



Naples Area Board of REALTORS®



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October 2018

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending					# Closed					Median Closed Price (,000's)					Inventory			Average DOM					
	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	Oct 2017	Oct 2018	% Chg.
\$0-\$300K	275	311	13%	3,828	3,769	-2%	236	268	14%	3,921	3,808	-3%	\$ 212	\$ 217	2%	\$ 220	\$ 220	0%	1,462	1,700	16%	84	84	0%
\$300K-\$500K	184	210	14%	2,568	2,726	6%	174	208	20%	2,420	2,597	7%	\$ 378	\$ 372	-2%	\$ 380	\$ 380	0%	1,341	1,685	26%	84	92	10%
\$500K-\$1M	94	126	34%	1,626	1,703	5%	94	125	33%	1,565	1,563	0%	\$ 655	\$ 600	-8%	\$ 650	\$ 650	0%	1,167	1,243	7%	128	102	-20%
\$1M-\$2M	38	53	39%	638	786	23%	35	44	26%	583	747	28%	\$ 1,255	\$ 1,200	-4%	\$ 1,340	\$ 1,385	3%	511	563	10%	168	104	-38%
\$2M+	32	30	-6%	425	535	26%	22	29	32%	411	484	18%	\$ 2,877	\$ 2,800	-3%	\$ 3,100	\$ 2,995	-3%	529	541	2%	216	120	-44%
TOTAL	623	730	17%	9,085	9,519	5%	561	674	20%	8,900	9,199	3%	\$ 342	\$ 344	1%	\$ 330	\$ 344	4%	5,010	5,992	20%	104	93	-11%
													Median >\$300K	\$ 480	\$ 475	-1%	\$ 515	\$ 518	1%					

Overall Market Statistics by Area

	# Pending					# Closed					Median Closed Price (,000's)					Inventory			Average DOM					
	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	Oct 2017	Oct 2018	% Chg.
Naples Beach	102	110	8%	1,656	1,762	6%	82	109	33%	1,644	1,695	3%	\$ 682	\$ 595	-13%	\$ 763	\$ 790	4%	1,124	1,263	12%	142	101	-29%
North Naples	163	191	17%	2,498	2,702	8%	160	197	23%	2,484	2,650	7%	\$ 400	\$ 410	2%	\$ 385	\$ 400	4%	1,394	1,474	6%	104	98	-6%
Central Naples	107	122	14%	1,453	1,513	4%	101	112	11%	1,426	1,441	1%	\$ 255	\$ 295	16%	\$ 250	\$ 260	4%	616	720	17%	97	71	-27%
South Naples	107	129	21%	1,482	1,462	-1%	88	86	-2%	1,464	1,404	-4%	\$ 250	\$ 257	3%	\$ 242	\$ 250	3%	765	923	21%	98	97	-1%
East Naples	136	165	21%	1,860	1,922	3%	123	154	25%	1,749	1,856	6%	\$ 315	\$ 330	5%	\$ 309	\$ 319	3%	1,007	1,247	24%	88	95	8%
Immokalee/Ave Maria	4	10	150%	52	76	46%	3	14	367%	53	67	26%	\$ 250	\$ 249	0%	\$ 250	\$ 258	3%	42	78	86%	114	79	-31%
TOTAL	619	727	17%	9,001	9,437	5%	557	672	21%	8,820	9,113	3%	\$ 342	\$ 342	0%	\$ 330	\$ 342	4%	4,948	5,705	15%	104	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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	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	Oct 2017	Oct 2018	% Chg.	
\$0-\$300K	75	97	29%	1,189	995	-16%	72	85	18%	1,228	1,024	-17%	\$ 256	\$ 258	1%	\$ 250	\$ 260	4%	270	483	79%	57	65	14%	
\$300K-\$500K	124	138	11%	1,571	1,701	8%	115	137	19%	1,507	1,648	9%	\$ 390	\$ 388	-1%	\$ 389	\$ 389	0%	697	1,107	59%	78	89	14%	
\$500K-\$1M	68	90	32%	1,044	1,105	6%	74	97	31%	992	1,021	3%	\$ 653	\$ 615	-6%	\$ 649	\$ 642	-1%	741	824	11%	127	97	-24%	
\$1M-\$2M	22	32	45%	362	429	19%	24	28	17%	335	390	16%	\$ 1,227	\$ 1,200	-2%	\$ 1,360	\$ 1,325	-3%	308	345	12%	189	119	-37%	
\$2M+	24	23	-4%	330	392	19%	16	19	19%	306	359	17%	\$ 3,327	\$ 2,920	-12%	\$ 3,242	\$ 3,237	0%	416	418	0%	213	134	-37%	
TOTAL	313	380	21%	4,496	4,622	3%	301	366	22%	4,368	4,442	2%	\$ 425	\$ 426	0%	\$ 415	\$ 435	5%	2,432	3,177	31%	104	91	-13%	
													Median > \$300K	\$ 500	\$ 485	-3%	\$ 519	\$ 515	-1%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	Oct 2017	Oct 2018	% Chg.
Naples Beach	48	42	-13%	664	690	4%	38	46	21%	642	672	5%	\$ 992	\$ 1,037	5%	\$ 1,113	\$ 1,255	13%	471	534	13%	158	119	-25%
North Naples	73	99	36%	1,129	1,235	9%	80	102	28%	1,138	1,179	4%	\$ 555	\$ 560	1%	\$ 519	\$ 534	3%	706	739	5%	106	112	6%
Central Naples	50	58	16%	691	671	-3%	50	58	16%	681	642	-6%	\$ 374	\$ 355	-5%	\$ 325	\$ 357	10%	265	351	32%	96	53	-45%
South Naples	35	51	46%	553	544	-2%	43	34	-21%	542	512	-6%	\$ 389	\$ 349	-10%	\$ 344	\$ 385	12%	280	358	28%	99	97	-2%
East Naples	101	121	20%	1,367	1,362	0%	86	111	29%	1,276	1,320	3%	\$ 337	\$ 355	5%	\$ 329	\$ 349	6%	629	858	36%	85	78	-8%
Immokalee/Ave Maria	4	8	100%	41	69	68%	2	13	550%	42	62	48%	\$ 246	\$ 239	-3%	\$ 259	\$ 275	6%	39	64	64%	138	84	-39%
TOTAL	311	379	22%	4,445	4,571	3%	299	364	22%	4,321	4,387	2%	\$ 425	\$ 426	0%	\$ 415	\$ 435	5%	2,390	2,904	22%	104	91	-13%

Legend

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Condominium Market Statistics by Price

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	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	Oct 2017	Oct 2018	% Chg.	
	\$0-\$300K	200	214	7%	2,639	2,774	5%	164	183	12%	2,693	2,784	3%	\$ 194	\$ 195	1%	\$ 203	\$ 202	0%	1,192	1,320	11%	96	93	-3%
\$300K-\$500K	60	72	20%	997	1,025	3%	59	71	20%	913	949	4%	\$ 360	\$ 345	-4%	\$ 365	\$ 360	-1%	644	719	12%	97	96	-1%	
\$500K-\$1M	26	36	38%	582	598	3%	20	28	40%	573	542	-5%	\$ 657	\$ 572	-13%	\$ 675	\$ 685	1%	426	442	4%	136	123	-10%	
\$1M-\$2M	16	21	31%	276	357	29%	11	16	45%	248	357	44%	\$ 1,291	\$ 1,262	-2%	\$ 1,310	\$ 1,465	12%	203	210	3%	114	77	-32%	
\$2M+	8	7	-13%	95	143	51%	6	10	67%	105	125	19%	\$ 2,545	\$ 2,487	-2%	\$ 2,700	\$ 2,575	-5%	113	124	10%	221	93	-58%	
TOTAL	310	350	13%	4,589	4,897	7%	260	308	18%	4,532	4,757	5%	\$ 250	\$ 265	6%	\$ 265	\$ 265	0%	2,578	2,815	9%	103	96	-7%	
													Median > \$300K	\$ 424	\$ 440	4%	\$ 510	\$ 520	2%						

Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	12-month ending 10/2017	12-month ending 10/2018	% Chg.	Oct 2017	Oct 2018	% Chg.	Oct 2017	Oct 2018	% Chg.
	Naples Beach	54	68	26%	992	1,072	8%	44	63	43%	1,002	1,023	2%	\$ 565	\$ 525	-7%	\$ 649	\$ 664	2%	653	729	12%	128	88
North Naples	90	92	2%	1,369	1,467	7%	80	95	19%	1,346	1,471	9%	\$ 280	\$ 256	-9%	\$ 275	\$ 277	1%	688	735	7%	102	84	-18%
Central Naples	57	64	12%	762	842	10%	51	54	6%	745	799	7%	\$ 190	\$ 213	12%	\$ 186	\$ 190	2%	351	369	5%	98	91	-7%
South Naples	72	78	8%	929	918	-1%	45	52	16%	922	892	-3%	\$ 182	\$ 222	22%	\$ 200	\$ 206	3%	485	565	16%	97	97	0%
East Naples	35	44	26%	493	560	14%	37	43	16%	473	536	13%	\$ 270	\$ 283	5%	\$ 265	\$ 276	4%	378	389	3%	94	138	47%
Immokalee/Ave Maria	0	2		11	7	-36%	1	1	0%	11	5	-55%	\$ 250	\$ 280	12%	\$ 249	\$ 200	-20%	3	14	367%	66	18	-73%
TOTAL	308	348	13%	4,556	4,866	7%	258	308	19%	4,499	4,726	5%	\$ 250	\$ 265	6%	\$ 265	\$ 265	0%	2,558	2,788	9%	104	96	-8%

Legend

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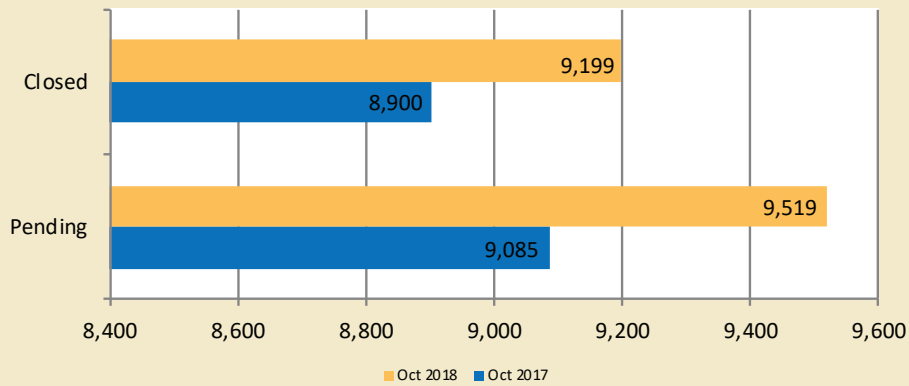
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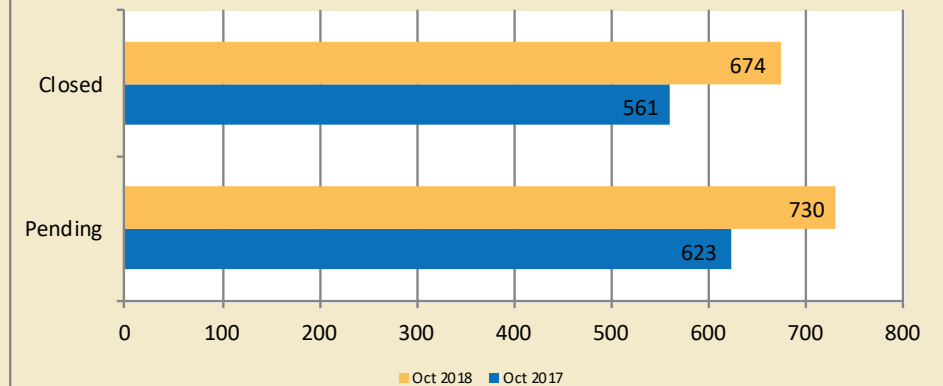
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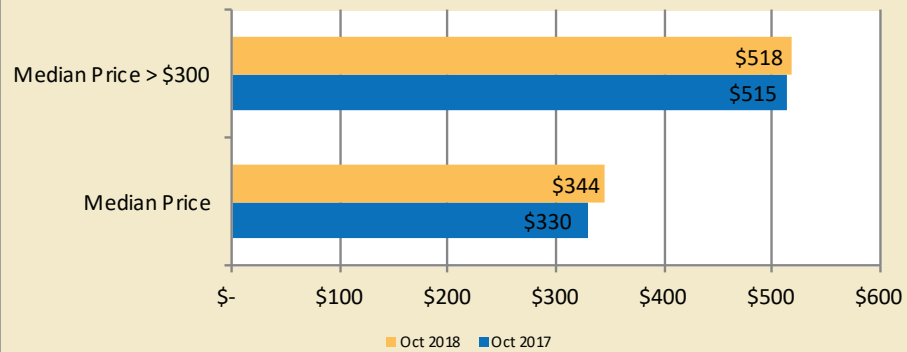
Most Recent 12 Months



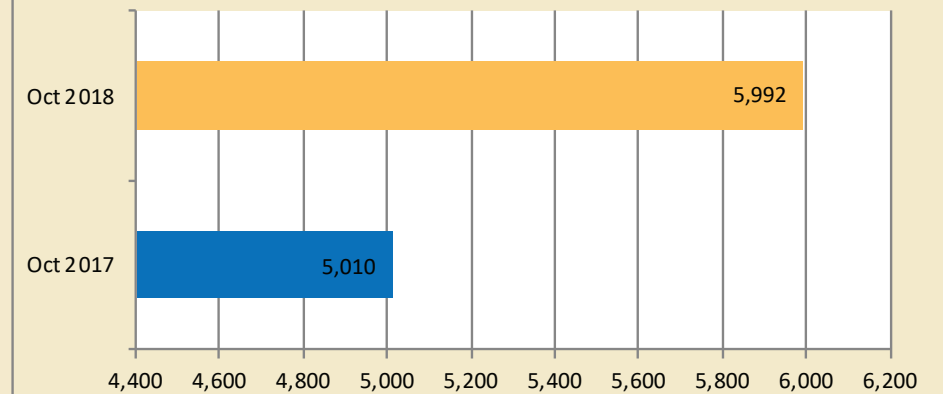
Month to Month



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



Inventory



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