



Naples Area Board of REALTORS®



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1455 Pine Ridge Road  
Naples, FL 34109

4Q 2016

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	
\$0-\$300K	969	887	-8%	4,921	4,016	-18%	947	861	-9%	4,771	3,998	-16%	\$ 212	\$ 220	4%	\$ 200	\$ 215	8%	1,177	1,590	35%	59	71	20%	
\$300K-\$500K	548	533	-3%	2,580	2,351	-9%	485	494	2%	2,382	2,149	-10%	\$ 375	\$ 375	0%	\$ 375	\$ 377	1%	1,158	1,585	37%	69	88	28%	
\$500K-\$1M	354	338	-5%	1,664	1,545	-7%	330	322	-2%	1,518	1,452	-4%	\$ 670	\$ 656	-2%	\$ 668	\$ 650	-3%	1,068	1,436	34%	96	113	18%	
\$1M-\$2M	152	116	-24%	729	597	-18%	124	97	-22%	649	574	-12%	\$ 1,354	\$ 1,315	-3%	\$ 1,342	\$ 1,316	-2%	489	688	41%	106	125	18%	
\$2M+	98	99	1%	477	394	-17%	79	68	-14%	426	337	-21%	\$ 3,100	\$ 3,078	-1%	\$ 3,212	\$ 3,200	0%	516	647	25%	163	142	-13%	
<b>TOTAL</b>	<b>2,121</b>	<b>1,973</b>	<b>-7%</b>	<b>10,371</b>	<b>8,903</b>	<b>-14%</b>	<b>1,965</b>	<b>1,842</b>	<b>-6%</b>	<b>9,746</b>	<b>8,510</b>	<b>-13%</b>	<b>\$ 310</b>	<b>\$ 320</b>	<b>3%</b>	<b>\$ 308</b>	<b>\$ 320</b>	<b>4%</b>	<b>4,408</b>	<b>5,946</b>	<b>35%</b>	<b>75</b>	<b>89</b>	<b>19%</b>	
													<b>Median &gt; \$300K</b>	<b>\$ 525</b>	<b>\$ 500</b>	<b>-5%</b>	<b>\$ 520</b>	<b>\$ 520</b>	<b>0%</b>						

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.
Naples Beach	389	345	-11%	1,977	1,574	-20%	355	294	-17%	1,922	1,525	-21%	\$ 719	\$ 741	3%	\$ 724	\$ 740	2%	969	1,408	45%	82	104	27%
North Naples	563	529	-6%	2,765	2,379	-14%	508	529	4%	2,574	2,312	-10%	\$ 380	\$ 375	-1%	\$ 370	\$ 380	3%	1,270	1,705	34%	72	91	26%
Central Naples	339	323	-5%	1,762	1,515	-14%	337	311	-8%	1,671	1,431	-14%	\$ 234	\$ 250	7%	\$ 220	\$ 240	9%	538	754	40%	59	76	29%
South Naples	352	350	-1%	1,748	1,469	-16%	344	319	-7%	1,619	1,399	-14%	\$ 241	\$ 235	-2%	\$ 225	\$ 230	2%	679	917	35%	81	85	5%
East Naples	449	397	-12%	1,972	1,827	-7%	394	361	-8%	1,824	1,714	-6%	\$ 284	\$ 305	7%	\$ 267	\$ 290	9%	859	1,041	21%	80	90	13%
Immokalee/Ave Maria	15	12	-20%	67	53	-21%	16	14	-13%	56	45	-20%	\$ 206	\$ 238	16%	\$ 215	\$ 240	12%	32	52	63%	52	42	-19%
<b>TOTAL</b>	<b>2,107</b>	<b>1,956</b>	<b>-7%</b>	<b>10,291</b>	<b>8,817</b>	<b>-14%</b>	<b>1,954</b>	<b>1,828</b>	<b>-6%</b>	<b>9,666</b>	<b>8,426</b>	<b>-13%</b>	<b>\$ 310</b>	<b>\$ 320</b>	<b>3%</b>	<b>\$ 305</b>	<b>\$ 320</b>	<b>5%</b>	<b>4,347</b>	<b>5,877</b>	<b>35%</b>	<b>75</b>	<b>89</b>	<b>19%</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			
	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	
\$0-\$300K	353	311	-12%	1,686	1,365	-19%	313	289	-8%	1,621	1,333	-18%	\$ 225	\$ 250	11%	\$ 220	\$ 239	9%	329	331	1%	50	51	2%	
\$300K-\$500K	300	335	12%	1,508	1,490	-1%	285	329	15%	1,410	1,380	-2%	\$ 385	\$ 384	0%	\$ 385	\$ 385	0%	617	812	32%	67	83	24%	
\$500K-\$1M	228	200	-12%	1,000	996	0%	210	205	-2%	870	946	9%	\$ 664	\$ 649	-2%	\$ 658	\$ 635	-3%	709	925	30%	87	117	34%	
\$1M-\$2M	100	67	-33%	456	351	-23%	86	60	-30%	413	353	-15%	\$ 1,356	\$ 1,345	-1%	\$ 1,350	\$ 1,350	0%	336	422	26%	122	124	2%	
\$2M+	72	70	-3%	351	280	-20%	62	51	-18%	325	256	-21%	\$ 3,225	\$ 2,980	-8%	\$ 3,350	\$ 3,275	-2%	436	525	20%	196	156	-20%	
<b>TOTAL</b>	<b>1,053</b>	<b>983</b>	<b>-7%</b>	<b>5,001</b>	<b>4,482</b>	<b>-10%</b>	<b>956</b>	<b>934</b>	<b>-2%</b>	<b>4,639</b>	<b>4,268</b>	<b>-8%</b>	<b>\$ 405</b>	<b>\$ 395</b>	<b>-2%</b>	<b>\$ 385</b>	<b>\$ 400</b>	<b>4%</b>	<b>2,427</b>	<b>3,015</b>	<b>24%</b>	<b>80</b>	<b>89</b>	<b>11%</b>	
													<b>Median &gt; \$300K</b>	<b>\$ 550</b>	<b>\$ 498</b>	<b>-9%</b>	<b>\$ 530</b>	<b>\$ 523</b>	<b>-1%</b>						

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.
Naples Beach	151	132	-13%	771	637	-17%	142	111	-22%	744	609	-18%	\$ 977	\$ 1,030	5%	\$ 1,035	\$ 1,075	4%	503	655	30%	104	95	-9%
North Naples	278	250	-10%	1,326	1,157	-13%	239	267	12%	1,206	1,157	-4%	\$ 550	\$ 505	-8%	\$ 507	\$ 533	5%	727	875	20%	88	99	13%
Central Naples	161	162	1%	830	743	-10%	166	154	-7%	798	695	-13%	\$ 312	\$ 300	-4%	\$ 315	\$ 320	2%	274	356	30%	64	73	14%
South Naples	141	125	-11%	655	545	-17%	135	107	-21%	599	508	-15%	\$ 362	\$ 339	-6%	\$ 305	\$ 320	5%	282	369	31%	70	90	29%
East Naples	304	297	-2%	1,307	1,311	0%	256	275	7%	1,190	1,215	2%	\$ 289	\$ 322	11%	\$ 277	\$ 307	11%	563	658	17%	71	85	20%
Immokalee/Ave Maria	13	8	-38%	58	45	-22%	13	11	-15%	48	40	-17%	\$ 194	\$ 240	24%	\$ 219	\$ 241	10%	28	45	61%	61	44	-28%
<b>TOTAL</b>	<b>1,048</b>	<b>974</b>	<b>-7%</b>	<b>4,947</b>	<b>4,438</b>	<b>-10%</b>	<b>951</b>	<b>925</b>	<b>-3%</b>	<b>4,585</b>	<b>4,224</b>	<b>-8%</b>	<b>\$ 400</b>	<b>\$ 395</b>	<b>-1%</b>	<b>\$ 385</b>	<b>\$ 400</b>	<b>4%</b>	<b>2,377</b>	<b>2,958</b>	<b>24%</b>	<b>79</b>	<b>88</b>	<b>11%</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

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### Condominium Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	
\$0-\$300K	616	576	-6%	3,235	2,651	-18%	634	572	-10%	3,150	2,665	-15%	\$ 197	\$ 200	2%	\$ 188	\$ 199	6%	848	1,259	48%	63	81	29%	
\$300K-\$500K	248	198	-20%	1,072	861	-20%	200	165	-18%	972	769	-21%	\$ 355	\$ 365	3%	\$ 365	\$ 365	0%	541	773	43%	71	97	37%	
\$500K-\$1M	126	138	10%	664	549	-17%	120	117	-3%	648	506	-22%	\$ 682	\$ 705	3%	\$ 680	\$ 690	1%	359	511	42%	112	104	-7%	
\$1M-\$2M	52	49	-6%	273	246	-10%	38	37	-3%	236	221	-6%	\$ 1,351	\$ 1,270	-6%	\$ 1,300	\$ 1,300	0%	153	266	74%	68	128	88%	
\$2M+	26	29	12%	126	114	-10%	17	17	0%	101	81	-20%	\$ 3,000	\$ 3,156	5%	\$ 2,850	\$ 2,885	1%	80	122	53%	56	96	71%	
<b>TOTAL</b>	<b>1,068</b>	<b>990</b>	<b>-7%</b>	<b>5,370</b>	<b>4,421</b>	<b>-18%</b>	<b>1,009</b>	<b>908</b>	<b>-10%</b>	<b>5,107</b>	<b>4,242</b>	<b>-17%</b>	<b>\$ 253</b>	<b>\$ 252</b>	<b>0%</b>	<b>\$ 250</b>	<b>\$ 253</b>	<b>1%</b>	<b>1,981</b>	<b>2,931</b>	<b>48%</b>	<b>71</b>	<b>90</b>	<b>27%</b>	
													<b>Median &gt; \$300K</b>	<b>\$ 475</b>	<b>\$ 516</b>	<b>9%</b>	<b>\$ 506</b>	<b>\$ 520</b>	<b>3%</b>						

### Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.	4th Qtr 2015	4th Qtr 2016	% Chg.
Naples Beach	238	213	-11%	1,206	937	-22%	213	183	-14%	1,178	916	-22%	\$ 560	\$ 715	28%	\$ 597	\$ 675	13%	466	748	61%	68	110	62%
North Naples	285	279	-2%	1,439	1,222	-15%	269	262	-3%	1,368	1,155	-16%	\$ 269	\$ 257	-4%	\$ 255	\$ 255	0%	543	829	53%	57	82	44%
Central Naples	178	161	-10%	932	772	-17%	171	157	-8%	873	736	-16%	\$ 182	\$ 190	4%	\$ 172	\$ 185	8%	264	396	50%	5	79	1480%
South Naples	211	227	8%	1,093	926	-15%	209	212	1%	1,020	891	-13%	\$ 192	\$ 195	2%	\$ 183	\$ 195	7%	397	545	37%	88	83	-6%
East Naples	145	100	-31%	665	516	-22%	138	86	-38%	634	499	-21%	\$ 275	\$ 269	-2%	\$ 253	\$ 268	6%	296	380	28%	98	106	8%
Immokalee/Ave Maria	2	4	100%	9	8	-11%	3	3	0%	8	5	-38%	\$ 235	\$ 237	1%	\$ 180	\$ 215	19%	4	7	75%	16	36	125%
<b>TOTAL</b>	<b>1,059</b>	<b>984</b>	<b>-7%</b>	<b>5,344</b>	<b>4,381</b>	<b>-18%</b>	<b>1,003</b>	<b>903</b>	<b>-10%</b>	<b>5,081</b>	<b>4,202</b>	<b>-17%</b>	<b>\$ 252</b>	<b>\$ 252</b>	<b>0%</b>	<b>\$ 250</b>	<b>\$ 252</b>	<b>1%</b>	<b>1,970</b>	<b>2,905</b>	<b>47%</b>	<b>71</b>	<b>89</b>	<b>25%</b>

### Legend

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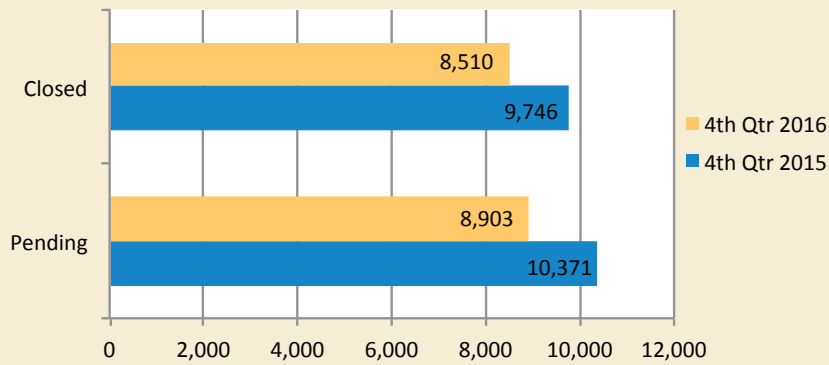
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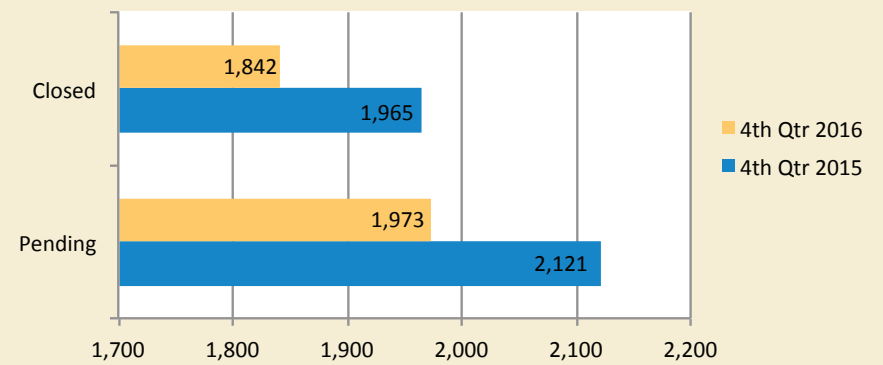
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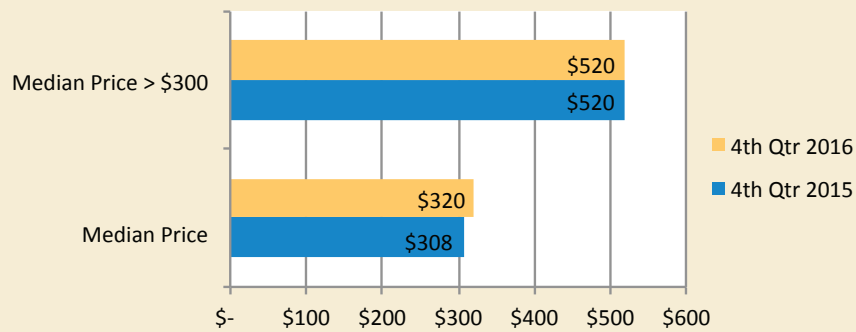
### Most Recent 12 Months



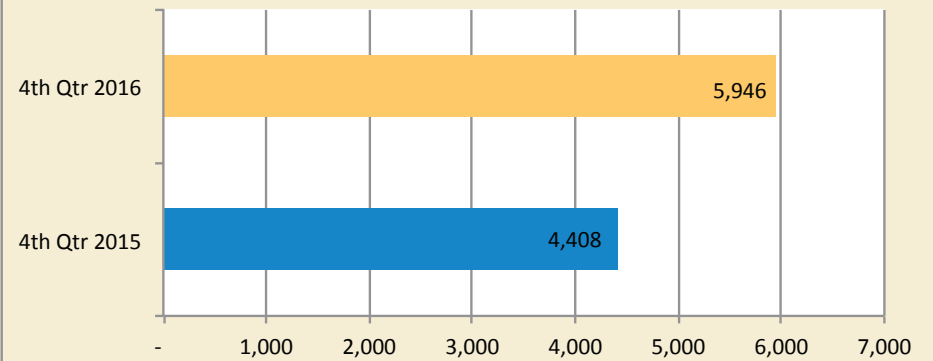
### Quarter to Quarter



### 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.