



MAXWELL·HENDRY·SIMMONS
real estate appraisers & consultants

July 2014

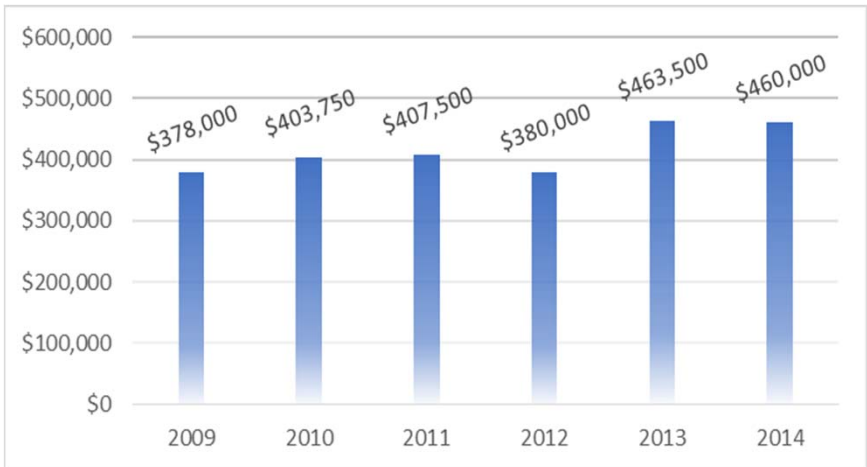
MHSappraisal.com

MARKET SNAPSHOT

QUICK STATS

Active Listings:	29
Median List Price:	\$539,000
Median Size:	2,357
Median Age:	1998
Sold in Past Year:	84
Median Sale Price:	\$465,000
Median Size:	2,264
Median Age:	1997

NAPLES - ORANGE BLOSSOM CORRIDOR – SINGLE FAMILY



Median Sales Price over the past 6 years

North Naples has been a hot market for quite some time now...no news there. What is noteworthy is the growing popularity of the Orange Blossom corridor in North Naples.

For the uninitiated, Orange Blossom Drive is the east-west connector road between Goodlette-Frank Road and Livingston Road.

The corridor is home to non-golf communities with varying ages, designs, and price points and has become the hot zone for many

Naples families. With the proximity to fantastic schools (public and private), Mercato, I-75, and the beaches it's easy to see why.

The median price over the past 12 months is \$465,000 (\$205/ft.). That price reflects two consecutive years with the median price/foot over \$200 (2009 - \$169, 2010 - \$182, 2011 - \$174, 2012 - \$176, 2013 - \$202, 2014 - \$205). There's also a continuing shortage of inventory with just over 4 months of supply on the market (see quick

stats). The significant price jump occurred between 2012 and 2013 with a 22% annual price increase (15% if based on price/foot). Perhaps most importantly, is the modest 1.5% increase so far in 2014 (based on price/foot).

While the 2012-2013 increases are fun to watch, we all know they aren't sustainable...and anyone who's practiced real estate here for at least 10 years knows how unsustainable price increases end.



MAXWELL·HENDRY·SIMMONS
real estate appraisers & consultants

- Commercial and Residential
- Litigation Support/Eminent Domain
- Subdivision/Development Analysis
- Insurable Value
- Estate/Taxation Appraisals
- Ad Valorem Issues
- Rental Studies/Lease Analysis
- General Consulting

(239) 337- 0555 ♦ www.MHSappraisal.com
12600 World Plaza Lane, Building #63 • Fort Myers, FL 33907



WORTHY OF NOTE:

THE SIGNIFICANT PRICE JUMP IN THIS MARKET WAS BETWEEN 2012 AND 2013

For more information, contact us at: info@mhsappraisal.com