



Naples Area Board of REALTORS®



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October 2015  
1455 Pine Ridge Road  
Naples, FL 34109

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.
\$0-\$300K	495	380	-23%	5,910	5,041	-15%	434	309	-29%	5,521	4,910	-11%	\$ 179	\$ 207	16%	\$ 175	\$ 195	11%	1,329	1,048	-21%	57	64	12%
\$300K-\$500K	178	211	19%	2,103	2,553	21%	160	144	-10%	1,901	2,370	25%	\$ 377	\$ 370	-2%	\$ 380	\$ 375	-1%	929	1,026	10%	70	67	-4%
\$500K-\$1M	137	110	-20%	1,509	1,637	8%	108	93	-14%	1,344	1,480	10%	\$ 652	\$ 675	4%	\$ 655	\$ 660	1%	869	946	9%	79	89	13%
\$1M-\$2M	70	65	-7%	675	715	6%	35	32	-9%	599	651	9%	\$ 1,500	\$ 1,420	-5%	\$ 1,330	\$ 1,342	1%	444	438	-1%	197	106	-46%
\$2M+	31	41	32%	426	482	13%	19	23	21%	381	417	9%	\$ 3,300	\$ 3,425	4%	\$ 2,887	\$ 3,300	14%	368	445	21%	156	137	-12%
<b>TOTAL</b>	<b>911</b>	<b>807</b>	<b>-11%</b>	<b>10,623</b>	<b>10,428</b>	<b>-2%</b>	<b>756</b>	<b>601</b>	<b>-21%</b>	<b>9,746</b>	<b>9,828</b>	<b>1%</b>	<b>\$ 265</b>	<b>\$ 290</b>	<b>9%</b>	<b>\$ 265</b>	<b>\$ 302</b>	<b>14%</b>	<b>3,939</b>	<b>3,903</b>	<b>-1%</b>	<b>72</b>	<b>74</b>	<b>3%</b>

Median > \$300K \$ 504 \$ 509 1% \$ 542 \$ 520 -4%

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.
Naples Beach	170	151	-11%	2,159	2,002	-7%	129	95	-26%	2,045	1,918	-6%	\$ 575	\$ 725	26%	\$ 624	\$ 700	12%	895	838	-6%	102	83	-19%
North Naples	239	203	-15%	2,759	2,749	0%	207	154	-26%	2,600	2,599	0%	\$ 377	\$ 366	-3%	\$ 320	\$ 365	14%	946	1,097	16%	74	68	-8%
Central Naples	178	137	-23%	1,941	1,824	-6%	153	112	-27%	1,732	1,723	-1%	\$ 180	\$ 235	31%	\$ 176	\$ 215	22%	562	471	-16%	52	58	12%
South Naples	151	137	-9%	1,669	1,752	5%	121	112	-7%	1,508	1,629	8%	\$ 182	\$ 215	18%	\$ 182	\$ 219	20%	633	608	-4%	53	76	43%
East Naples	156	167	7%	1,944	1,950	0%	136	116	-15%	1,719	1,815	6%	\$ 247	\$ 265	7%	\$ 220	\$ 260	18%	811	804	-1%	76	87	14%
Immokalee/Ave Maria	4	8	100%	40	64	60%	2	10	400%	35	55	57%	\$ 47	\$ 203	332%	\$ 160	\$ 212	33%	17	24	41%	12	48	300%
<b>TOTAL</b>	<b>898</b>	<b>803</b>	<b>-11%</b>	<b>10,512</b>	<b>10,341</b>	<b>-2%</b>	<b>748</b>	<b>599</b>	<b>-20%</b>	<b>9,639</b>	<b>9,739</b>	<b>1%</b>	<b>\$ 265</b>	<b>\$ 290</b>	<b>9%</b>	<b>\$ 264</b>	<b>\$ 300</b>	<b>14%</b>	<b>3,864</b>	<b>3,842</b>	<b>-1%</b>	<b>71</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:	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		
	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.
\$0-\$300K	203	148	-27%	2,209	1,748	-21%	162	102	-37%	2,011	1,697	-16%	\$ 192	\$ 219	14%	\$ 190	\$ 216	14%	424	317	-25%	43	39	-9%
\$300K-\$500K	112	113	1%	1,292	1,510	17%	98	99	1%	1,163	1,425	23%	\$ 379	\$ 380	0%	\$ 385	\$ 385	0%	532	555	4%	59	67	14%
\$500K-\$1M	76	66	-13%	907	963	6%	74	64	-14%	805	842	5%	\$ 615	\$ 663	8%	\$ 659	\$ 651	-1%	531	637	20%	80	77	-4%
\$1M-\$2M	42	44	5%	383	444	16%	20	27	35%	334	413	24%	\$ 1,590	\$ 1,440	-9%	\$ 1,350	\$ 1,326	-2%	315	318	1%	129	118	-9%
\$2M+	23	34	48%	314	361	15%	15	18	20%	276	319	16%	\$ 4,250	\$ 3,245	-24%	\$ 2,950	\$ 3,400	15%	326	383	17%	176	167	-5%
<b>TOTAL</b>	<b>456</b>	<b>405</b>	<b>-11%</b>	<b>5,105</b>	<b>5,026</b>	<b>-2%</b>	<b>369</b>	<b>310</b>	<b>-16%</b>	<b>4,589</b>	<b>4,696</b>	<b>2%</b>	<b>\$ 330</b>	<b>\$ 385</b>	<b>17%</b>	<b>\$ 340</b>	<b>\$ 376</b>	<b>11%</b>	<b>2,128</b>	<b>2,210</b>	<b>4%</b>	<b>65</b>	<b>71</b>	<b>9%</b>
													<b>Median &gt; \$300K</b>	<b>\$ 525</b>	<b>\$ 519</b>	<b>-1%</b>	<b>\$ 545</b>	<b>\$ 524</b>	<b>-4%</b>					

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.
Naples Beach	64	67	5%	805	787	-2%	51	46	-10%	752	743	-1%	\$ 805	\$ 1,022	27%	\$ 964	\$ 1,010	5%	422	454	8%	91	94	3%
North Naples	110	96	-13%	1,255	1,296	3%	91	79	-13%	1,158	1,221	5%	\$ 482	\$ 485	1%	\$ 457	\$ 490	7%	571	650	14%	83	80	-4%
Central Naples	87	62	-29%	962	859	-11%	78	57	-27%	856	821	-4%	\$ 271	\$ 315	16%	\$ 265	\$ 315	19%	289	240	-17%	45	63	40%
South Naples	70	52	-26%	662	658	-1%	48	41	-15%	582	602	3%	\$ 224	\$ 350	56%	\$ 279	\$ 290	4%	252	267	6%	45	60	33%
East Naples	112	119	6%	1,322	1,308	-1%	92	77	-16%	1,152	1,198	4%	\$ 259	\$ 272	5%	\$ 225	\$ 270	20%	524	531	1%	55	58	5%
Immokalee/Ave Maria	3	8	167%	30	57	90%	2	8	300%	25	47	88%	\$ 47	\$ 168	257%	\$ 151	\$ 220	46%	17	21	24%	12	56	367%
<b>TOTAL</b>	<b>446</b>	<b>404</b>	<b>-9%</b>	<b>5,036</b>	<b>4,965</b>	<b>-1%</b>	<b>362</b>	<b>308</b>	<b>-15%</b>	<b>4,525</b>	<b>4,632</b>	<b>2%</b>	<b>\$ 330</b>	<b>\$ 385</b>	<b>17%</b>	<b>\$ 340</b>	<b>\$ 375</b>	<b>10%</b>	<b>2,075</b>	<b>2,163</b>	<b>4%</b>	<b>64</b>	<b>70</b>	<b>9%</b>

### Legend

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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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### Condominium Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	
\$0-\$300K	292	232	-21%	3,701	3,293	-11%	272	207	-24%	3,510	3,213	-8%	\$ 172	\$ 198	15%	\$ 167	\$ 185	11%	905	731	-19%	65	76	17%	
\$300K-\$500K	66	98	48%	811	1,043	29%	62	45	-27%	738	945	28%	\$ 370	\$ 345	-7%	\$ 370	\$ 362	-2%	397	471	19%	87	68	-22%	
\$500K-\$1M	61	44	-28%	602	674	12%	34	29	-15%	539	638	18%	\$ 677	\$ 690	2%	\$ 650	\$ 676	4%	338	309	-9%	76	116	53%	
\$1M-\$2M	28	21	-25%	292	271	-7%	15	5	-67%	265	238	-10%	\$ 1,325	\$ 1,400	6%	\$ 1,325	\$ 1,350	2%	129	120	-7%	282	28	-90%	
\$2M+	8	7	-13%	112	121	8%	4	5	25%	105	98	-7%	\$ 2,286	\$ 3,850	68%	\$ 2,750	\$ 2,912	6%	42	62	48%	93	40	-57%	
<b>TOTAL</b>	<b>455</b>	<b>402</b>	<b>-12%</b>	<b>5,518</b>	<b>5,402</b>	<b>-2%</b>	<b>387</b>	<b>291</b>	<b>-25%</b>	<b>5,157</b>	<b>5,132</b>	<b>0%</b>	<b>\$ 210</b>	<b>\$ 230</b>	<b>10%</b>	<b>\$ 215</b>	<b>\$ 245</b>	<b>14%</b>	<b>1,811</b>	<b>1,693</b>	<b>-7%</b>	<b>78</b>	<b>77</b>	<b>-1%</b>	
													Median > \$300K	\$ 475	\$ 459	-3%	\$ 540	\$ 512	-5%						

### Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	12-month ending 10/2014	12-month ending 10/2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.	Oct. 2014	Oct. 2015	% Chg.
Naples Beach	106	84	-21%	1,354	1,215	-10%	78	49	-37%	1,293	1,175	-9%	\$ 472	\$ 600	27%	\$ 535	\$ 590	10%	473	384	-19%	109	73	-33%
North Naples	129	107	-17%	1,504	1,453	-3%	116	75	-35%	1,442	1,378	-4%	\$ 230	\$ 249	8%	\$ 218	\$ 251	15%	375	447	19%	67	55	-18%
Central Naples	91	75	-18%	979	965	-1%	75	55	-27%	876	902	3%	\$ 158	\$ 169	7%	\$ 148	\$ 170	15%	273	231	-15%	58	53	-9%
South Naples	81	85	5%	1,007	1,094	9%	73	71	-3%	926	1,027	11%	\$ 146	\$ 180	23%	\$ 150	\$ 180	20%	381	341	-10%	59	85	44%
East Naples	44	48	9%	622	642	3%	44	39	-11%	567	617	9%	\$ 239	\$ 250	5%	\$ 212	\$ 243	15%	287	273	-5%	118	144	22%
Immokalee/Ave Maria	1	0	-100%	10	7	-30%	0	2		10	8	-20%	\$ -	\$ 263		\$ 167	\$ 166	-1%	-	3		0	17	
<b>TOTAL</b>	<b>452</b>	<b>399</b>	<b>-12%</b>	<b>5,476</b>	<b>5,376</b>	<b>-2%</b>	<b>386</b>	<b>291</b>	<b>-25%</b>	<b>5,114</b>	<b>5,107</b>	<b>0%</b>	<b>\$ 212</b>	<b>\$ 230</b>	<b>8%</b>	<b>\$ 215</b>	<b>\$ 245</b>	<b>14%</b>	<b>1,789</b>	<b>1,679</b>	<b>-6%</b>	<b>78</b>	<b>77</b>	<b>-1%</b>

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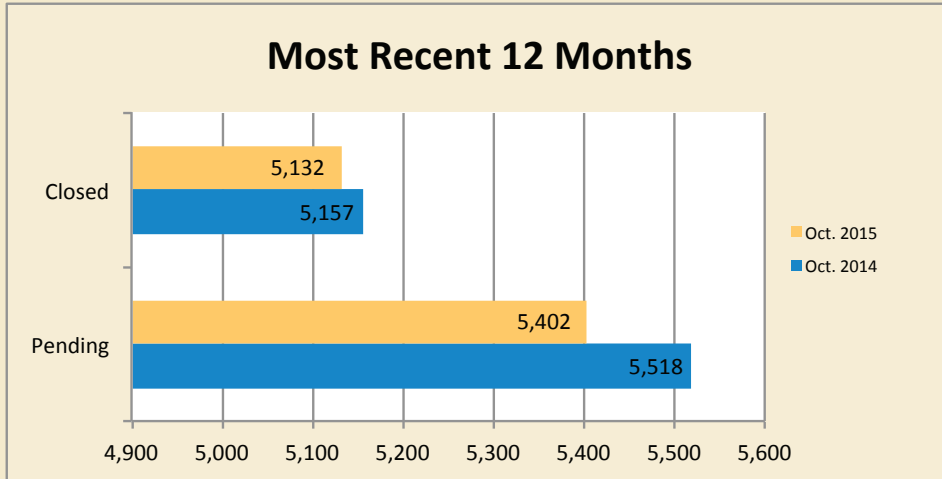
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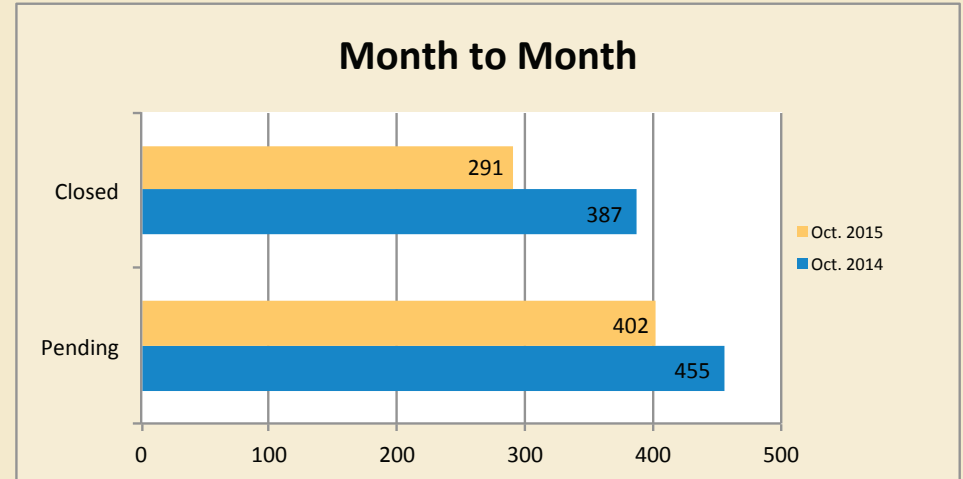
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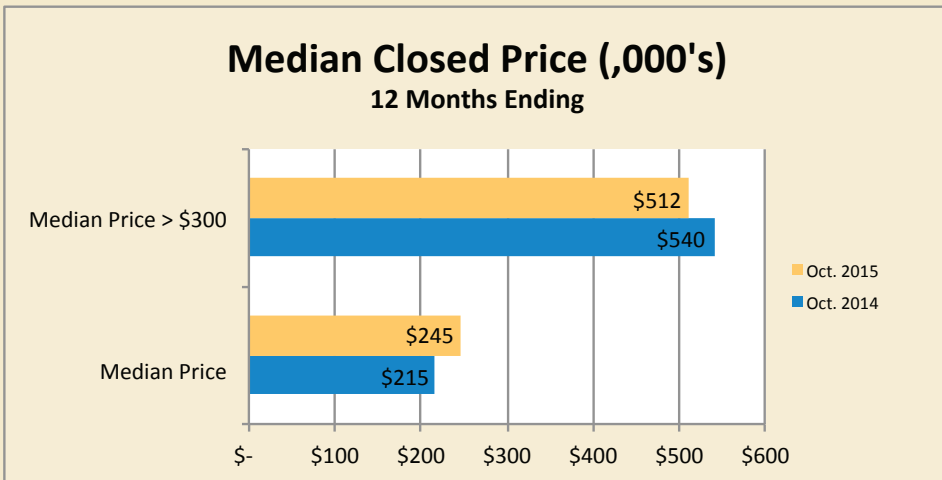
### Most Recent 12 Months



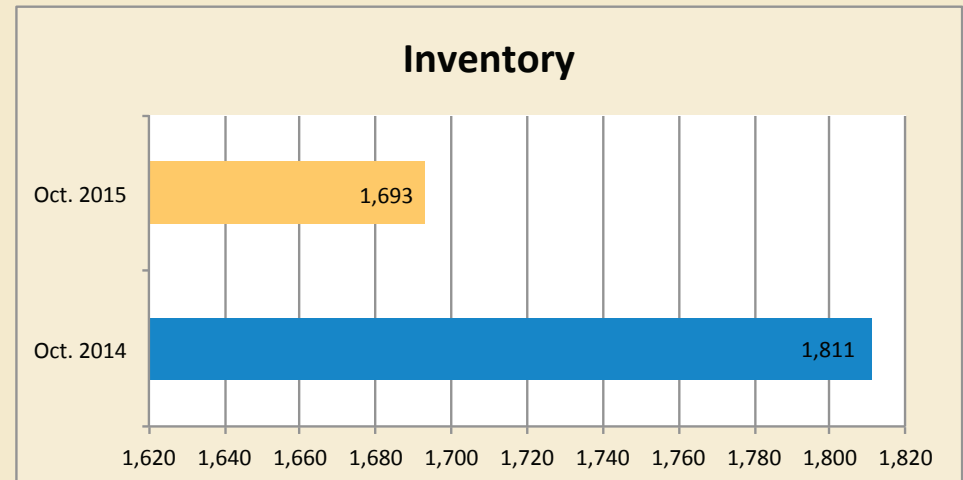
### Month to Month



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



### Inventory



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