



Naples Area Board of REALTORS®



Your Leading Resource for Business

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www.NABOR.com
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1455 Pine Ridge Road
Naples, FL 34109

July 2018

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	July 2017	July 2018	% Chg.
	\$0-\$300K	313	327	4%	4,048	3,615	-11%	318	313	-2%	4,040	3,949	-2%	\$ 225	\$ 228	1%	\$ 220	\$ 220	0%	1,421	1,487	5%	78	74
\$300K-\$500K	209	266	27%	2,665	2,602	-2%	193	225	17%	2,467	2,608	6%	\$ 387	\$ 367	-5%	\$ 377	\$ 379	1%	1,310	1,389	6%	111	88	-21%
\$500K-\$1M	140	123	-12%	1,699	1,594	-6%	102	128	25%	1,537	1,620	5%	\$ 660	\$ 678	3%	\$ 659	\$ 650	-1%	1,192	1,084	-9%	138	100	-28%
\$1M-\$2M	41	46	12%	635	752	18%	40	43	8%	589	758	29%	\$ 1,330	\$ 1,279	-4%	\$ 1,337	\$ 1,400	5%	497	467	-6%	138	115	-17%
\$2M+	17	34	100%	426	517	21%	29	29	0%	404	491	22%	\$ 3,150	\$ 2,796	-11%	\$ 3,035	\$ 3,062	1%	508	444	-13%	182	102	-44%
TOTAL	720	796	11%	9,473	9,080	-4%	682	738	8%	9,037	9,426	4%	\$ 319	\$ 345	8%	\$ 327	\$ 352	8%	4,928	4,871	-1%	105	93	-11%
													Median >\$300K	\$ 485	\$ 474	-2%	\$ 510	\$ 524	3%					

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	July 2017	July 2018	% Chg.
	Naples Beach	99	136	37%	1,724	1,691	-2%	114	139	22%	1,676	1,760	5%	\$ 770	\$ 842	9%	\$ 746	\$ 786	5%	1,063	1,013	-5%	135	109
North Naples	230	207	-10%	2,610	2,599	0%	208	209	0%	2,452	2,770	13%	\$ 390	\$ 405	4%	\$ 380	\$ 400	5%	1,400	1,272	-9%	107	103	-4%
Central Naples	121	147	21%	1,534	1,435	-6%	111	113	2%	1,490	1,464	-2%	\$ 240	\$ 254	6%	\$ 250	\$ 255	2%	609	631	4%	83	82	-1%
South Naples	131	115	-12%	1,557	1,396	-10%	109	111	2%	1,468	1,451	-1%	\$ 249	\$ 290	16%	\$ 240	\$ 245	2%	758	807	6%	97	83	-14%
East Naples	133	173	30%	1,901	1,815	-5%	133	151	14%	1,806	1,840	2%	\$ 297	\$ 320	8%	\$ 305	\$ 318	4%	992	1,034	4%	100	86	-14%
Immokalee/Ave Maria	2	16	700%	61	59	-3%	3	11	267%	64	60	-6%	\$ 385	\$ 218	-43%	\$ 246	\$ 254	3%	36	96	167%	142	89	-37%
TOTAL	716	794	11%	9,387	8,995	-4%	678	729	8%	8,956	9,345	4%	\$ 316	\$ 345	9%	\$ 325	\$ 352	8%	4,858	4,853	0%	105	93	-11%

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

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	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	July 2017	July 2018	% Chg.	
	\$0-\$300K	94	100	6%	1,300	944	-27%	94	91	-3%	1,299	1,080	-17%	\$ 250	\$ 264	6%	\$ 250	\$ 257	3%	286	345	21%	61	52	-15%
\$300K-\$500K	149	170	14%	1,651	1,602	-3%	141	147	4%	1,568	1,664	6%	\$ 390	\$ 380	-3%	\$ 385	\$ 389	1%	723	809	12%	104	93	-11%	
\$500K-\$1M	103	88	-15%	1,068	1,042	-2%	73	82	12%	961	1,072	12%	\$ 700	\$ 642	-8%	\$ 650	\$ 645	-1%	796	722	-9%	135	98	-27%	
\$1M-\$2M	27	24	-11%	360	410	14%	21	30	43%	333	406	22%	\$ 1,450	\$ 1,233	-15%	\$ 1,360	\$ 1,345	-1%	326	308	-6%	153	144	-6%	
\$2M+	13	24	85%	328	375	14%	25	22	-12%	301	365	21%	\$ 3,145	\$ 3,182	1%	\$ 3,175	\$ 3,350	6%	421	358	-15%	192	169	-12%	
TOTAL	386	406	5%	4,707	4,373	-7%	354	372	5%	4,462	4,587	3%	\$ 409	\$ 435	6%	\$ 400	\$ 439	10%	2,552	2,542	0%	110	94	-15%	
													Median > \$300K	\$ 485	\$ 493	2%	\$ 507	\$ 525	4%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	July 2017	July 2018	% Chg.
	Naples Beach	43	49	14%	676	673	0%	50	45	-10%	650	710	9%	\$ 1,037	\$ 1,138	10%	\$ 1,070	\$ 1,237	16%	495	448	-9%	163	126
North Naples	118	109	-8%	1,215	1,158	-5%	107	109	2%	1,149	1,235	7%	\$ 493	\$ 547	11%	\$ 510	\$ 544	7%	754	678	-10%	121	114	-6%
Central Naples	61	63	3%	750	635	-15%	48	47	-2%	732	665	-9%	\$ 326	\$ 330	1%	\$ 321	\$ 355	11%	279	297	6%	74	74	0%
South Naples	57	46	-19%	561	518	-8%	47	40	-15%	516	549	6%	\$ 310	\$ 396	28%	\$ 345	\$ 373	8%	291	325	12%	106	78	-26%
East Naples	102	122	20%	1,405	1,283	-9%	98	115	17%	1,317	1,311	0%	\$ 332	\$ 345	4%	\$ 327	\$ 343	5%	650	700	8%	90	79	-12%
Immokalee/Ave Maria	2	16	700%	48	53	10%	3	10	233%	51	55	8%	\$ 285	\$ 242	-15%	\$ 247	\$ 256	4%	32	83	159%	142	62	-56%
TOTAL	383	405	6%	4,655	4,320	-7%	353	366	4%	4,415	4,525	2%	\$ 410	\$ 435	6%	\$ 400	\$ 439	10%	2,501	2,531	1%	110	89	-19%

Legend

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Condominium Market Statistics by Price

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	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	12-month ending 7/2017	12-month ending 7/2018	% Chg.	July 2017	July 2018	% Chg.	July 2017	July 2018	% Chg.	
	\$0-\$300K	219	227	4%	2,748	2,671	-3%	224	222	-1%	2,741	2,869	5%	\$ 205	\$ 192	-6%	\$ 203	\$ 201	-1%	1,135	1,142	1%	85	95	12%
\$300K-\$500K	60	96	60%	1,014	1,000	-1%	52	78	50%	899	944	5%	\$ 366	\$ 353	-4%	\$ 365	\$ 360	-1%	587	580	-1%	127	83	-35%	
\$500K-\$1M	37	35	-5%	631	552	-13%	29	46	59%	576	548	-5%	\$ 625	\$ 713	14%	\$ 695	\$ 670	-4%	396	362	-9%	145	102	-30%	
\$1M-\$2M	14	22	57%	275	342	24%	19	13	-32%	256	352	38%	\$ 1,237	\$ 1,325	7%	\$ 1,310	\$ 1,477	13%	171	159	-7%	119	85	-29%	
\$2M+	4	10	150%	98	142	45%	4	7	75%	103	126	22%	\$ 3,500	\$ 2,410	-31%	\$ 2,660	\$ 2,545	-4%	87	86	-1%	123	34	-72%	
TOTAL	334	390	17%	4,766	4,707	-1%	328	366	12%	4,575	4,839	6%	\$ 248	\$ 255	3%	\$ 265	\$ 265	0%	2,376	2,329	-2%	101	92	-9%	
													Median > \$300K	\$ 522	\$ 455	-13%	\$ 513	\$ 520	1%						

Condominium Market Statistics by Area

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	Naples Beach	56	87	55%	1,048	1,018	-3%	64	89	39%	1,026	1,045	2%	\$ 603	\$ 545	-10%	\$ 651	\$ 650	0%	570	565	-1%	114	91
North Naples	112	98	-13%	1,395	1,441	3%	101	100	-1%	1,303	1,525	17%	\$ 265	\$ 263	-1%	\$ 274	\$ 278	1%	645	594	-8%	92	92	0%
Central Naples	59	84	42%	783	800	2%	63	66	5%	758	799	5%	\$ 190	\$ 178	-6%	\$ 185	\$ 190	3%	331	334	1%	89	97	9%
South Naples	74	69	-7%	996	878	-12%	62	71	15%	952	902	-5%	\$ 210	\$ 183	-13%	\$ 203	\$ 197	-3%	466	482	3%	91	88	-3%
East Naples	31	51	65%	496	532	7%	35	36	3%	489	529	8%	\$ 254	\$ 295	16%	\$ 265	\$ 279	5%	343	334	-3%	128	92	-28%
Immokalee/Ave Maria	0	0		13	6	-54%	0	1		13	5	-62%	\$ -	\$ 193		\$ 240	\$ 205	-15%	4	13	225%	0	115	
TOTAL	332	389	17%	4,731	4,675	-1%	325	363	12%	4,541	4,805	6%	\$ 247	\$ 255	3%	\$ 263	\$ 265	1%	2,359	2,322	-2%	99	96	-3%

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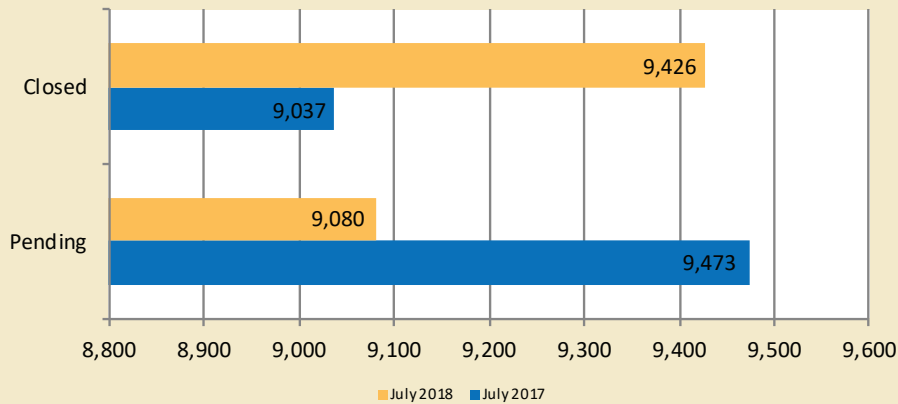
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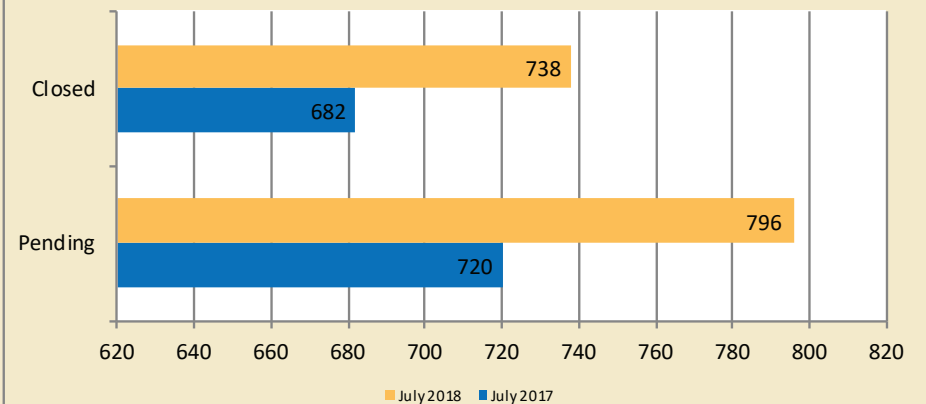
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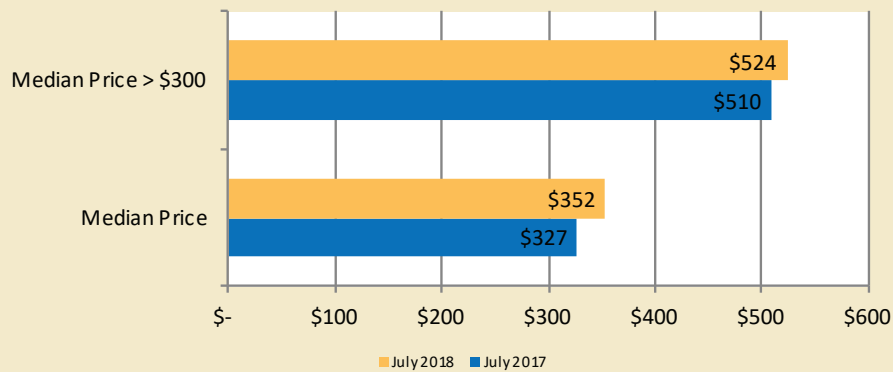
Most Recent 12 Months



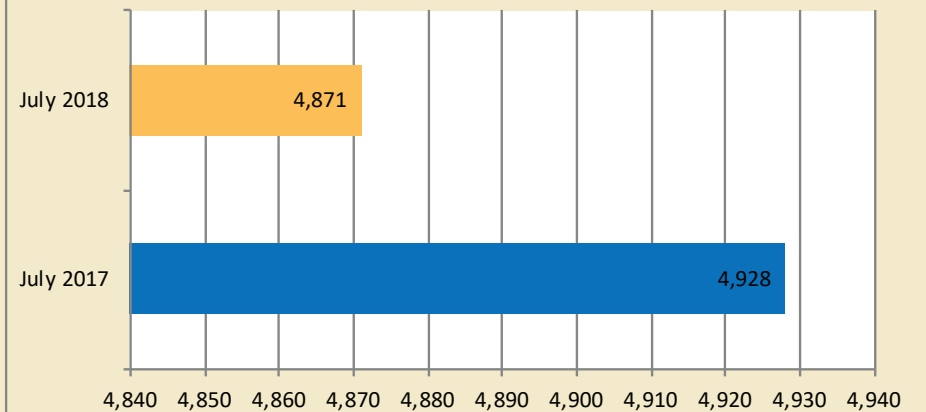
Month to Month



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



Inventory



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