



Naples Area Board of REALTORS®



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1455 Pine Ridge Road  
Naples, FL 34109

May 2016

**Overall Market Statistics by Price**

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM					
	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	May 2015	May 2016	% Chg.			
	\$0-\$300K	444	415	-7%	5,347	4,392	-18%	457	367	-20%	5,185	4,282	-17%	\$ 205	\$ 219	7%	\$ 187	\$ 209	12%	1,076	1,391	29%	60	58	-3%		
\$300K-\$500K	256	258	1%	2,445	2,401	-2%	236	213	-10%	2,238	2,213	-1%	\$ 385	\$ 385	0%	\$ 379	\$ 377	-1%	972	1,381	42%	69	70	1%			
\$500K-\$1M	157	154	-2%	1,607	1,621	1%	173	152	-12%	1,422	1,468	3%	\$ 703	\$ 650	-8%	\$ 656	\$ 656	0%	900	1,315	46%	94	87	-7%			
\$1M-\$2M	73	63	-14%	698	670	-4%	90	70	-22%	624	622	0%	\$ 1,300	\$ 1,311	1%	\$ 1,325	\$ 1,350	2%	428	567	32%	111	86	-23%			
\$2M+	47	31	-34%	447	426	-5%	54	36	-33%	388	375	-3%	\$ 3,200	\$ 3,220	1%	\$ 3,212	\$ 3,240	1%	424	553	30%	109	145	33%			
<b>TOTAL</b>	<b>977</b>	<b>921</b>	<b>-6%</b>	<b>10,544</b>	<b>9,510</b>	<b>-10%</b>	<b>1,010</b>	<b>838</b>	<b>-17%</b>	<b>9,857</b>	<b>8,960</b>	<b>-9%</b>	<b>\$ 332</b>	<b>\$ 338</b>	<b>2%</b>	<b>\$ 289</b>	<b>\$ 315</b>	<b>9%</b>	<b>3,800</b>	<b>5,207</b>	<b>37%</b>	<b>75</b>	<b>73</b>	<b>-3%</b>			
													Median > \$300K			\$ 575	\$ 547	-5%	\$ 520	\$ 525	1%						

**Overall Market Statistics by Area**

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	May 2015	May 2016	% Chg.
	Naples Beach	202	115	-43%	2,063	1,685	-18%	229	186	-19%	1,952	1,673	-14%	\$ 800	\$ 733	-8%	\$ 650	\$ 725	12%	802	1,199	50%	82	79
North Naples	267	248	-7%	2,756	2,575	-7%	280	224	-20%	2,597	2,438	-6%	\$ 391	\$ 411	5%	\$ 349	\$ 379	9%	1,066	1,507	41%	71	78	10%
Central Naples	174	180	3%	1,894	1,593	-16%	160	123	-23%	1,770	1,502	-15%	\$ 215	\$ 236	10%	\$ 195	\$ 235	21%	483	642	33%	73	60	-18%
South Naples	160	138	-14%	1,725	1,593	-8%	146	145	-1%	1,580	1,506	-5%	\$ 223	\$ 255	14%	\$ 210	\$ 230	10%	629	807	28%	64	63	-2%
East Naples	162	182	12%	1,957	1,920	-2%	178	148	-17%	1,821	1,718	-6%	\$ 280	\$ 279	0%	\$ 244	\$ 280	15%	737	943	28%	83	77	-7%
Immokalee/Ave Maria	5	3	-40%	46	57	24%	0	2		38	48	26%	\$ -	\$ 368		\$ 167	\$ 223	34%	21	47	124%	0	14	
<b>TOTAL</b>	<b>970</b>	<b>866</b>	<b>-11%</b>	<b>10,441</b>	<b>9,423</b>	<b>-10%</b>	<b>993</b>	<b>828</b>	<b>-17%</b>	<b>9,758</b>	<b>8,885</b>	<b>-9%</b>	<b>\$ 330</b>	<b>\$ 337</b>	<b>2%</b>	<b>\$ 287</b>	<b>\$ 313</b>	<b>9%</b>	<b>3,738</b>	<b>5,145</b>	<b>38%</b>	<b>75</b>	<b>73</b>	<b>-3%</b>

**Legend**

Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
North Naples:	34109, 34110, 34119
Central Naples:	34105, 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			
	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	May 2015	May 2016	% Chg.	
	\$0-\$300K	154	151	-2%	1,965	1,533	-22%	137	110	-20%	1,879	1,447	-23%	\$ 227	\$ 235	4%	\$ 201	\$ 229	14%	307	291	-5%	60	46	-23%
\$300K-\$500K	165	162	-2%	1,429	1,453	2%	127	124	-2%	1,316	1,352	3%	\$ 400	\$ 391	-2%	\$ 386	\$ 389	1%	569	750	32%	68	70	3%	
\$500K-\$1M	99	96	-3%	931	1,058	14%	83	91	10%	819	919	12%	\$ 722	\$ 650	-10%	\$ 655	\$ 650	-1%	594	861	45%	97	85	-12%	
\$1M-\$2M	42	41	-2%	403	421	4%	44	44	0%	368	395	7%	\$ 1,297	\$ 1,350	4%	\$ 1,320	\$ 1,350	2%	329	377	15%	130	81	-38%	
\$2M+	37	20	-46%	333	314	-6%	39	27	-31%	287	299	4%	\$ 3,300	\$ 3,400	3%	\$ 3,340	\$ 3,300	-1%	369	465	26%	132	177	34%	
<b>TOTAL</b>	<b>497</b>	<b>470</b>	<b>-5%</b>	<b>5,061</b>	<b>4,779</b>	<b>-6%</b>	<b>430</b>	<b>396</b>	<b>-8%</b>	<b>4,669</b>	<b>4,412</b>	<b>-6%</b>	<b>\$ 427</b>	<b>\$ 432</b>	<b>1%</b>	<b>\$ 360</b>	<b>\$ 400</b>	<b>11%</b>	<b>2,168</b>	<b>2,744</b>	<b>27%</b>	<b>84</b>	<b>76</b>	<b>-10%</b>	
													Median > \$300K	\$ 599	\$ 561	-6%	\$ 525	\$ 535	2%						

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	12-month ending 05/2015	12-month ending 05/2016	% Chg.	May 2015	May 2016	% Chg.	May 2015	May 2016	% Chg.
	Naples Beach	86	59	-31%	782	699	-11%	86	70	-19%	729	673	-8%	\$ 1,074	\$ 1,300	21%	\$ 945	\$ 1,085	15%	429	591	38%	103	99
North Naples	134	125	-7%	1,283	1,253	-2%	125	113	-10%	1,192	1,184	-1%	\$ 490	\$ 595	21%	\$ 470	\$ 539	15%	660	834	26%	86	87	1%
Central Naples	86	89	3%	902	789	-13%	65	56	-14%	851	732	-14%	\$ 280	\$ 291	4%	\$ 288	\$ 320	11%	274	330	20%	74	43	-42%
South Naples	70	59	-16%	669	617	-8%	42	54	29%	592	570	-4%	\$ 299	\$ 407	36%	\$ 293	\$ 306	4%	265	334	26%	61	71	16%
East Naples	113	129	14%	1,312	1,324	1%	107	97	-9%	1,204	1,169	-3%	\$ 294	\$ 295	0%	\$ 249	\$ 290	16%	477	597	25%	82	70	-15%
Immokalee/Ave Maria	5	2	-60%	40	51	28%	0	2		32	42	31%	\$ -	\$ 368		\$ 145	\$ 225	55%	21	41	95%	0	14	
<b>TOTAL</b>	<b>494</b>	<b>463</b>	<b>-6%</b>	<b>4,988</b>	<b>4,733</b>	<b>-5%</b>	<b>425</b>	<b>392</b>	<b>-8%</b>	<b>4,600</b>	<b>4,370</b>	<b>-5%</b>	<b>\$ 429</b>	<b>\$ 432</b>	<b>1%</b>	<b>\$ 360</b>	<b>\$ 400</b>	<b>11%</b>	<b>2,126</b>	<b>2,727</b>	<b>28%</b>	<b>84</b>	<b>76</b>	<b>-10%</b>

### Legend

Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
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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

Table with 25 columns: # Pending (May 2015, May 2016, % Chg, 12-month ending 05/2015, 12-month ending 05/2016, % Chg), # Closed (May 2015, May 2016, % Chg, 12-month ending 05/2015, 12-month ending 05/2016, % Chg), Median Closed Price (,000's) (May 2015, May 2016, % Chg, 12-month ending 05/2015, 12-month ending 05/2016, % Chg), Inventory (May 2015, May 2016, % Chg), Average DOM (May 2015, May 2016, % Chg). Rows include price ranges from \$0-\$300K to \$2M+ and a TOTAL row.

Condominium Market Statistics by Area

Table with 25 columns: # Pending, # Closed, Median Closed Price (,000's), Inventory, Average DOM. Rows include geographic locations like Naples Beach, North Naples, Central Naples, South Naples, East Naples, Immokalee/Ave Maria, and a TOTAL row.

Legend

Table with 2 columns: Geographic Location and USPS Zip Codes. Lists zip codes for Naples Beach, North Naples, Central Naples, South Naples, East Naples, and Immokalee/Ave Maria.

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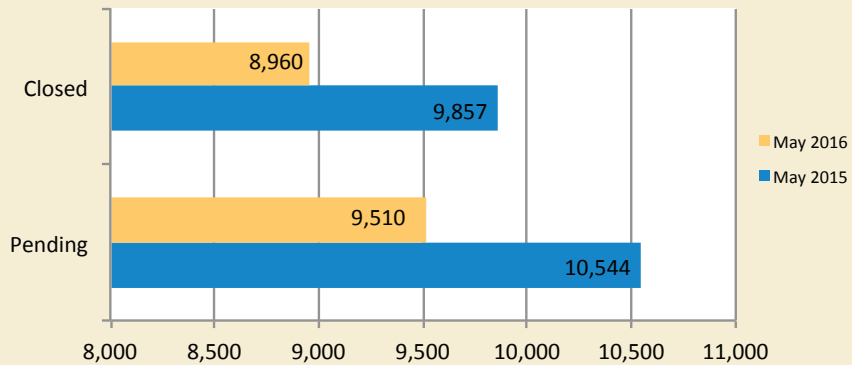
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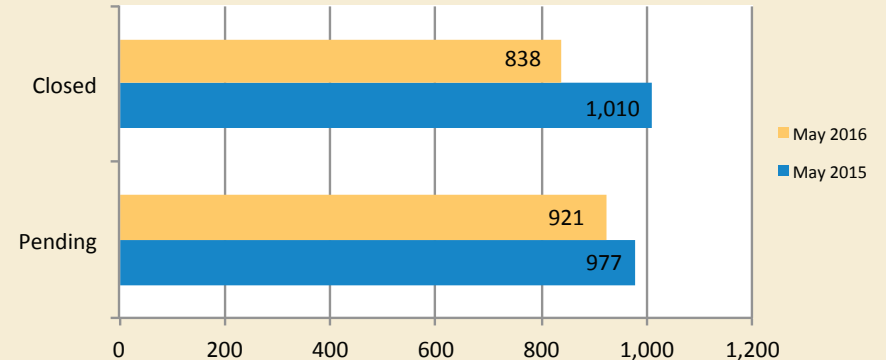
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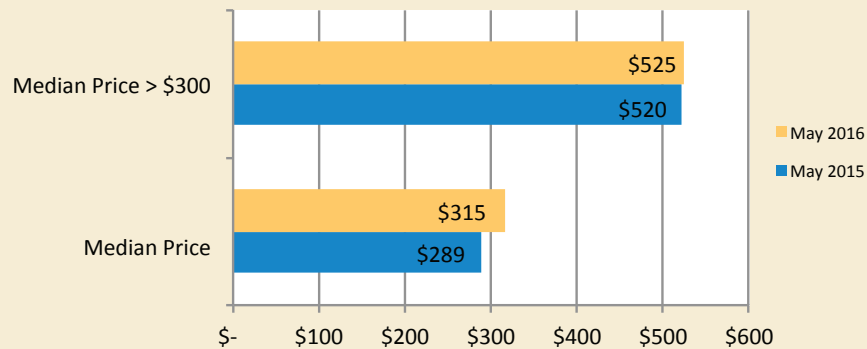
### Most Recent 12 Months



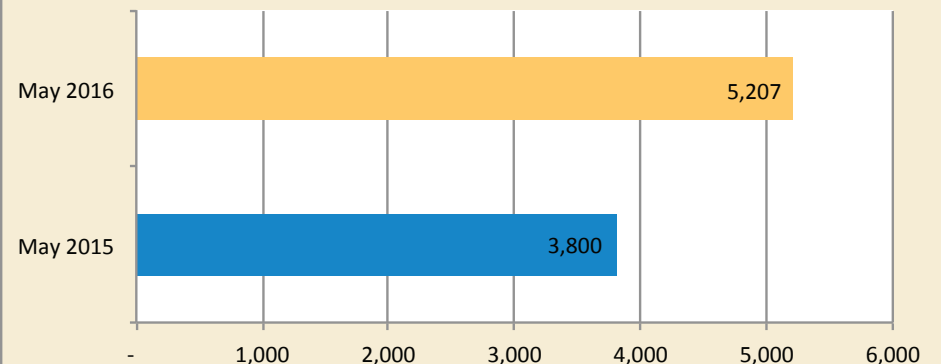
### Month to Month



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



### Inventory



Calculations are based on property listings that exist within Southwest Florida MLS. Only properties in Collier County, excluding Marco Island, are included.