



Naples Area Board of REALTORS®



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

March 2016

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	
	\$0-\$300K	737	506	-31%	5,628	4,465	-21%	533	375	-30%	5,366	4,510	-16%	\$ 191	\$ 211	10%	\$ 180	\$ 205	14%	1,272	1,527	20%	62	59	-5%
\$300K-\$500K	335	269	-20%	2,379	2,407	1%	262	184	-30%	2,107	2,297	9%	\$ 377	\$ 380	1%	\$ 380	\$ 379	0%	1,061	1,503	42%	79	81	3%	
\$500K-\$1M	257	206	-20%	1,573	1,629	4%	142	151	6%	1,364	1,518	11%	\$ 700	\$ 687	-2%	\$ 655	\$ 660	1%	965	1,382	43%	100	85	-15%	
\$1M-\$2M	119	91	-24%	680	675	-1%	72	51	-29%	622	637	2%	\$ 1,387	\$ 1,430	3%	\$ 1,336	\$ 1,350	1%	484	627	30%	115	116	1%	
\$2M+	72	64	-11%	454	455	0%	54	33	-39%	414	390	-6%	\$ 3,037	\$ 2,910	-4%	\$ 3,075	\$ 3,200	4%	471	612	30%	129	132	2%	
TOTAL	1,520	1,136	-25%	10,714	9,631	-10%	1,063	794	-25%	9,873	9,352	-5%	\$ 300	\$ 323	8%	\$ 278	\$ 311	12%	4,253	5,651	33%	79	76	-4%	
													Median > \$300K	\$ 509	\$ 558	10%	\$ 527	\$ 525	0%						

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.
	Naples Beach	327	239	-27%	2,078	1,785	-14%	217	151	-30%	1,986	1,801	-9%	\$ 625	\$ 795	27%	\$ 643	\$ 725	13%	946	1,315	39%	92	82
North Naples	383	276	-28%	2,764	2,617	-5%	280	213	-24%	2,600	2,531	-3%	\$ 361	\$ 380	5%	\$ 338	\$ 375	11%	1,142	1,630	43%	71	68	-4%
Central Naples	261	183	-30%	1,953	1,601	-18%	163	113	-31%	1,764	1,583	-10%	\$ 205	\$ 240	17%	\$ 187	\$ 230	23%	563	720	28%	62	60	-3%
South Naples	261	199	-24%	1,751	1,618	-8%	188	135	-28%	1,585	1,531	-3%	\$ 210	\$ 235	12%	\$ 195	\$ 230	18%	707	869	23%	83	70	-16%
East Naples	270	219	-19%	2,017	1,875	-7%	192	171	-11%	1,800	1,789	-1%	\$ 250	\$ 285	14%	\$ 234	\$ 278	19%	813	1,008	24%	80	93	16%
Immokalee/Ave Maria	10	5	-50%	44	63	43%	8	4	-50%	37	53	43%	\$ 119	\$ 239	101%	\$ 160	\$ 222	39%	25	35	40%	41	120	193%
TOTAL	1,512	1,121	-26%	10,607	9,559	-10%	1,048	787	-25%	9,772	9,288	-5%	\$ 299	\$ 320	7%	\$ 276	\$ 310	12%	4,196	5,577	33%	77	76	-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

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	
\$0-\$300K	245	173	-29%	2,100	1,530	-27%	163	130	-20%	1,937	1,522	-21%	\$ 207	\$ 229	11%	\$ 195	\$ 225	15%	385	346	-10%	51	68	33%	
\$300K-\$500K	182	151	-17%	1,399	1,439	3%	140	120	-14%	1,258	1,386	10%	\$ 387	\$ 390	1%	\$ 385	\$ 390	1%	621	807	30%	71	78	10%	
\$500K-\$1M	130	122	-6%	914	1,041	14%	67	90	34%	804	903	12%	\$ 655	\$ 663	1%	\$ 650	\$ 655	1%	640	910	42%	114	80	-30%	
\$1M-\$2M	62	46	-26%	386	413	7%	49	26	-47%	360	396	10%	\$ 1,400	\$ 1,500	7%	\$ 1,352	\$ 1,350	0%	355	419	18%	132	136	3%	
\$2M+	53	49	-8%	338	335	-1%	40	25	-38%	297	301	1%	\$ 3,150	\$ 2,950	-6%	\$ 3,191	\$ 3,275	3%	402	514	28%	142	146	3%	
TOTAL	672	541	-19%	5,137	4,758	-7%	459	391	-15%	4,656	4,508	-3%	\$ 380	\$ 400	5%	\$ 350	\$ 398	14%	2,403	2,996	25%	84	84	0%	
													Median > \$300K	\$ 535	\$ 525	-2%	\$ 530	\$ 530	0%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.
Naples Beach	117	92	-21%	779	727	-7%	78	53	-32%	731	697	-5%	\$ 999	\$ 1,360	36%	\$ 960	\$ 1,050	9%	497	634	28%	107	87	-19%
North Naples	170	128	-25%	1,259	1,259	0%	109	100	-8%	1,185	1,206	2%	\$ 515	\$ 500	-3%	\$ 472	\$ 510	8%	712	907	27%	82	78	-5%
Central Naples	113	80	-29%	942	771	-18%	69	52	-25%	855	758	-11%	\$ 330	\$ 336	2%	\$ 280	\$ 320	14%	321	364	13%	65	63	-3%
South Naples	95	80	-16%	681	614	-10%	58	44	-24%	594	567	-5%	\$ 355	\$ 334	-6%	\$ 285	\$ 302	6%	286	382	34%	94	89	-5%
East Naples	162	147	-9%	1,365	1,288	-6%	126	132	5%	1,196	1,192	0%	\$ 258	\$ 287	11%	\$ 235	\$ 285	21%	533	626	17%	69	92	33%
Immokalee/Ave Maria	9	5	-44%	37	57	54%	7	4	-43%	30	46	53%	\$ 90	\$ 239	166%	\$ 109	\$ 223	105%	24	29	21%	38	120	216%
TOTAL	666	532	-20%	5,063	4,716	-7%	447	385	-14%	4,591	4,466	-3%	\$ 375	\$ 395	5%	\$ 350	\$ 397	13%	2,373	2,942	24%	81	84	4%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

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	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	
\$0-\$300K	492	333	-32%	3,528	2,935	-17%	370	245	-34%	3,429	2,988	-13%	\$ 185	\$ 195	5%	\$ 174	\$ 190	9%	887	1,181	33%	67	54	-19%	
\$300K-\$500K	153	118	-23%	980	968	-1%	122	64	-48%	849	911	7%	\$ 368	\$ 364	-1%	\$ 370	\$ 365	-1%	440	696	58%	89	85	-4%	
\$500K-\$1M	127	84	-34%	659	588	-11%	75	61	-19%	560	615	10%	\$ 720	\$ 735	2%	\$ 669	\$ 675	1%	325	472	45%	87	93	7%	
\$1M-\$2M	57	45	-21%	294	262	-11%	23	25	9%	262	241	-8%	\$ 1,375	\$ 1,425	4%	\$ 1,320	\$ 1,345	2%	129	208	61%	84	97	15%	
\$2M+	19	15	-21%	116	120	3%	14	8	-43%	117	89	-24%	\$ 2,405	\$ 2,837	18%	\$ 2,675	\$ 2,925	9%	69	98	42%	87	88	1%	
TOTAL	848	595	-30%	5,577	4,873	-13%	604	403	-33%	5,217	4,844	-7%	\$ 250	\$ 258	3%	\$ 228	\$ 252	11%	1,850	2,655	44%	75	69	-8%	
													Median > \$300K	\$ 467	\$ 606	30%	\$ 525	\$ 512	-2%						

Condominium Market Statistics by Area

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	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	12-month ending 03/2015	12-month ending 03/2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.	Mar. 2015	Mar. 2016	% Chg.
Naples Beach	210	147	-30%	1,299	1,058	-19%	139	98	-29%	1,255	1,104	-12%	\$ 480	\$ 742	55%	\$ 550	\$ 620	13%	449	681	52%	84	80	-5%
North Naples	213	148	-31%	1,505	1,358	-10%	171	113	-34%	1,415	1,325	-6%	\$ 248	\$ 250	1%	\$ 232	\$ 255	10%	430	723	68%	64	59	-8%
Central Naples	148	103	-30%	1,011	830	-18%	94	61	-35%	909	825	-9%	\$ 178	\$ 210	18%	\$ 158	\$ 175	11%	242	356	47%	60	57	-5%
South Naples	166	119	-28%	1,070	1,004	-6%	130	91	-30%	991	964	-3%	\$ 180	\$ 180	0%	\$ 160	\$ 188	18%	421	487	16%	77	61	-21%
East Naples	108	72	-33%	652	587	-10%	66	39	-41%	604	597	-1%	\$ 230	\$ 272	18%	\$ 220	\$ 260	18%	280	382	36%	99	100	1%
Immokalee/Ave Maria	1	0	-100%	7	6	-14%	1	0	-100%	7	7	0%	\$ 148	\$ -	-100%	\$ 175	\$ 212	21%	1	6	500%	63	0	-100%
TOTAL	846	589	-30%	5,544	4,843	-13%	601	402	-33%	5,181	4,822	-7%	\$ 250	\$ 258	3%	\$ 227	\$ 252	11%	1,823	2,635	45%	75	68	-9%

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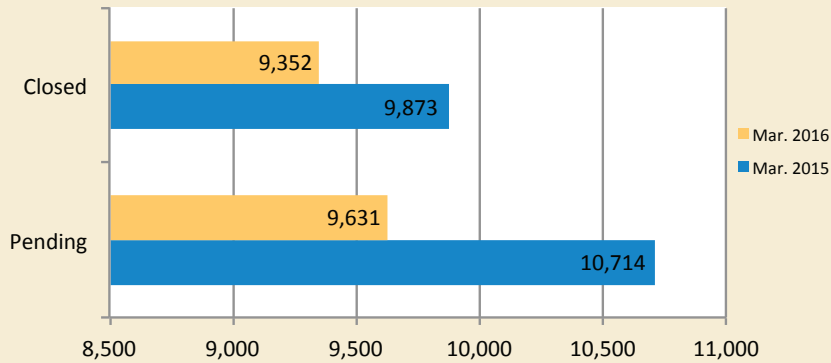
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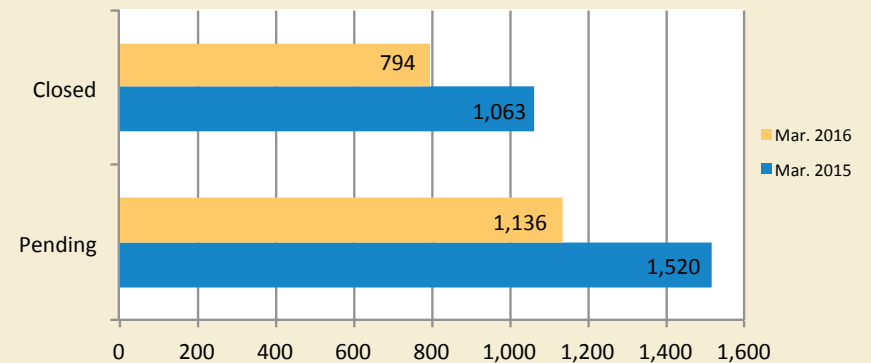
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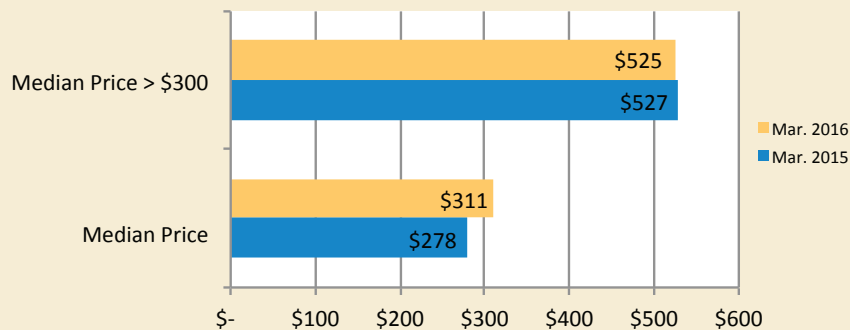
Most Recent 12 Months



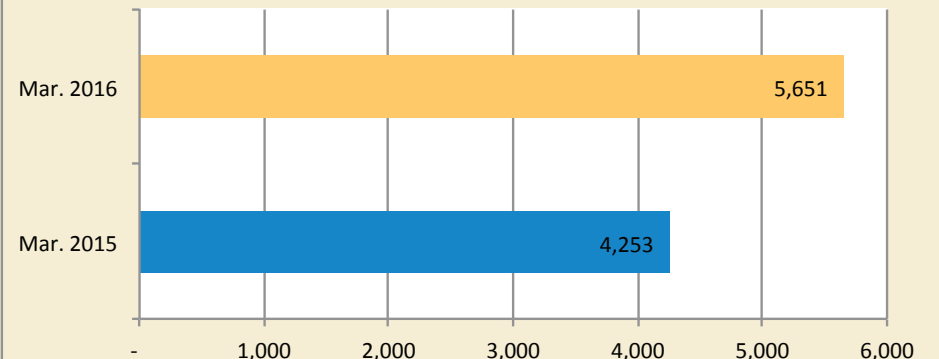
Month to Month



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



Inventory



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