

Market Report – June 2010

for Naples, Bonita, Estero Market Areas



LISTED, PENDED, CLOSED YEAR TO DATE JUNE 2010

The symbol of local knowledge

YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2010	12,122	8,920	5,687	\$374,978	\$199,000
2009	13,034	7,671	4,342	\$353,106	\$187,500
2008	14,417	4,497	3,342	\$574,688	\$325,000
2007	15,256	4,072	3,064	\$710,104	\$386,000
2006	16,411	4,272	3,534	\$707,623	
2005	10,117	9,299	6,761	\$624,142	

LISTED, PENDED, CLOSED MONTH OF JUNE 2010

YEAR	LISTED	PENDED	CLOSED
2010	1,776	1,143	856
2009	1,867	1,299	912
2008	1,976	720	610
2007	1,974	493	550
2006	2,158	535	570
2005	1,642	1,195	1,226

BREAKDOWN BY PRICE CATEGORY YEAR TO DATE JUNE 2010

(This chart shows the percentage of the market represented by each price segment.)

RANGE	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
0-\$250	6,130	50.57%	5,692	63.81%	3,462	60.88%
\$250-\$500	3,170	26.15%	1,880	21.08%	1,246	21.91%
\$500-\$750	1,012	8.35%	530	5.94%	421	7.40%
\$750-\$1M	597	4.92%	278	3.12%	167	2.94%
\$1-\$2M	773	6.38%	352	3.95%	246	4.33%
\$2-\$5M	381	3.14%	159	1.78%	128	2.25%
\$5M+	59	0.49%	29	0.32%	17	0.30%

CLOSED SALES

- June closed sales units down 6% from June 2009.
- Year-to-date June closed units up 31% over same period 2009, and volume up 39%
- Median and average sales prices year-to-date have increased 6% over first six months of 2009.

PENDED SALES

- June pended sales posted a 12% decrease over June 2009, but remain the 4th strongest June in the past 10 years.
- Year-to-date pended sales are up 16% over 2009
- All price categories continue to post increases over prior year, with properties priced over \$1,000,000 showing the greatest increases (42% over 2009)

NEW LISTINGS

- New listings taken in June are down approximately 5% from June 2009
- Year-to-date new listings down 7% from same period, prior year.
- Available inventory on July 1, 2010 stands at 9,744 units in the combined Naples, Bonita Springs, Estero market (4,955 condominiums and 4,789 single family homes). This represents an 11% decrease from July 1, 2009.