

# Monthly Indicators



## June 2025

Even with predicted decreases in home inventory during the summer, buyers searching homes in Naples will enjoy more options this summer than any summer in the last 10 years. According to the June 2025 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), inventory increased 18.2 percent to 5,885 homes from 4,978 homes in June 2024. Along with a healthy pool of options, a moderate softening of home prices sparked a 1.5 percent increase in both pending and closed sales during June. Broker analysts reviewing the report said the 1,282 sellers who removed their homes from the market during June will miss out on what may become a very good summer for sales in Naples.

Brokers reviewing the report consider the Naples real estate market is stable. The median closed price in June decreased 3.2 percent to \$576,000 from \$595,000 in June 2024. Price declines have been modest, so most sellers will still enjoy plenty of equity when they sell.

According to the report, the average sales price in Naples increased 12.4 percent to \$1,200,472 from \$1,085,605 in June 2024. Those who understand our unique market will not be surprised to learn the report showed closed sales of properties over \$5 million increased 13.6 percent over the last 12 months.

Inventory decreased 21 percent in the second quarter of 2025. The decline in inventory was due to successful closings as well as some sellers removing their listing from the MLS during the summer with the hope they will get their target price later in the year when they relist their property. Sellers that pull their homes off the market during the summer are doing serious sellers a favor.

## Quick Facts

+ 1.5%	- 3.2%	+ 18.2%
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties
+33.2%	-1.8%	-6.4%
Price Range with Strongest Sales \$300,000 & Below	Bedroom Count With Strongest Sales 4 Bedrooms or more	Property Type With Strongest Sales Single Family

Overall Market Overview	2
Single Family Market Overview	3
Condo Market Overview	4
Overall Closed Sales	5-6
Overall Median Closed Price	7-8
Overall Percent of Current List Price Received	9-10
Overall Days on Market until Sale	11- 12
Overall New Listings by Month	13
Overall Inventory of Homes for Sale	14-15
Overall Listing and Sales Summary by Area	16
Naples Beach	17
North Naples	18
Central Naples	19
South Naples	20
East Naples	21
Immokalee/Ave Maria	22



# 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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		926	877	- 5.3%	8,608	8,906	+ 3.5%
Total Sales		733	744	+ 1.5%	4,726	4,416	- 6.6%
Days on Market Until Sale		77	98	+ 27.3%	68	88	+ 29.4%
Median Closed Price		\$595,000	\$576,000	- 3.2%	\$630,000	\$617,164	- 2.0%
Average Closed Price		\$1,073,389	\$1,220,472	+ 13.7%	\$1,134,793	\$1,249,646	+ 10.1%
Percent of List Price Received		95.0%	94.1%	- 0.9%	95.6%	94.4%	- 1.3%
Pending Listings		711	722	+ 1.5%	1,037	953	-8.1%
Inventory of Homes for Sale		4,978	5,885	+ 18.2%	—	—	—
Months Supply of Inventory		7.1	9.2	+ 29.6%	—	—	—

# 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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		515	478	- 7.2%	4,313	4,400	+ 2.0%
Total Sales		378	416	+ 10.1%	2,348	2,279	- 2.9%
Days on Market Until Sale		75	97	+ 29.3%	70	90	+ 28.6%
Median Closed Price		\$724,500	\$712,500	- 1.7%	\$779,500	\$750,000	- 3.8%
Average Closed Price		\$1,329,702	\$1,648,183	+ 24.0%	\$1,439,453	\$1,682,344	+ 16.9%
Percent of List Price Received		95.1%	94.2%	- 0.9%	95.6%	94.6%	- 1.0%
Pending Listings		446	411	- 8.5%	3,135	2,708	- 15.8%
Inventory of Homes for Sale		2,502	2,833	+ 13.2%	—	—	—
Months Supply of Inventory		7.0	8.5	+ 21.4%	—	—	—

# Condo Market Overview

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



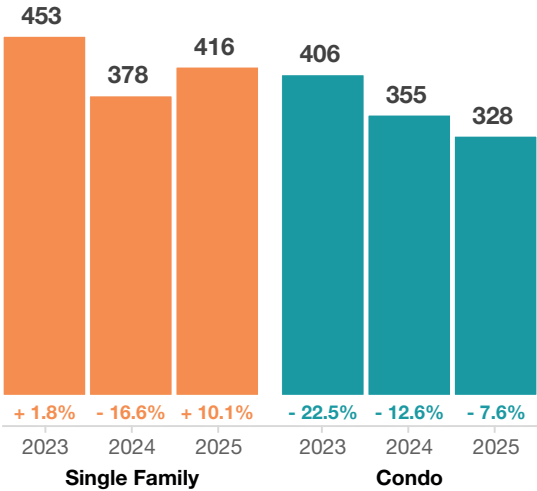
Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		411	399	- 2.9%	4,295	4,506	+ 4.9%
Total Sales		355	328	- 7.6%	2,378	2,137	- 10.1%
Days on Market Until Sale		80	98	+ 22.5%	67	87	+ 29.9%
Median Closed Price		\$480,000	\$453,500	- 5.5%	\$510,000	\$475,000	- 6.9%
Average Closed Price		\$800,470	\$678,008	- 15.3%	\$833,977	\$788,196	- 5.5%
Percent of List Price Received		95.0%	93.9%	- 1.2%	95.7%	94.3%	- 1.5%
Pending Listings		327	334	+ 2.1%	3,087	2,396	- 22.4%
Inventory of Homes for Sale		2,476	3,052	+ 23.3%	—	—	—
Months Supply of Inventory		7.2	10.0	+ 38.9%	—	—	—

# Overall Closed Sales

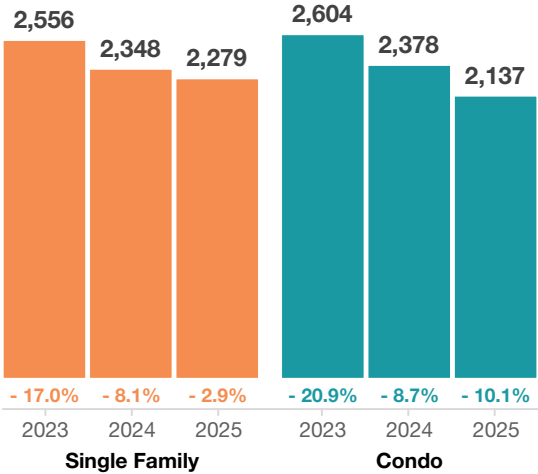
A count of the actual sales that closed in a given month.



## June

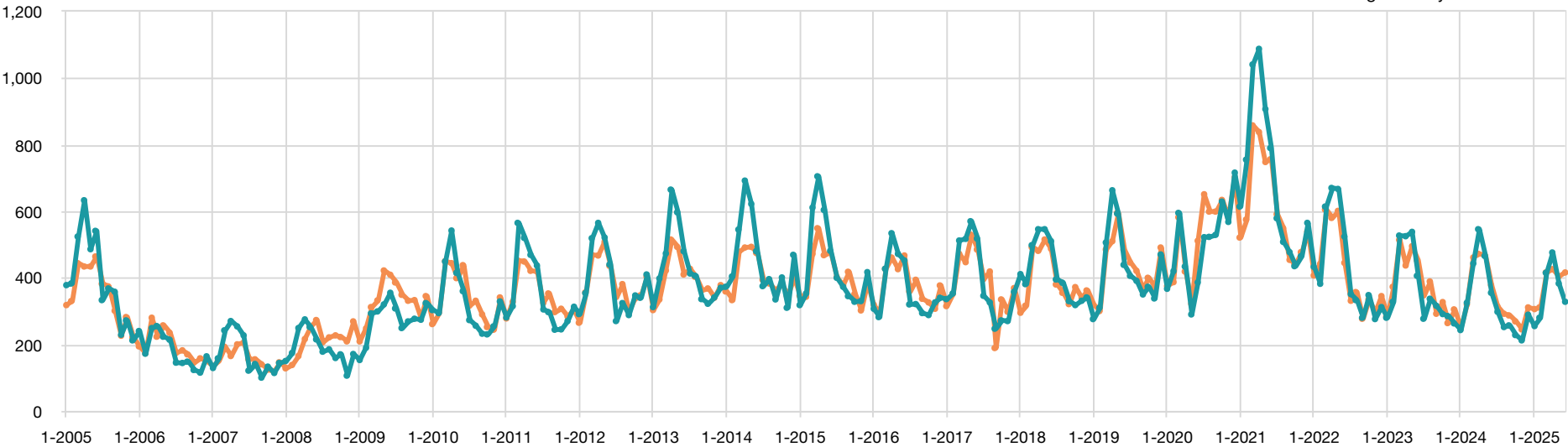


## Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2024	314	- 9.5%	298	+ 7.6%
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	311	- 2.8%	280	- 13.8%
Mar-2025	416	- 9.8%	415	- 6.3%
Apr-2025	426	- 9.7%	476	- 12.8%
May-2025	404	- 13.7%	383	- 17.8%
Jun-2025	416	+ 10.1%	328	- 7.6%
12-Month Avg	333	- 6.5%	306	- 11.6%

## Historical Total Sales by Month

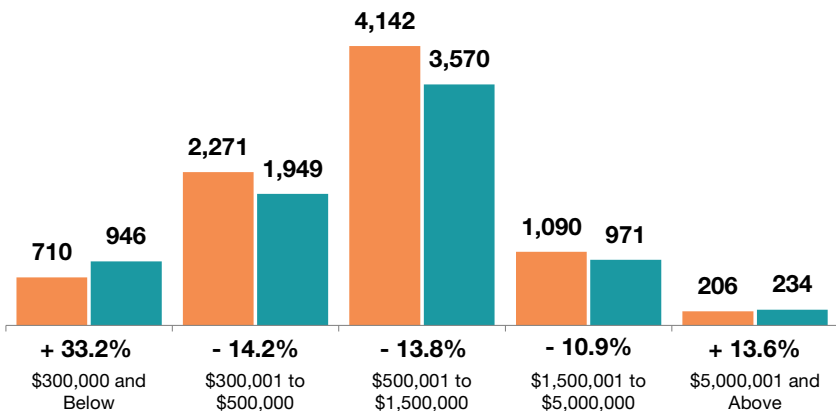


# Overall Closed Sales by Price Range

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

## By Price Range

6-2024 6-2025



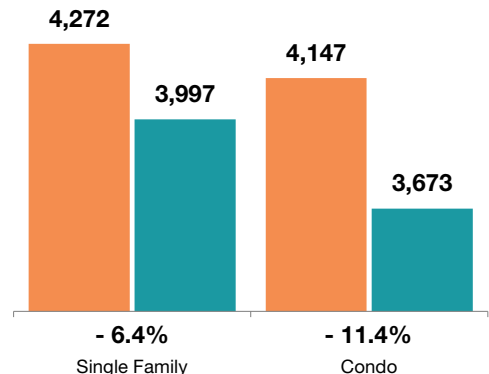
## By Bedroom Count

6-2024 6-2025



## By Property Type

6-2024 6-2025



### All Properties

#### By Price Range

	6-2024	6-2025	Change
\$300,000 and Below	710	946	+ 33.2%
\$300,001 to \$500,000	2,271	1,949	- 14.2%
\$500,001 to \$1,500,000	4,142	3,570	- 13.8%
\$1,500,001 to \$5,000,000	1,090	971	- 10.9%
\$5,000,001 and Above	206	234	+ 13.6%
All Price Ranges	8,419	7,670	- 8.9%

### Single Family

	6-2024	6-2025	Change
1 Bedroom or Fewer	194	169	- 12.9%
2 Bedrooms	663	664	+ 0.2%
3 Bedrooms	2,544	2,329	- 8.5%
4 Bedrooms or More	706	644	- 8.8%
All Single Family	165	191	+ 15.8%
All Single Family	4,272	3,997	- 6.4%

### Condo

	6-2024	6-2025	Change
Single Family	516	777	+ 50.6%
2 Bedrooms	1608	1285	- 20.1%
3 Bedrooms	1598	1241	- 22.3%
4 Bedrooms or More	384	327	- 14.8%
All Condo	41	43	+ 4.9%
All Condo	4,147	3,673	- 11.4%

#### By Bedroom Count

	6-2024	6-2025	Change
1 Bedroom or Fewer	141	128	- 9.2%
2 Bedrooms	2,891	2,530	- 12.5%
3 Bedrooms	3,986	3,631	- 8.9%
4 Bedrooms or More	1,388	1,363	- 1.8%
All Bedroom Counts	8,419	7,670	- 8.9%

	6-2024	6-2025	Change
1 Bedroom or Fewer	28	33	+ 17.9%
2 Bedrooms	512	426	- 16.8%
3 Bedrooms	2,418	2,235	- 7.6%
4 Bedrooms or More	1,311	1,300	- 0.8%
All Single Family	4,272	3,997	- 6.4%

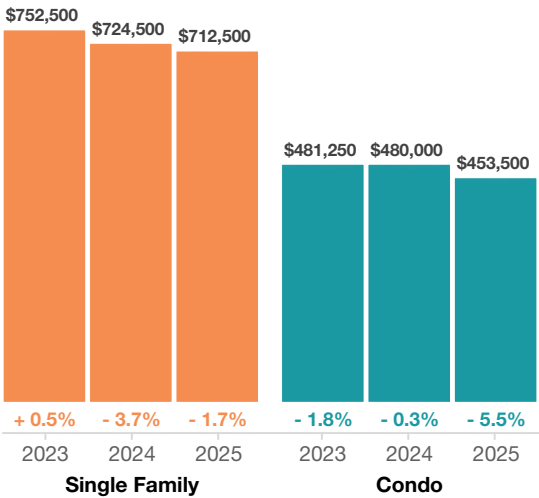
	6-2024	6-2025	Change
Single Family	113	95	- 15.9%
2 Bedrooms	2,379	2,104	- 11.6%
3 Bedrooms	1,568	1,396	- 11.0%
4 Bedrooms or More	77	63	- 18.2%
All Condo	4,147	3,673	- 11.4%

# Overall Median Closed Price

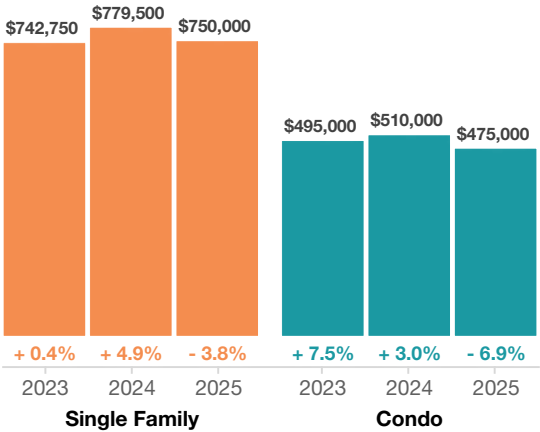


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## June



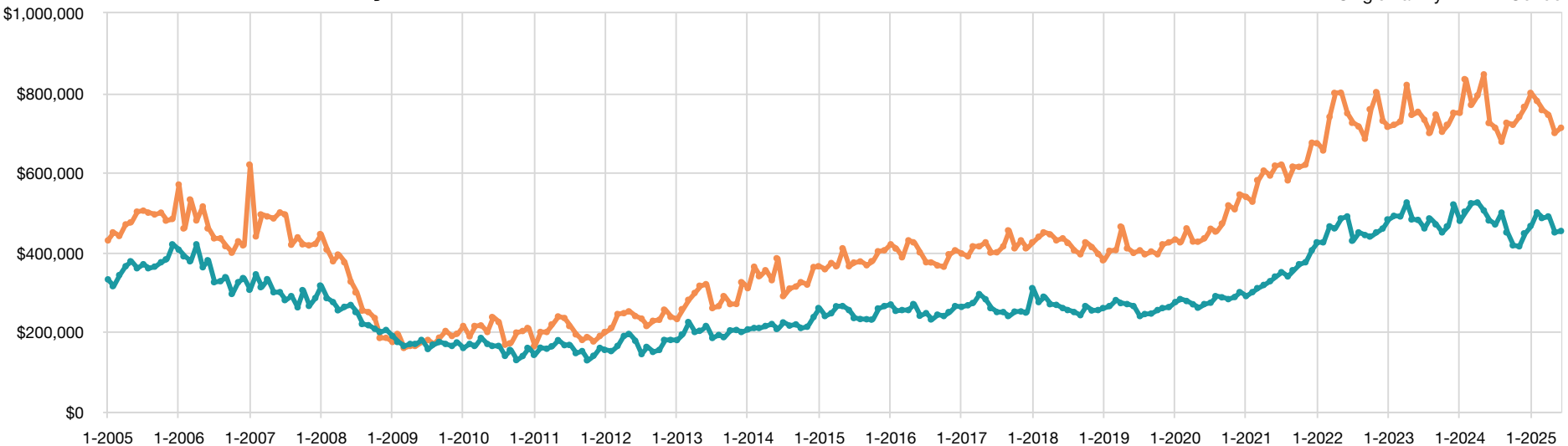
## Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2024	\$712,500	- 2.7%	\$470,000	+ 2.2%
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	\$757,000	- 1.7%	\$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	\$712,500	- 1.7%	\$453,500	- 5.5%
12-Month Avg*	\$740,000	- 1.3%	\$460,000	- 7.1%

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

## Historical Median Closed Price by Month

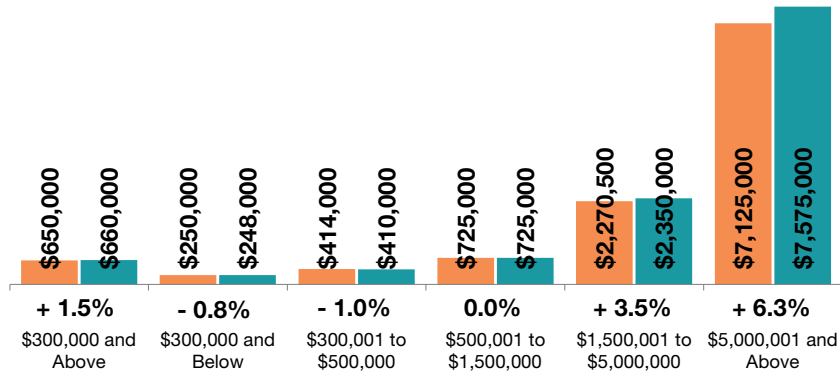


# Overall Median Closed Sales by Price Range

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

## By Price Range

6-2024 6-2025



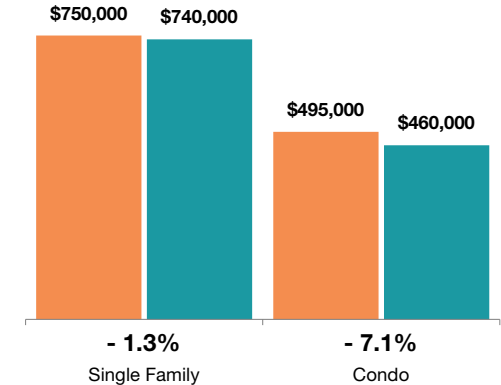
## By Bedroom Count

6-2024 6-2025



## By Property Type

6-2024 6-2025



## All Properties

### By Price Range

	6-2024	6-2025	Change
\$300,000 and Above	\$650,000	\$660,000	+ 1.5%
\$300,000 and Below	\$250,000	\$248,000	- 0.8%
\$300,001 to \$500,000	\$414,000	\$410,000	- 1.0%
\$500,001 to \$1,500,000	\$725,000	\$725,000	0.0%
\$1,500,001 to \$5,000,000	\$2,270,500	\$2,350,000	+ 3.5%
\$5,000,001 and Above	\$7,125,000	\$7,575,000	+ 6.3%
<b>All Price Ranges</b>	<b>\$612,000</b>	<b>\$600,000</b>	<b>- 2.0%</b>

## Single Family

6-2024	6-2025	Change
\$775,000	\$755,000	- 2.6%
\$190,000	\$190,000	0.0%
\$440,000	\$440,000	0.0%
\$750,000	\$740,000	- 1.3%
\$2,273,000	\$2,400,000	+ 5.6%
\$7,250,000	\$8,250,000	+ 13.8%
<b>\$750,000</b>	<b>\$740,000</b>	<b>- 1.3%</b>

## Condo

	6-2024	6-2025	Change
	\$530,000	\$535,000	+ 0.9%
	\$265,000	\$254,500	- 4.0%
	\$400,000	\$399,000	- 0.2%
	\$680,000	\$695,000	+ 2.2%
	\$2,270,000	\$2,225,000	- 2.0%
	\$6,185,000	\$6,500,000	+ 5.1%
	<b>\$495,000</b>	<b>\$460,000</b>	<b>- 7.1%</b>

### By Bedroom Count

	6-2024	6-2025	Change
1 Bedroom or Fewer	\$234,000	\$211,500	- 9.6%
2 Bedrooms	\$445,000	\$410,000	- 7.9%
3 Bedrooms	\$675,000	\$645,000	- 4.4%
4 Bedrooms or More	\$1,193,000	\$1,290,000	+ 8.1%
<b>All Bedroom Counts</b>	<b>\$612,000</b>	<b>\$600,000</b>	<b>- 2.0%</b>

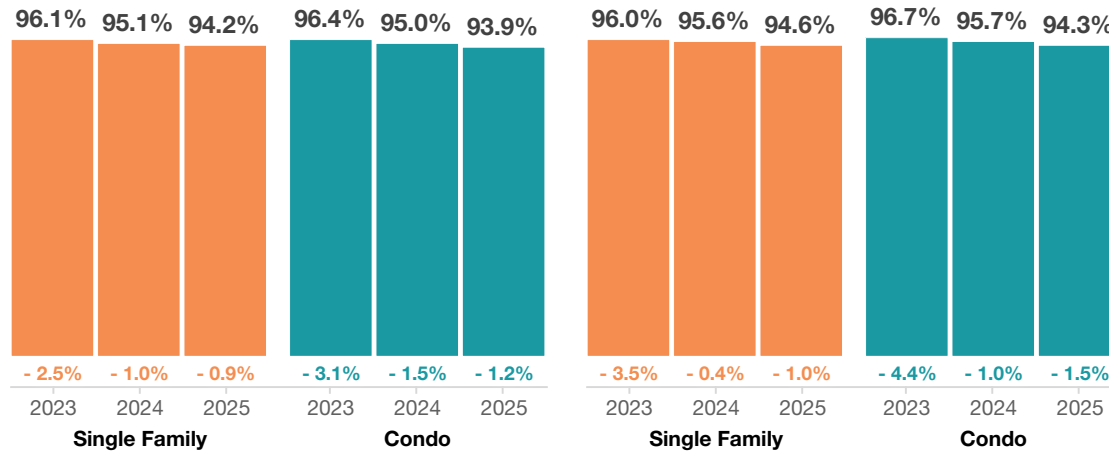
6-2024	6-2025	Change	6-2024	6-2025	Change
\$152,500	\$130,000	- 14.8%	\$262,000	\$235,000	- 10.3%
\$485,000	\$480,000	- 1.0%	\$435,000	\$400,000	- 8.0%
\$700,000	\$669,000	- 4.4%	\$625,000	\$599,450	- 4.1%
\$1,160,000	\$1,250,000	+ 7.8%	\$3,225,000	\$3,950,000	+ 22.5%
<b>\$750,000</b>	<b>\$740,000</b>	<b>- 1.3%</b>	<b>\$495,000</b>	<b>\$460,000</b>	<b>- 7.1%</b>



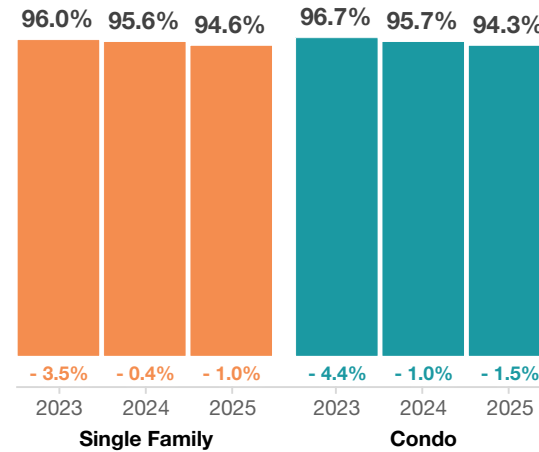
# Overall Percent of List Price Received by Price Range

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.

## June



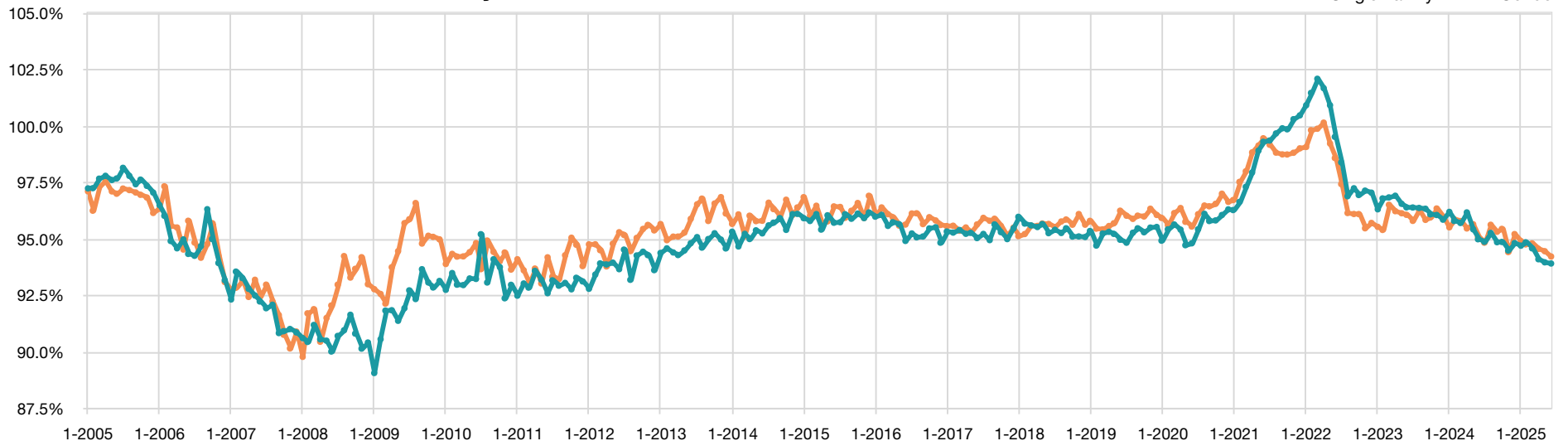
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2024	94.8%	- 1.0%	94.9%	- 1.6%
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	94.7%	- 1.3%	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%
<b>Jun-2025</b>	<b>94.2%</b>	<b>- 0.9%</b>	<b>93.9%</b>	<b>- 1.2%</b>
12-Month Avg*	94.8%	- 1.0%	94.5%	- 1.4%

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

## Historical Percent of List Price Received by Month

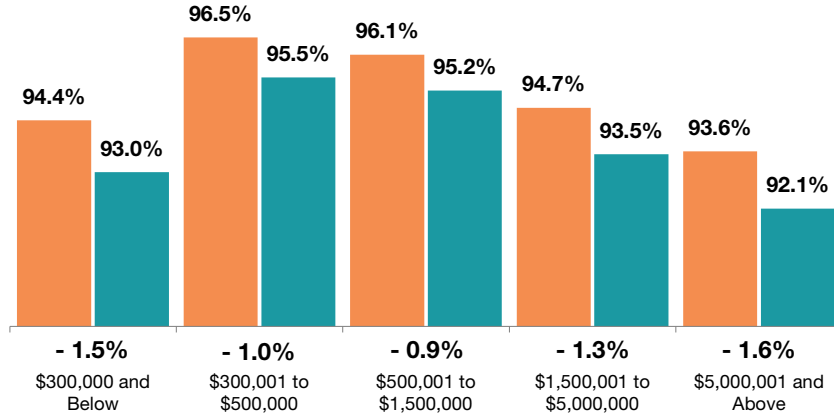


# Overall Percent of List Price Received by Price Range

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.**

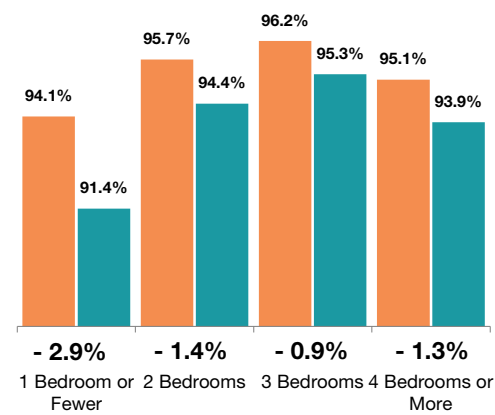
## By Price Range

6-2024 6-2025



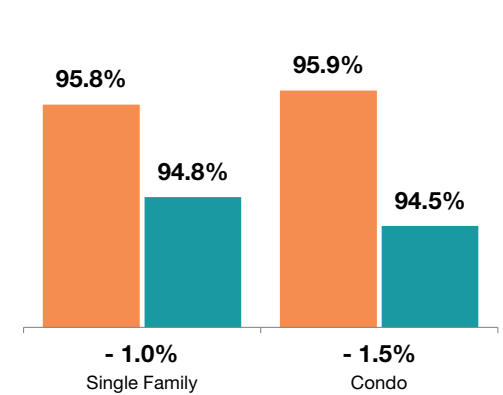
## By Bedroom Count

6-2024 6-2025



## By Property Type

6-2024 6-2025



## All Properties

### By Price Range

	6-2024	6-2025	Change
\$300,000 and Below	94.4%	93.0%	- 1.5%
\$300,001 to \$500,000	96.5%	95.5%	- 1.0%
\$500,001 to \$1,500,000	96.1%	95.2%	- 0.9%
\$1,500,001 to \$5,000,000	94.7%	93.5%	- 1.3%
\$5,000,001 and Above	93.6%	92.1%	- 1.6%
<b>All Price Ranges</b>	<b>95.8%</b>	<b>94.7%</b>	<b>- 1.1%</b>

## Single Family

	6-2024	6-2025	Change
1 Bedroom or Fewer	93.0%	91.7%	- 1.4%
2 Bedrooms	97.2%	96.2%	- 1.0%
3 Bedrooms	96.1%	95.3%	- 0.8%
4 Bedrooms or More	94.4%	93.2%	- 1.3%
	93.3%	91.8%	- 1.6%
<b>All Single Family</b>	<b>95.8%</b>	<b>94.8%</b>	<b>- 1.0%</b>

## Condo

	6-2024	6-2025	Change
Single Family	94.9%	93.3%	- 1.7%
Condo	96.3%	95.1%	- 1.2%
	96.1%	94.8%	- 1.4%
	95.3%	94.0%	- 1.4%
	94.7%	93.2%	- 1.6%
<b>All Condo</b>	<b>95.9%</b>	<b>94.5%</b>	<b>- 1.5%</b>

## By Bedroom Count

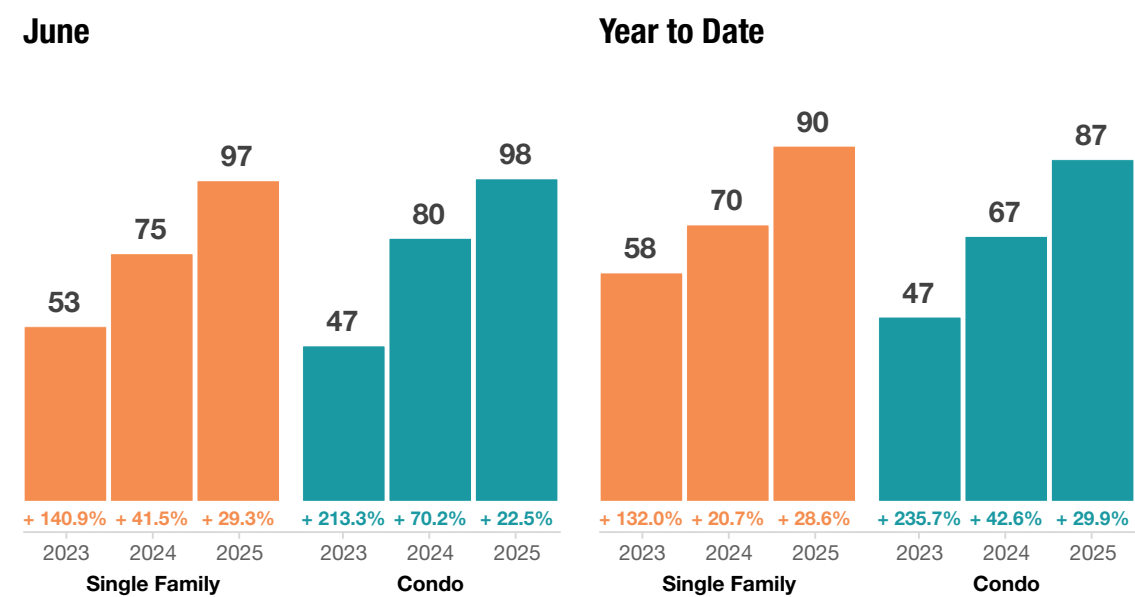
	6-2024	6-2025	Change
1 Bedroom or Fewer	94.1%	91.4%	- 2.9%
2 Bedrooms	95.7%	94.4%	- 1.4%
3 Bedrooms	96.2%	95.3%	- 0.9%
4 Bedrooms or More	95.1%	93.9%	- 1.3%
<b>All Bedroom Counts</b>	<b>95.8%</b>	<b>94.7%</b>	<b>- 1.1%</b>

	6-2024	6-2025	Change
1 Bedroom or Fewer	92.1%	89.0%	- 3.4%
2 Bedrooms	94.8%	94.4%	- 0.4%
3 Bedrooms	96.4%	95.5%	- 0.9%
4 Bedrooms or More	95.1%	93.9%	- 1.3%
<b>All Single Family</b>	<b>95.8%</b>	<b>94.8%</b>	<b>- 1.0%</b>
Single Family	94.6%	92.2%	- 2.5%
Condo	95.9%	94.4%	- 1.6%
	96.1%	94.9%	- 1.2%
	94.9%	93.2%	- 1.8%
<b>All Condo</b>	<b>95.9%</b>	<b>94.5%</b>	<b>- 1.5%</b>

# Overall Days on Market Until Sale



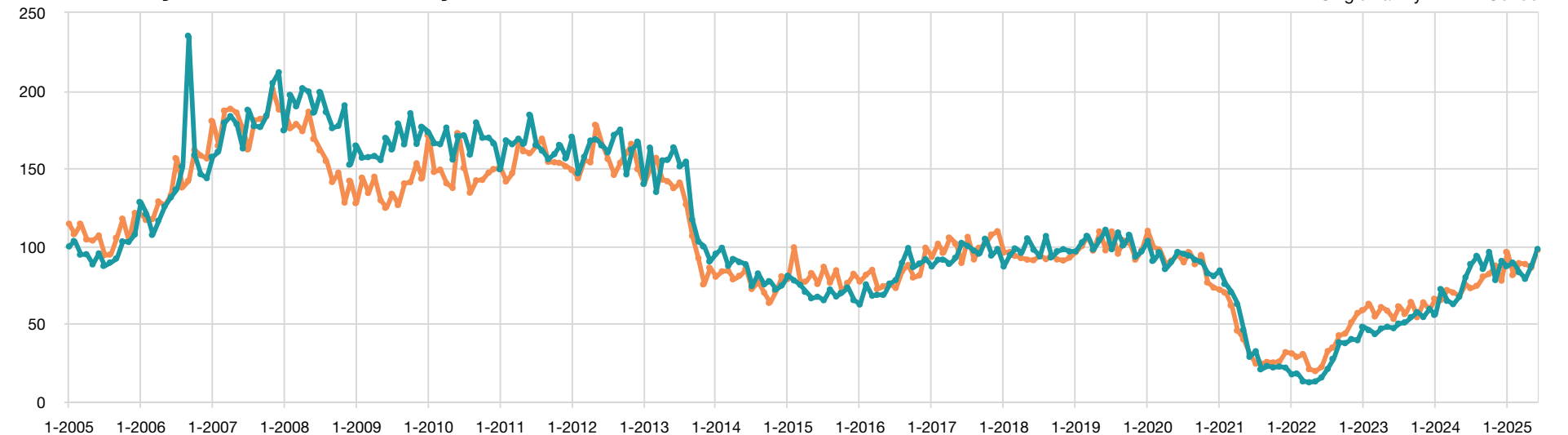
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2024	73	+ 19.7%	88	+ 76.0%
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%
12-Month Avg*	85	+ 30.8%	88	+ 41.9%

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

## Historical Days on Market Until Sale by Month

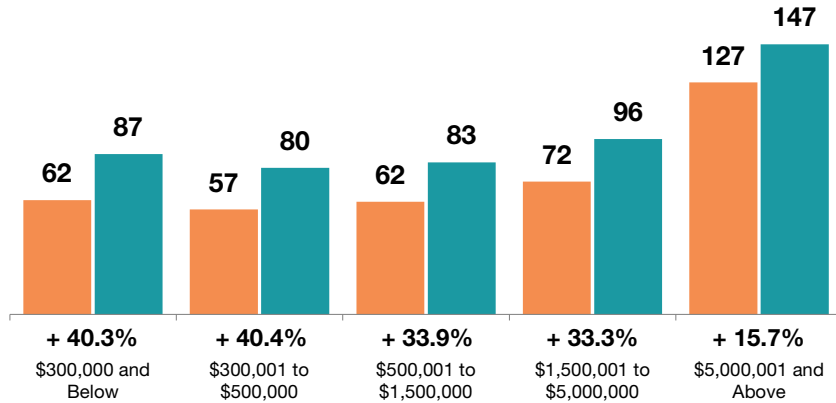


# Overall Days on Market Until Sale by Price Range

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

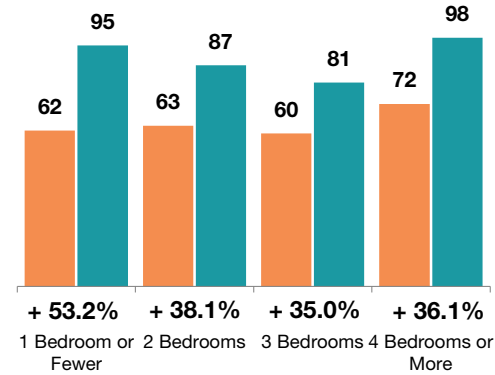
## By Price Range

6-2024 6-2025



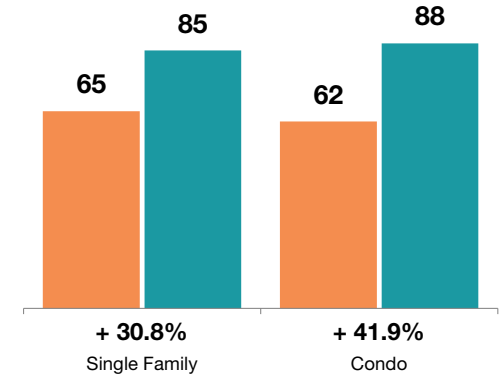
## By Bedroom Count

6-2024 6-2025



## By Property Type

6-2024 6-2025



## All Properties

### By Price Range

	6-2024	6-2025	Change
\$300,000 and Below	62	87	+ 40.3%
\$300,001 to \$500,000	57	80	+ 40.4%
\$500,001 to \$1,500,000	62	83	+ 33.9%
\$1,500,001 to \$5,000,000	72	96	+ 33.3%
\$5,000,001 and Above	127	147	+ 15.7%
<b>All Price Ranges</b>	<b>63</b>	<b>86</b>	<b>+ 36.5%</b>

## Single Family

6-2024	6-2025	Change
70	83	+ 18.6%
52	69	+ 32.7%
62	83	+ 33.9%
73	89	+ 21.9%
124	156	+ 25.8%
<b>65</b>	<b>85</b>	<b>+ 30.8%</b>

## Condo

	6-2024	6-2025	Change
	59	88	+ 49.2%
	59	86	+ 45.8%
	61	83	+ 36.1%
	71	108	+ 52.1%
	135	110	- 18.5%
	62	88	+ 41.9%

### By Bedroom Count

	6-2024	6-2025	Change
1 Bedroom or Fewer	62	95	+ 53.2%
2 Bedrooms	63	87	+ 38.1%
3 Bedrooms	60	81	+ 35.0%
4 Bedrooms or More	72	98	+ 36.1%
<b>All Bedroom Counts</b>	<b>63</b>	<b>86</b>	<b>+ 36.5%</b>

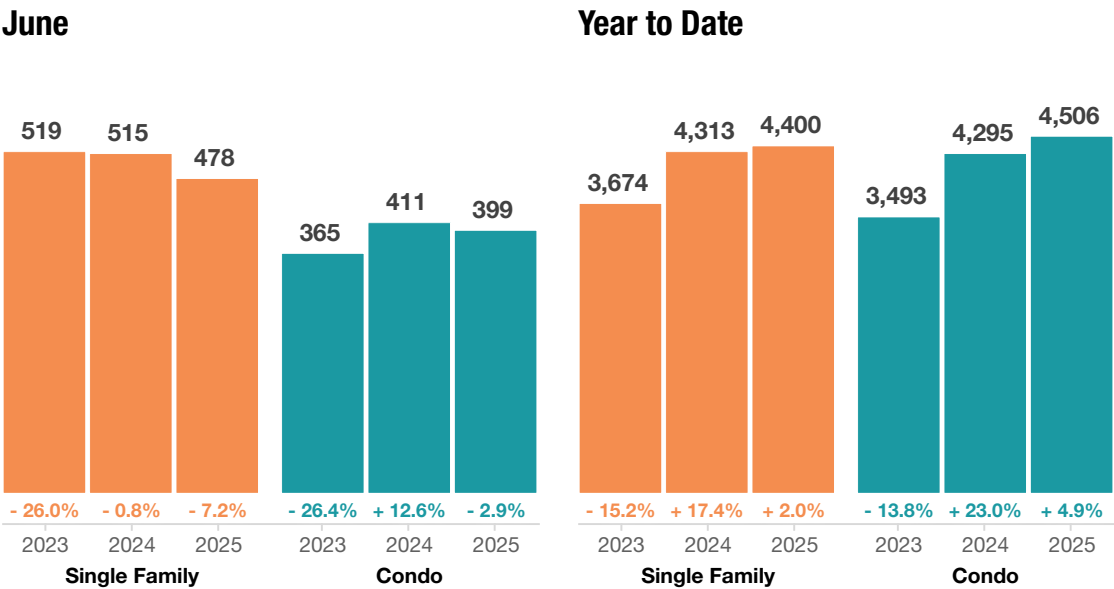
6-2024	6-2025	Change
62	103	+ 66.1%
68	85	+ 25.0%
61	77	+ 26.2%
72	97	+ 34.7%
<b>65</b>	<b>85</b>	<b>+ 30.8%</b>

	6-2024	6-2025	Change
	61	93	+ 50.7%
	62	88	+ 40.8%
	60	85	+ 42.8%
	73	116	+ 57.8%
	<b>62</b>	<b>88</b>	<b>+ 41.9%</b>

# Overall New Listings

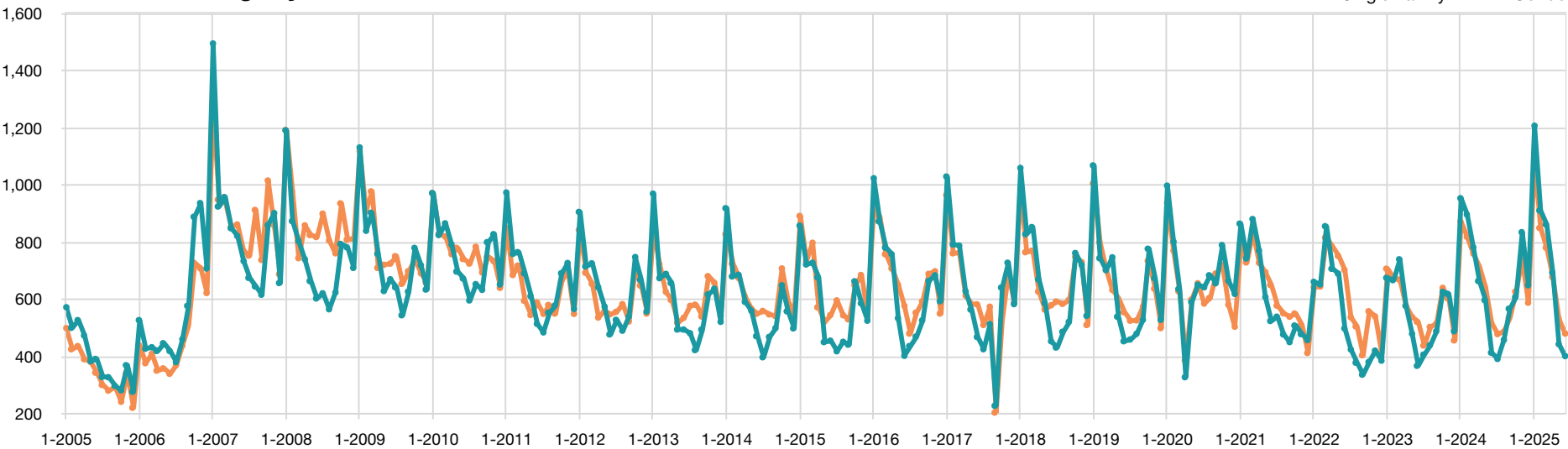


A count of the properties that have been newly listed on the market in a given month.



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2024	476	+ 9.2%	389	- 3.7%
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	1,090	+ 25.3%	1,206	+ 26.7%
Feb-2025	848	+ 3.8%	909	+ 1.6%
Mar-2025	779	+ 2.8%	860	+ 10.3%
Apr-2025	676	- 5.2%	691	+ 4.4%
May-2025	529	- 17.3%	441	- 25.9%
<b>Jun-2025</b>	<b>478</b>	<b>- 7.2%</b>	<b>399</b>	<b>- 2.9%</b>
12-Month Avg	654	+ 5.3%	667	+ 9.0%

## Historical New Listings by Month

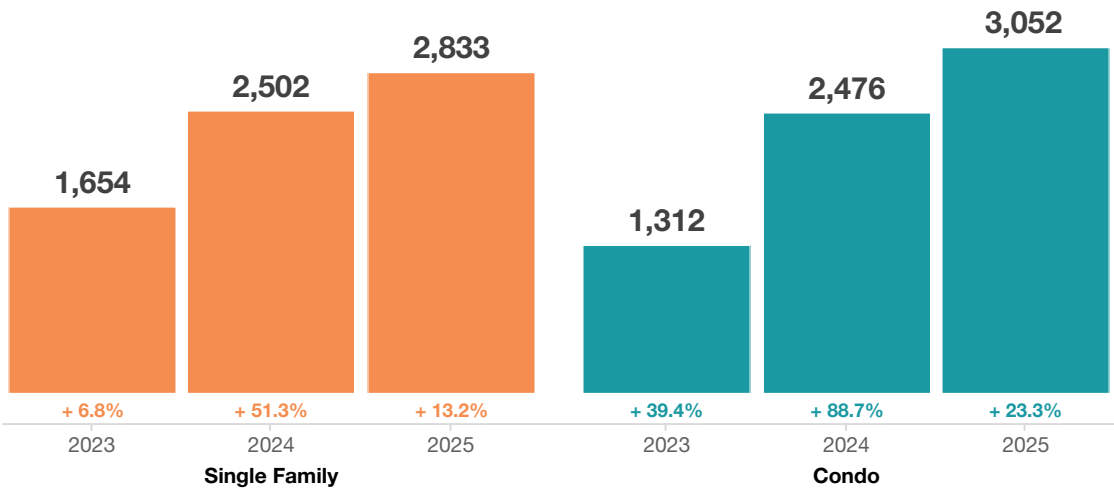


# Overall Inventory of Homes for Sale



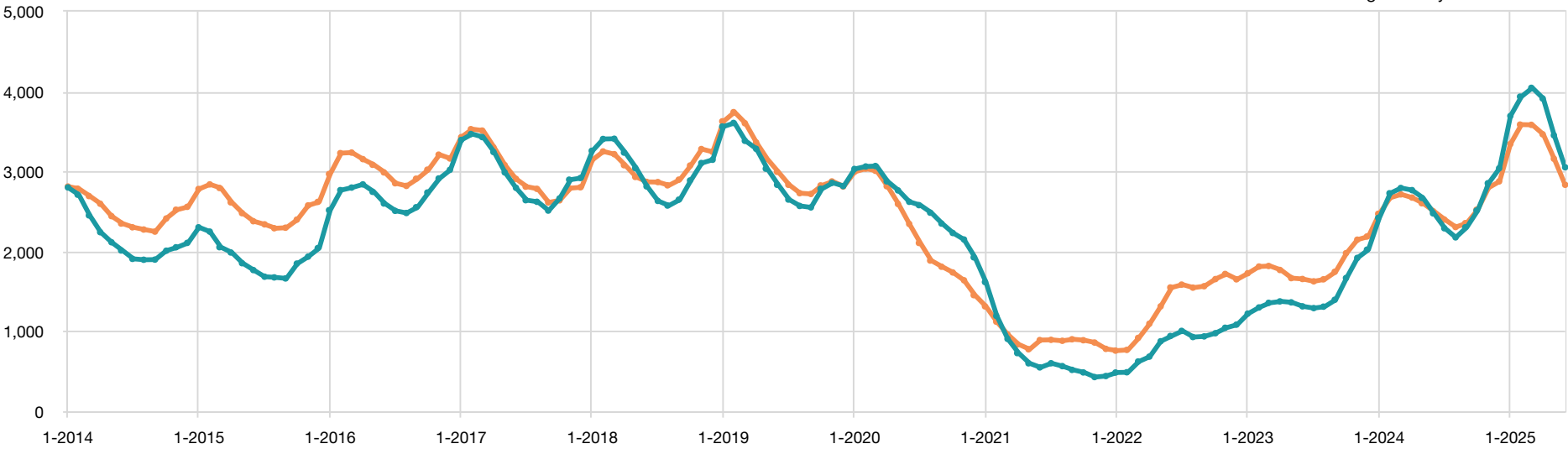
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2024	2,398	+ 47.6%	2,289	+ 77.4%
Aug-2024	2,304	+ 39.6%	2,175	+ 66.3%
Sep-2024	2,353	+ 34.9%	2,301	+ 65.1%
Oct-2024	2,521	+ 27.5%	2,510	+ 50.7%
Nov-2024	2,796	+ 30.3%	2,852	+ 48.7%
Dec-2024	2,875	+ 31.5%	3,039	+ 50.4%
Jan-2025	3,344	+ 35.4%	3,694	+ 52.7%
Feb-2025	3,586	+ 34.3%	3,936	+ 44.3%
Mar-2025	3,583	+ 32.1%	4,046	+ 44.9%
Apr-2025	3,465	+ 29.6%	3,913	+ 41.5%
May-2025	3,159	+ 21.4%	3,452	+ 29.3%
Jun-2025	2,833	+ 13.2%	3,052	+ 23.3%
12-Month Avg	2,935	+ 30.6%	3,105	+ 46.4%

## Historical Inventory of Homes for Sale by Month

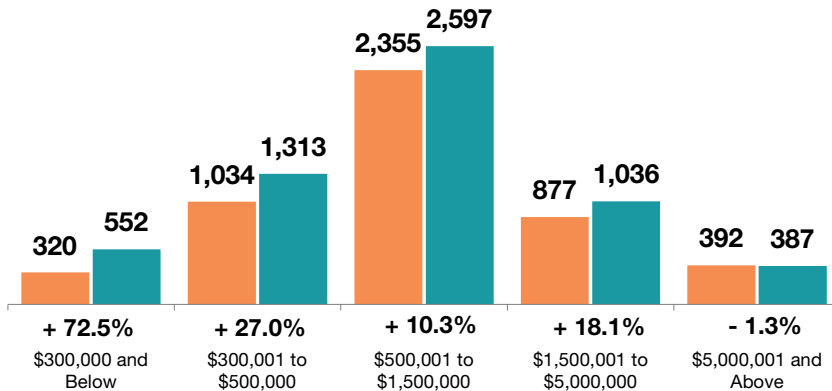


# Overall Inventory of Homes for Sale by Price Range

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

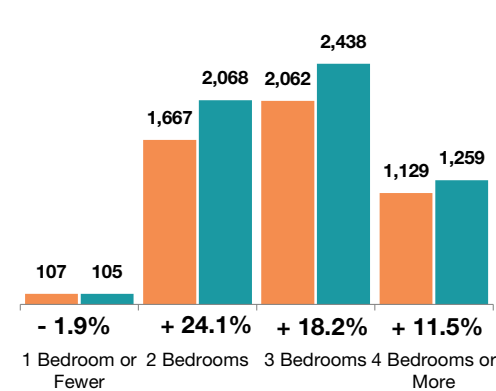
## By Price Range

6-2024 6-2025



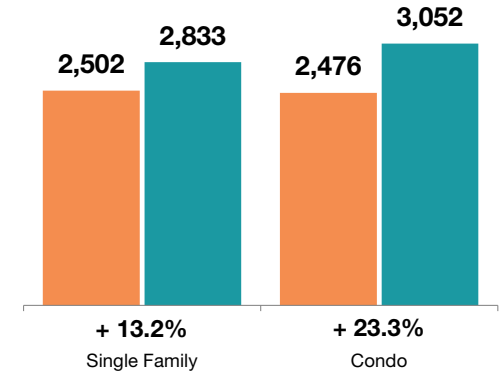
## By Bedroom Count

6-2024 6-2025



## By Property Type

6-2024 6-2025



## All Properties

### By Price Range

	6-2024	6-2025	Change
\$300,000 and Below	320	552	+ 72.5%
\$300,001 to \$500,000	1,034	1,313	+ 27.0%
\$500,001 to \$1,500,000	2,355	2,597	+ 10.3%
\$1,500,001 to \$5,000,000	877	1,036	+ 18.1%
\$5,000,001 and Above	392	387	- 1.3%
<b>All Price Ranges</b>	<b>4,978</b>	<b>5,885</b>	<b>+ 18.2%</b>

## Single Family

	6-2024	6-2025	Change
1 Bedroom or Fewer	88	108	+ 22.7%
2 Bedrooms	155	228	+ 47.1%
3 Bedrooms	1,384	1,527	+ 10.3%
4 Bedrooms or More	556	657	+ 18.2%
<b>All Single Family</b>	<b>2,502</b>	<b>2,833</b>	<b>+ 13.2%</b>

## Condo

	6-2024	6-2025	Change
1 Bedroom or Fewer	232	444	+ 91.4%
2 Bedrooms	879	1085	+ 23.4%
3 Bedrooms	971	1070	+ 10.2%
4 Bedrooms or More	321	379	+ 18.1%
<b>All Condo</b>	<b>2,476</b>	<b>3,052</b>	<b>+ 23.3%</b>

## By Bedroom Count

	6-2024	6-2025	Change
1 Bedroom or Fewer	107	105	- 1.9%
2 Bedrooms	1,667	2,068	+ 24.1%
3 Bedrooms	2,062	2,438	+ 18.2%
4 Bedrooms or More	1,129	1,259	+ 11.5%
<b>All Bedroom Counts</b>	<b>4,978</b>	<b>5,885</b>	<b>+ 18.2%</b>

	6-2024	6-2025	Change
1 Bedroom or Fewer	19	17	- 10.5%
2 Bedrooms	250	300	+ 20.0%
3 Bedrooms	1,164	1,338	+ 14.9%
4 Bedrooms or More	1,063	1,176	+ 10.6%
<b>All Single Family</b>	<b>2,502</b>	<b>2,833</b>	<b>+ 13.2%</b>

	6-2024	6-2025	Change
1 Bedroom or Fewer	88	88	0.0%
2 Bedrooms	1,417	1,768	+ 24.8%
3 Bedrooms	898	1,100	+ 22.5%
4 Bedrooms or More	66	83	+ 25.8%
<b>All Condo</b>	<b>2,476</b>	<b>3,052</b>	<b>+ 23.3%</b>

# Listing and Sales Summary Report

## June 2025



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change	Jun-25	Jun-24	% Change
<b>Overall Naples Market*</b>	<b>\$576,000</b>	<b>\$595,000</b>	<b>-3.2%</b>	<b>744</b>	<b>733</b>	<b>+1.5%</b>	<b>5,885</b>	<b>4,978</b>	<b>+18.2%</b>	<b>98</b>	<b>77</b>	<b>+27.3%</b>
<b>Collier County</b>	<b>\$609,000</b>	<b>\$600,000</b>	<b>+1.5%</b>	<b>832</b>	<b>815</b>	<b>+2.1%</b>	<b>6,644</b>	<b>5,603</b>	<b>+18.6%</b>	<b>97</b>	<b>80</b>	<b>+21.3%</b>
Ave Maria	\$377,000	\$485,000	-22.3%	30	21	+42.9%	206	159	+29.6%	90	99	-9.1%
Central Naples	\$520,000	\$445,000	+16.9%	100	105	-4.8%	700	560	+25.0%	69	74	-6.8%
East Naples	\$550,000	\$570,000	-3.5%	192	181	+6.1%	1,342	1,145	+17.2%	92	70	+31.4%
Everglades City	--	\$187,500	--	0	2	-100.0%	13	13	0.0%	--	113	--
Immokalee	\$322,500	\$367,000	-12.1%	8	7	+14.3%	15	24	-37.5%	124	77	+61.0%
Immokalee / Ave Maria	\$354,000	\$426,250	-17.0%	37	28	+32.1%	222	183	+21.3%	99	94	+5.3%
Naples	\$595,000	\$600,000	-0.8%	705	705	0.0%	5,660	4,793	+18.1%	98	77	+27.3%
Naples Beach	\$1,600,000	\$1,425,000	+12.3%	124	108	+14.8%	1,413	1,213	+16.5%	136	109	+24.8%
North Naples	\$655,000	\$627,500	+4.4%	174	180	-3.3%	1,231	1,050	+17.2%	98	64	+53.1%
South Naples	\$441,000	\$480,000	-8.1%	117	131	-10.7%	977	827	+18.1%	90	81	+11.1%
34102	\$3,000,000	\$2,100,000	+42.9%	53	34	+55.9%	483	427	+13.1%	160	128	+25.0%
34103	\$1,350,000	\$1,150,000	+17.4%	34	28	+21.4%	414	335	+23.6%	133	95	+40.0%
34104	\$359,000	\$410,000	-12.4%	40	44	-9.1%	319	242	+31.8%	85	66	+28.8%
34105	\$660,000	\$640,000	+3.1%	43	39	+10.3%	276	235	+17.4%	50	86	-41.9%
34108	\$1,150,000	\$1,312,500	-12.4%	37	46	-19.6%	516	451	+14.4%	103	102	+1.0%
34109	\$590,000	\$557,500	+5.8%	47	42	+11.9%	299	251	+19.1%	78	57	+36.8%
34110	\$590,000	\$580,000	+1.7%	46	68	-32.4%	459	391	+17.4%	118	83	+42.2%
34112	\$380,000	\$375,000	+1.3%	63	64	-1.6%	530	440	+20.5%	80	75	+6.7%
34113	\$565,000	\$650,000	-13.1%	54	67	-19.4%	447	387	+15.5%	102	86	+18.6%
34114	\$530,000	\$600,000	-11.7%	79	59	+33.9%	605	520	+16.3%	112	77	+45.5%
34116	\$577,000	\$462,500	+24.8%	17	22	-22.7%	105	83	+26.5%	81	66	+22.7%
34117	\$520,000	\$560,000	-7.1%	19	24	-20.8%	144	117	+23.1%	91	80	+13.8%
34119	\$750,000	\$757,500	-1.0%	81	70	+15.7%	473	408	+15.9%	99	49	+102.0%
34120	\$567,500	\$565,000	+0.4%	94	98	-4.1%	591	506	+16.8%	74	63	+17.5%
34137	--	--	--	0	0	--	2	2	0.0%	--	--	--
34142	\$354,000	\$426,250	-17.0%	37	28	+32.1%	222	183	+21.3%	99	94	+5.3%

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



# Local Market Update – June 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## Naples Beach

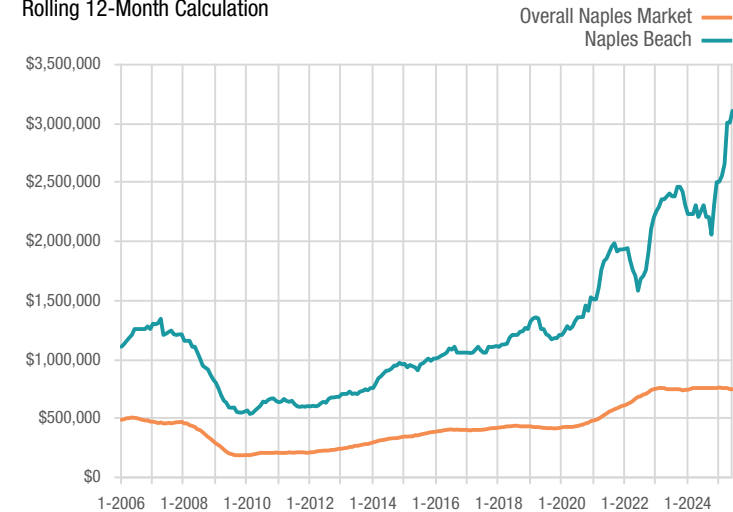
34102, 34103, 34108

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	58	57	- 1.7%	600	673	+ 12.2%
Total Sales	28	50	+ 78.6%	250	303	+ 21.2%
Days on Market Until Sale	139	155	+ 11.5%	113	140	+ 23.9%
Median Closed Price*	\$3,460,000	\$5,750,000	+ 66.2%	\$2,500,000	\$3,500,000	+ 40.0%
Average Closed Price*	\$5,142,696	\$6,924,505	+ 34.6%	\$4,514,073	\$6,011,141	+ 33.2%
Percent of List Price Received*	91.2%	89.9%	- 1.4%	92.7%	91.6%	- 1.2%
Inventory of Homes for Sale	532	576	+ 8.3%	—	—	—
Months Supply of Inventory	15.0	14.8	- 1.3%	—	—	—

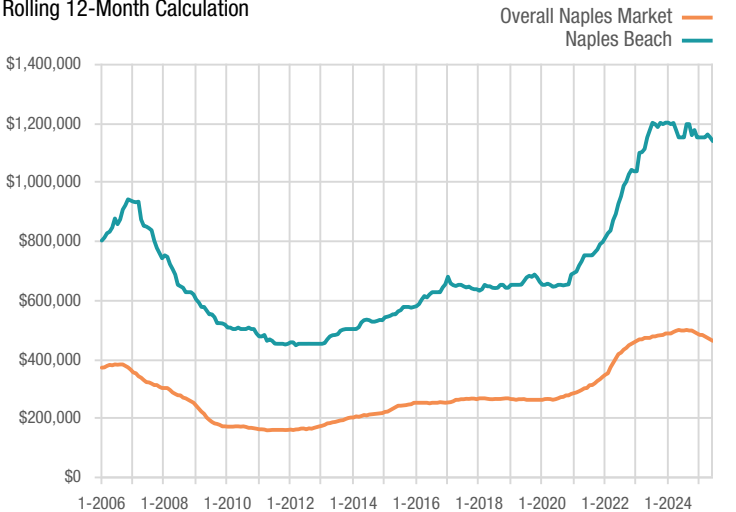
Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	76	74	- 2.6%	1,040	1,138	+ 9.4%
Total Sales	80	74	- 7.5%	557	512	- 8.1%
Days on Market Until Sale	98	123	+ 25.5%	88	96	+ 9.1%
Median Closed Price*	\$1,197,500	\$1,117,500	- 6.7%	\$1,175,000	\$1,150,000	- 2.1%
Average Closed Price*	\$1,762,459	\$1,373,995	- 22.0%	\$1,700,660	\$1,700,174	- 0.0%
Percent of List Price Received*	93.7%	91.3%	- 2.6%	94.1%	92.7%	- 1.5%
Inventory of Homes for Sale	681	837	+ 22.9%	—	—	—
Months Supply of Inventory	9.2	12.3	+ 33.7%	—	—	—

\* 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.

# Local Market Update – June 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## North Naples

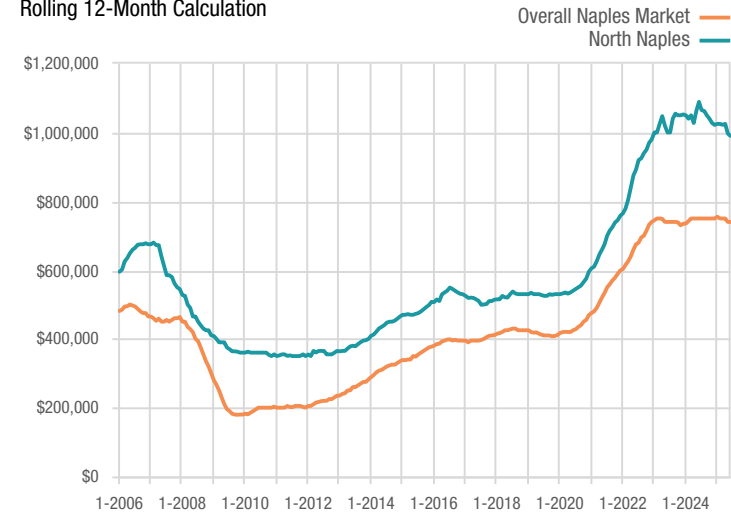
34109, 34110, 34119

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	107	99	- 7.5%	934	891	- 4.6%
Total Sales	75	91	+ 21.3%	498	472	- 5.2%
Days on Market Until Sale	44	100	+ 127.3%	54	83	+ 53.7%
Median Closed Price*	\$1,050,000	\$930,000	- 11.4%	\$1,097,500	\$1,000,000	- 8.9%
Average Closed Price*	\$1,504,144	\$1,363,120	- 9.4%	\$1,566,943	\$1,533,990	- 2.1%
Percent of List Price Received*	94.5%	93.8%	- 0.7%	95.3%	94.2%	- 1.2%
Inventory of Homes for Sale	476	537	+ 12.8%	—	—	—
Months Supply of Inventory	6.0	7.4	+ 23.3%	—	—	—

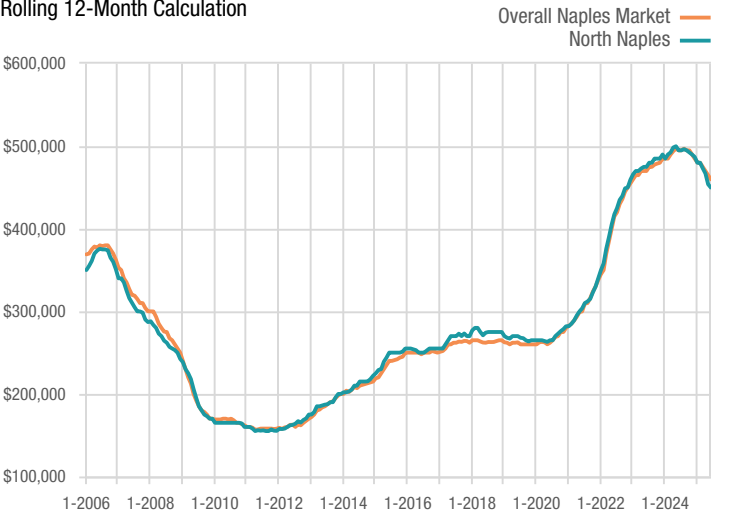
Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	116	109	- 6.0%	1,086	1,123	+ 3.4%
Total Sales	105	83	- 21.0%	660	566	- 14.2%
Days on Market Until Sale	77	97	+ 26.0%	60	85	+ 41.7%
Median Closed Price*	\$465,000	\$450,000	- 3.2%	\$506,000	\$455,000	- 10.1%
Average Closed Price*	\$606,705	\$577,542	- 4.8%	\$708,400	\$621,078	- 12.3%
Percent of List Price Received*	95.6%	95.0%	- 0.6%	96.1%	95.0%	- 1.1%
Inventory of Homes for Sale	574	694	+ 20.9%	—	—	—
Months Supply of Inventory	6.0	8.5	+ 41.7%	—	—	—

\* 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.

# Local Market Update – June 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## Central Naples

34104, 34105, 34116

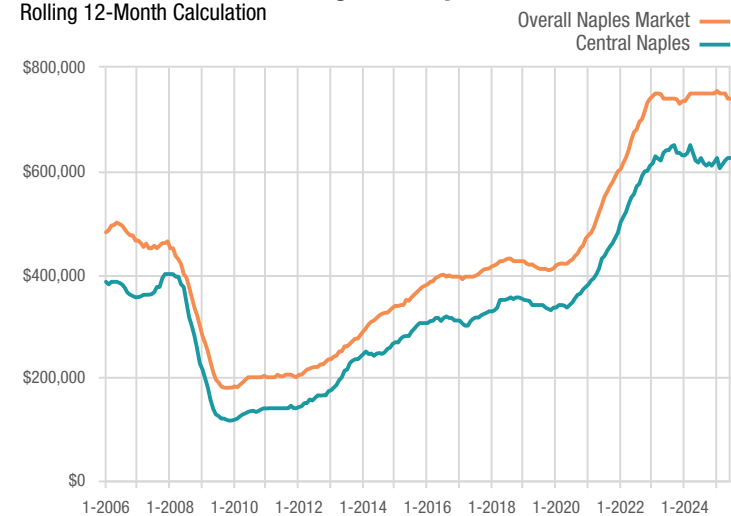
Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	59	57	- 3.4%	475	491	+ 3.4%
Total Sales	49	54	+ 10.2%	300	297	- 1.0%
Days on Market Until Sale	87	74	- 14.9%	64	74	+ 15.6%
Median Closed Price*	\$595,000	\$612,500	+ 2.9%	\$636,950	\$635,000	- 0.3%
Average Closed Price*	\$1,216,429	\$992,183	- 18.4%	\$1,189,216	\$1,050,971	- 11.6%
Percent of List Price Received*	95.6%	95.1%	- 0.5%	95.6%	95.5%	- 0.1%
Inventory of Homes for Sale	237	275	+ 16.0%	—	—	—
Months Supply of Inventory	5.2	6.5	+ 25.0%	—	—	—

Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	64	69	+ 7.8%	621	600	- 3.4%
Total Sales	56	46	- 17.9%	329	299	- 9.1%
Days on Market Until Sale	62	64	+ 3.2%	49	71	+ 44.9%
Median Closed Price*	\$336,200	\$310,000	- 7.8%	\$351,500	\$310,000	- 11.8%
Average Closed Price*	\$429,147	\$390,717	- 9.0%	\$447,635	\$393,489	- 12.1%
Percent of List Price Received*	94.7%	94.7%	0.0%	95.7%	94.6%	- 1.1%
Inventory of Homes for Sale	323	425	+ 31.6%	—	—	—
Months Supply of Inventory	6.6	9.5	+ 43.9%	—	—	—

\* 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.

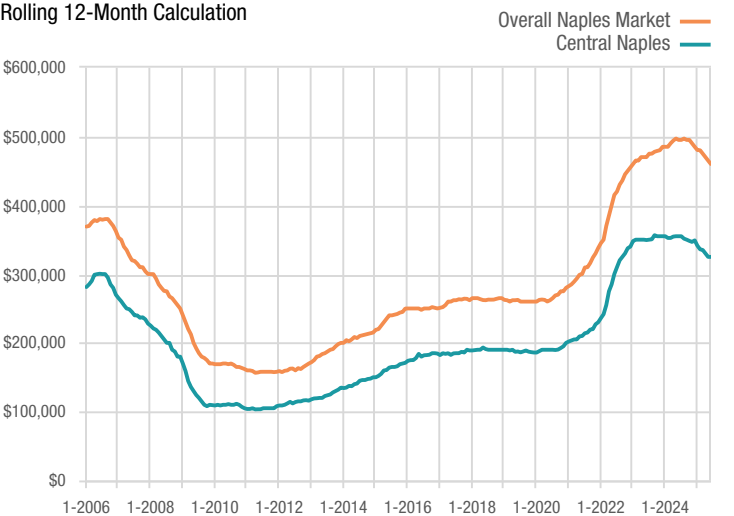
### Median Closed Price - Single Family

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.

# Local Market Update – June 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## South Naples

34112, 34113

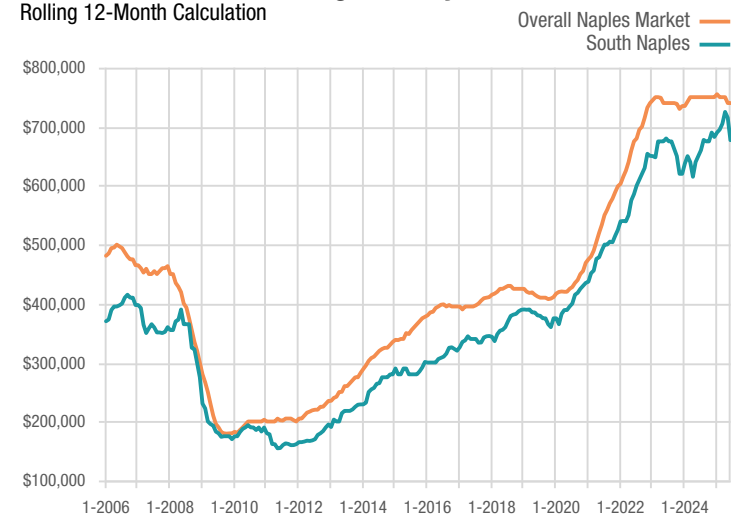
Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	58	52	- 10.3%	541	583	+ 7.8%
Total Sales	60	45	- 25.0%	303	271	- 10.6%
Days on Market Until Sale	80	89	+ 11.3%	65	77	+ 18.5%
Median Closed Price*	\$780,000	\$520,000	- 33.3%	\$725,000	\$720,000	- 0.7%
Average Closed Price*	\$1,055,717	\$783,245	- 25.8%	\$1,064,180	\$1,011,123	- 5.0%
Percent of List Price Received*	94.0%	93.0%	- 1.1%	94.9%	93.3%	- 1.7%
Inventory of Homes for Sale	287	345	+ 20.2%	—	—	—
Months Supply of Inventory	6.3	9.4	+ 49.2%	—	—	—

Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	89	75	- 15.7%	951	1,006	+ 5.8%
Total Sales	71	72	+ 1.4%	503	472	- 6.2%
Days on Market Until Sale	81	91	+ 12.3%	64	85	+ 32.8%
Median Closed Price*	\$420,000	\$420,000	0.0%	\$435,000	\$420,000	- 3.4%
Average Closed Price*	\$467,316	\$424,856	- 9.1%	\$494,935	\$457,795	- 7.5%
Percent of List Price Received*	95.2%	94.0%	- 1.3%	96.4%	94.5%	- 2.0%
Inventory of Homes for Sale	540	632	+ 17.0%	—	—	—
Months Supply of Inventory	7.3	9.3	+ 27.4%	—	—	—

\* 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.

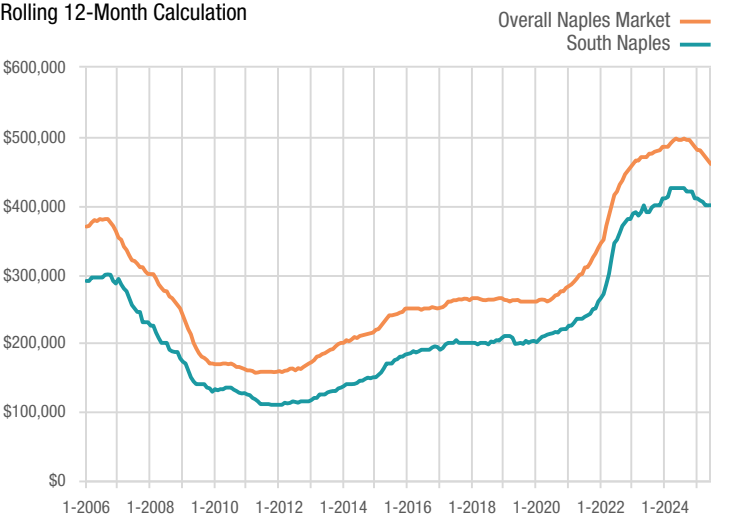
### Median Closed Price - Single Family

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.

# Local Market Update – June 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## East Naples

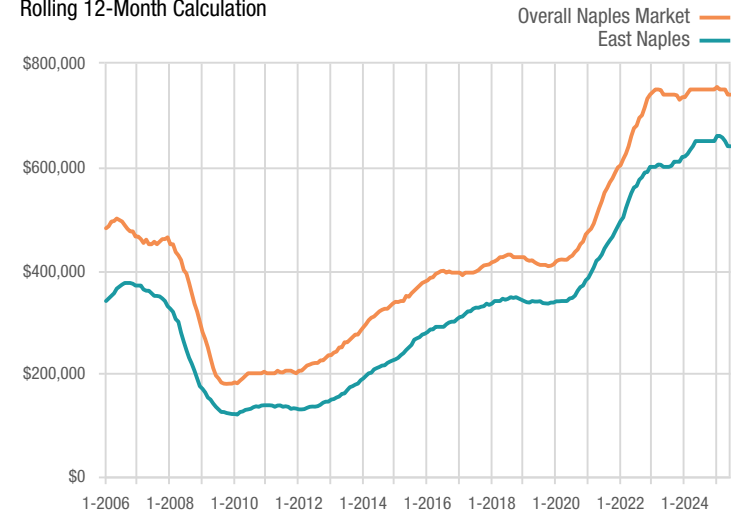
34114, 34117, 34120, 34137

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	196	181	- 7.7%	1,539	1,492	- 3.1%
Total Sales	140	150	+ 7.1%	879	794	- 9.7%
Days on Market Until Sale	68	86	+ 26.5%	68	85	+ 25.0%
Median Closed Price*	\$600,000	\$592,500	- 1.3%	\$665,000	\$644,950	- 3.0%
Average Closed Price*	\$785,393	\$761,546	- 3.0%	\$833,483	\$796,502	- 4.4%
Percent of List Price Received*	95.9%	95.7%	- 0.2%	96.6%	95.9%	- 0.7%
Inventory of Homes for Sale	826	939	+ 13.7%	—	—	—
Months Supply of Inventory	6.4	7.7	+ 20.3%	—	—	—

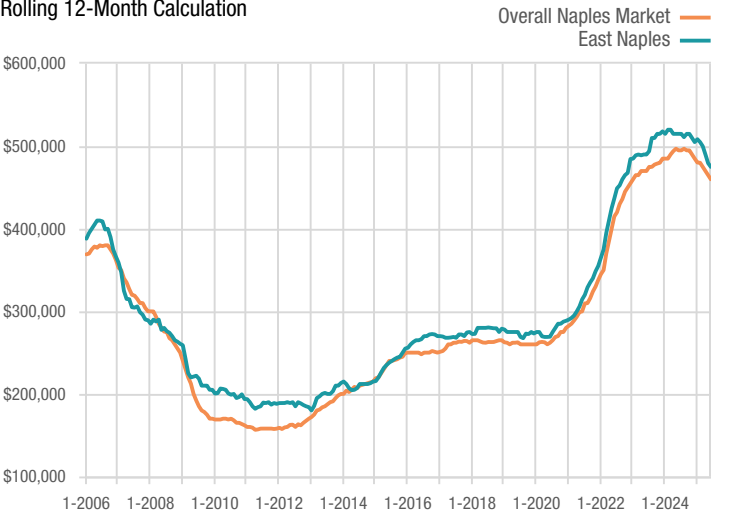
Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	57	59	+ 3.5%	530	539	+ 1.7%
Total Sales	41	42	+ 2.4%	288	234	- 18.8%
Days on Market Until Sale	77	111	+ 44.2%	72	91	+ 26.4%
Median Closed Price*	\$500,000	\$451,500	- 9.7%	\$515,000	\$465,000	- 9.7%
Average Closed Price*	\$523,153	\$498,821	- 4.7%	\$550,332	\$481,296	- 12.5%
Percent of List Price Received*	95.6%	95.0%	- 0.6%	96.7%	95.1%	- 1.7%
Inventory of Homes for Sale	319	403	+ 26.3%	—	—	—
Months Supply of Inventory	6.9	10.7	+ 55.1%	—	—	—

\* 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



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.

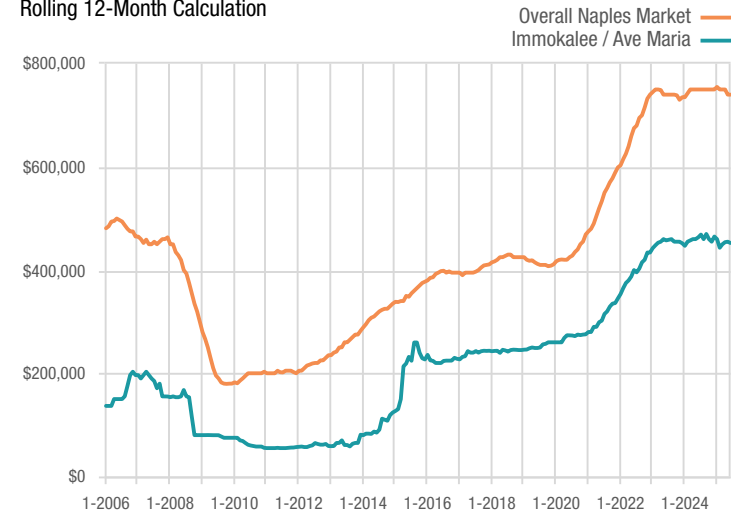
Immokalee / Ave Maria

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	37	32	- 13.5%	224	270	+ 20.5%
Total Sales	26	26	0.0%	118	142	+ 20.3%
Days on Market Until Sale	99	107	+ 8.1%	81	88	+ 8.6%
Median Closed Price*	\$426,250	\$411,714	- 3.4%	\$487,250	\$472,500	- 3.0%
Average Closed Price*	\$496,846	\$473,818	- 4.6%	\$501,153	\$493,436	- 1.5%
Percent of List Price Received*	97.6%	95.4%	- 2.3%	96.9%	95.3%	- 1.7%
Inventory of Homes for Sale	144	161	+ 11.8%	—	—	—
Months Supply of Inventory	7.0	7.6	+ 8.6%	—	—	—

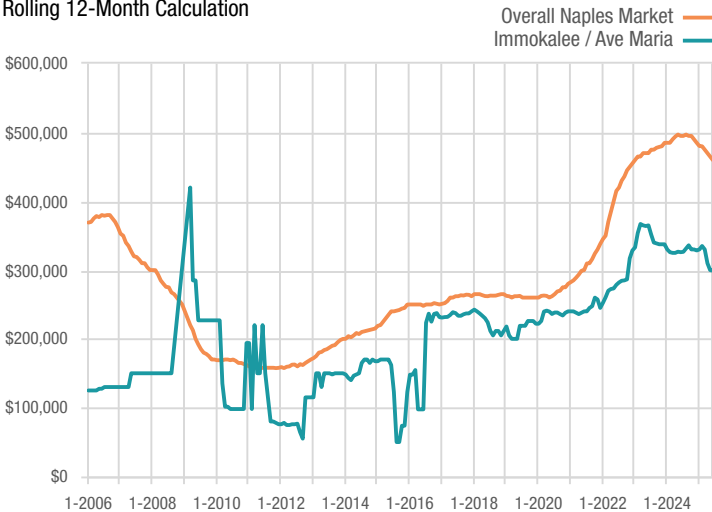
Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	9	13	+ 44.4%	67	100	+ 49.3%
Total Sales	2	11	+ 450.0%	41	54	+ 31.7%
Days on Market Until Sale	32	81	+ 153.1%	65	91	+ 40.0%
Median Closed Price*	\$402,500	\$279,000	- 30.7%	\$327,000	\$280,000	- 14.4%
Average Closed Price*	\$402,500	\$296,539	- 26.3%	\$333,317	\$296,295	- 11.1%
Percent of List Price Received*	97.7%	94.3%	- 3.5%	96.3%	94.4%	- 2.0%
Inventory of Homes for Sale	39	61	+ 56.4%	—	—	—
Months Supply of Inventory	5.9	9.3	+ 57.6%	—	—	—

\* 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.