



Naples Area Board of REALTORS®



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1455 Pine Ridge Road
Naples, FL 34109

3Q 2014

Overall Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	3rd Qtr 2013		3rd Qtr 2014		3rd Qtr 2013		3rd Qtr 2014		3rd Qtr 2013		3rd Qtr 2014		3rd Qtr 2013		3rd Qtr 2014	
	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014
\$0-\$300K	1,638	1,301	6,915	5,912	1,474	1,216	6,183	5,468	\$165	\$180	\$158	\$175	1,697	1,274	119	59
\$300K-\$500K	442	513	1,951	2,081	398	451	1,703	1,850	\$370	\$380	\$375	\$382	779	846	158	81
\$500K-\$1M	302	305	1,357	1,491	292	258	1,212	1,300	\$640	\$650	\$655	\$656	796	815	188	118
\$1M-\$2M	106	117	600	645	91	104	511	592	\$1,350	\$1,337	\$1,375	\$1,336	452	435	221	128
\$2M+	60	68	359	421	84	64	310	375	\$3,175	\$3,300	\$3,000	\$2,900	356	332	194	153
TOTAL	2,548	2,304	11,182	10,550	2,339	2,093	9,919	9,585	\$234	\$265	\$230	\$262	4,080	3,702	142	78
									Median > \$300K	\$530	\$493	\$535	\$545			

Overall Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	3rd Qtr 2013		3rd Qtr 2014		3rd Qtr 2013		3rd Qtr 2014		3rd Qtr 2013		3rd Qtr 2014		3rd Qtr 2013		3rd Qtr 2014	
	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014	12-month ending 03/2013	12-month ending 03/2014
Naples Beach	439	384	2,255	2,110	461	388	2,074	2,008	\$540	\$524	\$540	\$622	1,024	818	163	106
North Naples	703	630	2,939	2,789	653	586	2,641	2,573	\$290	\$322	\$280	\$320	994	914	138	74
Central Naples	481	428	2,002	1,899	436	401	1,720	1,681	\$169	\$185	\$154	\$175	548	517	125	68
South Naples	387	355	1,707	1,651	331	300	1,506	1,468	\$149	\$178	\$152	\$180	605	589	163	73
East Naples	499	476	2,088	1,946	426	389	1,803	1,702	\$192	\$219	\$180	\$216	781	758	126	68
Immokalee/Ave Maria	21	8	62	39	11	9	54	42	\$146	\$160	\$109	\$165	20	20	90	36
TOTAL	2,530	2,281	11,053	10,434	2,318	2,073	9,798	9,474	\$233	\$265	\$230	\$260	3,972	3,616	142	77

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	
	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	3rd Qtr 2013	3rd Qtr 2014
	\$0-\$300K	765	534	2,945	2,209	646	498	2,562	2,012	\$180	\$194	\$170	\$190	526	390	109
\$300K-\$500K	289	327	1,153	1,279	255	283	986	1,144	\$370	\$385	\$378	\$386	422	487	143	73
\$500K-\$1M	197	211	783	902	171	162	681	767	\$650	\$653	\$665	\$664	444	479	171	111
\$1M-\$2M	68	68	333	367	55	55	287	332	\$1,375	\$1,330	\$1,399	\$1,347	290	299	231	121
\$2M+	43	54	244	308	53	49	209	269	\$2,875	\$3,400	\$3,000	\$2,900	297	299	197	152
TOTAL	1,362	1,194	5,458	5,065	1,180	1,047	4,725	4,524	\$270	\$315	\$275	\$337	1,979	1,954	136	76
									Median > \$300K	\$520	\$490	\$540	\$542			

Single Family Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	3rd Qtr 2013	3rd Qtr 2014
	Naples Beach	194	160	838	782	185	153	745	739	\$625	\$825	\$720	\$964	401	378	134
North Naples	331	306	1,350	1,265	290	273	1,198	1,157	\$395	\$435	\$390	\$451	556	544	145	90
Central Naples	267	228	1,013	939	237	216	849	825	\$250	\$255	\$235	\$255	256	238	129	68
South Naples	156	143	652	652	132	122	578	558	\$225	\$249	\$224	\$279	220	235	184	82
East Naples	389	332	1,486	1,326	320	263	1,248	1,149	\$199	\$219	\$176	\$219	464	484	114	56
Immokalee/Ave Maria	14	6	46	30	7	7	41	30	\$99	\$119	\$83	\$163	15	19	66	42
TOTAL	1,351	1,175	5,385	4,994	1,171	1,034	4,659	4,458	\$270	\$314	\$275	\$336	1,912	1,898	136	76

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

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Condominium Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	3rd Qtr 2013	3rd Qtr 2014
	\$0-\$300K	873	767	3,970	3,703	828	718	3,621	3,456	\$154	\$170	\$150	\$166	1,171	884	127
\$300K-\$500K	153	186	798	802	143	168	717	706	\$370	\$367	\$375	\$370	357	359	183	95
\$500K-\$1M	105	94	574	589	121	96	531	533	\$635	\$603	\$640	\$650	352	336	211	131
\$1M-\$2M	38	49	267	278	36	49	224	260	\$1,312	\$1,350	\$1,325	\$1,325	162	136	207	134
\$2M+	17	14	115	113	31	15	101	106	\$3,375	\$3,200	\$3,000	\$2,825	59	33	188	155
TOTAL	1,186	1,110	5,724	5,485	1,159	1,046	5,194	5,061	\$189	\$225	\$194	\$215	2,101	1,748	148	80
									Median > \$300K	\$542	\$497	\$532	\$545			

Condominium Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	12-month ending 03/2013	12-month ending 03/2014	3rd Qtr 2013	3rd Qtr 2014	3rd Qtr 2013	3rd Qtr 2014
	Naples Beach	245	224	1,417	1,328	276	235	1,329	1,269	\$502	\$479	\$497	\$530	623	438	182
North Naples	372	324	1,589	1,524	363	313	1,443	1,416	\$183	\$232	\$192	\$219	438	370	133	61
Central Naples	214	198	989	958	199	185	871	856	\$135	\$160	\$128	\$147	292	279	119	67
South Naples	231	212	1,055	999	199	178	928	910	\$120	\$140	\$130	\$149	385	355	150	67
East Naples	110	144	602	620	106	126	555	553	\$174	\$218	\$204	\$212	317	273	162	95
Immokalee/Ave Maria	7	2	16	9	4	2	13	12	\$148	\$206	\$150	\$170	5	1	133	18
TOTAL	1,179	1,104	5,668	5,438	1,147	1,039	5,139	5,016	\$188	\$225	\$192	\$215	2,060	1,716	148	79

Legend

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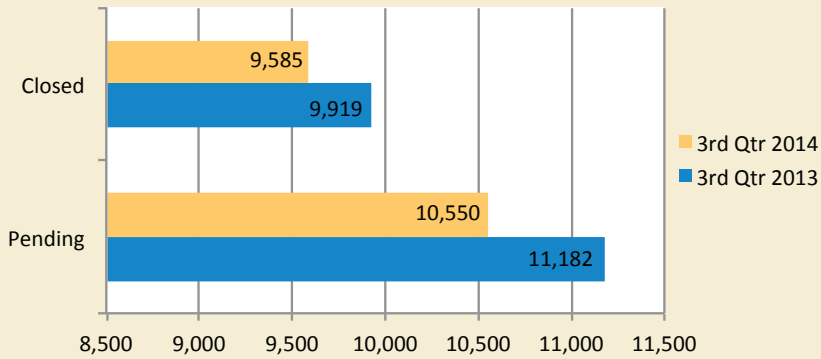
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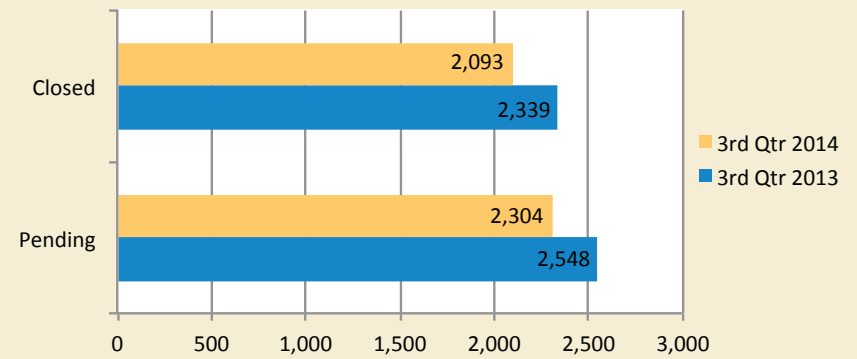
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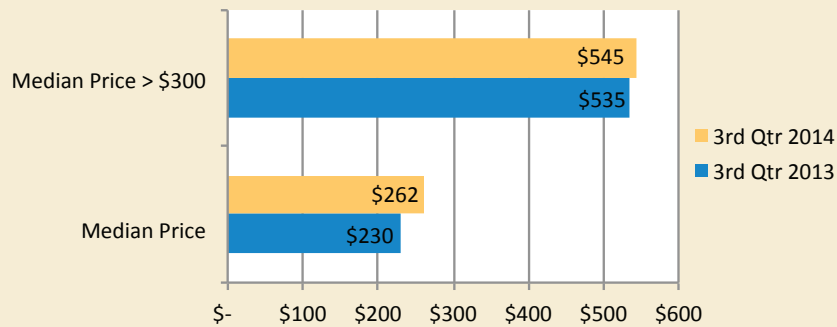
Most Recent 12 Months



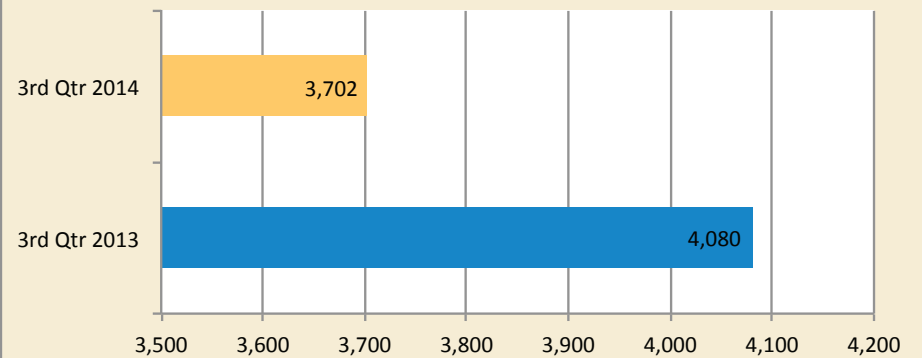
Quarter to Quarter



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



Inventory



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