



Naples Area Board of REALTORS®



Your Leading Resource for Business

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

April 2017

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	April 2016	April 2017	% Chg.	
	\$0-\$300K	483	424	-12%	4,402	4,004	-9%	425	375	-12%	4,371	3,999	-9%	\$ 205	\$ 224	9%	\$ 207	\$ 219	6%	1,484	1,699	14%	52	76	46%
\$300K-\$500K	256	309	21%	2,393	2,594	8%	216	247	14%	2,235	2,327	4%	\$ 369	\$ 388	5%	\$ 378	\$ 378	0%	1,435	1,522	6%	79	83	5%	
\$500K-\$1M	211	192	-9%	1,624	1,637	1%	171	168	-2%	1,491	1,491	0%	\$ 640	\$ 650	2%	\$ 660	\$ 650	-2%	1,366	1,372	0%	104	133	28%	
\$1M-\$2M	93	92	-1%	680	622	-9%	79	65	-18%	629	563	-10%	\$ 1,300	\$ 1,300	0%	\$ 1,350	\$ 1,312	-3%	602	691	15%	87	115	32%	
\$2M+	41	58	41%	440	411	-7%	56	47	-16%	391	349	-11%	\$ 3,450	\$ 3,200	-7%	\$ 3,200	\$ 3,150	-2%	593	636	7%	120	166	38%	
TOTAL	1,084	1,075	-1%	9,539	9,268	-3%	947	902	-5%	9,117	8,729	-4%	\$ 325	\$ 355	9%	\$ 314	\$ 325	4%	5,480	5,920	8%	72	97	35%	
													Median > \$300K	\$ 559	\$ 525	-6%	\$ 525	\$ 510	-3%						

Overall Market Statistics by Area

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	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	April 2016	April 2017	% Chg.
	Naples Beach	222	202	-9%	1,738	1,672	-4%	198	191	-4%	1,738	1,600	-8%	\$ 830	\$ 860	4%	\$ 730	\$ 733	0%	1,276	1,341	5%	81	118
North Naples	290	312	8%	2,592	2,474	-5%	238	224	-6%	2,592	2,317	-11%	\$ 380	\$ 367	-3%	\$ 378	\$ 379	0%	1,570	1,752	12%	71	108	52%
Central Naples	163	158	-3%	1,575	1,560	-1%	158	146	-8%	1,575	1,476	-6%	\$ 239	\$ 260	9%	\$ 234	\$ 245	5%	693	754	9%	63	74	17%
South Naples	182	178	-2%	1,610	1,504	-7%	169	153	-9%	1,610	1,431	-11%	\$ 215	\$ 229	7%	\$ 226	\$ 235	4%	834	916	10%	72	78	8%
East Naples	209	212	1%	1,887	1,906	1%	161	172	7%	1,887	1,762	-7%	\$ 287	\$ 317	10%	\$ 280	\$ 299	7%	996	1,051	6%	82	95	16%
Immokalee/Ave Maria	4	6	50%	59	59	0%	1	6	500%	59	53	-10%	\$ 233	\$ 343	47%	\$ 221	\$ 250	13%	38	38	0%	98	106	8%
TOTAL	1,070	1,068	0%	9,461	9,175	-3%	925	892	-4%	9,461	8,639	-9%	\$ 325	\$ 353	9%	\$ 312	\$ 324	4%	5,407	5,852	8%	75	97	29%

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								
	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	April 2016	April 2017	% Chg.						
\$0-\$300K	162	154	-5%	1,518	1,333	-12%	131	118	-10%	1,467	1,310	-11%	\$ 230	\$ 250	9%	\$ 227	\$ 245	8%	324	321	-1%	42	72	71%						
\$300K-\$500K	159	178	12%	1,450	1,603	11%	114	129	13%	1,354	1,467	8%	\$ 388	\$ 400	3%	\$ 390	\$ 385	-1%	762	824	8%	87	81	-7%						
\$500K-\$1M	131	110	-16%	1,056	1,011	-4%	106	94	-11%	912	945	4%	\$ 612	\$ 635	4%	\$ 651	\$ 639	-2%	900	889	-1%	86	140	63%						
\$1M-\$2M	64	48	-25%	424	353	-17%	39	26	-33%	393	336	-15%	\$ 1,275	\$ 1,300	2%	\$ 1,350	\$ 1,350	0%	396	440	11%	107	156	46%						
\$2M+	33	49	48%	328	312	-5%	39	37	-5%	309	270	-13%	\$ 4,000	\$ 3,350	-16%	\$ 3,300	\$ 3,212	-3%	495	512	3%	119	187	57%						
TOTAL	549	539	-2%	4,776	4,612	-3%	429	404	-6%	4,435	4,328	-2%	\$ 434	\$ 419	-3%	\$ 400	\$ 400	0%	2,877	2,986	4%	79	108	37%						
													Median > \$300K																	
													\$ 563			\$ 536			-5%			\$ 535			\$ 515			-4%		

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	April 2016	April 2017	% Chg.
Naples Beach	101	79	-22%	731	653	-11%	78	67	-14%	687	628	-9%	\$ 1,212	\$ 1,850	53%	\$ 1,050	\$ 1,100	5%	593	607	2%	74	161	118%
North Naples	154	145	-6%	1,260	1,163	-8%	107	90	-16%	1,198	1,125	-6%	\$ 608	\$ 550	-10%	\$ 530	\$ 524	-1%	867	933	8%	105	124	18%
Central Naples	71	84	18%	770	782	2%	66	74	12%	738	723	-2%	\$ 345	\$ 308	-11%	\$ 321	\$ 305	-5%	357	335	-6%	63	63	0%
South Naples	75	66	-12%	621	532	-14%	65	41	-37%	558	500	-10%	\$ 300	\$ 475	58%	\$ 300	\$ 348	16%	350	364	4%	61	113	85%
East Naples	136	155	14%	1,297	1,385	7%	104	122	17%	1,171	1,262	8%	\$ 294	\$ 344	17%	\$ 290	\$ 321	11%	624	664	6%	74	94	27%
Immokalee/Ave Maria	4	5	25%	54	45	-17%	1	5	400%	40	42	5%	\$ 233	\$ 337	45%	\$ 223	\$ 269	21%	33	34	3%	159	97	-39%
TOTAL	541	534	-1%	4,733	4,560	-4%	421	399	-5%	4,392	4,280	-3%	\$ 434	\$ 419	-3%	\$ 400	\$ 400	0%	2,824	2,937	4%	78	108	38%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

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	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	April 2016	April 2017	% Chg.	
\$0-\$300K	321	270	-16%	2,884	2,671	-7%	294	257	-13%	2,904	2,689	-7%	\$ 192	\$ 210	9%	\$ 191	\$ 200	5%	1,160	1,378	19%	56	77	38%	
\$300K-\$500K	97	131	35%	943	991	5%	102	118	16%	881	860	-2%	\$ 348	\$ 378	9%	\$ 360	\$ 370	3%	673	698	4%	70	85	21%	
\$500K-\$1M	80	82	2%	568	626	10%	65	74	14%	579	546	-6%	\$ 690	\$ 667	-3%	\$ 680	\$ 699	3%	466	483	4%	133	124	-7%	
\$1M-\$2M	29	44	52%	256	269	5%	40	39	-3%	236	227	-4%	\$ 1,325	\$ 1,300	-2%	\$ 1,325	\$ 1,300	-2%	206	251	22%	70	86	23%	
\$2M+	8	9	13%	112	99	-12%	11	10	-9%	82	79	-4%	\$ 2,950	\$ 2,342	-21%	\$ 2,937	\$ 2,875	-2%	92	124	35%	122	82	-33%	
TOTAL	535	536	0%	4,763	4,656	-2%	512	498	-3%	4,682	4,401	-6%	\$ 262	\$ 296	13%	\$ 251	\$ 260	4%	2,597	2,934	13%	72	87	21%	
													Median > \$300K	\$ 537	\$ 510	-5%	\$ 510	\$ 500	-2%						

Condominium Market Statistics by Area

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	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	12-month ending 04/2016	12-month ending 04/2017	% Chg.	April 2016	April 2017	% Chg.	April 2016	April 2017	% Chg.
Naples Beach	121	123	2%	1,007	1,019	1%	120	124	3%	1,027	972	-5%	\$ 767	\$ 740	-4%	\$ 625	\$ 650	4%	683	734	7%	79	95	20%
North Naples	136	167	23%	1,332	1,311	-2%	131	134	2%	1,305	1,192	-9%	\$ 257	\$ 300	17%	\$ 255	\$ 265	4%	703	819	17%	61	98	61%
Central Naples	92	74	-20%	805	778	-3%	92	72	-22%	801	753	-6%	\$ 188	\$ 196	4%	\$ 179	\$ 185	3%	336	419	25%	64	85	33%
South Naples	106	112	6%	989	972	-2%	104	112	8%	947	931	-2%	\$ 190	\$ 200	5%	\$ 188	\$ 199	6%	484	552	14%	69	65	-6%
East Naples	73	57	-22%	590	521	-12%	57	50	-12%	568	500	-12%	\$ 272	\$ 276	1%	\$ 265	\$ 264	0%	372	387	4%	82	97	18%
Immokalee/Ave Maria	0	1		5	14	180%	0	1		6	11	83%	\$ -	\$ 350		\$ 154	\$ 237	54%	5	4	-20%	14	155	1007%
TOTAL	528	534	1%	4,728	4,615	-2%	504	493	-2%	4,654	4,359	-6%	\$ 260	\$ 295	13%	\$ 250	\$ 260	4%	2,583	2,915	13%	71	88	24%

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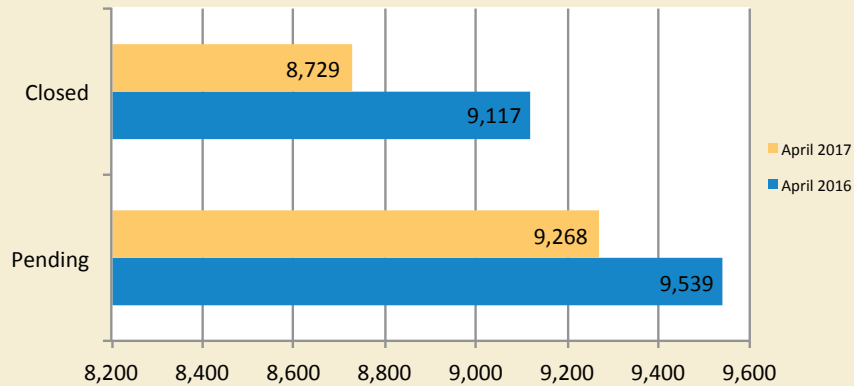
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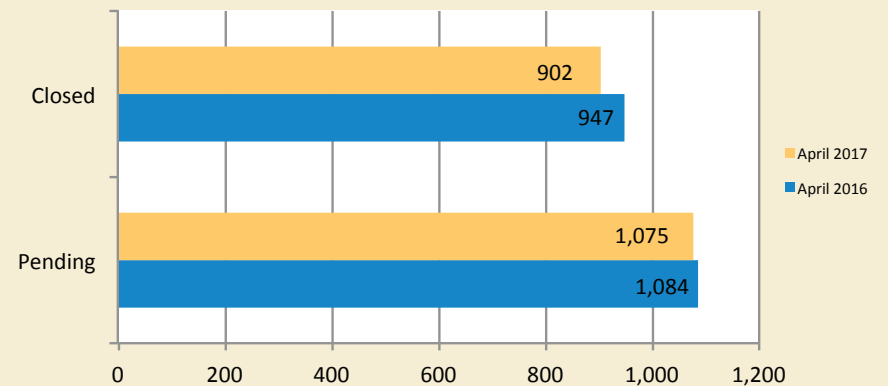
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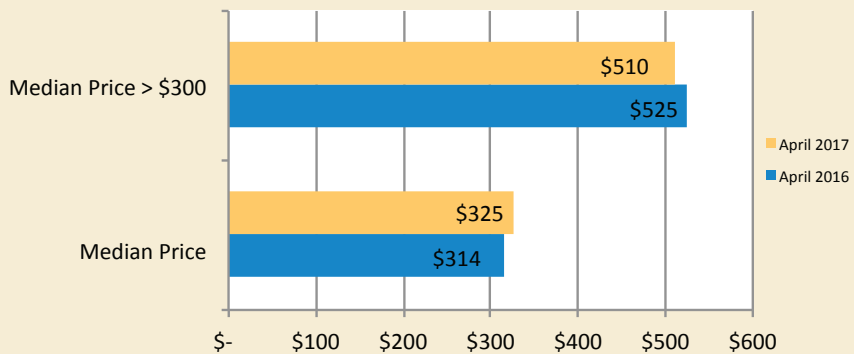
Most Recent 12 Months



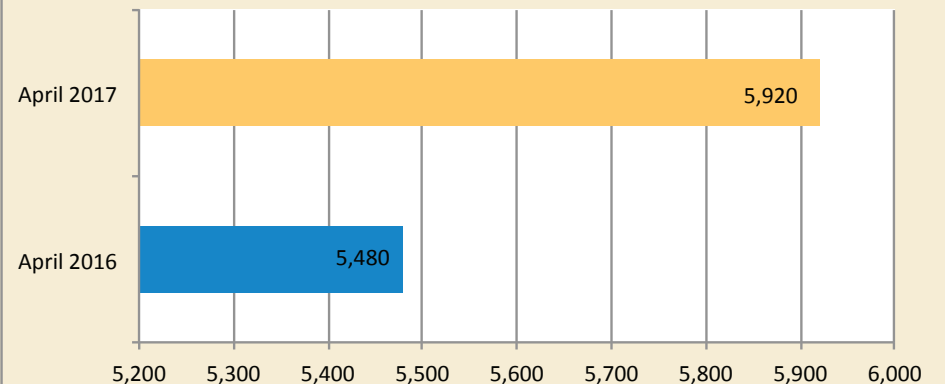
Month to Month



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



Inventory



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