

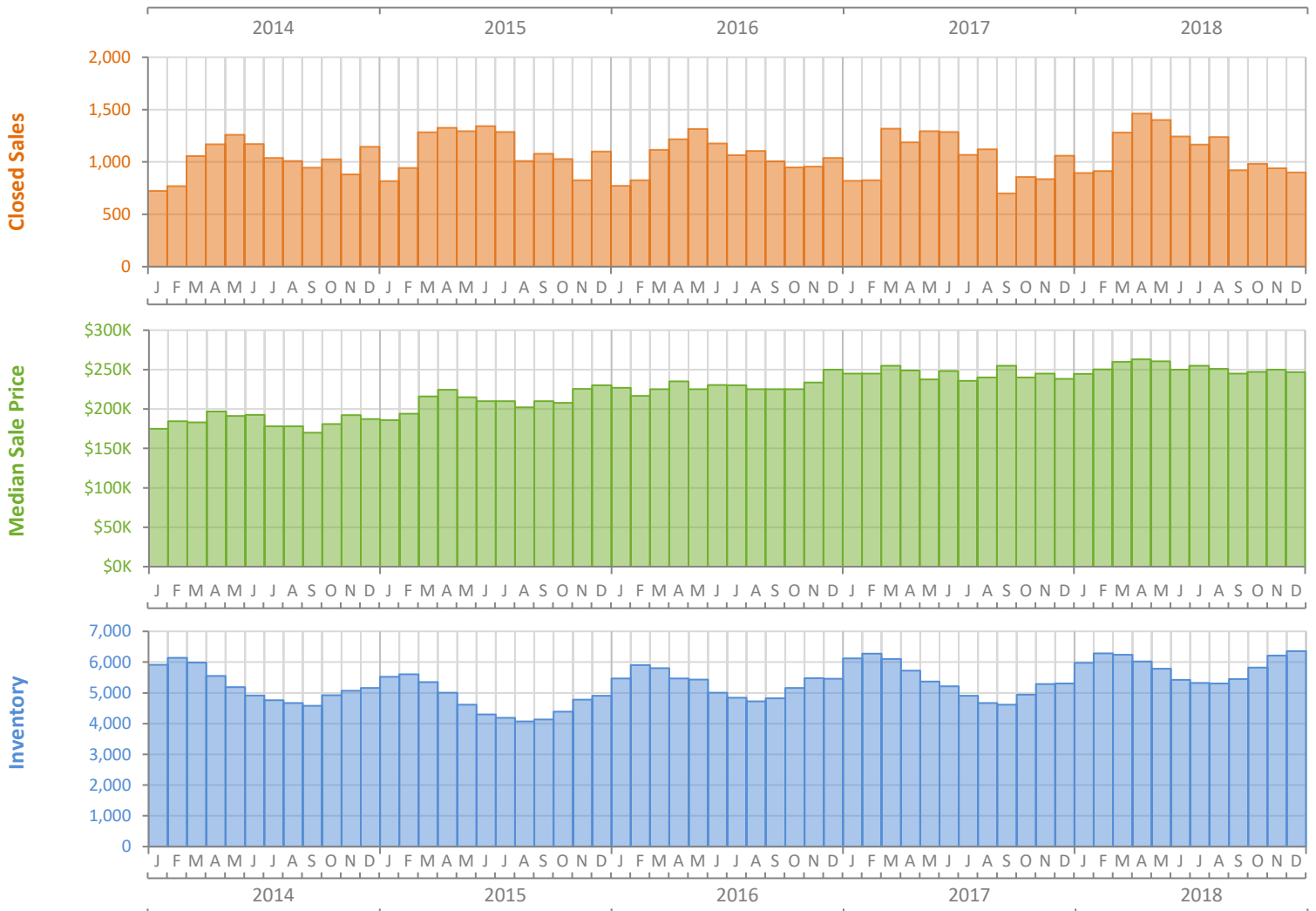
# Monthly Market Summary - December 2018

## Single Family Homes

### Cape Coral-Fort Myers MSA



	December 2018	December 2017	Percent Change Year-over-Year
Closed Sales	900	1,059	-15.0%
Paid in Cash	272	384	-29.2%
Median Sale Price	\$246,803	\$238,350	3.5%
Average Sale Price	\$326,503	\$303,107	7.7%
Dollar Volume	\$293.9 Million	\$321.0 Million	-8.5%
Med. Pct. of Orig. List Price Received	95.7%	95.5%	0.2%
Median Time to Contract	63 Days	64 Days	-1.6%
Median Time to Sale	98 Days	106 Days	-7.5%
New Pending Sales	853	957	-10.9%
New Listings	1,246	1,167	6.8%
Pending Inventory	1,098	1,342	-18.2%
Inventory (Active Listings)	6,358	5,305	19.8%
Months Supply of Inventory	5.7	5.1	11.8%



# Monthly Distressed Market - December 2018

## Single Family Homes

### Cape Coral-Fort Myers MSA



		December 2018	December 2017	Percent Change Year-over-Year
Traditional	Closed Sales	870	1,016	-14.4%
	Median Sale Price	\$250,000	\$240,000	4.2%
Foreclosure/REO	Closed Sales	28	34	-17.6%
	Median Sale Price	\$157,500	\$165,500	-4.8%
Short Sale	Closed Sales	2	9	-77.8%
	Median Sale Price	\$145,250	\$135,000	7.6%

