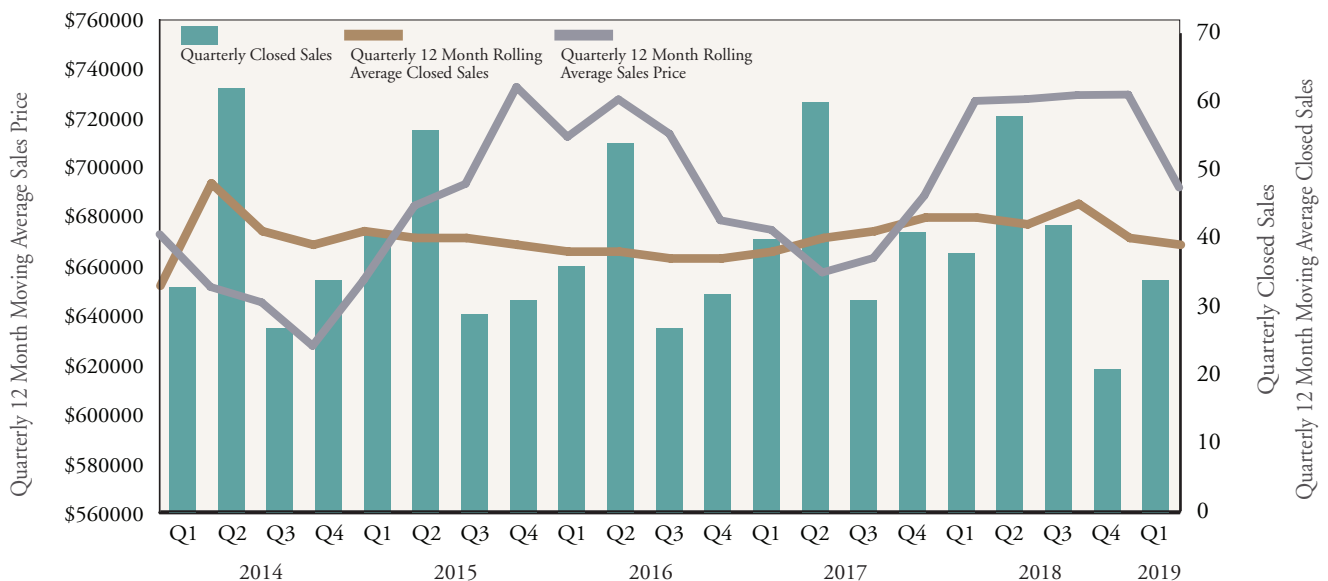
SINGLE FAMILY HOMES

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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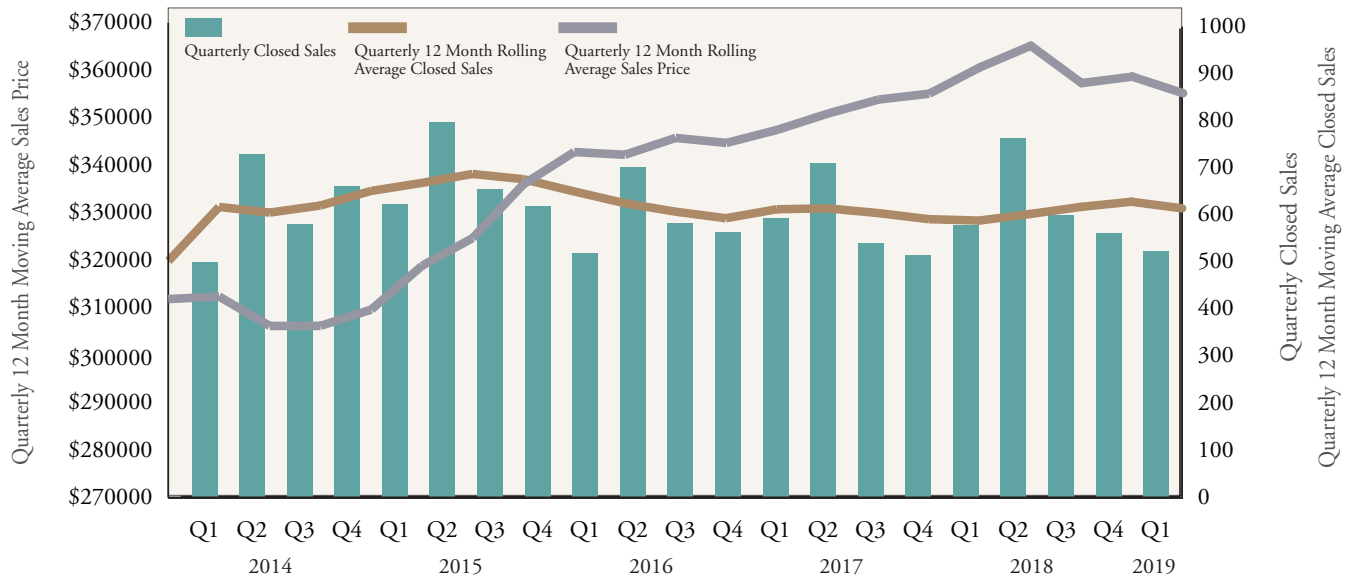


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FORT MYERS

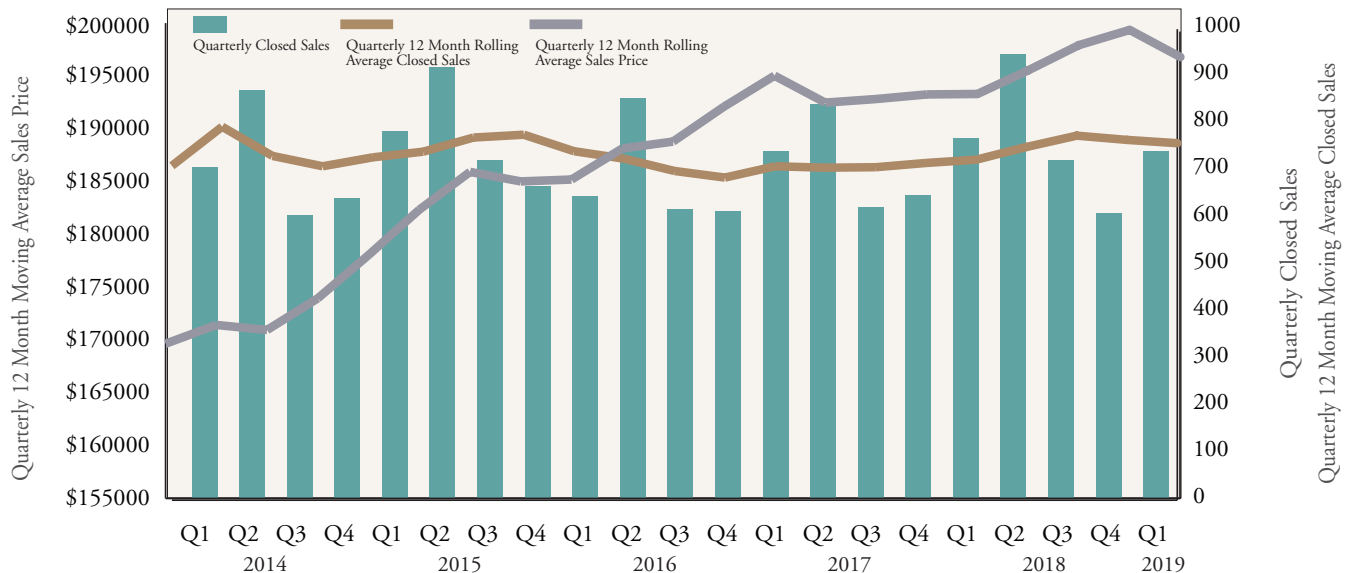
SINGLE FAMILY HOMES

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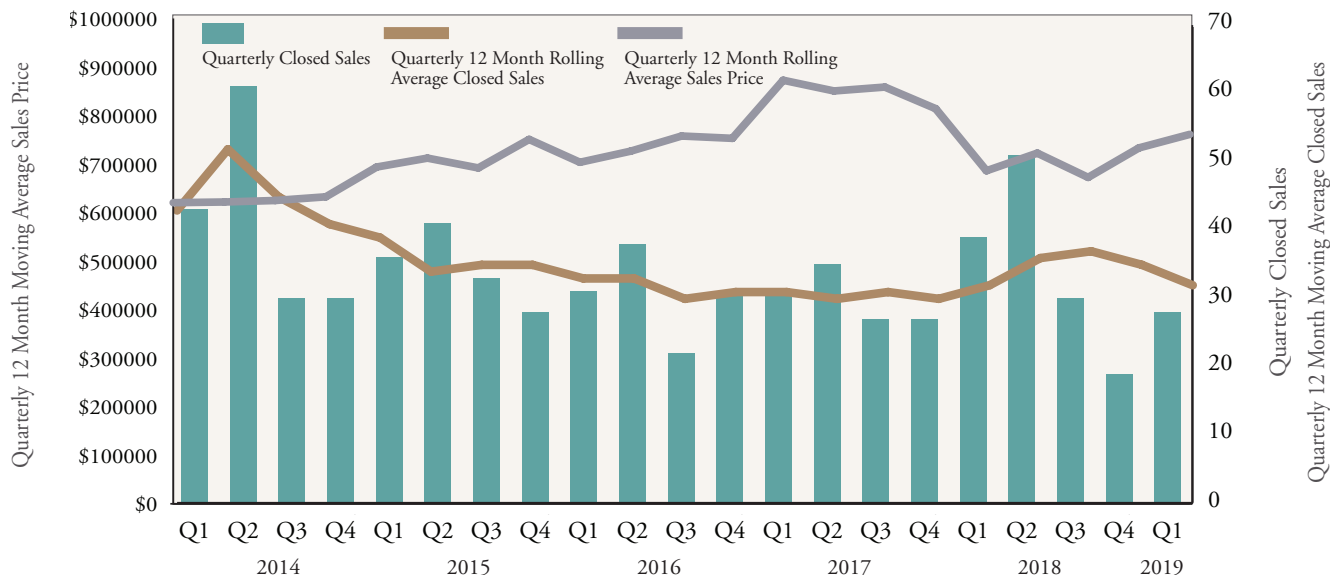


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FORT MYERS BEACH

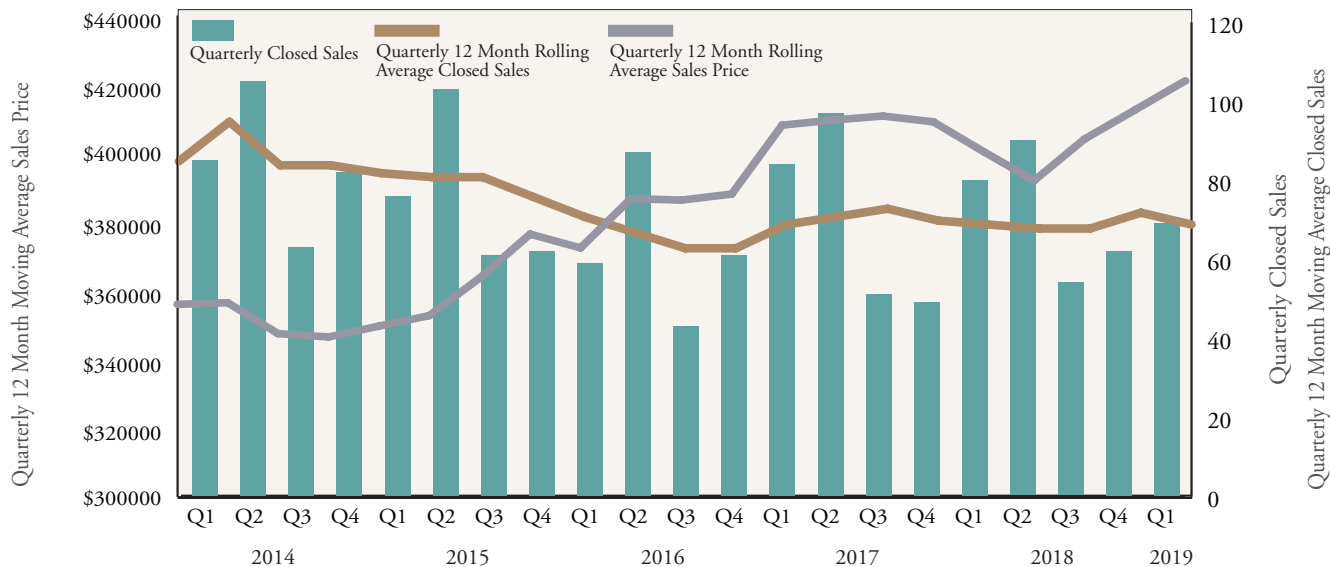
SINGLE FAMILY HOMES

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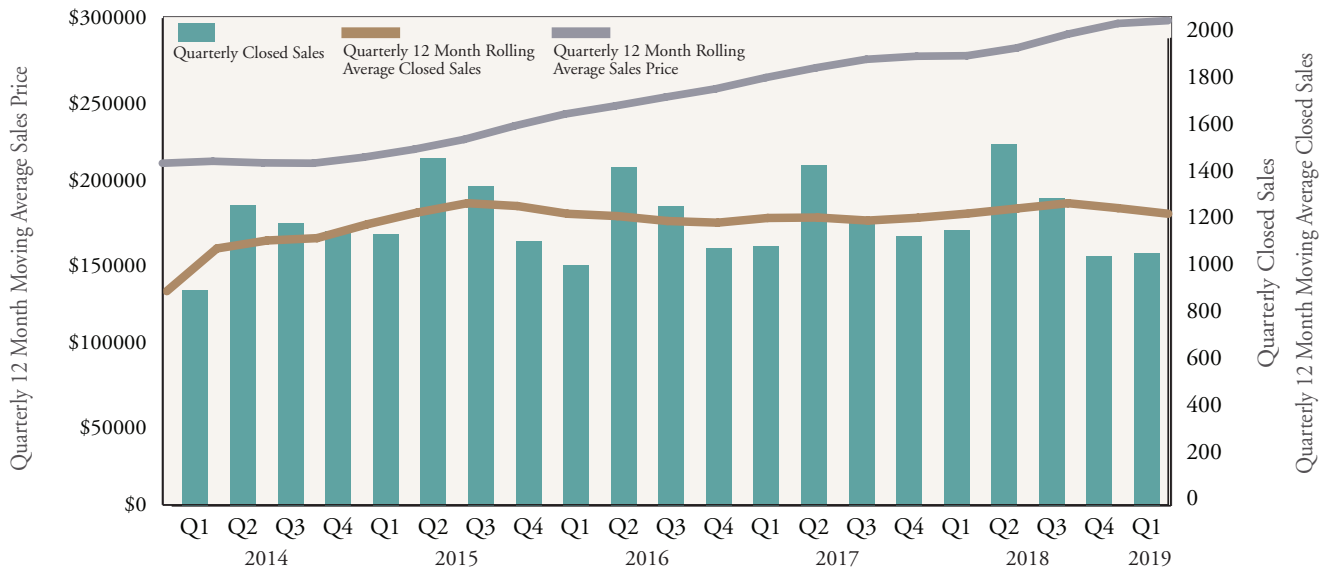


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CAPE CORAL

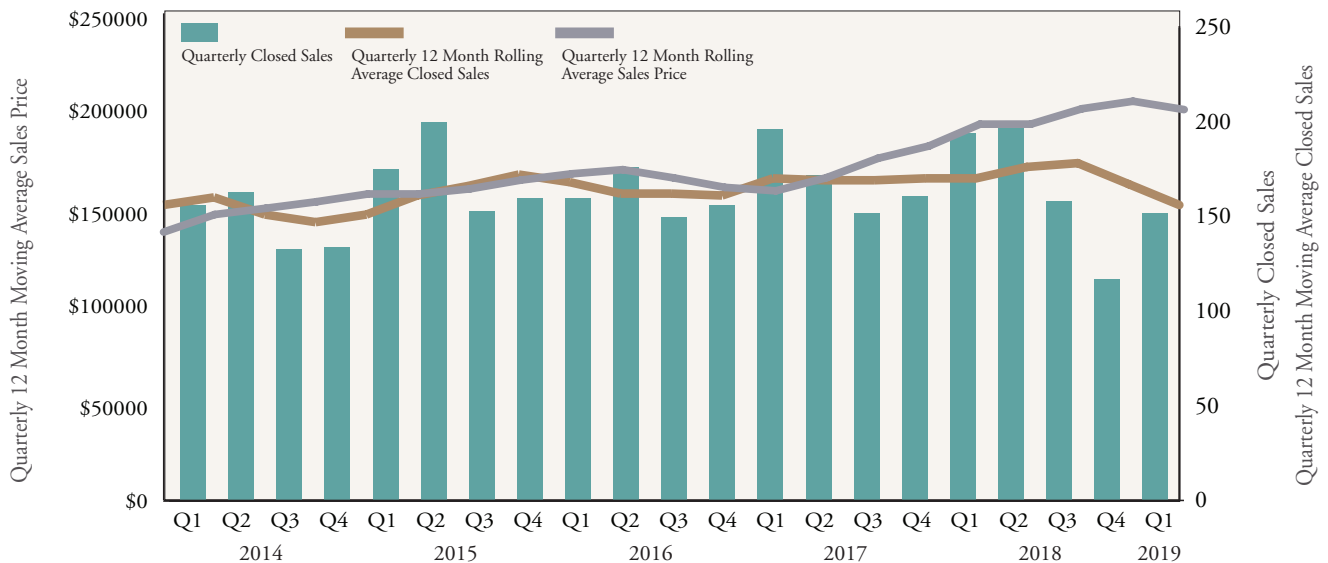
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