



Naples Area Board of REALTORS®



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October 2016

1455 Pine Ridge Road  
Naples, FL 34109

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	Oct 2015	Oct 2016	% Chg.	
\$0-\$300K	380	326	-14%	5,041	4,049	-20%	309	268	-13%	4,910	4,039	-18%	\$ 207	\$ 225	9%	\$ 195	\$ 215	10%	1,048	1,443	38%	64	68	6%	
\$300K-\$500K	211	181	-14%	2,553	2,344	-8%	144	167	16%	2,370	2,161	-9%	\$ 370	\$ 375	1%	\$ 375	\$ 378	1%	1,026	1,446	41%	67	87	30%	
\$500K-\$1M	110	125	14%	1,637	1,566	-4%	93	79	-15%	1,480	1,447	-2%	\$ 675	\$ 699	4%	\$ 660	\$ 653	-1%	946	1,350	43%	89	115	29%	
\$1M-\$2M	65	39	-40%	715	613	-14%	32	25	-22%	651	593	-9%	\$ 1,420	\$ 1,200	-15%	\$ 1,342	\$ 1,320	-2%	438	603	38%	106	125	18%	
\$2M+	41	31	-24%	482	385	-20%	23	17	-26%	417	343	-18%	\$ 3,425	\$ 2,736	-20%	\$ 3,300	\$ 3,150	-5%	445	584	31%	137	105	-23%	
<b>TOTAL</b>	<b>807</b>	<b>702</b>	<b>-13%</b>	<b>10,428</b>	<b>8,957</b>	<b>-14%</b>	<b>601</b>	<b>556</b>	<b>-7%</b>	<b>9,828</b>	<b>8,583</b>	<b>-13%</b>	<b>\$ 290</b>	<b>\$ 315</b>	<b>9%</b>	<b>\$ 302</b>	<b>\$ 320</b>	<b>6%</b>	<b>3,903</b>	<b>5,426</b>	<b>39%</b>	<b>74</b>	<b>85</b>	<b>15%</b>	
													<b>Median &gt; \$300K</b>	<b>\$ 509</b>	<b>\$ 459</b>	<b>-10%</b>	<b>\$ 520</b>	<b>\$ 522</b>	<b>0%</b>						

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	Oct 2015	Oct 2016	% Chg.
Naples Beach	151	115	-24%	2,002	1,577	-21%	95	86	-9%	1,918	1,581	-18%	\$ 725	\$ 682	-6%	\$ 700	\$ 725	4%	838	1,222	46%	83	106	28%
North Naples	203	197	-3%	2,749	2,420	-12%	154	149	-3%	2,599	2,282	-12%	\$ 366	\$ 355	-3%	\$ 365	\$ 381	4%	1,097	1,612	47%	68	78	15%
Central Naples	137	114	-17%	1,824	1,510	-17%	112	98	-13%	1,723	1,438	-17%	\$ 235	\$ 265	13%	\$ 215	\$ 238	11%	471	658	40%	58	86	48%
South Naples	137	137	0%	1,752	1,467	-16%	112	88	-21%	1,629	1,397	-14%	\$ 215	\$ 215	0%	\$ 219	\$ 235	7%	608	813	34%	76	87	14%
East Naples	167	131	-22%	1,950	1,848	-5%	116	128	10%	1,815	1,762	-3%	\$ 265	\$ 305	15%	\$ 260	\$ 289	11%	804	1,002	25%	87	80	-8%
Immokalee/Ave Maria	8	4	-50%	64	52	-19%	10	4	-60%	55	41	-25%	\$ 203	\$ 238	17%	\$ 212	\$ 235	11%	24	45	88%	48	27	-44%
<b>TOTAL</b>	<b>803</b>	<b>698</b>	<b>-13%</b>	<b>10,341</b>	<b>8,874</b>	<b>-14%</b>	<b>599</b>	<b>553</b>	<b>-8%</b>	<b>9,739</b>	<b>8,501</b>	<b>-13%</b>	<b>\$ 290</b>	<b>\$ 315</b>	<b>9%</b>	<b>\$ 300</b>	<b>\$ 319</b>	<b>6%</b>	<b>3,842</b>	<b>5,352</b>	<b>39%</b>	<b>73</b>	<b>85</b>	<b>16%</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 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	Oct 2015	Oct 2016	% Chg.	
\$0-\$300K	148	114	-23%	1,748	1,384	-21%	102	93	-9%	1,697	1,343	-21%	\$ 219	\$ 255	16%	\$ 216	\$ 238	10%	317	327	3%	39	47	21%	
\$300K-\$500K	113	116	3%	1,510	1,455	-4%	99	120	21%	1,425	1,355	-5%	\$ 380	\$ 376	-1%	\$ 385	\$ 385	0%	555	764	38%	67	85	27%	
\$500K-\$1M	66	68	3%	963	1,020	6%	64	51	-20%	842	938	11%	\$ 663	\$ 690	4%	\$ 651	\$ 640	-2%	637	882	38%	77	113	47%	
\$1M-\$2M	44	24	-45%	444	368	-17%	27	16	-41%	413	368	-11%	\$ 1,440	\$ 1,237	-14%	\$ 1,326	\$ 1,350	2%	318	395	24%	118	120	2%	
\$2M+	34	24	-29%	361	276	-24%	18	15	-17%	319	265	-17%	\$ 3,245	\$ 2,736	-16%	\$ 3,400	\$ 3,250	-4%	383	481	26%	167	118	-29%	
<b>TOTAL</b>	<b>405</b>	<b>346</b>	<b>-15%</b>	<b>5,026</b>	<b>4,503</b>	<b>-10%</b>	<b>310</b>	<b>295</b>	<b>-5%</b>	<b>4,696</b>	<b>4,269</b>	<b>-9%</b>	<b>\$ 385</b>	<b>\$ 375</b>	<b>-3%</b>	<b>\$ 376</b>	<b>\$ 400</b>	<b>6%</b>	<b>2,210</b>	<b>2,849</b>	<b>29%</b>	<b>71</b>	<b>83</b>	<b>17%</b>	
													<b>Median &gt; \$300K</b>	<b>\$ 519</b>	<b>\$ 455</b>	<b>-12%</b>	<b>\$ 524</b>	<b>\$ 530</b>	<b>1%</b>						

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	Oct 2015	Oct 2016	% Chg.
Naples Beach	67	48	-28%	787	637	-19%	46	37	-20%	743	634	-15%	\$ 1,022	\$ 835	-18%	\$ 1,010	\$ 1,050	4%	454	567	25%	94	98	4%
North Naples	96	94	-2%	1,296	1,187	-8%	79	80	1%	1,221	1,128	-8%	\$ 485	\$ 450	-7%	\$ 490	\$ 540	10%	650	878	35%	80	84	5%
Central Naples	62	60	-3%	859	745	-13%	57	48	-16%	821	695	-15%	\$ 315	\$ 341	8%	\$ 315	\$ 322	2%	240	327	36%	63	79	25%
South Naples	52	47	-10%	658	553	-16%	41	28	-32%	602	517	-14%	\$ 350	\$ 334	-5%	\$ 290	\$ 327	13%	267	334	25%	60	88	47%
East Naples	119	90	-24%	1,308	1,292	-1%	77	97	26%	1,198	1,218	2%	\$ 272	\$ 315	16%	\$ 270	\$ 300	11%	531	649	22%	58	81	40%
Immokalee/Ave Maria	8	4	-50%	57	47	-18%	8	3	-63%	47	37	-21%	\$ 168	\$ 240	43%	\$ 220	\$ 240	9%	21	39	86%	56	31	-45%
<b>TOTAL</b>	<b>404</b>	<b>343</b>	<b>-15%</b>	<b>4,965</b>	<b>4,461</b>	<b>-10%</b>	<b>308</b>	<b>293</b>	<b>-5%</b>	<b>4,632</b>	<b>4,229</b>	<b>-9%</b>	<b>\$ 385</b>	<b>\$ 375</b>	<b>-3%</b>	<b>\$ 375</b>	<b>\$ 401</b>	<b>7%</b>	<b>2,163</b>	<b>2,794</b>	<b>29%</b>	<b>70</b>	<b>84</b>	<b>20%</b>

### Legend

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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 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	Oct 2015	Oct 2016	% Chg.	
\$0-\$300K	232	212	-9%	3,293	2,665	-19%	207	175	-15%	3,213	2,696	-16%	\$ 198	\$ 200	1%	\$ 185	\$ 197	6%	731	1,116	53%	76	78	3%	
\$300K-\$500K	98	65	-34%	1,043	889	-15%	45	47	4%	945	806	-15%	\$ 345	\$ 357	3%	\$ 362	\$ 365	1%	471	682	45%	68	91	34%	
\$500K-\$1M	44	57	30%	674	546	-19%	29	28	-3%	638	509	-20%	\$ 690	\$ 729	6%	\$ 676	\$ 690	2%	309	468	51%	116	119	3%	
\$1M-\$2M	21	15	-29%	271	245	-10%	5	9	80%	238	225	-5%	\$ 1,400	\$ 1,125	-20%	\$ 1,350	\$ 1,300	-4%	120	208	73%	28	135	382%	
\$2M+	7	7	0%	121	109	-10%	5	2	-60%	98	78	-20%	\$ 3,850	\$ 4,387	14%	\$ 2,912	\$ 2,800	-4%	62	103	66%	40	12	-70%	
<b>TOTAL</b>	<b>402</b>	<b>356</b>	<b>-11%</b>	<b>5,402</b>	<b>4,454</b>	<b>-18%</b>	<b>291</b>	<b>261</b>	<b>-10%</b>	<b>5,132</b>	<b>4,314</b>	<b>-16%</b>	<b>\$ 230</b>	<b>\$ 240</b>	<b>4%</b>	<b>\$ 245</b>	<b>\$ 255</b>	<b>4%</b>	<b>1,693</b>	<b>2,577</b>	<b>52%</b>	<b>77</b>	<b>87</b>	<b>13%</b>	
													Median > \$300K	\$ 459	\$ 467	2%	\$ 512	\$ 505	-1%						

### Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	12-month ending 10/2015	12-month ending 10/2016	% Chg.	Oct 2015	Oct 2016	% Chg.	Oct 2015	Oct 2016	% Chg.
Naples Beach	84	67	-20%	1,215	940	-23%	49	49	0%	1,175	947	-19%	\$ 600	\$ 565	-6%	\$ 590	\$ 639	8%	384	655	71%	73	113	55%
North Naples	107	103	-4%	1,453	1,233	-15%	75	69	-8%	1,378	1,154	-16%	\$ 249	\$ 240	-4%	\$ 251	\$ 255	2%	447	734	64%	55	72	31%
Central Naples	75	54	-28%	965	765	-21%	55	50	-9%	902	743	-18%	\$ 169	\$ 197	17%	\$ 170	\$ 187	10%	231	331	43%	53	94	77%
South Naples	85	90	6%	1,094	914	-16%	71	60	-15%	1,027	880	-14%	\$ 180	\$ 187	4%	\$ 180	\$ 195	8%	341	479	40%	85	86	1%
East Naples	48	41	-15%	642	556	-13%	39	31	-21%	617	544	-12%	\$ 250	\$ 285	14%	\$ 243	\$ 270	11%	273	353	29%	144	77	-47%
Immokalee/Ave Maria	0	0		7	5	-29%	2	1	-50%	8	4	-50%	\$ 263	\$ 237	-10%	\$ 166	\$ 225	36%	3	6	100%	17	16	-6%
<b>TOTAL</b>	<b>399</b>	<b>355</b>	<b>-11%</b>	<b>5,376</b>	<b>4,413</b>	<b>-18%</b>	<b>291</b>	<b>260</b>	<b>-11%</b>	<b>5,107</b>	<b>4,272</b>	<b>-16%</b>	<b>\$ 230</b>	<b>\$ 240</b>	<b>4%</b>	<b>\$ 245</b>	<b>\$ 255</b>	<b>4%</b>	<b>1,679</b>	<b>2,558</b>	<b>52%</b>	<b>77</b>	<b>87</b>	<b>13%</b>

### Legend

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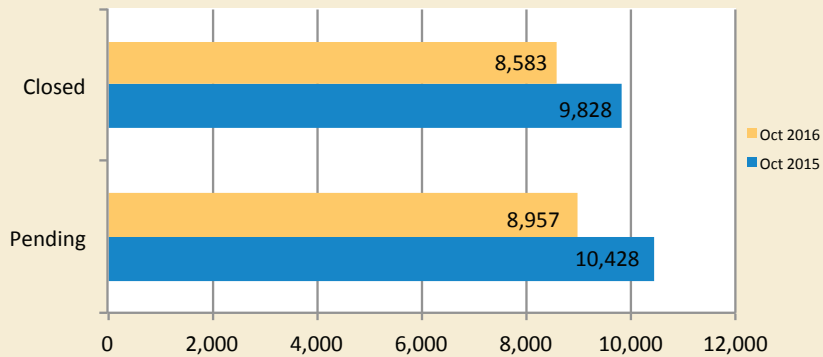
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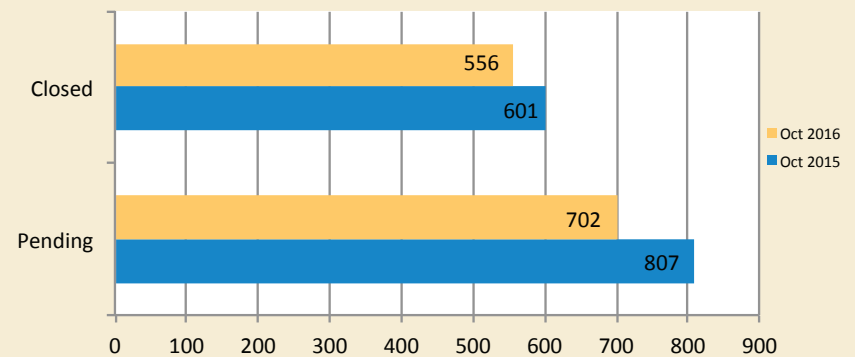
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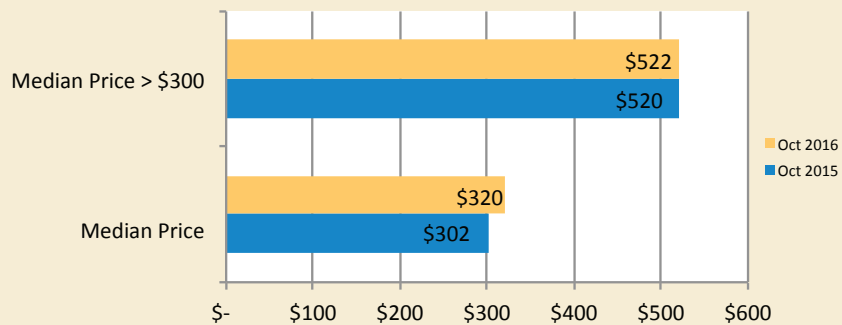
### Most Recent 12 Months



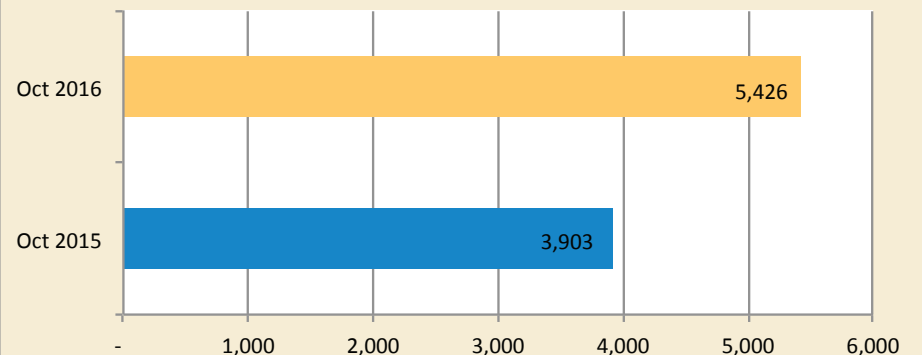
### Month to Month



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



### Inventory



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