



Naples Area Board of REALTORS®



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1455 Pine Ridge Road  
Naples, FL 34109

October 2014

**Overall Market Statistics by Price**

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	October 2013	October 2014
\$0-\$300K	512	495	6,820	5,910	423	402	6,138	5,469	\$174	\$179	\$160	\$175	1,778	1,329	89	58
\$300K-\$500K	154	178	1,983	2,103	122	153	1,712	1,888	\$385	\$377	\$377	\$380	845	929	108	71
\$500K-\$1M	118	137	1,381	1,509	78	102	1,226	1,335	\$695	\$655	\$657	\$655	870	869	150	78
\$1M-\$2M	32	70	593	675	31	31	524	594	\$1,380	\$1,435	\$1,375	\$1,330	491	444	186	194
\$2M+	23	31	359	426	14	19	312	381	\$3,175	\$3,300	\$3,000	\$2,900	392	368	173	156
<b>TOTAL</b>	<b>839</b>	<b>911</b>	<b>11,136</b>	<b>10,623</b>	<b>668</b>	<b>707</b>	<b>9,912</b>	<b>9,667</b>	<b>\$245</b>	<b>\$265</b>	<b>\$235</b>	<b>\$265</b>	<b>4,376</b>	<b>3,939</b>	<b>107</b>	<b>73</b>
									Median > \$300K	\$505	\$500	\$539	\$542			

**Overall Market Statistics by Area**

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	October 2013	October 2014
Naples Beach	117	170	2,213	2,159	102	120	2,064	2,029	\$405	\$577	\$546	\$625	1,114	895	142	103
North Naples	255	239	2,954	2,759	198	200	2,671	2,585	\$325	\$333	\$285	\$320	1,081	946	112	75
Central Naples	143	178	1,983	1,941	113	144	1,713	1,718	\$159	\$180	\$157	\$176	612	562	97	49
South Naples	138	151	1,718	1,669	98	113	1,494	1,497	\$143	\$182	\$154	\$182	629	633	97	55
East Naples	164	156	2,073	1,944	136	120	1,783	1,696	\$198	\$249	\$185	\$220	820	811	83	80
Immokalee/Ave Maria	4	4	66	40	9	2	59	35	\$165	\$47	\$130	\$160	18	17	98	12
<b>TOTAL</b>	<b>821</b>	<b>898</b>	<b>11,007</b>	<b>10,512</b>	<b>656</b>	<b>699</b>	<b>9,784</b>	<b>9,560</b>	<b>\$245</b>	<b>\$266</b>	<b>\$235</b>	<b>\$264</b>	<b>4,274</b>	<b>3,864</b>	<b>106</b>	<b>72</b>

**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.



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**Single Family Market Statistics by Price**

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	October 2013	October 2014
\$0-\$300K	213	203	2,869	2,209	185	146	2,546	1,986	\$180	\$192	\$173	\$190	546	424	71	45
\$300K-\$500K	95	112	1,179	1,292	86	92	1,002	1,154	\$385	\$379	\$379	\$385	456	532	103	60
\$500K-\$1M	72	76	797	907	49	70	692	798	\$700	\$615	\$670	\$659	498	531	142	80
\$1M-\$2M	23	42	332	383	21	19	297	332	\$1,380	\$1,600	\$1,399	\$1,350	315	315	213	122
\$2M+	16	23	241	314	10	15	210	275	\$4,000	\$4,250	\$3,000	\$2,950	322	326	200	176
<b>TOTAL</b>	<b>419</b>	<b>456</b>	<b>5,418</b>	<b>5,105</b>	<b>351</b>	<b>342</b>	<b>4,747</b>	<b>4,545</b>	<b>\$279</b>	<b>\$335</b>	<b>\$280</b>	<b>\$340</b>	<b>2,137</b>	<b>2,128</b>	<b>102</b>	<b>67</b>
									Median > \$300K	\$484	\$525	\$540	\$545			

**Single Family Market Statistics by Area**

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	October 2013	October 2014
Naples Beach	42	64	818	805	43	48	741	746	\$795	\$871	\$741	\$968	433	422	174	95
North Naples	106	110	1,340	1,255	98	90	1,226	1,154	\$398	\$464	\$395	\$457	615	571	101	84
Central Naples	72	87	1,000	962	56	73	848	847	\$230	\$275	\$240	\$265	288	289	96	44
South Naples	68	70	661	662	35	45	574	577	\$245	\$224	\$228	\$279	228	252	97	44
East Naples	117	112	1,474	1,322	103	77	1,239	1,132	\$187	\$265	\$179	\$225	491	524	75	57
Immokalee/Ave Maria	3	3	49	30	7	2	46	25	\$165	\$47	\$93	\$151	15	17	51	12
<b>TOTAL</b>	<b>408</b>	<b>446</b>	<b>5,342</b>	<b>5,036</b>	<b>342</b>	<b>335</b>	<b>4,674</b>	<b>4,481</b>	<b>\$279</b>	<b>\$335</b>	<b>\$280</b>	<b>\$340</b>	<b>2,070</b>	<b>2,075</b>	<b>100</b>	<b>65</b>

**Legend**

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Naples Beach:	34102, 34103, 34108
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### Condominium Market Statistics by Price

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	October 2013	October 2014
\$0-\$300K	299	292	3,951	3,701	238	256	3,592	3,483	\$169	\$172	\$152	\$167	1,232	905	104	66
\$300K-\$500K	59	66	804	811	36	61	710	734	\$375	\$370	\$375	\$370	389	397	117	88
\$500K-\$1M	46	61	584	602	29	32	534	537	\$642	\$692	\$641	\$650	372	338	163	73
\$1M-\$2M	9	28	261	292	10	12	227	262	\$1,365	\$1,312	\$1,340	\$1,325	176	129	129	302
\$2M+	7	8	118	112	4	4	102	106	\$2,825	\$2,286	\$2,987	\$2,775	70	42	97	93
<b>TOTAL</b>	<b>420</b>	<b>455</b>	<b>5,718</b>	<b>5,518</b>	<b>317</b>	<b>365</b>	<b>5,165</b>	<b>5,122</b>	<b>\$206</b>	<b>\$215</b>	<b>\$198</b>	<b>\$215</b>	<b>2,239</b>	<b>1,811</b>	<b>112</b>	<b>78</b>
									Median > \$300K	\$525	\$460	\$535	\$540			

### Condominium Market Statistics by Area

	# Pending				# Closed				Median Closed Price (,000's)				Inventory		Average DOM	
	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	12-month ending 10/2013	12-month ending 10/2014	October 2013	October 2014	October 2013	October 2014
Naples Beach	75	106	1,395	1,354	59	72	1,323	1,283	\$365	\$457	\$499	\$535	681	473	119	109
North Naples	149	129	1,614	1,504	100	110	1,445	1,431	\$235	\$235	\$197	\$220	466	375	123	68
Central Naples	71	91	983	979	57	71	865	871	\$140	\$158	\$130	\$148	324	273	99	54
South Naples	70	81	1,057	1,007	63	68	920	920	\$129	\$147	\$130	\$150	401	381	97	62
East Naples	47	44	599	622	33	43	544	564	\$245	\$244	\$210	\$212	329	287	109	121
Immokalee/Ave Maria	1	1	17	10	2	0	13	10	\$210		\$150	\$167	3	-	264	0
<b>TOTAL</b>	<b>413</b>	<b>452</b>	<b>5,665</b>	<b>5,476</b>	<b>314</b>	<b>364</b>	<b>5,110</b>	<b>5,079</b>	<b>\$205</b>	<b>\$215</b>	<b>\$197</b>	<b>\$215</b>	<b>2,204</b>	<b>1,789</b>	<b>112</b>	<b>78</b>

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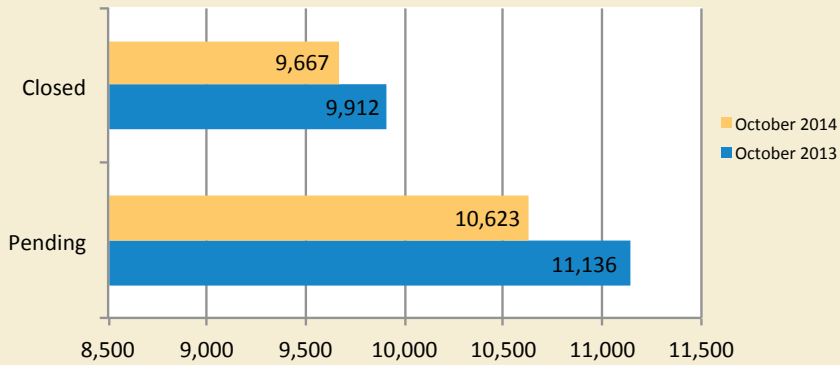
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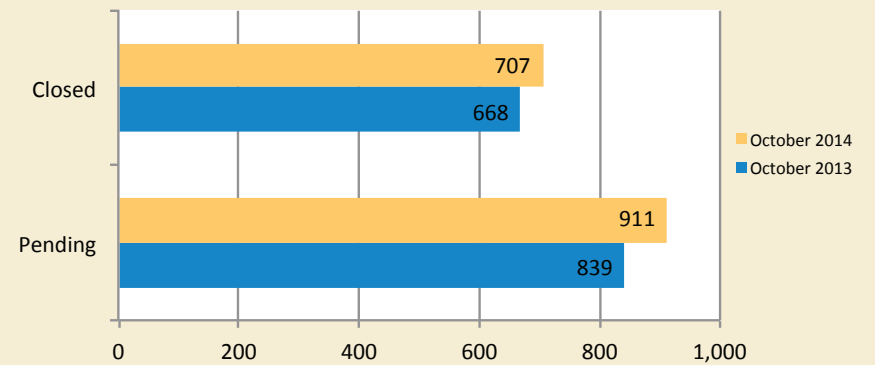
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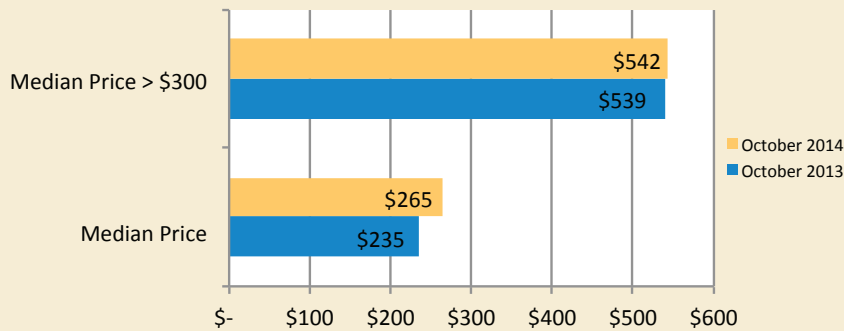
### Most Recent 12 Months



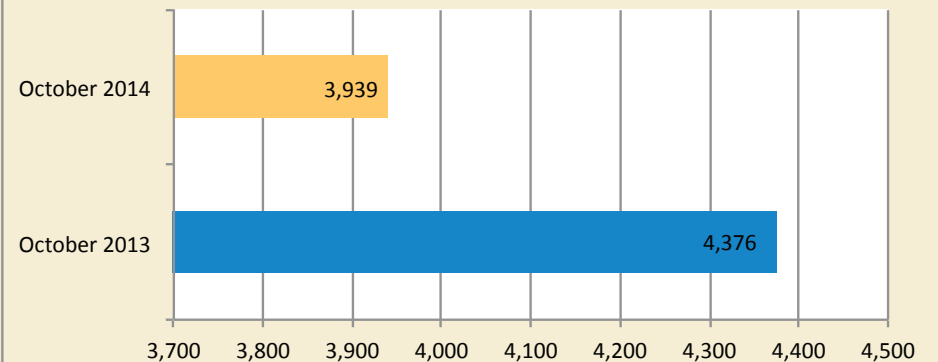
### Month to Month



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



### Inventory



Calculations are based on property listings that exist within Southwest Florida MLS. Only properties in Collier County, excluding Marco Island, are included.