

# Monthly Indicators



## August 2025

The Naples housing market held steady during the summer, with inventory decreasing to pre-pandemic levels and an overall median closed price that showed strong value retention. According to the August 2025 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), closed sales increased 11 percent to 604 closed sales from 544 closed sales in August 2024. Inventory of homes declined month over month through the summer but increased 9.1 percent in August to 4,892 properties from 4,485 properties in August 2024.

Broker analysts reviewing the report believe one reason inventory fell during the summer was because sellers pulled homes off the market, a familiar summer occurrence that creates a shadow inventory. But another factor was an increase in pending sales, which outperformed activity for the last four consecutive months compared to 2024. In all, the August report is positive confirmation that the Naples housing market continued to retain its desirability through the summer.

The report showed overall median closed price in August decreased 1.1 percent to \$588,500 from \$595,000 in August 2024. As a result of sellers pulling homes off the market, this shadow inventory influenced prices in the desirable Naples single-family home market. For example, in May there were 3,120 single-family homes on the market with a median closed price of \$704,000. By August, inventory in the single-family home market had decreased to 2,418 with a median closed price of \$732,000.

## Quick Facts

<b>+ 11.0%</b>	<b>- 1.1%</b>	<b>+ 9.1%</b>
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties
<b>+ 40.9%</b>	<b>+ 2.8%</b>	<b>+ 59.9</b>
Price Range with Strongest Sales	Bedroom Count With Strongest Sales	Property Type With Strongest Sales
\$300,000 & Below	4 Bedrooms or more	Condos

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	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		941	900	- 4.4%	10,418	10,684	+ 2.6%
Total Sales		544	604	+ 11.0%	5,883	5,667	- 3.7%
Days on Market Until Sale		83	109	+ 31.3%	71	92	+ 29.6%
Median Closed Price		\$595,000	\$588,500	- 1.1%	\$620,000	\$605,000	- 2.4%
Average Closed Price		\$1,017,202	\$941,964	- 7.4%	\$1,103,906	\$1,176,066	+ 6.5%
Percent of List Price Received		95.4%	93.8%	- 1.7%	95.5%	94.3%	- 1.3%
Pending Listings		683	755	+10.5%	7,578	7,075	- 6.6%
Inventory of Homes for Sale		4,485	4,892	+ 9.1%	—	—	—
Months Supply of Inventory		6.5	7.6	+ 16.9%	—	—	—

# 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	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		485	483	- 0.4%	5,275	5,395	+ 2.3%
Total Sales		292	325	+ 11.3%	2,954	2,973	+ 0.6%
Days on Market Until Sale		74	96	+ 29.7%	71	91	+ 28.2%
Median Closed Price		\$677,500	\$732,000	+ 8.0%	\$760,000	\$735,000	- 3.3%
Average Closed Price		\$1,120,014	\$1,236,525	+ 10.4%	\$1,382,184	\$1,555,162	+ 12.5%
Percent of List Price Received		95.6%	94.1%	- 1.6%	95.5%	94.5%	- 1.0%
Pending Listings		364	414	+ 13.7%	3,848	3,844	- 0.1%
Inventory of Homes for Sale		2,307	2,418	+ 4.8%	—	—	—
Months Supply of Inventory		6.7	7.1	+ 6.0%	—	—	—

# Condo Market Overview

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



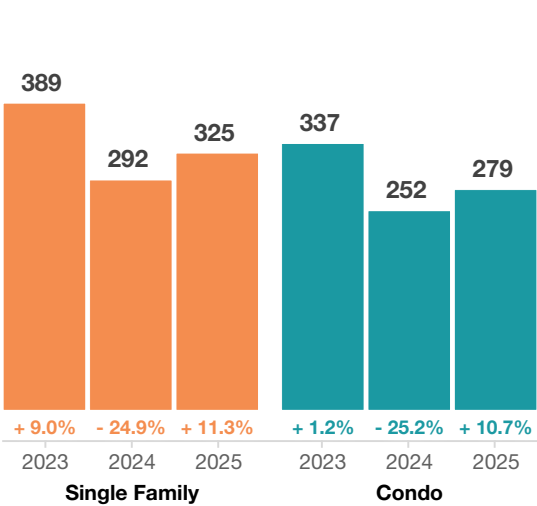
Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		456	417	- 8.6%	5,143	5,289	+ 2.8%
Total Sales		252	279	+ 10.7%	2,929	2,694	- 8.0%
Days on Market Until Sale		94	123	+ 30.9%	72	93	+ 29.2%
Median Closed Price		\$499,500	\$408,000	- 18.3%	\$502,000	\$460,000	- 8.4%
Average Closed Price		\$898,070	\$598,837	- 33.3%	\$823,254	\$757,709	- 8.0%
Percent of List Price Received		95.3%	93.5%	- 1.9%	95.6%	94.1%	- 1.6%
Pending Listings		319	341	+ 6.9%	3,730	3,231	- 13.4%
Inventory of Homes for Sale		2,178	2,474	+ 13.6%	—	—	—
Months Supply of Inventory		6.4	8.1	+ 26.6%	—	—	—

# Overall Closed Sales

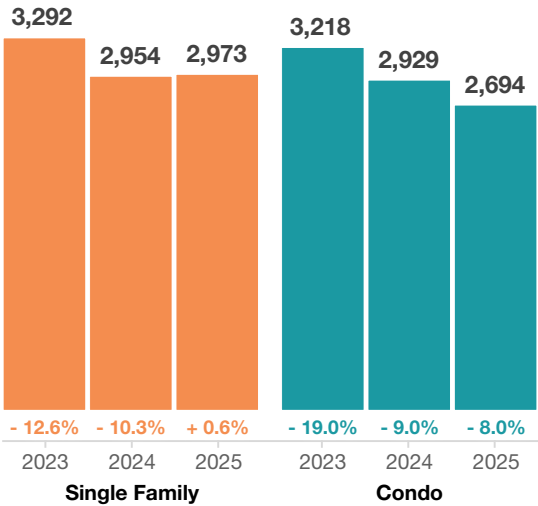
A count of the actual sales that closed in a given month.



## August

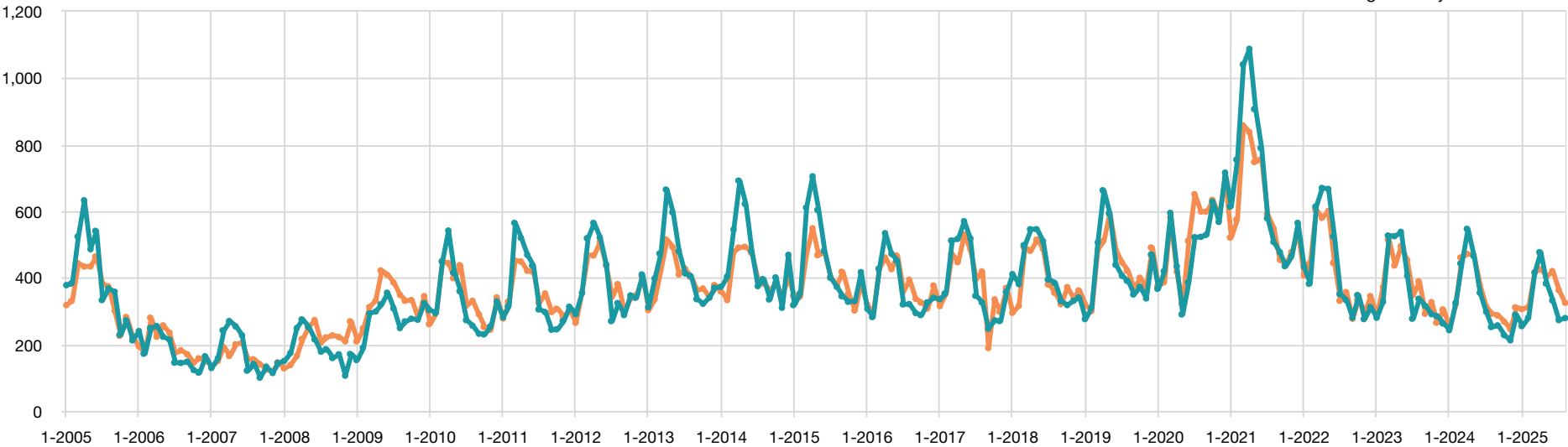


## Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2024	287	- 1.7%	257	- 18.7%
Oct-2024	269	- 17.7%	228	- 21.6%
Nov-2024	245	- 7.5%	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	363	+ 15.6%	273	- 8.4%
Aug-2025	325	+ 11.3%	279	+ 10.7%
12-Month Avg	340	- 1.4%	307	- 9.7%

## Historical Total Sales by Month

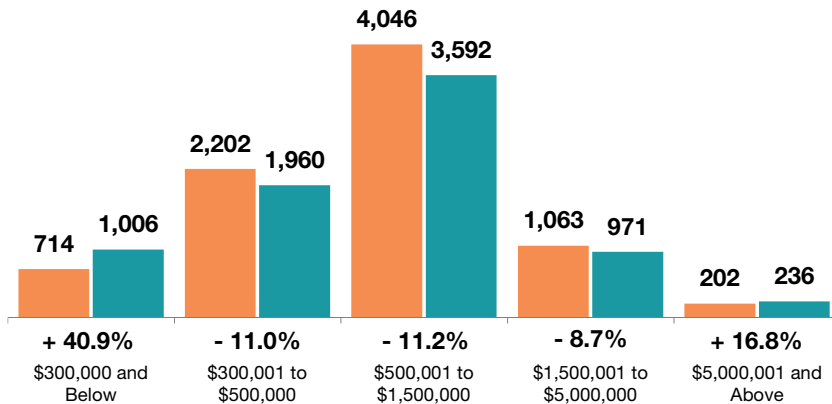


# Overall Closed Sales by Price Range

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

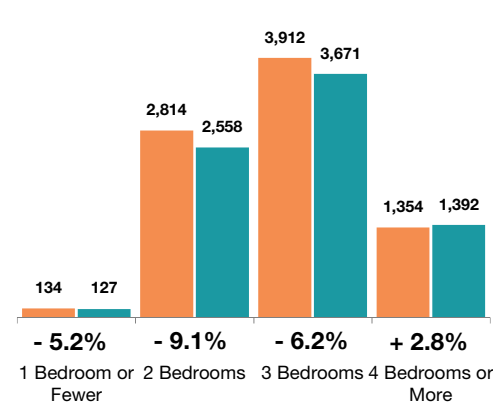
## By Price Range

8-2024 8-2025



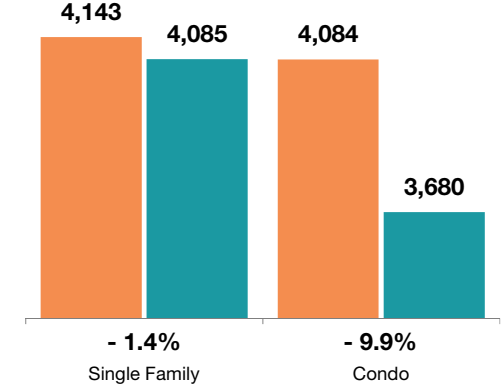
## By Bedroom Count

8-2024 8-2025



## By Property Type

8-2024 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$300,000 and Below	714	1,006	+ 40.9%
\$300,001 to \$500,000	2,202	1,960	- 11.0%
\$500,001 to \$1,500,000	4,046	3,592	- 11.2%
\$1,500,001 to \$5,000,000	1,063	971	- 8.7%
\$5,000,001 and Above	202	236	+ 16.8%
<b>All Price Ranges</b>	<b>8,227</b>	<b>7,765</b>	<b>- 5.6%</b>

## Single Family

	8-2024	8-2025	Change
1 Bedroom or Fewer	190	168	- 11.6%
2 Bedrooms	632	674	+ 6.6%
3 Bedrooms	2,504	2,387	- 4.7%
4 Bedrooms or More	656	662	+ 0.9%
<b>All Single Family</b>	<b>4,143</b>	<b>4,085</b>	<b>- 1.4%</b>

## Condo

	8-2024	8-2025	Change
1 Bedroom or Fewer	524	838	+ 59.9%
2 Bedrooms	1,570	1,286	- 18.1%
3 Bedrooms	1,542	1,205	- 21.9%
4 Bedrooms or More	407	309	- 24.1%
<b>All Condo</b>	<b>4,084</b>	<b>3,680</b>	<b>- 9.9%</b>

## By Bedroom Count

	8-2024	8-2025	Change
1 Bedroom or Fewer	134	127	- 5.2%
2 Bedrooms	2,814	2,558	- 9.1%
3 Bedrooms	3,912	3,671	- 6.2%
4 Bedrooms or More	1,354	1,392	+ 2.8%
<b>All Bedroom Counts</b>	<b>8,227</b>	<b>7,765</b>	<b>- 5.6%</b>

	8-2024	8-2025	Change
1 Bedroom or Fewer	27	32	+ 18.5%
2 Bedrooms	489	420	- 14.1%
3 Bedrooms	2,348	2,304	- 1.9%
4 Bedrooms or More	1,276	1,326	+ 3.9%
<b>All Single Family</b>	<b>4,143</b>	<b>4,085</b>	<b>- 1.4%</b>

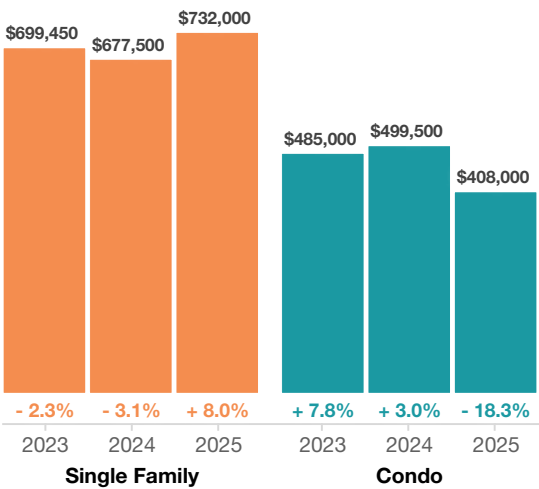
	8-2024	8-2025	Change
1 Bedroom or Fewer	107	95	- 11.2%
2 Bedrooms	2,325	2,138	- 8.0%
3 Bedrooms	1,564	1,367	- 12.6%
4 Bedrooms or More	78	66	- 15.4%
<b>All Condo</b>	<b>4,084</b>	<b>3,680</b>	<b>- 9.9%</b>

# Overall Median Closed Price

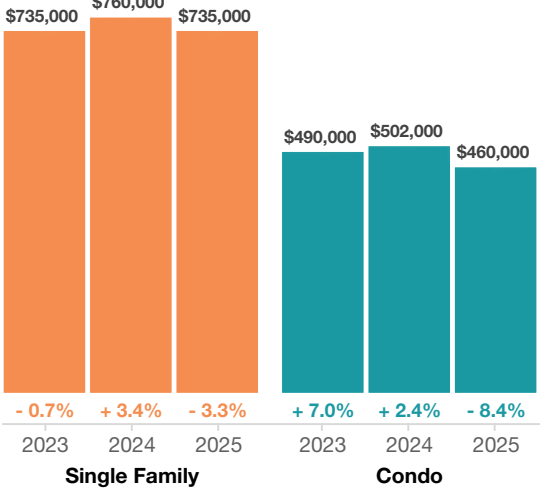
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## August



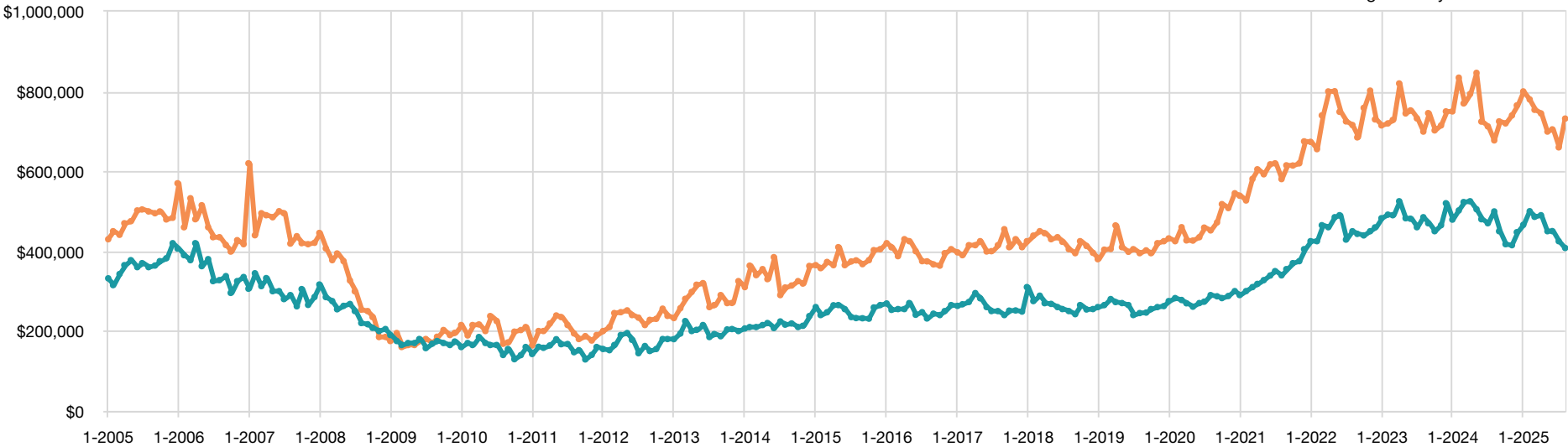
## Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2024	\$725,000	- 2.8%	\$450,000	- 4.3%
Oct-2024	\$720,000	+ 2.5%	\$417,500	- 7.2%
Nov-2024	\$740,000	+ 3.5%	\$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	\$660,000	- 7.4%	\$425,000	- 9.6%
Aug-2025	\$732,000	+ 8.0%	\$408,000	- 18.3%
12-Month Avg*	\$738,000	- 1.6%	\$450,000	- 9.5%

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

## Historical Median Closed Price by Month

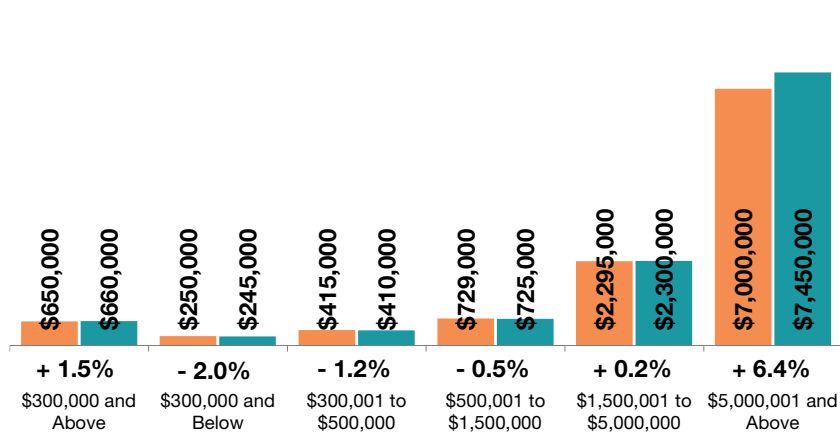


# Overall Median Closed Sales by Price Range

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

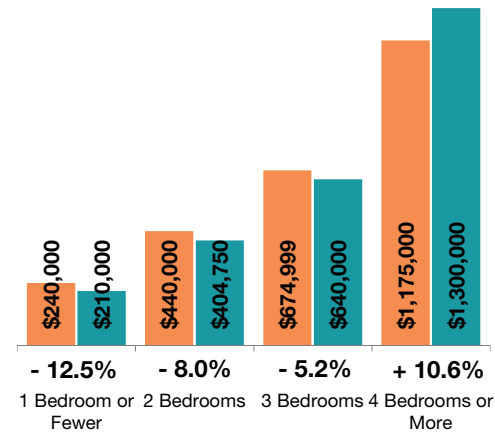
## By Price Range

8-2024 8-2025



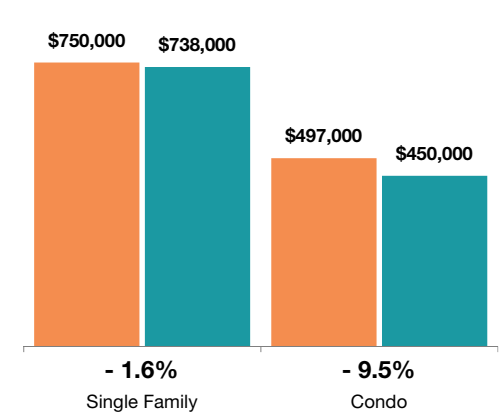
## By Bedroom Count

8-2024 8-2025



## By Property Type

8-2024 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$300,000 and Above	\$650,000	\$660,000	+ 1.5%
\$300,000 and Below	\$250,000	\$245,000	- 2.0%
\$300,001 to \$500,000	\$415,000	\$410,000	- 1.2%
\$500,001 to \$1,500,000	\$729,000	\$725,000	- 0.5%
\$1,500,001 to \$5,000,000	\$2,295,000	\$2,300,000	+ 0.2%
\$5,000,001 and Above	\$7,000,000	\$7,450,000	+ 6.4%
<b>All Price Ranges</b>	<b>\$610,000</b>	<b>\$600,000</b>	<b>- 1.6%</b>

## Single Family

8-2024	8-2025	Change
\$774,900	\$750,000	- 3.2%
\$190,000	\$194,000	+ 2.1%
\$439,950	\$439,450	- 0.1%
\$750,000	\$735,000	- 2.0%
\$2,300,000	\$2,372,500	+ 3.2%
\$7,250,000	\$8,100,000	+ 11.7%
<b>\$750,000</b>	<b>\$738,000</b>	<b>- 1.6%</b>

## Condo

	8-2024	8-2025	Change
	\$535,000	\$527,725	- 1.4%
	\$265,000	\$250,000	- 5.7%
	\$400,000	\$396,950	- 0.8%
	\$685,000	\$699,000	+ 2.0%
	\$2,270,000	\$2,200,000	- 3.1%
	\$6,095,000	\$6,500,000	+ 6.6%
	<b>\$497,000</b>	<b>\$450,000</b>	<b>- 9.5%</b>

### By Bedroom Count

	8-2024	8-2025	Change
1 Bedroom or Fewer	\$240,000	\$210,000	- 12.5%
2 Bedrooms	\$440,000	\$404,750	- 8.0%
3 Bedrooms	\$674,999	\$640,000	- 5.2%
4 Bedrooms or More	\$1,175,000	\$1,300,000	+ 10.6%
<b>All Bedroom Counts</b>	<b>\$610,000</b>	<b>\$600,000</b>	<b>- 1.6%</b>

8-2024	8-2025	Change	8-2024	8-2025	Change
\$155,000	\$130,850	- 15.6%	\$272,500	\$232,500	- 14.7%
\$480,000	\$485,000	+ 1.0%	\$433,000	\$390,000	- 9.9%
\$695,000	\$665,000	- 4.3%	\$622,500	\$590,000	- 5.2%
\$1,150,000	\$1,260,000	+ 9.6%	\$3,140,000	\$3,510,000	+ 11.8%
<b>\$750,000</b>	<b>\$738,000</b>	<b>- 1.6%</b>	<b>\$497,000</b>	<b>\$450,000</b>	<b>- 9.5%</b>

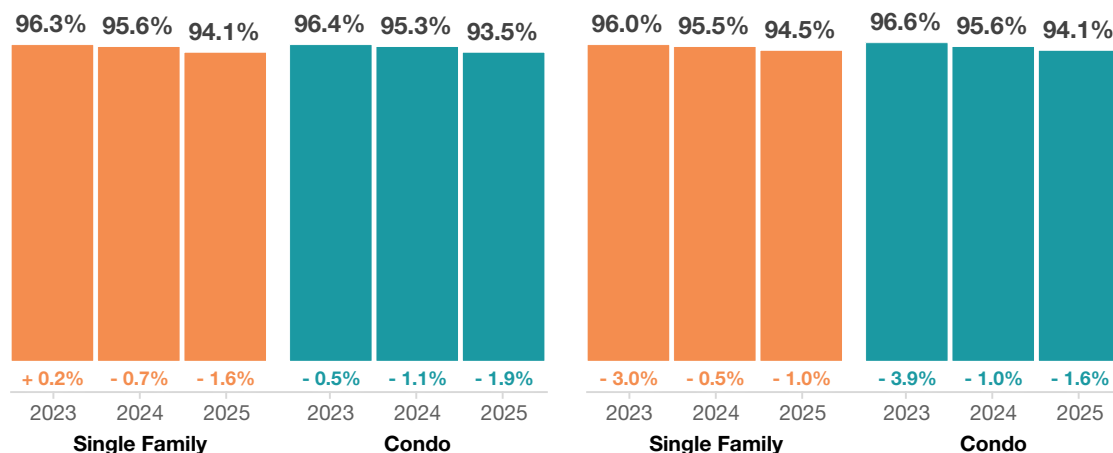


# Overall Percent of List Price Received

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.

## August

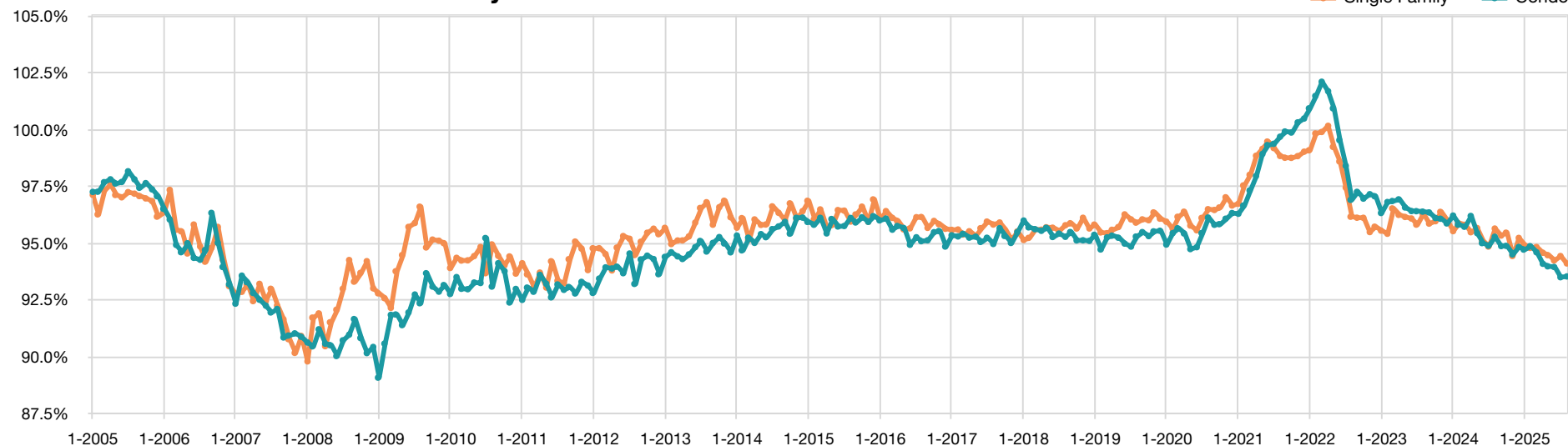
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2024	95.3%	- 0.5%	94.8%	- 1.6%
Oct-2024	95.4%	- 0.5%	94.9%	- 1.2%
Nov-2024	94.4%	- 2.1%	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	94.4%	- 0.4%	93.5%	- 1.5%
<b>Aug-2025</b>	<b>94.1%</b>	<b>- 1.6%</b>	<b>93.5%</b>	<b>- 1.9%</b>
12-Month Avg*	94.7%	- 1.0%	94.3%	- 1.5%

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

## Historical Percent of List Price Received by Month

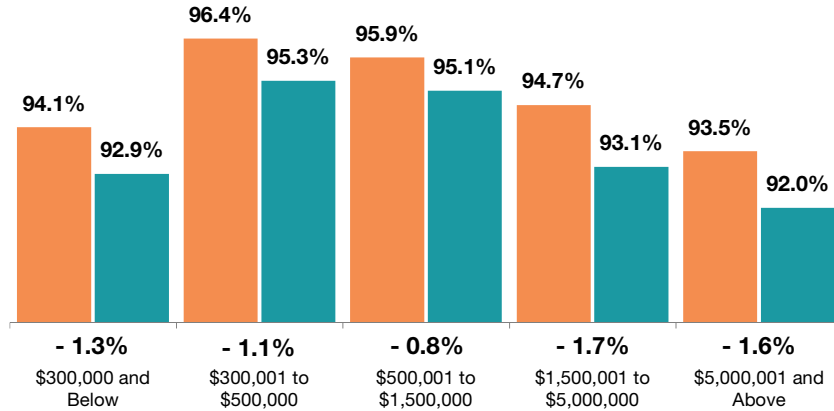


# Overall Percent of List Price Received by Price Range

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.**

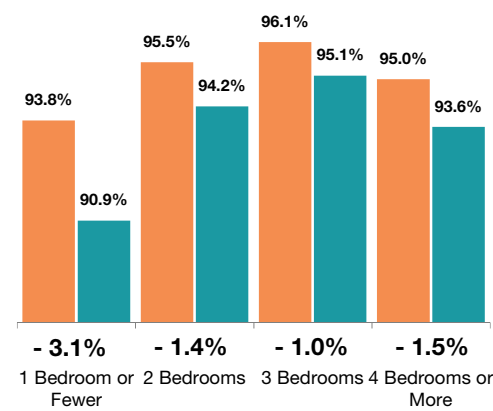
## By Price Range

8-2024 8-2025



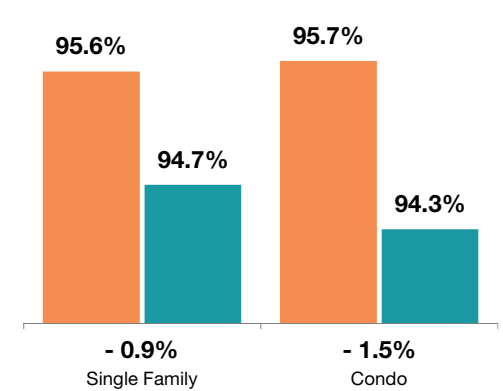
## By Bedroom Count

8-2024 8-2025



## By Property Type

8-2024 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$300,000 and Below	94.1%	92.9%	- 1.3%
\$300,001 to \$500,000	96.4%	95.3%	- 1.1%
\$500,001 to \$1,500,000	95.9%	95.1%	- 0.8%
\$1,500,001 to \$5,000,000	94.7%	93.1%	- 1.7%
\$5,000,001 and Above	93.5%	92.0%	- 1.6%
<b>All Price Ranges</b>	<b>95.7%</b>	<b>94.5%</b>	<b>- 1.3%</b>

## Single Family

	8-2024	8-2025	Change
\$300,000 and Below	92.6%	91.4%	- 1.3%
\$300,001 to \$500,000	97.1%	96.0%	- 1.1%
\$500,001 to \$1,500,000	96.0%	95.3%	- 0.7%
\$1,500,001 to \$5,000,000	94.4%	92.9%	- 1.6%
\$5,000,001 and Above	93.2%	91.7%	- 1.6%
<b>All Price Ranges</b>	<b>95.6%</b>	<b>94.7%</b>	<b>- 0.9%</b>

## Condo

	8-2024	8-2025	Change
\$300,000 and Below	94.6%	93.2%	- 1.5%
\$300,001 to \$500,000	96.1%	94.9%	- 1.2%
\$500,001 to \$1,500,000	95.9%	94.6%	- 1.4%
\$1,500,001 to \$5,000,000	95.1%	93.5%	- 1.7%
\$5,000,001 and Above	94.4%	93.1%	- 1.4%
<b>All Price Ranges</b>	<b>95.7%</b>	<b>94.3%</b>	<b>- 1.5%</b>

### By Bedroom Count

	8-2024	8-2025	Change
1 Bedroom or Fewer	93.8%	90.9%	- 3.1%
2 Bedrooms	95.5%	94.2%	- 1.4%
3 Bedrooms	96.1%	95.1%	- 1.0%
4 Bedrooms or More	95.0%	93.6%	- 1.5%
<b>All Bedroom Counts</b>	<b>95.7%</b>	<b>94.5%</b>	<b>- 1.3%</b>

	8-2024	8-2025	Change
\$300,000 and Below	91.2%	89.5%	- 1.9%
\$300,001 to \$500,000	94.7%	94.2%	- 0.5%
\$500,001 to \$1,500,000	96.2%	95.4%	- 0.8%
\$1,500,001 to \$5,000,000	95.0%	93.7%	- 1.4%
<b>All Price Ranges</b>	<b>95.6%</b>	<b>94.7%</b>	<b>- 0.9%</b>

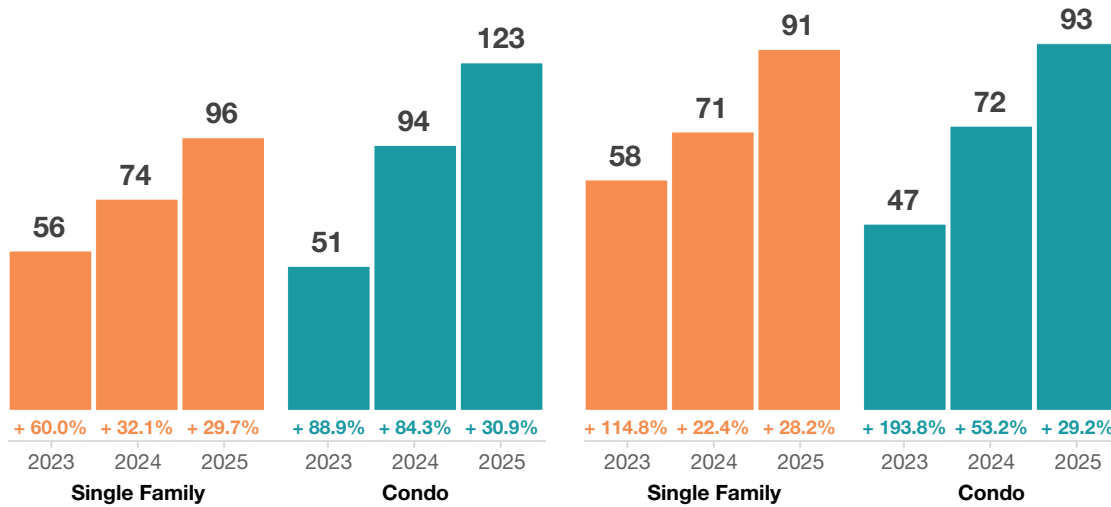
	8-2024	8-2025	Change
\$300,000 and Below	94.5%	91.4%	- 3.3%
\$300,001 to \$500,000	95.7%	94.3%	- 1.5%
\$500,001 to \$1,500,000	95.9%	94.6%	- 1.4%
\$1,500,001 to \$5,000,000	94.8%	92.6%	- 2.3%
<b>All Price Ranges</b>	<b>95.7%</b>	<b>94.3%</b>	<b>- 1.5%</b>

# 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.

## August

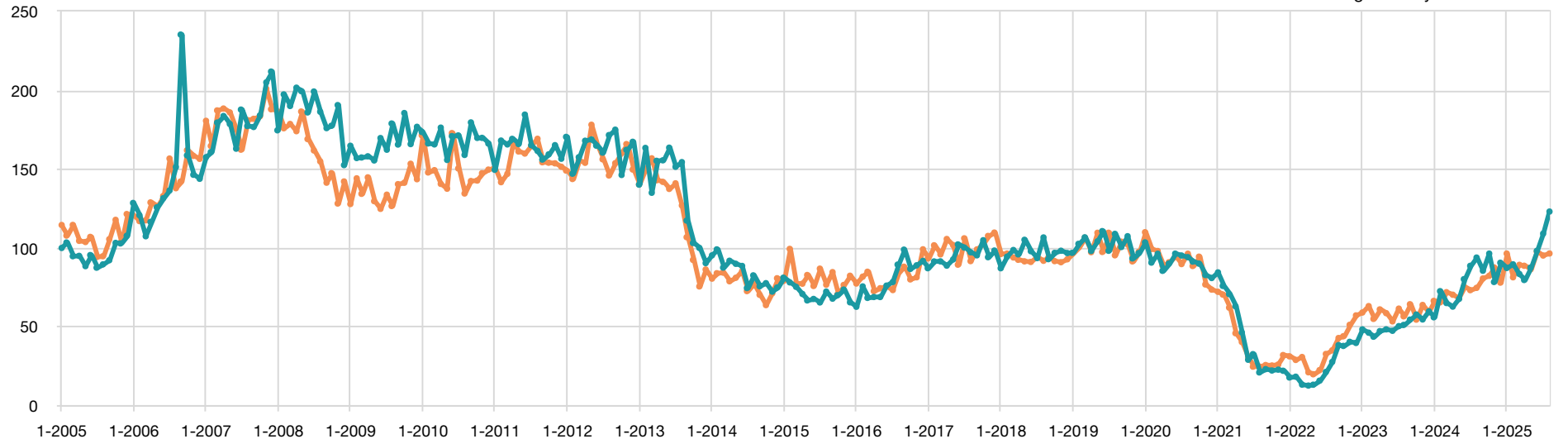
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	95	+ 30.1%	109	+ 23.9%
<b>Aug-2025</b>	<b>96</b>	<b>+ 29.7%</b>	<b>123</b>	<b>+ 30.9%</b>
12-Month Avg*	89	+ 31.3%	91	+ 35.8%

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

## Historical Days on Market Until Sale by Month

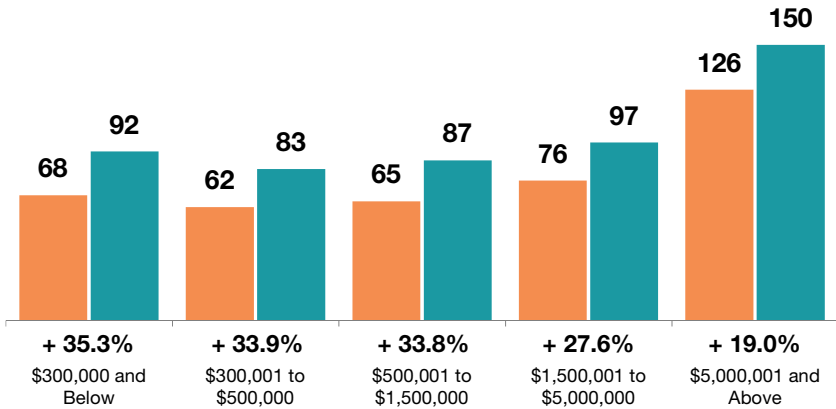


# Overall Days on Market Until Sale by Price Range

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

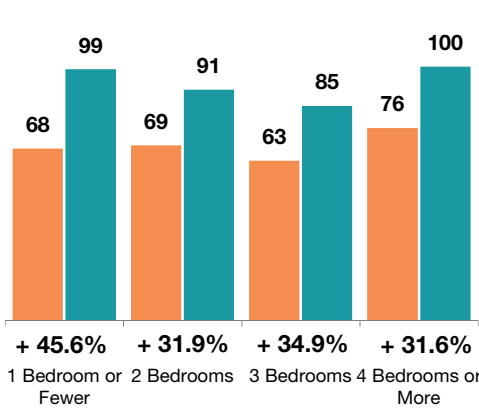
## By Price Range

8-2024 8-2025



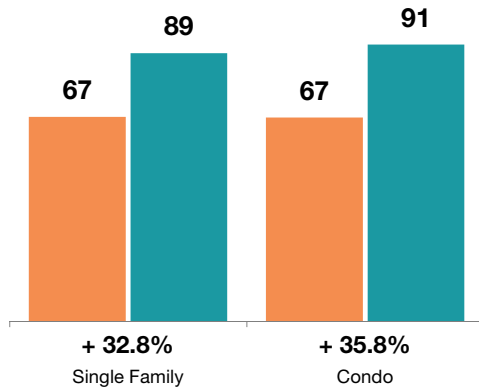
## By Bedroom Count

8-2024 8-2025



## By Property Type

8-2024 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$300,000 and Below	68	92	+ 35.3%
\$300,001 to \$500,000	62	83	+ 33.9%
\$500,001 to \$1,500,000	65	87	+ 33.8%
\$1,500,001 to \$5,000,000	76	97	+ 27.6%
\$5,000,001 and Above	126	150	+ 19.0%
All Price Ranges	67	90	+ 34.3%

## Single Family

	8-2024	8-2025	Change
	74	79	+ 6.8%
	56	70	+ 25.0%
	65	88	+ 35.4%
	74	91	+ 23.0%
	121	161	+ 33.1%
	67	89	+ 32.8%

## Condo

	8-2024	8-2025	Change
	66	95	+ 43.9%
	64	89	+ 39.1%
	65	86	+ 32.3%
	80	109	+ 36.3%
	145	102	- 29.7%
	67	91	+ 35.8%

### By Bedroom Count

	8-2024	8-2025	Change
1 Bedroom or Fewer	68	99	+ 45.6%
2 Bedrooms	69	91	+ 31.9%
3 Bedrooms	63	85	+ 34.9%
4 Bedrooms or More	76	100	+ 31.6%
All Bedroom Counts	67	90	+ 34.3%

	8-2024	8-2025	Change
	82	86	+ 4.9%
	72	84	+ 16.7%
	62	83	+ 33.9%
	76	100	+ 31.6%
	67	89	+ 32.8%

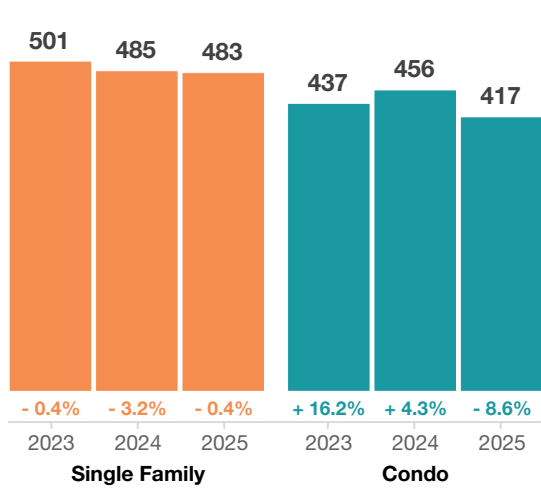
	8-2024	8-2025	Change
	64	104	+ 61.3%
	68	92	+ 35.0%
	65	88	+ 35.4%
	80	113	+ 40.8%
	67	91	+ 35.8%

# Overall New Listings

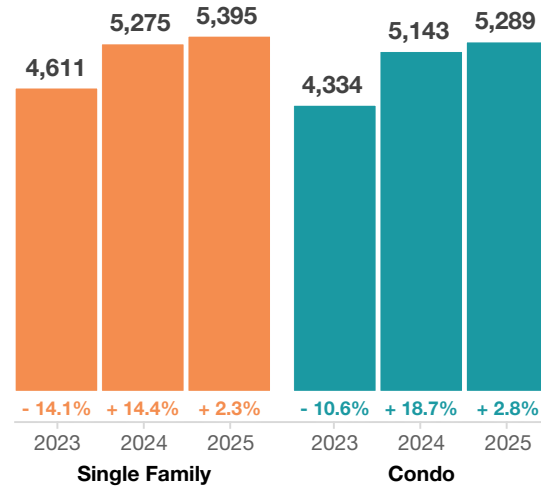
A count of the properties that have been newly listed on the market in a given month.



## August

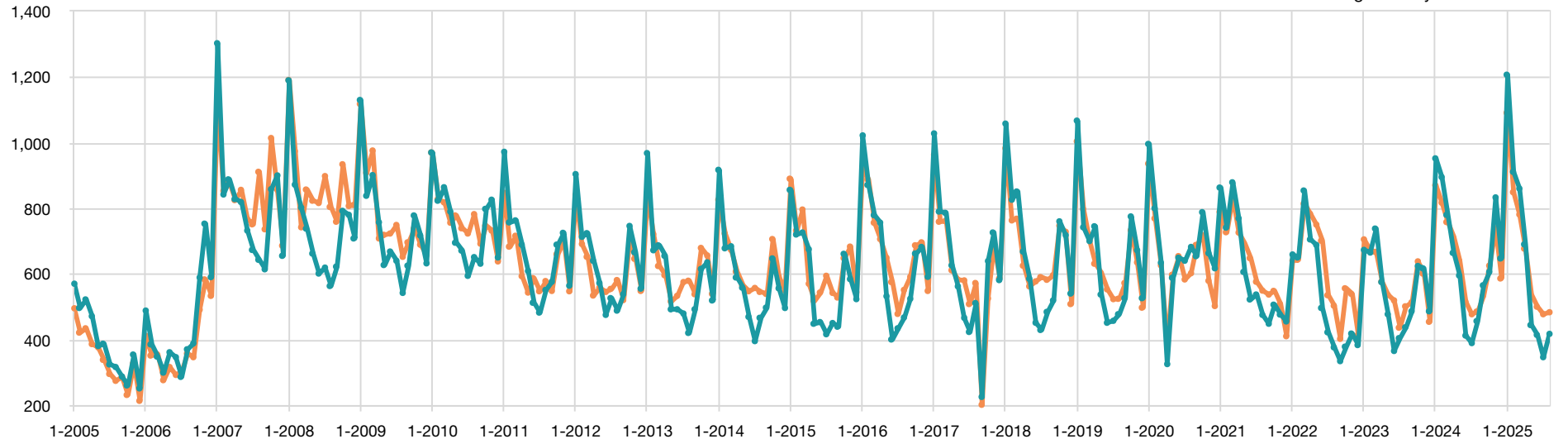


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2024	533	+ 3.9%	565	+ 16.3%
Oct-2024	625	- 2.0%	606	- 2.9%
Nov-2024	739	+ 23.0%	833	+ 35.0%
Dec-2024	586	+ 29.1%	647	+ 33.1%
Jan-2025	1,091	+ 25.4%	1,207	+ 26.8%
Feb-2025	849	+ 3.9%	911	+ 1.8%
Mar-2025	781	+ 3.0%	860	+ 10.3%
Apr-2025	677	- 5.0%	690	+ 3.9%
May-2025	537	- 16.1%	444	- 25.4%
Jun-2025	500	- 2.9%	414	+ 0.5%
Jul-2025	477	0.0%	346	- 11.1%
<b>Aug-2025</b>	<b>483</b>	<b>- 0.4%</b>	<b>417</b>	<b>- 8.6%</b>
12-Month Avg	657	+ 5.5%	662	+ 8.0%

## Historical New Listings by Month

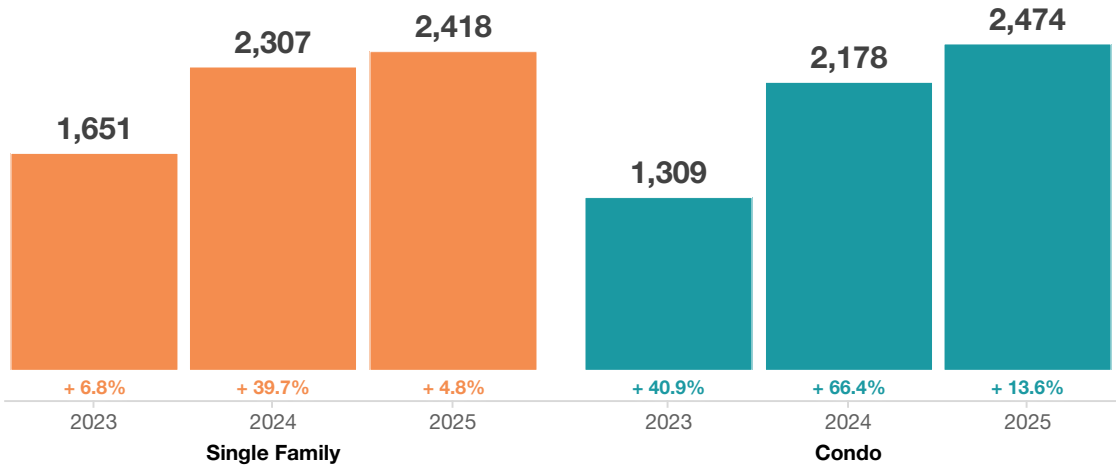


# Overall Inventory of Homes for Sale



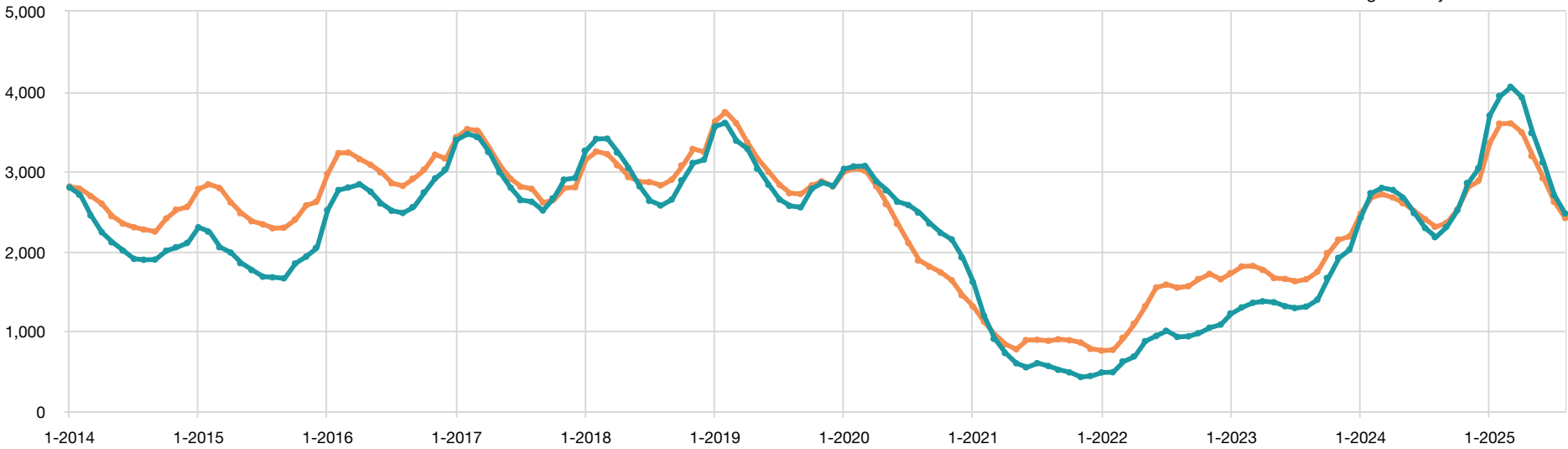
The number of properties available for sale in active status at the end of a given month.

## August



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2024	2,356	+ 35.0%	2,304	+ 65.2%
Oct-2024	2,524	+ 27.6%	2,513	+ 50.7%
Nov-2024	2,800	+ 30.4%	2,855	+ 48.8%
Dec-2024	2,882	+ 31.8%	3,042	+ 50.4%
Jan-2025	3,353	+ 35.7%	3,700	+ 52.9%
Feb-2025	3,598	+ 34.7%	3,945	+ 44.6%
Mar-2025	3,601	+ 32.7%	4,058	+ 45.2%
Apr-2025	3,488	+ 30.4%	3,927	+ 41.9%
May-2025	3,193	+ 22.7%	3,481	+ 30.3%
Jun-2025	2,914	+ 16.4%	3,113	+ 25.6%
Jul-2025	2,621	+ 9.2%	2,705	+ 18.0%
Aug-2025	2,418	+ 4.8%	2,474	+ 13.6%
12-Month Avg	2,979	+ 25.9%	3,176	+ 39.4%

## Historical Inventory of Homes for Sale by Month

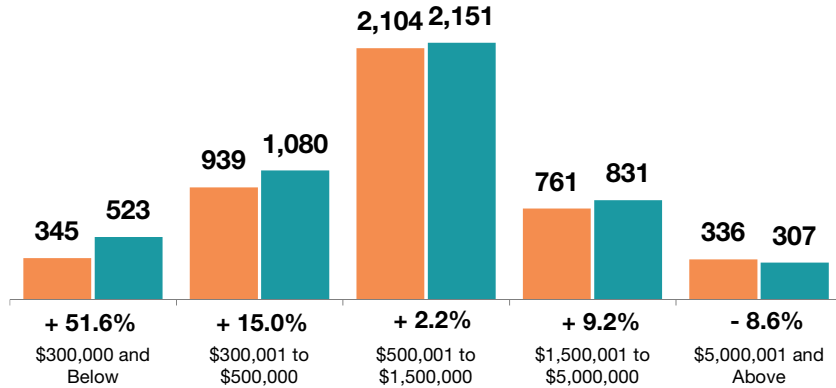


# Overall Inventory of Homes for Sale by Price Range

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

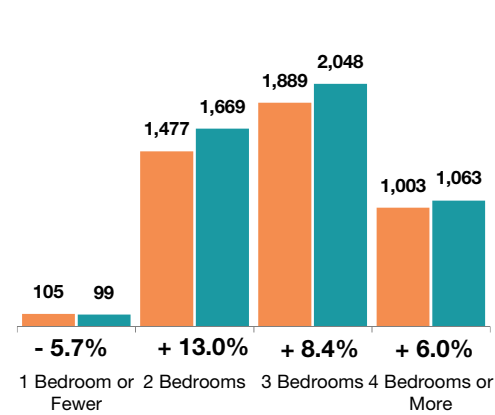
## By Price Range

8-2024 8-2025



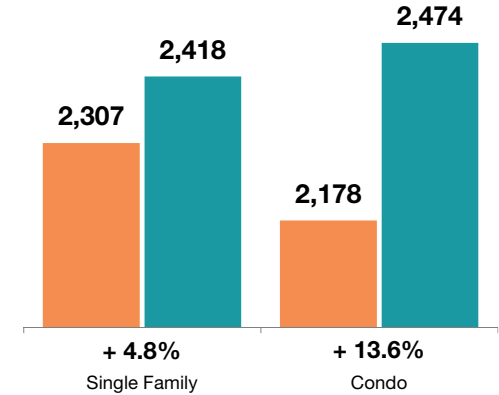
## By Bedroom Count

8-2024 8-2025



## By Property Type

8-2024 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$300,000 and Below	345	523	+ 51.6%
\$300,001 to \$500,000	939	1,080	+ 15.0%
\$500,001 to \$1,500,000	2,104	2,151	+ 2.2%
\$1,500,001 to \$5,000,000	761	831	+ 9.2%
\$5,000,001 and Above	336	307	- 8.6%
<b>All Price Ranges</b>	<b>4,485</b>	<b>4,892</b>	<b>+ 9.1%</b>

## Single Family

8-2024	8-2025	Change
89	113	+ 27.0%
161	217	+ 34.8%
1,292	1,318	+ 2.0%
491	521	+ 6.1%
274	249	- 9.1%
<b>2,307</b>	<b>2,418</b>	<b>+ 4.8%</b>

## Condo

	8-2024	8-2025	Change
	256	410	+ 60.2%
	778	863	+ 10.9%
	812	833	+ 2.6%
	270	310	+ 14.8%
	62	58	- 6.5%
	2,178	2,474	+ 13.6%

### By Bedroom Count

	8-2024	8-2025	Change
1 Bedroom or Fewer	105	99	- 5.7%
2 Bedrooms	1,477	1,669	+ 13.0%
3 Bedrooms	1,889	2,048	+ 8.4%
4 Bedrooms or More	1,003	1,063	+ 6.0%
<b>All Bedroom Counts</b>	<b>4,485</b>	<b>4,892</b>	<b>+ 9.1%</b>

8-2024	8-2025	Change
25	19	- 24.0%
218	260	+ 19.3%
1,117	1,145	+ 2.5%
943	991	+ 5.1%
<b>2,307</b>	<b>2,418</b>	<b>+ 4.8%</b>

	8-2024	8-2025	Change
	80	80	0.0%
	1,259	1,409	+ 11.9%
	772	903	+ 17.0%
	60	72	+ 20.0%
	<b>2,178</b>	<b>2,474</b>	<b>+ 13.6%</b>

# Listing and Sales Summary Report

## August 2025



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change	Aug-25	Aug-24	% Change
<b>Overall Naples Market*</b>	<b>\$588,500</b>	<b>\$595,000</b>	<b>-1.1%</b>	<b>604</b>	<b>544</b>	<b>+11.0%</b>	<b>4,892</b>	<b>4,485</b>	<b>+9.1%</b>	<b>109</b>	<b>83</b>	<b>+31.3%</b>
<b>Collier County</b>	<b>\$600,000</b>	<b>\$620,000</b>	<b>-3.2%</b>	<b>662</b>	<b>613</b>	<b>+8.0%</b>	<b>5,467</b>	<b>5,065</b>	<b>+7.9%</b>	<b>109</b>	<b>85</b>	<b>+28.2%</b>
Ave Maria	\$415,000	\$455,750	-8.9%	24	14	+71.4%	207	172	+20.3%	71	92	-22.8%
Central Naples	\$405,000	\$423,000	-4.3%	78	71	+9.9%	548	521	+5.2%	90	70	+28.6%
East Naples	\$607,500	\$585,000	+3.8%	158	142	+11.3%	1,214	1,038	+17.0%	102	78	+30.8%
Everglades City	--	--	--	0	0	--	11	12	-8.3%	--	--	--
Immokalee	\$309,450	\$373,900	-17.2%	4	8	-50.0%	10	28	-64.3%	69	28	+146.4%
Immokalee / Ave Maria	\$367,250	\$381,450	-3.7%	28	22	+27.3%	218	200	+9.0%	71	69	+2.9%
Naples	\$600,000	\$607,500	-1.2%	575	522	+10.2%	4,669	4,282	+9.0%	111	84	+32.1%
Naples Beach	\$1,250,000	\$1,537,500	-18.7%	97	102	-4.9%	1,099	1,048	+4.9%	150	116	+29.3%
North Naples	\$665,000	\$755,000	-11.9%	149	133	+12.0%	1,008	943	+6.9%	105	76	+38.2%
South Naples	\$412,500	\$447,892	-7.9%	94	74	+27.0%	805	735	+9.5%	109	79	+38.0%
34102	\$1,962,500	\$2,450,650	-19.9%	39	31	+25.8%	365	363	+0.6%	162	119	+36.1%
34103	\$750,000	\$1,700,000	-55.9%	27	32	-15.6%	332	287	+15.7%	136	107	+27.1%
34104	\$416,000	\$387,500	+7.4%	38	34	+11.8%	246	229	+7.4%	90	88	+2.3%
34105	\$360,000	\$529,000	-31.9%	25	20	+25.0%	216	208	+3.8%	102	49	+108.2%
34108	\$1,250,000	\$835,000	+49.7%	31	39	-20.5%	402	398	+1.0%	147	121	+21.5%
34109	\$625,000	\$565,000	+10.6%	33	31	+6.5%	247	236	+4.7%	106	64	+65.6%
34110	\$695,000	\$855,000	-18.7%	53	42	+26.2%	351	343	+2.3%	120	88	+36.4%
34112	\$295,000	\$425,000	-30.6%	55	39	+41.0%	445	396	+12.4%	90	74	+21.6%
34113	\$615,900	\$517,000	+19.1%	39	35	+11.4%	360	339	+6.2%	137	85	+61.2%
34114	\$580,000	\$615,000	-5.7%	62	51	+21.6%	504	448	+12.5%	123	104	+18.3%
34116	\$415,000	\$465,000	-10.8%	15	17	-11.8%	86	84	+2.4%	70	59	+18.6%
34117	\$670,000	\$575,000	+16.5%	27	16	+68.8%	167	125	+33.6%	72	47	+53.2%
34119	\$695,000	\$745,000	-6.7%	63	60	+5.0%	410	364	+12.6%	92	74	+24.3%
34120	\$585,000	\$579,000	+1.0%	69	75	-8.0%	540	464	+16.4%	94	67	+40.3%
34137	--	--	--	0	0	--	3	1	+200.0%	--	--	--
34142	\$367,250	\$381,450	-3.7%	28	22	+27.3%	218	200	+9.0%	71	69	+2.9%

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

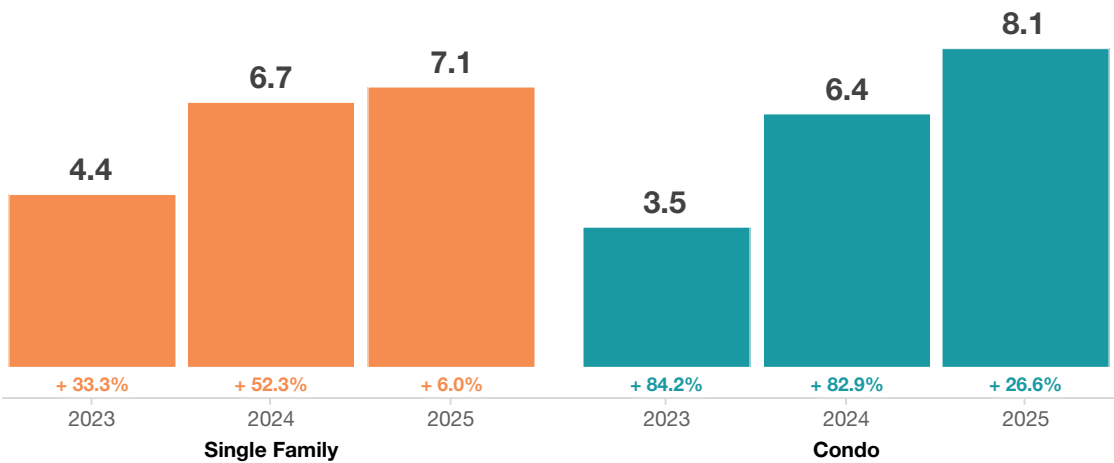


# Months Supply of Inventory

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.



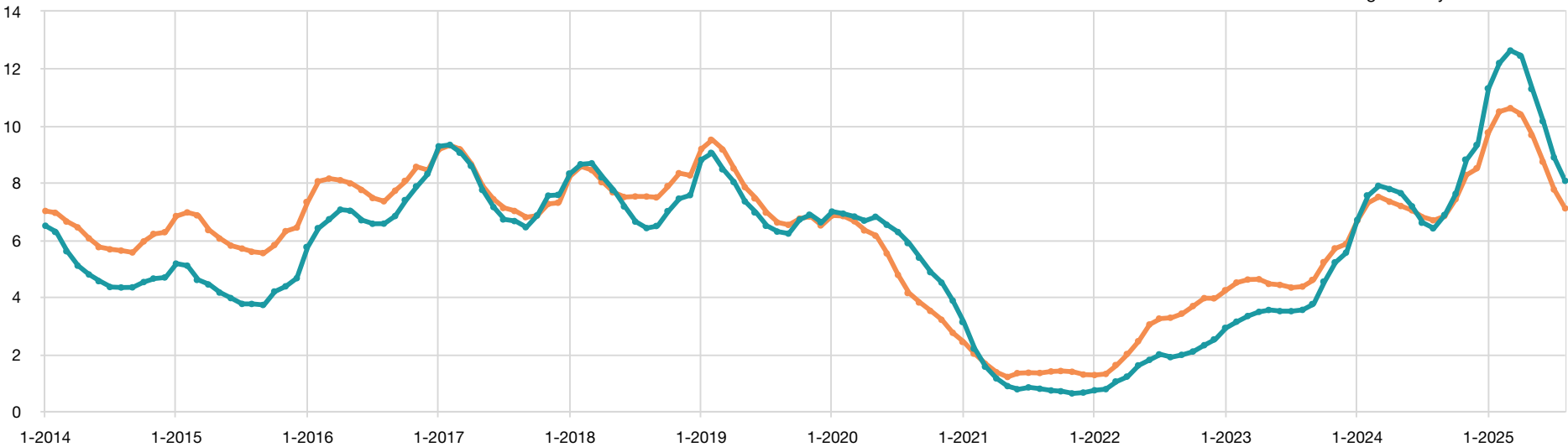
## August



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2024	6.8	+ 47.8%	6.9	+ 86.5%
Oct-2024	7.4	+ 42.3%	7.6	+ 68.9%
Nov-2024	8.3	+ 45.6%	8.8	+ 69.2%
Dec-2024	8.5	+ 44.1%	9.3	+ 69.1%
Jan-2025	9.8	+ 46.3%	11.3	+ 68.7%
Feb-2025	10.5	+ 43.8%	12.2	+ 60.5%
Mar-2025	10.6	+ 41.3%	12.6	+ 59.5%
Apr-2025	10.4	+ 42.5%	12.5	+ 60.3%
May-2025	9.7	+ 34.7%	11.3	+ 48.7%
Jun-2025	8.7	+ 24.3%	10.2	+ 41.7%
Jul-2025	7.8	+ 14.7%	8.9	+ 34.8%
Aug-2025	7.1	+ 6.0%	8.1	+ 26.6%
12-Month Avg*	8.8	+ 35.6%	10.0	+ 55.8%

\* Months Supply for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month

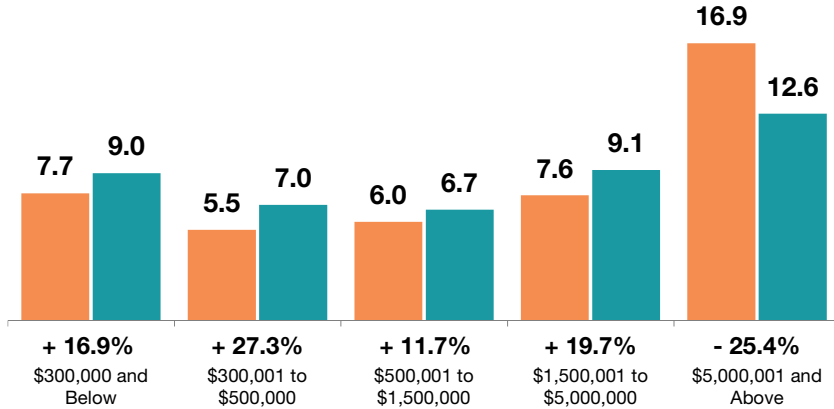


# Months Supply of Inventory

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.**

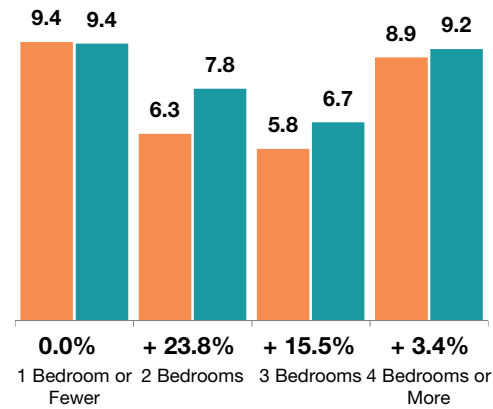
## By Price Range

8-2024 8-2025



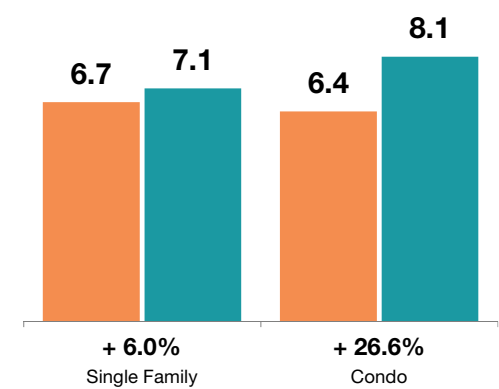
## By Bedroom Count

8-2024 8-2025



## By Property Type

8-2024 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$300,000 and Below	7.7	9.0	+ 16.9%
\$300,001 to \$500,000	5.5	7.0	+ 27.3%
\$500,001 to \$1,500,000	6.0	6.7	+ 11.7%
\$1,500,001 to \$5,000,000	7.6	9.1	+ 19.7%
\$5,000,001 and Above	16.9	12.6	- 25.4%
<b>All Price Ranges</b>	<b>6.5</b>	<b>7.6</b>	<b>+ 16.9%</b>

## Single Family

	8-2024	8-2025	Change
1 Bedroom or Fewer	6.0	8.9	+ 48.3%
2 Bedrooms	3.8	5.1	+ 34.2%
3 Bedrooms	6.2	6.5	+ 4.8%
4 Bedrooms or More	7.8	8.4	+ 7.7%
<b>All Single Family</b>	<b>17.8</b>	<b>12.6</b>	<b>- 29.2%</b>
<b>All Single Family</b>	<b>6.7</b>	<b>7.1</b>	<b>+ 6.0%</b>

## Condo

	8-2024	8-2025	Change
1 Bedroom or Fewer	8.6	9.0	+ 4.7%
2 Bedrooms	6.1	7.7	+ 26.2%
3 Bedrooms	5.8	7.2	+ 24.1%
4 Bedrooms or More	7.3	10.7	+ 46.6%
<b>All Condo</b>	<b>12.6</b>	<b>12.4</b>	<b>- 1.6%</b>
<b>All Condo</b>	<b>6.4</b>	<b>8.1</b>	<b>+ 26.6%</b>

### By Bedroom Count

	8-2024	8-2025	Change
1 Bedroom or Fewer	9.4	9.4	0.0%
2 Bedrooms	6.3	7.8	+ 23.8%
3 Bedrooms	5.8	6.7	+ 15.5%
4 Bedrooms or More	8.9	9.2	+ 3.4%
<b>All Bedroom Counts</b>	<b>6.5</b>	<b>7.6</b>	<b>+ 16.9%</b>

	8-2024	8-2025	Change
1 Bedroom or Fewer	10.2	5.9	- 42.2%
2 Bedrooms	5.3	7.4	+ 39.6%
3 Bedrooms	5.7	6.0	+ 5.3%
4 Bedrooms or More	8.9	9.0	+ 1.1%
<b>All Single Family</b>	<b>6.7</b>	<b>7.1</b>	<b>+ 6.0%</b>

	8-2024	8-2025	Change
1 Bedroom or Fewer	9.0	10.1	+ 12.2%
2 Bedrooms	6.5	7.9	+ 21.5%
3 Bedrooms	5.9	7.9	+ 33.9%
4 Bedrooms or More	9.2	13.1	+ 42.4%
<b>All Condo</b>	<b>6.4</b>	<b>8.1</b>	<b>+ 26.6%</b>

# Local Market Update – August 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## Naples Beach

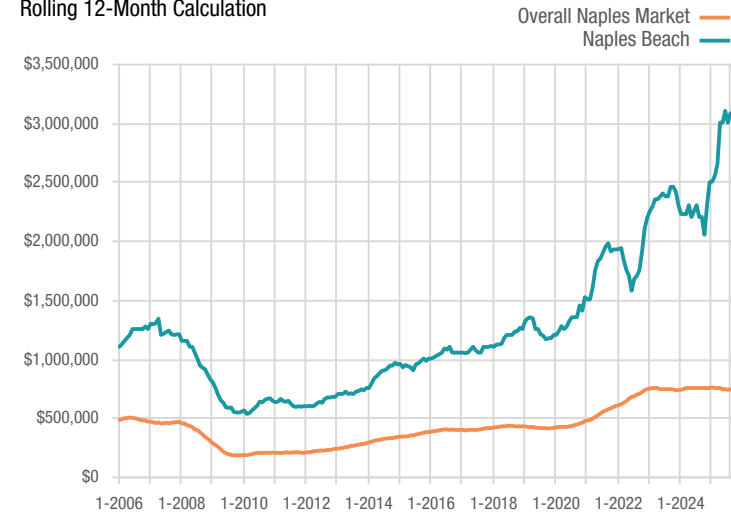
34102, 34103, 34108

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	55	55	0.0%	721	788	+ 9.3%
Total Sales	41	36	- 12.2%	313	379	+ 21.1%
Days on Market Until Sale	122	130	+ 6.6%	114	138	+ 21.1%
Median Closed Price*	\$1,375,000	\$2,250,000	+ 63.6%	\$2,300,000	\$3,100,000	+ 34.8%
Average Closed Price*	\$2,651,829	\$3,986,875	+ 50.3%	\$4,263,977	\$5,466,524	+ 28.2%
Percent of List Price Received*	92.6%	92.6%	0.0%	92.6%	91.7%	- 1.0%
Inventory of Homes for Sale	475	450	- 5.3%	—	—	—
Months Supply of Inventory	13.9	11.3	- 18.7%	—	—	—

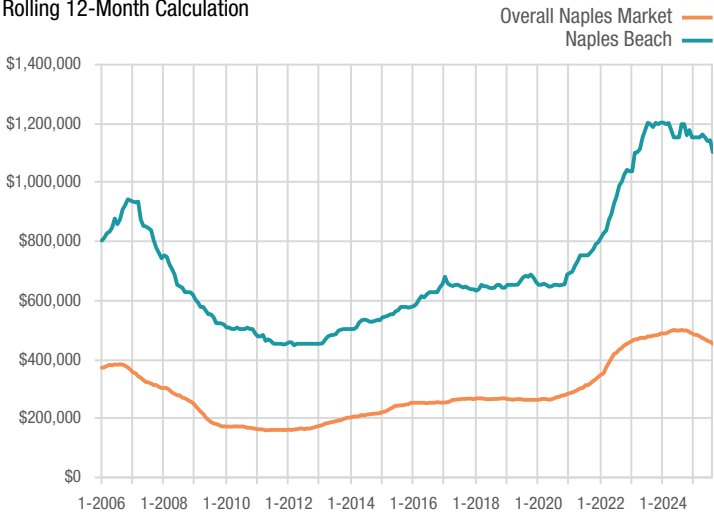
Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	83	81	- 2.4%	1,203	1,295	+ 7.6%
Total Sales	61	61	0.0%	679	627	- 7.7%
Days on Market Until Sale	111	162	+ 45.9%	92	105	+ 14.1%
Median Closed Price*	\$1,820,000	\$750,000	- 58.8%	\$1,195,000	\$1,135,000	- 5.0%
Average Closed Price*	\$2,017,613	\$1,163,421	- 42.3%	\$1,695,711	\$1,627,551	- 4.0%
Percent of List Price Received*	94.8%	91.8%	- 3.2%	94.0%	92.5%	- 1.6%
Inventory of Homes for Sale	573	649	+ 13.3%	—	—	—
Months Supply of Inventory	7.6	9.7	+ 27.6%	—	—	—

\* 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.

# Local Market Update – August 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## North Naples

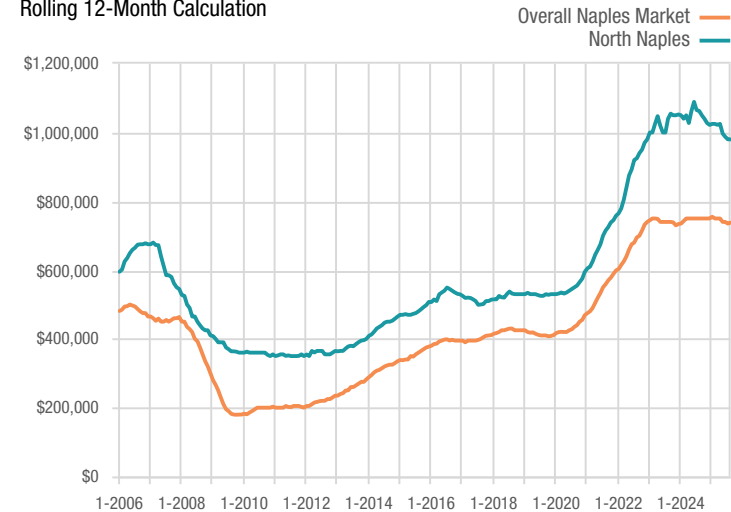
34109, 34110, 34119

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	101	99	- 2.0%	1,139	1,085	- 4.7%
Total Sales	62	73	+ 17.7%	629	618	- 1.7%
Days on Market Until Sale	73	95	+ 30.1%	58	85	+ 46.6%
Median Closed Price*	\$965,000	\$950,000	- 1.6%	\$1,050,000	\$975,000	- 7.1%
Average Closed Price*	\$1,293,054	\$1,296,561	+ 0.3%	\$1,530,658	\$1,462,332	- 4.5%
Percent of List Price Received*	95.5%	94.2%	- 1.4%	95.1%	94.2%	- 0.9%
Inventory of Homes for Sale	429	419	- 2.3%	—	—	—
Months Supply of Inventory	5.6	5.7	+ 1.8%	—	—	—

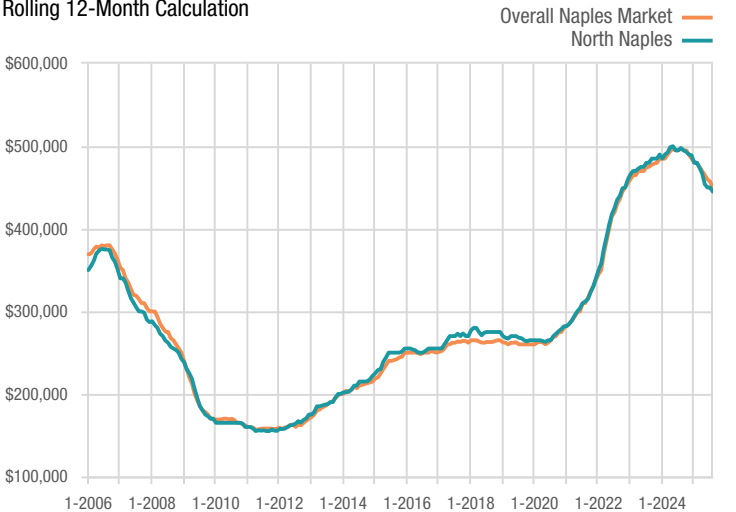
Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	137	99	- 27.7%	1,328	1,316	- 0.9%
Total Sales	71	76	+ 7.0%	811	713	- 12.1%
Days on Market Until Sale	78	115	+ 47.4%	63	90	+ 42.9%
Median Closed Price*	\$540,000	\$427,500	- 20.8%	\$507,000	\$450,000	- 11.2%
Average Closed Price*	\$728,623	\$572,445	- 21.4%	\$699,931	\$624,188	- 10.8%
Percent of List Price Received*	95.1%	93.0%	- 2.2%	96.0%	94.7%	- 1.4%
Inventory of Homes for Sale	514	589	+ 14.6%	—	—	—
Months Supply of Inventory	5.4	7.2	+ 33.3%	—	—	—

\* 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.

Central Naples

34104, 34105, 34116

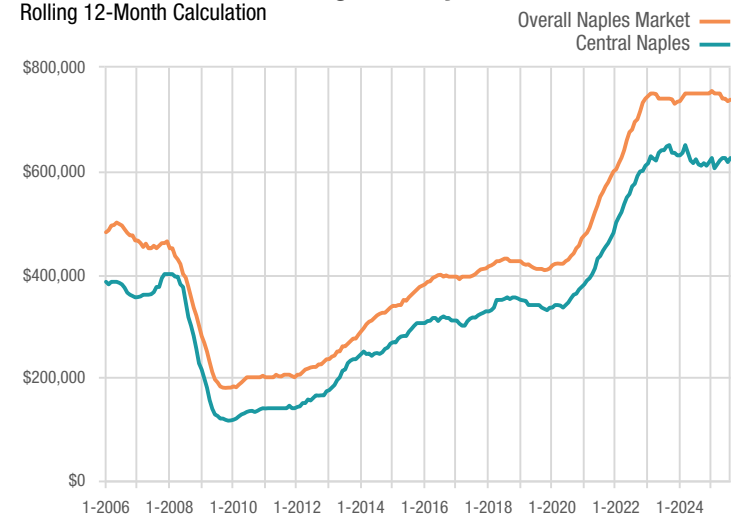
Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	61	50	- 18.0%	585	599	+ 2.4%
Total Sales	38	39	+ 2.6%	377	370	- 1.9%
Days on Market Until Sale	66	78	+ 18.2%	63	75	+ 19.0%
Median Closed Price*	\$492,500	\$619,000	+ 25.7%	\$620,000	\$625,000	+ 0.8%
Average Closed Price*	\$725,341	\$759,679	+ 4.7%	\$1,127,866	\$994,576	- 11.8%
Percent of List Price Received*	97.5%	93.8%	- 3.8%	95.8%	95.3%	- 0.5%
Inventory of Homes for Sale	228	222	- 2.6%	—	—	—
Months Supply of Inventory	5.2	5.3	+ 1.9%	—	—	—

Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	74	52	- 29.7%	753	713	- 5.3%
Total Sales	33	39	+ 18.2%	408	387	- 5.1%
Days on Market Until Sale	74	102	+ 37.8%	54	77	+ 42.6%
Median Closed Price*	\$342,500	\$282,000	- 17.7%	\$355,000	\$305,000	- 14.1%
Average Closed Price*	\$354,323	\$298,779	- 15.7%	\$439,052	\$376,897	- 14.2%
Percent of List Price Received*	95.9%	92.8%	- 3.2%	95.7%	94.4%	- 1.4%
Inventory of Homes for Sale	293	326	+ 11.3%	—	—	—
Months Supply of Inventory	6.2	7.2	+ 16.1%	—	—	—

\* 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.

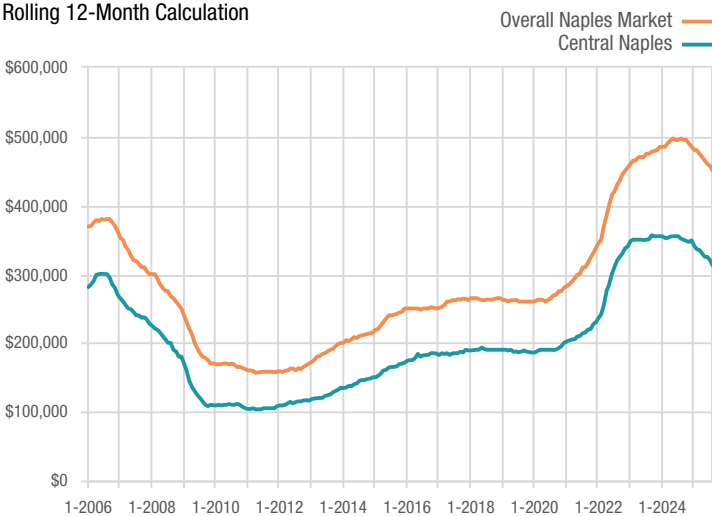
Median Closed Price - Single Family

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.

South Naples

34112, 34113

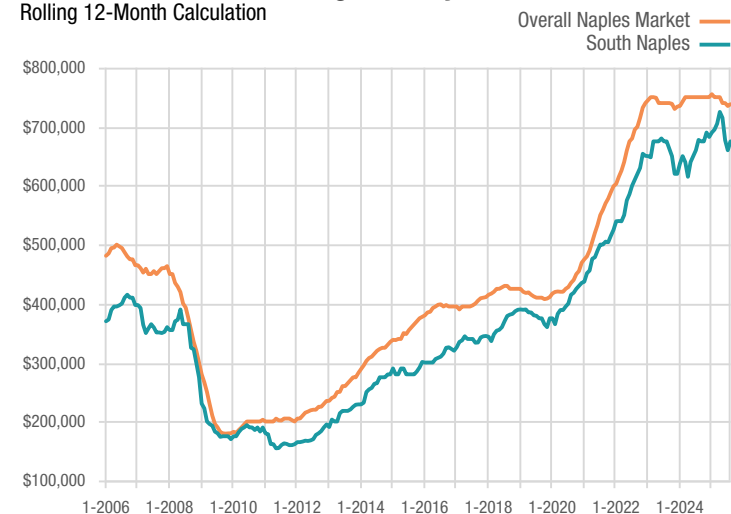
Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	51	42	- 17.6%	652	678	+ 4.0%
Total Sales	26	34	+ 30.8%	355	354	- 0.3%
Days on Market Until Sale	57	111	+ 94.7%	64	84	+ 31.3%
Median Closed Price*	\$640,000	\$715,000	+ 11.7%	\$719,000	\$680,000	- 5.4%
Average Closed Price*	\$991,038	\$899,303	- 9.3%	\$1,051,921	\$986,257	- 6.2%
Percent of List Price Received*	94.2%	92.3%	- 2.0%	94.7%	93.2%	- 1.6%
Inventory of Homes for Sale	271	292	+ 7.7%	—	—	—
Months Supply of Inventory	6.6	7.4	+ 12.1%	—	—	—

Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	87	90	+ 3.4%	1,127	1,177	+ 4.4%
Total Sales	48	60	+ 25.0%	614	596	- 2.9%
Days on Market Until Sale	91	108	+ 18.7%	68	91	+ 33.8%
Median Closed Price*	\$419,500	\$300,000	- 28.5%	\$425,000	\$397,500	- 6.5%
Average Closed Price*	\$429,341	\$378,743	- 11.8%	\$482,396	\$445,229	- 7.7%
Percent of List Price Received*	95.0%	95.2%	+ 0.2%	96.1%	94.4%	- 1.8%
Inventory of Homes for Sale	464	513	+ 10.6%	—	—	—
Months Supply of Inventory	6.4	7.5	+ 17.2%	—	—	—

\* 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.

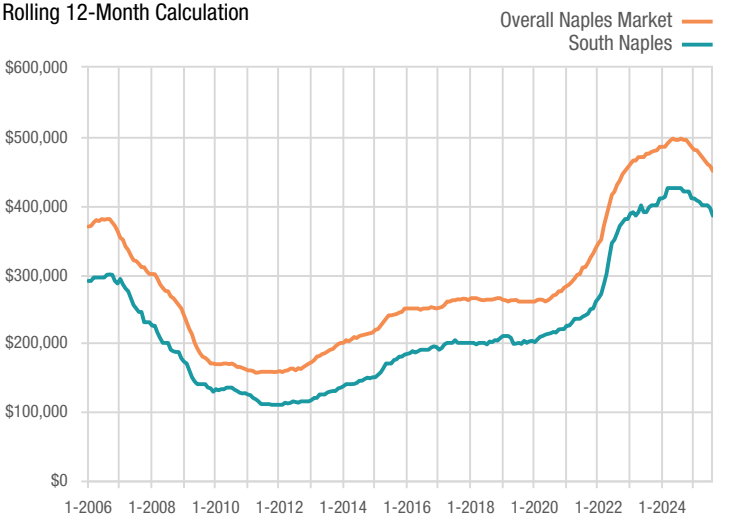
Median Closed Price - Single Family

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 – August 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## East Naples

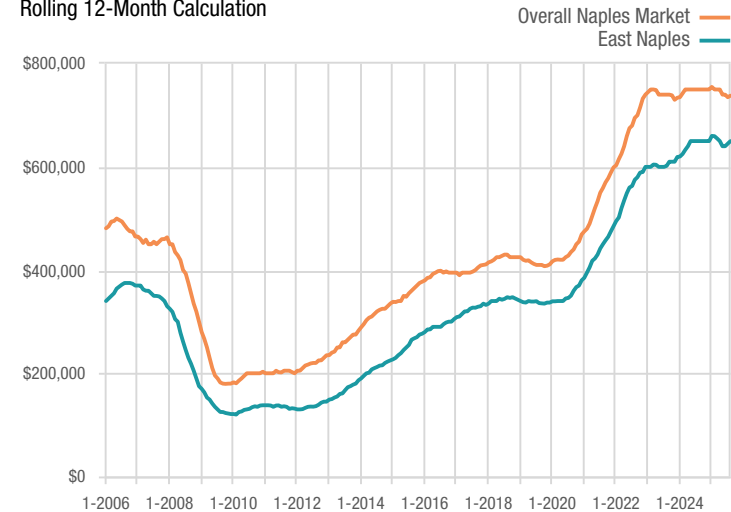
34114, 34117, 34120, 34137

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	178	202	+ 13.5%	1,886	1,901	+ 0.8%
Total Sales	107	123	+ 15.0%	1,122	1,064	- 5.2%
Days on Market Until Sale	67	94	+ 40.3%	68	87	+ 27.9%
Median Closed Price*	\$625,000	\$652,000	+ 4.3%	\$650,000	\$649,900	- 0.0%
Average Closed Price*	\$717,857	\$766,444	+ 6.8%	\$810,426	\$788,920	- 2.7%
Percent of List Price Received*	96.4%	94.9%	- 1.6%	96.4%	95.7%	- 0.7%
Inventory of Homes for Sale	761	875	+ 15.0%	—	—	—
Months Supply of Inventory	5.8	7.1	+ 22.4%	—	—	—

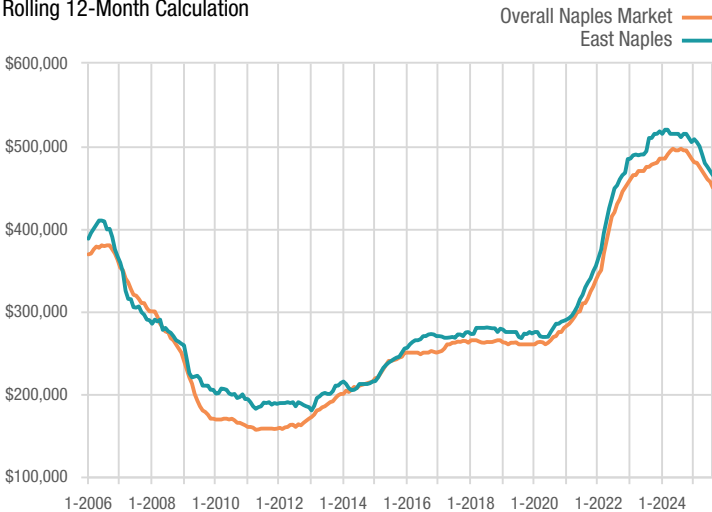
Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	57	77	+ 35.1%	630	666	+ 5.7%
Total Sales	35	35	0.0%	369	303	- 17.9%
Days on Market Until Sale	114	128	+ 12.3%	78	99	+ 26.9%
Median Closed Price*	\$499,000	\$425,000	- 14.8%	\$512,000	\$460,000	- 10.2%
Average Closed Price*	\$504,814	\$449,430	- 11.0%	\$544,128	\$476,230	- 12.5%
Percent of List Price Received*	96.2%	95.3%	- 0.9%	96.5%	95.2%	- 1.3%
Inventory of Homes for Sale	277	339	+ 22.4%	—	—	—
Months Supply of Inventory	6.2	9.3	+ 50.0%	—	—	—

\* 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.

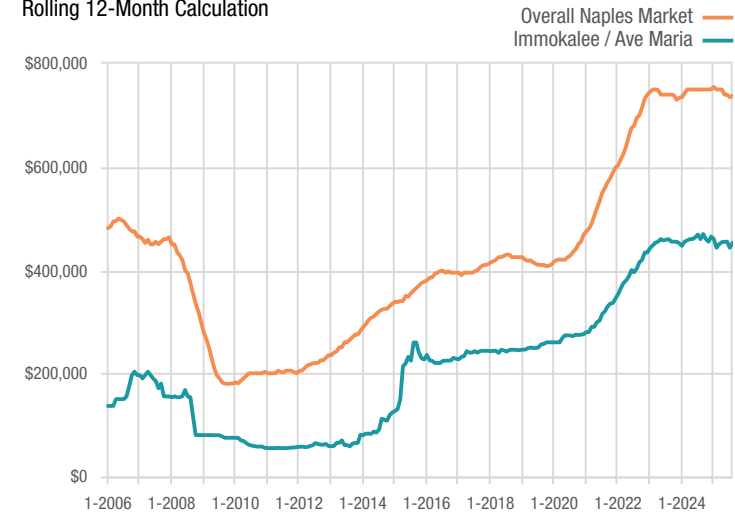
Immokalee / Ave Maria

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	39	35	- 10.3%	292	344	+ 17.8%
Total Sales	18	20	+ 11.1%	158	188	+ 19.0%
Days on Market Until Sale	60	63	+ 5.0%	81	86	+ 6.2%
Median Closed Price*	\$403,950	\$420,000	+ 4.0%	\$472,500	\$460,000	- 2.6%
Average Closed Price*	\$444,950	\$460,890	+ 3.6%	\$491,308	\$486,298	- 1.0%
Percent of List Price Received*	96.3%	95.1%	- 1.2%	96.7%	95.4%	- 1.3%
Inventory of Homes for Sale	143	160	+ 11.9%	—	—	—
Months Supply of Inventory	7.4	7.4	0.0%	—	—	—

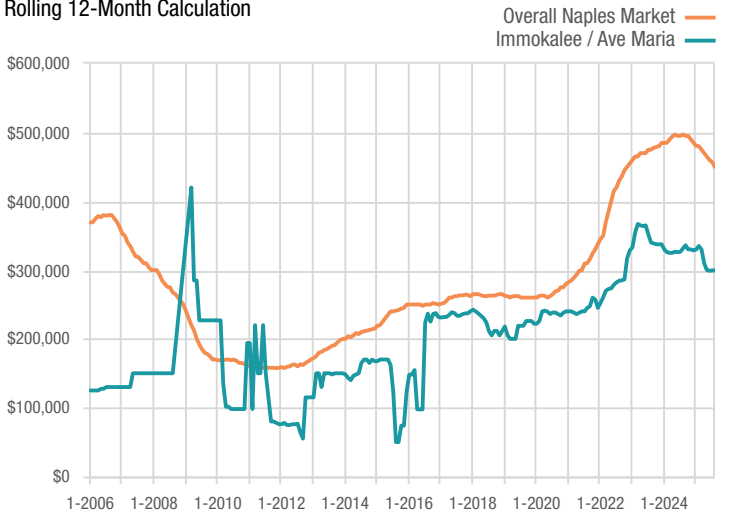
Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	18	18	0.0%	102	122	+ 19.6%
Total Sales	4	8	+ 100.0%	48	68	+ 41.7%
Days on Market Until Sale	108	90	- 16.7%	72	88	+ 22.2%
Median Closed Price*	\$371,250	\$317,500	- 14.5%	\$330,000	\$286,000	- 13.3%
Average Closed Price*	\$384,375	\$311,750	- 18.9%	\$336,906	\$297,558	- 11.7%
Percent of List Price Received*	95.1%	94.4%	- 0.7%	95.8%	94.4%	- 1.5%
Inventory of Homes for Sale	57	58	+ 1.8%	—	—	—
Months Supply of Inventory	9.8	8.1	- 17.3%	—	—	—

\* 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.