

# Market Report – May 2009

## for Naples, Bonita, Estero Market Areas



### LISTED, PENDED, CLOSED YTD MAY 2009

YEAR	LISTED	PENDED	CLOSED	AVERAGE SALES PRICE	MEDIAN SALES PRICE
2009	11,167	6,372	3,315	\$357,766	\$186,000
2008	12,441	3,777	2,732	\$570,419	\$325,000
2007	13,282	3,579	2,514	\$694,711	\$389,000
2006	14,253	3,737	2,964	\$715,050	
2005	8,475	8,104	5,535	\$617,516	
2004	8,248		4,586	\$478,010	

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

YEAR	LISTED	PENDED	CLOSED
2009	1,829	1,384	803
2008	1,957	800	695
2007	2,174	620	603
2006	2,507	688	622
2005	1,492	1,449	1,209
2004	1,350		998

### BREAKDOWN BY PRICE CATEGORY YTD MAY 2009

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

RANGE	LISTED		PENDED		CLOSED	
	UNITS	%	UNITS	%	UNITS	%
0-\$250	5,111	45.77%	4,185	65.68%	2,106	63.53%
\$250-\$500	3,091	27.68%	1,356	21.28%	693	20.90%
\$500-\$750	1,078	9.65%	338	5.30%	228	6.88%
\$750-\$1M	615	5.51%	170	2.67%	81	2.44%
\$1-\$2M	736	6.59%	205	3.22%	127	3.83%
\$2-\$5M	442	3.96%	99	1.55%	69	2.08%
\$5M+	94	0.84%	19	0.30%	11	0.33%

#### CLOSED SALES

- May closed sales units are up 16% over May 2008.
- Year-to-date May closed units are up 21% over YTD May 2008.
- Median sales price YTD May is down 43% from the same period in 2008.
- Median sales price has maintained approximately the same level since January 2009.

#### PENDED SALES

- Pended sales units in May are up 73% over May 2008.
- Pended sales units YTD May are up 69% over the same period in 2008.
- 66% of pended sales units year-to-date are under \$250,000.
- May pended sales between \$1,000,000 and \$2,000,000 increased 20% over May 2008.

#### NEW LISTINGS

- Number of new listings taken YTD May continues to lag 2008 by 10%.
- Number of new listings taken during May are the lowest for the month since 2005.
- Active listing inventory on June 1, 2009 was 12,032 (6,083 condominiums and 5,949 single family homes). This represents a decrease of 11% from June 1, 2008.

#### NOTES

- Average sales price lowest in 10 years (2000 - 2009).
- Average days on market dropping steadily and now lowest YTD May period since 2006.
- May pended sales in the \$1-\$2M category posted a 20% increase over May 2008. This is the first price segment over \$1M to record such an increase this year.

❖ This report represents the combined Naples, Bonita Springs, Estero market. Numbers may 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.