



Naples Area Board of REALTORS®



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August 2016  
1455 Pine Ridge Road  
Naples, FL 34109

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	August 2015	August 2016	% Chg.
\$0-\$300K	392	354	-10%	5,235	4,154	-21%	338	309	-9%	5,033	4,175	-17%	\$ 205	\$ 215	5%	\$ 192	\$ 210	9%	946	1,273	35%	57	68	19%
\$300K-\$500K	212	221	4%	2,501	2,379	-5%	179	184	3%	2,314	2,162	-7%	\$ 375	\$ 372	-1%	\$ 375	\$ 378	1%	908	1,293	42%	95	100	5%
\$500K-\$1M	131	105	-20%	1,666	1,553	-7%	99	107	8%	1,471	1,479	1%	\$ 637	\$ 641	1%	\$ 660	\$ 650	-2%	876	1,212	38%	93	92	-1%
\$1M-\$2M	46	36	-22%	727	631	-13%	49	38	-22%	643	602	-6%	\$ 1,365	\$ 1,371	0%	\$ 1,325	\$ 1,340	1%	381	501	31%	102	135	32%
\$2M+	30	18	-40%	468	399	-15%	24	16	-33%	409	353	-14%	\$ 3,132	\$ 2,537	-19%	\$ 3,250	\$ 3,200	-2%	414	508	23%	126	162	29%
<b>TOTAL</b>	<b>811</b>	<b>734</b>	<b>-9%</b>	<b>10,597</b>	<b>9,116</b>	<b>-14%</b>	<b>689</b>	<b>654</b>	<b>-5%</b>	<b>9,870</b>	<b>8,771</b>	<b>-11%</b>	<b>\$ 306</b>	<b>\$ 320</b>	<b>5%</b>	<b>\$ 297</b>	<b>\$ 315</b>	<b>6%</b>	<b>3,525</b>	<b>4,787</b>	<b>36%</b>	<b>78</b>	<b>88</b>	<b>13%</b>

Median > \$300K

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	August 2015	August 2016	% Chg.
Naples Beach	125	110	-12%	2,048	1,612	-21%	120	108	-10%	1,957	1,585	-19%	\$ 637	\$ 608	-5%	\$ 690	\$ 735	7%	756	1,041	38%	68	100	47%
North Naples	215	208	-3%	2,777	2,428	-13%	199	177	-11%	2,614	2,353	-10%	\$ 370	\$ 375	1%	\$ 355	\$ 385	8%	998	1,428	43%	75	89	19%
Central Naples	151	133	-12%	1,867	1,544	-17%	131	124	-5%	1,745	1,481	-15%	\$ 230	\$ 257	12%	\$ 205	\$ 235	15%	420	565	35%	69	69	0%
South Naples	141	112	-21%	1,774	1,487	-16%	103	94	-9%	1,610	1,465	-9%	\$ 232	\$ 224	-3%	\$ 217	\$ 231	6%	547	747	37%	96	81	-16%
East Naples	170	157	-8%	1,974	1,904	-4%	124	136	10%	1,800	1,763	-2%	\$ 270	\$ 291	8%	\$ 258	\$ 282	9%	721	895	24%	85	99	16%
Immokalee/Ave Maria	7	8	14%	59	56	-5%	4	8	100%	48	43	-10%	\$ 60	\$ 251	318%	\$ 191	\$ 232	21%	27	50	85%	14	55	293%
<b>TOTAL</b>	<b>809</b>	<b>728</b>	<b>-10%</b>	<b>10,499</b>	<b>9,031</b>	<b>-14%</b>	<b>681</b>	<b>647</b>	<b>-5%</b>	<b>9,774</b>	<b>8,690</b>	<b>-11%</b>	<b>\$ 305</b>	<b>\$ 320</b>	<b>5%</b>	<b>\$ 296</b>	<b>\$ 315</b>	<b>6%</b>	<b>3,469</b>	<b>4,726</b>	<b>36%</b>	<b>77</b>	<b>87</b>	<b>13%</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			
	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	August 2015	August 2016	% Chg.	
\$0-\$300K	136	118	-13%	1,840	1,437	-22%	122	98	-20%	1,776	1,393	-22%	\$ 232	\$ 245	6%	\$ 211	\$ 230	9%	298	299	0%	42	43	2%	
\$300K-\$500K	150	156	4%	1,489	1,451	-3%	113	136	20%	1,365	1,340	-2%	\$ 400	\$ 375	-6%	\$ 385	\$ 385	0%	504	694	38%	83	92	11%	
\$500K-\$1M	99	77	-22%	974	1,022	5%	59	77	31%	831	962	16%	\$ 637	\$ 631	-1%	\$ 650	\$ 640	-2%	572	801	40%	88	90	2%	
\$1M-\$2M	41	22	-46%	447	382	-15%	34	29	-15%	394	388	-2%	\$ 1,345	\$ 1,400	4%	\$ 1,333	\$ 1,350	1%	281	333	19%	122	149	22%	
\$2M+	24	11	-54%	350	286	-18%	20	10	-50%	309	274	-11%	\$ 3,422	\$ 2,662	-22%	\$ 3,412	\$ 3,312	-3%	370	427	15%	141	182	29%	
<b>TOTAL</b>	<b>450</b>	<b>384</b>	<b>-15%</b>	<b>5,100</b>	<b>4,578</b>	<b>-10%</b>	<b>348</b>	<b>350</b>	<b>1%</b>	<b>4,675</b>	<b>4,357</b>	<b>-7%</b>	<b>\$ 388</b>	<b>\$ 384</b>	<b>-1%</b>	<b>\$ 370</b>	<b>\$ 405</b>	<b>9%</b>	<b>2,025</b>	<b>2,554</b>	<b>26%</b>	<b>78</b>	<b>86</b>	<b>10%</b>	
													Median > \$300K	\$ 502	\$ 482	-4%	\$ 525	\$ 535	2%						

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	August 2015	August 2016	% Chg.
Naples Beach	63	44	-30%	786	659	-16%	52	47	-10%	737	645	-12%	\$ 862	\$ 830	-4%	\$ 980	\$ 1,100	12%	408	506	24%	66	102	55%
North Naples	114	110	-4%	1,301	1,184	-9%	97	96	-1%	1,211	1,157	-4%	\$ 543	\$ 505	-7%	\$ 480	\$ 549	14%	627	789	26%	93	93	0%
Central Naples	82	72	-12%	882	752	-15%	75	71	-5%	831	716	-14%	\$ 314	\$ 329	5%	\$ 304	\$ 321	6%	216	288	33%	62	71	15%
South Naples	60	32	-47%	682	570	-16%	36	33	-8%	596	561	-6%	\$ 266	\$ 359	35%	\$ 282	\$ 320	13%	235	300	28%	98	70	-29%
East Naples	123	118	-4%	1,326	1,321	0%	81	91	12%	1,188	1,198	1%	\$ 285	\$ 325	14%	\$ 266	\$ 295	11%	475	582	23%	77	92	19%
Immokalee/Ave Maria	7	5	-29%	53	49	-8%	2	8	300%	42	40	-5%	\$ 188	\$ 251	34%	\$ 207	\$ 231	12%	24	44	83%	17	55	224%
<b>TOTAL</b>	<b>449</b>	<b>381</b>	<b>-15%</b>	<b>5,030</b>	<b>4,535</b>	<b>-10%</b>	<b>343</b>	<b>346</b>	<b>1%</b>	<b>4,605</b>	<b>4,317</b>	<b>-6%</b>	<b>\$ 392</b>	<b>\$ 385</b>	<b>-2%</b>	<b>\$ 370</b>	<b>\$ 405</b>	<b>9%</b>	<b>1,985</b>	<b>2,509</b>	<b>26%</b>	<b>78</b>	<b>86</b>	<b>10%</b>

### Legend

Geographic Location	USPS Zip Codes
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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			
	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	August 2015	August 2016	% Chg.	
\$0-\$300K	256	236	-8%	3,395	2,717	-20%	216	211	-2%	3,257	2,782	-15%	\$ 180	\$ 193	7%	\$ 182	\$ 195	7%	648	974	50%	64	79	23%	
\$300K-\$500K	62	65	5%	1,012	928	-8%	66	48	-27%	949	822	-13%	\$ 359	\$ 363	1%	\$ 365	\$ 365	0%	404	599	48%	114	117	3%	
\$500K-\$1M	32	28	-13%	692	531	-23%	40	30	-25%	640	517	-19%	\$ 658	\$ 699	6%	\$ 676	\$ 685	1%	304	411	35%	100	100	0%	
\$1M-\$2M	5	14	180%	280	249	-11%	15	9	-40%	249	214	-14%	\$ 1,375	\$ 1,312	-5%	\$ 1,315	\$ 1,303	-1%	100	168	68%	60	106	77%	
\$2M+	6	7	17%	118	113	-4%	4	6	50%	100	79	-21%	\$ 2,175	\$ 2,475	14%	\$ 2,750	\$ 2,850	4%	44	81	84%	48	121	152%	
<b>TOTAL</b>	<b>361</b>	<b>350</b>	<b>-3%</b>	<b>5,497</b>	<b>4,538</b>	<b>-17%</b>	<b>341</b>	<b>304</b>	<b>-11%</b>	<b>5,195</b>	<b>4,414</b>	<b>-15%</b>	<b>\$ 235</b>	<b>\$ 232</b>	<b>-1%</b>	<b>\$ 245</b>	<b>\$ 250</b>	<b>2%</b>	<b>1,500</b>	<b>2,233</b>	<b>49%</b>	<b>78</b>	<b>90</b>	<b>15%</b>	
													<b>Median &gt; \$300K</b>	<b>\$ 460</b>	<b>\$ 500</b>	<b>9%</b>	<b>\$ 515</b>	<b>\$ 500</b>	<b>-3%</b>						

### Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	12-month ending 08/2015	12-month ending 08/2016	% Chg.	August 2015	August 2016	% Chg.	August 2015	August 2016	% Chg.
Naples Beach	62	66	6%	1,262	953	-24%	68	61	-10%	1,220	940	-23%	\$ 591	\$ 590	0%	\$ 581	\$ 625	8%	348	535	54%	70	99	41%
North Naples	101	98	-3%	1,476	1,244	-16%	102	81	-21%	1,403	1,196	-15%	\$ 236	\$ 245	4%	\$ 250	\$ 253	1%	371	639	72%	58	84	45%
Central Naples	69	61	-12%	985	792	-20%	56	53	-5%	914	765	-16%	\$ 168	\$ 174	4%	\$ 166	\$ 184	11%	204	277	36%	79	66	-16%
South Naples	81	80	-1%	1,092	917	-16%	67	61	-9%	1,014	904	-11%	\$ 200	\$ 186	-7%	\$ 175	\$ 192	10%	312	447	43%	95	87	-8%
East Naples	47	39	-17%	648	583	-10%	43	45	5%	612	565	-8%	\$ 210	\$ 207	-1%	\$ 242	\$ 266	10%	246	313	27%	101	114	13%
Immokalee/Ave Maria	0	3		6	7	17%	2	0	-100%	6	3	-50%	\$ 45	\$ -	-100%	\$ 122	\$ 235	93%	3	6	100%	12	0	-100%
<b>TOTAL</b>	<b>360</b>	<b>347</b>	<b>-4%</b>	<b>5,469</b>	<b>4,496</b>	<b>-18%</b>	<b>338</b>	<b>301</b>	<b>-11%</b>	<b>5,169</b>	<b>4,373</b>	<b>-15%</b>	<b>\$ 234</b>	<b>\$ 231</b>	<b>-1%</b>	<b>\$ 245</b>	<b>\$ 250</b>	<b>2%</b>	<b>1,484</b>	<b>2,217</b>	<b>49%</b>	<b>76</b>	<b>89</b>	<b>17%</b>

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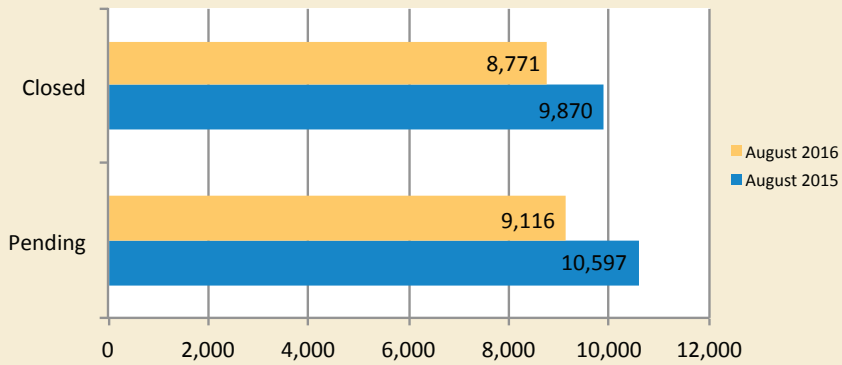
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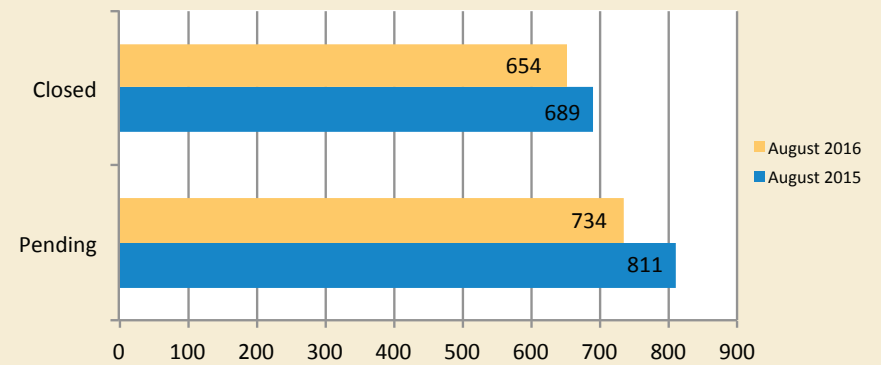
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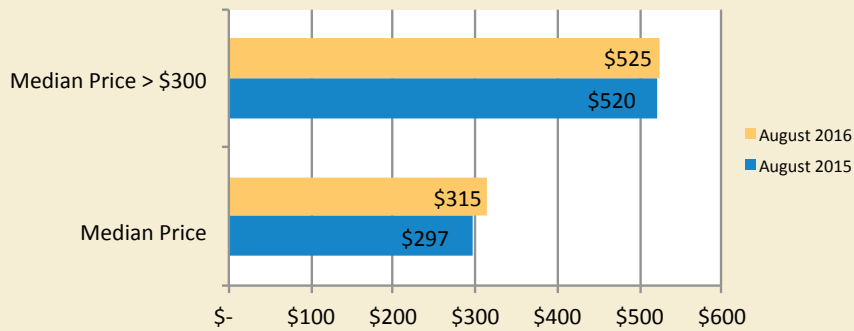
### Most Recent 12 Months



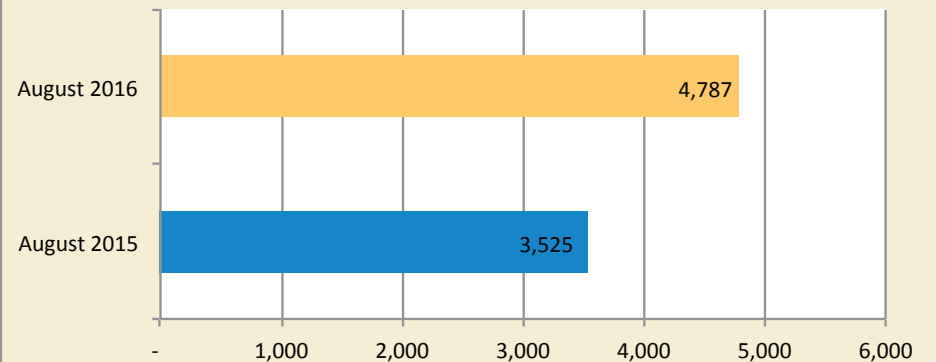
### Month to Month



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



### Inventory



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