



Naples Area Board of REALTORS®



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1455 Pine Ridge Road  
Naples, FL 34109

2Q 2016

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.
\$0-\$300K	1,353	1,149	-15%	5,327	4,283	-20%	1,466	1,227	-16%	5,130	4,266	-17%	\$ 205	\$ 212	3%	\$ 190	\$ 210	11%	1,036	1,319	27%	61	59	-3%
\$300K-\$500K	690	664	-4%	2,466	2,388	-3%	751	643	-14%	2,266	2,182	-4%	\$ 380	\$ 379	0%	\$ 378	\$ 379	0%	942	1,325	41%	70	76	9%
\$500K-\$1M	479	451	-6%	1,622	1,611	-1%	535	465	-13%	1,447	1,449	0%	\$ 675	\$ 642	-5%	\$ 655	\$ 655	0%	892	1,267	42%	93	95	2%
\$1M-\$2M	201	179	-11%	702	651	-7%	224	214	-4%	617	625	1%	\$ 1,300	\$ 1,300	0%	\$ 1,325	\$ 1,335	1%	416	549	32%	106	94	-11%
\$2M+	120	98	-18%	453	427	-6%	133	113	-15%	390	371	-5%	\$ 3,300	\$ 3,400	3%	\$ 3,298	\$ 3,200	-3%	412	523	27%	127	130	2%
<b>TOTAL</b>	<b>2,843</b>	<b>2,541</b>	<b>-11%</b>	<b>10,570</b>	<b>9,360</b>	<b>-11%</b>	<b>3,109</b>	<b>2,662</b>	<b>-14%</b>	<b>9,850</b>	<b>8,893</b>	<b>-10%</b>	<b>\$ 318</b>	<b>\$ 325</b>	<b>2%</b>	<b>\$ 290</b>	<b>\$ 315</b>	<b>9%</b>	<b>3,698</b>	<b>4,983</b>	<b>35%</b>	<b>75</b>	<b>76</b>	<b>1%</b>
													Median > \$300K	\$ 535	\$ 540	1%	\$ 520	\$ 525	1%					

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.
Naples Beach	567	467	-18%	2,059	1,661	-19%	698	520	-26%	1,966	1,623	-17%	\$ 748	\$ 783	5%	\$ 650	\$ 725	12%	792	1,115	41%	82	86	5%
North Naples	788	672	-15%	2,780	2,522	-9%	798	709	-11%	2,548	2,437	-4%	\$ 365	\$ 395	8%	\$ 350	\$ 380	9%	1,045	1,473	41%	72	77	7%
Central Naples	476	444	-7%	1,878	1,574	-16%	532	443	-17%	1,758	1,484	-16%	\$ 229	\$ 236	7%	\$ 199	\$ 235	18%	464	604	30%	66	59	-11%
South Naples	470	405	-14%	1,741	1,555	-11%	488	470	-4%	1,574	1,511	-4%	\$ 220	\$ 233	2%	\$ 210	\$ 230	10%	597	769	29%	72	69	-4%
East Naples	501	511	2%	1,957	1,913	-2%	553	477	-14%	1,824	1,717	-6%	\$ 269	\$ 278	3%	\$ 246	\$ 280	14%	718	906	26%	78	83	6%
Immokalee/Ave Maria	20	9	-55%	51	51	0%	17	6	-65%	45	42	-7%	\$ 280	\$ 339	21%	\$ 193	\$ 223	16%	24	49	104%	72	64	-11%
<b>TOTAL</b>	<b>2,822</b>	<b>2,508</b>	<b>-11%</b>	<b>10,466</b>	<b>9,276</b>	<b>-11%</b>	<b>3,086</b>	<b>2,625</b>	<b>-15%</b>	<b>9,715</b>	<b>8,814</b>	<b>-9%</b>	<b>\$ 317</b>	<b>\$ 325</b>	<b>3%</b>	<b>\$ 290</b>	<b>\$ 312</b>	<b>8%</b>	<b>3,640</b>	<b>4,916</b>	<b>35%</b>	<b>74</b>	<b>75</b>	<b>1%</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			
	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	
\$0-\$300K	459	406	-12%	1,926	1,492	-23%	475	384	-19%	2,162	1,431	-34%	\$ 226	\$ 235	4%	\$ 205	\$ 229	12%	307	295	-4%	61	52	-15%	
\$300K-\$500K	425	426	0%	1,456	1,452	0%	423	372	-12%	1,118	1,332	19%	\$ 395	\$ 388	-2%	\$ 385	\$ 389	1%	559	738	32%	71	77	8%	
\$500K-\$1M	286	294	3%	933	1,067	14%	278	291	5%	782	919	18%	\$ 675	\$ 630	-7%	\$ 652	\$ 649	0%	604	846	40%	93	85	-9%	
\$1M-\$2M	121	117	-3%	411	406	-1%	119	131	10%	334	406	22%	\$ 1,300	\$ 1,300	0%	\$ 1,325	\$ 1,350	2%	304	360	18%	117	105	-10%	
\$2M+	91	77	-15%	339	317	-6%	93	85	-9%	273	294	8%	\$ 3,500	\$ 3,500	0%	\$ 3,412	\$ 3,262	-4%	359	435	21%	144	144	0%	
<b>TOTAL</b>	<b>1,382</b>	<b>1,320</b>	<b>-4%</b>	<b>5,065</b>	<b>4,734</b>	<b>-7%</b>	<b>1,388</b>	<b>1,263</b>	<b>-9%</b>	<b>4,669</b>	<b>4,382</b>	<b>-6%</b>	<b>\$ 399</b>	<b>\$ 421</b>	<b>6%</b>	<b>\$ 359</b>	<b>\$ 402</b>	<b>12%</b>	<b>2,133</b>	<b>2,674</b>	<b>25%</b>	<b>82</b>	<b>80</b>	<b>-2%</b>	
													<b>Median &gt; \$300K</b>	<b>\$ 525</b>	<b>\$ 550</b>	<b>5%</b>	<b>\$ 520</b>	<b>\$ 539</b>	<b>4%</b>						

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (.000's)						Inventory			Average DOM		
	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.
Naples Beach	223	204	-9%	782	701	-10%	242	210	-13%	733	667	-9%	\$ 1,030	\$ 1,222	19%	\$ 935	\$ 1,100	18%	424	525	24%	94	92	-2%
North Naples	383	343	-10%	1,290	1,231	-5%	367	351	-4%	1,187	1,189	0%	\$ 479	\$ 560	17%	\$ 473	\$ 546	15%	657	839	28%	85	95	12%
Central Naples	225	223	-1%	894	787	-12%	234	200	-15%	843	719	-15%	\$ 329	\$ 310	-6%	\$ 293	\$ 315	8%	254	311	22%	67	51	-24%
South Naples	180	174	-3%	667	606	-9%	171	178	4%	590	574	-3%	\$ 299	\$ 312	4%	\$ 285	\$ 307	8%	261	311	19%	76	66	-13%
East Naples	340	352	4%	1,312	1,320	1%	342	304	-11%	1,203	1,157	-4%	\$ 284	\$ 289	2%	\$ 250	\$ 289	16%	472	598	27%	77	77	0%
Immokalee/Ave Maria	17	8	-53%	44	47	7%	16	6	-63%	40	36	-10%	\$ 280	\$ 339	21%	\$ 206	\$ 225	9%	24	43	79%	75	64	-15%
<b>TOTAL</b>	<b>1,368</b>	<b>1,304</b>	<b>-5%</b>	<b>4,989</b>	<b>4,692</b>	<b>-6%</b>	<b>1,372</b>	<b>1,249</b>	<b>-9%</b>	<b>4,596</b>	<b>4,342</b>	<b>-6%</b>	<b>\$ 399</b>	<b>\$ 425</b>	<b>7%</b>	<b>\$ 358</b>	<b>\$ 402</b>	<b>12%</b>	<b>2,092</b>	<b>2,627</b>	<b>26%</b>	<b>80</b>	<b>79</b>	<b>-1%</b>

### Legend

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East Naples:	34114, 34117, 34120, 34137
Immokalee/Ave Maria:	34142

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### Condominium Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.
\$0-\$300K	894	743	-17%	3,401	2,791	-18%	991	843	-15%	3,262	2,835	-13%	\$ 190	\$ 198	4%	\$ 180	\$ 195	8%	729	1,024	40%	61	62	2%
\$300K-\$500K	265	238	-10%	1,010	936	-7%	328	271	-17%	938	850	-9%	\$ 370	\$ 363	-2%	\$ 365	\$ 362	-1%	383	587	53%	68	73	7%
\$500K-\$1M	193	157	-19%	689	544	-21%	257	174	-32%	626	530	-15%	\$ 670	\$ 687	3%	\$ 668	\$ 678	1%	288	421	46%	94	112	19%
\$1M-\$2M	80	62	-23%	291	245	-16%	105	83	-21%	258	219	-15%	\$ 1,350	\$ 1,300	-4%	\$ 1,327	\$ 1,312	-1%	112	189	69%	93	79	-15%
\$2M+	29	21	-28%	114	110	-4%	40	28	-30%	99	77	-22%	\$ 3,022	\$ 3,875	28%	\$ 2,900	\$ 2,850	-2%	53	88	66%	84	87	4%
<b>TOTAL</b>	<b>1,461</b>	<b>1,221</b>	<b>-16%</b>	<b>5,505</b>	<b>4,626</b>	<b>-16%</b>	<b>1,721</b>	<b>1,399</b>	<b>-19%</b>	<b>5,183</b>	<b>4,511</b>	<b>-13%</b>	<b>\$ 263</b>	<b>\$ 259</b>	<b>-2%</b>	<b>\$ 243</b>	<b>\$ 250</b>	<b>3%</b>	<b>1,565</b>	<b>2,309</b>	<b>48%</b>	<b>70</b>	<b>73</b>	<b>4%</b>
													<b>Median &gt; \$300K</b>	<b>\$ 541</b>	<b>\$ 520</b>	<b>-4%</b>	<b>\$ 515</b>	<b>\$ 497</b>	<b>-3%</b>					

### Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	12-month ending 06/2015	12-month ending 06/2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.	2nd Qtr 2015	2nd Qtr 2016	% Chg.
Naples Beach	344	263	-24%	1,277	960	-25%	456	310	-32%	1,233	956	-22%	\$ 650	\$ 675	4%	\$ 570	\$ 625	10%	368	590	60%	76	81	7%
North Naples	405	329	-19%	1,490	1,291	-13%	431	358	-17%	1,397	1,248	-11%	\$ 265	\$ 250	-6%	\$ 250	\$ 250	0%	388	634	63%	61	58	-5%
Central Naples	251	221	-12%	984	787	-20%	298	243	-18%	915	765	-16%	\$ 172	\$ 197	15%	\$ 165	\$ 185	12%	210	293	40%	65	67	3%
South Naples	290	231	-20%	1,074	949	-12%	317	292	-8%	984	937	-5%	\$ 188	\$ 197	5%	\$ 170	\$ 190	12%	336	458	36%	70	70	0%
East Naples	161	159	-1%	645	593	-8%	211	173	-18%	621	560	-10%	\$ 250	\$ 256	2%	\$ 235	\$ 263	12%	246	308	25%	80	92	15%
Immokalee/Ave Maria	3	1	-67%	7	4	-43%	1	0	-100%	5	6	20%	\$ 280	\$ -	-100%	\$ 185	\$ 154	-17%	-	6		14	0	-100%
<b>TOTAL</b>	<b>1,454</b>	<b>1,204</b>	<b>-17%</b>	<b>5,477</b>	<b>4,584</b>	<b>-16%</b>	<b>1,714</b>	<b>1,376</b>	<b>-20%</b>	<b>5,155</b>	<b>4,472</b>	<b>-13%</b>	<b>\$ 262</b>	<b>\$ 257</b>	<b>-2%</b>	<b>\$ 242</b>	<b>\$ 250</b>	<b>3%</b>	<b>1,548</b>	<b>2,289</b>	<b>48%</b>	<b>70</b>	<b>72</b>	<b>3%</b>

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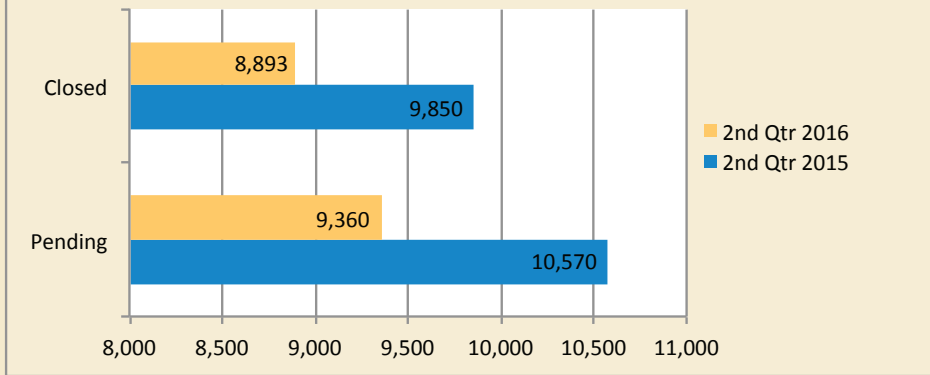
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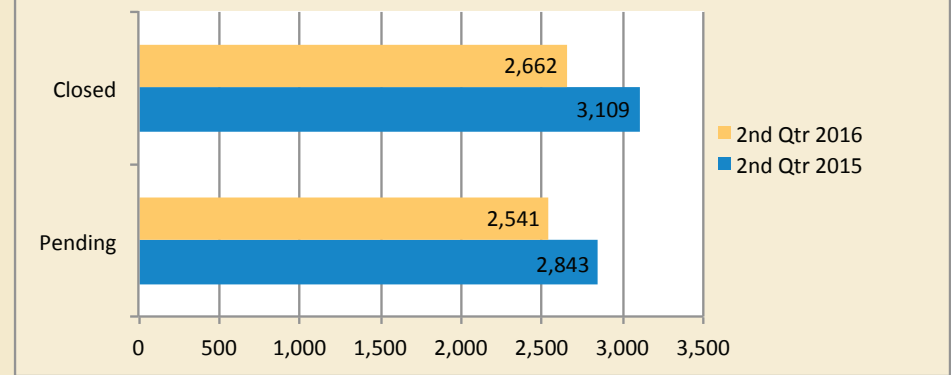
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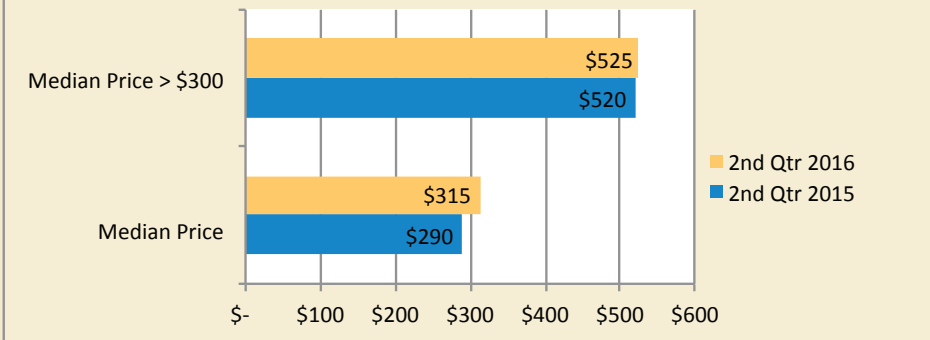
### Most Recent 12 Months



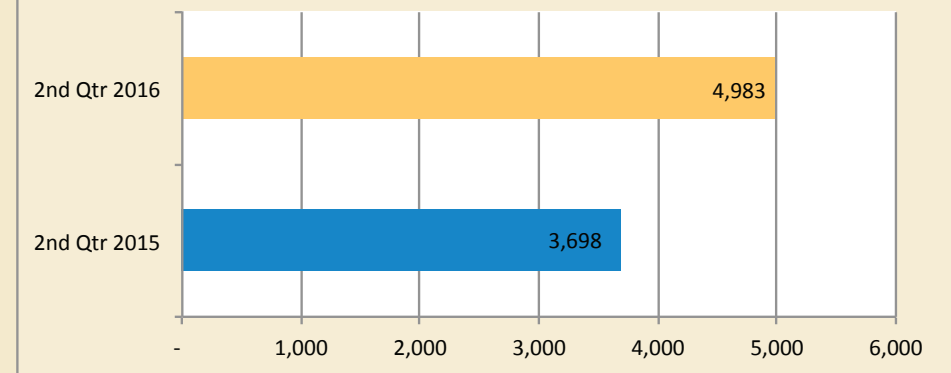
### Quarter to Quarter



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



### Inventory



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