

This Week

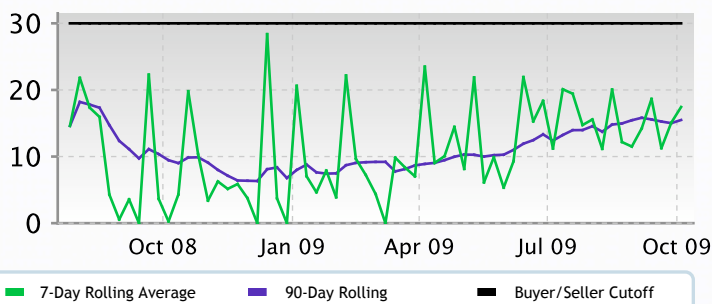
The median list price in FORT MYERS, FL 33913 this week is \$249,700.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, the as supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

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	\$ 529,000	2986	0.25 - 0.50 acre	3.0	3.0	6	106	2	3	270	Most expensive 25% of properties
Upper/Second	\$ 299,000	2219	6,501 - 8,000 sqft	3.0	2.5	5	106	5	6	198	Upper-middle 25% of properties
Lower/Third	\$ 210,000	1864	6,501 - 8,000 sqft	3.0	2.0	4	107	6	10	219	Lower-middle 25% of properties
Bottom/Fourt	\$ 139,900	1698	8,001 - 10,000 sqft	3.0	2.0	5	107	10	8	162	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 249,700	↔↔
Asking Price Per Square Foot	\$ 118	↑↑
Average Days on Market (DOM)	212	↑↑
Percent of Properties with Price Decrease	34 %	
Percent Relisted (reset DOM)	14 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	2098	
Median Lot Size	8,001 - 10,000	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action	Strong Buyer's 15.5	↑↑

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

Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

Price Trends

