



Naples Area Board of REALTORS®



Your Leading Resource for Business

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January 2018  
1455 Pine Ridge Road  
Naples, FL 34109

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	Jan 2017	Jan 2018	% Chg.
	\$0-\$300K	365	365	0%	4,005	3,801	-5%	282	255	-10%	4,029	3,844	-5%	\$ 219	\$ 205	-6%	\$ 215	\$ 220	2%	1,771	1,746	-1%	68	79
\$300K-\$500K	269	269	0%	2,426	2,558	5%	163	156	-4%	2,167	2,403	11%	\$ 378	\$ 371	-2%	\$ 377	\$ 380	1%	1,655	1,673	1%	99	103	4%
\$500K-\$1M	177	207	17%	1,594	1,680	5%	88	104	18%	1,445	1,546	7%	\$ 692	\$ 646	-7%	\$ 650	\$ 650	0%	1,506	1,424	-5%	103	111	8%
\$1M-\$2M	71	110	55%	617	746	21%	45	113	151%	578	668	16%	\$ 1,365	\$ 1,600	17%	\$ 1,316	\$ 1,400	6%	772	622	-19%	124	70	-44%
\$2M+	42	79	88%	382	468	23%	25	43	72%	327	424	30%	\$ 3,200	\$ 2,600	-19%	\$ 3,175	\$ 3,000	-6%	689	606	-12%	166	112	-33%
<b>TOTAL</b>	<b>924</b>	<b>1,030</b>	<b>11%</b>	<b>9,024</b>	<b>9,253</b>	<b>3%</b>	<b>603</b>	<b>671</b>	<b>11%</b>	<b>8,546</b>	<b>8,885</b>	<b>4%</b>	<b>\$ 314</b>	<b>\$ 375</b>	<b>19%</b>	<b>\$ 319</b>	<b>\$ 335</b>	<b>5%</b>	<b>6,393</b>	<b>6,071</b>	<b>-5%</b>	<b>91</b>	<b>91</b>	<b>0%</b>
Median > \$300K													\$ 485	\$ 646	33%	\$ 520	\$ 522	0%						

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	Jan 2017	Jan 2018	% Chg.
	Naples Beach	183	227	24%	1,614	1,704	6%	125	124	-1%	1,531	1,611	5%	\$ 784	\$ 795	1%	\$ 745	\$ 775	4%	1,492	1,348	-10%	103	108
North Naples	249	302	21%	2,412	2,602	8%	133	218	64%	2,277	2,529	11%	\$ 364	\$ 612	68%	\$ 379	\$ 390	3%	1,859	1,712	-8%	93	80	-14%
Central Naples	153	145	-5%	1,531	1,452	-5%	102	98	-4%	1,465	1,401	-4%	\$ 237	\$ 247	4%	\$ 240	\$ 253	5%	792	791	0%	80	75	-6%
South Naples	132	153	16%	1,480	1,497	1%	111	98	-12%	1,425	1,422	0%	\$ 242	\$ 242	0%	\$ 230	\$ 242	5%	1,016	991	-2%	94	107	14%
East Naples	194	194	0%	1,846	1,865	1%	121	127	5%	1,717	1,793	4%	\$ 296	\$ 315	6%	\$ 295	\$ 315	7%	1,097	1,088	-1%	81	93	15%
Immokalee/Ave Maria	3	1	-67%	51	51	0%	4	2	-50%	47	50	6%	\$ 235	\$ 244	4%	\$ 240	\$ 253	5%	52	67	29%	86	54	-37%
<b>TOTAL</b>	<b>914</b>	<b>1,022</b>	<b>12%</b>	<b>8,934</b>	<b>9,171</b>	<b>3%</b>	<b>596</b>	<b>667</b>	<b>12%</b>	<b>8,462</b>	<b>8,806</b>	<b>4%</b>	<b>\$ 312</b>	<b>\$ 379</b>	<b>21%</b>	<b>\$ 318</b>	<b>\$ 335</b>	<b>5%</b>	<b>6,308</b>	<b>5,997</b>	<b>-5%</b>	<b>91</b>	<b>91</b>	<b>0%</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		
	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	Jan 2017	Jan 2018	% Chg.
\$0-\$300K	124	94	-24%	1,353	1,116	-18%	93	72	-23%	1,339	1,166	-13%	\$ 244	\$ 255	5%	\$ 240	\$ 250	4%	347	326	-6%	55	49	-11%
\$300K-\$500K	165	156	-5%	1,534	1,572	2%	93	100	8%	1,394	1,525	9%	\$ 385	\$ 390	1%	\$ 385	\$ 389	1%	851	865	2%	85	106	25%
\$500K-\$1M	101	124	23%	1,016	1,101	8%	54	64	19%	936	1,003	7%	\$ 652	\$ 625	-4%	\$ 638	\$ 645	1%	972	906	-7%	121	112	-7%
\$1M-\$2M	33	48	45%	360	401	11%	26	23	-12%	353	344	-3%	\$ 1,425	\$ 1,350	-5%	\$ 1,360	\$ 1,330	-2%	495	396	-20%	130	84	-35%
\$2M+	35	50	43%	282	352	25%	18	21	17%	248	308	24%	\$ 3,240	\$ 3,024	-7%	\$ 3,250	\$ 3,212	-1%	554	468	-16%	183	145	-21%
<b>TOTAL</b>	<b>458</b>	<b>472</b>	<b>3%</b>	<b>4,545</b>	<b>4,542</b>	<b>0%</b>	<b>284</b>	<b>280</b>	<b>-1%</b>	<b>4,270</b>	<b>4,346</b>	<b>2%</b>	<b>\$ 397</b>	<b>\$ 430</b>	<b>8%</b>	<b>\$ 400</b>	<b>\$ 420</b>	<b>5%</b>	<b>3,219</b>	<b>2,961</b>	<b>-8%</b>	<b>94</b>	<b>96</b>	<b>2%</b>
Median > \$300K													\$ 510	\$ 505	-1%	\$ 520	\$ 520	0%						

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	Jan 2017	Jan 2018	% Chg.
Naples Beach	61	92	51%	636	705	11%	44	40	-9%	604	648	7%	\$ 1,222	\$ 1,005	-18%	\$ 1,075	\$ 1,106	3%	698	549	-21%	130	113	-13%
North Naples	113	115	2%	1,180	1,138	-4%	61	68	11%	1,128	1,103	-2%	\$ 505	\$ 502	-1%	\$ 530	\$ 520	-2%	957	904	-6%	106	107	1%
Central Naples	72	69	-4%	745	699	-6%	44	41	-7%	715	664	-7%	\$ 312	\$ 315	1%	\$ 317	\$ 330	4%	366	343	-6%	87	74	-15%
South Naples	52	46	-12%	557	542	-3%	39	34	-13%	512	528	3%	\$ 370	\$ 350	-5%	\$ 325	\$ 350	8%	412	388	-6%	108	92	-15%
East Naples	152	144	-5%	1,337	1,364	2%	89	92	3%	1,225	1,314	7%	\$ 300	\$ 367	22%	\$ 309	\$ 337	9%	683	665	-3%	67	91	36%
Immokalee/Ave Maria	1	1	0%	41	46	12%	2	2	0%	40	43	8%	\$ 263	\$ 244	-7%	\$ 241	\$ 255	6%	47	61	30%	69	54	-22%
<b>TOTAL</b>	<b>451</b>	<b>467</b>	<b>4%</b>	<b>4,496</b>	<b>4,494</b>	<b>0%</b>	<b>279</b>	<b>277</b>	<b>-1%</b>	<b>4,224</b>	<b>4,300</b>	<b>2%</b>	<b>\$ 397</b>	<b>\$ 430</b>	<b>8%</b>	<b>\$ 400</b>	<b>\$ 420</b>	<b>5%</b>	<b>3,163</b>	<b>2,910</b>	<b>-8%</b>	<b>94</b>	<b>95</b>	<b>1%</b>

### Legend

Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
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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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### Condominium Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	Jan 2017	Jan 2018	% Chg.
\$0-\$300K	241	271	12%	2,652	2,685	1%	189	183	-3%	2,690	2,678	0%	\$ 196	\$ 190	-3%	\$ 198	\$ 202	2%	1,424	1,420	0%	74	90	22%
\$300K-\$500K	104	113	9%	892	986	11%	70	56	-20%	773	878	14%	\$ 375	\$ 350	-7%	\$ 365	\$ 364	0%	804	808	0%	116	98	-16%
\$500K-\$1M	76	83	9%	578	579	0%	34	40	18%	509	543	7%	\$ 735	\$ 726	-1%	\$ 700	\$ 675	-4%	534	518	-3%	73	109	49%
\$1M-\$2M	38	62	63%	257	345	34%	19	90	374%	225	324	44%	\$ 1,230	\$ 1,625	32%	\$ 1,295	\$ 1,450	12%	277	226	-18%	116	67	-42%
\$2M+	7	29	314%	100	116	16%	7	22	214%	79	116	47%	\$ 2,850	\$ 2,425	-15%	\$ 2,850	\$ 2,550	-11%	135	138	2%	123	74	-40%
<b>TOTAL</b>	<b>466</b>	<b>558</b>	<b>20%</b>	<b>4,479</b>	<b>4,711</b>	<b>5%</b>	<b>319</b>	<b>391</b>	<b>23%</b>	<b>4,276</b>	<b>4,539</b>	<b>6%</b>	<b>\$ 265</b>	<b>\$ 320</b>	<b>21%</b>	<b>\$ 252</b>	<b>\$ 265</b>	<b>5%</b>	<b>3,174</b>	<b>3,110</b>	<b>-2%</b>	<b>88</b>	<b>87</b>	<b>-1%</b>
Median > \$300K													\$ 467	\$ 522	12%	\$ 520	\$ 535	3%						

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	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	12-month ending 1/2017	12-month ending 1/2018	% Chg.	Jan 2017	Jan 2018	% Chg.	Jan 2017	Jan 2018	% Chg.
Naples Beach	122	135	11%	978	999	2%	81	84	4%	927	963	4%	\$ 760	\$ 749	-1%	\$ 685	\$ 645	-6%	794	799	1%	88	105	19%
North Naples	136	187	38%	1,232	1,464	19%	72	150	108%	1,149	1,426	24%	\$ 282	\$ 1,490	428%	\$ 255	\$ 279	9%	902	808	-10%	82	67	-18%
Central Naples	81	76	-6%	786	753	-4%	58	57	-2%	750	737	-2%	\$ 182	\$ 170	-7%	\$ 185	\$ 189	2%	426	448	5%	75	75	0%
South Naples	80	107	34%	923	955	3%	72	64	-11%	913	894	-2%	\$ 182	\$ 190	4%	\$ 190	\$ 200	5%	604	603	0%	87	115	32%
East Naples	42	50	19%	509	501	-2%	32	35	9%	492	479	-3%	\$ 285	\$ 244	-14%	\$ 268	\$ 265	-1%	414	423	2%	119	99	-17%
Immokalee/Ave Maria	2	0	-100%	10	5	-50%	2	0	-100%	7	7	0%	\$ 205	null	#VALUE!	\$ 215	\$ 250	16%	5	6	20%	102	0	-100%
<b>TOTAL</b>	<b>463</b>	<b>555</b>	<b>20%</b>	<b>4,438</b>	<b>4,677</b>	<b>5%</b>	<b>317</b>	<b>390</b>	<b>23%</b>	<b>4,238</b>	<b>4,506</b>	<b>6%</b>	<b>\$ 265</b>	<b>\$ 317</b>	<b>20%</b>	<b>\$ 252</b>	<b>\$ 265</b>	<b>5%</b>	<b>3,145</b>	<b>3,087</b>	<b>-2%</b>	<b>87</b>	<b>87</b>	<b>0%</b>

### Legend

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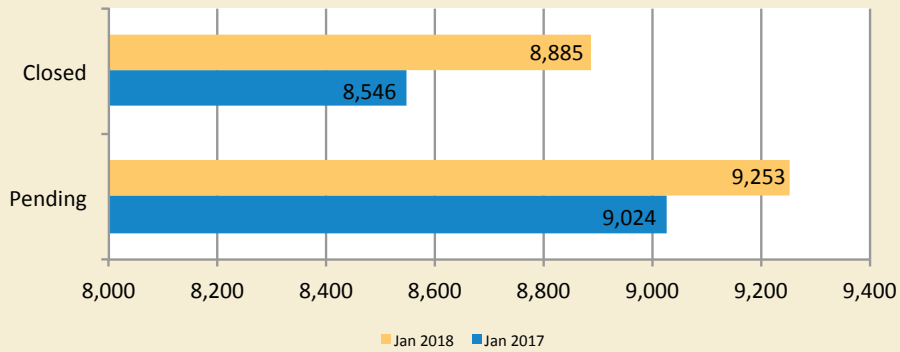
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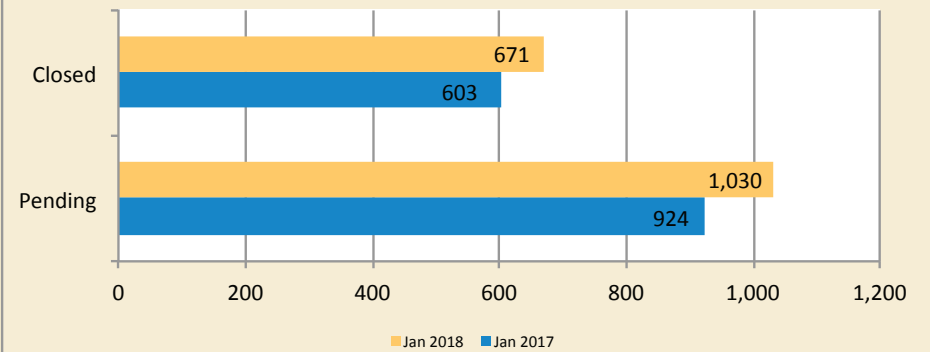
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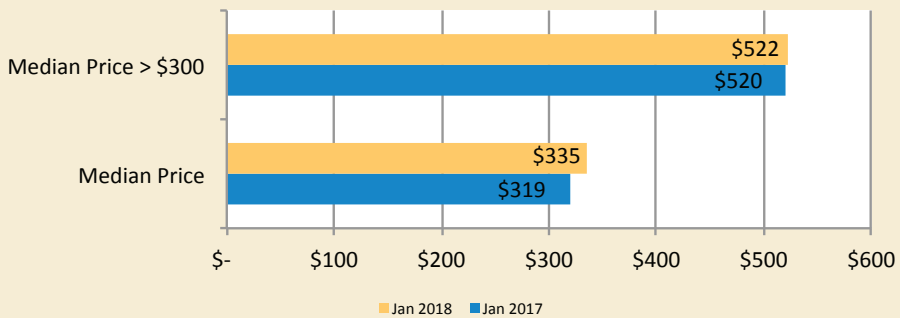
### Most Recent 12 Months



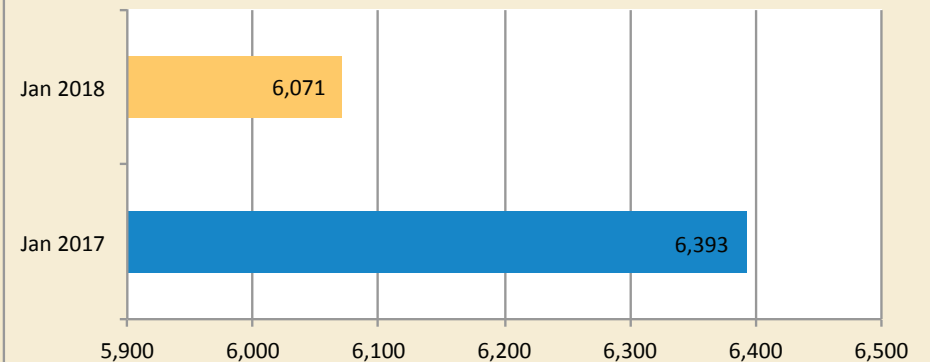
### Month to Month



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



### Inventory



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