

Market Report – June 2014[©]

Naples, Bonita, Estero Market Area



Bring Your Highest Expectations™

LISTED, PENDED, CLOSED YEAR TO DATE JUNE 2014

YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2014	10,131	10,675	7,327	\$497,300	\$268,544
2013	9,799	9,252	6,733	\$443,083	\$270,000
2012	9,854	8,672	6,376	\$393,608	\$215,000
2011	10,563	9,105	6,228	\$379,619	\$195,000
2010	12,122	8,920	5,869	\$370,114	\$199,000
2009	13,034	7,671	4,342	\$353,106	\$187,500
2008	14,417	4,497	3,342	\$574,688	\$325,000

LISTED, PENDED, CLOSED MONTH OF JUNE 2014

YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2014	1,255	1,332	1,151	\$492,927	\$280,000
2013	1,253	1,192	1,121	\$461,625	\$270,000
2012	1,297	967	1,091	\$388,649	\$220,000
2011	1,392	956	1,045	\$380,839	\$213,000
2010	1,776	1,143	984	\$372,986	\$209,950
2009	1,867	1,299	912	\$347,864	\$188,845
2008	1,976	720	610	\$593,806	\$320,000

BREAKDOWN BY PRICE CATEGORY YEAR TO DATE JUNE 2014 (This chart shows the percentage of the market represented by each price segment.)

Range (000's)	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
\$0 - \$250	3,992	39%	4,872	46%	3,346	46%
\$250 - \$500	3,357	33%	3,283	31%	2,201	30%
\$500 - \$750	1,104	11%	986	9%	695	9%
\$750 - \$1M	528	5%	491	5%	329	4%
\$1M - \$2M	719	7%	642	6%	470	6%
\$2M - \$5M	341	3%	337	3%	244	3%
\$5M +	90	1%	64	1%	42	1%

CLOSED SALES

- Year-to-date, closed sales greater than \$1.0 million are up 31% over same period 2013 and total volume increased 37%.
- The average days on market for the first half of 2014 is at the lowest level (93 days) since John R Wood Properties began tracking closed sales in 2000; down from 158 days in June 2013.
- The highest priced closed sale through the Southwest Florida Multiple Listing Service during the first half of 2014 was located in Port Royal and sold in June for \$17,127,000. The single family estate home was built in 1996 and contains 6,005 square feet of living area with five bedrooms, eight full baths and seven half baths.

PENDED SALES

- Pended sales for the month of June are at the highest level since John R Wood Properties began tracking pended sales in 2005.
- The only price segment showing a decrease in pended sales in June are properties priced under \$250,000, which dropped less than 2%. All other price ranges posted gains over June 2013.

NEW LISTINGS/INVENTORY

- The number of new properties placed in inventory through June is approximately the same as the first six months of 2013.
- The number of available condominiums in all price ranges decreased from prior year except those priced above \$5.0 million which remained stable. Single family homes priced between \$750,000 and \$2,000,000 decreased by 6% with other price points remaining stable or showing slight increases from prior year.
- Available inventory in the Naples, Bonita Springs, Estero market on July 1, 2014 stands at 4,718 units (2,186 condominiums and 2,532 single family homes). This is an 8.8% decline from June 1, 2013, and represents approximately a 4.5 month supply.

John R. Wood Properties, *Bring Your Highest Expectations.*

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