



Naples Area Board of REALTORS®



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p 239.597.1666
f 239.597.7725

www.NABOR.com
www.NaplesArea.com

1455 Pine Ridge Road
Naples, FL 34109

May 2015

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	May 2014	May 2015	% Chg.
	\$0-\$300K	612	444	-27%	6,325	5,347	-15%	573	457	-20%	5,751	5,185	-10%	\$174	\$205	18%	\$170	\$187	10%	1,448	1,076	-26%	73	60
\$300K-\$500K	205	256	25%	2,006	2,445	22%	181	236	30%	1,766	2,238	27%	\$385	\$385	0%	\$378	\$379	0%	864	972	13%	92	69	-25%
\$500K-\$1M	158	157	-1%	1,501	1,607	7%	168	173	3%	1,324	1,422	7%	\$680	\$703	3%	\$660	\$656	-1%	825	900	9%	118	94	-20%
\$1M-\$2M	66	73	11%	640	698	9%	70	80	14%	573	624	9%	\$1,362	\$1,300	-5%	\$1,344	\$1,325	-1%	431	428	-1%	159	111	-30%
\$2M+	55	47	-15%	433	447	3%	67	54	-19%	399	388	-3%	\$2,750	\$3,200	16%	\$2,900	\$3,212	11%	351	424	21%	146	109	-25%
TOTAL	1,096	977	-11%	10,905	10,544	-3%	1,059	1,000	-6%	9,813	9,857	0%	\$270	\$332	23%	\$252	\$289	15%	3,919	3,800	-3%	95	75	-21%
Median > \$300K													\$625	\$575	-8%	\$555	\$520	-6%						

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	12-month ending 05/2014	12-month ending 05/2015	% Chg.	May 2014	May 2015	% Chg.	May 2014	May 2015	% Chg.
	Naples Beach	219	202	-8%	2,229	2,063	-7%	260	229	-12%	2,127	1,952	-8%	\$742	\$800	8%	\$610	\$650	7%	882	802	-9%	118	82
North Naples	277	267	-4%	2,869	2,756	-4%	258	280	9%	2,631	2,597	-1%	\$358	\$391	9%	\$300	\$349	16%	990	1,066	8%	96	71	-26%
Central Naples	213	174	-18%	1,989	1,894	-5%	180	160	-11%	1,679	1,770	5%	\$169	\$215	27%	\$170	\$195	15%	554	483	-13%	72	73	1%
South Naples	176	160	-9%	1,669	1,725	3%	176	146	-17%	1,479	1,580	7%	\$171	\$223	30%	\$167	\$210	26%	610	629	3%	89	64	-28%
East Naples	201	162	-19%	1,977	1,957	-1%	172	178	3%	1,738	1,821	5%	\$223	\$280	26%	\$210	\$244	16%	774	737	-5%	82	83	1%
Immokalee/Ave Maria	2	5	150%	54	46	-15%	3	0	-100%	45	38	-16%	\$225	\$-	-100%	\$162	\$167	3%	12	21	75%	47	0	-100%
TOTAL	1,088	970	-11%	10,787	10,441	-3%	1,049	993	-5%	9,699	9,758	1%	\$265	\$330	25%	\$250	\$287	15%	3,822	3,738	-2%	94	75	-20%

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.