



	Homestead	CANAL	GOLF	RIVER	GULF	BAY	POOL
Jan	795		150	59	11	4	12 511
Feb	873		160	72	19	5	5 575
March	964		190	64	19	10	10 679
April	912		176	80	17	14	14 609
May	654		140	65	20	140	13 485
June	793		182	77	20	182	6 558

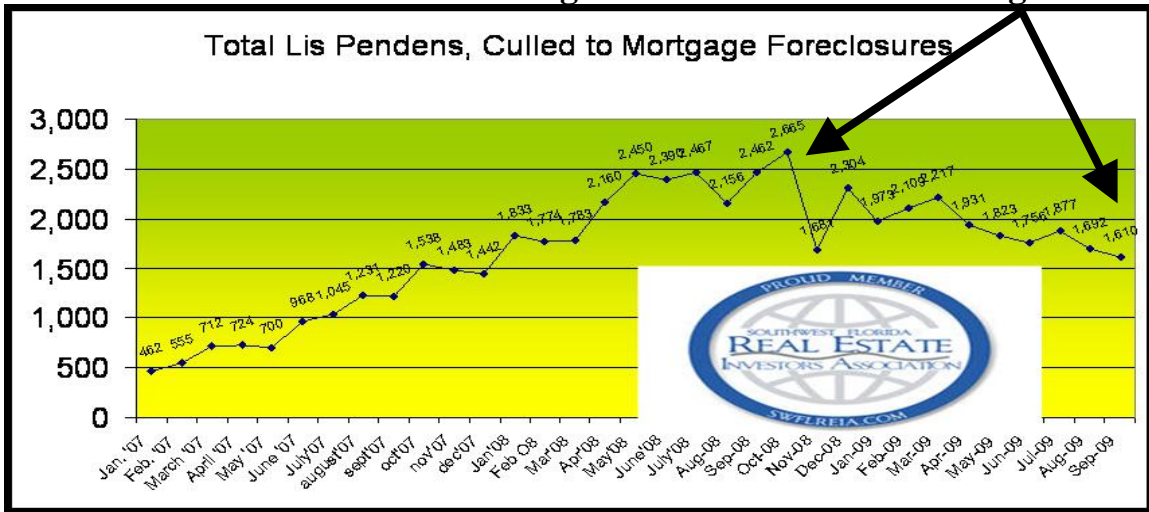
	Median Assess	AVG ASSESS	Max Assess	Total Assess
Jan	153,195	227,699	78,539,000	432,173,390
Feb	148,975	178,794	10,824,410	321,829,400
March	152,060	195,537	9,245,290	351,966,860
April	150,345	201,151	15,869,630	362,071,980
May	150,250	200,529	14,859,550	308,213,450
June	151,000	187,793	6,897,160	338,026,840

	Jan	Feb	March	April	May	June
ALVA	12	15	24	21	15	20
BOCA GRANDE	1	1	1	3	1	2
BOKEELIA	2	2	11	3	4	4
BONITA SPRINGS	107	99	118	110	95	97
LEHIGH ACRES	453	478	525	466	326	423
CAPE CORAL	656	709	771	712	496	555
ESTERO	46	59	58	54	44	69
FORT MYERS	532	609	596	612	461	565
FORT MYERS BEA	11	5	22	28	16	15
MIROMAR LAKES	7	4	4	5	2	12
NAPLES	1	1	1	1	0	2
NORTH FORT MYE	55	66	64	70	53	66
PUNTA GORDA	2	2	3	6	2	6
SAINT JAMES CITY	6	5	7	4	6	9
SANIBEL	8	5	2	6	6	6

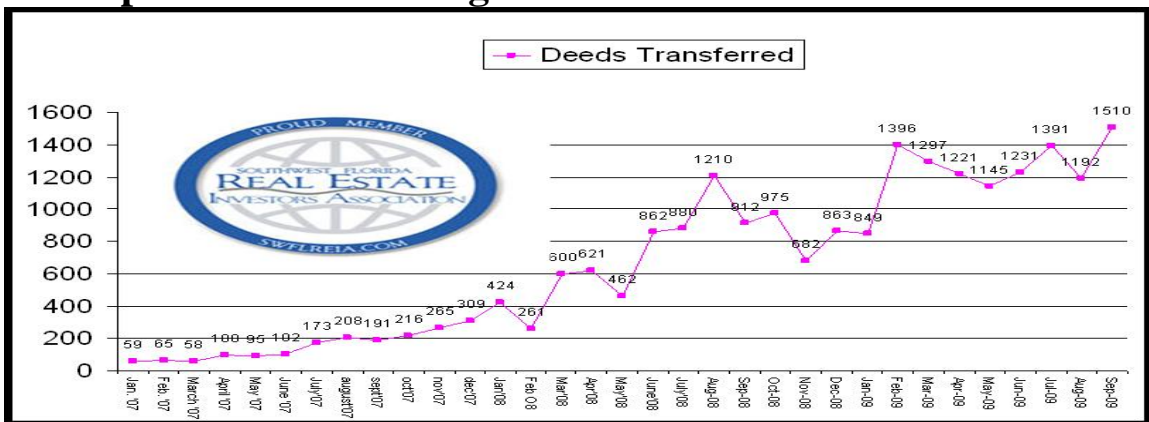


	Jan	Feb	March	April	May	June
SINGLE FAMILY RESIDENTIAL	1114	1191	1289	1169	834	988
VACANT RESIDENTIAL	158	205	189	201	156	176
SINGLE FAMILY RESIDENTIAL, CANAL	129	126	151	134	114	141
MULTI-FAMILY, LESS THAN 10 UNITS	108	87	93	92	53	62
SINGLE FAMILY RESIDENTIAL, LAKE	72	94	76	91	62	76
SINGLE FAMILY RESIDENTIAL, GOLF COURSE	20	27	25	32	18	27
MOBILE HOME SUBDIVISION	12	5	17	16	4	9
COMMERCIAL, VACANT	7	4	9	11	5	11
SINGLE FAMILY RESIDENTIAL, RIVER	7	3	6	4	4	5
SINGLE FAMILY RESIDENTIAL, DRAINAGE DITCH	5	8	7	4	3	6
CHURCH	4	0	0	0	1	0
SINGLE FAMILY RESIDENTIAL, RURAL - 6 ACRES OR LESS	4	1	1	2	4	3
UTILITIES	4	7	5	1	5	8
LAND CONDO	3	3	8	4	4	3
SINGLE FAMILY RESIDENTIAL, BAY, SOUND, HARBOR, PASS	3	5	3	3	3	2
CONDOMINIUM RESERVE PARCEL	2	0	0	0	1	0
GOLF COURSE	2	3	1	1	1	0
MOBILE HOME AND RV CONDOMINIUMS	2	0	1	1	2	2
ACREAGE, BUFFER - CONSERVATION, WATER RETENTION	1	0	0	2	0	3
ACREAGE, NON-AGRICULTURAL	1	1	0	0	0	0
CO-OPERATIVE	1	1	0	0	0	0
COUNTY OWNED, OFFICES, LIBRARY, GOVERNMENT BLDG	1	0	0	1	1	0
MOBILE HOME, ACREAGE	1	1	0	1	0	0
MOBILE HOME, CANAL	1	0	0	1	1	2
MOBILE HOME, SINGLE FAMILY RESIDENTIAL	1	0	0	0	0	0
SINGLE FAMILY RESIDENTIAL, BAYOU	1	0	0	0	0	0
SINGLE FAMILY RESIDENTIAL, CREEK	1	1	0	0	2	5
STORE, OFFICE, RESIDENTIAL COMBINATIONS	1	0	1	0	0	1
GOVERNMENT OWNED, HOSPITAL	1	0	0	0	0	0
INDUSTRIAL, VACANT	1	0	1	5	1	4
MEDICAL OFFICE BUILDING	1	0	0	0	0	0
MULTI-FAMILY, LESS THAN 10 UNITS, LAKE	1	0	2	0	1	0

**Sure looks to me like the right side of the Bell is forming**



**September was the highest month is Cert's of title YET**



**Notes:**

- 1. Within the next 48 Hours we will have sold more homes in 2009 than ALL of 2005. Let that sink in.....**
- 2. These numbers are unculled. It represents all Lis Pendens. HOA, Partitions, ETC**
- 3. Going forward. Lots of pool home in the pipeline.**
- 4. Lots of waterfront**
- 5. Fort Myers is going to have lots of REO (it crashed last)**
- 6. With 64 percent of the YTD MLS sales Cash. I suspect the Foreclosure boom is not sustainable ☺**
- 7. Expect the top 1/3 of the market to crash as the rest of the market begins to flatten out.**

Property Type	Residential	County	Lee	Status	Sold (1/1/2005 to 12/31/2005)				
<b>Active:</b>	0	<b>Pending:</b>	0	<b>Sold:</b>	15188	<b>Other:</b>	0	<b>Total:</b>	15188
	Bedrooms	Bathrooms	Square Feet	List Price	Selling Price	DOM/CDOM			
Minimum	1	0.00	100	\$0	\$10	404/0			
Average	3	2.13	1,675	\$327,862	\$320,085	63/50			
Median	3	2.00	1,513	\$259,900	\$255,000	42/18			
Maximum	6	52.00	18,431	\$5,900,000	\$5,000,000	1887/1887			
Total Dollar Value					\$4,861,445,467				

Property Type	Residential	County	Lee	Status	Sold (1/1/2009 to 9/30/2009)				
<b>Active:</b>	0	<b>Pending:</b>	0	<b>Sold:</b>	15200	<b>Other:</b>	0	<b>Total:</b>	15200
	Bedrooms	Bathrooms	Square Feet	List Price	Selling Price	DOM/CDOM			
Minimum	1	1.00	0	\$1,500	\$100	0/0			
Average	3	2.12	1,649	\$139,312	\$130,577	83/121			
Median	3	2.00	1,560	\$86,900	\$85,000	37/53			
Maximum	7	8.00	13,140	\$8,995,000	\$7,250,000	1215/2192			
Total Dollar Value					\$1,984,766,583				

**In every difficult situation is potential value. Believe this, then begin looking for it.**

**Norman Vincent Peale**

**We have just made history! We now have had more residential sales Year to Date in three quarters on 2009, than in the entire year of 2005! While, the total money moving thru the market is down. This is a very positive sign.**

**2005 showed \$4,861,445,467  
2009 is showing \$1,984,766,583**

**The numbers above remind me of the old quote:  
How do you eat an elephant..... One bite at a time.**