



Naples Area Board of REALTORS®



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1455 Pine Ridge Road  
Naples, FL 34109

January 2015

**Overall Market Statistics by Price**

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM		
	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	Jan. 2014	Jan. 2015	
	\$0-\$300K	628	544	6,593	5,705	423	282	5,961	5,379	\$170	\$183	\$164	\$180	1,938	1,479	81	66
\$300K-\$500K	211	271	2,043	2,205	139	144	1,778	1,974	\$387	\$371	\$375	\$380	945	1,090	80	89	
\$500K-\$1M	155	151	1,441	1,532	81	103	1,247	1,382	\$633	\$650	\$655	\$650	916	990	121	81	
\$1M-\$2M	72	83	640	672	42	45	532	627	\$1,375	\$1,370	\$1,375	\$1,340	552	480	165	129	
\$2M+	51	54	383	439	35	33	317	397	\$3,200	\$3,055	\$2,950	\$2,954	425	476	185	179	
<b>TOTAL</b>	<b>1,117</b>	<b>1,103</b>	<b>11,100</b>	<b>10,553</b>	<b>720</b>	<b>607</b>	<b>9,835</b>	<b>9,759</b>	<b>\$258</b>	<b>\$322</b>	<b>\$242</b>	<b>\$273</b>	<b>4,776</b>	<b>4,515</b>	<b>96</b>	<b>85</b>	
									<b>Median &gt; \$300K</b>	<b>\$535</b>	<b>\$550</b>	<b>\$535</b>	<b>\$540</b>				

**Overall Market Statistics by Area**

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	Jan. 2014	Jan. 2015
	Naples Beach	239	222	2,229	2,129	146	135	2,034	2,032	\$535	\$725	\$560	\$649	1,191	993	147
North Naples	270	272	2,982	2,705	218	150	2,674	2,568	\$319	\$399	\$290	\$334	1,130	1,150	88	85
Central Naples	201	189	1,941	1,957	114	103	1,664	1,769	\$165	\$199	\$164	\$182	729	597	59	80
South Naples	191	205	1,694	1,692	99	96	1,485	1,542	\$175	\$228	\$158	\$188	752	769	77	76
East Naples	203	196	2,066	1,925	127	112	1,790	1,717	\$200	\$236	\$199	\$225	868	910	98	81
Immokalee/Ave Maria	3	6	56	41	0	2	53	35		\$234	\$162	\$151	18	26	0	113
<b>TOTAL</b>	<b>1,107</b>	<b>1,090</b>	<b>10,968</b>	<b>10,449</b>	<b>704</b>	<b>598</b>	<b>9,700</b>	<b>9,663</b>	<b>\$255</b>	<b>\$315</b>	<b>\$240</b>	<b>\$272</b>	<b>4,688</b>	<b>4,445</b>	<b>96</b>	<b>84</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. In order to compile congruent data from multiple sources under the new Matrix system, a new method of calculating days on market was adopted. Therefore, historic comparisons of this data will be released when adequate time has elapsed allowing for such comparison. 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	
	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	Jan. 2014	Jan. 2015
	\$0-\$300K	218	206	2,695	2,116	161	116	2,407	1,932	\$185	\$192	\$178	\$193	575	445	66
\$300K-\$500K	129	147	1,238	1,324	89	86	1,072	1,195	\$387	\$380	\$380	\$385	510	607	64	81
\$500K-\$1M	90	85	838	917	47	58	707	827	\$669	\$655	\$673	\$650	527	632	88	79
\$1M-\$2M	36	55	372	383	28	26	303	351	\$1,412	\$1,427	\$1,380	\$1,350	357	335	173	113
\$2M+	37	43	262	328	26	26	213	292	\$3,757	\$3,195	\$2,950	\$3,027	360	401	228	222
<b>TOTAL</b>	<b>510</b>	<b>536</b>	<b>5,405</b>	<b>5,068</b>	<b>351</b>	<b>312</b>	<b>4,702</b>	<b>4,597</b>	<b>\$325</b>	<b>\$375</b>	<b>\$295</b>	<b>\$350</b>	<b>2,329</b>	<b>2,420</b>	<b>90</b>	<b>85</b>
									Median > \$300K	\$561	\$557	\$530	\$540			

### Single Family Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	Jan. 2014	Jan. 2015
	Naples Beach	77	92	824	807	52	52	731	751	\$1,007	\$1,310	\$750	\$980	504	486	141
North Naples	125	140	1,370	1,240	101	79	1,214	1,175	\$449	\$535	\$408	\$470	615	681	90	97
Central Naples	91	82	977	947	64	56	827	852	\$252	\$299	\$250	\$275	352	303	69	68
South Naples	76	76	656	660	36	41	565	596	\$227	\$300	\$232	\$294	275	305	72	75
East Naples	131	130	1,453	1,314	88	77	1,249	1,139	\$200	\$235	\$191	\$230	511	576	78	75
Immokalee/Ave Maria	3	5	44	33	0	2	38	27		\$234	\$163	\$119	15	26	0	113
<b>TOTAL</b>	<b>503</b>	<b>525</b>	<b>5,324</b>	<b>5,001</b>	<b>341</b>	<b>307</b>	<b>4,624</b>	<b>4,540</b>	<b>\$319</b>	<b>\$375</b>	<b>\$295</b>	<b>\$350</b>	<b>2,272</b>	<b>2,377</b>	<b>89</b>	<b>84</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. In order to compile congruent data from multiple sources under the new Matrix system, a new method of calculating days on market was adopted. Therefore, historic comparisons of this data will be released when adequate time has elapsed allowing for such comparison. 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	
	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	12-month ending 01/2014	12-month ending 01/2015	Jan. 2014	Jan. 2015	Jan. 2014	Jan. 2015
	\$0-\$300K	410	338	3,898	3,589	262	166	3,554	3,447	\$160	\$175	\$155	\$170	1,363	1,034	90
\$300K-\$500K	82	124	805	881	50	58	706	779	\$386	\$359	\$370	\$370	435	483	106	100
\$500K-\$1M	65	66	603	615	34	45	540	555	\$615	\$639	\$643	\$655	389	358	165	83
\$1M-\$2M	36	28	268	289	14	19	229	276	\$1,350	\$1,230	\$1,340	\$1,325	195	145	150	153
\$2M+	14	11	121	111	9	7	104	105	\$2,650	\$2,292	\$2,975	\$2,800	65	75	55	41
<b>TOTAL</b>	<b>607</b>	<b>567</b>	<b>5,695</b>	<b>5,485</b>	<b>369</b>	<b>295</b>	<b>5,133</b>	<b>5,162</b>	<b>\$211</b>	<b>\$265</b>	<b>\$205</b>	<b>\$222</b>	<b>2,447</b>	<b>2,095</b>	<b>102</b>	<b>85</b>
									Median > \$300K	\$530	\$539	\$540	\$535			

### Condominium Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
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	Naples Beach	162	130	1,405	1,322	94	83	1,303	1,281	\$499	\$625	\$500	\$550	687	507	150
North Naples	145	132	1,612	1,465	117	71	1,460	1,393	\$197	\$275	\$203	\$229	515	469	86	71
Central Naples	110	107	964	1,010	50	47	837	917	\$125	\$170	\$134	\$154	377	294	46	94
South Naples	115	129	1,038	1,032	63	55	920	946	\$157	\$180	\$137	\$153	477	464	80	78
East Naples	72	66	613	611	39	35	541	578	\$206	\$260	\$215	\$215	357	334	141	96
Immokalee/Ave Maria	0	1	12	8	0	0	15	8			\$150	\$172	3	-	0	0
<b>TOTAL</b>	<b>604</b>	<b>565</b>	<b>5,644</b>	<b>5,448</b>	<b>363</b>	<b>291</b>	<b>5,076</b>	<b>5,123</b>	<b>\$210</b>	<b>\$264</b>	<b>\$203</b>	<b>\$220</b>	<b>2,416</b>	<b>2,068</b>	<b>102</b>	<b>84</b>

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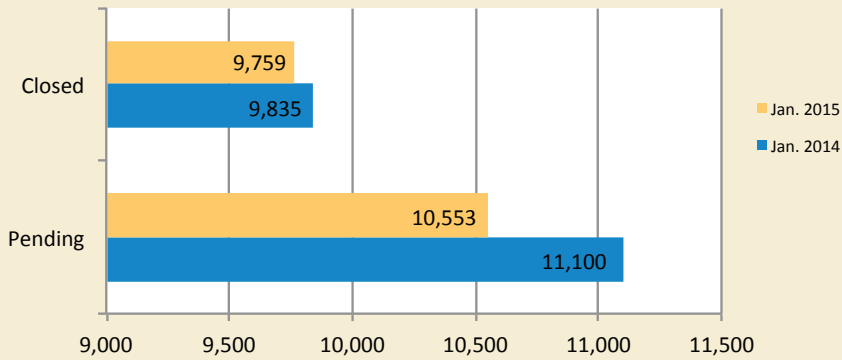
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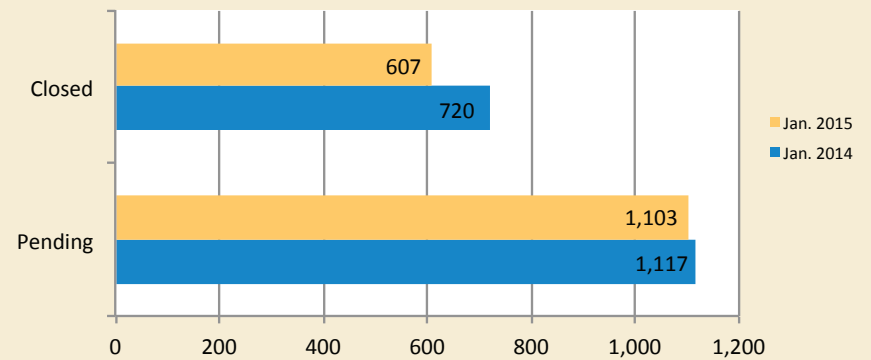
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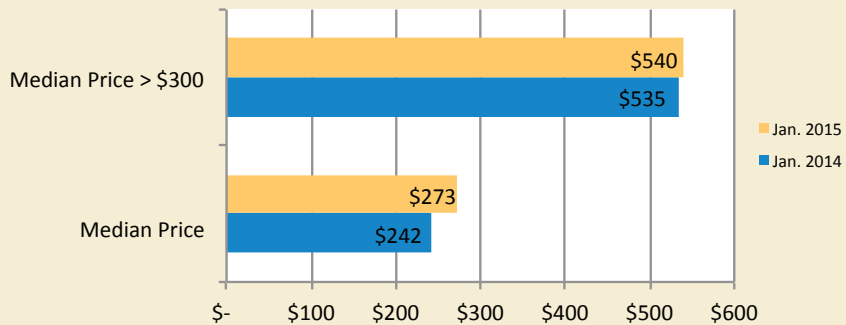
### Most Recent 12 Months



### Month to Month



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



### Inventory

