

Market Report – June 2011

for Naples, Bonita, Estero Market Areas



LISTED, PENDED, CLOSED YEAR TO DATE JUNE 2011

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YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2011	10,563	8,871	6,095	\$381,268	\$195,000
2010	12,122	8,920	5,869	\$370,114	\$199,000
2009	13,034	7,671	4,342	\$353,106	\$187,500
2008	11,417	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 2011

YEAR	LISTED	PENDED	CLOSED
2011	1,392	722	970
2010	1,776	1,143	984
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 2011 (This chart shows the percentage of the market represented by each price segment.)

RANGE	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
0-\$250	5,421	51.32%	5,585	62.96%	3,681	60.39%
\$250-\$500	2,686	25.43%	1,802	20.31%	1,338	21.95%
\$500-\$750	968	9.16%	572	6.45%	433	7.10%
\$750-\$1M	516	4.89%	283	3.19%	191	3.13%
\$1-\$2M	614	5.81%	402	4.53%	294	4.82%
\$2-\$5M	303	2.87%	203	2.29%	142	2.33%
\$5M+	55	0.52%	24	0.27%	16	0.26%

CLOSED SALES

- Closed sales year-to-date are at the highest level since 2005.
- Closed sales are up over prior year in all price segments with the exception of properties priced above \$5,000,000, which remains approximately even with the same period 2010 (17 closed year-to-date 2011 vs 16 in 2010).
- Closed sales between \$1,000,000 and \$5,000,000 are up 15% over first six months 2010.
- Median sales price has increased 18% since January

PENDED SALES

- Pended sales above \$1,000,000 posted a 25% increase for the month over June 2010.
- Year-to-date pended sales are approximately even with the same period 2010, and the third highest on record for the period.

NEW LISTINGS

- The number of new listings placed on the market in June was the lowest for the month since 2004.
- Available inventory in the Naples, Bonita Springs, Estero market stands at 7,589 units (4,027 condominiums and 3,562 single family homes). This represents a 22% decrease from July 1, 2010.
- Overall inventory continues to fall and currently stands at approximately a nine month supply.

John R. Wood REALTORS, The Symbol of Local Knowledge

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