



Naples Area Board of REALTORS®



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February 2017

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	Feb 2016	Feb 2017	% Chg.	
	\$0-\$300K	419	413	-1%	4,658	4,027	-14%	242	270	12%	4,655	4,054	-13%	\$ 192	\$ 218	14%	\$ 204	\$ 215	5%	1,491	1,837	23%	56	80	43%
\$300K-\$500K	238	318	34%	2,466	2,509	2%	123	175	42%	2,366	2,216	-6%	\$ 395	\$ 380	-4%	\$ 378	\$ 377	0%	1,512	1,664	10%	72	95	32%	
\$500K-\$1M	196	216	10%	1,681	1,631	-3%	84	103	23%	1,509	1,467	-3%	\$ 625	\$ 703	12%	\$ 660	\$ 655	-1%	1,339	1,493	12%	119	122	3%	
\$1M-\$2M	86	84	-2%	704	617	-12%	48	33	-31%	655	562	-14%	\$ 1,283	\$ 1,500	17%	\$ 1,345	\$ 1,325	-1%	628	780	24%	112	113	1%	
\$2M+	54	61	13%	466	389	-17%	21	32	52%	410	338	-18%	\$ 3,750	\$ 2,754	-27%	\$ 3,237	\$ 3,050	-6%	607	692	14%	123	161	31%	
TOTAL	993	1,092	10%	9,975	9,173	-8%	518	613	18%	9,959	8,637	-10%	\$ 323	\$ 333	3%	\$ 310	\$ 320	3%	5,577	6,466	16%	79	99	25%	
													Median > \$300K	\$ 540	\$ 488	-10%	\$ 520	\$ 517	-1%						

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	Feb 2016	Feb 2017	% Chg.
	Naples Beach	199	234	18%	1,873	1,653	-12%	84	129	54%	1,863	1,573	-16%	\$ 917	\$ 650	-29%	\$ 720	\$ 735	2%	1,308	1,509	15%	79	99
North Naples	268	273	2%	2,716	2,430	-11%	143	159	11%	2,589	2,291	-12%	\$ 400	\$ 355	-11%	\$ 372	\$ 377	1%	1,611	1,883	17%	85	112	32%
Central Naples	159	166	4%	1,680	1,555	-7%	99	95	-4%	1,631	1,462	-10%	\$ 235	\$ 230	-2%	\$ 225	\$ 240	7%	706	809	15%	68	72	6%
South Naples	174	195	12%	1,665	1,504	-10%	80	86	8%	1,581	1,428	-10%	\$ 230	\$ 272	18%	\$ 226	\$ 232	3%	865	1,016	17%	77	101	31%
East Naples	182	202	11%	1,909	1,881	-1%	109	136	25%	1,802	1,747	-3%	\$ 295	\$ 288	-2%	\$ 275	\$ 294	7%	989	1,122	13%	84	95	13%
Immokalee/Ave Maria	4	7	75%	66	53	-20%	3	3	0%	57	47	-18%	\$ 222	\$ 287	29%	\$ 219	\$ 243	11%	31	50	61%	72	131	82%
TOTAL	986	1,077	9%	9,909	9,076	-8%	518	608	17%	9,523	8,548	-10%	\$ 323	\$ 331	2%	\$ 310	\$ 320	3%	5,510	6,389	16%	79	98	24%

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

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	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	Feb 2016	Feb 2017	% Chg.	
\$0-\$300K	136	120	-12%	1,579	1,346	-15%	80	83	4%	1,550	1,340	-14%	\$ 205	\$ 240	17%	\$ 225	\$ 240	7%	347	370	7%	42	60	43%	
\$300K-\$500K	138	165	20%	1,470	1,566	7%	78	110	41%	1,401	1,424	2%	\$ 406	\$ 386	-5%	\$ 390	\$ 384	-2%	794	882	11%	63	102	62%	
\$500K-\$1M	126	129	2%	1,043	1,032	-1%	56	54	-4%	880	937	6%	\$ 617	\$ 699	13%	\$ 654	\$ 640	-2%	900	954	6%	122	114	-7%	
\$1M-\$2M	47	44	-6%	428	357	-17%	29	17	-41%	417	341	-18%	\$ 1,390	\$ 1,550	12%	\$ 1,345	\$ 1,375	2%	430	496	15%	142	141	-1%	
\$2M+	37	51	38%	342	293	-14%	18	30	67%	315	260	-17%	\$ 3,773	\$ 2,899	-23%	\$ 3,324	\$ 3,200	-4%	507	557	10%	125	166	33%	
TOTAL	484	509	5%	4,862	4,594	-6%	261	294	13%	4,563	4,302	-6%	\$ 425	\$ 402	-5%	\$ 395	\$ 398	1%	2,978	3,259	9%	84	103	23%	
													Median > \$300K	\$ 550	\$ 485	-12%	\$ 530	\$ 517	-2%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	Feb 2016	Feb 2017	% Chg.
Naples Beach	74	97	31%	744	654	-12%	32	51	59%	719	620	-14%	\$ 1,062	\$ 860	-19%	\$ 1,045	\$ 1,050	0%	651	695	7%	108	111	3%
North Naples	128	108	-16%	1,306	1,171	-10%	73	70	-4%	1,212	1,128	-7%	\$ 587	\$ 478	-19%	\$ 515	\$ 523	2%	907	985	9%	94	127	35%
Central Naples	76	87	14%	806	763	-5%	50	41	-18%	773	705	-9%	\$ 390	\$ 325	-17%	\$ 320	\$ 312	-3%	348	373	7%	70	85	21%
South Naples	64	72	13%	615	567	-8%	27	34	26%	579	517	-11%	\$ 320	\$ 508	59%	\$ 305	\$ 335	10%	381	395	4%	68	118	74%
East Naples	134	132	-1%	1,293	1,345	4%	76	94	24%	1,183	1,245	5%	\$ 309	\$ 302	-2%	\$ 284	\$ 308	8%	617	713	16%	79	76	-4%
Immokalee/Ave Maria	4	6	50%	59	42	-29%	3	1	-67%	49	38	-22%	\$ 222	\$ 346	56%	\$ 220	\$ 251	14%	25	44	76%	72	285	296%
TOTAL	480	502	5%	4,823	4,542	-6%	261	291	11%	4,515	4,253	-6%	\$ 425	\$ 402	-5%	\$ 395	\$ 399	1%	2,929	3,205	9%	84	101	20%

Legend

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Condominium Market Statistics by Price

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	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	Feb 2016	Feb 2017	% Chg.
	\$0-\$300K	283	293	4%	3,079	2,681	-13%	162	187	15%	3,105	2,714	-13%	\$ 177	\$ 205	16%	\$ 190	\$ 200	5%	1,144	1,467	28%	63	89
\$300K-\$500K	100	153	53%	996	943	-5%	45	65	44%	965	792	-18%	\$ 365	\$ 355	-3%	\$ 365	\$ 365	0%	718	782	9%	88	85	-3%
\$500K-\$1M	70	87	24%	638	599	-6%	28	49	75%	629	530	-16%	\$ 647	\$ 703	9%	\$ 675	\$ 700	4%	439	539	23%	114	132	16%
\$1M-\$2M	39	40	3%	276	260	-6%	19	16	-16%	238	221	-7%	\$ 1,275	\$ 1,212	-5%	\$ 1,347	\$ 1,300	-3%	198	284	43%	56	87	55%
\$2M+	17	10	-41%	124	96	-23%	3	2	-33%	95	78	-18%	\$ 3,415	\$ 2,630	-23%	\$ 2,900	\$ 2,837	-2%	100	135	35%	111	109	-2%
TOTAL	509	583	15%	5,113	4,579	-10%	257	319	24%	5,032	4,335	-14%	\$ 260	\$ 270	4%	\$ 251	\$ 254	1%	2,599	3,207	23%	74	95	28%
													Median > \$300K	\$ 517	\$ 506	-2%	\$ 500	\$ 518	4%					

Condominium Market Statistics by Area

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	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	12-month ending 02/2016	12-month ending 02/2017	% Chg.	Feb 2016	Feb 2017	% Chg.	Feb 2016	Feb 2017	% Chg.
	Naples Beach	125	137	10%	1,129	999	-12%	52	78	50%	1,144	953	-17%	\$ 723	\$ 595	-18%	\$ 600	\$ 675	13%	657	814	24%	61	92
North Naples	140	165	18%	1,410	1,259	-11%	70	89	27%	1,377	1,163	-16%	\$ 247	\$ 252	2%	\$ 255	\$ 255	0%	704	989	40%	76	101	33%
Central Naples	83	79	-5%	874	792	-9%	49	54	10%	858	757	-12%	\$ 164	\$ 196	20%	\$ 175	\$ 187	7%	358	436	22%	65	62	-5%
South Naples	110	123	12%	1,050	937	-11%	53	52	-2%	1,002	911	-9%	\$ 199	\$ 216	9%	\$ 185	\$ 192	4%	484	621	28%	82	91	11%
East Naples	48	70	46%	616	536	-13%	33	42	27%	619	502	-19%	\$ 282	\$ 250	-11%	\$ 256	\$ 264	3%	372	409	10%	94	137	46%
Immokalee/Ave Maria	0	1		7	11	57%	0	2		8	9	13%	\$ -	\$ 268		\$ 180	\$ 231	28%	6	6	0%	0	54	
TOTAL	506	575	14%	5,086	4,534	-11%	257	317	23%	5,008	4,295	-14%	\$ 275	\$ 268	-3%	\$ 250	\$ 253	1%	2,581	3,275	27%	74	95	28%

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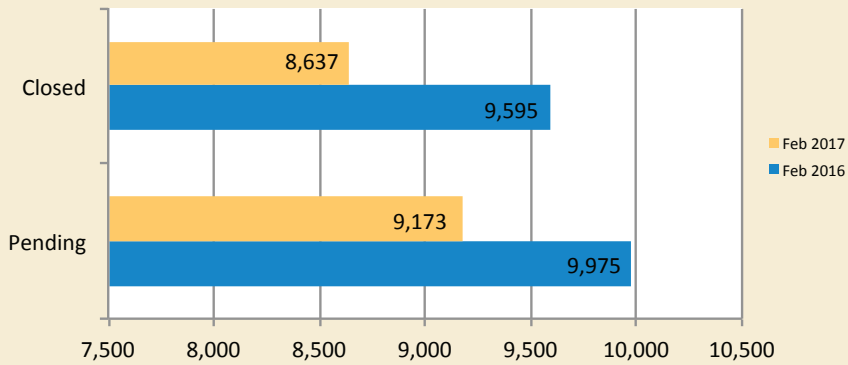
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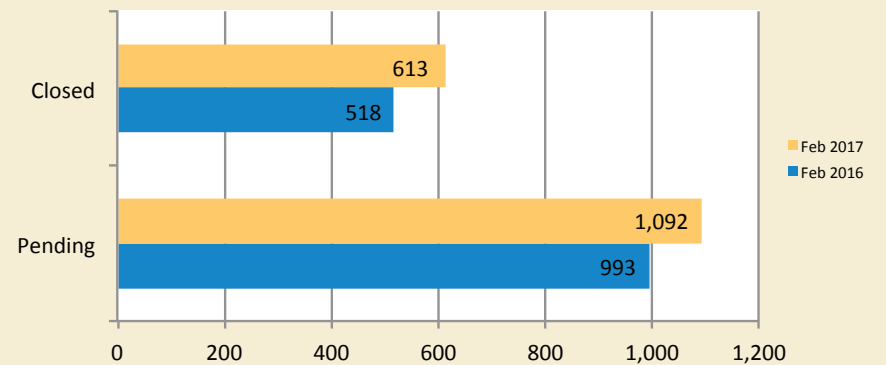
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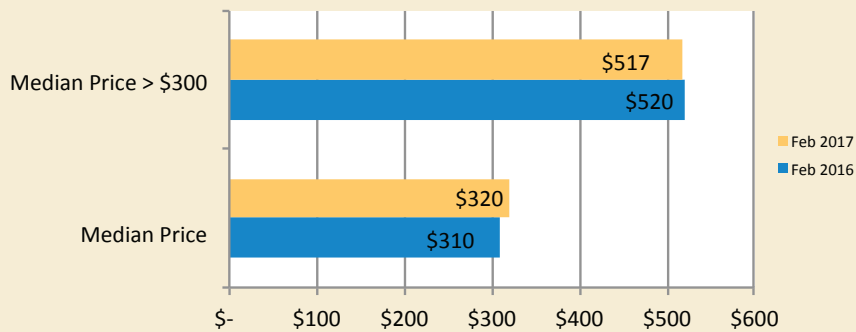
Most Recent 12 Months



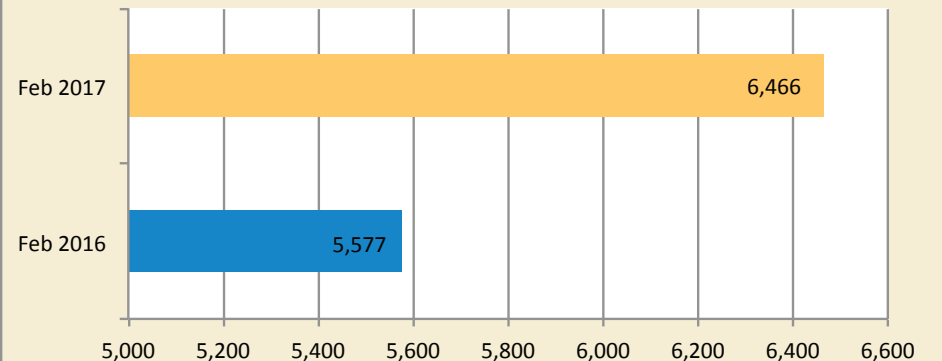
Month to Month



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



Inventory



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