



Naples Area Board of REALTORS®



Your Leading Resource for Business

p 239.597.1666
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www.NABOR.com
www.NaplesArea.com

1455 Pine Ridge Road
Naples, FL 34109

YE 2018

Overall Market Statistics by Price

	# Pending			# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.
\$0-\$300K	3,798	3,668	-3%	3,875	4,077	5%	\$ 220	\$ 220	0%	1,554	1,861	20%	82	81	-1%
\$300K-\$500K	2,554	2,753	8%	2,407	2,826	17%	\$ 380	\$ 376	-1%	1,511	1,783	18%	98	93	-5%
\$500K-\$1M	1,641	1,672	2%	1,526	1,642	8%	\$ 650	\$ 650	0%	1,287	1,344	4%	145	112	-23%
\$1M-\$2M	699	730	4%	601	749	25%	\$ 1,350	\$ 1,375	2%	554	646	17%	134	112	-16%
\$2M+	429	542	26%	406	477	17%	\$ 3,062	\$ 3,000	-2%	585	627	7%	129	141	9%
TOTAL	9,121	9,365	3%	8,815	9,771	11%	\$ 330	\$ 339	3%	5,491	6,261	14%	104	95	-9%
							Median > \$300K	\$ 514	\$ 510	-1%					

Overall Market Statistics by Area

	# Pending			# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.
Naples Beach	1,648	1,738	5%	1,613	1,732	7%	\$ 775	\$ 753	-3%	1,244	1,441	16%	113	106	-6%
North Naples	2,536	2,660	5%	2,447	2,730	12%	\$ 380	\$ 400	5%	1,541	1,655	7%	103	98	-5%
Central Naples	1,459	1,472	1%	1,406	1,524	8%	\$ 251	\$ 259	3%	666	783	18%	100	83	-17%
South Naples	1,477	1,443	-2%	1,431	1,488	4%	\$ 242	\$ 250	3%	866	1,016	17%	110	96	-13%
East Naples	1,864	1,887	1%	1,784	2,003	12%	\$ 310	\$ 318	3%	1,060	1,228	16%	99	92	-7%
Immokalee/Ave Maria	53	74	40%	52	157	202%	\$ 251	\$ 243	-3%	47	66	40%	27	83	207%
TOTAL	9,037	9,274	3%	8,733	9,634	10%	\$ 330	\$ 344	4%	5,424	6,189	14%	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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	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.
\$0-\$300K	1,143	977	-15%	1,189	1,161	-2%	\$ 250	\$ 260	4%	289	387	34%	53	63	19%
\$300K-\$500K	1,575	1,705	8%	1,516	1,791	18%	\$ 388	\$ 385	-1%	778	1,009	30%	98	88	-10%
\$500K-\$1M	1,081	1,083	0%	989	1,076	9%	\$ 650	\$ 640	-2%	823	844	3%	142	103	-27%
\$1M-\$2M	384	406	6%	348	391	12%	\$ 1,337	\$ 1,331	0%	336	403	20%	161	121	-25%
\$2M+	334	396	19%	305	349	14%	\$ 3,225	\$ 3,238	0%	459	488	6%	170	153	-10%
TOTAL	4,517	4,567	1%	4,347	4,768	10%	\$ 418	\$ 425	2%	2,685	3,131	17%	109	93	-15%
							Median > \$300K	\$ 519	\$ 530	2%					

Single Family Market Statistics by Area

	# Pending			# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.
Naples Beach	670	671	0%	652	662	2%	\$ 1,117	\$ 1,268	14%	531	614	16%	132	109	-17%
North Naples	1,134	1,244	10%	1,098	1,234	12%	\$ 520	\$ 530	2%	796	833	5%	127	105	-17%
Central Naples	699	653	-7%	666	687	3%	\$ 330	\$ 353	7%	283	391	38%	97	75	-23%
South Naples	549	535	-3%	533	536	1%	\$ 350	\$ 390	11%	344	365	6%	110	95	-14%
East Naples	1,369	1,342	-2%	1,307	1,424	9%	\$ 331	\$ 345	4%	644	822	28%	96	84	-13%
Immokalee/Ave Maria	42	65	55%	43	143	233%	\$ 255	\$ 245	-4%	42	59	40%	27	77	185%
TOTAL	4,467	4,510	1%	4,299	4,686	9%	\$ 419	\$ 434	4%	2,640	3,084	17%	109	94	-14%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

	# Pending			# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.
\$0-\$300K	2,655	2,691	1%	2,686	2,916	9%	\$ 204	\$ 201	-1%	1,265	1,474	17%	93	88	-5%
\$300K-\$500K	979	1,048	7%	891	1,035	16%	\$ 365	\$ 359	-2%	733	774	6%	97	102	5%
\$500K-\$1M	560	589	5%	537	566	5%	\$ 675	\$ 678	0%	464	500	8%	150	128	-15%
\$1M-\$2M	315	324	3%	253	358	42%	\$ 1,350	\$ 1,450	7%	218	243	11%	96	103	7%
\$2M+	95	146	54%	101	128	27%	\$ 2,600	\$ 2,598	0%	126	139	10%	26	109	319%
TOTAL	4,604	4,798	4%	4,468	5,003	12%	\$ 263	\$ 265	1%	2,806	3,130	12%	98	97	-1%
							Median > \$300K	\$ 501	\$ 500	0%					

Condominium Market Statistics by Area

	# Pending			# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.	Annual 2017	Annual 2018	% Chg.
Naples Beach	978	1,067	9%	961	1,070	11%	\$ 645	\$ 643	0%	713	827	16%	97	105	8%
North Naples	1,402	1,416	1%	1,349	1,496	11%	\$ 274	\$ 275	0%	745	822	10%	87	92	6%
Central Naples	760	819	8%	740	837	13%	\$ 189	\$ 190	1%	383	392	2%	104	88	-15%
South Naples	928	908	-2%	898	952	6%	\$ 200	\$ 207	3%	522	651	25%	110	97	-12%
East Naples	495	545	10%	477	579	21%	\$ 269	\$ 279	4%	416	406	-2%	106	111	5%
Immokalee/Ave Maria	7	9	29%	9	14	56%	\$ 250	\$ 212	-15%	5	7	40%	0	147	
TOTAL	4,570	4,764	4%	4,434	4,948	12%	\$ 262	\$ 267	2%	2,784	3,105	12%	99	97	-2%

Legend

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