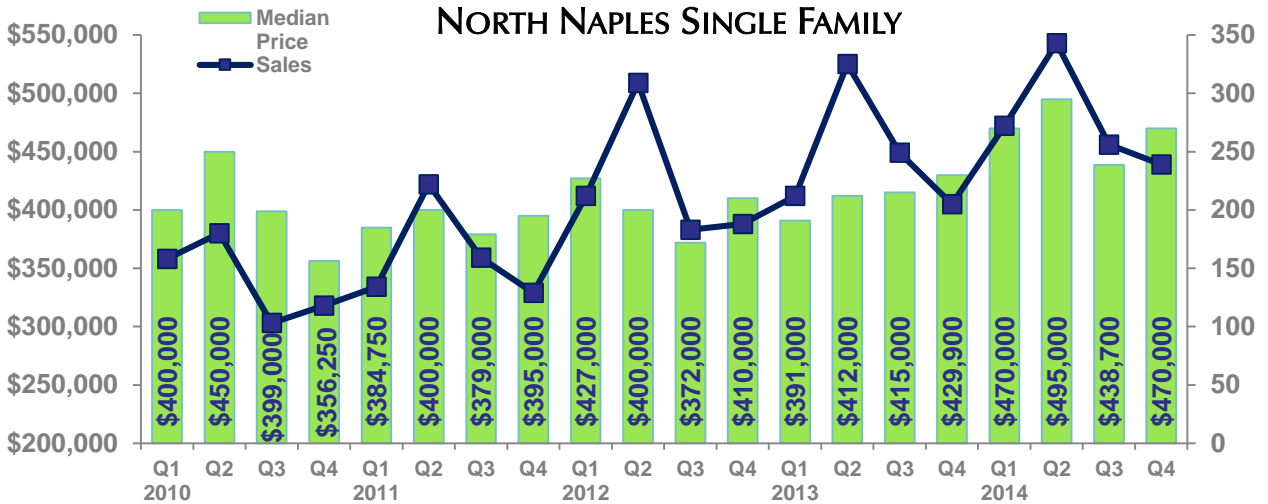




MARKET SNAPSHOT



QUICK STATS

Active Listings	674
Median List Price	\$679,450
Median Size	2,896 sf
Median DOM	77
<hr/>	
Sold (2014)	1,110
Median Sales Price	\$462,250
Median Size	2,349 sf
Median DOM	57

Quick...what's synonymous with price growth, increased sales, and seasonality? North Naples. Two out of those three is fairly common in Southwest Florida. But all three? Not as common as you'd think. An increasing pace of sales has eluded many markets that can't produce

enough inventory. Underlying demand may be there, but not enough new rooftops to meet it. Though demand tends to decrease when prices increase in markets (whether houses or widgets), North Naples is getting the best of both worlds.

North Naples has managed to produce a median price increase of 10.82% from 2013 to 2014 (\$417,100 to \$462,250) even with significant new inventory cutting into pent-up demand. Of the 93 sales so far in 2015, the median price is \$500,000.

That's compared to a Q1 2014 median of \$470,000.

Many believe they're seeing signs of price stabilization throughout Southwest Florida. While that's been the case for most markets we analyze, North Naples may be the exception. If there's a sign of caution for North Naples, it would be in the most recent completed quarterly data. The Q4 median prices from 2013 to 2014 reflect a median price increase of only 9.33%. I guess if that's the bad news, it's a good news day.



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



WORTHY OF NOTE:

- 7.5 Months of Inventory
- 10.82% Median Price Increase from 2013-2014.
- New construction in Northeast Naples Driving Price Growth

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