



Naples Area Board of REALTORS®



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www.NABOR.com
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October 2017

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	October 2016	October 2017	% Chg.
\$0-\$300K	326	275	-16%	4,049	3,828	-5%	268	236	-12%	4,039	3,921	-3%	\$ 225	\$ 212	-6%	\$ 215	\$ 220	2%	1,443	1,462	1%	68	84	24%
\$300K-\$500K	181	184	2%	2,344	2,568	10%	167	174	4%	2,161	2,420	12%	\$ 375	\$ 378	1%	\$ 378	\$ 380	1%	1,446	1,341	-7%	87	84	-3%
\$500K-\$1M	125	94	-25%	1,566	1,626	4%	79	94	19%	1,447	1,565	8%	\$ 699	\$ 655	-6%	\$ 653	\$ 650	0%	1,350	1,167	-14%	115	128	11%
\$1M-\$2M	39	38	-3%	613	638	4%	25	35	40%	593	583	-2%	\$ 1,200	\$ 1,255	5%	\$ 1,320	\$ 1,340	2%	603	511	-15%	125	168	34%
\$2M+	31	32	3%	385	425	10%	17	22	29%	343	411	20%	\$ 2,736	\$ 2,877	5%	\$ 3,150	\$ 3,100	-2%	584	529	-9%	105	216	106%
TOTAL	702	623	-11%	8,957	9,085	1%	556	561	1%	8,583	8,900	4%	\$ 315	\$ 342	9%	\$ 320	\$ 330	3%	5,426	5,010	-8%	85	104	22%
Median > \$300K													\$ 459	\$ 480	5%	\$ 522	\$ 515	-1%						

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	October 2016	October 2017	% Chg.
Naples Beach	115	102	-11%	1,577	1,656	5%	86	82	-5%	1,581	1,644	4%	\$ 682	\$ 682	0%	\$ 725	\$ 763	5%	1,222	1,124	-8%	106	142	34%
North Naples	197	163	-17%	2,420	2,498	3%	149	160	7%	2,282	2,484	9%	\$ 355	\$ 400	13%	\$ 381	\$ 385	1%	1,612	1,394	-14%	78	104	33%
Central Naples	114	107	-6%	1,510	1,453	-4%	98	101	3%	1,438	1,426	-1%	\$ 265	\$ 255	-4%	\$ 238	\$ 250	5%	658	616	-6%	86	97	13%
South Naples	137	107	-22%	1,467	1,482	1%	88	88	0%	1,397	1,464	5%	\$ 215	\$ 250	16%	\$ 235	\$ 242	3%	813	765	-6%	87	98	13%
East Naples	131	136	4%	1,848	1,860	1%	128	123	-4%	1,762	1,749	-1%	\$ 305	\$ 315	3%	\$ 289	\$ 309	7%	1,002	1,007	0%	80	88	10%
Immokalee/Ave Maria	4	4	0%	52	52	0%	4	3	-25%	41	53	29%	\$ 238	\$ 250	5%	\$ 235	\$ 250	6%	45	42	-7%	27	114	322%
TOTAL	698	619	-11%	8,874	9,001	1%	553	557	1%	8,501	8,820	4%	\$ 315	\$ 342	9%	\$ 319	\$ 330	3%	5,352	4,948	-8%	85	104	22%

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

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	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	October 2016	October 2017	% Chg.	
\$0-\$300K	114	75	-34%	1,384	1,189	-14%	93	72	-23%	1,343	1,228	-9%	\$ 255	\$ 256	0%	\$ 238	\$ 250	5%	327	270	-17%	47	57	21%	
\$300K-\$500K	116	124	7%	1,455	1,571	8%	120	115	-4%	1,355	1,507	11%	\$ 376	\$ 390	4%	\$ 385	\$ 389	1%	764	697	-9%	85	78	-8%	
\$500K-\$1M	68	68	0%	1,020	1,044	2%	51	74	45%	938	992	6%	\$ 690	\$ 653	-5%	\$ 640	\$ 649	1%	882	741	-16%	113	127	12%	
\$1M-\$2M	24	22	-8%	368	362	-2%	16	24	50%	368	335	-9%	\$ 1,237	\$ 1,227	-1%	\$ 1,350	\$ 1,360	1%	395	308	-22%	120	189	58%	
\$2M+	24	24	0%	276	330	20%	15	16	7%	265	306	15%	\$ 2,736	\$ 3,327	22%	\$ 3,250	\$ 3,242	0%	481	416	-14%	118	213	81%	
TOTAL	346	313	-10%	4,503	4,496	0%	295	301	2%	4,269	4,368	2%	\$ 375	\$ 425	13%	\$ 400	\$ 415	4%	2,849	2,432	-15%	83	104	25%	
													Median > \$300K	\$ 455	\$ 500	10%	\$ 530	\$ 519	-2%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	October 2016	October 2017	% Chg.
Naples Beach	48	48	0%	637	664	4%	37	38	3%	634	642	1%	\$ 835	\$ 992	19%	\$ 1,050	\$ 1,113	6%	567	471	-17%	98	158	61%
North Naples	94	73	-22%	1,187	1,129	-5%	80	0%	0%	1,128	1,138	1%	\$ 450	\$ 555	23%	\$ 540	\$ 519	-4%	878	706	-20%	84	106	26%
Central Naples	60	50	-17%	745	691	-7%	48	50	4%	695	681	-2%	\$ 341	\$ 374	10%	\$ 322	\$ 325	1%	327	265	-19%	79	96	22%
South Naples	47	35	-26%	553	553	0%	28	43	54%	517	542	5%	\$ 334	\$ 389	16%	\$ 327	\$ 344	5%	334	280	-16%	88	99	13%
East Naples	90	101	12%	1,292	1,367	6%	97	86	-11%	1,218	1,276	5%	\$ 315	\$ 337	7%	\$ 300	\$ 329	10%	649	629	-3%	81	85	5%
Immokalee/Ave Maria	4	4	0%	47	41	-13%	3	2	-33%	37	42	14%	\$ 240	\$ 246	2%	\$ 240	\$ 259	8%	39	39	0%	31	138	345%
TOTAL	343	311	-9%	4,461	4,445	0%	293	299	2%	4,229	4,321	2%	\$ 375	\$ 425	13%	\$ 401	\$ 415	3%	2,794	2,390	-14%	84	104	24%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

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	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	October 2016	October 2017	% Chg.	
\$0-\$300K	212	200	-6%	2,665	2,639	-1%	175	164	-6%	2,696	2,693	0%	\$ 200	\$ 194	-3%	\$ 197	\$ 203	3%	1,116	1,192	7%	78	96	23%	
\$300K-\$500K	65	60	-8%	889	997	12%	47	59	26%	806	913	13%	\$ 357	\$ 360	1%	\$ 365	\$ 365	0%	682	644	-6%	91	97	7%	
\$500K-\$1M	57	26	-54%	546	582	7%	28	20	-29%	509	573	13%	\$ 729	\$ 657	-10%	\$ 690	\$ 675	-2%	468	426	-9%	119	136	14%	
\$1M-\$2M	15	16	7%	245	276	13%	9	11	22%	225	248	10%	\$ 1,125	\$ 1,291	15%	\$ 1,300	\$ 1,310	1%	208	203	-2%	135	114	-16%	
\$2M+	7	8	14%	109	95	-13%	2	6	200%	78	105	35%	\$ 4,387	\$ 2,545	-42%	\$ 2,800	\$ 2,700	-4%	103	113	10%	12	221	1742%	
TOTAL	356	310	-13%	4,454	4,589	3%	261	260	0%	4,314	4,532	5%	\$ 240	\$ 250	4%	\$ 255	\$ 265	4%	2,577	2,578	0%	87	103	18%	
													Median > \$300K	\$ 467	\$ 424	-9%	\$ 505	\$ 510	1%						

Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	12-month ending 10/2016	12-month ending 10/2017	% Chg.	October 2016	October 2017	% Chg.	October 2016	October 2017	% Chg.
Naples Beach	67	54	-19%	940	992	6%	49	44	-10%	947	1,002	6%	\$ 565	\$ 565	0%	\$ 639	\$ 649	2%	655	653	0%	113	128	13%
North Naples	103	90	-13%	1,233	1,369	11%	69	80	16%	1,154	1,346	17%	\$ 240	\$ 280	17%	\$ 255	\$ 275	8%	734	688	-6%	72	102	42%
Central Naples	54	57	6%	765	762	0%	50	51	2%	743	745	0%	\$ 197	\$ 190	-4%	\$ 187	\$ 186	-1%	331	351	6%	94	98	4%
South Naples	90	72	-20%	914	929	2%	60	45	-25%	880	922	5%	\$ 187	\$ 182	-3%	\$ 195	\$ 200	3%	479	485	1%	86	97	13%
East Naples	41	35	-15%	556	493	-11%	31	37	19%	544	473	-13%	\$ 285	\$ 270	-5%	\$ 270	\$ 265	-2%	353	378	7%	77	94	22%
Immokalee/Ave Maria	0	0		5	11	120%	1	1	0%	4	11	175%	\$ 237	\$ 250	5%	\$ 225	\$ 249	11%	6	3	-50%	16	66	313%
TOTAL	355	308	-13%	4,413	4,556	3%	260	258	-1%	4,272	4,499	5%	\$ 240	\$ 250	4%	\$ 255	\$ 265	4%	2,558	2,558	0%	87	104	20%

Legend

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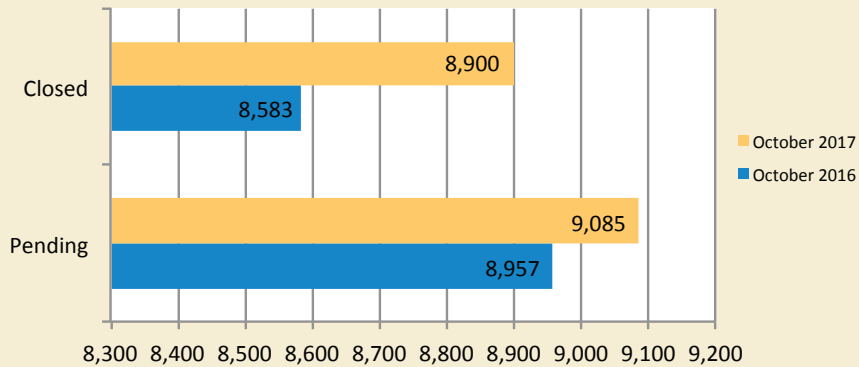
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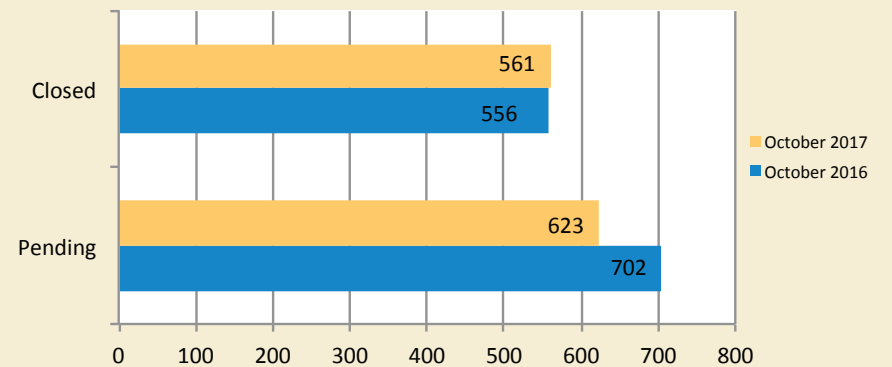
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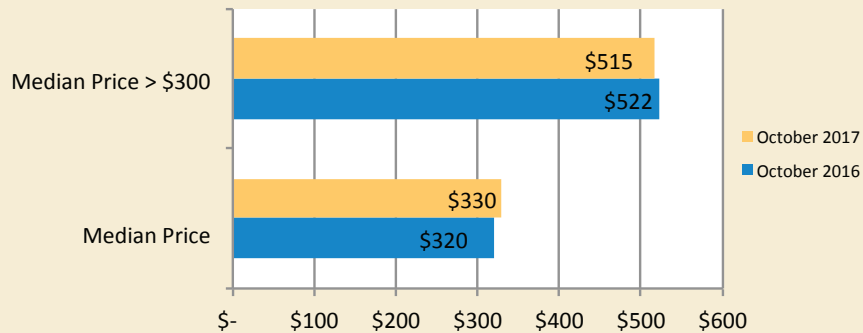
Most Recent 12 Months



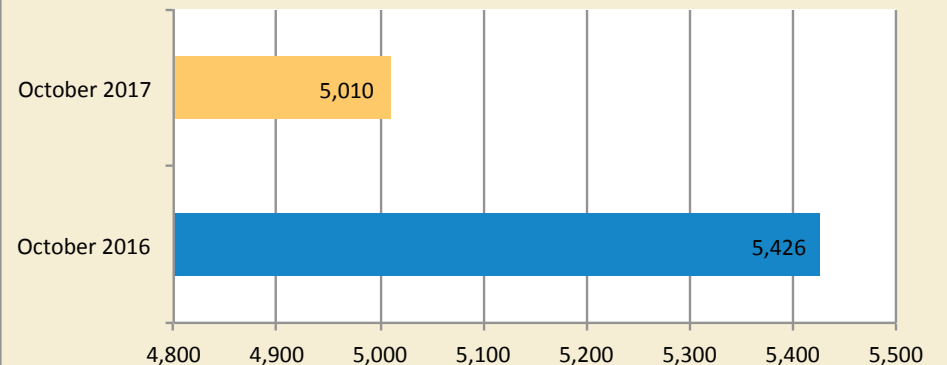
Month to Month



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



Inventory



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