

This Week

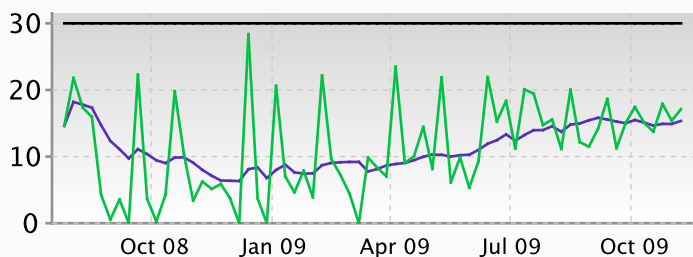
The median list price in FORT MYERS, FL 33913 this week is \$266,750.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.

Market Action Index



The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 539,000	2986	0.25 - 0.50 acre	3.0	3.0	5	106	3	2	264	Most expensive 25% of properties
Upper/Second	\$ 325,000	2124	6,501 - 8,000 sqft	3.0	2.5	4	106	4	3	201	Upper-middle 25% of properties
Lower/Third	\$ 219,000	1958	6,501 - 8,000 sqft	3.0	2.0	4	107	14	9	215	Lower-middle 25% of properties
Bottom/Fourth	\$ 148,000	1693	8,001 - 10,000 sqft	3.0	2.0	5	107	7	10	189	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 266,750	↑↑
Asking Price Per Square Foot	\$ 124	↑↑
Average Days on Market (DOM)	217	↓↓
Percent of Properties with Price Decrease	29 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2124	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 15.4	↑↑

- ↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend in general over the last several weeks.

Price Trends

