



Naples Area Board of REALTORS®



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1455 Pine Ridge Road
Naples, FL 34109

April 2018

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	Apr 2017	Apr 2018	% Chg.
\$0-\$300K	424	427	1%	4,004	3,722	-7%	375	381	2%	3,999	3,777	-6%	\$ 224	\$ 216	-4%	\$ 219	\$ 220	0%	1,699	1,776	5%	76	78	3%
\$300K-\$500K	309	337	9%	2,594	2,591	0%	247	285	15%	2,327	2,419	4%	\$ 388	\$ 389	0%	\$ 378	\$ 379	0%	1,522	1,596	5%	83	92	11%
\$500K-\$1M	192	204	6%	1,637	1,677	2%	168	171	2%	1,491	1,575	6%	\$ 650	\$ 652	0%	\$ 650	\$ 650	0%	1,372	1,302	-5%	133	97	-27%
\$1M-\$2M	92	86	-7%	622	773	24%	65	87	34%	563	733	30%	\$ 1,300	\$ 1,343	3%	\$ 1,312	\$ 1,362	4%	691	561	-19%	115	117	2%
\$2M+	58	72	24%	411	506	23%	47	54	15%	349	459	32%	\$ 3,200	\$ 3,375	5%	\$ 3,150	\$ 2,950	-6%	636	558	-12%	166	173	4%
TOTAL	1,075	1,126	5%	9,268	9,269	0%	902	978	8%	8,729	8,963	3%	\$ 355	\$ 365	3%	\$ 325	\$ 340	5%	5,920	5,793	-2%	97	95	-2%
													Median > \$300K	\$ 525	\$ 525	0%	\$ 510	\$ 530	4%					

Overall Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	Apr 2017	Apr 2018	% Chg.
Naples Beach	202	216	7%	1,672	1,700	2%	191	187	-2%	1,600	1,636	2%	\$ 860	\$ 825	-4%	\$ 733	\$ 800	9%	1,341	1,276	-5%	118	104	-12%
North Naples	312	335	7%	2,474	2,696	9%	224	282	26%	2,317	2,629	13%	\$ 367	\$ 402	10%	\$ 379	\$ 399	5%	1,752	1,608	-8%	108	91	-16%
Central Naples	158	173	9%	1,560	1,462	-6%	146	156	7%	1,476	1,401	-5%	\$ 260	\$ 275	6%	\$ 245	\$ 257	5%	754	746	-1%	74	77	4%
South Naples	178	170	-4%	1,504	1,421	-6%	153	157	3%	1,431	1,393	-3%	\$ 229	\$ 260	14%	\$ 235	\$ 246	5%	916	967	6%	78	95	22%
East Naples	212	215	1%	1,906	1,860	-2%	172	182	6%	1,762	1,781	1%	\$ 317	\$ 310	-2%	\$ 299	\$ 315	5%	1,051	1,063	1%	95	104	9%
Immokalee/Ave Maria	6	4	-33%	59	48	-19%	6	4	-33%	53	49	-8%	\$ 343	\$ 255	-26%	\$ 250	\$ 252	1%	38	67	76%	106	108	2%
TOTAL	1,068	1,113	4%	9,175	9,187	0%	892	968	9%	8,639	8,889	3%	\$ 353	\$ 365	3%	\$ 324	\$ 340	5%	5,852	5,727	-2%	97	95	-2%

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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	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	Apr 2017	Apr 2018	% Chg.	
\$0-\$300K	154	111	-28%	1,333	1,028	-23%	118	87	-26%	1,310	1,085	-17%	\$ 250	\$ 257	3%	\$ 245	\$ 255	4%	321	304	-5%	72	73	1%	
\$300K-\$500K	178	196	10%	1,603	1,626	1%	129	164	27%	1,467	1,546	5%	\$ 400	\$ 399	0%	\$ 385	\$ 388	1%	824	871	6%	81	77	-5%	
\$500K-\$1M	110	139	26%	1,011	1,120	11%	94	105	12%	945	1,035	10%	\$ 635	\$ 635	0%	\$ 639	\$ 646	1%	889	832	-6%	140	90	-36%	
\$1M-\$2M	48	54	13%	353	424	20%	26	49	88%	336	380	13%	\$ 1,300	\$ 1,350	4%	\$ 1,350	\$ 1,341	-1%	440	351	-20%	156	126	-19%	
\$2M+	49	59	20%	312	374	20%	37	45	22%	270	325	20%	\$ 3,350	\$ 3,750	12%	\$ 3,212	\$ 3,390	6%	512	432	-16%	187	175	-6%	
TOTAL	539	559	4%	4,612	4,572	-1%	404	450	11%	4,328	4,371	1%	\$ 419	\$ 455	9%	\$ 400	\$ 430	8%	2,986	2,790	-7%	108	95	-12%	
													Median > \$300K	\$ 536	\$ 545	2%	\$ 515	\$ 525	2%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	Apr 2017	Apr 2018	% Chg.
Naples Beach	79	88	11%	653	696	7%	67	62	-7%	628	660	5%	\$ 1,850	\$ 1,761	-5%	\$ 1,100	\$ 1,143	4%	607	522	-14%	161	105	-35%
North Naples	145	156	8%	1,163	1,217	5%	90	134	49%	1,125	1,154	3%	\$ 550	\$ 547	-1%	\$ 524	\$ 525	0%	933	839	-10%	124	92	-26%
Central Naples	84	79	-6%	782	682	-13%	74	66	-11%	723	663	-8%	\$ 308	\$ 435	41%	\$ 305	\$ 350	15%	335	301	-10%	63	79	25%
South Naples	66	78	18%	532	541	2%	41	62	51%	500	529	6%	\$ 475	\$ 397	-16%	\$ 348	\$ 359	3%	364	358	-2%	113	88	-22%
East Naples	155	145	-6%	1,385	1,340	-3%	122	118	-3%	1,262	1,281	2%	\$ 344	\$ 330	-4%	\$ 321	\$ 340	6%	664	662	0%	94	103	10%
Immokalee/Ave Maria	5	4	-20%	45	44	-2%	5	3	-40%	42	44	5%	\$ 337	\$ 293	-13%	\$ 269	\$ 256	-5%	34	62	82%	97	103	6%
TOTAL	534	550	3%	4,560	4,520	-1%	399	445	12%	4,280	4,331	1%	\$ 419	\$ 455	9%	\$ 400	\$ 430	8%	2,937	2,744	-7%	108	94	-13%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

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	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	Apr 2017	Apr 2018	% Chg.	
\$0-\$300K	270	316	17%	2,671	2,694	1%	257	294	14%	2,689	2,692	0%	\$ 210	\$ 206	-2%	\$ 200	\$ 201	0%	1,378	1,472	7%	77	80	4%	
\$300K-\$500K	131	141	8%	991	965	-3%	118	121	3%	860	873	2%	\$ 378	\$ 375	-1%	\$ 370	\$ 365	-1%	698	725	4%	85	112	32%	
\$500K-\$1M	82	65	-21%	626	557	-11%	74	66	-11%	546	540	-1%	\$ 667	\$ 692	4%	\$ 699	\$ 671	-4%	483	470	-3%	124	109	-12%	
\$1M-\$2M	44	32	-27%	269	349	30%	39	38	-3%	227	353	56%	\$ 1,300	\$ 1,331	2%	\$ 1,300	\$ 1,450	12%	251	210	-16%	86	106	23%	
\$2M+	9	13	44%	99	132	33%	10	9	-10%	79	134	70%	\$ 2,342	\$ 2,800	20%	\$ 2,875	\$ 2,500	-13%	124	126	2%	82	162	98%	
TOTAL	536	567	6%	4,656	4,697	1%	498	528	6%	4,401	4,592	4%	\$ 296	\$ 271	-8%	\$ 260	\$ 265	2%	2,934	3,003	2%	87	95	9%	
													Median > \$300K	\$ 510	\$ 496	-3%	\$ 500	\$ 545	9%						

Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	12-month ending 4/2017	12-month ending 4/2018	% Chg.	Apr 2017	Apr 2018	% Chg.	Apr 2017	Apr 2018	% Chg.
Naples Beach	123	128	4%	1,019	1,004	-1%	124	125	1%	972	976	0%	\$ 740	\$ 695	-6%	\$ 650	\$ 658	1%	734	754	3%	95	104	9%
North Naples	167	179	7%	1,311	1,479	13%	134	148	10%	1,192	1,475	24%	\$ 300	\$ 258	-14%	\$ 265	\$ 275	4%	819	769	-6%	98	91	-7%
Central Naples	74	94	27%	778	780	0%	72	90	25%	753	738	-2%	\$ 196	\$ 195	-1%	\$ 185	\$ 190	3%	419	445	6%	85	76	-11%
South Naples	112	92	-18%	972	880	-9%	112	95	-15%	931	864	-7%	\$ 200	\$ 220	10%	\$ 199	\$ 200	1%	552	609	10%	65	100	54%
East Naples	57	70	23%	521	520	0%	50	64	28%	500	500	0%	\$ 276	\$ 272	-1%	\$ 264	\$ 273	3%	387	401	4%	97	107	10%
Immokalee/Ave Maria	1	0	-100%	14	4	-71%	1	1	0%	11	5	-55%	\$ 350	\$ 205	-41%	\$ 237	\$ 245	3%	4	5	25%	155	126	-19%
TOTAL	534	563	5%	4,615	4,667	1%	493	523	6%	4,359	4,558	5%	\$ 295	\$ 272	-8%	\$ 260	\$ 265	2%	2,915	2,983	2%	88	95	8%

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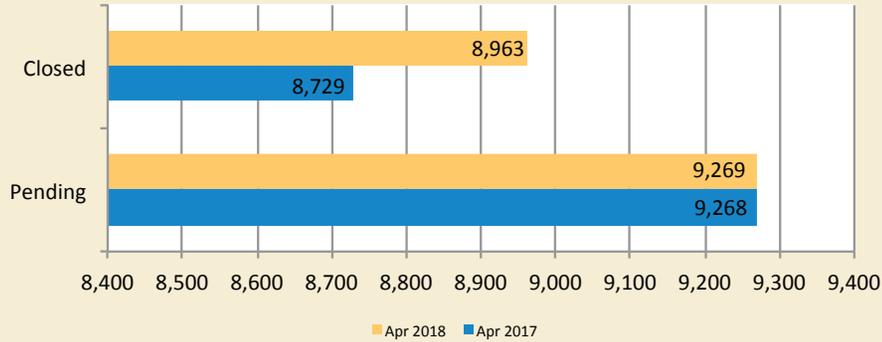
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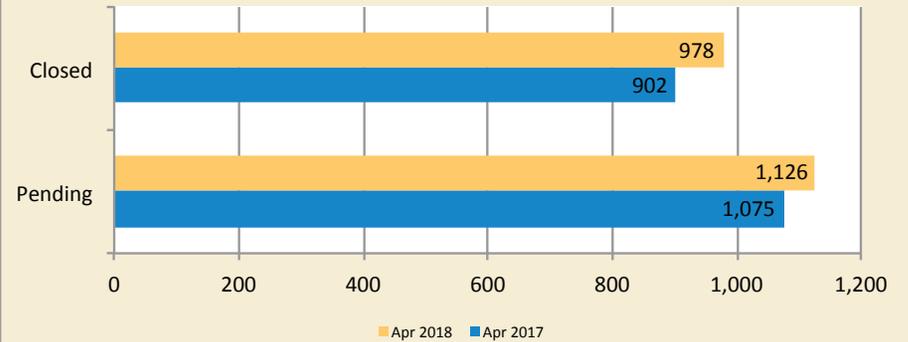
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Most Recent 12 Months



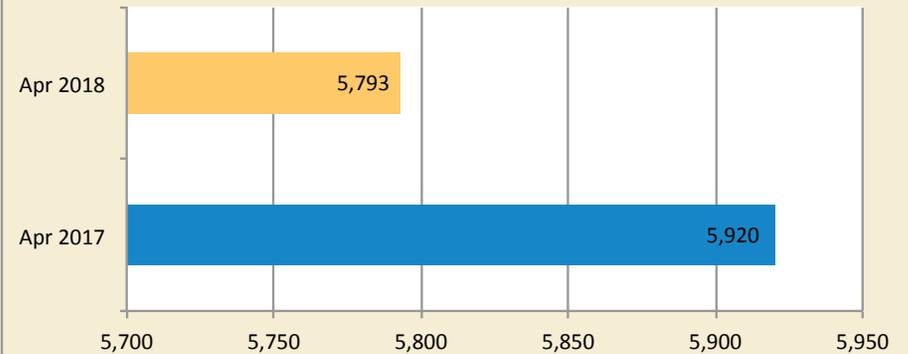
Month to Month



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



Inventory



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