

## Cape Coral-Fort Myers Area

### Local Market Report, Second Quarter 2023

## Today's Market...

### Median Price (Red Line) and One-year Price Growth



<b>Local Price Trends</b>			
Price Activity	Fort Myers	U.S.	<b>Local Trend</b>
Current Median Home Price (2023 Q2)	\$439,000	\$397,433	Prices are down compared to a year earlier and continue to weaken
1-year (4-quarter) Appreciation (2023 Q2)	-4.6%	-2.1%	
3-year (12-quarter) Appreciation (2023 Q2)	65.3%	37.9%	
3-year (12-quarter) Housing Equity Gain*	\$173,500	\$109,200	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$209,000	\$158,300	
9-year (36 quarters) Housing Equity Gain*	\$248,000	\$185,600	

\*Note: Equity gain reflects price appreciation only

	Fort Myers	U.S.	
<b>Conforming Loan Limit**</b>	\$726,200	\$1,089,300	Most buyers in this market have access to government-backed financing
<b>FHA Loan Limit</b>	\$472,030	\$1,089,300	
<b>Local Median to Conforming Limit Ratio</b>	60%	not comparable	

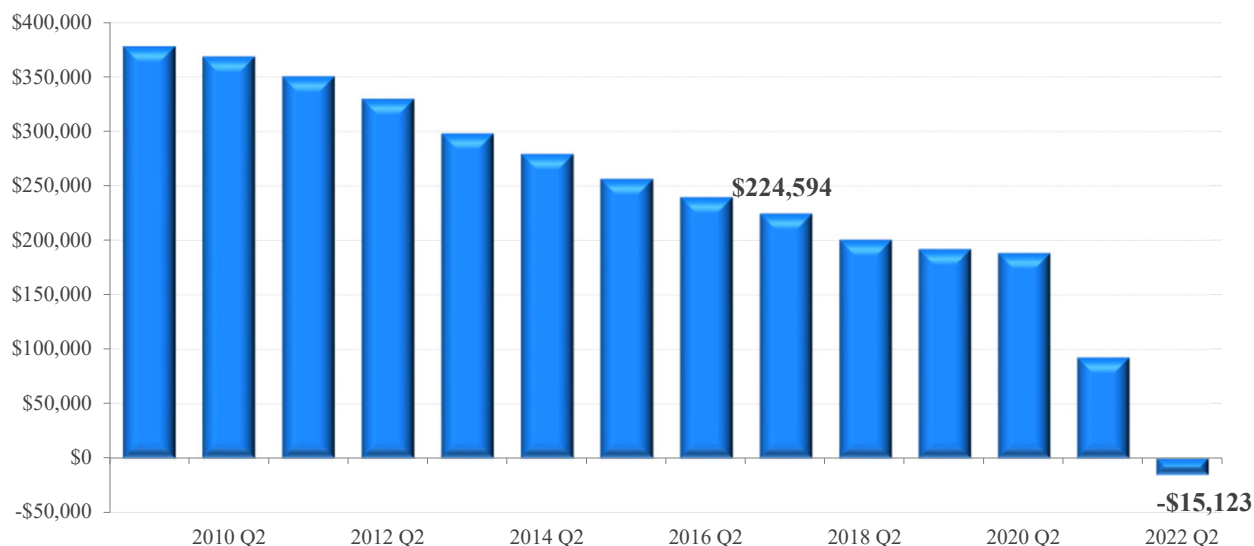
Note: limits are current and include the changes made on January 1st 2023.

#### Local NAR Leadership

The Cape Coral-Fort Myers market is part of region 5 in the NAR governance system, which includes all of Georgia, Florida, Alabama, Mississippi, Virgin Islands, and Puerto Rico. The 2023 NAR Regional Vice President representing region 5 is Eric Sain.

## Benefits of Ownership: Total Equity Appreciation

### Total Equity Accrued to Owner by Year and Quarter of Purchase



#### Total Equity Gained\*\* through 2023 Q2 from quarter in which home was of purchased

Price Activity	FortMyers	U.S.	Local Trend
1-year (4-quarter)	\$15,123	\$3,260	Price trends in the last three years have undercut the steady post-recession home equity growth despite owners paying down principle
3-year (12-quarter)*	\$188,481	\$125,464	
5-year (20-quarter)*	\$200,492	\$153,130	
7-year (28 quarters)*	\$239,805	\$190,329	
9-year (36 quarters)*	\$279,505	\$220,542	

\*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

# Drivers of Local Supply and Demand...

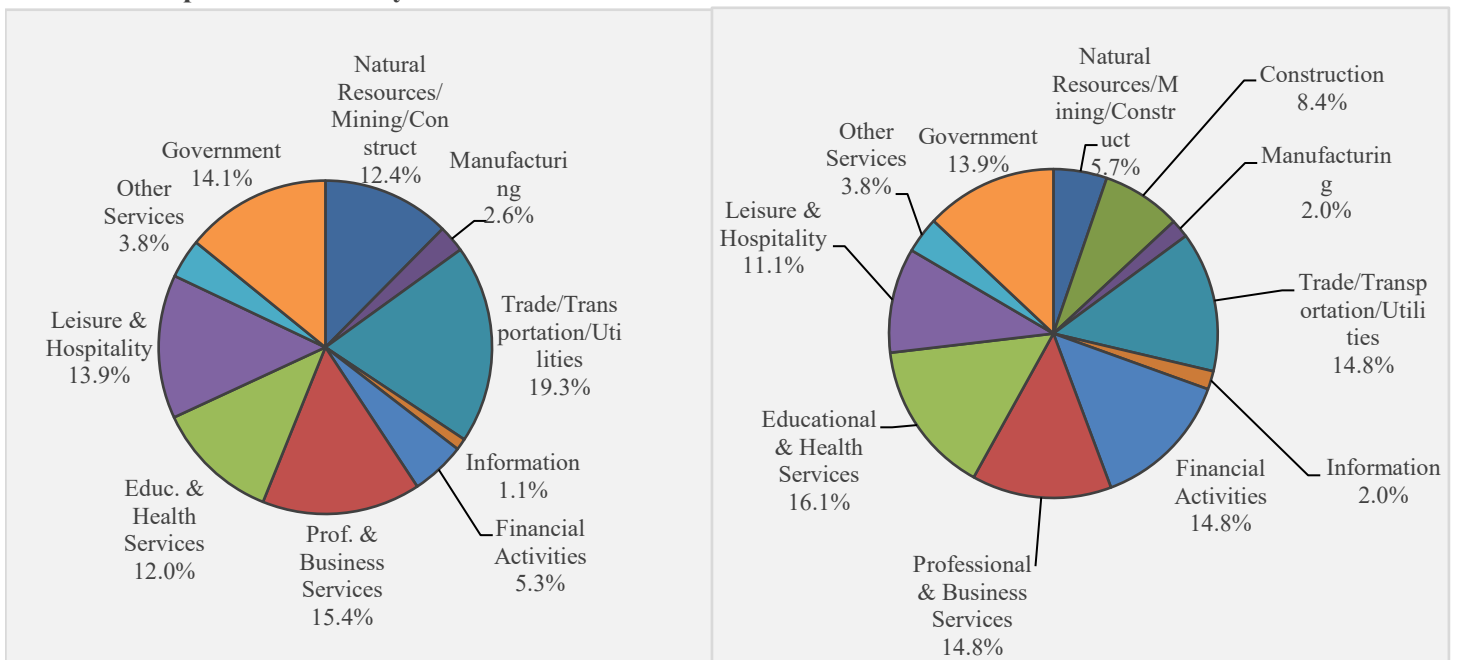


Local Economic Outlook	Fort Myers	U.S.	
12-month Job Change (Aug)	11,800	Not Comparable	Employment has held up and is on an upward trend
12-month Job Change (Jul)	10,400	Not Comparable	
36-month Job Change (Aug)	48,900	Not Comparable	Unemployment has risen since the same period last year, but Fort Myers's labor market has been more resilient than the national average
Current Unemployment Rate (Aug)	3.3%	3.8%	
Year-ago Unemployment Rate	3.0%	3.7%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	4.0%	2.9%	

## Share of Total Employment by Industry

Cape Coral-Fort Myers Area

U.S.



### 12-month Employment Change by Industry (Aug - 2023)

Goods Producing	NA	Information	0
Natural Resources/Mining/Construction	1,000	Financial Activities	400
Natural Resources and Mining	NA	Prof. & Business Services	2,700
Construction	NA	Educ. & Health Services	3,500
Manufacturing	0	Leisure & Hospitality	100
Service Providing Excluding Government	NA	Other Services	100
Trade/Transportation/Utilities	900	Government	1,700

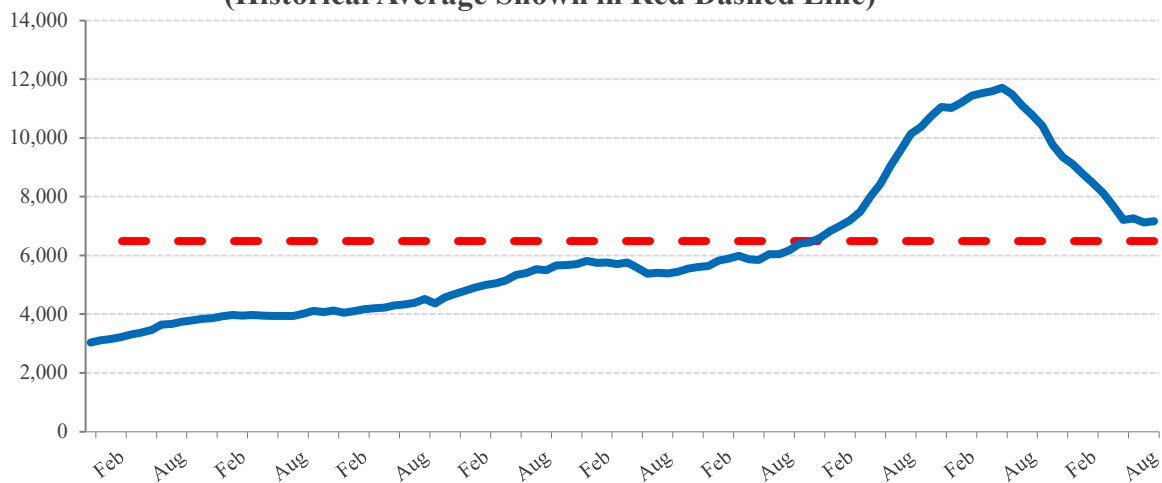
State Economic Activity Index	Florida	U.S.	
12-month change (2023 - Aug)	3.3%	3.2%	Florida's economy is stronger than the nation's, but slowed from last month's

36-month change (2023 - Aug)	24.8%	15.3%	3.38% change
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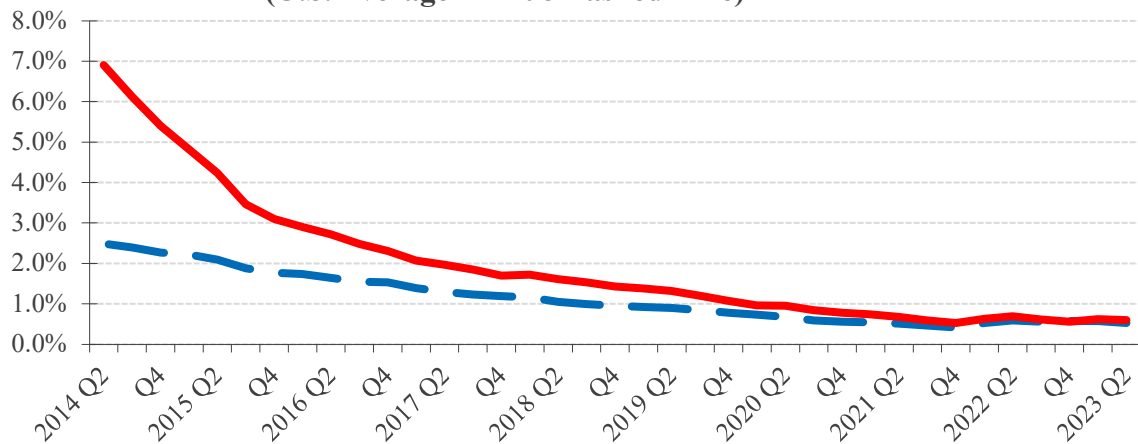


New Housing Construction			
Local Fundamentals	Fort Myers	U.S.	
12-month Sum of 1-unit Building Permits through Aug	7,167	not comparable	The current level of construction is 10.4% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	6,489	not comparable	Production above trend for an extended period of time could cause prices to moderate as inventory is built up.
Single-Family Housing Permits (Aug) 12-month sum vs. a year ago	-33.5%	-18.9%	Construction is down from last year, but appears to have bottomed.

**Construction: 12-month Sum of Local Housing Permits**  
(Historical Average Shown in Red Dashed Line)



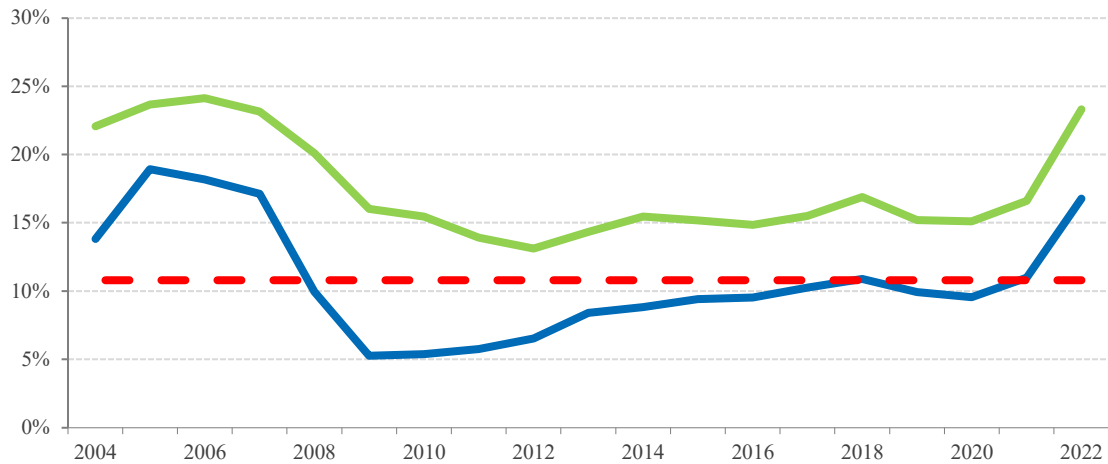
**State Total Foreclosure Rate vs. U.S Average**  
(U.S. Average in Blue Dashed Line)





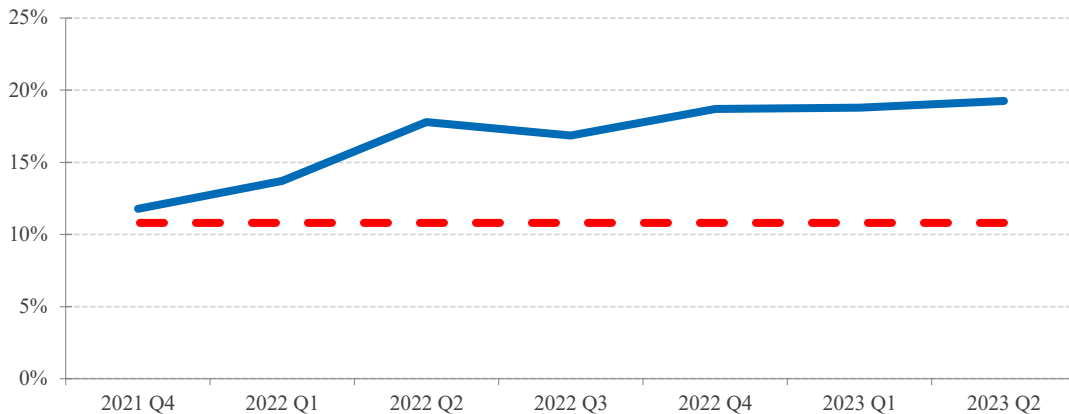
# Affordability

**Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income**  
(Local Historical Average Shown in Red, U.S. Average in Green)



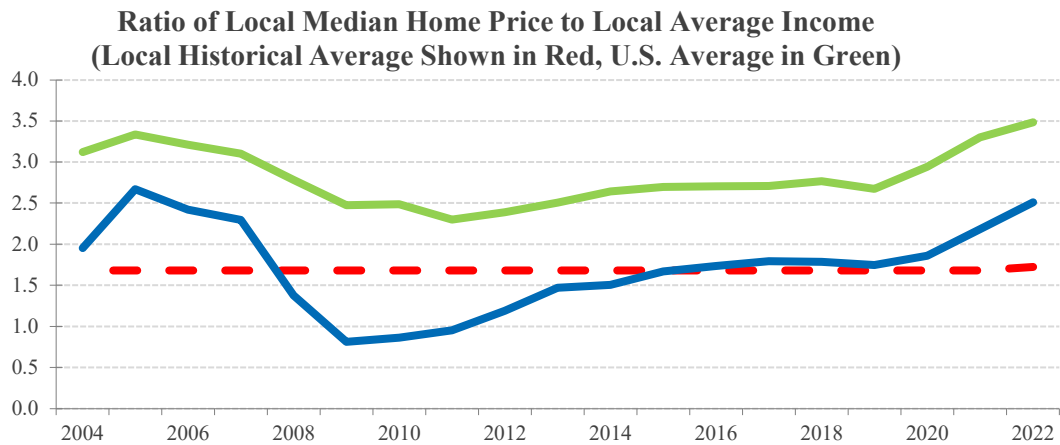
Monthly Mortgage Payment to Income	Fort Myers	U.S.	
Ratio for 2022	16.8%	23.3%	Weak by local standards and could weigh on demand
Ratio for 2023 Q2	19.3%	25.6%	
Historical Average	10.8%	17.8%	More affordable than most markets

**Recent Trend - Local Mortgage Servicing Cost to Income**  
(Historical Average Shown in Red Dashed Line)

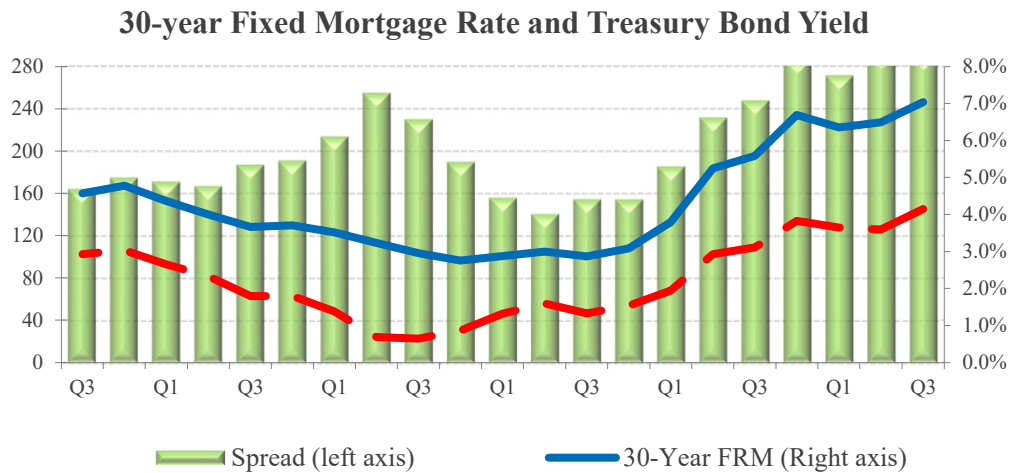


Median Home Price to Income	Fort Myers	U.S.	

Ratio for 2022	2.5	3.5	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2023 Q2	2.5	3.4	
Historical Average	1.7	2.8	Affordable compared to most markets



## The Mortgage Market



With the Federal Reserve maintaining its tight monetary policy, mortgage rates rose in the second quarter of the year. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate moved up to 6.49% in the second quarter of 2023 from 6.36% the previous quarter. While rates remain about 1.2 times higher than the previous year (5.24%), buyers' purchasing power and housing affordability continue to diminish. Affordability challenges may ease if the Federal Reserve will stop raising and start cutting interest rates next year. NAR forecasts the 30-year fixed mortgage rate to hover around 7% in the second half of the year.



## Geographic Coverage for this Report

The Fort Myers area referred to in this report covers the geographic area of the Cape Coral-Fort Myers metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Lee County

More information on the OMB's geographic definitions can be found at [https://obamawhitehouse.archives.gov/omb/bulletins\\_default/](https://obamawhitehouse.archives.gov/omb/bulletins_default/)