



Naples Area Board of REALTORS®



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November 2013

1455 Pine Ridge Road  
Naples, FL 34109

### Overall Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	Nov. 2012	Nov. 2013
	\$0-\$300K	596	484	7,147	6,734	456	361	6,044	6,021	\$155	\$175	\$140	\$161	3,132	2,454	156
\$300K-\$500K	142	157	1,588	1,989	105	122	1,333	1,725	\$380	\$373	\$375	\$375	1,191	1,038	200	98
\$500K-\$1M	96	118	1,153	1,402	70	83	984	1,236	\$665	\$675	\$659	\$658	1,170	968	217	157
\$1M-\$2M	31	50	478	610	31	28	422	519	\$1,425	\$1,312	\$1,357	\$1,375	607	551	246	120
\$2M+	32	31	301	367	25	13	227	300	\$3,500	\$2,525	\$2,900	\$2,950	418	417	343	197
<b>TOTAL</b>	<b>897</b>	<b>840</b>	<b>10,667</b>	<b>11,102</b>	<b>687</b>	<b>607</b>	<b>9,010</b>	<b>9,801</b>	<b>\$210</b>	<b>\$245</b>	<b>\$200</b>	<b>\$237</b>	<b>6,518</b>	<b>5,428</b>	<b>182</b>	<b>93</b>

### Overall Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	Nov. 2012	Nov. 2013
	Naples Beach	158	164	2,045	2,233	137	108	1,818	2,029	\$475	\$535	\$501	\$550	1,611	1,307	203
North Naples	223	218	2,772	2,942	189	167	2,373	2,639	\$239	\$290	\$249	\$285	1,615	1,317	191	105
Central Naples	166	144	2,036	1,964	123	106	1,703	1,690	\$137	\$170	\$131	\$160	966	818	168	72
South Naples	153	129	1,593	1,684	92	90	1,323	1,488	\$161	\$189	\$135	\$155	1,025	822	156	94
East Naples	179	164	2,054	2,078	130	124	1,654	1,774	\$179	\$217	\$155	\$189	1,129	1,027	175	85
Immokalee/Ave Maria	7	5	57	67	4	3	38	56	\$66	\$198	\$102	\$148	34	21	133	55
<b>TOTAL</b>	<b>886</b>	<b>824</b>	<b>10,557</b>	<b>10,968</b>	<b>675</b>	<b>598</b>	<b>8,909</b>	<b>9,676</b>	<b>\$210</b>	<b>\$240</b>	<b>\$200</b>	<b>\$236</b>	<b>6,380</b>	<b>5,312</b>	<b>181</b>	<b>93</b>

### 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

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	Nov. 2012	Nov. 2013
	\$0-\$300K	273	207	3,354	2,829	204	149	2,719	2,481	\$168	\$197	\$150	\$175	1,117	886	152
\$300K-\$500K	86	99	917	1,188	63	73	763	1,009	\$379	\$383	\$379	\$379	603	589	184	76
\$500K-\$1M	56	71	642	809	35	44	530	700	\$660	\$708	\$676	\$675	621	559	199	149
\$1M-\$2M	16	30	303	346	23	13	264	285	\$1,500	\$1,190	\$1,400	\$1,387	363	354	258	99
\$2M+	19	25	215	252	19	10	171	201	\$3,575	\$2,562	\$3,100	\$2,900	329	339	337	227
<b>TOTAL</b>	<b>450</b>	<b>432</b>	<b>5,431</b>	<b>5,424</b>	<b>344</b>	<b>289</b>	<b>4,447</b>	<b>4,676</b>	<b>\$258</b>	<b>\$285</b>	<b>\$235</b>	<b>\$281</b>	<b>3,033</b>	<b>2,727</b>	<b>182</b>	<b>79</b>

### Single Family Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	Nov. 2012	Nov. 2013
	Naples Beach	54	68	812	842	53	36	696	721	\$660	\$642	\$675	\$742	578	529	190
North Naples	102	100	1,297	1,332	82	64	1,076	1,203	\$362	\$430	\$360	\$398	808	734	197	112
Central Naples	96	76	1,053	986	65	54	865	833	\$181	\$212	\$170	\$240	476	410	166	64
South Naples	58	53	664	650	38	33	535	569	\$202	\$260	\$190	\$230	397	318	168	92
East Naples	129	122	1,499	1,485	96	93	1,194	1,234	\$179	\$219	\$147	\$181	666	650	185	59
Immokalee/Ave Maria	5	4	50	50	3	2	32	43	\$80	\$209	\$84	\$140	22	16	149	34
<b>TOTAL</b>	<b>444</b>	<b>423</b>	<b>5,375</b>	<b>5,345</b>	<b>337</b>	<b>282</b>	<b>4,398</b>	<b>4,603</b>	<b>\$259</b>	<b>\$287</b>	<b>\$235</b>	<b>\$282</b>	<b>2,947</b>	<b>2,657</b>	<b>183</b>	<b>79</b>

### Legend

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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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### Condominium Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	Nov. 2012	Nov. 2013
	\$0-\$300K	323	277	3,793	3,905	252	212	3,325	3,540	\$141	\$164	\$135	\$154	2,015	1,568	159
\$300K-\$500K	56	58	671	801	42	49	570	716	\$393	\$360	\$374	\$370	588	449	223	127
\$500K-\$1M	40	47	511	593	35	39	454	536	\$672	\$658	\$635	\$641	549	409	235	166
\$1M-\$2M	15	20	175	264	8	15	158	234	\$1,377	\$1,395	\$1,319	\$1,331	244	197	217	143
\$2M+	13	6	86	115	6	3	56	99	\$2,973	\$2,200	\$2,725	\$2,975	89	78	364	98
<b>TOTAL</b>	<b>447</b>	<b>408</b>	<b>5,236</b>	<b>5,678</b>	<b>343</b>	<b>318</b>	<b>4,563</b>	<b>5,125</b>	<b>\$180</b>	<b>\$210</b>	<b>\$170</b>	<b>\$200</b>	<b>3,485</b>	<b>2,701</b>	<b>181</b>	<b>105</b>

### Condominium Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	12-month ending 11/2012	12-month ending 11/2013	Nov. 2012	Nov. 2013	Nov. 2012	Nov. 2013
	Naples Beach	104	96	1,233	1,391	84	72	1,122	1,308	\$457	\$515	\$451	\$500	1,033	778	211
North Naples	121	118	1,475	1,610	107	103	1,297	1,436	\$162	\$215	\$175	\$200	807	583	187	100
Central Naples	70	68	983	978	58	52	838	857	\$111	\$146	\$117	\$132	490	408	170	80
South Naples	95	76	929	1,034	54	57	788	919	\$140	\$165	\$115	\$135	628	504	148	95
East Naples	50	42	555	593	34	31	460	540	\$179	\$197	\$185	\$211	463	377	148	162
Immokalee/Ave Maria	2	1	7	17	1	1	6	13	\$26	\$140	\$172	\$150	12	5	87	98
<b>TOTAL</b>	<b>442</b>	<b>401</b>	<b>5,182</b>	<b>5,623</b>	<b>338</b>	<b>316</b>	<b>4,511</b>	<b>5,073</b>	<b>\$180</b>	<b>\$209</b>	<b>\$170</b>	<b>\$200</b>	<b>3,433</b>	<b>2,655</b>	<b>180</b>	<b>105</b>

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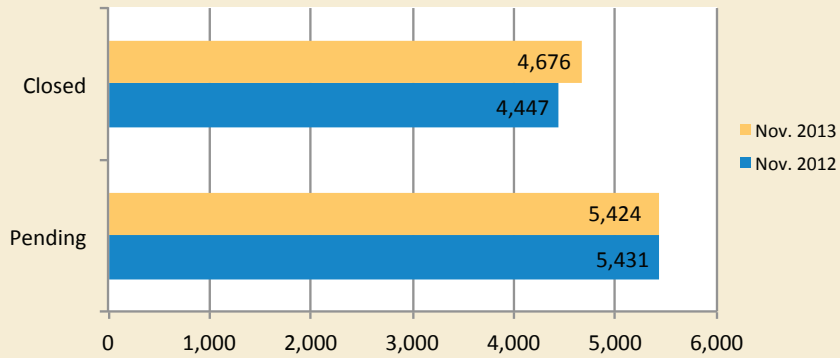
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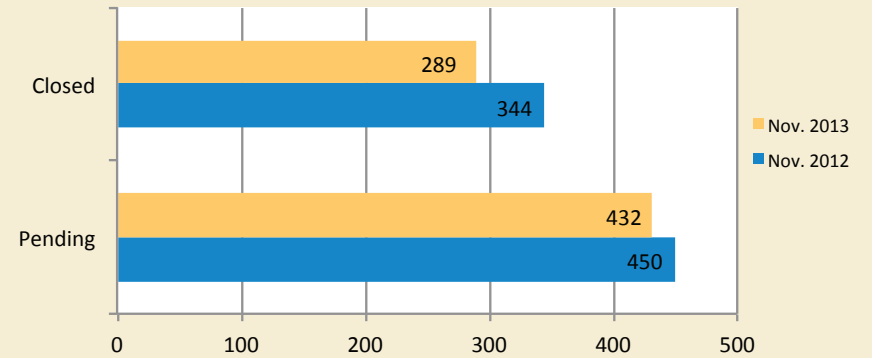
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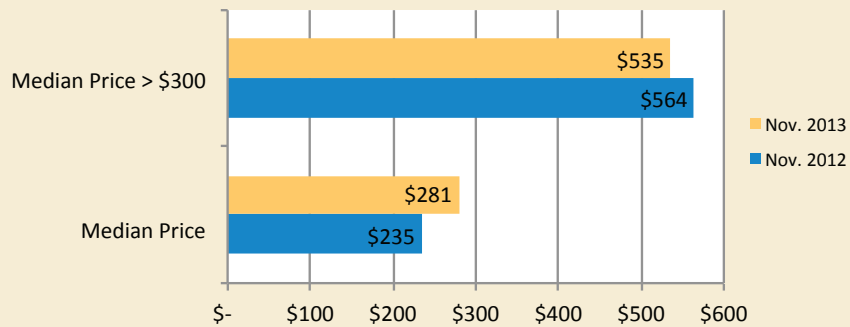
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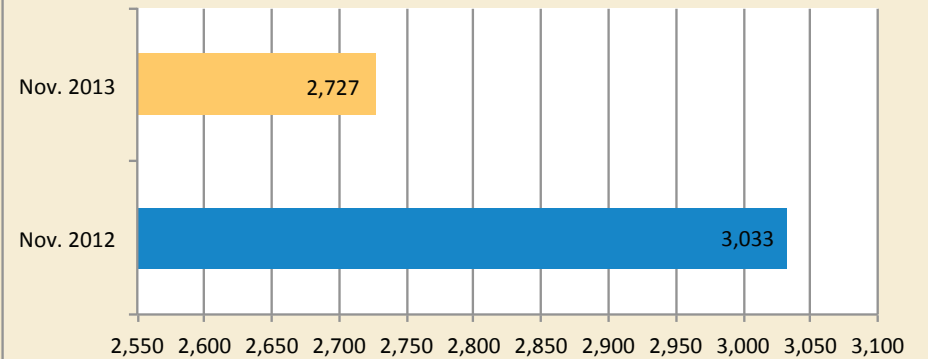
### Month to Month



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



### Inventory



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