



Naples Area Board of REALTORS®



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August 2018

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending					# Closed					Median Closed Price (,000's)					Inventory			Average DOM					
	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	Aug 2017	Aug 2018	% Chg.
\$0-\$300K	363	319	-12%	4,058	3,622	-11%	308	309	0%	4,048	3,706	-8%	\$ 225	\$ 220	-2%	\$ 220	\$ 220	0%	1,385	1,484	7%	78	92	18%
\$300K-\$500K	237	240	1%	2,676	2,639	-1%	182	231	27%	2,468	2,519	2%	\$ 383	\$ 365	-5%	\$ 378	\$ 379	0%	1,283	1,402	9%	95	100	5%
\$500K-\$1M	137	148	8%	1,718	1,619	-6%	134	119	-11%	1,561	1,515	-3%	\$ 635	\$ 630	-1%	\$ 655	\$ 650	-1%	1,152	1,069	-7%	116	102	-12%
\$1M-\$2M	56	60	7%	655	756	15%	41	41	0%	590	724	23%	\$ 1,450	\$ 1,280	-12%	\$ 1,335	\$ 1,392	4%	488	463	-5%	124	124	0%
\$2M+	36	39	8%	445	528	19%	20	19	-5%	406	466	15%	\$ 4,200	\$ 2,850	-32%	\$ 3,100	\$ 2,964	-4%	499	453	-9%	135	181	34%
TOTAL	829	806	-3%	9,552	9,164	-4%	685	719	5%	9,073	8,930	-2%	\$ 328	\$ 319	-3%	\$ 328	\$ 342	4%	4,807	4,913	2%	95	120	26%
Median > \$300K													\$ 510	\$ 446	-13%	\$ 510	\$ 517	1%						

Overall Market Statistics by Area

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	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	Aug 2017	Aug 2018	% Chg.
Naples Beach	143	128	-10%	1,761	1,699	-4%	115	101	-12%	1,680	1,643	-2%	\$ 740	\$ 695	-6%	\$ 750	\$ 785	5%	1,034	995	-4%	117	111	-5%
North Naples	228	231	1%	2,626	2,622	0%	213	211	-1%	2,493	2,607	5%	\$ 395	\$ 345	-13%	\$ 380	\$ 400	5%	1,356	1,291	-5%	90	101	12%
Central Naples	135	148	10%	1,527	1,458	-5%	102	123	21%	1,475	1,406	-5%	\$ 257	\$ 264	3%	\$ 250	\$ 255	2%	597	602	1%	82	95	16%
South Naples	133	124	-7%	1,577	1,403	-11%	120	115	-4%	1,493	1,351	-10%	\$ 222	\$ 257	16%	\$ 240	\$ 249	4%	752	800	6%	99	101	2%
East Naples	181	161	-11%	1,919	1,831	-5%	126	151	20%	1,793	1,788	0%	\$ 299	\$ 323	8%	\$ 307	\$ 319	4%	961	1,070	11%	92	100	9%
Immokalee/Ave Maria	2	7	250%	55	64	16%	3	17	467%	59	54	-8%	\$ 255	\$ 245	-4%	\$ 247	\$ 253	2%	41	58	41%	51	66	29%
TOTAL	822	799	-3%	9,465	9,077	-4%	679	718	6%	8,993	8,849	-2%	\$ 330	\$ 355	8%	\$ 327	\$ 340	4%	4,741	4,816	2%	95	96	1%

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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	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	Aug 2017	Aug 2018	% Chg.		
	\$0-\$300K	118	88	-25%	1,301	944	-27%	108	76	-30%	1,310	979	-25%	\$ 250	\$ 260	4%	\$ 250	\$ 259	4%	278	347	25%	64	66	3%	
\$300K-\$500K	154	169	10%	1,641	1,645	0%	125	151	21%	1,561	1,593	2%	\$ 392	\$ 380	-3%	\$ 387	\$ 388	0%	696	840	21%	82	96	17%		
\$500K-\$1M	101	102	1%	1,085	1,056	-3%	98	83	-15%	980	998	2%	\$ 642	\$ 625	-3%	\$ 650	\$ 644	-1%	753	714	-5%	111	93	-16%		
\$1M-\$2M	40	43	8%	376	414	10%	30	24	-20%	333	382	15%	\$ 1,456	\$ 1,338	-8%	\$ 1,350	\$ 1,343	-1%	308	295	-4%	153	114	-25%		
\$2M+	21	34	62%	337	387	15%	17	14	-18%	306	343	12%	\$ 4,100	\$ 2,662	-35%	\$ 3,200	\$ 3,300	3%	411	364	-11%	114	220	93%		
TOTAL	434	436	0%	4,740	4,446	-6%	378	348	-8%	4,490	4,295	-4%	\$ 422	\$ 405	-4%	\$ 405	\$ 438	8%	2,446	2,560	5%	93	95	2%		
													Median > \$300K		\$ 527		\$ 455		-14%		\$ 510		\$ 515		1%	

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	Aug 2017	Aug 2018	% Chg.
	Naples Beach	62	57	-8%	694	678	-2%	54	39	-28%	655	654	0%	\$ 1,097	\$ 950	-13%	\$ 1,095	\$ 1,247	14%	462	446	-3%	118	126
North Naples	111	127	14%	1,212	1,180	-3%	114	92	-19%	1,169	1,143	-2%	\$ 512	\$ 462	-10%	\$ 510	\$ 540	6%	726	677	-7%	89	96	8%
Central Naples	61	76	25%	735	655	-11%	53	52	-2%	715	629	-12%	\$ 345	\$ 362	5%	\$ 320	\$ 359	12%	281	285	1%	89	87	-2%
South Naples	56	47	-16%	582	524	-10%	47	45	-4%	529	507	-4%	\$ 285	\$ 390	37%	\$ 334	\$ 385	15%	284	318	12%	86	113	31%
East Naples	138	118	-14%	1,419	1,296	-9%	103	103	0%	1,329	1,263	-5%	\$ 308	\$ 355	15%	\$ 325	\$ 345	6%	610	730	20%	90	82	-9%
Immokalee/Ave Maria	2	7	250%	45	58	29%	3	16	433%	46	48	4%	\$ 255	\$ 247	-3%	\$ 249	\$ 256	3%	37	52	41%	51	69	35%
TOTAL	430	432	0%	4,687	4,391	-6%	374	347	-7%	4,443	4,244	-4%	\$ 423	\$ 461	9%	\$ 405	\$ 439	8%	2,400	2,508	4%	93	96	3%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

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	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	Aug 2017	Aug 2018	% Chg.	
	\$0-\$300K	245	231	-6%	2,757	2,678	-3%	200	233	17%	2,738	2,727	0%	\$ 200	\$ 200	0%	\$ 203	\$ 202	0%	1,107	1,151	4%	85	101	19%
\$300K-\$500K	83	71	-14%	1,035	994	-4%	57	80	40%	907	926	2%	\$ 365	\$ 339	-7%	\$ 365	\$ 360	-1%	587	575	-2%	120	108	-10%	
\$500K-\$1M	36	46	28%	633	563	-11%	36	36	0%	581	517	-11%	\$ 595	\$ 672	13%	\$ 685	\$ 685	0%	399	362	-9%	130	120	-8%	
\$1M-\$2M	16	17	6%	279	342	23%	11	17	55%	257	342	33%	\$ 1,450	\$ 1,225	-16%	\$ 1,310	\$ 1,472	12%	180	174	-3%	45	138	207%	
\$2M+	15	5	-67%	108	141	31%	3	5	67%	100	123	23%	\$ 4,393	\$ 2,900	-34%	\$ 2,762	\$ 2,545	-8%	88	91	3%	257	70	-73%	
TOTAL	395	370	-6%	4,812	4,718	-2%	307	371	21%	4,583	4,635	1%	\$ 250	\$ 250	0%	\$ 265	\$ 265	0%	2,361	2,353	0%	98	105	7%	
													Median > \$300K	\$ 498	\$ 411	-17%	\$ 510	\$ 520	2%						

Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	12-month ending 8/2017	12-month ending 8/2018	% Chg.	Aug 2017	Aug 2018	% Chg.	Aug 2017	Aug 2018	% Chg.
	Naples Beach	81	71	-12%	1,067	1,021	-4%	61	62	2%	1,025	989	-4%	\$ 552	\$ 533	-3%	\$ 649	\$ 650	0%	572	549	-4%	117	103
North Naples	117	104	-11%	1,414	1,442	2%	99	119	20%	1,324	1,464	11%	\$ 260	\$ 255	-2%	\$ 274	\$ 276	1%	630	614	-3%	90	104	16%
Central Naples	74	72	-3%	792	803	1%	49	71	45%	760	777	2%	\$ 179	\$ 185	3%	\$ 185	\$ 191	3%	316	317	0%	75	102	36%
South Naples	77	77	0%	995	879	-12%	73	70	-4%	964	844	-12%	\$ 165	\$ 200	21%	\$ 200	\$ 203	1%	468	482	3%	107	93	-13%
East Naples	43	43	0%	500	535	7%	23	48	109%	464	525	13%	\$ 252	\$ 276	10%	\$ 265	\$ 279	5%	351	340	-3%	100	138	38%
Immokalee/Ave Maria	0	0		10	6	-40%	0	1		13	6	-54%	\$ -	\$ 140		\$ 240	\$ 202	-16%	4	6	50%	0	7	
TOTAL	392	367	-6%	4,778	4,686	-2%	305	371	22%	4,550	4,605	1%	\$ 250	\$ 317	27%	\$ 264	\$ 265	0%	2,341	2,308	-1%	98	92	-6%

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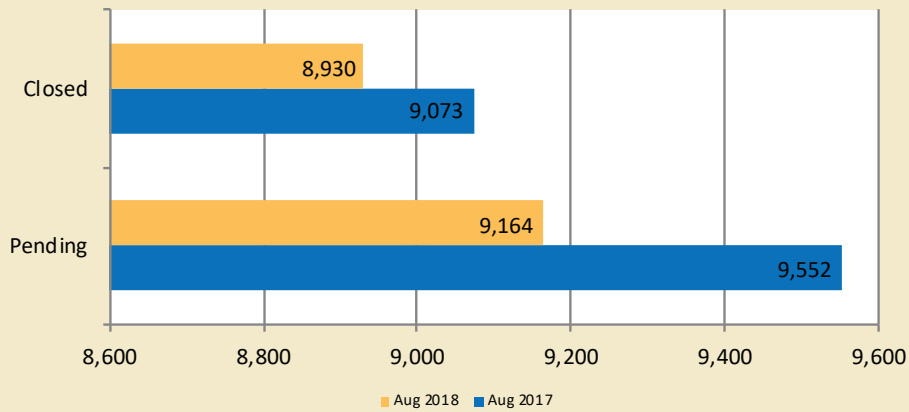
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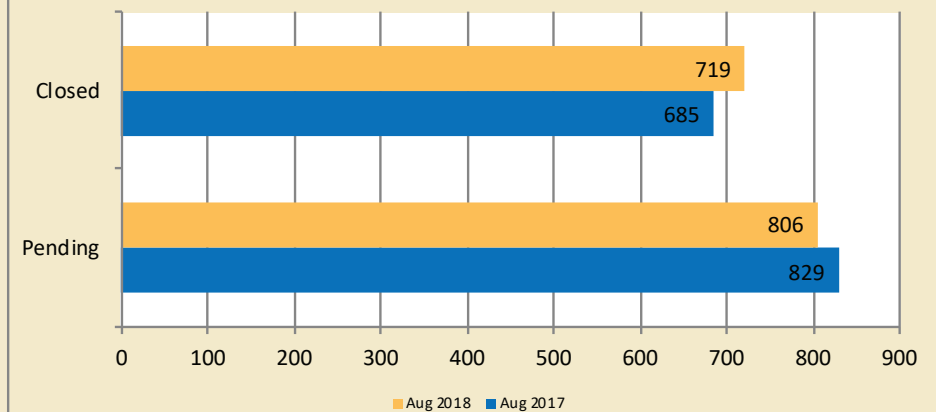
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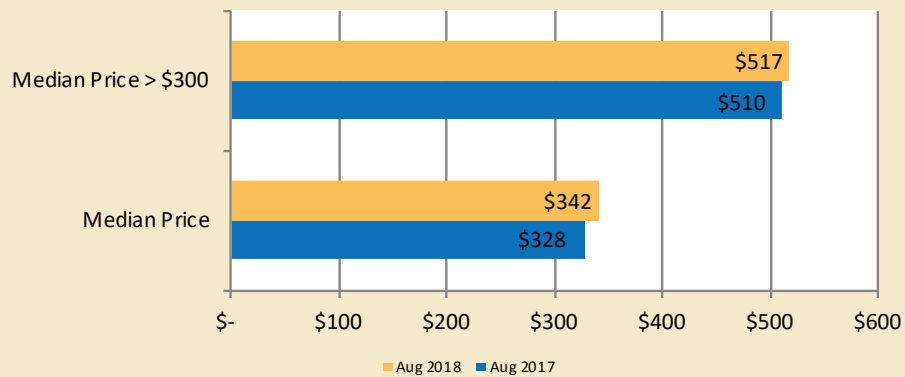
Most Recent 12 Months



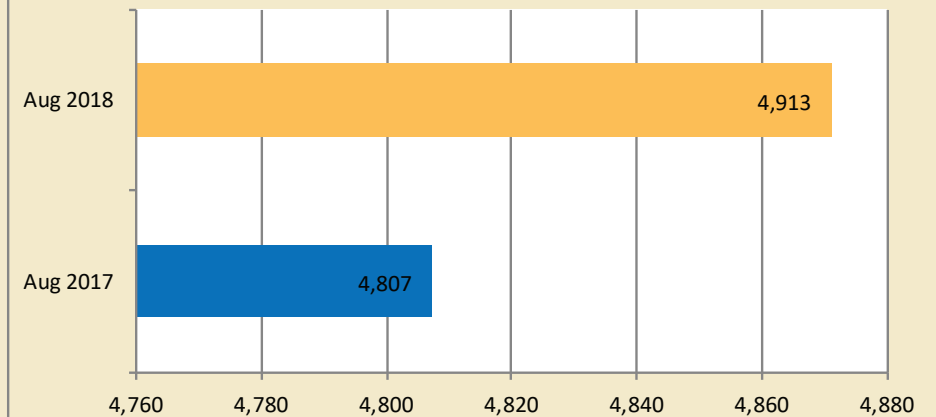
Month to Month



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



Inventory



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