



Naples Area Board of REALTORS®



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November 2014

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	Nov. 2013	Nov. 2014
	\$0-\$300K	484	421	6,734	5,840	396	325	6,078	5,427	\$170	\$185	\$160	\$176	1,917	1,372	70
\$300K-\$500K	157	199	1,989	2,134	125	104	1,732	1,873	\$374	\$374	\$375	\$380	879	987	100	80
\$500K-\$1M	118	125	1,402	1,511	89	89	1,245	1,339	\$673	\$605	\$658	\$650	887	907	153	124
\$1M-\$2M	50	45	610	664	29	41	522	608	\$1,325	\$1,400	\$1,375	\$1,331	507	469	122	123
\$2M+	31	35	367	434	14	21	301	388	\$2,562	\$3,900	\$2,900	\$2,950	394	401	189	99
TOTAL	840	825	11,102	10,583	653	580	9,878	9,635	\$235	\$272	\$236	\$265	4,584	4,136	93	79
									Median > \$300K	\$520	\$540	\$535	\$545			

Overall Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	Nov. 2013	Nov. 2014
	Naples Beach	164	156	2,233	2,144	116	82	2,043	2,004	\$527	\$770	\$550	\$637	1,148	934	107
North Naples	218	228	2,942	2,765	177	168	2,659	2,584	\$289	\$357	\$285	\$325	1,112	1,007	105	66
Central Naples	144	162	1,964	1,955	119	112	1,709	1,717	\$166	\$186	\$159	\$180	663	557	71	80
South Naples	129	119	1,684	1,650	98	96	1,500	1,499	\$182	\$231	\$155	\$184	687	692	95	84
East Naples	164	147	2,078	1,924	131	109	1,784	1,688	\$216	\$223	\$189	\$220	855	851	84	95
Immokalee/Ave Maria	5	2	67	38	3	4	58	36	\$198	\$210	\$143	\$162	14	20	55	69
TOTAL	824	814	10,968	10,476	644	571	9,753	9,528	\$232	\$271	\$235	\$265	4,479	4,061	93	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

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	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	Nov. 2013	Nov. 2014
	\$0-\$300K	207	143	2,829	2,143	168	143	2,510	1,976	\$192	\$195	\$175	\$191	616	433	50
\$300K-\$500K	99	131	1,188	1,315	76	64	1,015	1,145	\$384	\$377	\$379	\$385	476	545	80	64
\$500K-\$1M	71	70	809	902	50	51	707	802	\$692	\$600	\$675	\$652	515	562	143	114
\$1M-\$2M	30	27	346	375	14	30	288	348	\$1,257	\$1,225	\$1,387	\$1,344	325	327	104	154
\$2M+	25	31	252	321	11	17	202	282	\$2,600	\$3,900	\$2,885	\$3,000	321	350	214	116
TOTAL	432	402	5,424	5,056	319	305	4,722	4,553	\$280	\$327	\$280	\$344	2,253	2,217	81	79
									Median > \$300K	\$500	\$555	\$535	\$550			

Single Family Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	Nov. 2013	Nov. 2014
	Naples Beach	68	65	842	797	42	36	730	745	\$602	\$1,046	\$739	\$1,000	455	444	92
North Naples	100	109	1,332	1,263	70	82	1,214	1,167	\$430	\$519	\$398	\$460	629	600	116	73
Central Naples	76	75	986	957	64	54	847	840	\$196	\$262	\$240	\$269	315	290	63	79
South Naples	53	42	650	641	36	43	572	586	\$251	\$309	\$230	\$287	261	268	93	79
East Naples	122	101	1,485	1,301	98	80	1,241	1,125	\$217	\$218	\$181	\$225	516	545	60	74
Immokalee/Ave Maria	4	2	50	30	2	3	45	26	\$209	\$236	\$130	\$135	11	19	34	75
TOTAL	423	394	5,345	4,989	312	298	4,649	4,489	\$280	\$331	\$280	\$344	2,187	2,166	81	75

Legend

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Condominium Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	12-month ending 11/2013	12-month ending 11/2014	Nov. 2013	Nov. 2014	Nov. 2013	Nov. 2014
	\$0-\$300K	277	278	3,905	3,697	228	182	3,568	3,451	\$161	\$175	\$154	\$168	1,301	939	84
\$300K-\$500K	58	68	801	819	49	40	717	728	\$360	\$352	\$370	\$370	403	442	127	109
\$500K-\$1M	47	55	593	609	39	38	538	537	\$658	\$617	\$642	\$650	372	345	166	138
\$1M-\$2M	20	18	264	289	15	11	234	260	\$1,395	\$1,465	\$1,331	\$1,325	182	142	143	42
\$2M+	6	4	115	113	3	4	99	106	\$2,200	\$2,793	\$2,970	\$2,800	73	51	98	27
TOTAL	408	423	5,678	5,527	334	275	5,156	5,082	\$205	\$220	\$200	\$216	2,331	1,919	104	79
									Median > \$300K	\$524	\$530	\$535	\$540			

Condominium Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
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	Naples Beach	96	91	1,391	1,347	74	46	1,313	1,259	\$497	\$649	\$500	\$540	693	490	115
North Naples	118	119	1,610	1,502	107	86	1,445	1,417	\$212	\$231	\$200	\$220	483	407	98	59
Central Naples	68	87	978	998	55	58	862	877	\$145	\$159	\$132	\$150	348	267	79	81
South Naples	76	77	1,034	1,009	62	53	928	913	\$159	\$156	\$134	\$150	426	424	96	88
East Naples	42	46	593	623	33	29	543	563	\$197	\$255	\$211	\$213	339	306	156	152
Immokalee/Ave Maria	1	0	17	8	1	1	13	10	\$140	\$185	\$150	\$170	3	1	98	49
TOTAL	401	420	5,623	5,487	332	273	5,104	5,039	\$205	\$220	\$200	\$215	2,292	1,895	104	79

Legend

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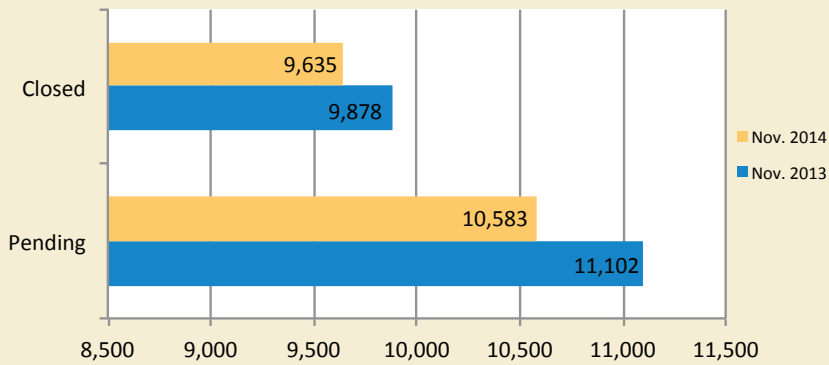
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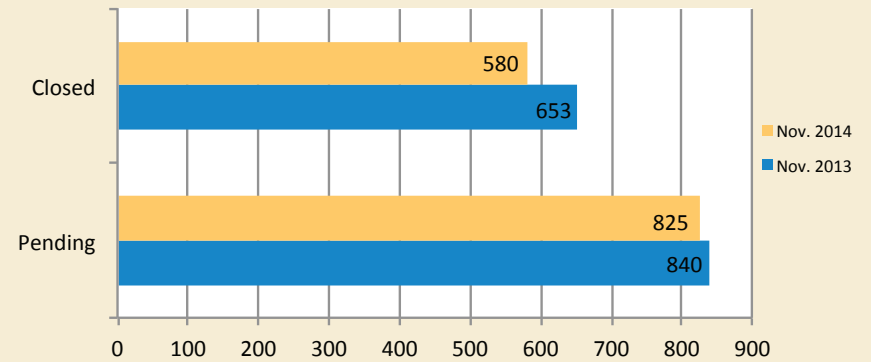
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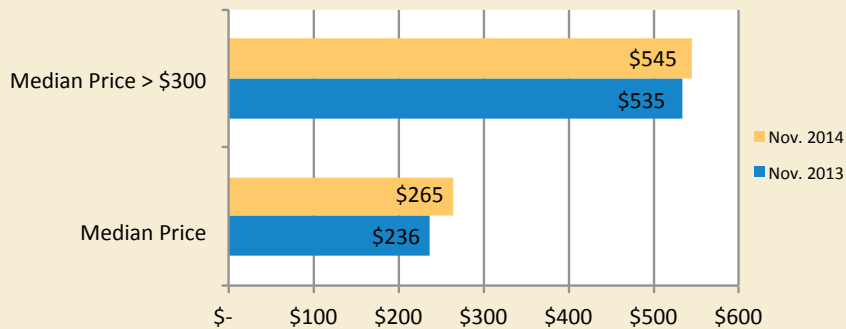
Most Recent 12 Months



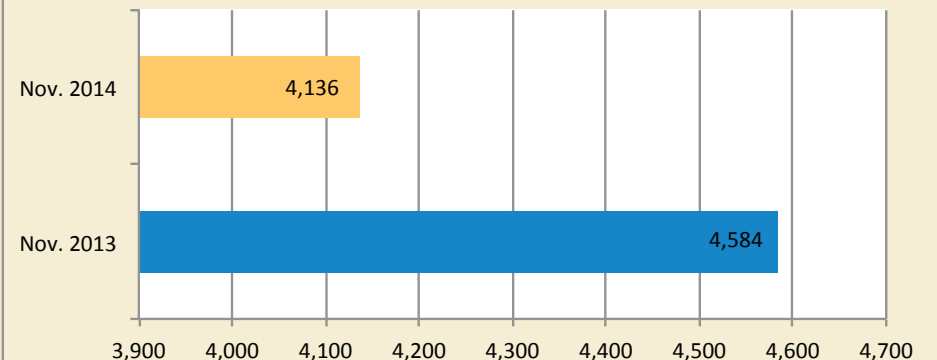
Month to Month



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



Inventory



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