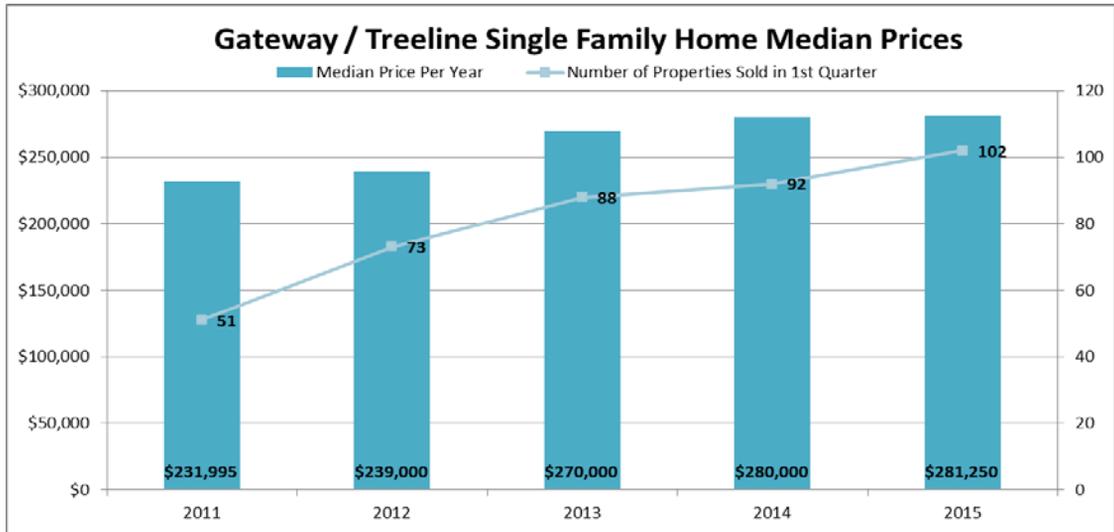




# MARKET SNAPSHOT



## QUICK STATS

Active Listings	155
Median List Price	\$365,000
Median Size	2,553 sf
Median DOM	70
Sold (2014)	391
Median Sales Price	\$280,000
Median Size	2,124 sf
Median DOM	51

Baseball season is here and you can feel the increasing humidity in the Southwest Florida air. If you drove Daniels Parkway in March, you also experienced the byproduct of baseball season. Traffic. This month we've analyzed the single-family Treeline corridor and Gateway market area, the

spring training home of the Boston Red Sox (boundaries are State Rd 82/Colonial Blvd to north, Daniels Pkwy to east and south, and I-75 to west). This is an area of significant growth, but also a market area that demonstrates a disparity between new construction and resale homes.

The median price increased to \$280,000 in 2014. This was a 4% increase over 2013 and followed 2013's 13% increase over the 2012 median price. So far, 2015 has registered a modest 0.5% median price increase over 2014. What's also telling is that the pace of sales has leveled. The 102 first quarter sales in 2015 is a pace that's 10% ahead of 2014's totals.

New construction sales are increasing. The recently opened Marina Bay project by GL Homes reports 35 contracts already. WCI's Hampton Park project already has 26 contracts in 2015, a sales pace above where they stood last year at this time. Sales representatives at Bridgetown and Somerset at The Plantation were unable to confirm exact numbers but report that their pace of sales has also increased in 2015.

The takeaway? The resale market is slowing, but buyers are paying a premium for new construction. And as of April of 2015, there's still no shortage of winter-weary buyers.



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



## WORTHY OF NOTE:

- Almost 5 Months of Inventory
- 4% Median Price Increase from 2013-2014.
- New Construction premiums

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