



JG JIM GREEN REALTY



Alva: A Secret Well-Kept

Alva remains the best-kept secret in Lee County – resulting in a higher quality of life and a lower real estate sales volume than better-known areas. Newcomers flock to other areas – south and west. Developers have claimed the name is a detractor to sales. If you can find Alva on a Lee County street map (shown as a Lehigh afterthought) in less than five minutes, you've done well.

It is, perhaps appropriately, under marketed. Neon lights and aggressive sales approaches do not draw people to Alva. A bike or drive on North River Road, an afternoon kayaking Telegraph Creek, enjoying a river ski trip or sunset, catching the Alva Garden club plant sale, the friendly wave from a stranger - these are the draws. And hearing oneself think. May Alva quality of life, secret or not, continue.

Alva has enjoyed a dynamic if not euphoric 2013 real estate period. At the macro level, the average home sale price and price per square foot remained about the same, excluding last year's \$1M plus sales, and land sales have now re-entered the market.

Homes Sales

Alva has a variety of home types and therefore averaging them can mask underlying good news. Values did not necessarily all remained the same – in fact, a closer look shows there have been areas of good market improvement. Bank-owned and short sales diminished with conventional sales now in the foreground. Sellers and buyers often struggled, negotiated and then came to agreement on price. Each transaction added to establishing a new real estate history for our area.



Alva 2013 Home Sales

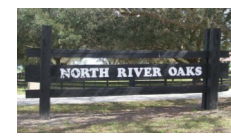
Address	Price	Address	Price	Address	Price	Address	Price
15638 Angelica DR	\$ 197,000	16560 Goldenrod Ln 202	\$ 140,000	17371 Oak Creek Rd	\$ 299,900	2230 Sebastian Ct	\$ 186,000
3365 Apple Blossom Dr	\$ 180,000	16580 Goldenrod Ln 203	\$ 165,400	1910 Oak Dr	\$ 300,000	18990 Serenoa Ct	\$ 435,000
2928 Apple Blossom Dr	\$ 340,000	1981 Goode Ave	\$ 325,000	16957 Oakstead Dr	\$ 205,000	17820 Silver & Horst Ln	\$ 185,000
2936 Apple Blossom Dr	\$ 300,000	2313 Hamilton Ave	\$ 85,000	17004 Oakstead Dr	\$ 210,000	2931 Styles Rd	\$ 75,450
2991 Bateman Rd	\$ 271,271	2313 Hamilton Ave	\$ 85,000	16450 Oakview Cir	\$ 440,000	2317 Summersweet Dd	\$ 129,000
2991 Bateman Rd	\$ 271,271	3310 Hampton Blvd	\$ 190,000	15350 Old Olga Rd	\$ 325,000	18661 Telegraph Creek Ln	\$ 155,111
18850 Bridge Wood Ct	\$ 256,000	3251 Hampton Blvd	\$ 219,750	3601 Packinghouse Rd	\$ 230,000	2261 Thompson Rd	\$ 155,900
2460 Carter Ln	\$ 63,000	2221 Herzog Rd	\$ 228,000	17161 Palm Beach Blvd	\$ 749,000	18150 Traverse Dr	\$ 259,000
21540 Center St	\$ 45,979	15580 Idalia Dr	\$ 299,250	19140 Palm Beach Blvd	\$ 166,000	18110 Traverse Dr	\$ 221,000
21560 Center St	\$ 105,000	15580 Idalia Dr	\$ 299,250	21320 Palm Beach Blvd	\$ 115,000	22971 Tuckahoe Rd	\$ 180,000
20645 Charles St	\$ 83,000	2014 Jackson Ave	\$ 66,299	21630 Palm Beach Blvd	\$ 100,000	21731 Tuckahoe Rd	\$ 250,000
3408 Chestnut Grove Dr	\$ 405,000	2017 Jackson Ave	\$ 68,000	21630 Palm Beach Blvd	\$ 100,000	2191 Waylife Ct	\$ 140,000
15070 Citrus Tree Ct	\$ 274,800	2202 Jackson Ave	\$ 42,500	21560 Park St	\$ 88,500	2221 Waylife Ct	\$ 270,000
2211 Cook Ln	\$ 335,000	2017 Jackson Ave	\$ 68,000	21621 Park St	\$ 410,000	2231 Waylife Ct	\$ 166,000
18781 Creekbridge Ct	\$ 295,000	2014 Jackson Ave	\$ 66,299	15511 Park Way	\$ 45,500	2180 Waylife Ct	\$ 130,000
20150 Cypress Creek Dr	\$ 668,000	2316 Leroy Ave	\$ 65,000	15530 Park Way	\$ 38,299	2021 Wellington Ave	\$ 249,900
4502 E 21ST St	\$ 59,900	15120 Ligustrum Ln	\$ 130,000	18301 Parkinson Rd	\$ 360,000	1590 Werner Dr	\$ 125,303
2506 E 23rd St	\$ 105,000	1741 Linwood Ave	\$ 90,000	21530 Pearl St	\$ 296,000	16621 Willow Point Ct	\$ 249,900
4233 E 25th St	\$ 110,000	22101 Lucky Lee Ln	\$ 185,000	2006 Polar Ave	\$ 105,000	16631 Willow Point Ct	\$ 365,000
4233 E 25th St	\$ 110,000	1891 Mitchell Ave	\$ 215,000	2103 Polar Ave	\$ 82,000	16440 Windsor Way	\$ 260,000
1710 E Court Pl	\$ 120,000	1871 Mitchell Ave	\$ 164,900	18160 River Chase Ct	\$ 204,000	16448 Windsor Way	\$ 117,000
21818 Falcon Ln	\$ 40,900	17160 N River Rd	\$ 332,000	18790 River Estates Ln	\$ 180,000	19100 Witts End Rd	\$ 670,000
2016 Fitch Ave	\$ 83,000	19861 N River Rd	\$ 182,000	18891 River Estates Ln	\$ 244,000	2199 Wyandotte Ave	\$ 37,500
17271 Frank Rd	\$ 375,000	21141 N River Rd	\$ 230,000	18191 Riverwind Dr	\$ 325,000	2199 Wyandotte Ave	\$ 37,500
17721 Frank Rd	\$ 349,000	21640 N River Rd	\$ 105,000	23150 Roundtree Ave	\$ 21,000	15319 Yellow Wood Dr	\$ 146,000
2160 Gardner Rd	\$ 199,000	21680 N River Rd	\$ 87,285	23150 Roundtree AVE	\$ 28,900	15336 Yellow Wood Dr	\$ 77,100
2210 Gardner Rd	\$ 245,000	21850 N River Rd	\$ 159,900	2100 Safe Harbour Ct	\$ 442,000	15343 Yellow Wood Dr	\$ 140,000
16581 Goldenrod Ln 101	\$ 164,000	23191 N River Rd	\$ 135,000	2210 Safe Harbour Ct	\$ 64,500	15375 Yellow Wood Dr	\$ 245,200
16591 Goldenrod Ln 101	\$ 120,000	21640 N River Rd	\$ 105,000	3087 Sagittaria Ln	\$ 208,000	15176 Yellow Wood Dr	\$ 235,000
16570 Goldenrod Ln 102	\$ 134,000	17140 Oak Creek Rd	\$ 285,000	2101 Scrub Olive Ct	\$ 260,000		
16591 Goldenrod Ln 201	\$ 138,000	17200 Oak Creek Rd	\$ 239,000	2200 Sebastian Ct	\$ 169,900		

The statistical data provided is based on information compiled from the FLORIDA GULF COAST MLS, INC. for MLS sales with the assistance of a Realtor® during the period Jan. 1 2012 through December 31 2013 with additional information from the Lee County Property Appraiser. Data is for the Alva area 33920 ZIP Code.

Riverfront: Eight homes sold at an average price of \$415,000 and \$150/sf. Excluding last year's mega-home sales, this compares favorably with 2012 when ten sold at an average price of \$408,000 and \$130/sf.

Off-River Waterfront (Canals and Creeks): Thirteen sales at an average price of \$219,000 and \$108/sf. All numbers improved modestly over last year.

Riverwind Cove: Five sales (one riverfront) at an average price of \$316,780 and \$115/sf. Seven sales (3 riverfront) occurred the prior year at comparable prices.



River Hall: Sales volume and prices are improving. Seven homes are under construction in the Country Club, a good step for revitalization. It remains a good time to buy resale homes .

Aston Oaks: Six sales at an average price of \$143,567 and \$69/sf. Sales volume equaled prior year, per square foot price showed a 17% improvement.

Country Club: Six sales at an average price of \$234,167 and \$101/sf, up from only one sale last year @\$78/sf.

Hampton Lakes: Three sales, down a bit in both volume and per square foot price to \$75.

Cascades: Eleven sales, up two, average \$199,736. Per square foot price improved 12% to \$99/sf.

Hawks Preserve: Just to the west of the Alva Zip Code area, the Hawks Preserve community continues its upward path. The year over year average sales price increased from \$118,067 to \$135,763 and the average per square foot price increased 10% to \$65.77. Demand is high with very few offerings (asking \$155,000 and \$174,900), ingredients for additional price escalation.

Land Sales

After a five year hiatus, land is selling. A total of 167 land parcels traded hands this year, 127 in bulk purchases and 35 as individual sales. The data suggests the tide has turned.

Factors that improved demand: elimination of most bank-owned homes (and land) from the market, rising home prices at or approaching new construction costs, some land speculation, and buyers reentering the market that want to design/build as they wish - e.g. new riverfront home construction is under way in Caloosa Shores and Caloosa Preserve.

Bulk Sales occurred in River Hall (20 lots, \$600,00) and Lehigh within the zip code (107 lots sold in 5 transactions at an average of \$5,711/lot).

Alva 2013 Land Sales -.59 Acres and up, excludes bulk sales											
Off-River											
Address		Price	AC	Address		Price	AC	Address		Price	AC
3101	Bateman Rd	\$ 50,000	5.1	15630	Old Olga Rd	\$ 20,000	0.9	2041	Rialto Way	\$ 35,500	3.1
3251	Bateman Road	\$ 73,200	7.4	12189	Old Rodeo Drive	\$ 85,000	2.2	1761	Sessler Rd	\$ 25,000	1.2
23031	Crookedwood Loop	\$ 31,000	1.2	16051	Palm Beach Blvd	\$ 59,000	5.0	2011	Silk Bay Blvd	\$ 20,000	1.5
18471	Cypress Creek Ln	\$ 380,000	43.6	16751	Palm Beach Blvd	\$200,000	22.1	2670	Styles Rd	\$ 55,000	5.7
18091	Cypress Creek Ln	\$ 39,900	2.5	17340	Palm Beach Blvd	\$ 55,000	1.8	3211	Tuckahoe Crossing Ln	\$ 52,500	3.0
2007	Fitch Ave	\$ 4,550	1.0	17300	Palm Beach Blvd	\$ 62,500	1.0	22460	Tuckahoe Road	\$ 26,000	2.1
16740	Oak Grove Cn	\$ 35,000	1.2	18891	Parkinson Rd	\$187,500	10.0	22754	Yellow Button Ln	\$ 19,999	1.6
15690	Old Olga Rn	\$ 28,000	1.0	17900	Parkinson Rd	\$332,500	9.2				
Riverfront											
18180	North Olga Drive	\$ 214,500	2.0	21211	Palm Beach Blvd	\$325,000	7.72	17860	Scout Camp Rd	\$ 161,000	2.5
16510	Oakview Cir	\$ 142,000	0.7	12711	Palm Beach Blvd	\$400,000	5.19	2082	Silk Bay Blvd	\$ 102,500	1.0
16420	Oakview Cir	\$ 100,000	0.6	21541	Palm Beach Blvd	\$ 175,000	1.79	22821	Yellow Button Ln	\$ 76,000	1.5
15371	Old Olga Rd	\$1,400,000	91.7	15750	River Creek Ct	\$345,000	10.4	22749	Yellow Button Ln	\$ 83,000	1.5

The statistical data provided is based on information compiled from the FLORIDA GULF COAST MLS, INC. for MLS sales with the assistance of a Realtor® during the period Jan. 1 2012 through December 31 2013 with additional information from the Lee County Property Appraiser. Data is for the Alva area 33920 ZIP Code.

The largest/highest price land sale was the 96 acre riverfront parcel on Old Olga Road, previously entitled as a subdivision, selling for \$1.4M. It is back on the market at \$3.45M. Individual (not bulk) land sales averaged \$14,100/acre off-river and \$27,854/acre for riverfront. For riverfront parcels 1.5 acres and smaller, the average price per acre was \$91,201.



Jim Green
Broker



Maria Lee
239-634-1362



Mikael Johansson
239-810-1533



Devon Land
239-218-4989

14801 Palm Beach Blvd Suite 100
Fort Myers FL 33905
(239) 728 5481

www.jimgreenrealty.com jim@jimgreenrealty.com



Alva Area Land For Sale

- 22 acres, Parkinson Road
- 2.5 acres, Claytor Rd
- 2.7 Acres, Rancho 78 Drive
- 2.9 acres, Double J Estates
- 1.8 acres, Fort Simmons Road
- .3 acres, Telegraph creekfront,

Caloosa Shores



Riverfront Homesites