



Naples Area Board of REALTORS®



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February 2016
1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	
	\$0-\$300K	608	419	-31%	5,643	4,658	-17%	357	242	-32%	5,377	4,655	-13%	\$ 190	\$ 192	1%	\$ 180	\$ 204	13%	1,379	1,491	8%	65	56	-14%
\$300K-\$500K	307	238	-22%	2,291	2,466	8%	152	123	-19%	2,016	2,366	17%	\$ 378	\$ 395	4%	\$ 380	\$ 378	-1%	1,090	1,512	39%	97	72	-26%	
\$500K-\$1M	183	196	7%	1,521	1,681	11%	85	84	-1%	1,382	1,509	9%	\$ 682	\$ 625	-8%	\$ 650	\$ 660	2%	961	1,339	39%	125	119	-5%	
\$1M-\$2M	101	86	-15%	678	704	4%	40	48	20%	623	655	5%	\$ 1,263	\$ 1,283	2%	\$ 1,325	\$ 1,345	2%	501	628	25%	172	112	-35%	
\$2M+	81	54	-33%	445	466	5%	38	21	-45%	393	410	4%	\$ 3,572	\$ 3,750	5%	\$ 3,000	\$ 3,237	8%	475	607	28%	160	123	-23%	
TOTAL	1,280	993	-22%	10,578	9,975	-6%	672	518	-23%	9,791	9,595	-2%	\$ 290	\$ 323	11%	\$ 275	\$ 310	13%	4,406	5,577	27%	93	79	-15%	
													Median > \$300K	\$ 530	\$ 540	2%	\$ 534	\$ 520	-3%						

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.
	Naples Beach	273	199	-27%	2,074	1,873	-10%	132	84	-36%	2,000	1,863	-7%	\$ 742	\$ 917	24%	\$ 645	\$ 720	12%	990	1,308	32%	103	79
North Naples	320	268	-16%	2,726	2,716	0%	156	143	-8%	2,584	2,589	0%	\$ 378	\$ 400	6%	\$ 335	\$ 372	11%	1,156	1,611	39%	115	85	-26%
Central Naples	200	159	-21%	1,927	1,680	-13%	117	99	-15%	1,766	1,631	-8%	\$ 190	\$ 235	24%	\$ 183	\$ 225	23%	575	706	23%	67	68	1%
South Naples	213	174	-18%	1,719	1,665	-3%	117	80	-32%	1,550	1,581	2%	\$ 210	\$ 230	10%	\$ 190	\$ 226	19%	753	865	15%	82	77	-6%
East Naples	256	182	-29%	1,986	1,909	-4%	144	109	-24%	1,761	1,802	2%	\$ 242	\$ 295	22%	\$ 230	\$ 275	20%	842	989	17%	91	84	-8%
Immokalee/Ave Maria	4	4	0%	37	66	78%	2	3	50%	35	57	63%	\$ 206	\$ 222	8%	\$ 160	\$ 219	37%	27	31	15%	24	72	200%
TOTAL	1,266	986	-22%	10,469	9,909	-5%	668	518	-22%	9,696	9,523	-2%	\$ 290	\$ 323	11%	\$ 275	\$ 310	13%	4,343	5,510	27%	93	79	-15%

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

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	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	
\$0-\$300K	218	136	-38%	2,096	1,579	-25%	134	80	-40%	1,960	1,550	-21%	\$ 214	\$ 205	-4%	\$ 195	\$ 225	15%	436	347	-20%	64	42	-34%	
\$300K-\$500K	159	138	-13%	1,349	1,470	9%	89	78	-12%	1,218	1,401	15%	\$ 390	\$ 406	4%	\$ 385	\$ 390	1%	625	794	27%	84	63	-25%	
\$500K-\$1M	89	126	42%	901	1,043	16%	53	56	6%	835	880	5%	\$ 650	\$ 617	-5%	\$ 650	\$ 654	1%	625	900	44%	130	122	-6%	
\$1M-\$2M	58	47	-19%	382	428	12%	27	29	7%	353	417	18%	\$ 1,325	\$ 1,390	5%	\$ 1,345	\$ 1,345	0%	356	430	21%	177	142	-20%	
\$2M+	49	37	-24%	325	342	5%	27	18	-33%	286	315	10%	\$ 3,870	\$ 3,773	-3%	\$ 3,130	\$ 3,324	6%	407	507	25%	184	125	-32%	
TOTAL	573	484	-16%	5,053	4,862	-4%	330	261	-21%	4,652	4,563	-2%	\$ 369	\$ 425	15%	\$ 350	\$ 395	13%	2,449	2,978	22%	101	84	-17%	
													Median > \$300K	\$ 546	\$ 550	1%	\$ 539	\$ 530	-2%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.
Naples Beach	99	74	-25%	772	744	-4%	57	32	-44%	747	719	-4%	\$ 1,000	\$ 1,062	6%	\$ 950	\$ 1,045	10%	507	651	28%	144	108	-25%
North Naples	123	128	4%	1,235	1,306	6%	84	73	-13%	1,192	1,212	2%	\$ 475	\$ 587	24%	\$ 471	\$ 515	9%	718	907	26%	113	94	-17%
Central Naples	90	76	-16%	935	806	-14%	50	50	0%	855	773	-10%	\$ 374	\$ 390	4%	\$ 275	\$ 320	16%	305	348	14%	66	70	6%
South Naples	82	64	-22%	668	615	-8%	40	27	-33%	598	579	-3%	\$ 254	\$ 320	26%	\$ 287	\$ 305	6%	313	381	22%	110	68	-38%
East Naples	164	134	-18%	1,340	1,293	-4%	93	76	-18%	1,173	1,183	1%	\$ 241	\$ 309	28%	\$ 235	\$ 285	21%	543	617	14%	80	79	-1%
Immokalee/Ave Maria	4	4	0%	30	59	97%	2	3	50%	28	49	75%	\$ 206	\$ 222	8%	\$ 109	\$ 220	102%	26	25	-4%	24	72	200%
TOTAL	562	480	-15%	4,980	4,823	-3%	326	261	-20%	4,593	4,515	-2%	\$ 369	\$ 425	15%	\$ 350	\$ 395	13%	2,412	2,929	21%	101	84	-17%

Legend

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Condominium Market Statistics by Price

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	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.				
\$0-\$300K	390	283	-27%	3,547	3,079	-13%	223	162	-27%	3,417	3,105	-9%	\$ 172	\$ 177	3%	\$ 170	\$ 190	12%	943	1,144	21%	65	63	-3%	
\$300K-\$500K	148	100	-32%	942	996	6%	63	45	-29%	798	965	21%	\$ 352	\$ 365	4%	\$ 370	\$ 365	-1%	465	718	54%	115	88	-23%	
\$500K-\$1M	94	70	-26%	620	638	3%	32	28	-13%	547	629	15%	\$ 702	\$ 647	-8%	\$ 660	\$ 675	2%	336	439	31%	118	114	-3%	
\$1M-\$2M	43	39	-9%	296	276	-7%	13	19	46%	270	238	-12%	\$ 1,250	\$ 1,275	2%	\$ 1,315	\$ 1,347	2%	145	198	37%	162	56	-65%	
\$2M+	32	17	-47%	120	124	3%	11	3	-73%	107	95	-11%	\$ 3,125	\$ 3,415	9%	\$ 2,750	\$ 2,900	5%	68	100	47%	98	111	13%	
TOTAL	707	509	-28%	5,525	5,113	-7%	342	257	-25%	5,139	5,032	-2%	\$ 241	\$ 260	8%	\$ 225	\$ 251	12%	1,957	2,599	33%	86	74	-14%	
													Median > \$300K	\$ 475	\$ 517	9%	\$ 530	\$ 500	-6%						

Condominium Market Statistics by Area

	# Pending			# Closed			Median Closed Price (,000's)						Inventory			Average DOM								
	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.	12-month ending 02/2015	12-month ending 02/2016	% Chg.	Feb. 2015	Feb. 2016	% Chg.			
Naples Beach	174	125	-28%	1,302	1,129	-13%	75	52	-31%	1,253	1,144	-9%	\$ 662	\$ 723	9%	\$ 550	\$ 600	9%	483	657	36%	72	61	-15%
North Naples	197	140	-29%	1,491	1,410	-5%	72	70	-3%	1,392	1,377	-1%	\$ 250	\$ 247	-1%	\$ 230	\$ 255	11%	438	704	61%	117	76	-35%
Central Naples	110	83	-25%	992	874	-12%	67	49	-27%	911	858	-6%	\$ 160	\$ 164	2%	\$ 154	\$ 175	14%	270	358	33%	68	65	-4%
South Naples	131	110	-16%	1,051	1,050	0%	77	53	-31%	952	1,002	5%	\$ 172	\$ 199	16%	\$ 155	\$ 185	19%	440	484	10%	68	82	21%
East Naples	92	48	-48%	646	616	-5%	51	33	-35%	588	619	5%	\$ 252	\$ 282	12%	\$ 219	\$ 256	17%	299	372	24%	112	94	-16%
Immokalee/Ave Maria	0	0		7	7	0%	0	0		7	8	14%	\$ -	\$ -		\$ 175	\$ 180	3%	1	6	500%	0	0	
TOTAL	704	506	-28%	5,489	5,086	-7%	342	257	-25%	5,103	5,008	-2%	\$ 241	\$ 260	8%	\$ 225	\$ 250	11%	1,931	2,581	34%	86	74	-14%

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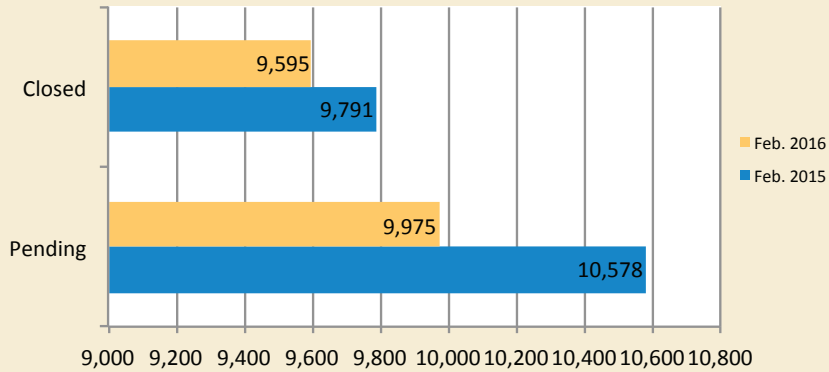
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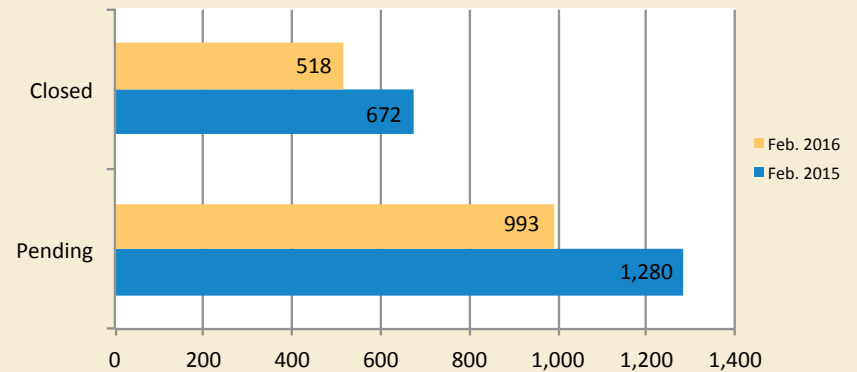
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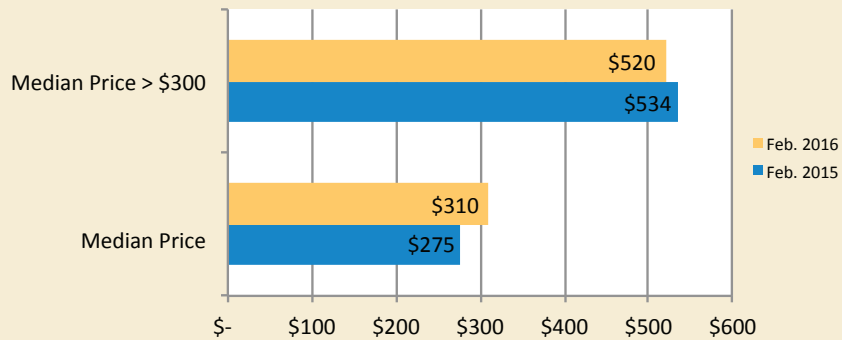
Most Recent 12 Months



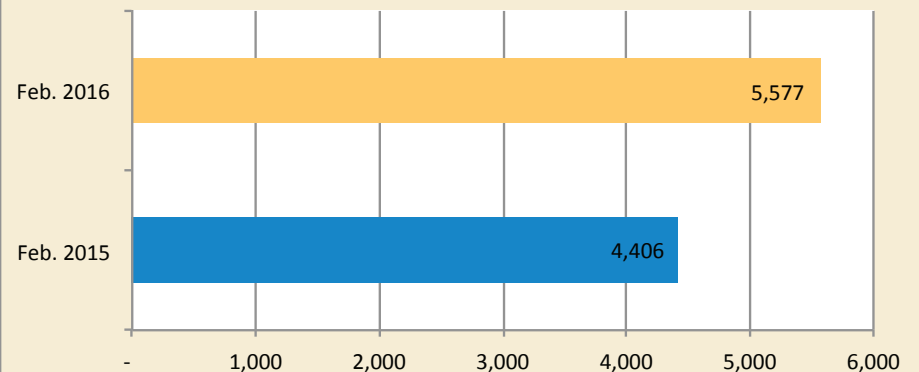
Month to Month



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



Inventory



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