

Naples Area Market Report



March 2021

Records were broken in March, but “don’t call Guinness just yet!” say broker analysts reviewing the March 2021 Market Report, released by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island). The group’s analysis of activity last month confirmed that March broke records; but celebrations to commemorate the month’s record high statistics should be postponed because these broker analysts also agree that our market is probably not done breaking records for the year.

According to the report, March’s historic activity included 1,851 closed sales, \$1,582,474,997 in total sales volume, and 60,147 showing appointments. This makes March 2021 the highest performing month on record over the last 13 years (the span of time NABOR® has tracked key metrics reflecting the area’s housing market activity).

March was also the first month in several years where there were more reported price increases than decreases. Median closed prices in March increased 12.2 percent to \$415,000 (the highest median price increase month/month on record since 2008) from \$370,000 in March 2020. Most of the high appreciation driving median and average closed prices up in recent months has been in the \$2 million and over market.

In March 2021, there were just 1,819 homes in inventory (the lowest it has been since 2014), which was a 73.2 percent decrease from 6,795 homes in inventory in March 2020. Depletion of inventory is not due to a lack of sellers, as new listings have been steady over the past several years. In March, new listings increased 32.5 percent to 1,670 new listings from 1,260 new listings in March 2020.

Pending sales (homes under contract) activity in March also broke records, as seen in the 152.7 percent spike to 2,469 pending listings from 977 pending listings in March 2020. However, broker analysts were quick to remind each other that a high number of sales during the second half of the month last year were lost as we were in a pandemic lockdown. Despite last March’s COVID-19-related market anomaly, this March’s pending sales still eclipsed pending sales activity reported in any March over the last eight years.

Quick Facts

+ 57.3%

Change in
Total Sales
All Properties

+ 12.2%

Change in
Median Closed Price
All Properties

- 73.2%

Change in
Homes for Sale
All Properties

+ 67.7%

Price Range With the
Strongest Sales:
\$2,000,001 and Above

+ 42.7

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 29.2

Property Type With
Strongest Sales:
Condo

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Overall Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

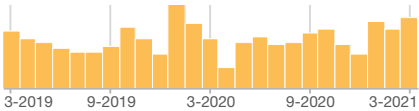
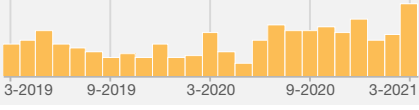
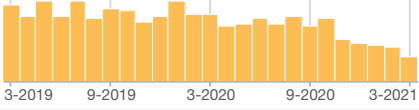
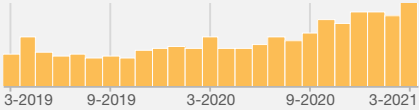
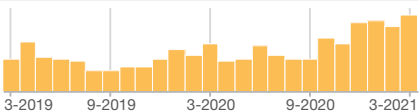
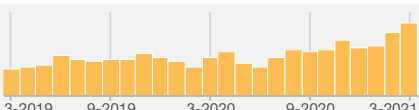
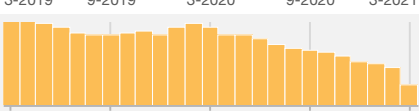
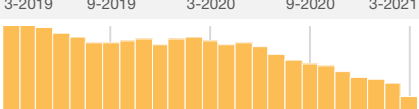


Key Metrics	Historical Sparkbars	3-2020	3-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		1,260	1,670	+ 32.5%	4,762	4,754	- 0.2%
Total Sales		1,177	1,851	+ 57.3%	2,725	4,305	+ 58.0%
Days on Market Until Sale		97	67	- 30.9%	99	72	- 27.3%
Median Closed Price		\$370,000	\$415,000	+ 12.2%	\$353,000	\$405,000	+ 14.7%
Average Closed Price		\$717,682	\$846,582	+ 18.0%	\$682,561	\$813,375	+ 19.2%
Percent of List Price Received		95.9%	97.6%	+ 1.8%	95.6%	97.1%	+ 1.6%
Pending Listings		977	2,469	+ 152.7%	3,862	6,978	+ 80.7%
Inventory of Homes for Sale		6,795	1,819	- 73.2%	—	—	—
Months Supply of Inventory		7.5	1.6	- 78.7%	—	—	—

Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

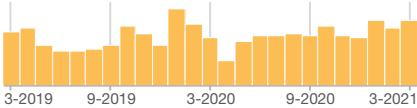
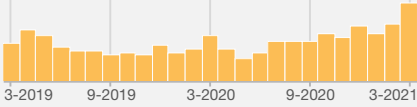
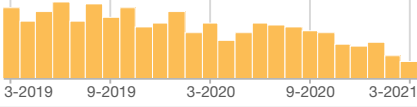
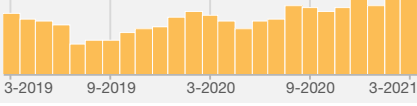
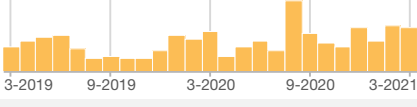
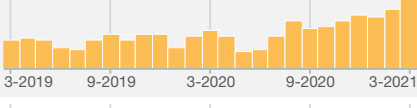
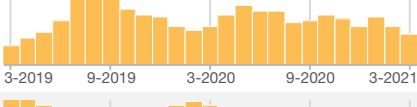
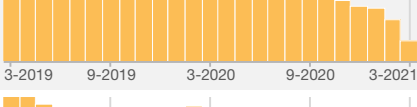
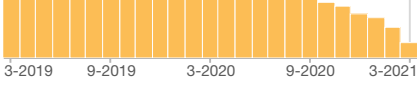


Key Metrics	Historical Sparkbars	3-2020	3-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		626	812	+ 29.7%	2,331	2,303	- 1.2%
Total Sales		582	830	+ 42.6%	1,343	1,918	+ 42.8%
Days on Market Until Sale		98	61	- 37.8%	102	67	- 34.3%
Median Closed Price		\$460,000	\$581,030	+ 26.3%	\$440,000	\$550,000	+ 25.0%
Average Closed Price		\$925,088	\$1,228,110	+ 32.8%	\$872,549	\$1,175,602	+ 34.7%
Percent of List Price Received		96.1%	98.0%	+ 2.0%	95.9%	97.5%	+ 1.7%
Pending Listings		491	1,131	+ 130.3%	1,896	3,187	+ 68.1%
Inventory of Homes for Sale		3,379	889	- 73.7%	—	—	—
Months Supply of Inventory		7.5	1.5	- 80.0%	—	—	—

Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condo properties only.



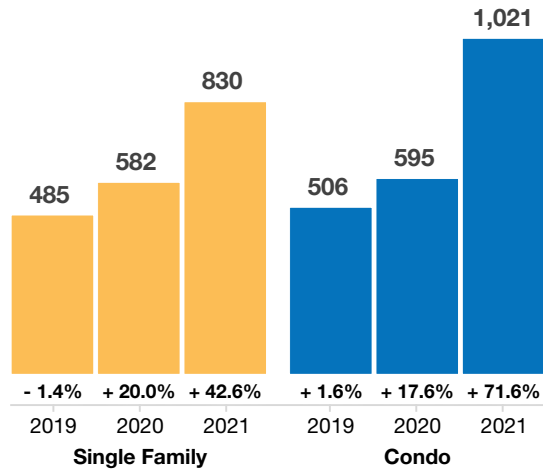
Key Metrics	Historical Sparkbars	3-2020	3-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		634	858	+ 35.3%	2,431	2,451	+ 0.8%
Total Sales		595	1,021	+ 71.6%	1,382	2,387	+ 72.7%
Days on Market Until Sale		96	71	- 26.0%	96	76	- 20.8%
Median Closed Price		\$277,715	\$310,000	+ 11.6%	\$279,000	\$300,000	+ 7.5%
Average Closed Price		\$515,155	\$536,427	+ 4.1%	\$497,804	\$522,318	+ 4.9%
Percent of List Price Received		95.6%	97.2%	+ 1.7%	95.4%	96.8%	+ 1.5%
Pending Listings		486	1,338	+ 175.3%	1,966	3,791	+ 92.8%
Inventory of Homes for Sale		3,416	930	- 72.8%	—	—	—
Months Supply of Inventory		7.6	1.6	- 78.9%	—	—	—

Overall Closed Sales

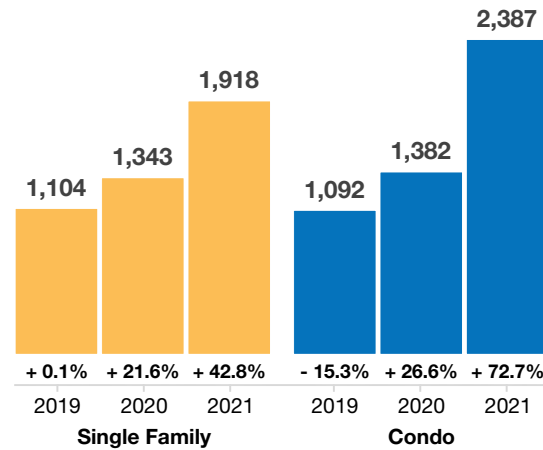
A count of the actual sales that closed in a given month.



March

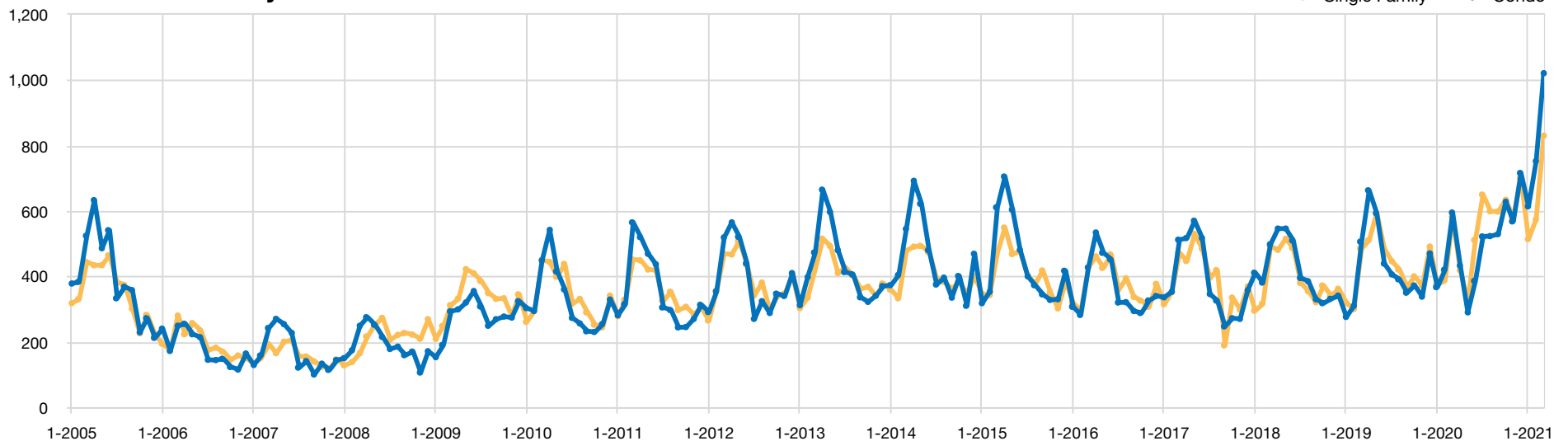


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2020	419	- 17.8%	433	- 34.7%
May-2020	322	- 45.9%	290	- 51.1%
Jun-2020	511	+ 5.6%	386	- 12.1%
Jul-2020	650	+ 45.7%	522	+ 28.6%
Aug-2020	599	+ 42.3%	523	+ 33.8%
Sep-2020	598	+ 62.9%	529	+ 51.1%
Oct-2020	634	+ 58.5%	628	+ 68.8%
Nov-2020	579	+ 56.1%	568	+ 68.0%
Dec-2020	701	+ 42.8%	716	+ 52.3%
Jan-2021	514	+ 37.4%	614	+ 67.3%
Feb-2021	574	+ 48.3%	752	+ 79.0%
Mar-2021	830	+ 42.6%	1,021	+ 71.6%
12-Month Avg	578	+ 27.9%	582	+ 29.3%

Historical Total Sales by Month



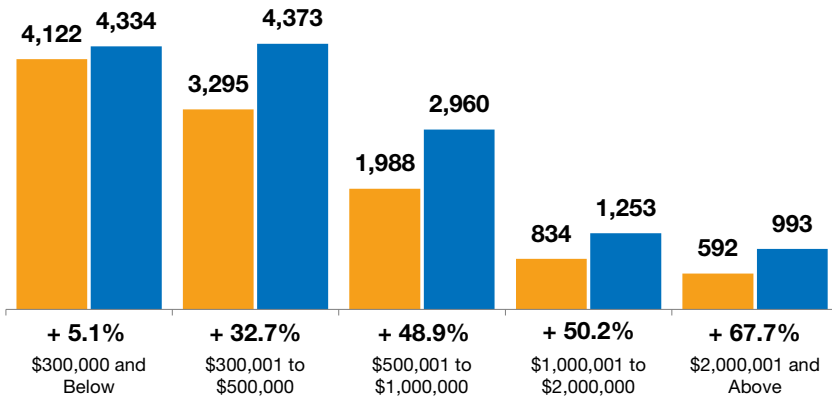
Overall Closed Sales by Price Range

A count of the actual sales that closed in a given month. Based on a rolling 12-month total.



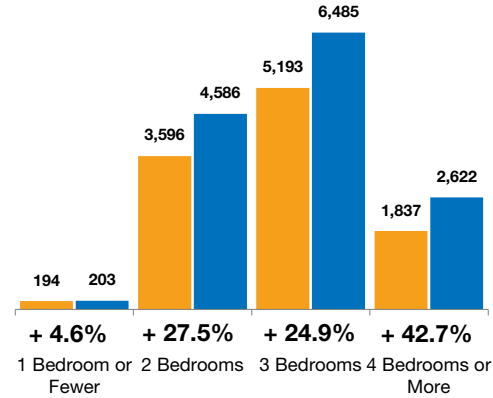
By Price Range

3-2020 3-2021



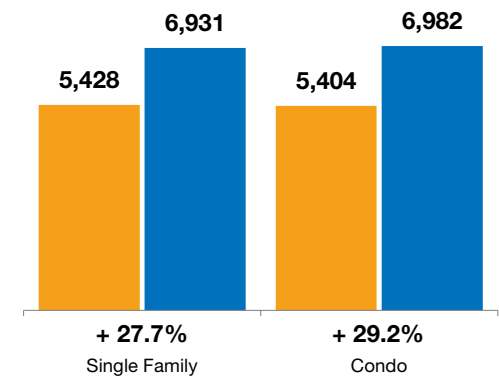
By Bedroom Count

3-2020 3-2021



By Property Type

3-2020 3-2021



All Properties

By Price Range

	3-2020	3-2021	Change
\$300,000 and Below	4,122	4,334	+ 5.1%
\$300,001 to \$500,000	3,295	4,373	+ 32.7%
\$500,001 to \$1,000,000	1,988	2,960	+ 48.9%
\$1,000,001 to \$2,000,000	834	1,253	+ 50.2%
\$2,000,001 and Above	592	993	+ 67.7%
All Price Ranges	10,832	13,913	+ 28.4%

Single Family

3-2020	3-2021	Change
1,081	833	- 22.9%
2,093	2,547	+ 21.7%
1,329	2,080	+ 56.5%
506	767	+ 51.6%
418	704	+ 68.4%
5,428	6,931	+ 27.7%

Condo

	3-2020	3-2021	Change
	3041	3501	+ 15.1%
	1202	1826	+ 51.9%
	659	880	+ 33.5%
	328	486	+ 48.2%
	174	289	+ 66.1%
	5,404	6,982	+ 29.2%

By Bedroom Count

	3-2020	3-2021	Change
1 Bedroom or Fewer	194	203	+ 4.6%
2 Bedrooms	3,596	4,586	+ 27.5%
3 Bedrooms	5,193	6,485	+ 24.9%
4 Bedrooms or More	1,837	2,622	+ 42.7%
All Bedroom Counts	10,832	13,913	+ 28.4%

3-2020	3-2021	Change
26	22	- 15.4%
519	623	+ 20.0%
3,154	3,851	+ 22.1%
1,728	2,431	+ 40.7%
5,428	6,931	+ 27.7%

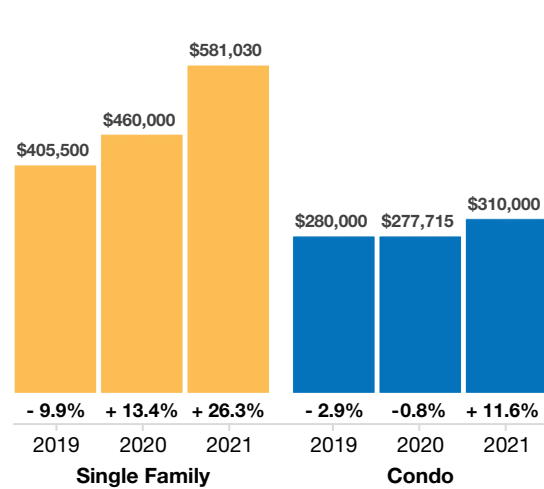
	3-2020	3-2021	Change
	168	181	+ 7.7%
	3,077	3,963	+ 28.8%
	2,039	2,634	+ 29.2%
	109	191	+ 75.2%
	5,404	6,982	+ 29.2%

Overall Median Closed Price

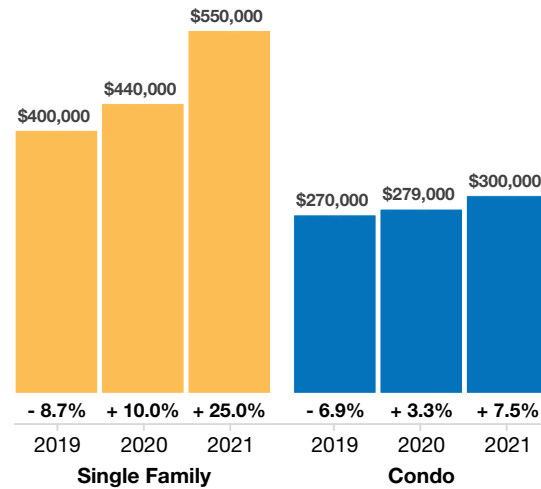
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



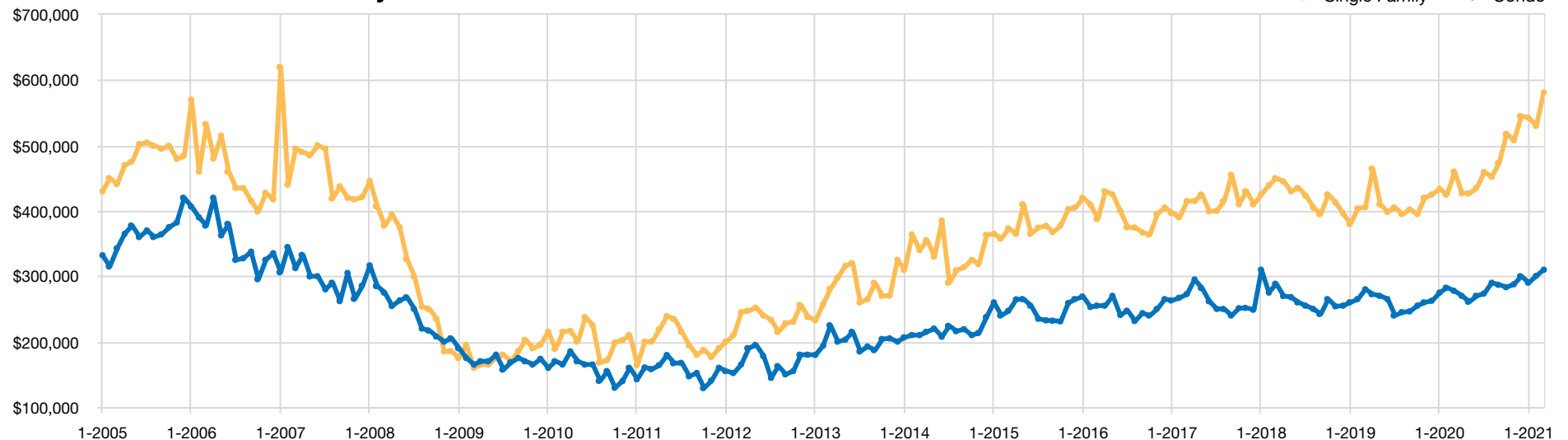
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2020	\$427,000	- 8.1%	\$270,000	- 0.9%
May-2020	\$426,518	+ 4.0%	\$261,000	- 3.3%
Jun-2020	\$435,000	+ 9.2%	\$270,000	+ 1.9%
Jul-2020	\$459,500	+ 13.5%	\$273,500	+ 14.0%
Aug-2020	\$452,000	+ 14.4%	\$290,000	+ 18.4%
Sep-2020	\$473,000	+ 17.7%	\$287,000	+ 16.6%
Oct-2020	\$517,750	+ 31.1%	\$283,250	+ 11.1%
Nov-2020	\$508,000	+ 21.0%	\$287,750	+ 10.7%
Dec-2020	\$545,000	+ 28.2%	\$300,000	+ 14.3%
Jan-2021	\$542,500	+ 25.1%	\$290,132	+ 5.5%
Feb-2021	\$530,000	+ 24.7%	\$300,450	+ 6.4%
Mar-2021	\$581,030	+ 26.3%	\$310,000	+ 11.6%
12-Month Avg*	\$490,000	+ 16.4%	\$289,698	+ 10.2%

* Median Closed Price for all properties from April 2020 through March 2021. This is not the average of the individual figures above.

Historical Median Closed Price by Month



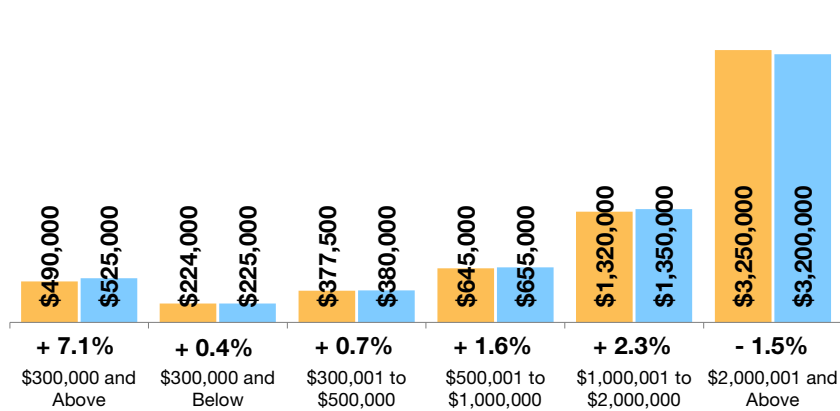
Overall Median Closed Price by Price Range

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



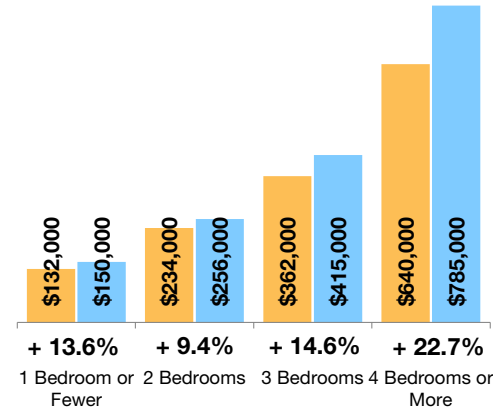
By Price Range

3-2020 3-2021



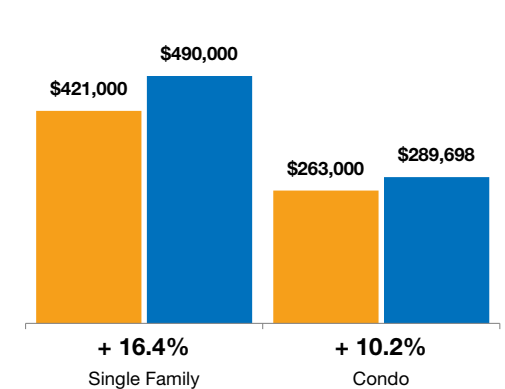
By Bedroom Count

3-2020 3-2021



By Property Type

3-2020 3-2021



All Properties

By Price Range

	3-2020	3-2021	Change
\$300,000 and Above	\$490,000	\$525,000	+ 7.1%
\$300,000 and Below	\$224,000	\$225,000	+ 0.4%
\$300,001 to \$500,000	\$377,500	\$380,000	+ 0.7%
\$500,001 to \$1,000,000	\$645,000	\$655,000	+ 1.6%
\$1,000,001 to \$2,000,000	\$1,320,000	\$1,350,000	+ 2.3%
\$2,000,001 and Above	\$3,250,000	\$3,200,000	- 1.5%
All Price Ranges	\$335,000	\$385,000	+ 14.9%

Single Family

	3-2020	3-2021	Change
\$490,000	\$490,000	\$540,000	+ 10.2%
\$262,000	\$262,000	\$270,000	+ 3.1%
\$385,000	\$385,000	\$390,000	+ 1.3%
\$640,000	\$640,000	\$650,000	+ 1.6%
\$1,329,750	\$1,329,750	\$1,325,000	- 0.4%
\$3,400,000	\$3,400,000	\$3,475,000	+ 2.2%
All Single Family	\$421,000	\$490,000	+ 16.4%

Condo

	3-2020	3-2021	Change
\$490,000	\$490,000	\$480,000	- 2.0%
\$205,000	\$205,000	\$215,000	+ 4.9%
\$360,000	\$360,000	\$365,000	+ 1.4%
\$655,000	\$655,000	\$686,500	+ 4.8%
\$1,300,000	\$1,300,000	\$1,437,500	+ 10.6%
\$2,875,000	\$2,875,000	\$2,587,500	- 10.0%
All Condo	\$263,000	\$289,698	+ 10.2%

By Bedroom Count

	3-2020	3-2021	Change
1 Bedroom or Fewer	\$132,000	\$150,000	+ 13.6%
2 Bedrooms	\$234,000	\$256,000	+ 9.4%
3 Bedrooms	\$362,000	\$415,000	+ 14.6%
4 Bedrooms or More	\$640,000	\$785,000	+ 22.7%
All Bedroom Counts	\$335,000	\$385,000	+ 14.9%

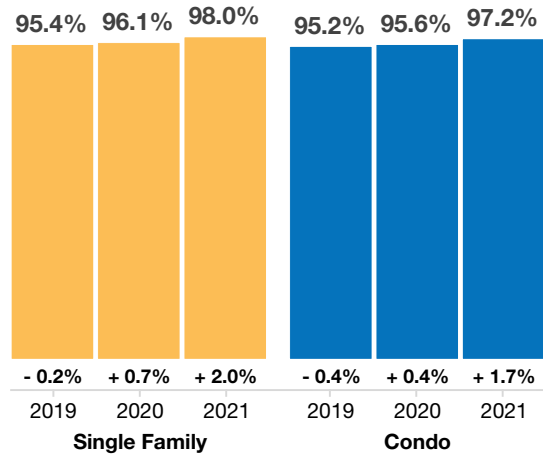
	3-2020	3-2021	Change
\$95,000	\$95,000	\$85,000	- 10.5%
\$285,000	\$285,000	\$320,000	+ 12.3%
\$383,000	\$383,000	\$445,000	+ 16.2%
\$630,000	\$630,000	\$750,250	+ 19.1%
\$134,000	\$134,000	\$170,000	+ 26.9%
\$225,000	\$225,000	\$247,000	+ 9.8%
\$320,000	\$320,000	\$351,435	+ 9.8%
\$1,375,000	\$1,375,000	\$2,025,000	+ 47.3%
All Single Family	\$421,000	\$490,000	+ 16.4%
All Condo	\$263,000	\$289,698	+ 10.2%

Overall Percent of Current List Price Received

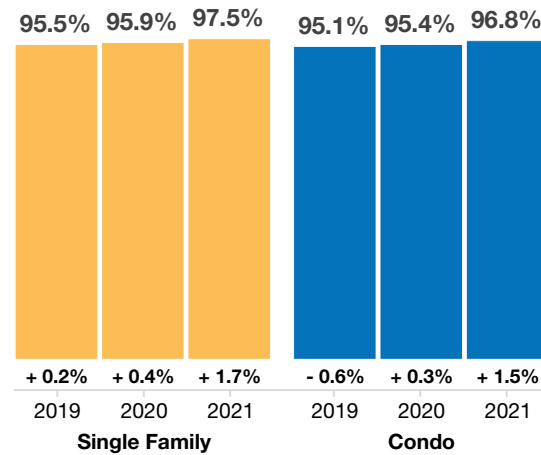
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



March



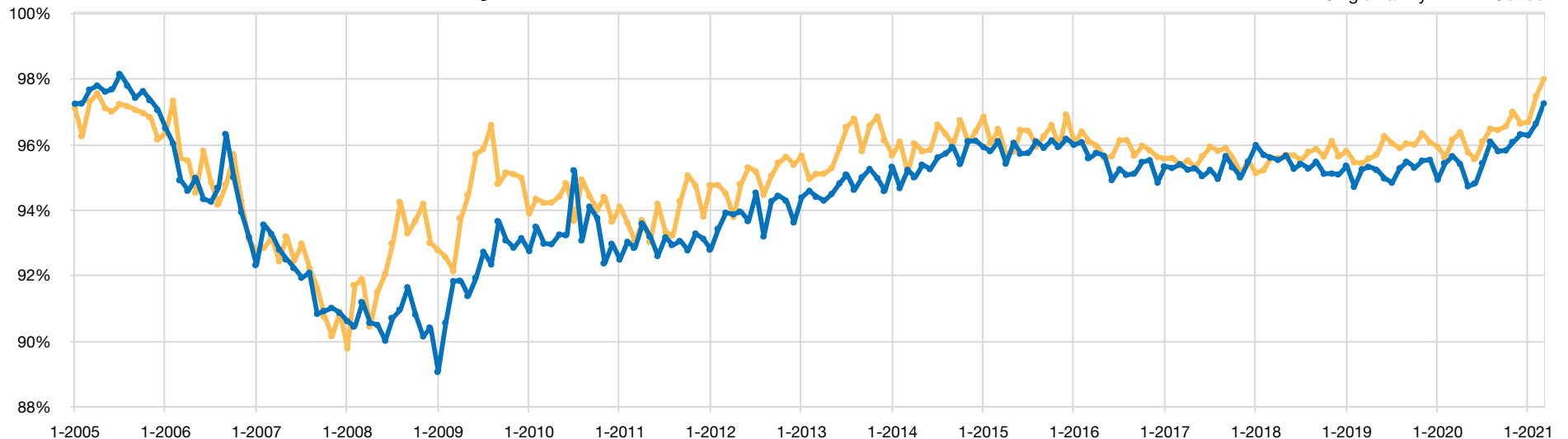
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2020	96.4%	+ 0.8%	95.4%	+ 0.1%
May-2020	95.7%	0.0%	94.7%	- 0.5%
Jun-2020	95.5%	- 0.7%	94.8%	- 0.2%
Jul-2020	96.1%	+ 0.1%	95.4%	+ 0.6%
Aug-2020	96.5%	+ 0.6%	96.1%	+ 0.8%
Sep-2020	96.4%	+ 0.4%	95.8%	+ 0.3%
Oct-2020	96.5%	+ 0.5%	95.8%	+ 0.5%
Nov-2020	97.0%	+ 0.7%	96.1%	+ 0.6%
Dec-2020	96.6%	+ 0.5%	96.3%	+ 0.8%
Jan-2021	96.7%	+ 0.8%	96.3%	+ 1.5%
Feb-2021	97.5%	+ 2.0%	96.6%	+ 1.3%
Mar-2021	98.0%	+ 2.0%	97.2%	+ 1.7%
12-Month Avg*	96.7%	+ 0.7%	96.1%	+ 0.8%

* Pct. of List Price Received for all properties from April 2020 through March 2021. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



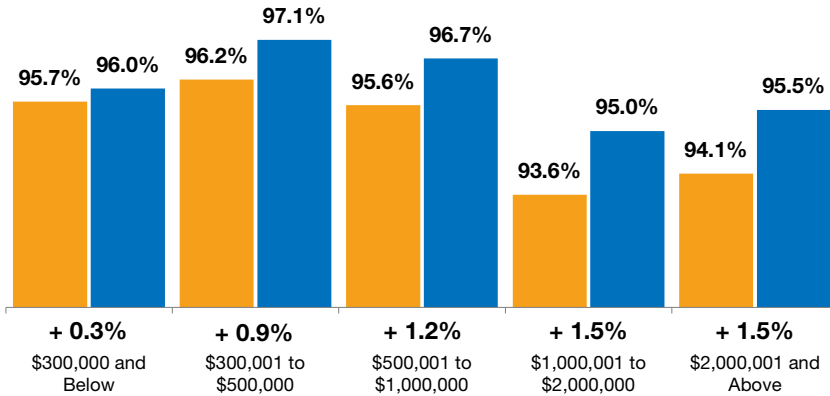
Overall Percent of List Price Received by Price Range

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.



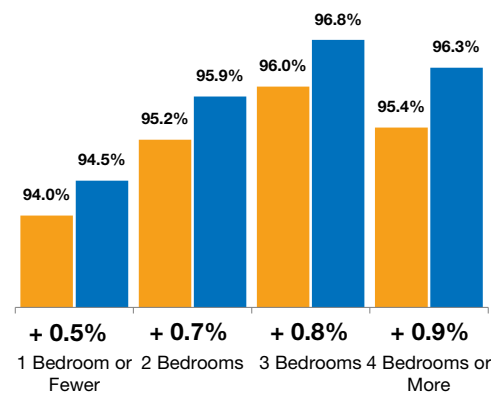
By Price Range

3-2020 3-2021



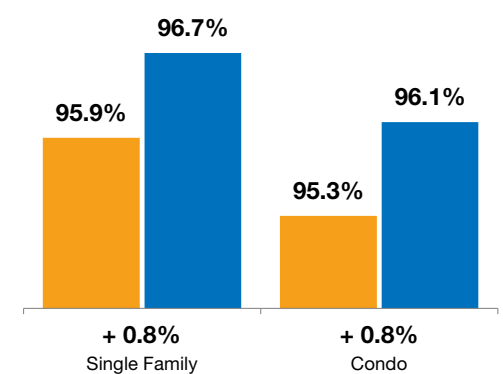
By Bedroom Count

3-2020 3-2021



By Property Type

3-2020 3-2021



All Properties

By Price Range

	3-2020	3-2021	Change
\$300,000 and Below	95.7%	96.0%	+ 0.3%
\$300,001 to \$500,000	96.2%	97.1%	+ 0.9%
\$500,001 to \$1,000,000	95.6%	96.7%	+ 1.2%
\$1,000,001 to \$2,000,000	93.6%	95.0%	+ 1.5%
\$2,000,001 and Above	94.1%	95.5%	+ 1.5%
All Price Ranges	95.6%	96.4%	+ 0.8%

Single Family

	3-2020	3-2021	Change
\$300,000 and Below	96.7%	96.7%	0.0%
\$300,001 to \$500,000	96.5%	97.4%	+ 0.9%
\$500,001 to \$1,000,000	95.9%	96.9%	+ 1.0%
\$1,000,001 to \$2,000,000	93.1%	94.7%	+ 1.7%
\$2,000,001 and Above	93.8%	95.0%	+ 1.3%
All Price Ranges	95.9%	96.7%	+ 0.8%

Condo

	3-2020	3-2021	Change
\$300,000 and Below	95.3%	95.8%	+ 0.5%
\$300,001 to \$500,000	95.7%	96.6%	+ 0.9%
\$500,001 to \$1,000,000	95.1%	96.1%	+ 1.1%
\$1,000,001 to \$2,000,000	94.3%	95.6%	+ 1.4%
\$2,000,001 and Above	94.7%	96.9%	+ 2.3%
All Price Ranges	95.3%	96.1%	+ 0.8%

By Bedroom Count

	3-2020	3-2021	Change
1 Bedroom or Fewer	94.0%	94.5%	+ 0.5%
2 Bedrooms	95.2%	95.9%	+ 0.7%
3 Bedrooms	96.0%	96.8%	+ 0.8%
4 Bedrooms or More	95.4%	96.3%	+ 0.9%
All Bedroom Counts	95.6%	96.4%	+ 0.8%

	3-2020	3-2021	Change
1 Bedroom or Fewer	92.8%	92.1%	- 0.8%
2 Bedrooms	94.8%	95.8%	+ 1.1%
3 Bedrooms	96.5%	97.1%	+ 0.6%
4 Bedrooms or More	95.4%	96.3%	+ 0.9%
All Bedroom Counts	95.9%	96.7%	+ 0.8%

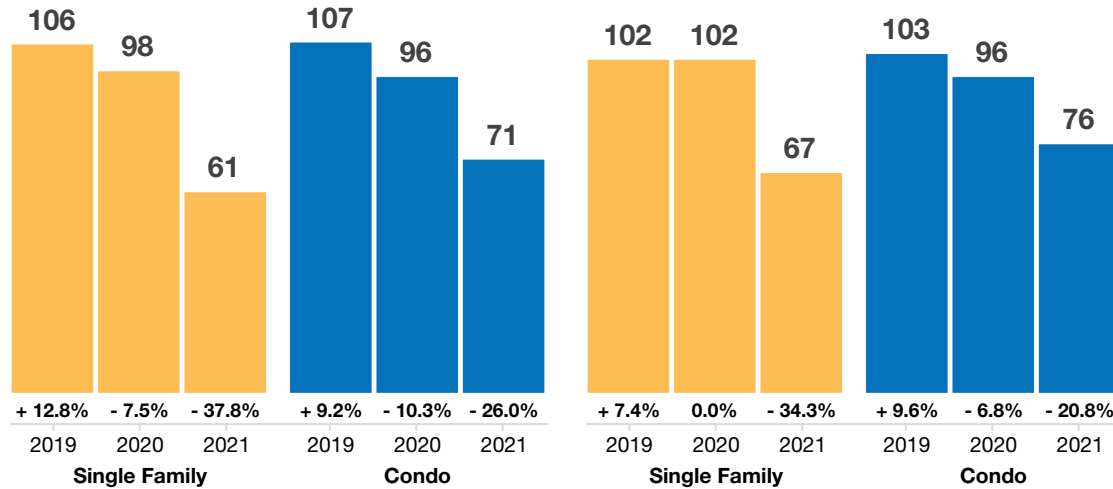
	3-2020	3-2021	Change
1 Bedroom or Fewer	94.2%	94.8%	+ 0.6%
2 Bedrooms	95.3%	95.9%	+ 0.6%
3 Bedrooms	95.4%	96.3%	+ 0.9%
4 Bedrooms or More	95.7%	97.4%	+ 1.8%
All Bedroom Counts	95.3%	96.1%	+ 0.8%

Overall Days on Market Until Sale

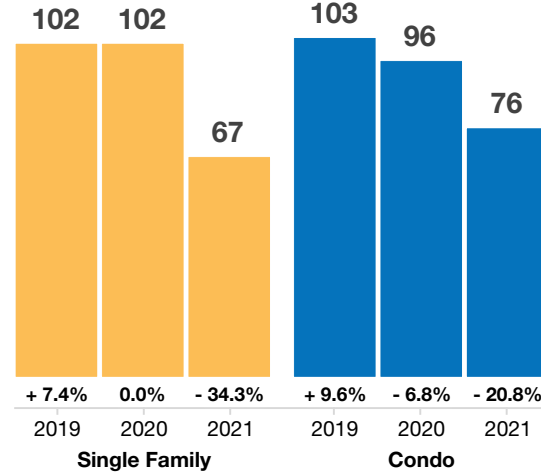
Average number of days between when a property is listed and when an offer is accepted in a given month.



March



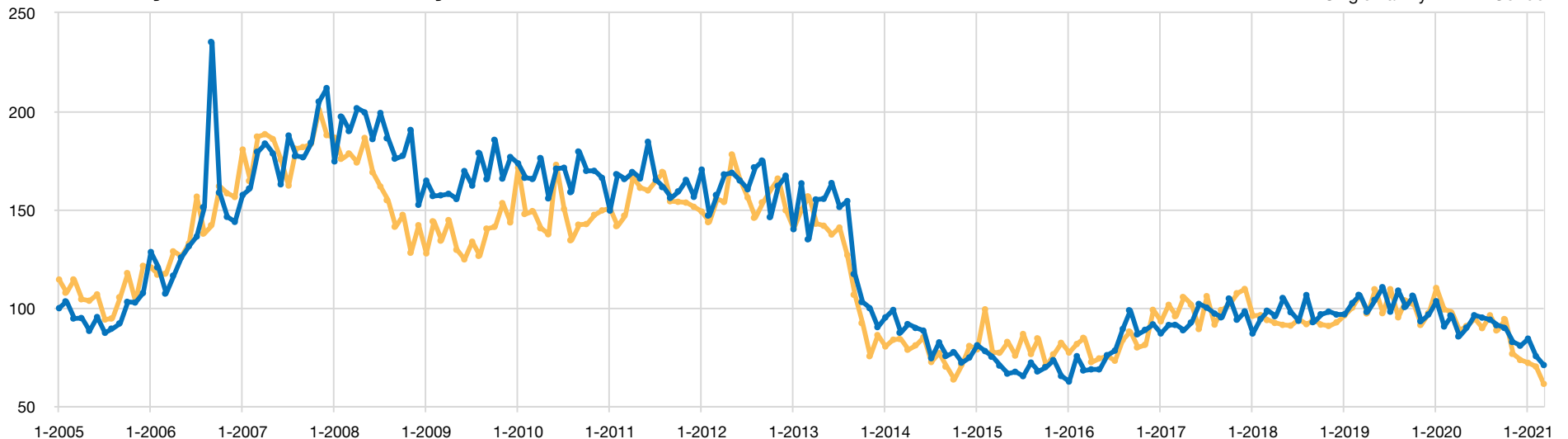
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2020	89	- 8.2%	85	- 13.3%
May-2020	91	- 16.5%	90	- 13.5%
Jun-2020	94	- 3.1%	96	- 12.7%
Jul-2020	90	- 17.4%	95	- 3.1%
Aug-2020	96	+ 1.1%	94	- 13.8%
Sep-2020	88	- 15.4%	91	- 9.0%
Oct-2020	94	- 7.8%	90	- 15.1%
Nov-2020	77	- 15.4%	83	- 10.8%
Dec-2020	73	- 24.7%	81	- 16.5%
Jan-2021	72	- 34.5%	84	- 18.4%
Feb-2021	70	- 29.3%	75	- 16.7%
Mar-2021	61	- 37.8%	71	- 26.0%
12-Month Avg*	82	- 18.9%	84	- 15.9%

* Days on Market for all properties from April 2020 through March 2021. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



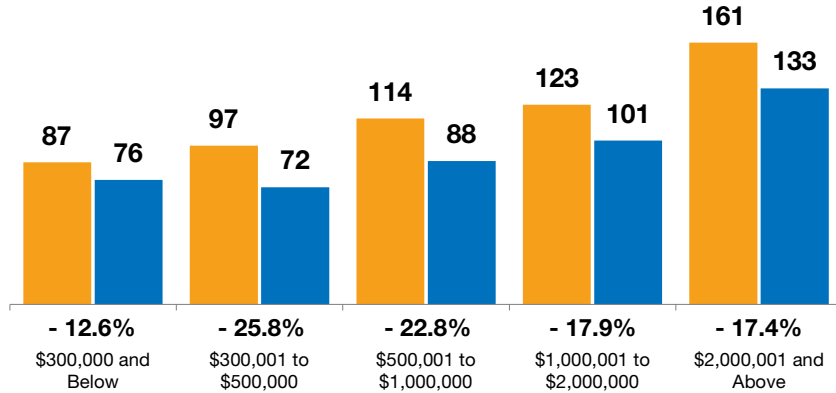
Overall Days on Market Until Sale by Price Range

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



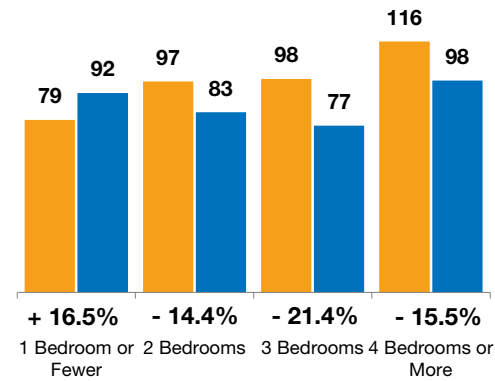
By Price Range

3-2020 3-2021



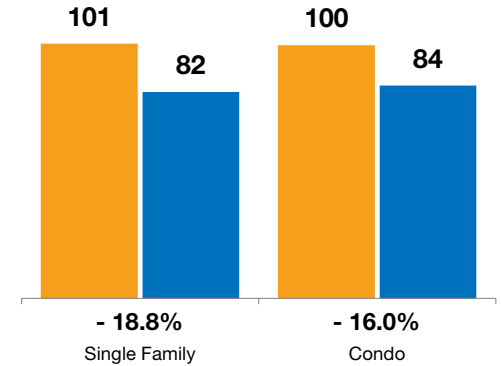
By Bedroom Count

3-2020 3-2021



By Property Type

3-2020 3-2021



All Properties

By Price Range

	3-2020	3-2021	Change
\$300,000 and Below	87	76	- 12.6%
\$300,001 to \$500,000	97	72	- 25.8%
\$500,001 to \$1,000,000	114	88	- 22.8%
\$1,000,001 to \$2,000,000	123	101	- 17.9%
\$2,000,001 and Above	161	133	- 17.4%
All Price Ranges	101	83	- 17.8%

Single Family

3-2020	3-2021	Change
72	66	- 8.3%
95	65	- 31.6%
111	82	- 26.1%
122	102	- 16.4%
174	148	- 14.9%
101	82	- 18.8%

Condo

	3-2020	3-2021	Change
	93	79	- 15.1%
	102	83	- 18.6%
	120	102	- 15.0%
	124	98	- 21.0%
	127	92	- 27.6%
	100	84	- 16.0%

By Bedroom Count

	3-2020	3-2021	Change
1 Bedroom or Fewer	79	92	+ 16.5%
2 Bedrooms	97	83	- 14.4%
3 Bedrooms	98	77	- 21.4%
4 Bedrooms or More	116	98	- 15.5%
All Bedroom Counts	101	83	- 17.8%

3-2020	3-2021	Change
117	182	+ 55.6%
90	74	- 17.8%
94	72	- 23.4%
116	98	- 15.5%
101	82	- 18.8%

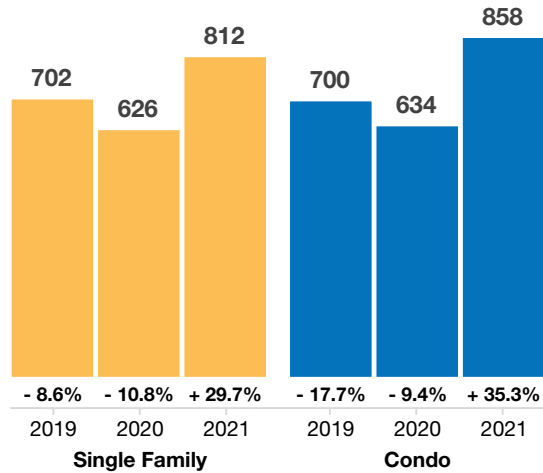
	3-2020	3-2021	Change
	74	81	+ 10.7%
	98	84	- 14.1%
	105	84	- 20.3%
	109	95	- 12.3%
	100	84	- 16.0%

Overall New Listings

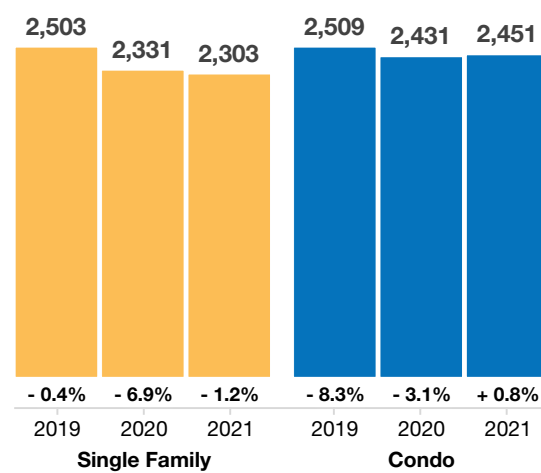
A count of the properties that have been newly listed on the market in a given month.



March

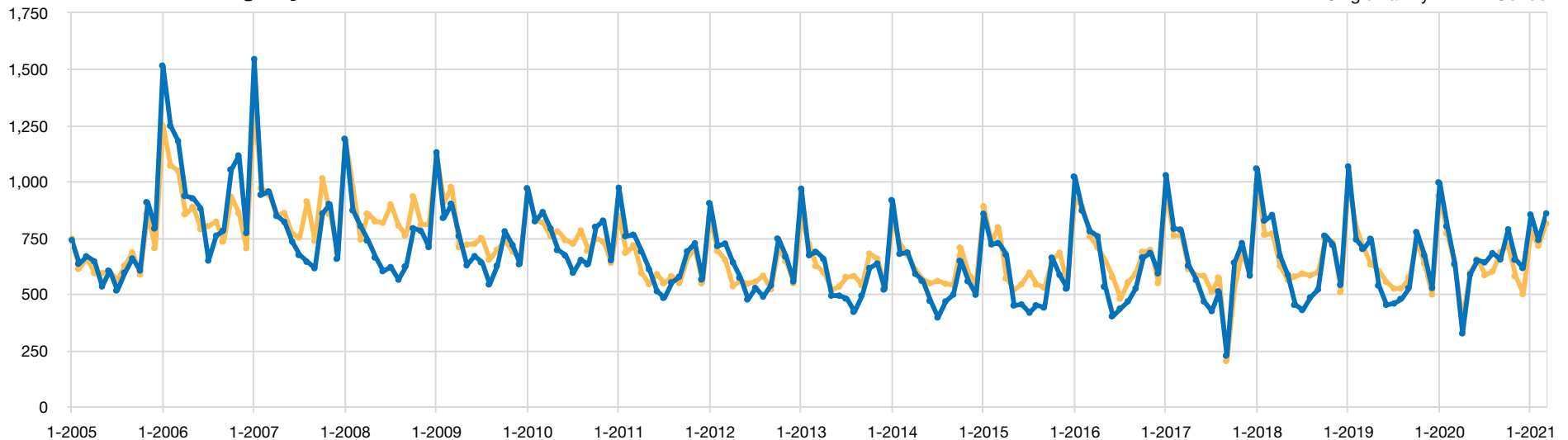


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2020	383	- 39.3%	324	- 56.5%
May-2020	594	- 1.5%	587	+ 9.3%
Jun-2020	654	+ 18.3%	649	+ 43.9%
Jul-2020	583	+ 11.5%	640	+ 40.0%
Aug-2020	600	+ 14.5%	681	+ 42.8%
Sep-2020	686	+ 19.9%	653	+ 24.1%
Oct-2020	716	- 2.3%	787	+ 1.5%
Nov-2020	579	- 8.8%	652	- 3.0%
Dec-2020	499	+ 0.4%	615	+ 16.9%
Jan-2021	777	- 17.0%	853	- 14.4%
Feb-2021	714	- 7.2%	740	- 7.6%
Mar-2021	812	+ 29.7%	858	+ 35.3%
12-Month Avg	633	- 0.2%	670	+ 5.8%

Historical New Listings by Month

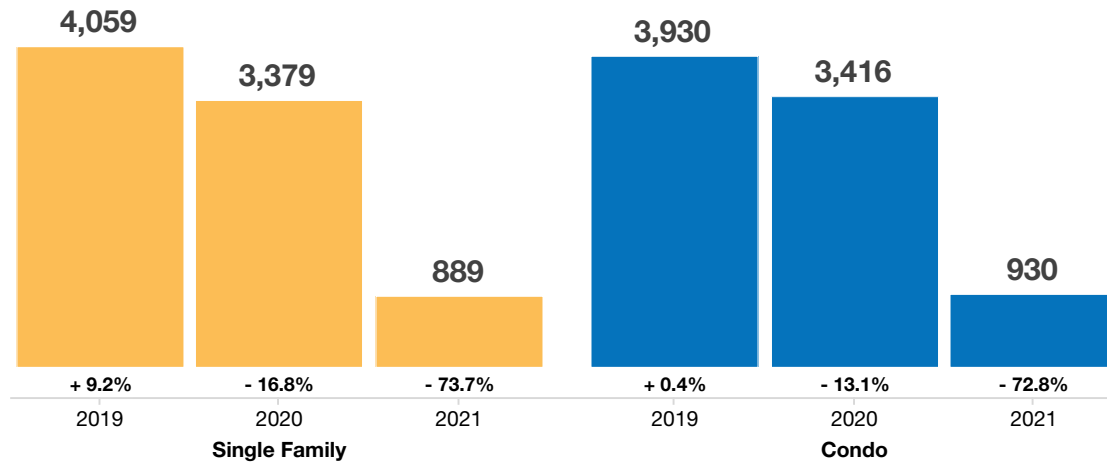


Overall Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

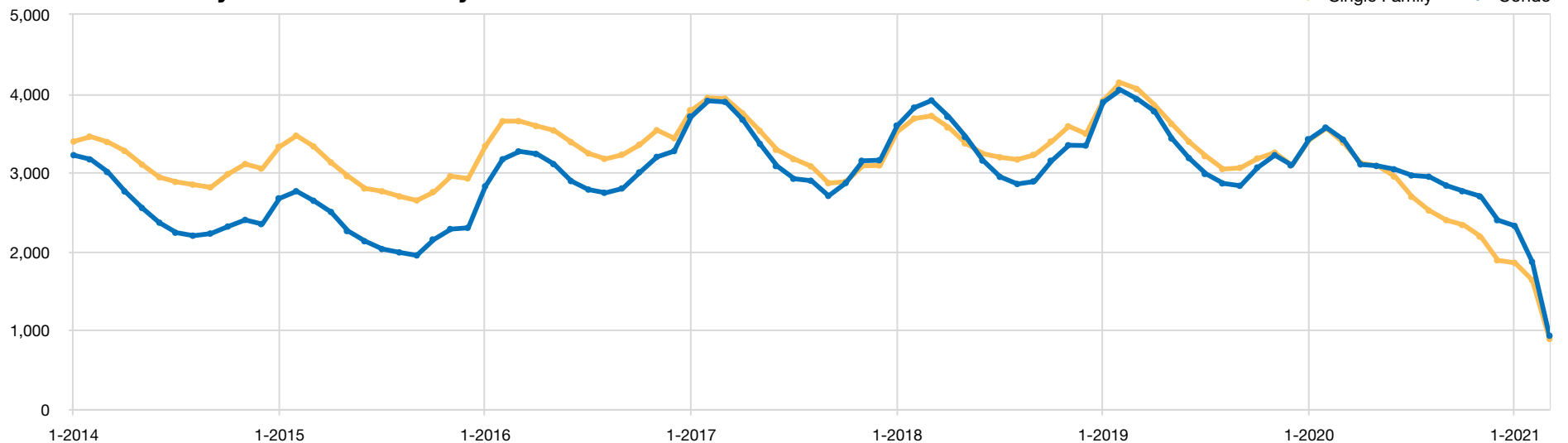


March



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2020	3,119	- 19.1%	3,102	- 17.8%
May-2020	3,082	- 14.8%	3,083	- 10.2%
Jun-2020	2,949	- 13.0%	3,040	- 4.5%
Jul-2020	2,692	- 16.0%	2,962	- 0.6%
Aug-2020	2,517	- 17.3%	2,946	+ 3.0%
Sep-2020	2,395	- 21.7%	2,834	+ 0.1%
Oct-2020	2,334	- 26.5%	2,762	- 9.8%
Nov-2020	2,187	- 32.7%	2,697	- 16.2%
Dec-2020	1,886	- 39.0%	2,395	- 22.5%
Jan-2021	1,853	- 45.7%	2,322	- 32.1%
Feb-2021	1,636	- 54.0%	1,866	- 47.7%
Mar-2021	889	- 73.7%	930	- 72.8%
12-Month Avg	2,295	- 31.2%	2,578	- 20.4%

Historical Inventory of Homes for Sale by Month



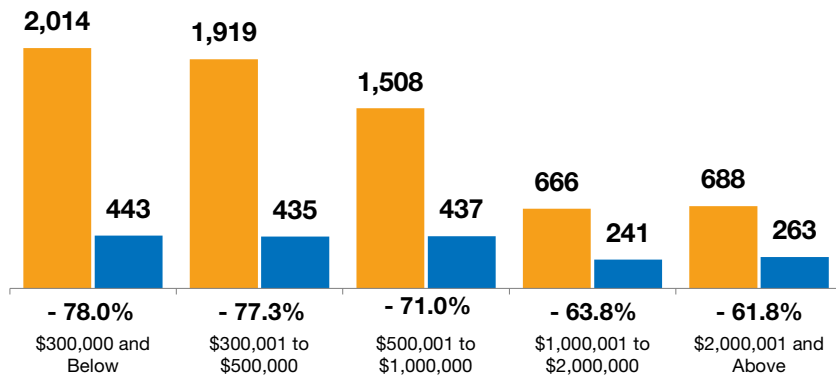
Overall Inventory of Homes for Sale by Price Range

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



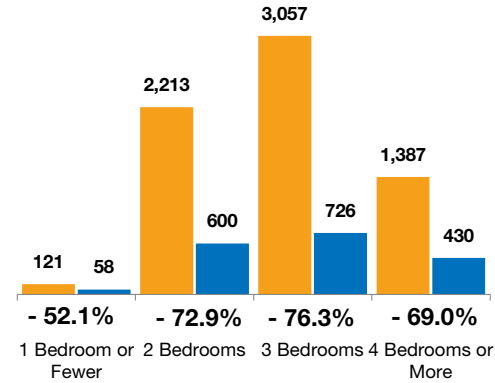
By Price Range

3-2020 3-2021



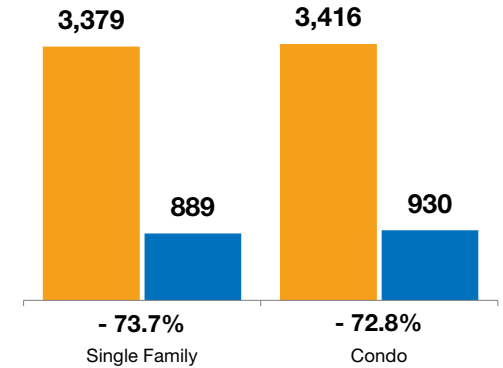
By Bedroom Count

3-2020 3-2021



By Property Type

3-2020 3-2021



All Properties

By Price Range

	3-2020	3-2021	Change
\$300,000 and Below	2,014	443	- 78.0%
\$300,001 to \$500,000	1,919	435	- 77.3%
\$500,001 to \$1,000,000	1,508	437	- 71.0%
\$1,000,001 to \$2,000,000	666	241	- 63.8%
\$2,000,001 and Above	688	263	- 61.8%
All Price Ranges	6,795	1,819	- 73.2%

Single Family

	3-2020	3-2021	Change
1 Bedroom or Fewer	403	80	- 80.1%
2 Bedrooms	1,046	201	- 80.8%
3 Bedrooms	1,003	285	- 71.6%
4 Bedrooms or More	414	137	- 66.9%
	513	186	- 63.7%
All Single Family	3,379	889	- 73.7%

Condo

	3-2020	3-2021	Change
Single Family	1611	363	- 77.5%
Condo	873	234	- 73.2%
	505	152	- 69.9%
	252	104	- 58.7%
	175	77	- 56.0%
All Condo	3,416	930	- 72.8%

By Bedroom Count

	3-2020	3-2021	Change
1 Bedroom or Fewer	121	58	- 52.1%
2 Bedrooms	2,213	600	- 72.9%
3 Bedrooms	3,057	726	- 76.3%
4 Bedrooms or More	1,387	430	- 69.0%
All Bedroom Counts	6,795	1,819	- 73.2%

	3-2020	3-2021	Change
1 Bedroom or Fewer	25	13	- 48.0%
2 Bedrooms	281	91	- 67.6%
3 Bedrooms	1,777	396	- 77.7%
4 Bedrooms or More	1,290	388	- 69.9%
All Single Family	3,379	889	- 73.7%

	3-2020	3-2021	Change
Single Family	96	45	- 53.1%
Condo	1,932	509	- 73.7%
	1,280	927	- 27.6%
	97	42	- 56.7%
All Condo	3,416	930	- 72.8%

Listing and Sales Summary Report

March 2021



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change
Overall Naples Market*	\$415,000	\$370,000	+12.2%	1851	1177	+57.3%	1,819	6,795	-73.2%	67	97	-30.9%
Collier County	\$439,000	\$389,000	+12.9%	2051	1305	+57.2%	2,049	7,595	-73.0%	67	101	-33.7%
Ave Maria	\$314,900	\$275,000	+14.5%	31	13	+138.5%	35	109	-67.9%	71	136	-47.8%
Central Naples	\$287,750	\$284,000	+1.3%	250	150	+66.7%	240	886	-72.9%	63	93	-32.3%
East Naples	\$395,000	\$328,000	+20.4%	391	274	+42.7%	350	1,340	-73.9%	51	88	-42.0%
Everglades City	\$250,000	\$275,000	-9.1%	1	1	0.0%	7	10	-30.0%	60	125	-52.0%
Immokalee	\$276,950	\$201,900	+37.2%	2	3	-33.3%	13	27	-51.9%	8	60	-86.7%
Immokalee / Ave Maria	\$314,900	\$258,500	+21.8%	33	16	+106.3%	48	136	-64.7%	67	122	-45.1%
Naples	\$420,000	\$375,000	+12.0%	1817	1161	+56.5%	1,773	6,664	-73.4%	67	97	-30.9%
Naples Beach	\$1,001,000	\$951,000	+5.3%	421	244	+72.5%	494	1,552	-68.2%	90	113	-20.4%
North Naples	\$472,450	\$392,500	+20.4%	446	278	+60.4%	399	1,724	-76.9%	53	96	-44.8%
South Naples	\$283,250	\$282,000	+0.4%	310	215	+44.2%	288	1,157	-75.1%	76	92	-17.4%
34102	\$1,537,500	\$1,825,000	-15.8%	140	75	+86.7%	208	528	-60.6%	111	110	+0.9%
34103	\$895,000	\$910,000	-1.6%	134	66	+103.0%	133	445	-70.1%	84	94	-10.6%
34104	\$239,000	\$220,000	+8.6%	119	65	+83.1%	81	404	-80.0%	56	93	-39.8%
34105	\$379,200	\$402,500	-5.8%	103	52	+98.1%	122	367	-66.8%	74	113	-34.5%
34108	\$885,000	\$740,000	+19.6%	147	103	+42.7%	153	579	-73.6%	77	129	-40.3%
34109	\$405,000	\$345,000	+17.4%	99	69	+43.5%	93	394	-76.4%	44	72	-38.9%
34110	\$500,000	\$410,850	+21.7%	193	98	+96.9%	156	677	-77.0%	68	114	-40.4%
34112	\$230,000	\$215,000	+7.0%	143	103	+38.8%	153	574	-73.3%	59	70	-15.7%
34113	\$325,000	\$352,500	-7.8%	167	112	+49.1%	135	583	-76.8%	91	112	-18.8%
34114	\$386,000	\$377,300	+2.3%	149	113	+31.9%	187	601	-68.9%	59	108	-45.4%
34116	\$329,500	\$283,000	+16.4%	28	33	-15.2%	37	115	-67.8%	49	60	-18.3%
34117	\$350,000	\$300,000	+16.7%	41	27	+51.9%	42	123	-65.9%	38	45	-15.6%
34119	\$484,000	\$405,000	+19.5%	154	111	+38.7%	150	652	-77.0%	40	96	-58.3%
34120	\$414,000	\$324,000	+27.8%	201	134	+50.0%	121	616	-80.4%	48	80	-40.0%
34137	--	--	--	0	0	--	0	0	--	--	--	--
34142	\$314,900	\$258,500	+21.8%	33	16	+106.3%	48	136	-64.7%	67	122	-45.1%

* Overall Naples Market is defined as Collier County, excluding Marco Island.

Local Market Update – March 2021

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

34102, 34103, 34108

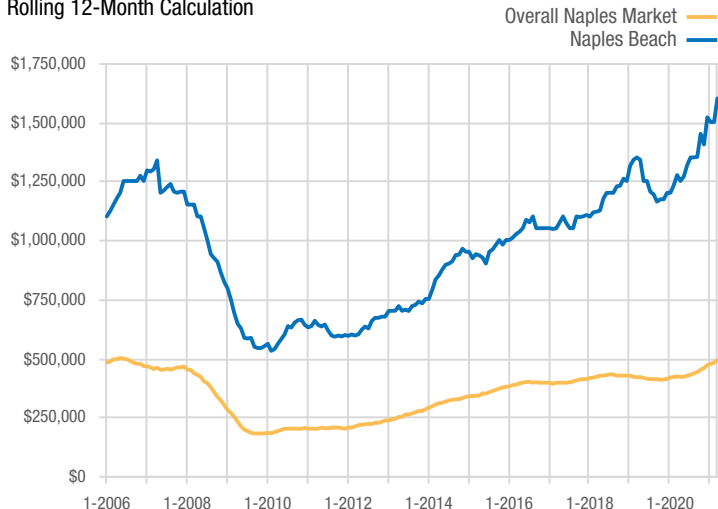
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	89	147	+ 65.2%	369	391	+ 6.0%
Total Sales	87	148	+ 70.1%	217	336	+ 54.8%
Days on Market Until Sale	118	96	- 18.6%	133	104	- 21.8%
Median Closed Price*	\$2,100,000	\$2,625,000	+ 25.0%	\$1,850,000	\$2,042,582	+ 10.4%
Average Closed Price*	\$2,721,734	\$3,607,440	+ 32.5%	\$2,491,851	\$3,376,508	+ 35.5%
Percent of List Price Received*	93.6%	98.0%	+ 4.7%	93.9%	96.9%	+ 3.2%
Inventory of Homes for Sale	625	191	- 69.4%	—	—	—
Months Supply of Inventory	9.6	2.1	- 78.1%	—	—	—

Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	137	236	+ 72.3%	599	614	+ 2.5%
Total Sales	157	273	+ 73.9%	347	606	+ 74.6%
Days on Market Until Sale	111	87	- 21.6%	112	92	- 17.9%
Median Closed Price*	\$740,000	\$800,000	+ 8.1%	\$700,000	\$761,200	+ 8.7%
Average Closed Price*	\$1,096,552	\$1,109,509	+ 1.2%	\$1,085,837	\$1,114,929	+ 2.7%
Percent of List Price Received*	94.5%	96.6%	+ 2.2%	94.5%	96.2%	+ 1.8%
Inventory of Homes for Sale	927	303	- 67.3%	—	—	—
Months Supply of Inventory	9.4	2.3	- 75.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

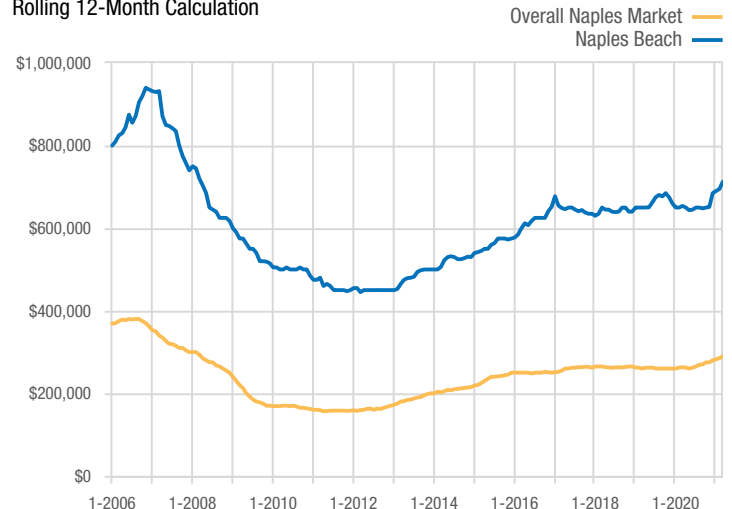
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – March 2021

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North Naples

34109, 34110, 34119

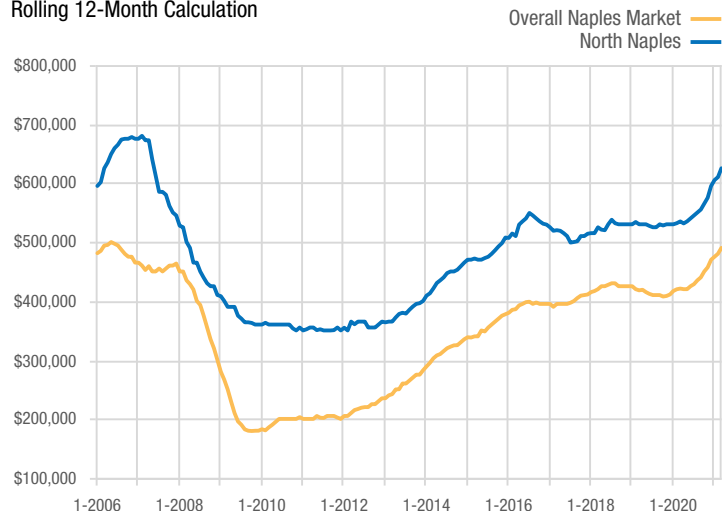
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	142	224	+ 57.7%	568	585	+ 3.0%
Total Sales	129	193	+ 49.6%	300	447	+ 49.0%
Days on Market Until Sale	102	52	- 49.0%	92	60	- 34.8%
Median Closed Price*	\$555,000	\$675,000	+ 21.6%	\$558,950	\$699,000	+ 25.1%
Average Closed Price*	\$903,603	\$961,270	+ 6.4%	\$826,916	\$983,443	+ 18.9%
Percent of List Price Received*	96.1%	97.7%	+ 1.7%	95.8%	97.4%	+ 1.7%
Inventory of Homes for Sale	854	192	- 77.5%	—	—	—
Months Supply of Inventory	7.6	1.3	- 82.9%	—	—	—

Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	165	236	+ 43.0%	634	634	0.0%
Total Sales	149	253	+ 69.8%	368	609	+ 65.5%
Days on Market Until Sale	91	54	- 40.7%	84	67	- 20.2%
Median Closed Price*	\$268,000	\$303,870	+ 13.4%	\$270,000	\$298,800	+ 10.7%
Average Closed Price*	\$393,754	\$445,441	+ 13.1%	\$387,175	\$421,754	+ 8.9%
Percent of List Price Received*	96.0%	98.1%	+ 2.2%	95.9%	97.3%	+ 1.5%
Inventory of Homes for Sale	870	207	- 76.2%	—	—	—
Months Supply of Inventory	7.0	1.3	- 81.4%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

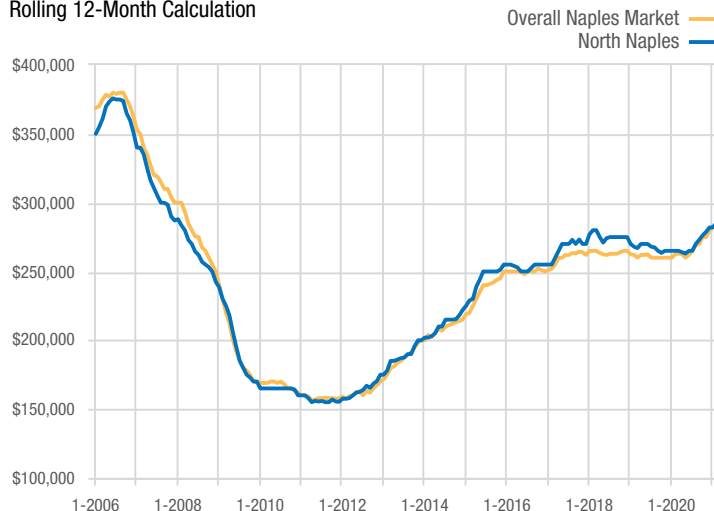
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – March 2021

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Central Naples

34104, 34105, 34116

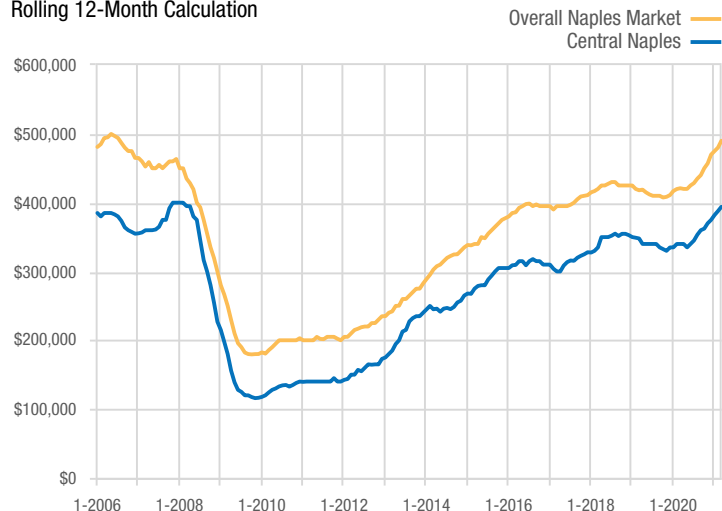
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	65	92	+ 41.5%	302	281	- 7.0%
Total Sales	79	95	+ 20.3%	190	229	+ 20.5%
Days on Market Until Sale	102	45	- 55.9%	101	54	- 46.5%
Median Closed Price*	\$360,000	\$449,000	+ 24.7%	\$355,000	\$436,000	+ 22.8%
Average Closed Price*	\$651,370	\$901,807	+ 38.4%	\$558,404	\$848,444	+ 51.9%
Percent of List Price Received*	96.1%	98.1%	+ 2.1%	95.9%	97.7%	+ 1.9%
Inventory of Homes for Sale	413	102	- 75.3%	—	—	—
Months Supply of Inventory	6.6	1.5	- 77.3%	—	—	—

Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	98	120	+ 22.4%	363	390	+ 7.4%
Total Sales	71	155	+ 118.3%	195	351	+ 80.0%
Days on Market Until Sale	82	74	- 9.8%	81	70	- 13.6%
Median Closed Price*	\$198,000	\$207,000	+ 4.5%	\$195,000	\$210,000	+ 7.7%
Average Closed Price*	\$232,171	\$239,940	+ 3.3%	\$220,308	\$243,708	+ 10.6%
Percent of List Price Received*	95.9%	96.9%	+ 1.0%	95.4%	96.5%	+ 1.2%
Inventory of Homes for Sale	473	138	- 70.8%	—	—	—
Months Supply of Inventory	6.9	1.7	- 75.4%	—	—	—

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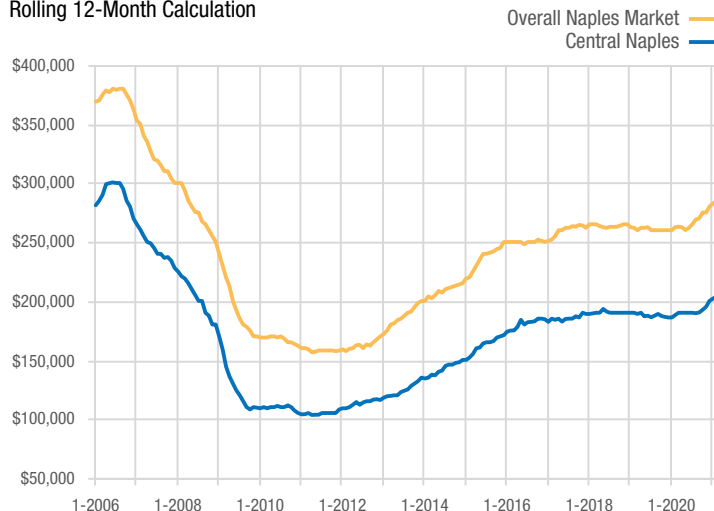
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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South Naples

34112, 34113

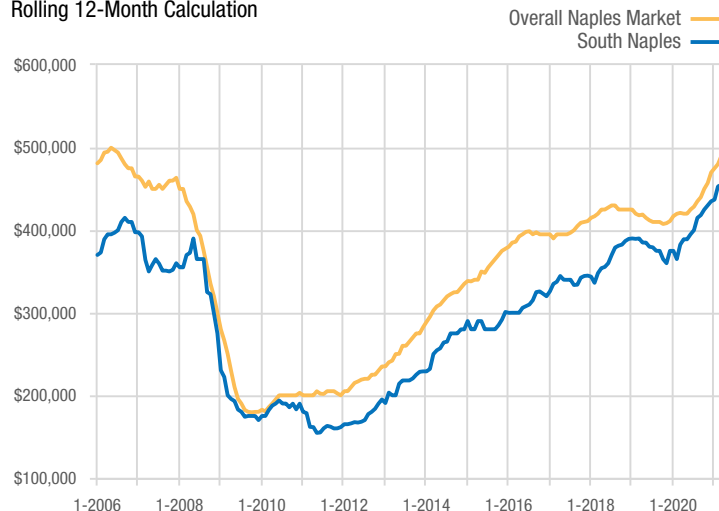
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	90	119	+ 32.2%	334	314	- 6.0%
Total Sales	76	99	+ 30.3%	160	245	+ 53.1%
Days on Market Until Sale	93	68	- 26.9%	106	74	- 30.2%
Median Closed Price*	\$475,000	\$540,000	+ 13.7%	\$425,000	\$499,900	+ 17.6%
Average Closed Price*	\$608,155	\$608,244	+ 0.0%	\$532,748	\$630,864	+ 18.4%
Percent of List Price Received*	95.7%	97.5%	+ 1.9%	95.7%	97.1%	+ 1.5%
Inventory of Homes for Sale	451	121	- 73.2%	—	—	—
Months Supply of Inventory	8.6	1.8	- 79.1%	—	—	—

Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	141	169	+ 19.9%	527	516	- 2.1%
Total Sales	139	211	+ 51.8%	302	524	+ 73.5%
Days on Market Until Sale	91	80	- 12.1%	100	80	- 20.0%
Median Closed Price*	\$225,000	\$250,000	+ 11.1%	\$224,000	\$243,000	+ 8.5%
Average Closed Price*	\$267,248	\$260,345	- 2.6%	\$257,885	\$262,978	+ 2.0%
Percent of List Price Received*	95.9%	97.0%	+ 1.1%	95.5%	96.6%	+ 1.2%
Inventory of Homes for Sale	706	167	- 76.3%	—	—	—
Months Supply of Inventory	7.0	1.3	- 81.4%	—	—	—

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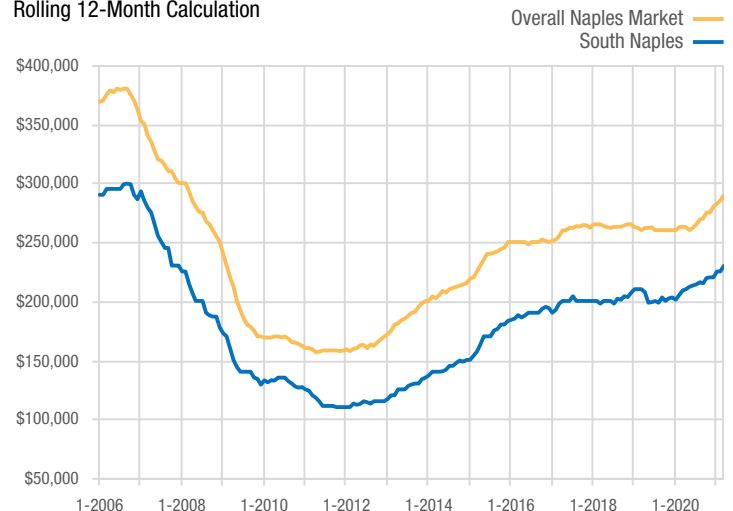
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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East Naples

34114, 34117, 34120, 34137

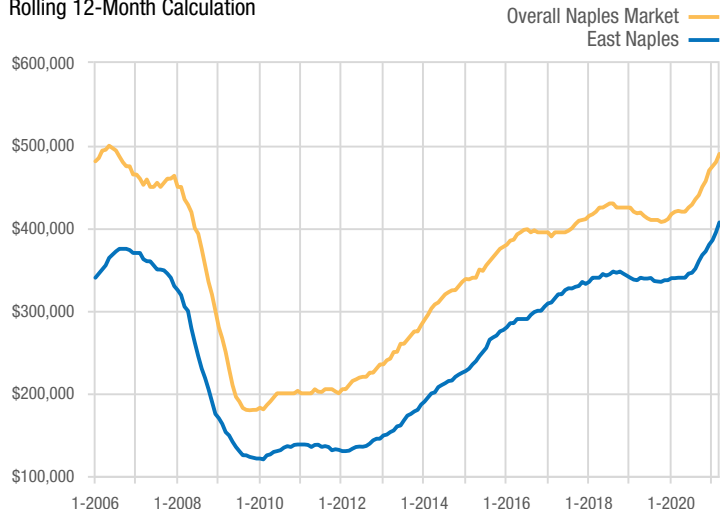
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	219	206	- 5.9%	693	657	- 5.2%
Total Sales	199	267	+ 34.2%	435	600	+ 37.9%
Days on Market Until Sale	84	51	- 39.3%	93	53	- 43.0%
Median Closed Price*	\$360,000	\$469,000	+ 30.3%	\$345,500	\$457,650	+ 32.5%
Average Closed Price*	\$418,525	\$539,125	+ 28.8%	\$413,516	\$520,153	+ 25.8%
Percent of List Price Received*	97.3%	98.3%	+ 1.0%	97.0%	97.9%	+ 0.9%
Inventory of Homes for Sale	917	246	- 73.2%	—	—	—
Months Supply of Inventory	6.3	1.3	- 79.4%	—	—	—

Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	92	95	+ 3.3%	299	288	- 3.7%
Total Sales	75	124	+ 65.3%	166	286	+ 72.3%
Days on Market Until Sale	100	52	- 48.0%	102	58	- 43.1%
Median Closed Price*	\$270,000	\$325,000	+ 20.4%	\$268,885	\$315,015	+ 17.2%
Average Closed Price*	\$280,428	\$313,516	+ 11.8%	\$279,008	\$309,998	+ 11.1%
Percent of List Price Received*	96.3%	97.8%	+ 1.6%	95.8%	97.6%	+ 1.9%
Inventory of Homes for Sale	423	104	- 75.4%	—	—	—
Months Supply of Inventory	7.6	1.4	- 81.6%	—	—	—

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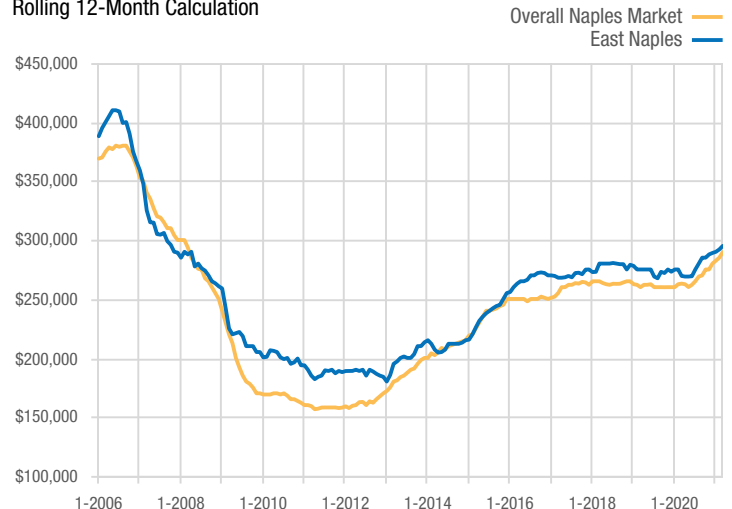
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Immokalee / Ave Maria

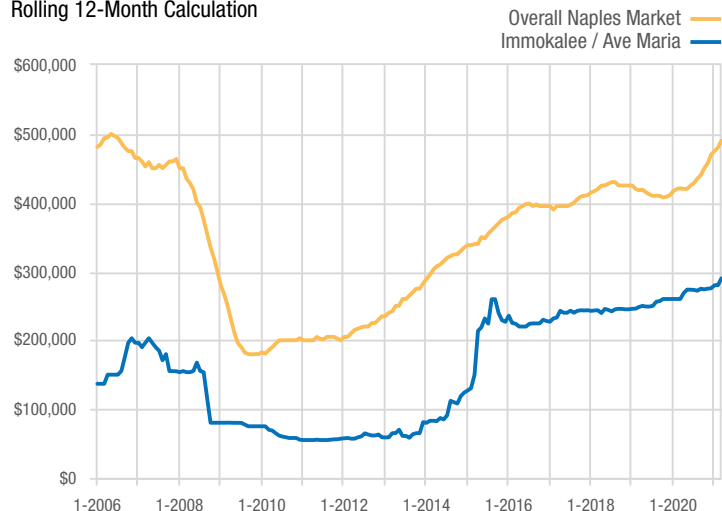
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	21	24	+ 14.3%	65	75	+ 15.4%
Total Sales	12	28	+ 133.3%	41	61	+ 48.8%
Days on Market Until Sale	136	70	- 48.5%	88	67	- 23.9%
Median Closed Price*	\$248,000	\$331,900	+ 33.8%	\$255,000	\$309,000	+ 21.2%
Average Closed Price*	\$297,899	\$359,681	+ 20.7%	\$276,887	\$323,813	+ 16.9%
Percent of List Price Received*	97.7%	97.9%	+ 0.2%	97.6%	97.6%	0.0%
Inventory of Homes for Sale	119	37	- 68.9%	—	—	—
Months Supply of Inventory	8.4	2.1	- 75.0%	—	—	—

Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	1	2	+ 100.0%	9	9	0.0%
Total Sales	4	5	+ 25.0%	4	11	+ 175.0%
Days on Market Until Sale	80	52	- 35.0%	80	74	- 7.5%
Median Closed Price*	\$270,500	\$193,000	- 28.7%	\$270,500	\$193,000	- 28.7%
Average Closed Price*	\$256,429	\$220,000	- 14.2%	\$256,429	\$206,895	- 19.3%
Percent of List Price Received*	99.1%	95.2%	- 3.9%	99.1%	96.1%	- 3.0%
Inventory of Homes for Sale	17	11	- 35.3%	—	—	—
Months Supply of Inventory	7.7	3.8	- 50.6%	—	—	—

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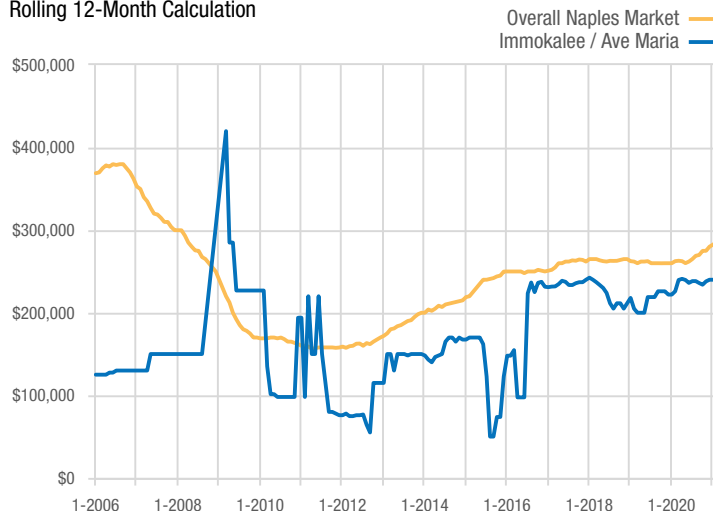
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

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