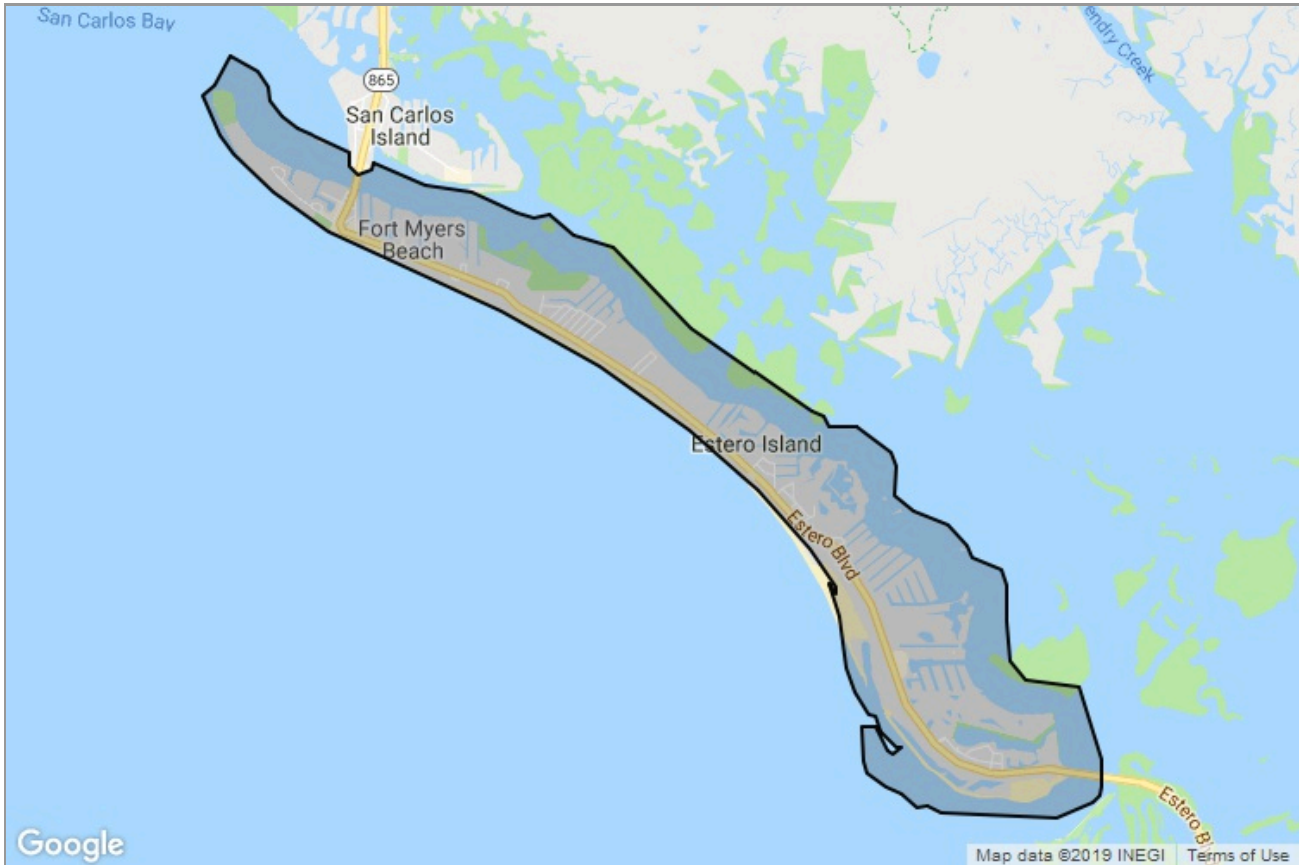


MARKET ACTIVITY REPORT

Fort Myers Beach, Florida



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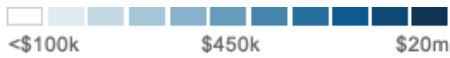
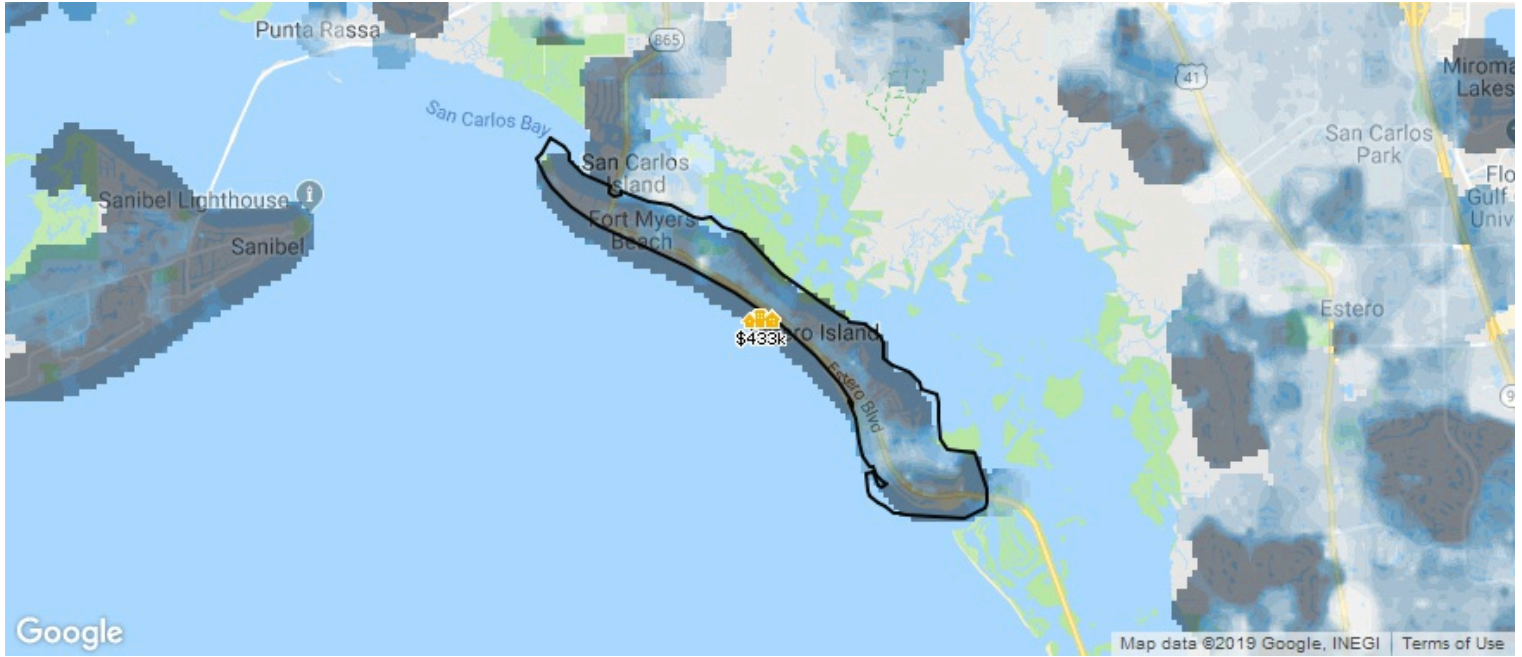
Chris & Michelle Richard | Marketing Professionals Selling Real EstateFlorida Real Estate Licenses: P3418169, P3418275
Rhode Island Real Estate Licenses: C17161, S40686Mobile: (401) 744-9264 | Mobile: (401) 744-7721 |
Work: (239) 330-4100Main: Chris@AlmostHomeFL.comOffice: <https://AlmostHomeFL.com> |Broker: <https://AlmostHomeFL.com/buying-a-house-florida/> |Broker: <https://AlmostHomeFL.com/sell-your-home-florida/> |Broker: <https://AlmostHomeFL.com/local-real-estate-market-data/> |Broker: <https://AlmostHomeFL.com/real-estate-blog/> |Broker: <https://AlmostHomeFL.com/schedule-appointment/>**Almost Home Real Estate Services - Florida**4706 Chiquita Blvd
Suite 200#E05



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Fort Myers Beach, Florida

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$433K</p> <p>Updated: 7/31/2019</p>	<p>Change Over Last Month</p> <p>↓ 1.72%</p>	<p>Change Over Last Quarter</p> <p>↓ 1.72%</p>	<p>Change Over Last 12 Months</p> <p>↑ 0.74%</p>	<p>Change Over Last 24 Months</p> <p>↑ 5.31%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Fort Myers Beach, Florida

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$433K</p> <p>Updated: 7/31/2019</p>	<p>Change Over Last 12 Months</p> <p>↑ 0.74%</p>	<p>Change Over Last 24 Months</p> <p>↑ 5.31%</p>	<p>Change Over Last 36 Months</p> <p>↑ 9.5%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Fort Myers Beach, Florida

Market Snapshot: Concentration of Distressed Properties



Low High

This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>13</p> <p>Updated: 9/1/2019</p>	<p># of Pre-Foreclosures</p> <p>13</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Short Sales</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 9/1/2019.

Fort Myers Beach, Florida

Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$412K</p> <p>Updated: 7/31/2019</p>	<p>Change Over Last Month</p> <p>↑ 9.87%</p>	<p>Change Over Last Quarter</p> <p>↑ 9.87%</p>	<p>Change Over Last 12 Months</p> <p>↑ 3%</p>	<p>Change Over Last 24 Months</p> <p>↓ 2.49%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Fort Myers Beach, Florida

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.





<p>Median List Price</p> <p>\$498K</p> <p>Updated: 7/31/2019</p>	<p>Change Over Last Month</p> <p>↓ 0.2%</p>	<p>Change Over Last Quarter</p> <p>↓ 0.2%</p>	<p>Change Over Last 12 Months</p> <p>↑ 4.85%</p>	<p>Change Over Last 24 Months</p> <p>↑ 13.18%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

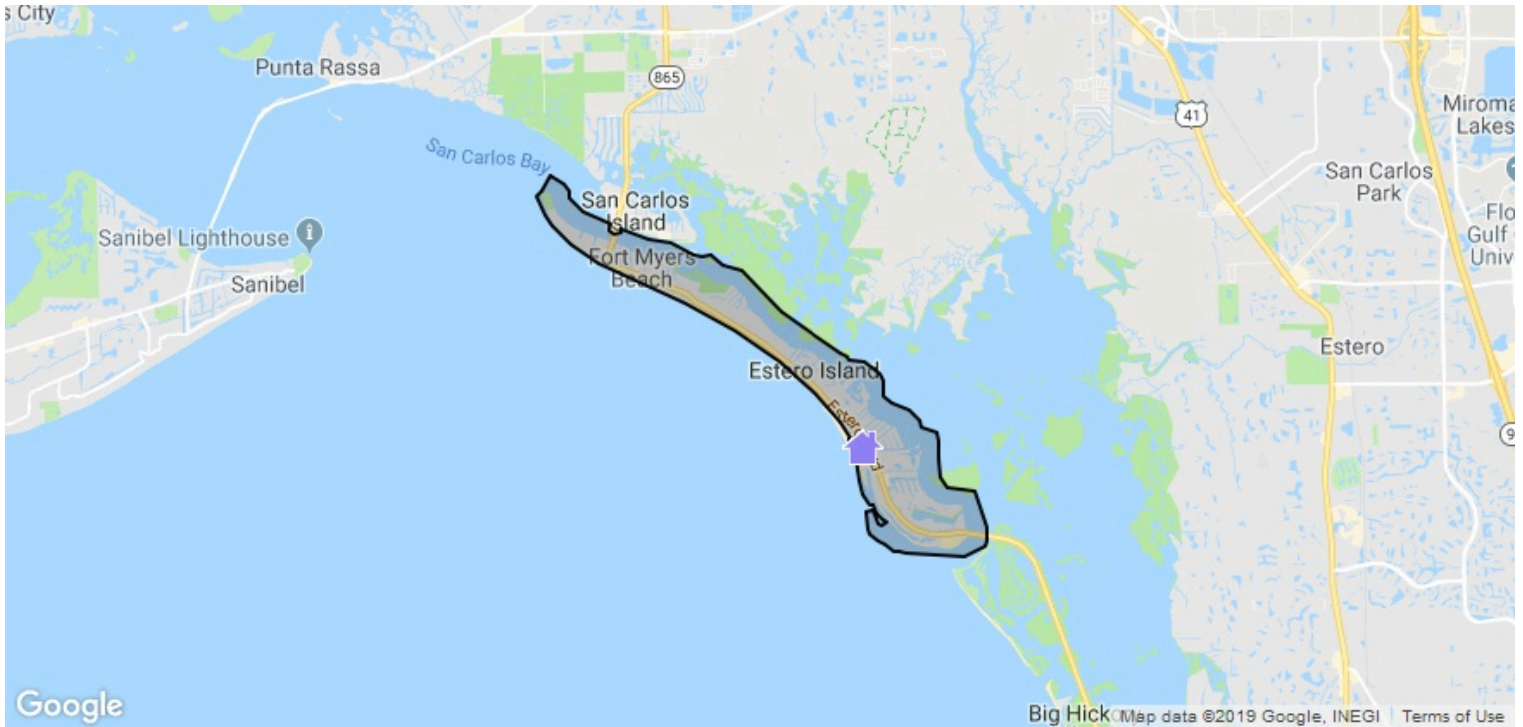
Market Activity Summary Stats



Search Criteria | **Location:** Fort Myers Beach, Florida; **Date:** Changes in the Last Month; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending Listings	 Price Changes	 Distressed Activity	 Recently Sold
Number of Properties	10	10	10	1	10
Low Price / Value	\$189,000	\$143,000	\$270,000	\$699,900	\$248,000
Median Price / Value	\$259,950	\$376,950	\$396,950	\$699,900	\$475,000
High Price / Value	\$989,000	\$1,295,000	\$859,000	\$699,900	\$940,000
Average Price / Sq. Ft.	\$467	\$385	\$401	\$302	\$337
Median Price / Sq. Ft.	\$404	\$350	\$345	\$302	\$304
Average Days in RPR	14	114	154	268	111
Median Days in RPR	16	57	144	268	100
Total Volume	\$4,086,500	\$5,673,800	\$4,648,000	\$699,900	\$4,910,000

Market Activity Summary Stats (cont.)

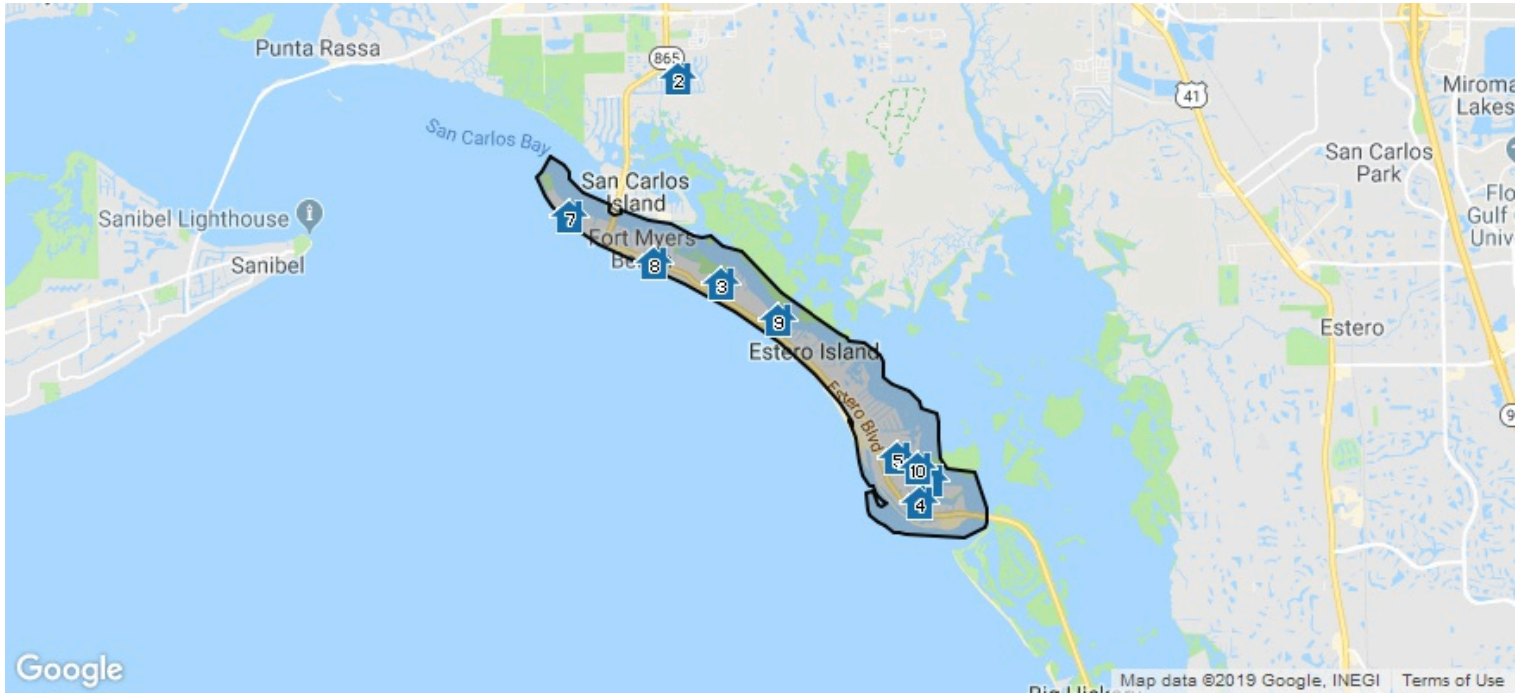


Search Criteria | **Location:** Fort Myers Beach, Florida; **Date:** Changes in the Last Month; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated




New For Lease

Number of Properties	1
Low Price / Value	\$6,500
Median Price / Value	\$6,500
High Price / Value	\$6,500
Average Price / Sq. Ft.	\$5
Median Price / Sq. Ft.	\$5
Average Days in RPR	23
Median Days in RPR	23
Total Volume	\$6,500





Fort Myers Beach, Florida











New Listings: 10

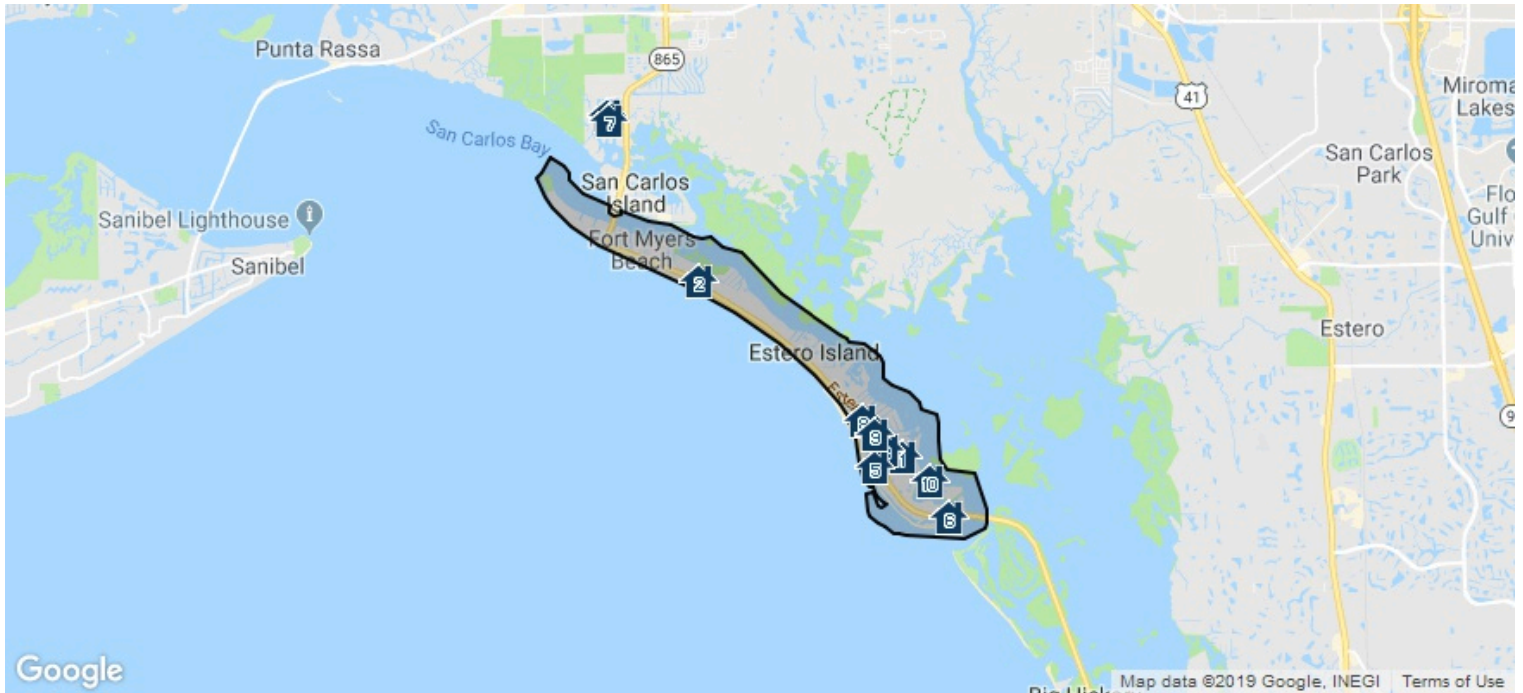
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>FOR SALE • New, Active: 8/15/2019 <i>MLS ID: 219054665</i></p> <p>4203 Bay Beach Ln, Apt 5C</p> <p>Mid-Rise (4-7 Stories) 2/2 1,024 sq ft 14,852 1978 8/15/2019 \$424,900 \$415</p> <p>You will love this cute updated 2BR/2BA Palms of Bay Beach condo with full-on Estero Bay views. Turnkey furnished, this unit is smartly decorated in a beach, yet modern style. The living area, with full Estero Bay views, has modern furnishings. The dining area features a striking hanging light over the retro table. The kitchen has updated tile, solid surface countertops, plantation shutters and lighted tray ceiling. The owner's suite is spacious with fabulous water views, direct lanai access, big walk-in closet and updated bath. The guest bedroom and guest bath are smartly decorated as well, continuing the primary color design. The sliding doors and all windows are recently updated impact glass. The spacious laundry room has newer washer and dryer units plus lots of cabinet storage. Under-building parking completes this outstanding value. Amenities include deeded beach access, large pool, fitness room, fishing pier and tennis courts. The Palms community is located at the quiet south end of Fort Myers Beach. It's a short walk to the public marina, restaurants, shopping, and the white sand beach. Gulf access Bay Beach boat docks available for lease or purchase.</p> <p><i>Listing Courtesy of Lahaina Realty</i></p>								
 <p>FOR SALE • New, Active: 8/14/2019 <i>MLS ID: 219055088</i></p> <p>11511 Dogwood Ln</p> <p>Modular Home 2/2 896 sq ft 4,051 1973 8/14/2019 \$189,900 \$212</p> <p>Great buy on a direct gulf access home in Bayside Estates. This two bedroom two bath home is waiting for your touches to make it your cute cottage by the beach. The private dock is on a direct access canal with a 15 minute ride to the Gulf of Mexico. The home comes fully furnished, so that you can decorate as you go along. Bayside Estates is a 55 plus community within hiking or biking distance to Ft Myers Beach. In season, you can bike, boat or walk to the beach, or go out the back way to avoid San Carlos traffic. Bayside is a very active community, with a pool, tennis, bocci ball, shuffleboard, pickleball, art classes, dancing classes, cards and much much more! Come join in the fun! Buyers in Bayside Estates pay a \$1,900 capital contribution fee.</p> <p><i>Listing Courtesy of Coastal Brokerage LLC</i></p>								

New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.				
	FOR SALE	New, Active: 8/26/2019	MLS ID: 219055220	200 Eucalyptus Ct	Single Family	3/2	1,237 sq ft	3,998	1993	8/26/2019	\$484,900	\$392
<p>Immaculate and Adorable updated 3 bed/ 2 Bath Beach Home with Water views from both Lanais. Gorgeous Landscaped backyard "French Quarter" is your private oasis and an entertainment area. Beautiful bamboo wood flooring throughout home. This home is on a weekly rental street which is desired if you are looking for rental income. Steps to your neighborhood deeded beach access. Home is well cared for and has service contracts that can be transferred on air conditioning, plumbing and pest control. Easy maintenance with Metal Roof. Kitchen has Newer appliances with granite countertops. Enclosed garage with workshop on first floor with large enclosed bonus room. Large Master Suite with private balcony and view of canal and even out to bay. Outside shower. Plenty of room for a pool.</p> <p><i>Listing Courtesy of Century 21 Tri Power Realty</i></p>												
	FOR SALE	New, Active: 8/12/2019	MLS ID: 219053632	8019 Lagoon Rd	Single Family	3/2	2,188 sq ft	11,456	1956	8/12/2019	\$859,000	\$393
<p>One of the lowest priced gulf access homes per square foot on Fort Myers Beach. Privacy on the beach at it's finest! No high rise condos looking down at your backyard. Breathtaking views of the largest natural lagoon on Ft. Myers Beach with fast access to the Gulf of Mexico. Watch the manatees swimming and the dolphins jumping out of the water (literally!). In the evening turn on the underwater dock light and watch snook chasing after baitfish and seahorses cruising by. What neighbors? Secluded oversized lot featuring newer extra-long dock with (2) boat lifts, (3) jet ski docks, and bonus slip. Relax in your heated pool with paved deck. Travertine front patio greets your guests with plenty of parking in your circular driveway. Read a novel in your screened rear lanai or watch the bald eagles fly by while eating breakfast. Newer metal roof custom ordered for this special home (highest quality). Prepare meals on the spacious granite countertops with plenty of cabinet space. Home has all new updated electric. Great opportunity to purchase paradise exemplified, ready for your refinements. Realtors please read confidential comments.</p> <p><i>Listing Courtesy of Century 21 Tri Power Realty</i></p>												
	FOR SALE	New, Active: 8/28/2019	MLS ID: 219056978	200 Lenell Rd, Apt 114	Low-Rise (1-3 Stories)	1/2	712 sq ft	6,801	1978	8/28/2019	\$269,900	\$379
<p>PRIME LOCATION! This waterfront condo is located on the south end of the island and only a short drive or bike ride to Lovers Key State Park Very conveniently located overlooking marina and only a few minute walk to many shops, restaurants, pharmacy and the beach. This bright and airy ground floor, 1 bedroom / 2 bath waterfront condo is being sold TURNKEY. Relax and enjoy dolphins, manatees and boats from your screened in lanai. Pet friendly! WASHER/DRYER IN THE UNIT!!!</p> <p><i>Listing Courtesy of Lahaina Realty</i></p>												
	FOR SALE	New, Active: 8/16/2019	MLS ID: 219055421	510 Estero Blvd, #105	Md-Rise (4-7 Stories)	1/1	279 sq ft	3,169	1998	8/16/2019	\$209,900	\$752
<p>Affordable rental investment with unlimited flexibility for owner use! The entire Casa Playa building has been updated with NEW exterior paint, NEW screens, NEW balcony tile, along with NEW sliding doors! Pets are allowed at this 1st-floor unit including incredible rental occupancy on the North end of Fort Myers Beach within walking distance to Times Square. Unwind on the pier at sunset, stroll the shops, & enjoy a variety of relaxing dining experiences at the many area restaurants and bars. Casa Playa's privately-owned beachfront bbq area overlooks the Sanibel Causeway & Lighthouse is a great gathering spot. This space is well equipped with gas grills, tiki hut & picnic tables. The condo features tile floors, granite countertops, plantation shutters with the bonus of low flat rate utilities. The onsite management company offers a wonderful extension of services as they assist with generating rentals for your unit, managing renters, maintaining the property, arranging the housekeeping, & providing 24-hour security.</p> <p><i>Listing Courtesy of Keller Williams Fort Myers and The Islands</i></p>												

New Listings: 10 (cont.)









	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	 FOR SALE	<i>New, Active: 8/16/2019</i> <i>MLS ID: 219055493</i>							
510 Estero Blvd, #505	Mid-Rise (4-7 Stories)	1/1	279 sq ft	3,169	1998	8/16/2019	\$220,000	\$789	
<p>Fantastic rental investment with unlimited flexibility for owner use! The entire Casa Playa building has been updated with NEW exterior paint, NEW screens, NEW balcony tile, along with NEW sliding doors! Relax on your 5th-floor balcony with water views over the Back Bay! Incredible rental occupancy on the North End of Fort Myers Beach within walking distance to the fishing pier, Times Square shops, a variety of relaxing dining experiences. Casa Playa's privately-owned beachfront bbq area overlooks the Sanibel Causeway & Lighthouse is a great gathering spot. This space is well equipped with gas grills, tiki hut & picnic tables. The condo features tile floors, granite countertops, plantation shutters with the bonus of low flat rate utilities. The onsite management company offers a wonderful extension of services as they assist with generating rentals for your unit, managing renters, maintaining the property, arranging the housekeeping, & providing 24-hour security.</p> <p><i>Listing Courtesy of Keller Williams Fort Myers and The Islands</i></p>									
	 FOR SALE	<i>New, Active: 8/19/2019</i> <i>MLS ID: 219054118</i>							
2096 Estero Blvd, #9	Low-Rise (1-3 Stories)	1/1	294 sq ft	1,866	1957	8/19/2019	\$189,000	\$643	
<p>Best Beachside Buy! Just steps to our beautiful white sugar sands and the Gulf of Mexico, this studio condo is perfect for island getaways and/or vacation rental income. A unique opportunity to own in a quiet, small complex on the Gulf side of Estero Blvd. in walking distance to restaurants, shops, and all the excitement at Times Square. The excellent 2nd floor location ensures good weekly rental income potential and a place for you to relax to the gentle sounds of the lapping waves. Call to see it today!</p> <p><i>Listing Courtesy of Loffreno Real Estate, Inc.</i></p>									
	 FOR SALE	<i>New, Active: 8/17/2019</i> <i>MLS ID: 219054294</i>							
4753 Estero Blvd, Apt 1103	High-Rise (8+ Stories)	3/3	2,137 sq ft	14,064	1992	8/17/2019	\$989,000	\$463	
<p>Million Dollar Sunrise and Sunset Views of The Gulf of Mexico and Estero Bay. Live the life in this designer decorated Coastal themed condo on the 11th floor of the prestigious gated community of Ocean Harbor. The condo has 3 designer refurbished Bedroom and Bath Suites two with walk-in closets. Master bedroom walks out onto lanai and has quartzite vanity, separate dressing table, walk-in shower and Italian porcelain floor tile. 3rd bedroom is being used as an office/den with built in cabinets and view of Estero Bay. Large screened in Lanai with three fans with lights and new luxurious Lanai Table and Chairs. Kitchen has new GE appliances with heat induction range, tray ceiling with recessed lighting, Travertine floors, and custom cabinets. Built in wet bar entertaining area with fridge and ice maker. New air conditioner with Reme halo air purifier and UV lamp. Tankless hot water heater. New washer and dryer. Two deed parking spaces with one under building. Private Marina Club on Estero Bay with slips occasionally for rent or sale. Pool Clubhouse has full kitchen and new Fitness Room. Private gate to Publix shopping, Snook Bight Marina and only steps to the beach.</p> <p><i>Listing Courtesy of Century 21 Tri Power Realty</i></p>									
	 FOR SALE	<i>New, Active: 8/20/2019</i> <i>MLS ID: 219055396</i>							
4263 Bay Beach Ln, Apt 114	High-Rise (8+ Stories)	2/2	1,090 sq ft	11,056	1983	8/20/2019	\$250,000	\$229	
<p>Welcome to the beautiful waterfront community of Harbour Pointe located in prestigious Bay Beach. This convenient 1st-floor unit is 2 Bedroom, 2 Bathroom, partially overlooks a deep-water canal with boating access to the Back Bay, Gulf of Mexico & Santini Marina Plaza. Your balcony is an extension of the living space and will be a peaceful retreat to unwind after spending endless days enjoying your deeded Beach access, the community's heated pool, fishing pier, walking path through Bay Beach, boardwalk along the Back Bay, and social events. Your large Living Room makes entertaining effortless with adjoining Dining Area and pass thru Kitchen. Stay connected while preparing meals in the well equipped Kitchen space, oversized pantry, and flexible Breakfast/desk area. Your Guests will have plenty of privacy in their dedicated Bedroom with its close proximity to the full Guest Bathroom. Enjoy the peacefulness of your spacious Master Bedroom with private entrance to the Balcony and Full Master Bathroom. This unit's floor plan delivers endless possibilities to create your ideal Florida lifestyle along with the easy access to popular shopping and restaurants!</p> <p><i>Listing Courtesy of Keller Williams Fort Myers and The Islands</i></p>									











Pending Listings: 10

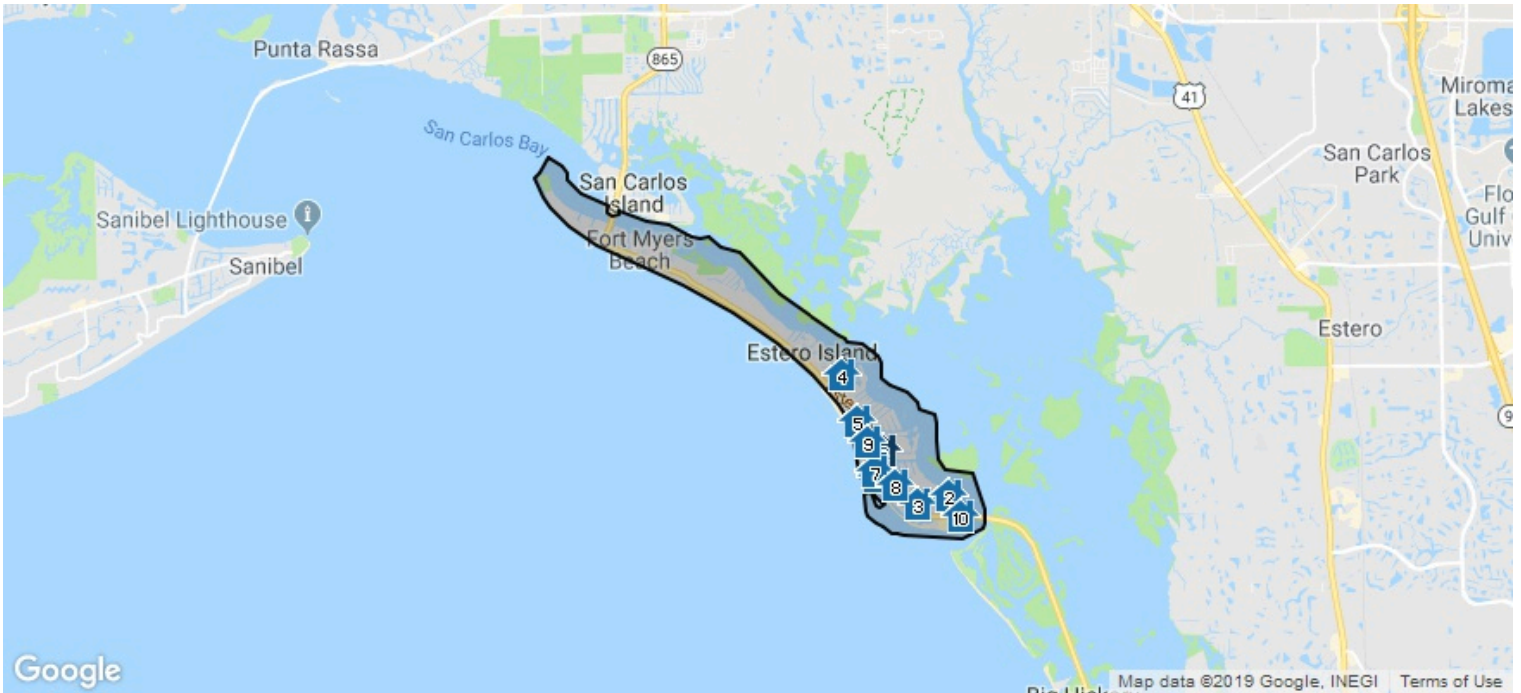
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>1 PENDING - Pending With Contingencies as of 8/31/2019 <i>MLS ID: 219035278</i></p> <p>200 Lenell Rd, Apt 313</p> <p>Low-Rise (1-3 Stories) 1/2 712 sq ft 6,814 5/6/2019 \$258,900 8/31/2019 \$364</p> <p>DONT MISS OUT!!! This Prime Location condo with Beautiful canal and green space views to watch the boats go by and dolphins playing, docks to lease, fishing, walk to the beach and sink your toes in the sugar sand while enjoying the beautiful ever changing Florida sunsets, relax at the community pool, or take a short stroll to the numerous nearby restaurants/shopping/grocery/pharmacy. It has a wonderful rental policy with weekly rentals allowed, Pet friendly and very low fees. Situated on a lushly landscaped waterfront lot in Estero Island Yacht & Racquet Club. Unit has never been rented and is being sold TURNKEY. This condo also has a second full bathroom for your guests. This would be a Perfect Getaway spot for you or a Great investment opportunity! DONT WAIT this one won't last long.</p> <p><i>Listing Courtesy of Lahaina Realty</i></p>								
 <p>2 PENDING - Pending as of 8/29/2019 <i>MLS ID: 219057440</i></p> <p>2945 Estero Blvd, Lot 73</p> <p>Modular Home 2/2 820 sq ft 1,873 8/29/2019 \$143,000 8/29/2019 \$174</p> <p>Very desirable park, most affordable living at Fort Myers Beach. Gulf View Colony offers a heated community pool, shuffleboard courts, community room & a workshop full of tools. The HOA fees are only \$1000.00 annually and that includes your water. Sandy white beaches are just steps across Estero Blvd. through a deeded beach access. This 2 bed, 2 bath home is very open and spacious. Built in cabinets in Guest bedroom and plenty of cabinets in the kitchen. Wi-Fi is available through the park for a low monthly fee. Come and see all that Gulf View Colony has to offer.</p> <p><i>Listing Courtesy of Paradise Realty of Southwest Florida, LLC</i></p>								

Pending Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING	<i>Pending With Contingencies as of 8/29/2019</i>		<i>MLS ID: 219053591</i>				
6891 Estero Blvd, Apt 331	Mid-Rise (4-7 Stories)	2/2	832 sq ft	6,181	8/22/2019	\$280,000	8/29/2019	\$337
<p>MAKE SURE TO CHECK OUT THE 3D VIRTUAL TOUR!! RARELY AVAILABLE CORNER TURNKEY UNIT!! Just bring your toothbrush!! This well maintained unit is being sold with everything you need to start vacationing on Ft Myers Beach in SW Florida. Come check out this light & bright corner unit with views of the community pool. No carpeting in this unit and the corner units are larger than the interior units, not to mention you only share one wall with neighbors rather than two. Excellent location, walk to the beach and to many restaurants & water activities. Close to Lovers Key State Park & Bonita Beach Dog Park. Association permits monthly rentals. Start living the beach life today.</p> <p><i>Listing Courtesy of Suncoast Realty Solutions</i></p>								
	 PENDING	<i>Pending With Contingencies as of 8/28/2019</i>		<i>MLS ID: 218024069</i>				
18276 Deep Passage Ln	Single Family	4/5	4,318 sq ft	9,321	3/28/2018	\$1,295,000	8/28/2019	\$300
<p>GULF ACCESS from deep-water canal home, boat dock & lift. Only 1 mile to the Gulf, Sanibel & beaches! Masterfully designed with total renovation in 2012 by architect-owner. \$600,000+ in upgrades. Home exudes quality craftsmanship inside & out. Gourmet kitchen designed with entertaining in mind. Large central island, Thermador appliances, wine cooler, granite/quartz countertops, walk-in pantry, many drawers & cabinets. Dual sinks allow separation of food prep & cleanup. Over 65 new Marvin impact glass insulated windows & doors throughout lends a bright airy feel to living spaces. Exterior siding replaced with weather resistant Hardie-Board cement siding in 2012, & new roof installed in 2018, make this home virtually maintenance free. Plumbing and electrical replaced during 2012 renovation, with three en-suite bedrooms/baths & powder room. Ground floor finished with private entry & full bath—potential for home office, nanny/mother-in-law suite, rec room, exercise space, second family room. Weekly rentals allowed. Perfect for VRBO /Airbnb. Plenty of outdoor living spaces with multiple decks & a swimming pool. Home has been meticulously maintained by same owners for over 36 years!</p> <p><i>Listing Courtesy of Premier Sotheby's International Realty</i></p>								
	 PENDING	<i>Pending With Contingencies as of 8/28/2019</i>		<i>MLS ID: 219049367</i>				
7150 Estero Blvd, Apt 900	High-Rise (8+ Stories)	2/2	1,545 sq ft	13,111	8/8/2019	\$900,000	8/28/2019	\$583
<p>Panoramic unobstructed views of the Gulf of Mexico from this exquisitely remodeled beachfront Penthouse! Spectacular beach views from Sanibel to Naples can be enjoyed from the 80 ft wrap-around terrace & floor to ceiling wind-rated windows. This floor plan w/2000 total sf is rarely available. REMODEL ind: electrical wiring/box, tile flooring thru-out unit & lanai, kitchen cabinet w/quartz counters, blk stainless appliances, washer/dryer, mstr bth tub/shower/toilet, gt bth shower, textured ceilings, paint/solid wood doors/hardware thru-out, hot water heater & 4 ton AC! Unit has never been rented. One pet welcomed. Assigned/deeded parking space under building & storage locker! Tennis cts, fitness rm, grilling area, saunas & one of the largest pools on FMB! This concrete block building is built like a fortress! Current refurbished elevators, lobby & pipe relining (assessment pd). Creciente is a 6.5 acre property conveniently located on the south end of the beach w/easy access to Lovers Key, Bonita & Naples. Restaurants, shopping, Urgent Care & a full-service Marina are across the street. Perfect primary or vacation home & w/12 rentals a year it is a great seasonal rental too!</p> <p><i>Listing Courtesy of RE/MAX Realty Group</i></p>								
	 PENDING	<i>Pending With Contingencies as of 8/28/2019</i>		<i>MLS ID: 219048108</i>				
8300 Estero Blvd, Apt 204	Mid-Rise (4-7 Stories)	2/2	732 sq ft	8,951	7/15/2019	\$409,000	8/28/2019	\$559
<p>Fully remodeled 2/2 BEACHFRONT condo with amazing views and beautifully turnkey furnished! Located on the desired S end of Ft Myers Beach, this gorgeous condo is perfect for your personal enjoyment but also allows weekly rentals. The interior features an open floor plan with the desired split floor plan. The new kitchen has bright white cabinets with stainless appliances and granite counters. The entire condo was refinished with new tile flooring, baseboard, crown molding, raised panel doors and fresh paint. Enjoy the community pool and long walks on the white sand beaches of the Gulf. Nothing to be done here, just bring your toothbrush!</p> <p><i>Listing Courtesy of Advantage Florida Real Estate</i></p>								

Pending Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING	<i>Pending With Contingencies as of 8/27/2019</i> MLS ID: 219042683							
18339 Deep Passage Ln	Single Family	3/4	3,087 sq ft	9,321	6/27/2019	\$1,225,000	8/27/2019	\$397	
<p>COASTAL LIVING AT IT'S FINEST!!! This Key West Style home is every boater's dream. Wide open floor plan, vaulted ceiling, eat-in kitchen and spacious covered balcony w/ stainless steel cable rail overlooking direct gulf access canal. It has 3 bedrooms, 4 full baths and a 2nd story large loft that could be converted into another bedroom. Master Bedroom also offers vaulted ceiling, pocket slider to the balcony, jetted tub, separate walk in shower & Cedar Sauna. Other features include, an elevator, 1,000 gallon buried propane tank, and a whole house generator. The downstairs pool area is perfect for entertaining. Spacious covered patio with wet bar and commercial grade ice machine. Heated salt water paved pool and wood burning fire pit. The over sized walk around docks boast your very own lit Tiki Hut, a fish cleaning station with electric & water, a 15,000 lb lift & and 8,000 lb lift with canopy & lights. The home is on one of the deepest, widest, direct access canals in Lee County. This attractive home has it all. Home has been beautifully remodeled, and is a MUST SEE!!!</p> <p style="text-align: right;"><i>Listing Courtesy of Lahaina Realty</i></p>									
	 PENDING	<i>Pending as of 8/26/2019</i> MLS ID: 219018468							
6500 Estero Blvd, #A301	Low-Rise (1-3 Stories)	2/2	1,055 sq ft	2,608	3/4/2019	\$344,900	8/26/2019	\$327	
<p>Best priced 2 bedroom 2 bathroom on gulf side of fort myers beach!! Old Florida style condominium on the gulf side of Estero Blvd steps to the beach, top floor end unit, remodeled bathrooms 2bd 2bth turnkey condo</p> <p style="text-align: right;"><i>Listing Courtesy of Lahaina Realty</i></p>									
	 PENDING	<i>Pending as of 8/19/2019</i> MLS ID: 219051048							
6665 Estero Blvd, Apt 121	Low-Rise (1-3 Stories)	2/2	969 sq ft	9,133	7/29/2019	\$299,000	8/19/2019	\$309	
<p>Rare corner unit at Fairview Isles Condo now available for purchase. Desirable location just across the street from the beach so you can get there by crossing the street at the crosswalk whenever you want to. Great sunsets every night. Unit has two balconies - you can see a glimpse of the Gulf of Mexico from one of the balconies and the other glassed in lanai has a great view of the on site pool. Must see - don't wait to purchase. The condo cannot be shown when rented; so don't miss your chance to see it now.</p> <p style="text-align: right;"><i>Listing Courtesy of Lahaina Realty</i></p>									
	 PENDING	<i>Pending as of 8/26/2019</i> MLS ID: 219028816							
4203 Bay Beach Ln, Apt 7B	Md-Rise (4-7 Stories)	2/2	1,024 sq ft	14,852	4/18/2019	\$519,000	8/26/2019	\$507	
<p>Move right into this 7th floor Penthouse, see the Sunrise from the screened in lanai with unobstructed panoramic views of Estero Bay and Sunsets with Gulf views from the Guest Bedroom. Light & Bright updated turnkey furnished condo. Wind rated sliding doors and windows, lanai screens redone in 2017. Large tile throughout main areas & kitchen, laminate flooring, California Closets and Coastal Barn Doors & walk in closets in both En Suite Bedrooms. Newer Stainless Steel appliances, granite counter tops, Tray ceiling and 2 Pantries in the kitchen. Newer interior paint, extra outdoor storage right outside the front door. Includes Under Building Parking, 2nd space from lobby door and additional outdoor guest parking. Deeded Beach access, Community Pool & amenities galore. Close to Shopping, Restaurants and Marina.</p> <p style="text-align: right;"><i>Listing Courtesy of Lahaina Realty</i></p>									






Price Changes: 10

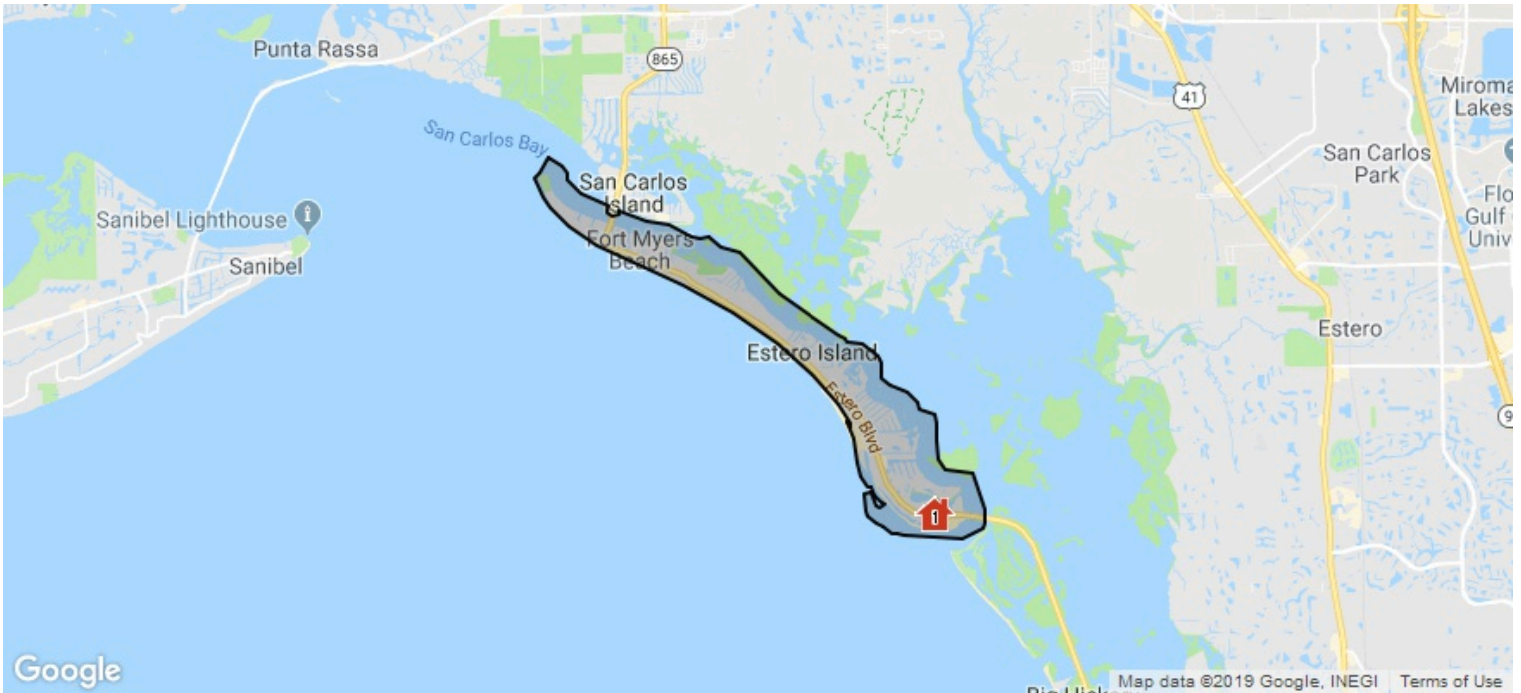
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>1 FOR SALE - Active: 6/24/2019 MLS ID: 219044957</p> <p>7360 Estero Blvd, Ph 2</p> <p>High-Rise (8+ Stories)</p> <p>1/1 517 sq ft 6/24/2019 \$317,500 \$316,500 8/29/2019 -0.31%</p> <p>This Penthouse condominium can be rented on a weekly basis, 52 weeks of the year and has an established rental history. This is a fully furnished/turkey unit. Estero Beach and Tennis Club has private access to Fort Myers Beach, and you have a view of the beach from the penthouse balcony. The unit features impact resistant doors and windows and the condo amenities include tennis and shuffleboard courts, large swimming pool, BBQ grill area, community laundry facilities and is across the street from restaurants, shopping, beauty salon, post office, drug store, and marinas. HOA fees are SUPER affordable at \$1,050 per quarter.</p> <p><i>Listing Courtesy of Florida Complete LLC</i></p>								
 <p>2 FOR SALE - Active: 5/6/2019 MLS ID: 219034031</p> <p>4182 Bay Beach Ln, Unit 765</p> <p>High-Rise (8+ Stories)</p> <p>3/2 1,636 sq ft 5/6/2019 \$559,900 \$548,900 8/29/2019 -1.96%</p> <p>GORGEOUS GULF OF MEXICO VIEWS AND BUCCANEER BAY from this 3Bd/ 2Bth 6th Floor Luxury WATERSIDE AT BAY BEACH Home With your PRIVATE ELEVATOR ACCESS, Under Bldg Parking/Garage & A/C Storage! Open Granite Kitchen with Breakfast Bar/Marble Bathroom Vanities/ Screened Lanai with Fabulous Views/ Beautifully Turkey Furnished and located in the only Prestigious 24h Guard Attended Gated community on Estero Island! AMENITIES INCLUDE Deeded BEACH Access & Fishing Pier, Fitness Ctr & Saunas, Social room, Tennis courts, Resort Style Swimming Pool with Hot Tub, BBQS, AND MORE! Waterside community is located at the south end of Fort Myers Beach. Close to Lovers Key State park, Naples, Estero and Bonita Springs. Walking distance to Marina, Restaurants, Shops & WHITE SAND BEACHES! DEEP WATER Gulf Access BOAT SLIPS are available for purchase. CALL TODAY to start living your Florida Lifestyle!</p> <p><i>Listing Courtesy of John R. Wood Inc.</i></p>								

Price Changes: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
		<i>New, Active: 8/12/2019</i>		<i>MLS ID: 219053632</i>				
8019 Lagoon Rd	Single Family	3/2	2,188 sq ft	8/12/2019	\$950,000	\$859,000	8/19/2019	-9.58%
<p>One of the lowest priced gulf access homes per square foot on Fort Myers Beach. Privacy on the beach at it's finest! No high rise condos looking down at your backyard. Breathtaking views of the largest natural lagoon on Ft. Myers Beach with fast access to the Gulf of Mexico. Watch the manatees swimming and the dolphins jumping out of the water (literally!). In the evening turn on the underwater dock light and watch snook chasing after baitfish and seahorses cruising by. What neighbors? Secluded oversized lot featuring newer extra-long dock with (2) boat lifts, (3) jet ski docks, and bonus slip. Relax in your heated pool with paved deck. Travertine front patio greets your guests with plenty of parking in your circular driveway. Read a novel in your screened rear lanai or watch the bald eagles fly by while eating breakfast. Newer metal roof custom ordered for this special home (highest quality). Prepare meals on the spacious granite countertops with plenty of cabinet space. Home has all new updated electric. Great opportunity to purchase paradise exemplified, ready for your refinements. Realtors please read confidential comments.</p> <p><i>Listing Courtesy of Century 21 Tri Power Realty</i></p>								
		<i>Active: 3/18/2019</i>		<i>MLS ID: O5770925</i>				
21490 Bay Village Dr, Apt 266	Condominium	2/2	909 sq ft	3/18/2019	\$312,000	\$270,000	8/29/2019	-13.46%
<p>Newly remodeled hidden gem on the South End of Fort Myers Beach? Welcome to the lovely, quiet community of Bay Village with a short walk to the Gulf of Mexico, relaxing pool, manicured lawns, tennis courts, & fishing dock. This spacious 2 Bedroom 2 Bathroom unit is tastefully decorated with natural sunlight throughout, under building parking, & a storage unit on the ground level. Enjoy the convenience of having a full bathroom in each bedroom for additional comfort & privacy. The all-weather lanai is a beautiful extension of the living space with peaceful views of the lush nature preserve, serene saltwater lagoon, & prime location to the community pool. this fantastic unit has of the local hotspots nearby, jump on the trolley and begin enjoying the Florida lifestyle!</p> <p><i>Listing Courtesy of WRI PROPERTY MANAGEMENT LLC</i></p>								
		<i>Active: 12/12/2018</i>		<i>MLS ID: 218081177</i>				
6500 Estero Blvd, #F212	Condo/Townhouse	2/2	1,055 sq ft	12/12/2018	\$389,000	\$359,000	8/13/2019	-7.71%
<p>Be sure to schedule your showing today! LOCATION, LOCATION, LOCATION! Don't miss the opportunity to secure a beach-side lifestyle that many dream of. Offering two bedrooms, two bathrooms, an open floorplan and a light-filled living space, this condo boasts something everyone can admire. Inside, a spacious lounge and dining nook spill out to the sunny lanai, which is ideal for entertaining guests or unwinding after a long day of fun in the sun. The kitchen offers ample storage with it's newer cabinets, and a suite of appliances with a pantry as well. Both bedrooms are nicely sized, while two full bathrooms service the home including a master ensuite with walk in shower. Low-maintenance in its design and laid back in its style, this is coastal living at its best. You'll love living just seconds from the beach, while there are also a host of shopping and dining options nearby to enjoy. Click the link above to watch the cinematic tour!</p> <p><i>Listing Courtesy of MVP Realty Associates LLC</i></p>								
		<i>Pending With Contingencies as of 8/29/2019</i>		<i>MLS ID: 219053591</i>				
6891 Estero Blvd, Apt 331	Mid-Rise (4-7 Stories)	2/2	832 sq ft	8/22/2019	\$290,000	\$280,000	8/28/2019	-3.45%
<p>MAKE SURE TO CHECK OUT THE 3D VIRTUAL TOUR!! RARELY AVAILABLE CORNER TURNKEY UNIT!! Just bring your toothbrush!! This well maintained unit is being sold with everything you need to start vacationing on Ft Myers Beach in SW Florida. Come check out this light & bright corner unit with views of the community pool. No carpeting in this unit and the corner units are larger than the interior units, not to mention you only share one wall with neighbors rather than two. Excellent location, walk to the beach and to many restaurants & water activities. Close to Lovers Key State Park & Bonita Beach Dog Park. Association permits monthly rentals. Start living the beach life today.</p> <p><i>Listing Courtesy of Suncoast Realty Solutions</i></p>								
		<i>Active: 5/3/2019</i>		<i>MLS ID: 219033198</i>				
7300 Estero Blvd, Ph 1	Condo/Townhouse	1/1	517 sq ft	5/3/2019	\$338,900	\$334,900	8/8/2019	-1.18%
<p>You are on top of the world at the PENTHOUSE here in Estero Beach and Tennis Club. Rarely Available 14TH Floor. The Beautiful Gulf Views will definitely grab your attention from your balcony. Sit back and enjoy this Gulf Hideout or keep this cash cow rolling!! Investors!! Do Not miss out on this opportunity to Own this unit. This unit is always Booked!!! All Offers will be considered. Seller financing is a possibility with right terms. Call Brent for more info.....</p> <p><i>Listing Courtesy of Platinum1 Realty</i></p>								

Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	FOR SALE	Active: 12/2/2018	MLS ID: 218079810					
7501 Lake Valencia Ct, #1A	Low-Rise (1-3 Stories)	3/4	2,791 sq ft	12/2/2018	\$824,900	\$789,900	8/26/2019	-4.24%
<p>JUST STEPS TO THE WHITE SAND BEACH, PARADISE FOUND! LIVE IN THIS 2800 SqFt SPECTACULAR VILLA/TOWNHOME WITH PRIVATE ELEVATOR & 4 CAR-GARAGE w/ WORKSHOP - LIKE A HOUSE BUT WITH THE LOW MAINTENANCE OF A CONDO! 2 MASTER EN-SUITES plus 2 GUEST EN-SUITE BDs and FLEX SPACE/DEN/ OFFICE! BRAND NEW in JAN 2019=WASHER, DRYER & MAIN FLOOR A/C SYSTEM! THIS LUXURY RESIDENCE OFFERS 3.5 BATHS, 3 LANAIS, GOURMET ISLAND KITCHEN W/UPGRADED APPLIANCES, GRANITE COUNTERS & ALL NEW 42" CUSTOM CABINETRY, CUSTOM MASTER BATH (Upstairs), GARAGE WITH EPOXY FLOORS, & ADDED LUXURY FINISHES SINCE 2015 (list upon request) INCLUDING AUTOMATIC WHOLE HOUSE 20KW EMERGENCY BACK UP GENERATOR, 500 GALLON INGROUND PROPANE TANK, HOME WATER TREATMENT SYSTEM, IMPACT WINDOWS & DOORS, HOT TUB/SPA ON LANAI STAYS & MORE! VALENCIA VILLAS CONSISTS OF ONLY 12 HOMES WITH RESORT STYLE AMENITIES: POOL & SPA, DEEDED BEACH ACCESS & FISHING PIER, TENNIS & WALK TO BEACH! LOCATED ON DESIRABLE SOUTH END OF ISLAND, QUICK EXIT TO NAPLES, BONITA SPRINGS & ESTERO OR QUICK WALK TO NEARBY WATERFRONT RESTAURANTS, MARINA, SHOPS & ENTERTAINMENT. BOAT SLIPS AVAILABLE FOR PURCHASE IN BAY BEACH!CALL TODAY!</p> <p><i>Listing Courtesy of John R. Wood Inc.</i></p>								
	FOR SALE	Active: 3/7/2019	MLS ID: 219020525					
6670 Estero Blvd, Apt A504	High-Rise (8+ Stories)	2/2	1,244 sq ft	3/7/2019	\$452,900	\$434,900	8/14/2019	-3.97%
<p>Spectacular views and exquisite craftsmanship set the stage for this rare and exclusive condo. Unparalleled construction that takes full advantage of the surrounding natural island beauty. This pristine condo is filled with sensational Gulf of Mexico coastline sunset views flowing through windows and wall openings. An array of living space with easy access to airports, shopping, the world famous Gulf of Mexico, or venture further afield to some of Florida's most beloved destinations.</p> <p><i>Listing Courtesy of Century 21 TriPower Realty</i></p>								
	FOR SALE	Active: 10/17/2018	MLS ID: 218070987					
8402 Estero Blvd, Apt 704	High-Rise (8+ Stories)	2/2	1,082 sq ft	10/17/2018	\$465,000	\$454,900	8/2/2019	-2.17%
<p>Open the door of Unit 704 and feel immediately at home with this newly updated Gulf Front Condo, nestled quietly on the south end of Fort Myers Beach. This cozy, but spacious, 2 bed 2 bath condo features a semi-open concept kitchen with ample amount of cabinetry & counter space, complete with breakfast bar that provides 2 seating areas and open view of Gulf Coast right from your kitchen sink. Bask in the delight of gathered friends & family, in your quaint dining room & family area where views of the Gulf are not hidden but welcoming. The day is winding down, and from the comfort of your couch you see the sun slowly dipping behind the horizon, leaving a brilliantly painted sky of tangerine and pinks dancing above the sun kissed water. You step out onto your private lanai and breathe in deep the invigorating smell of the salty air. A warm, slow, breeze whirled around you as you watch the boats drift, calmly over the vast, infinite blue, of the Gulf of Mexico. You're surrounded by loved ones. When it comes to paradise, it doesn't get any better than this.</p> <p><i>Listing Courtesy of Century 21 TriPower Realty</i></p>								





Distressed Activity: 1











	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
  • Preforeclosure, Notice of Lis Pendens, Active: 12/7/2018 <i>MLS ID: 218080932</i>								
 100 Tarpon Rd	Single Family	3/3	2,317 sq ft	15,145	\$699,900	12/7/2018	8/13/2019	Preforeclosure
<p>HUGE price reduction! Seller motivated! Location, Location, Location! Right on Estero Blvd on the desired S. End of Ft Myers Beach, this canal front 3 bedroom pool home is only steps from the white sand Gulf beach. This 2 story stilt home is perfect for year round living or an excellent investment. The main living area is on the second level and features 2 bedrooms, 1.5 baths, kitchen, living and dining rooms. The large kitchen has wood cabinetry, granite counters, stainless appliances, and tiered breakfast bar. The master bedroom is ample sized with a walk in closet and private bath with a soaking tub. In addition, there is also tile flooring throughout, fresh paint and a bright open concept. On the lower level, your guests can enjoy the efficiency apartment with a large bedroom, private tiled bath with shower and soaking tub and views of the pool and canal. Outside, this home sits on an over sized lot with mature tropical landscaping, has wrap around porches and also a 2 1/2 car garage. The back yard is perfect for gatherings with friends and family. With a 50 FT pool, bar and nearly 50 ft on the canal, you can enjoy swimming, fishing, boating or just watching the manatees and dolphins as they gather.</p> <p><i>Listing Courtesy of Advantage Florida Real Estate</i></p>								









Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 8/30/2019, MLS Listing 219049246: 7/16/2019 MLS ID: 219049246</p> <p>4203 Bay Beach Ln, Apt 3A Md-Rise (4-7 Stories) 3/2 1,499 sq ft 14,852 1978 8/30/2019 \$475,000 \$317</p> <p>This 3BR/2BA CORNER unit with stunning Estero Bay views from the wrap-around screened and tiled lanai is sure to sell quickly! With 3 sets of new impact resistant sliding door entrances to the living area and kitchen, the unit is breezy and filled with natural light. 2019 updates include: tile flooring in main living areas; carpet in bedrooms; contemporary furniture throughout; refrigerator, microwave; fans; light fixtures. Living area furnishings are upscale contemporary. Large wall-mounted flat screen TV. Southern exposure, spacious owner's suite has a large walk-in closet and an en-suite bath with an updated vanity and lighting. The guest bath has been nicely updated also. The in-unit full size washer and dryer are brand new. Impact resistant windows throughout. Manual shutters on lanai. Under-building parking completes this outstanding value. Amenities include deeded beach access, large pool, fitness room, fishing pier and tennis courts. The Palms community is located at the quiet south end of Fort Myers Beach. It's a short walk to the public marina, restaurants, shopping, and the white sand beach. Gulf access Bay Beach boat docks available for lease or purchase.</p> <p><i>Courtesy of Lahaina Realty</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 8/29/2019, MLS Listing 219037225: 5/21/2019 MLS ID: 219037225</p> <p>4182 Bay Beach Ln, Unit 721 High-Rise (8+ Stories) 3/2 1,848 sq ft 92,592 2008 8/29/2019 \$525,000 \$284</p> <p>Absolutely beautiful and large 3 bedroom 2 bath corner condo unit with 11 foot ceilings, granite counter tops, stainless appliances and custom light fixtures. Prestigious Waterside community is located at the south end of Fort Myers Beach. Gorgeous large and updated condo on the second floor which is the amenities level with a large outside private patio plus a great sized screened in patio. Screened in patio has electric storm shutters. Close to Lovers Key State park, Naples and Bonita Springs. This is a premier gated community that offers a deeded beach access, fishing pier, 24 hour attendant at gate, exercise room, social room, tennis courts and a resort style swimming pool with a hot tub. Waterside at Bay Beach offers lots of social activities from yoga, to tennis and beyond. Comes complete with a boat slip with 10klift located at Casa Marina #37 (located by Casa Marina community pool to the right). Also included is an under building garage space #18 and an air conditioned storage locker #8. Come live the Florida Lifestyle! Professional pictures coming soon!</p> <p><i>Courtesy of Fort Myers Beach Realty</i></p>								

Recently Sold: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	 RECENTLY SOLD • Sold Date: 8/28/2019, MLS Listing 219007021: 1/25/2019 <i>MLS ID: 219007021</i>	Single Family	4/3	2,060 sq ft	13,464	1962	8/28/2019	\$475,000	\$231
<p>Boaters delight! Direct gulf access pool home with 2 boat lifts/docks and only yards to Hurricane Bay. The home has recently been painted inside and out, plus the terrazzo floors have recently been revitalized. Well maintained with contracts for the landscaping, pool, hot tub, and water conditioner, whole house generator, 2 a/c's, 2 water heaters, deep garage with workspace, vaulted ceilings in the master bedroom and much more. Make your appointment and see today!</p> <p><i>Courtesy of Century 21 TriPower Realty</i></p>									
	 RECENTLY SOLD • Sold Date: 8/28/2019, MLS Listing 219044952: 7/4/2019 <i>MLS ID: 219044952</i>	Mid-Rise (4-7 Stories)	3/2	1,197 sq ft	6,511	1995	8/28/2019	\$362,000	\$302
<p>Updated 3 bedroom with under building parking.</p> <p><i>Courtesy of Sunstream Realty, LLC</i></p>									
	 RECENTLY SOLD • Sold Date: 8/26/2019, MLS Listing 219042161: 6/10/2019 <i>MLS ID: 219042161</i>	High-Rise (8+ Stories)	2/2	1,378 sq ft	6,777	1975	8/26/2019	\$620,000	\$450
<p>ON THE GULF OF MEXICO'S BEAUTIFUL WATERS, THIS IS ONE TO SEE! TOTAL RENOVATION OF THIS TWO BEDROOM, TWO BATH, DIRECT GULF FRONT "ISLAND WINDS" CONDOMINIUM...THIS CONDOMINIUM OFFERS DETAILED CROWN MOLDING, CUSTOM KITCHEN, DESIGNER BATHROOMS, IMPORTED FIXTURES ENHANCE THE CHARACTER OF THIS BEAUTIFUL ISLAND CONDOMINIUM. IN ADDITION THIS CONDOMINIUM OFFERS 3 SCREENED LANAIS, WIND RATED WINDOW AND SLIDER DOOR IMPACT SHUTTERS, CUSTOM WINDOW TREATMENTS, EXTRA STORAGE, COVERED ASSIGNED PARKING, PICKLE BALL COURTS, TENNIS COURTS, TEMPORARY BOAT MOORING, A HUGE NEWLY RENOVATED SWIMMING POOL / SPA, RENOVATED FITNESS ROOM, COMMUNITY ROOM AND KITCHEN. IDEAL FOR SEASONAL RENTAL INVESTMENT, SECOND HOME OR PRIMARY RESIDENCE, ENJOY THE ISLAND LIFE AT THE BEACH SIDE TIKI HUT! THIS PROPERTY HAS NEVER BEEN IN THE RENTAL PROGRAM. ISLAND WINDS CONDOMINIUMS WILL SOON BE A GATED COMMUNITY AFTER THE PARKING AREA RENOVATION HAS BEEN COMPLETED SUMMER 2019. THE ONSITE OFFICE AND MANAGEMENT TEAM OVER SEES THE DAILY OPERATIONS OF ISLAND WINDS CONDOMINIUMS COMMUNITY. REALTORS READ COMMENTS FOR SHOWINGS</p> <p><i>Courtesy of Florida Local Real Estate LLC</i></p>									
	 RECENTLY SOLD • Sold Date: 8/23/2019, MLS Listing 219044593: 6/26/2019 <i>MLS ID: 219044593</i>	Single Family	2/2	1,298 sq ft	9,016	1966	8/23/2019	\$620,000	\$478
<p>Leave your flip flops at the door, because you'll be spending all your time entertaining on the large pool deck and dock area. Resort like living awaits you in this immaculately maintained home. Professionally decorated, this home features beautiful granite counters, stainless appliances, updated bathrooms, oversized tile flooring, and stunning water views from the MBR and open concept living/kitchen areas. If that's not enough, you'll enjoy seeing the dolphins and manatees at your dockside. Oh, wait! Go OUT on the water with the ease of the 2 jetski lifts, or your boat that sits on the 13k lb. covered lift!</p> <p><i>Courtesy of Timothy R Kistel PA</i></p>									
	 RECENTLY SOLD • Sold Date: 8/23/2019, MLS Listing 219016250: 2/25/2019 <i>MLS ID: 219016250</i>	Condo/Townhouse	2/2	1,252 sq ft	13,111	1972	8/23/2019	\$330,000	\$264
<p>C.15903 - Ideal setting with southern exposure overlooking the Gulf of Mexico in the Creciente condo complex. Two bedrooms, two baths, split bedroom floor plan, revel in the views from the peaceful terrace. The Creciente condominium offers unmatched manicured grounds, peaceful lawns, scenic pool, all fronting the Gulf of Mexico.</p> <p><i>Courtesy of John R. Wood Properties</i></p>									

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD	<i>Sold Date: 8/21/2019, MLS Listing 219016502: 3/4/2019 MLS ID: 219016502</i>						
22652 Island Pines Way, Apt 253	Low-Rise (1-3 Stories)	2/2	811 sq ft	7,563	1991	8/21/2019	\$248,000	\$306
<p>TOP floor Turnkey 2 bedroom 2 bath condo with vaulted ceilings in the living & dining area. The beach is across the street. Wonderful condo in a great location. Peaceful canal view from your lanai. There is under building parking with room for 2 cars plus a storage closet. Grilling area has a Tiki hut which provides shade with picnic table & chairs. Beautiful pool area. Admirals Bay Community is on a quiet street with lush vegetation surroundings and is located on the south end of the island. Walk to the wide white sugar sand beach of the Gulf of Mexico. Walking distance to shopping, restaurants, drug store, convenient store, theater, marina & entertainment.</p> <p><i>Courtesy of Sunstream Realty, LLC</i></p>								
	 RECENTLY SOLD	<i>Sold Date: 8/20/2019, MLS Listing 219032384: 4/29/2019 MLS ID: 219032384</i>						
4263 Bay Beach Ln, Apt 914	High-Rise (8+ Stories)	2/2	1,090 sq ft	11,056	1983	8/20/2019	\$315,000	\$289
<p>Sparkling Gulf views from this exquisitely decorated 9th floor unit. The SW exposure, screened and tiled lanai (with manual shutters) is the perfect place to enjoy those Gulf views. And the Estero Bay views from the front of the unit are amazing as well. This 2BR/2BA split floor plan unit is being sold turnkey furnished and you will love the furnishings! Porcelain tile floors are in the main living areas. The owner's suite has Gulf views, custom built furniture and an updated en-suite bath. The guest bedroom has a wall-bed unit with twin beds and lots of storage. Tinted & impact resistant windows and living room sliding doors. Washer/dryer unit new Dec. 2018. Hot water heater (& pan) Oct. 2018. New A/C system May 2017. Amenities: BBQ's; clubhouse; community pool/spa; exercise room, tennis courts; fishing pier, landscaped grounds. Boat docks available for lease or purchase. Enjoy boating in the Gulf open waters in minutes or travel Estero Bay to enjoy our many restaurants and bars located on the north end of the island! Harbour Pointe is located at the south end of Ft. Myers Beach within walking distance to deeded beach access, shopping, restaurants and public marina.</p> <p><i>Courtesy of Lahaina Realty</i></p>								
	 RECENTLY SOLD	<i>Sold Date: 8/16/2019, MLS Listing 219034690: 5/9/2019 MLS ID: 219034690</i>						
21451 Widgeon Ter	Single Family	3/2	2,102 sq ft	9,539	1990	8/16/2019	\$940,000	\$447
<p>—</p> <p><i>Courtesy of Keller Williams Realty Fort Myers and The Islands</i></p>								



New For Lease: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 <p>FOR LEASE - New, Active: 8/9/2019 MLS ID: 219053309</p> <p>6610 Estero Blvd, Apt 123</p> <p>AVAILABLE JANUARY!!!! Don't miss an opportunity to see this BEAUTIFUL two bedroom 2 bath on the BEACH!! This Corner unit faces the Beach and you have a beach level view being on the first floor. Your balcony wraps around and also captures the pool and Jacuzzi view which are steps away from this unit. You will be taken back from the incredible Gulf views! This condo is beautifully furnished and has a very spacious Master. Covered assigned parking with amenities of community room, BBQ grill area, Tennis Courts, Community pool and Jacuzzi. Boat dockage available. Your extremely close to Publix and Shopping. Call me anytime for more info.</p> <p><i>Courtesy of Platinum1 Realty</i></p>	Condo/Townhouse	2/2	1,320 sq ft	653,400	1974	8/9/2019	\$6,500	\$5

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

