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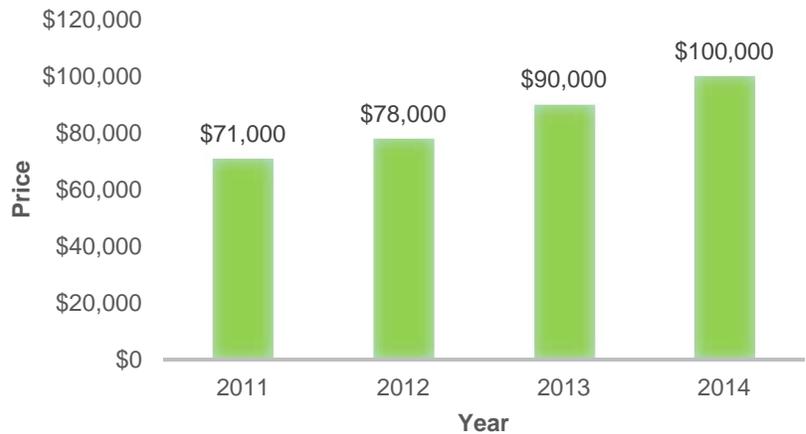
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MARKET SNAPSHOT

QUICK STATS

Active Listings:	491
Median List Price:	\$119,993
Median Size:	1,612
Median Age:	2004
Sold in Past Year:	1,941
Median Sale Price:	\$89,900
Median Size:	1,517
Median Age:	2004

LEHIGH ACRES-SINGLE FAMILY



Median Sales Price Since 2011

The population of Lehigh Acres has soared from 33,430 in 2000, to an estimated 90,000 in 2014. This is largely due to its affordability when compared to many other Southwest Florida communities.

While Lehigh Acres was hit hard by the downturn in the market, prices have been increasing in a hurry in recent years. All single family sales activity since 2011 indicates an increase in median prices of 58%.

However, this increase is largely due to the decline in short sale and

foreclosure activity in each year. The chart above excludes distressed sale activity and indicates an increase of roughly 41% since 2011. Foreclosures have consisted of as much as 75% (2009) of all sales to as little as 24% (2013).

The percentage of foreclosures to all sales has decreased every year since 2009. It is noteworthy that while the number of foreclosure sales has remained stable since 2012, the number of non-distressed sales has been declining

during the same time period. This is due in part to the decreasing supply.

Many areas of Southwest Florida have shown signs of stabilization and even correction in recent months. Lehigh Acres has continued to show increases in both price per square foot and median sale price throughout 2014. With prices still significantly below construction costs, there appears to be room for additional increases in the Lehigh Acres single family market.



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WORTHY OF NOTE:

TOTAL NUMBER OF SALES HAS DECLINED EVERY YEAR SINCE 2009

For more information, contact us at: info@mhsappraisal.com