



Naples Area Board of REALTORS®



Your Leading Resource for Business

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1455 Pine Ridge Road
Naples, FL 34109

May 2018

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	May 2017	May 2018	% Chg.	
\$0-\$300K	445	380	-15%	4,042	3,662	-9%	424	423	0%	4,051	3,760	-7%	\$ 220	\$ 225	2%	\$ 219	\$ 220	0%	1,551	1,638	6%	72	82	14%	
\$300K-\$500K	280	303	8%	2,606	2,598	0%	245	297	21%	2,358	2,471	5%	\$ 380	\$ 375	-1%	\$ 378	\$ 379	0%	1,410	1,483	5%	95	99	4%	
\$500K-\$1M	180	166	-8%	1,656	1,654	0%	190	158	-17%	1,530	1,538	1%	\$ 685	\$ 672	-2%	\$ 650	\$ 650	0%	1,257	1,248	-1%	119	110	-8%	
\$1M-\$2M	75	63	-16%	625	759	21%	90	70	-22%	581	713	23%	\$ 1,400	\$ 1,407	0%	\$ 1,335	\$ 1,365	2%	620	539	-13%	142	117	-18%	
\$2M+	47	58	23%	423	509	20%	78	76	-3%	393	458	17%	\$ 2,950	\$ 3,275	11%	\$ 3,100	\$ 3,037	-2%	566	511	-10%	136	124	-9%	
TOTAL	1,027	970	-6%	9,352	9,182	-2%	1,027	1,024	0%	8,913	8,940	0%	\$ 355	\$ 337	-5%	\$ 325	\$ 340	5%	5,404	5,419	0%	98	97	-1%	
													Median >\$300K	\$ 590	\$ 507	-14%	\$ 517	\$ 520	1%						

Overall Market Statistics by Area

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	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	May 2017	May 2018	% Chg.
Naples Beach	186	192	3%	1,696	1,699	0%	218	215	-1%	1,631	1,630	0%	\$ 850	\$ 875	3%	\$ 750	\$ 792	6%	1,198	1,160	-3%	122	105	-14%
North Naples	285	278	-2%	2,505	2,669	7%	272	277	2%	2,361	2,623	11%	\$ 419	\$ 375	-11%	\$ 384	\$ 395	3%	1,588	1,508	-5%	96	98	2%
Central Naples	161	150	-7%	1,542	1,447	-6%	158	155	-2%	1,515	1,397	-8%	\$ 272	\$ 270	-1%	\$ 245	\$ 257	5%	684	702	3%	76	83	9%
South Naples	163	140	-14%	1,527	1,409	-8%	168	165	-2%	1,445	1,388	-4%	\$ 240	\$ 245	2%	\$ 235	\$ 248	6%	856	912	7%	100	100	0%
East Naples	213	192	-10%	1,928	1,828	-5%	193	189	-2%	1,812	1,775	-2%	\$ 299	\$ 323	8%	\$ 300	\$ 319	6%	979	1,019	4%	91	98	8%
Immokalee/Ave Maria	10	12	20%	65	53	-18%	7	8	14%	58	49	-16%	\$ 280	\$ 274	-2%	\$ 249	\$ 254	2%	34	57	68%	58	110	90%
TOTAL	1,018	964	-5%	9,263	9,105	-2%	1,016	1,009	-1%	8,822	8,862	0%	\$ 351	\$ 335	-5%	\$ 325	\$ 340	5%	5,339	5,358	0%	97	97	0%

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

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM			
	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	May 2017	May 2018	% Chg.	
\$0-\$300K	152	107	-30%	1,345	989	-26%	137	111	-19%	1,340	1,055	-21%	\$ 246	\$ 256	4%	\$ 245	\$ 255	4%	282	304	8%	61	67	10%	
\$300K-\$500K	182	187	3%	1,615	1,621	0%	142	187	32%	1,483	1,591	7%	\$ 385	\$ 385	0%	\$ 385	\$ 388	1%	770	825	7%	86	84	-2%	
\$500K-\$1M	121	109	-10%	1,034	1,103	7%	107	105	-2%	965	1,030	7%	\$ 679	\$ 660	-3%	\$ 640	\$ 645	1%	814	810	0%	129	102	-21%	
\$1M-\$2M	48	38	-21%	354	414	17%	51	38	-25%	341	367	8%	\$ 1,374	\$ 1,300	-5%	\$ 1,365	\$ 1,325	-3%	395	334	-15%	143	107	-25%	
\$2M+	37	46	24%	324	375	16%	48	56	17%	293	334	14%	\$ 3,352	\$ 3,302	-1%	\$ 3,225	\$ 3,352	4%	473	407	-14%	179	119	-34%	
TOTAL	540	487	-10%	4,672	4,502	-4%	485	497	2%	4,422	4,377	-1%	\$ 435	\$ 440	1%	\$ 400	\$ 430	8%	2,734	2,680	-2%	105	90	-14%	
													Median > \$300K	\$ 591	\$ 515	-13%	\$ 520	\$ 517	-1%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	May 2017	May 2018	% Chg.
Naples Beach	79	76	-4%	669	695	4%	86	83	-3%	644	656	2%	\$ 1,400	\$ 2,030	45%	\$ 1,122	\$ 1,196	7%	554	494	-11%	131	97	-26%
North Naples	130	130	0%	1,166	1,205	3%	109	123	13%	1,124	1,164	4%	\$ 525	\$ 525	0%	\$ 520	\$ 525	1%	853	806	-6%	112	92	-18%
Central Naples	79	57	-28%	772	661	-14%	84	80	-5%	752	658	-13%	\$ 357	\$ 346	-3%	\$ 318	\$ 350	10%	305	300	-2%	89	76	-15%
South Naples	73	62	-15%	547	537	-2%	63	62	-2%	507	528	4%	\$ 345	\$ 386	12%	\$ 342	\$ 360	5%	324	342	6%	119	91	-24%
East Naples	161	146	-9%	1,413	1,309	-7%	133	129	-3%	1,301	1,278	-2%	\$ 319	\$ 365	14%	\$ 322	\$ 344	7%	623	644	3%	89	92	3%
Immokalee/Ave Maria	10	12	20%	52	49	-6%	5	7	40%	45	45	0%	\$ 280	\$ 294	5%	\$ 263	\$ 258	-2%	30	51	70%	60	106	77%
TOTAL	532	483	-9%	4,619	4,456	-4%	480	484	1%	4,373	4,329	-1%	\$ 436	\$ 440	1%	\$ 400	\$ 430	8%	2,689	2,637	-2%	105	90	-14%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

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	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	May 2017	May 2018	% Chg.	
	\$0-\$300K	293	273	-7%	2,697	2,673	-1%	287	312	9%	2,711	2,705	0%	\$ 205	\$ 211	3%	\$ 200	\$ 203	1%	1,269	1,334	5%	77	87	13%
\$300K-\$500K	98	116	18%	991	977	-1%	103	110	7%	875	880	1%	\$ 365	\$ 342	-6%	\$ 368	\$ 360	-2%	640	658	3%	108	124	15%	
\$500K-\$1M	59	57	-3%	622	551	-11%	83	53	-36%	565	508	-10%	\$ 691	\$ 690	0%	\$ 700	\$ 671	-4%	443	438	-1%	107	126	18%	
\$1M-\$2M	27	25	-7%	271	345	27%	39	32	-18%	240	346	44%	\$ 1,400	\$ 1,577	13%	\$ 1,300	\$ 1,450	12%	225	205	-9%	140	131	-6%	
\$2M+	10	12	20%	99	134	35%	30	20	-33%	100	124	24%	\$ 2,472	\$ 2,830	14%	\$ 2,737	\$ 2,545	-7%	93	104	12%	74	137	85%	
TOTAL	487	483	-1%	4,680	4,680	0%	542	527	-3%	4,491	4,563	2%	\$ 289	\$ 270	-7%	\$ 262	\$ 264	1%	2,670	2,739	3%	92	104	13%	
													Median > \$300K	\$ 580	\$ 500	-14%	\$ 510	\$ 530	4%						

Condominium Market Statistics by Area

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	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	12-month ending 5/2017	12-month ending 5/2018	% Chg.	May 2017	May 2018	% Chg.	May 2017	May 2018	% Chg.
	Naples Beach	107	116	8%	1,027	1,004	-2%	132	132	0%	987	974	-1%	\$ 707	\$ 685	-3%	\$ 675	\$ 656	-3%	644	666	3%	117	110
North Naples	155	148	-5%	1,339	1,464	9%	163	154	-6%	1,237	1,459	18%	\$ 300	\$ 267	-11%	\$ 271	\$ 273	1%	735	702	-4%	85	103	21%
Central Naples	82	93	13%	770	786	2%	74	75	1%	763	739	-3%	\$ 188	\$ 199	6%	\$ 184	\$ 193	5%	379	402	6%	62	90	45%
South Naples	90	78	-13%	980	872	-11%	105	103	-2%	938	860	-8%	\$ 210	\$ 220	5%	\$ 200	\$ 200	0%	532	570	7%	89	104	17%
East Naples	52	46	-12%	515	519	1%	60	60	0%	511	497	-3%	\$ 262	\$ 279	6%	\$ 265	\$ 276	4%	356	375	5%	95	109	15%
Immokalee/Ave Maria	0	0		13	4	-69%	2	1	-50%	13	4	-69%	\$ 273	\$ 200	-27%	\$ 240	\$ 211	-12%	4	6	50%	53	144	172%
TOTAL	486	481	-1%	4,644	4,649	0%	536	525	-2%	4,449	4,533	2%	\$ 288	\$ 270	-6%	\$ 260	\$ 263	1%	2,650	2,721	3%	92	104	13%

Legend

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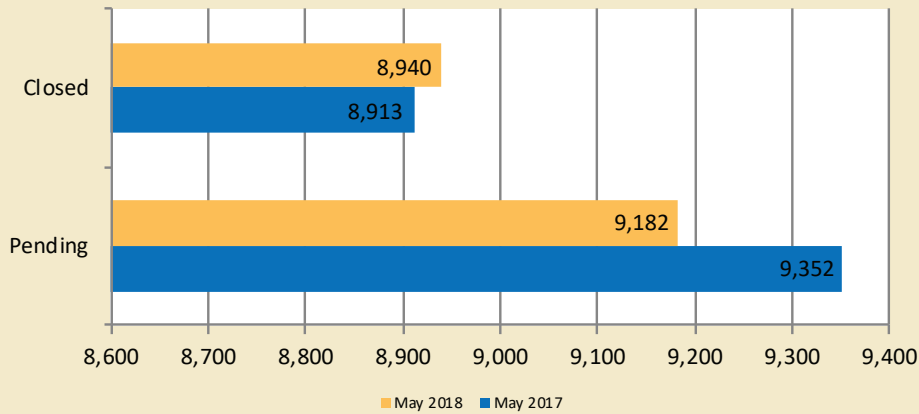
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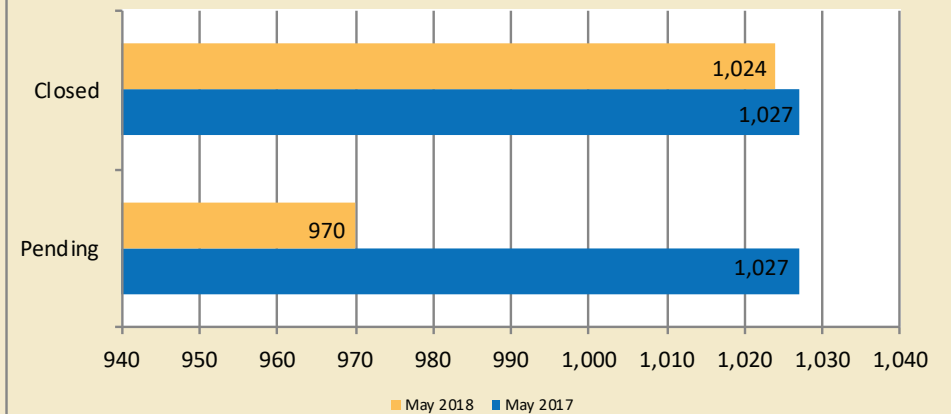
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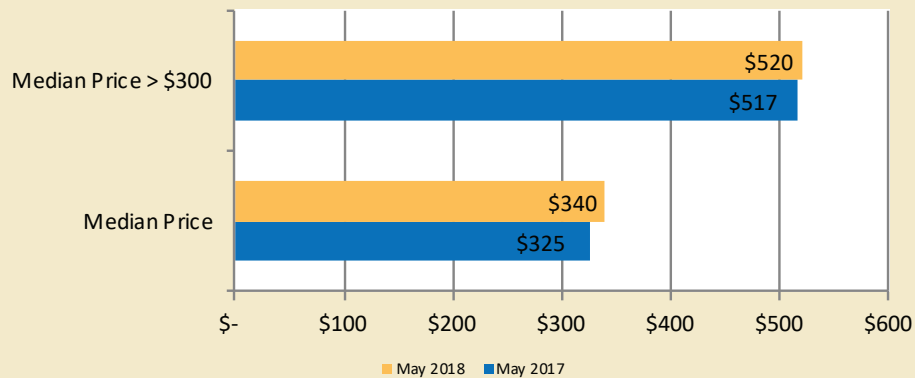
Most Recent 12 Months



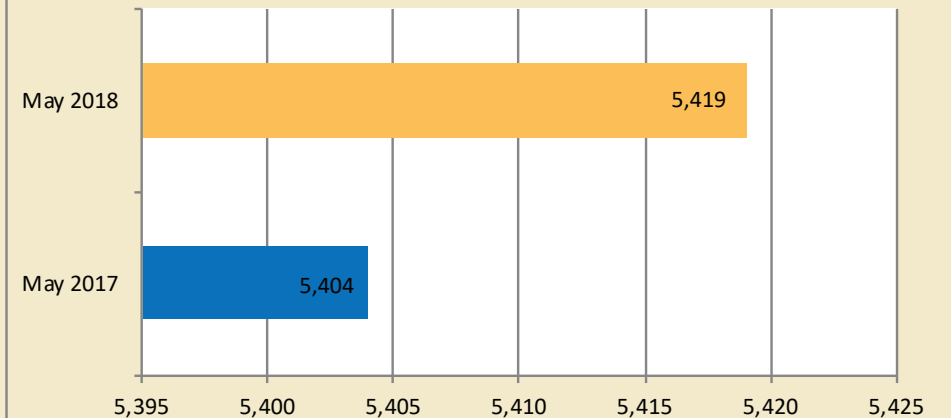
Month to Month



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



Inventory



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