



Naples Area Board of REALTORS®



Real life. Real answers.

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www.NABOR.com
www.NaplesArea.com

Annual 2016

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending			# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.
\$0-\$300K	4,916	4,016	-18%	4,775	3,998	-16%	\$ 200	\$ 215	8%	1,185	1,590	34%	60	71	18%
\$300K-\$500K	2,580	2,351	-9%	2,382	2,149	-10%	\$ 375	\$ 377	1%	1,162	1,585	36%	78	88	13%
\$500K-\$1M	1,664	1,545	-7%	1,519	1,452	-4%	\$ 667	\$ 650	-3%	1,067	1,436	35%	96	113	18%
\$1M-\$2M	729	597	-18%	649	574	-12%	\$ 1,342	\$ 1,316	-2%	493	688	40%	114	125	10%
\$2M+	477	394	-17%	426	337	-21%	\$ 3,212	\$ 3,200	0%	519	647	25%	149	142	-5%
TOTAL	10,366	8,903	-14%	9,751	8,510	-13%	\$ 308	\$ 320	4%	4,426	5,946	34%	78	89	14%
							Median > \$300K	\$ 520	\$ 520	0%					

Overall Market Statistics by Area

	# Pending			# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.
Naples Beach	1,977	1,574	-20%	1,922	1,525	-21%	\$ 724	\$ 740	2%	971	1,408	45%	86	104	21%
North Naples	2,763	2,379	-14%	2,574	2,312	-10%	\$ 370	\$ 380	3%	1,276	1,705	34%	77	91	18%
Central Naples	1,762	1,515	-14%	1,671	1,431	-14%	\$ 220	\$ 240	9%	540	743	38%	66	76	15%
South Naples	1,747	1,469	-16%	1,622	1,399	-14%	\$ 225	\$ 230	2%	687	917	33%	78	85	9%
East Naples	1,970	1,827	-7%	1,826	1,714	-6%	\$ 267	\$ 290	9%	858	1,041	21%	80	90	13%
Immokalee/Ave Maria	67	53	-21%	56	45	-20%	\$ 215	\$ 240	12%	32	52	63%	57	42	-26%
TOTAL	10,286	8,817	-14%	9,671	8,426	-13%	\$ 305	\$ 320	5%	4,364	5,877	35%	77	89	16%

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		
	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.
\$0-\$300K	1,686	1,365	-19%	1,621	1,333	-18%	\$ 220	\$ 239	9%	330	331	0%	54	51	-6%
\$300K-\$500K	1,508	1,490	-1%	1,410	1,380	-2%	\$ 385	\$ 385	0%	612	812	33%	76	83	9%
\$500K-\$1M	1,000	996	0%	871	946	9%	\$ 657	\$ 635	-3%	713	925	30%	96	117	22%
\$1M-\$2M	456	351	-23%	413	353	-15%	\$ 1,350	\$ 1,350	0%	340	422	24%	126	124	-2%
\$2M+	351	280	-20%	325	256	-21%	\$ 3,350	\$ 3,275	-2%	439	525	20%	169	156	-8%
TOTAL	5,001	4,482	-10%	4,640	4,268	-8%	\$ 385	\$ 400	4%	2,434	3,015	24%	84	89	6%
							Median > \$300K	\$ 530	\$ 523	-1%					

Single Family Market Statistics by Area

	# Pending			# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.
Naples Beach	771	637	-17%	744	609	-18%	\$ 1,035	\$ 1,075	4%	504	655	30%	130	95	-27%
North Naples	1,326	1,157	-13%	1,206	1,157	-4%	\$ 507	\$ 533	5%	732	875	20%	92	99	8%
Central Naples	830	743	-10%	798	695	-13%	\$ 315	\$ 320	2%	273	356	30%	68	73	7%
South Naples	655	545	-17%	599	508	-15%	\$ 305	\$ 320	5%	286	369	29%	80	90	13%
East Naples	1,307	1,311	0%	1,191	1,215	2%	\$ 277	\$ 307	11%	560	658	18%	74	85	15%
Immokalee/Ave Maria	58	45	-22%	48	40	-17%	\$ 219	\$ 241	10%	28	45	61%	64	44	-31%
TOTAL	4,947	4,438	-10%	4,586	4,224	-8%	\$ 385	\$ 400	4%	2,383	2,958	24%	83	88	6%

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		
	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.
\$0-\$300K	3,230	2,651	-18%	3,154	2,665	-16%	\$ 188	\$ 199	6%	855	1,259	47%	63	81	29%
\$300K-\$500K	1,072	861	-20%	972	769	-21%	\$ 365	\$ 365	0%	550	773	41%	80	97	21%
\$500K-\$1M	664	549	-17%	648	506	-22%	\$ 680	\$ 690	1%	354	511	44%	97	104	7%
\$1M-\$2M	273	246	-10%	236	221	-6%	\$ 1,300	\$ 1,300	0%	153	266	74%	93	128	38%
\$2M+	126	114	-10%	101	811	703%	\$ 2,850	\$ 2,885	1%	80	122	53%	82	96	17%
TOTAL	5,365	4,421	-18%	5,111	4,242	-17%	\$ 250	\$ 253	1%	1,992	2,931	47%	73	90	23%
							Median > \$300K	\$ 506	\$ 520	3%					

Condominium Market Statistics by Area

	# Pending			# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.	Annual 2015	Annual 2016	% Chg.
Naples Beach	1,206	937	-22%	1,178	916	-22%	\$ 597	\$ 675	13%	467	751	61%	74	110	49%
North Naples	1,437	1,222	-15%	1,368	1,155	-16%	\$ 255	\$ 255	0%	544	828	52%	64	82	28%
Central Naples	932	772	-17%	873	736	-16%	\$ 172	\$ 185	8%	267	394	48%	65	79	22%
South Naples	1,092	926	-15%	1,023	891	-13%	\$ 183	\$ 195	7%	401	544	36%	77	83	8%
East Naples	663	516	-22%	635	499	-21%	\$ 252	\$ 268	6%	298	382	28%	92	106	15%
Immokalee/Ave Maria	9	8	-11%	8	5	-38%	\$ 180	\$ 215	19%	4	7	75%	19	36	89%
TOTAL	5,339	4,381	-18%	5,085	4,202	-17%	\$ 250	\$ 252	1%	1,981	2,906	47%	72	89	24%

Legend

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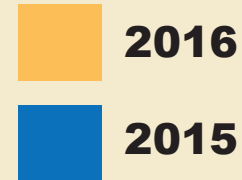
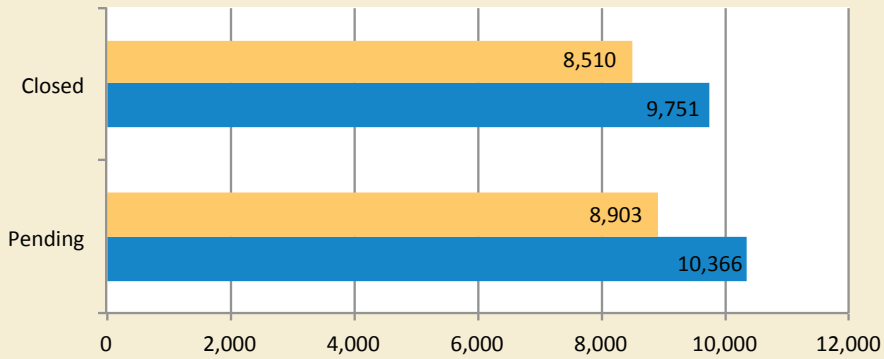
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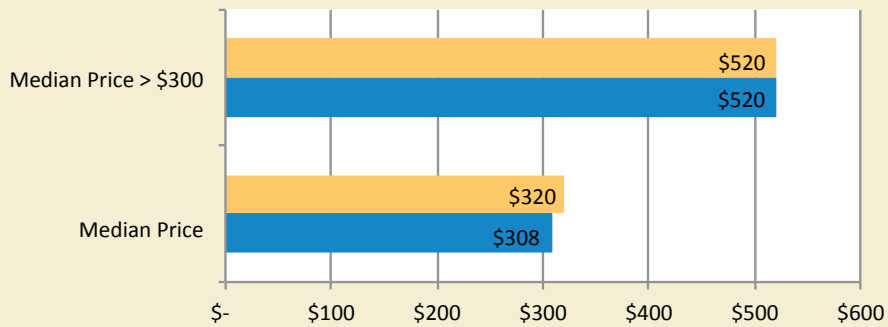
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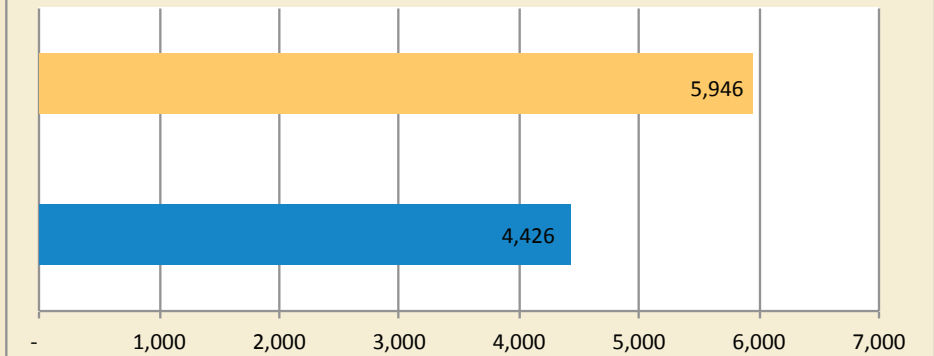
Most Recent 12 Months



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



Inventory



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