

# Market Report – June 2009

## for Naples, Bonita, Estero Market Areas



### LISTED, PENDED, CLOSED YTD JUNE 2009

YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2009	13,034	7,671	4,225	\$354,647	\$187,500
2008	14,417	4,497	3,342	\$574,668	\$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	
2004	9,471		5,731	\$482,854	

### LISTED, PENDED, CLOSED MONTH OF JUNE 2009

YEAR	LISTED	PENDED	CLOSED
2009	1,867	1,299	821
2008	1,976	720	610
2007	1,974	493	550
2006	2,158	535	570
2005	1,642	1,195	1,226
2004	1,223		1,145

### BREAKDOWN BY PRICE CATEGORY YTD JUNE 2009

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

RANGE	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
0-\$250	6,123	46.98%	5,063	66.00%	2,680	63.43%
\$250-\$500	3,567	27.37%	1,604	20.91%	885	20.95%
\$500-\$750	1,236	9.48%	415	5.41%	290	6.86%
\$750-\$1M	709	5.44%	212	2.76%	112	2.65%
\$1-\$2M	812	6.23%	240	3.13%	157	3.72%
\$2-\$5M	480	3.68%	115	1.50%	88	2.08%
\$5M+	107	0.82%	22	0.29%	13	0.31%

#### CLOSED SALES

- Average sales price in June is the lowest in the 10 year period for which we have data (2000 – 2009).
- June closed sales units are up 35% over June 2008.
- Closed sales units year-to-date June are up 26% over year-to-date June 2008.
- Median sales price is down 42% from June 2008 and has remained constant at approximately the same level since January.

#### PENDED SALES

- Pended sales units in June are up 80% over June 2008.
- Pended sales units year-to-date June are up 70% over the same period last year.
- The price segment below \$250,000 continues to dominate with 66% of pended sales through June falling into this category.
- June pended sales are the highest for the month during the 10 year data period (2000 – 2009).

#### NEW LISTINGS

- New listings taken in June are down 5% from June 2008. Active listing inventory on July 1, 2009 for the combined Naples – Bonita Springs – Estero market area stands at 11,394 (5844 condominiums and 5550 single family homes). This represents a 17% decrease in condo inventory and a 15% drop in single family housing inventory when compared with June 2008.