



Naples Area Board of REALTORS®



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November 2015

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.
	\$0-\$300K	421	363	-14%	5,840	4,978	-15%	355	264	-26%	5,480	4,846	-12%	\$ 185	\$ 213	15%	\$ 176	\$ 199	13%	1,372	1,103	-20%	57	51
\$300K-\$500K	199	203	2%	2,134	2,563	20%	120	137	14%	1,897	2,398	26%	\$ 372	\$ 375	1%	\$ 380	\$ 375	-1%	987	1,072	9%	75	68	-9%
\$500K-\$1M	125	138	10%	1,511	1,659	10%	92	93	1%	1,347	1,484	10%	\$ 600	\$ 700	17%	\$ 650	\$ 669	3%	907	976	8%	131	98	-25%
\$1M-\$2M	45	57	27%	664	727	9%	42	36	-14%	612	646	6%	\$ 1,350	\$ 1,280	-5%	\$ 1,331	\$ 1,325	0%	469	460	-2%	122	117	-4%
\$2M+	35	43	23%	434	489	13%	21	28	33%	388	426	10%	\$ 3,900	\$ 3,225	-17%	\$ 2,950	\$ 3,250	10%	401	484	21%	99	222	124%
TOTAL	825	804	-3%	10,583	10,416	-2%	630	558	-11%	9,724	9,800	1%	\$ 273	\$ 318	16%	\$ 265	\$ 305	15%	4,136	4,095	-1%	78	77	-1%
													Median > \$300K	\$ 534	\$ 533	0%	\$ 545	\$ 519	-5%					

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.
	Naples Beach	156	144	-8%	2,144	1,997	-7%	87	119	37%	2,017	1,952	-3%	\$ 708	\$ 750	6%	\$ 633	\$ 700	11%	934	884	-5%	72	92
North Naples	228	215	-6%	2,765	2,742	-1%	176	138	-22%	2,599	2,575	-1%	\$ 370	\$ 405	9%	\$ 325	\$ 368	13%	1,007	1,173	16%	66	79	20%
Central Naples	162	128	-21%	1,955	1,790	-8%	120	91	-24%	1,733	1,703	-2%	\$ 181	\$ 240	33%	\$ 180	\$ 220	22%	557	485	-13%	77	63	-18%
South Naples	119	134	13%	1,650	1,764	7%	107	91	-15%	1,517	1,623	7%	\$ 233	\$ 227	-3%	\$ 185	\$ 219	18%	692	633	-9%	82	59	-28%
East Naples	147	171	16%	1,924	1,974	3%	127	110	-13%	1,715	1,807	5%	\$ 245	\$ 279	14%	\$ 222	\$ 265	19%	851	825	-3%	88	77	-13%
Immokalee/Ave Maria	2	7	250%	38	66	74%	4	5	25%	36	56	56%	\$ 210	\$ 200	-5%	\$ 162	\$ 206	27%	20	28	40%	69	72	4%
TOTAL	814	799	-2%	10,476	10,333	-1%	621	554	-11%	9,617	9,716	1%	\$ 272	\$ 316	16%	\$ 265	\$ 305	15%	4,061	4,028	-1%	76	75	-1%

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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	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.
\$0-\$300K	143	128	-10%	2,143	1,730	-19%	154	87	-44%	1,997	1,645	-18%	\$ 195	\$ 230	18%	\$ 191	\$ 219	15%	433	335	-23%	52	51	-2%
\$300K-\$500K	131	103	-21%	1,315	1,493	14%	75	72	-4%	1,163	1,430	23%	\$ 375	\$ 402	7%	\$ 385	\$ 385	0%	545	585	7%	58	60	3%
\$500K-\$1M	70	85	21%	902	983	9%	53	57	8%	808	848	5%	\$ 585	\$ 699	19%	\$ 652	\$ 655	0%	562	654	16%	124	88	-29%
\$1M-\$2M	27	37	37%	375	454	21%	31	21	-32%	351	404	15%	\$ 1,200	\$ 1,271	6%	\$ 1,344	\$ 1,338	0%	327	327	0%	151	131	-13%
\$2M+	31	29	-6%	321	362	13%	17	24	41%	282	328	16%	\$ 3,900	\$ 3,287	-16%	\$ 3,000	\$ 3,350	12%	350	418	19%	116	249	115%
TOTAL	402	382	-5%	5,056	5,022	-1%	330	261	-21%	4,601	4,655	1%	\$ 328	\$ 426	30%	\$ 342	\$ 381	11%	2,217	2,319	5%	78	88	13%
													Median > \$300K	\$ 540	\$ 606	12%	\$ 545	\$ 525	-4%					

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.
Naples Beach	65	48	-26%	797	776	-3%	38	46	21%	749	753	1%	\$ 965	\$ 962	0%	\$ 1,000	\$ 1,000	0%	444	489	10%	85	112	32%
North Naples	109	104	-5%	1,263	1,301	3%	85	60	-29%	1,173	1,202	2%	\$ 519	\$ 621	20%	\$ 460	\$ 496	8%	600	693	16%	72	92	28%
Central Naples	75	60	-20%	957	845	-12%	58	44	-24%	850	812	-4%	\$ 254	\$ 322	27%	\$ 268	\$ 317	18%	290	253	-13%	76	73	-4%
South Naples	42	57	36%	641	670	5%	47	34	-28%	593	596	1%	\$ 309	\$ 383	24%	\$ 289	\$ 295	2%	268	253	-6%	76	43	-43%
East Naples	101	105	4%	1,301	1,315	1%	92	70	-24%	1,146	1,184	3%	\$ 242	\$ 287	19%	\$ 227	\$ 275	21%	545	555	2%	71	83	17%
Immokalee/Ave Maria	2	6	200%	30	58	93%	3	4	33%	26	48	85%	\$ 236	\$ 190	-19%	\$ 135	\$ 209	55%	19	24	26%	75	86	15%
TOTAL	394	380	-4%	4,989	4,965	0%	323	258	-20%	4,537	4,595	1%	\$ 332	\$ 423	27%	\$ 342	\$ 380	11%	2,166	2,267	5%	74	84	14%

Legend

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Condominium Market Statistics by Price

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	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	12-month ending 11/2014	12-month ending 11/2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	Nov. 2014	Nov. 2015	% Chg.	
\$0-\$300K	278	235	-15%	3,697	3,248	-12%	201	177	-12%	3,483	3,201	-8%	\$ 175	\$ 195	11%	\$ 168	\$ 187	11%	939	768	-18%	61	51	-16%	
\$300K-\$500K	68	100	47%	819	1,070	31%	45	65	44%	734	968	32%	\$ 358	\$ 355	-1%	\$ 370	\$ 362	-2%	442	487	10%	107	75	-30%	
\$500K-\$1M	55	53	-4%	609	676	11%	39	36	-8%	539	636	18%	\$ 610	\$ 725	19%	\$ 650	\$ 683	5%	345	322	-7%	141	114	-19%	
\$1M-\$2M	18	20	11%	289	273	-6%	11	15	36%	261	242	-7%	\$ 1,465	\$ 1,285	-12%	\$ 1,325	\$ 1,303	-2%	142	133	-6%	42	95	126%	
\$2M+	4	14	250%	113	127	12%	4	4	0%	106	98	-8%	\$ 2,793	\$ 3,000	7%	\$ 2,775	\$ 2,960	7%	51	66	29%	27	92	241%	
TOTAL	423	422	0%	5,527	5,394	-2%	300	297	-1%	5,123	5,145	0%	\$ 218	\$ 258	18%	\$ 215	\$ 249	16%	1,919	1,776	-7%	78	68	-13%	
													Median > \$300K	\$ 525	\$ 480	-9%	\$ 540	\$ 505	-6%						

Condominium Market Statistics by Area

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Naples Beach	91	96	5%	1,347	1,221	-9%	49	73	49%	1,268	1,199	-5%	\$ 625	\$ 560	-10%	\$ 540	\$ 584	8%	490	395	-19%	62	79	27%
North Naples	119	111	-7%	1,502	1,441	-4%	91	78	-14%	1,426	1,373	-4%	\$ 234	\$ 254	9%	\$ 220	\$ 255	16%	407	480	18%	61	68	11%
Central Naples	87	68	-22%	998	945	-5%	62	47	-24%	883	891	1%	\$ 155	\$ 189	22%	\$ 150	\$ 171	14%	267	232	-13%	77	54	-30%
South Naples	77	77	0%	1,009	1,094	8%	60	57	-5%	924	1,027	11%	\$ 165	\$ 170	3%	\$ 150	\$ 180	20%	424	380	-10%	86	68	-21%
East Naples	46	66	43%	623	659	6%	35	40	14%	569	623	9%	\$ 245	\$ 277	13%	\$ 213	\$ 245	15%	306	270	-12%	135	66	-51%
Immokalee/Ave Maria	0	1		8	8	0%	1	1	0%	10	8	-20%	\$ 185	\$ 235	27%	\$ 170	\$ 180	6%	1	4	300%	49	13	-73%
TOTAL	420	419	0%	5,487	5,368	-2%	298	296	-1%	5,080	5,121	1%	\$ 216	\$ 256	19%	\$ 215	\$ 249	16%	1,895	1,761	-7%	78	68	-13%

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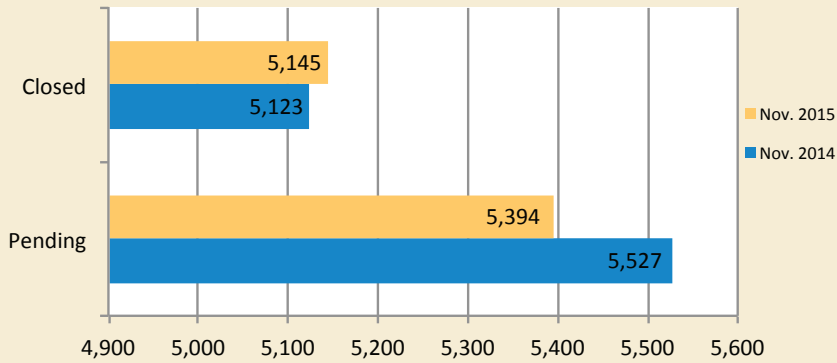
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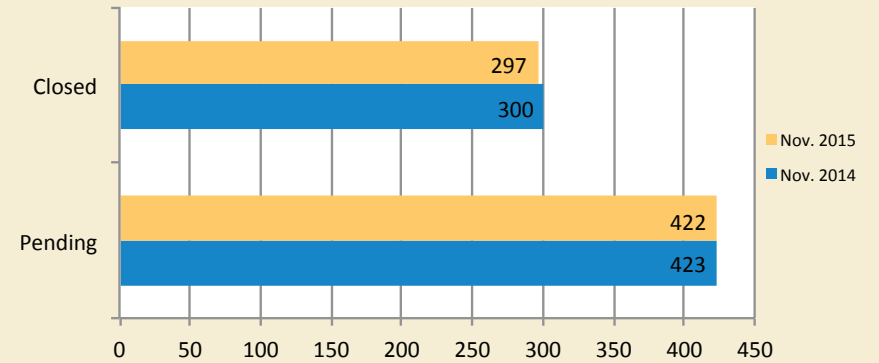
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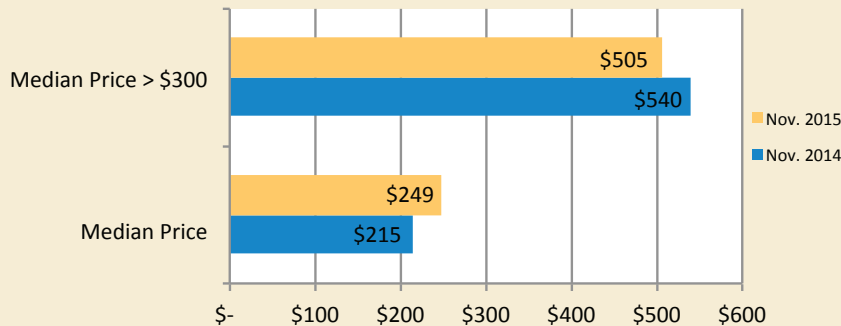
Most Recent 12 Months



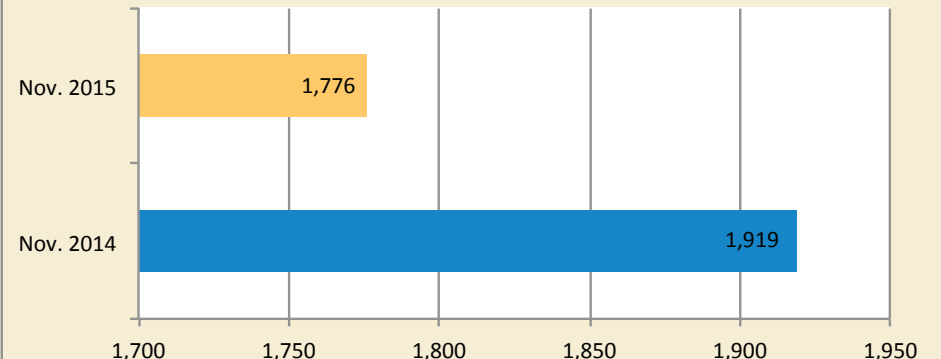
Month to Month



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



Inventory



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