

# Naples Area Market Report



## February 2025

According to the February 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 35.8 percent to 7,320 properties from 5,389 properties in February 2024. Overall closed sales decreased 9.5 percent to 584 closed sales in February 2025 from 645 closed sales in February 2024, but it increased 6 percent compared to closed sales reported in January 2025 (511 closed sales). And although the overall median closed price in February increased 4 percent to \$650,000 from \$625,000 in February 2024, the report also showed sellers taking action to stay competitive with 2,883 price decreases reported during the month to contend with the growing number of properties on the market.

The lax lending standards that ultimately led to a high number of foreclosures and short sales in 2007 is not occurring in 2025. Brokers reviewing the February Market Report say today's seller is better positioned than a seller in 2007 because most have built substantial home equity.

New listings during February barely decreased (.1 percent) to 1,710 new listings from 1,711 new listings in February 2024. The added competition means sellers must be ready to meet the demand with asking prices that fit today's market. During February, sellers were getting an average of 94.8 percent of their asking price. Of those buyers in February, 76.9 percent of them paid for the purchase in cash.

## Quick Facts

<b>- 9.5%</b>	<b>+ 4.0%</b>	<b>+ 35.8%</b>
Change in <b>Total Sales</b> All Properties	Change in <b>Median Closed Price</b> All Properties	Change in <b>Homes for Sale</b> All Properties
<b>+ 33.7%</b>	<b>+ 0.0%</b>	<b>- 6.6%</b>
Price Range with <b>Strongest Sales</b> \$5,000,001 & Above	Bedroom Count With <b>Strongest Sales</b> 1 Bedrooms	Property Type With <b>Strongest Sales</b> Single Family

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# Overall Naples Market

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



Key Metrics	Historical Sparkbars					2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
	2-2023	8-2023	2-2024	8-2024	2-2025						
<b>New Listings</b>						1,711	1,710	- 0.1%	3,533	3,995	+ 13.1%
<b>Total Sales</b>						645	584	- 9.5%	1,137	1,144	+ 0.6%
<b>Days on Market Until Sale</b>						69	85	+ 23.2%	65	89	+ 36.9%
<b>Median Closed Price</b>						\$625,000	\$650,000	+ 4.0%	\$620,000	\$653,750	+ 5.4%
<b>Average Closed Price</b>						\$1,106,544	\$1,316,261	+ 19.0%	\$1,103,619	\$1,312,110	+ 18.9%
<b>Percent of List Price Received</b>						95.8%	94.8%	- 1.0%	95.8%	94.8%	- 1.0%
<b>Pending Listings</b>						1,167	843	- 27.8%	2,177	1,602	- 26.44.1%
<b>Inventory of Homes for Sale</b>						5,389	7,320	+ 35.8%	—	—	—
<b>Months Supply of Inventory</b>						7.4	11.0	+ 48.6%	—	—	—

# 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					2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
	2-2023	8-2023	2-2024	8-2024	2-2025						
New Listings						816	829	+ 1.6%	1,686	1,915	+ 13.6%
Total Sales						320	305	- 4.7%	569	611	+ 7.4%
Days on Market Until Sale						65	82	+ 26.2%	66	89	+ 34.8%
Median Closed Price						\$834,500	\$790,000	- 5.3%	\$789,900	\$799,000	+ 1.2%
Average Closed Price						\$1,413,355	\$1,682,257	+ 19.0%	\$1,419,702	\$1,717,161	+ 21.0%
Percent of List Price Received						95.9%	94.7%	- 1.3%	95.7%	94.8%	- 0.9%
Pending Listings						586	451	-32.2	1,073	887	-17.4%
Inventory of Homes for Sale						2,670	3,490	+ 30.7%	—	—	—
Months Supply of Inventory						7.3	10.2	+ 39.7%	—	—	—

# Condo Market Overview

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



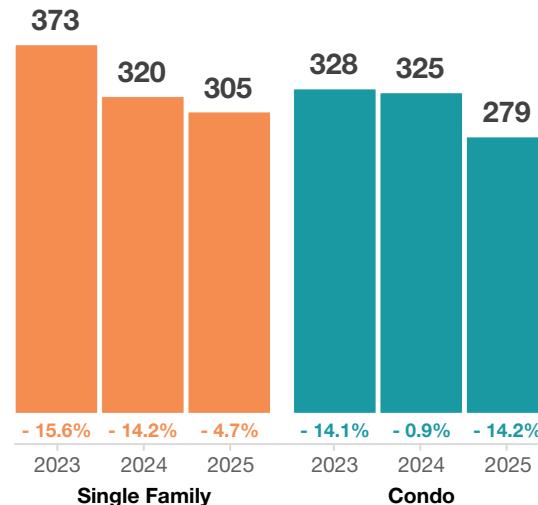
Key Metrics	Historical Sparkbars					2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
	2-2023	8-2023	2-2024	8-2024	2-2025						
New Listings						895	881	- 1.6%	1,847	2,080	+ 12.6%
Total Sales						325	279	- 14.2%	568	533	- 6.2%
Days on Market Until Sale						72	89	+ 23.6%	65	88	+ 35.4%
Median Closed Price						\$502,000	\$500,000	- 0.4%	\$497,500	\$480,000	- 3.5%
Average Closed Price						\$804,452	\$916,157	+ 13.9%	\$786,980	\$847,783	+ 7.7%
Percent of List Price Received						95.8%	94.8%	- 1.0%	96.0%	94.8%	- 1.3%
Pending Listings						581	392	-32.5%	1,104	715	-35.3
Inventory of Homes for Sale						2,719	3,830	+ 40.9%	—	—	—
Months Supply of Inventory						7.5	11.8	+ 57.3%	—	—	—

# Overall Closed Sales

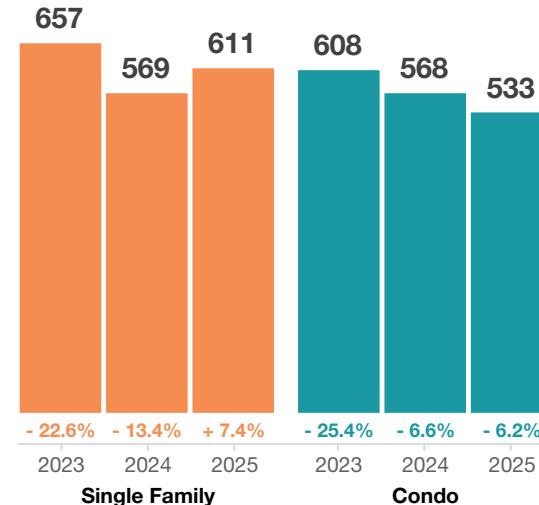
A count of the actual sales that closed in a given month.



## February

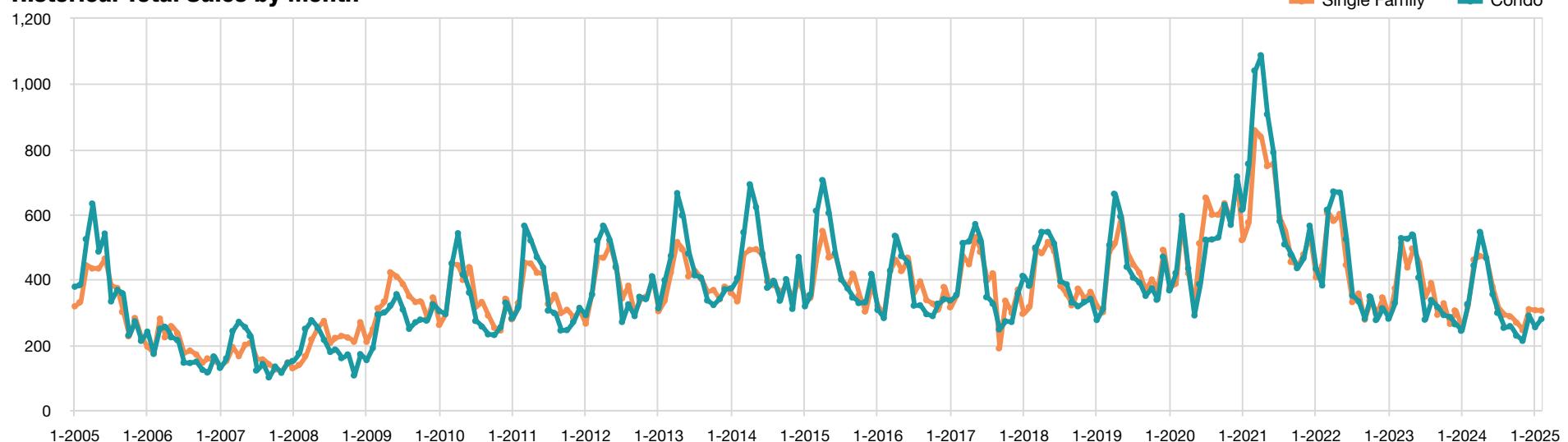


## Year to Date



	Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2024	461		- 10.3%	443	- 15.9%
Apr-2024	472		+ 8.0%	546	+ 4.0%
May-2024	467		- 5.7%	466	- 13.4%
Jun-2024	378		- 16.6%	355	- 12.6%
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	268		- 18.0%	228	- 21.6%
Nov-2024	245		- 7.2%	212	- 25.6%
Dec-2024	309		+ 1.3%	289	+ 9.9%
Jan-2025	306		+ 22.9%	254	+ 4.5%
<b>Feb-2025</b>	<b>305</b>		<b>- 4.7%</b>	<b>279</b>	<b>- 14.2%</b>
12-Month Avg	342		- 6.6%	323	- 10.5%

## Historical Total Sales by Month

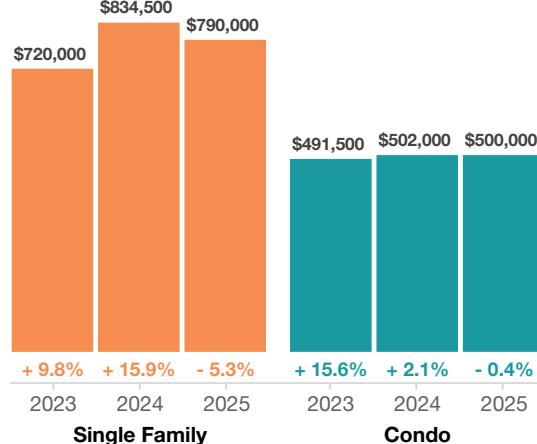


# Overall Median Closed Price

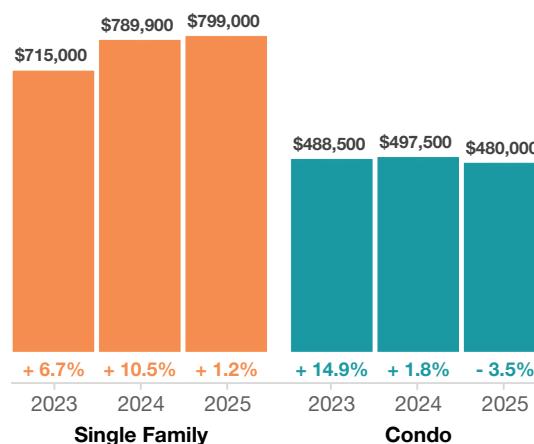
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



## Year to Date

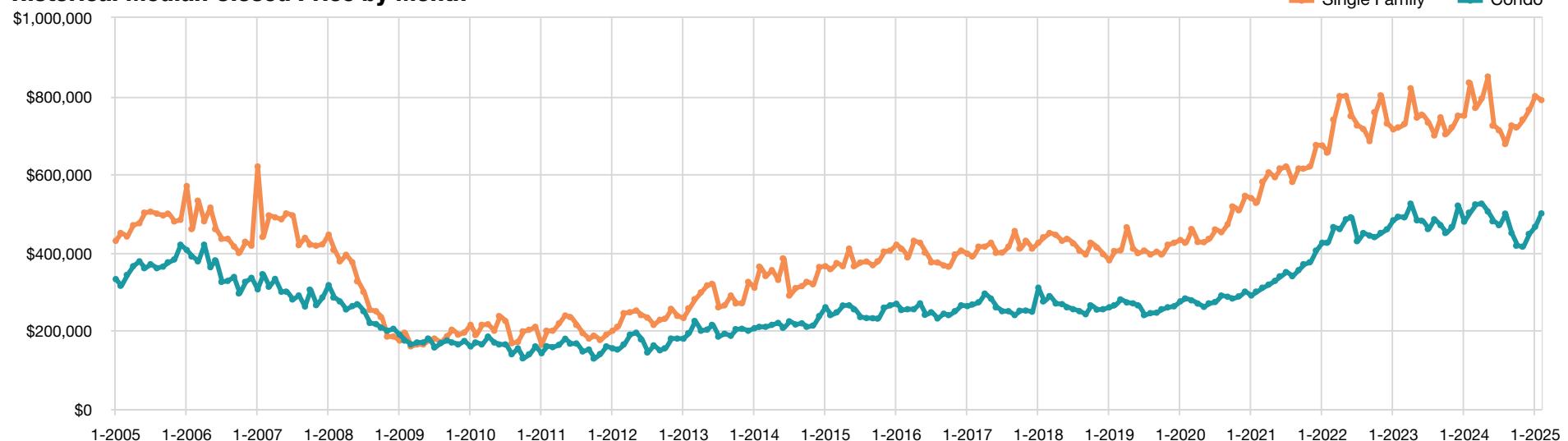


Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2024	\$770,000	+ 5.7%	\$523,000	+ 6.7%
Apr-2024	\$793,750	- 3.2%	\$525,000	0.0%
May-2024	\$850,000	+ 14.1%	\$505,000	+ 4.7%
Jun-2024	\$724,500	- 3.7%	\$480,000	- 0.3%
Jul-2024	\$712,500	- 2.7%	\$470,000	+ 2.2%
Aug-2024	\$677,500	- 3.1%	\$499,500	+ 3.0%
Sep-2024	\$725,000	- 2.8%	\$450,000	- 4.3%
Oct-2024	\$719,950	+ 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%
<b>Feb-2025</b>	<b>\$790,000</b>	<b>- 5.3%</b>	<b>\$500,000</b>	<b>- 0.4%</b>
12-Month Avg*	\$754,000	+ 1.5%	\$480,000	- 1.0%

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

— Single Family    — Condo

## Historical Median Closed Price by Month

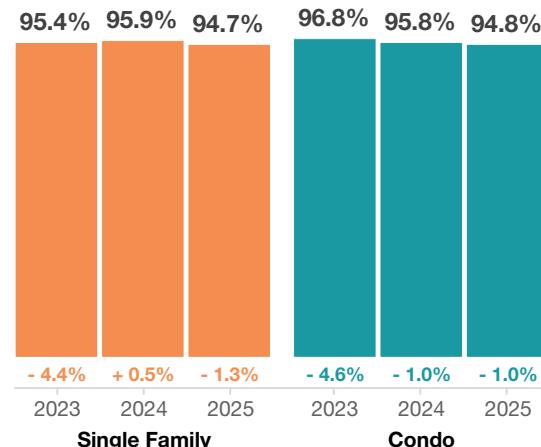


# Overall Percent of Current List Price Received

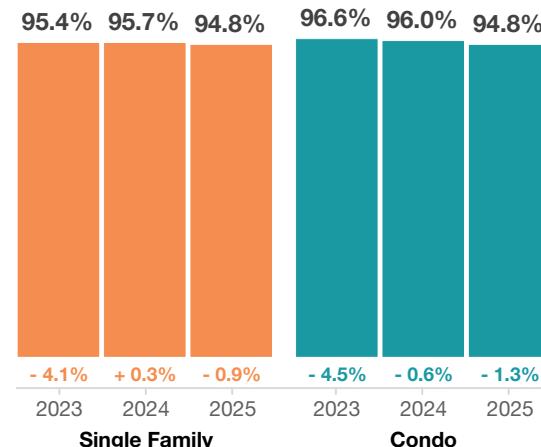


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## February



## Year to Date

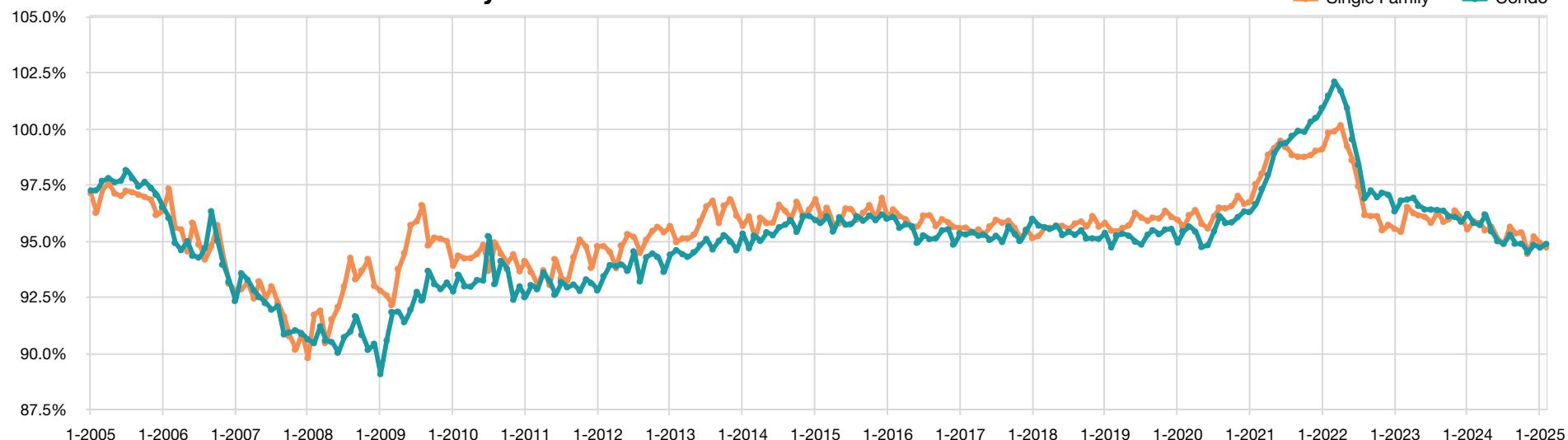


Pct. of List Price Received*	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2024	95.8%	- 0.7%	95.7%	- 1.1%
Apr-2024	95.5%	- 0.7%	96.2%	- 0.7%
May-2024	95.6%	- 0.5%	95.4%	- 1.1%
Jun-2024	95.1%	- 1.0%	95.0%	- 1.5%
Jul-2024	94.8%	- 1.0%	94.9%	- 1.6%
Aug-2024	95.6%	- 0.7%	95.3%	- 1.1%
Sep-2024	95.3%	- 0.5%	94.9%	- 1.5%
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%
<b>Feb-2025</b>	<b>94.7%</b>	<b>- 1.3%</b>	<b>94.8%</b>	<b>- 1.0%</b>
12-Month Avg*	95.2%	- 0.9%	95.2%	- 1.2%

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

— Single Family    — Condo

## Historical Percent of List Price Received by Month

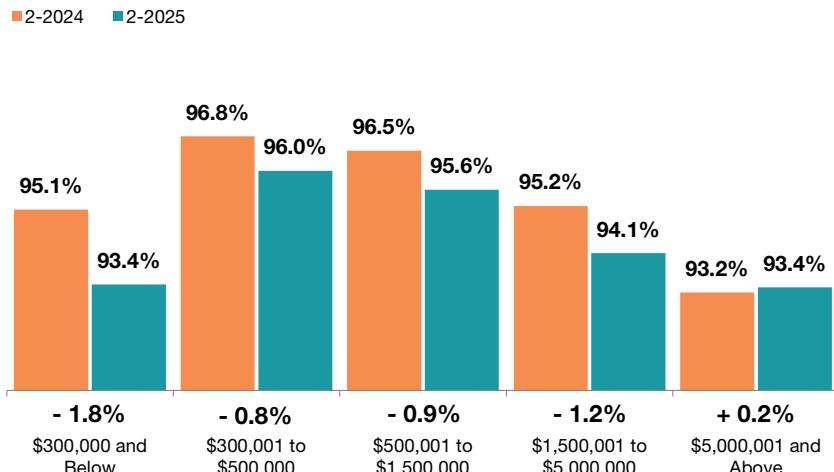


# Percent of List Price Received

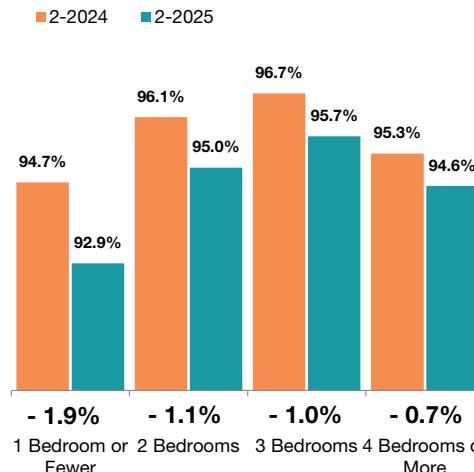


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

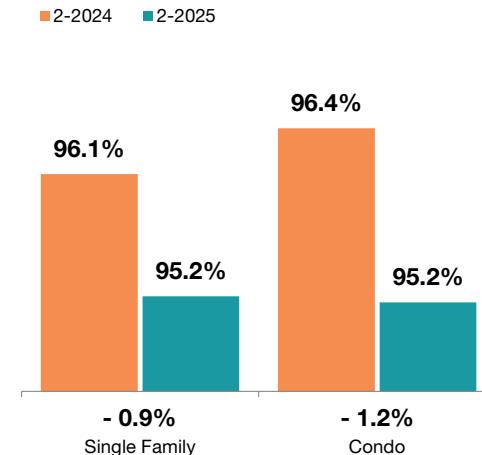
## By Price Range



## By Bedroom Count



## By Property Type



## All Properties

By Price Range	2-2024	2-2025	Change
\$300,000 and Below	95.1%	93.4%	- 1.8%
\$300,001 to \$500,000	96.8%	96.0%	- 0.8%
\$500,001 to \$1,500,000	96.5%	95.6%	- 0.9%
\$1,500,001 to \$5,000,000	95.2%	94.1%	- 1.2%
\$5,000,001 and Above	93.2%	93.4%	+ 0.2%
<b>All Price Ranges</b>	<b>96.2%</b>	<b>95.2%</b>	<b>- 1.0%</b>

## Single Family

2-2024	2-2025	Change	2-2024	2-2025	Change
94.6%	92.3%	- 2.4%	95.3%	93.7%	- 1.7%
97.2%	96.9%	- 0.3%	96.7%	95.6%	- 1.1%
96.4%	95.6%	- 0.8%	96.6%	95.6%	- 1.0%
94.8%	93.8%	- 1.1%	95.9%	94.8%	- 1.1%
92.9%	93.1%	+ 0.2%	95.0%	94.2%	- 0.8%
<b>96.1%</b>	<b>95.2%</b>	<b>- 0.9%</b>	<b>96.4%</b>	<b>95.2%</b>	<b>- 1.2%</b>

## Condo

By Bedroom Count	2-2024	2-2025	Change
1 Bedroom or Fewer	94.7%	92.9%	- 1.9%
2 Bedrooms	96.1%	95.0%	- 1.1%
3 Bedrooms	96.7%	95.7%	- 1.0%
4 Bedrooms or More	95.3%	94.6%	- 0.7%
<b>All Bedroom Counts</b>	<b>96.2%</b>	<b>95.2%</b>	<b>- 1.0%</b>

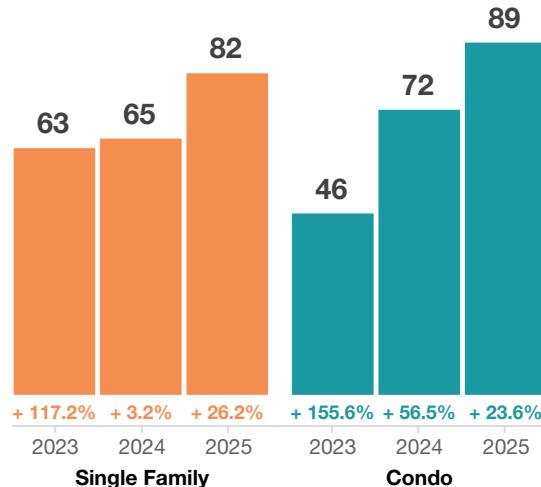
2-2024	2-2025	Change	2-2024	2-2025	Change
93.1%	90.8%	- 2.5%	95.1%	93.5%	- 1.7%
95.4%	94.6%	- 0.8%	96.3%	95.1%	- 1.2%
96.7%	95.8%	- 0.9%	96.6%	95.5%	- 1.1%
95.3%	94.5%	- 0.8%	95.5%	95.5%	0.0%
<b>96.1%</b>	<b>95.2%</b>	<b>- 0.9%</b>	<b>96.4%</b>	<b>95.2%</b>	<b>- 1.2%</b>

# Overall Days on Market Until Sale

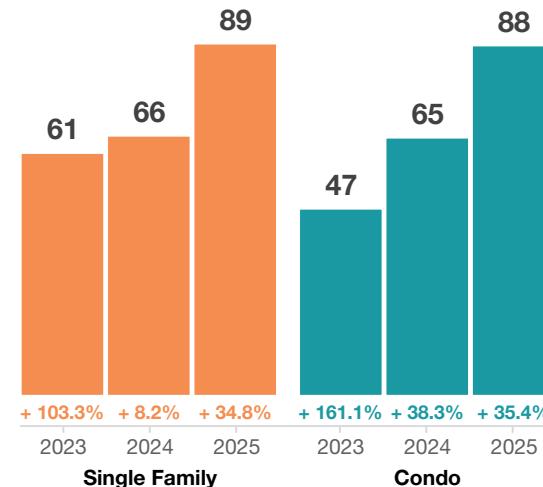
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February



## Year to Date

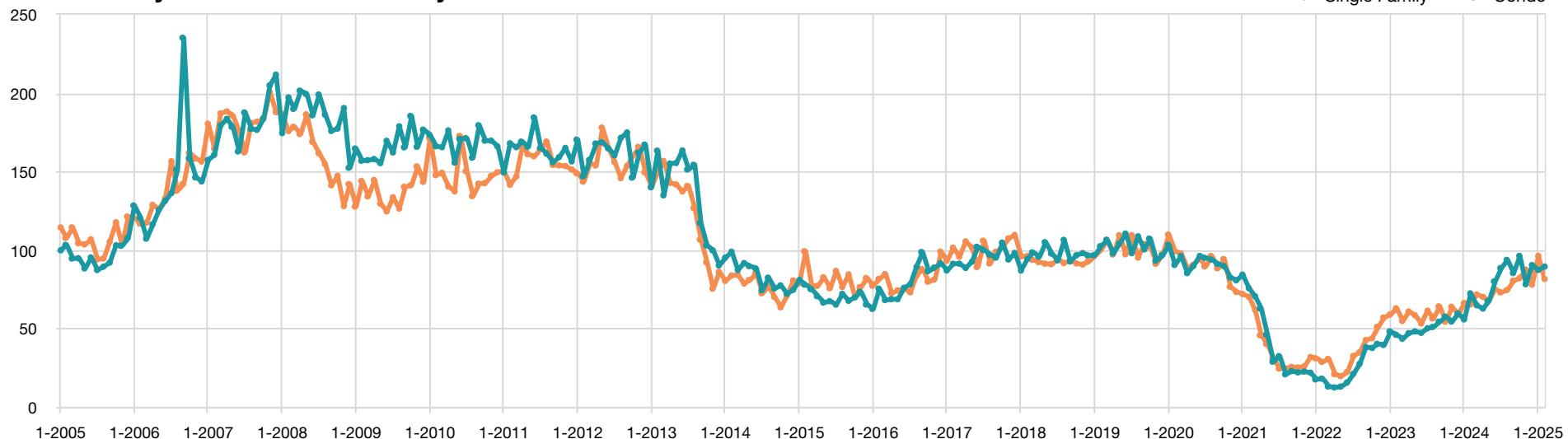


Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2024	72	+ 30.9%	65	+ 51.2%
Apr-2024	70	+ 14.8%	63	+ 34.0%
May-2024	68	+ 17.2%	67	+ 39.6%
Jun-2024	75	+ 41.5%	80	+ 70.2%
Jul-2024	73	+ 19.7%	88	+ 76.0%
Aug-2024	74	+ 32.1%	94	+ 84.3%
Sep-2024	80	+ 25.0%	85	+ 57.4%
Oct-2024	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%
<b>Feb-2025</b>	<b>82</b>	<b>+ 26.2%</b>	<b>89</b>	<b>+ 23.6%</b>
12-Month Avg*	77	+ 30.2%	79	+ 51.6%

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

— Single Family    — Condo

## Historical Days on Market Until Sale by Month

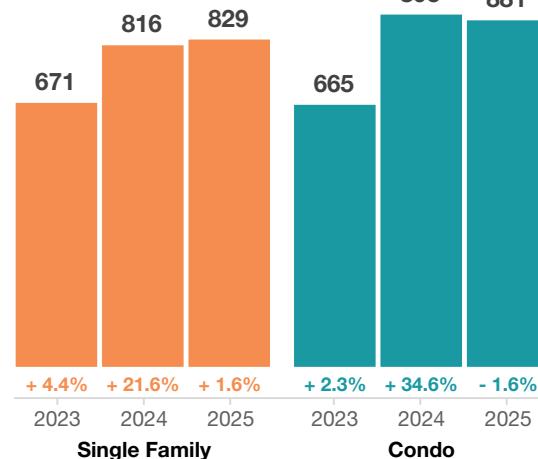


# Overall New Listings

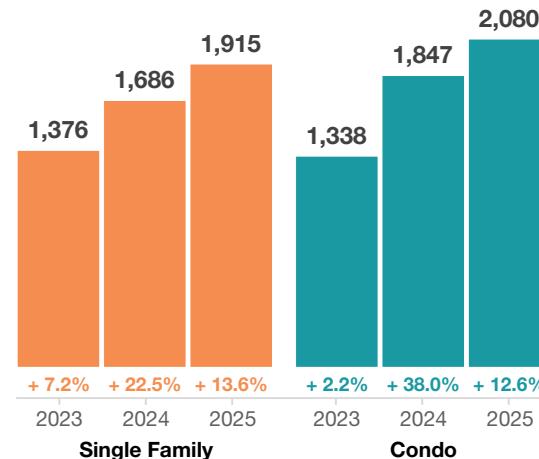
A count of the properties that have been newly listed on the market in a given month.



## February

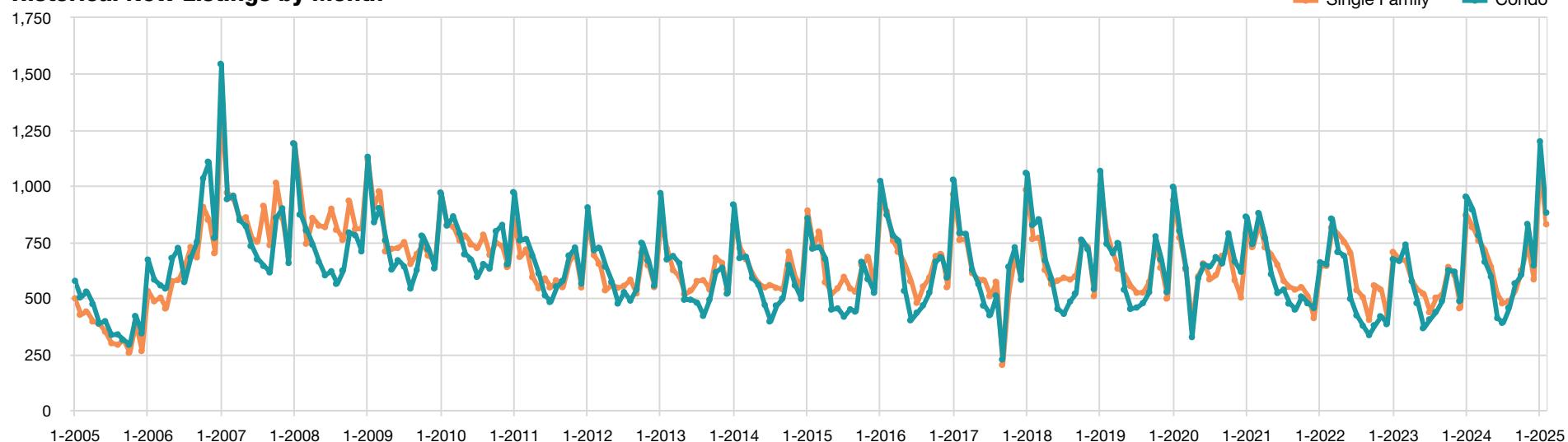


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2024	756	+ 13.3%	780	+ 5.7%
Apr-2024	713	+ 23.8%	661	+ 15.2%
May-2024	639	+ 19.2%	595	+ 24.7%
Jun-2024	516	- 0.6%	410	+ 12.3%
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	623	- 2.4%	603	- 3.4%
Nov-2024	738	+ 22.8%	830	+ 34.5%
Dec-2024	583	+ 28.4%	645	+ 32.7%
Jan-2025	1,086	+ 24.8%	1,199	+ 25.9%
<b>Feb-2025</b>	<b>829</b>	<b>+ 1.6%</b>	<b>881</b>	<b>- 1.6%</b>
12-Month Avg	665	+ 12.0%	668	+ 13.6%

## Historical New Listings by Month

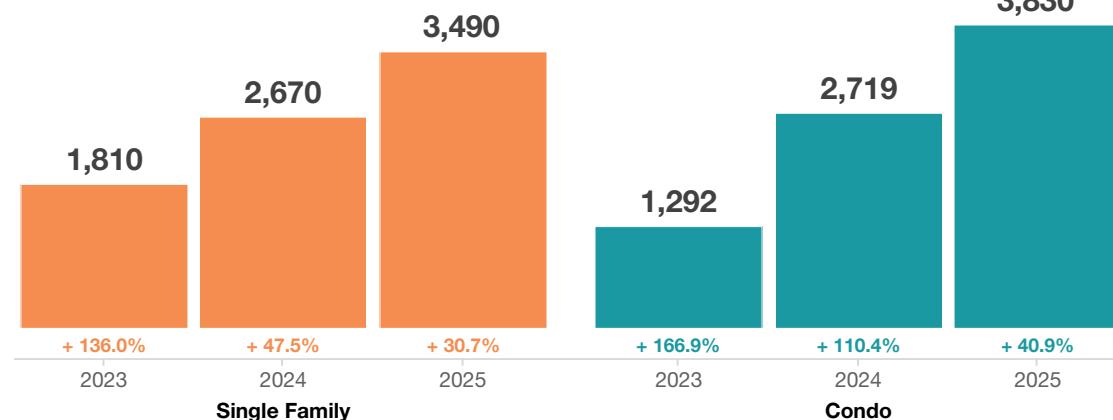


# Overall Inventory of Homes for Sale

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

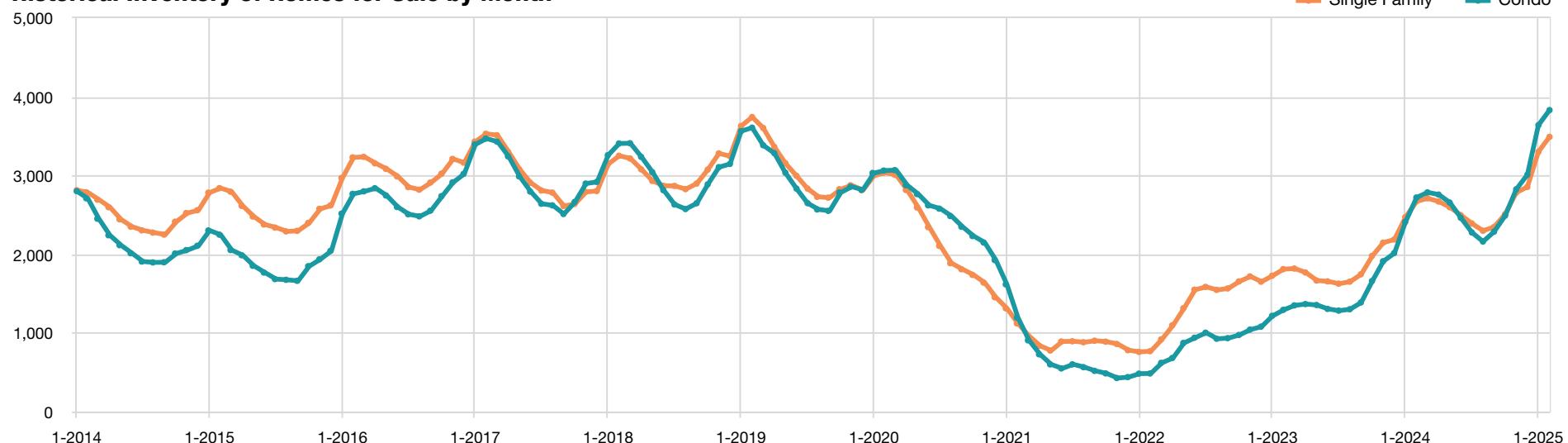


## February



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2024	2,710	+ 49.1%	2,785	+ 106.4%
Apr-2024	2,669	+ 51.0%	2,757	+ 101.8%
May-2024	2,597	+ 56.0%	2,656	+ 96.2%
Jun-2024	2,495	+ 50.8%	2,462	+ 88.8%
Jul-2024	2,390	+ 47.1%	2,275	+ 77.5%
Aug-2024	2,297	+ 39.2%	2,160	+ 66.2%
Sep-2024	2,345	+ 34.5%	2,285	+ 64.9%
Oct-2024	2,509	+ 26.9%	2,489	+ 50.1%
Nov-2024	2,782	+ 29.6%	2,824	+ 47.9%
Dec-2024	2,854	+ 30.6%	3,008	+ 49.4%
Jan-2025	3,300	+ 33.6%	3,639	+ 50.9%
<b>Feb-2025</b>	<b>3,490</b>	<b>+ 30.7%</b>	<b>3,830</b>	<b>+ 40.9%</b>
12-Month Avg	2,703	+ 38.8%	2,764	+ 65.4%

## Historical Inventory of Homes for Sale by Month



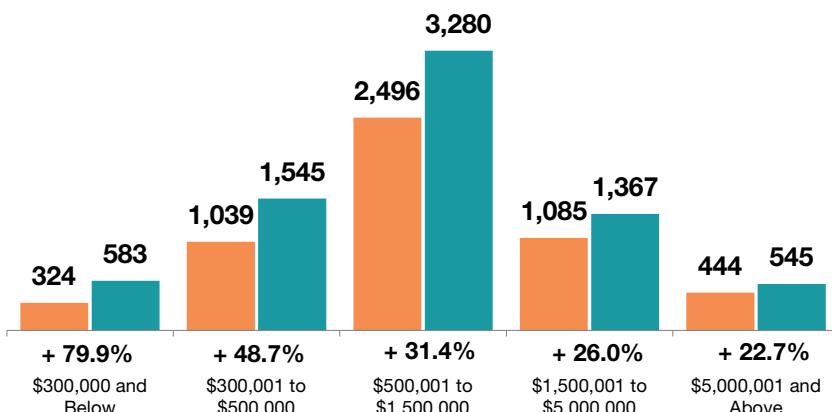
# Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

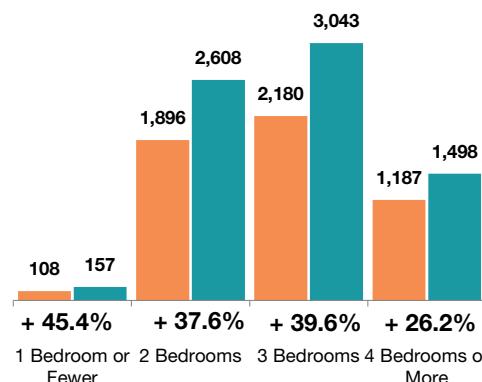
## By Price Range

■ 2-2024 ■ 2-2025



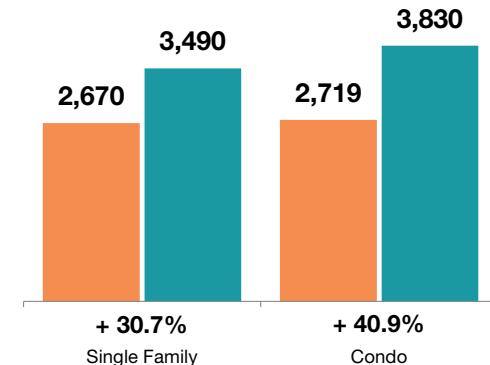
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



## All Properties

### By Price Range

	2-2024	2-2025	Change
\$300,000 and Below	324	583	+ 79.9%
\$300,001 to \$500,000	1,039	1,545	+ 48.7%
\$500,001 to \$1,500,000	2,496	3,280	+ 31.4%
\$1,500,001 to \$5,000,000	1,085	1,367	+ 26.0%
\$5,000,001 and Above	444	545	+ 22.7%
<b>All Price Ranges</b>	<b>5,389</b>	<b>7,320</b>	<b>+ 35.8%</b>

### Single Family

	2-2024	2-2025	Change	2-2024	2-2025	Change	
2,2024	107	134	+ 25.2%	2,2024	217	449	+ 106.9%
2,2025	143	259	+ 81.1%	2,2024	896	1286	+ 43.5%
2,2024	1,397	1,824	+ 30.6%	2,2024	1099	1456	+ 32.5%
2,2025	659	824	+ 25.0%	2,2024	426	543	+ 27.5%
2,2024	363	449	+ 23.7%	2,2024	81	96	+ 18.5%
<b>2-2024</b>	<b>2,670</b>	<b>3,490</b>	<b>+ 30.7%</b>	<b>2-2024</b>	<b>2,719</b>	<b>3,830</b>	<b>+ 40.9%</b>

### Condo

### By Bedroom Count

	2-2024	2-2025	Change
1 Bedroom or Fewer	108	157	+ 45.4%
2 Bedrooms	1,896	2,608	+ 37.6%
3 Bedrooms	2,180	3,043	+ 39.6%
4 Bedrooms or More	1,187	1,498	+ 26.2%
<b>All Bedroom Counts</b>	<b>5,389</b>	<b>7,320</b>	<b>+ 35.8%</b>

### 2-2024

	2-2024	2-2025	Change	2-2024	2-2025	Change	
2-2024	18	40	+ 122.2%	2-2024	90	117	+ 30.0%
2-2025	305	375	+ 23.0%	2-2024	1,591	2,233	+ 40.4%
2-2024	1,225	1,679	+ 37.1%	2-2024	955	1,364	+ 42.8%
2-2025	1,115	1,394	+ 25.0%	2-2024	72	104	+ 44.4%
<b>2-2024</b>	<b>2,670</b>	<b>3,490</b>	<b>+ 30.7%</b>	<b>2-2024</b>	<b>2,719</b>	<b>3,830</b>	<b>+ 40.9%</b>

# Overall Listing and Sales Summary by Area

## February 2025



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change	Feb-25	Feb-24	% Change
<b>Overall Naples Market*</b>	<b>\$650,000</b>	<b>\$625,000</b>	<b>+4.0%</b>	<b>584</b>	<b>645</b>	<b>-9.5%</b>	<b>7,320</b>	<b>5,389</b>	<b>+35.8%</b>	<b>85</b>	<b>69</b>	<b>+23.2%</b>
<b>Collier County</b>	<b>\$692,500</b>	<b>\$667,000</b>	<b>+3.8%</b>	<b>649</b>	<b>722</b>	<b>-10.1%</b>	<b>8,221</b>	<b>6,103</b>	<b>+34.7%</b>	<b>87</b>	<b>72</b>	<b>+20.8%</b>
Ave Maria	\$422,500	\$558,595	-24.4%	16	24	-33.3%	203	126	+61.1%	102	95	+7.4%
Central Naples	\$400,000	\$480,000	-16.7%	66	90	-26.7%	833	587	+41.9%	86	53	+62.3%
East Naples	\$600,000	\$620,000	-3.2%	135	171	-21.1%	1,578	1,189	+32.7%	76	75	+1.3%
Everglades City	--	--	--	0	0	--	11	12	-8.3%	--	--	--
Immokalee	\$334,450	\$202,950	+64.8%	4	2	+100.0%	26	20	+30.0%	36	48	-25.0%
Immokalee / Ave Maria	\$404,500	\$550,095	-26.5%	20	26	-23.1%	229	146	+56.8%	89	91	-2.2%
Naples	\$667,500	\$640,783	+4.2%	564	620	-9.0%	7,086	5,244	+35.1%	85	68	+25.0%
Naples Beach	\$1,837,500	\$1,412,000	+30.1%	110	102	+7.8%	1,954	1,492	+31.0%	108	94	+14.9%
North Naples	\$750,000	\$725,000	+3.4%	157	140	+12.1%	1,433	1,094	+31.0%	78	50	+56.0%
South Naples	\$482,500	\$495,000	-2.5%	96	116	-17.2%	1,293	881	+46.8%	83	68	+22.1%
34102	\$3,084,500	\$2,275,000	+35.6%	28	29	-3.4%	666	519	+28.3%	126	113	+11.5%
34103	\$1,922,500	\$1,262,500	+52.3%	32	32	0.0%	558	407	+37.1%	100	89	+12.4%
34104	\$347,500	\$400,805	-13.3%	30	33	-9.1%	380	243	+56.4%	112	52	+115.4%
34105	\$705,000	\$610,000	+15.6%	25	45	-44.4%	347	235	+47.7%	68	51	+33.3%
34108	\$1,487,500	\$1,350,000	+10.2%	50	41	+22.0%	730	566	+29.0%	104	83	+25.3%
34109	\$720,000	\$795,000	-9.4%	47	36	+30.6%	328	242	+35.5%	63	53	+18.9%
34110	\$625,000	\$575,000	+8.7%	51	39	+30.8%	560	436	+28.4%	78	55	+41.8%
34112	\$384,450	\$390,000	-1.4%	50	65	-23.1%	690	481	+43.5%	84	77	+9.1%
34113	\$672,500	\$845,000	-20.4%	46	51	-9.8%	603	400	+50.8%	82	56	+46.4%
34114	\$635,000	\$627,500	+1.2%	55	74	-25.7%	780	568	+37.3%	98	67	+46.3%
34116	\$500,000	\$510,000	-2.0%	11	12	-8.3%	106	109	-2.8%	55	61	-9.8%
34117	\$554,950	\$602,500	-7.9%	20	18	+11.1%	145	122	+18.9%	46	62	-25.8%
34119	\$790,000	\$740,000	+6.8%	59	65	-9.2%	545	416	+31.0%	90	46	+95.7%
34120	\$574,000	\$600,000	-4.3%	60	79	-24.1%	651	498	+30.7%	65	86	-24.4%
34137	--	--	--	0	0	--	2	1	+100.0%	--	--	--
34142	\$404,500	\$550,095	-26.5%	20	26	-23.1%	229	146	+56.8%	89	91	-2.2%

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

Current as of March 10, 2025. All data from Southwest Florida MLS. Report © 2025 ShowingTime Plus, LLC.

# Local Market Update – February 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## Central Naples

34104, 34105, 34116

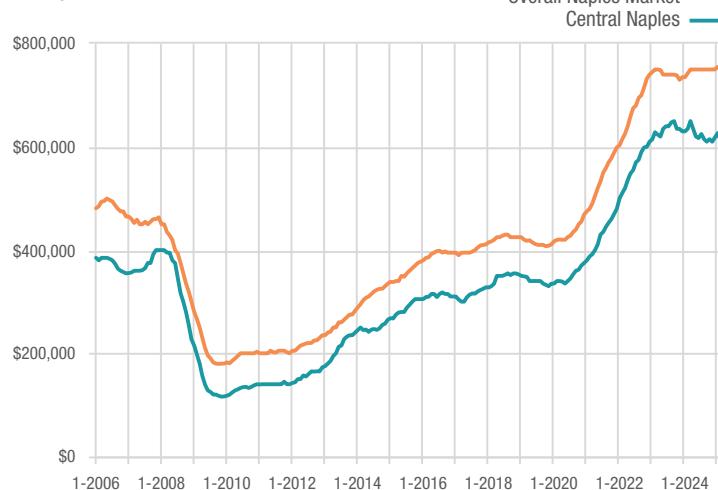
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	91	88	- 3.3%	187	207	+ 10.7%
Total Sales	37	33	- 10.8%	61	75	+ 23.0%
Days on Market Until Sale	54	73	+ 35.2%	51	86	+ 68.6%
Median Closed Price*	\$830,000	<b>\$592,000</b>	- 28.7%	\$721,000	<b>\$633,000</b>	- 12.2%
Average Closed Price*	\$1,062,511	<b>\$1,075,697</b>	+ 1.2%	\$1,459,702	<b>\$1,097,852</b>	- 24.8%
Percent of List Price Received*	95.1%	<b>95.8%</b>	+ 0.7%	95.2%	<b>95.7%</b>	+ 0.5%
Inventory of Homes for Sale	254	325	+ 28.0%	—	—	—
Months Supply of Inventory	5.6	<b>7.5</b>	+ 33.9%	—	—	—

Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	116	<b>106</b>	- 8.6%	261	<b>267</b>	+ 2.3%
Total Sales	53	<b>33</b>	- 37.7%	82	<b>69</b>	- 15.9%
Days on Market Until Sale	52	<b>99</b>	+ 90.4%	51	<b>79</b>	+ 54.9%
Median Closed Price*	\$373,500	<b>\$288,000</b>	- 22.9%	\$371,750	<b>\$310,000</b>	- 16.6%
Average Closed Price*	\$517,028	<b>\$432,606</b>	- 16.3%	\$500,857	<b>\$389,225</b>	- 22.3%
Percent of List Price Received*	95.4%	<b>94.5%</b>	- 0.9%	95.8%	<b>94.4%</b>	- 1.5%
Inventory of Homes for Sale	333	<b>508</b>	+ 52.6%	—	—	—
Months Supply of Inventory	6.5	<b>11.0</b>	+ 69.2%	—	—	—

\* 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.

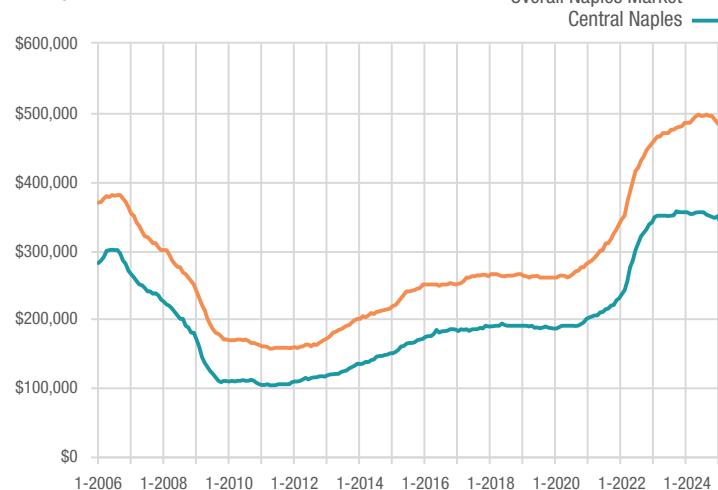
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2025

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## East Naples

34114, 34117, 34120, 34137

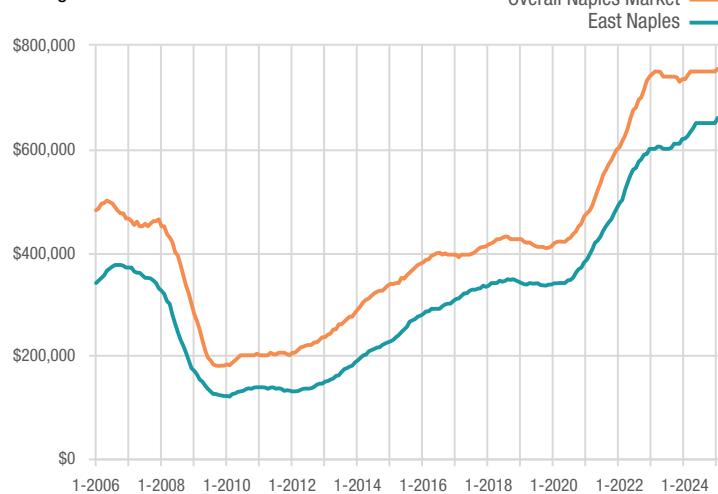
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	272	269	- 1.1%	569	586	+ 3.0%
Total Sales	129	108	- 16.3%	231	209	- 9.5%
Days on Market Until Sale	67	72	+ 7.5%	69	85	+ 23.2%
Median Closed Price*	\$650,000	\$650,000	0.0%	\$649,000	\$692,500	+ 6.7%
Average Closed Price*	\$851,703	\$815,366	- 4.3%	\$828,272	\$876,690	+ 5.8%
Percent of List Price Received*	96.8%	96.1%	- 0.7%	96.6%	95.7%	- 0.9%
Inventory of Homes for Sale	853	1,103	+ 29.3%	—	—	—
Months Supply of Inventory	6.5	8.7	+ 33.8%	—	—	—

Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	114	120	+ 5.3%	218	242	+ 11.0%
Total Sales	42	27	- 35.7%	75	65	- 13.3%
Days on Market Until Sale	99	89	- 10.1%	79	85	+ 7.6%
Median Closed Price*	\$502,500	\$475,000	- 5.5%	\$465,000	\$475,000	+ 2.2%
Average Closed Price*	\$544,151	\$482,437	- 11.3%	\$534,856	\$472,571	- 11.6%
Percent of List Price Received*	96.7%	95.9%	- 0.8%	97.4%	95.7%	- 1.7%
Inventory of Homes for Sale	336	475	+ 41.4%	—	—	—
Months Supply of Inventory	6.7	11.5	+ 71.6%	—	—	—

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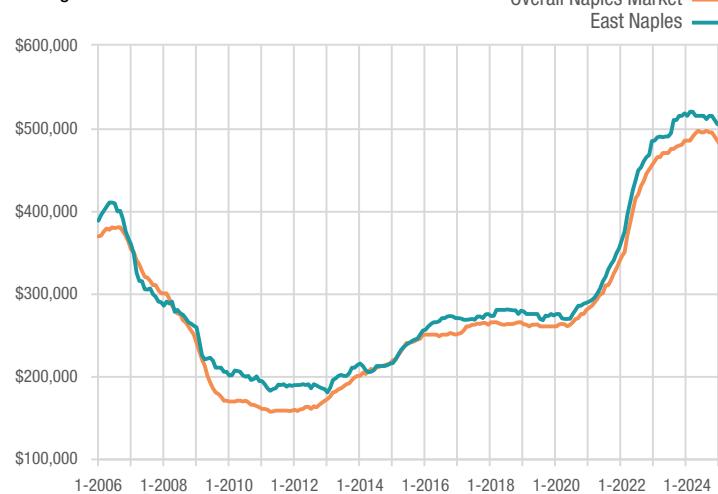
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2025

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## Immokalee / Ave Maria

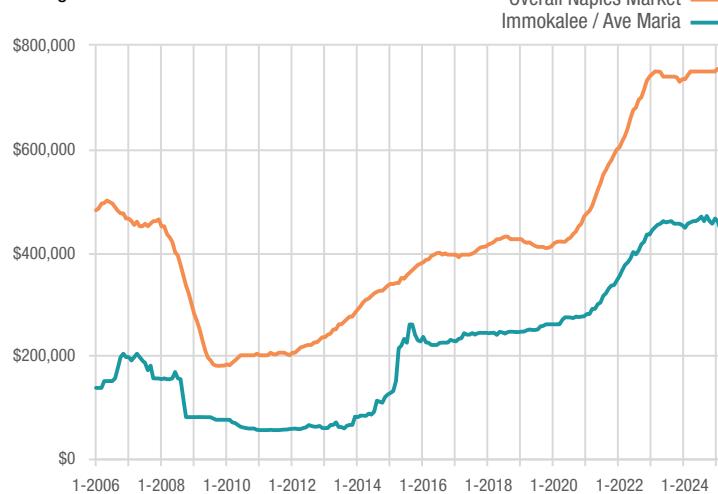
Single Family		February			Year to Date		
Key Metrics		2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings		33	37	+ 12.1%	70	90	+ 28.6%
Total Sales		17	15	- 11.8%	33	29	- 12.1%
Days on Market Until Sale		64	81	+ 26.6%	70	75	+ 7.1%
Median Closed Price*		\$577,500	\$430,000	- 25.5%	\$562,000	\$430,000	- 23.5%
Average Closed Price*		\$579,358	\$495,029	- 14.6%	\$533,215	\$488,784	- 8.3%
Percent of List Price Received*		94.3%	93.3%	- 1.1%	96.1%	94.7%	- 1.5%
Inventory of Homes for Sale		120	176	+ 46.7%	—	—	—
Months Supply of Inventory		5.3	9.3	+ 75.5%	—	—	—

Condo		February			Year to Date		
Key Metrics		2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings		14	11	- 21.4%	24	32	+ 33.3%
Total Sales		9	5	- 44.4%	16	11	- 31.3%
Days on Market Until Sale		143	112	- 21.7%	99	113	+ 14.1%
Median Closed Price*		\$312,997	\$355,000	+ 13.4%	\$317,998	\$333,000	+ 4.7%
Average Closed Price*		\$310,889	\$341,950	+ 10.0%	\$315,468	\$326,159	+ 3.4%
Percent of List Price Received*		96.4%	97.2%	+ 0.8%	96.6%	95.4%	- 1.2%
Inventory of Homes for Sale		26	53	+ 103.8%	—	—	—
Months Supply of Inventory		4.3	10.4	+ 141.9%	—	—	—

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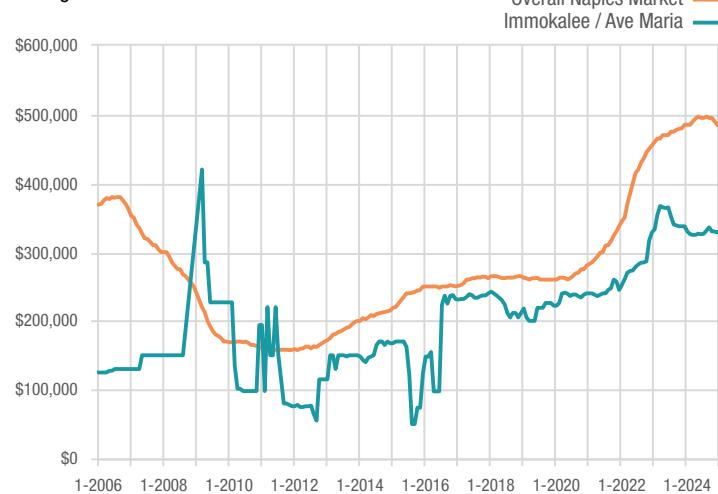
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2025

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## Naples Beach

34102, 34103, 34108

Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	135	150	+ 11.1%	276	364	+ 31.9%
Total Sales	32	40	+ 25.0%	57	91	+ 59.6%
Days on Market Until Sale	108	124	+ 14.8%	111	122	+ 9.9%
Median Closed Price*	\$2,702,500	<b>\$4,925,000</b>	+ 82.2%	\$2,405,000	<b>\$3,200,000</b>	+ 33.1%
Average Closed Price*	\$4,610,938	<b>\$5,830,994</b>	+ 26.5%	\$4,559,772	<b>\$5,324,828</b>	+ 16.8%
Percent of List Price Received*	94.4%	<b>93.2%</b>	- 1.3%	92.6%	<b>93.2%</b>	+ 0.6%
Inventory of Homes for Sale	632	<b>786</b>	+ 24.4%	—	—	—
Months Supply of Inventory	17.3	<b>21.1</b>	+ 22.0%	—	—	—

Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	241	<b>230</b>	- 4.6%	492	<b>585</b>	+ 18.9%
Total Sales	70	<b>70</b>	0.0%	121	<b>127</b>	+ 5.0%
Days on Market Until Sale	87	<b>99</b>	+ 13.8%	77	<b>95</b>	+ 23.4%
Median Closed Price*	\$1,172,500	<b>\$1,222,000</b>	+ 4.2%	\$1,195,000	<b>\$1,175,000</b>	- 1.7%
Average Closed Price*	\$1,844,279	<b>\$2,058,684</b>	+ 11.6%	\$1,733,365	<b>\$1,898,049</b>	+ 9.5%
Percent of List Price Received*	93.9%	<b>93.4%</b>	- 0.5%	93.9%	<b>93.6%</b>	- 0.3%
Inventory of Homes for Sale	860	<b>1,168</b>	+ 35.8%	—	—	—
Months Supply of Inventory	11.2	<b>16.2</b>	+ 44.6%	—	—	—

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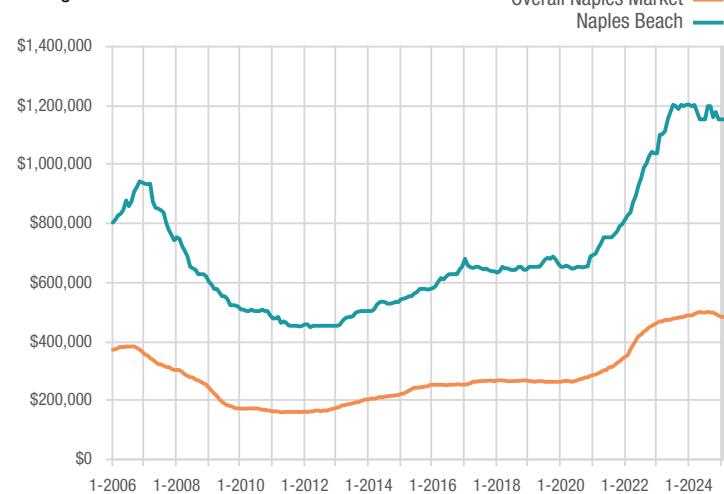
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2025

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## North Naples

34109, 34110, 34119

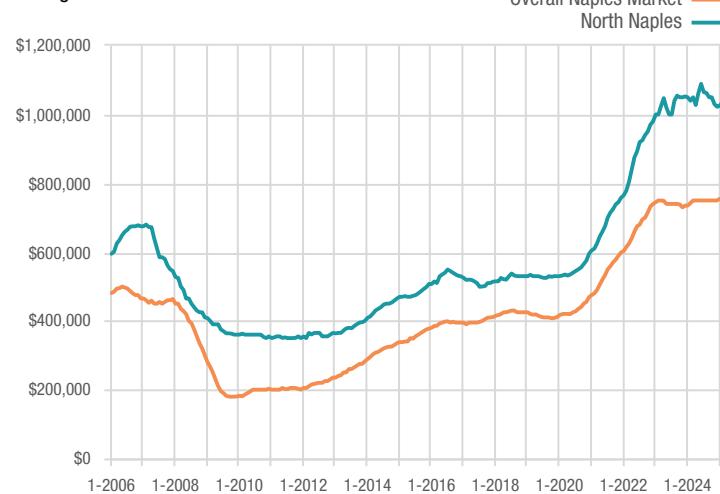
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	177	174	- 1.7%	375	388	+ 3.5%
Total Sales	67	75	+ 11.9%	122	144	+ 18.0%
Days on Market Until Sale	53	72	+ 35.8%	52	80	+ 53.8%
Median Closed Price*	\$967,250	<b>\$1,050,000</b>	+ 8.6%	\$971,125	<b>\$1,046,250</b>	+ 7.7%
Average Closed Price*	\$1,564,509	<b>\$1,499,354</b>	- 4.2%	\$1,456,610	<b>\$1,504,862</b>	+ 3.3%
Percent of List Price Received*	95.9%	<b>94.1%</b>	- 1.9%	95.9%	<b>94.6%</b>	- 1.4%
Inventory of Homes for Sale	489	617	+ 26.2%	—	—	—
Months Supply of Inventory	6.0	<b>8.1</b>	+ 35.0%	—	—	—

Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	223	<b>219</b>	- 1.8%	454	<b>495</b>	+ 9.0%
Total Sales	73	<b>82</b>	+ 12.3%	141	<b>144</b>	+ 2.1%
Days on Market Until Sale	48	<b>84</b>	+ 75.0%	48	<b>84</b>	+ 75.0%
Median Closed Price*	\$480,000	<b>\$477,500</b>	- 0.5%	\$500,000	<b>\$466,000</b>	- 6.8%
Average Closed Price*	\$543,700	<b>\$646,015</b>	+ 18.8%	\$616,320	<b>\$662,801</b>	+ 7.5%
Percent of List Price Received*	96.1%	<b>96.0%</b>	- 0.1%	96.2%	<b>95.9%</b>	- 0.3%
Inventory of Homes for Sale	605	<b>816</b>	+ 34.9%	—	—	—
Months Supply of Inventory	6.4	<b>9.1</b>	+ 42.2%	—	—	—

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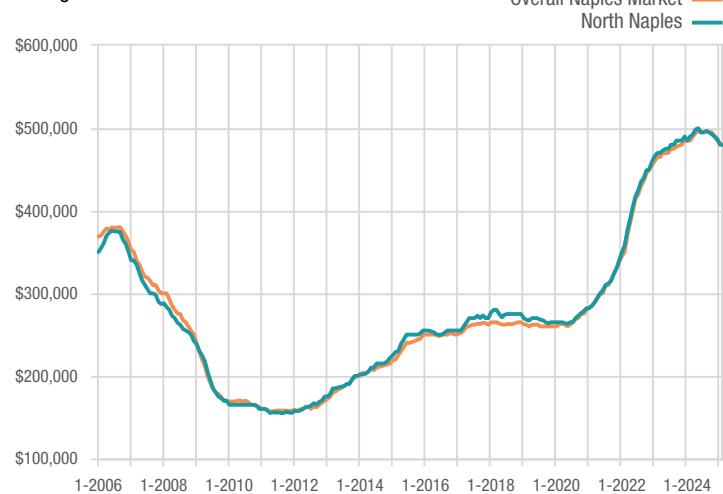
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2025

A Research Tool Provided by Naples Area Board of REALTORS®



## South Naples

34112, 34113

Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	108	111	+ 2.8%	209	280	+ 34.0%
Total Sales	38	34	- 10.5%	65	63	- 3.1%
Days on Market Until Sale	55	91	+ 65.5%	51	86	+ 68.6%
Median Closed Price*	\$757,500	<b>\$842,450</b>	+ 11.2%	\$780,000	<b>\$850,000</b>	+ 9.0%
Average Closed Price*	\$1,075,524	<b>\$1,071,009</b>	- 0.4%	\$1,111,206	<b>\$1,082,285</b>	- 2.6%
Percent of List Price Received*	95.4%	<b>92.7%</b>	- 2.8%	95.1%	<b>93.6%</b>	- 1.6%
Inventory of Homes for Sale	322	<b>483</b>	+ 50.0%	—	—	—
Months Supply of Inventory	6.8	<b>12.3</b>	+ 80.9%	—	—	—

Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	187	<b>195</b>	+ 4.3%	398	<b>459</b>	+ 15.3%
Total Sales	78	<b>62</b>	- 20.5%	133	<b>117</b>	- 12.0%
Days on Market Until Sale	74	<b>78</b>	+ 5.4%	70	<b>92</b>	+ 31.4%
Median Closed Price*	\$423,750	<b>\$417,500</b>	- 1.5%	\$427,500	<b>\$420,000</b>	- 1.8%
Average Closed Price*	\$507,725	<b>\$476,053</b>	- 6.2%	\$482,211	<b>\$463,345</b>	- 3.9%
Percent of List Price Received*	96.9%	<b>94.5%</b>	- 2.5%	96.8%	<b>94.2%</b>	- 2.7%
Inventory of Homes for Sale	559	<b>810</b>	+ 44.9%	—	—	—
Months Supply of Inventory	6.8	<b>11.8</b>	+ 73.5%	—	—	—

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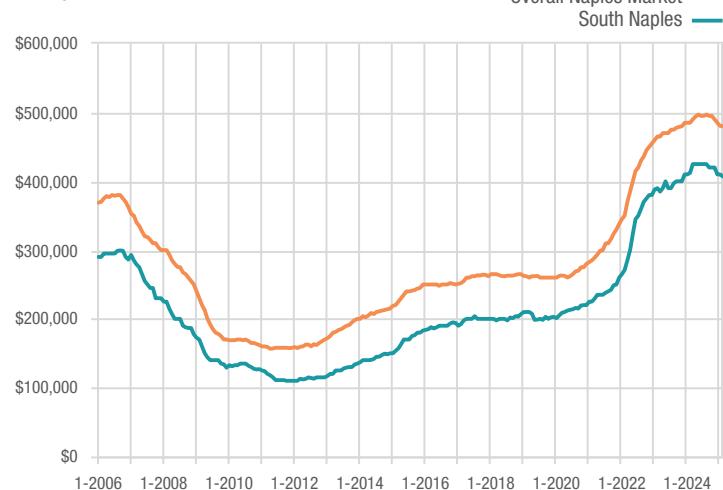
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



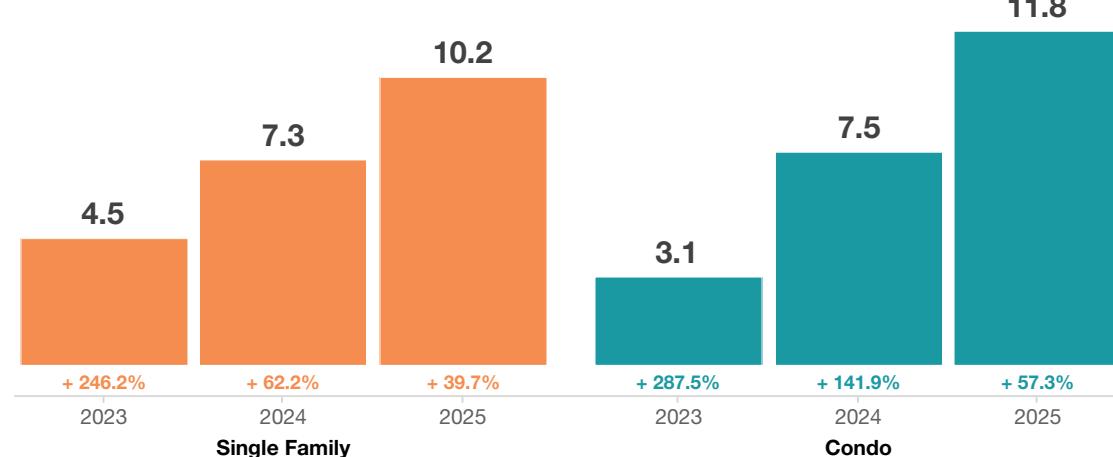
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# Months Supply of Inventory

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.



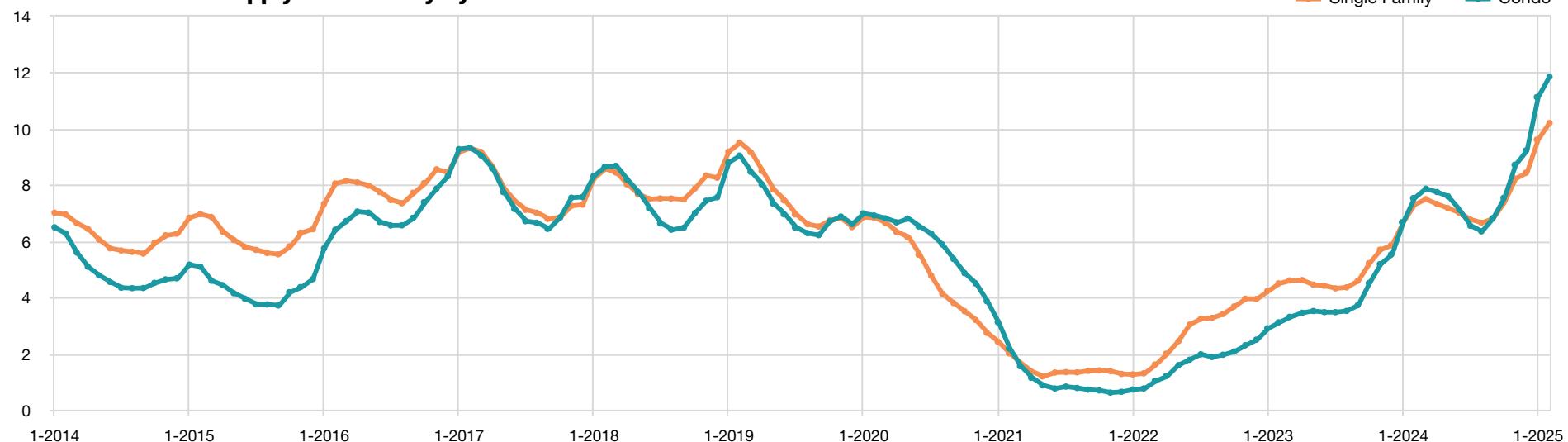
## February



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2024	7.5	+ 63.0%	7.9	+ 139.4%
Apr-2024	7.3	+ 58.7%	7.7	+ 120.0%
May-2024	7.2	+ 60.0%	7.6	+ 117.1%
Jun-2024	7.0	+ 59.1%	7.1	+ 102.9%
Jul-2024	6.8	+ 58.1%	6.5	+ 85.7%
Aug-2024	6.7	+ 52.3%	6.3	+ 80.0%
Sep-2024	6.8	+ 47.8%	6.8	+ 83.8%
Oct-2024	7.4	+ 42.3%	7.5	+ 66.7%
Nov-2024	8.2	+ 43.9%	8.7	+ 67.3%
Dec-2024	8.4	+ 42.4%	9.2	+ 67.3%
Jan-2025	9.6	+ 43.3%	11.1	+ 65.7%
<b>Feb-2025</b>	<b>10.2</b>	<b>+ 39.7%</b>	<b>11.8</b>	<b>+ 57.3%</b>
12-Month Avg*	7.8	+ 50.0%	8.2	+ 82.8%

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

## Historical Months Supply of Inventory by Month

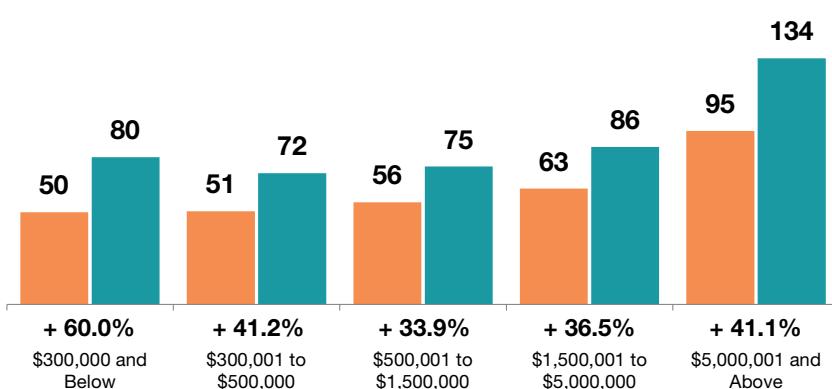


# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.  
Based on a rolling 12-month average.

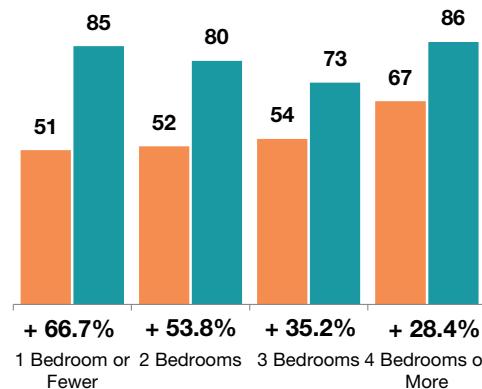
## By Price Range

■ 2-2024 ■ 2-2025



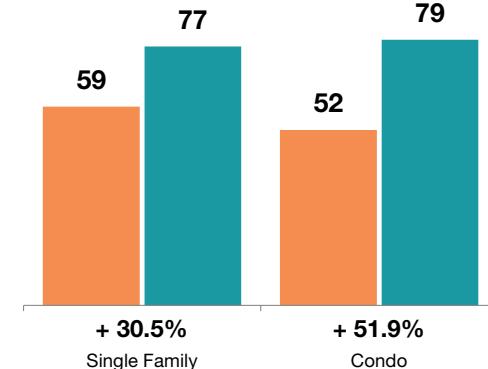
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



## All Properties

### By Price Range

	2-2024	2-2025	Change
\$300,000 and Below	50	80	+ 60.0%
\$300,001 to \$500,000	51	72	+ 41.2%
\$500,001 to \$1,500,000	56	75	+ 33.9%
\$1,500,001 to \$5,000,000	63	86	+ 36.5%
\$5,000,001 and Above	95	134	+ 41.1%
All Price Ranges	56	78	+ 39.3%

### Single Family

	2-2024	2-2025	Change	2-2024	2-2025	Change
2-2024	54	80	+ 48.1%	49	80	+ 63.3%
2-2025	51	62	+ 21.6%	51	76	+ 49.0%
Change	58	75	+ 29.3%	51	75	+ 47.1%
2-2024	64	81	+ 26.6%	61	96	+ 57.4%
2-2025	94	132	+ 40.4%	99	142	+ 43.4%
Change	59	77	+ 30.5%	52	79	+ 51.9%

### Condo

### By Bedroom Count

	2-2024	2-2025	Change
1 Bedroom or Fewer	51	85	+ 66.7%
2 Bedrooms	52	80	+ 53.8%
3 Bedrooms	54	73	+ 35.2%
4 Bedrooms or More	67	86	+ 28.4%
All Bedroom Counts	56	78	+ 39.3%

	2-2024	2-2025	Change	2-2024	2-2025	Change
2-2024	53	80	+ 50.9%	50	87	+ 72.9%
2-2025	53	82	+ 54.7%	52	80	+ 53.9%
Change	56	71	+ 26.8%	52	76	+ 46.3%
2-2024	67	85	+ 26.9%	62	106	+ 72.3%
2-2025	59	77	+ 30.5%	52	79	+ 51.9%

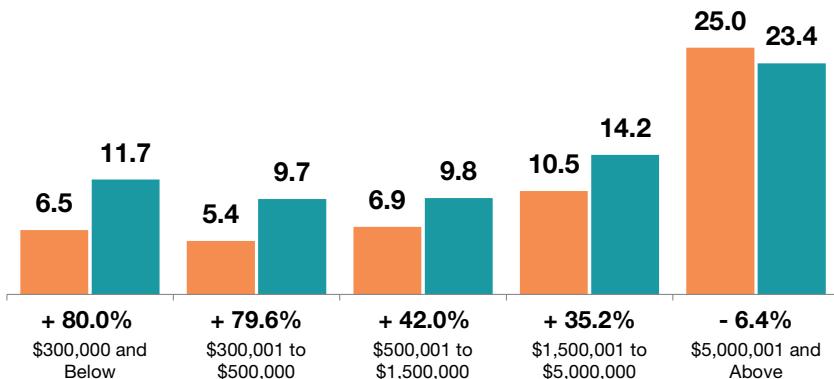
# Months Supply of Inventory

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.



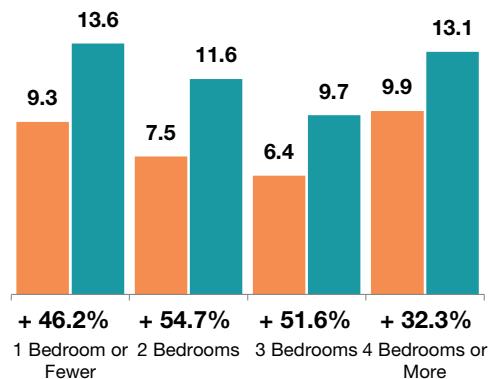
## By Price Range

2024 2025



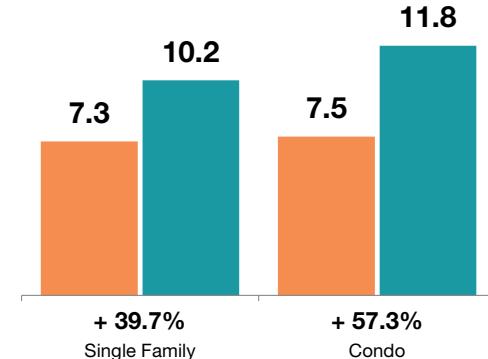
## By Bedroom Count

2024 2025



## By Property Type

2024 2025



## All Properties

### By Price Range

	2-2024	2-2025	Change
\$300,000 and Below	6.5	11.7	+ 80.0%
\$300,001 to \$500,000	5.4	9.7	+ 79.6%
\$500,001 to \$1,500,000	6.9	9.8	+ 42.0%
\$1,500,001 to \$5,000,000	10.5	14.2	+ 35.2%
\$5,000,001 and Above	25.0	23.4	- 6.4%
All Price Ranges	7.4	11.0	+ 48.6%

### Single Family

	2-2024	2-2025	Change
1 Bedroom or Fewer	6.6	9.2	+ 39.4%
2 Bedrooms	2.8	6.2	+ 121.4%
3 Bedrooms	6.4	8.9	+ 39.1%
4 Bedrooms or More	9.9	12.9	+ 30.3%
All Bedroom Counts	25.3	25.2	- 0.4%
	7.3	10.2	+ 39.7%

### Condo

	2-2024	2-2025	Change
1 Bedroom or Fewer	6.5	12.6	+ 93.8%
2 Bedrooms	6.3	10.9	+ 73.0%
3 Bedrooms	7.5	11.1	+ 48.0%
4 Bedrooms or More	11.4	16.5	+ 44.7%
All Bedroom Counts	23.7	16.2	- 31.6%
	7.5	11.8	+ 57.3%

### By Bedroom Count

	2-2024	2-2025	Change
1 Bedroom or Fewer	9.3	13.6	+ 46.2%
2 Bedrooms	7.5	11.6	+ 54.7%
3 Bedrooms	6.4	9.7	+ 51.6%
4 Bedrooms or More	9.9	13.1	+ 32.3%
All Bedroom Counts	7.4	11.0	+ 48.6%

	2-2024	2-2025	Change
1 Bedroom or Fewer	7.1	13.8	+ 94.4%
2 Bedrooms	6.8	9.4	+ 38.2%
3 Bedrooms	5.9	8.8	+ 49.2%
4 Bedrooms or More	9.9	12.9	+ 30.3%
All Bedroom Counts	7.3	10.2	+ 39.7%

	2-2024	2-2025	Change
1 Bedroom or Fewer	9.7	13.1	+ 35.1%
2 Bedrooms	7.6	12.1	+ 59.2%
3 Bedrooms	7.1	11.1	+ 56.3%
4 Bedrooms or More	10.0	17.1	+ 71.0%
All Bedroom Counts	7.5	11.8	+ 57.3%