

Market Report – January 2012[©]

for Naples, Bonita, Estero Market Areas



LISTED, PENDED, CLOSED YEAR TO DATE JANUARY 2012

The symbol of local knowledge

YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2012	2,126	1,398	667	\$328,270	\$165,000
2011	2,316	1,506	709	\$348,343	\$165,000
2010	2,423	1,420	713	\$378,029	\$184,450
2009	2,830	955	439	\$356,201	\$190,000
2008	3,109	577	373	\$669,232	\$385,000

LISTED, PENDED, CLOSED MONTH OF JANUARY 2012

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BREAKDOWN BY PRICE CATEGORY YEAR TO DATE JANUARY 2012 (This chart shows the percentage of the market represented by each price segment.)

RANGE	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
0-\$250	981	46.14%	849	60.73%	417	62.52%
\$250-\$500	556	26.15%	312	22.32%	144	21.59%
\$500-\$750	247	11.62%	102	7.30%	51	7.65%
\$750-\$1M	109	5.13%	44	3.15%	16	2.40%
\$1-\$2M	148	6.96%	59	4.22%	28	4.20%
\$2-\$5M	69	3.25%	30	2.15%	11	1.65%
\$5M+	16	0.75%	2	0.14%	0	0%

CLOSED SALES

- When reviewing this report, be aware that it represents only one month's activity.
- Closed sales units during the prior 12 months (2/1/11 – 1/31/12) are up 5% and sales volume is up 7.5%.
- The number of closings over \$1,000,000 is up 10% over the past 12 months.

PENDED SALES

- The number of January pended sales priced below \$250,000 dropped 14% from January 2011.
- Pended sales remained brisk in January with almost 1400 units, the highest level since April 2011.

NEW LISTINGS

- The number of properties placed on the market in January was the lowest for the month since 2005.
- Available inventory on February 1, 2012 stands at 8,181 units (4,404 condominiums and 3,777 single family homes). This represents a 22% decrease from February 1, 2011 and is approximately a nine month supply.