



Naples Area Board of REALTORS®



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www.NABOR.com  
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1455 Pine Ridge Road  
Naples, FL 34109

May 2015

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	May 2014	May 2015	% Chg.
	\$0-\$300K	612	444	-27%	6,325	5,347	-15%	573	457	-20%	5,751	5,185	-10%	\$174	\$205	18%	\$170	\$187	10%	1,448	1,076	-26%	73	60
\$300K-\$500K	205	256	25%	2,006	2,445	22%	181	236	30%	1,766	2,238	27%	\$385	\$385	0%	\$378	\$379	0%	864	972	13%	92	69	-25%
\$500K-\$1M	158	157	-1%	1,501	1,607	7%	168	173	3%	1,324	1,422	7%	\$680	\$703	3%	\$660	\$656	-1%	825	900	9%	118	94	-20%
\$1M-\$2M	66	73	11%	640	698	9%	70	80	14%	573	624	9%	\$1,362	\$1,300	-5%	\$1,344	\$1,325	-1%	431	428	-1%	159	111	-30%
\$2M+	55	47	-15%	433	447	3%	67	54	-19%	399	388	-3%	\$2,750	\$3,200	16%	\$2,900	\$3,212	11%	351	424	21%	146	109	-25%
<b>TOTAL</b>	<b>1,096</b>	<b>977</b>	<b>-11%</b>	<b>10,905</b>	<b>10,544</b>	<b>-3%</b>	<b>1,059</b>	<b>1,000</b>	<b>-6%</b>	<b>9,813</b>	<b>9,857</b>	<b>0%</b>	<b>\$270</b>	<b>\$332</b>	<b>23%</b>	<b>\$252</b>	<b>\$289</b>	<b>15%</b>	<b>3,919</b>	<b>3,800</b>	<b>-3%</b>	<b>95</b>	<b>75</b>	<b>-21%</b>
Median > \$300K													\$625	\$575	-8%	\$555	\$520	-6%						

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	May 2014	May 2015	% Chg.
	Naples Beach	219	202	-8%	2,229	2,063	-7%	260	229	-12%	2,127	1,952	-8%	\$742	\$800	8%	\$610	\$650	7%	882	802	-9%	118	82
North Naples	277	267	-4%	2,869	2,756	-4%	258	280	9%	2,631	2,597	-1%	\$358	\$391	9%	\$300	\$349	16%	990	1,066	8%	96	71	-26%
Central Naples	213	174	-18%	1,989	1,894	-5%	180	160	-11%	1,679	1,770	5%	\$169	\$215	27%	\$170	\$195	15%	554	483	-13%	72	73	1%
South Naples	176	160	-9%	1,669	1,725	3%	176	146	-17%	1,479	1,580	7%	\$171	\$223	30%	\$167	\$210	26%	610	629	3%	89	64	-28%
East Naples	201	162	-19%	1,977	1,957	-1%	172	178	3%	1,738	1,821	5%	\$223	\$280	26%	\$210	\$244	16%	774	737	-5%	82	83	1%
Immokalee/Ave Maria	2	5	150%	54	46	-15%	3	0	-100%	45	38	-16%	\$225	\$-	-100%	\$162	\$167	3%	12	21	75%	47	0	-100%
<b>TOTAL</b>	<b>1,088</b>	<b>970</b>	<b>-11%</b>	<b>10,787</b>	<b>10,441</b>	<b>-3%</b>	<b>1,049</b>	<b>993</b>	<b>-5%</b>	<b>9,699</b>	<b>9,758</b>	<b>1%</b>	<b>\$265</b>	<b>\$330</b>	<b>25%</b>	<b>\$250</b>	<b>\$287</b>	<b>15%</b>	<b>3,822</b>	<b>3,738</b>	<b>-2%</b>	<b>94</b>	<b>75</b>	<b>-20%</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. 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

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM												
	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	May 2014	May 2015	% Chg.										
	\$0-\$300K	240	154	-36%	2,467	1,965	-20%	190	137	-28%	2,193	1,879	-14%	\$183	\$227	24%	\$185	\$201	9%	465	307	-34%	60	60	0%									
\$300K-\$500K	137	165	20%	1,234	1,429	16%	102	127	25%	1,075	1,316	22%	\$394	\$400	2%	\$380	\$386	2%	502	569	13%	73	68	-7%										
\$500K-\$1M	107	99	-7%	892	931	4%	92	83	-10%	763	819	7%	\$707	\$722	2%	\$669	\$655	-2%	486	594	22%	130	97	-25%										
\$1M-\$2M	43	42	-2%	371	403	9%	32	44	38%	322	368	14%	\$1,372	\$1,297	-5%	\$1,357	\$1,320	-3%	295	329	12%	127	130	2%										
\$2M+	39	37	-5%	307	333	8%	38	39	3%	274	287	5%	\$2,725	\$3,300	21%	\$2,854	\$3,340	17%	321	369	15%	141	132	-6%										
<b>TOTAL</b>	<b>566</b>	<b>497</b>	<b>-12%</b>	<b>5,271</b>	<b>5,061</b>	<b>-4%</b>	<b>454</b>	<b>430</b>	<b>-5%</b>	<b>4,627</b>	<b>4,669</b>	<b>1%</b>	<b>\$359</b>	<b>\$427</b>	<b>19%</b>	<b>\$319</b>	<b>\$360</b>	<b>13%</b>	<b>2,069</b>	<b>2,168</b>	<b>5%</b>	<b>89</b>	<b>84</b>	<b>-6%</b>										
Median > \$300K													\$617	\$599	-3%	\$555	\$525	-5%																

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	May 2014	May 2015	% Chg.
	Naples Beach	90	86	-4%	845	782	-7%	76	86	13%	778	729	-6%	\$1,415	\$1,074	-24%	\$898	\$945	5%	398	429	8%	100	103
North Naples	136	134	-1%	1,285	1,283	-0%	109	125	15%	1,160	1,192	3%	\$530	\$490	-8%	\$436	\$470	8%	597	660	11%	118	86	-27%
Central Naples	110	86	-22%	994	902	-9%	72	65	-10%	812	851	5%	\$234	\$280	20%	\$250	\$288	15%	280	274	-2%	66	74	12%
South Naples	79	70	-11%	654	669	2%	76	42	-45%	574	592	3%	\$304	\$299	-2%	\$260	\$293	13%	241	265	10%	72	61	-15%
East Naples	146	113	-23%	1,387	1,312	-5%	116	107	-8%	1,205	1,204	-0%	\$220	\$294	34%	\$211	\$249	18%	472	477	1%	77	82	6%
Immokalee/Ave Maria	2	5	150%	40	40	0%	2	0	-100%	32	32	0%	\$252	\$-	-100%	\$163	\$145	-11%	10	21	110%	70	0	-100%
<b>TOTAL</b>	<b>563</b>	<b>494</b>	<b>-12%</b>	<b>5,205</b>	<b>4,988</b>	<b>-4%</b>	<b>451</b>	<b>425</b>	<b>-6%</b>	<b>4,561</b>	<b>4,600</b>	<b>1%</b>	<b>\$355</b>	<b>\$429</b>	<b>21%</b>	<b>\$319</b>	<b>\$360</b>	<b>13%</b>	<b>1,998</b>	<b>2,126</b>	<b>6%</b>	<b>88</b>	<b>84</b>	<b>-5%</b>

### Legend

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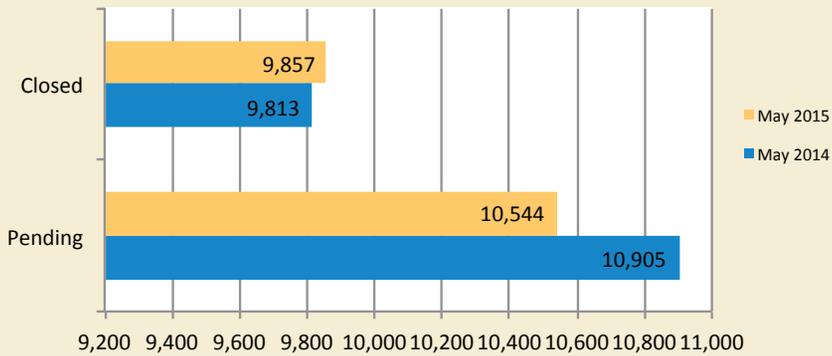
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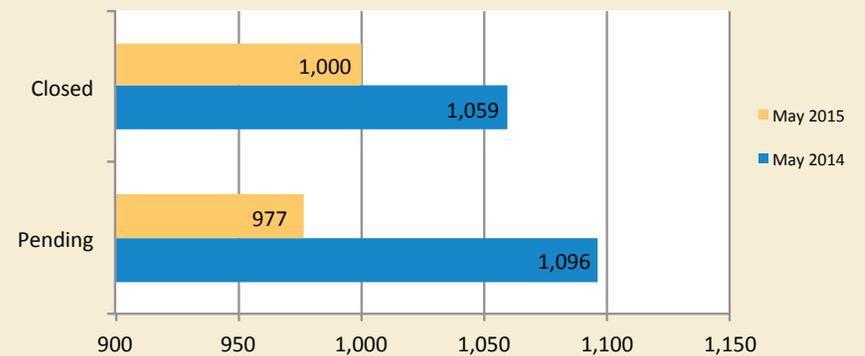
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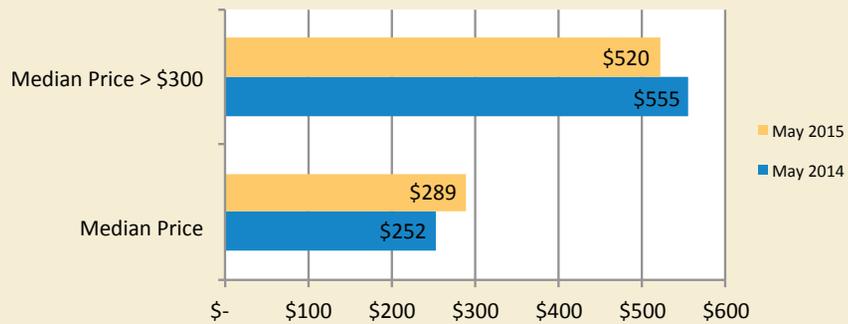
### Most Recent 12 Months



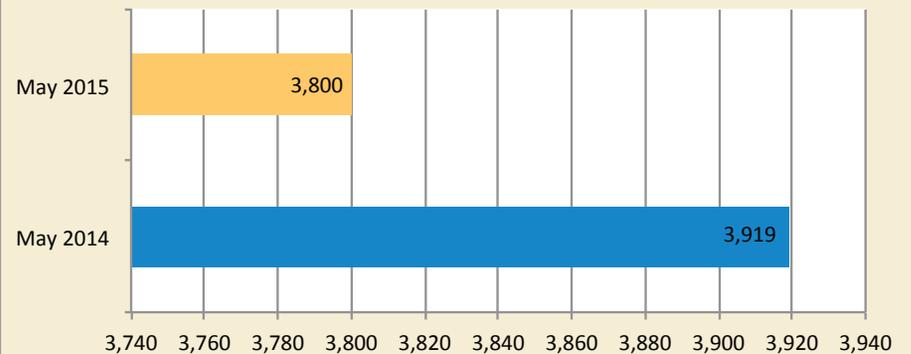
### Month to Month



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



### Inventory



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