



Naples Area Board of REALTORS®



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1455 Pine Ridge Road  
Naples, FL 34109

1Q 2016

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	
\$0-\$300K	1,755	1,244	-29%	5,628	4,465	-21%	1,195	897	-25%	5,366	4,510	-16%	\$ 188	\$ 210	12%	\$ 180	\$ 205	14%	1,272	1,527	20%	64	58	-9%	
\$300K-\$500K	860	667	-22%	2,379	2,407	1%	563	467	-17%	2,107	2,297	9%	\$ 375	\$ 385	3%	\$ 380	\$ 379	0%	1,061	1,503	42%	87	80	-8%	
\$500K-\$1M	546	496	-9%	1,573	1,629	4%	338	332	-2%	1,364	1,518	11%	\$ 686	\$ 660	-4%	\$ 655	\$ 660	1%	965	1,382	43%	102	91	-11%	
\$1M-\$2M	275	215	-22%	680	675	-1%	159	144	-9%	622	637	2%	\$ 1,347	\$ 1,395	4%	\$ 1,336	\$ 1,350	1%	484	627	30%	134	104	-22%	
\$2M+	192	164	-15%	454	455	0%	125	89	-29%	414	390	-6%	\$ 3,200	\$ 3,050	-5%	\$ 3,075	\$ 3,200	4%	471	612	30%	151	142	-6%	
<b>TOTAL</b>	<b>3,628</b>	<b>2,786</b>	<b>-23%</b>	<b>10,714</b>	<b>9,631</b>	<b>-10%</b>	<b>2,380</b>	<b>1,929</b>	<b>-19%</b>	<b>9,873</b>	<b>9,352</b>	<b>-5%</b>	<b>\$ 300</b>	<b>\$ 325</b>	<b>8%</b>	<b>\$ 278</b>	<b>\$ 311</b>	<b>12%</b>	<b>4,253</b>	<b>5,651</b>	<b>33%</b>	<b>85</b>	<b>77</b>	<b>-9%</b>	
													<b>Median &gt; \$300K</b>	<b>\$ 530</b>	<b>\$ 545</b>	<b>3%</b>	<b>\$ 527</b>	<b>\$ 525</b>	<b>0%</b>						

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.
Naples Beach	754	544	-28%	2,078	1,785	-14%	490	361	-26%	1,986	1,801	-9%	\$ 700	\$ 770	10%	\$ 643	\$ 725	13%	946	1,315	39%	96	87	-9%
North Naples	906	728	-20%	2,764	2,617	-5%	595	540	-9%	2,600	2,531	-3%	\$ 375	\$ 390	4%	\$ 338	\$ 375	11%	1,142	1,630	43%	87	70	-20%
Central Naples	605	451	-25%	1,953	1,601	-18%	389	290	-25%	1,764	1,583	-10%	\$ 200	\$ 237	19%	\$ 187	\$ 230	23%	563	720	28%	69	64	-7%
South Naples	629	478	-24%	1,751	1,618	-8%	410	310	-24%	1,585	1,531	-3%	\$ 214	\$ 235	10%	\$ 195	\$ 230	18%	707	869	23%	81	76	-6%
East Naples	680	545	-20%	2,017	1,875	-7%	454	406	-11%	1,800	1,789	-1%	\$ 245	\$ 285	16%	\$ 234	\$ 278	19%	813	1,008	24%	84	86	2%
Immokalee/Ave Maria	20	14	-30%	44	63	43%	12	9	-25%	37	53	43%	\$ 119	\$ 225	89%	\$ 160	\$ 222	39%	25	35	40%	50	97	94%
<b>TOTAL</b>	<b>3,594</b>	<b>2,760</b>	<b>-23%</b>	<b>10,607</b>	<b>9,559</b>	<b>-10%</b>	<b>2,350</b>	<b>1,916</b>	<b>-18%</b>	<b>9,772</b>	<b>9,288</b>	<b>-5%</b>	<b>\$ 300</b>	<b>\$ 325</b>	<b>8%</b>	<b>\$ 276</b>	<b>\$ 310</b>	<b>12%</b>	<b>4,196</b>	<b>5,577</b>	<b>33%</b>	<b>84</b>	<b>77</b>	<b>-8%</b>

### 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. 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			
	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	
\$0-\$300K	612	414	-32%	2,100	1,530	-27%	425	311	-27%	1,937	1,522	-21%	\$ 205	\$ 225	10%	\$ 195	\$ 225	15%	385	346	-10%	57	54	-5%	
\$300K-\$500K	456	386	-15%	1,399	1,439	3%	317	288	-9%	1,258	1,386	10%	\$ 385	\$ 399	4%	\$ 385	\$ 390	1%	621	807	30%	78	74	-5%	
\$500K-\$1M	277	308	11%	914	1,041	14%	182	210	15%	804	903	12%	\$ 653	\$ 645	-1%	\$ 650	\$ 655	1%	640	910	42%	106	91	-14%	
\$1M-\$2M	155	112	-28%	386	413	7%	104	84	-19%	360	396	10%	\$ 1,397	\$ 1,415	1%	\$ 1,352	\$ 1,350	0%	355	419	18%	140	123	-12%	
\$2M+	134	113	-16%	338	335	-1%	93	69	-26%	297	301	1%	\$ 3,300	\$ 3,050	-8%	\$ 3,191	\$ 3,275	3%	402	514	28%	175	157	-10%	
<b>TOTAL</b>	<b>1,634</b>	<b>1,333</b>	<b>-18%</b>	<b>5,137</b>	<b>4,758</b>	<b>-7%</b>	<b>1,121</b>	<b>962</b>	<b>-14%</b>	<b>4,656</b>	<b>4,508</b>	<b>-3%</b>	<b>\$ 375</b>	<b>\$ 415</b>	<b>11%</b>	<b>\$ 350</b>	<b>\$ 398</b>	<b>14%</b>	<b>2,403</b>	<b>2,996</b>	<b>25%</b>	<b>90</b>	<b>83</b>	<b>-8%</b>	
													<b>Median &gt; \$300K</b>	<b>\$ 550</b>	<b>\$ 545</b>	<b>-1%</b>	<b>\$ 530</b>	<b>\$ 530</b>	<b>0%</b>						

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.
Naples Beach	270	219	-19%	779	727	-7%	188	137	-27%	731	697	-5%	\$ 1,012	\$ 1,200	19%	\$ 960	\$ 1,050	9%	497	634	28%	119	111	-7%
North Naples	400	323	-19%	1,259	1,259	0%	273	269	-1%	1,185	1,206	2%	\$ 510	\$ 540	6%	\$ 472	\$ 510	8%	712	907	27%	96	81	-16%
Central Naples	264	203	-23%	942	771	-18%	180	134	-26%	855	758	-11%	\$ 329	\$ 355	8%	\$ 280	\$ 320	14%	321	364	13%	67	65	-3%
South Naples	228	176	-23%	681	614	-10%	146	110	-25%	594	567	-5%	\$ 305	\$ 317	4%	\$ 285	\$ 302	6%	286	382	34%	92	68	-26%
East Naples	427	383	-10%	1,365	1,288	-6%	301	294	-2%	1,196	1,192	0%	\$ 249	\$ 295	18%	\$ 235	\$ 285	21%	533	626	17%	75	84	12%
Immokalee/Ave Maria	18	14	-22%	37	57	54%	11	9	-18%	30	46	53%	\$ 90	\$ 225	150%	\$ 109	\$ 223	105%	24	29	21%	49	97	98%
<b>TOTAL</b>	<b>1,607</b>	<b>1,318</b>	<b>-18%</b>	<b>5,063</b>	<b>4,716</b>	<b>-7%</b>	<b>1,099</b>	<b>953</b>	<b>-13%</b>	<b>4,591</b>	<b>4,466</b>	<b>-3%</b>	<b>\$ 375</b>	<b>\$ 415</b>	<b>11%</b>	<b>\$ 350</b>	<b>\$ 397</b>	<b>13%</b>	<b>2,373</b>	<b>2,942</b>	<b>24%</b>	<b>88</b>	<b>83</b>	<b>-6%</b>

### Legend

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Naples Beach:	34102, 34103, 34108
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Central Naples:	34104, 34105, 34116
South Naples:	34112, 34113
East Naples:	34114, 34117, 34120, 34137
Immokalee/Ave Maria:	34142

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### Condominium Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.
\$0-\$300K	1,143	830	-27%	3,528	2,935	-17%	770	586	-24%	3,429	2,988	-13%	\$ 179	\$ 195	9%	\$ 174	\$ 190	9%	887	1,181	33%	68	59	-13%
\$300K-\$500K	404	281	-30%	980	968	-1%	246	179	-27%	849	911	7%	\$ 360	\$ 370	3%	\$ 370	\$ 365	-1%	440	696	58%	98	88	-10%
\$500K-\$1M	269	188	-30%	659	588	-11%	156	122	-22%	560	615	10%	\$ 700	\$ 680	-3%	\$ 669	\$ 675	1%	325	472	45%	97	93	-4%
\$1M-\$2M	120	103	-14%	294	262	-11%	55	60	9%	262	241	-8%	\$ 1,250	\$ 1,307	5%	\$ 1,320	\$ 1,345	2%	129	208	61%	125	79	-37%
\$2M+	58	51	-12%	116	120	3%	32	20	-38%	117	89	-24%	\$ 2,405	\$ 3,075	28%	\$ 2,675	\$ 2,925	9%	69	98	42%	79	92	16%
<b>TOTAL</b>	<b>1,994</b>	<b>1,453</b>	<b>-27%</b>	<b>5,577</b>	<b>4,873</b>	<b>-13%</b>	<b>1,259</b>	<b>967</b>	<b>-23%</b>	<b>5,217</b>	<b>4,844</b>	<b>-7%</b>	<b>\$ 250</b>	<b>\$ 262</b>	<b>5%</b>	<b>\$ 228</b>	<b>\$ 252</b>	<b>11%</b>	<b>1,850</b>	<b>2,655</b>	<b>44%</b>	<b>81</b>	<b>71</b>	<b>-12%</b>
													Median > \$300K	\$ 495	\$ 546	10%	\$ 525	\$ 512	-2%					

### Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.	1st Qtr 2015	1st Qtr 2016	% Chg.
Naples Beach	484	325	-33%	1,299	1,058	-19%	302	224	-26%	1,255	1,104	-12%	\$ 580	\$ 680	17%	\$ 550	\$ 620	13%	449	681	52%	82	72	-12%
North Naples	506	405	-20%	1,505	1,358	-10%	322	271	-16%	1,415	1,325	-6%	\$ 250	\$ 255	2%	\$ 232	\$ 255	10%	430	723	68%	79	58	-27%
Central Naples	341	248	-27%	1,011	830	-18%	209	156	-25%	909	825	-9%	\$ 170	\$ 189	11%	\$ 158	\$ 175	11%	242	356	47%	71	63	-11%
South Naples	401	302	-25%	1,070	1,004	-6%	264	200	-24%	991	964	-3%	\$ 177	\$ 198	12%	\$ 160	\$ 188	18%	421	487	16%	75	80	7%
East Naples	253	162	-36%	652	587	-10%	153	112	-27%	604	597	-1%	\$ 242	\$ 276	14%	\$ 220	\$ 260	18%	280	382	36%	102	90	-12%
Immokalee/Ave Maria	2	0	-100%	7	6	-14%	1	0	-100%	7	7	0%	\$ 148	\$ -	-100%	\$ 175	\$ 212	21%	1	6	500%	63	0	-100%
<b>TOTAL</b>	<b>1,987</b>	<b>1,442</b>	<b>-27%</b>	<b>5,544</b>	<b>4,843</b>	<b>-13%</b>	<b>1,251</b>	<b>963</b>	<b>-23%</b>	<b>5,181</b>	<b>4,822</b>	<b>-7%</b>	<b>\$ 250</b>	<b>\$ 262</b>	<b>5%</b>	<b>\$ 227</b>	<b>\$ 252</b>	<b>11%</b>	<b>1,823</b>	<b>2,635</b>	<b>45%</b>	<b>80</b>	<b>71</b>	<b>-11%</b>

### Legend

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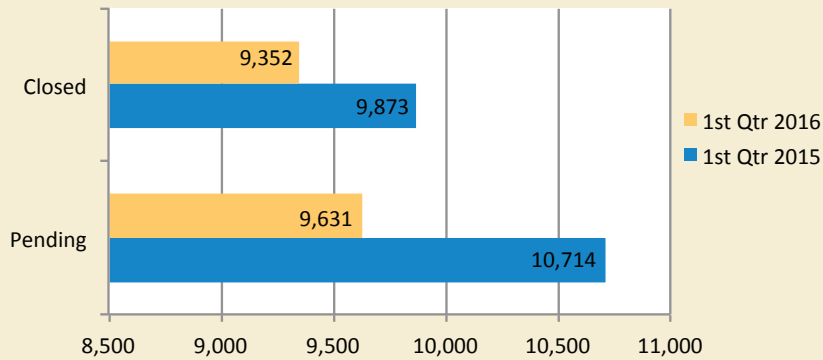
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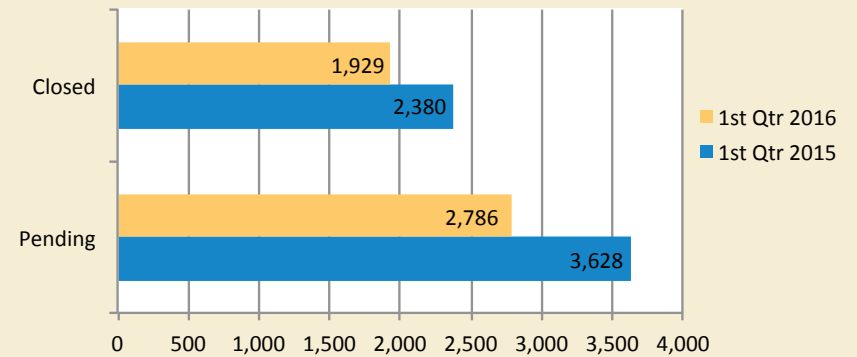
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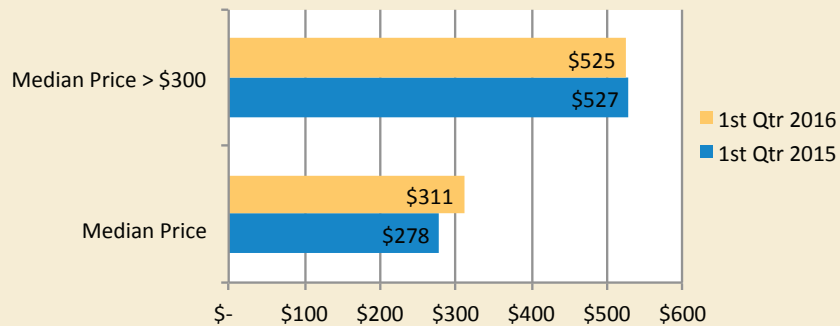
### Most Recent 12 Months



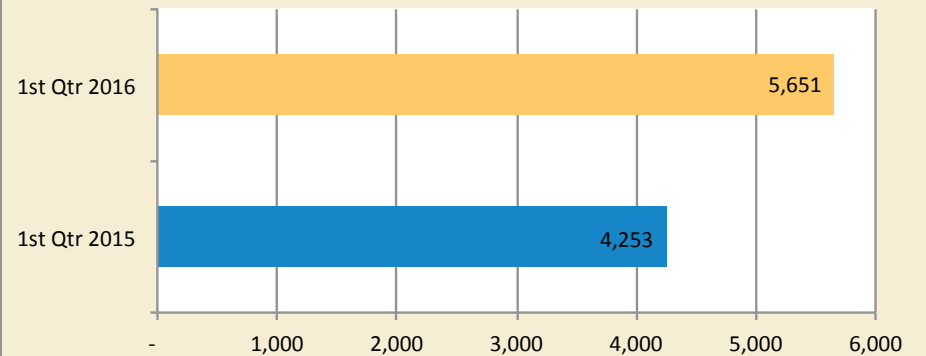
### Quarter to Quarter



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



### Inventory



Calculations are based on property listings that exist within Southwest Florida MLS. Only properties in Collier County, excluding Marco Island, are included.