



Naples Area Board of REALTORS®



Your Leading Resource for Business

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f 239.597.7725

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

4Q 2017

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	
\$0-\$300K	887	814	-8%	4,016	3,798	-5%	861	783	-9%	3,998	3,875	-3%	\$ 220	\$ 215	-2%	\$ 215	\$ 220	2%	1,590	1,554	-2%	71	83	17%	
\$300K-\$500K	533	515	-3%	2,351	2,554	9%	494	490	-1%	2,149	2,407	12%	\$ 375	\$ 379	1%	\$ 377	\$ 380	1%	1,585	1,511	-5%	88	92	5%	
\$500K-\$1M	338	331	-2%	1,545	1,641	6%	322	297	-8%	1,452	1,526	5%	\$ 656	\$ 649	-1%	\$ 650	\$ 650	0%	1,436	1,287	-10%	113	131	16%	
\$1M-\$2M	116	181	56%	597	699	17%	97	128	32%	574	601	5%	\$ 1,315	\$ 1,300	-1%	\$ 1,316	\$ 1,350	3%	688	554	-19%	125	144	15%	
\$2M+	99	97	-2%	394	429	9%	68	70	3%	337	406	20%	\$ 3,078	\$ 2,737	-11%	\$ 3,200	\$ 3,062	-4%	647	585	-10%	142	181	27%	
TOTAL	1,973	1,938	-2%	8,903	9,121	2%	1,842	1,768	-4%	8,510	8,815	4%	\$ 320	\$ 330	3%	\$ 320	\$ 330	3%	5,946	5,491	-8%	75	102	36%	
													Median > \$300K	\$ 500	\$ 510	2%	\$ 520	\$ 514	-1%						

Overall Market Statistics by Area

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	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.
Naples Beach	345	321	-7%	1,574	1,648	5%	294	264	-10%	1,525	1,613	6%	\$ 741	\$ 807	9%	\$ 740	\$ 775	5%	1,408	1,244	-12%	104	127	22%
North Naples	529	540	2%	2,379	2,536	7%	529	504	-5%	2,312	2,447	6%	\$ 375	\$ 375	0%	\$ 380	\$ 380	0%	1,705	1,541	-10%	91	102	12%
Central Naples	323	322	0%	1,515	1,459	-4%	311	288	-7%	1,431	1,406	-2%	\$ 250	\$ 255	2%	\$ 240	\$ 251	5%	754	666	-12%	76	92	21%
South Naples	350	317	-9%	1,469	1,477	1%	319	292	-8%	1,399	1,431	2%	\$ 235	\$ 239	2%	\$ 230	\$ 242	5%	917	866	-6%	85	99	16%
East Naples	397	411	4%	1,827	1,864	2%	361	391	8%	1,714	1,784	4%	\$ 305	\$ 325	7%	\$ 290	\$ 310	7%	1,041	1,060	2%	90	97	8%
Immokalee/Ave Maria	12	13	8%	53	53	0%	14	12	-14%	45	52	16%	\$ 238	\$ 250	5%	\$ 240	\$ 251	5%	52	47	-10%	42	58	38%
TOTAL	1,956	1,924	-2%	8,817	9,037	2%	1,828	1,751	-4%	8,426	8,733	4%	\$ 320	\$ 330	3%	\$ 320	\$ 330	3%	5,877	5,424	-8%	89	102	15%

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		
	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.
\$0-\$300K	311	221	-29%	1,365	1,143	-16%	289	227	-21%	1,333	1,189	-11%	\$ 250	\$ 255	2%	\$ 239	\$ 250	5%	331	289	-13%	51	55	8%
\$300K-\$500K	335	343	2%	1,490	1,575	6%	329	336	2%	1,380	1,516	10%	\$ 384	\$ 385	0%	\$ 385	\$ 388	1%	812	778	-4%	83	89	7%
\$500K-\$1M	200	239	20%	996	1,081	9%	205	225	10%	946	989	5%	\$ 649	\$ 645	-1%	\$ 635	\$ 650	2%	925	823	-11%	117	128	9%
\$1M-\$2M	67	92	37%	351	384	9%	60	83	38%	353	348	-1%	\$ 1,345	\$ 1,263	-6%	\$ 1,350	\$ 1,337	-1%	422	336	-20%	124	171	38%
\$2M+	70	71	1%	280	334	19%	51	53	4%	256	305	19%	\$ 2,980	\$ 2,954	-1%	\$ 3,275	\$ 3,225	-2%	525	459	-13%	156	202	29%
TOTAL	983	966	-2%	4,482	4,517	1%	934	924	-1%	4,268	4,347	2%	\$ 395	\$ 425	8%	\$ 400	\$ 418	4%	3,015	2,685	-11%	89	106	19%
Median > \$300K													\$ 498	\$ 520	4%	\$ 523	\$ 519	-1%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.
Naples Beach	132	141	7%	637	670	5%	111	126	14%	609	652	7%	\$ 1,030	\$ 1,048	2%	\$ 1,075	\$ 1,117	4%	655	531	-19%	95	147	55%
North Naples	250	234	-6%	1,157	1,134	-2%	267	229	-14%	1,157	1,098	-5%	\$ 505	\$ 546	8%	\$ 533	\$ 520	-2%	875	796	-9%	99	115	16%
Central Naples	162	153	-6%	743	699	-6%	154	137	-11%	695	666	-4%	\$ 300	\$ 365	22%	\$ 320	\$ 330	3%	356	283	-21%	73	89	22%
South Naples	125	111	-11%	545	549	1%	107	116	8%	508	533	5%	\$ 339	\$ 370	9%	\$ 320	\$ 350	9%	369	344	-7%	90	98	9%
East Naples	297	307	3%	1,311	1,369	4%	275	295	7%	1,215	1,307	8%	\$ 322	\$ 349	8%	\$ 307	\$ 331	8%	658	644	-2%	85	95	12%
Immokalee/Ave Maria	8	13	63%	45	46	2%	11	11	0%	40	43	8%	\$ 240	\$ 250	4%	\$ 241	\$ 255	6%	45	42	-7%	44	57	30%
TOTAL	974	959	-2%	4,438	4,467	1%	925	914	-1%	4,224	4,299	2%	\$ 395	\$ 425	8%	\$ 400	\$ 419	5%	2,958	2,640	-11%	88	106	20%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

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	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.
\$0-\$300K	576	593	3%	2,651	2,655	0%	572	556	-3%	2,665	2,686	1%	\$ 200	\$ 200	0%	\$ 199	\$ 204	3%	1,259	1,265	0%	81	93	15%
\$300K-\$500K	198	172	-13%	861	979	14%	165	154	-7%	769	891	16%	\$ 365	\$ 360	-1%	\$ 365	\$ 365	0%	773	733	-5%	97	96	-1%
\$500K-\$1M	138	92	-33%	549	560	2%	117	72	-38%	506	537	6%	\$ 705	\$ 652	-8%	\$ 690	\$ 675	-2%	511	464	-9%	104	142	37%
\$1M-\$2M	49	89	82%	246	315	28%	37	45	22%	221	253	14%	\$ 1,270	\$ 1,486	17%	\$ 1,300	\$ 1,350	4%	266	218	-18%	128	96	-25%
\$2M+	29	26	-10%	114	95	-17%	17	17	0%	81	101	25%	\$ 3,156	\$ 2,545	-19%	\$ 2,885	\$ 2,600	-10%	122	126	3%	96	111	16%
TOTAL	990	972	-2%	4,421	4,604	4%	908	844	-7%	4,242	4,468	5%	\$ 252	\$ 250	-1%	\$ 253	\$ 263	4%	2,931	2,806	-4%	90	98	9%
Median > \$300K													\$ 516	\$ 467	-9%	\$ 520	\$ 501	-4%						

Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.	4th Qtr 2016	4th Qtr 2017	% Chg.
Naples Beach	213	180	-15%	937	978	4%	183	138	-25%	916	961	5%	\$ 715	\$ 644	-10%	\$ 675	\$ 645	-4%	748	713	-5%	110	109	-1%
North Naples	279	306	10%	1,222	1,402	15%	262	275	5%	1,155	1,349	17%	\$ 257	\$ 261	2%	\$ 255	\$ 274	7%	829	745	-10%	82	92	12%
Central Naples	161	169	5%	772	760	-2%	157	151	-4%	736	740	1%	\$ 190	\$ 190	0%	\$ 185	\$ 189	2%	396	383	-3%	79	94	19%
South Naples	227	206	-9%	926	928	0%	212	176	-17%	891	898	1%	\$ 195	\$ 184	-6%	\$ 195	\$ 200	3%	545	522	-4%	83	99	19%
East Naples	100	104	4%	516	495	-4%	86	96	12%	499	477	-4%	\$ 269	\$ 273	1%	\$ 268	\$ 269	0%	380	416	9%	106	104	-2%
Immokalee/Ave Maria	4	0	-100%	8	7	-13%	3	1	-67%	5	9	80%	\$ 237	\$ 250	5%	\$ 215	\$ 250	16%	7	5	-29%	36	66	83%
TOTAL	984	965	-2%	4,381	4,570	4%	903	837	-7%	4,202	4,434	6%	\$ 252	\$ 249	-1%	\$ 252	\$ 262	4%	2,905	2,784	-4%	89	98	10%

Legend

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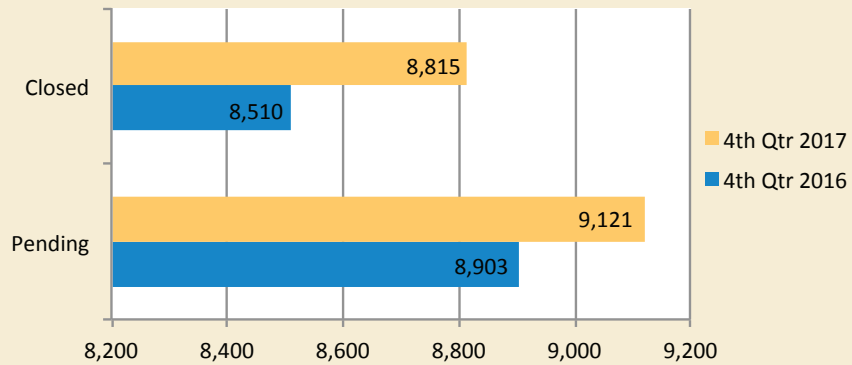
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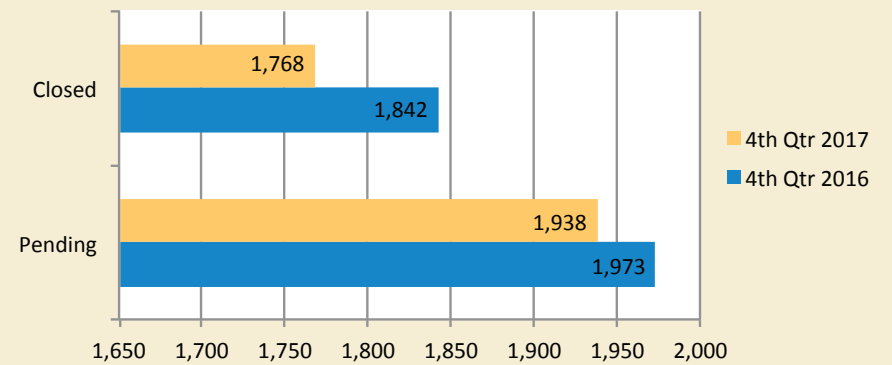
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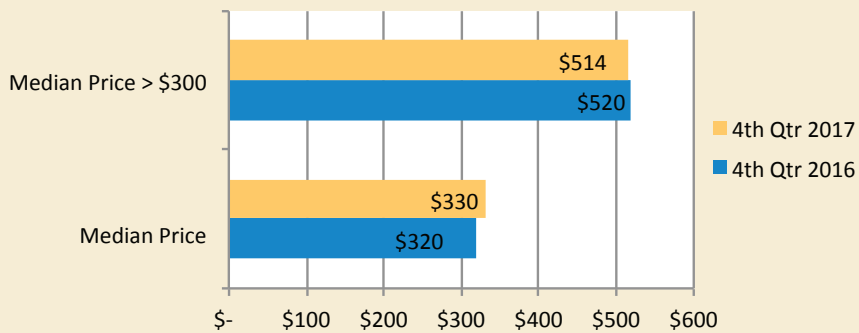
Most Recent 12 Months



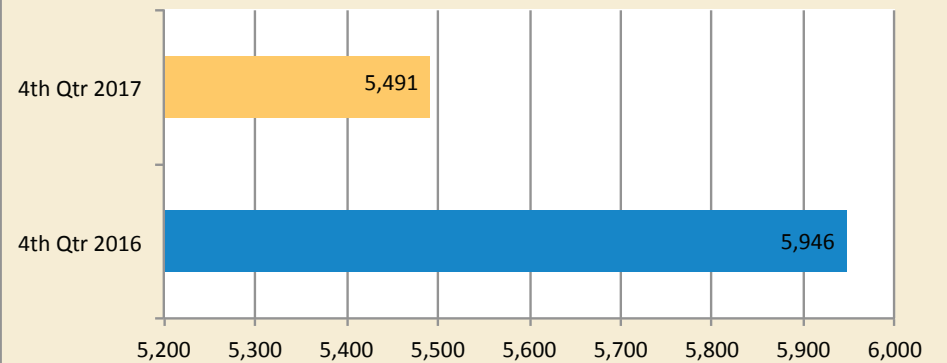
Quarter to Quarter



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



Inventory



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