



Naples Area Board of REALTORS®



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1455 Pine Ridge Road
Naples, FL 34109

May 2014

Overall Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	May 2013	May 2014
	\$0-\$300K	689	612	6,808	6,325	620	544	6,078	5,702	\$157	\$175	\$150	\$170	1,761	1,448	143
\$300K-\$500K	213	205	1,816	2,006	202	175	1,553	1,757	\$370	\$385	\$377	\$378	838	864	154	94
\$500K-\$1M	135	158	1,223	1,501	149	162	1,087	1,312	\$696	\$680	\$655	\$660	850	825	189	118
\$1M-\$2M	70	66	556	640	86	68	478	569	\$1,380	\$1,370	\$1,380	\$1,346	459	431	236	161
\$2M+	41	55	320	433	35	67	251	399	\$3,100	\$2,750	\$2,875	\$2,900	354	351	210	146
TOTAL	1,148	1,096	10,723	10,905	1,092	1,016	9,447	9,739	\$245	\$275	\$220	\$253	4,262	3,919	162	96

Overall Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	May 2013	May 2014
	Naples Beach	238	219	2,122	2,229	268	256	1,938	2,113	\$597	\$760	\$523	\$610	1,093	882	192
North Naples	311	277	2,811	2,869	259	252	2,482	2,620	\$301	\$329	\$268	\$300	1,097	990	151	97
Central Naples	217	213	1,957	1,989	180	164	1,673	1,661	\$155	\$168	\$140	\$169	572	554	144	74
South Naples	153	176	1,659	1,669	170	167	1,453	1,463	\$158	\$175	\$149	\$167	663	610	155	90
East Naples	213	201	1,996	1,977	197	164	1,727	1,724	\$199	\$225	\$170	\$210	716	774	159	84
Immokalee/Ave Maria	7	2	61	54	4	3	53	44	\$82	\$225	\$120	\$163	14	12	69	47
TOTAL	1,139	1,088	10,606	10,787	1,078	1,006	9,326	9,625	\$243	\$271	\$219	\$250	4,155	3,822	162	96

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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	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	May 2013	May 2014
	\$0-\$300K	283	240	2,994	2,467	228	171	2,627	2,166	\$166	\$187	\$160	\$185	475	465	127
\$300K-\$500K	132	137	1,060	1,234	116	99	893	1,073	\$373	\$399	\$380	\$380	438	502	129	75
\$500K-\$1M	75	107	682	892	79	88	596	754	\$675	\$707	\$675	\$669	479	486	178	128
\$1M-\$2M	50	43	317	371	49	31	276	319	\$1,375	\$1,375	\$1,400	\$1,360	282	295	236	127
\$2M+	26	39	221	307	22	38	185	274	\$2,925	\$2,725	\$2,956	\$2,887	294	321	241	141
TOTAL	566	566	5,274	5,271	494	427	4,577	4,586	\$320	\$380	\$255	\$320	1,968	2,069	153	91

Single Family Market Statistics by Area

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	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	May 2013	May 2014
	Naples Beach	95	90	781	845	89	76	713	774	\$700	\$1,415	\$700	\$902	425	398	162
North Naples	141	136	1,293	1,285	121	106	1,142	1,156	\$437	\$525	\$378	\$435	560	597	164	119
Central Naples	108	110	1,004	994	82	60	839	799	\$300	\$252	\$206	\$250	274	280	135	69
South Naples	58	79	646	654	58	70	559	564	\$276	\$315	\$215	\$261	219	241	189	70
East Naples	153	146	1,435	1,387	129	110	1,217	1,196	\$185	\$223	\$160	\$211	413	472	130	79
Immokalee/Ave Maria	5	2	48	40	4	2	42	31	\$82	\$252	\$83	\$165	10	10	69	70
TOTAL	560	563	5,207	5,205	483	424	4,512	4,520	\$319	\$377	\$255	\$320	1,901	1,998	152	90

Legend

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Condominium Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	May 2013	May 2014
	\$0-\$300K	406	372	3,814	3,858	392	373	3,451	3,536	\$153	\$172	\$142	\$161	1,286	983	153
\$300K-\$500K	81	68	756	772	86	76	660	684	\$365	\$375	\$375	\$370	400	362	190	119
\$500K-\$1M	60	51	541	609	70	74	491	558	\$708	\$657	\$635	\$647	371	339	202	107
\$1M-\$2M	20	23	239	269	37	37	202	250	\$1,450	\$1,340	\$1,347	\$1,325	177	136	236	191
\$2M+	15	16	99	126	13	29	66	125	\$3,100	\$3,100	\$2,770	\$2,900	60	30	158	154
TOTAL	582	530	5,449	5,634	598	589	4,870	5,153	\$205	\$225	\$185	\$210	2,294	1,850	170	100

Condominium Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	12-month ending 05/2013	12-month ending 05/2014	May 2013	May 2014	May 2013	May 2014
	Naples Beach	143	129	1,341	1,384	179	180	1,225	1,339	\$535	\$637	\$480	\$535	668	484	207
North Naples	170	141	1,518	1,584	138	146	1,340	1,464	\$189	\$222	\$186	\$210	537	393	140	81
Central Naples	109	103	953	995	98	104	834	862	\$119	\$146	\$120	\$140	298	274	152	78
South Naples	95	97	1,013	1,015	112	97	894	899	\$135	\$148	\$127	\$143	444	369	137	104
East Naples	60	55	561	590	68	54	510	528	\$218	\$227	\$200	\$205	303	302	217	95
Immokalee/Ave Maria	2	0	13	14	0	1	11	13		\$165	\$175	\$150	4	2	0	2
TOTAL	579	525	5,399	5,582	595	582	4,814	5,105	\$204	\$222	\$185	\$210	2,254	1,824	170	100

Legend

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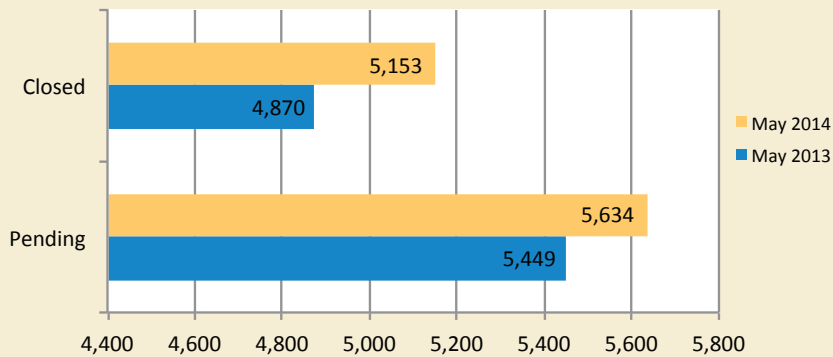
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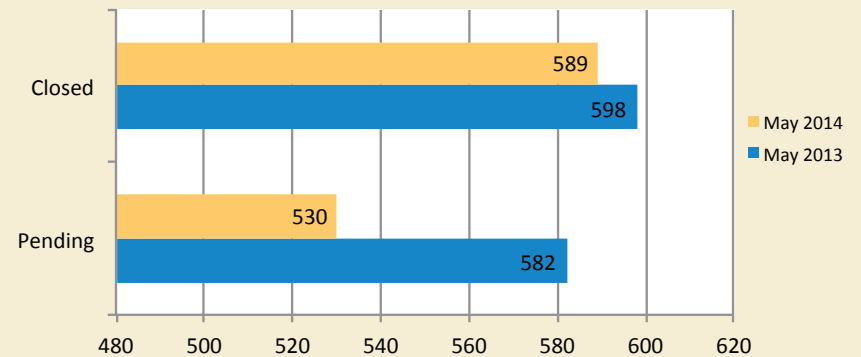
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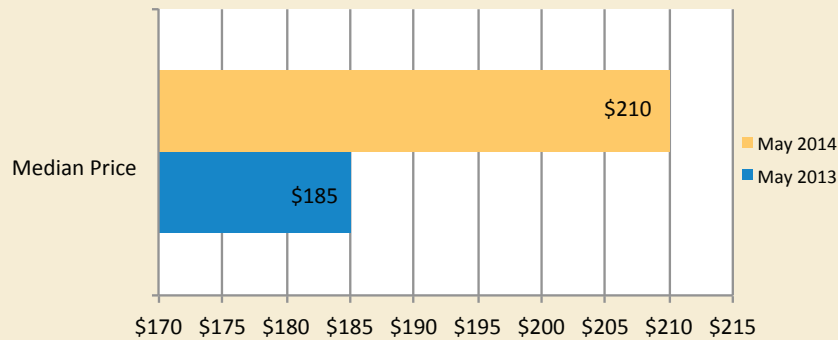
Most Recent 12 Months



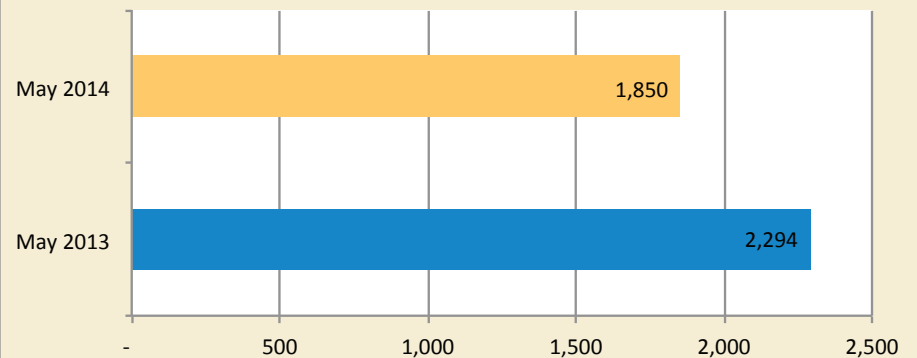
Month to Month



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



Inventory



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