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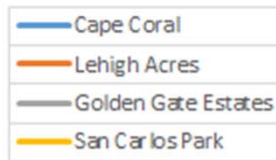
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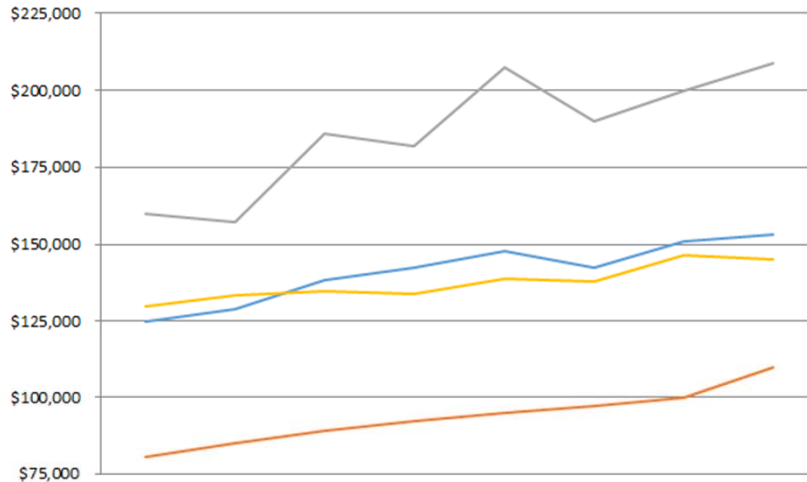
MARKET SNAPSHOT

QUICK STATS OVER PAST 7 QUARTERS

- Cape Coral: +22%**
- Lehigh Acres: +36%**
- Golden Gate Est: +31%**
- San Carlos Park: +12%**



SOUTHWEST FLORIDA: BENCHMARK PRICING COMMUNITIES



	4Q 2012	1Q 2013	2Q 2013	3Q 2013	4Q 2013	1Q 2014	2Q 2014	3Q 2014
CC	\$125,000	\$128,900	\$138,250	\$142,500	\$148,000	\$142,250	\$150,750	\$153,000
LA	\$80,500	\$84,950	\$89,000	\$92,000	\$95,000	\$97,000	\$100,000	\$109,450
GGE	\$160,000	\$157,000	\$185,700	\$182,000	\$207,250	\$189,900	\$200,000	\$208,950
SCP	\$130,000	\$133,500	\$135,000	\$134,000	\$138,750	\$138,000	\$146,450	\$145,000

What's REALLY going on with prices? This month, we've analyzed four areas of mostly homogenous inventory to provide insight on residential market trends across Southwest Florida. The purpose in doing this is to measure the rate of median price increase in large markets where there is the least product differentiation. For purposes of analysis, distressed sales and waterfront properties have been excluded from the data set.

Cape Coral and San Carlos Park have kept a close price correlation while Lehigh Acres and Golden Gate Estates have seen more than 30% price increases over the past 7 quarters. The increases in Lehigh and Golden Gate are understandable given the eastern edge proximity of these areas to their respective counties. Properties in these markets are still very affordable given the options further west in both Lee and Collier.

Watch for reduced rates of increase over the next several months in the above market areas, and others. While the past several years have offered double-digit median price increases in Lee and Collier Counties, the past several months indicate a significant slowdown. And frankly, a slowdown in price increases will be very healthy for our market.



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WORTHY OF NOTE:

- 7,903 sales analyzed
- Lehigh Acres steadily increasing
- Slowed rate of price increases

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