



Naples Area Board of REALTORS®



Your Leading Resource for Business

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December 2017

1455 Pine Ridge Road  
Naples, FL 34109

### Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	Dec 2016	Dec 2017	% Chg.
\$0-\$300K	290	281	-3%	4,016	3,798	-5%	280	301	8%	3,998	3,875	-3%	\$ 219	\$ 220	0%	\$ 215	\$ 220	2%	1,590	1,554	-2%	77	82	6%
\$300K-\$500K	180	186	3%	2,351	2,554	9%	174	154	-11%	2,149	2,407	12%	\$ 385	\$ 368	-4%	\$ 377	\$ 380	1%	1,585	1,511	-5%	77	98	27%
\$500K-\$1M	113	109	-4%	1,545	1,641	6%	141	117	-17%	1,452	1,526	5%	\$ 631	\$ 640	1%	\$ 650	\$ 650	0%	1,436	1,287	-10%	109	145	33%
\$1M-\$2M	47	86	83%	597	699	17%	42	60	43%	574	601	5%	\$ 1,290	\$ 1,437	11%	\$ 1,316	\$ 1,350	3%	688	554	-19%	111	134	21%
\$2M+	38	34	-11%	394	429	9%	26	25	-4%	337	406	20%	\$ 3,225	\$ 2,724	-16%	\$ 3,200	\$ 3,062	-4%	647	585	-10%	147	129	-12%
<b>TOTAL</b>	<b>668</b>	<b>696</b>	<b>4%</b>	<b>8,903</b>	<b>9,121</b>	<b>2%</b>	<b>663</b>	<b>657</b>	<b>-1%</b>	<b>8,510</b>	<b>8,815</b>	<b>4%</b>	<b>\$ 345</b>	<b>\$ 324</b>	<b>-6%</b>	<b>\$ 320</b>	<b>\$ 330</b>	<b>3%</b>	<b>5,946</b>	<b>5,491</b>	<b>-8%</b>	<b>88</b>	<b>104</b>	<b>18%</b>
Median > \$300K													\$ 530	\$ 551	4%	\$ 520	\$ 514	-1%						

### Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	Dec 2016	Dec 2017	% Chg.
Naples Beach	113	116	3%	1,574	1,648	5%	111	101	-9%	1,525	1,613	6%	\$ 775	\$ 740	-5%	\$ 740	\$ 775	5%	1,406	1,244	-12%	111	113	2%
North Naples	166	195	17%	2,379	2,536	7%	195	189	-3%	2,312	2,447	6%	\$ 395	\$ 370	-6%	\$ 380	\$ 380	0%	1,703	1,541	-10%	101	103	2%
Central Naples	92	114	24%	1,515	1,459	-4%	109	92	-16%	1,431	1,406	-2%	\$ 250	\$ 261	4%	\$ 240	\$ 251	5%	750	666	-11%	74	100	35%
South Naples	89	107	20%	1,471	1,477	0%	110	109	-1%	1,399	1,431	2%	\$ 265	\$ 235	-11%	\$ 230	\$ 242	5%	913	866	-5%	88	110	25%
East Naples	122	152	25%	1,827	1,864	2%	126	152	21%	1,714	1,784	4%	\$ 309	\$ 318	3%	\$ 290	\$ 310	7%	1,040	1,060	2%	103	99	-4%
Immokalee/Ave Maria	2	5	150%	53	53	0%	5	6	20%	45	52	16%	\$ 200	\$ 245	23%	\$ 240	\$ 251	5%	52	47	-10%	20	27	35%
<b>TOTAL</b>	<b>584</b>	<b>689</b>	<b>18%</b>	<b>8,819</b>	<b>9,037</b>	<b>2%</b>	<b>656</b>	<b>649</b>	<b>-1%</b>	<b>8,426</b>	<b>8,733</b>	<b>4%</b>	<b>\$ 347</b>	<b>\$ 323</b>	<b>-7%</b>	<b>\$ 320</b>	<b>\$ 330</b>	<b>3%</b>	<b>5,864</b>	<b>5,424</b>	<b>-8%</b>	<b>96</b>	<b>104</b>	<b>8%</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 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	Dec 2016	Dec 2017	% Chg.
\$0-\$300K	102	77	-25%	1,365	1,143	-16%	95	87	-8%	1,333	1,189	-11%	\$ 250	\$ 259	4%	\$ 239	\$ 250	5%	331	289	-13%	46	53	15%
\$300K-\$500K	113	121	7%	1,490	1,575	6%	115	105	-9%	1,380	1,516	10%	\$ 385	\$ 380	-1%	\$ 385	\$ 388	1%	812	778	-4%	99	98	-1%
\$500K-\$1M	77	76	-1%	996	1,081	9%	87	82	-6%	946	989	5%	\$ 626	\$ 647	3%	\$ 635	\$ 650	2%	925	823	-11%	123	142	15%
\$1M-\$2M	27	38	41%	351	384	9%	26	37	42%	353	348	-1%	\$ 1,282	\$ 1,300	1%	\$ 1,350	\$ 1,337	-1%	422	336	-20%	149	161	8%
\$2M+	30	25	-17%	280	334	19%	19	17	-11%	256	305	19%	\$ 3,500	\$ 2,724	-22%	\$ 3,275	\$ 3,225	-2%	525	459	-13%	204	170	-17%
<b>TOTAL</b>	<b>349</b>	<b>337</b>	<b>-3%</b>	<b>4,482</b>	<b>4,517</b>	<b>1%</b>	<b>342</b>	<b>328</b>	<b>-4%</b>	<b>4,268</b>	<b>4,347</b>	<b>2%</b>	<b>\$ 407</b>	<b>\$ 418</b>	<b>3%</b>	<b>\$ 400</b>	<b>\$ 418</b>	<b>4%</b>	<b>3,015</b>	<b>2,685</b>	<b>-11%</b>	<b>102</b>	<b>109</b>	<b>7%</b>
Median > \$300K													\$ 525	\$ 540	3%	\$ 523	\$ 519	-1%						

### Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	Dec 2016	Dec 2017	% Chg.
Naples Beach	49	55	12%	637	670	5%	38	44	16%	609	652	7%	\$ 1,325	\$ 1,175	-11%	\$ 1,075	\$ 1,117	4%	655	531	-19%	119	132	11%
North Naples	90	70	-22%	1,157	1,134	-2%	100	75	-25%	1,157	1,098	-5%	\$ 548	\$ 590	8%	\$ 533	\$ 520	-2%	875	796	-9%	117	127	9%
Central Naples	52	50	-4%	743	699	-6%	59	47	-20%	695	666	-4%	\$ 300	\$ 350	17%	\$ 320	\$ 330	3%	356	283	-21%	74	97	31%
South Naples	43	40	-7%	545	549	1%	45	38	-16%	508	533	5%	\$ 370	\$ 372	1%	\$ 320	\$ 350	9%	369	344	-7%	103	110	7%
East Naples	110	113	3%	1,311	1,369	4%	92	113	23%	1,215	1,307	8%	\$ 336	\$ 335	0%	\$ 307	\$ 331	8%	658	644	-2%	98	96	-2%
Immokalee/Ave Maria	1	5	400%	45	46	2%	4	6	50%	40	43	8%	\$ 177	\$ 245	38%	\$ 241	\$ 255	6%	45	42	-7%	21	27	29%
<b>TOTAL</b>	<b>345</b>	<b>333</b>	<b>-3%</b>	<b>4,438</b>	<b>4,467</b>	<b>1%</b>	<b>338</b>	<b>323</b>	<b>-4%</b>	<b>4,224</b>	<b>4,299</b>	<b>2%</b>	<b>\$ 408</b>	<b>\$ 416</b>	<b>2%</b>	<b>\$ 400</b>	<b>\$ 419</b>	<b>5%</b>	<b>2,958</b>	<b>2,640</b>	<b>-11%</b>	<b>102</b>	<b>109</b>	<b>7%</b>

### Legend

Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
North Naples:	34109, 34110, 34119
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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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### Condominium Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	Dec 2016	Dec 2017	% Chg.	
\$0-\$300K	188	204	9%	2,651	2,655	0%	185	214	16%	2,665	2,686	1%	\$ 200	\$ 200	0%	\$ 199	\$ 204	3%	1,259	1,265	0%	81	93	15%	
\$300K-\$500K	67	65	-3%	861	979	14%	59	49	-17%	769	891	16%	\$ 384	\$ 352	-8%	\$ 365	\$ 365	0%	733	733	0%	100	97	-3%	
\$500K-\$1M	36	33	-8%	549	560	2%	54	35	-35%	506	537	6%	\$ 660	\$ 635	-4%	\$ 690	\$ 675	-2%	511	464	-9%	103	150	46%	
\$1M-\$2M	20	48	140%	246	315	28%	16	23	44%	221	253	14%	\$ 1,290	\$ 1,575	22%	\$ 1,300	\$ 1,350	4%	266	218	-18%	128	96	-25%	
\$2M+	8	9	13%	114	95	-17%	7	8	14%	81	101	25%	\$ 2,885	\$ 2,822	-2%	\$ 2,885	\$ 2,600	-10%	122	126	3%	20	26	30%	
<b>TOTAL</b>	<b>319</b>	<b>359</b>	<b>13%</b>	<b>4,421</b>	<b>4,604</b>	<b>4%</b>	<b>321</b>	<b>329</b>	<b>2%</b>	<b>4,242</b>	<b>4,468</b>	<b>5%</b>	<b>\$ 265</b>	<b>\$ 248</b>	<b>-6%</b>	<b>\$ 253</b>	<b>\$ 263</b>	<b>4%</b>	<b>2,891</b>	<b>2,806</b>	<b>-3%</b>	<b>90</b>	<b>98</b>	<b>9%</b>	
													Median > \$300K	\$ 547	\$ 580	6%	\$ 520	\$ 501	-4%						

### Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	12-month ending 12/2016	12-month ending 12/2017	% Chg.	Dec 2016	Dec 2017	% Chg.	Dec 2016	Dec 2017	% Chg.
Naples Beach	82	61	-26%	937	978	4%	73	57	-22%	916	961	5%	\$ 705	\$ 635	-10%	\$ 675	\$ 645	-4%	751	713	-5%	107	97	-9%
North Naples	77	125	62%	1,222	1,402	15%	95	114	20%	1,155	1,349	17%	\$ 262	\$ 261	0%	\$ 255	\$ 274	7%	828	745	-10%	84	87	4%
Central Naples	49	64	31%	722	760	5%	50	45	-10%	736	740	1%	\$ 170	\$ 170	0%	\$ 185	\$ 189	2%	394	383	-3%	74	104	41%
South Naples	71	67	-6%	926	928	0%	65	71	9%	891	898	1%	\$ 197	\$ 181	-8%	\$ 195	\$ 200	3%	544	522	-4%	77	110	43%
East Naples	33	39	18%	516	495	-4%	34	39	15%	499	477	-4%	\$ 251	\$ 270	8%	\$ 268	\$ 269	0%	382	416	9%	117	106	-9%
Immokalee/Ave Maria	3	0	-100%	8	7	-13%	1	0	-100%	5	9	80%	\$ 200	NULL	#VALUE!	\$ 215	\$ 250	16%	7	5	-29%	17	0	-100%
<b>TOTAL</b>	<b>315</b>	<b>356</b>	<b>13%</b>	<b>4,331</b>	<b>4,570</b>	<b>6%</b>	<b>318</b>	<b>326</b>	<b>3%</b>	<b>4,202</b>	<b>4,434</b>	<b>6%</b>	<b>\$ 265</b>	<b>\$ 248</b>	<b>-6%</b>	<b>\$ 252</b>	<b>\$ 262</b>	<b>4%</b>	<b>2,906</b>	<b>2,784</b>	<b>-4%</b>	<b>64</b>	<b>99</b>	<b>55%</b>

### Legend

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South Naples:	34112, 34113
East Naples:	34114, 34117, 34120, 34137
Immokalee/Ave Maria:	34142

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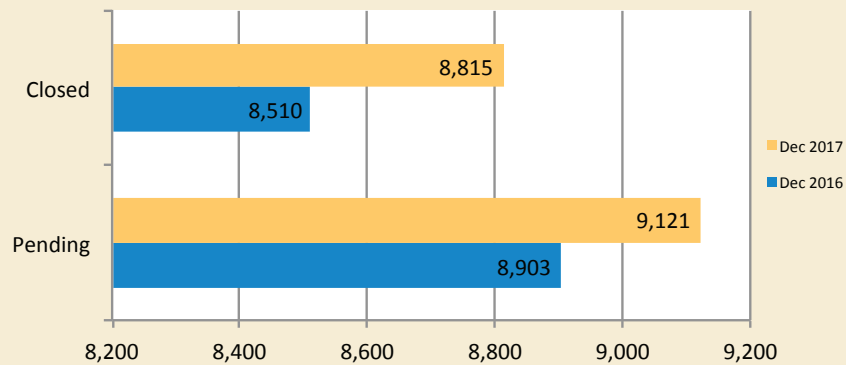
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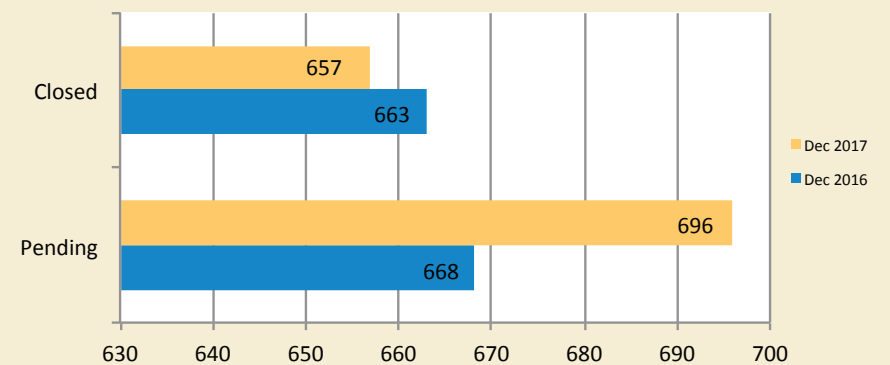
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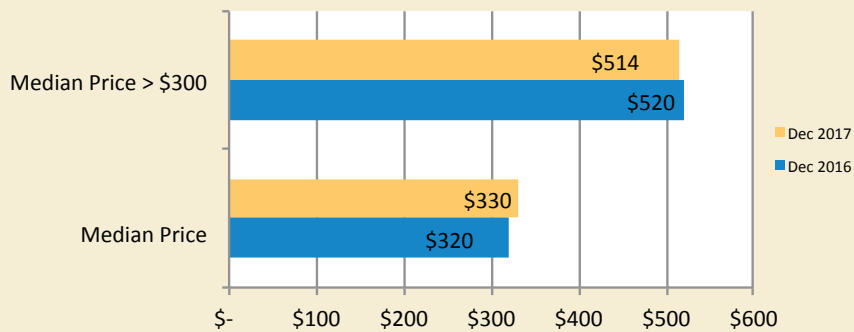
### Most Recent 12 Months



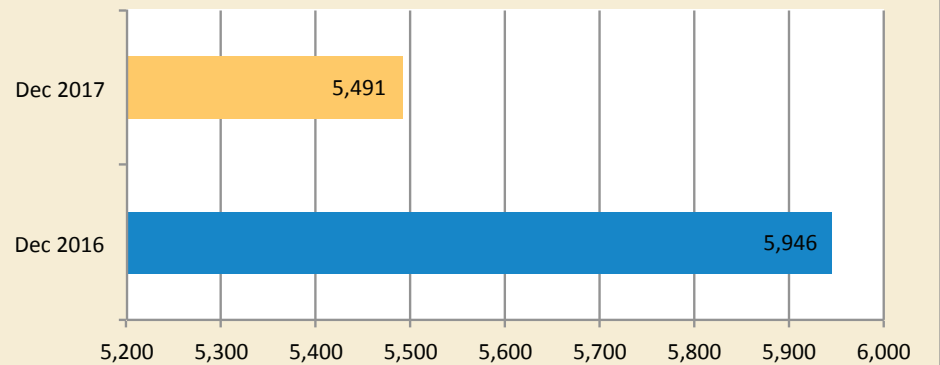
### Month to Month



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



### Inventory



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