



Naples Area Board of REALTORS®



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www.NABOR.com
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1455 Pine Ridge Road
Naples, FL 34109

August 2014

Overall Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	August 2013	August 2014
	\$0-\$300K	568	460	6,970	5,927	505	401	6,156	5,502	\$165	\$185	\$155	\$175	1,590	1,279	126
\$300K-\$500K	143	180	1,933	2,061	141	157	1,665	1,837	\$379	\$385	\$375	\$383	758	814	165	81
\$500K-\$1M	112	98	1,330	1,489	92	94	1,176	1,315	\$630	\$644	\$655	\$655	757	771	193	125
\$1M-\$2M	40	38	591	639	38	33	508	582	\$1,372	\$1,360	\$1,380	\$1,331	442	397	264	160
\$2M+	27	19	354	416	28	19	293	377	\$3,075	\$3,475	\$3,000	\$2,875	328	318	192	131
TOTAL	890	795	11,178	10,532	804	704	9,798	9,613	\$230	\$267	\$228	\$260	3,875	3,579	151	83

Overall Market Statistics by Area

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	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	August 2013	August 2014
	Naples Beach	162	124	2,233	2,122	144	136	2,037	2,027	\$546	\$509	\$540	\$615	953	759	176
North Naples	256	229	2,926	2,805	219	194	2,591	2,588	\$290	\$347	\$275	\$319	982	890	154	88
Central Naples	163	164	2,009	1,896	144	124	1,695	1,689	\$176	\$200	\$150	\$175	491	500	148	76
South Naples	135	112	1,729	1,631	120	107	1,499	1,465	\$139	\$164	\$150	\$178	578	575	146	64
East Naples	163	160	2,095	1,919	163	131	1,804	1,691	\$201	\$213	\$179	\$215	743	752	124	68
Immokalee/Ave Maria	4	3	54	48	4	2	53	42	\$56	\$139	\$88	\$167	28	17	106	73
TOTAL	883	792	11,046	10,421	794	694	9,679	9,502	\$230	\$268	\$227	\$260	3,775	3,493	149	83

Legend

Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
North Naples:	34109, 34110, 34119
Central Naples:	34104, 34105, 34116
South Naples:	34112, 34113
East Naples:	34114, 34117, 34120, 34137
Immokalee/Ave Maria:	34142

Calculations are based on property listings that exist within Southwest Florida MLS. Only properties in Collier County, excluding Marco Island, are included. *Counts for breakdowns of available inventory for prior years are unavailable. **Median Sold Prices are unavailable for periods with zero sales reported. In order to compile congruent data from multiple sources under the new Matrix system, a new method of calculating days on market was adopted. Therefore, historic comparisons of this data will be released when adequate time has elapsed allowing for such comparison. The median refers to the middle value in a set of statistical values that are arranged in ascending or descending order, in this case prices at which homes were actually sold. Data entry anomalies and non-Naples zip codes may result in minor discrepancies. However, these anomalies are statistically insignificant. Single Family Homes are tabulated using properties with a building design of Single Family, Villa Detached, or Manufactured. Condo units are tabulated using properties with a building design of Low-Rise, Mid-Rise, High-Rise or Villa Attached.



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Single Family Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	August 2013	August 2014
	\$0-\$300K	256	195	2,965	2,249	215	163	2,562	2,039	\$184	\$204	\$168	\$190	489	421	109
\$300K-\$500K	90	118	1,140	1,281	98	93	965	1,132	\$384	\$387	\$378	\$385	412	460	149	72
\$500K-\$1M	67	72	754	898	53	56	650	778	\$650	\$655	\$665	\$664	437	464	163	115
\$1M-\$2M	27	21	327	368	17	18	288	326	\$1,385	\$1,315	\$1,400	\$1,347	288	275	345	162
\$2M+	22	18	240	303	15	17	196	272	\$2,800	\$3,475	\$3,000	\$2,900	268	284	215	92
TOTAL	462	424	5,426	5,099	398	347	4,661	4,547	\$274	\$319	\$270	\$337	1,894	1,904	142	79

Single Family Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	August 2013	August 2014
	Naples Beach	69	60	816	803	44	59	724	754	\$727	\$851	\$720	\$950	382	350	163
North Naples	121	106	1,341	1,276	93	90	1,169	1,164	\$430	\$446	\$385	\$450	549	522	148	83
Central Naples	91	92	1,010	947	76	68	827	832	\$294	\$263	\$232	\$254	239	237	143	66
South Naples	48	46	663	647	50	41	577	562	\$215	\$275	\$220	\$279	197	240	246	103
East Naples	125	114	1,480	1,324	127	82	1,256	1,142	\$200	\$212	\$175	\$217	442	482	123	58
Immokalee/Ave Maria	3	3	42	36	2	2	41	30	\$23	\$139	\$82	\$165	21	16	82	51
TOTAL	457	421	5,352	5,033	392	342	4,594	4,484	\$272	\$320	\$270	\$336	1,830	1,847	153	76

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	August 2013	August 2014
	\$0-\$300K	312	265	4,005	3,678	290	238	3,594	3,463	\$156	\$169	\$148	\$165	1,101	858	138
\$300K-\$500K	53	62	793	780	43	64	700	705	\$369	\$370	\$375	\$375	346	354	196	96
\$500K-\$1M	45	26	576	591	39	38	526	537	\$617	\$577	\$640	\$650	320	307	236	137
\$1M-\$2M	13	17	264	271	21	15	220	256	\$1,340	\$1,500	\$1,345	\$1,325	154	122	199	158
\$2M+	5	1	114	113	13	2	97	105	\$3,150	\$4,350	\$2,975	\$2,850	60	34	162	488
TOTAL	428	371	5,752	5,433	406	357	5,137	5,066	\$195	\$225	\$191	\$215	1,981	1,675	159	87

Condominium Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	12-month ending 08/2013	12-month ending 08/2014	August 2013	August 2014	August 2013	August 2014
	Naples Beach	93	64	1,417	1,319	100	77	1,313	1,273	\$535	\$480	\$495	\$530	571	409	195
North Naples	135	123	1,585	1,529	126	104	1,422	1,424	\$204	\$235	\$190	\$215	433	368	148	70
Central Naples	72	72	999	949	68	56	868	857	\$140	\$167	\$125	\$147	252	263	134	71
South Naples	87	66	1,066	984	70	66	922	903	\$109	\$134	\$130	\$147	381	335	139	65
East Naples	38	46	615	595	36	49	548	549	\$217	\$213	\$200	\$212	301	270	182	89
Immokalee/Ave Maria	1	0	12	12	2	0	12	12	\$112	NULL	\$148	\$170	7	1	115	0
TOTAL	426	371	5,694	5,388	402	352	5,085	5,018	\$194	\$222	\$190	\$214	1,945	1,646	159	86

Legend

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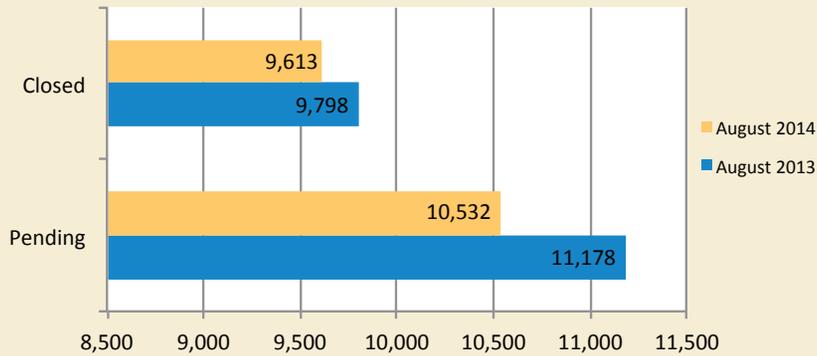
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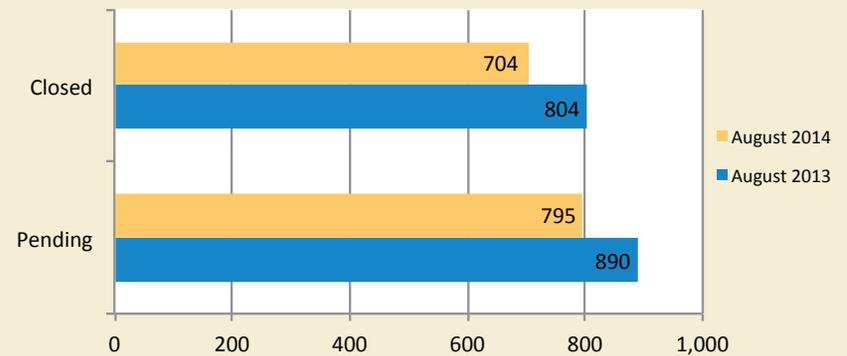
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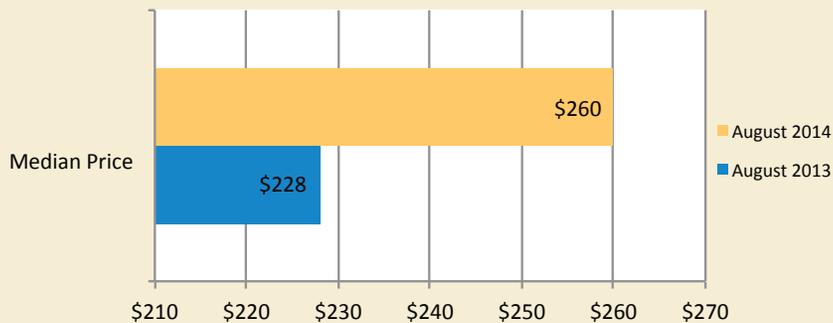
Most Recent 12 Months



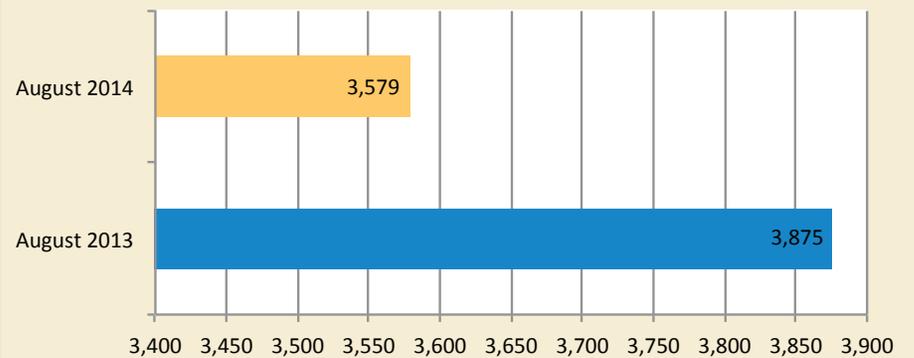
Month to Month



Median Closed Price (,000's) 12 Months Ending



Inventory



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