



Naples Area Board of REALTORS®



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www.NABOR.com
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January 2016
1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (.000's)						Inventory			Average DOM		
			% Chg.			% Chg.			% Chg.			% Chg.			% Chg.			% Chg.			% Chg.			% Chg.
	Jan. 2015	Jan. 2016		12-month ending 01/2015	12-month ending 01/2016		Jan. 2015	Jan. 2016		12-month ending 01/2015	12-month ending 01/2016		Jan. 2015	Jan. 2016		12-month ending 01/2015	12-month ending 01/2016		Jan. 2015	Jan. 2016		Jan. 2015	Jan. 2016	
\$0-\$300K	544	395	-27%	5,705	4,832	-15%	305	253	-17%	5,417	4,747	-12%	\$ 180	\$ 217	21%	\$ 180	\$ 204	13%	1,479	1,347	-9%	67	57	-15%
\$300K-\$500K	271	197	-27%	2,205	2,528	15%	149	149	0%	1,988	2,388	20%	\$ 374	\$ 385	3%	\$ 380	\$ 377	-1%	1,090	1,348	24%	90	85	-6%
\$500K-\$1M	151	136	-10%	1,532	1,652	8%	111	93	-16%	1,394	1,505	8%	\$ 651	\$ 645	-1%	\$ 650	\$ 665	2%	990	1,245	26%	86	64	-26%
\$1M-\$2M	83	59	-29%	672	710	6%	47	44	-6%	631	647	3%	\$ 1,370	\$ 1,400	2%	\$ 1,344	\$ 1,345	0%	480	587	22%	131	83	-37%
\$2M+	54	60	11%	439	491	12%	33	32	-3%	397	425	7%	\$ 3,055	\$ 3,547	16%	\$ 2,950	\$ 3,250	10%	476	564	18%	179	160	-11%
TOTAL	1,103	847	-23%	10,553	10,213	-3%	645	571	-11%	9,827	9,712	-1%	\$ 315	\$ 340	8%	\$ 273	\$ 309	13%	4,515	5,091	13%	87	75	-14%
Median > \$300K													\$ 555	\$ 535	-4%	\$ 540	\$ 520	-4%						

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (.000's)						Inventory			Average DOM		
			% Chg.			% Chg.			% Chg.			% Chg.			% Chg.			% Chg.			% Chg.			% Chg.
	Jan. 2015	Jan. 2016		12-month ending 01/2015	12-month ending 01/2016		Jan. 2015	Jan. 2016		12-month ending 01/2015	12-month ending 01/2016		Jan. 2015	Jan. 2016		12-month ending 01/2015	12-month ending 01/2016		Jan. 2015	Jan. 2016		Jan. 2015	Jan. 2016	
Naples Beach	222	156	-30%	2,129	1,932	-9%	141	118	-16%	2,045	1,903	-7%	\$ 700	\$ 680	-3%	\$ 645	\$ 720	12%	993	1,170	18%	94	87	-7%
North Naples	272	238	-13%	2,705	2,753	2%	159	171	8%	2,581	2,596	1%	\$ 387	\$ 405	5%	\$ 334	\$ 370	11%	1,150	1,444	26%	88	61	-31%
Central Naples	189	137	-28%	1,957	1,722	-12%	109	72	-34%	1,780	1,642	-8%	\$ 199	\$ 235	18%	\$ 182	\$ 224	23%	597	660	11%	81	69	-15%
South Naples	205	130	-37%	1,692	1,702	1%	105	86	-18%	1,555	1,609	3%	\$ 225	\$ 241	7%	\$ 188	\$ 226	20%	769	804	5%	75	82	9%
East Naples	196	176	-10%	1,925	1,967	2%	118	116	-2%	1,733	1,830	6%	\$ 238	\$ 276	16%	\$ 227	\$ 270	19%	910	917	1%	82	76	-7%
Immokalee/Ave Maria	6	5	-17%	41	64	56%	2	2	0%	35	56	60%	\$ 234	\$ 250	7%	\$ 151	\$ 215	42%	26	32	23%	113	89	-21%
TOTAL	1,090	842	-23%	10,449	10,140	-3%	634	565	-11%	9,729	9,636	-1%	\$ 311	\$ 340	9%	\$ 272	\$ 307	13%	4,445	5,027	13%	85	74	-13%

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			
	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	
\$0-\$300K	206	134	-35%	2,116	1,647	-22%	128	94	-27%	1,952	1,600	-18%	\$ 189	\$ 239	26%	\$ 193	\$ 225	17%	445	339	-24%	58	48	-17%	
\$300K-\$500K	147	123	-16%	1,324	1,493	13%	88	83	-6%	1,204	1,407	17%	\$ 380	\$ 400	5%	\$ 385	\$ 389	1%	607	691	14%	83	79	-5%	
\$500K-\$1M	85	84	-1%	917	1,001	9%	62	60	-3%	833	872	5%	\$ 659	\$ 625	-5%	\$ 650	\$ 655	1%	632	829	31%	77	60	-22%	
\$1M-\$2M	55	27	-51%	383	433	13%	28	29	4%	354	415	17%	\$ 1,417	\$ 1,350	-5%	\$ 1,350	\$ 1,342	-1%	335	386	15%	118	85	-28%	
\$2M+	43	38	-12%	328	353	8%	26	25	-4%	292	324	11%	\$ 3,195	\$ 3,599	13%	\$ 3,000	\$ 3,397	13%	401	470	17%	222	191	-14%	
TOTAL	536	406	-24%	5,068	4,927	-3%	332	291	-12%	4,635	4,618	0%	\$ 372	\$ 425	14%	\$ 350	\$ 390	11%	2,420	2,715	12%	87	77	-11%	
													Median > \$300K	\$ 565	\$ 559	-1%	\$ 540	\$ 530	-2%						

Single Family Market Statistics by Area

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	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.
Naples Beach	92	68	-26%	807	763	-5%	53	48	-9%	755	741	-2%	\$ 1,190	\$ 1,232	4%	\$ 975	\$ 1,035	6%	486	578	19%	109	119	9%
North Naples	140	100	-29%	1,240	1,296	5%	80	91	14%	1,177	1,220	4%	\$ 550	\$ 540	-2%	\$ 470	\$ 508	8%	681	796	17%	98	76	-22%
Central Naples	82	60	-27%	947	814	-14%	61	30	-51%	861	771	-10%	\$ 300	\$ 375	25%	\$ 275	\$ 315	15%	303	341	13%	70	65	-7%
South Naples	76	44	-42%	660	635	-4%	48	37	-23%	605	591	-2%	\$ 294	\$ 280	-5%	\$ 294	\$ 300	2%	305	344	13%	73	43	-41%
East Naples	130	127	-2%	1,314	1,316	0%	82	80	-2%	1,152	1,195	4%	\$ 238	\$ 286	20%	\$ 230	\$ 280	22%	576	579	1%	77	76	-1%
Immokalee/Ave Maria	5	5	0%	33	57	73%	2	2	0%	27	48	78%	\$ 234	\$ 250	7%	\$ 119	\$ 219	84%	26	26	0%	113	89	-21%
TOTAL	525	404	-23%	5,001	4,881	-2%	326	288	-12%	4,577	4,566	0%	\$ 375	\$ 425	13%	\$ 350	\$ 389	11%	2,377	2,664	12%	86	78	-9%

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			
	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	
	\$0-\$300K	338	261	-23%	3,589	3,185	-11%	177	159	-10%	3,465	3,147	-9%	\$ 174	\$ 205	18%	\$ 170	\$ 190	12%	1,034	1,008	-3%	73	62	-15%
\$300K-\$500K	124	74	-40%	881	1,035	17%	61	66	8%	784	981	25%	\$ 365	\$ 372	2%	\$ 370	\$ 365	-1%	483	657	36%	99	93	-6%	
\$500K-\$1M	66	52	-21%	615	651	6%	49	33	-33%	561	633	13%	\$ 639	\$ 675	6%	\$ 652	\$ 680	4%	358	416	16%	96	72	-25%	
\$1M-\$2M	28	32	14%	289	277	-4%	19	15	-21%	277	232	-16%	\$ 1,230	\$ 1,400	14%	\$ 1,325	\$ 1,347	2%	145	201	39%	153	78	-49%	
\$2M+	11	22	100%	111	138	24%	7	7	0%	105	101	-4%	\$ 2,292	\$ 3,495	52%	\$ 2,750	\$ 2,925	6%	75	94	25%	41	47	15%	
TOTAL	567	441	-22%	5,485	5,286	-4%	313	280	-11%	5,192	5,094	-2%	\$ 265	\$ 278	5%	\$ 222	\$ 250	13%	2,095	2,376	13%	86	71	-17%	
													Median > \$300K	\$ 540	\$ 475	-12%	\$ 535	\$ 499	-7%						

Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	12-month ending 01/2015	12-month ending 01/2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.	Jan. 2015	Jan. 2016	% Chg.
	Naples Beach	130	88	-32%	1,322	1,169	-12%	88	70	-20%	1,290	1,162	-10%	\$ 615	\$ 631	3%	\$ 549	\$ 595	8%	507	592	17%	85	65
North Naples	132	138	5%	1,465	1,457	-1%	79	80	1%	1,404	1,376	-2%	\$ 274	\$ 270	-1%	\$ 229	\$ 255	11%	469	648	38%	77	45	-42%
Central Naples	107	77	-28%	1,010	908	-10%	48	42	-13%	919	871	-5%	\$ 170	\$ 192	13%	\$ 154	\$ 175	14%	294	319	9%	95	72	-24%
South Naples	129	86	-33%	1,032	1,067	3%	57	49	-14%	950	1,018	7%	\$ 180	\$ 210	17%	\$ 153	\$ 184	20%	464	460	-1%	77	111	44%
East Naples	66	49	-26%	611	651	7%	36	36	0%	581	635	9%	\$ 237	\$ 260	10%	\$ 215	\$ 254	18%	334	338	1%	94	76	-19%
Immokalee/Ave Maria	1	0	-100%	8	7	-13%	0	0	0%	8	8	0%	\$ -	\$ -		\$ 172	\$ 180	5%	-	6		0	0	
TOTAL	565	438	-22%	5,448	5,259	-3%	308	277	-10%	5,152	5,070	-2%	\$ 263	\$ 275	5%	\$ 220	\$ 250	14%	2,068	2,363	14%	84	70	-17%

Legend

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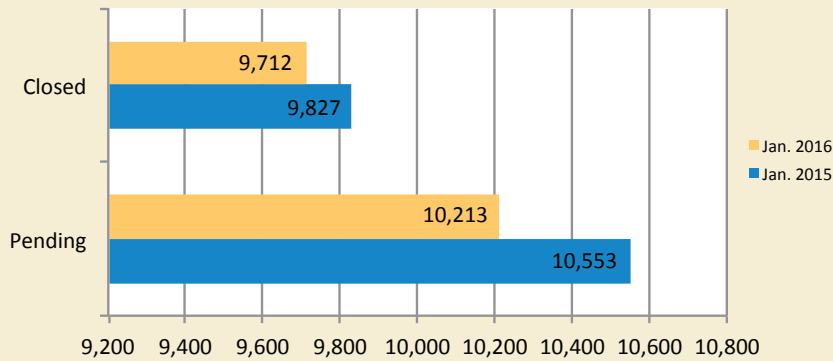
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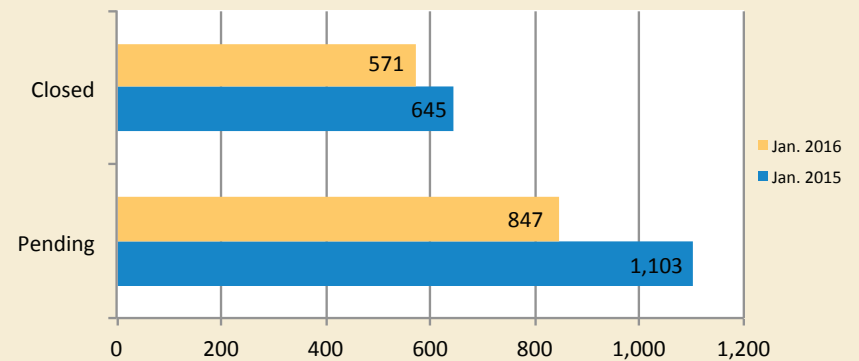
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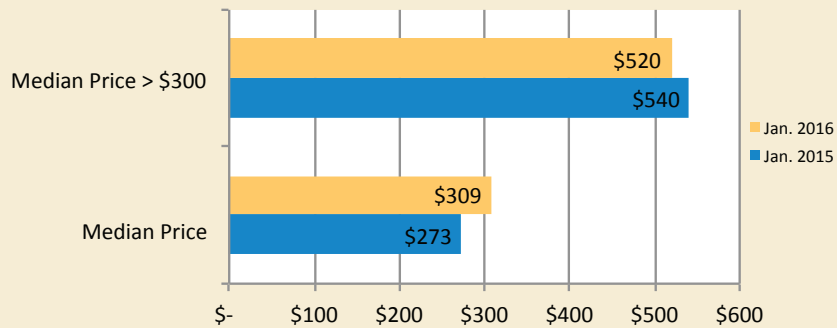
Most Recent 12 Months



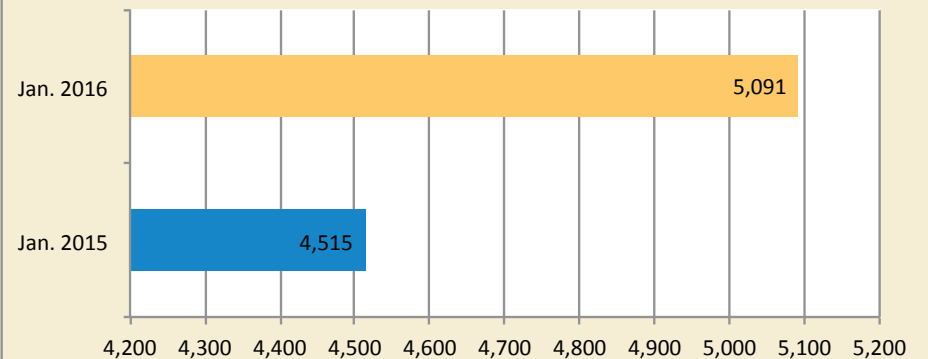
Month to Month



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



Inventory



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