

Monthly Indicators



March 2026

Brisk pending and closed sales activity in the Naples housing market during March (+15 percent and +26.7 percent, respectively) signal improved market conditions and confidence. Sellers who priced properties competitively for today’s market or were open to negotiation – especially in the condominium market – enjoyed swift sales in March. Broker analysts reviewing the March 2026 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), are confident price corrections that began last summer helped to accelerate the market’s momentum during Q1 2026 and, excluding any hurricane activity, anticipate strong home sales into Q2.

Overall pending sales increased 15 percent to 1,394 pending sales from 1,212 pending sales in March 2025. Overall closed sales increased 26.7 percent to 1,054 closed sales from 832 closed sales in March 2025. Both pending and closed sales activity during March outperformed activity in any March since 2016, with the exception of 2021 and 2022.

Overall median closed price decreased 11.5 percent to \$575,000 from \$649,950 in March 2025. The median closed price in the single-family home market increased 2.4 percent to \$771,950 from \$754,000 in March 2025. Conversely, the median closed price in the condominium market decreased 11.5 percent to \$430,000 from \$486,000 in March 2025.

Overall inventory decreased 17.5 percent to 6,367 properties from 7,722 properties in March 2025. However, sellers appear more competitive in the condominium market, which had an 18.5 percent increase in inventory for properties in the \$300,000 and below price category during March.

Quick Facts

+ 26.7%

Change in
Total Sales
All Properties

+51.3%

Price Range with
Strongest Sales
\$300,000 & Below

- 11.5%

Change in
Median Closed Price
All Properties

+12.7%

Bedroom Count With
Strongest Sales
4 Bedrooms or more

- 17.5%

Change in
Homes for Sale
All Properties

+9.1%

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,645	1,427	- 13.3%	5,718	4,912	- 14.1%
Total Sales		832	1,054	+ 26.7%	1,985	2,356	+ 18.7%
Days on Market Until Sale		86	95	+ 10.5%	87	95	+ 9.2%
Median Closed Price		\$649,950	\$575,000	- 11.5%	\$650,000	\$610,000	- 6.2%
Average Closed Price		\$1,210,118	\$1,119,600	- 7.5%	\$1,265,449	\$1,187,249	- 6.2%
Percent of List Price Received		94.7%	94.5%	- 0.2%	94.8%	94.6%	- 0.2%
Pending Listings		1,212	1,394	+ 15.0%	2,814	3,773	+ 34.1%
Inventory of Homes for Sale		7,722	6,367	- 17.5%	—	—	—
Months Supply of Inventory		11.7	8.9	- 23.9%	—	—	—

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		780	687	- 11.9%	2,723	2,356	- 13.5%
Total Sales		417	506	+ 21.3%	1,035	1,135	+ 9.7%
Days on Market Until Sale		89	92	+ 3.4%	89	90	+ 1.1%
Median Closed Price		\$754,000	\$771,950	+ 2.4%	\$780,000	\$775,000	- 0.6%
Average Closed Price		\$1,610,404	\$1,517,571	- 5.8%	\$1,665,907	\$1,611,380	- 3.3%
Percent of List Price Received		94.8%	94.8%	0.0%	94.8%	94.8%	0.0%
Pending Listings		613	792	+29.2%	1,254	1,916	+52.8%
Inventory of Homes for Sale		3,624	2,931	- 19.1%	—	—	—
Months Supply of Inventory		10.7	7.9	- 26.2%	—	—	—

Condo Market Overview

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

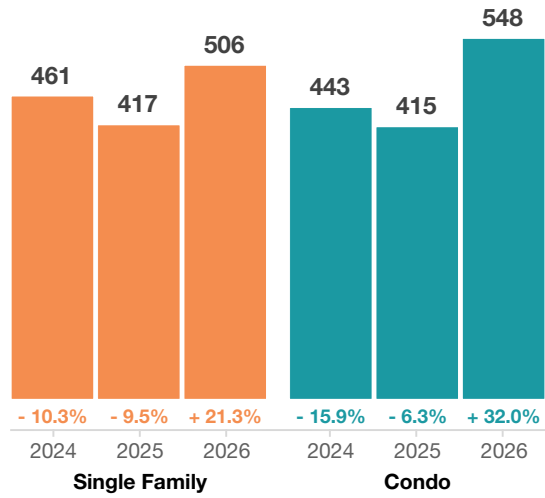


Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		865	740	- 14.5%	2,995	2,556	- 14.7%
Total Sales		415	548	+ 32.0%	950	1,221	+ 28.5%
Days on Market Until Sale		83	98	+ 18.1%	86	99	+ 15.1%
Median Closed Price		\$486,000	\$430,000	- 11.5%	\$480,000	\$450,000	- 6.3%
Average Closed Price		\$807,903	\$752,130	- 6.9%	\$829,161	\$792,992	- 4.4%
Percent of List Price Received		94.6%	94.3%	- 0.3%	94.7%	94.3%	- 0.4%
Pending Listings		599	732	+ 41.9%	1,155	1,983	+ 71.7%
Inventory of Homes for Sale		4,098	3,436	- 16.2%	—	—	—
Months Supply of Inventory		12.8	9.9	- 22.7%	—	—	—

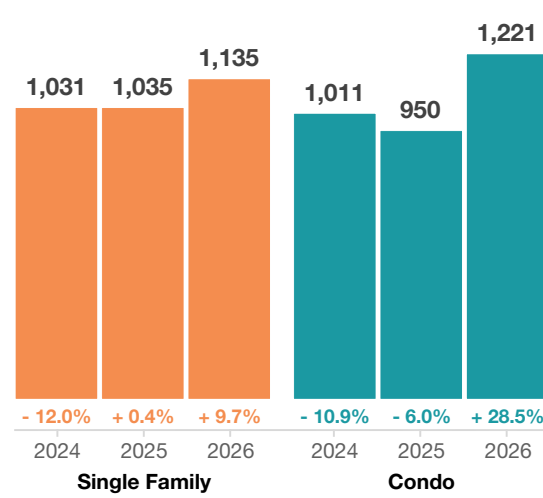
Overall Closed Sales

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

March

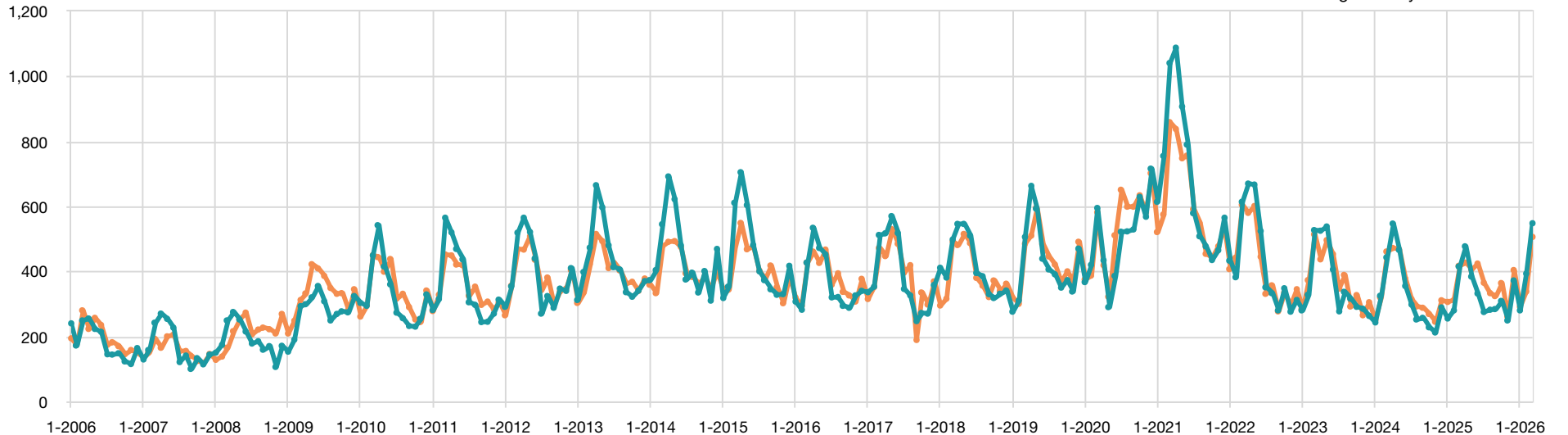


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	427	- 9.5%	477	- 12.8%
May-2025	406	- 13.2%	384	- 17.6%
Jun-2025	424	+ 12.2%	332	- 6.5%
Jul-2025	365	+ 15.9%	275	- 7.7%
Aug-2025	333	+ 14.0%	282	+ 11.9%
Sep-2025	324	+ 12.5%	284	+ 10.5%
Oct-2025	364	+ 35.3%	309	+ 35.5%
Nov-2025	261	+ 6.5%	249	+ 17.5%
Dec-2025	404	+ 29.9%	372	+ 28.7%
Jan-2026	291	- 4.9%	280	+ 9.8%
Feb-2026	338	+ 8.3%	393	+ 40.4%
Mar-2026	506	+ 21.3%	548	+ 32.0%
12-Month Avg	370	+ 9.1%	349	+ 8.7%

Historical Total Sales by Month

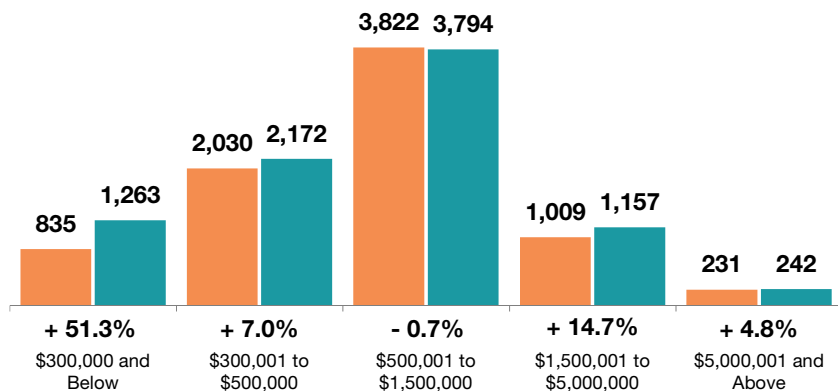


Overall Closed Sales By Price Range

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

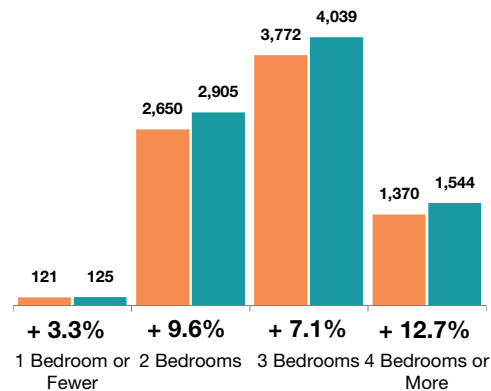
By Price Range

3-2025 3-2026



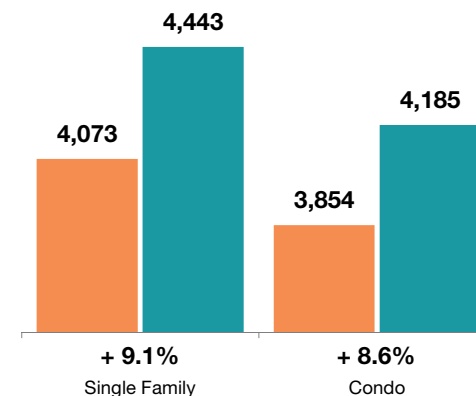
By Bedroom Count

3-2025 3-2026



By Property Type

3-2025 3-2026



All Properties

By Price Range

	3-2025	3-2026	Change
\$300,000 and Below	835	1,263	+ 51.3%
\$300,001 to \$500,000	2,030	2,172	+ 7.0%
\$500,001 to \$1,500,000	3,822	3,794	- 0.7%
\$1,500,001 to \$5,000,000	1,009	1,157	+ 14.7%
\$5,000,001 and Above	231	242	+ 4.8%
All Price Ranges	7,927	8,628	+ 8.8%

Single Family

	3-2025	3-2026	Change
1 Bedroom or Fewer	164	205	+ 25.0%
2 Bedrooms	637	761	+ 19.5%
3 Bedrooms	2,441	2,496	+ 2.3%
4 Bedrooms or More	651	771	+ 18.4%
All Single Family	4,073	4,443	+ 9.1%

Condo

	3-2025	3-2026	Change
1 Bedroom or Fewer	671	1058	+ 57.7%
2 Bedrooms	1393	1411	+ 1.3%
3 Bedrooms	1381	1298	- 6.0%
4 Bedrooms or More	358	386	+ 7.8%
All Condo	3,854	4,185	+ 8.6%

By Bedroom Count

	3-2025	3-2026	Change
1 Bedroom or Fewer	121	125	+ 3.3%
2 Bedrooms	2,650	2,905	+ 9.6%
3 Bedrooms	3,772	4,039	+ 7.1%
4 Bedrooms or More	1,370	1,544	+ 12.7%
All Bedroom Counts	7,927	8,628	+ 8.8%

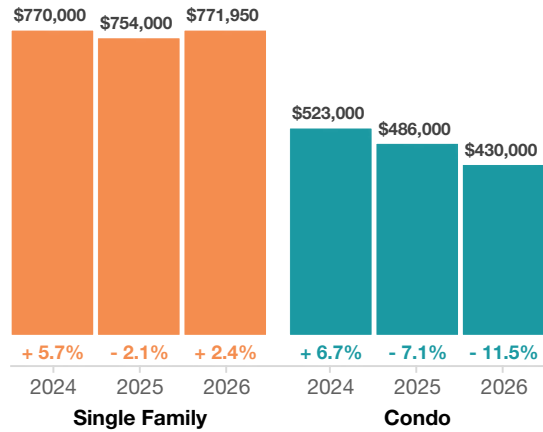
	3-2025	3-2026	Change
1 Bedroom or Fewer	27	33	+ 22.2%
2 Bedrooms	452	468	+ 3.5%
3 Bedrooms	2,294	2,473	+ 7.8%
4 Bedrooms or More	1,299	1,464	+ 12.7%
All Single Family	4,073	4,443	+ 9.1%

Overall Median Closed Price

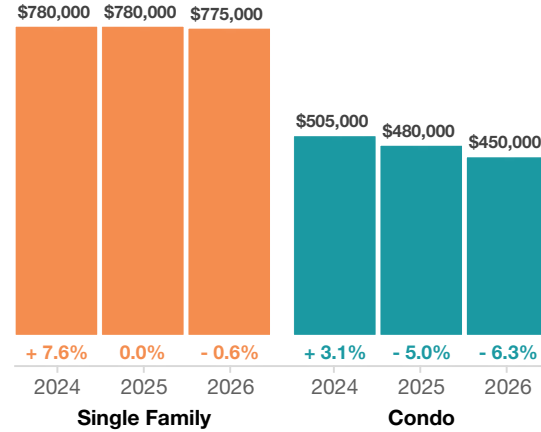


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

March



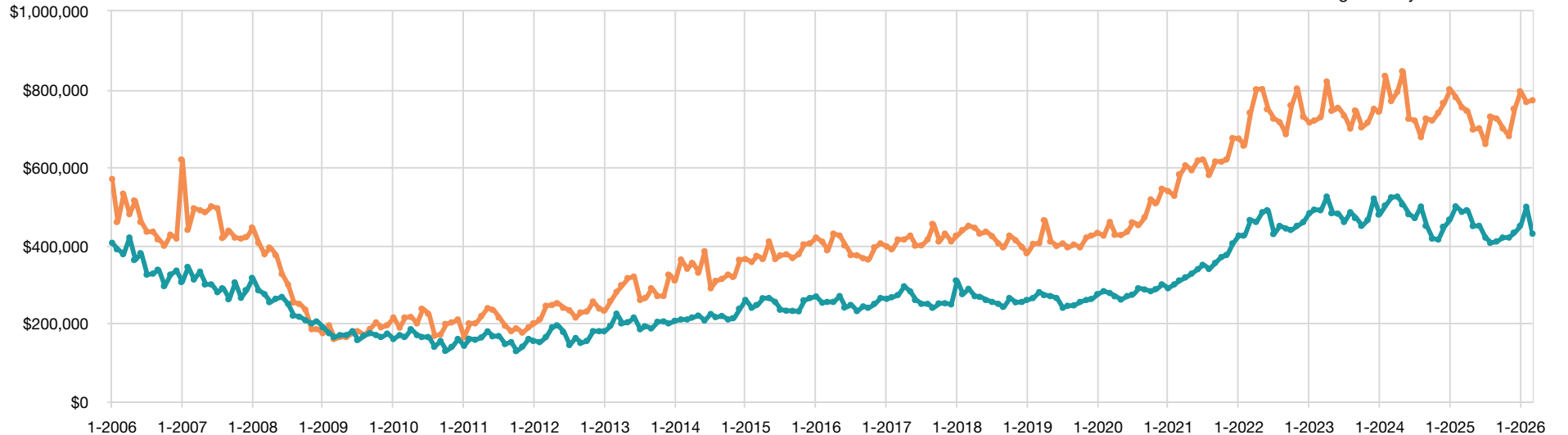
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	\$745,000	- 6.1%	\$490,000	- 6.7%
May-2025	\$697,000	- 17.7%	\$449,500	- 11.0%
Jun-2025	\$700,000	- 3.4%	\$450,225	- 6.2%
Jul-2025	\$660,000	- 8.3%	\$420,000	- 10.6%
Aug-2025	\$730,000	+ 7.7%	\$406,500	- 18.6%
Sep-2025	\$725,000	0.0%	\$410,000	- 8.9%
Oct-2025	\$700,000	- 2.8%	\$420,000	+ 0.6%
Nov-2025	\$680,000	- 8.1%	\$420,000	+ 1.2%
Dec-2025	\$750,000	- 2.0%	\$432,500	- 3.4%
Jan-2026	\$795,000	- 0.6%	\$450,000	- 3.4%
Feb-2026	\$767,500	- 1.6%	\$499,000	- 0.2%
Mar-2026	\$771,950	+ 2.4%	\$430,000	- 11.5%
12-Month Avg*	\$725,000	- 3.3%	\$440,000	- 7.4%

* Median Closed Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

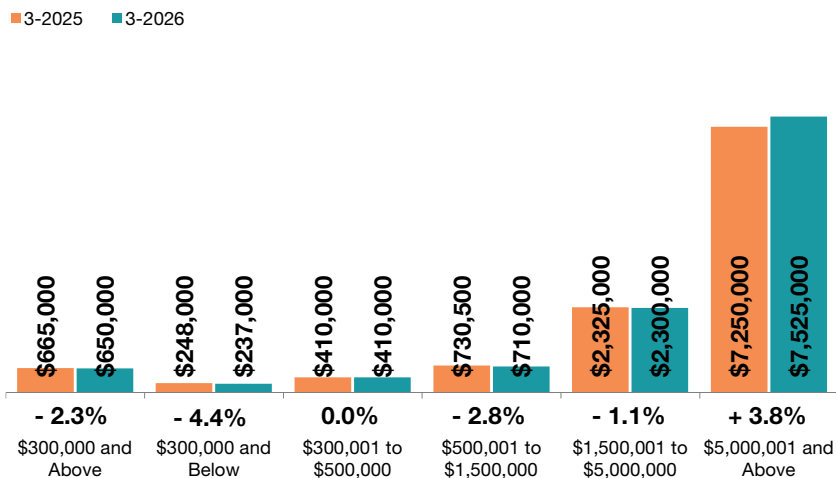
Historical Median Closed Price by Month



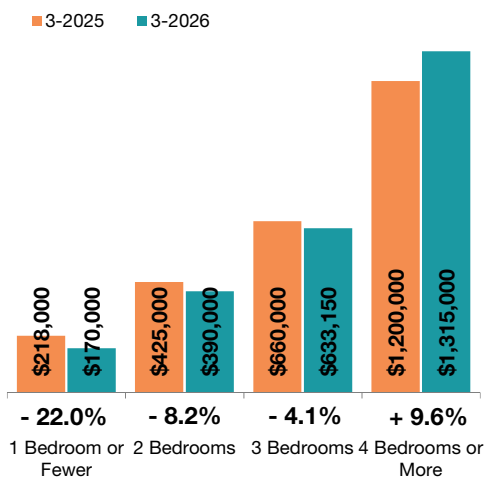
Overall Median Closed Sales By Price Range

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

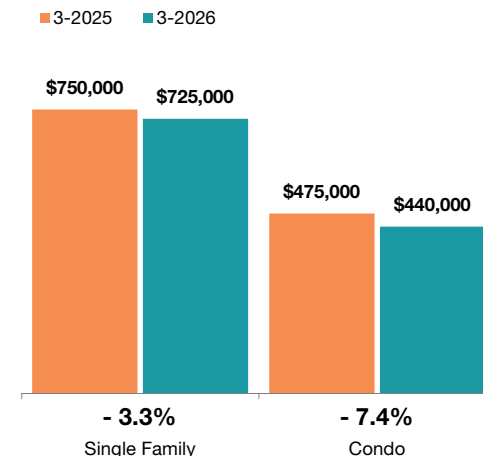
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2025	3-2026	Change
\$300,000 and Above	\$665,000	\$650,000	- 2.3%
\$300,000 and Below	\$248,000	\$237,000	- 4.4%
\$300,001 to \$500,000	\$410,000	\$410,000	0.0%
\$500,001 to \$1,500,000	\$730,500	\$710,000	- 2.8%
\$1,500,001 to \$5,000,000	\$2,325,000	\$2,300,000	- 1.1%
\$5,000,001 and Above	\$7,250,000	\$7,525,000	+ 3.8%
All Price Ranges	\$617,000	\$585,000	- 5.2%

Single Family

	3-2025	3-2026	Change
\$300,000 and Above	\$775,000	\$750,000	- 3.2%
\$300,000 and Below	\$190,000	\$170,000	- 10.5%
\$300,001 to \$500,000	\$440,000	\$438,000	- 0.5%
\$500,001 to \$1,500,000	\$750,000	\$725,000	- 3.3%
\$1,500,001 to \$5,000,000	\$2,400,000	\$2,300,000	- 4.2%
\$5,000,001 and Above	\$8,000,000	\$7,525,000	- 5.9%
All Price Ranges	\$750,000	\$725,000	- 3.3%

Condo

	3-2025	3-2026	Change
\$300,000 and Above	\$538,250	\$528,400	- 1.8%
\$300,000 and Below	\$257,500	\$245,000	- 4.9%
\$300,001 to \$500,000	\$395,000	\$395,000	0.0%
\$500,001 to \$1,500,000	\$695,000	\$695,000	0.0%
\$1,500,001 to \$5,000,000	\$2,250,000	\$2,200,000	- 2.2%
\$5,000,001 and Above	\$6,200,000	\$7,250,000	+ 16.9%
All Price Ranges	\$475,000	\$440,000	- 7.4%

By Bedroom Count

	3-2025	3-2026	Change
1 Bedroom or Fewer	\$218,000	\$170,000	- 22.0%
2 Bedrooms	\$425,000	\$390,000	- 8.2%
3 Bedrooms	\$660,000	\$633,150	- 4.1%
4 Bedrooms or More	\$1,200,000	\$1,315,000	+ 9.6%
All Bedroom Counts	\$617,000	\$585,000	- 5.2%

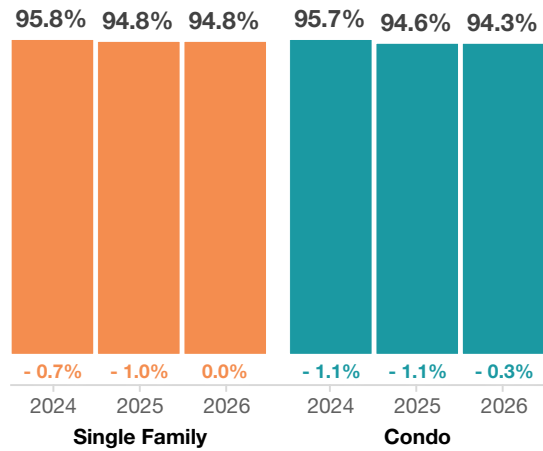
	3-2025	3-2026	Change
1 Bedroom or Fewer	\$129,700	\$114,500	- 11.7%
2 Bedrooms	\$479,000	\$460,000	- 4.0%
3 Bedrooms	\$687,500	\$650,000	- 5.5%
4 Bedrooms or More	\$1,195,000	\$1,297,500	+ 8.6%
All Bedroom Counts	\$750,000	\$725,000	- 3.3%

Overall Percent off List Price Received

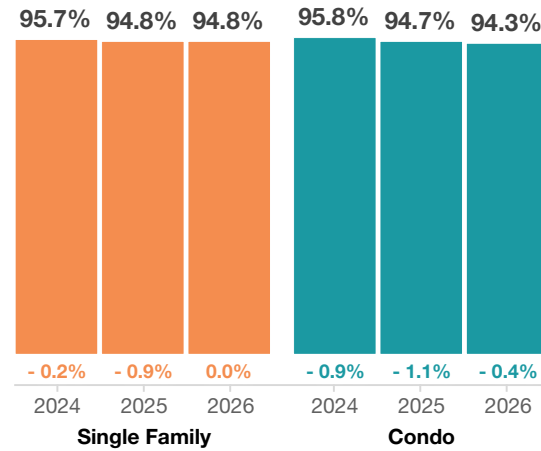


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



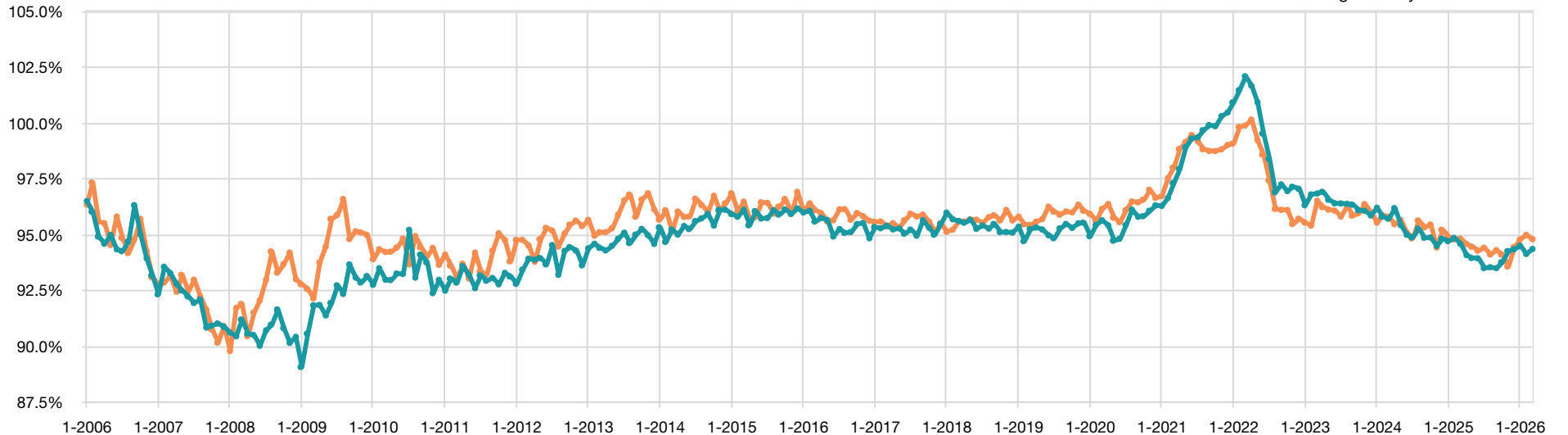
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	94.6%	- 0.9%	94.1%	- 2.2%
May-2025	94.4%	- 1.3%	93.9%	- 1.6%
Jun-2025	94.3%	- 0.8%	93.9%	- 1.2%
Jul-2025	94.4%	- 0.4%	93.5%	- 1.5%
Aug-2025	94.1%	- 1.6%	93.5%	- 1.9%
Sep-2025	94.3%	- 1.0%	93.5%	- 1.4%
Oct-2025	94.1%	- 1.4%	93.7%	- 1.3%
Nov-2025	93.6%	- 0.8%	94.2%	- 0.3%
Dec-2025	94.4%	- 0.8%	94.3%	- 0.5%
Jan-2026	94.8%	- 0.1%	94.5%	- 0.2%
Feb-2026	95.0%	+ 0.2%	94.1%	- 0.7%
Mar-2026	94.8%	0.0%	94.3%	- 0.3%
12-Month Avg*	94.4%	- 0.8%	94.0%	- 1.1%

* Pct. of List Price Received for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

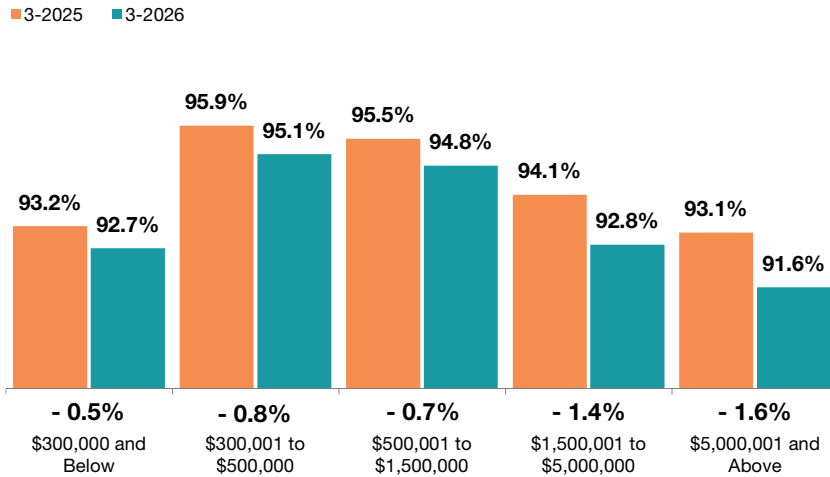
Historical Percent of List Price Received by Month



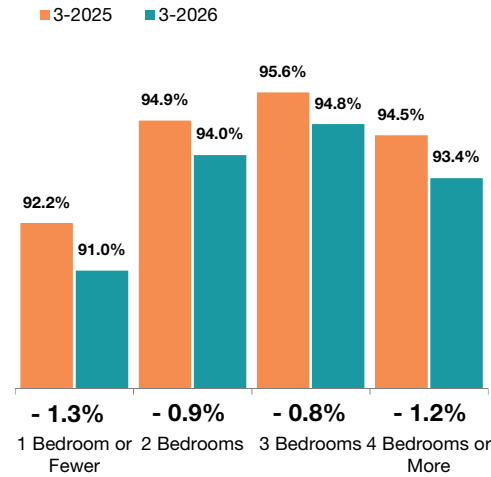
Overall Percent of List Price Received by Price Range

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.

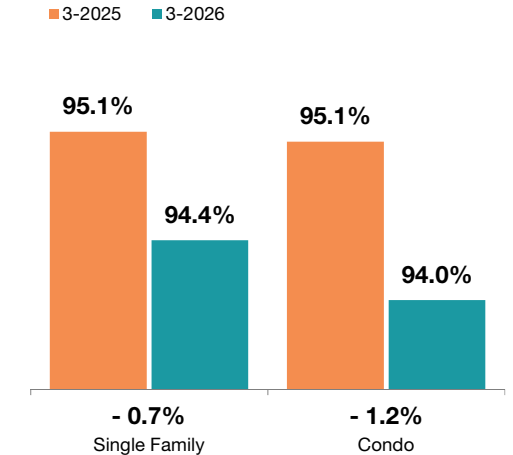
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2025	3-2026	Change
\$300,000 and Below	93.2%	92.7%	-0.5%
\$300,001 to \$500,000	95.9%	95.1%	-0.8%
\$500,001 to \$1,500,000	95.5%	94.8%	-0.7%
\$1,500,001 to \$5,000,000	94.1%	92.8%	-1.4%
\$5,000,001 and Above	93.1%	91.6%	-1.6%
All Price Ranges	95.1%	94.2%	-0.9%

Single Family

	3-2025	3-2026	Change
1 Bedroom or Fewer	91.9%	91.2%	-0.8%
2 Bedrooms	96.6%	95.8%	-0.8%
3 Bedrooms	95.5%	95.0%	-0.5%
4 Bedrooms or More	93.7%	92.7%	-1.1%
All Single Family	95.1%	94.4%	-0.7%

Condo

	3-2025	3-2026	Change
Single Family	93.6%	93.0%	-0.6%
Condo	95.5%	94.8%	-0.7%
Single Family	95.5%	94.4%	-1.2%
Condo	94.7%	92.9%	-1.9%
All Condo	95.1%	94.0%	-1.2%

By Bedroom Count

	3-2025	3-2026	Change
1 Bedroom or Fewer	92.2%	91.0%	-1.3%
2 Bedrooms	94.9%	94.0%	-0.9%
3 Bedrooms	95.6%	94.8%	-0.8%
4 Bedrooms or More	94.5%	93.4%	-1.2%
All Bedroom Counts	95.1%	94.2%	-0.9%

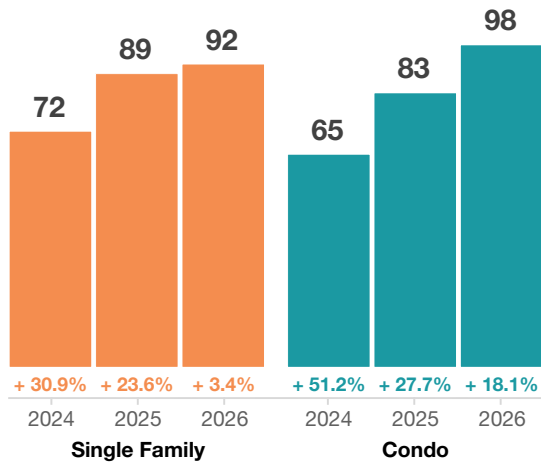
	3-2025	3-2026	Change
1 Bedroom or Fewer	88.8%	90.5%	+1.9%
2 Bedrooms	94.5%	94.1%	-0.4%
3 Bedrooms	95.8%	95.1%	-0.7%
4 Bedrooms or More	94.4%	93.5%	-1.0%
All Single Family	95.1%	94.4%	-0.7%
Single Family	93.2%	91.2%	-2.1%
Condo	95.0%	94.0%	-1.1%
Single Family	95.4%	94.3%	-1.2%
Condo	95.5%	92.3%	-3.4%
All Condo	95.1%	94.0%	-1.2%

Overall Days on Market Until Sale

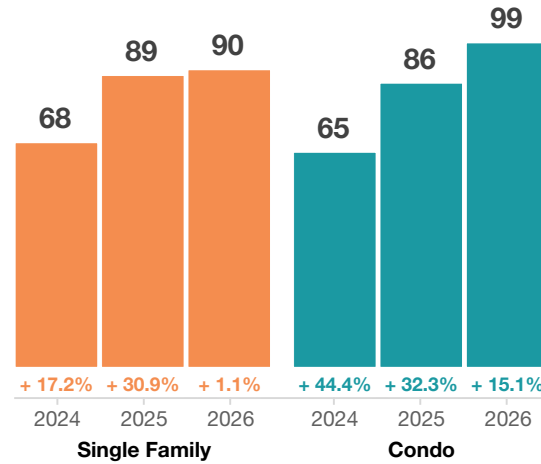
Average number of days between when a property is listed and when an offer is accepted in a given month.



March



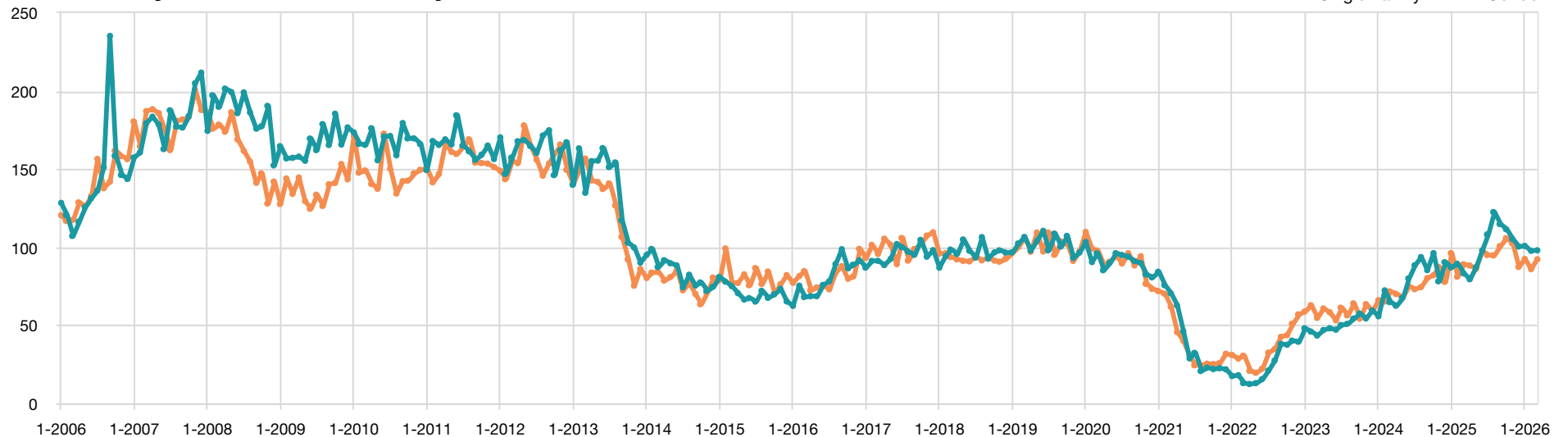
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	88	+ 25.7%	79	+ 25.4%
May-2025	86	+ 26.5%	87	+ 29.9%
Jun-2025	98	+ 30.7%	98	+ 22.5%
Jul-2025	95	+ 30.1%	108	+ 22.7%
Aug-2025	95	+ 28.4%	123	+ 30.9%
Sep-2025	101	+ 26.3%	115	+ 35.3%
Oct-2025	106	+ 29.3%	112	+ 16.7%
Nov-2025	102	+ 17.2%	105	+ 34.6%
Dec-2025	87	+ 11.5%	100	+ 11.1%
Jan-2026	92	- 4.2%	101	+ 16.1%
Feb-2026	86	+ 6.2%	98	+ 10.1%
Mar-2026	92	+ 3.4%	98	+ 18.1%
12-Month Avg*	94	+ 18.9%	100	+ 23.6%

* Days on Market for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

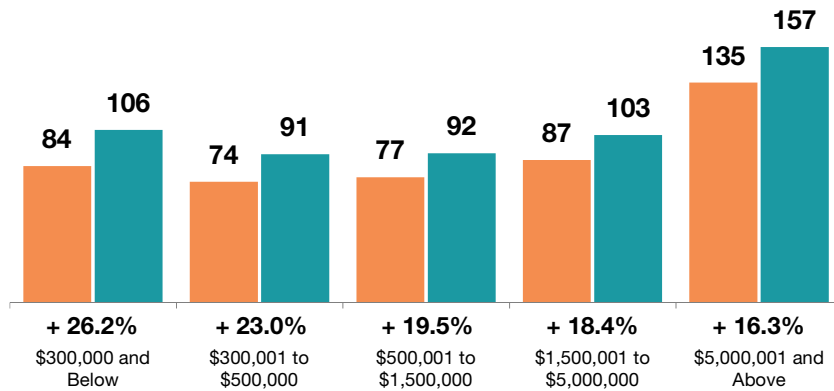


Overall Days on Market Until Sale by Price Range

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

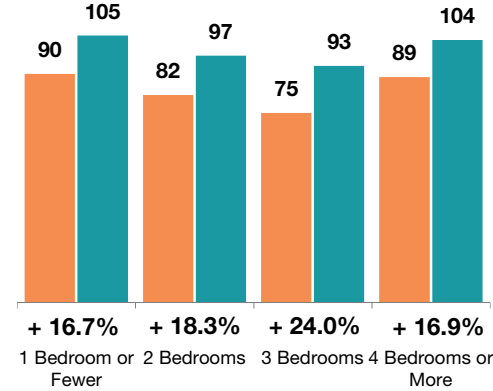
By Price Range

3-2025 3-2026



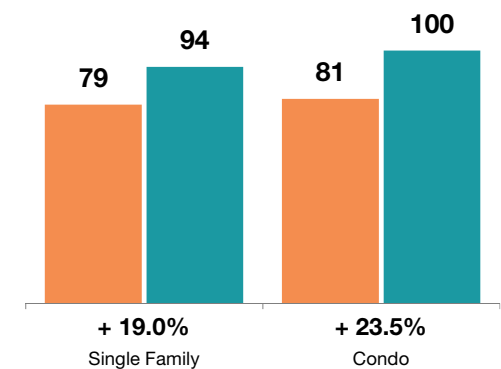
By Bedroom Count

3-2025 3-2026



By Property Type

3-2025 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$300,000 and Below	84	106	+ 26.2%
\$300,001 to \$500,000	74	91	+ 23.0%
\$500,001 to \$1,500,000	77	92	+ 19.5%
\$1,500,001 to \$5,000,000	87	103	+ 18.4%
\$5,000,001 and Above	135	157	+ 16.3%
All Price Ranges	80	97	+ 21.3%

Single Family

3-2025	3-2026	Change
82	93	+ 13.4%
63	81	+ 28.6%
77	91	+ 18.2%
82	96	+ 17.1%
138	167	+ 21.0%
79	94	+ 19.0%

Condo

3-2025	3-2026	Change
84	108	+ 28.6%
79	96	+ 21.5%
76	93	+ 22.4%
97	116	+ 19.6%
125	90	- 28.0%
81	100	+ 23.5%

By Bedroom Count

3-2025	3-2026	Change
90	105	+ 16.7%
82	97	+ 18.3%
75	93	+ 24.0%
89	104	+ 16.9%
80	97	+ 21.3%

3-2025	3-2026	Change
89	102	+ 14.6%
82	88	+ 7.3%
72	88	+ 22.2%
88	105	+ 19.3%
79	94	+ 19.0%

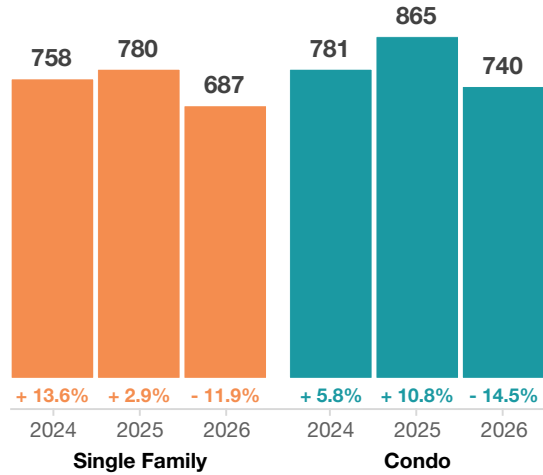
3-2025	3-2026	Change
91	107	+ 17.7%
82	99	+ 21.4%
79	102	+ 29.9%
101	87	- 13.3%
81	100	+ 23.5%

Overall New Listings

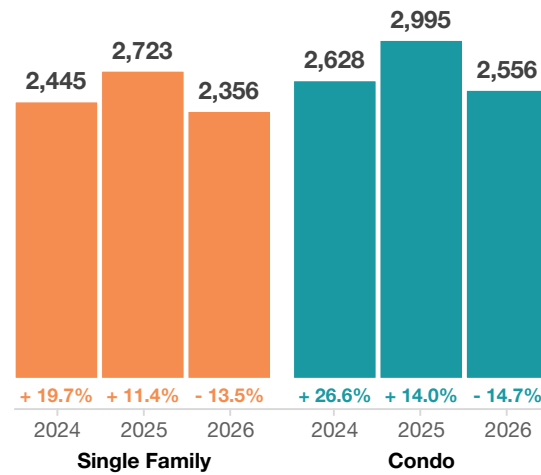
A count of the properties that have been newly listed on the market in a given month.



March

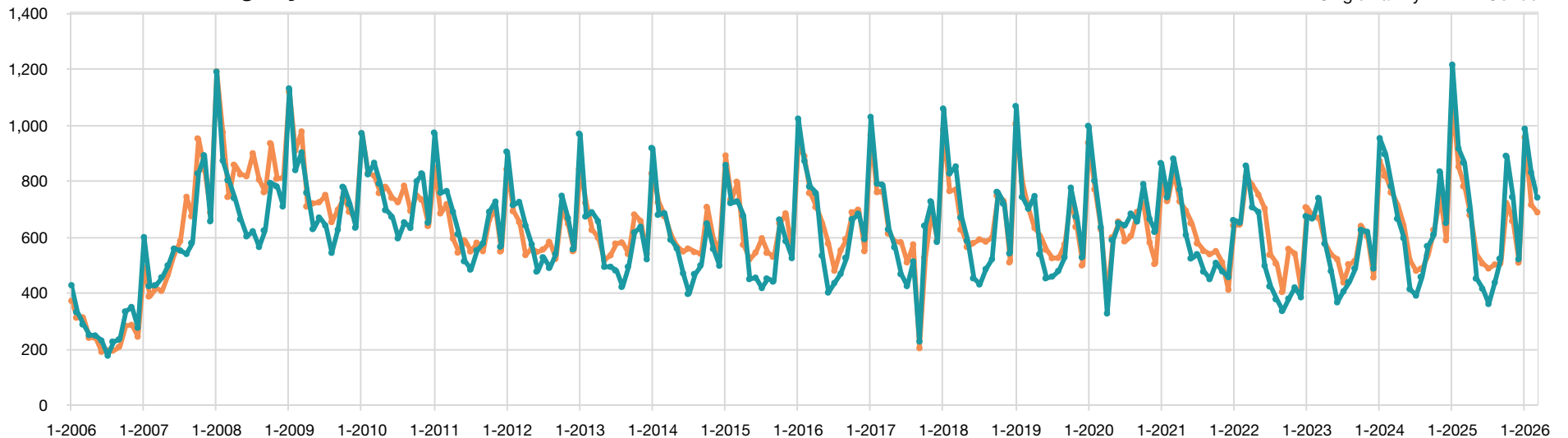


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	677	- 5.0%	694	+ 4.5%
May-2025	537	- 16.1%	450	- 24.4%
Jun-2025	504	- 2.1%	414	+ 0.5%
Jul-2025	486	+ 1.7%	359	- 7.7%
Aug-2025	500	+ 3.1%	436	- 4.4%
Sep-2025	502	- 5.8%	521	- 8.0%
Oct-2025	721	+ 15.5%	889	+ 46.5%
Nov-2025	656	- 11.5%	742	- 10.9%
Dec-2025	507	- 13.6%	519	- 20.0%
Jan-2026	955	- 12.6%	986	- 18.8%
Feb-2026	714	- 16.0%	830	- 9.3%
Mar-2026	687	- 11.9%	740	- 14.5%
12-Month Avg	621	- 7.3%	632	- 7.2%

Historical New Listings by Month

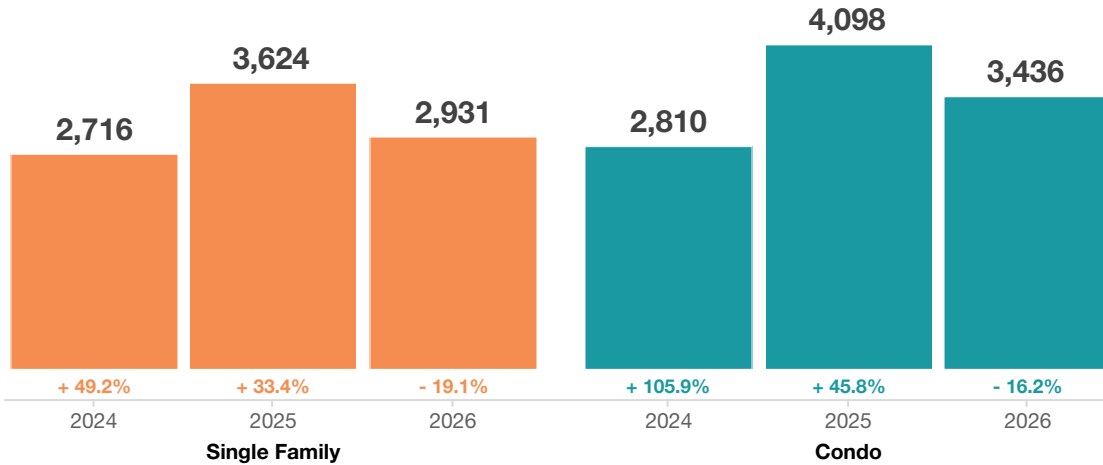


Overall Inventory of Homes for Sale



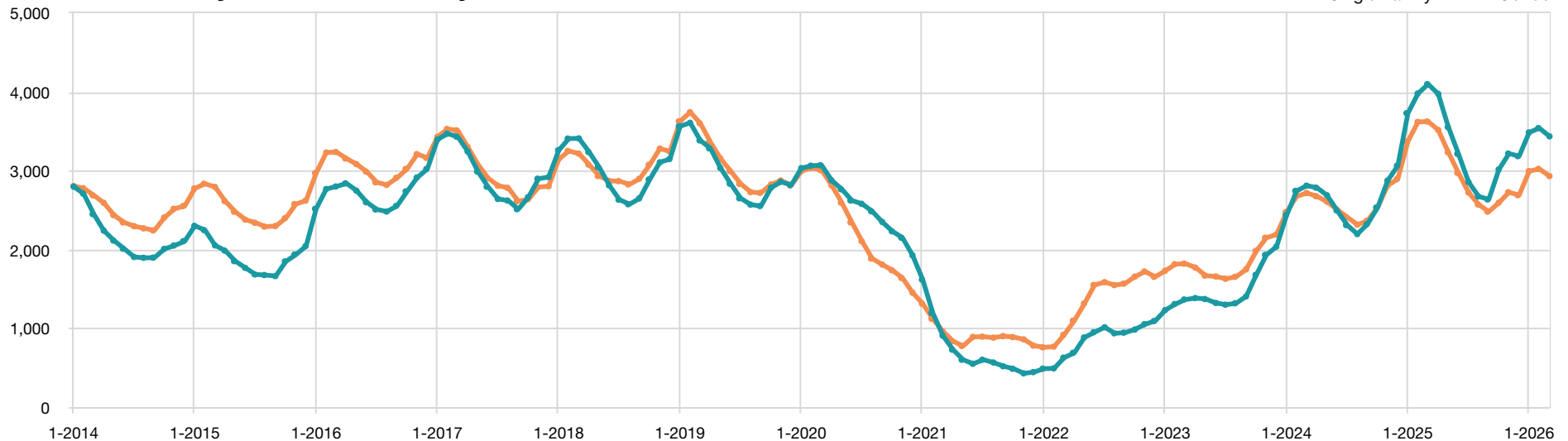
The number of properties available for sale in active status at the end of a given month.

March



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	3,516	+ 31.4%	3,974	+ 42.7%
May-2025	3,233	+ 24.1%	3,553	+ 32.2%
Jun-2025	2,972	+ 18.6%	3,213	+ 28.8%
Jul-2025	2,723	+ 13.0%	2,856	+ 23.7%
Aug-2025	2,570	+ 11.0%	2,673	+ 21.8%
Sep-2025	2,480	+ 4.9%	2,635	+ 13.5%
Oct-2025	2,593	+ 2.4%	3,015	+ 19.1%
Nov-2025	2,726	- 3.0%	3,217	+ 11.9%
Dec-2025	2,689	- 7.1%	3,184	+ 4.0%
Jan-2026	2,994	- 11.2%	3,485	- 6.5%
Feb-2026	3,022	- 16.5%	3,540	- 11.0%
Mar-2026	2,931	- 19.1%	3,436	- 16.2%
12-Month Avg	2,871	+ 2.1%	3,232	+ 10.6%

Historical Inventory of Homes for Sale by Month

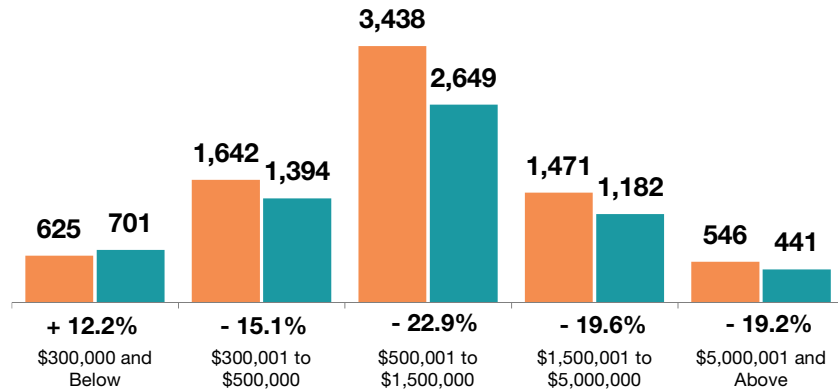


Overall Inventory of Homes for Sale by Price Range

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

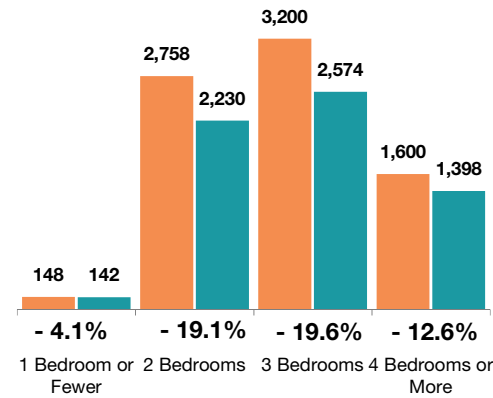
By Price Range

3-2025 3-2026



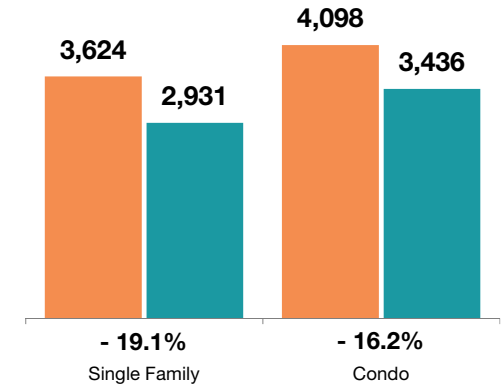
By Bedroom Count

3-2025 3-2026



By Property Type

3-2025 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$300,000 and Below	625	701	+ 12.2%
\$300,001 to \$500,000	1,642	1,394	- 15.1%
\$500,001 to \$1,500,000	3,438	2,649	- 22.9%
\$1,500,001 to \$5,000,000	1,471	1,182	- 19.6%
\$5,000,001 and Above	546	441	- 19.2%
All Price Ranges	7,722	6,367	- 17.5%

Single Family

3-2025	3-2026	Change	3-2025	3-2026	Change
138	124	- 10.1%	487	577	+ 18.5%
271	236	- 12.9%	1371	1158	- 15.5%
1,892	1,488	- 21.4%	1546	1161	- 24.9%
880	734	- 16.6%	591	448	- 24.2%
443	349	- 21.2%	103	92	- 10.7%
3,624	2,931	- 19.1%	4,098	3,436	- 16.2%

Condo

By Bedroom Count	3-2025	3-2026	Change
1 Bedroom or Fewer	148	142	- 4.1%
2 Bedrooms	2,758	2,230	- 19.1%
3 Bedrooms	3,200	2,574	- 19.6%
4 Bedrooms or More	1,600	1,398	- 12.6%
All Bedroom Counts	7,722	6,367	- 17.5%

3-2025	3-2026	Change	3-2025	3-2026	Change
31	20	- 35.5%	117	122	+ 4.3%
373	311	- 16.6%	2,385	1,919	- 19.5%
1,733	1,312	- 24.3%	1,467	1,262	- 14.0%
1,483	1,284	- 13.4%	117	114	- 2.6%
3,624	2,931	- 19.1%	4,098	3,436	- 16.2%

Listing and Sales Summary Report

March 2026



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change	Mar-26	Mar-25	% Change
Overall Naples Market**	\$575,000	\$649,950	-11.5%	1054	832	+26.7%	6,367	7,722	-17.5%	95	86	+10.5%
Collier County	\$609,000	\$660,000	-7.7%	1165	915	+27.3%	7,035	8,661	-18.8%	98	88	+11.4%
Ave Maria	\$348,000	\$475,000	-26.7%	31	37	-16.2%	251	197	+27.4%	109	78	+39.7%
Central Naples	\$455,000	\$538,750	-15.5%	130	110	+18.2%	627	890	-29.6%	80	72	+11.1%
East Naples	\$550,000	\$607,998	-9.5%	275	180	+52.8%	1,376	1,657	-17.0%	104	100	+4.0%
Everglades City	--	--	--	0	0	--	10	12	-16.7%	--	--	--
Immokalee	--	\$320,000	--	0	3	-100.0%	8	23	-65.2%	--	32	--
Immokalee / Ave Maria	\$348,000	\$424,995	-18.1%	31	40	-22.5%	262	220	+19.1%	109	74	+47.3%
Naples	\$587,500	\$658,750	-10.8%	1022	792	+29.0%	6,098	7,497	-18.7%	95	87	+9.2%
Naples Beach	\$1,582,500	\$1,532,500	+3.3%	194	144	+34.7%	1,642	2,044	-19.7%	99	101	-2.0%
North Naples	\$640,000	\$712,500	-10.2%	245	210	+16.7%	1,370	1,553	-11.8%	85	82	+3.7%
South Naples	\$405,000	\$500,000	-19.0%	179	148	+20.9%	1,090	1,358	-19.7%	100	74	+35.1%
34102	\$1,700,000	\$2,700,000	-37.0%	57	45	+26.7%	588	710	-17.2%	96	134	-28.4%
34103	\$1,475,000	\$1,946,875	-24.2%	71	34	+108.8%	495	594	-16.7%	106	100	+6.0%
34104	\$375,000	\$441,000	-15.0%	64	50	+28.0%	315	402	-21.6%	85	68	+25.0%
34105	\$691,500	\$725,000	-4.6%	46	39	+17.9%	239	366	-34.7%	77	77	0.0%
34108	\$1,557,500	\$1,135,000	+37.2%	66	65	+1.5%	559	740	-24.5%	96	79	+21.5%
34109	\$550,000	\$575,000	-4.3%	57	63	-9.5%	351	361	-2.8%	97	69	+40.6%
34110	\$622,500	\$710,000	-12.3%	84	76	+10.5%	516	621	-16.9%	106	94	+12.8%
34112	\$337,000	\$429,000	-21.4%	105	83	+26.5%	574	713	-19.5%	93	68	+36.8%
34113	\$582,500	\$640,000	-9.0%	74	65	+13.8%	516	645	-20.0%	110	81	+35.8%
34114	\$530,000	\$600,000	-11.7%	125	69	+81.2%	584	797	-26.7%	113	100	+13.0%
34116	\$455,000	\$500,000	-9.0%	20	21	-4.8%	73	122	-40.2%	71	71	0.0%
34117	\$555,000	\$579,000	-4.1%	37	23	+60.9%	142	151	-6.0%	92	75	+22.7%
34119	\$676,000	\$815,000	-17.1%	104	71	+46.5%	503	571	-11.9%	61	83	-26.5%
34120	\$555,000	\$635,000	-12.6%	113	88	+28.4%	647	707	-8.5%	98	106	-7.5%
34137	--	--	--	0	0	--	3	2	+50.0%	--	--	--
34142	\$348,000	\$424,995	-18.1%	31	40	-22.5%	262	220	+19.1%	109	74	+47.3%

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

Local Market Update – March 2026

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Naples Beach

34102, 34103, 34108

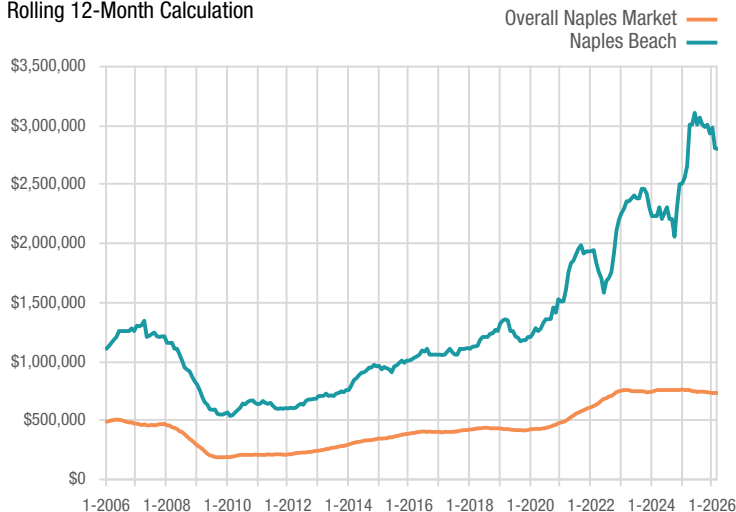
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	90	102	+ 13.3%	461	360	- 21.9%
Total Sales	51	68	+ 33.3%	143	156	+ 9.1%
Days on Market Until Sale	132	114	- 13.6%	125	119	- 4.8%
Median Closed Price*	\$3,425,000	\$3,034,500	- 11.4%	\$3,250,000	\$2,820,000	- 13.2%
Average Closed Price*	\$5,405,514	\$4,481,677	- 17.1%	\$5,321,822	\$4,929,197	- 7.4%
Percent of List Price Received*	91.6%	92.7%	+ 1.2%	92.7%	92.4%	- 0.3%
Inventory of Homes for Sale	795	602	- 24.3%	—	—	—
Months Supply of Inventory	21.3	12.9	- 39.4%	—	—	—

Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	218	172	- 21.1%	821	661	- 19.5%
Total Sales	93	126	+ 35.5%	220	304	+ 38.2%
Days on Market Until Sale	84	92	+ 9.5%	91	99	+ 8.8%
Median Closed Price*	\$1,200,000	\$1,131,272	- 5.7%	\$1,187,500	\$1,220,000	+ 2.7%
Average Closed Price*	\$1,735,212	\$1,657,629	- 4.5%	\$1,829,213	\$1,681,990	- 8.0%
Percent of List Price Received*	93.7%	93.6%	- 0.1%	93.6%	93.7%	+ 0.1%
Inventory of Homes for Sale	1,249	1,040	- 16.7%	—	—	—
Months Supply of Inventory	17.7	13.1	- 26.0%	—	—	—

* 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.

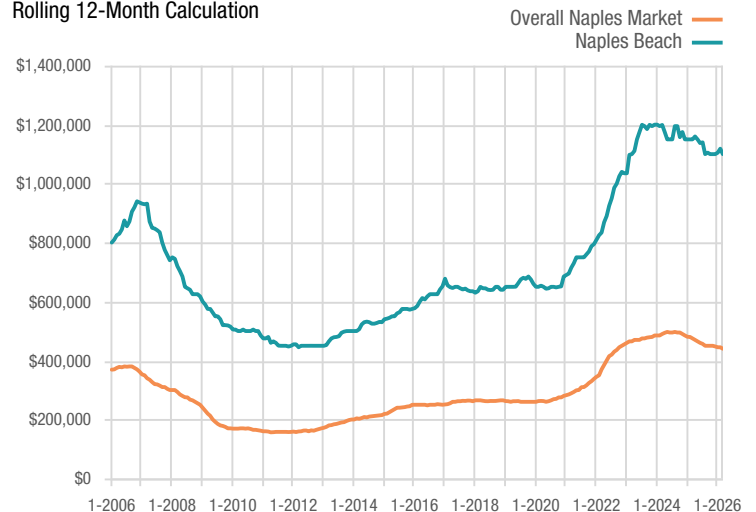
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – March 2026

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North Naples

34109, 34110, 34119

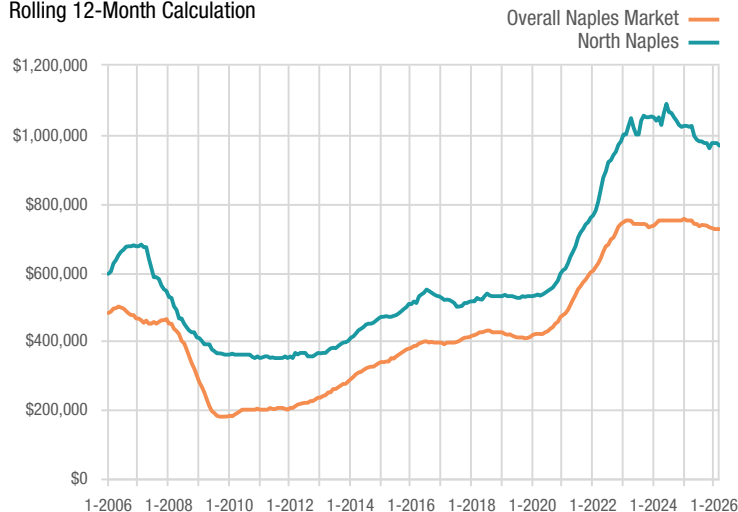
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	176	147	- 16.5%	565	527	- 6.7%
Total Sales	86	111	+ 29.1%	230	256	+ 11.3%
Days on Market Until Sale	89	63	- 29.2%	83	74	- 10.8%
Median Closed Price*	\$982,500	\$880,000	- 10.4%	\$1,000,000	\$977,500	- 2.3%
Average Closed Price*	\$1,593,472	\$1,419,837	- 10.9%	\$1,537,994	\$1,525,125	- 0.8%
Percent of List Price Received*	94.0%	94.5%	+ 0.5%	94.3%	94.6%	+ 0.3%
Inventory of Homes for Sale	669	551	- 17.6%	—	—	—
Months Supply of Inventory	9.0	6.9	- 23.3%	—	—	—

Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	200	191	- 4.5%	713	631	- 11.5%
Total Sales	124	134	+ 8.1%	268	302	+ 12.7%
Days on Market Until Sale	78	103	+ 32.1%	81	104	+ 28.4%
Median Closed Price*	\$476,250	\$425,000	- 10.8%	\$475,000	\$443,750	- 6.6%
Average Closed Price*	\$663,224	\$636,572	- 4.0%	\$662,997	\$666,021	+ 0.5%
Percent of List Price Received*	95.0%	94.3%	- 0.7%	95.5%	94.6%	- 0.9%
Inventory of Homes for Sale	884	819	- 7.4%	—	—	—
Months Supply of Inventory	9.9	9.4	- 5.1%	—	—	—

* 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.

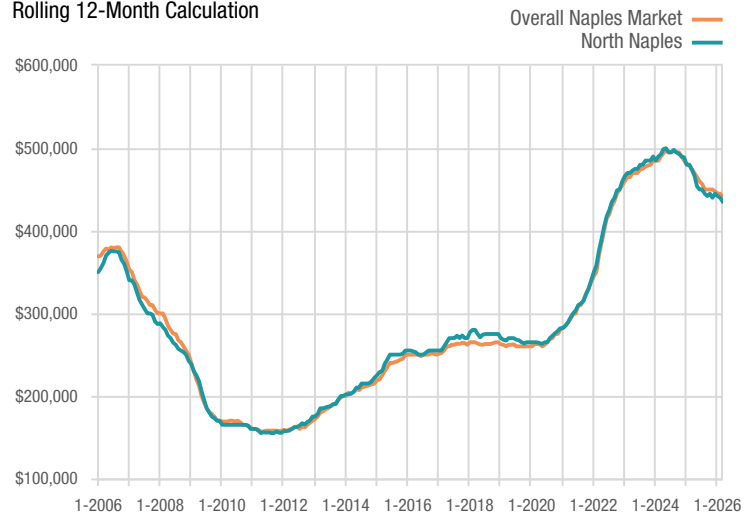
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – March 2026

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Central Naples

34104, 34105, 34116

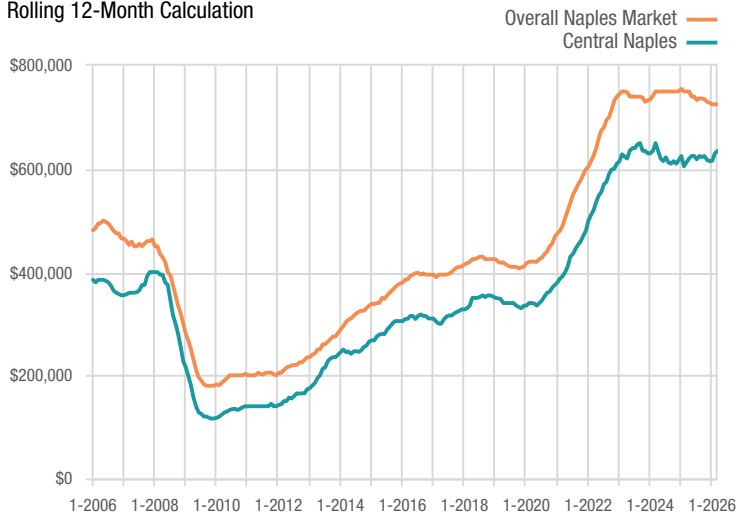
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	86	62	- 27.9%	299	244	- 18.4%
Total Sales	62	60	- 3.2%	141	135	- 4.3%
Days on Market Until Sale	75	84	+ 12.0%	81	84	+ 3.7%
Median Closed Price*	\$672,500	\$692,500	+ 3.0%	\$639,000	\$700,000	+ 9.5%
Average Closed Price*	\$1,157,850	\$1,364,673	+ 17.9%	\$1,104,650	\$1,321,085	+ 19.6%
Percent of List Price Received*	95.6%	96.0%	+ 0.4%	95.7%	95.7%	0.0%
Inventory of Homes for Sale	353	260	- 26.3%	—	—	—
Months Supply of Inventory	8.1	5.8	- 28.4%	—	—	—

Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	123	96	- 22.0%	391	310	- 20.7%
Total Sales	48	70	+ 45.8%	119	164	+ 37.8%
Days on Market Until Sale	67	77	+ 14.9%	74	91	+ 23.0%
Median Closed Price*	\$324,900	\$302,500	- 6.9%	\$312,500	\$308,750	- 1.2%
Average Closed Price*	\$427,877	\$381,381	- 10.9%	\$402,938	\$384,462	- 4.6%
Percent of List Price Received*	95.1%	95.7%	+ 0.6%	94.7%	94.6%	- 0.1%
Inventory of Homes for Sale	537	367	- 31.7%	—	—	—
Months Supply of Inventory	12.0	6.9	- 42.5%	—	—	—

* 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.

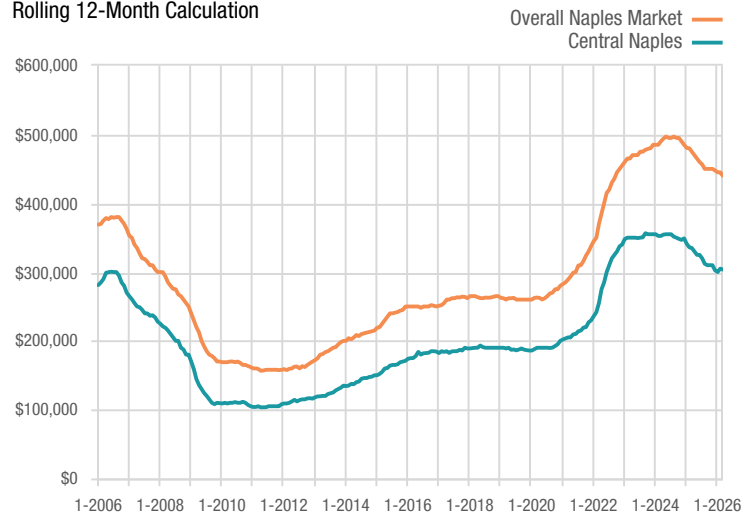
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – March 2026

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South Naples

34112, 34113

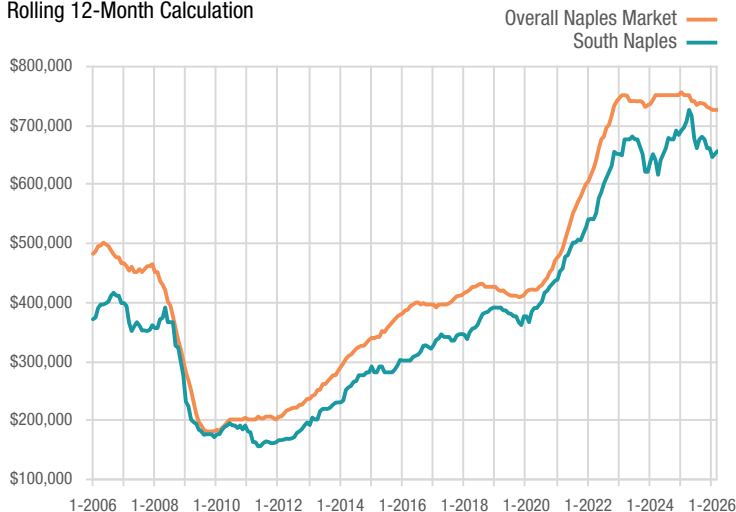
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	102	81	- 20.6%	383	299	- 21.9%
Total Sales	52	67	+ 28.8%	115	135	+ 17.4%
Days on Market Until Sale	69	110	+ 59.4%	78	99	+ 26.9%
Median Closed Price*	\$702,500	\$700,000	- 0.4%	\$765,000	\$775,000	+ 1.3%
Average Closed Price*	\$1,147,123	\$934,052	- 18.6%	\$1,111,603	\$1,046,385	- 5.9%
Percent of List Price Received*	94.4%	93.8%	- 0.6%	94.0%	94.4%	+ 0.4%
Inventory of Homes for Sale	488	365	- 25.2%	—	—	—
Months Supply of Inventory	12.3	8.2	- 33.3%	—	—	—

Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	210	172	- 18.1%	675	570	- 15.6%
Total Sales	96	112	+ 16.7%	213	252	+ 18.3%
Days on Market Until Sale	77	94	+ 22.1%	85	87	+ 2.4%
Median Closed Price*	\$427,000	\$355,000	- 16.9%	\$425,000	\$340,000	- 20.0%
Average Closed Price*	\$495,229	\$401,870	- 18.9%	\$477,715	\$408,134	- 14.6%
Percent of List Price Received*	94.5%	93.6%	- 1.0%	94.4%	93.9%	- 0.5%
Inventory of Homes for Sale	870	725	- 16.7%	—	—	—
Months Supply of Inventory	12.4	9.6	- 22.6%	—	—	—

* 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.

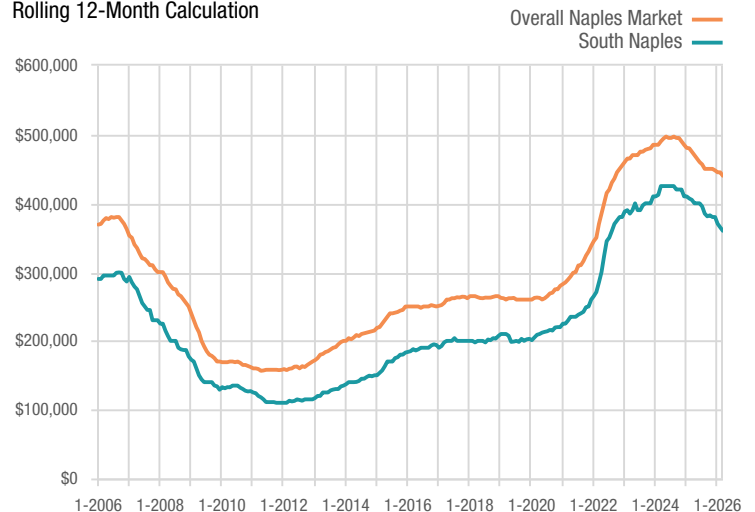
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – March 2026

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East Naples

34114, 34117, 34120, 34137

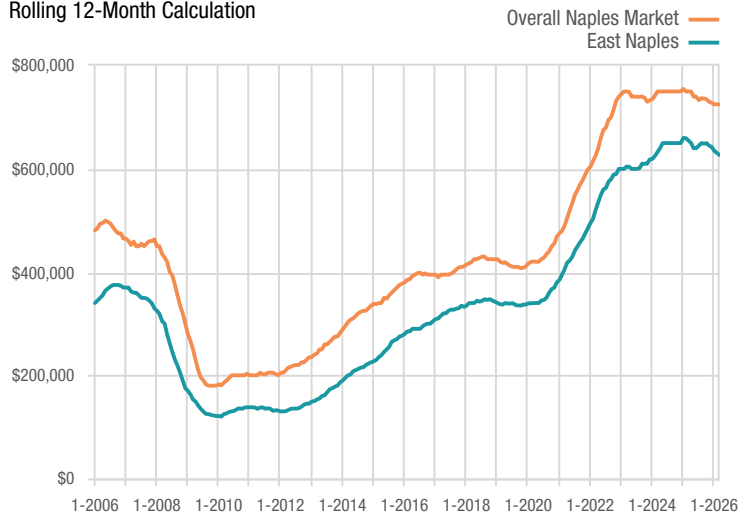
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	283	249	- 12.0%	878	802	- 8.7%
Total Sales	139	186	+ 33.8%	350	413	+ 18.0%
Days on Market Until Sale	95	96	+ 1.1%	89	90	+ 1.1%
Median Closed Price*	\$669,900	\$600,000	- 10.4%	\$682,000	\$610,000	- 10.6%
Average Closed Price*	\$807,784	\$833,630	+ 3.2%	\$847,400	\$800,515	- 5.5%
Percent of List Price Received*	96.3%	95.5%	- 0.8%	95.9%	95.6%	- 0.3%
Inventory of Homes for Sale	1,154	975	- 15.5%	—	—	—
Months Supply of Inventory	9.2	7.3	- 20.7%	—	—	—

Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	98	86	- 12.2%	347	316	- 8.9%
Total Sales	41	89	+ 117.1%	106	168	+ 58.5%
Days on Market Until Sale	118	121	+ 2.5%	98	113	+ 15.3%
Median Closed Price*	\$440,000	\$440,000	0.0%	\$462,500	\$460,000	- 0.5%
Average Closed Price*	\$475,105	\$461,461	- 2.9%	\$473,551	\$481,132	+ 1.6%
Percent of List Price Received*	94.3%	95.0%	+ 0.7%	95.2%	95.0%	- 0.2%
Inventory of Homes for Sale	503	401	- 20.3%	—	—	—
Months Supply of Inventory	12.3	8.8	- 28.5%	—	—	—

* 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.

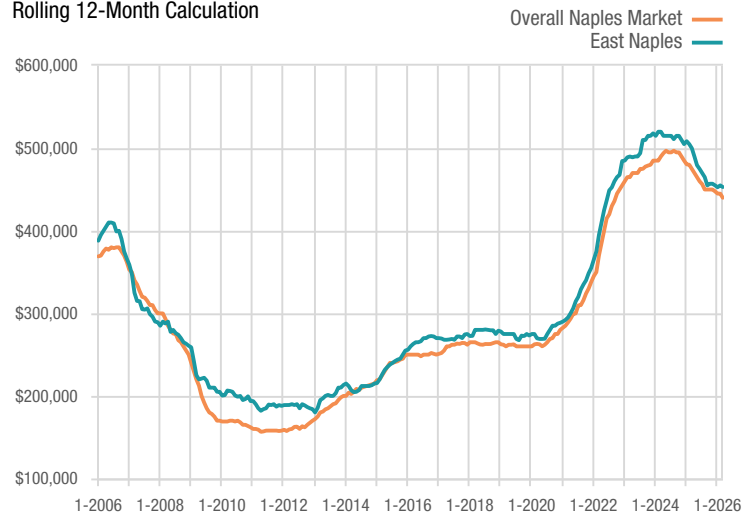
Median Closed Price - Single Family

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 – March 2026

A Research Tool Provided by Naples Area Board of REALTORS®



Immokalee / Ave Maria

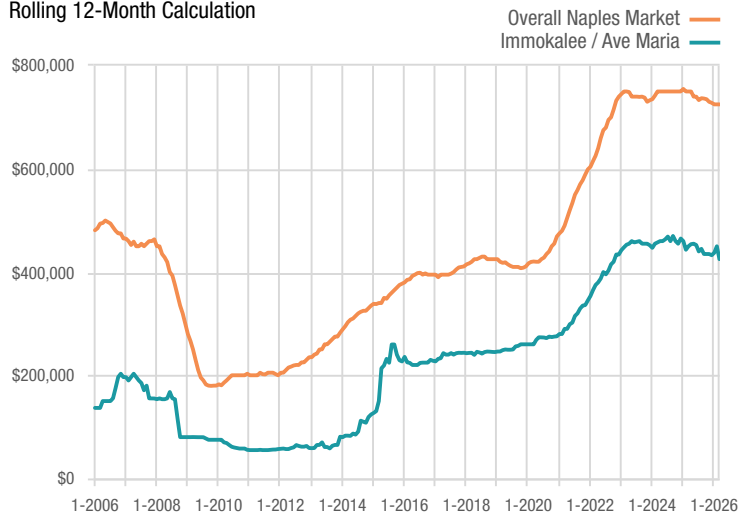
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	43	46	+ 7.0%	137	124	- 9.5%
Total Sales	27	14	- 48.1%	56	40	- 28.6%
Days on Market Until Sale	52	116	+ 123.1%	63	87	+ 38.1%
Median Closed Price*	\$515,000	\$392,250	- 23.8%	\$506,250	\$447,500	- 11.6%
Average Closed Price*	\$559,240	\$429,836	- 23.1%	\$522,754	\$482,701	- 7.7%
Percent of List Price Received*	95.0%	95.7%	+ 0.7%	94.9%	95.9%	+ 1.1%
Inventory of Homes for Sale	165	178	+ 7.9%	—	—	—
Months Supply of Inventory	8.6	8.7	+ 1.2%	—	—	—

Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	16	23	+ 43.8%	48	68	+ 41.7%
Total Sales	13	17	+ 30.8%	24	31	+ 29.2%
Days on Market Until Sale	122	103	- 15.6%	118	100	- 15.3%
Median Closed Price*	\$309,990	\$320,000	+ 3.2%	\$309,995	\$269,000	- 13.2%
Average Closed Price*	\$315,838	\$307,599	- 2.6%	\$320,568	\$291,893	- 8.9%
Percent of List Price Received*	95.8%	95.4%	- 0.4%	95.6%	94.8%	- 0.8%
Inventory of Homes for Sale	55	84	+ 52.7%	—	—	—
Months Supply of Inventory	9.9	10.2	+ 3.0%	—	—	—

* 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.

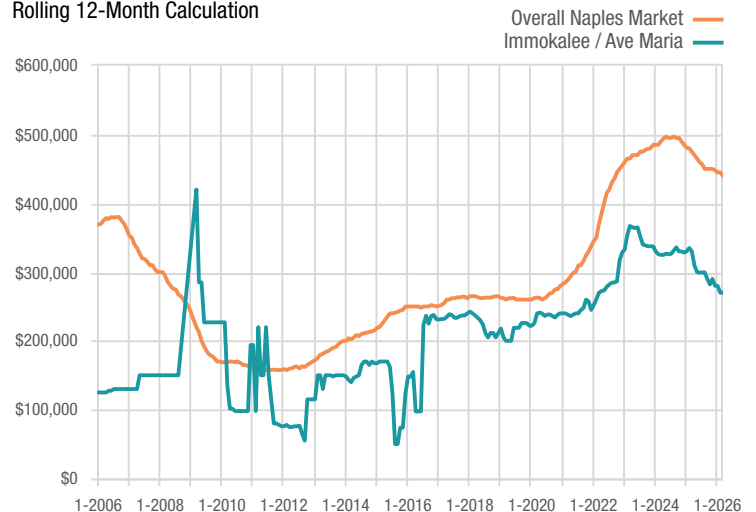
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



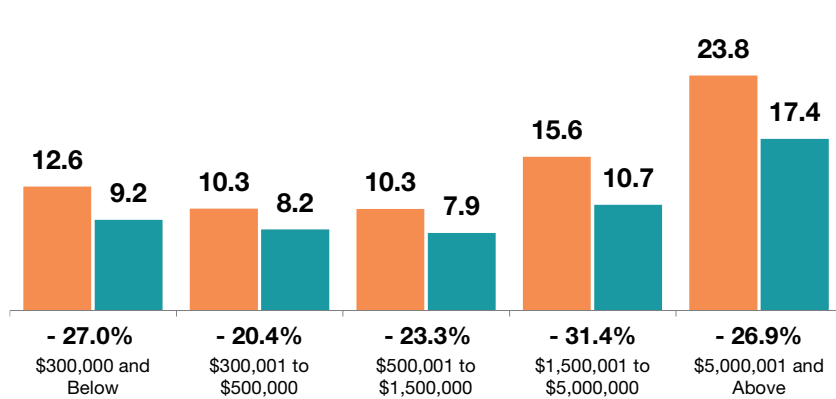
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly sales from the last 12 months. **Based on one month of activity.**

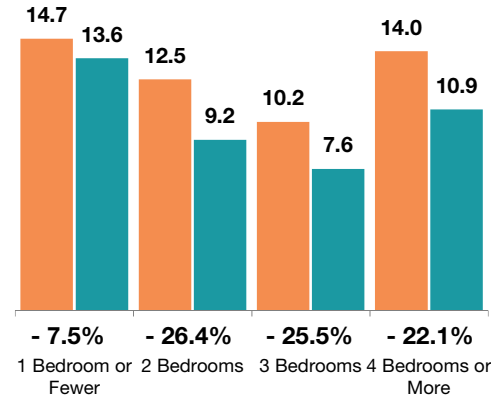
By Price Range

3-2025 3-2026



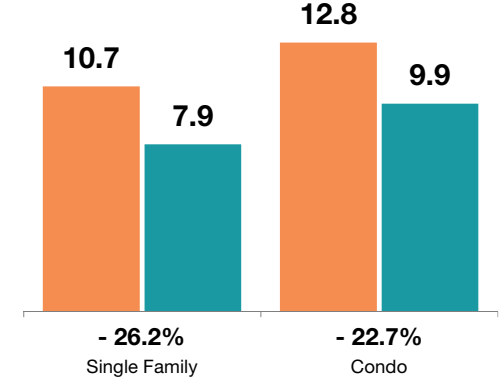
By Bedroom Count

3-2025 3-2026



By Property Type

3-2025 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$300,000 and Below	12.6	9.2	-27.0%
\$300,001 to \$500,000	10.3	8.2	-20.4%
\$500,001 to \$1,500,000	10.3	7.9	-23.3%
\$1,500,001 to \$5,000,000	15.6	10.7	-31.4%
\$5,000,001 and Above	23.8	17.4	-26.9%
All Price Ranges	11.7	8.9	-23.9%

Single Family

3-2025	3-2026	Change	3-2025	3-2026	Change
10.4	8.3	-20.2%	13.3	9.4	-29.3%
6.6	4.9	-25.8%	11.6	9.5	-18.1%
9.2	7.0	-23.9%	12.0	9.4	-21.7%
14.3	10.1	-29.4%	18.1	11.8	-34.8%
25.0	16.2	-35.2%	18.3	24.0	+31.1%
10.7	7.9	-26.2%	12.8	9.9	-22.7%

Condo

By Bedroom Count	3-2025	3-2026	Change
1 Bedroom or Fewer	14.7	13.6	-7.5%
2 Bedrooms	12.5	9.2	-26.4%
3 Bedrooms	10.2	7.6	-25.5%
4 Bedrooms or More	14.0	10.9	-22.1%
All Bedroom Counts	11.7	8.9	-23.9%

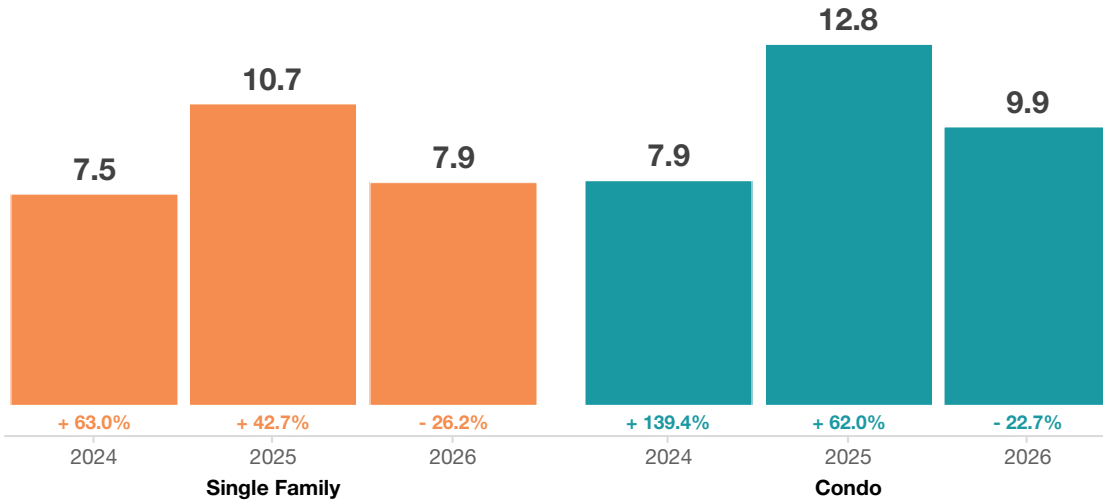
3-2025	3-2026	Change	3-2025	3-2026	Change
12.6	6.7	-46.8%	14.9	15.9	+6.7%
9.9	8.0	-19.2%	13.0	9.4	-27.7%
9.1	6.4	-29.7%	11.9	9.7	-18.5%
13.7	10.5	-23.4%	19.8	17.1	-13.6%
10.7	7.9	-26.2%	12.8	9.9	-22.7%

Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



March



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Apr-2025	10.5	+ 43.8%	12.6	+ 61.5%
May-2025	9.8	+ 36.1%	11.5	+ 49.4%
Jun-2025	8.9	+ 27.1%	10.5	+ 45.8%
Jul-2025	8.0	+ 17.6%	9.4	+ 42.4%
Aug-2025	7.5	+ 11.9%	8.7	+ 35.9%
Sep-2025	7.2	+ 4.3%	8.5	+ 23.2%
Oct-2025	7.3	- 1.4%	9.5	+ 23.4%
Nov-2025	7.7	- 7.2%	10.1	+ 13.5%
Dec-2025	7.4	- 12.9%	9.8	+ 4.3%
Jan-2026	8.3	- 15.3%	10.6	- 7.0%
Feb-2026	8.3	- 21.0%	10.5	- 14.6%
Mar-2026	7.9	- 26.2%	9.9	- 22.7%
12-Month Avg*	8.2	+ 1.7%	10.1	+ 15.6%

* Months Supply for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

