



Naples Area Board of REALTORS®



Your Leading Resource for Business

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www.NABOR.com
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January 2019

1455 Pine Ridge Road
Naples, FL 34109

Overall Market Statistics by Price

	# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.
\$0-\$300K	268	247	-9%	\$ 200,000	\$ 218,000	8%	2,426	2,586	6%	78	79	1.3%
\$300K-\$500K	170	157	-8%	\$ 365,099	\$ 360,000	-1%	2,099	2,291	8%	102	93	-9.7%
\$500K-\$1M	109	101	-8%	\$ 625,000	\$ 650,000	4%	1,648	1,724	4%	Null	110	Null
\$1M-\$2M	112	43	-160%	\$ 1,582,500	\$ 1,300,000	-22%	731	828	12%	71	116	38.8%
\$2M+	45	40	-13%	\$ 2,550,000	\$ 3,000,000	15%	701	725	3%	117	160	26.9%
TOTAL	704	588	-20%	\$ 365,000	\$ 325,000	-12%	7,605	8,154	7%	90	97	7.2%
\$1M-\$2M	46	43	-7%	\$ 1,230,000	\$ 1,300,000	5%				111	116	4.3%
\$2M+	32	40	20%	\$ 2,152,000	\$ 2,705,000	20%				152	160	5.0%
Total:	625	588	-6%	\$ 322,500	\$ 325,000	1%				97	97	0.0%

*** See footnote below

Overall Market Statistics by Area

	# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.
Naples Beach	127	102	-25%	\$ 775,000	\$ 1,182,500	34%	1,679	1,852	9%	105	125	16%
North Naples	226	155	-46%	\$ 565,868	\$ 400,000	-41%	2,105	2,143	2%	81	99	18%
Central Naples	102	86	-19%	\$ 249,000	\$ 255,000	2%	1,031	1,061	3%	76	97	22%
South Naples	103	100	-3%	\$ 240,000	\$ 239,000	0%	1,214	1,337	9%	108	84	-29%
East Naples	137	135	-1%	\$ 314,750	\$ 300,000	-5%	1,477	1,643	10%	92	86	-7%
Immokalee/Ave Maria	9	10	10%	\$ 185,000	\$ 228,900	19%	98	119	18%	73	33	-121%
TOTAL	704	588	-20%	\$ 365,000	\$ 325,000	-12%	7,604	8,155	7%	90	97	7%
North Naples	147	155	5%	\$ 368,000	\$ 400,000	8%				102	99	-3%
Total:	625	588	-6%	\$ 322,500	\$ 325,000	1%				97	97	0%

*** See footnote below

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. ***The text in red identifies statistical data after the removal of 79 newly constructed condominium sales from the January 2018 Report. These particular sales were input into the MLS in the month of January 2018. As such, NABOR® considers this occurrence a rare anomaly and has removed it in this report to reflect a truer comparative analysis of the data.



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Single Family Market Statistics by Price

	# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.
\$0-\$300K	75	92	18%	\$ 246,000	\$ 246,747	0%	544	594	8%	49	69	29%
\$300K-\$500K	108	107	-1%	\$ 379,450	\$ 367,020	-3%	1,189	1,356	12%	103	90	-14%
\$500K-\$1M	67	61	-10%	\$ 589,900	\$ 650,000	9%	1,033	1,103	6%	78	103	24%
\$1M-\$2M	22	25	12%	\$ 1,252,500	\$ 1,200,000	-4%	466	519	10%	84	114	26%
\$2M+	23	29	21%	\$ 2,660,000	\$ 3,450,000	23%	525	552	5%	158	178	11%
TOTAL	295	314	6%	\$ 422,000	\$ 380,500	-11%	3,757	4,124	9%	95	96	1%

Single Family Market Statistics by Area

	# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.
Naples Beach	41	46	11%	\$ 975,000	\$ 2,095,000	53%	700	774	10%	113	155	27%
North Naples	71	70	-1%	\$ 505,100	\$ 552,500	9%	1,078	1,096	2%	109	88	-24%
Central Naples	41	39	-5%	\$ 315,000	\$ 305,000	-3%	467	534	13%	75	81	7%
South Naples	35	42	17%	\$ 347,000	\$ 358,000	3%	461	488	6%	92	103	11%
East Naples	99	107	7%	\$ 365,000	\$ 315,000	-16%	959	1,130	15%	88	86	-2%
Immokalee/Ave Maria	8	10	20%	\$ 188,750	\$ 228,950	18%	92	103	11%	81	33	-145%
TOTAL	295	314	6%	\$ 422,000	\$ 380,500	-11%	3,757	4,125	9%	95	96	1%

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Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
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Condominium Market Statistics by Price

	# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.
\$0-\$300K	193	155	-25%	\$ 190,000	\$ 199,900	5%	1,882	1,992	6%	89	86	-3%
\$300K-\$500K	62	50	-24%	\$ 343,000	\$ 350,000	2%	910	935	3%	100	99	-1%
\$500K-\$1M	42	40	-5%	\$ 710,350	\$ 650,000	-9%	615	621	1%	109	122	11%
\$1M-\$2M	90	18	-400%	\$ 1,625,000	\$ 1,375,000	-18%	265	309	14%	68	120	43%
\$2M+	22	11	-100%	\$ 2,425,000	\$ 2,700,000	10%	176	173	-2%	75	111	32%
TOTAL	409	274	-49%	\$ 310,000	\$ 260,000	-19%	3,848	4,030	5%	87	97	10%
\$1M-\$2M	24	18	-33%	\$ 1,210,000	\$ 1,375,000	12%	*** See footnote below			136	120	-13%
\$2M+	9	11	18%	\$ 2,800,000	\$ 2,700,000	-4%				139	111	-25%
Total:	330	274	-20%	\$ 251,000	\$ 260,000	3%				98	97	-1%

Condominium Market Statistics by Area

	# Closed			Median Closed Price (,000's)			Inventory			Average DOM		
	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.	Jan 2018	Jan 2019	% Chg.
Naples Beach	86	56	-54%	\$ 743,250	\$ 922,500	19%	979	1,078	9%	101	100	-1%
North Naples	155	85	-82%	\$ 1,470,000	\$ 272,500	-439%	1,027	1,047	2%	67	108	38%
Central Naples	61	47	-30%	\$ 170,000	\$ 180,000	6%	564	527	-7%	76	110	31%
South Naples	68	58	-17%	\$ 190,500	\$ 217,500	12%	753	849	11%	116	70	-66%
East Naples	38	28	-36%	\$ 243,950	\$ 241,000	-1%	518	513	-1%	103	88	-17%
Immokalee/Ave Maria	1	-	-	\$ 75,000	-	-	6	16	63%	5	-	-
TOTAL	409	274	-49%	\$ 310,000	\$ 260,000	-19%	3,847	4,030	5%	87	97	10%
North Naples	76	85	11%	\$ 255,000	\$ 272,500	6%	*** See footnote below			95	108	12%
Total:	330	274	-20%	\$ 251,000	\$ 260,000	3%				98	97	-1%

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