



Naples Area Board of REALTORS®



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January 2014  
1455 Pine Ridge Road  
Naples, FL 34109

### Overall Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	Jan. 2013	Jan. 2014
	\$0-\$300K	714	628	7,023	6,593	397	382	6,153	5,900	\$153	\$172	\$143	\$164	2,364	1,938	144
\$300K-\$500K	190	211	1,652	2,043	100	134	1,387	1,770	\$380	\$385	\$375	\$375	1,120	945	187	82
\$500K-\$1M	139	155	1,200	1,441	68	78	1,055	1,240	\$645	\$625	\$660	\$655	1,091	916	175	123
\$1M-\$2M	55	72	497	640	26	42	437	529	\$1,378	\$1,375	\$1,360	\$1,375	619	552	252	165
\$2M+	39	51	309	383	17	33	241	315	\$2,900	\$3,200	\$2,875	\$2,970	448	425	189	189
<b>TOTAL</b>	<b>1,137</b>	<b>1,117</b>	<b>10,681</b>	<b>11,100</b>	<b>608</b>	<b>669</b>	<b>9,273</b>	<b>9,754</b>	<b>\$215</b>	<b>\$264</b>	<b>\$205</b>	<b>\$242</b>	<b>5,642</b>	<b>4,776</b>	<b>161</b>	<b>98</b>

### Overall Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	Jan. 2013	Jan. 2014
	Naples Beach	253	239	2,112	2,229	122	138	1,899	2,019	\$513	\$566	\$510	\$560	1,512	1,191	162
North Naples	270	270	2,808	2,982	165	204	2,442	2,652	\$247	\$332	\$250	\$290	1,416	1,130	139	85
Central Naples	196	201	2,005	1,941	115	103	1,718	1,649	\$159	\$175	\$135	\$164	779	729	162	57
South Naples	177	191	1,616	1,694	92	92	1,366	1,471	\$156	\$168	\$140	\$158	887	752	187	81
East Naples	213	203	1,962	2,066	105	117	1,696	1,776	\$155	\$206	\$157	\$199	906	868	159	101
Immokalee/Ave Maria	12	3	64	56	4		44	53	\$99		\$102	\$162	12	18	111	0
<b>TOTAL</b>	<b>1,121</b>	<b>1,107</b>	<b>10,567</b>	<b>10,968</b>	<b>603</b>	<b>654</b>	<b>9,165</b>	<b>9,620</b>	<b>\$211</b>	<b>\$261</b>	<b>\$205</b>	<b>\$242</b>	<b>5,512</b>	<b>4,688</b>	<b>159</b>	<b>97</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. In order to compile congruent data from multiple sources under the new Matrix system, a new method of calculating days on market was adopted. Therefore, historic comparisons of this data will be released when adequate time has elapsed allowing for such comparison. 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. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	Jan. 2013	Jan. 2014
	\$0-\$300K	309	218	3,224	2,695	185	142	2,773	2,375	\$160	\$185	\$154	\$178	649	575	136
\$300K-\$500K	106	129	937	1,238	45	85	781	1,066	\$380	\$385	\$376	\$379	571	510	158	67
\$500K-\$1M	71	90	657	838	40	45	587	702	\$650	\$665	\$675	\$671	589	527	152	89
\$1M-\$2M	22	36	305	372	15	28	273	300	\$1,540	\$1,412	\$1,400	\$1,382	385	357	270	173
\$2M+	30	37	227	262	15	24	180	211	\$2,650	\$3,757	\$3,005	\$2,950	356	360	200	238
<b>TOTAL</b>	<b>538</b>	<b>510</b>	<b>5,350</b>	<b>5,405</b>	<b>300</b>	<b>324</b>	<b>4,594</b>	<b>4,654</b>	<b>\$235</b>	<b>\$340</b>	<b>\$240</b>	<b>\$295</b>	<b>2,550</b>	<b>2,329</b>	<b>152</b>	<b>92</b>

### Single Family Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	Jan. 2013	Jan. 2014
	Naples Beach	90	77	823	824	45	46	723	721	\$805	\$1,087	\$700	\$758	552	504	156
North Naples	124	125	1,313	1,370	72	98	1,127	1,205	\$334	\$459	\$365	\$408	717	615	149	90
Central Naples	100	91	1,017	977	63	59	879	818	\$181	\$260	\$180	\$250	366	352	146	65
South Naples	70	76	659	656	40	32	553	557	\$179	\$231	\$195	\$233	318	275	158	79
East Naples	142	131	1,431	1,453	73	79	1,217	1,237	\$155	\$200	\$150	\$191	509	511	155	80
Immokalee/Ave Maria	6	3	51	44	4		38	38	\$99		\$83	\$163	7	15	111	0
<b>TOTAL</b>	<b>532</b>	<b>503</b>	<b>5,294</b>	<b>5,324</b>	<b>297</b>	<b>314</b>	<b>4,537</b>	<b>4,576</b>	<b>\$235</b>	<b>\$337</b>	<b>\$240</b>	<b>\$295</b>	<b>2,469</b>	<b>2,272</b>	<b>152</b>	<b>91</b>

### Legend

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Naples Beach:	34102, 34103, 34108
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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. In order to compile congruent data from multiple sources under the new Matrix system, a new method of calculating days on market was adopted. Therefore, historic comparisons of this data will be released when adequate time has elapsed allowing for such comparison. 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. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	Jan. 2013	Jan. 2014
	\$0-\$300K	405	410	3,686	3,898	212	240	3,380	3,525	\$145	\$160	\$137	\$155	1,715	1,363	151
\$300K-\$500K	84	82	541	805	55	49	606	704	\$377	\$387	\$369	\$370	549	435	211	108
\$500K-\$1M	68	65	408	603	28	33	468	538	\$640	\$615	\$635	\$642	502	389	206	169
\$1M-\$2M	33	36	182	268	11	14	164	229	\$1,300	\$1,350	\$1,319	\$1,340	234	195	229	150
\$2M+	9	14	73	121	2	9	61	104	\$4,250	\$2,650	\$2,750	\$2,987	92	65	113	55
<b>TOTAL</b>	<b>599</b>	<b>607</b>	<b>4,890</b>	<b>5,695</b>	<b>308</b>	<b>345</b>	<b>4,679</b>	<b>5,100</b>	<b>\$185</b>	<b>\$215</b>	<b>\$175</b>	<b>\$205</b>	<b>3,092</b>	<b>2,447</b>	<b>170</b>	<b>103</b>

### Condominium Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	12-month ending 01/2013	12-month ending 01/2014	Jan. 2013	Jan. 2014	Jan. 2013	Jan. 2014
	Naples Beach	163	162	1,289	1,405	77	92	1,176	1,298	\$440	\$500	\$450	\$500	960	687	166
North Naples	146	145	1,495	1,612	93	106	1,315	1,447	\$162	\$214	\$175	\$205	699	515	132	81
Central Naples	96	110	988	964	52	44	839	831	\$140	\$140	\$118	\$135	413	377	182	46
South Naples	107	115	957	1,038	52	60	813	914	\$133	\$154	\$117	\$137	569	477	207	82
East Naples	71	72	531	613	32	38	479	539	\$172	\$208	\$180	\$216	397	357	166	145
Immokalee/Ave Maria	6	0	13	12			6	15			\$172	\$150	5	3	0	0
<b>TOTAL</b>	<b>589</b>	<b>604</b>	<b>5,273</b>	<b>5,644</b>	<b>306</b>	<b>340</b>	<b>4,628</b>	<b>5,044</b>	<b>\$183</b>	<b>\$215</b>	<b>\$174</b>	<b>\$203</b>	<b>3,043</b>	<b>2,416</b>	<b>166</b>	<b>103</b>

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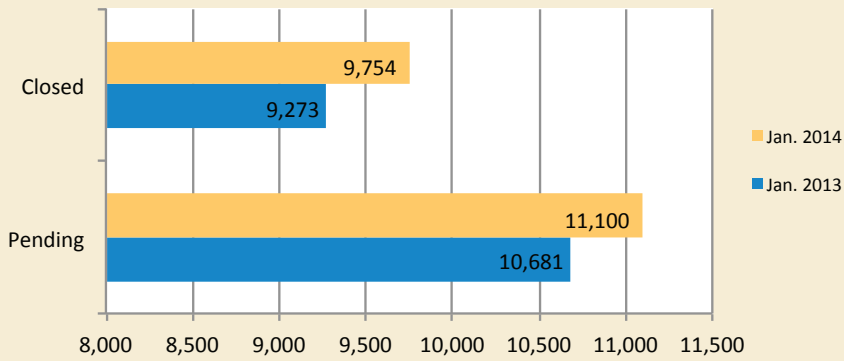
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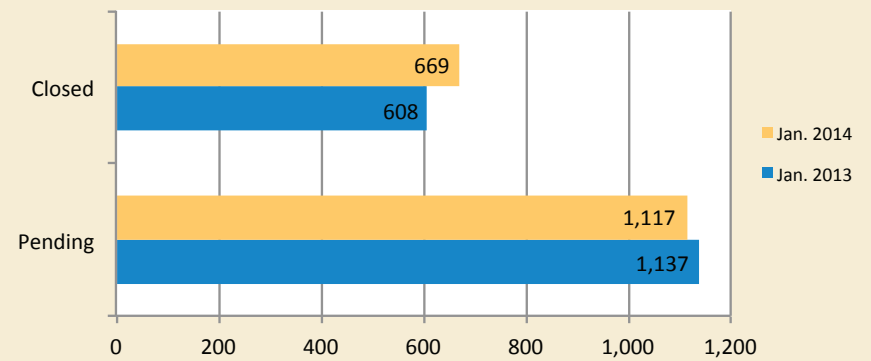
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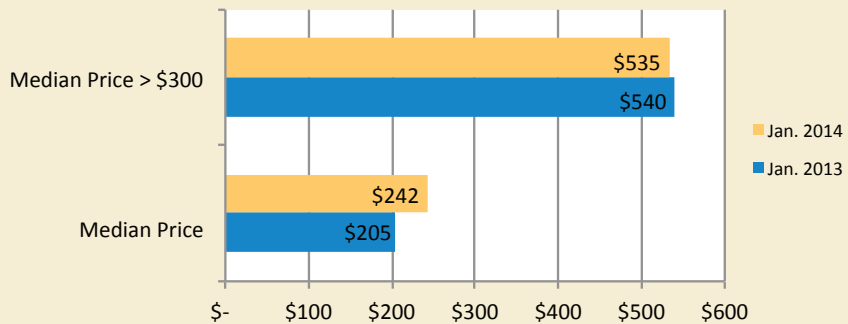
### Most Recent 12 Months



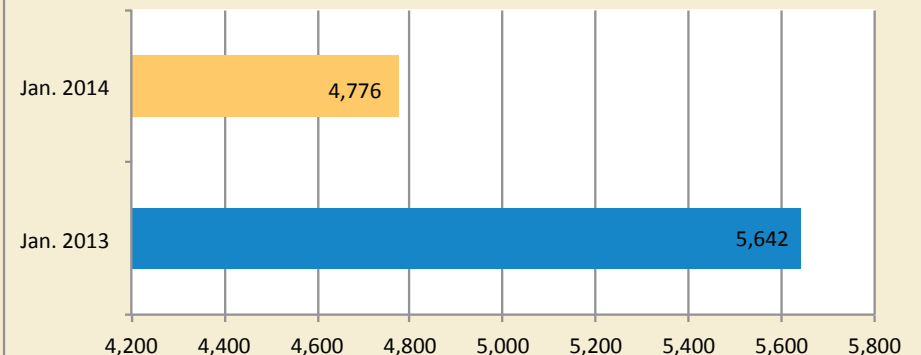
### Month to Month



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



### Inventory



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