

Monthly Indicators



August 2026

Homebuyers in Naples took advantage of the historically slow summer months and found opportunities in August as sales rose slightly and prices remained stable. While new listings decreased 15.5 percent to 792 from 937 new listings in August 2025, demand for homes in Naples continued to tighten the overall inventory, which decreased 16.3 percent to 4,093 properties from 4,892 properties in August 2025. According to the August 2026 Market Report from the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales throughout Collier County (excluding Marco Island), days on market decreased 7.5 percent to 99 days from 107 days in August 2025, and the number of price decreases fell 30.2 percent to 790 from 1,132 in August 2025; indicators that more homes are selling faster when they are priced right.

For August, overall closed sales increased 1.1 percent to 622 closed sales from 615 closed sales in August 2025. Likewise, pending sales for August also continued to outperform last August, increasing 1.9 percent to 769 pending sales from 755 pending sales. In fact, year-to-date, pending sales are up an impressive 21.7 percent, while total sales have increased 16.2 percent, signaling sustained buyer demand despite economic uncertainty and higher borrowing costs.

While sales have increased in the last 15 months, inventory and new listings have decreased. The market's performance in August is impressive because it is occurring alongside a significant reduction in available inventory. As expected, August's supply of inventory followed the same trend, decreasing 33.3 percent to 5.4 months from 8.1 months in August 2025.

The median closed price in August decreased 1.7 percent to \$575,000 from \$585,000 in August 2025. Since January, the overall median closed price in Naples has only decreased 0.8 percent. However, the median closed price of single-family homes in Naples has increased 4.1 percent, year to date. And while the median closed price of condominiums in August increased 2.7 percent to \$417,500 from \$406,500 in August 2025, it is down 4.3 percent, year to date.

Quick Facts

+ 1.1%

Change in
Total Sales
All Properties

- 1.7%

Change in
Median Closed Price
All Properties

- 22.1%

Change in
Homes for Sale
All Properties

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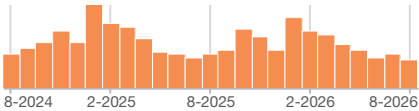
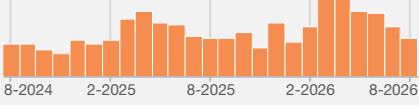
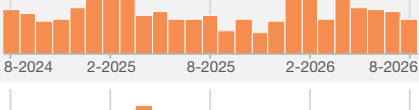
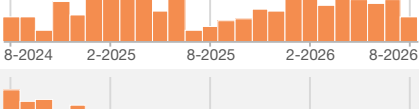
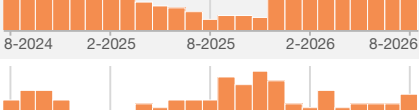
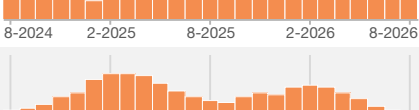
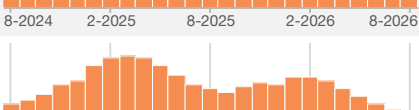
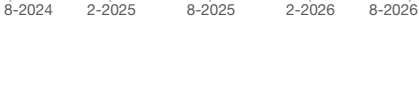
This report covers residential real estate activity in Collier County, excluding Marco Island. Percent changes are calculated using rounded figures.

Current as of September 10, 2026. All data from Southwest Florida MLS. Report © 2026 ShowingTime Plus, LLC.

Overall Market Overview

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

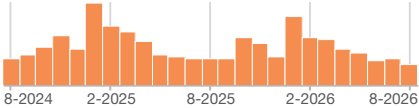
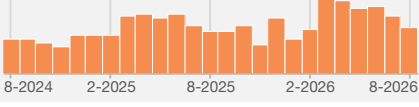
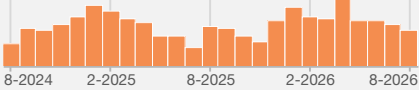
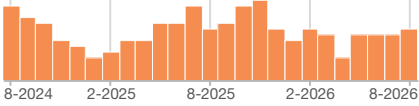
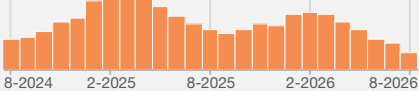


Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		937	792	- 15.5%	10,779	9,738	- 9.7%
Total Sales		615	622	+ 1.1%	5,690	6,612	+ 16.2%
Days on Market Until Sale		107	99	- 7.5%	92	98	+ 6.5%
Median Closed Price		\$585,000	\$575,000	- 1.7%	\$605,000	\$600,000	- 0.8%
Average Closed Price		\$936,987	\$1,017,608	+ 8.6%	\$1,173,737	\$1,162,080	- 1.0%
Percent of List Price Received		93.8%	94.8%	+ 1.1%	94.3%	94.6%	+ 0.3%
Pending Listings		755	769	+1.9%	7,075	8,613	+21.7%
Inventory of Homes for Sale		4,892	4,093	-16.3%	—	—	—
Months Supply of Inventory		8.1	5.4	- 33.3%	—	—	—

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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		501	432	- 13.8%	5,428	4,915	- 9.5%
Total Sales		333	350	+ 5.1%	2,990	3,324	+ 11.2%
Days on Market Until Sale		95	92	- 3.2%	91	92	+ 1.1%
Median Closed Price		\$730,000	\$717,500	- 1.7%	\$735,000	\$765,000	+ 4.1%
Average Closed Price		\$1,225,086	\$1,340,161	+ 9.4%	\$1,550,282	\$1,555,463	+ 0.3%
Percent of List Price Received		94.1%	95.2%	+ 1.2%	94.5%	94.8%	+ 0.3%
Pending Listings		414	424	+2.4%	4,032	4,502	+11.7%
Inventory of Homes for Sale		2,418	1,994	- 17.5%	—	—	—
Months Supply of Inventory		7.5	5.1	- 32.0%	—	—	—

Condo Market Overview

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



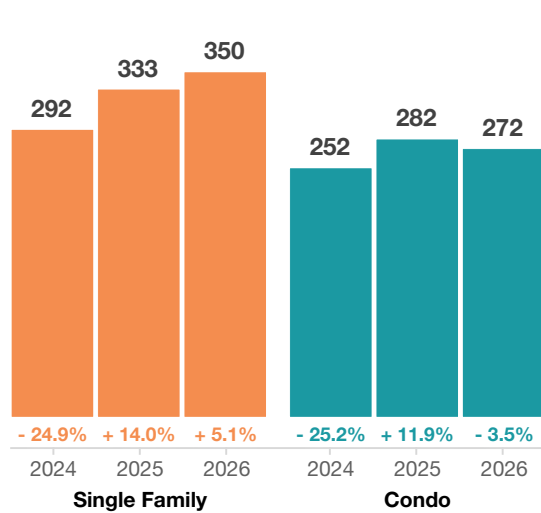
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		436	360	- 17.4%	5,351	4,823	- 9.9%
Total Sales		282	272	- 3.5%	2,700	3,288	+ 21.8%
Days on Market Until Sale		123	109	- 11.4%	93	105	+ 12.9%
Median Closed Price		\$406,500	\$417,500	+ 2.7%	\$460,000	\$440,000	- 4.3%
Average Closed Price		\$596,786	\$602,558	+ 1.0%	\$756,749	\$764,629	+ 1.0%
Percent of List Price Received		93.5%	94.4%	+ 1.0%	94.1%	94.3%	+ 0.2%
Pending Listings		341	345	+1.2%	3,043	4,111	+35.1%
Inventory of Homes for Sale		2,474	2,099	- 15.2%	—	—	—
Months Supply of Inventory		8.7	5.6	- 35.6%	—	—	—

Overall Closed Sales

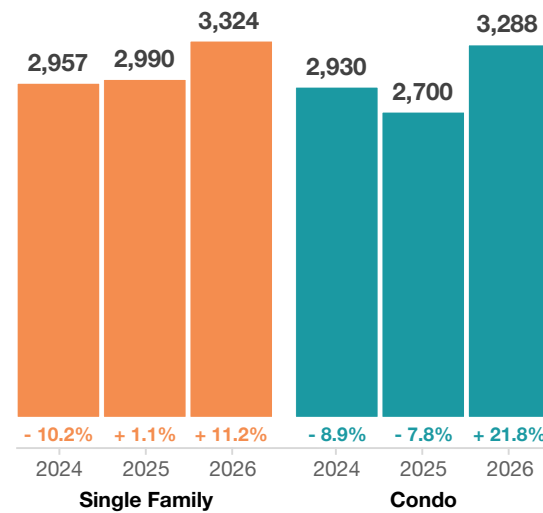
A count of the actual sales that closed in a given month.



August

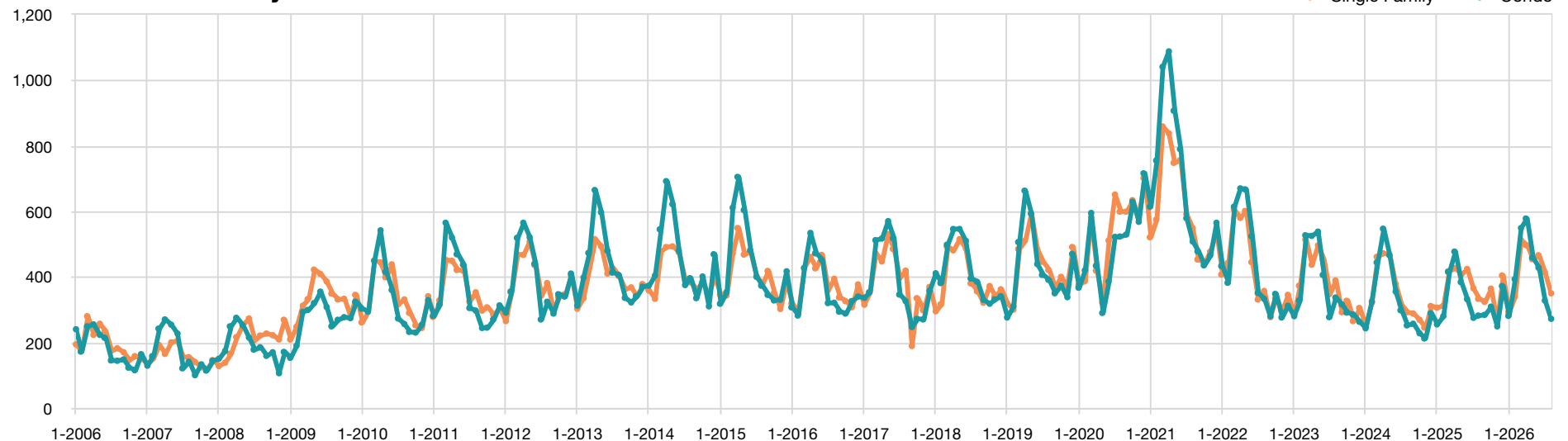


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-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	292	- 4.6%	281	+ 10.2%
Feb-2026	339	+ 8.7%	393	+ 40.4%
Mar-2026	512	+ 22.8%	549	+ 32.3%
Apr-2026	497	+ 16.4%	578	+ 21.2%
May-2026	454	+ 11.8%	459	+ 19.5%
Jun-2026	466	+ 9.9%	428	+ 28.9%
Jul-2026	414	+ 13.4%	328	+ 19.3%
Aug-2026	350	+ 5.1%	272	- 3.5%
12-Month Avg	390	+ 14.0%	375	+ 22.1%

Historical Total Sales by Month

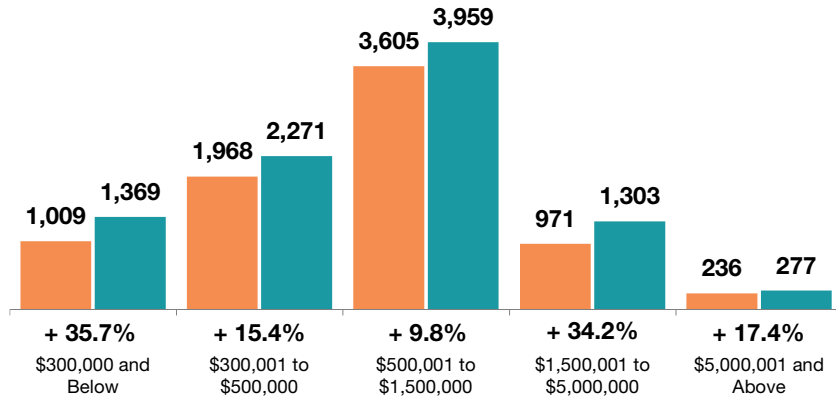


Overall Closed Sales By Price Range

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

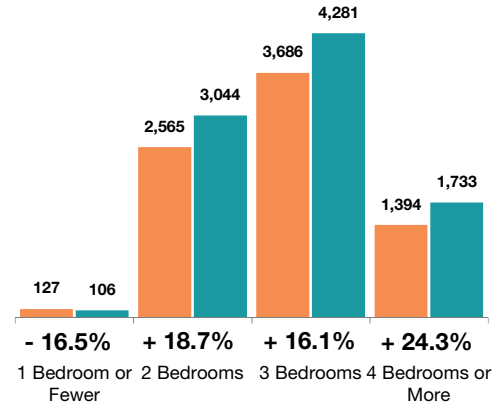
By Price Range

8-2025 8-2026



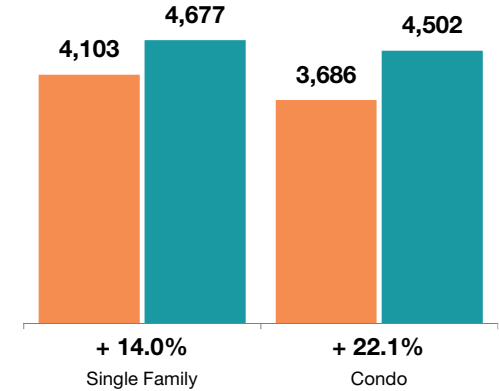
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$300,000 and Below	1,009	1,369	+ 35.7%
\$300,001 to \$500,000	1,968	2,271	+ 15.4%
\$500,001 to \$1,500,000	3,605	3,959	+ 9.8%
\$1,500,001 to \$5,000,000	971	1,303	+ 34.2%
\$5,000,001 and Above	236	277	+ 17.4%
All Price Ranges	7,789	9,179	+ 17.8%

Single Family

	8-2025	8-2026	Change
1 Bedroom or Fewer	169	198	+ 17.2%
2 Bedrooms	679	770	+ 13.4%
3 Bedrooms	2,399	2,609	+ 8.8%
4 Bedrooms or More	662	866	+ 30.8%
	194	234	+ 20.6%
All Single Family	4,103	4,677	+ 14.0%

Condo

	8-2025	8-2026	Change
1 Bedroom or Fewer	840	1,171	+ 39.4%
2 Bedrooms	1,289	1,501	+ 16.4%
3 Bedrooms	1,206	1,350	+ 11.9%
4 Bedrooms or More	309	437	+ 41.4%
	42	43	+ 2.4%
All Condo	3,686	4,502	+ 22.1%

By Bedroom Count

	8-2025	8-2026	Change
1 Bedroom or Fewer	127	106	- 16.5%
2 Bedrooms	2,565	3,044	+ 18.7%
3 Bedrooms	3,686	4,281	+ 16.1%
4 Bedrooms or More	1,394	1,733	+ 24.3%
All Bedroom Counts	7,789	9,179	+ 17.8%

	8-2025	8-2026	Change
1 Bedroom or Fewer	32	24	- 25.0%
2 Bedrooms	421	505	+ 20.0%
3 Bedrooms	2,319	2,516	+ 8.5%
4 Bedrooms or More	1,328	1,630	+ 22.7%
All Single Family	4,103	4,677	+ 14.0%

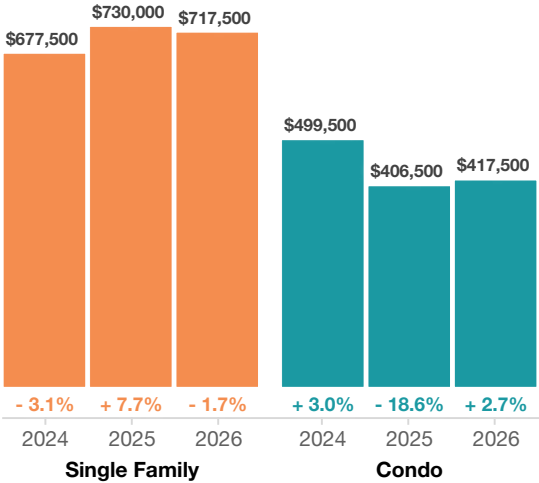
	8-2025	8-2026	Change
1 Bedroom or Fewer	95	82	- 13.7%
2 Bedrooms	2,144	2,539	+ 18.4%
3 Bedrooms	1,367	1,765	+ 29.1%
4 Bedrooms or More	66	103	+ 56.1%
All Condo	3,686	4,502	+ 22.1%

Overall Median Closed Price

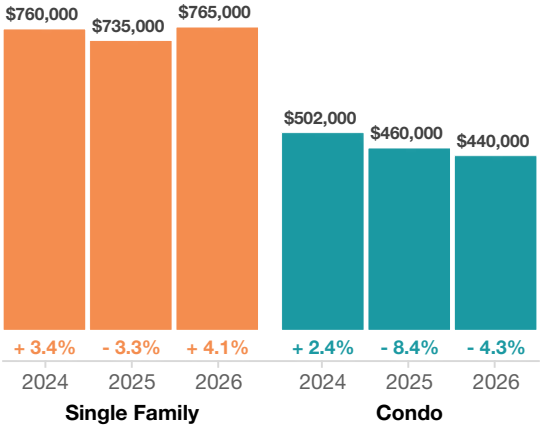


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

August



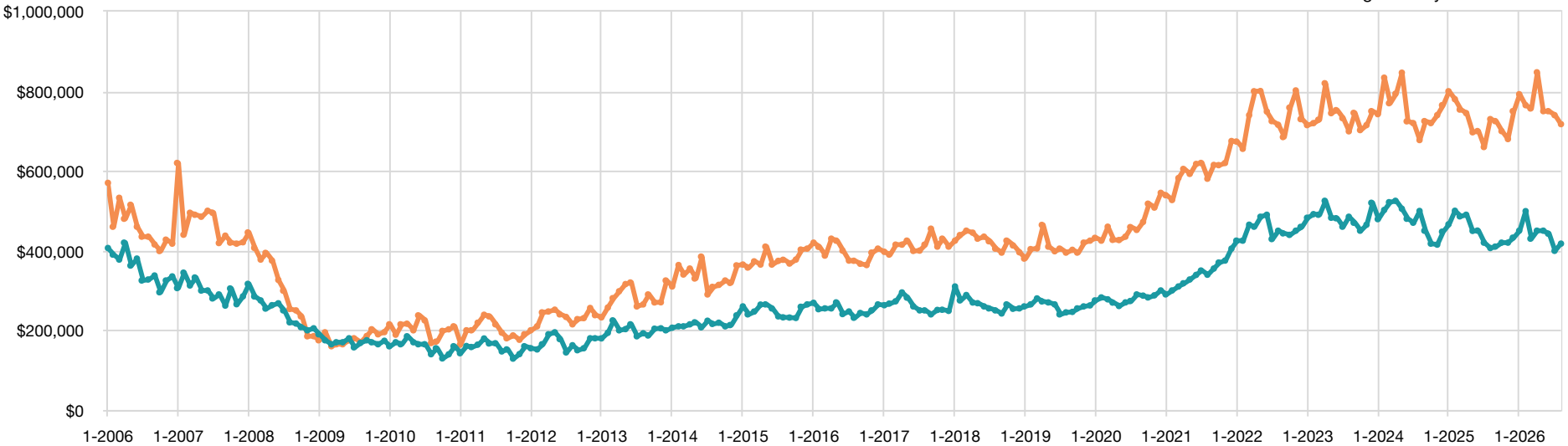
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	\$792,500	- 0.9%	\$450,000	- 3.4%
Feb-2026	\$765,000	- 1.9%	\$499,000	- 0.2%
Mar-2026	\$756,750	+ 0.4%	\$430,000	- 11.5%
Apr-2026	\$847,500	+ 13.8%	\$450,000	- 8.2%
May-2026	\$750,000	+ 7.6%	\$450,000	+ 0.1%
Jun-2026	\$750,000	+ 7.1%	\$442,500	- 1.7%
Jul-2026	\$740,000	+ 12.1%	\$399,500	- 4.9%
Aug-2026	\$717,500	- 1.7%	\$417,500	+ 2.7%
12-Month Avg*	\$750,000	+ 1.8%	\$435,000	- 3.3%

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

Historical Median Closed Price by Month

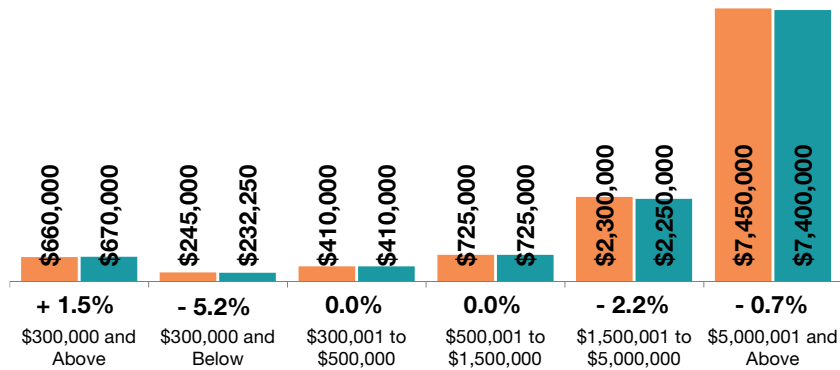


Overall Median Closed Sales By Price Range

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

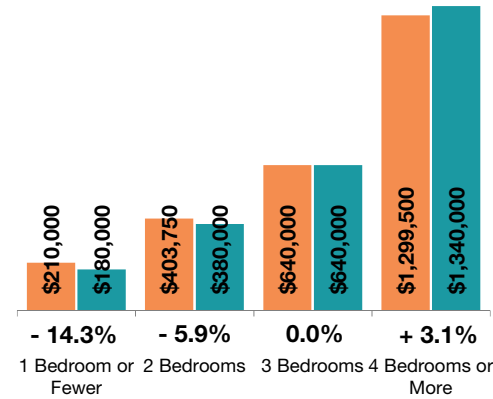
By Price Range

8-2025 8-2026



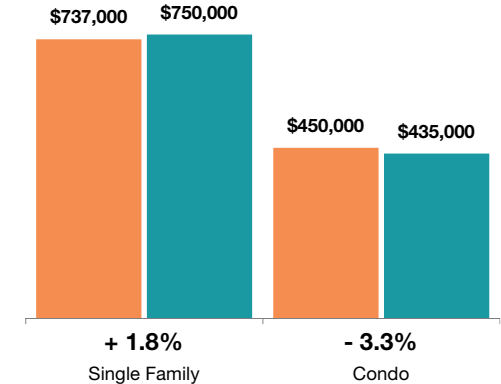
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$300,000 and Above	\$660,000	\$670,000	+ 1.5%
\$300,000 and Below	\$245,000	\$232,250	- 5.2%
\$300,001 to \$500,000	\$410,000	\$410,000	0.0%
\$500,001 to \$1,500,000	\$725,000	\$725,000	0.0%
\$1,500,001 to \$5,000,000	\$2,300,000	\$2,250,000	- 2.2%
\$5,000,001 and Above	\$7,450,000	\$7,400,000	- 0.7%
All Price Ranges	\$600,000	\$590,000	- 1.7%

Single Family

8-2025	8-2026	Change	8-2025	8-2026	Change
\$750,000	\$775,000	+ 3.3%	\$526,750	\$530,000	+ 0.6%
\$195,000	\$170,000	- 12.8%	\$250,000	\$237,000	- 5.2%
\$439,000	\$439,500	+ 0.1%	\$396,000	\$395,000	- 0.3%
\$735,000	\$735,000	0.0%	\$697,000	\$700,750	+ 0.5%
\$2,372,500	\$2,275,000	- 4.1%	\$2,200,000	\$2,200,000	0.0%
\$8,100,000	\$7,472,500	- 7.7%	\$6,500,000	\$6,300,000	- 3.1%
\$737,000	\$750,000	+ 1.8%	\$450,000	\$435,000	- 3.3%

Condo

	8-2025	8-2026	Change
	\$526,750	\$530,000	+ 0.6%
	\$250,000	\$237,000	- 5.2%
	\$396,000	\$395,000	- 0.3%
	\$697,000	\$700,750	+ 0.5%
	\$2,200,000	\$2,200,000	0.0%
	\$6,500,000	\$6,300,000	- 3.1%
	\$450,000	\$435,000	- 3.3%

By Bedroom Count

	8-2025	8-2026	Change
1 Bedroom or Fewer	\$210,000	\$180,000	- 14.3%
2 Bedrooms	\$403,750	\$380,000	- 5.9%
3 Bedrooms	\$640,000	\$640,000	0.0%
4 Bedrooms or More	\$1,299,500	\$1,340,000	+ 3.1%
All Bedroom Counts	\$600,000	\$590,000	- 1.7%

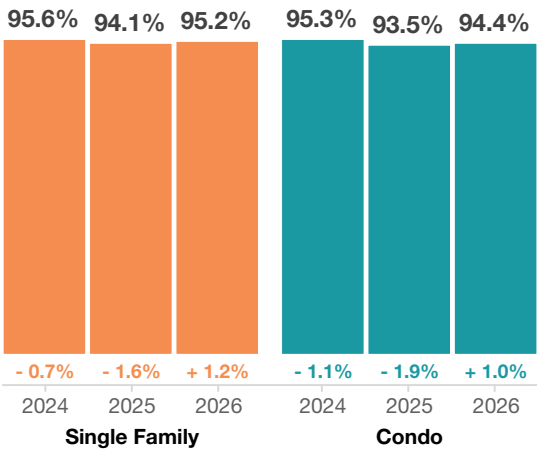
8-2025	8-2026	Change	8-2025	8-2026	Change
\$130,850	\$111,000	- 15.2%	\$232,500	\$213,750	- 8.1%
\$485,000	\$445,000	- 8.2%	\$390,000	\$370,000	- 5.1%
\$665,000	\$675,000	+ 1.5%	\$590,000	\$560,000	- 5.1%
\$1,260,000	\$1,325,000	+ 5.2%	\$3,510,000	\$2,200,000	- 37.3%
\$737,000	\$750,000	+ 1.8%	\$450,000	\$435,000	- 3.3%

Overall Percent off List Price Received

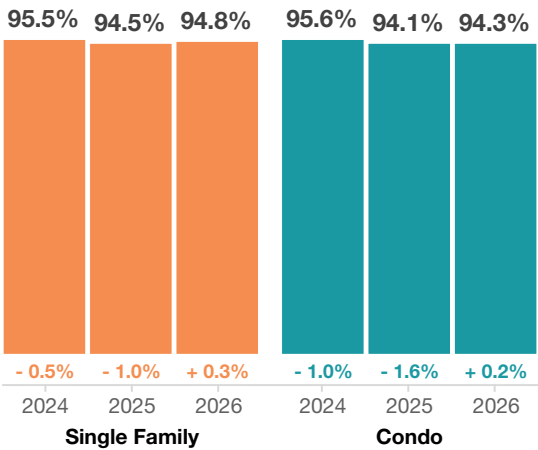
Percentage found when dividing a property’s sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



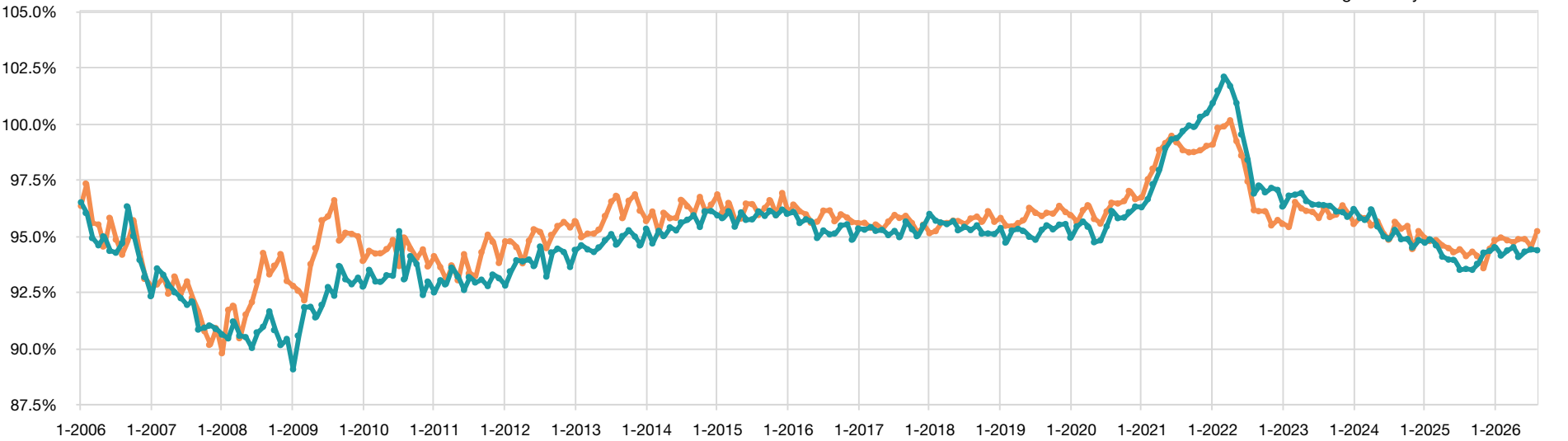
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	94.9%	+ 0.1%	94.1%	- 0.7%
Mar-2026	94.8%	0.0%	94.3%	- 0.3%
Apr-2026	94.7%	+ 0.1%	94.5%	+ 0.4%
May-2026	94.8%	+ 0.4%	94.1%	+ 0.2%
Jun-2026	94.8%	+ 0.5%	94.3%	+ 0.4%
Jul-2026	94.5%	+ 0.1%	94.4%	+ 1.0%
Aug-2026	95.2%	+ 1.2%	94.4%	+ 1.0%
12-Month Avg*	94.6%	- 0.1%	94.2%	- 0.1%

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

Historical Percent of List Price Received by Month

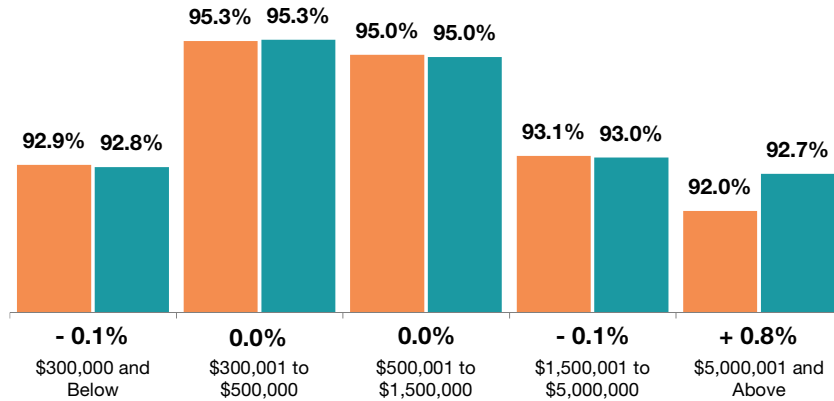


Overall Percent of List Price Received by Price Range

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.

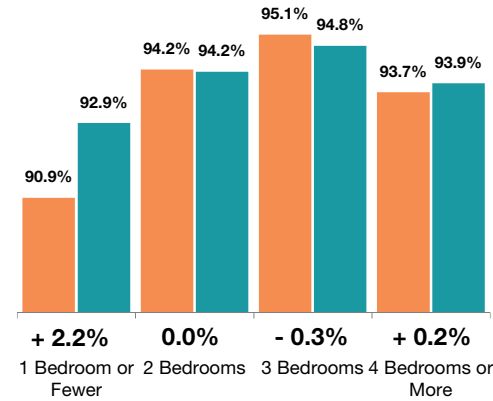
By Price Range

8-2025 8-2026



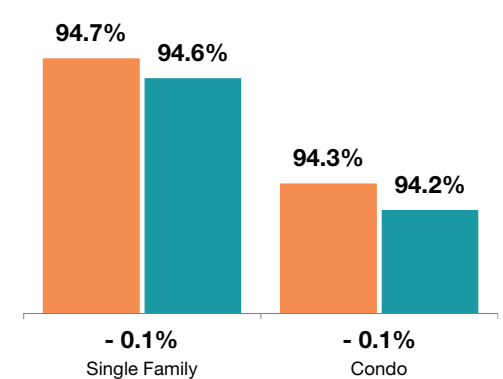
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$300,000 and Below	92.9%	92.8%	- 0.1%
\$300,001 to \$500,000	95.3%	95.3%	0.0%
\$500,001 to \$1,500,000	95.0%	95.0%	0.0%
\$1,500,001 to \$5,000,000	93.1%	93.0%	- 0.1%
\$5,000,001 and Above	92.0%	92.7%	+ 0.8%
All Price Ranges	94.5%	94.4%	- 0.1%

Single Family

	8-2025	8-2026	Change
\$300,000 and Below	91.5%	91.0%	- 0.5%
\$300,001 to \$500,000	96.0%	96.1%	+ 0.1%
\$500,001 to \$1,500,000	95.3%	95.2%	- 0.1%
\$1,500,001 to \$5,000,000	92.9%	93.0%	+ 0.1%
\$5,000,001 and Above	91.7%	92.6%	+ 1.0%
All Price Ranges	94.7%	94.6%	- 0.1%

Condo

	8-2025	8-2026	Change
\$300,000 and Below	93.2%	93.2%	0.0%
\$300,001 to \$500,000	94.9%	95.0%	+ 0.1%
\$500,001 to \$1,500,000	94.6%	94.7%	+ 0.1%
\$1,500,001 to \$5,000,000	93.5%	93.1%	- 0.4%
\$5,000,001 and Above	93.1%	93.3%	+ 0.2%
All Price Ranges	94.3%	94.2%	- 0.1%

By Bedroom Count

	8-2025	8-2026	Change
1 Bedroom or Fewer	90.9%	92.9%	+ 2.2%
2 Bedrooms	94.2%	94.2%	0.0%
3 Bedrooms	95.1%	94.8%	- 0.3%
4 Bedrooms or More	93.7%	93.9%	+ 0.2%
All Bedroom Counts	94.5%	94.4%	- 0.1%

	8-2025	8-2026	Change
1 Bedroom or Fewer	89.5%	91.2%	+ 1.9%
2 Bedrooms	94.2%	94.4%	+ 0.2%
3 Bedrooms	95.4%	95.2%	- 0.2%
4 Bedrooms or More	93.7%	93.9%	+ 0.2%
All Bedroom Counts	94.7%	94.6%	- 0.1%

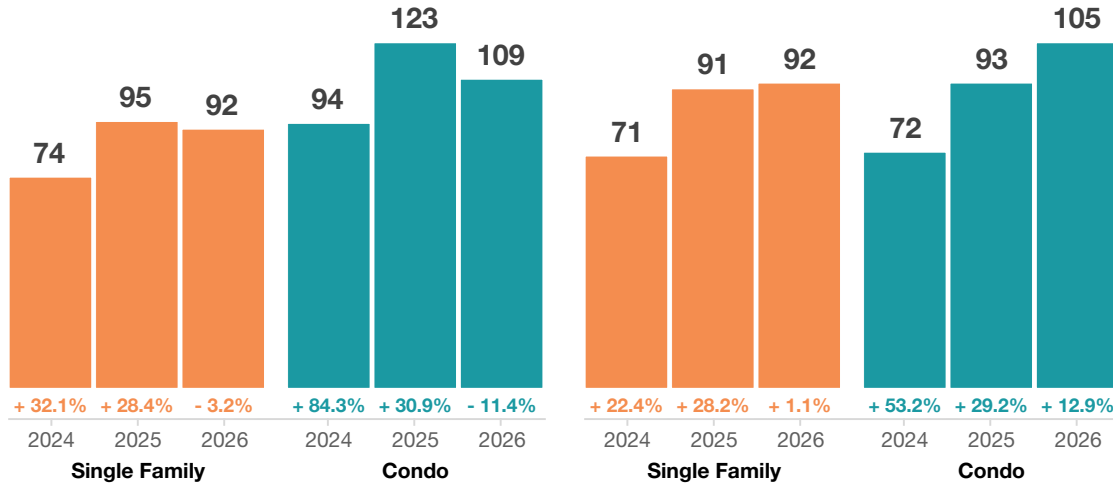
	8-2025	8-2026	Change
1 Bedroom or Fewer	91.4%	93.3%	+ 2.1%
2 Bedrooms	94.3%	94.1%	- 0.2%
3 Bedrooms	94.6%	94.4%	- 0.2%
4 Bedrooms or More	92.6%	93.5%	+ 1.0%
All Bedroom Counts	94.3%	94.2%	- 0.1%

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

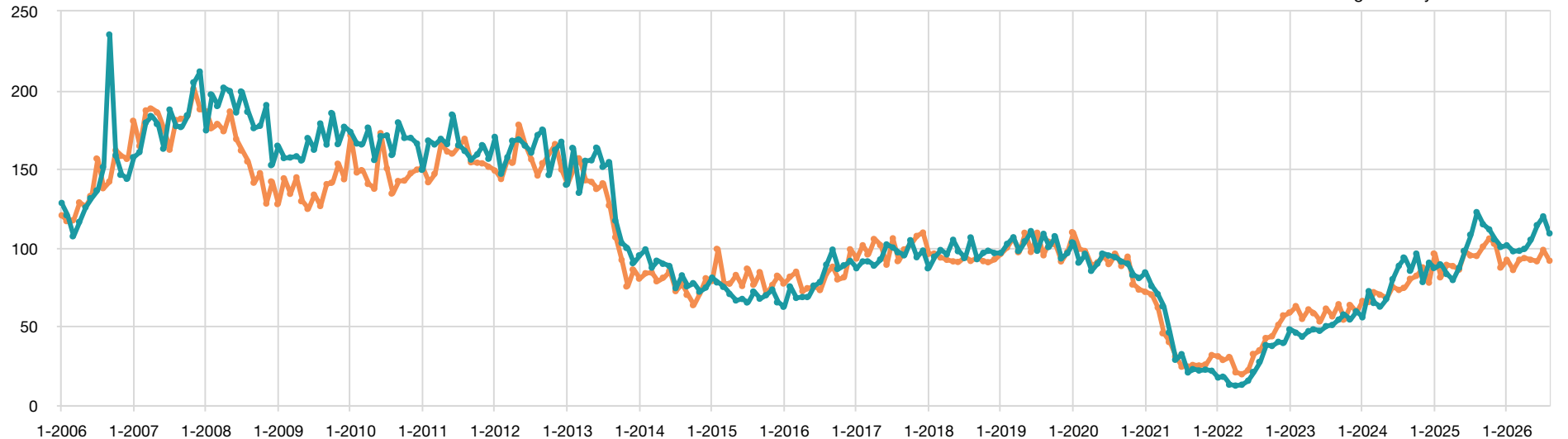
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-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%
Apr-2026	93	+ 5.7%	99	+ 25.3%
May-2026	92	+ 7.0%	105	+ 20.7%
Jun-2026	91	- 7.1%	114	+ 16.3%
Jul-2026	99	+ 4.2%	120	+ 11.1%
Aug-2026	92	- 3.2%	109	- 11.4%
12-Month Avg*	94	+ 6.4%	105	+ 15.5%

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

Historical Days on Market Until Sale by Month

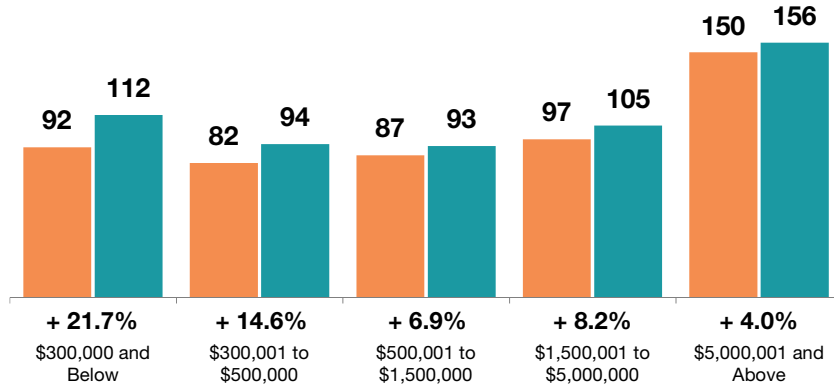


Overall Days on Market Until Sale by Price Range

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

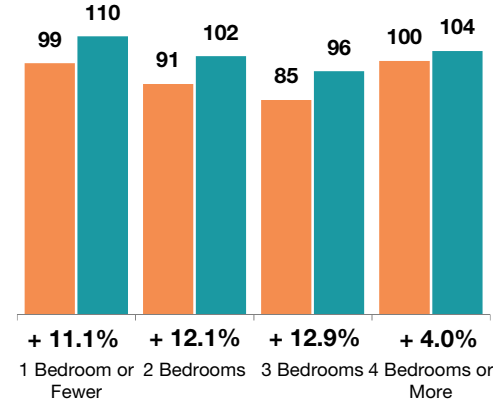
By Price Range

8-2025 8-2026



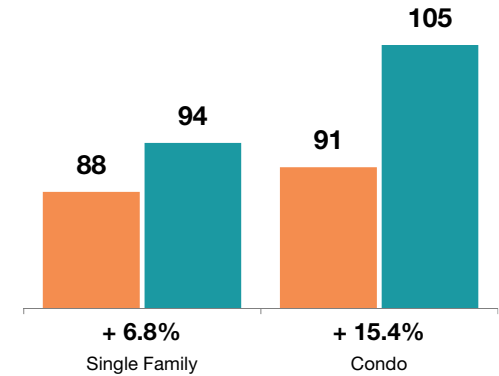
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$300,000 and Below	92	112	+ 21.7%
\$300,001 to \$500,000	82	94	+ 14.6%
\$500,001 to \$1,500,000	87	93	+ 6.9%
\$1,500,001 to \$5,000,000	97	105	+ 8.2%
\$5,000,001 and Above	150	156	+ 4.0%
All Price Ranges	90	100	+ 11.1%

Single Family

8-2025	8-2026	Change
79	99	+ 25.3%
69	83	+ 20.3%
88	88	0.0%
91	104	+ 14.3%
161	158	- 1.9%
88	94	+ 6.8%

Condo

	8-2025	8-2026	Change
	95	114	+ 20.0%
	89	100	+ 12.4%
	86	102	+ 18.6%
	109	108	- 0.9%
	102	146	+ 43.1%
	91	105	+ 15.4%

By Bedroom Count

	8-2025	8-2026	Change
1 Bedroom or Fewer	99	110	+ 11.1%
2 Bedrooms	91	102	+ 12.1%
3 Bedrooms	85	96	+ 12.9%
4 Bedrooms or More	100	104	+ 4.0%
All Bedroom Counts	90	100	+ 11.1%

8-2025	8-2026	Change
86	105	+ 22.1%
84	91	+ 8.3%
83	88	+ 6.0%
99	105	+ 6.1%
88	94	+ 6.8%

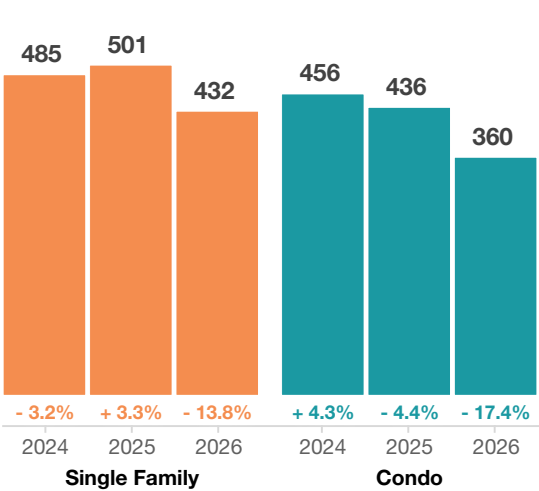
	8-2025	8-2026	Change
	104	111	+ 7.2%
	92	104	+ 12.8%
	88	108	+ 22.6%
	113	94	- 16.8%
	91	105	+ 15.4%

Overall New Listings

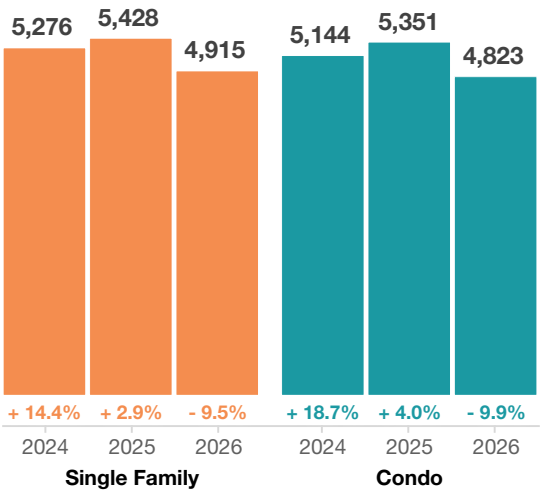
A count of the properties that have been newly listed on the market in a given month.



August

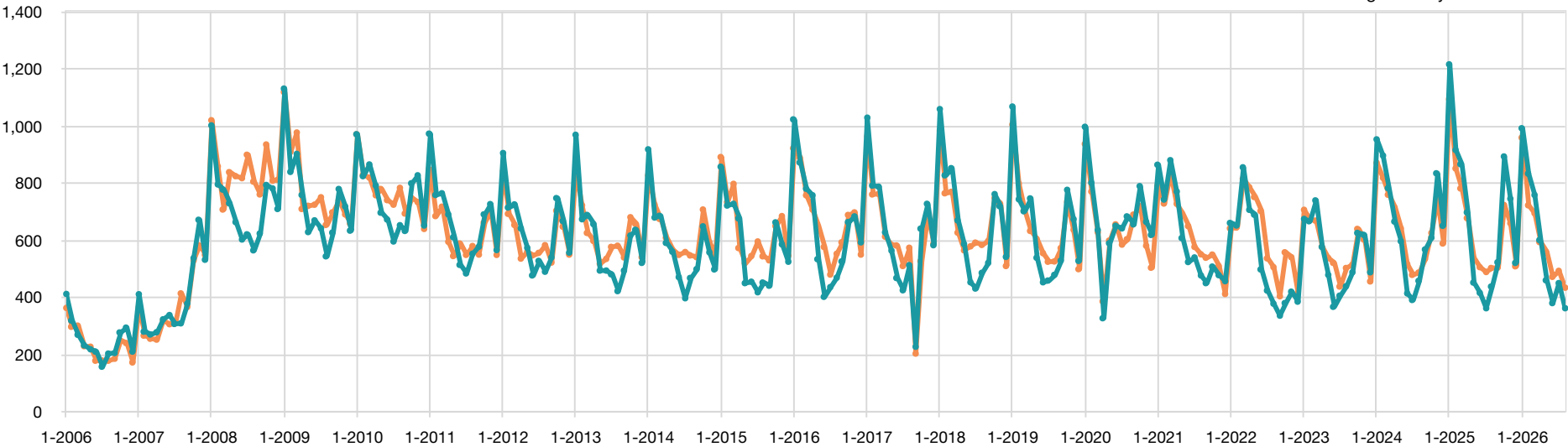


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2025	502	- 5.8%	521	- 8.0%
Oct-2025	722	+ 15.7%	892	+ 47.0%
Nov-2025	658	- 11.2%	744	- 10.7%
Dec-2025	507	- 13.6%	519	- 20.0%
Jan-2026	958	- 12.4%	991	- 18.4%
Feb-2026	721	- 15.2%	832	- 9.1%
Mar-2026	693	- 11.2%	757	- 12.5%
Apr-2026	592	- 12.4%	599	- 13.9%
May-2026	558	+ 3.9%	458	+ 1.8%
Jun-2026	470	- 6.7%	378	- 8.7%
Jul-2026	491	+ 0.8%	448	+ 24.4%
Aug-2026	432	- 13.8%	360	- 17.4%
12-Month Avg	609	- 7.6%	625	- 6.3%

Historical New Listings by Month

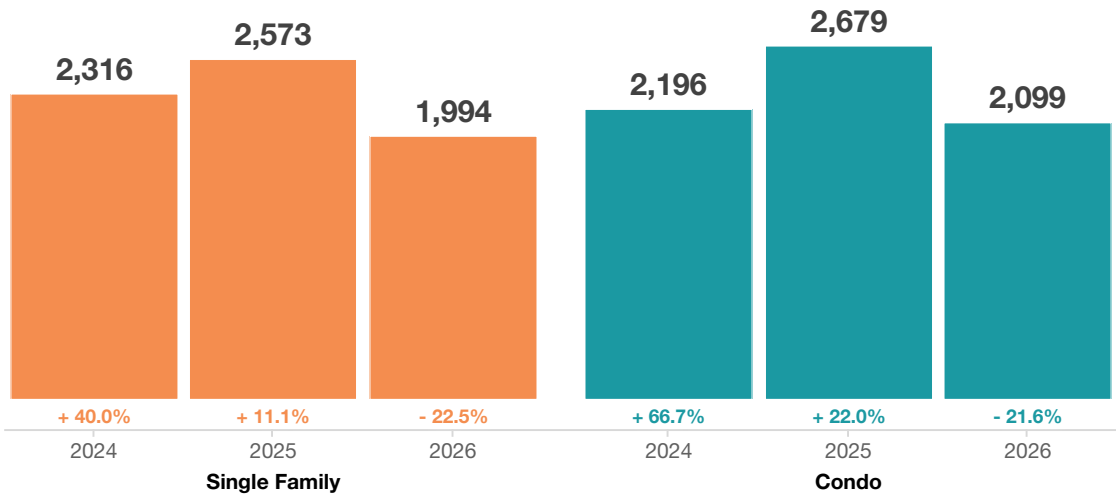


Overall Inventory of Homes for Sale



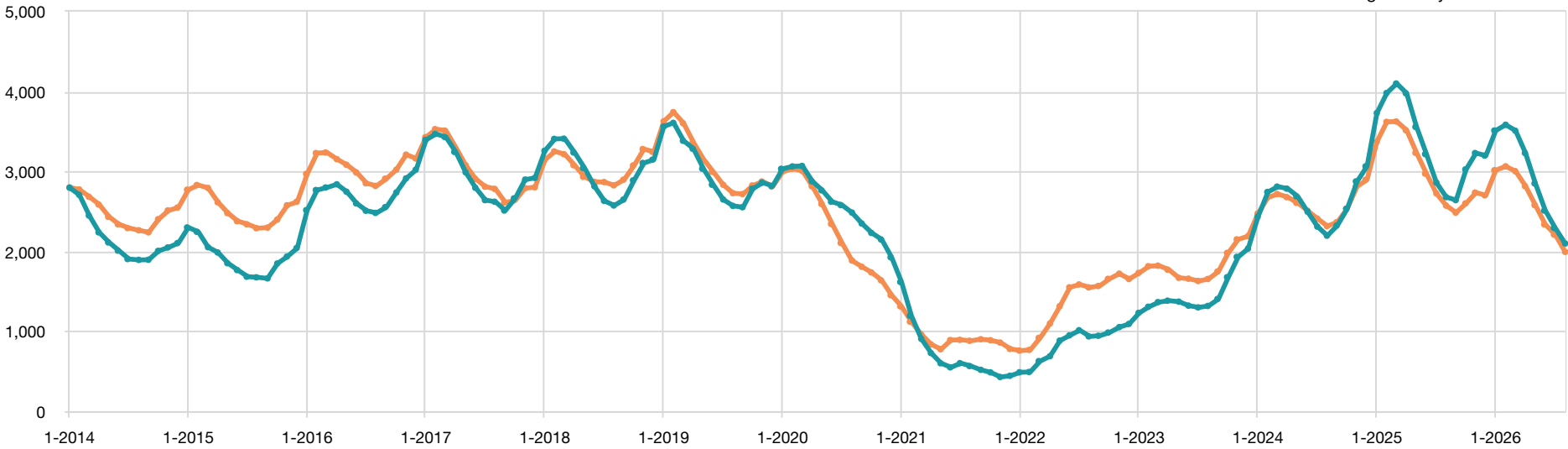
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2025	2,485	+ 5.1%	2,641	+ 13.7%
Oct-2025	2,600	+ 2.6%	3,025	+ 19.5%
Nov-2025	2,735	- 2.7%	3,230	+ 12.3%
Dec-2025	2,701	- 6.7%	3,198	+ 4.4%
Jan-2026	3,015	- 10.6%	3,512	- 5.9%
Feb-2026	3,064	- 15.4%	3,584	- 10.0%
Mar-2026	3,003	- 17.2%	3,510	- 14.4%
Apr-2026	2,817	- 19.9%	3,230	- 18.8%
May-2026	2,578	- 20.3%	2,850	- 19.9%
Jun-2026	2,337	- 21.4%	2,511	- 21.9%
Jul-2026	2,210	- 18.9%	2,293	- 19.9%
Aug-2026	1,994	- 22.5%	2,099	- 21.6%
12-Month Avg	2,628	- 13.0%	2,974	- 8.3%

Historical Inventory of Homes for Sale by Month

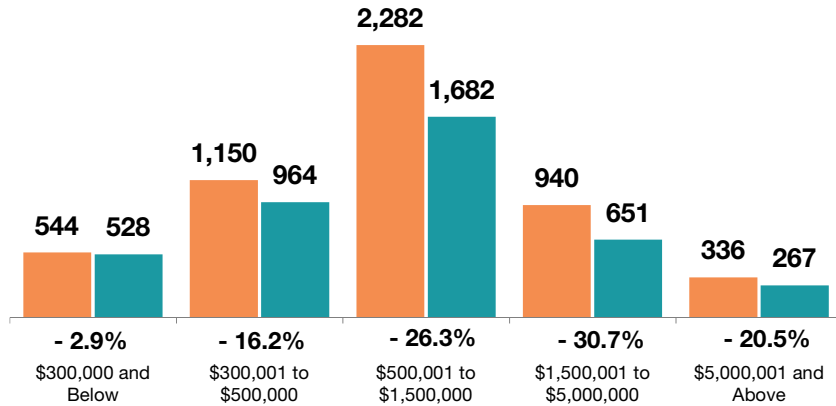


Overall Inventory of Homes for Sale by Price Range

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

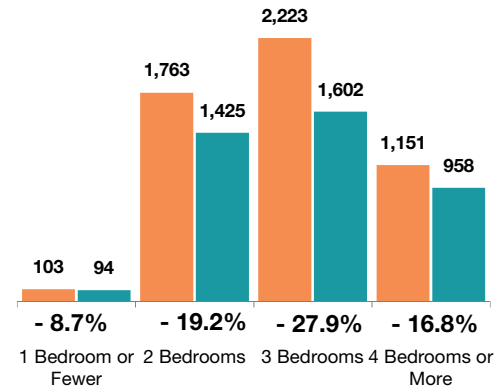
By Price Range

8-2025 8-2026



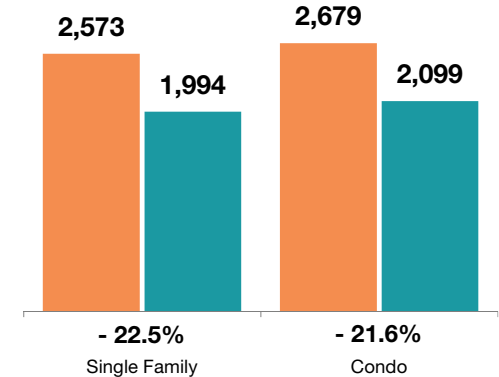
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$300,000 and Below	544	528	- 2.9%
\$300,001 to \$500,000	1,150	964	- 16.2%
\$500,001 to \$1,500,000	2,282	1,682	- 26.3%
\$1,500,001 to \$5,000,000	940	651	- 30.7%
\$5,000,001 and Above	336	267	- 20.5%
All Price Ranges	5,252	4,093	- 22.1%

Single Family

8-2025	8-2026	Change	8-2025	8-2026	Change
118	91	- 22.9%	426	437	+ 2.6%
234	184	- 21.4%	916	780	- 14.8%
1,377	1,087	- 21.1%	905	595	- 34.3%
576	424	- 26.4%	364	227	- 37.6%
268	208	- 22.4%	68	59	- 13.2%
2,573	1,994	- 22.5%	2,679	2,099	- 21.6%

Condo

8-2025	8-2026	Change	8-2025	8-2026	Change
118	91	- 22.9%	426	437	+ 2.6%
234	184	- 21.4%	916	780	- 14.8%
1,377	1,087	- 21.1%	905	595	- 34.3%
576	424	- 26.4%	364	227	- 37.6%
268	208	- 22.4%	68	59	- 13.2%
2,573	1,994	- 22.5%	2,679	2,099	- 21.6%

By Bedroom Count

	8-2025	8-2026	Change
1 Bedroom or Fewer	103	94	- 8.7%
2 Bedrooms	1,763	1,425	- 19.2%
3 Bedrooms	2,223	1,602	- 27.9%
4 Bedrooms or More	1,151	958	- 16.8%
All Bedroom Counts	5,252	4,093	- 22.1%

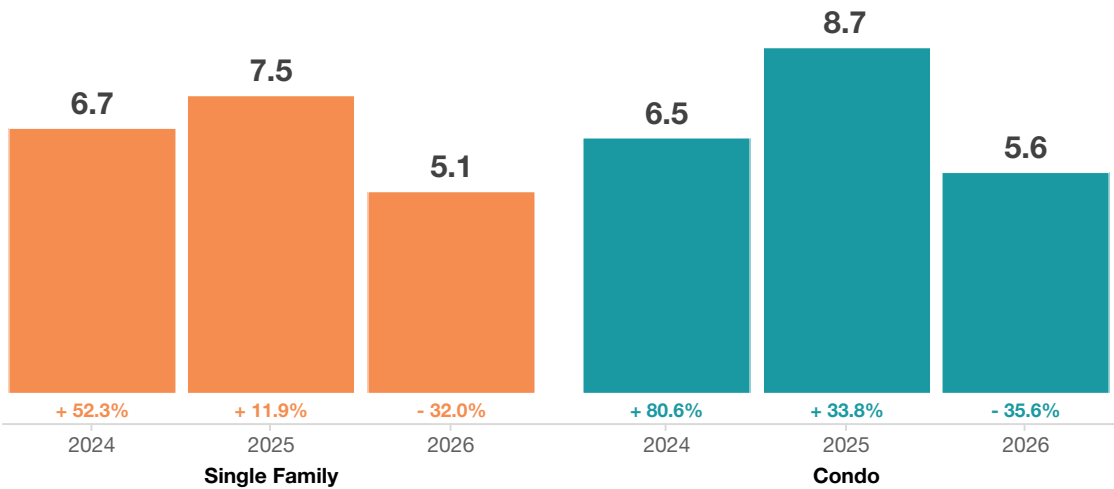
8-2025	8-2026	Change	8-2025	8-2026	Change
18	15	- 16.7%	85	79	- 7.1%
269	212	- 21.2%	1,494	1,213	- 18.8%
1,215	882	- 27.4%	1,008	720	- 28.6%
1,068	884	- 17.2%	83	74	- 10.8%
2,573	1,994	- 22.5%	2,679	2,099	- 21.6%

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.



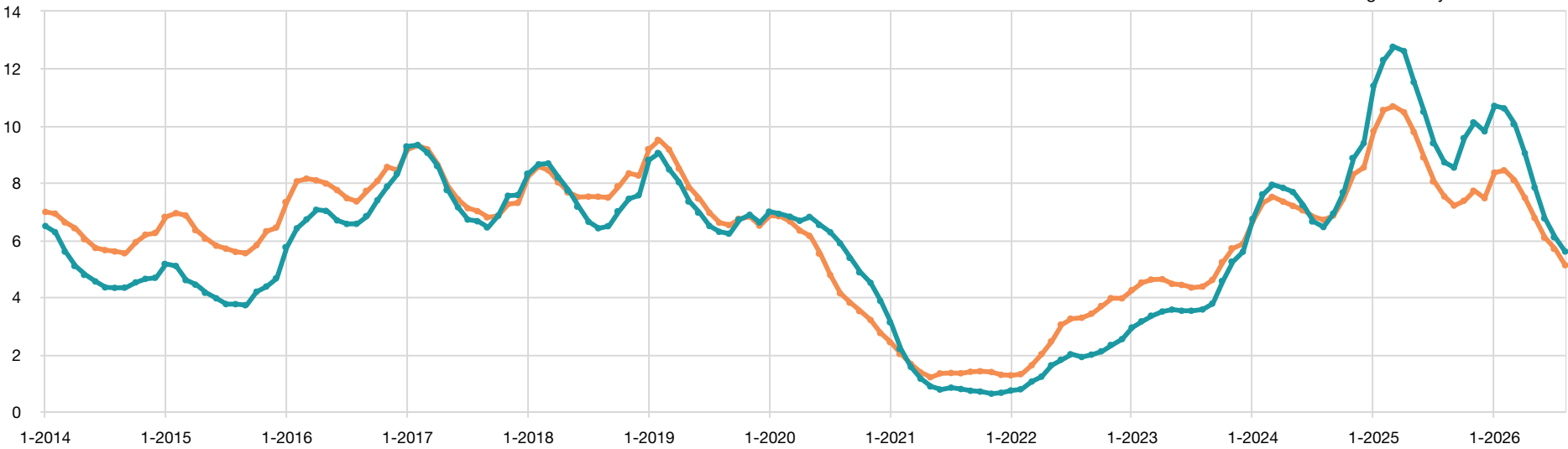
August



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2025	7.2	+ 4.3%	8.5	+ 23.2%
Oct-2025	7.4	0.0%	9.6	+ 24.7%
Nov-2025	7.7	- 7.2%	10.1	+ 13.5%
Dec-2025	7.5	- 11.8%	9.8	+ 4.3%
Jan-2026	8.4	- 14.3%	10.7	- 6.1%
Feb-2026	8.4	- 20.8%	10.6	- 13.8%
Mar-2026	8.1	- 24.3%	10.1	- 21.1%
Apr-2026	7.5	- 28.6%	9.0	- 28.6%
May-2026	6.8	- 30.6%	7.8	- 32.2%
Jun-2026	6.1	- 31.5%	6.8	- 35.2%
Jul-2026	5.7	- 29.6%	6.1	- 35.1%
Aug-2026	5.1	- 32.0%	5.6	- 35.6%
12-Month Avg*	7.1	- 19.8%	8.7	- 14.2%

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

Historical Months Supply of Inventory by Month

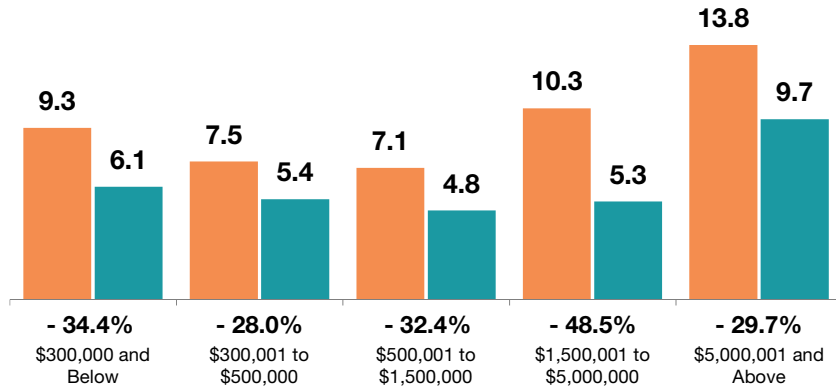


Months Supply of Inventory

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.**

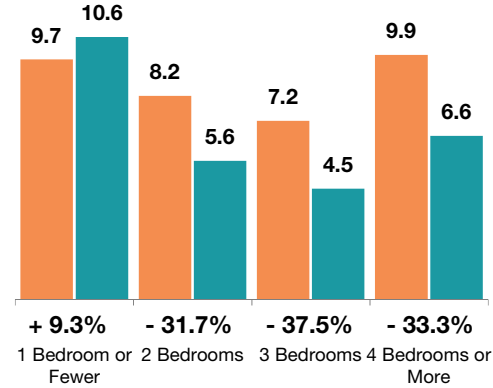
By Price Range

8-2025 8-2026



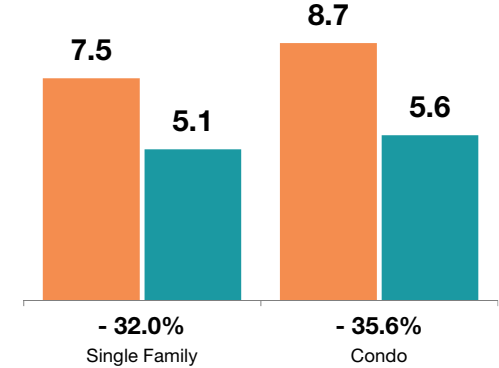
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$300,000 and Below	9.3	6.1	- 34.4%
\$300,001 to \$500,000	7.5	5.4	- 28.0%
\$500,001 to \$1,500,000	7.1	4.8	- 32.4%
\$1,500,001 to \$5,000,000	10.3	5.3	- 48.5%
\$5,000,001 and Above	13.8	9.7	- 29.7%
All Price Ranges	8.1	5.4	- 33.3%

Single Family

8-2025	8-2026	Change
9.2	6.3	- 31.5%
5.5	3.8	- 30.9%
6.7	4.9	- 26.9%
9.3	5.3	- 43.0%
13.6	9.0	- 33.8%
7.5	5.1	- 32.0%

Condo

	8-2025	8-2026	Change
	9.3	6.0	- 35.5%
	8.2	6.0	- 26.8%
	7.8	4.7	- 39.7%
	12.5	5.3	- 57.6%
	14.6	13.4	- 8.2%
	8.7	5.6	- 35.6%

By Bedroom Count

	8-2025	8-2026	Change
1 Bedroom or Fewer	9.7	10.6	+ 9.3%
2 Bedrooms	8.2	5.6	- 31.7%
3 Bedrooms	7.2	4.5	- 37.5%
4 Bedrooms or More	9.9	6.6	- 33.3%
All Bedroom Counts	8.1	5.4	- 33.3%

8-2025	8-2026	Change
5.6	6.3	+ 12.5%
7.7	5.0	- 35.1%
6.3	4.2	- 33.3%
9.7	6.5	- 33.0%
7.5	5.1	- 32.0%

	8-2025	8-2026	Change
	10.7	11.6	+ 8.4%
	8.4	5.7	- 32.1%
	8.8	4.9	- 44.3%
	15.1	8.6	- 43.0%
	8.7	5.6	- 35.6%

Listing and Sales Summary Report

August 2026



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change	Aug-26	Aug-25	% Change
Overall Naples Market*	\$575,000	\$585,000	-1.7%	622	615	+1.1%	4,093	5,252	-22.1%	99	107	-7.5%
Collier County	\$596,700	\$599,000	-0.4%	692	673	+2.8%	4,526	5,855	-22.7%	103	108	-4.6%
Ave Maria	\$394,500	\$415,000	-4.9%	28	25	+12.0%	209	214	-2.3%	114	71	+60.6%
Central Naples	\$451,500	\$400,000	+12.9%	68	79	-13.9%	430	593	-27.5%	66	91	-27.5%
East Naples	\$559,500	\$605,000	-7.5%	162	163	-0.6%	1,031	1,273	-19.0%	85	100	-15.0%
Everglades City	--	--	--	0	0	--	9	11	-18.2%	--	--	--
Immokalee	\$475,000	\$309,450	+53.5%	2	4	-50.0%	16	11	+45.5%	9	69	-87.0%
Immokalee / Ave Maria	\$394,500	\$357,500	+10.3%	30	29	+3.4%	227	226	+0.4%	107	71	+50.7%
Naples	\$590,000	\$600,000	-1.7%	592	585	+1.2%	3,867	5,023	-23.0%	99	109	-9.2%
Naples Beach	\$1,100,000	\$1,250,000	-12.0%	94	97	-3.1%	898	1,225	-26.7%	125	150	-16.7%
North Naples	\$665,000	\$660,000	+0.8%	165	153	+7.8%	812	1,068	-24.0%	107	103	+3.9%
South Naples	\$500,000	\$412,500	+21.2%	103	94	+9.6%	695	867	-19.8%	106	109	-2.8%
34102	\$2,120,000	\$1,962,500	+8.0%	25	39	-35.9%	344	410	-16.1%	140	162	-13.6%
34103	\$1,229,650	\$750,000	+64.0%	34	27	+25.9%	258	374	-31.0%	118	136	-13.2%
34104	\$320,000	\$400,000	-20.0%	35	39	-10.3%	215	270	-20.4%	60	93	-35.5%
34105	\$572,500	\$360,000	+59.0%	16	25	-36.0%	157	234	-32.9%	105	102	+2.9%
34108	\$830,000	\$1,250,000	-33.6%	35	31	+12.9%	296	441	-32.9%	122	147	-17.0%
34109	\$640,000	\$622,500	+2.8%	43	35	+22.9%	208	262	-20.6%	99	103	-3.9%
34110	\$850,000	\$695,000	+22.3%	45	55	-18.2%	314	379	-17.2%	127	116	+9.5%
34112	\$395,000	\$295,000	+33.9%	49	55	-10.9%	394	483	-18.4%	89	90	-1.1%
34113	\$572,500	\$615,900	-7.0%	54	39	+38.5%	301	384	-21.6%	122	137	-10.9%
34114	\$530,000	\$580,000	-8.6%	52	62	-16.1%	416	529	-21.4%	109	123	-11.4%
34116	\$458,000	\$415,000	+10.4%	17	15	+13.3%	58	89	-34.8%	40	70	-42.9%
34117	\$569,500	\$650,000	-12.4%	22	29	-24.1%	126	177	-28.8%	92	70	+31.4%
34119	\$620,000	\$695,000	-10.8%	77	63	+22.2%	290	427	-32.1%	98	92	+6.5%
34120	\$560,000	\$590,500	-5.2%	88	72	+22.2%	487	564	-13.7%	70	91	-23.1%
34137	--	--	--	0	0	--	2	3	-33.3%	--	--	--
34142	\$394,500	\$357,500	+10.3%	30	29	+3.4%	227	226	+0.4%	107	71	+50.7%

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

Local Market Update – August 2026

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

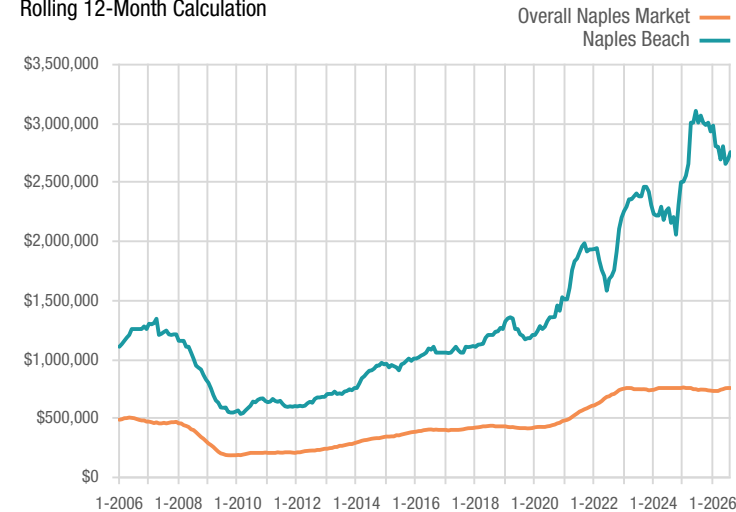
34102, 34103, 34108

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	59	45	- 23.7%	799	664	- 16.9%
Total Sales	36	40	+ 11.1%	380	425	+ 11.8%
Days on Market Until Sale	130	136	+ 4.6%	139	130	- 6.5%
Median Closed Price*	\$2,250,000	\$2,710,250	+ 20.5%	\$3,100,000	\$2,900,000	- 6.5%
Average Closed Price*	\$3,986,875	\$3,750,913	- 5.9%	\$5,453,770	\$4,904,917	- 10.1%
Percent of List Price Received*	92.6%	92.9%	+ 0.3%	91.7%	92.4%	+ 0.8%
Inventory of Homes for Sale	493	351	- 28.8%	—	—	—
Months Supply of Inventory	12.3	7.1	- 42.3%	—	—	—

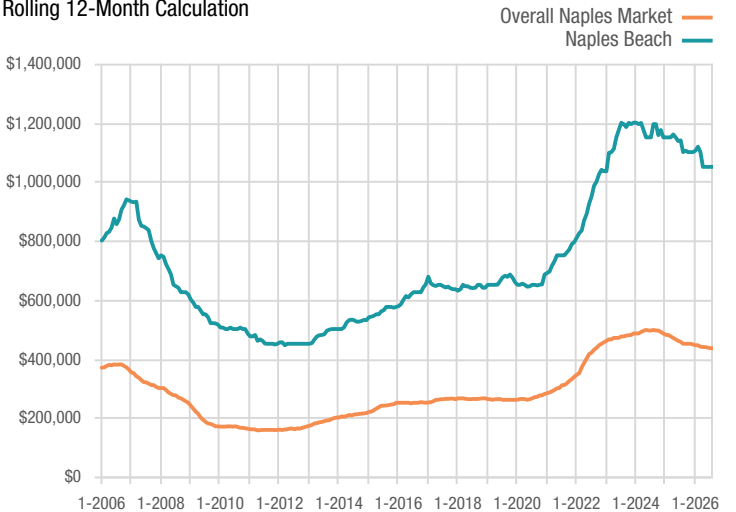
Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	88	66	- 25.0%	1,321	1,171	- 11.4%
Total Sales	61	54	- 11.5%	627	806	+ 28.5%
Days on Market Until Sale	162	117	- 27.8%	105	115	+ 9.5%
Median Closed Price*	\$750,000	\$852,500	+ 13.7%	\$1,135,000	\$1,091,250	- 3.9%
Average Closed Price*	\$1,163,421	\$1,275,492	+ 9.6%	\$1,627,551	\$1,591,984	- 2.2%
Percent of List Price Received*	91.8%	93.1%	+ 1.4%	92.5%	93.3%	+ 0.9%
Inventory of Homes for Sale	732	547	- 25.3%	—	—	—
Months Supply of Inventory	10.9	6.3	- 42.2%	—	—	—

* 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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North Naples

34109, 34110, 34119

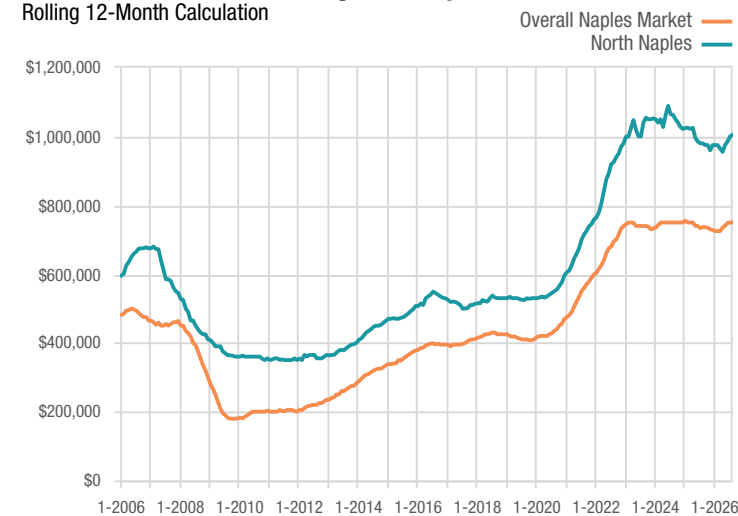
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	104	81	- 22.1%	1,090	1,006	- 7.7%
Total Sales	75	81	+ 8.0%	621	747	+ 20.3%
Days on Market Until Sale	93	90	- 3.2%	85	86	+ 1.2%
Median Closed Price*	\$950,000	\$1,000,000	+ 5.3%	\$975,000	\$1,055,000	+ 8.2%
Average Closed Price*	\$1,290,253	\$1,579,713	+ 22.4%	\$1,459,495	\$1,537,130	+ 5.3%
Percent of List Price Received*	94.2%	94.5%	+ 0.3%	94.2%	94.3%	+ 0.1%
Inventory of Homes for Sale	443	342	- 22.8%	—	—	—
Months Supply of Inventory	6.0	3.9	- 35.0%	—	—	—

Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	102	90	- 11.8%	1,328	1,193	- 10.2%
Total Sales	78	84	+ 7.7%	715	843	+ 17.9%
Days on Market Until Sale	113	122	+ 8.0%	89	105	+ 18.0%
Median Closed Price*	\$427,500	\$425,000	- 0.6%	\$450,000	\$430,000	- 4.4%
Average Closed Price*	\$568,921	\$512,279	- 10.0%	\$623,658	\$651,524	+ 4.5%
Percent of List Price Received*	93.0%	94.2%	+ 1.3%	94.7%	94.6%	- 0.1%
Inventory of Homes for Sale	625	470	- 24.8%	—	—	—
Months Supply of Inventory	7.6	4.9	- 35.5%	—	—	—

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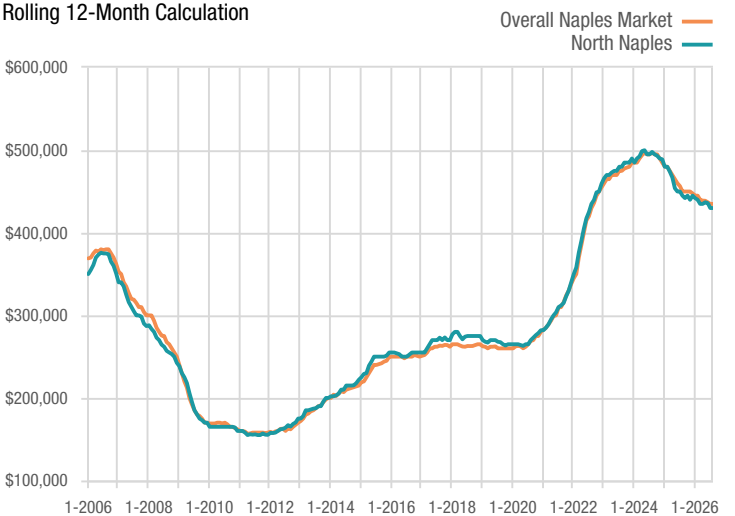
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Central Naples

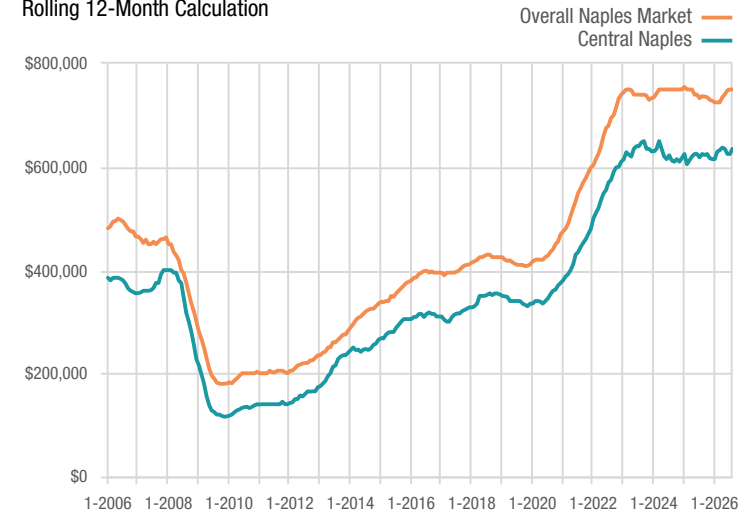
34104, 34105, 34116

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	51	48	- 5.9%	603	524	- 13.1%
Total Sales	39	35	- 10.3%	371	380	+ 2.4%
Days on Market Until Sale	78	58	- 25.6%	75	74	- 1.3%
Median Closed Price*	\$619,000	\$650,000	+ 5.0%	\$625,000	\$650,000	+ 4.0%
Average Closed Price*	\$759,730	\$988,694	+ 30.1%	\$993,652	\$1,199,728	+ 20.7%
Percent of List Price Received*	93.8%	95.5%	+ 1.8%	95.3%	95.5%	+ 0.2%
Inventory of Homes for Sale	241	179	- 25.7%	—	—	—
Months Supply of Inventory	5.7	3.9	- 31.6%	—	—	—

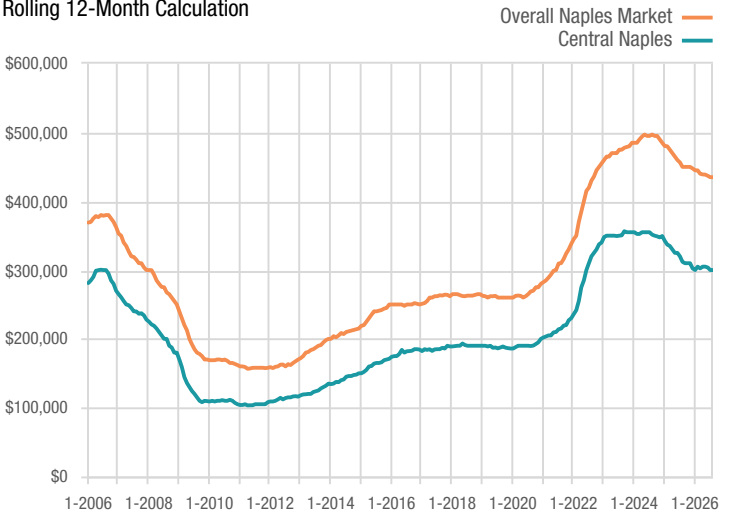
Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	57	51	- 10.5%	722	614	- 15.0%
Total Sales	40	33	- 17.5%	390	442	+ 13.3%
Days on Market Until Sale	104	74	- 28.8%	77	92	+ 19.5%
Median Closed Price*	\$282,250	\$265,000	- 6.1%	\$307,500	\$302,000	- 1.8%
Average Closed Price*	\$300,010	\$283,479	- 5.5%	\$376,274	\$381,760	+ 1.5%
Percent of List Price Received*	92.9%	94.4%	+ 1.6%	94.4%	94.4%	0.0%
Inventory of Homes for Sale	352	251	- 28.7%	—	—	—
Months Supply of Inventory	7.7	4.7	- 39.0%	—	—	—

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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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South Naples

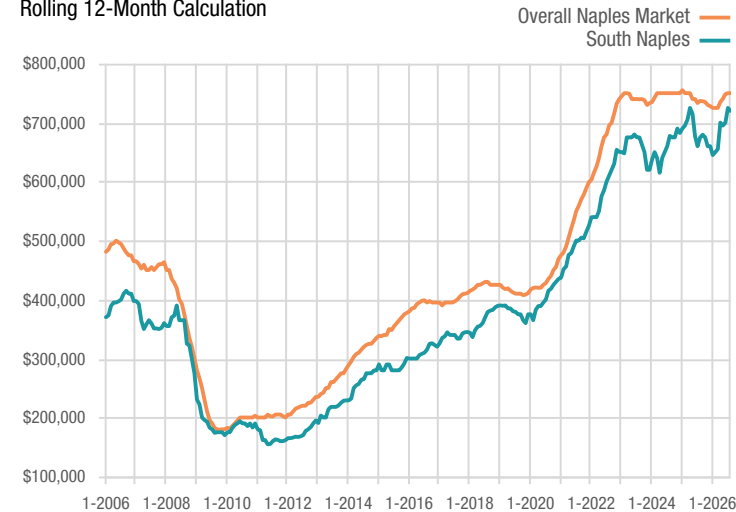
34112, 34113

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	46	58	+ 26.1%	677	595	- 12.1%
Total Sales	34	46	+ 35.3%	354	409	+ 15.5%
Days on Market Until Sale	111	80	- 27.9%	84	92	+ 9.5%
Median Closed Price*	\$715,000	\$680,000	- 4.9%	\$680,000	\$745,000	+ 9.6%
Average Closed Price*	\$899,303	\$1,029,283	+ 14.5%	\$986,257	\$1,018,401	+ 3.3%
Percent of List Price Received*	92.3%	94.7%	+ 2.6%	93.2%	94.5%	+ 1.4%
Inventory of Homes for Sale	313	225	- 28.1%	—	—	—
Months Supply of Inventory	7.9	4.7	- 40.5%	—	—	—

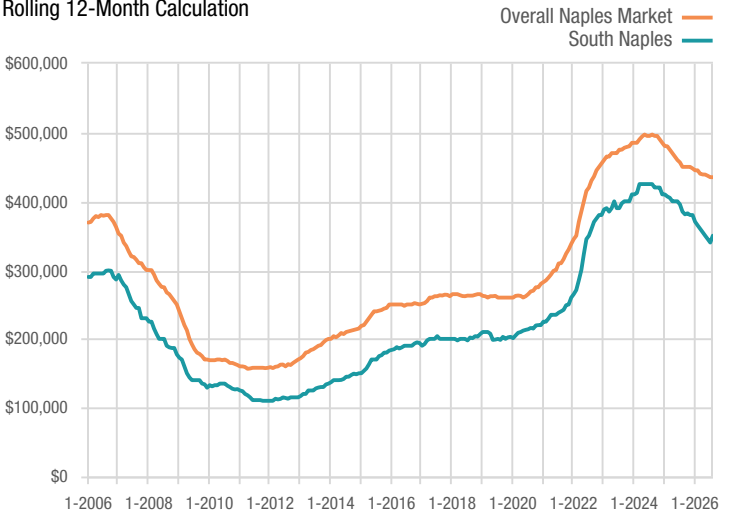
Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	91	77	- 15.4%	1,188	1,054	- 11.3%
Total Sales	60	57	- 5.0%	597	690	+ 15.6%
Days on Market Until Sale	108	128	+ 18.5%	91	98	+ 7.7%
Median Closed Price*	\$300,000	\$380,000	+ 26.7%	\$395,000	\$346,000	- 12.4%
Average Closed Price*	\$378,743	\$458,059	+ 20.9%	\$444,813	\$421,955	- 5.1%
Percent of List Price Received*	95.2%	94.4%	- 0.8%	94.4%	94.3%	- 0.1%
Inventory of Homes for Sale	554	470	- 15.2%	—	—	—
Months Supply of Inventory	8.0	5.9	- 26.3%	—	—	—

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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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East Naples

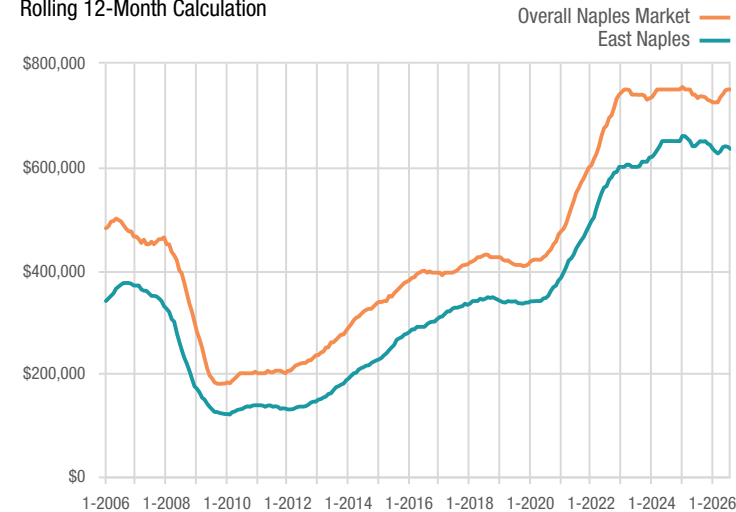
34114, 34117, 34120, 34137

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	205	169	- 17.6%	1,913	1,816	- 5.1%
Total Sales	128	126	- 1.6%	1,074	1,214	+ 13.0%
Days on Market Until Sale	92	88	- 4.3%	87	88	+ 1.1%
Median Closed Price*	\$651,000	\$625,000	- 4.0%	\$649,400	\$631,000	- 2.8%
Average Closed Price*	\$765,059	\$784,435	+ 2.5%	\$788,428	\$816,477	+ 3.6%
Percent of List Price Received*	94.8%	96.5%	+ 1.8%	95.7%	95.7%	0.0%
Inventory of Homes for Sale	917	746	- 18.6%	—	—	—
Months Supply of Inventory	7.3	5.3	- 27.4%	—	—	—

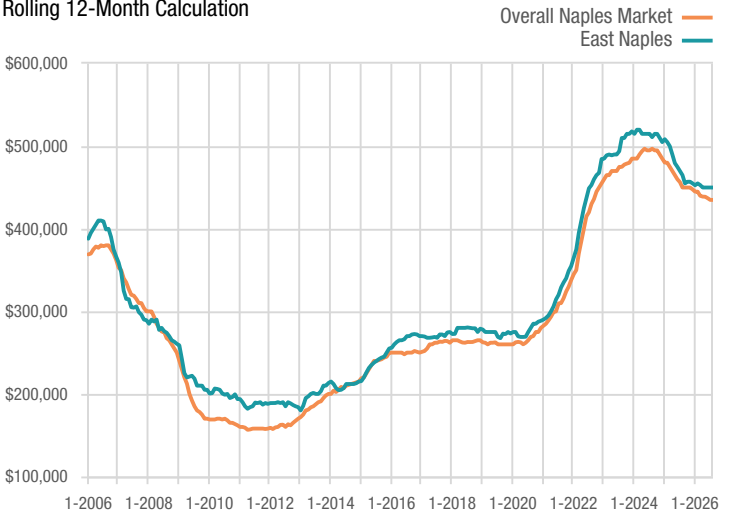
Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	79	58	- 26.6%	670	635	- 5.2%
Total Sales	35	36	+ 2.9%	303	420	+ 38.6%
Days on Market Until Sale	128	75	- 41.4%	99	107	+ 8.1%
Median Closed Price*	\$425,000	\$412,500	- 2.9%	\$460,000	\$450,000	- 2.2%
Average Closed Price*	\$449,430	\$404,353	- 10.0%	\$476,230	\$472,104	- 0.9%
Percent of List Price Received*	95.3%	95.7%	+ 0.4%	95.2%	95.3%	+ 0.1%
Inventory of Homes for Sale	356	285	- 19.9%	—	—	—
Months Supply of Inventory	9.7	5.7	- 41.2%	—	—	—

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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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Immokalee / Ave Maria

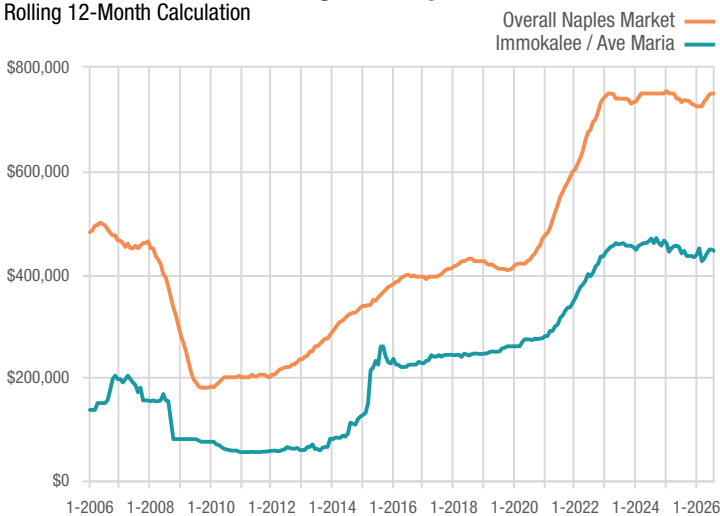
Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	36	31	- 13.9%	346	310	- 10.4%
Total Sales	21	22	+ 4.8%	190	149	- 21.6%
Days on Market Until Sale	64	117	+ 82.8%	86	97	+ 12.8%
Median Closed Price*	\$415,000	\$426,374	+ 2.7%	\$457,500	\$459,000	+ 0.3%
Average Closed Price*	\$453,514	\$466,943	+ 3.0%	\$484,279	\$493,511	+ 1.9%
Percent of List Price Received*	94.9%	94.7%	- 0.2%	95.4%	96.1%	+ 0.7%
Inventory of Homes for Sale	166	151	- 9.0%	—	—	—
Months Supply of Inventory	7.6	8.2	+ 7.9%	—	—	—

Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	19	18	- 5.3%	122	156	+ 27.9%
Total Sales	8	8	0.0%	68	87	+ 27.9%
Days on Market Until Sale	90	81	- 10.0%	88	110	+ 25.0%
Median Closed Price*	\$317,500	\$227,500	- 28.3%	\$286,000	\$260,000	- 9.1%
Average Closed Price*	\$311,750	\$245,874	- 21.1%	\$297,558	\$270,759	- 9.0%
Percent of List Price Received*	94.4%	97.8%	+ 3.6%	94.4%	95.3%	+ 1.0%
Inventory of Homes for Sale	60	76	+ 26.7%	—	—	—
Months Supply of Inventory	8.4	8.2	- 2.4%	—	—	—

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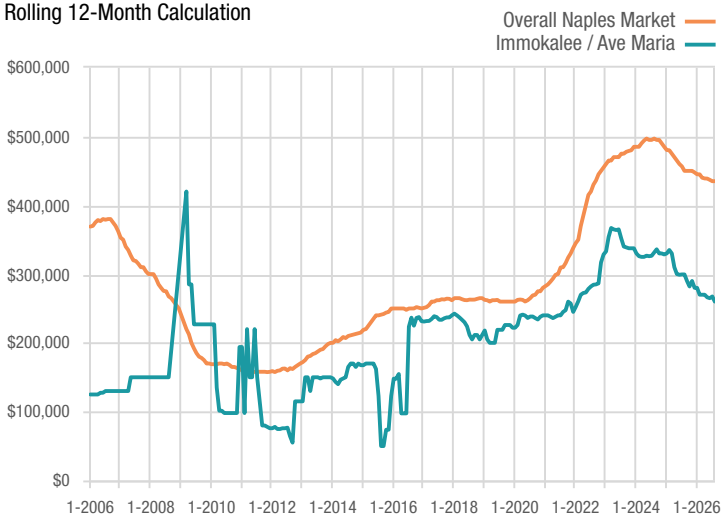
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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