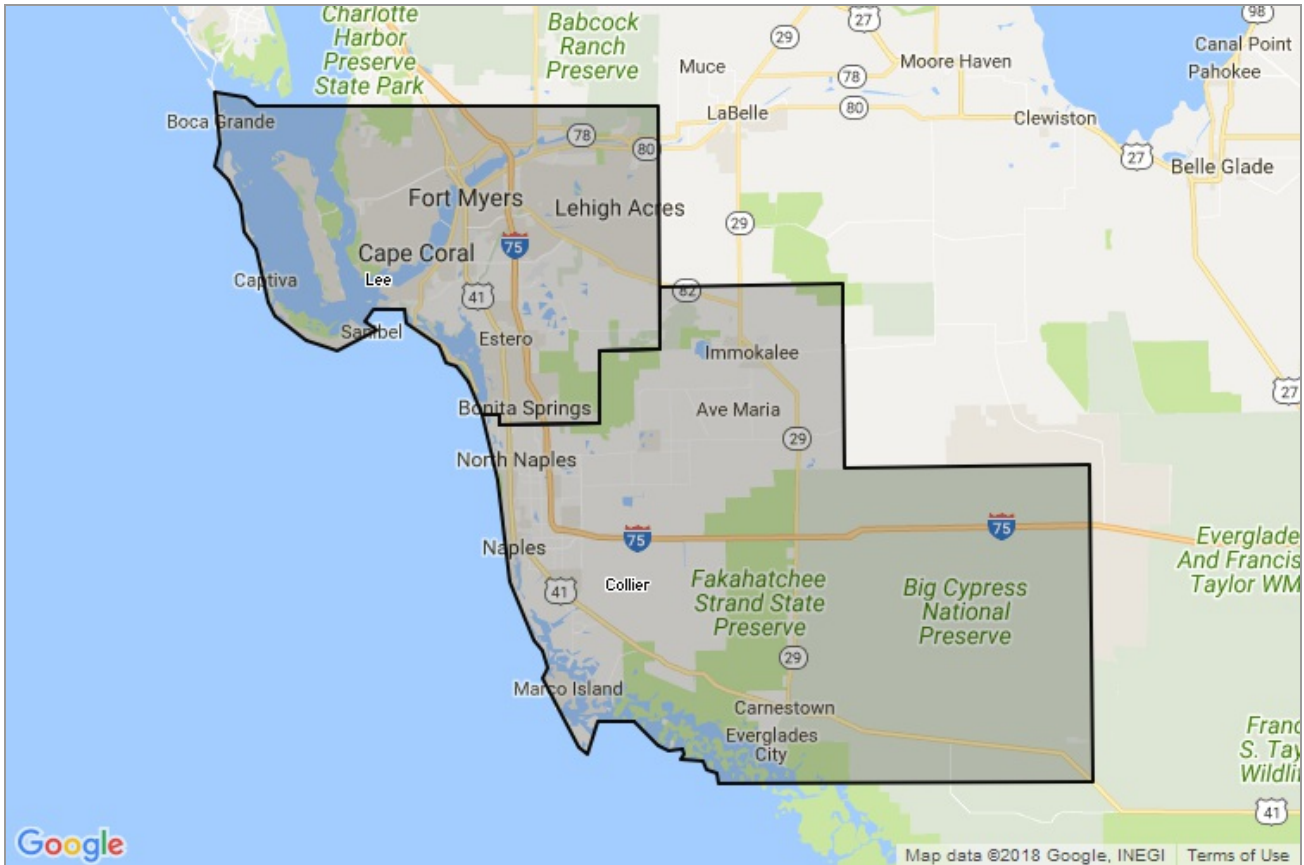




MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
1/2017 – 1/2018

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 02/07/2018

Scheduled: Yes

Presented by

Bonita Springs-Estero Association of REALTORS®

REALTOR®

(239) 992-6771

<http://bearflorida.point2agent.com/>

25300 Bernwood Drive
Suite 1
Bonita Springs, FL 34135



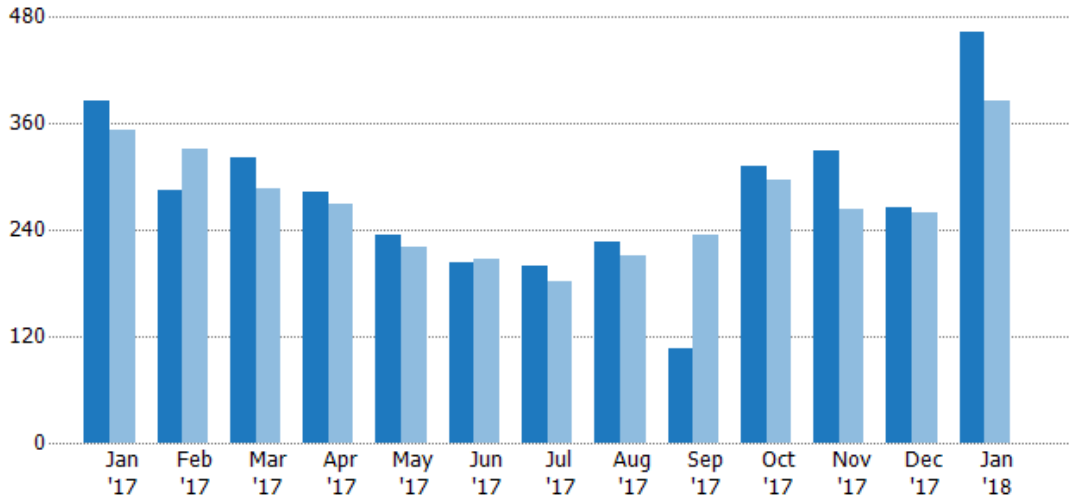
New Listings

The number of new single-family, condominium and townhome listings that were added each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Count	% Chg.
Jan '18	464	20.5%
Jan '17	385	9.4%
Jan '16	352	3.4%



Current Year	385	285	322	282	235	203	200	226	106	311	330	265	464
Prior Year	352	331	287	270	220	208	181	212	234	296	264	260	385
Percent Change from Prior Year	9%	-14%	12%	4%	7%	-2%	10%	7%	-55%	5%	25%	2%	21%

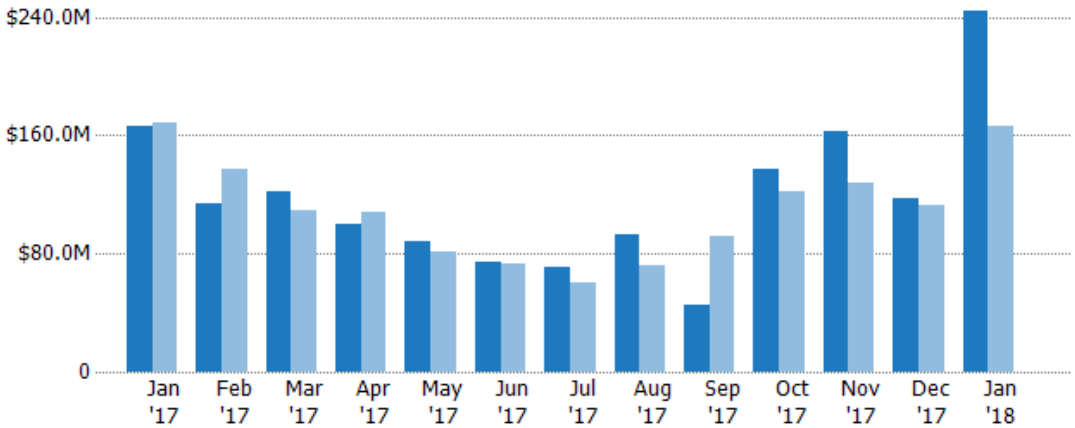
New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Volume	% Chg.
Jan '18	\$245M	47%
Jan '17	\$166M	-1.6%
Jan '16	\$169M	-6.5%



Current Year	\$166M	\$114M	\$122M	\$100M	\$88.6M	\$74.1M	\$70.3M	\$93.3M	\$45.4M	\$137M	\$162M	\$117M	\$245M
Prior Year	\$169M	\$138M	\$109M	\$108M	\$80.9M	\$73.3M	\$60.2M	\$71.9M	\$91.7M	\$122M	\$127M	\$113M	\$166M
Percent Change from Prior Year	-2%	-17%	12%	-8%	9%	1%	17%	30%	-51%	12%	27%	4%	47%





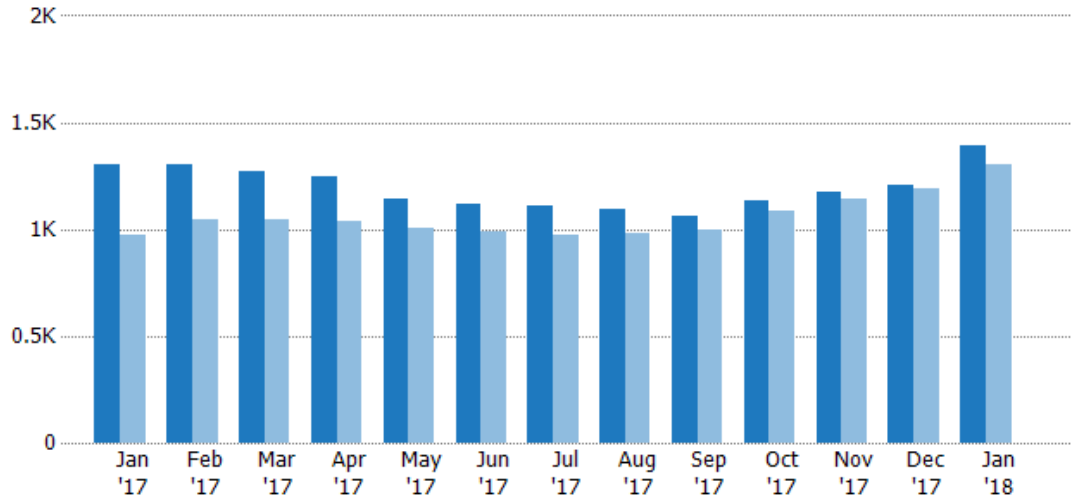
Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Count	% Chg.
Jan '18	1.39K	6.9%
Jan '17	1.3K	33.9%
Jan '16	970	-3.4%



Current Year	1.3K	1.31K	1.27K	1.24K	1.14K	1.12K	1.11K	1.09K	1.06K	1.13K	1.17K	1.2K	1.39K
Prior Year	970	1.04K	1.05K	1.03K	1K	985	969	978	998	1.09K	1.15K	1.19K	1.3K
Percent Change from Prior Year	34%	25%	21%	20%	14%	13%	14%	12%	6%	4%	2%	1%	7%

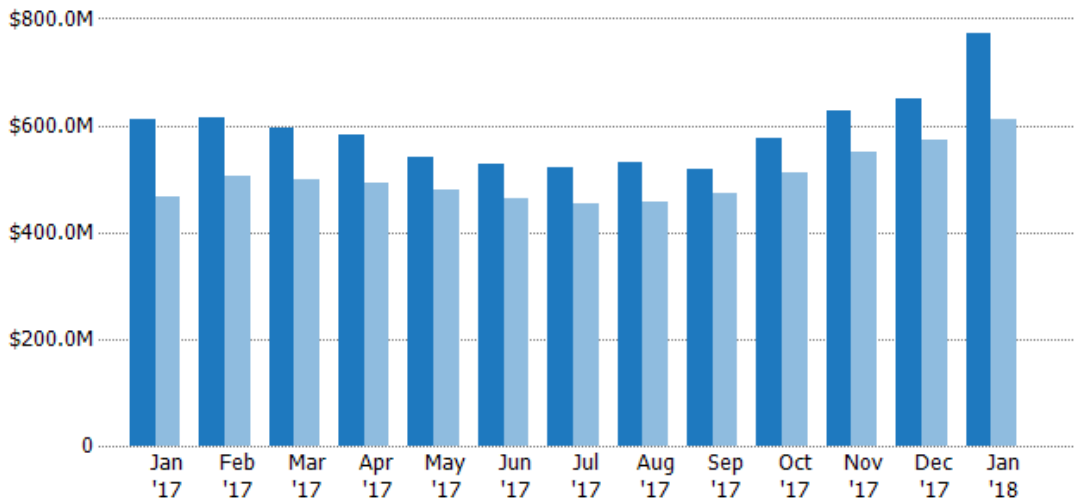
Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Volume	% Chg.
Jan '18	\$773M	26.2%
Jan '17	\$613M	31%
Jan '16	\$468M	-3.3%



Current Year	\$613M	\$614M	\$596M	\$581M	\$539M	\$526M	\$523M	\$530M	\$518M	\$577M	\$627M	\$650M	\$773M
Prior Year	\$468M	\$504M	\$499M	\$491M	\$481M	\$463M	\$453M	\$458M	\$473M	\$512M	\$550M	\$571M	\$613M
Percent Change from Prior Year	31%	22%	19%	18%	12%	14%	15%	16%	9%	13%	14%	14%	26%





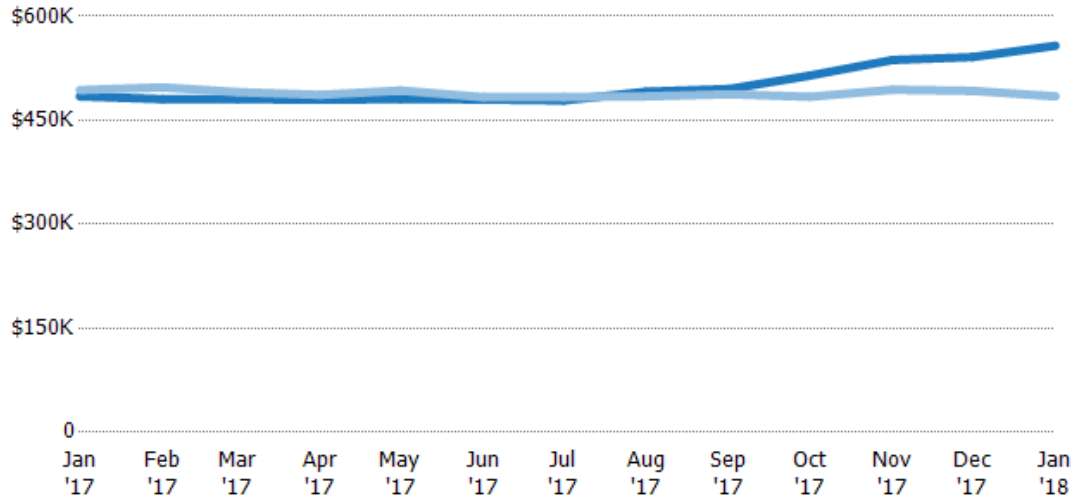
Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Price	% Chg.
Jan '18	\$557K	15.1%
Jan '17	\$485K	-1.8%
Jan '16	\$494K	0.9%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$485K	\$480K	\$481K	\$480K	\$481K	\$480K	\$479K	\$491K	\$495K	\$514K	\$537K	\$541K	\$557K
Prior Year	\$494K	\$498K	\$491K	\$487K	\$493K	\$483K	\$483K	\$484K	\$488K	\$484K	\$494K	\$492K	\$485K
Percent Change from Prior Year	-2%	-3%	-2%	-1%	-2%	-1%	-1%	1%	2%	6%	9%	10%	15%

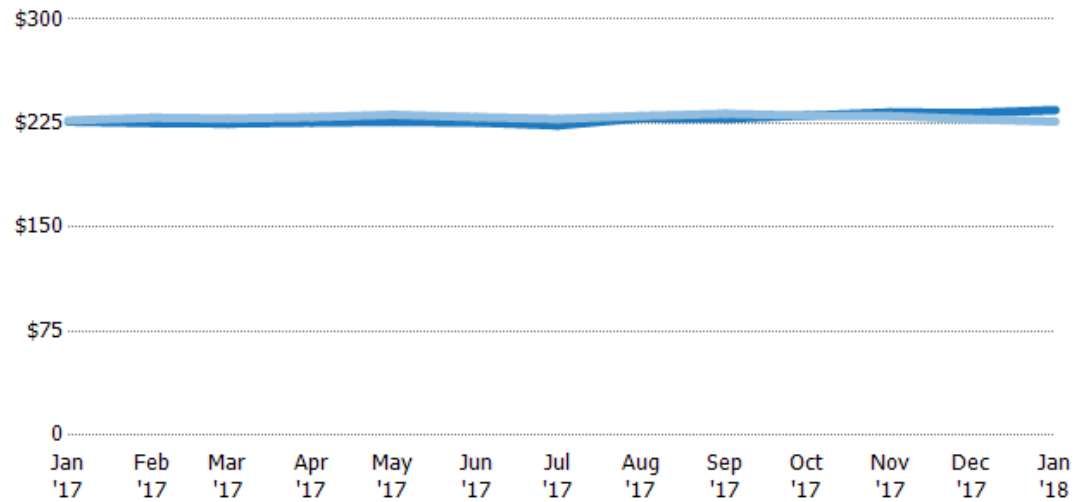
Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Price/sq ft	% Chg.
Jan '18	\$235	3.7%
Jan '17	\$226	-0.4%
Jan '16	\$227	0.3%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$226	\$225	\$225	\$226	\$226	\$226	\$223	\$229	\$228	\$231	\$233	\$232	\$235
Prior Year	\$227	\$229	\$228	\$229	\$231	\$229	\$228	\$230	\$232	\$231	\$230	\$228	\$226
Percent Change from Prior Year	0%	-2%	-2%	-2%	-2%	-2%	-2%	-1%	-2%	0%	1%	2%	4%



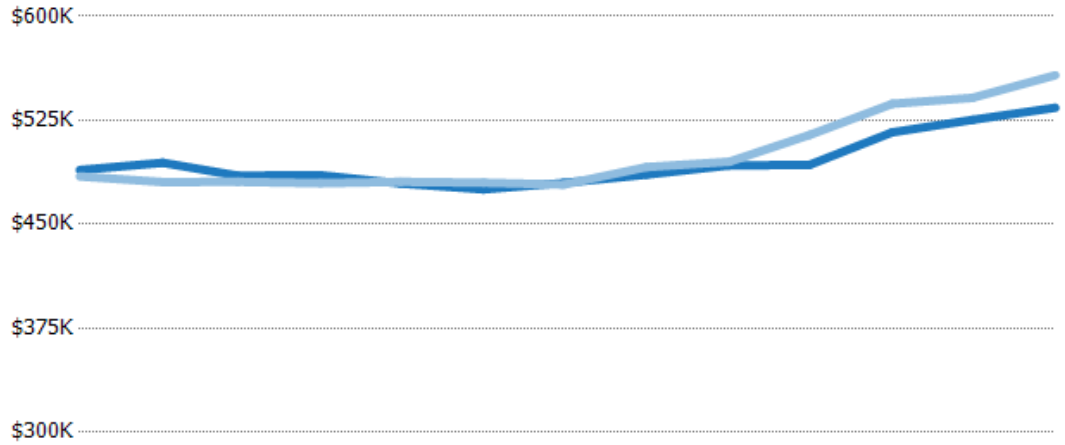


Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

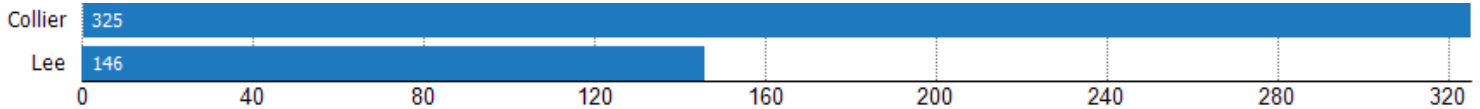


	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	\$489K	\$494K	\$485K	\$485K	\$479K	\$475K	\$480K	\$486K	\$492K	\$493K	\$516K	\$525K	\$534K
Avg Listing Price	\$485K	\$480K	\$481K	\$480K	\$481K	\$480K	\$479K	\$491K	\$495K	\$514K	\$537K	\$541K	\$557K
Avg Listing Price as a % of Avg Est Value	99%	97%	99%	99%	100%	101%	100%	101%	101%	104%	104%	103%	104%

Average Days in RPR (By County)

The average number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR by county.

Filters Used: County: Collier County, Florida, Lee County, Florida





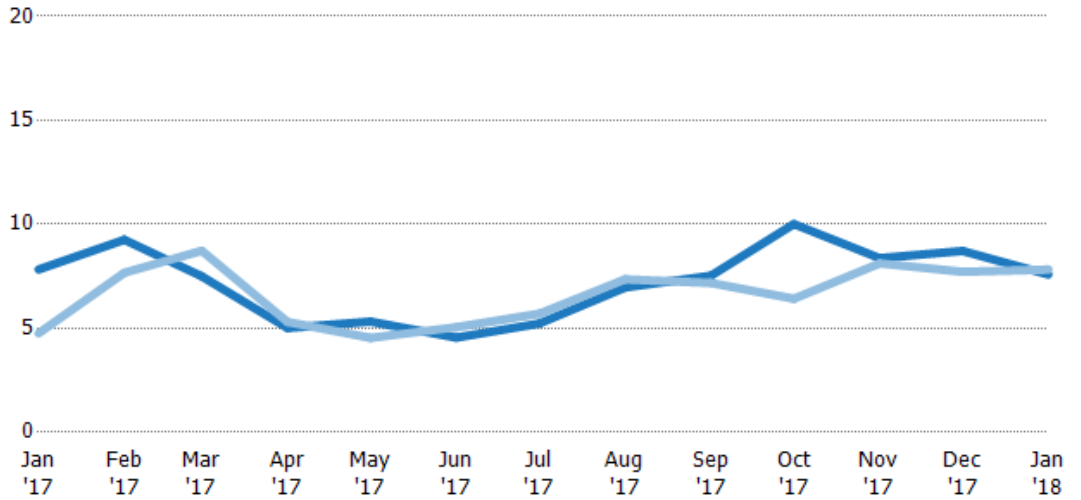
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Months	% Chg.
Jan '18	7.58	-3.1%
Jan '17	7.83	64.6%
Jan '16	4.75	-4.8%



Current Year	7.83	9.26	7.5	5.01	5.32	4.55	5.23	6.96	7.52	10	8.37	8.72	7.58
Prior Year	4.75	7.67	8.73	5.3	4.54	5.05	5.7	7.35	7.18	6.42	8.12	7.71	7.83
Percent Change from Prior Year	65%	21%	-14%	-5%	17%	-10%	-8%	-5%	5%	56%	3%	13%	-3%

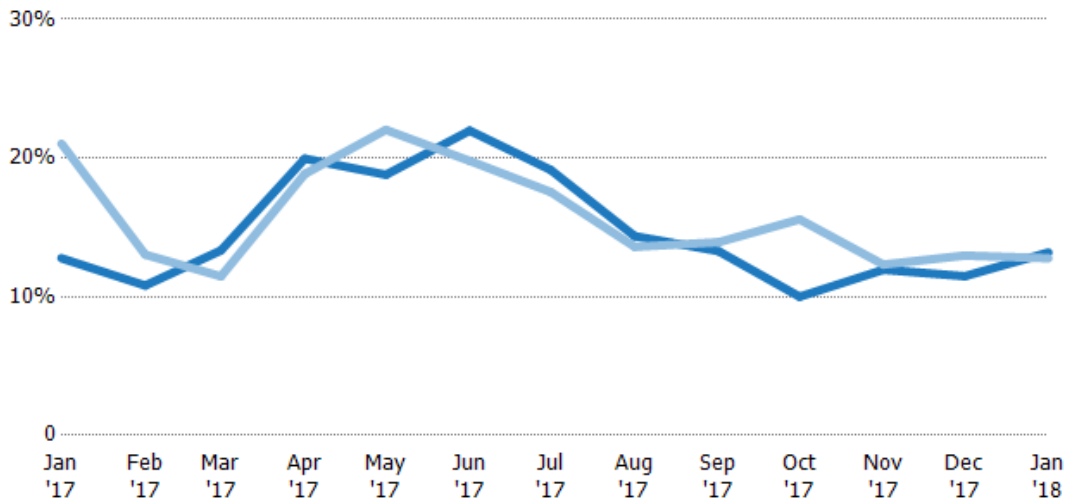
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Rate	Chg.
Jan '18	13%	-0.4%
Jan '17	13%	8.3%
Jan '16	21%	5%



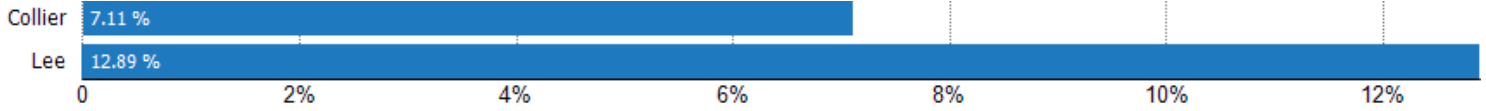
Current Year	13%	11%	13%	20%	19%	22%	19%	14%	13%	10%	12%	11%	13%
Prior Year	21%	13%	11%	19%	22%	20%	18%	14%	14%	16%	12%	13%	13%
Change from Prior Year	8%	2%	-2%	-1%	3%	-2%	-2%	-1%	1%	6%	0%	1%	0%



Absorption Rate (By County)

The percentage of the inventory sold during the last month by county.

Filters Used: County: Collier County, Florida, Lee County, Florida



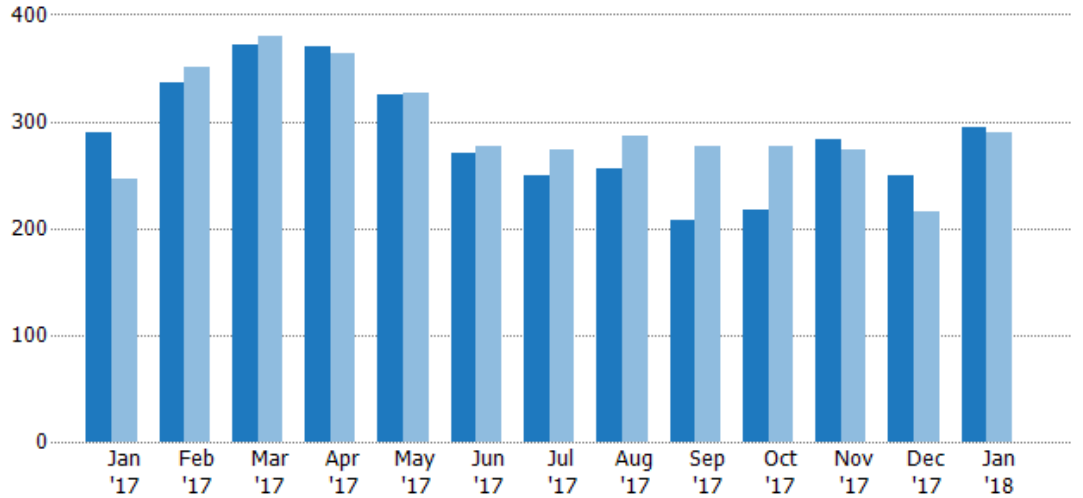
Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were available at the end each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Count	% Chg.
Jan '18	294	1.7%
Jan '17	289	17.5%
Jan '16	246	22.8%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	289	337	371	370	325	271	250	256	207	217	283	249	294
Prior Year	246	351	379	363	327	276	273	286	276	277	273	216	289
Percent Change from Prior Year	17%	-4%	-2%	2%	-1%	-2%	-8%	-10%	-25%	-22%	4%	15%	2%





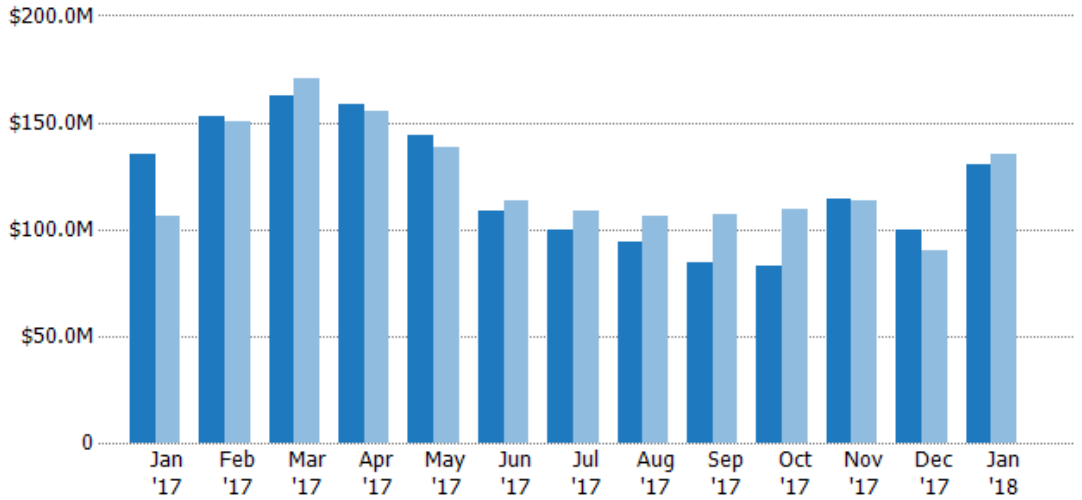
Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were available at the end of each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Volume	% Chg.
Jan '18	\$130M	-3.7%
Jan '17	\$135M	26.7%
Jan '16	\$106M	26.3%



Current Year	\$135M	\$153M	\$162M	\$158M	\$144M	\$108M	\$100M	\$94.1M	\$84.3M	\$82.5M	\$114M	\$100M	\$130M
Prior Year	\$106M	\$151M	\$171M	\$155M	\$138M	\$113M	\$108M	\$106M	\$107M	\$109M	\$113M	\$90.3M	\$135M
Percent Change from Prior Year	27%	1%	-5%	2%	4%	-5%	-8%	-11%	-21%	-25%	1%	10%	-4%

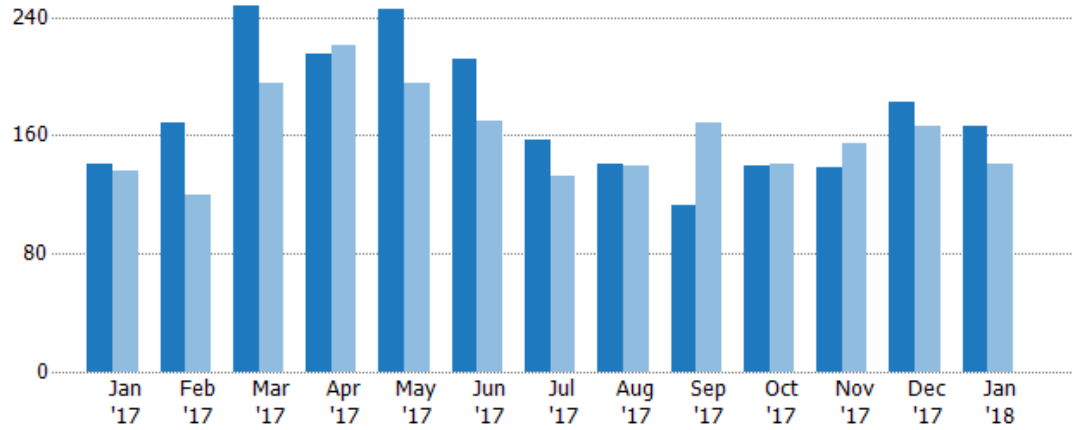
Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Count	% Chg.
Jan '18	166	17.7%
Jan '17	141	3.7%
Jan '16	136	18.4%



Current Year	141	169	248	215	245	212	157	141	113	140	138	183	166
Prior Year	136	120	195	221	195	170	133	139	169	141	154	166	141
Percent Change from Prior Year	4%	41%	27%	-3%	26%	25%	18%	1%	-33%	-1%	-10%	10%	18%





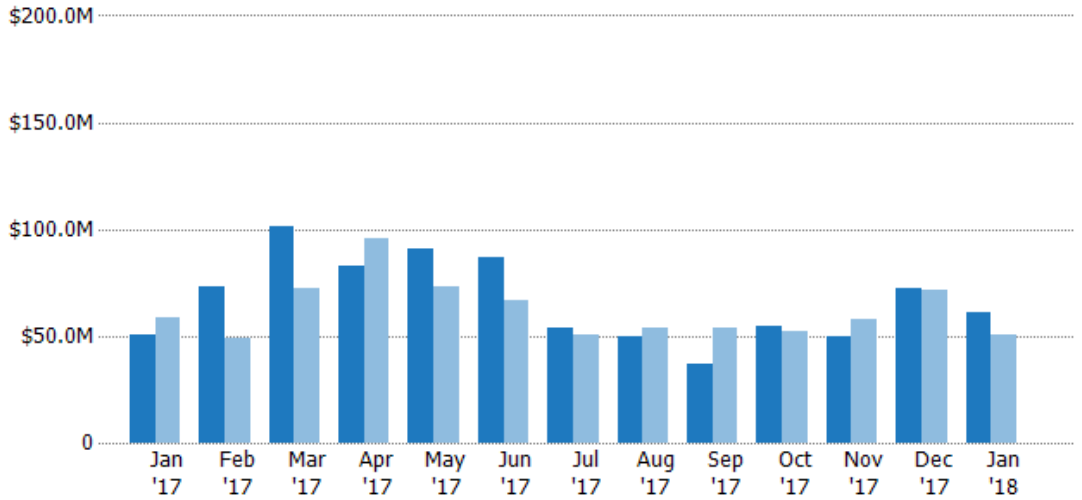
Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Volume	% Chg.
Jan '18	\$61M	19.9%
Jan '17	\$50.9M	-13.7%
Jan '16	\$59M	6.7%



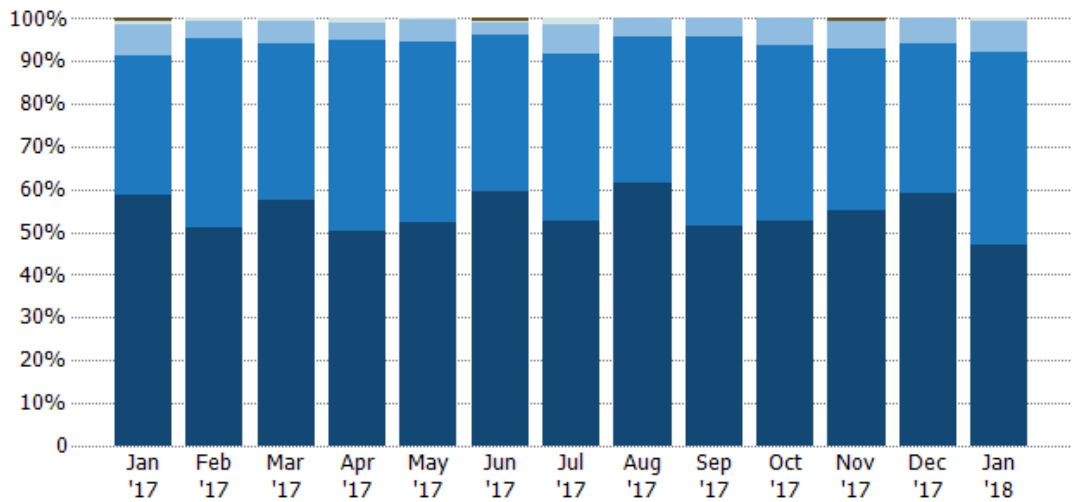
Current Year	\$50.9M	\$73.3M	\$102M	\$82.7M	\$90.6M	\$86.5M	\$54.2M	\$49.9M	\$37M	\$54.9M	\$49.4M	\$72.5M	\$61M
Prior Year	\$59M	\$49.3M	\$72.3M	\$95.9M	\$73.2M	\$67.1M	\$50.5M	\$54.1M	\$53.8M	\$52.1M	\$57.6M	\$71.3M	\$50.9M
Percent Change from Prior Year	-14%	49%	41%	-14%	24%	29%	7%	-8%	-31%	5%	-14%	2%	20%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

Filters Used

County: Collier County, Florida, Lee County, Florida



Other	1%	-	-	-	-	0%	-	-	-	-	1%	-	-
Lot/Land	1%	1%	1%	1%	0%	0%	1%	-	-	-	-	-	1%
Multifamily/Multiplex	7%	4%	5%	4%	5%	3%	7%	4%	4%	6%	7%	6%	7%
Condo/Townhouse	33%	44%	36%	45%	42%	37%	39%	34%	44%	41%	38%	35%	45%
Single Family Residence	59%	51%	58%	50%	52%	59%	53%	62%	51%	53%	55%	59%	47%





Closed Sales (By County)

The total number of single-family, condominium and townhome properties sold during the last month by county.

Filters Used: County: Collier County, Florida, Lee County, Florida

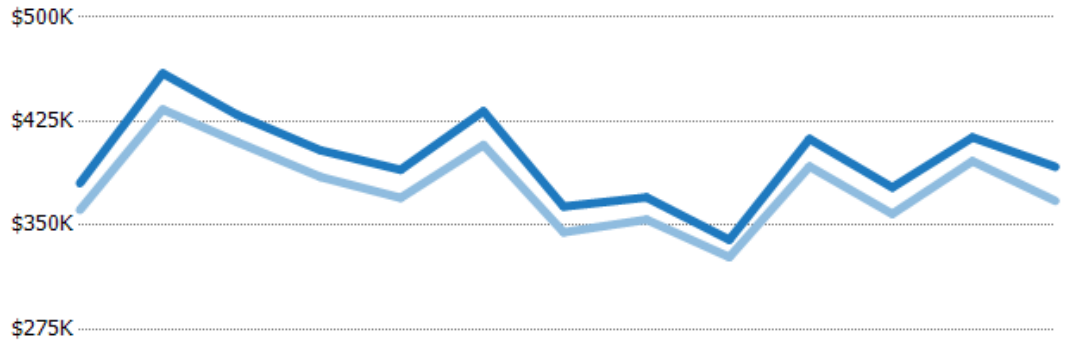


Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

County: Collier County, Florida, Lee County, Florida



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg List Price	\$380K	\$460K	\$429K	\$404K	\$390K	\$432K	\$363K	\$370K	\$340K	\$412K	\$377K	\$413K	\$392K
Avg Sales Price	\$361K	\$434K	\$410K	\$385K	\$370K	\$408K	\$345K	\$354K	\$327K	\$392K	\$358K	\$396K	\$368K
Avg Sales Price as a % of Avg List Price	95%	94%	95%	95%	95%	94%	95%	96%	96%	95%	95%	96%	94%

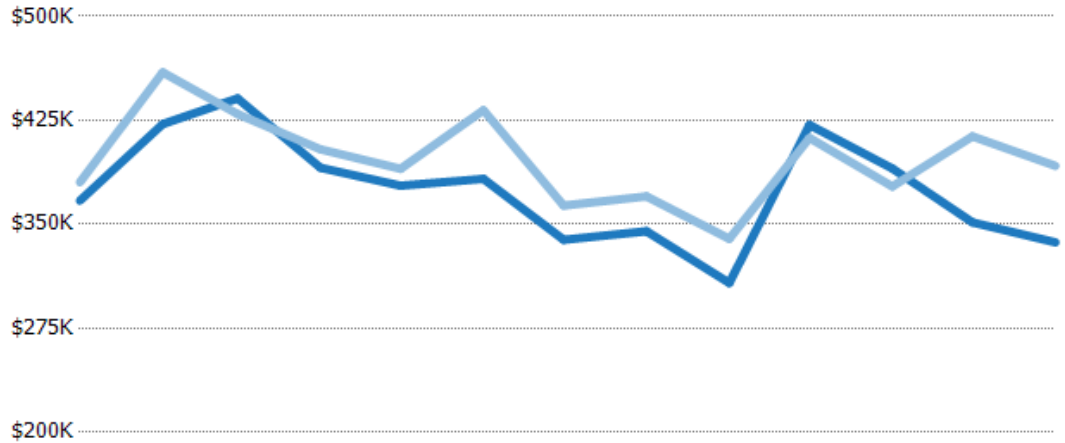


Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

County: Collier County, Florida, Lee County, Florida



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	\$367K	\$422K	\$441K	\$391K	\$378K	\$383K	\$339K	\$345K	\$308K	\$422K	\$390K	\$351K	\$337K
Avg Sales Price	\$380K	\$460K	\$429K	\$404K	\$390K	\$432K	\$363K	\$370K	\$340K	\$412K	\$377K	\$413K	\$392K
Avg Sales Price as a % of Avg Est Value	104%	109%	97%	103%	103%	113%	107%	107%	110%	98%	97%	118%	116%

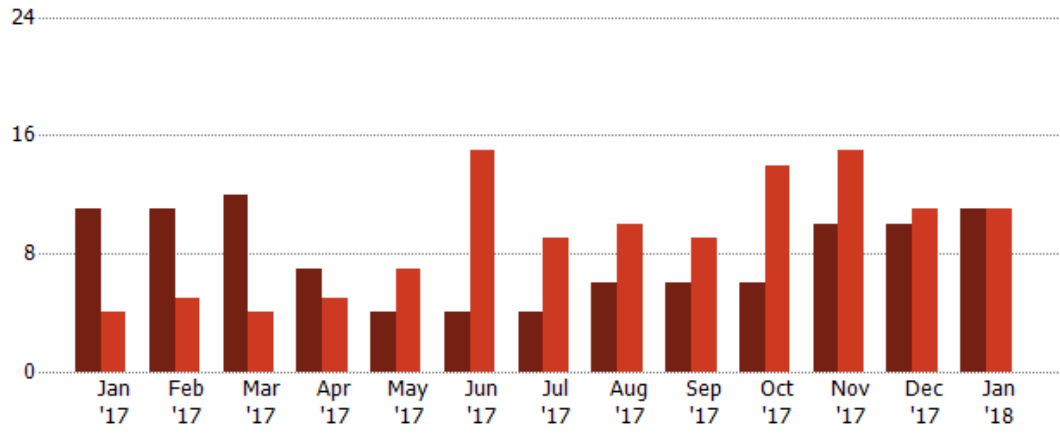
Distressed Listings

The number of distressed single-family, condominium and townhome properties that were for sale at the end of each month.

Filters Used

County: Collier County, Florida, Lee County, Florida

Month/Year	Count	% Chg.
Jan '18	11	0%
Jan '17	11	175%
Jan '16	4	425%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	11	11	12	7	4	4	4	6	6	6	10	10	11
Prior Year	4	5	4	5	7	15	9	10	9	14	15	11	11
Percent Change from Prior Year	175%	120%	200%	40%	-43%	-73%	-56%	-40%	-33%	-57%	-33%	-9%	0%





Distressed Listings (By County)

The number of distressed single-family, condominium and townhome properties that were for sale at the end of the last month by county.

Filters Used: County: Collier County, Florida, Lee County, Florida





Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Details

Report Name: Monthly Market Data Report

Run Date: 02/07/2018

Scheduled: Yes

Report Date Range: From 1/2017 To: 1/2018

Information Included

- Include Cover Sheet
- Include Key Metric Summary
- Include Metrics By: County
- Averages
- Include Appendix
- Medians

MLS Filter

MLS: All

Listing Filters

Property Types: All

Sales Types: All

Price Range: None

Location Filters

State: All

County: Collier County, Florida Lee County, Florida

ZIP Code: All

Listing Activity Charts

- New Listings
- Active Listings
- Average Listing Price
- Average Listing Price per Sq Ft
- Average Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Average Sales Price
- Average Sales Price per Sq Ft
- Average Sales Price vs Listing Price
- Average Sales Price vs Est Value

Distressed Charts

- Distressed Listings
- Distressed Sales

Data Tables Using 1/2018 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area

