



Bring Your Highest Expectations™

SECOND QUARTER MARKET REVIEW FOR 2016

Naples / Bonita Springs / Estero / Marco Island Market Area



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The second quarter report has a new design and format from prior issues. The objective is to provide the reader with more specific information about the individual market areas covered by the report. Marco Island is an important part of overall Southwest Florida real estate activity, and has been included for the first time in this combined report, along with Naples and Bonita Springs/Estero. The graphs show a clear picture of quarterly closed sales dating back to 2010, as well as 12-month rolling averages of sales prices and the average number of closed units during that period. The 12-month averages show the trends clearly, whereas these trends when tracked by quarter are more reflective of the seasonality of the market.

The following bullets provide a summary of market activity in each of the areas.

NAPLES SINGLE FAMILY HOMES

- Average sales price for the 12 months ending June 30, 2016 is up 9.4% over the prior 12 months at \$742,471.
- Number of closed sales for the quarter is down 14% from Q2 2015 and 13% year-to-date.
- Months of supply is 9.7 months at the end of Q2, up from 7.4 months at the end of Q2 2015.

NAPLES CONDOMINIUMS

- Average sales price for the past 12 months remained consistent with prior year at \$392,500 vs. \$387,000 in 2015.
- Number of closed sales is down 20% from Q2 2015 and 21% year-to-date.
- Months of supply is 7.8 months at the end of Q2, up from 5.5 months at the end of Q2 2015.

BONITA SPRINGS/ESTERO SINGLE FAMILY HOMES

- Average sales price increased 6% year-over-year to \$518,000.
- Number of closed sales is down 16% from Q2 2015 and 13% year-to-date.
- Months of supply at the end of Q2 is 8.3 months, up from 6.6 months at the end of Q2 2015.

BONITA SPRINGS/ESTERO CONDOMINIUMS

- Average sales price increased 8% over prior twelve months to \$312,249.
- Number of closed sales for the quarter is down 20% over Q2 prior year.
- Months of supply at the end of Q2 is 7.7 months, up from 4.5 months at the end of Q2 2015.

MARCO ISLAND SINGLE FAMILY HOMES

- Average sales price remained static over the past 12 months at \$907,546 vs. \$899,000 in 2015.
- Number of closed sales is down 14.5% quarter-over-quarter and 23% year-to-date.
- Months of supply is 11.5 months at the end of the quarter, up from 7.9 months at the end of Q2 2015.

MARCO ISLAND CONDOMINIUMS

- Average sales price is up 5% for the 12 months ending June 30, 2016 at \$515,179.
- Number of closed sales is down 18% for the quarter from Q2 2015 and 21% year-to-date.
- Months of supply is 7.5 months at the end of the quarter, up from 5.3 months at the end of Q2 2015.

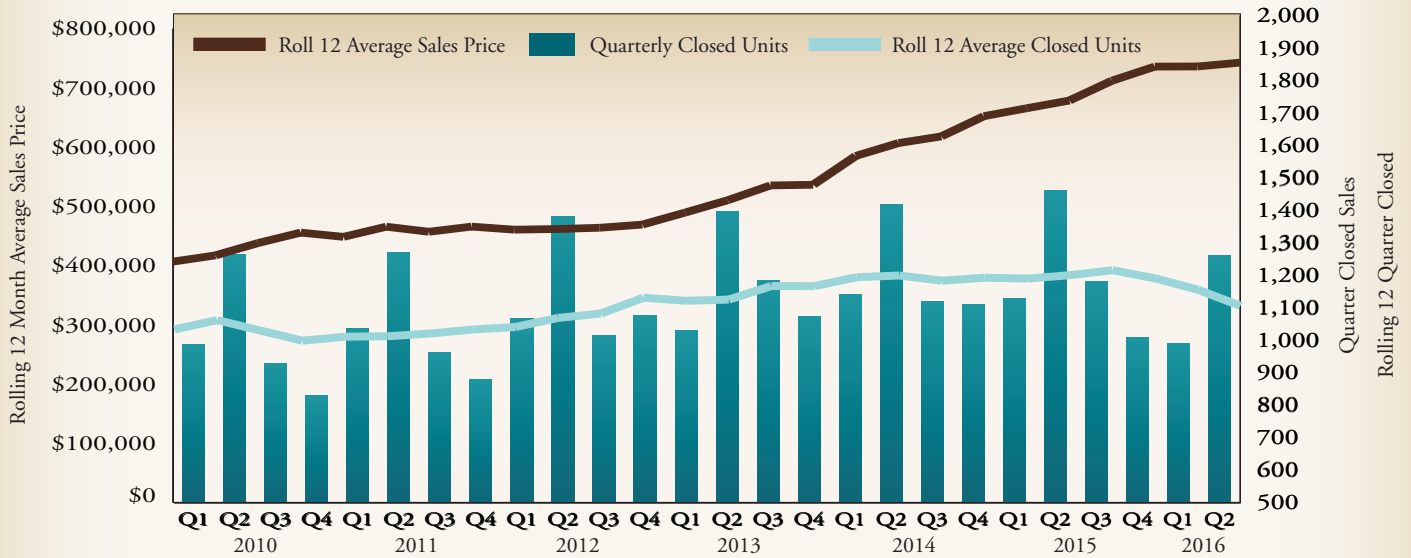


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NAPLES AREA

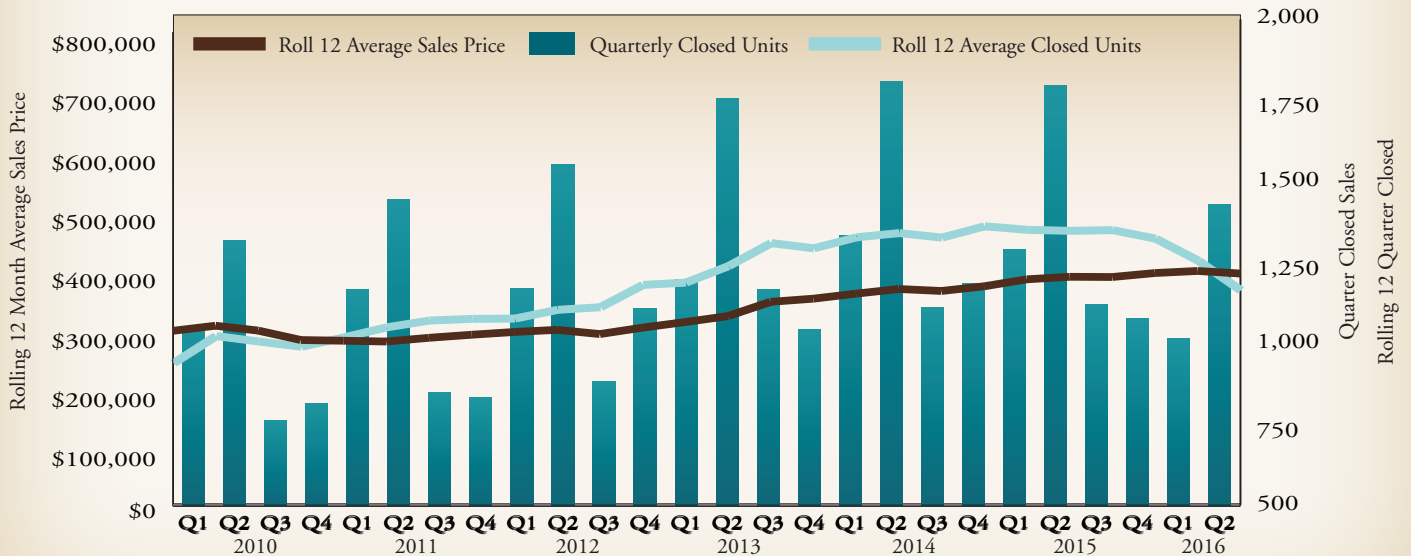
SINGLE FAMILY HOMES

Quarterly Closed Units / 12 Month Rolling Average Closed Units / 12 Month Rolling Average Sales Price



CONDOMINIUMS

Quarterly Closed Units / 12 Month Rolling Average Closed Units / 12 Month Rolling Average Sales Price



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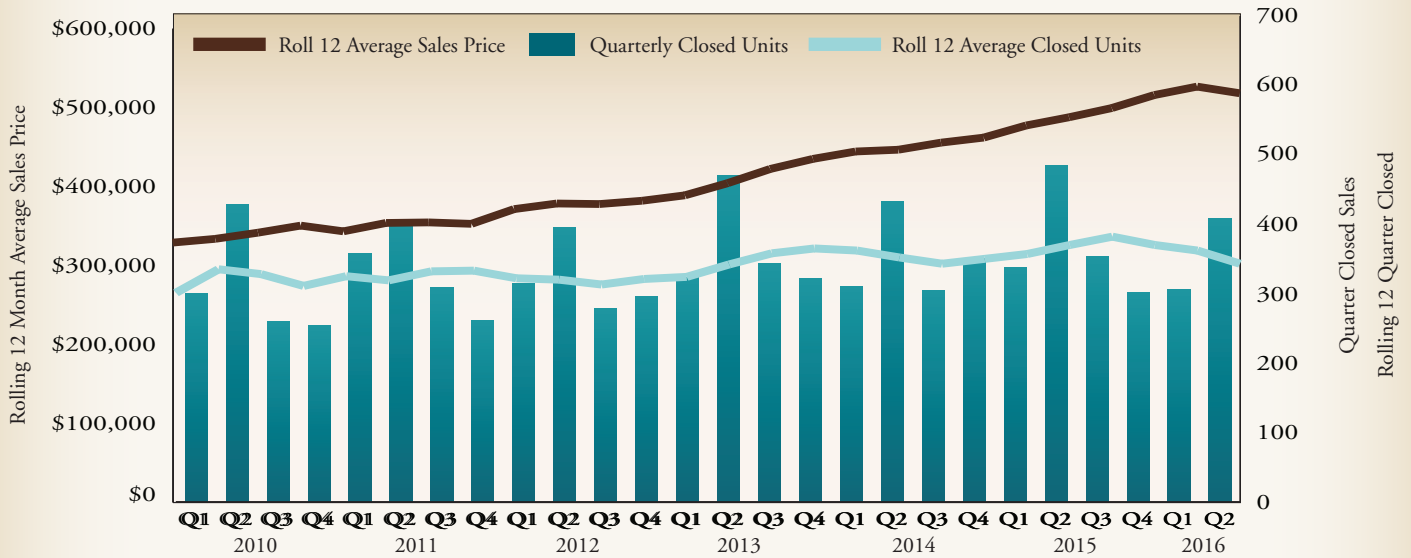


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BONITA SPRINGS / ESTERO

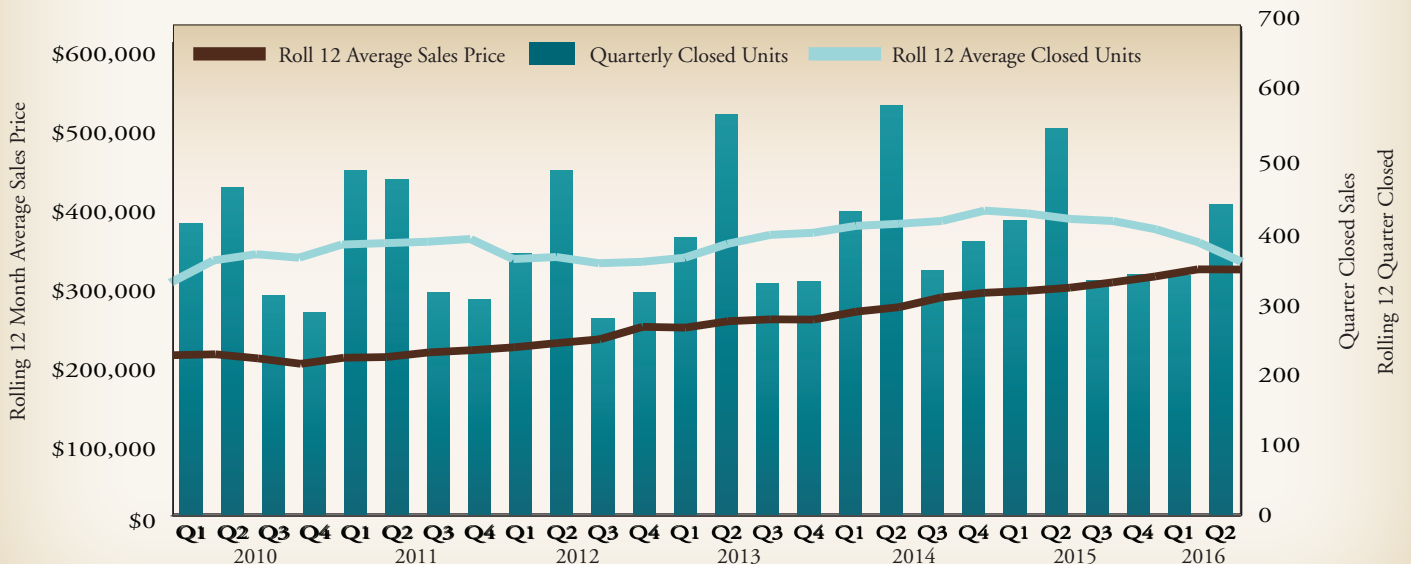
SINGLE FAMILY HOMES

Quarterly Closed Units / 12 Month Rolling Average Closed Units / 12 Month Rolling Average Sales Price



CONDOMINIUMS

Quarterly Closed Units / 12 Month Rolling Average Closed Units / 12 Month Rolling Average Sales Price



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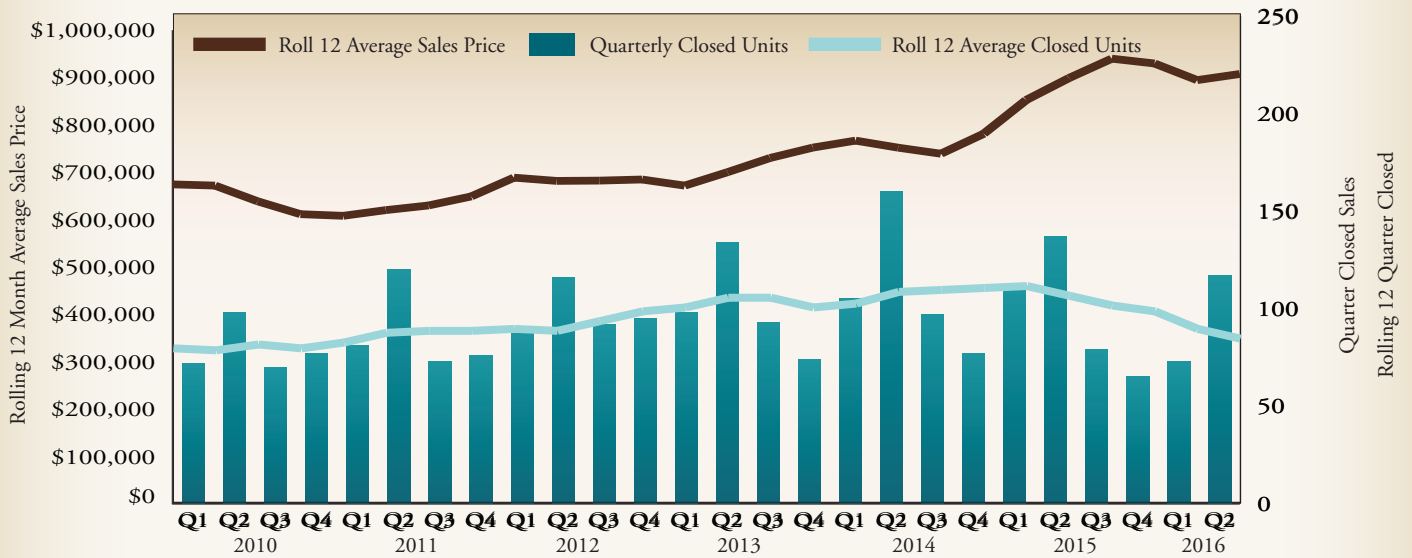


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MARCO ISLAND

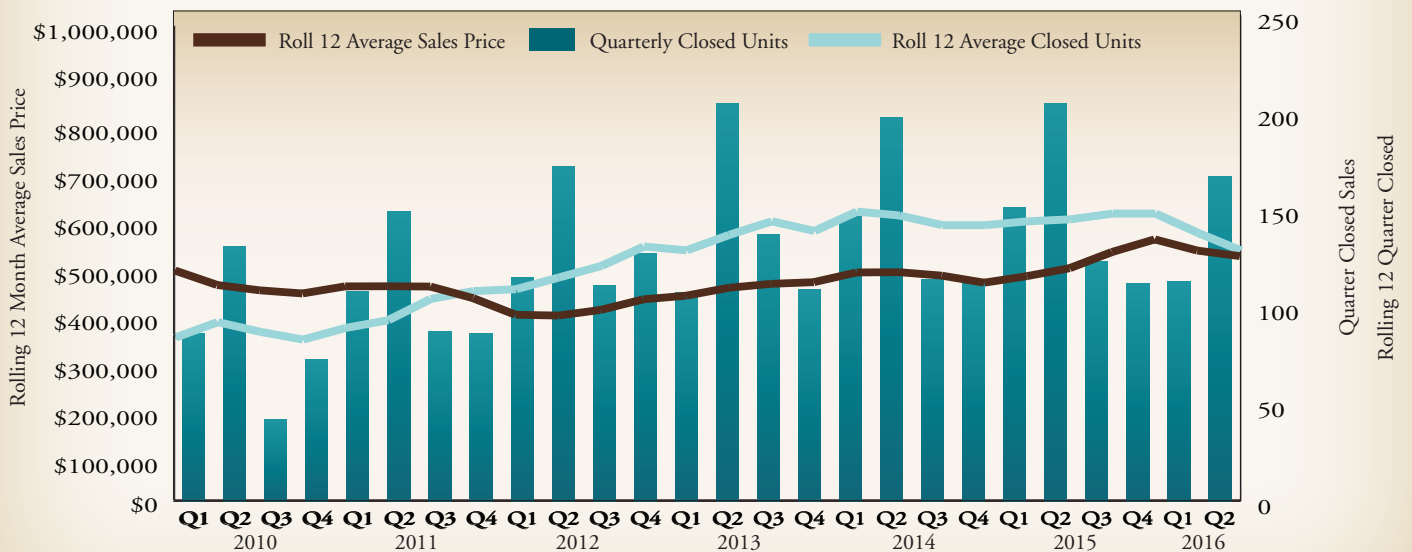
SINGLE FAMILY HOMES

Quarterly Closed Units / 12 Month Rolling Average Closed Units / 12 Month Rolling Average Sales Price



CONDOMINIUMS

Quarterly Closed Units / 12 Month Rolling Average Closed Units / 12 Month Rolling Average Sales Price



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