

**HOME TO  
HARDWORKING  
AGENTS**



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## Backyard News for **JUNE 2018 Stats**

Brought to you by Realtor Judith Ann New... Doing More between "For Sale" and "Sold"!!

A Proud accomplishment: Out of 86,000 national brokerages, RE/MAX Realty Team placed 774<sup>th</sup>!!

### "Backyard News"



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As always, if you or anyone you know is thinking of buying or selling a home or has real estate questions - please contact me.  
I'm here to help!

**Good Service Is A Choice!!!. . . RE/MAX' Realtor Judith does more between "FOR SALE" and "SOLD"!!**

**"Backyard News" with JUNE 2018 Stats**

### **Cape Coral:**

- Inventory levels surge year over year with of nearly 10% throughout the year. Of all active inventory, new construction makes up approximately 25%, a contributing factor to the wide difference of both years.
- 471 sales in June a minute drop from last year, although not surprising since higher inventory levels typically bring a decrease in sales activity.
- The average sales price rose to \$295,000 in June up from \$278,000 in June 2017.
- Inventory levels are at 3.6 months.

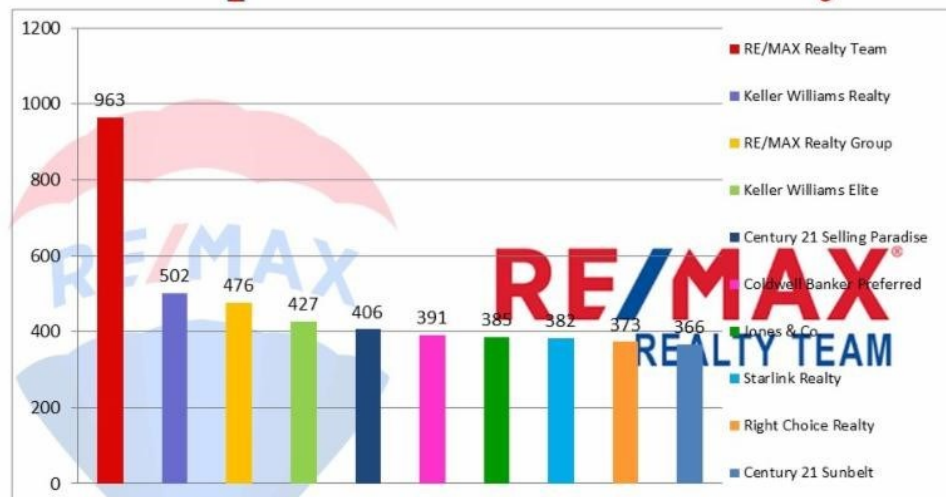
### **Fort Myers**

- Unlike Cape Coral, Fort Myers inventory levels have remained neutral from a year ago.
- Approximately 7% of all active inventory is new construction homes.
- 350 sales a jump of 12% in one year, 2018 outperforming 2017's roller coaster like year.
- The average sales price fell by nearly 5% from a year ago to \$318,000 and inventory levels are at 4.2 months

## MLS Statistics for June 2018

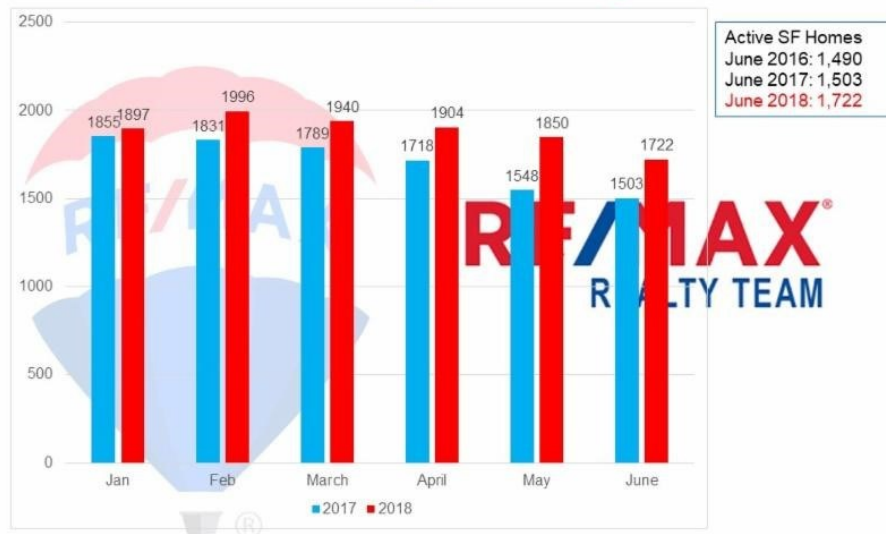


### Jan-Jun 2018 Top Offices in Lee County

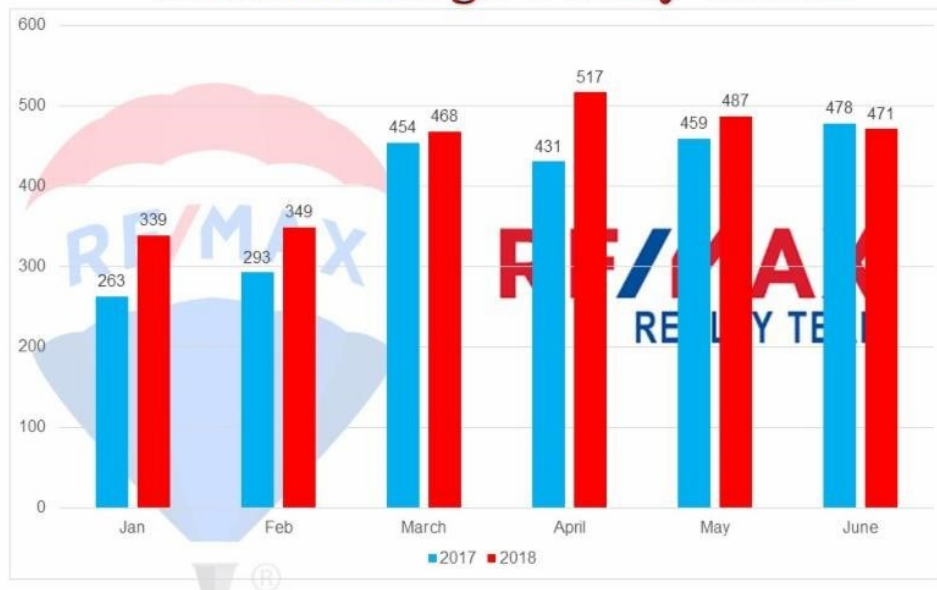


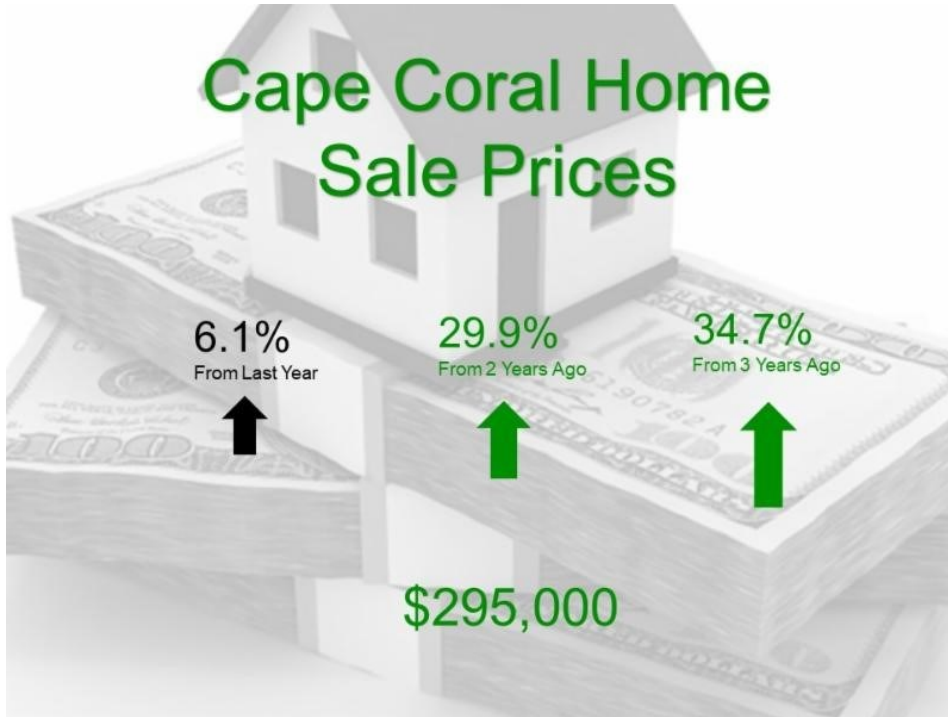
**RE/MAX Realty Team #1 Office in Lee County  
Every Month for 8 Straight Years!**

## Cape Coral Comparison of Active Single Family Homes

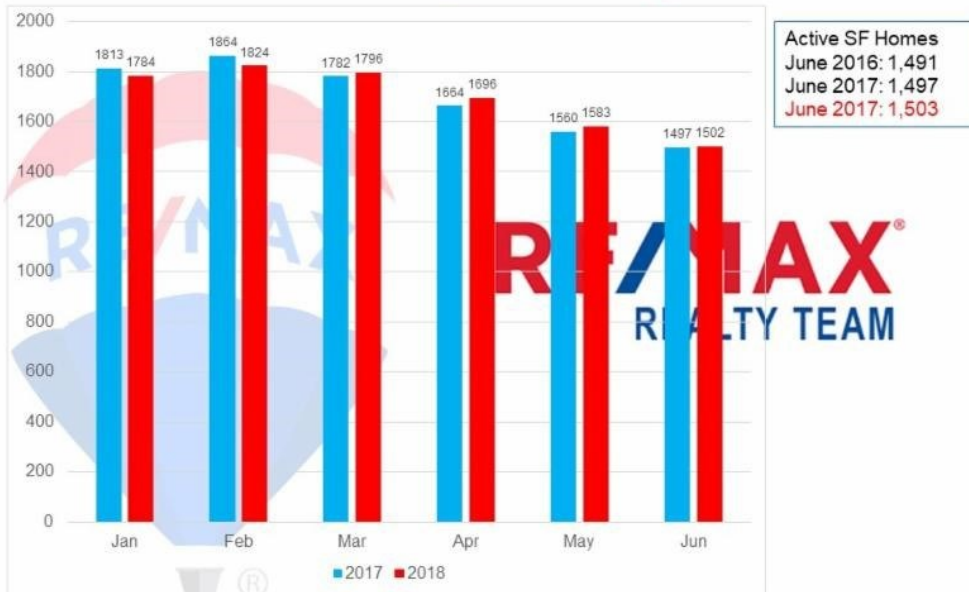


## Cape Coral Comparison of Closed Single Family Homes





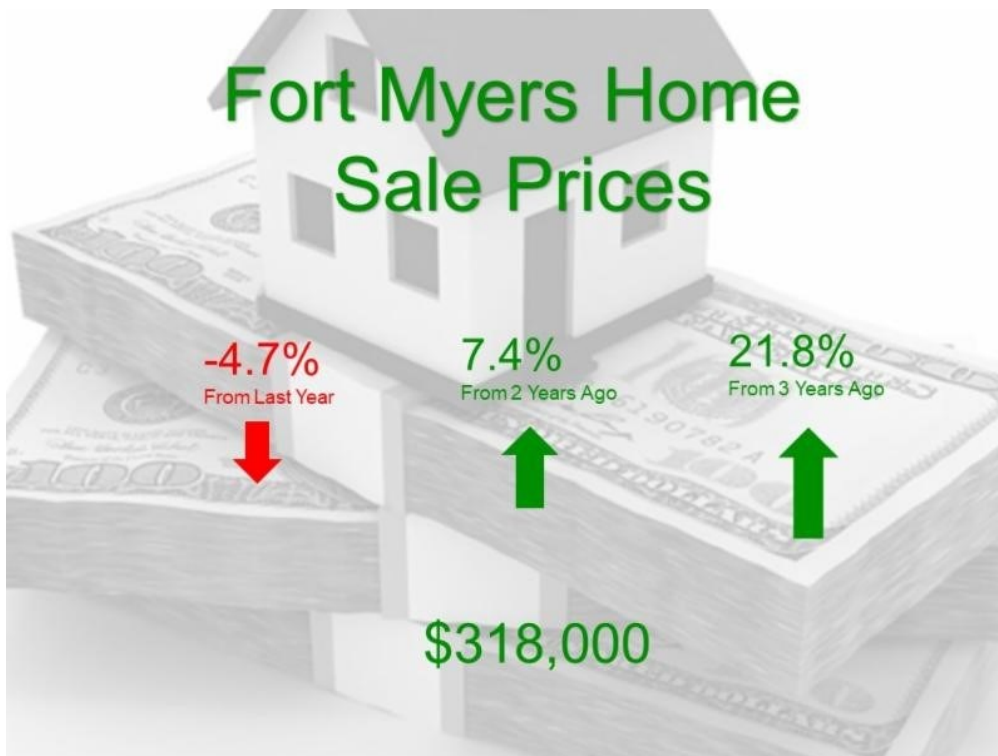
## Fort Myers Comparison of Active Single Family Homes



## Fort Myers Comparison of Closed Single Family Homes



## Fort Myers Home Sale Prices





# Gulf Access Homes Comparisons 2018

## Cape Coral

Home Price

\$510,000

**Fort Myers**

\$589,000: 15% Higher

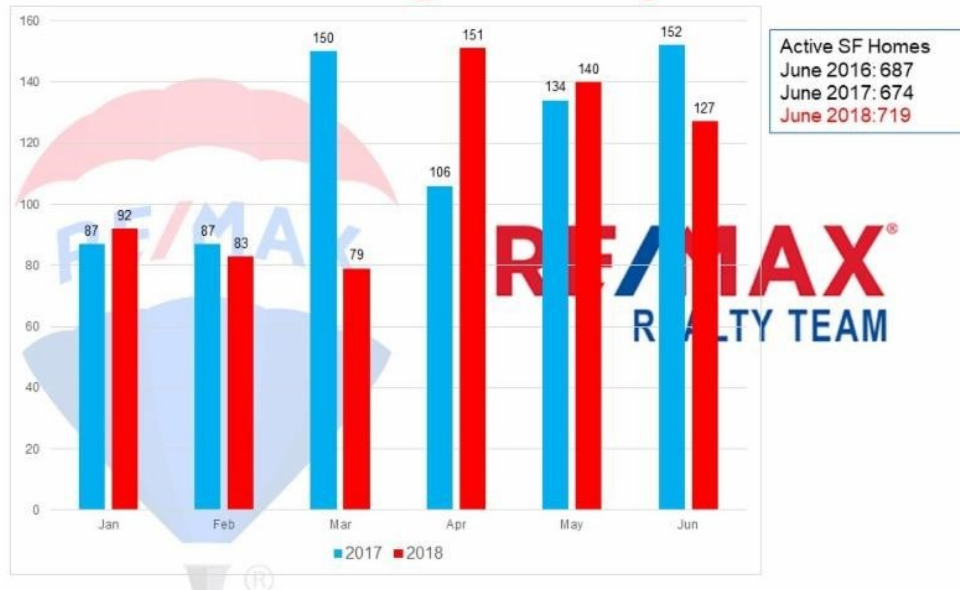
**Bonita & Estero**

\$1,181,900: 132% Higher

**Naples**

\$3,897,700 664% Higher

## Bonita/Estero June Closed Single Family Homes





## Home Price Comparisons 2018



## Non Gulf Access Home Price Comparisons 2018



Buyer's or Seller's Market?

The market is favoring...



What type of market are we in?



With all good wishes,

**Realtor Judith Ann New,** GRI, ABR, CDPE, CIAS, IRES, AHWD, ACCRS, RSPS

Graduate Realtor Institute  
Accredited Buyers Representative  
Certified Distressed Property Expert  
Certified Investor Agent Specialist  
International Real Estate Specialist  
At Home With Diversity  
Accredited Cape Coral Residential Specialist  
Resort and Second-Home Property Specialist

**RE/MAX 100% Club Award**

Doing **More** From "FOR SALE" to "SOLD"

**RE/MAX Executive Award**

**RE/MAX Realty Team**



!



Acknowledged as one of the 1,000 largest residential real estate brokerage companies in the nation (out of 86,000) ... a noteworthy and commendable achievement" .. by **Swanepoel Mega 1000**.

**!! #1 Office** in Lee County MLS~~Consistently Every Month~~ **Now 8 Years In A Row !!**

**!! #1 RE/MAX Office** in Florida **2015** and **2016** / **2018** As A **Multi-Office !!**

**#6 RE/MAX** in Florida in **Volume** and **#8 in Transactions**

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