



Naples Area Board of REALTORS®



Your Leading Resource for Business

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www.NABOR.com
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1455 Pine Ridge Road
Naples, FL 34109

4Q 2018

Overall Market Statistics by Price

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.
\$0-\$300K	814	760	-7%	3,798	3,668	-3%	783	844	8%	3,875	4,077	5%	\$ 215	\$ 225	5%	\$ 220	\$ 220	0%	1,554	1,861	20%	83	83	0%
\$300K-\$500K	515	569	10%	2,554	2,753	8%	490	625	28%	2,407	2,826	17%	\$ 379	\$ 380	0%	\$ 380	\$ 380	0%	1,511	1,783	18%	92	87	-5%
\$500K-\$1M	331	324	-2%	1,641	1,672	2%	297	351	18%	1,526	1,642	8%	\$ 649	\$ 620	-4%	\$ 650	\$ 653	0%	1,287	1,344	4%	131	122	-7%
\$1M-\$2M	181	141	-22%	699	730	4%	128	138	8%	601	749	25%	\$ 1,300	\$ 1,275	-2%	\$ 1,350	\$ 1,385	3%	554	646	17%	144	115	-20%
\$2M+	97	103	6%	429	542	26%	70	79	13%	406	477	17%	\$ 2,737	\$ 2,950	8%	\$ 3,062	\$ 3,030	-1%	585	627	7%	181	126	-30%
TOTAL	1,938	1,897	-2%	9,121	9,365	3%	1,768	2,037	15%	8,815	9,771	11%	\$ 330	\$ 331	0%	\$ 330	\$ 345	5%	5,491	6,261	14%	102	94	-8%
													Median > \$300K	\$ 510	\$ 485	-5%	\$ 514	\$ 512	0%					

Overall Market Statistics by Area

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	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.
Naples Beach	321	305	-5%	1,648	1,738	5%	264	303	15%	1,613	1,732	7%	\$ 807	\$ 685	-15%	\$ 775	\$ 772	0%	1,244	1,441	16%	127	104	-18%
North Naples	540	512	-5%	2,536	2,660	5%	504	554	10%	2,447	2,730	12%	\$ 375	\$ 405	8%	\$ 380	\$ 410	8%	1,541	1,655	7%	102	108	6%
Central Naples	322	299	-7%	1,459	1,472	1%	288	340	18%	1,406	1,524	8%	\$ 255	\$ 265	4%	\$ 251	\$ 260	4%	666	783	18%	92	76	-17%
South Naples	317	328	3%	1,477	1,443	-2%	292	316	8%	1,431	1,488	4%	\$ 239	\$ 250	5%	\$ 242	\$ 250	3%	866	1,016	17%	99	90	-9%
East Naples	411	413	0%	1,864	1,887	1%	391	473	21%	1,784	2,003	12%	\$ 325	\$ 314	-3%	\$ 310	\$ 315	2%	1,060	1,228	16%	97	91	-6%
Immokalee/Ave Maria	13	18	38%	53	74	40%	12	42	250%	52	157	202%	\$ 250	\$ 240	-4%	\$ 251	\$ 281	12%	47	66	40%	58	89	53%
TOTAL	1,924	1,875	-3%	9,037	9,274	3%	1,751	2,028	16%	8,733	9,634	10%	\$ 330	\$ 335	2%	\$ 330	\$ 344	4%	5,424	6,189	14%	102	95	-7%

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			
	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	
\$0-\$300K	221	228	3%	1,143	977	-15%	227	258	14%	1,189	1,161	-2%	\$ 255	\$ 255	0%	\$ 250	\$ 260	4%	289	387	34%	55	64	16%	
\$300K-\$500K	343	364	6%	1,575	1,705	8%	336	405	21%	1,516	1,791	18%	\$ 385	\$ 380	-1%	\$ 388	\$ 389	0%	778	1,009	30%	89	82	-8%	
\$500K-\$1M	239	230	-4%	1,081	1,083	0%	225	263	17%	989	1,076	9%	\$ 645	\$ 610	-5%	\$ 650	\$ 645	-1%	823	844	3%	128	116	-9%	
\$1M-\$2M	92	77	-16%	384	406	6%	83	86	4%	348	391	12%	\$ 1,263	\$ 1,275	1%	\$ 1,337	\$ 1,350	1%	336	403	20%	171	112	-35%	
\$2M+	71	75	6%	334	396	19%	53	56	6%	305	349	14%	\$ 2,954	\$ 2,960	0%	\$ 3,225	\$ 3,275	2%	459	488	6%	202	141	-30%	
TOTAL	966	974	1%	4,517	4,567	1%	924	1,068	16%	4,347	4,768	10%	\$ 425	\$ 419	-1%	\$ 418	\$ 434	4%	2,685	3,131	17%	106	92	-13%	
													Median > \$300K	\$ 520	\$ 495	-5%	\$ 519	\$ 510	-2%						

Single Family Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.
Naples Beach	141	115	-18%	670	671	0%	126	119	-6%	652	662	2%	\$ 1,048	\$ 1,130	8%	\$ 1,117	\$ 1,299	16%	531	614	16%	147	104	-29%
North Naples	234	263	12%	1,134	1,244	10%	229	277	21%	1,098	1,234	12%	\$ 546	\$ 535	-2%	\$ 520	\$ 533	2%	796	833	5%	115	119	3%
Central Naples	153	139	-9%	699	653	-7%	137	166	21%	666	687	3%	\$ 365	\$ 351	-4%	\$ 330	\$ 355	8%	283	391	38%	89	64	-28%
South Naples	111	122	10%	549	535	-3%	116	113	-3%	533	536	1%	\$ 370	\$ 390	5%	\$ 350	\$ 395	13%	344	365	6%	98	93	-5%
East Naples	307	309	1%	1,369	1,342	-2%	295	347	18%	1,307	1,424	9%	\$ 349	\$ 335	-4%	\$ 331	\$ 342	3%	644	822	28%	95	80	-16%
Immokalee/Ave Maria	13	14	8%	46	65	41%	11	37	236%	43	143	233%	\$ 250	\$ 240	-4%	\$ 255	\$ 287	13%	42	59	40%	57	80	40%
TOTAL	959	962	0%	4,467	4,510	1%	914	1,059	16%	4,299	4,686	9%	\$ 425	\$ 425	0%	\$ 419	\$ 434	4%	2,640	3,084	17%	106	93	-12%

Legend

Geographic Location	USPS Zip Codes
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Condominium Market Statistics by Price

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	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.
\$0-\$300K	593	532	-10%	2,655	2,691	1%	556	586	5%	2,686	2,916	9%	\$ 200	\$ 203	1%	\$ 204	\$ 202	-1%	1,265	1,474	17%	93	90	-3%
\$300K-\$500K	172	205	19%	979	1,048	7%	154	220	43%	891	1,035	16%	\$ 360	\$ 350	-3%	\$ 365	\$ 362	-1%	733	774	6%	96	92	-4%
\$500K-\$1M	92	94	2%	560	589	5%	72	88	22%	537	566	5%	\$ 652	\$ 640	-2%	\$ 675	\$ 685	1%	464	500	8%	142	140	-1%
\$1M-\$2M	89	64	-28%	315	324	3%	45	52	16%	253	358	42%	\$ 1,486	\$ 1,263	-15%	\$ 1,350	\$ 1,450	7%	218	243	11%	96	119	24%
\$2M+	26	28	8%	95	146	54%	17	23	35%	101	128	27%	\$ 2,545	\$ 2,895	14%	\$ 2,600	\$ 2,597	0%	126	139	10%	111	90	-19%
TOTAL	972	923	-5%	4,604	4,798	4%	844	969	15%	4,468	5,003	12%	\$ 250	\$ 258	3%	\$ 263	\$ 268	2%	2,806	3,130	12%	98	97	-1%
													Median > \$300K	\$ 467	\$ 445	-5%	\$ 501	\$ 518	3%					

Condominium Market Statistics by Area

	# Pending						# Closed						Median Closed Price (,000's)						Inventory			Average DOM		
	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	12-month ending 12/2017	12-month ending 12/2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.	4th Qtr 2017	4th Qtr 2018	% Chg.
Naples Beach	180	190	6%	978	1,067	9%	138	184	33%	961	1,070	11%	\$ 644	\$ 598	-7%	\$ 645	\$ 650	1%	713	827	16%	109	104	-5%
North Naples	306	249	-19%	1,402	1,416	1%	275	277	1%	1,349	1,496	11%	\$ 261	\$ 262	0%	\$ 274	\$ 280	2%	745	822	10%	92	90	-2%
Central Naples	169	160	-5%	760	819	8%	151	174	15%	740	837	13%	\$ 190	\$ 198	4%	\$ 189	\$ 200	6%	383	392	2%	94	88	-6%
South Naples	206	206	0%	928	908	-2%	176	203	15%	898	952	6%	\$ 184	\$ 208	13%	\$ 200	\$ 210	5%	522	651	25%	99	88	-11%
East Naples	104	104	0%	495	545	10%	96	126	31%	477	579	21%	\$ 273	\$ 278	2%	\$ 269	\$ 279	4%	416	406	-2%	104	123	18%
Immokalee/Ave Maria	0	4		7	9	29%	1	5	400%	9	14	56%	\$ 250	\$ 238	-5%	\$ 250	\$ 202	-19%	5	7	40%	66	157	138%
TOTAL	965	913	-5%	4,570	4,764	4%	837	969	16%	4,434	4,948	12%	\$ 249	\$ 261	5%	\$ 262	\$ 267	2%	2,784	3,105	12%	98	97	-1%

Legend

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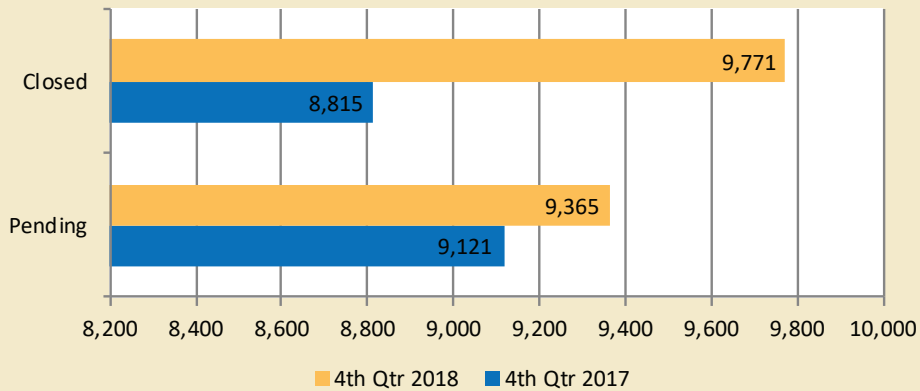
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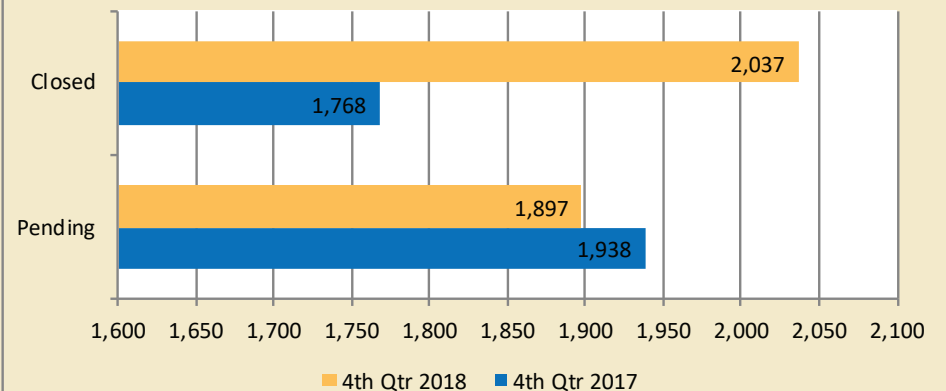
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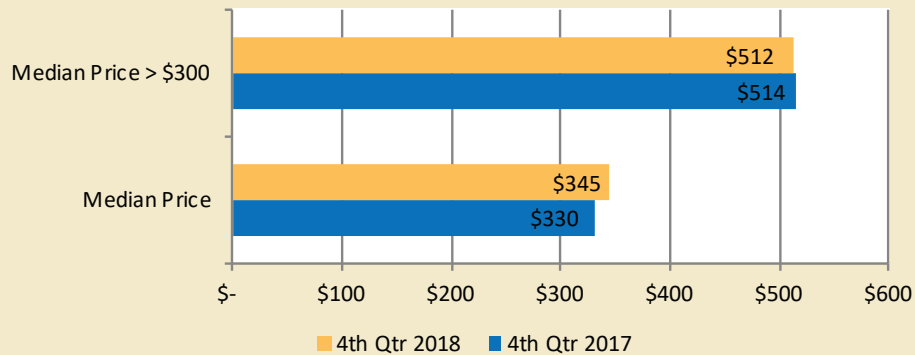
Most Recent 12 Months



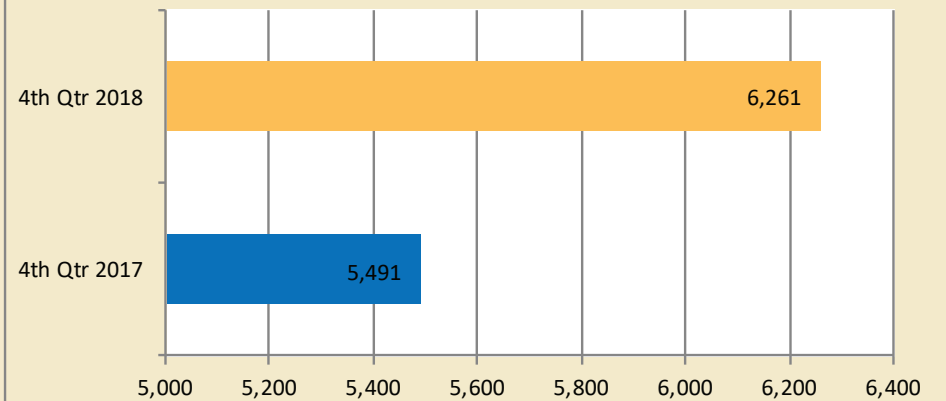
Quarter to Quarter



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



Inventory



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