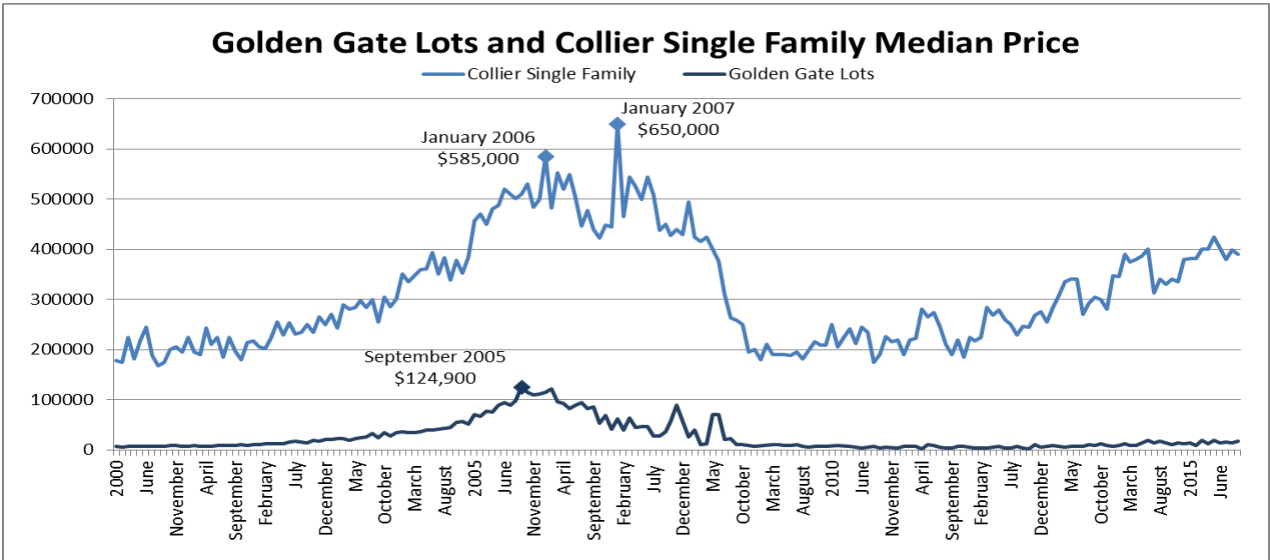




# MARKET SNAPSHOT



### QUICK STATS

#### Collier County Single Family Median Price in the Past 15 Years

Highest	\$650,000
Lowest	\$168,500
Highest Since Crash	\$425,000
Lowest Since Crash	\$175,000

#### Golden Gate Vacant Sites Median Price in the Past 15 Years

Highest	\$124,900
Lowest	\$2,700
Highest Since Crash	\$19,200
Lowest Since Crash	\$2,700

Can you believe it's been 10 years since the last real estate market peak? This month, we've looked back at the

dynamics of the mid 2000's real estate bubble, and how it played out in numbers. Earlier this year, we engaged this same process for Lee County (see May 2015 snapshot on our website). That process includes looking not only at median home prices, but also considering median price changes of vacant lots, as vacant land prices have long been considered the purest way to measure pricing trends.

Here in October of 2015 we sit directly between the September 2005 peak in Golden Gate Estate site prices and the January 2006 median home price peak (January 2007 is identified on the graph for clarity but was an anomaly at that point as the market had already turned). The median single-family price drop was most profound in

the 8 month stretch between April and November 2008 as the median price dropped 54.18%. That's 6.77% per month. Or \$944 per day. Ouch.

It's fascinating to note that the post-market crash low of \$175,000 in August of 2010 was still higher than the median price of \$168,500 ten years to the month prior, in 2000. Also, the high point for Golden Gate Estates sites was \$124,900 in September of 2005. Seven years later in October of 2012, they reached their low point of \$2,700. Again, ouch.

But here comes the elasticity part of markets...

From August of 2010 to August of 2015, the median single-family home price increased 128% in Collier County. And median prices for Golden Gate Estates sites increased to \$16,950 by September of 2015, a 527.78% increase over their median price just three years prior. While it's been 10 years since the market collapse, it's been 5 years since the beginning of what's been a remarkable recovery.



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