

# Market Report – January 2013 ©

## for Naples, Bonita, Estero Market Areas



LISTED, PENDED, CLOSED YEAR TO DATE

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YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2013	2272	1464	687	\$387,435	\$229,000
2012	2126	1398	715	\$332,558	\$195,000
2011	2316	1506	709	\$348,343	\$165,000
2010	2423	1420	713	\$378,029	\$184,450
2009	2830	955	439	\$356,201	\$190,000
2008	3109	577	373	\$669,232	\$385,000

### MONTH OF JANUARY 2013

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### BREAKDOWN BY PRICE CATEGORY YEAR TO DATE

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

RANGE (000's)	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
\$0-\$250	985	43%	772	53%	374	54%
\$250-\$500	709	31%	401	27%	181	26%
\$500-\$750	224	10%	124	8%	64	9%
\$750-\$1M	111	5%	51	3%	24	3%
\$1M-\$2M	149	7%	72	5%	28	4%
\$2M-\$5M	81	4%	35	2%	15	2%
\$5M+	13	1%	9	1%	1	0%

#### Closed Sales

- When reviewing this report, be aware that it represents only one month's activity.
- The number of closed units in January 2013 is down 4% when compared with January 2012, but the total sales volume is up 12% from \$237M to \$266M.
- The median sales price from January 2012 to January 2013 increased 17%, from \$195,000 to \$229,000.

#### Pended Sales

- Pended sales for January 2013 is 5% greater than January 2012. The \$250,000 to \$500,000 price range experienced the largest increase in the number of sales.
- The number of pended sales greater than \$1 million price range are up 27% from January 2012 to January 2013.

#### New Listings

- The number of new listings taken in January has increased slightly from 2012 to 2013, however it is still below the peak level in January 2008.
- The number of new listings in the \$250K to \$500K price range increased 28% from 556 to 709 listings.
- There were 7,179 active listings as of February 1, 2013 of which, 3,359 were single family and 3,820 were condominium. There has been a 12% decline from February 1, 2012 in the number of available listings.
- Based upon the closed sales for the previous twelve months, there is a seven and a half months supply.

John R. Wood REALTORS, The Symbol of Local Knowledge

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