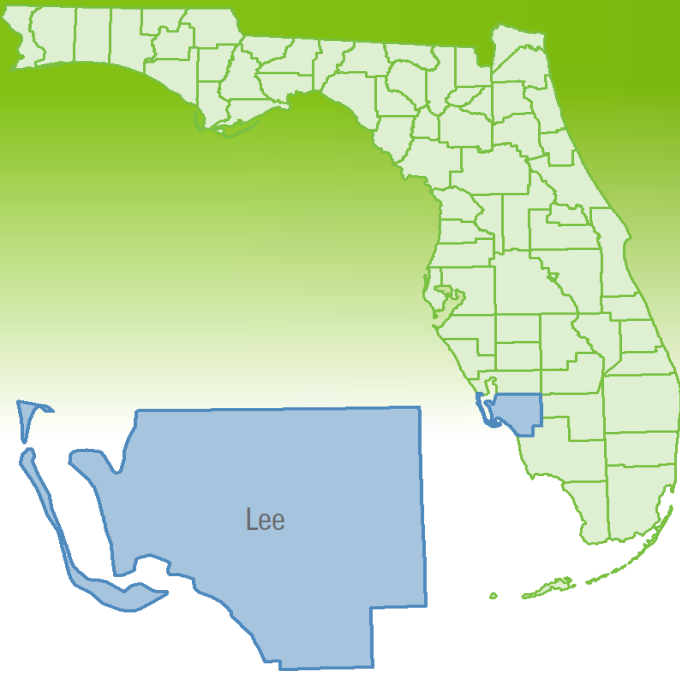


Monthly Market Detail - February 2021

Single Family Homes

Lee County



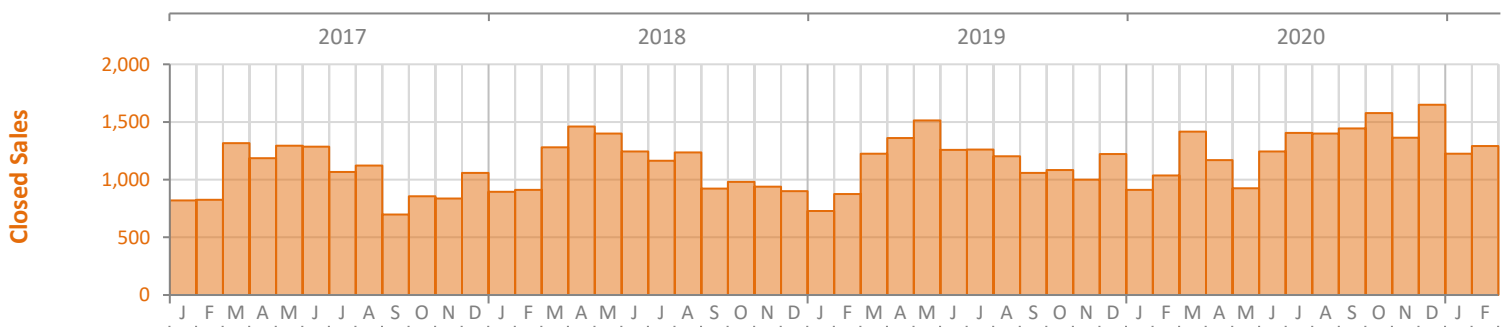
Summary Statistics	February 2021	February 2020	Percent Change Year-over-Year
Closed Sales	1,292	1,036	24.7%
Paid in Cash	462	334	38.3%
Median Sale Price	\$329,950	\$270,000	22.2%
Average Sale Price	\$486,406	\$367,622	32.3%
Dollar Volume	\$628.4 Million	\$380.9 Million	65.0%
Median Percent of Original List Price Received	98.2%	95.9%	2.4%
Median Time to Contract	29 Days	75 Days	-61.3%
Median Time to Sale	76 Days	115 Days	-33.9%
New Pending Sales	1,998	1,594	25.3%
New Listings	1,547	1,583	-2.3%
Pending Inventory	3,298	2,209	49.3%
Inventory (Active Listings)	1,916	5,402	-64.5%
Months Supply of Inventory	1.4	4.6	-69.6%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	2,516	29.2%
February 2021	1,292	24.7%
January 2021	1,224	34.2%
December 2020	1,648	35.0%
November 2020	1,364	36.3%
October 2020	1,578	45.6%
September 2020	1,444	36.5%
August 2020	1,401	16.5%
July 2020	1,404	11.3%
June 2020	1,245	-1.0%
May 2020	924	-39.0%
April 2020	1,170	-14.1%
March 2020	1,415	15.6%
February 2020	1,036	18.4%

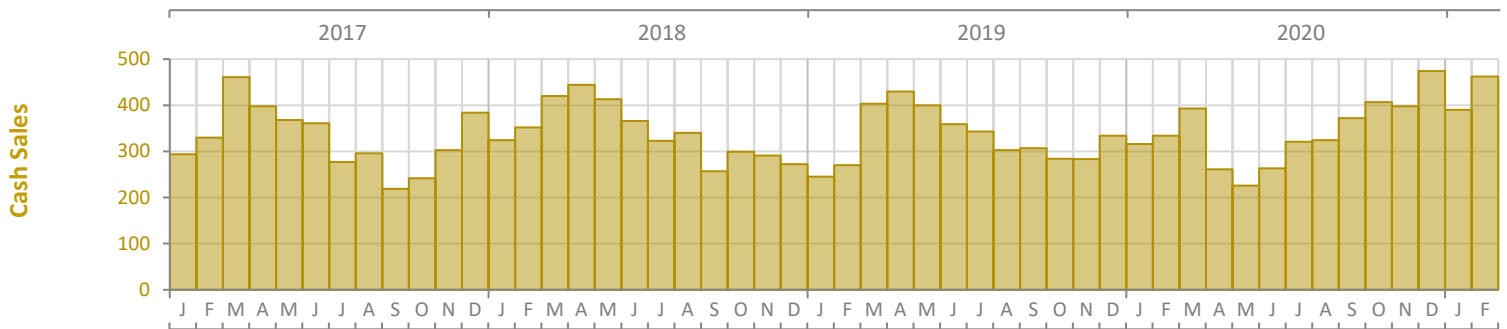


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	852	31.1%
February 2021	462	38.3%
January 2021	390	23.4%
December 2020	474	41.9%
November 2020	398	40.6%
October 2020	407	43.3%
September 2020	372	21.2%
August 2020	324	6.9%
July 2020	321	-6.4%
June 2020	263	-26.7%
May 2020	226	-43.5%
April 2020	261	-39.3%
March 2020	393	-2.5%
February 2020	334	23.7%

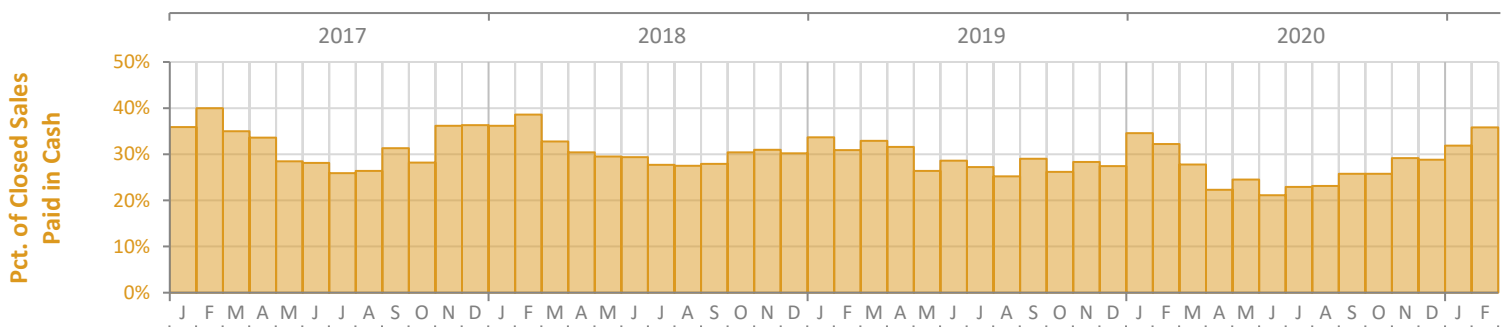


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	33.9%	1.5%
February 2021	35.8%	11.2%
January 2021	31.9%	-7.8%
December 2020	28.8%	5.1%
November 2020	29.2%	3.2%
October 2020	25.8%	-1.5%
September 2020	25.8%	-11.0%
August 2020	23.1%	-8.3%
July 2020	22.9%	-15.8%
June 2020	21.1%	-26.2%
May 2020	24.5%	-7.2%
April 2020	22.3%	-29.4%
March 2020	27.8%	-15.5%
February 2020	32.2%	4.2%

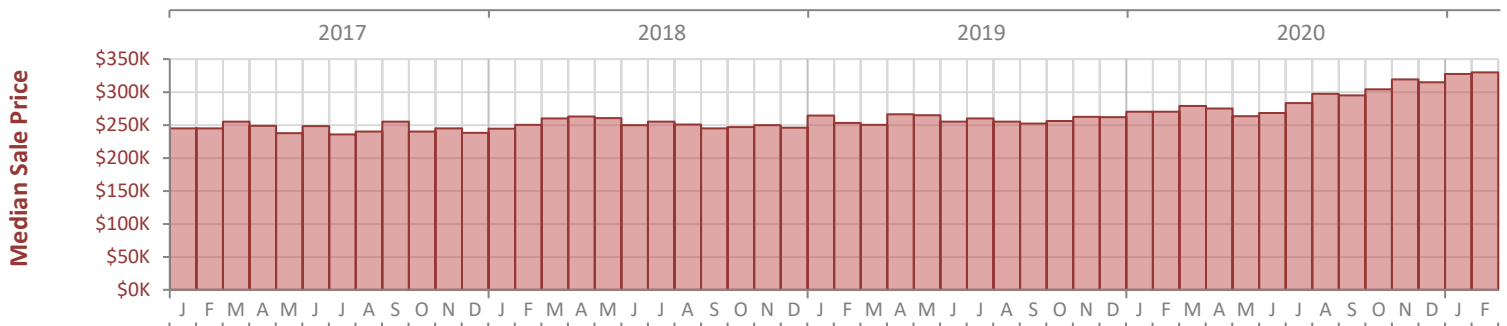


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$330,000	22.2%
February 2021	\$329,950	22.2%
January 2021	\$327,250	21.2%
December 2020	\$315,000	20.2%
November 2020	\$319,150	21.6%
October 2020	\$304,108	18.8%
September 2020	\$295,000	16.9%
August 2020	\$297,188	16.5%
July 2020	\$283,125	8.9%
June 2020	\$268,450	5.3%
May 2020	\$263,225	-0.7%
April 2020	\$274,995	3.2%
March 2020	\$279,000	11.4%
February 2020	\$270,000	6.6%

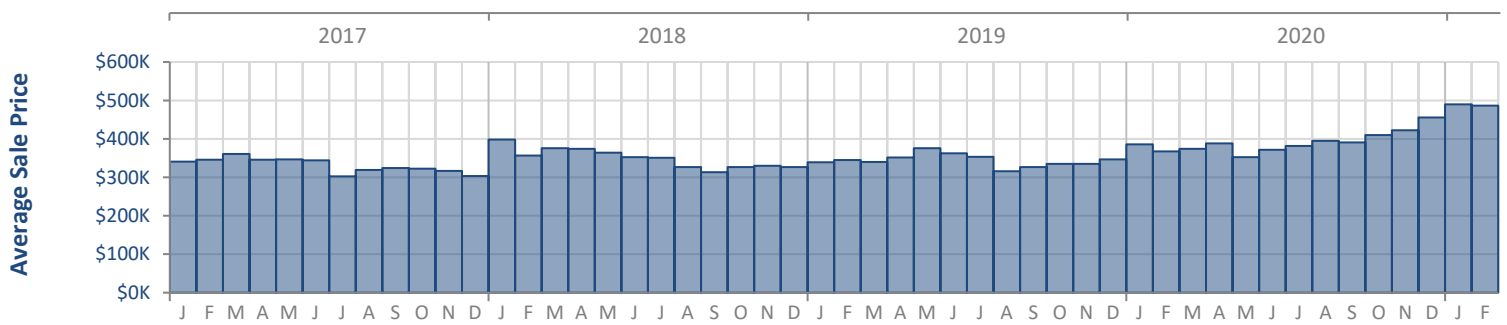


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$488,027	29.8%
February 2021	\$486,406	32.3%
January 2021	\$489,738	27.0%
December 2020	\$455,685	31.4%
November 2020	\$422,452	26.0%
October 2020	\$410,257	22.6%
September 2020	\$391,168	19.8%
August 2020	\$395,107	24.9%
July 2020	\$381,253	7.9%
June 2020	\$371,551	2.5%
May 2020	\$352,762	-6.2%
April 2020	\$388,475	10.4%
March 2020	\$373,849	10.0%
February 2020	\$367,622	6.5%



Monthly Market Detail - February 2021

Single Family Homes

Lee County

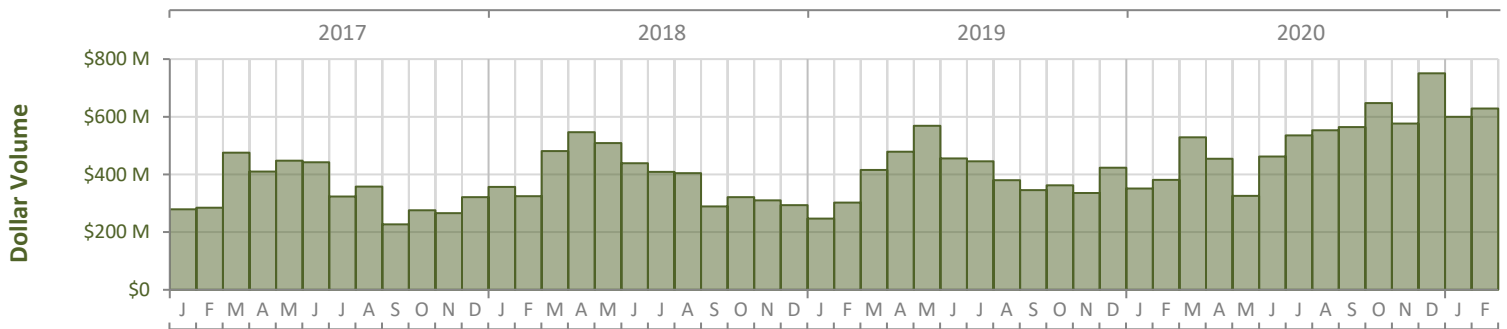


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$1.2 Billion	67.6%
February 2021	\$628.4 Million	65.0%
January 2021	\$599.4 Million	70.5%
December 2020	\$751.0 Million	77.3%
November 2020	\$576.2 Million	71.7%
October 2020	\$647.4 Million	78.5%
September 2020	\$564.8 Million	63.4%
August 2020	\$553.5 Million	45.5%
July 2020	\$535.3 Million	20.1%
June 2020	\$462.6 Million	1.5%
May 2020	\$326.0 Million	-42.7%
April 2020	\$454.5 Million	-5.2%
March 2020	\$529.0 Million	27.2%
February 2020	\$380.9 Million	26.1%

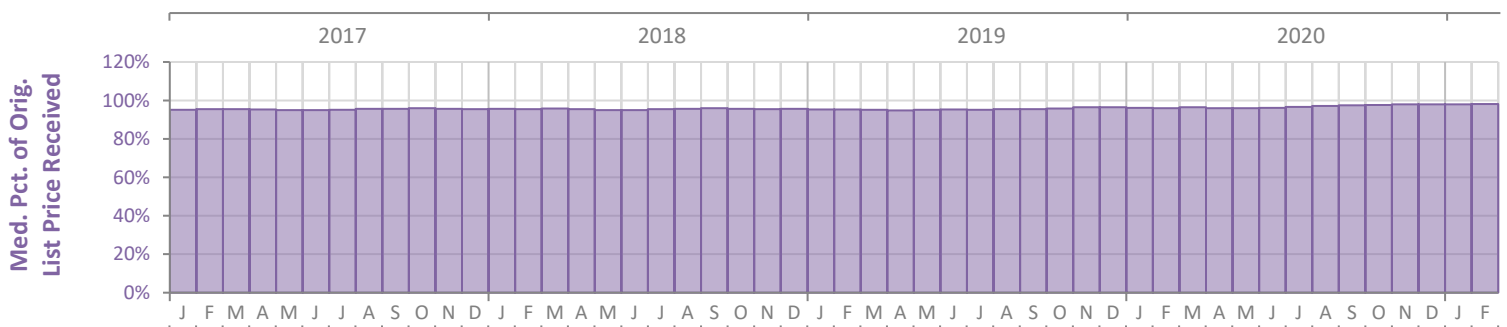


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	98.0%	2.0%
February 2021	98.2%	2.4%
January 2021	97.9%	1.8%
December 2020	98.0%	1.7%
November 2020	98.0%	1.7%
October 2020	97.6%	1.9%
September 2020	97.5%	2.1%
August 2020	97.1%	1.7%
July 2020	96.6%	1.6%
June 2020	96.1%	0.8%
May 2020	96.0%	0.9%
April 2020	96.0%	1.3%
March 2020	96.4%	1.4%
February 2020	95.9%	0.6%

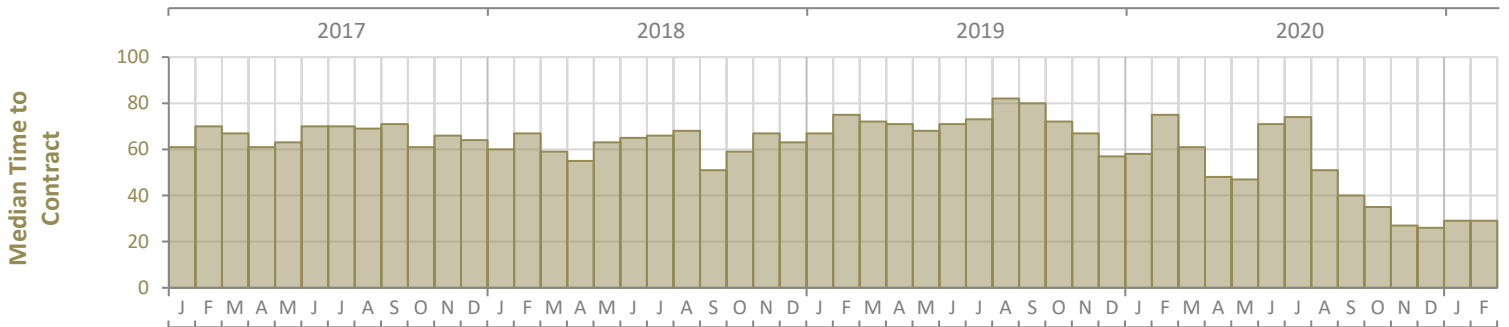


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	29 Days	-55.4%
February 2021	29 Days	-61.3%
January 2021	29 Days	-50.0%
December 2020	26 Days	-54.4%
November 2020	27 Days	-59.7%
October 2020	35 Days	-51.4%
September 2020	40 Days	-50.0%
August 2020	51 Days	-37.8%
July 2020	74 Days	1.4%
June 2020	71 Days	0.0%
May 2020	47 Days	-30.9%
April 2020	48 Days	-32.4%
March 2020	61 Days	-15.3%
February 2020	75 Days	0.0%

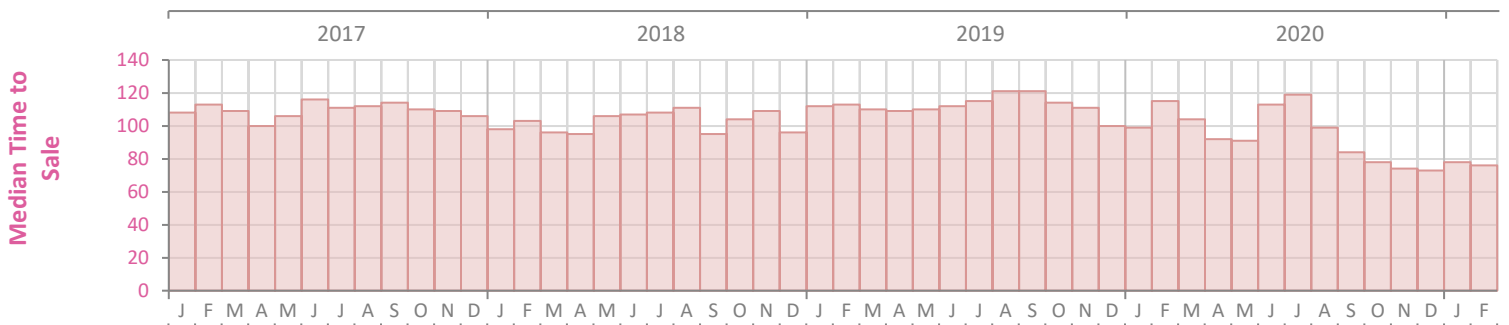


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	78 Days	-27.1%
February 2021	76 Days	-33.9%
January 2021	78 Days	-21.2%
December 2020	73 Days	-27.0%
November 2020	74 Days	-33.3%
October 2020	78 Days	-31.6%
September 2020	84 Days	-30.6%
August 2020	99 Days	-18.2%
July 2020	119 Days	3.5%
June 2020	113 Days	0.9%
May 2020	91 Days	-17.3%
April 2020	92 Days	-15.6%
March 2020	104 Days	-5.5%
February 2020	115 Days	1.8%

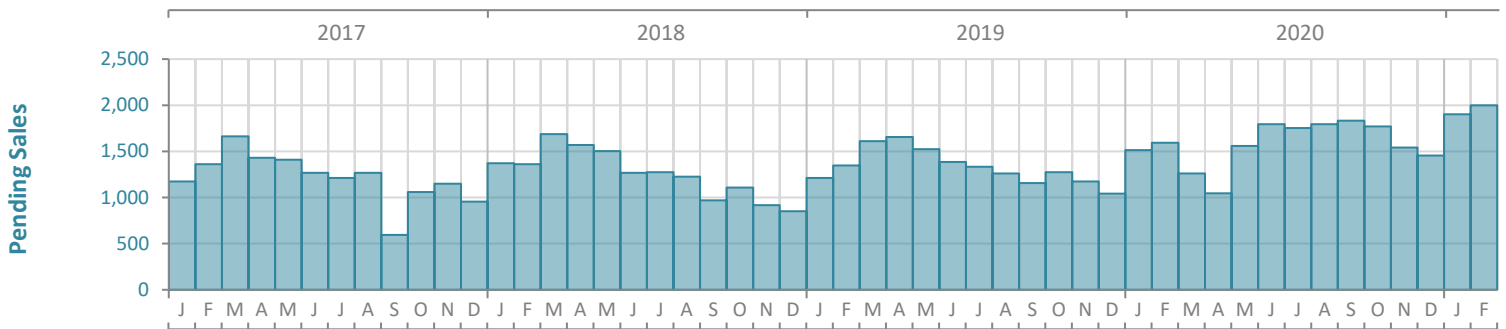


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	3,899	25.5%
February 2021	1,998	25.3%
January 2021	1,901	25.6%
December 2020	1,455	39.8%
November 2020	1,541	31.1%
October 2020	1,770	38.8%
September 2020	1,832	58.2%
August 2020	1,796	42.4%
July 2020	1,753	31.5%
June 2020	1,793	29.5%
May 2020	1,559	2.2%
April 2020	1,046	-36.9%
March 2020	1,259	-21.8%
February 2020	1,594	18.2%

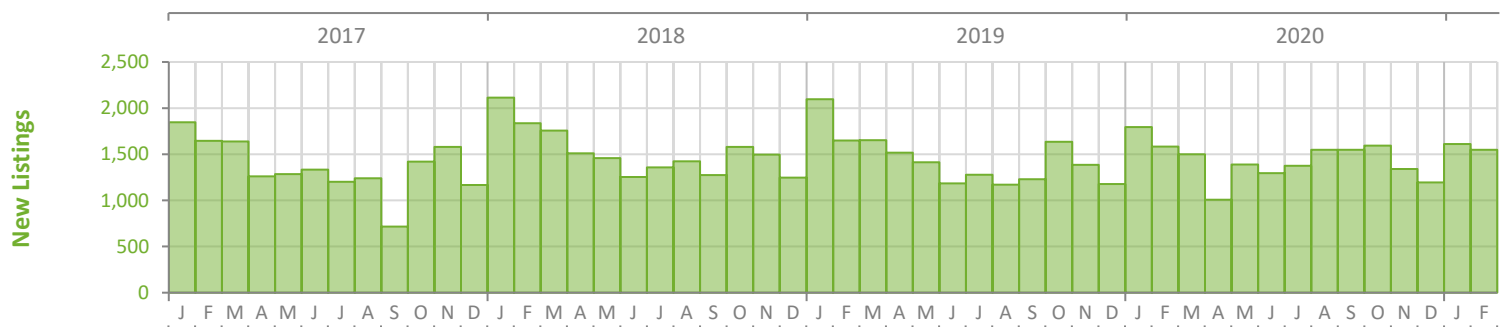


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	3,157	-6.6%
February 2021	1,547	-2.3%
January 2021	1,610	-10.4%
December 2020	1,196	1.6%
November 2020	1,340	-3.2%
October 2020	1,593	-2.5%
September 2020	1,550	26.1%
August 2020	1,547	32.3%
July 2020	1,375	7.5%
June 2020	1,297	9.5%
May 2020	1,390	-1.6%
April 2020	1,007	-33.7%
March 2020	1,501	-9.1%
February 2020	1,583	-4.0%

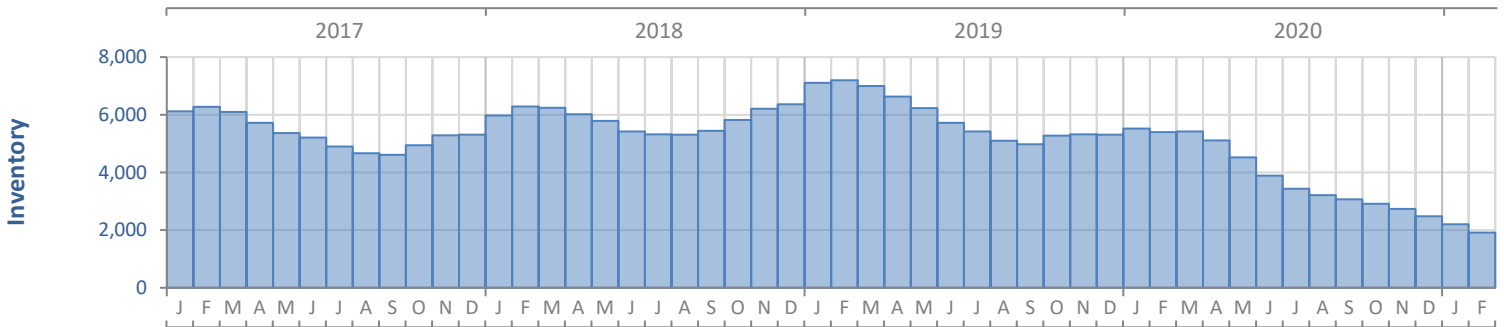


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,060	-62.3%
February 2021	1,916	-64.5%
January 2021	2,203	-60.1%
December 2020	2,485	-53.2%
November 2020	2,737	-48.6%
October 2020	2,918	-44.7%
September 2020	3,066	-38.4%
August 2020	3,209	-37.1%
July 2020	3,438	-36.6%
June 2020	3,895	-32.0%
May 2020	4,522	-27.5%
April 2020	5,112	-22.9%
March 2020	5,416	-22.6%
February 2020	5,402	-24.9%

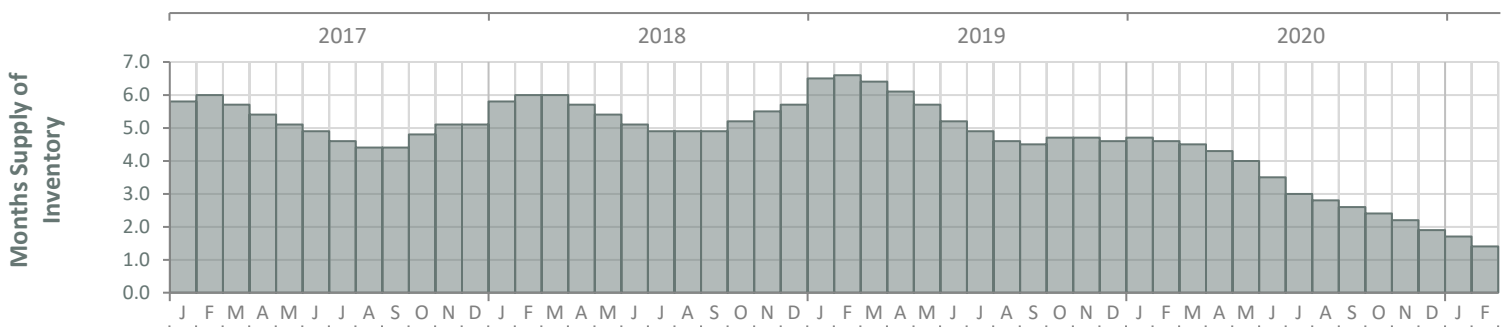


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	2.0	-57.4%
February 2021	1.4	-69.6%
January 2021	1.7	-63.8%
December 2020	1.9	-58.7%
November 2020	2.2	-53.2%
October 2020	2.4	-48.9%
September 2020	2.6	-42.2%
August 2020	2.8	-39.1%
July 2020	3.0	-38.8%
June 2020	3.5	-32.7%
May 2020	4.0	-29.8%
April 2020	4.3	-29.5%
March 2020	4.5	-29.7%
February 2020	4.6	-30.3%

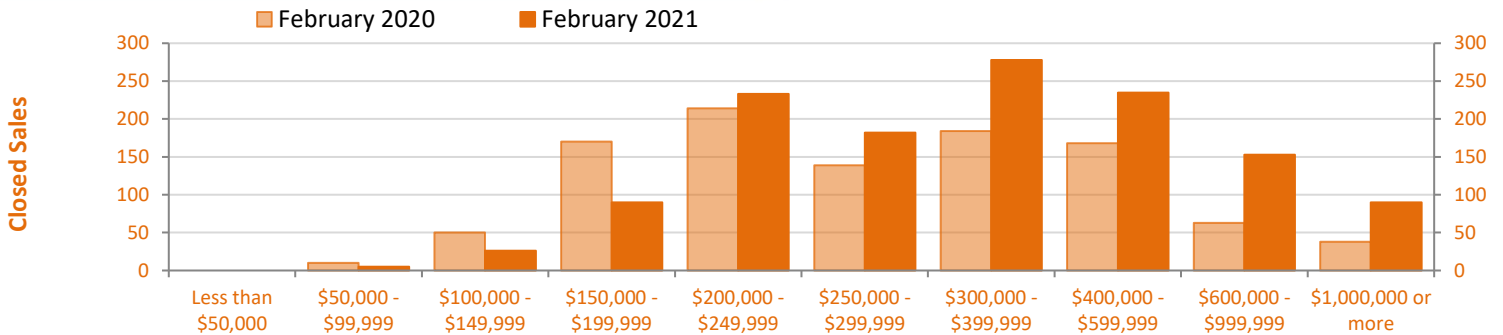


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	5	-50.0%
\$100,000 - \$149,999	26	-48.0%
\$150,000 - \$199,999	90	-47.1%
\$200,000 - \$249,999	233	8.9%
\$250,000 - \$299,999	182	30.9%
\$300,000 - \$399,999	278	51.1%
\$400,000 - \$599,999	235	39.9%
\$600,000 - \$999,999	153	142.9%
\$1,000,000 or more	90	136.8%

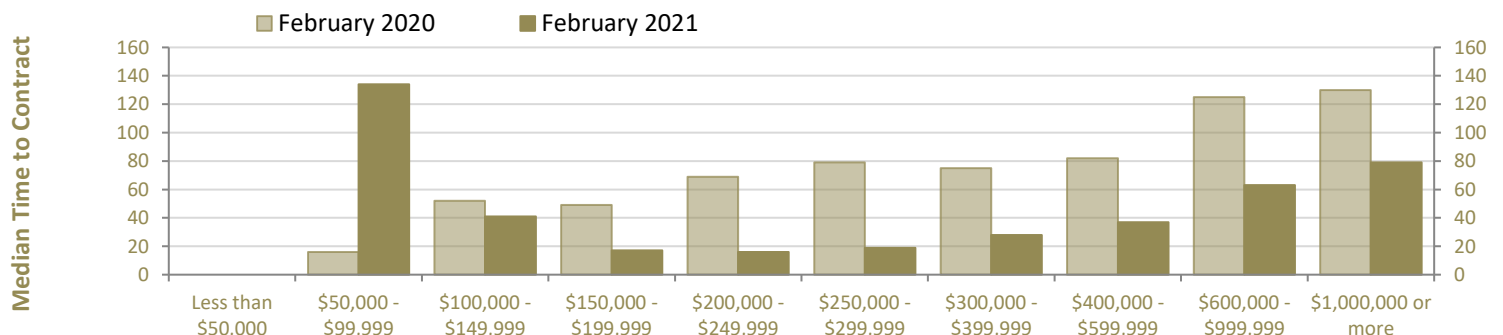


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	134 Days	737.5%
\$100,000 - \$149,999	41 Days	-21.2%
\$150,000 - \$199,999	17 Days	-65.3%
\$200,000 - \$249,999	16 Days	-76.8%
\$250,000 - \$299,999	19 Days	-75.9%
\$300,000 - \$399,999	28 Days	-62.7%
\$400,000 - \$599,999	37 Days	-54.9%
\$600,000 - \$999,999	63 Days	-49.6%
\$1,000,000 or more	79 Days	-39.2%

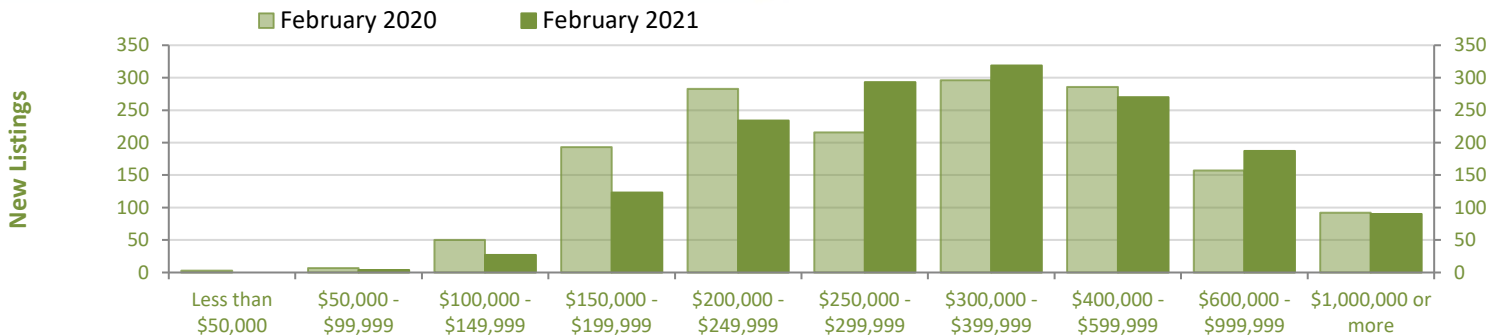


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	4	-42.9%
\$100,000 - \$149,999	27	-46.0%
\$150,000 - \$199,999	123	-36.3%
\$200,000 - \$249,999	234	-17.3%
\$250,000 - \$299,999	293	35.6%
\$300,000 - \$399,999	319	7.8%
\$400,000 - \$599,999	270	-5.6%
\$600,000 - \$999,999	187	19.1%
\$1,000,000 or more	90	-2.2%

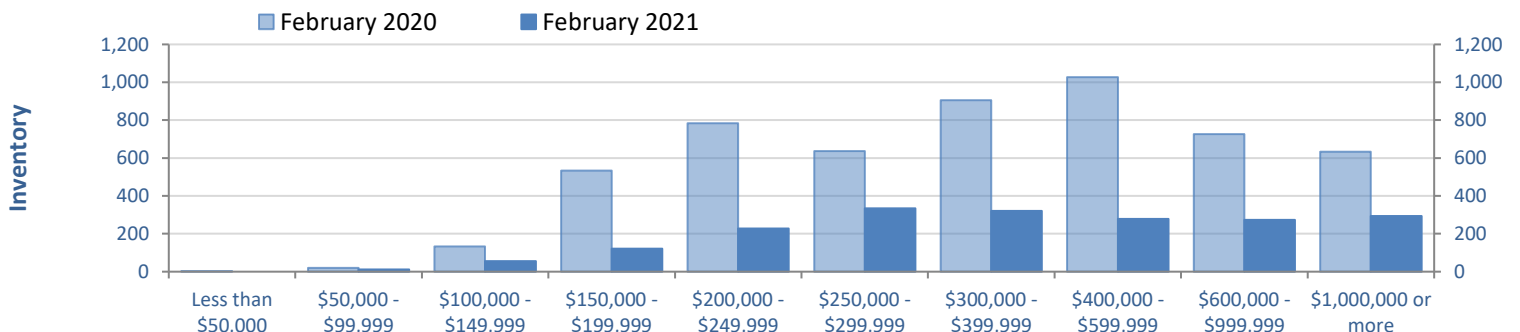


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	11	-45.0%
\$100,000 - \$149,999	55	-58.6%
\$150,000 - \$199,999	122	-77.1%
\$200,000 - \$249,999	228	-70.9%
\$250,000 - \$299,999	335	-47.4%
\$300,000 - \$399,999	320	-64.6%
\$400,000 - \$599,999	279	-72.8%
\$600,000 - \$999,999	273	-62.4%
\$1,000,000 or more	293	-53.7%



Monthly Distressed Market - February 2021

Single Family Homes

Lee County



		February 2021	February 2020	Percent Change Year-over-Year
Traditional	Closed Sales	1,283	994	29.1%
	Median Sale Price	\$330,000	\$275,000	20.0%
Foreclosure/REO	Closed Sales	8	41	-80.5%
	Median Sale Price	\$190,550	\$172,000	10.8%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	\$404,000	\$195,000	107.2%

