

# Market Report – April 2010

## for Naples, Bonita, Estero Market Areas



LISTED, PENDED, CLOSED YEAR TO DATE APRIL 2010

The symbol of local knowledge

YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2010	8,536	6,502	3,690	\$371,083	\$197,750
2009	9,338	4,988	2,536	\$359,848	\$190,000
2008	10,484	2,977	2,037	\$581,381	\$302,500
2007	11,106	2,959	1,911	\$712,678	\$395,000
2006	11,746	3,049	2,342	\$721,584	
2005	6,983	6,655	4,326	\$613,652	

LISTED, PENDED, CLOSED MONTH OF APRIL 2010

YEAR	LISTED	PENDED	CLOSED
2010	1,948	1,688	1,122
2009	1,888	1,441	814
2008	2,068	929	674
2007	2,274	875	583
2006	2,229	671	626
2005	1,635	1,633	1,360

BREAKDOWN BY PRICE CATEGORY YEAR TO DATE APRIL 2010

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

RANGE	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
0-\$250	4,140	48.50%	4,068	62.57%	2,246	60.87%
\$250-\$500	2,264	26.52%	1,398	21.50%	818	22.17%
\$500-\$750	719	8.42%	416	6.40%	273	7.40%
\$750-\$1M	454	5.32%	206	3.17%	110	2.98%
\$1-\$2M	613	7.18%	270	4.15%	153	4.15%
\$2-\$5M	300	3.51%	122	1.88%	78	2.11%
\$5M+	46	0.54%	22	0.34%	12	0.33%

### CLOSED SALES

- April closed sales up 38% over April 2009.
- Year-to-date closed sales up 45% over same period 2009 and the second highest in 10 years for the period.
- Median sales price up 4%.
- Closed sales over \$1,000,000 up 57%.

### PENDED SALES

- April pended sales up 17% over April 2009 and the highest for the month during the past 10 years.
- Year-to-date pended sales up 17% over year-to-date April 2009, and the highest in the 10 years for which data is available.
- All price ranges show significant increases in pended sales year-to-date. Properties priced between \$1,000,000 and \$2,000,000 showed the biggest jump, with a 72% increase over same period 2009.

### NEW LISTINGS

- New listings taken in April up 3% over April 2009.
- New listings taken year-to-date down 9%.
- Available inventory in the Naples, Bonita Springs, Estero market on May 1, 2010 stands at 9,977 properties (5,096 condominiums and 4,881 single family homes). This represents a 23% decrease over the same period for 2009.