

Market Report – February 2011

for Naples, Bonita, Estero Market Areas



LISTED, PENDED, CLOSED YEAR TO DATE FEBRUARY 2011

The symbol of local knowledge

YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2011	4,145	3,202	1,494	\$340,047	\$172,000
2010	4,489	2,908	1,475	\$341,847	\$184,500
2009	5,002	2,081	988	\$349,958	\$190,000
2008	5,461	1,335	789	\$650,272	\$385,000
2007	6,361	1,299	753	\$729,488	\$399,000
2006	6,568	1,539	1,032	\$728,434	—
2005	3,506	3,203	1,772	\$620,004	—

LISTED, PENDED, CLOSED MONTH OF FEBRUARY 2011

YEAR	LISTED	PENDED	CLOSED
2011	1,829	1,696	782
2010	2,066	1,488	762
2009	2,172	1,126	549
2008	2,352	758	416
2007	2,567	670	387
2006	3,002	778	449
2005	1,598	1,660	905

BREAKDOWN BY PRICE CATEGORY YEAR TO DATE FEBRUARY 2011 (This chart shows the percentage of the market represented by each price segment.)

RANGE	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
0-\$250	2,031	49.00%	2,111	65.93%	977	65.39%
\$250-\$500	1,047	25.26%	624	19.49%	300	20.08%
\$500-\$750	404	9.75%	182	5.68%	87	5.82%
\$750-\$1M	226	5.45%	91	2.84%	44	2.95%
\$1-\$2M	274	6.61%	122	3.81%	56	3.75%
\$2-\$5M	142	3.43%	65	2.03%	25	1.67%
\$5M+	21	0.51%	7	0.22%	5	0.33%

CLOSED SALES

- The number of closed sales year-to-date February are approximately the same as the same period in 2010.
- Average sales price remained constant with prior year, and median sales price dropped 7%.
- Closed sales priced under \$250,000 represent 65% of closings to date.
- Closed sales over \$1,000,000 are up 9% over the same period 2010.

PENDED SALES

- February pended sales are up 14% over February 2010, and the highest February on record (2000 – 2011).
- Properties priced under \$250,000 continued to comprise 66% of pended sales for February.

NEW LISTINGS

- The number of new listings placed on the market in February is down 11% from prior year and the lowest for the month since 2005.
- Available inventory in the Naples, Bonita Springs, Estero market on March 1, 2011 stands at 10,222 (5,253 condominiums and 4,969 single family homes). This represents a 4% decrease from March 1, 2010.
- All price categories show decreases in supply with the exception of condominiums and single family homes priced under \$250,000 and condominiums priced above \$5,000,000. The largest decreases were in the condominium segment priced between \$750,000 and \$1,000,000 and single family homes priced between \$750,000 and \$5,000,000.

"The source of this real property information is the copyrighted and proprietary database compilation of Sunshine MLS, LLC. Copyright 2010 Sunshine MLS, LLC. All rights reserved. The accuracy of this information is not warranted or guaranteed. This information should be independently verified if any person intends to engage in a transaction in reliance upon it."