



NABOR

Naples Area Board of REALTORS®



REALTOR®

Real life. Real answers.

p 239.597.1666
f 239.597.7725

www.NABOR.com
www.NaplesArea.com

1455 Pine Ridge Road
Naples, FL 34109

April 2015

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	April 2014	April 2015	% Chg.	
	\$0-\$300K	672	568	-15%	6,405	5,514	-14%	635	561	-12%	5,798	5,273	-9%	\$175	\$200	14%	\$168	\$185	10%	1,547	1,172	-24%	83	62	-25%
\$300K-\$500K	243	275	13%	2,012	2,405	20%	202	272	35%	1,787	2,162	21%	\$385	\$375	-3%	\$375	\$379	1%	887	1,023	15%	88	69	-22%	
\$500K-\$1M	176	222	26%	1,487	1,609	8%	148	198	34%	1,305	1,410	8%	\$672	\$660	-2%	\$660	\$652	-1%	874	927	6%	104	95	-9%	
\$1M-\$2M	86	89	3%	656	690	5%	91	82	-10%	589	610	4%	\$1,260	\$1,280	2%	\$1,340	\$1,331	-1%	466	458	-2%	134	103	-23%	
\$2M+	54	56	4%	427	460	8%	61	49	-20%	367	401	9%	\$2,600	\$3,150	21%	\$2,900	\$3,175	9%	383	460	20%	125	141	13%	
TOTAL	1,231	1,210	-2%	10,987	10,678	-3%	1,137	1,162	2%	9,846	9,856	0%	\$265	\$313	18%	\$250	\$283	13%	4,157	4,040	-3%	93	76	-18%	
												Median > \$300K													
												\$585	\$539	-8%	\$550	\$525	-5%								

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	April 2014	April 2015	% Chg.
	Naples Beach	266	250	-6%	2,278	2,077	-9%	285	279	-2%	2,135	1,973	-8%	\$770	\$749	-3%	\$600	\$645	7%	995	868	-13%	99	81
North Naples	314	323	3%	2,913	2,774	-5%	294	266	-10%	2,632	2,564	-3%	\$295	\$358	21%	\$300	\$345	15%	1,042	1,111	7%	92	71	-23%
Central Naples	239	198	-17%	1,986	1,929	-3%	167	193	16%	1,679	1,781	6%	\$175	\$200	14%	\$166	\$190	14%	602	510	-15%	84	63	-25%
South Naples	186	198	6%	1,649	1,746	6%	174	193	11%	1,473	1,597	8%	\$180	\$245	36%	\$165	\$205	24%	611	695	14%	97	72	-26%
East Naples	213	226	6%	1,984	2,003	1%	205	214	4%	1,763	1,798	2%	\$205	\$238	16%	\$206	\$235	14%	802	774	-3%	87	82	-6%
Immokalee/Ave Maria	5	8	60%	59	44	-25%	4	8	100%	46	41	-11%	\$127	\$270	113%	\$148	\$170	15%	10	22	120%	30	98	227%
TOTAL	1,223	1,203	-2%	10,869	10,573	-3%	1,129	1,153	2%	9,728	9,754	0%	\$265	\$312	18%	\$250	\$280	12%	4,062	3,980	-2%	92	75	-18%

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.



Naples Area Board of REALTORS®



Real life. Real answers.

p 239.597.1666
f 239.597.7725

www.NABOR.com
www.NaplesArea.com

1455 Pine Ridge Road
Naples, FL 34109

April 2015

Single Family Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM				
	April 2014		April 2015		% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014		April 2015		% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014		April 2015		% Chg.	April 2014		April 2015		% Chg.
	April 2014	April 2015	April 2014	April 2015					April 2014	April 2015	April 2014	April 2015					April 2014	April 2015	April 2014	April 2015		April 2014	April 2015			
\$0-\$300K	241	197	-18%	2,514	2,051	-18%	189	183	-3%	2,231	1,923	-14%	\$199	\$219	10%	\$182	\$199	9%	512	341	-33%	61	67	10%		
\$300K-\$500K	142	155	9%	1,223	1,411	15%	114	146	28%	1,089	1,277	17%	\$389	\$387	-1%	\$380	\$385	1%	501	597	19%	78	67	-14%		
\$500K-\$1M	103	134	30%	865	941	9%	77	98	27%	750	824	10%	\$615	\$679	10%	\$665	\$650	-2%	531	611	15%	107	95	-11%		
\$1M-\$2M	44	55	25%	384	403	5%	43	38	-12%	339	353	4%	\$1,295	\$1,247	-4%	\$1,350	\$1,333	-1%	313	339	8%	110	110	0%		
\$2M+	42	37	-12%	300	336	12%	41	31	-24%	258	286	11%	\$2,700	\$3,500	30%	\$2,900	\$3,262	12%	349	401	15%	136	170	25%		
TOTAL	572	578	1%	5,286	5,142	-3%	464	496	7%	4,667	4,663	-0%	\$370	\$375	1%	\$315	\$352	12%	2,206	2,289	4%	85	83	-2%		
	Median > \$300K												\$570	\$525	-8%	\$550	\$526	-4%								

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM				
	April 2014		April 2015		% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014		April 2015		% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014		April 2015		% Chg.	April 2014		April 2015		% Chg.
	April 2014	April 2015	April 2014	April 2015					April 2014	April 2015	April 2014	April 2015					April 2014	April 2015	April 2014	April 2015		April 2014	April 2015			
Naples Beach	95	91	-4%	865	784	-9%	99	85	-14%	791	716	-9%	\$1,200	\$1,050	-13%	\$853	\$950	11%	456	474	4%	111	87	-22%		
North Naples	135	164	21%	1,294	1,296	0%	121	115	-5%	1,172	1,175	0%	\$458	\$475	4%	\$431	\$472	10%	625	677	8%	92	83	-10%		
Central Naples	124	85	-31%	985	915	-7%	74	81	9%	822	854	4%	\$278	\$320	15%	\$253	\$285	13%	299	284	-5%	58	63	9%		
South Naples	67	75	12%	636	682	7%	45	74	64%	556	620	12%	\$263	\$310	18%	\$259	\$292	13%	258	300	16%	64	77	20%		
East Naples	144	152	6%	1,394	1,354	-3%	117	127	9%	1,218	1,197	-2%	\$220	\$249	13%	\$206	\$240	17%	494	497	1%	74	82	11%		
Immokalee/Ave Maria	3	6	100%	43	37	-14%	3	7	133%	34	34	0%	\$79	\$260	229%	\$140	\$162	16%	9	21	133%	34	110	224%		
TOTAL	568	573	1%	5,217	5,068	-3%	459	489	7%	4,593	4,596	0%	\$370	\$375	1%	\$315	\$350	11%	2,141	2,253	5%	83	80	-4%		

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.



Naples Area Board of REALTORS®



Real life. Real answers.

p 239.597.1666
f 239.597.7725

www.NABOR.com
www.NaplesArea.com

1455 Pine Ridge Road
Naples, FL 34109

April 2015

Condominium Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	April 2014	April 2015	% Chg.
\$0-\$300K	431	371	-14%	3,891	3,463	-11%	446	378	-15%	3,567	3,350	-6%	\$165	\$190	15%	\$160	\$175	9%	1,035	831	-20%	92	60	-35%
\$300K-\$500K	101	120	19%	789	994	26%	88	126	43%	698	885	27%	\$381	\$370	-3%	\$370	\$367	-1%	386	426	10%	101	71	-30%
\$500K-\$1M	73	88	21%	622	668	7%	71	100	41%	555	586	6%	\$686	\$650	-5%	\$658	\$665	1%	343	316	-8%	101	96	-5%
\$1M-\$2M	42	34	-19%	272	287	6%	48	44	-8%	250	257	3%	\$1,255	\$1,375	10%	\$1,331	\$1,330	-0%	153	119	-22%	154	97	-37%
\$2M+	12	19	58%	127	124	-2%	20	18	-10%	109	115	6%	\$2,537	\$2,947	16%	\$2,900	\$2,875	-1%	34	59	74%	103	89	-14%
TOTAL	659	632	-4%	5,701	5,536	-3%	673	666	-1%	5,179	5,193	0%	\$218	\$263	21%	\$209	\$234	12%	1,951	1,751	-10%	99	71	-28%
Median > \$300K													\$600	\$550	-8%	\$550	\$520	-5%						

Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	12-month ending 04/2014	12-month ending 04/2015	% Chg.	April 2014	April 2015	% Chg.	April 2014	April 2015	% Chg.
Naples Beach	171	159	-7%	1,413	1,293	-8%	186	194	4%	1,344	1,257	-6%	\$629	\$677	8%	\$525	\$560	7%	539	394	-27%	93	79	-15%
North Naples	179	159	-11%	1,619	1,478	-9%	173	151	-13%	1,460	1,389	-5%	\$195	\$260	33%	\$207	\$240	16%	417	434	4%	92	61	-34%
Central Naples	115	113	-2%	1,001	1,014	1%	93	112	20%	857	927	8%	\$136	\$161	18%	\$138	\$160	16%	303	226	-25%	105	64	-39%
South Naples	119	123	3%	1,013	1,064	5%	129	119	-8%	917	977	7%	\$150	\$208	39%	\$141	\$164	16%	353	395	12%	108	69	-36%
East Naples	69	74	7%	590	649	10%	88	87	-1%	545	601	10%	\$191	\$215	13%	\$205	\$227	11%	308	277	-10%	106	82	-23%
Immokalee/Ave Maria	2	2	0%	16	7	-56%	1	1	0%	12	7	-42%	\$175	\$280	60%	\$148	\$176	19%	1	1	0%	19	14	-26%
TOTAL	655	630	-4%	5,652	5,505	-3%	670	664	-1%	5,135	5,158	0%	\$217	\$261	20%	\$207	\$232	12%	1,921	1,727	-10%	99	71	-28%

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.



Naples Area Board of REALTORS®



Real life. Real answers.

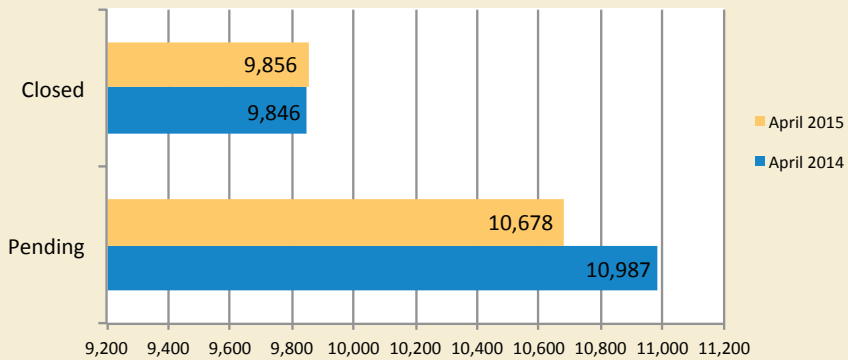
p 239.597.1666
f 239.597.7725

www.NABOR.com
www.NaplesArea.com

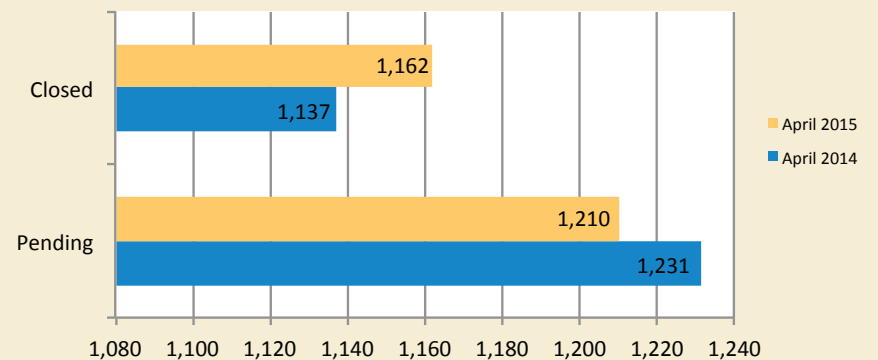
1455 Pine Ridge Road
Naples, FL 34109

April 2015

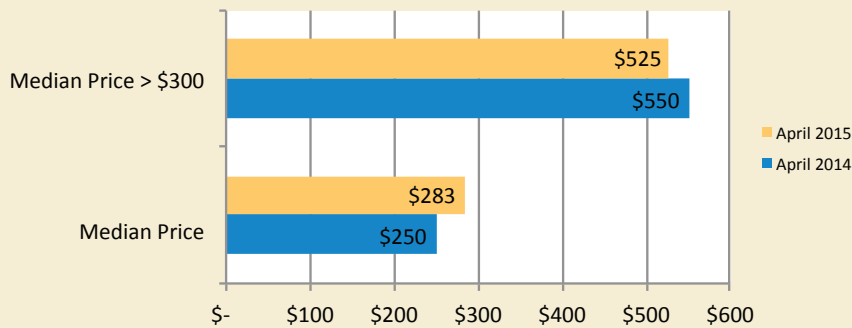
Most Recent 12 Months



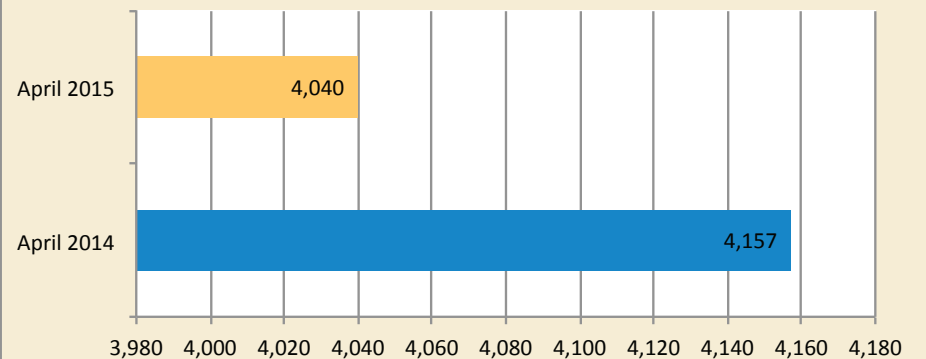
Month to Month



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



Inventory



Calculations are based on property listings that exist within Southwest Florida MLS. Only properties in Collier County, excluding Marco Island, are included.