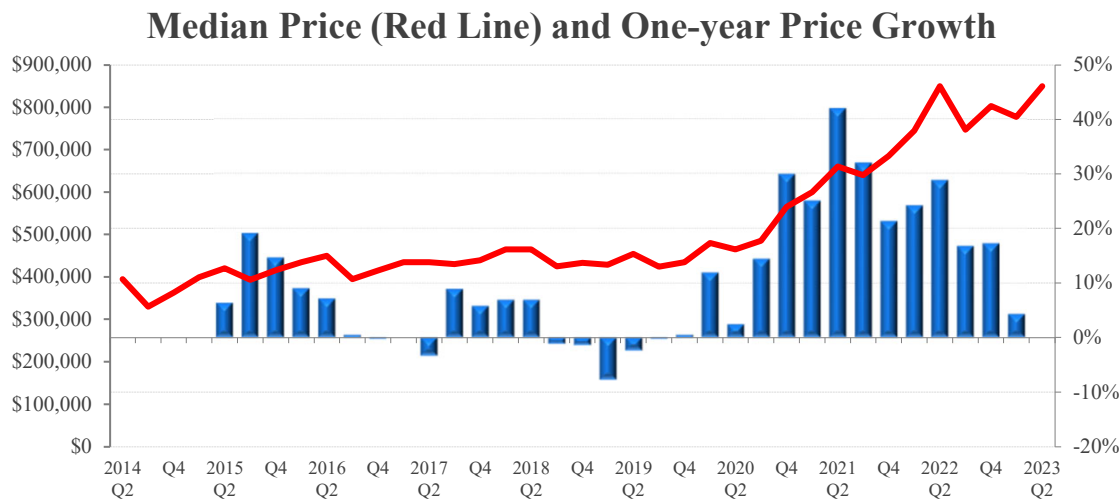


Naples-Immokalee-Marco Island, FL Area

Local Market Report, Second Quarter 2023

Today's Market...



Local Price Trends			
Price Activity	Naples	U.S.	Local Trend
Current Median Home Price (2023 Q2)	\$850,000	\$397,433	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2023 Q2)	0.0%	-2.1%	
3-year (12-quarter) Appreciation (2023 Q2)	82.8%	37.9%	
3-year (12-quarter) Housing Equity Gain*	\$385,000	\$109,200	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$400,000	\$158,300	
9-year (36 quarters) Housing Equity Gain*	\$455,000	\$185,600	

*Note: Equity gain reflects price appreciation only

	Naples	U.S.	
Conforming Loan Limit**	\$726,200	\$1,089,300	Government-backed financing is limited in this market, hampering home sales
FHA Loan Limit	\$672,750	\$1,089,300	
Local Median to Conforming Limit Ratio	117%	not comparable	

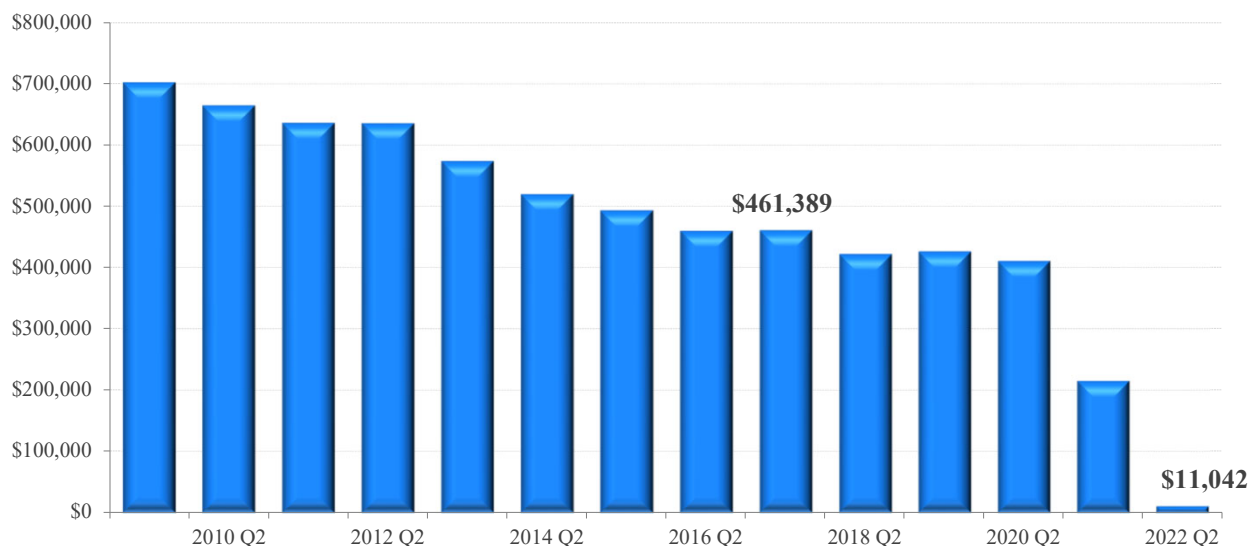
Note: limits are current and include the changes made on January 1st 2023.

Local NAR Leadership

The Naples-Immokalee-Marco Island, FL market is part of region 5 in the NAR governance system, which includes all of Georgia, Florida, Alabama, Mississippi, Virgin Islands, and Puerto Rico. The 2023 NAR Regional Vice President representing region 5 is Eric Sain.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained** through 2023 Q2 from quarter in which home was of purchased

Price Activity	Naples	U.S.	Local Trend
1-year (4-quarter)	\$11,042	\$3,260	Price trends in the last three years have undercut the steady post-recession home equity growth despite owners paying down principle
3-year (12-quarter)*	\$411,238	\$125,464	
5-year (20-quarter)*	\$422,286	\$153,130	
7-year (28 quarters)*	\$460,271	\$190,329	
9-year (36 quarters)*	\$520,155	\$220,542	

*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

Drivers of Local Supply and Demand...

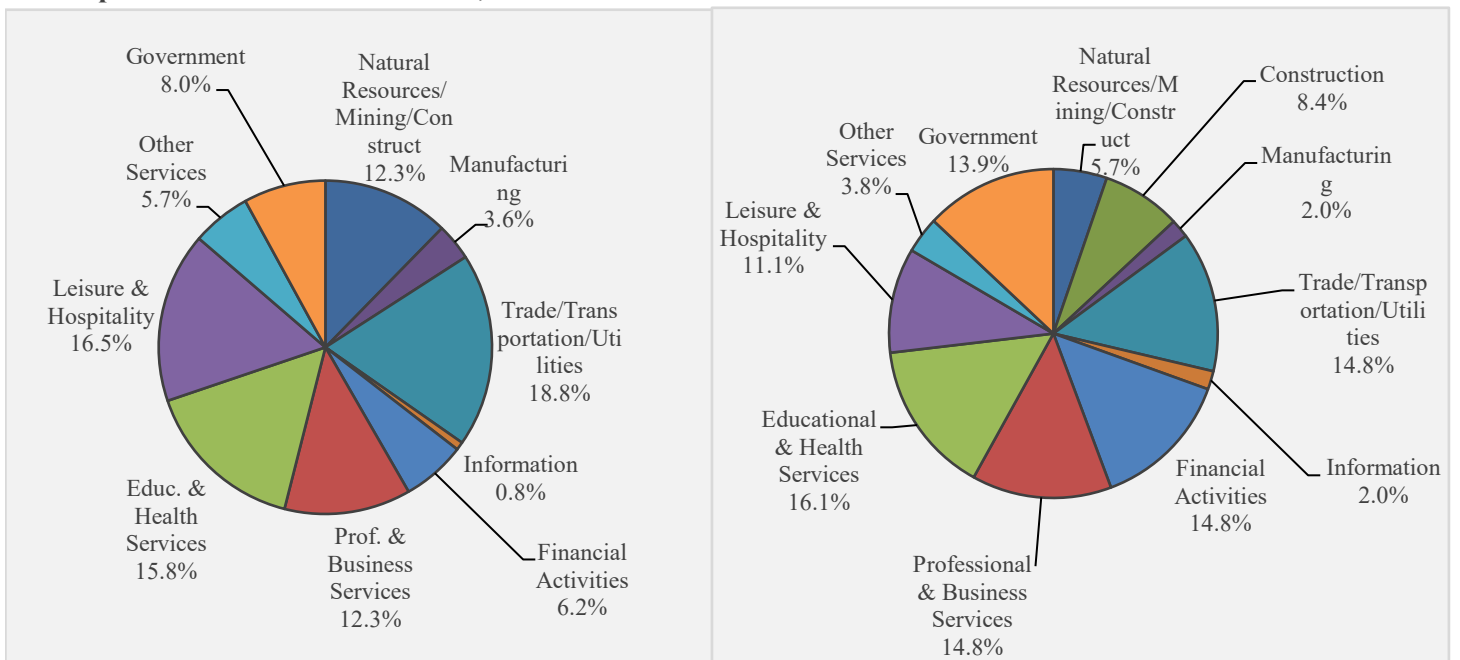


Local Economic Outlook	Naples	U.S.	
12-month Job Change (Aug)	400	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Jul)	700	Not Comparable	
36-month Job Change (Aug)	20,500	Not Comparable	Unemployment has risen since the same period last year, but Naples's labor market has been more resilient than the national average
Current Unemployment Rate (Aug)	3.4%	3.8%	
Year-ago Unemployment Rate	3.1%	3.7%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	0.2%	2.9%	

Share of Total Employment by Industry

Naples-Immokalee-Marco Island, FL Area

U.S.



12-month Employment Change by Industry (Aug - 2023)

Goods Producing	NA	Information	-100
Natural Resources/Mining/Construction	200	Financial Activities	-100
Natural Resources and Mining	NA	Prof. & Business Services	-1,000
Construction	NA	Educ. & Health Services	1,400
Manufacturing	400	Leisure & Hospitality	-800
Service Providing Excluding Government	NA	Other Services	100
Trade/Transportation/Utilities	300	Government	300

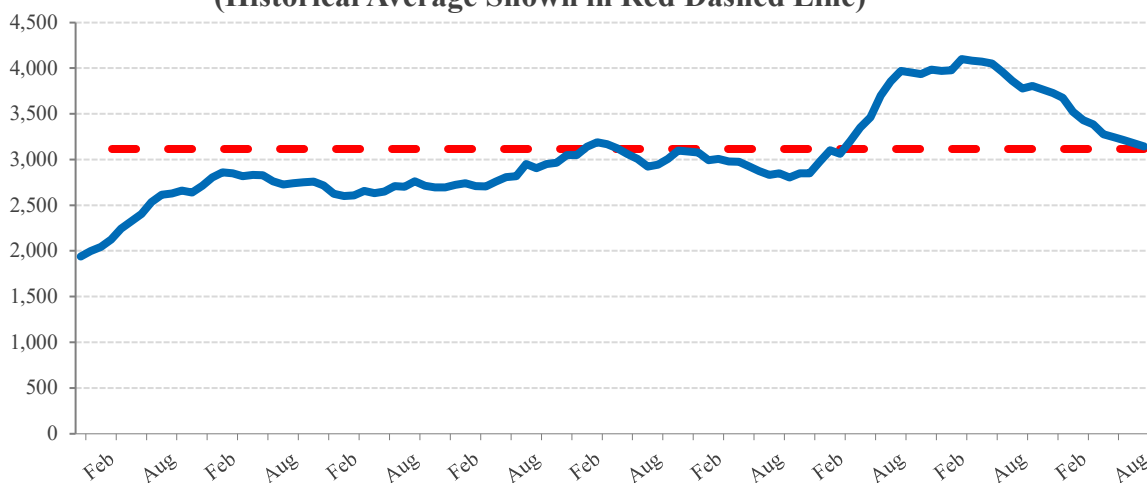
State Economic Activity Index	Florida	U.S.	
12-month change (2023 - Aug)	3.3%	3.2%	Florida's economy is stronger than the nation's, but slowed from last month's

36-month change (2023 - Aug)	24.8%	15.3%	3.38% change
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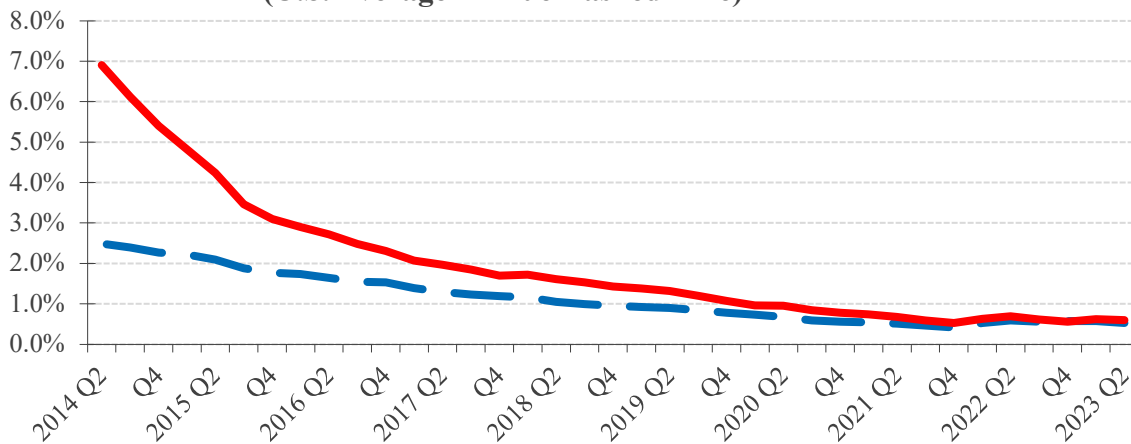


New Housing Construction			
Local Fundamentals	Naples	U.S.	
12-month Sum of 1-unit Building Permits through Aug	3,142	not comparable	The current level of construction is 0.8% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	3,116	not comparable	Production above trend for an extended period of time could cause prices to moderate as inventory is built up.
Single-Family Housing Permits (Aug) 12-month sum vs. a year ago	-16.8%	-18.9%	Construction is down from last year, but appears to have bottomed.

**Construction: 12-month Sum of Local Housing Permits
(Historical Average Shown in Red Dashed Line)**



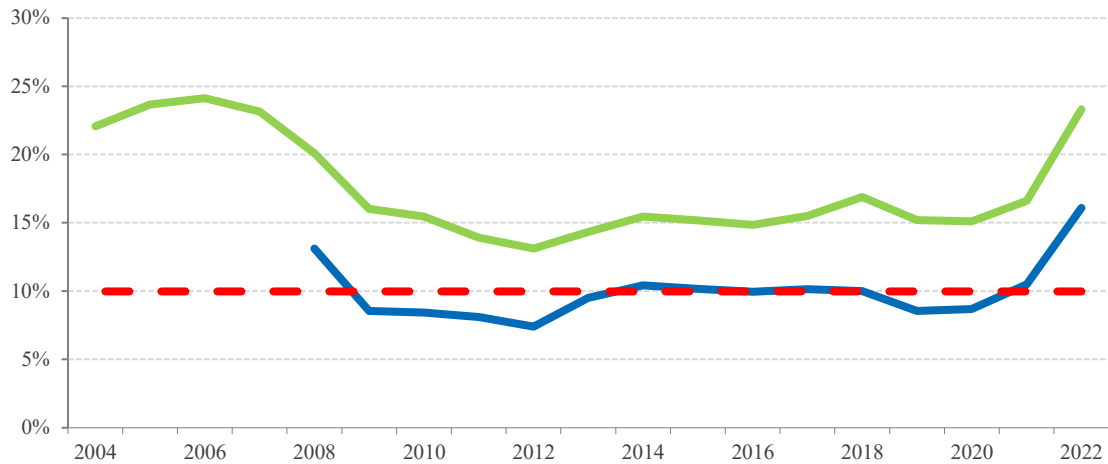
**State Total Foreclosure Rate vs. U.S Average
(U.S. Average in Blue Dashed Line)**





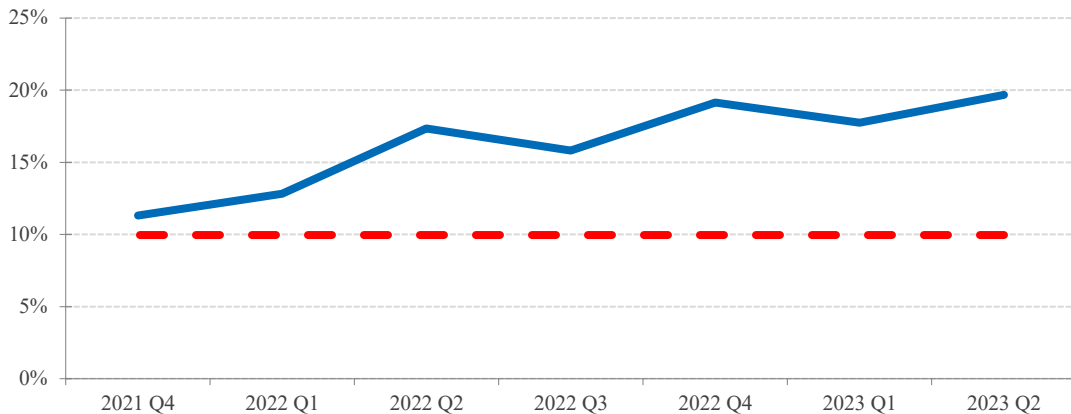
Affordability

Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Red, U.S. Average in Green)



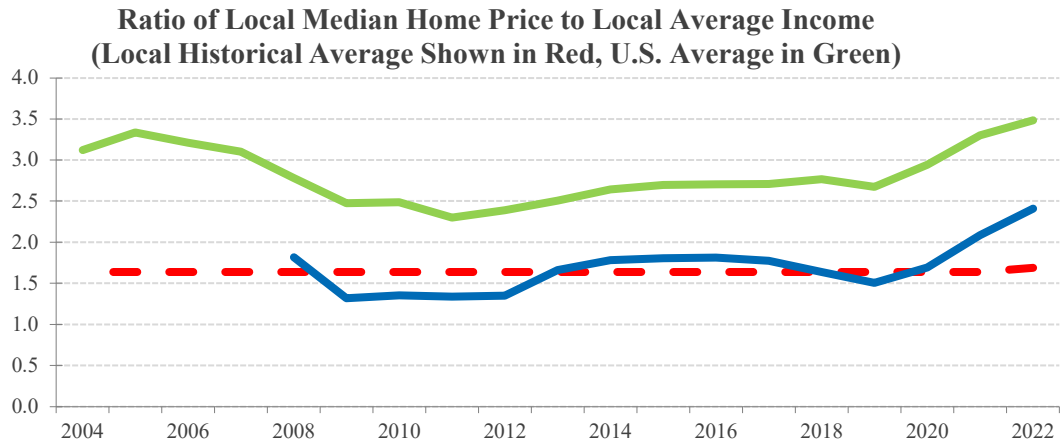
Monthly Mortgage Payment to Income	Naples	U.S.	
Ratio for 2022	16.1%	23.3%	Weak by local standards and could weigh on demand
Ratio for 2023 Q2	19.7%	25.6%	
Historical Average	10.0%	17.8%	More affordable than most markets

Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)

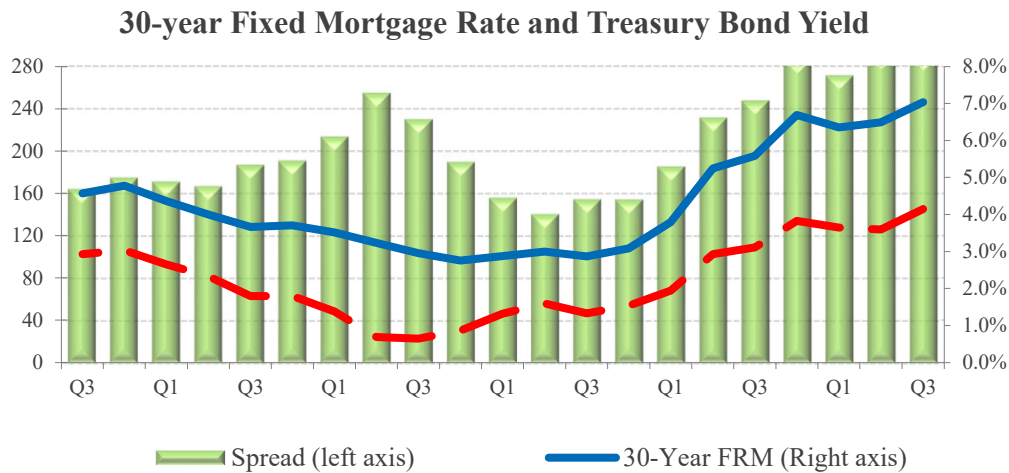


Median Home Price to Income	Naples	U.S.	

Ratio for 2022	2.4	3.5	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2023 Q2	2.6	3.4	
Historical Average	1.7	2.8	Affordable compared to most markets



The Mortgage Market



With the Federal Reserve maintaining its tight monetary policy, mortgage rates rose in the second quarter of the year. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate moved up to 6.49% in the second quarter of 2023 from 6.36% the previous quarter. While rates remain about 1.2 times higher than the previous year (5.24%), buyers' purchasing power and housing affordability continue to diminish. Affordability challenges may ease if the Federal Reserve will stop raising and start cutting interest rates next year. NAR forecasts the 30-year fixed mortgage rate to hover around 7% in the second half of the year.



Geographic Coverage for this Report

The Naples area referred to in this report covers the geographic area of the Naples-Immokalee-Marco Island, FL metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Collier County

More information on the OMB's geographic definitions can be found at https://obamawhitehouse.archives.gov/omb/bulletins_default/