

CHERYL TURNER'S  
MARKET REPORT

# Naples, FL 34103

Single-Family Homes



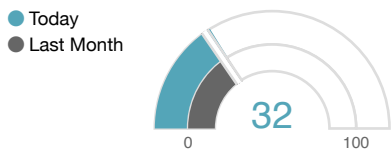
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**Wed Aug 21 2019**

This week the median list price for Naples, FL 34103 is \$1,275,000 with the market action index hovering around 32. This is about the same as last month's market action index of 32. Inventory has held steady at or around 95.

### MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



**Slight Seller's Advantage**

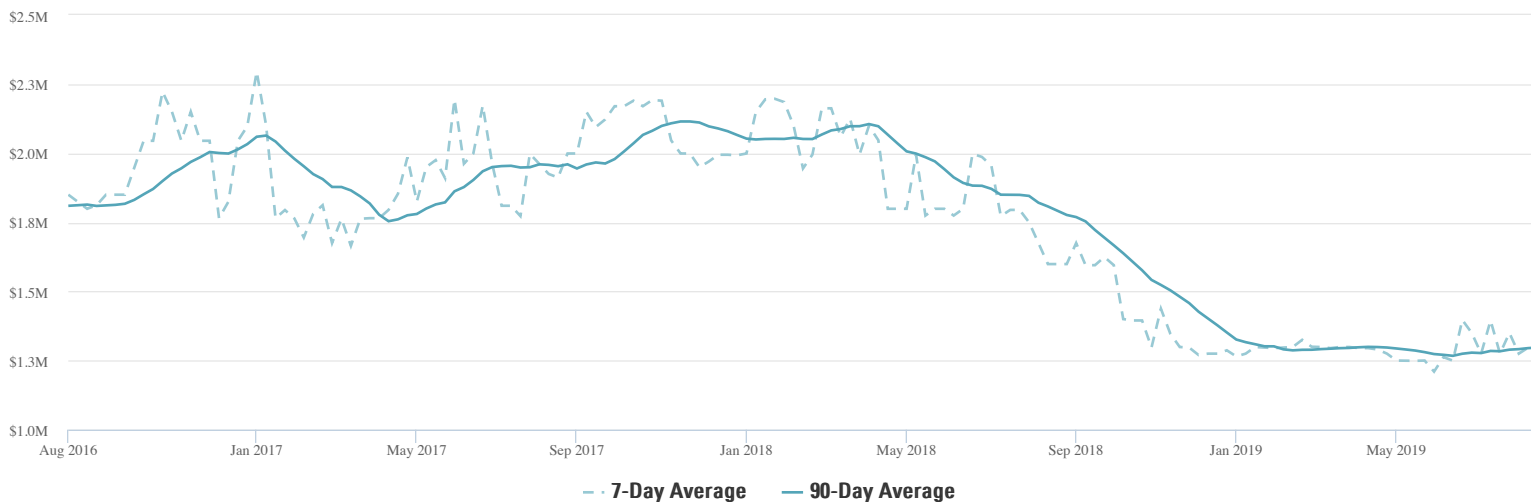
Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

### REAL-TIME MARKET PROFILE

Median List Price	\$1,275,000
Per Square Foot	\$533
Days on Market	242
Price Decreased	25%
Price Increased	1%
Relisted	6%
Inventory	95
Median House Rent	\$2,595
Most Expensive	\$7,200,000
Least Expensive	\$199,000
Market Action Index	32

**Slight Seller's Advantage**

### MEDIAN LIST PRICE



Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

### MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$4,150,000	4,605	0.25 - 0.5 acre	4	5	2	2	1	206
\$2,197,000	3,469	0.25 - 0.5 acre	4	3	12	1	2	242
\$1,097,500	2,027	0.25 - 0.5 acre	3	2	48	1	1	208

\$427,495	1,583	8,000 - 10,000 sqft	3	2	51	5	1	311
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