

# PINE ISLAND REAL ESTATE MARKET UPDATE - APRIL 13, 2017

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During the first 90 days of 2017, 123 properties on Pine Island sold through the Royal Palm Coast MLS, with a dollar volume of \$22,619,680.

These properties included:

23 Waterfront Single-Family Homes  
Median Price \$369,777  
(Prices down 5% since the same period in 2016)

22 Off-water Single-Family Homes  
Median Price \$202,750  
(Prices up 8% since the same period in 2016)

4 Condominiums Sold –  
Median Price \$239,570  
(Prices up 31% since the same period in 2016)

27 Manufactured Homes Sold  
Median Price \$128,500.  
(Prices up 3% since the same period in 2016)



7 Waterfront Homesites Sold  
Median Price \$163,250.  
(Prices down 1% since the same period in 2016)

33 Off-Water Homesites Sold –  
Median Price \$20,000.  
(Prices up 15% since the same period in 2016)

Homes are selling quite quickly, and close to the listing prices: Single-Family homes have been selling at about 94% of list price, condominiums have been selling at about 96% of list price, and manufactured homes have selling at about 93% of list price.

Almost an equal number of waterfront and off-water single-family homes sold on Pine Island in the first three months of 2017; combining both types of homes, the median sale price so far this year was \$282,500. This compares with a median sale price

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Tigua and Others

