



Naples Area Board of REALTORS®



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December 2016

1455 Pine Ridge Road  
Naples, FL 34109

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	Dec 2015	Dec 2016	% Chg.	
\$0-\$300K	302	290	-4%	4,921	4,016	-18%	329	280	-15%	4,771	3,998	-16%	\$ 212	\$ 219	3%	\$ 200	\$ 215	8%	1,177	1,590	35%	69	77	12%	
\$300K-\$500K	173	180	4%	2,580	2,351	-9%	181	174	-4%	2,382	2,149	-10%	\$ 380	\$ 385	1%	\$ 375	\$ 377	1%	1,158	1,585	37%	99	77	-22%	
\$500K-\$1M	122	113	-7%	1,664	1,545	-7%	133	141	6%	1,518	1,452	-4%	\$ 650	\$ 631	-3%	\$ 668	\$ 650	-3%	1,068	1,436	34%	115	109	-5%	
\$1M-\$2M	44	47	7%	729	597	-18%	53	42	-21%	649	574	-12%	\$ 1,362	\$ 1,290	-5%	\$ 1,342	\$ 1,316	-2%	489	688	41%	139	111	-20%	
\$2M+	25	38	52%	477	394	-17%	27	26	-4%	426	337	-21%	\$ 2,600	\$ 3,225	24%	\$ 3,212	\$ 3,200	0%	516	647	25%	160	147	-8%	
<b>TOTAL</b>	<b>666</b>	<b>668</b>	<b>0%</b>	<b>10,371</b>	<b>8,903</b>	<b>-14%</b>	<b>723</b>	<b>663</b>	<b>-8%</b>	<b>9,746</b>	<b>8,510</b>	<b>-13%</b>	<b>\$ 325</b>	<b>\$ 345</b>	<b>6%</b>	<b>\$ 308</b>	<b>\$ 320</b>	<b>4%</b>	<b>4,408</b>	<b>5,946</b>	<b>35%</b>	<b>96</b>	<b>88</b>	<b>-8%</b>	
													Median > \$300K	\$ 540	\$ 530	-2%	\$ 520	\$ 520	0%						

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	Dec 2015	Dec 2016	% Chg.
Naples Beach	128	113	-12%	1,977	1,574	-20%	131	111	-15%	1,922	1,525	-21%	\$ 710	\$ 775	9%	\$ 724	\$ 740	2%	969	1,406	45%	73	111	52%
North Naples	176	166	-6%	2,765	2,379	-14%	196	195	-1%	2,574	2,312	-10%	\$ 380	\$ 395	4%	\$ 370	\$ 380	3%	1,270	1,703	34%	72	101	40%
Central Naples	109	92	-16%	1,762	1,515	-14%	122	109	-11%	1,671	1,431	-14%	\$ 219	\$ 250	14%	\$ 220	\$ 240	9%	538	750	39%	61	74	21%
South Naples	109	89	-18%	1,748	1,471	-16%	121	110	-9%	1,619	1,399	-14%	\$ 282	\$ 265	-6%	\$ 225	\$ 230	2%	679	913	34%	81	88	9%
East Naples	135	122	-10%	1,972	1,827	-7%	147	126	-14%	1,824	1,714	-6%	\$ 286	\$ 309	8%	\$ 267	\$ 290	9%	859	1,040	21%	79	103	30%
Immokalee/Ave Maria	3	2	-33%	67	53	-21%	1	5	400%	56	45	-20%	\$ 378	\$ 200	-47%	\$ 215	\$ 240	12%	32	52	63%	0	20	
<b>TOTAL</b>	<b>660</b>	<b>584</b>	<b>-12%</b>	<b>10,291</b>	<b>8,819</b>	<b>-14%</b>	<b>718</b>	<b>656</b>	<b>-9%</b>	<b>9,666</b>	<b>8,426</b>	<b>-13%</b>	<b>\$ 320</b>	<b>\$ 347</b>	<b>8%</b>	<b>\$ 305</b>	<b>\$ 320</b>	<b>5%</b>	<b>4,347</b>	<b>5,864</b>	<b>35%</b>	<b>73</b>	<b>96</b>	<b>32%</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								
	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	Dec 2015	Dec 2016	% Chg.	Dec 2015	Dec 2016	% Chg.			
\$0-\$300K	113	102	-10%	1,686	1,365	-19%	105	95	-10%	1,621	1,333	-18%	\$ 229	\$ 250	9%	\$ 220	\$ 239	9%	329	331	1%	60	46	-23%
\$300K-\$500K	105	113	8%	1,508	1,490	-1%	100	115	15%	1,410	1,380	-2%	\$ 384	\$ 385	0%	\$ 385	\$ 385	0%	617	812	32%	66	99	50%
\$500K-\$1M	83	77	-7%	1,000	996	0%	80	87	9%	870	946	9%	\$ 650	\$ 626	-4%	\$ 658	\$ 635	-3%	709	925	30%	94	123	31%
\$1M-\$2M	27	27	0%	456	351	-23%	36	26	-28%	413	353	-15%	\$ 1,401	\$ 1,282	-8%	\$ 1,350	\$ 1,350	0%	336	422	26%	125	149	19%
\$2M+	20	30	50%	351	280	-20%	19	19	0%	325	256	-21%	\$ 2,900	\$ 3,500	21%	\$ 3,350	\$ 3,275	-2%	436	525	20%	171	204	19%
<b>TOTAL</b>	<b>348</b>	<b>349</b>	<b>0%</b>	<b>5,001</b>	<b>4,482</b>	<b>-10%</b>	<b>340</b>	<b>342</b>	<b>1%</b>	<b>4,639</b>	<b>4,268</b>	<b>-8%</b>	<b>\$ 412</b>	<b>\$ 407</b>	<b>-1%</b>	<b>\$ 385</b>	<b>\$ 400</b>	<b>4%</b>	<b>2,427</b>	<b>3,015</b>	<b>24%</b>	<b>83</b>	<b>102</b>	<b>23%</b>
													Median > \$300K											
													\$ 551	\$ 525	-5%	\$ 530	\$ 523	-1%						

### Single Family Market Statistics by Area

	# Pending			# Closed			Median Closed Price (,000's)						Inventory			Average DOM								
	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	Dec 2015	Dec 2016	% Chg.	Dec 2015	Dec 2016	% Chg.			
Naples Beach	52	49	-6%	771	637	-17%	46	38	-17%	744	609	-18%	\$ 1,177	\$ 1,325	13%	\$ 1,035	\$ 1,075	4%	503	655	30%	109	119	9%
North Naples	90	90	0%	1,326	1,157	-13%	90	100	11%	1,206	1,157	-4%	\$ 595	\$ 548	-8%	\$ 507	\$ 533	5%	727	875	20%	95	117	23%
Central Naples	58	52	-10%	830	743	-10%	58	59	2%	798	695	-13%	\$ 307	\$ 300	-2%	\$ 315	\$ 320	2%	274	356	30%	64	74	16%
South Naples	49	43	-12%	655	545	-17%	50	45	-10%	599	508	-15%	\$ 417	\$ 370	-11%	\$ 305	\$ 320	5%	282	369	31%	85	103	21%
East Naples	94	110	17%	1,307	1,311	0%	95	92	-3%	1,190	1,215	2%	\$ 285	\$ 336	18%	\$ 277	\$ 307	11%	563	658	17%	70	98	40%
Immokalee/Ave Maria	2	1	-50%	58	45	-22%	1	4	300%	48	40	-17%	\$ 378	\$ 177	-53%	\$ 219	\$ 241	10%	28	45	61%	0	21	
<b>TOTAL</b>	<b>345</b>	<b>345</b>	<b>0%</b>	<b>4,947</b>	<b>4,438</b>	<b>-10%</b>	<b>340</b>	<b>338</b>	<b>-1%</b>	<b>4,585</b>	<b>4,224</b>	<b>-8%</b>	<b>\$ 412</b>	<b>\$ 408</b>	<b>-1%</b>	<b>\$ 385</b>	<b>\$ 400</b>	<b>4%</b>	<b>2,377</b>	<b>2,958</b>	<b>24%</b>	<b>83</b>	<b>102</b>	<b>23%</b>

### Legend

Geographic Location	USPS Zip Codes
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South Naples:	34112, 34113
East Naples:	34114, 34117, 34120, 34137
Immokalee/Ave Maria:	34142

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\*\*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			
	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	Dec 2015	Dec 2016	% Chg.	
\$0-\$300K	189	188	-1%	3,235	2,651	-18%	224	185	-17%	3,150	2,665	-15%	\$ 198	\$ 200	1%	\$ 188	\$ 199	6%	848	1,259	48%	57	81	42%	
\$300K-\$500K	68	67	-1%	1,072	861	-20%	81	59	-27%	972	769	-21%	\$ 367	\$ 384	5%	\$ 365	\$ 365	0%	541	733	35%	62	100	61%	
\$500K-\$1M	39	36	-8%	664	549	-17%	53	54	2%	648	506	-22%	\$ 650	\$ 660	2%	\$ 680	\$ 690	1%	359	511	42%	106	103	-3%	
\$1M-\$2M	17	20	18%	273	246	-10%	17	16	-6%	236	221	-6%	\$ 1,358	\$ 1,290	-5%	\$ 1,300	\$ 1,300	0%	153	266	74%	57	128	125%	
\$2M+	5	8	60%	126	114	-10%	8	7	-13%	101	81	-20%	\$ 2,425	\$ 2,885	19%	\$ 2,850	\$ 2,885	1%	80	122	53%	47	20	-57%	
<b>TOTAL</b>	<b>318</b>	<b>319</b>	<b>0%</b>	<b>5,370</b>	<b>4,421</b>	<b>-18%</b>	<b>383</b>	<b>321</b>	<b>-16%</b>	<b>5,107</b>	<b>4,242</b>	<b>-17%</b>	<b>\$ 275</b>	<b>\$ 265</b>	<b>-4%</b>	<b>\$ 250</b>	<b>\$ 253</b>	<b>1%</b>	<b>1,981</b>	<b>2,891</b>	<b>46%</b>	<b>64</b>	<b>90</b>	<b>41%</b>	
													Median > \$300K	\$ 478	\$ 547	14%	\$ 506	\$ 520	3%						

### Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	12-month ending 12/2015	12-month ending 12/2016	% Chg.	Dec 2015	Dec 2016	% Chg.	Dec 2015	Dec 2016	% Chg.
Naples Beach	76	82	8%	1,206	937	-22%	85	73	-14%	1,178	916	-22%	\$ 547	\$ 705	29%	\$ 597	\$ 675	13%	466	751	61%	53	107	102%
North Naples	86	77	-10%	1,439	1,222	-15%	106	95	-10%	1,368	1,155	-16%	\$ 286	\$ 262	-8%	\$ 255	\$ 255	0%	543	828	52%	52	84	62%
Central Naples	51	49	-4%	932	722	-23%	64	50	-22%	873	736	-16%	\$ 183	\$ 170	-7%	\$ 172	\$ 185	8%	264	394	49%	58	74	28%
South Naples	60	71	18%	1,093	926	-15%	71	65	-8%	1,020	891	-13%	\$ 225	\$ 197	-12%	\$ 183	\$ 195	7%	397	544	37%	78	77	-1%
East Naples	41	33	-20%	665	516	-22%	52	34	-35%	634	499	-21%	\$ 289	\$ 251	-13%	\$ 253	\$ 268	6%	296	382	29%	95	117	23%
Immokalee/Ave Maria	1	3	200%	9	8	-11%	0	1		8	5	-38%	\$ -	\$ 200		\$ 180	\$ 215	19%	4	7	75%	0	17	
<b>TOTAL</b>	<b>315</b>	<b>315</b>	<b>0%</b>	<b>5,344</b>	<b>4,331</b>	<b>-19%</b>	<b>378</b>	<b>318</b>	<b>-16%</b>	<b>5,081</b>	<b>4,202</b>	<b>-17%</b>	<b>\$ 272</b>	<b>\$ 265</b>	<b>-3%</b>	<b>\$ 250</b>	<b>\$ 252</b>	<b>1%</b>	<b>1,970</b>	<b>2,906</b>	<b>48%</b>	<b>64</b>	<b>89</b>	<b>39%</b>

### Legend

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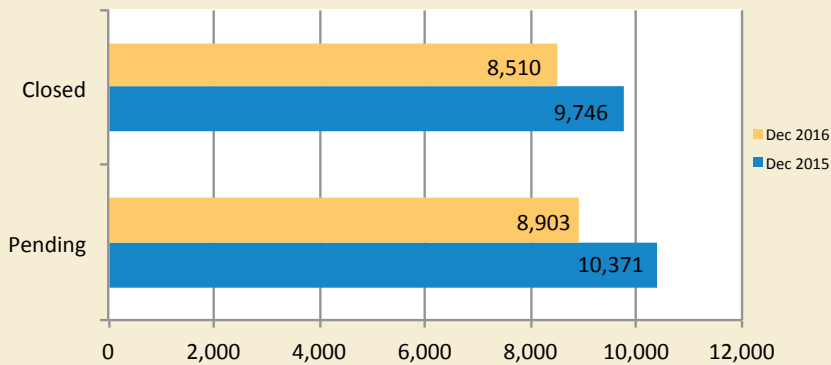
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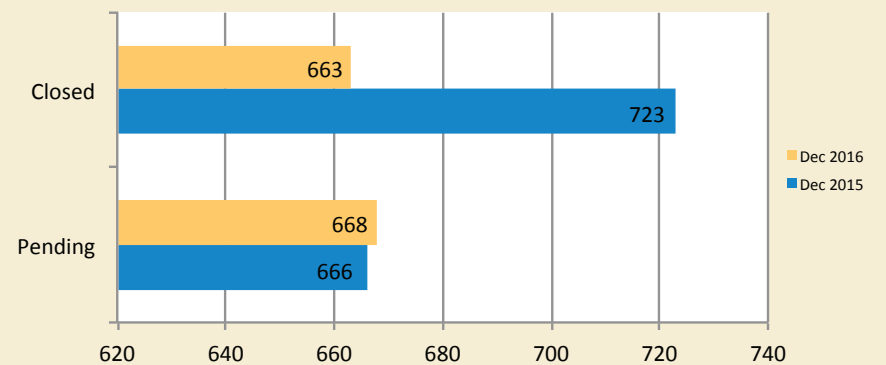
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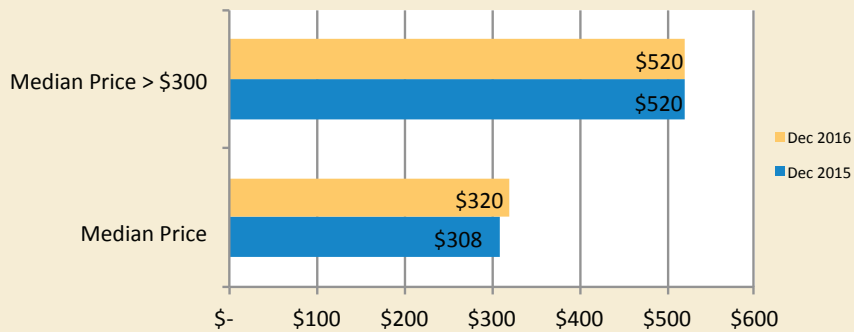
### Most Recent 12 Months



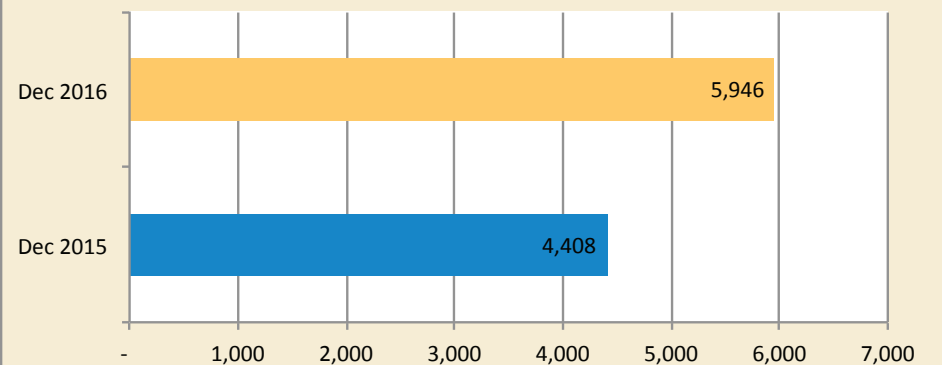
### Month to Month



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



### Inventory



Calculations are based on property listings that exist within Southwest Florida MLS. Only properties in Collier County, excluding Marco Island, are included.