



Naples Area Board of REALTORS®



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

August 2015

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	August 2014	August 2015	% Chg.	
\$0-\$300K	460	392	-15%	5,927	5,235	-12%	430	338	-21%	5,554	5,033	-9%	\$ 184	\$ 205	11%	\$ 175	\$ 192	10%	1,279	946	-26%	62	57	-8%	
\$300K-\$500K	180	212	18%	2,061	2,501	21%	165	179	8%	1,850	2,314	25%	\$ 385	\$ 375	-3%	\$ 383	\$ 375	-2%	814	908	12%	80	95	19%	
\$500K-\$1M	98	131	34%	1,489	1,666	12%	100	99	-1%	1,331	1,471	11%	\$ 650	\$ 637	-2%	\$ 659	\$ 660	0%	771	876	14%	123	93	-24%	
\$1M-\$2M	38	46	21%	639	727	14%	33	49	48%	584	643	10%	\$ 1,360	\$ 1,365	0%	\$ 1,331	\$ 1,325	0%	397	381	-4%	160	102	-36%	
\$2M+	19	30	58%	416	468	13%	19	24	26%	376	409	9%	\$ 3,475	\$ 3,132	-10%	\$ 2,850	\$ 3,250	14%	318	414	30%	131	126	-4%	
TOTAL	795	811	2%	10,532	10,597	1%	747	689	-8%	9,695	9,870	2%	\$ 265	\$ 306	15%	\$ 260	\$ 297	14%	3,579	3,525	-2%	81	78	-4%	
													Median > \$300K	\$ 490	\$ 497	1%	\$ 550	\$ 520	-5%						

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	August 2014	August 2015	% Chg.
Naples Beach	124	125	1%	2,122	2,048	-3%	138	120	-13%	2,036	1,957	-4%	\$ 509	\$ 637	25%	\$ 615	\$ 690	12%	759	756	0%	110	68	-38%
North Naples	229	215	-6%	2,805	2,777	-1%	204	199	-2%	2,607	2,614	0%	\$ 345	\$ 370	7%	\$ 319	\$ 355	11%	890	998	12%	88	75	-15%
Central Naples	164	151	-8%	1,896	1,867	-2%	133	131	-2%	1,704	1,745	2%	\$ 199	\$ 230	16%	\$ 175	\$ 205	17%	500	420	-16%	74	69	-7%
South Naples	112	141	26%	1,631	1,774	9%	113	103	-9%	1,482	1,610	9%	\$ 165	\$ 232	41%	\$ 179	\$ 217	21%	575	547	-5%	63	96	52%
East Naples	160	170	6%	1,919	1,974	3%	146	124	-15%	1,712	1,800	5%	\$ 213	\$ 270	27%	\$ 215	\$ 258	20%	752	721	-4%	66	85	29%
Immokalee/Ave Maria	3	7	133%	48	59	23%	3	4	33%	43	48	12%	\$ 160	\$ 60	-63%	\$ 170	\$ 191	12%	17	27	59%	56	14	-75%
TOTAL	792	809	2%	10,421	10,499	1%	737	681	-8%	9,584	9,774	2%	\$ 265	\$ 305	15%	\$ 260	\$ 296	14%	3,493	3,469	-1%	81	77	-5%

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 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	August 2014	August 2015	% Chg.	
\$0-\$300K	195	136	-30%	2,249	1,840	-18%	173	122	-29%	2,062	1,776	-14%	\$ 204	\$ 232	14%	\$ 190	\$ 211	11%	421	298	-29%	57	42	-26%	
\$300K-\$500K	118	150	27%	1,281	1,489	16%	99	113	14%	1,141	1,365	20%	\$ 385	\$ 400	4%	\$ 385	\$ 385	0%	460	504	10%	70	83	19%	
\$500K-\$1M	72	99	38%	898	974	8%	61	59	-3%	791	831	5%	\$ 675	\$ 637	-6%	\$ 665	\$ 650	-2%	464	572	23%	114	88	-23%	
\$1M-\$2M	21	41	95%	368	447	21%	18	34	89%	328	394	20%	\$ 1,315	\$ 1,345	2%	\$ 1,347	\$ 1,333	-1%	275	281	2%	162	122	-25%	
\$2M+	18	24	33%	303	350	16%	17	20	18%	272	309	14%	\$ 3,475	\$ 3,422	-2%	\$ 2,875	\$ 3,412	19%	284	370	30%	92	141	53%	
TOTAL	424	450	6%	5,099	5,100	0%	368	348	-5%	4,594	4,675	2%	\$ 317	\$ 388	22%	\$ 335	\$ 370	10%	1,904	2,025	6%	78	78	0%	
													Median > \$300K	\$ 490	\$ 502	2%	\$ 550	\$ 525	-5%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	August 2014	August 2015	% Chg.
Naples Beach	60	63	5%	803	786	-2%	59	52	-12%	757	737	-3%	\$ 851	\$ 862	1%	\$ 950	\$ 980	3%	350	408	17%	79	66	-16%
North Naples	106	114	8%	1,276	1,301	2%	94	97	3%	1,172	1,211	3%	\$ 442	\$ 543	23%	\$ 450	\$ 480	7%	522	627	20%	109	93	-15%
Central Naples	92	82	-11%	947	882	-7%	71	75	6%	841	831	-1%	\$ 268	\$ 314	17%	\$ 253	\$ 304	20%	237	216	-9%	77	62	-19%
South Naples	46	60	30%	647	682	5%	43	36	-16%	572	596	4%	\$ 285	\$ 266	-7%	\$ 279	\$ 282	1%	240	235	-2%	62	98	58%
East Naples	114	123	8%	1,324	1,326	0%	94	81	-14%	1,159	1,188	3%	\$ 212	\$ 285	34%	\$ 218	\$ 266	22%	482	475	-1%	53	77	45%
Immokalee/Ave Maria	3	7	133%	36	53	47%	2	2	0%	30	42	40%	\$ 139	\$ 188	35%	\$ 165	\$ 207	25%	16	24	50%	73	17	-77%
TOTAL	421	449	7%	5,033	5,030	0%	363	343	-6%	4,531	4,605	2%	\$ 319	\$ 392	23%	\$ 335	\$ 370	10%	1,847	1,985	7%	78	78	0%

Legend

Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
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Condominium Market Statistics by Price

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	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	12-month ending 08/2014	12-month ending 08/2015	% Chg.	August 2014	August 2015	% Chg.	August 2014	August 2015	% Chg.	
\$0-\$300K	265	256	-3%	3,678	3,395	-8%	257	216	-16%	3,492	3,257	-7%	\$ 169	\$ 179	6%	\$ 165	\$ 182	10%	858	648	-24%	66	64	-3%	
\$300K-\$500K	62	62	0%	780	1,012	30%	66	66	0%	709	949	34%	\$ 375	\$ 359	-4%	\$ 375	\$ 365	-3%	354	404	14%	96	114	19%	
\$500K-\$1M	26	32	23%	591	692	17%	39	40	3%	540	640	19%	\$ 580	\$ 658	13%	\$ 650	\$ 676	4%	307	304	-1%	137	100	-27%	
\$1M-\$2M	17	5	-71%	271	280	3%	15	15	0%	256	249	-3%	\$ 1,500	\$ 1,375	-8%	\$ 1,325	\$ 1,315	-1%	122	100	-18%	158	60	-62%	
\$2M+	1	6	500%	113	118	4%	2	4	100%	104	100	-4%	\$ 4,350	\$ 2,175	-50%	\$ 2,800	\$ 2,750	-2%	34	44	29%	488	48	-90%	
TOTAL	371	361	-3%	5,433	5,497	1%	379	341	-10%	5,101	5,195	2%	\$ 220	\$ 235	7%	\$ 215	\$ 245	14%	1,675	1,500	-10%	85	78	-8%	
													Median > \$300K	\$ 485	\$ 460	-5%	\$ 545	\$ 515	-6%						

Condominium Market Statistics by Area

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Naples Beach	64	62	-3%	1,319	1,262	-4%	79	68	-14%	1,279	1,220	-5%	\$ 480	\$ 591	23%	\$ 530	\$ 581	10%	409	348	-15%	134	70	-48%
North Naples	123	101	-18%	1,529	1,476	-3%	110	102	-7%	1,435	1,403	-2%	\$ 225	\$ 236	5%	\$ 215	\$ 250	16%	368	371	1%	70	58	-17%
Central Naples	72	69	-4%	949	985	4%	62	56	-10%	863	914	6%	\$ 165	\$ 168	2%	\$ 146	\$ 166	14%	263	204	-22%	70	79	13%
South Naples	66	81	23%	984	1,092	11%	70	67	-4%	910	1,014	11%	\$ 135	\$ 200	48%	\$ 148	\$ 175	18%	335	312	-7%	64	95	48%
East Naples	46	47	2%	595	648	9%	52	43	-17%	553	612	11%	\$ 214	\$ 210	-2%	\$ 212	\$ 242	14%	270	246	-9%	88	101	15%
Immokalee/Ave Maria	0	0		12	6	-50%	1	2	100%	13	6	-54%	\$ 237	\$ 45	-81%	\$ 170	\$ 122	-28%	1	3	200%	22	12	-45%
TOTAL	371	360	-3%	5,388	5,469	2%	374	338	-10%	5,053	5,169	2%	\$ 219	\$ 234	7%	\$ 214	\$ 245	14%	1,646	1,484	-10%	85	76	-11%

Legend

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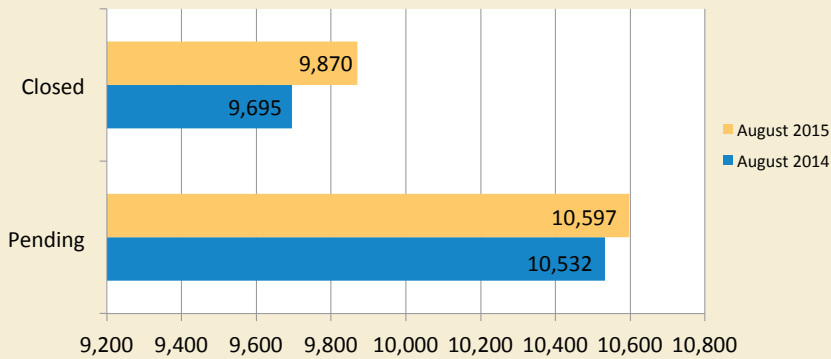
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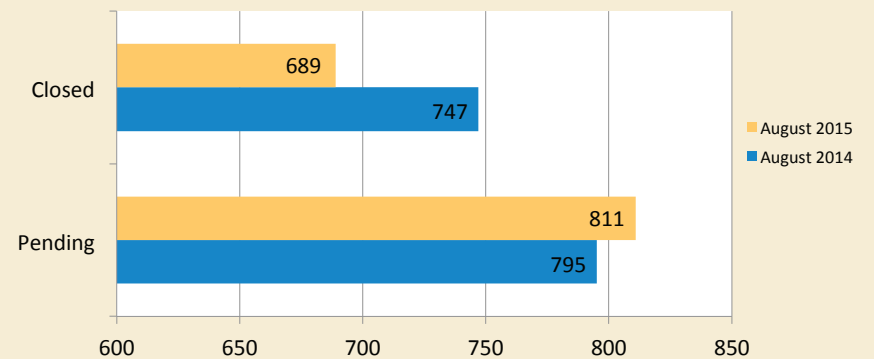
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August 2015

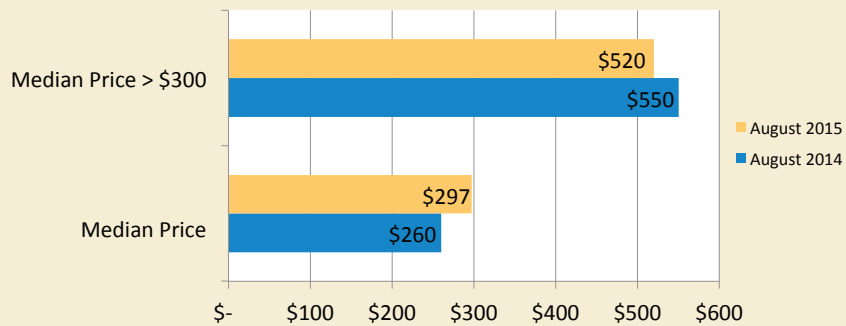
Most Recent 12 Months



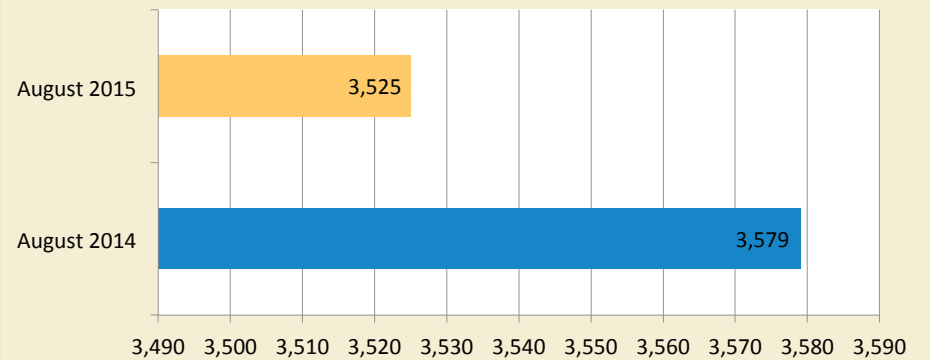
Month to Month



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



Inventory



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