

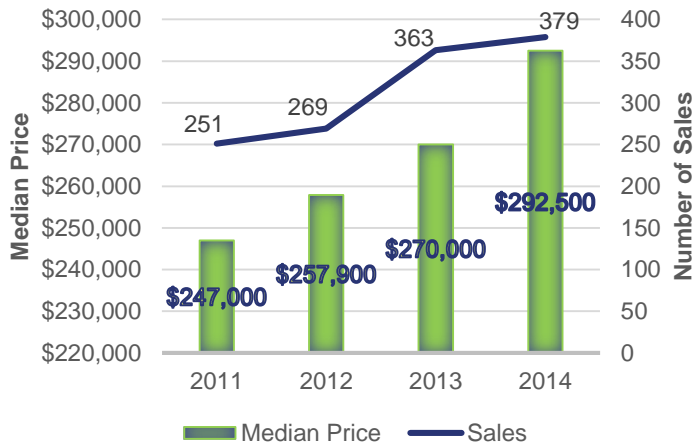


MARKET SNAPSHOT

QUICK STATS

Active Listings	174
Median List Price	\$419,450
Median Size	2,508 sf
Median DOM	71
Sold (2014)	379
Median Sales Price	\$292,500
Median Size	2,162 sf
Median DOM	47

SINGLE FAMILY – DANIELS PARKWAY CORRIDOR



Location. Linkage. Lifestyle. The Daniels Parkway corridor in South Fort Myers has been at the epicenter of Lee County growth for well over a decade. The traffic in the afternoon during season is evidence enough of that. This month, we've analyzed this dynamic east-west corridor from Treeline Avenue to the east all the way to Summerlin Road (cheating a bit) to the west.

What we've found is a corridor starving for new listings to meet

demand. Even during season, when listings peak, we're standing at 5.5 months of inventory. The lowest priced listing is a 1,332 square foot home in Brookshire listed for \$179,900. How about Reflection Lakes on our extended western boundary? There's one (1!) active listing of a single-family home. One listing...in a neighborhood with 25 sales over the past year!

The increase in median price from 2013 to 2014 (8.33%) was

the strongest single-year price increase since the bubble of 2005. The 2014 4th quarter median price was \$319,900. While the final quarter of the year is always the high watermark in this corridor, the explosion in price from the 3rd to 4th quarter (12.25%) is jarring. In all likelihood, a 2015 median price that eclipses the \$300,000 mark will be reported. Not bad for a corridor that wasn't paved until the 1980's!



- ♦ Commercial and Residential
- ♦ Estate/Taxation Appraisals
- ♦ Litigation Support/Eminent Domain
- ♦ Ad Valorem Issues
- ♦ Subdivision/Development Analysis
- ♦ Rental Studies/Lease Analysis
- ♦ Insurable Value
- ♦ General Consulting

WORTHY OF NOTE:

- 5 ½ months of inventory
- 8.33% median price increase 2013 to 2014
- 1 active listing in Reflection Lakes

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