



LEE COUNTY MARKET SNAPSHOT MULTI-FAMILY & SINGLE FAMILY

SEPTEMBER 2017

Welcome to our Lee County Multi-Family and Single Family Market Snapshot! Hopefully, you will find the summary provided to be informational and helpful with your rental investments.

Rental / Single Family Home Market Analysis

A quick Snapshot of the market in Lee County. This summary provides housing information relating to proposed growth, new development activity, sales trends, population trends, apartment rental analysis, and economic indicators.

➤	Apartment rents have grown aggressively over the past four years, with operations having sustained annual rent growth of roughly 7% to 11% over much of that time. Such impressive growth has moderated in the recent quarter. The slowdown, most pronounced among top end and middle tiered units have remained elevated and the for-sale market has gained momentum.
➤	Indicators predict that the area will see solid rent growth in the 5% to 6% range over the short term before performances moderate around 3% to 4% over a longer term. Annual demand of rental units is forecasted to be 921 units with a current annual supply of 1,187 units. Occupancy rates are averaging 95%.
➤	Several specific geographical areas of Lee County have experienced a significant increase in rental property monthly rates. The 33967 zip code located in south Lee County recently cracked the top 15 in a ranking of the priciest rental apartment market in Florida. Rents in this location average \$2,081, according to RentCafe.com. A recent 280 unit apartment complex opened its doors in August 2016. Rents in this community range from \$1,400 to \$1,500 per month, depending on the number of bedrooms.
➤	Southwest Florida's regional economy exhibited healthy growth, as evidenced by a 12 percent increase in tourist tax revenue from April 2016 to April 2017. Lee County's single family building permits increased 18% from May 2016 to May 2017. Lee County issued a total of 502 single family permits in June 2017, compared to 230 in June 2016.
➤	June was a busy month for the housing market. According to the latest statistics released by Florida Realtors, Lee County saw more closed sales, more active listings, and higher sales prices. In June 2017, compared to last year, there were 1,276 single family homes that close (+8.4%) and 575 condominiums (+11.9%). The median price for a single family home was up 7.6% to \$247,950, while the median price for condominium was up 2.5% to \$186,000.