

Market Report –October 2009

for Naples, Bonita, Estero Market Areas



LISTED, PENDED, CLOSED YTD OCTOBER 2009

The symbol of local knowledge

YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2009	20,108	12,574	7,276	\$344,702	\$180,000
2008	22,051	7,306	5,334	\$525,472	\$300,000
2007	23,354	5,696	4,463	\$675,780	\$380,000
2006	25,341	6,180	5,035	\$689,708	
2005	16,369	12,830	9,960	\$620,666	
2004	14,093	949	8,628	\$477,070	

LISTED, PENDED, CLOSED MONTH OF OCTOBER 2009

YEAR	LISTED	PENDED	CLOSED
2009	1,953	1,264	650
2008	2,174	699	495
2007	2,425	421	354
2006	2,693	524	333
2005	1,482	609	562
2004	1,382	949	611

BREAKDOWN BY PRICE CATEGORY YTD OCTOBER 2009 (This chart shows the percentage of the market represented by each price segment.)

RANGE	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
0-\$250	9,853	49.00%	8,388	66.71%	4,623	63.54%
\$250-\$500	5,361	26.66%	2,634	20.95%	1,562	21.47%
\$500-\$750	1,831	9.11%	661	5.26%	487	6.69%
\$750-\$1M	1,052	5.23%	321	2.55%	191	2.63%
\$1-\$2M	1,182	5.88%	363	2.89%	259	3.56%
\$2-\$5M	684	3.40%	181	1.44%	134	1.84%
\$5M+	145	0.72%	26	0.21%	20	0.27%

CLOSED SALES

- Year-to-date closed units up 36% over same period 2008.
- Closed volume year-to-date is down 10.5%.
- Median closed sales price down 40% over year-to-date October 2008.
- Closed units for the month of October up 31% over October 2008 and the highest of any October since 2003, which also was recorded 650 closed units.

PENDED SALES

- Units pending during the month of October are up 81% over October 2008.
- October pending sales are the highest for any October during the 10 years for which we have data.
- Pending sales priced over \$1,000,000 are up 61% over October 2008, the third consecutive month to show an increase over the same month, prior year, in this price segment.

NEW LISTINGS

- Number of new listings taken year-to-date and during the month of October continues to show declines over prior year.
- Active listing inventory stands at 10,388 on November 1, 2009 (5,353 condominiums and 5,035 single-family homes). This represents a 22.5% decrease over November 1, 2008. All price segments in both single-family homes and condominiums show decreases in available inventory except condominiums priced between \$2,000,000 and \$5,000,000, which show a 6% increase.

❖ This report represents the combined Naples, Bonita Springs, Estero market. Numbers October vary among various areas so be sure to research individual market segments carefully. Disclaimer: All information from Sunshine MLS. Accuracy is deemed correct but not warranted.