



Naples Area Board of REALTORS®



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December 2015

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	
\$0-\$300K	368	302	-18%	5,751	4,921	-14%	435	329	-24%	5,535	4,771	-14%	\$ 185	\$ 212	15%	\$ 179	\$ 200	12%	1,446	1,177	-19%	61	58	-5%	
\$300K-\$500K	149	173	16%	2,137	2,580	21%	213	181	-15%	1,978	2,382	20%	\$ 375	\$ 380	1%	\$ 380	\$ 375	-1%	1,054	1,158	10%	74	64	-14%	
\$500K-\$1M	112	122	9%	1,522	1,664	9%	108	133	23%	1,364	1,518	11%	\$ 654	\$ 650	-1%	\$ 650	\$ 668	3%	921	1,068	16%	116	99	-15%	
\$1M-\$2M	39	44	13%	655	729	11%	53	53	0%	626	649	4%	\$ 1,359	\$ 1,362	0%	\$ 1,344	\$ 1,342	0%	473	489	3%	119	103	-13%	
\$2M+	31	25	-19%	429	477	11%	27	27	0%	399	426	7%	\$ 2,898	\$ 2,600	-10%	\$ 2,950	\$ 3,212	9%	457	516	13%	181	131	-28%	
TOTAL	699	666	-5%	10,494	10,371	-1%	836	723	-14%	9,902	9,746	-2%	\$ 289	\$ 325	12%	\$ 270	\$ 308	14%	4,351	4,408	1%	80	73	-9%	
													Median > \$300K	\$ 490	\$ 540	10%	\$ 536	\$ 520	-3%						

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.
Naples Beach	140	128	-9%	2,125	1,977	-7%	170	131	-23%	2,050	1,922	-6%	\$ 522	\$ 710	36%	\$ 627	\$ 724	15%	979	969	-1%	97	73	-25%
North Naples	152	176	16%	2,687	2,765	3%	208	196	-6%	2,640	2,574	-3%	\$ 362	\$ 380	5%	\$ 329	\$ 370	12%	1,065	1,270	19%	79	72	-9%
Central Naples	131	109	-17%	1,949	1,762	-10%	159	122	-23%	1,785	1,671	-6%	\$ 200	\$ 219	10%	\$ 180	\$ 220	22%	583	538	-8%	77	61	-21%
South Naples	118	109	-8%	1,671	1,748	5%	140	121	-14%	1,549	1,619	5%	\$ 191	\$ 282	48%	\$ 185	\$ 225	22%	745	679	-9%	72	81	13%
East Naples	146	135	-8%	1,924	1,972	2%	149	147	-1%	1,742	1,824	5%	\$ 252	\$ 286	13%	\$ 224	\$ 267	19%	885	859	-3%	68	79	16%
Immokalee/Ave Maria	2	3	50%	39	67	72%	1	1	0%	33	56	70%	\$ 131	\$ 378	189%	\$ 151	\$ 215	42%	22	32	45%	86	0	-100%
TOTAL	689	660	-4%	10,395	10,291	-1%	827	718	-13%	9,799	9,666	-1%	\$ 285	\$ 320	12%	\$ 269	\$ 305	13%	4,279	4,347	2%	79	73	-8%

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			
	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	
\$0-\$300K	164	113	-31%	2,124	1,686	-21%	138	105	-24%	1,985	1,621	-18%	\$ 193	\$ 229	19%	\$ 192	\$ 220	15%	443	329	-26%	47	60	28%	
\$300K-\$500K	87	105	21%	1,303	1,508	16%	130	100	-23%	1,205	1,410	17%	\$ 385	\$ 384	0%	\$ 385	\$ 385	0%	592	617	4%	80	66	-18%	
\$500K-\$1M	72	83	15%	914	1,000	9%	65	80	23%	818	870	6%	\$ 625	\$ 650	4%	\$ 650	\$ 658	1%	560	709	27%	108	94	-13%	
\$1M-\$2M	21	27	29%	363	456	26%	29	36	24%	354	413	17%	\$ 1,249	\$ 1,401	12%	\$ 1,338	\$ 1,350	1%	337	336	0%	146	125	-14%	
\$2M+	26	20	-23%	319	351	10%	22	19	-14%	292	325	11%	\$ 2,874	\$ 2,900	1%	\$ 3,000	\$ 3,350	12%	389	436	12%	203	171	-16%	
TOTAL	370	348	-6%	5,023	5,001	0%	384	340	-11%	4,654	4,639	0%	\$ 374	\$ 412	10%	\$ 348	\$ 385	11%	2,321	2,427	5%	86	83	-3%	
													Median > \$300K	\$ 490	\$ 551	12%	\$ 540	\$ 530	-2%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.
Naples Beach	53	52	-2%	786	771	-2%	58	46	-21%	754	744	-1%	\$ 747	\$ 1,177	58%	\$ 970	\$ 1,035	7%	466	503	8%	117	109	-7%
North Naples	75	90	20%	1,227	1,326	8%	93	90	-3%	1,198	1,206	1%	\$ 470	\$ 595	27%	\$ 466	\$ 507	9%	639	727	14%	91	95	4%
Central Naples	68	58	-15%	949	830	-13%	74	58	-22%	864	798	-8%	\$ 327	\$ 307	-6%	\$ 271	\$ 315	16%	291	274	-6%	86	64	-26%
South Naples	58	49	-16%	660	655	-1%	52	50	-4%	593	599	1%	\$ 262	\$ 417	59%	\$ 285	\$ 305	7%	283	282	0%	84	85	1%
East Naples	107	94	-12%	1,307	1,307	0%	100	95	-5%	1,158	1,190	3%	\$ 270	\$ 285	6%	\$ 227	\$ 277	22%	572	563	-2%	60	70	17%
Immokalee/Ave Maria	2	2	0%	32	58	81%	1	1	0%	25	48	92%	\$ 131	\$ 378	189%	\$ 119	\$ 219	84%	21	28	33%	86	0	-100%
TOTAL	363	345	-5%	4,961	4,947	0%	378	340	-10%	4,592	4,585	0%	\$ 375	\$ 412	10%	\$ 348	\$ 385	11%	2,272	2,377	5%	85	83	-2%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

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	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	
\$0-\$300K	204	189	-7%	3,627	3,235	-11%	297	224	-25%	3,550	3,150	-11%	\$ 184	\$ 198	8%	\$ 170	\$ 188	11%	1,003	848	-15%	69	57	-17%	
\$300K-\$500K	62	68	10%	834	1,072	29%	83	81	-2%	773	972	26%	\$ 360	\$ 367	2%	\$ 370	\$ 365	-1%	462	541	17%	66	62	-6%	
\$500K-\$1M	40	39	-3%	608	664	9%	43	53	23%	546	648	19%	\$ 669	\$ 650	-3%	\$ 650	\$ 680	5%	361	359	-1%	128	106	-17%	
\$1M-\$2M	18	17	-6%	292	273	-7%	24	17	-29%	272	236	-13%	\$ 1,480	\$ 1,358	-8%	\$ 1,348	\$ 1,300	-4%	136	153	13%	83	57	-31%	
\$2M+	5	5	0%	110	126	15%	5	8	60%	107	101	-6%	\$ 3,875	\$ 2,425	-37%	\$ 2,800	\$ 2,850	2%	68	80	18%	79	47	-41%	
TOTAL	329	318	-3%	5,471	5,370	-2%	452	383	-15%	5,248	5,107	-3%	\$ 239	\$ 275	15%	\$ 219	\$ 250	14%	2,030	1,981	-2%	76	64	-16%	
													Median > \$300K	\$ 482	\$ 478	-1%	\$ 534	\$ 506	-5%						

Condominium Market Statistics by Area

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	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	12-month ending 12/2014	12-month ending 12/2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.	Dec. 2014	Dec. 2015	% Chg.
Naples Beach	87	76	-13%	0	1,206		112	85	-24%	1,296	1,178	-9%	\$ 472	\$ 547	16%	\$ 535	\$ 597	12%	513	466	-9%	86	53	-38%
North Naples	77	86	12%	0	1,439		115	106	-8%	1,442	1,368	-5%	\$ 235	\$ 286	22%	\$ 224	\$ 255	14%	426	543	27%	68	52	-24%
Central Naples	63	51	-19%	0	932		85	64	-25%	921	873	-5%	\$ 160	\$ 183	14%	\$ 150	\$ 172	15%	292	264	-10%	70	58	-17%
South Naples	60	60	0%	0	1,093		88	71	-19%	956	1,020	7%	\$ 174	\$ 225	29%	\$ 152	\$ 183	20%	462	397	-14%	65	78	20%
East Naples	39	41	5%	0	665		49	52	6%	584	634	9%	\$ 234	\$ 289	24%	\$ 215	\$ 253	18%	313	296	-5%	84	95	13%
Immokalee/Ave Maria	0	1		0	9		0	0		8	8	0%	\$ -	\$ -		\$ 172	\$ 180	5%	1	4	300%	0	0	
TOTAL	326	315	-3%	0	5,344		449	378	-16%	5,207	5,081	-2%	\$ 238	\$ 272	14%	\$ 218	\$ 250	15%	2,007	1,970	-2%	74	64	-14%

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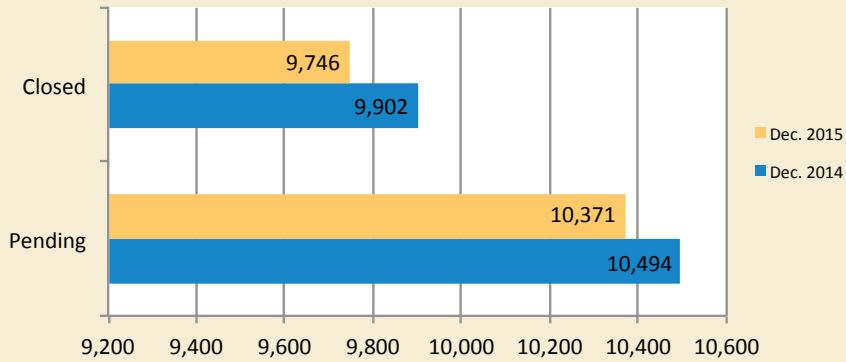
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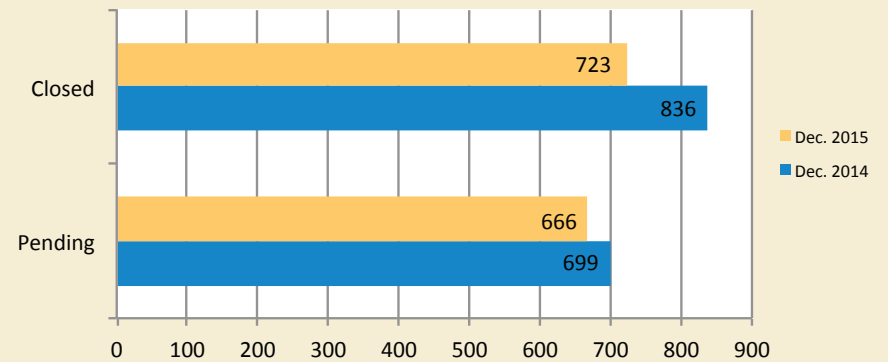
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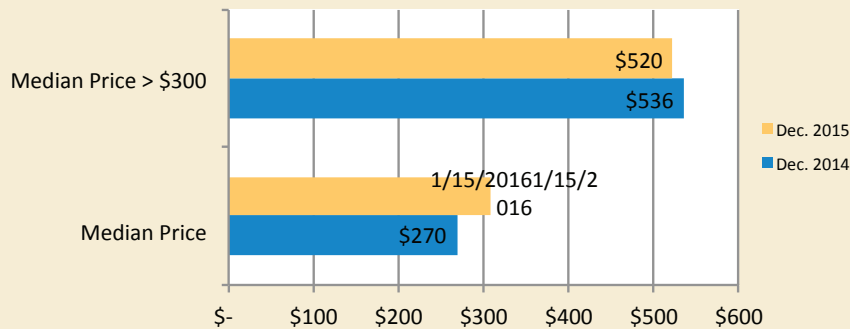
Most Recent 12 Months



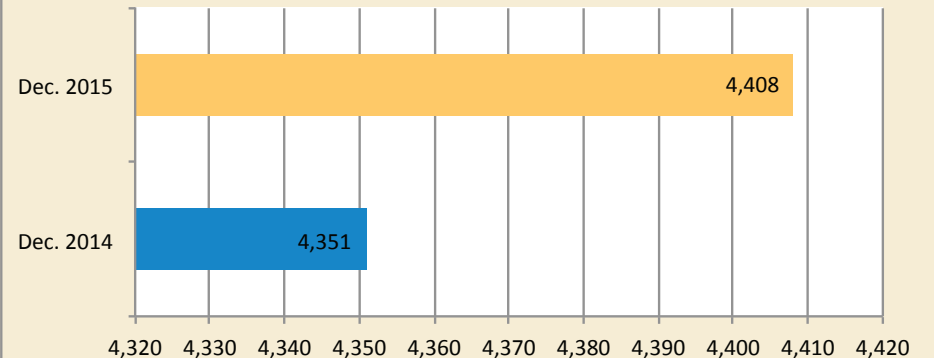
Month to Month



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



Inventory



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