



Naples Area Board of REALTORS®



Your Leading Resource for Business

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www.NABOR.com
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December 2018

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec 2017		Dec 2018		% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017		Dec 2018		% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017	Dec 2018	% Chg.	Dec 2017	Dec 2018	% Chg.		
\$0-\$300K	281	237	-16%	3,798	3,668	-3%	301	288	-4%	3,875	4,077	5%	\$ 220	\$ 216	-2%	\$ 220	\$ 220	0%	1,554	1,873	21%	82	83	1%
\$300K-\$500K	186	173	-7%	2,554	2,753	8%	154	216	40%	2,407	2,826	17%	\$ 368	\$ 371	1%	\$ 380	\$ 380	0%	1,511	1,795	19%	98	84	-14%
\$500K-\$1M	109	117	7%	1,641	1,672	2%	117	114	-3%	1,526	1,642	8%	\$ 640	\$ 633	-1%	\$ 650	\$ 653	0%	1,287	1,360	6%	145	135	-7%
\$1M-\$2M	86	46	-47%	699	730	4%	60	44	-27%	601	749	25%	\$ 1,437	\$ 1,240	-14%	\$ 1,350	\$ 1,385	3%	554	636	15%	134	108	-19%
\$2M+	34	39	15%	429	542	26%	25	21	-16%	406	477	17%	\$ 2,724	\$ 2,970	9%	\$ 3,062	\$ 3,030	-1%	585	593	1%	129	151	17%
TOTAL	696	612	-12%	9,121	9,365	3%	657	683	4%	8,815	9,771	11%	\$ 324	\$ 330	2%	\$ 330	\$ 345	5%	5,491	6,257	14%	104	95	-9%
Median > \$300K													\$ 551	\$ 468	-15%	\$ 514	\$ 512	0%						

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec 2017		Dec 2018		% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017		Dec 2018		% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017	Dec 2018	% Chg.	Dec 2017	Dec 2018	% Chg.		
Naples Beach	116	108	-7%	1,648	1,738	5%	101	86	-15%	1,613	1,732	7%	\$ 740	\$ 660	-11%	\$ 775	\$ 772	0%	1,244	1,425	15%	113	91	-19%
North Naples	195	156	-20%	2,536	2,660	5%	189	191	1%	2,447	2,730	12%	\$ 370	\$ 400	8%	\$ 380	\$ 410	8%	1,541	1,637	6%	103	107	4%
Central Naples	114	98	-14%	1,459	1,472	1%	92	107	16%	1,406	1,524	8%	\$ 261	\$ 244	-7%	\$ 251	\$ 260	4%	666	788	18%	100	88	-12%
South Naples	107	104	-3%	1,477	1,443	-2%	109	116	6%	1,431	1,488	4%	\$ 235	\$ 250	6%	\$ 242	\$ 250	3%	866	1,011	17%	110	89	-19%
East Naples	152	129	-15%	1,864	1,887	1%	152	162	7%	1,784	2,003	12%	\$ 318	\$ 317	0%	\$ 310	\$ 315	2%	1,060	1,271	20%	99	93	-6%
Immokalee/Ave Maria	5	6	20%	53	74	40%	6	15	150%	52	157	202%	\$ 245	\$ 240	-2%	\$ 251	\$ 281	12%	47	91	94%	27	101	274%
TOTAL	689	601	-13%	9,037	9,274	3%	649	677	4%	8,733	9,634	10%	\$ 323	\$ 335	4%	\$ 330	\$ 344	4%	5,424	6,223	15%	104	95	-9%

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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	Dec 2017	Dec 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017	Dec 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017	Dec 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017	Dec 2018	% Chg.	Dec 2017	Dec 2018	% Chg.
	\$0-\$300K	77	74	-4%	1,143	977	-15%	87	87	0%	1,189	1,161	-2%	\$ 259	\$ 260	0%	\$ 250	\$ 260	4%	289	394	36%	53	68
\$300K-\$500K	121	117	-3%	1,575	1,705	8%	105	139	32%	1,516	1,791	18%	\$ 380	\$ 300	-21%	\$ 388	\$ 389	0%	778	1,025	32%	98	91	-7%
\$500K-\$1M	76	84	11%	1,081	1,083	0%	82	86	5%	989	1,076	9%	\$ 647	\$ 618	-4%	\$ 650	\$ 645	-1%	823	860	4%	142	125	-12%
\$1M-\$2M	38	26	-32%	384	406	6%	37	26	-30%	348	391	12%	\$ 1,300	\$ 1,288	-1%	\$ 1,337	\$ 1,350	1%	336	402	20%	161	107	-34%
\$2M+	28	27	-4%	334	396	19%	17	16	-6%	305	349	14%	\$ 2,724	\$ 2,850	5%	\$ 3,225	\$ 3,275	2%	459	459	0%	170	171	1%
TOTAL	337	328	-3%	4,517	4,567	1%	328	354	8%	4,347	4,768	10%	\$ 418	\$ 400	-4%	\$ 418	\$ 434	4%	2,685	3,140	17%	109	94	-14%
Median > \$300K													\$ 540	\$ 482	-11%	\$ 519	\$ 510	-2%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Dec 2017	Dec 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017	Dec 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017	Dec 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	Dec 2017	Dec 2018	% Chg.	Dec 2017	Dec 2018	% Chg.
	Naples Beach	55	44	-20%	670	671	0%	44	28	-36%	652	662	2%	\$ 1,175	\$ 990	-16%	\$ 1,117	\$ 1,299	16%	531	606	14%	132	72
North Naples	70	88	26%	1,134	1,244	10%	75	97	29%	1,098	1,234	12%	\$ 590	\$ 535	-9%	\$ 520	\$ 533	2%	796	823	3%	127	122	-4%
Central Naples	50	48	-4%	699	653	-7%	47	51	9%	666	687	3%	\$ 350	\$ 335	-4%	\$ 330	\$ 355	8%	283	397	40%	97	75	-23%
South Naples	40	37	-8%	549	535	-3%	38	42	11%	533	536	1%	\$ 372	\$ 388	4%	\$ 350	\$ 395	13%	344	359	4%	110	89	-19%
East Naples	113	99	-12%	1,369	1,342	-2%	113	118	4%	1,307	1,424	9%	\$ 335	\$ 332	-1%	\$ 331	\$ 342	3%	644	862	34%	96	86	-10%
Immokalee/Ave Maria	5	4	-20%	46	65	41%	6	12	100%	43	143	233%	\$ 245	\$ 244	0%	\$ 255	\$ 287	13%	42	76	81%	27	84	211%
TOTAL	333	320	-4%	4,467	4,510	1%	323	348	8%	4,299	4,686	9%	\$ 416	\$ 425	2%	\$ 419	\$ 434	4%	2,640	3,123	18%	109	94	-14%

Legend

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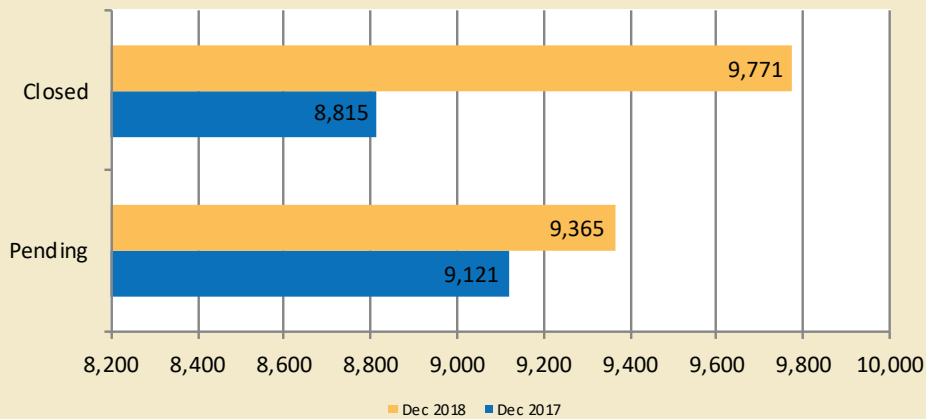
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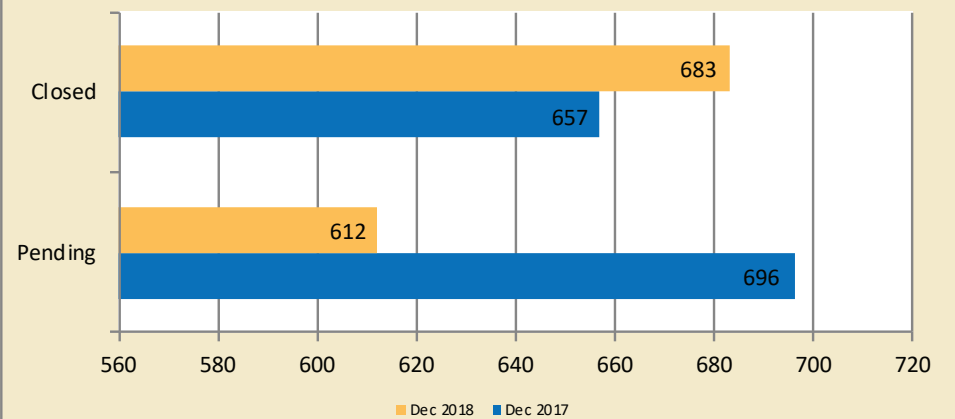
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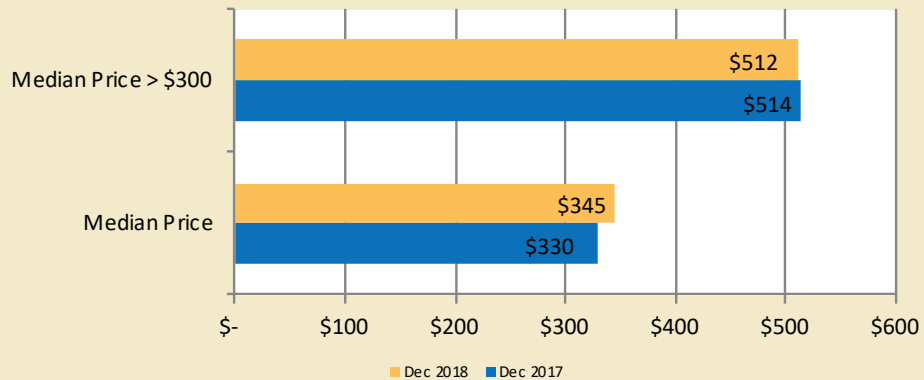
Most Recent 12 Months



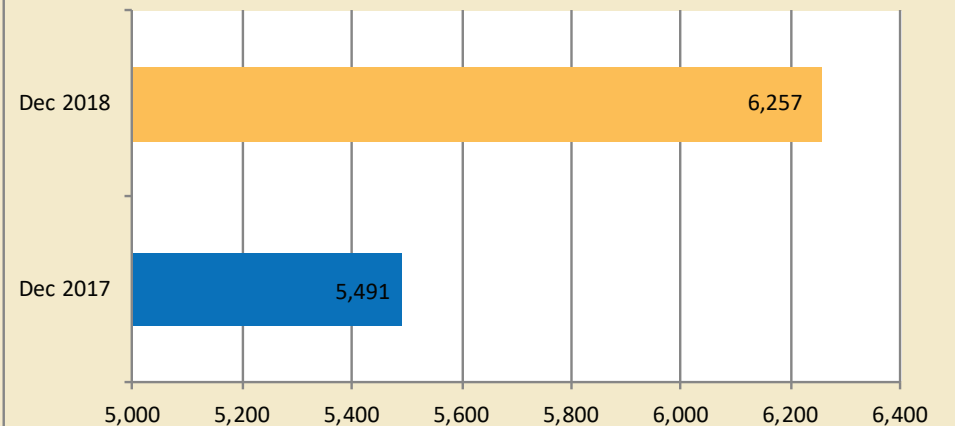
Month to Month



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



Inventory



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