

Monthly Indicators



July 2025

Broker analysts reviewing the July 2025 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), agreed that the desire to own property in paradise is a major factor in the Naples housing market’s continued stability. Pending sales (homes under contract) in July increased 19.9 percent to 807 pending sales from 673 pending sales in July 2024. And even with evidence that sellers are negotiating on price (94% of list price received) and adjusting list prices to stay competitive (1,296 price decreases recorded in July), home values remain stable.

If we were in the midst of a market correction, prices would be near \$325,000, or where they were before the pandemic in 2019. The fact that the Naples market was able to sustain prices over the last four years (after record-breaking demand during the pandemic drove prices up), indicates it is consistently doing well.

More evidence that Naples’ desirability and consumer confidence are positively influencing the Naples housing market can be witnessed in the number of homes sold resulting in the gradual decrease in inventory over the past few months. While up 11.4 percent to 5,224 properties from 4,691 properties in July 2024, overall inventory has been slowly decreasing since it peaked in March with 7,483 properties.

New listings in July decreased 7.2 percent to 804 new listings from 866 in July 2024. But closed sales, which are connected to pending sales, increased 2 percent in July to 624 closed sales from 612 closed sales in July 2024.



This report covers residential real estate activity in Collier County, excluding Marco Island. Percent changes are calculated using rounded figures.

Quick Facts

+ 2.0%	- 2.5%	+ 11.4%
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties
+31.7%	-0.7%	-4.6%
Price Range with Strongest Sales	Bedroom Count With Strongest Sales	Property Type With Strongest Sales
\$300,000 & Below	4 Bedrooms or more	Single Family

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Overall Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		866	804	- 7.2%	9,476	9,757	+ 3.0%
Total Sales		612	624	+ 2.0%	5,339	5,051	- 5.4%
Days on Market Until Sale		81	102	+ 25.9%	70	90	+ 28.6%
Median Closed Price		\$590,000	\$575,000	- 2.5%	\$625,000	\$608,000	- 2.7%
Average Closed Price		\$939,275	\$906,933	- 3.4%	\$1,112,741	\$1,205,379	+ 8.3%
Percent of List Price Received		94.8%	94.0%	- 0.8%	95.5%	94.4%	- 1.2%
Pending Listings		673	807	+ 19.9%	6,895	6,320	- 8.7%
Inventory of Homes for Sale		4,691	5,224	+ 11.4%	—	—	—
Months Supply of Inventory		6.7	8.1	+ 20.9%	—	—	—

Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		477	467	- 2.1%	4,790	4,895	+ 2.2%
Total Sales		314	354	+ 12.7%	2,662	2,639	- 0.9%
Days on Market Until Sale		73	96	+ 31.5%	70	91	+ 30.0%
Median Closed Price		\$712,500	\$670,000	- 6.0%	\$768,715	\$737,000	- 4.1%
Average Closed Price		\$1,197,745	\$1,069,972	- 10.7%	\$1,410,942	\$1,597,520	+ 13.2%
Percent of List Price Received		94.8%	94.3%	- 0.5%	95.5%	94.6%	- 0.9%
Pending Listings		349	455	+30.4%	3,484	3,430	-1.55%
Inventory of Homes for Sale		2,401	2,564	+ 6.8%	—	—	—
Months Supply of Inventory		6.8	7.6	+ 11.8%	—	—	—

Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condo properties only.



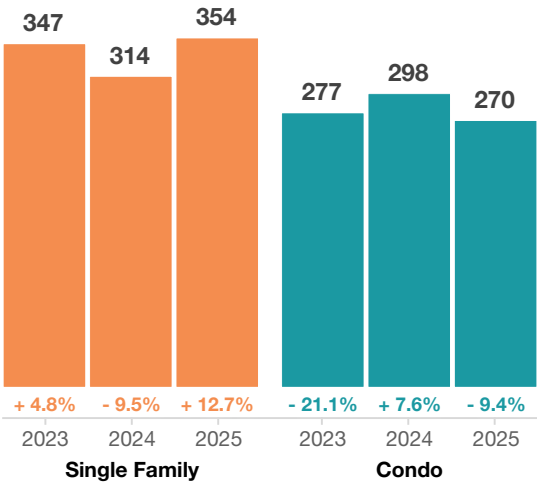
Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		389	337	- 13.4%	4,686	4,862	+ 3.8%
Total Sales		298	270	- 9.4%	2,677	2,412	- 9.9%
Days on Market Until Sale		88	110	+ 25.0%	70	89	+ 27.1%
Median Closed Price		\$470,000	\$422,500	- 10.1%	\$505,000	\$465,000	- 7.9%
Average Closed Price		\$666,928	\$693,171	+ 3.9%	\$816,211	\$776,333	- 4.9%
Percent of List Price Received		94.9%	93.6%	- 1.4%	95.6%	94.2%	- 1.5%
Pending Listings		324	352	+ 8.6%	3,411	2,890	-15.2%
Inventory of Homes for Sale		2,290	2,660	+ 16.2%	—	—	—
Months Supply of Inventory		6.6	8.7	+ 31.8%	—	—	—

Overall Closed Sales

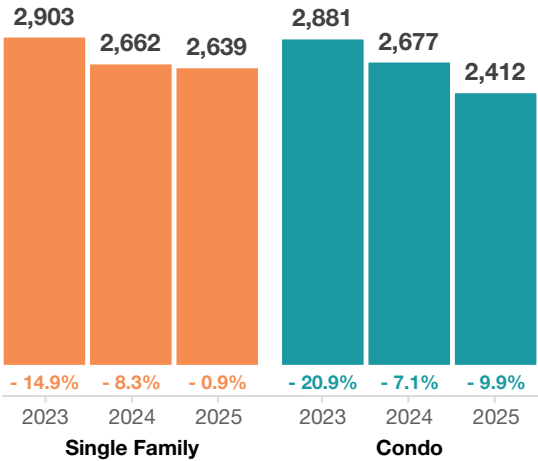
A count of the actual sales that closed in a given month.



July

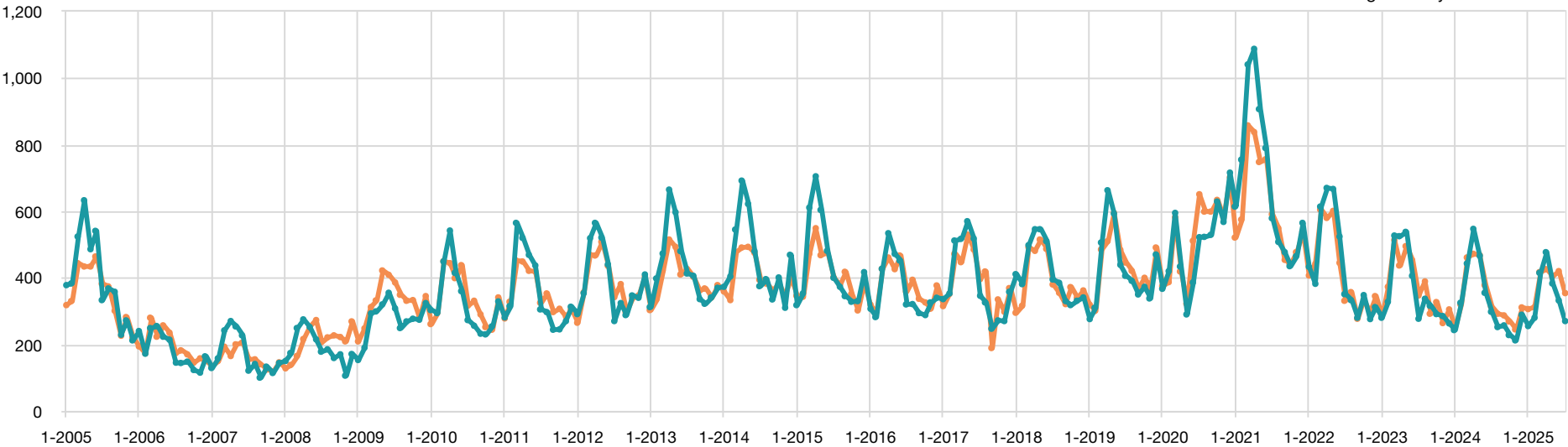


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2024	292	- 24.9%	252	- 25.2%
Sep-2024	287	- 1.7%	257	- 18.7%
Oct-2024	269	- 17.7%	228	- 21.6%
Nov-2024	245	- 7.2%	212	- 25.6%
Dec-2024	311	+ 2.0%	289	+ 9.9%
Jan-2025	306	+ 22.9%	255	+ 4.9%
Feb-2025	312	- 2.5%	280	- 13.8%
Mar-2025	417	- 9.5%	415	- 6.3%
Apr-2025	426	- 9.7%	477	- 12.8%
May-2025	404	- 13.7%	383	- 17.8%
Jun-2025	420	+ 11.1%	332	- 6.5%
Jul-2025	354	+ 12.7%	270	- 9.4%
12-Month Avg	337	- 4.5%	304	- 12.4%

Historical Total Sales by Month

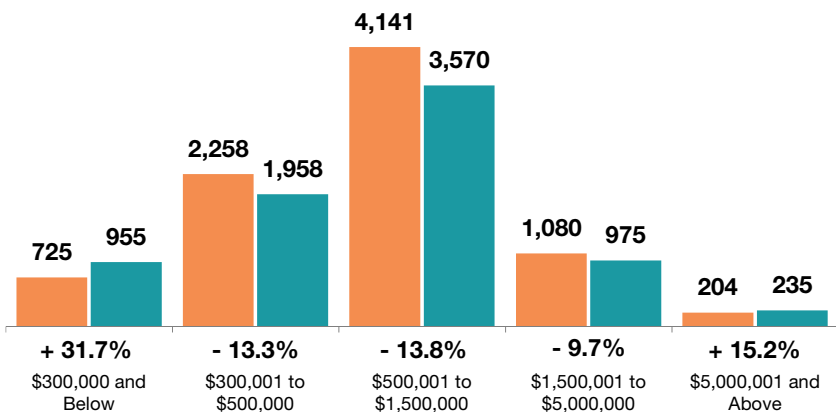


Overall Closed Sales by Price Range

A count of the actual sales that closed in a given month. Based on a rolling 12-month total.

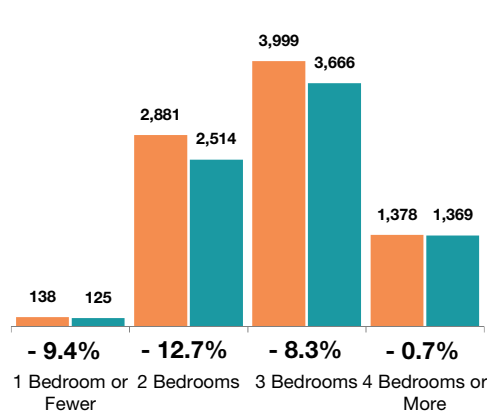
By Price Range

7-2024 7-2025



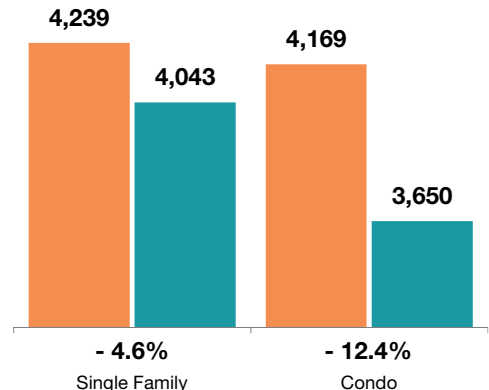
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties

By Price Range

	7-2024	7-2025	Change
\$300,000 and Below	725	955	+ 31.7%
\$300,001 to \$500,000	2,258	1,958	- 13.3%
\$500,001 to \$1,500,000	4,141	3,570	- 13.8%
\$1,500,001 to \$5,000,000	1,080	975	- 9.7%
\$5,000,001 and Above	204	235	+ 15.2%
All Price Ranges	8,408	7,693	- 8.5%

Single Family

	7-2024	7-2025	Change
1 Bedroom or Fewer	197	164	- 16.8%
2 Bedrooms	642	679	+ 5.8%
3 Bedrooms	2,546	2,360	- 7.3%
4 Bedrooms or More	690	650	- 5.8%
All Single Family	4,239	4,043	- 4.6%

Condo

	7-2024	7-2025	Change
1 Bedroom or Fewer	528	791	+ 49.8%
2 Bedrooms	1,616	1,279	- 20.9%
3 Bedrooms	1,595	1,210	- 24.1%
4 Bedrooms or More	390	325	- 16.7%
All Condo	4,169	3,650	- 12.4%

By Bedroom Count

	7-2024	7-2025	Change
1 Bedroom or Fewer	138	125	- 9.4%
2 Bedrooms	2,881	2,514	- 12.7%
3 Bedrooms	3,999	3,666	- 8.3%
4 Bedrooms or More	1,378	1,369	- 0.7%
All Bedroom Counts	8,408	7,693	- 8.5%

	7-2024	7-2025	Change
1 Bedroom or Fewer	28	33	+ 17.9%
2 Bedrooms	503	415	- 17.5%
3 Bedrooms	2,406	2,290	- 4.8%
4 Bedrooms or More	1,300	1,301	+ 0.1%
All Single Family	4,239	4,043	- 4.6%

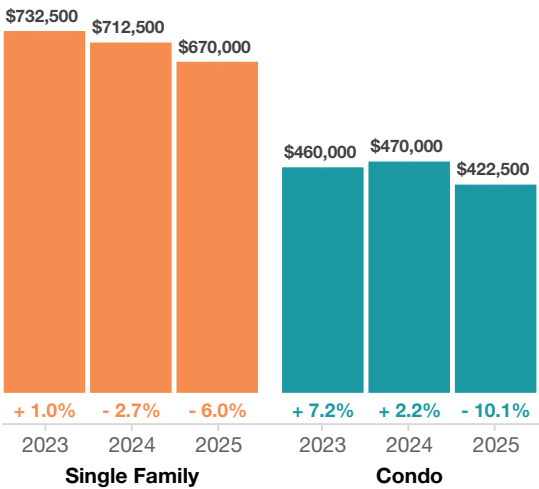
	7-2024	7-2025	Change
1 Bedroom or Fewer	110	92	- 16.4%
2 Bedrooms	2,378	2,099	- 11.7%
3 Bedrooms	1,593	1,376	- 13.6%
4 Bedrooms or More	78	68	- 12.8%
All Condo	4,169	3,650	- 12.4%

Overall Median Closed Price

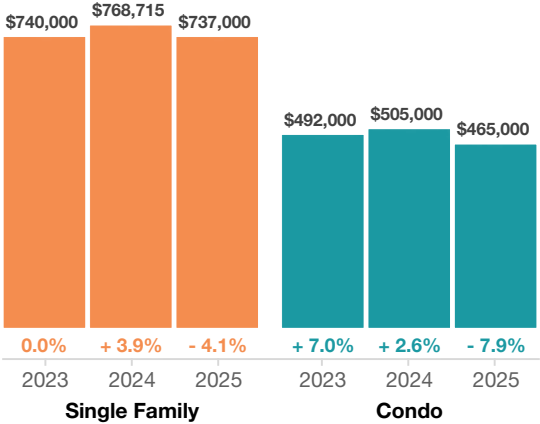


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

July



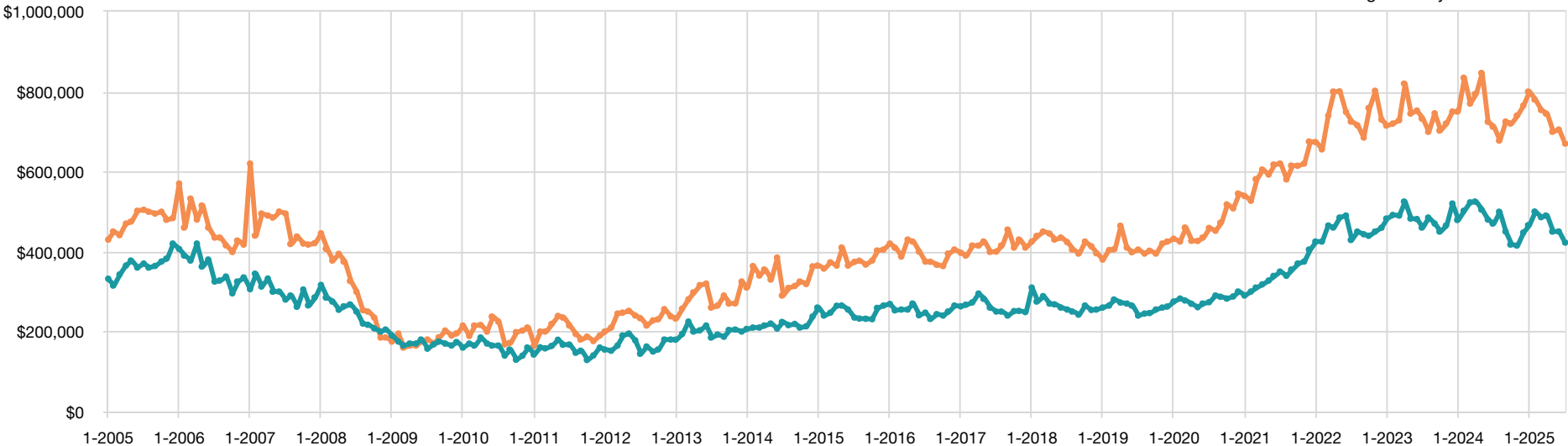
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2024	\$677,500	- 3.1%	\$499,500	+ 3.0%
Sep-2024	\$725,000	- 2.8%	\$450,000	- 4.3%
Oct-2024	\$720,000	+ 2.5%	\$417,500	- 7.2%
Nov-2024	\$740,000	+ 2.8%	\$415,000	- 10.8%
Dec-2024	\$765,000	+ 2.0%	\$447,500	- 13.9%
Jan-2025	\$800,000	+ 6.7%	\$466,000	- 2.7%
Feb-2025	\$780,000	- 6.5%	\$500,000	- 0.4%
Mar-2025	\$754,000	- 2.1%	\$486,000	- 7.1%
Apr-2025	\$745,000	- 6.1%	\$490,000	- 6.7%
May-2025	\$699,500	- 17.4%	\$450,000	- 10.9%
Jun-2025	\$705,000	- 2.7%	\$450,225	- 6.2%
Jul-2025	\$670,000	- 6.0%	\$422,500	- 10.1%
12-Month Avg*	\$735,000	- 2.0%	\$457,000	- 7.7%

* Median Closed Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Median Closed Price by Month

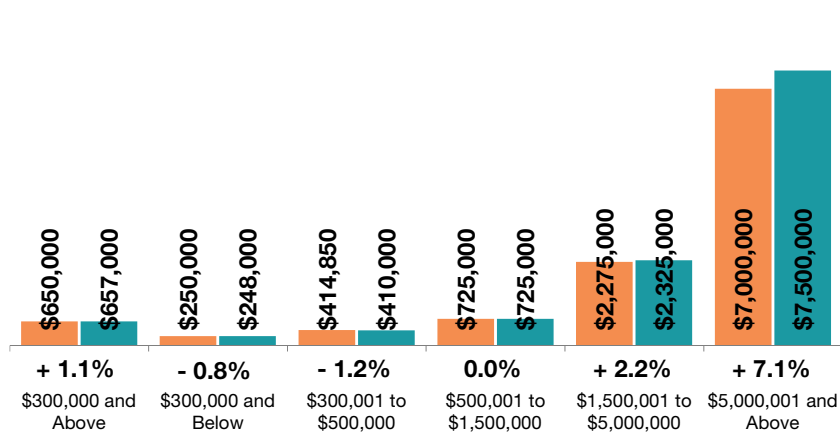


Overall Median Closed Sales by Price Range

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

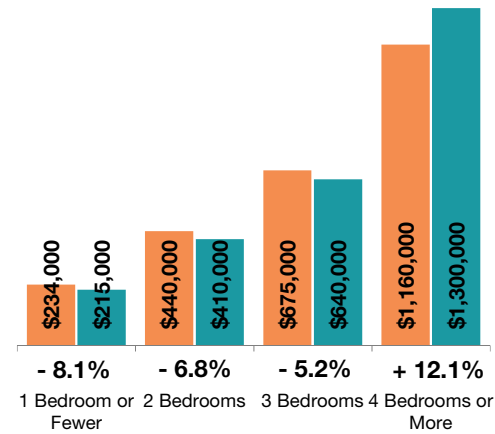
By Price Range

7-2024 7-2025



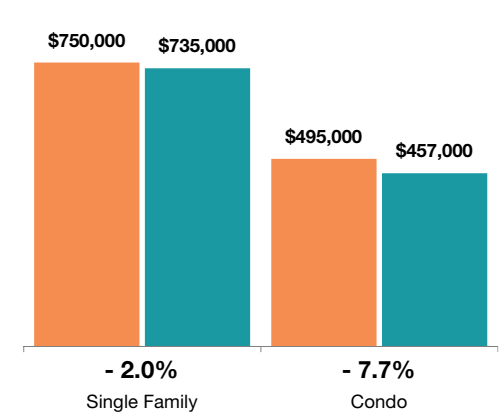
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties

By Price Range

	7-2024	7-2025	Change
\$300,000 and Above	\$650,000	\$657,000	+ 1.1%
\$300,000 and Below	\$250,000	\$248,000	- 0.8%
\$300,001 to \$500,000	\$414,850	\$410,000	- 1.2%
\$500,001 to \$1,500,000	\$725,000	\$725,000	0.0%
\$1,500,001 to \$5,000,000	\$2,275,000	\$2,325,000	+ 2.2%
\$5,000,001 and Above	\$7,000,000	\$7,500,000	+ 7.1%
All Price Ranges	\$610,000	\$600,000	- 1.6%

Single Family

7-2024	7-2025	Change
\$775,000	\$750,000	- 3.2%
\$190,000	\$191,500	+ 0.8%
\$438,500	\$439,000	+ 0.1%
\$750,000	\$735,000	- 2.0%
\$2,300,000	\$2,400,000	+ 4.3%
\$7,125,000	\$8,162,500	+ 14.6%
\$750,000	\$735,000	- 2.0%

Condo

	7-2024	7-2025	Change
	\$531,000	\$533,250	+ 0.4%
	\$265,500	\$251,000	- 5.5%
	\$400,000	\$395,000	- 1.3%
	\$685,000	\$695,000	+ 1.5%
	\$2,260,000	\$2,237,500	- 1.0%
	\$6,142,500	\$6,500,000	+ 5.8%
	\$495,000	\$457,000	- 7.7%

By Bedroom Count

	7-2024	7-2025	Change
1 Bedroom or Fewer	\$234,000	\$215,000	- 8.1%
2 Bedrooms	\$440,000	\$410,000	- 6.8%
3 Bedrooms	\$675,000	\$640,000	- 5.2%
4 Bedrooms or More	\$1,160,000	\$1,300,000	+ 12.1%
All Bedroom Counts	\$610,000	\$600,000	- 1.6%

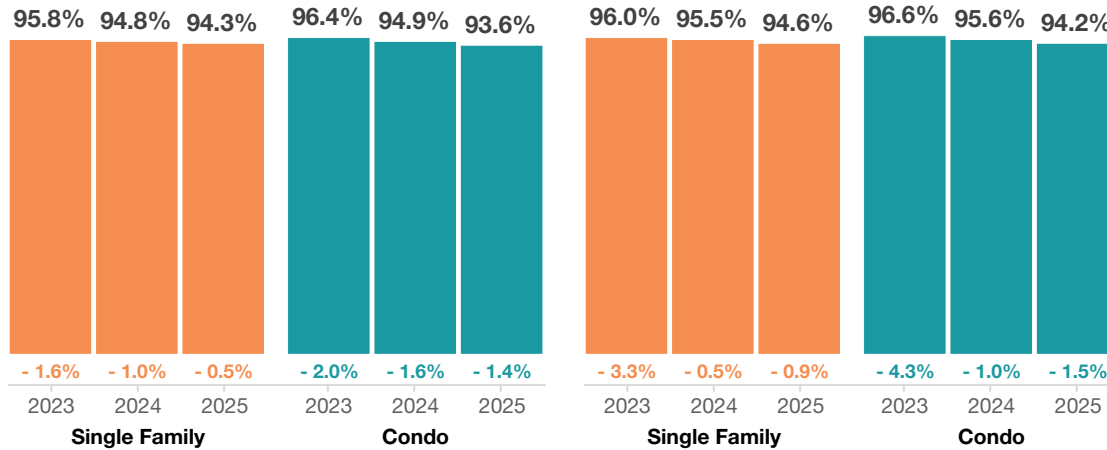
7-2024	7-2025	Change	7-2024	7-2025	Change
\$152,500	\$130,000	- 14.8%	\$267,500	\$237,000	- 11.4%
\$481,160	\$488,000	+ 1.4%	\$434,500	\$395,000	- 9.1%
\$700,000	\$660,000	- 5.7%	\$625,000	\$592,240	- 5.2%
\$1,150,000	\$1,260,000	+ 9.6%	\$3,052,500	\$4,100,000	+ 34.3%
\$750,000	\$735,000	- 2.0%	\$495,000	\$457,000	- 7.7%

Overall Percent of List Price Received by Price Range

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.

July

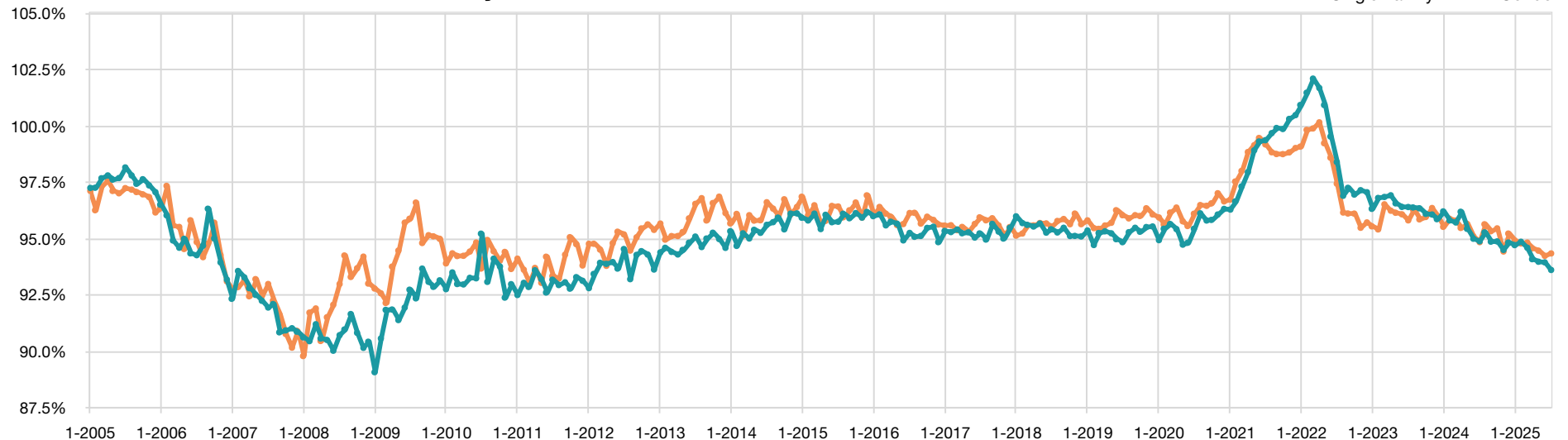
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2024	95.6%	- 0.7%	95.3%	- 1.1%
Sep-2024	95.3%	- 0.5%	94.8%	- 1.6%
Oct-2024	95.4%	- 0.5%	94.9%	- 1.2%
Nov-2024	94.4%	- 2.0%	94.5%	- 1.6%
Dec-2024	95.2%	- 0.8%	94.8%	- 1.0%
Jan-2025	94.9%	- 0.6%	94.7%	- 1.6%
Feb-2025	94.8%	- 1.1%	94.8%	- 1.0%
Mar-2025	94.8%	- 1.0%	94.6%	- 1.1%
Apr-2025	94.5%	- 1.0%	94.1%	- 2.2%
May-2025	94.4%	- 1.3%	94.0%	- 1.5%
Jun-2025	94.2%	- 0.9%	93.9%	- 1.2%
Jul-2025	94.3%	- 0.5%	93.6%	- 1.4%
12-Month Avg*	94.8%	- 1.0%	94.4%	- 1.4%

* Pct. of List Price Received for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

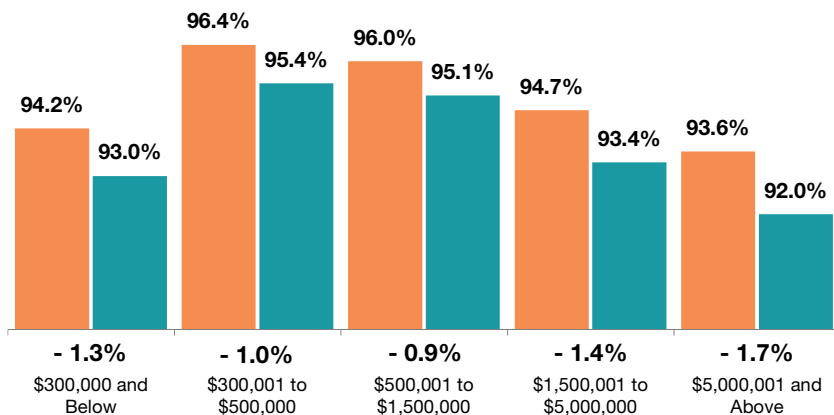


Overall Percent of List Price Received by Price Range

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

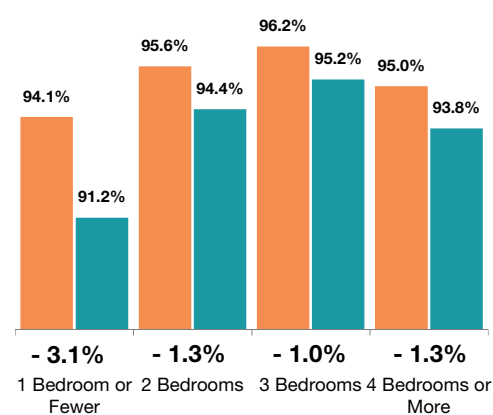
By Price Range

7-2024 7-2025



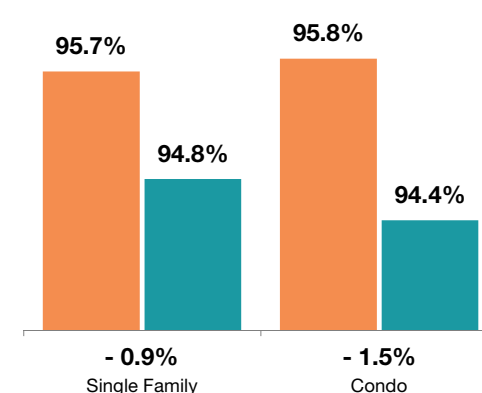
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties

By Price Range

	7-2024	7-2025	Change
\$300,000 and Below	94.2%	93.0%	- 1.3%
\$300,001 to \$500,000	96.4%	95.4%	- 1.0%
\$500,001 to \$1,500,000	96.0%	95.1%	- 0.9%
\$1,500,001 to \$5,000,000	94.7%	93.4%	- 1.4%
\$5,000,001 and Above	93.6%	92.0%	- 1.7%
All Price Ranges	95.7%	94.6%	- 1.1%

Single Family

	7-2024	7-2025	Change
1 Bedroom or Fewer	92.6%	91.8%	- 0.9%
2 Bedrooms	97.1%	96.1%	- 1.0%
3 Bedrooms	96.0%	95.3%	- 0.7%
4 Bedrooms or More	94.5%	93.1%	- 1.5%
	93.3%	91.8%	- 1.6%
All Single Family	95.7%	94.8%	- 0.9%

Condo

	7-2024	7-2025	Change
Single Family	94.9%	93.3%	- 1.7%
Condo	96.2%	95.1%	- 1.1%
	95.9%	94.7%	- 1.3%
	95.2%	94.0%	- 1.3%
	94.9%	92.9%	- 2.1%
All Condo	95.8%	94.4%	- 1.5%

By Bedroom Count

	7-2024	7-2025	Change
1 Bedroom or Fewer	94.1%	91.2%	- 3.1%
2 Bedrooms	95.6%	94.4%	- 1.3%
3 Bedrooms	96.2%	95.2%	- 1.0%
4 Bedrooms or More	95.0%	93.8%	- 1.3%
All Bedroom Counts	95.7%	94.6%	- 1.1%

	7-2024	7-2025	Change
1 Bedroom or Fewer	91.8%	89.1%	- 2.9%
2 Bedrooms	94.8%	94.3%	- 0.5%
3 Bedrooms	96.3%	95.5%	- 0.8%
4 Bedrooms or More	95.0%	93.9%	- 1.2%
All Single Family	95.7%	94.8%	- 0.9%
Single Family	94.7%	92.0%	- 2.9%
Condo	95.8%	94.4%	- 1.5%
	96.0%	94.8%	- 1.3%
	95.1%	92.9%	- 2.3%
All Condo	95.8%	94.4%	- 1.5%

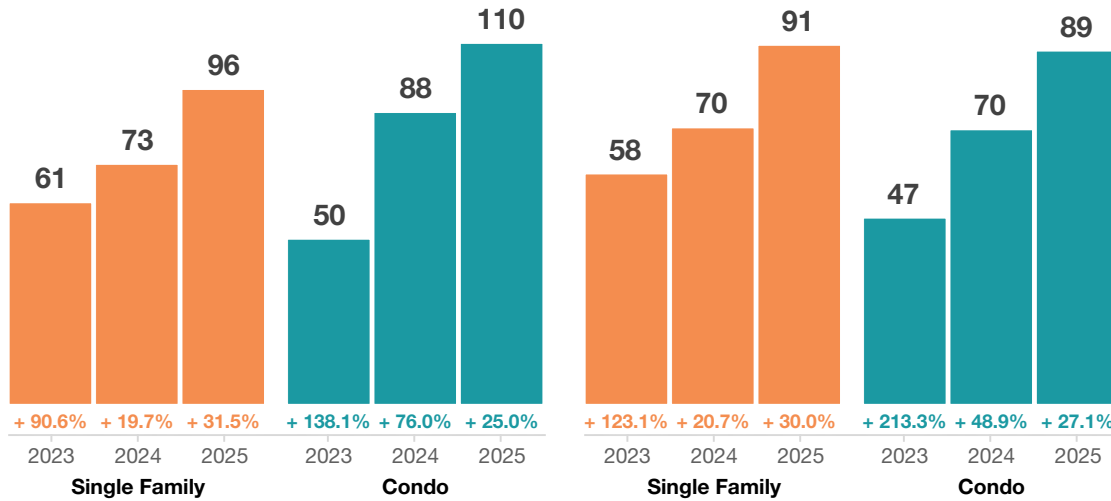
Overall Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



July

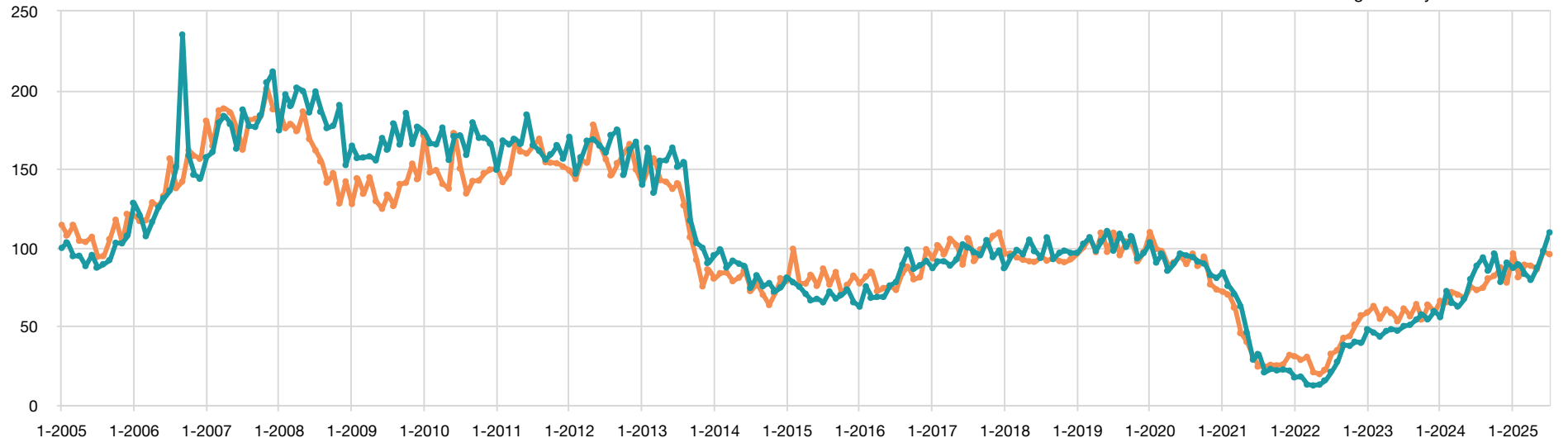
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2024	74	+ 32.1%	94	+ 84.3%
Sep-2024	80	+ 25.0%	85	+ 57.4%
Oct-2024	82	+ 51.9%	96	+ 68.4%
Nov-2024	87	+ 35.9%	78	+ 44.4%
Dec-2024	78	+ 32.2%	90	+ 52.5%
Jan-2025	96	+ 45.5%	87	+ 55.4%
Feb-2025	81	+ 24.6%	89	+ 23.6%
Mar-2025	89	+ 23.6%	83	+ 27.7%
Apr-2025	88	+ 25.7%	79	+ 25.4%
May-2025	86	+ 26.5%	87	+ 29.9%
Jun-2025	97	+ 29.3%	98	+ 22.5%
Jul-2025	96	+ 31.5%	110	+ 25.0%
12-Month Avg*	87	+ 31.8%	89	+ 38.5%

* Days on Market for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

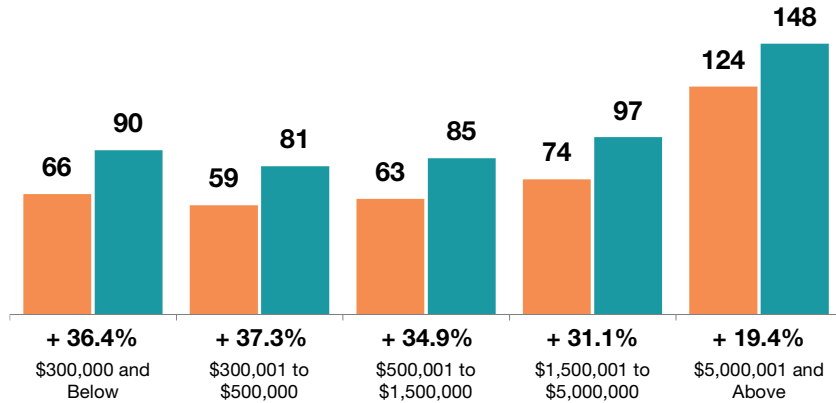


Overall Days on Market Until Sale by Price Range

Average number of days between when a property is listed and when an offer is accepted in a given month.

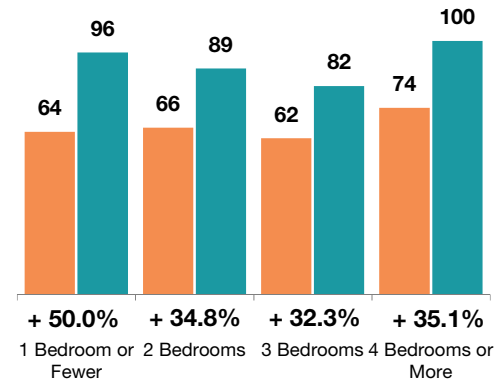
By Price Range

7-2024 7-2025



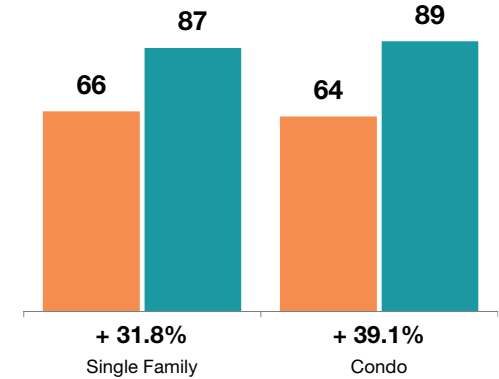
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties

By Price Range

	7-2024	7-2025	Change
\$300,000 and Below	66	90	+ 36.4%
\$300,001 to \$500,000	59	81	+ 37.3%
\$500,001 to \$1,500,000	63	85	+ 34.9%
\$1,500,001 to \$5,000,000	74	97	+ 31.1%
\$5,000,001 and Above	124	148	+ 19.4%
All Price Ranges	65	88	+ 35.4%

Single Family

	7-2024	7-2025	Change
1 Bedroom or Fewer	69	81	+ 17.4%
2 Bedrooms	55	68	+ 23.6%
3 Bedrooms	63	86	+ 36.5%
4 Bedrooms or More	73	91	+ 24.7%
All Single Family	121	157	+ 29.8%
All Single Family	66	87	+ 31.8%

Condo

	7-2024	7-2025	Change
1 Bedroom or Fewer	64	91	+ 42.2%
2 Bedrooms	61	88	+ 44.3%
3 Bedrooms	63	84	+ 33.3%
4 Bedrooms or More	75	107	+ 42.7%
All Condo	138	111	- 19.6%
All Condo	64	89	+ 39.1%

By Bedroom Count

	7-2024	7-2025	Change
1 Bedroom or Fewer	64	96	+ 50.0%
2 Bedrooms	66	89	+ 34.8%
3 Bedrooms	62	82	+ 32.3%
4 Bedrooms or More	74	100	+ 35.1%
All Bedroom Counts	65	88	+ 35.4%

	7-2024	7-2025	Change
1 Bedroom or Fewer	73	93	+ 27.4%
2 Bedrooms	69	84	+ 21.7%
3 Bedrooms	61	80	+ 31.1%
4 Bedrooms or More	74	100	+ 35.1%
All Single Family	66	87	+ 31.8%

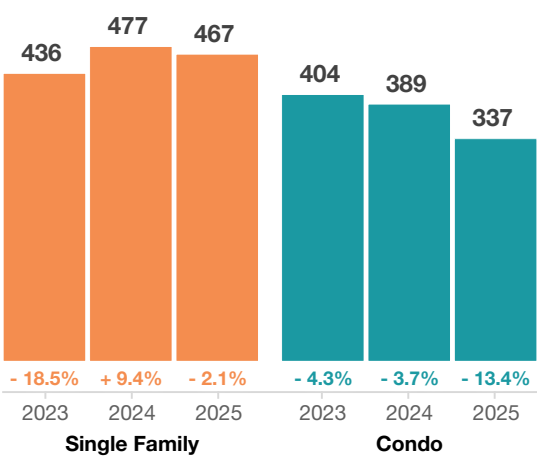
	7-2024	7-2025	Change
1 Bedroom or Fewer	62	96	+ 55.7%
2 Bedrooms	65	90	+ 38.1%
3 Bedrooms	63	86	+ 37.9%
4 Bedrooms or More	74	111	+ 49.7%
All Condo	64	89	+ 39.1%

Overall New Listings

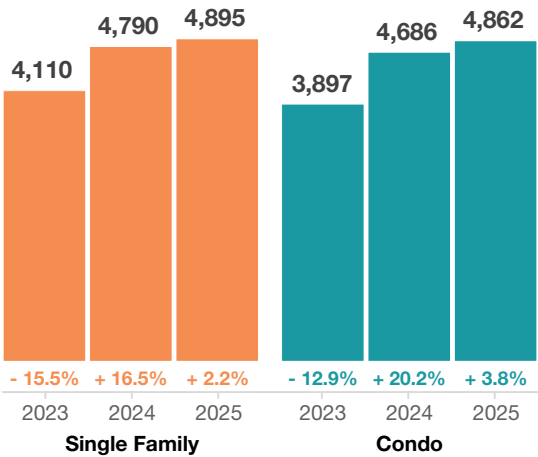
A count of the properties that have been newly listed on the market in a given month.



July

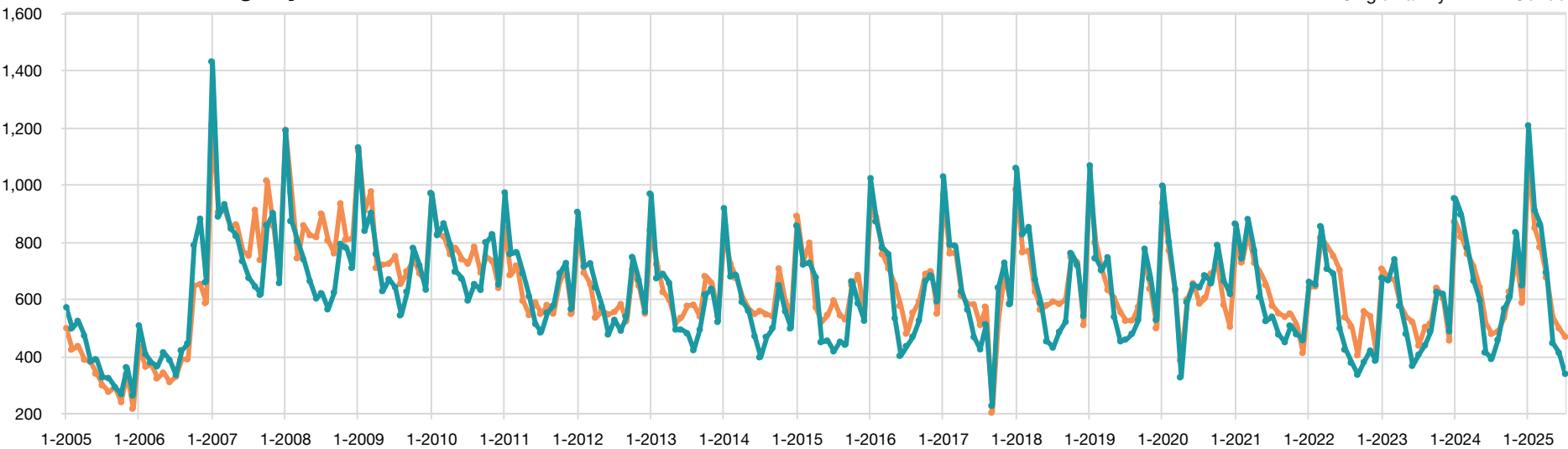


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2024	485	- 3.2%	456	+ 4.3%
Sep-2024	533	+ 3.9%	565	+ 16.3%
Oct-2024	625	- 2.0%	606	- 2.9%
Nov-2024	738	+ 22.8%	833	+ 35.0%
Dec-2024	586	+ 29.1%	647	+ 33.1%
Jan-2025	1,091	+ 25.4%	1,207	+ 26.8%
Feb-2025	848	+ 3.8%	910	+ 1.7%
Mar-2025	781	+ 3.0%	860	+ 10.3%
Apr-2025	675	- 5.3%	692	+ 4.4%
May-2025	536	- 16.3%	445	- 25.2%
Jun-2025	497	- 3.5%	411	- 0.2%
Jul-2025	467	- 2.1%	337	- 13.4%
12-Month Avg	655	+ 4.8%	664	+ 8.7%

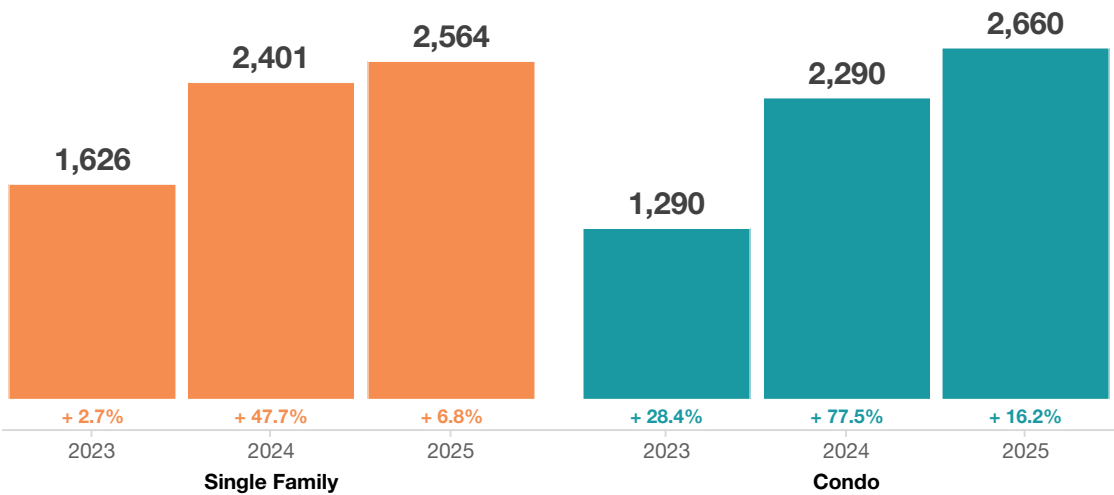
Historical New Listings by Month



Overall Inventory of Homes for Sale

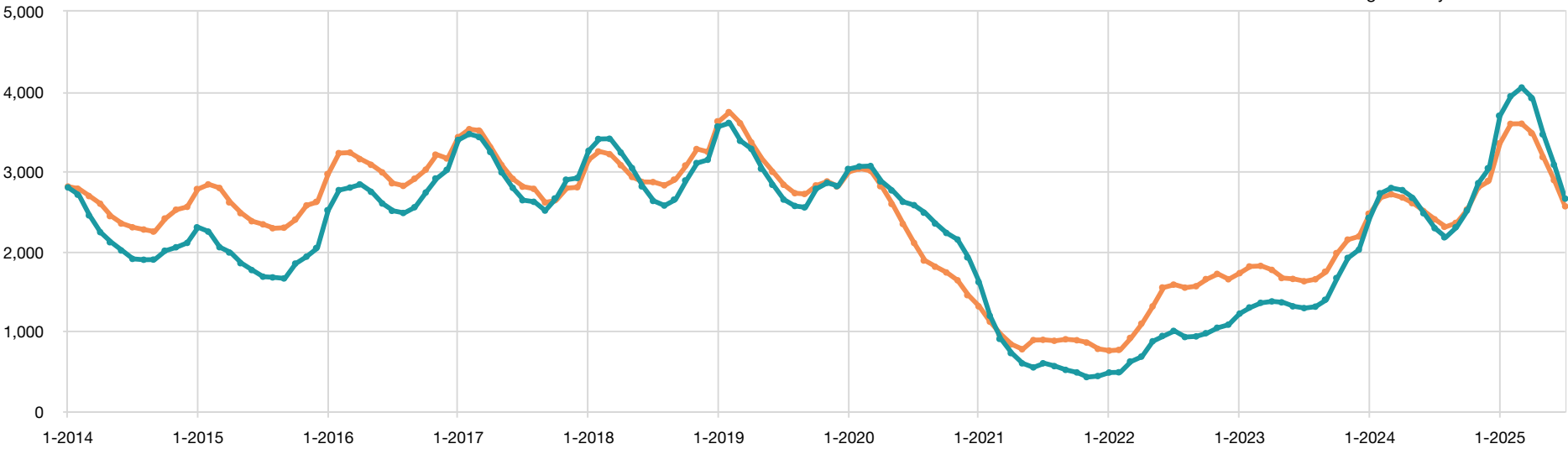
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2024	2,307	+ 39.7%	2,176	+ 66.4%
Sep-2024	2,356	+ 35.0%	2,302	+ 65.1%
Oct-2024	2,524	+ 27.6%	2,511	+ 50.7%
Nov-2024	2,799	+ 30.4%	2,853	+ 48.7%
Dec-2024	2,880	+ 31.7%	3,040	+ 50.4%
Jan-2025	3,351	+ 35.6%	3,697	+ 52.8%
Feb-2025	3,595	+ 34.5%	3,940	+ 44.5%
Mar-2025	3,597	+ 32.5%	4,050	+ 45.0%
Apr-2025	3,479	+ 30.1%	3,918	+ 41.6%
May-2025	3,180	+ 22.2%	3,464	+ 29.8%
Jun-2025	2,891	+ 15.5%	3,084	+ 24.5%
Jul-2025	2,564	+ 6.8%	2,660	+ 16.2%
12-Month Avg	2,960	+ 28.0%	3,141	+ 42.5%

Historical Inventory of Homes for Sale by Month

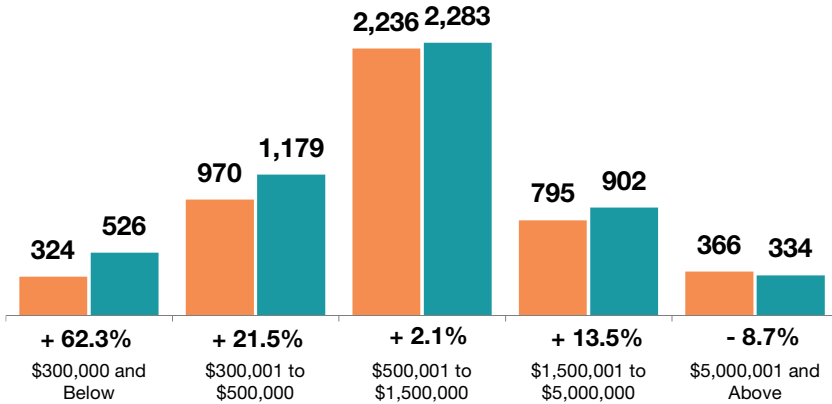


Overall Inventory of Homes for Sale by Price Range

The number of properties available for sale in active status at the end of a given month.

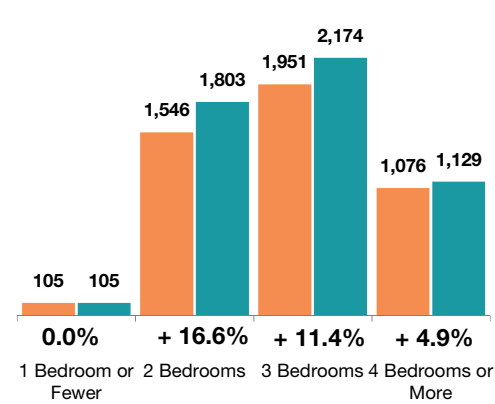
By Price Range

7-2024 7-2025



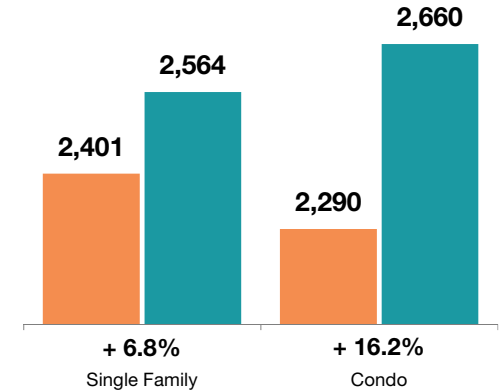
By Bedroom Count

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties

By Price Range

	7-2024	7-2025	Change
\$300,000 and Below	324	526	+ 62.3%
\$300,001 to \$500,000	970	1,179	+ 21.5%
\$500,001 to \$1,500,000	2,236	2,283	+ 2.1%
\$1,500,001 to \$5,000,000	795	902	+ 13.5%
\$5,000,001 and Above	366	334	- 8.7%
All Price Ranges	4,691	5,224	+ 11.4%

Single Family

	7-2024	7-2025	Change
1 Bedroom or Fewer	84	107	+ 27.4%
2 Bedrooms	151	231	+ 53.0%
3 Bedrooms	1,353	1,387	+ 2.5%
4 Bedrooms or More	516	570	+ 10.5%
	297	269	- 9.4%
All Single Family	2,401	2,564	+ 6.8%

Condo

	7-2024	7-2025	Change
1 Bedroom or Fewer	240	419	+ 74.6%
2 Bedrooms	819	948	+ 15.8%
3 Bedrooms	883	896	+ 1.5%
4 Bedrooms or More	279	332	+ 19.0%
	69	65	- 5.8%
All Condo	2,290	2,660	+ 16.2%

By Bedroom Count

	7-2024	7-2025	Change
1 Bedroom or Fewer	105	105	0.0%
2 Bedrooms	1,546	1,803	+ 16.6%
3 Bedrooms	1,951	2,174	+ 11.4%
4 Bedrooms or More	1,076	1,129	+ 4.9%
All Bedroom Counts	4,691	5,224	+ 11.4%

	7-2024	7-2025	Change
1 Bedroom or Fewer	19	18	- 5.3%
2 Bedrooms	233	264	+ 13.3%
3 Bedrooms	1,132	1,227	+ 8.4%
4 Bedrooms or More	1,012	1,053	+ 4.1%
All Single Family	2,401	2,564	+ 6.8%

	7-2024	7-2025	Change
1 Bedroom or Fewer	86	87	+ 1.2%
2 Bedrooms	1,313	1,539	+ 17.2%
3 Bedrooms	819	947	+ 15.6%
4 Bedrooms or More	64	76	+ 18.8%
All Condo	2,290	2,660	+ 16.2%

Listing and Sales Summary Report

July 2025

	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Jul-25	Jul-24	% Change	Jul-25	Jul-24	% Change	Jul-25	Jul-24	% Change	Jul-25	Jul-24	% Change
Overall Naples Market*	\$575,000	\$590,000	-2.5%	624	612	+2.0%	5,224	4,691	+11.4%	102	81	+25.9%
Collier County	\$598,500	\$600,000	-0.2%	692	676	+2.4%	5,889	5,293	+11.3%	103	83	+24.1%
Ave Maria	\$418,000	\$485,000	-13.8%	24	19	+26.3%	192	166	+15.7%	79	112	-29.5%
Central Naples	\$412,500	\$480,000	-14.1%	80	85	-5.9%	617	516	+19.6%	84	66	+27.3%
East Naples	\$600,000	\$594,792	+0.9%	171	182	-6.0%	1,232	1,091	+12.9%	99	74	+33.8%
Everglades City	--	\$250,000	--	0	1	-100.0%	10	11	-9.1%	--	5	--
Immokalee	\$342,000	\$332,900	+2.7%	6	6	0.0%	14	25	-44.0%	88	71	+23.9%
Immokalee / Ave Maria	\$395,715	\$460,000	-14.0%	30	25	+20.0%	207	191	+8.4%	81	102	-20.6%
Naples	\$590,000	\$595,083	-0.9%	594	587	+1.2%	5,015	4,499	+11.5%	103	80	+28.8%
Naples Beach	\$1,125,000	\$1,200,000	-6.3%	94	83	+13.3%	1,211	1,138	+6.4%	130	112	+16.1%
North Naples	\$615,000	\$725,000	-15.2%	141	148	-4.7%	1,086	966	+12.4%	95	77	+23.4%
South Naples	\$456,500	\$400,000	+14.1%	108	89	+21.3%	871	789	+10.4%	109	78	+39.7%
34102	\$2,000,000	\$975,000	+105.1%	24	27	-11.1%	411	397	+3.5%	125	117	+6.8%
34103	\$772,500	\$1,385,000	-44.2%	28	25	+12.0%	347	313	+10.9%	151	100	+51.0%
34104	\$320,500	\$452,500	-29.2%	34	42	-19.0%	283	223	+26.9%	94	62	+51.6%
34105	\$515,000	\$677,500	-24.0%	30	26	+15.4%	238	212	+12.3%	95	66	+43.9%
34108	\$986,875	\$1,200,000	-17.8%	42	31	+35.5%	453	428	+5.8%	119	117	+1.7%
34109	\$627,500	\$725,000	-13.4%	32	37	-13.5%	274	237	+15.6%	84	69	+21.7%
34110	\$623,000	\$745,000	-16.4%	48	53	-9.4%	388	350	+10.9%	111	91	+22.0%
34112	\$365,000	\$365,000	0.0%	51	49	+4.1%	488	427	+14.3%	109	76	+43.4%
34113	\$570,000	\$501,250	+13.7%	57	40	+42.5%	383	362	+5.8%	109	80	+36.3%
34114	\$607,500	\$647,602	-6.2%	64	65	-1.5%	522	474	+10.1%	128	103	+24.3%
34116	\$460,000	\$511,585	-10.1%	16	17	-5.9%	96	81	+18.5%	39	74	-47.3%
34117	\$646,000	\$580,000	+11.4%	20	23	-13.0%	164	120	+36.7%	86	61	+41.0%
34119	\$590,000	\$617,500	-4.5%	61	58	+5.2%	424	379	+11.9%	89	71	+25.4%
34120	\$590,000	\$572,500	+3.1%	87	94	-7.4%	544	496	+9.7%	81	58	+39.7%
34137	--	--	--	0	0	--	2	1	+100.0%	--	--	--
34142	\$395,715	\$460,000	-14.0%	30	25	+20.0%	207	191	+8.4%	81	102	-20.6%

* Overall Naples Market is defined as Collier County, excluding Marco Island.

Naples Beach

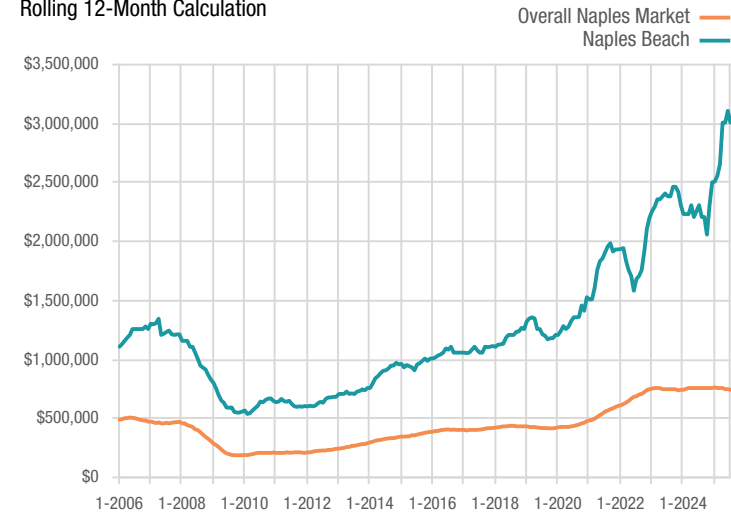
34102, 34103, 34108

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	66	54	- 18.2%	666	730	+ 9.6%
Total Sales	22	40	+ 81.8%	272	343	+ 26.1%
Days on Market Until Sale	112	135	+ 20.5%	113	139	+ 23.0%
Median Closed Price*	\$2,350,000	\$1,900,000	- 19.1%	\$2,500,000	\$3,250,000	+ 30.0%
Average Closed Price*	\$4,426,432	\$2,672,731	- 39.6%	\$4,506,984	\$5,621,822	+ 24.7%
Percent of List Price Received*	92.4%	91.4%	- 1.1%	92.6%	91.6%	- 1.1%
Inventory of Homes for Sale	499	498	- 0.2%	—	—	—
Months Supply of Inventory	14.9	12.3	- 17.4%	—	—	—

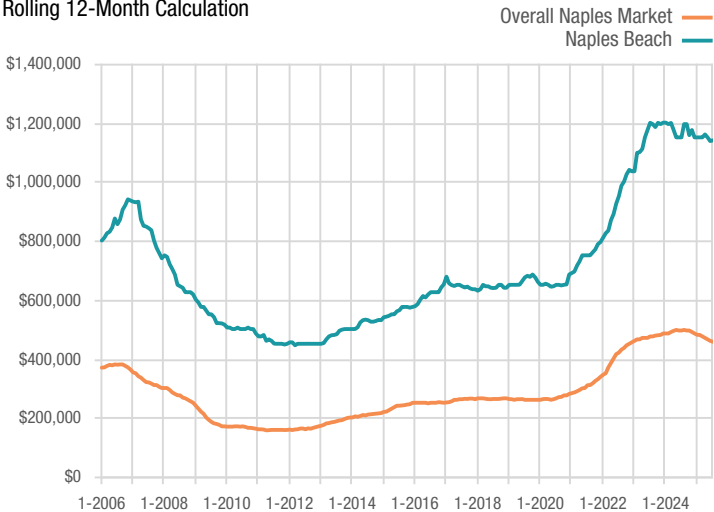
Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	79	71	- 10.1%	1,119	1,212	+ 8.3%
Total Sales	61	54	- 11.5%	618	566	- 8.4%
Days on Market Until Sale	112	126	+ 12.5%	90	99	+ 10.0%
Median Closed Price*	\$1,015,000	\$986,875	- 2.8%	\$1,150,000	\$1,150,000	0.0%
Average Closed Price*	\$1,328,621	\$1,463,273	+ 10.1%	\$1,663,937	\$1,677,572	+ 0.8%
Percent of List Price Received*	92.7%	91.1%	- 1.7%	94.0%	92.6%	- 1.5%
Inventory of Homes for Sale	639	713	+ 11.6%	—	—	—
Months Supply of Inventory	8.5	10.6	+ 24.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Closed Price - Single Family
Rolling 12-Month Calculation



Median Closed Price - Condo
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

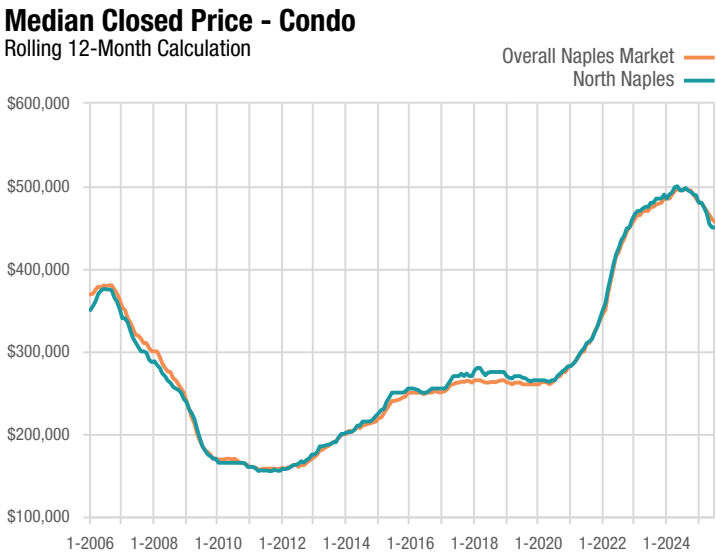
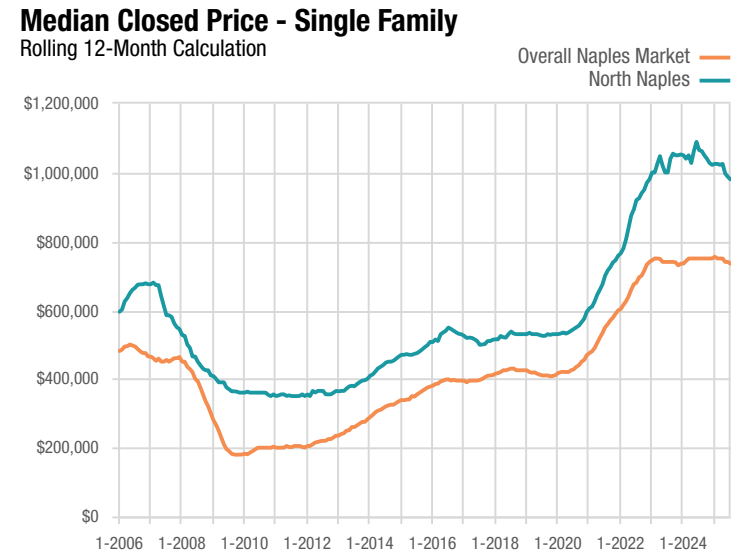
North Naples

34109, 34110, 34119

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	104	87	- 16.3%	1,038	983	- 5.3%
Total Sales	69	71	+ 2.9%	567	544	- 4.1%
Days on Market Until Sale	76	87	+ 14.5%	56	84	+ 50.0%
Median Closed Price*	\$950,000	\$795,000	- 16.3%	\$1,060,000	\$982,500	- 7.3%
Average Closed Price*	\$1,482,271	\$1,180,196	- 20.4%	\$1,556,639	\$1,486,135	- 4.5%
Percent of List Price Received*	94.0%	94.3%	+ 0.3%	95.1%	94.2%	- 0.9%
Inventory of Homes for Sale	452	467	+ 3.3%	—	—	—
Months Supply of Inventory	5.8	6.4	+ 10.3%	—	—	—

Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	104	86	- 17.3%	1,191	1,213	+ 1.8%
Total Sales	79	70	- 11.4%	740	637	- 13.9%
Days on Market Until Sale	79	104	+ 31.6%	62	87	+ 40.3%
Median Closed Price*	\$475,000	\$436,250	- 8.2%	\$505,000	\$450,450	- 10.8%
Average Closed Price*	\$573,577	\$710,641	+ 23.9%	\$697,178	\$630,361	- 9.6%
Percent of List Price Received*	95.4%	94.2%	- 1.3%	96.0%	94.9%	- 1.1%
Inventory of Homes for Sale	514	619	+ 20.4%	—	—	—
Months Supply of Inventory	5.4	7.6	+ 40.7%	—	—	—

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Central Naples

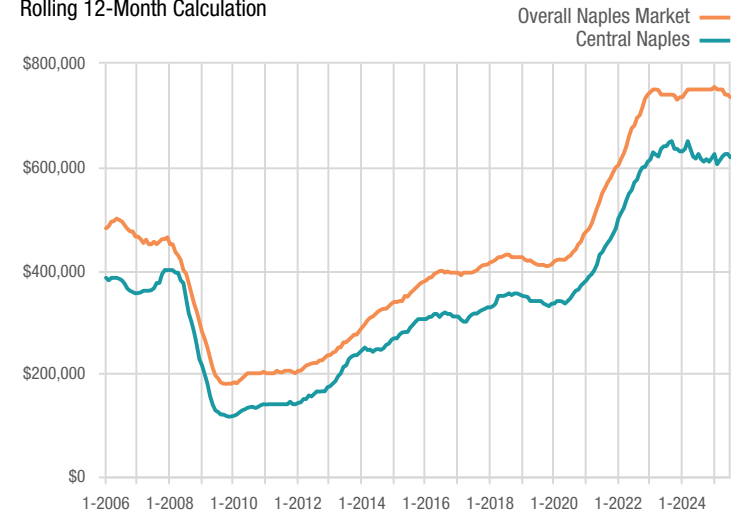
34104, 34105, 34116

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	49	51	+ 4.1%	524	547	+ 4.4%
Total Sales	39	33	- 15.4%	339	330	- 2.7%
Days on Market Until Sale	50	74	+ 48.0%	63	74	+ 17.5%
Median Closed Price*	\$640,000	\$580,000	- 9.4%	\$639,000	\$630,000	- 1.4%
Average Closed Price*	\$1,048,143	\$781,121	- 25.5%	\$1,172,986	\$1,023,986	- 12.7%
Percent of List Price Received*	95.5%	94.6%	- 0.9%	95.6%	95.4%	- 0.2%
Inventory of Homes for Sale	224	249	+ 11.2%	—	—	—
Months Supply of Inventory	5.0	6.0	+ 20.0%	—	—	—

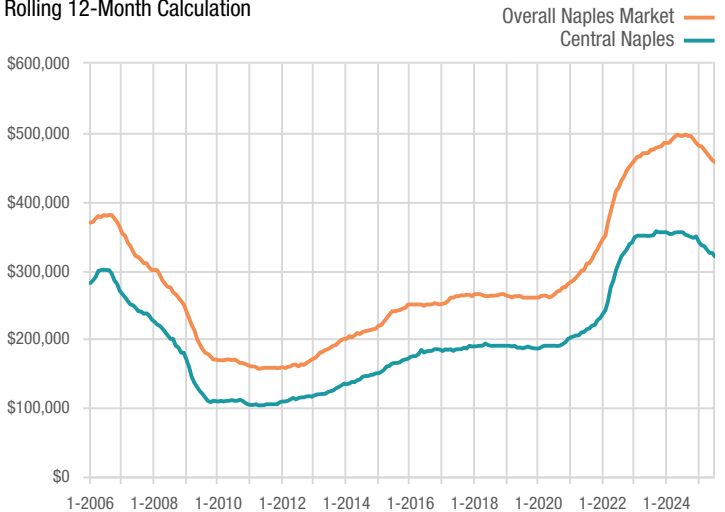
Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	57	57	0.0%	679	660	- 2.8%
Total Sales	46	47	+ 2.2%	375	348	- 7.2%
Days on Market Until Sale	79	90	+ 13.9%	52	74	+ 42.3%
Median Closed Price*	\$363,500	\$310,000	- 14.7%	\$355,000	\$310,000	- 12.7%
Average Closed Price*	\$438,452	\$344,459	- 21.4%	\$446,508	\$385,652	- 13.6%
Percent of List Price Received*	96.2%	94.2%	- 2.1%	95.7%	94.6%	- 1.1%
Inventory of Homes for Sale	292	368	+ 26.0%	—	—	—
Months Supply of Inventory	6.0	8.2	+ 36.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Closed Price - Single Family
Rolling 12-Month Calculation



Median Closed Price - Condo
Rolling 12-Month Calculation



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South Naples

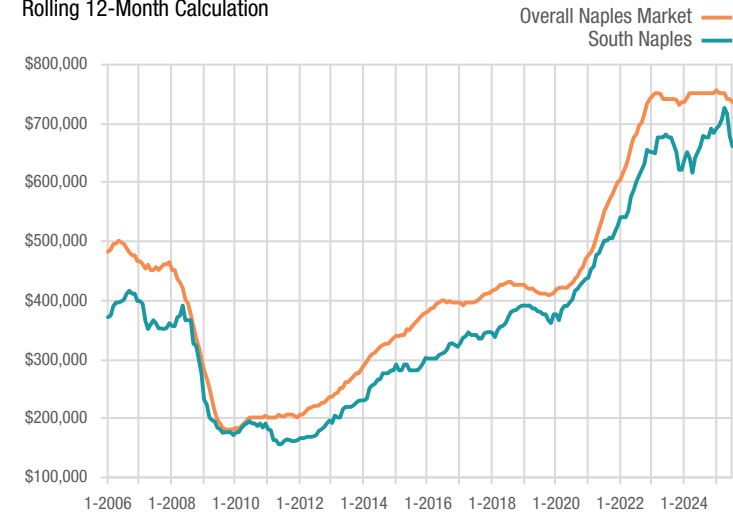
34112, 34113

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	60	50	- 16.7%	601	633	+ 5.3%
Total Sales	26	49	+ 88.5%	329	320	- 2.7%
Days on Market Until Sale	62	98	+ 58.1%	65	81	+ 24.6%
Median Closed Price*	\$705,000	\$620,000	- 12.1%	\$725,000	\$675,000	- 6.9%
Average Closed Price*	\$969,942	\$909,064	- 6.3%	\$1,056,732	\$995,495	- 5.8%
Percent of List Price Received*	92.9%	92.8%	- 0.1%	94.8%	93.3%	- 1.6%
Inventory of Homes for Sale	280	313	+ 11.8%	—	—	—
Months Supply of Inventory	6.3	8.1	+ 28.6%	—	—	—

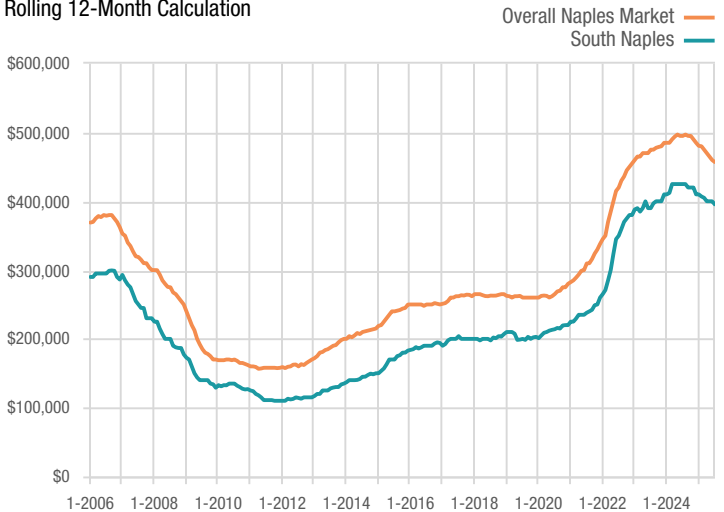
Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	89	74	- 16.9%	1,040	1,085	+ 4.3%
Total Sales	63	59	- 6.3%	566	533	- 5.8%
Days on Market Until Sale	84	118	+ 40.5%	66	89	+ 34.8%
Median Closed Price*	\$375,000	\$340,000	- 9.3%	\$425,000	\$405,000	- 4.7%
Average Closed Price*	\$422,703	\$415,603	- 1.7%	\$486,895	\$452,073	- 7.2%
Percent of List Price Received*	95.2%	93.5%	- 1.8%	96.2%	94.4%	- 1.9%
Inventory of Homes for Sale	509	558	+ 9.6%	—	—	—
Months Supply of Inventory	6.8	8.3	+ 22.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Closed Price - Single Family
Rolling 12-Month Calculation



Median Closed Price - Condo
Rolling 12-Month Calculation



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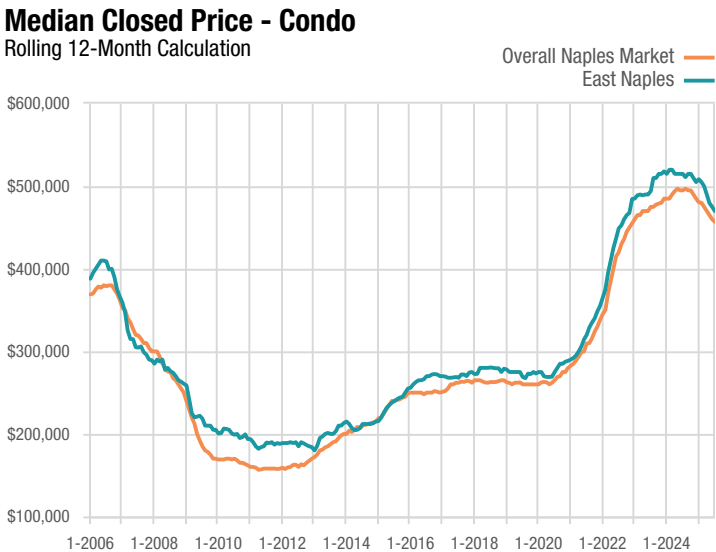
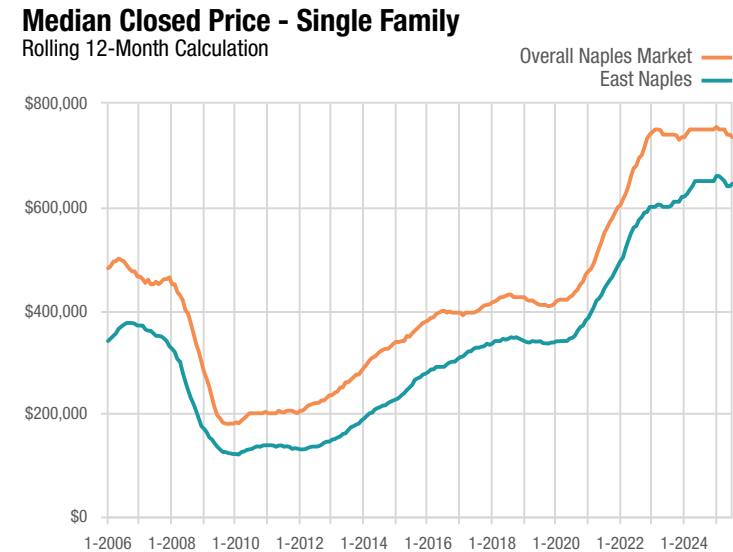
East Naples

34114, 34117, 34120, 34137

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	169	188	+ 11.2%	1,708	1,694	- 0.8%
Total Sales	136	137	+ 0.7%	1,015	935	- 7.9%
Days on Market Until Sale	70	95	+ 35.7%	68	87	+ 27.9%
Median Closed Price*	\$610,000	\$650,000	+ 6.6%	\$659,000	\$645,000	- 2.1%
Average Closed Price*	\$734,237	\$778,318	+ 6.0%	\$820,185	\$792,424	- 3.4%
Percent of List Price Received*	95.6%	95.3%	- 0.3%	96.4%	95.8%	- 0.6%
Inventory of Homes for Sale	802	881	+ 9.9%	—	—	—
Months Supply of Inventory	6.1	7.2	+ 18.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	43	45	+ 4.7%	573	588	+ 2.6%
Total Sales	46	34	- 26.1%	334	268	- 19.8%
Days on Market Until Sale	87	118	+ 35.6%	74	95	+ 28.4%
Median Closed Price*	\$505,000	\$460,000	- 8.9%	\$513,500	\$462,500	- 9.9%
Average Closed Price*	\$535,195	\$468,953	- 12.4%	\$548,248	\$479,730	- 12.5%
Percent of List Price Received*	95.4%	95.5%	+ 0.1%	96.5%	95.2%	- 1.3%
Inventory of Homes for Sale	289	351	+ 21.5%	—	—	—
Months Supply of Inventory	6.2	9.6	+ 54.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

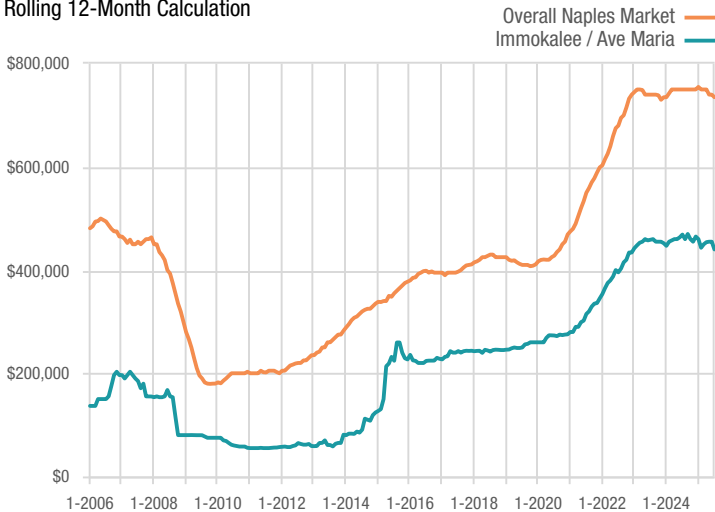
Immokalee / Ave Maria

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	29	37	+ 27.6%	253	308	+ 21.7%
Total Sales	22	24	+ 9.1%	140	167	+ 19.3%
Days on Market Until Sale	99	88	- 11.1%	84	88	+ 4.8%
Median Closed Price*	\$470,580	\$418,000	- 11.2%	\$483,500	\$465,000	- 3.8%
Average Closed Price*	\$476,429	\$463,176	- 2.8%	\$497,268	\$489,348	- 1.6%
Percent of List Price Received*	96.2%	96.3%	+ 0.1%	96.8%	95.4%	- 1.4%
Inventory of Homes for Sale	144	156	+ 8.3%	—	—	—
Months Supply of Inventory	7.1	7.3	+ 2.8%	—	—	—

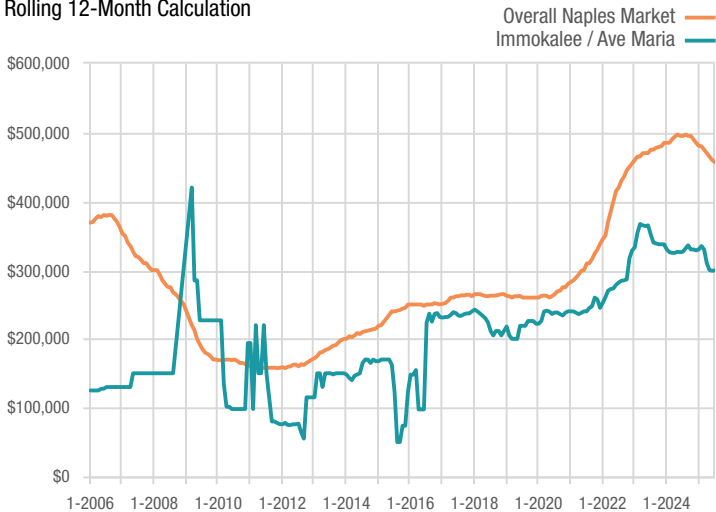
Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	17	4	- 76.5%	84	104	+ 23.8%
Total Sales	3	6	+ 100.0%	44	60	+ 36.4%
Days on Market Until Sale	125	52	- 58.4%	69	87	+ 26.1%
Median Closed Price*	\$295,000	\$278,500	- 5.6%	\$325,500	\$280,000	- 14.0%
Average Closed Price*	\$322,667	\$290,000	- 10.1%	\$332,591	\$295,665	- 11.1%
Percent of List Price Received*	89.9%	94.9%	+ 5.6%	95.9%	94.4%	- 1.6%
Inventory of Homes for Sale	47	51	+ 8.5%	—	—	—
Months Supply of Inventory	7.4	7.5	+ 1.4%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Closed Price - Single Family
Rolling 12-Month Calculation



Median Closed Price - Condo
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.