

Monthly Indicators



February 2026

Buyers from the north and east descended on Naples in February resulting in a 55.9 percent increase in pending sales (homes under contract) compared to February 2025; and a 23.4 percent increase in pending sales compared to January 2026. Broker analysts reviewing the February 2026 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), remarked that agents were busy in February in both the resale and new construction home markets.

With the deadline for structural integrity reserve studies and milestone inspections on condominiums three stories or higher and over 25 years old if within three miles of the beach now in the rearview mirror (December 31, 2025), pending sales of condominiums in Naples during February rocketed up 82 percent to 714 pending sales from 392 pending sales in February 2025.

Overall closed sales in February increased 21.3 percent to 718 closed sales from 592 closed sales in February 2025. Closed sales in the condominium market increased a remarkable 39.3 percent to 390 closed sales from 280 closed sales in February 2025. The single family homes market had a 5.1 percent increase in closed sales during February to 328 closed sales from 312 closed sales in February 2025. The momentum for closed sales in the single family home market is expected to continue as pending sales in the single-family home market increased 33 percent in February to 600 pending sales from 451 pending sales in February 2025.

The overall median closed price in February decreased .4 percent to \$647,500 from \$650,000 in February 2025. Of the 6,447 properties in inventory during February, there were 2,104 price decreases recorded in the month. Increased pending sales activity in both January and February indicate sellers are following REALTOR® advice to price homes competitively for a faster sale.

Quick Facts

+ 21.3%

Change in
Total Sales
All Properties

+44.7 %

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

- 0.4%

Change in
Median Closed Price
All Properties

+9.0%

Bedroom Count With
Strongest Sales
4 Bedrooms or more

- 15.1%

Change in
Homes for Sale
All Properties

+5.5%

Property Type With
Strongest Sales
Single Family

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



Overall Market Overview

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



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,765	1,527	- 13.5%	4,073	3,466	- 14.9%
Total Sales		592	718	+ 21.3%	1,153	1,287	+ 11.6%
Days on Market Until Sale		85	91	+ 7.1%	88	94	+ 6.8%
Median Closed Price		\$650,000	\$647,500	- 0.4%	\$650,000	\$638,333	- 1.8%
Average Closed Price		\$1,304,656	\$1,235,063	- 5.3%	\$1,305,376	\$1,247,219	- 4.5%
Percent of List Price Received		94.8%	94.5%	- 0.3%	94.8%	94.6%	- 0.2%
Pending Listings		843	1,314	+ 55.9%	1,602	2,379	+ 48.5%
Inventory of Homes for Sale		7,594	6,447	- 15.1%	—	—	—
Months Supply of Inventory		11.4	9.2	- 19.3%	—	—	—

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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		850	708	- 16.7%	1,943	1,661	- 14.5%
Total Sales		312	328	+ 5.1%	618	619	+ 0.2%
Days on Market Until Sale		81	84	+ 3.7%	89	88	- 1.1%
Median Closed Price		\$780,000	\$775,000	- 0.6%	\$795,000	\$780,000	- 1.9%
Average Closed Price		\$1,655,700	\$1,629,696	- 1.6%	\$1,703,358	\$1,702,504	- 0.1%
Percent of List Price Received		94.8%	95.0%	+ 0.2%	94.8%	94.9%	+ 0.1%
Pending Listings		451	600	+33.0%	887	1,124	+26.7%
Inventory of Homes for Sale		3,619	2,967	- 18.0%	—	—	—
Months Supply of Inventory		10.5	8.2	- 21.9%	—	—	—

Condo Market Overview

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



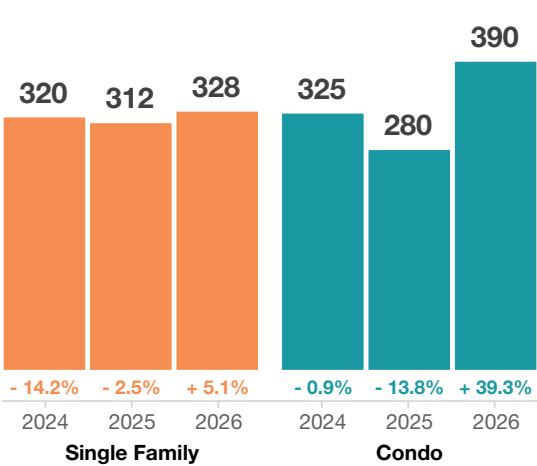
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		915	819	- 10.5%	2,130	1,805	- 15.3%
Total Sales		280	390	+ 39.3%	535	668	+ 24.9%
Days on Market Until Sale		89	97	+ 9.0%	88	99	+ 12.5%
Median Closed Price		\$500,000	\$499,500	- 0.1%	\$480,000	\$474,750	- 1.1%
Average Closed Price		\$913,493	\$903,167	- 1.1%	\$845,651	\$825,331	- 2.4%
Percent of List Price Received		94.8%	94.1%	- 0.7%	94.8%	94.3%	- 0.5%
Pending Listings		392	714	+ 82.0%	715	1,251	+ 75.0%
Inventory of Homes for Sale		3,975	3,480	- 12.5%	—	—	—
Months Supply of Inventory		12.3	10.3	- 16.3%	—	—	—

Overall Closed Sales

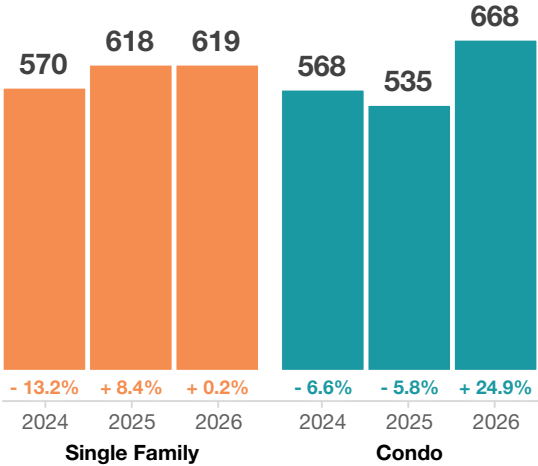
A count of the actual sales that closed in a given month.



February

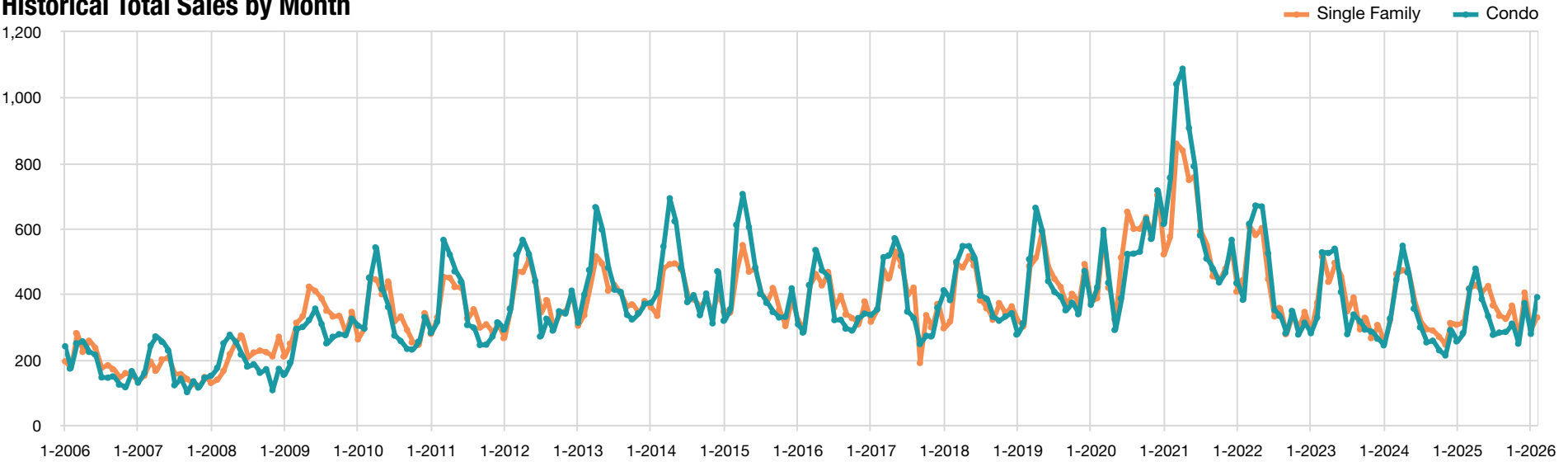


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	417	- 9.5%	415	- 6.3%
Apr-2025	427	- 9.5%	477	- 12.8%
May-2025	406	- 13.2%	384	- 17.6%
Jun-2025	424	+ 12.2%	332	- 6.5%
Jul-2025	365	+ 15.9%	275	- 7.7%
Aug-2025	333	+ 14.0%	282	+ 11.9%
Sep-2025	324	+ 12.5%	284	+ 10.5%
Oct-2025	364	+ 35.3%	309	+ 35.5%
Nov-2025	261	+ 6.5%	248	+ 17.0%
Dec-2025	404	+ 29.9%	372	+ 28.7%
Jan-2026	291	- 4.9%	278	+ 9.0%
Feb-2026	328	+ 5.1%	390	+ 39.3%
12-Month Avg	362	+ 5.5%	337	+ 4.0%

Historical Total Sales by Month

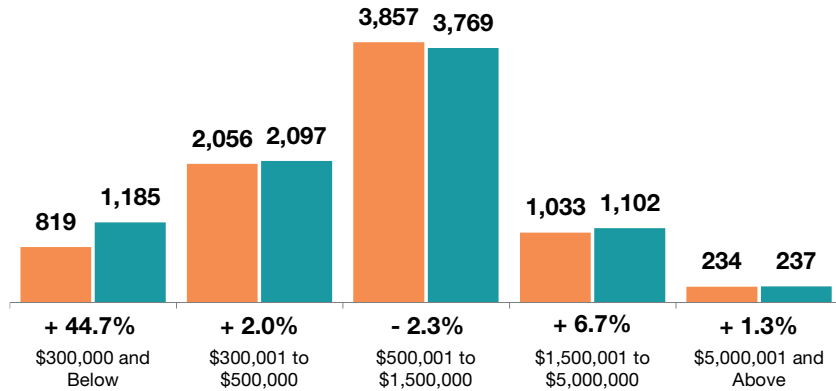


Overall Closed Sales By Price Range

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

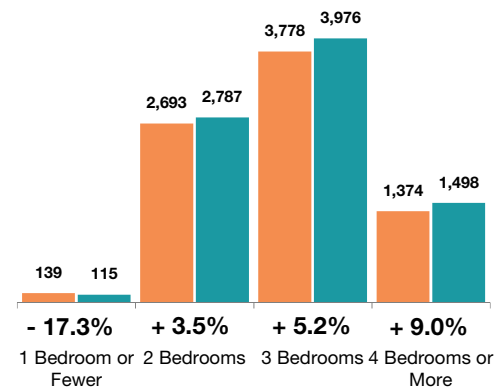
By Price Range

2-2025 2-2026



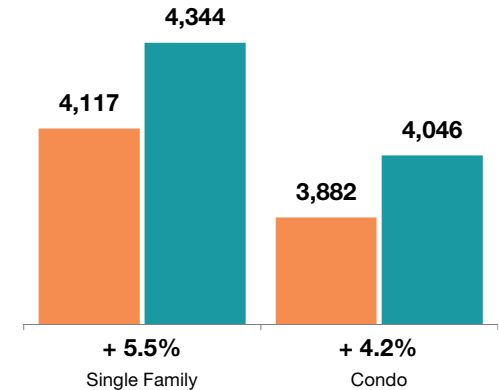
By Bedroom Count

2-2025 2-2026



By Property Type

2-2025 2-2026



All Properties

By Price Range

	2-2025	2-2026	Change
\$300,000 and Below	819	1,185	+ 44.7%
\$300,001 to \$500,000	2,056	2,097	+ 2.0%
\$500,001 to \$1,500,000	3,857	3,769	- 2.3%
\$1,500,001 to \$5,000,000	1,033	1,102	+ 6.7%
\$5,000,001 and Above	234	237	+ 1.3%
All Price Ranges	7,999	8,390	+ 4.9%

Single Family

	2-2025	2-2026	Change
1 Bedroom or Fewer	180	187	+ 3.9%
2 Bedrooms	637	735	+ 15.4%
3 Bedrooms	2,446	2,486	+ 1.6%
4 Bedrooms or More	673	730	+ 8.5%
	181	206	+ 13.8%
All Single Family	4,117	4,344	+ 5.5%

Condo

	2-2025	2-2026	Change
1 Bedroom or Fewer	639	998	+ 56.2%
2 Bedrooms	1419	1362	- 4.0%
3 Bedrooms	1411	1283	- 9.1%
4 Bedrooms or More	360	372	+ 3.3%
	53	31	- 41.5%
All Condo	3,882	4,046	+ 4.2%

By Bedroom Count

	2-2025	2-2026	Change
1 Bedroom or Fewer	139	115	- 17.3%
2 Bedrooms	2,693	2,787	+ 3.5%
3 Bedrooms	3,778	3,976	+ 5.2%
4 Bedrooms or More	1,374	1,498	+ 9.0%
All Bedroom Counts	7,999	8,390	+ 4.9%

	2-2025	2-2026	Change
1 Bedroom or Fewer	32	29	- 9.4%
2 Bedrooms	481	450	- 6.4%
3 Bedrooms	2,302	2,439	+ 6.0%
4 Bedrooms or More	1,300	1,422	+ 9.4%
	74	76	+ 2.7%
All Single Family	4,117	4,344	+ 5.5%

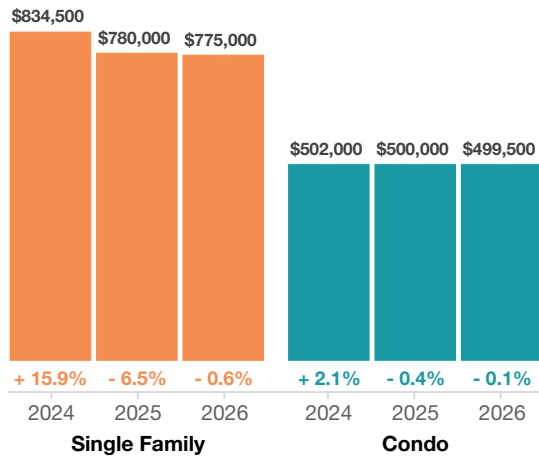
	2-2025	2-2026	Change
1 Bedroom or Fewer	107	86	- 19.6%
2 Bedrooms	2,212	2,337	+ 5.7%
3 Bedrooms	1,476	1,537	+ 4.1%
4 Bedrooms or More	74	76	+ 2.7%
All Condo	3,882	4,046	+ 4.2%

Overall Median Closed Price

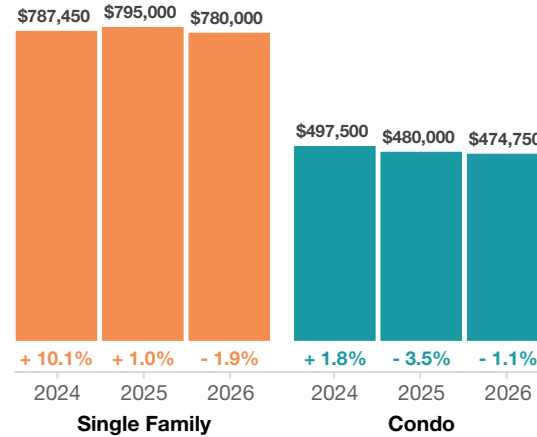
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



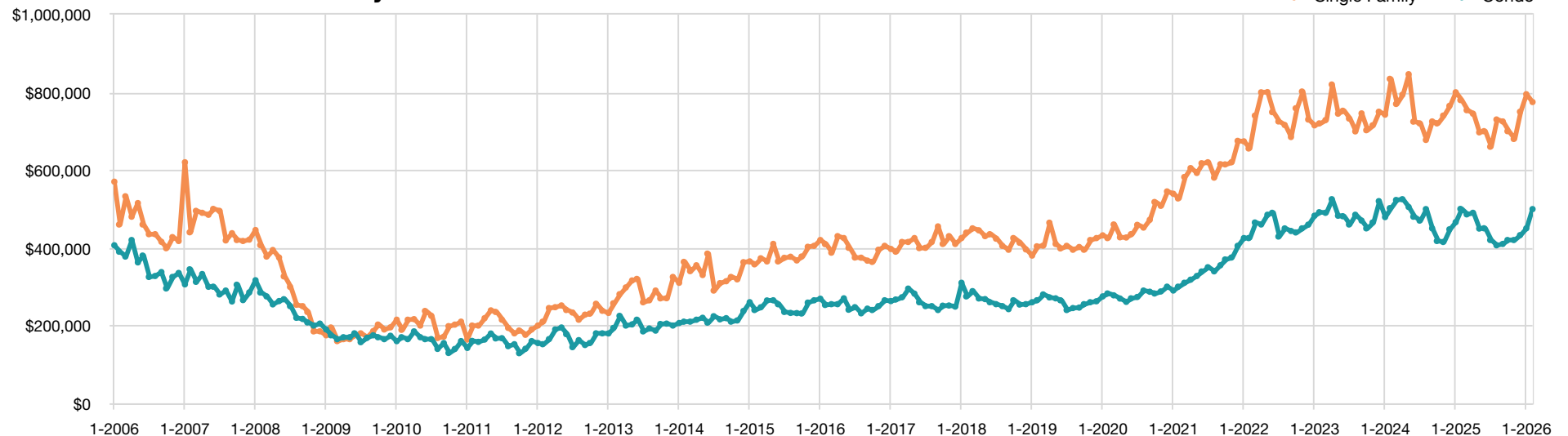
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	\$754,000	- 2.1%	\$486,000	- 7.1%
Apr-2025	\$745,000	- 6.1%	\$490,000	- 6.7%
May-2025	\$697,000	- 17.7%	\$449,500	- 11.0%
Jun-2025	\$700,000	- 3.4%	\$450,225	- 6.2%
Jul-2025	\$660,000	- 8.3%	\$420,000	- 10.6%
Aug-2025	\$730,000	+ 7.7%	\$406,500	- 18.6%
Sep-2025	\$725,000	0.0%	\$410,000	- 8.9%
Oct-2025	\$700,000	- 2.8%	\$420,000	+ 0.6%
Nov-2025	\$680,000	- 8.1%	\$420,000	+ 1.2%
Dec-2025	\$750,000	- 2.0%	\$432,500	- 3.4%
Jan-2026	\$795,000	- 0.6%	\$450,000	- 3.4%
Feb-2026	\$775,000	- 0.6%	\$499,500	- 0.1%
12-Month Avg*	\$725,000	- 3.3%	\$445,000	- 7.3%

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

Historical Median Closed Price by Month

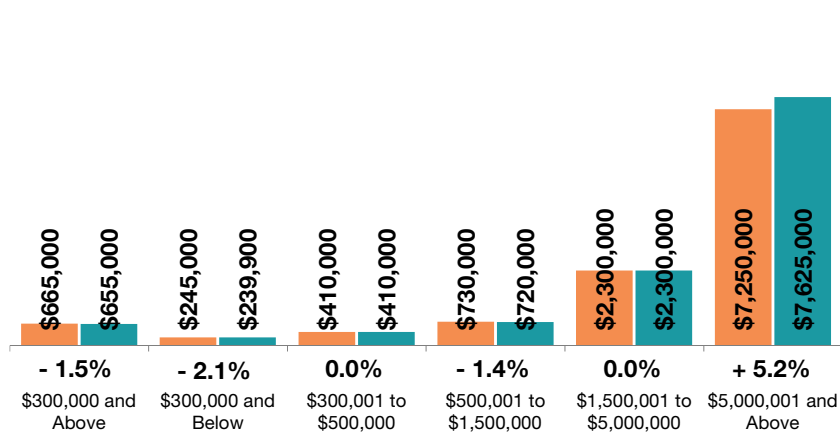


Overall Median Closed Sales By Price Range

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

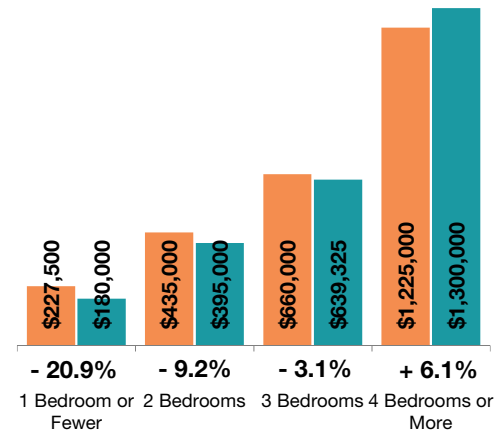
By Price Range

2-2025 2-2026



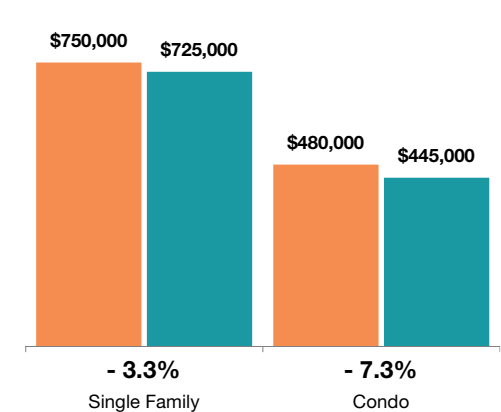
By Bedroom Count

2-2025 2-2026



By Property Type

2-2025 2-2026



All Properties

By Price Range

	2-2025	2-2026	Change
\$300,000 and Above	\$665,000	\$655,000	- 1.5%
\$300,000 and Below	\$245,000	\$239,900	- 2.1%
\$300,001 to \$500,000	\$410,000	\$410,000	0.0%
\$500,001 to \$1,500,000	\$730,000	\$720,000	- 1.4%
\$1,500,001 to \$5,000,000	\$2,300,000	\$2,300,000	0.0%
\$5,000,001 and Above	\$7,250,000	\$7,625,000	+ 5.2%
All Price Ranges	\$617,000	\$590,000	- 4.4%

Single Family

	2-2025	2-2026	Change
\$300,000 and Above	\$780,000	\$750,000	- 3.8%
\$300,000 and Below	\$190,000	\$180,000	- 5.3%
\$300,001 to \$500,000	\$440,000	\$440,000	0.0%
\$500,001 to \$1,500,000	\$750,000	\$725,000	- 3.3%
\$1,500,001 to \$5,000,000	\$2,300,000	\$2,350,000	+ 2.2%
\$5,000,001 and Above	\$7,500,000	\$7,787,500	+ 3.8%
All Price Ranges	\$750,000	\$725,000	- 3.3%

Condo

	2-2025	2-2026	Change
\$300,000 and Above	\$539,000	\$530,000	- 1.7%
\$300,000 and Below	\$256,500	\$245,000	- 4.5%
\$300,001 to \$500,000	\$400,000	\$395,000	- 1.3%
\$500,001 to \$1,500,000	\$690,000	\$700,000	+ 1.4%
\$1,500,001 to \$5,000,000	\$2,287,500	\$2,200,000	- 3.8%
\$5,000,001 and Above	\$6,200,000	\$6,800,000	+ 9.7%
All Price Ranges	\$480,000	\$445,000	- 7.3%

By Bedroom Count

	2-2025	2-2026	Change
1 Bedroom or Fewer	\$227,500	\$180,000	- 20.9%
2 Bedrooms	\$435,000	\$395,000	- 9.2%
3 Bedrooms	\$660,000	\$639,325	- 3.1%
4 Bedrooms or More	\$1,225,000	\$1,300,000	+ 6.1%
All Bedroom Counts	\$617,000	\$590,000	- 4.4%

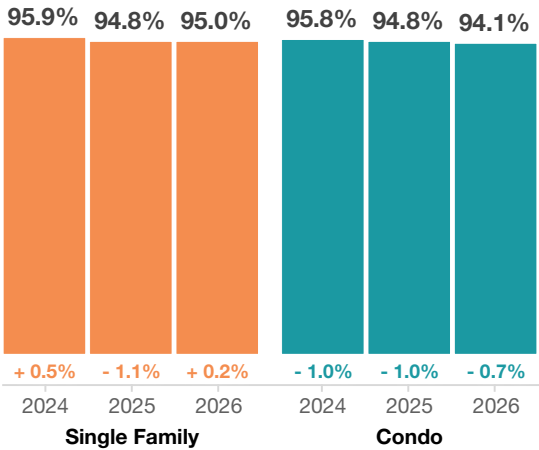
	2-2025	2-2026	Change
1 Bedroom or Fewer	\$142,000	\$119,000	- 16.2%
2 Bedrooms	\$480,000	\$463,500	- 3.4%
3 Bedrooms	\$690,000	\$650,000	- 5.8%
4 Bedrooms or More	\$1,200,000	\$1,279,998	+ 6.7%
All Bedroom Counts	\$750,000	\$725,000	- 3.3%

Overall Percent off List Price Received

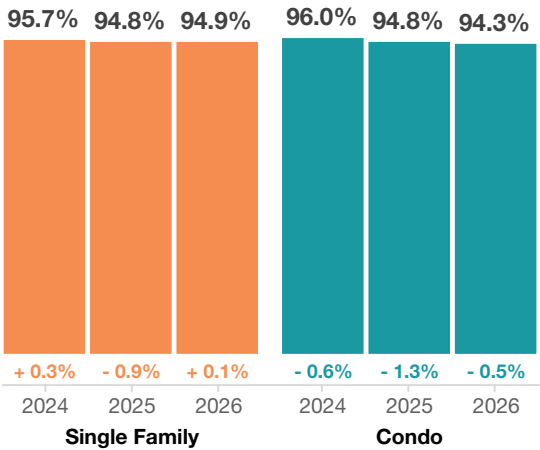
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



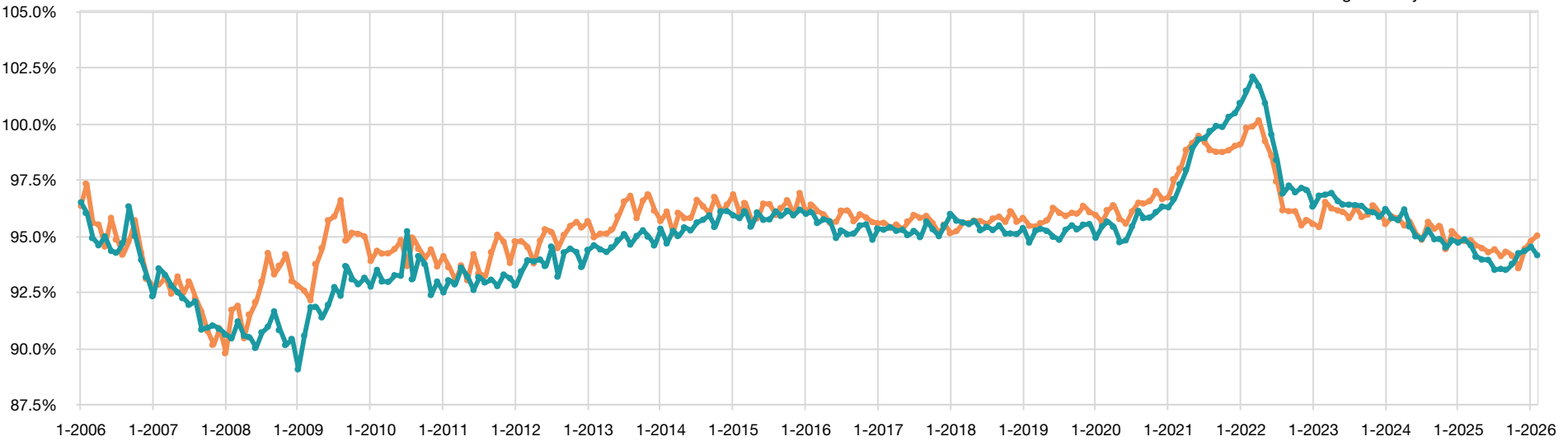
Year to Date



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

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

Historical Percent of List Price Received by Month

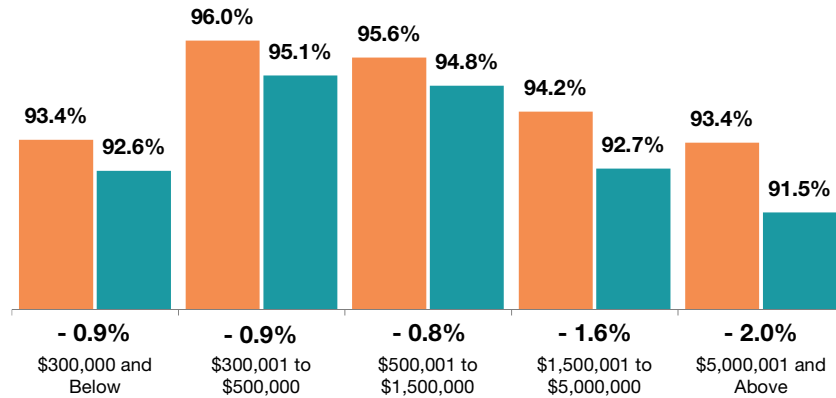


Overall Percent of List Price Received by Price Range

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.**

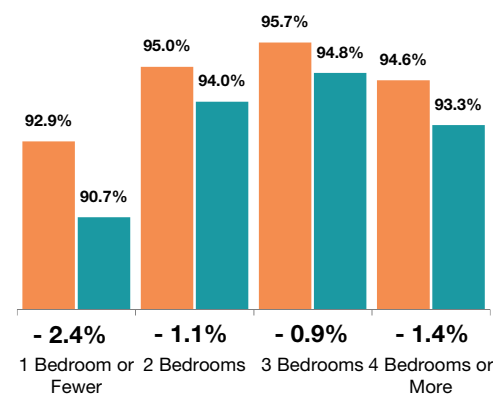
By Price Range

2-2025 2-2026



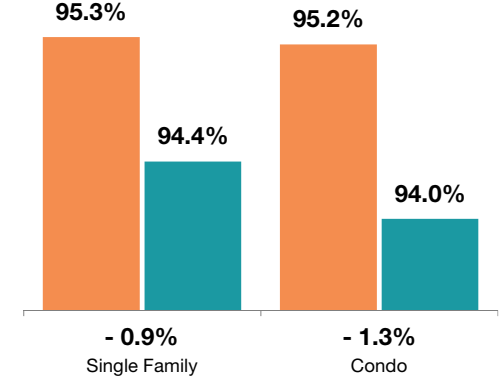
By Bedroom Count

2-2025 2-2026



By Property Type

2-2025 2-2026



All Properties

By Price Range

	2-2025	2-2026	Change
\$300,000 and Below	93.4%	92.6%	- 0.9%
\$300,001 to \$500,000	96.0%	95.1%	- 0.9%
\$500,001 to \$1,500,000	95.6%	94.8%	- 0.8%
\$1,500,001 to \$5,000,000	94.2%	92.7%	- 1.6%
\$5,000,001 and Above	93.4%	91.5%	- 2.0%
All Price Ranges	95.2%	94.2%	- 1.1%

Single Family

	2-2025	2-2026	Change
\$300,000 and Below	92.4%	91.0%	- 1.5%
\$300,001 to \$500,000	96.9%	95.8%	- 1.1%
\$500,001 to \$1,500,000	95.6%	95.0%	- 0.6%
\$1,500,001 to \$5,000,000	93.8%	92.6%	- 1.3%
\$5,000,001 and Above	93.1%	91.5%	- 1.7%
All Price Ranges	95.3%	94.4%	- 0.9%

Condo

	2-2025	2-2026	Change
\$300,000 and Below	93.7%	92.9%	- 0.9%
\$300,001 to \$500,000	95.6%	94.8%	- 0.8%
\$500,001 to \$1,500,000	95.6%	94.4%	- 1.3%
\$1,500,001 to \$5,000,000	94.8%	92.9%	- 2.0%
\$5,000,001 and Above	94.2%	91.7%	- 2.7%
All Price Ranges	95.2%	94.0%	- 1.3%

By Bedroom Count

	2-2025	2-2026	Change
1 Bedroom or Fewer	92.9%	90.7%	- 2.4%
2 Bedrooms	95.0%	94.0%	- 1.1%
3 Bedrooms	95.7%	94.8%	- 0.9%
4 Bedrooms or More	94.6%	93.3%	- 1.4%
All Bedroom Counts	95.2%	94.2%	- 1.1%

	2-2025	2-2026	Change
1 Bedroom or Fewer	90.8%	89.0%	- 2.0%
2 Bedrooms	94.7%	94.1%	- 0.6%
3 Bedrooms	95.8%	95.1%	- 0.7%
4 Bedrooms or More	94.6%	93.4%	- 1.3%
All Bedroom Counts	95.3%	94.4%	- 0.9%

	2-2025	2-2026	Change
1 Bedroom or Fewer	93.5%	91.2%	- 2.5%
2 Bedrooms	95.1%	94.0%	- 1.2%
3 Bedrooms	95.5%	94.3%	- 1.3%
4 Bedrooms or More	95.6%	92.2%	- 3.6%
All Bedroom Counts	95.2%	94.0%	- 1.3%

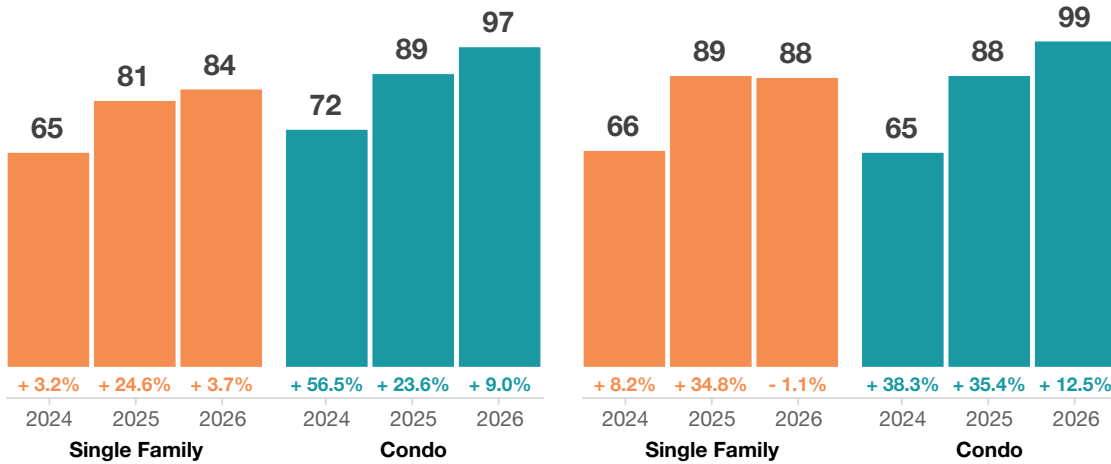
Overall Days on Market Until Sale

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



February

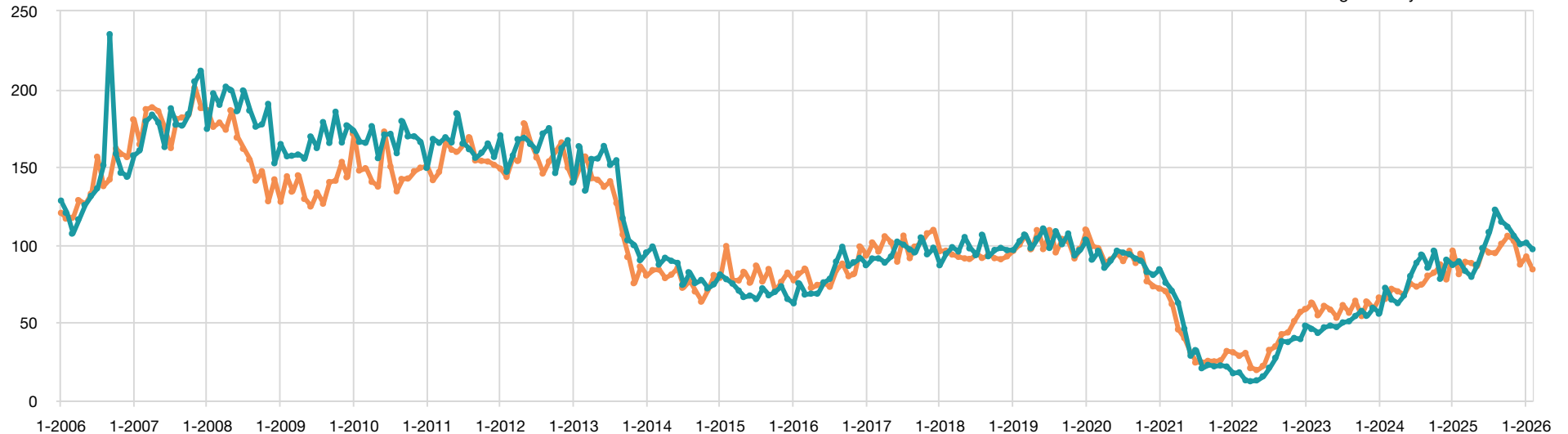
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-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	98	+ 30.7%	98	+ 22.5%
Jul-2025	95	+ 30.1%	108	+ 22.7%
Aug-2025	95	+ 28.4%	123	+ 30.9%
Sep-2025	101	+ 26.3%	115	+ 35.3%
Oct-2025	106	+ 29.3%	112	+ 16.7%
Nov-2025	102	+ 17.2%	106	+ 35.9%
Dec-2025	87	+ 11.5%	100	+ 11.1%
Jan-2026	92	- 4.2%	101	+ 16.1%
Feb-2026	84	+ 3.7%	97	+ 9.0%
12-Month Avg*	93	+ 21.3%	99	+ 25.1%

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

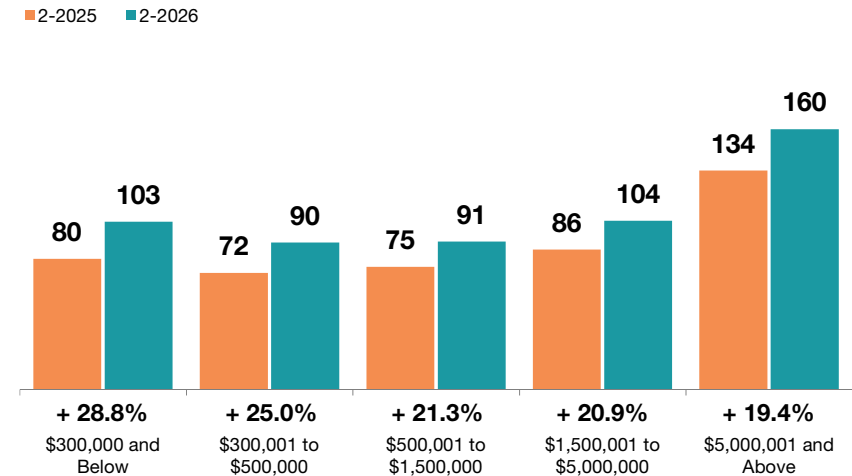
Historical Days on Market Until Sale by Month



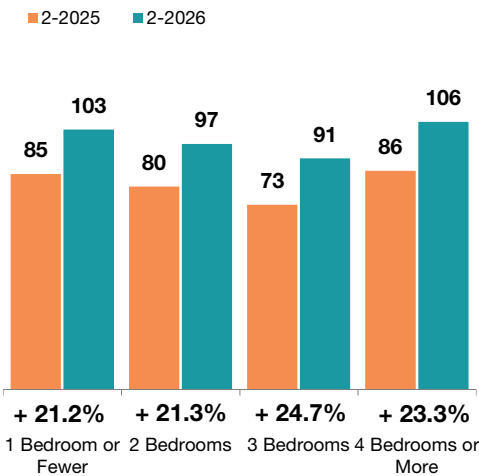
Overall Days on Market Until Sale by Price Range

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

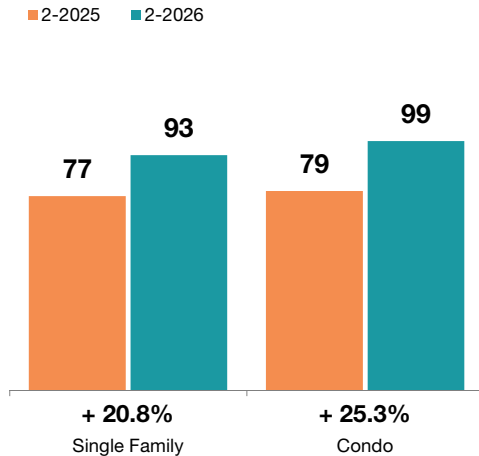
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2025	2-2026	Change
\$300,000 and Below	80	103	+ 28.8%
\$300,001 to \$500,000	72	90	+ 25.0%
\$500,001 to \$1,500,000	75	91	+ 21.3%
\$1,500,001 to \$5,000,000	86	104	+ 20.9%
\$5,000,001 and Above	134	160	+ 19.4%
All Price Ranges	78	96	+ 23.1%

Single Family

2-2025	2-2026	Change
79	89	+ 12.7%
62	78	+ 25.8%
75	90	+ 20.0%
81	98	+ 21.0%
132	170	+ 28.8%
77	93	+ 20.8%

Condo

2-2025	2-2026	Change
80	106	+ 32.5%
76	96	+ 26.3%
75	91	+ 21.3%
95	115	+ 21.1%
142	89	- 37.3%
79	99	+ 25.3%

By Bedroom Count

2-2025	2-2026	Change
85	103	+ 21.2%
80	97	+ 21.3%
73	91	+ 24.7%
86	106	+ 23.3%
78	96	+ 23.1%

2-2025	2-2026	Change
80	101	+ 26.3%
82	87	+ 6.1%
71	86	+ 21.1%
85	106	+ 24.7%
77	93	+ 20.8%

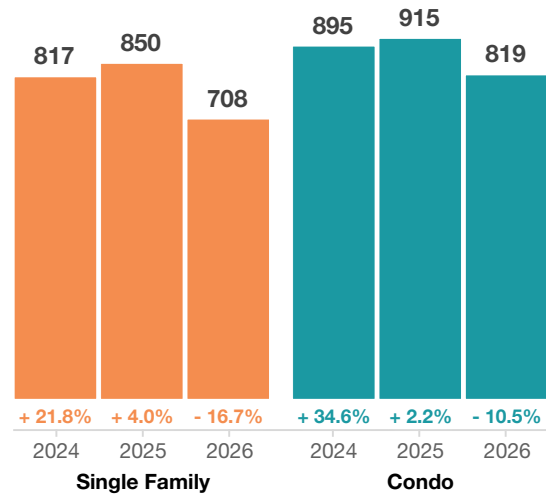
2-2025	2-2026	Change
87	103	+ 18.9%
80	99	+ 24.0%
76	99	+ 29.7%
105	94	- 10.7%
79	99	+ 25.3%

Overall New Listings

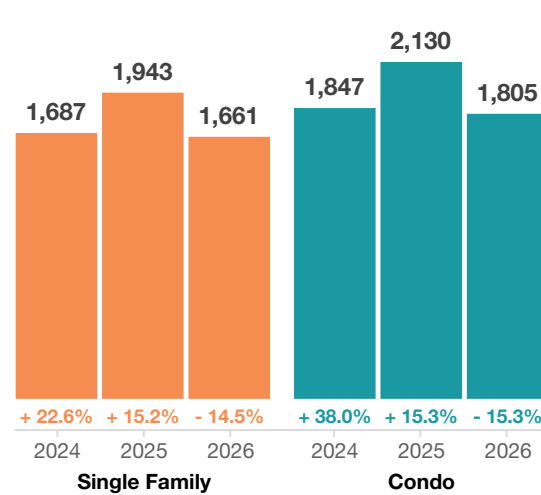
A count of the properties that have been newly listed on the market in a given month.



February

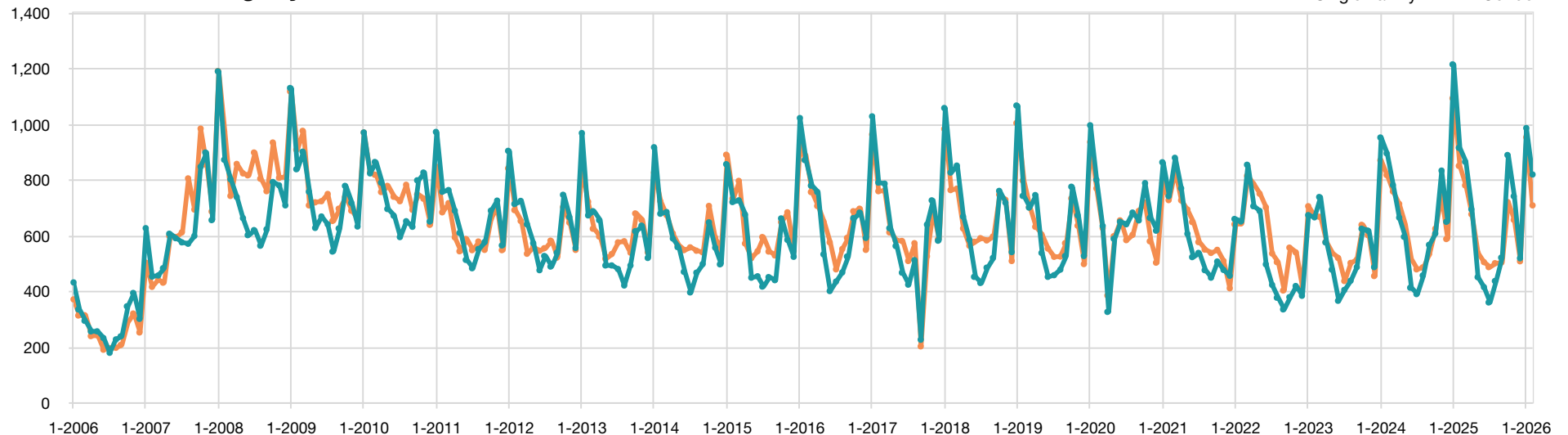


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	780	+ 2.9%	865	+ 10.8%
Apr-2025	676	- 5.2%	694	+ 4.5%
May-2025	537	- 16.1%	450	- 24.4%
Jun-2025	504	- 2.1%	414	+ 0.5%
Jul-2025	486	+ 1.7%	359	- 7.7%
Aug-2025	500	+ 3.1%	436	- 4.4%
Sep-2025	502	- 5.8%	520	- 8.1%
Oct-2025	720	+ 15.4%	889	+ 46.5%
Nov-2025	656	- 11.5%	741	- 11.0%
Dec-2025	507	- 13.6%	518	- 20.2%
Jan-2026	953	- 12.8%	986	- 18.8%
Feb-2026	708	- 16.7%	819	- 10.5%
12-Month Avg	627	- 6.1%	641	- 4.9%

Historical New Listings by Month

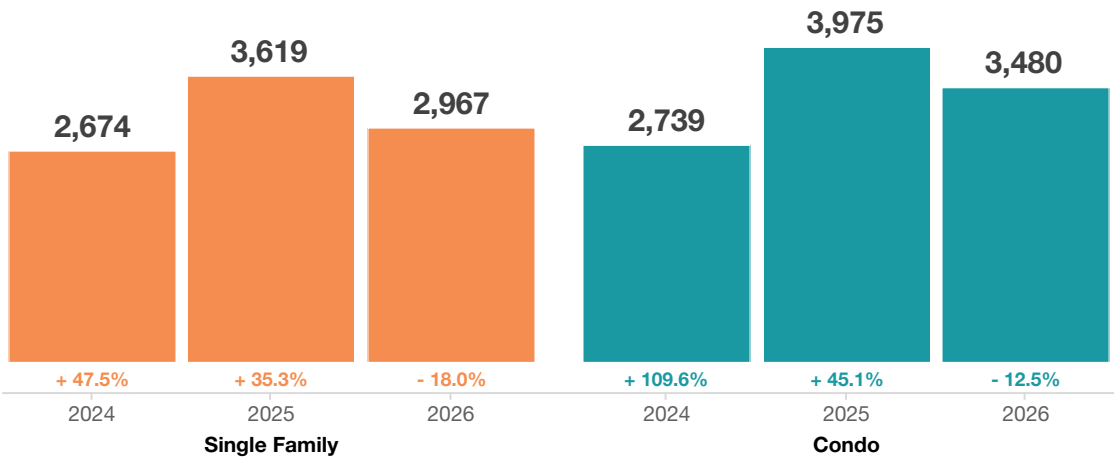


Overall Inventory of Homes for Sale



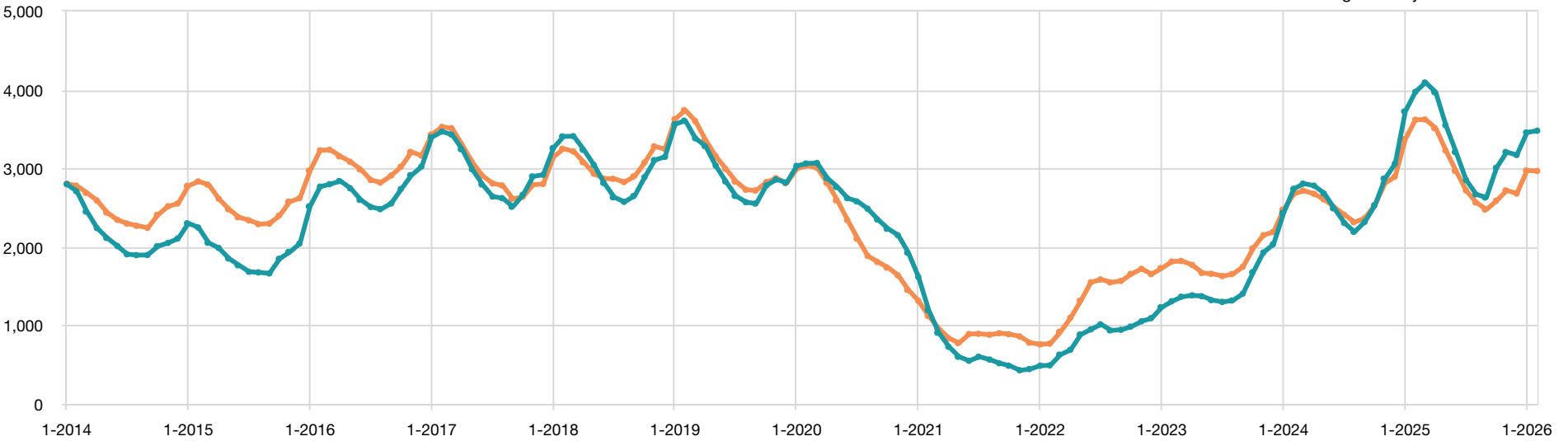
The number of properties available for sale in active status at the end of a given month.

February



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	3,623	+ 33.4%	4,094	+ 45.9%
Apr-2025	3,513	+ 31.3%	3,971	+ 42.8%
May-2025	3,229	+ 24.0%	3,550	+ 32.3%
Jun-2025	2,968	+ 18.4%	3,209	+ 28.8%
Jul-2025	2,719	+ 12.9%	2,852	+ 23.7%
Aug-2025	2,566	+ 10.8%	2,669	+ 21.8%
Sep-2025	2,476	+ 4.7%	2,629	+ 13.4%
Oct-2025	2,587	+ 2.1%	3,008	+ 19.0%
Nov-2025	2,719	- 3.3%	3,208	+ 11.8%
Dec-2025	2,680	- 7.4%	3,170	+ 3.6%
Jan-2026	2,973	- 11.8%	3,457	- 7.2%
Feb-2026	2,967	- 18.0%	3,480	- 12.5%
12-Month Avg	2,918	+ 6.7%	3,275	+ 16.5%

Historical Inventory of Homes for Sale by Month

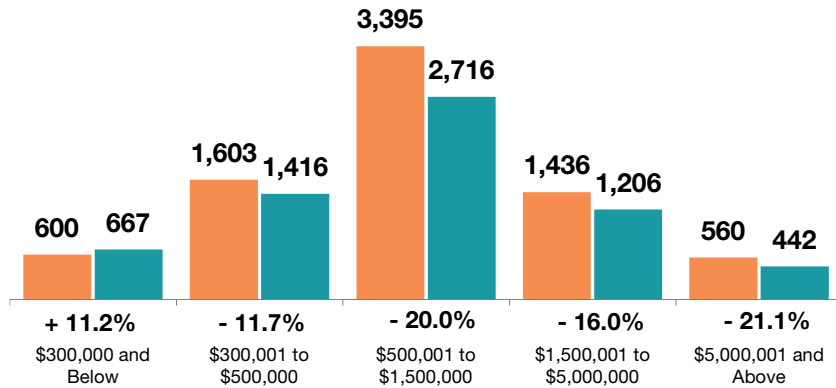


Overall Inventory of Homes for Sale by Price Range

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

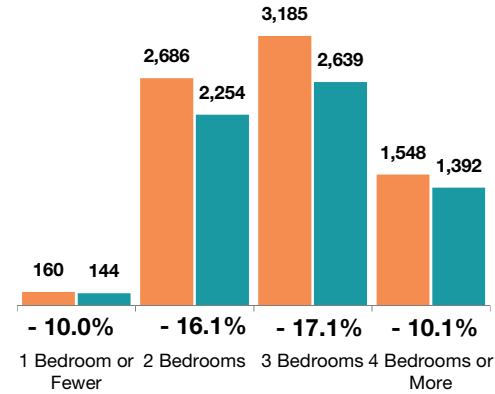
By Price Range

2-2025 2-2026



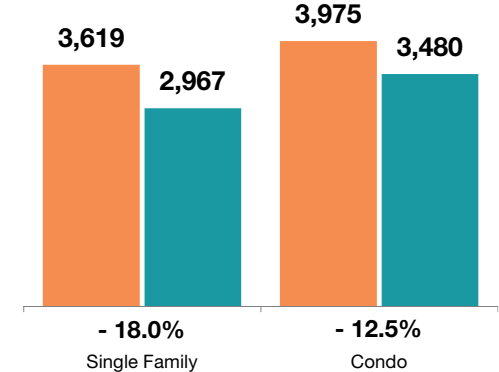
By Bedroom Count

2-2025 2-2026



By Property Type

2-2025 2-2026



All Properties

By Price Range

	2-2025	2-2026	Change
\$300,000 and Below	600	667	+ 11.2%
\$300,001 to \$500,000	1,603	1,416	- 11.7%
\$500,001 to \$1,500,000	3,395	2,716	- 20.0%
\$1,500,001 to \$5,000,000	1,436	1,206	- 16.0%
\$5,000,001 and Above	560	442	- 21.1%
All Price Ranges	7,594	6,447	- 15.1%

Single Family

	2-2025	2-2026	Change
1 Bedroom or Fewer	142	127	- 10.6%
2 Bedrooms	279	230	- 17.6%
3 Bedrooms	1,887	1,515	- 19.7%
4 Bedrooms or More	854	749	- 12.3%
	457	346	- 24.3%
All Single Family	3,619	2,967	- 18.0%

Condo

	2-2025	2-2026	Change
1 Bedroom or Fewer	458	540	+ 17.9%
2 Bedrooms	1,324	1,186	- 10.4%
3 Bedrooms	1,508	1,201	- 20.4%
4 Bedrooms or More	582	457	- 21.5%
	103	96	- 6.8%
All Condo	3,975	3,480	- 12.5%

By Bedroom Count

	2-2025	2-2026	Change
1 Bedroom or Fewer	160	144	- 10.0%
2 Bedrooms	2,686	2,254	- 16.1%
3 Bedrooms	3,185	2,639	- 17.1%
4 Bedrooms or More	1,548	1,392	- 10.1%
All Bedroom Counts	7,594	6,447	- 15.1%

	2-2025	2-2026	Change
1 Bedroom or Fewer	39	24	- 38.5%
2 Bedrooms	385	313	- 18.7%
3 Bedrooms	1,754	1,354	- 22.8%
4 Bedrooms or More	1,438	1,274	- 11.4%
All Single Family	3,619	2,967	- 18.0%

	2-2025	2-2026	Change
1 Bedroom or Fewer	121	120	- 0.8%
2 Bedrooms	2,301	1,941	- 15.6%
3 Bedrooms	1,431	1,285	- 10.2%
4 Bedrooms or More	110	118	+ 7.3%
All Condo	3,975	3,480	- 12.5%

Listing and Sales Summary Report

February 2026



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change	Feb-26	Feb-25	% Change
Overall Naples Market*	\$647,500	\$650,000	-0.4%	718	592	+21.3%	6,447	7,594	-15.1%	91	85	+7.1%
Collier County	\$688,750	\$685,000	+0.5%	790	658	+20.1%	7,159	8,514	-15.9%	93	87	+6.9%
Ave Maria	\$396,500	\$422,500	-6.2%	18	16	+12.5%	235	210	+11.9%	80	102	-21.6%
Central Naples	\$475,000	\$392,500	+21.0%	91	72	+26.4%	658	864	-23.8%	82	85	-3.5%
East Naples	\$575,000	\$600,000	-4.2%	175	137	+27.7%	1,418	1,645	-13.8%	92	76	+21.1%
Everglades City	--	--	--	0	0	--	8	12	-33.3%	--	--	--
Immokalee	--	\$334,450	--	0	4	-100.0%	7	30	-76.7%	--	36	--
Immokalee / Ave Maria	\$396,500	\$404,500	-2.0%	18	20	-10.0%	244	240	+1.7%	80	89	-10.1%
Naples	\$650,000	\$660,000	-1.5%	700	573	+22.2%	6,199	7,349	-15.6%	92	85	+8.2%
Naples Beach	\$1,385,000	\$1,825,000	-24.1%	152	111	+36.9%	1,656	2,038	-18.7%	102	107	-4.7%
North Naples	\$705,000	\$750,000	-6.0%	165	156	+5.8%	1,372	1,479	-7.2%	95	79	+20.3%
South Naples	\$420,000	\$482,500	-13.0%	117	96	+21.9%	1,099	1,328	-17.2%	80	83	-3.6%
34102	\$2,300,000	\$3,084,500	-25.4%	41	28	+46.4%	589	706	-16.6%	114	126	-9.5%
34103	\$1,050,000	\$1,775,000	-40.8%	47	33	+42.4%	499	579	-13.8%	108	97	+11.3%
34104	\$377,500	\$330,000	+14.4%	40	33	+21.2%	328	386	-15.0%	79	111	-28.8%
34105	\$645,000	\$705,000	-8.5%	43	25	+72.0%	253	364	-30.5%	92	68	+35.3%
34108	\$1,325,000	\$1,487,500	-10.9%	64	50	+28.0%	568	753	-24.6%	89	104	-14.4%
34109	\$635,000	\$720,000	-11.8%	38	47	-19.1%	366	342	+7.0%	87	63	+38.1%
34110	\$702,500	\$637,500	+10.2%	60	50	+20.0%	503	578	-13.0%	123	79	+55.7%
34112	\$334,000	\$384,450	-13.1%	73	50	+46.0%	589	710	-17.0%	85	84	+1.2%
34113	\$722,500	\$672,500	+7.4%	44	46	-4.3%	510	618	-17.5%	72	82	-12.2%
34114	\$575,000	\$635,000	-9.4%	91	55	+65.5%	617	802	-23.1%	91	98	-7.1%
34116	\$392,500	\$415,000	-5.4%	8	14	-42.9%	77	114	-32.5%	47	52	-9.6%
34117	\$522,500	\$554,950	-5.8%	16	20	-20.0%	141	161	-12.4%	60	46	+30.4%
34119	\$800,000	\$790,000	+1.3%	67	59	+13.6%	503	559	-10.0%	75	90	-16.7%
34120	\$582,500	\$574,000	+1.5%	68	62	+9.7%	657	680	-3.4%	101	65	+55.4%
34137	--	--	--	0	0	--	3	2	+50.0%	--	--	--
34142	\$396,500	\$404,500	-2.0%	18	20	-10.0%	244	240	+1.7%	80	89	-10.1%

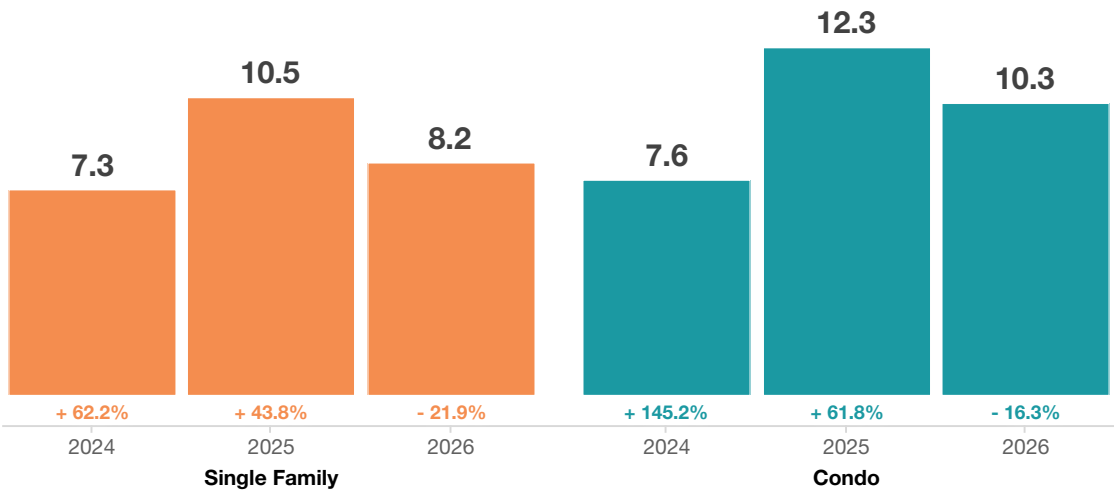
* Overall Naples Market is defined as Collier County, excluding Marco Island.

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.



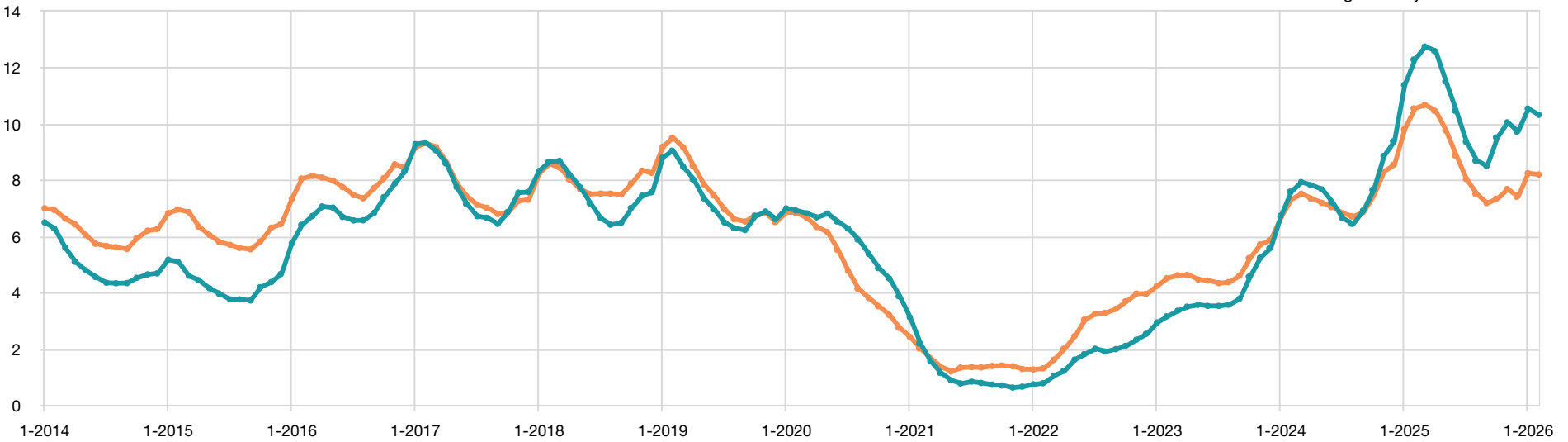
February



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	10.7	+ 42.7%	12.7	+ 60.8%
Apr-2025	10.5	+ 43.8%	12.6	+ 61.5%
May-2025	9.8	+ 36.1%	11.5	+ 49.4%
Jun-2025	8.9	+ 27.1%	10.5	+ 45.8%
Jul-2025	8.0	+ 17.6%	9.4	+ 42.4%
Aug-2025	7.5	+ 11.9%	8.7	+ 35.9%
Sep-2025	7.2	+ 4.3%	8.5	+ 23.2%
Oct-2025	7.3	- 1.4%	9.5	+ 23.4%
Nov-2025	7.7	- 7.2%	10.1	+ 13.5%
Dec-2025	7.4	- 12.9%	9.7	+ 3.2%
Jan-2026	8.2	- 16.3%	10.5	- 7.9%
Feb-2026	8.2	- 21.9%	10.3	- 16.3%
12-Month Avg*	8.4	+ 7.7%	10.3	+ 23.8%

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

Historical Months Supply of Inventory by Month

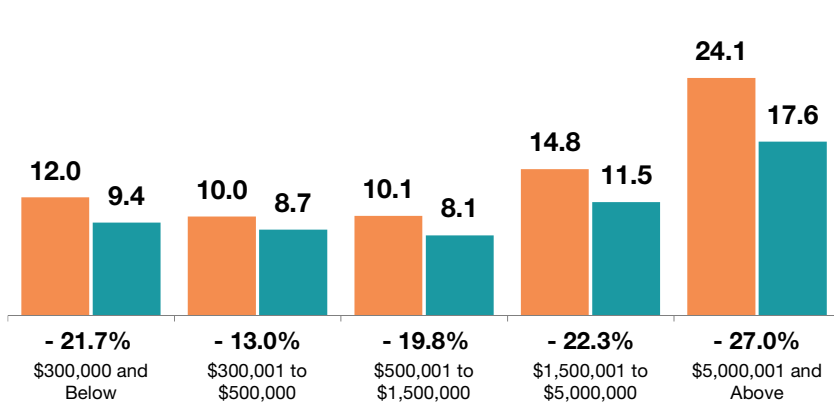


Months Supply of Inventory

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.**

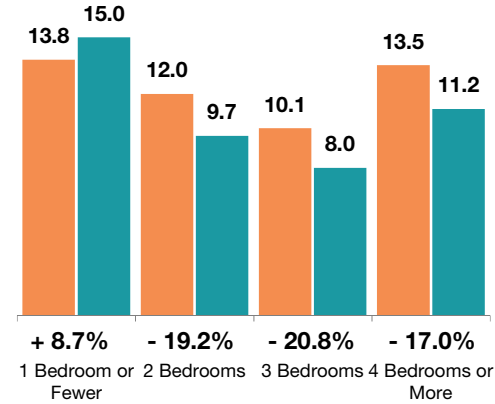
By Price Range

2-2025 2-2026



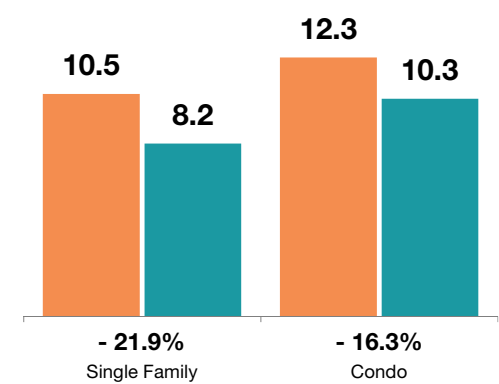
By Bedroom Count

2-2025 2-2026



By Property Type

2-2025 2-2026



All Properties

By Price Range

	2-2025	2-2026	Change
\$300,000 and Below	12.0	9.4	- 21.7%
\$300,001 to \$500,000	10.0	8.7	- 13.0%
\$500,001 to \$1,500,000	10.1	8.1	- 19.8%
\$1,500,001 to \$5,000,000	14.8	11.5	- 22.3%
\$5,000,001 and Above	24.1	17.6	- 27.0%
All Price Ranges	11.4	9.2	- 19.3%

Single Family

	2-2025	2-2026	Change
1 Bedroom or Fewer	9.7	9.4	- 3.1%
2 Bedrooms	6.6	5.0	- 24.2%
3 Bedrooms	9.2	7.1	- 22.8%
4 Bedrooms or More	13.4	10.9	- 18.7%
All Single Family	10.5	8.2	- 21.9%

Condo

	2-2025	2-2026	Change
1 Bedroom or Fewer	12.9	9.4	- 27.1%
2 Bedrooms	11.2	10.1	- 9.8%
3 Bedrooms	11.5	9.8	- 14.8%
4 Bedrooms or More	17.7	12.5	- 29.4%
All Condo	17.4	24.5	+ 40.8%

By Bedroom Count

	2-2025	2-2026	Change
1 Bedroom or Fewer	13.8	15.0	+ 8.7%
2 Bedrooms	12.0	9.7	- 19.2%
3 Bedrooms	10.1	8.0	- 20.8%
4 Bedrooms or More	13.5	11.2	- 17.0%
All Bedroom Counts	11.4	9.2	- 19.3%

	2-2025	2-2026	Change
1 Bedroom or Fewer	13.4	9.1	- 32.1%
2 Bedrooms	9.6	8.3	- 13.5%
3 Bedrooms	9.1	6.7	- 26.4%
4 Bedrooms or More	13.3	10.8	- 18.8%
All Single Family	10.5	8.2	- 21.9%

	2-2025	2-2026	Change
1 Bedroom or Fewer	13.6	16.7	+ 22.8%
2 Bedrooms	12.5	10.0	- 20.0%
3 Bedrooms	11.6	10.0	- 13.8%
4 Bedrooms or More	17.8	18.6	+ 4.5%
All Condo	12.3	10.3	- 16.3%

Local Market Update – February 2026

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

34102, 34103, 34108

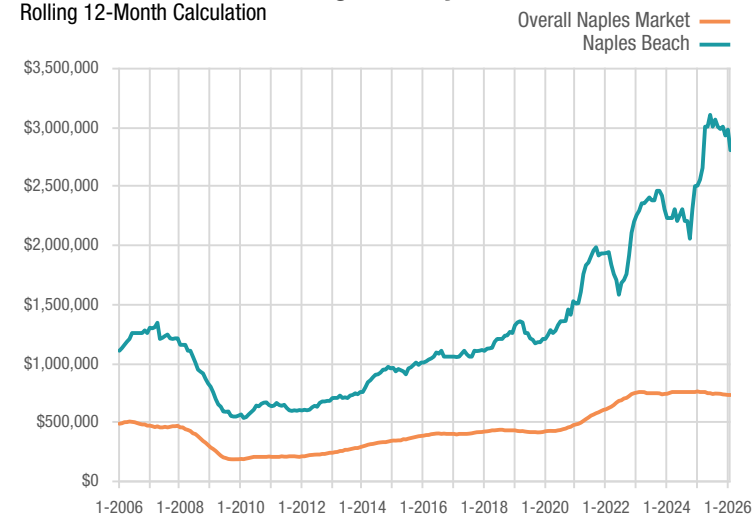
Single Family	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	155	109	- 29.7%	371	257	- 30.7%
Total Sales	41	38	- 7.3%	92	88	- 4.3%
Days on Market Until Sale	121	102	- 15.7%	121	122	+ 0.8%
Median Closed Price*	\$4,550,000	\$2,625,000	- 42.3%	\$3,150,000	\$2,625,000	- 16.7%
Average Closed Price*	\$5,707,799	\$5,495,311	- 3.7%	\$5,275,428	\$5,275,008	- 0.0%
Percent of List Price Received*	93.4%	91.8%	- 1.7%	93.3%	92.2%	- 1.2%
Inventory of Homes for Sale	811	594	- 26.8%	—	—	—
Months Supply of Inventory	21.7	13.1	- 39.6%	—	—	—

Condo	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	244	230	- 5.7%	603	488	- 19.1%
Total Sales	70	114	+ 62.9%	127	176	+ 38.6%
Days on Market Until Sale	99	101	+ 2.0%	95	104	+ 9.5%
Median Closed Price*	\$1,222,000	\$1,250,000	+ 2.3%	\$1,175,000	\$1,237,500	+ 5.3%
Average Closed Price*	\$2,058,684	\$1,807,795	- 12.2%	\$1,898,049	\$1,696,101	- 10.6%
Percent of List Price Received*	93.4%	93.8%	+ 0.4%	93.6%	93.8%	+ 0.2%
Inventory of Homes for Sale	1,227	1,062	- 13.4%	—	—	—
Months Supply of Inventory	17.0	13.9	- 18.2%	—	—	—

* 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.

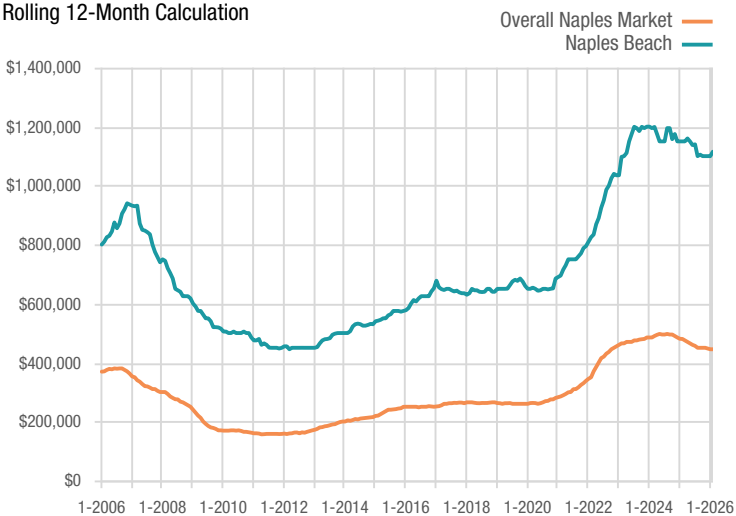
Median Closed Price - Single Family

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.

Central Naples

34104, 34105, 34116

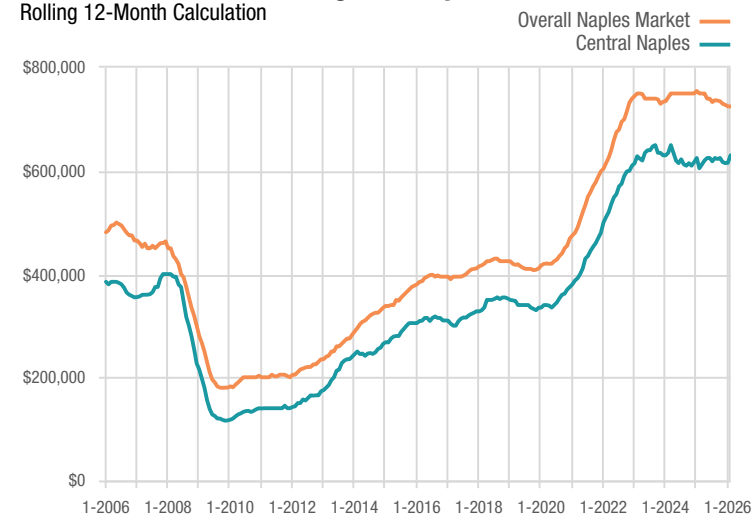
Single Family	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	93	82	- 11.8%	213	181	- 15.0%
Total Sales	37	37	0.0%	79	74	- 6.3%
Days on Market Until Sale	73	72	- 1.4%	85	82	- 3.5%
Median Closed Price*	\$580,000	\$710,000	+ 22.4%	\$625,000	\$712,500	+ 14.0%
Average Closed Price*	\$1,003,459	\$1,206,992	+ 20.3%	\$1,062,897	\$1,295,285	+ 21.9%
Percent of List Price Received*	96.1%	95.3%	- 0.8%	95.8%	95.6%	- 0.2%
Inventory of Homes for Sale	343	279	- 18.7%	—	—	—
Months Supply of Inventory	7.8	6.2	- 20.5%	—	—	—

Condo	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	106	94	- 11.3%	268	213	- 20.5%
Total Sales	35	54	+ 54.3%	71	94	+ 32.4%
Days on Market Until Sale	97	89	- 8.2%	78	101	+ 29.5%
Median Closed Price*	\$288,000	\$333,500	+ 15.8%	\$310,000	\$310,000	0.0%
Average Closed Price*	\$423,743	\$396,957	- 6.3%	\$386,078	\$386,755	+ 0.2%
Percent of List Price Received*	94.4%	93.6%	- 0.8%	94.4%	93.8%	- 0.6%
Inventory of Homes for Sale	521	379	- 27.3%	—	—	—
Months Supply of Inventory	11.3	7.4	- 34.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

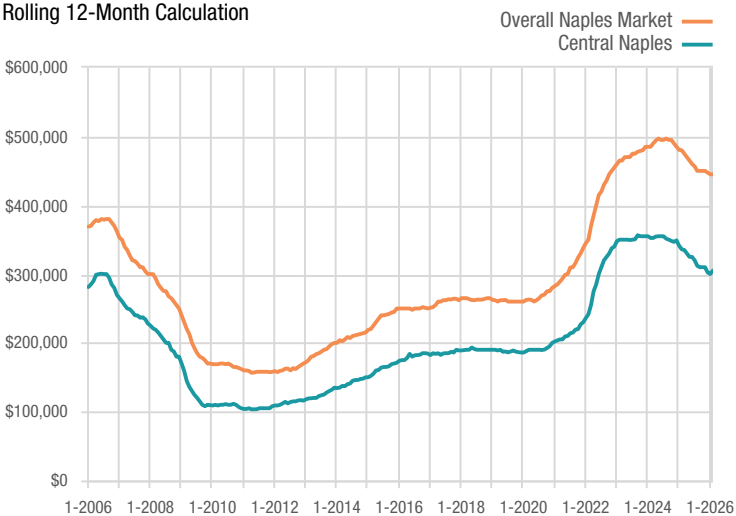
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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

Local Market Update – February 2026

A Research Tool Provided by Naples Area Board of REALTORS®



North Naples

34109, 34110, 34119

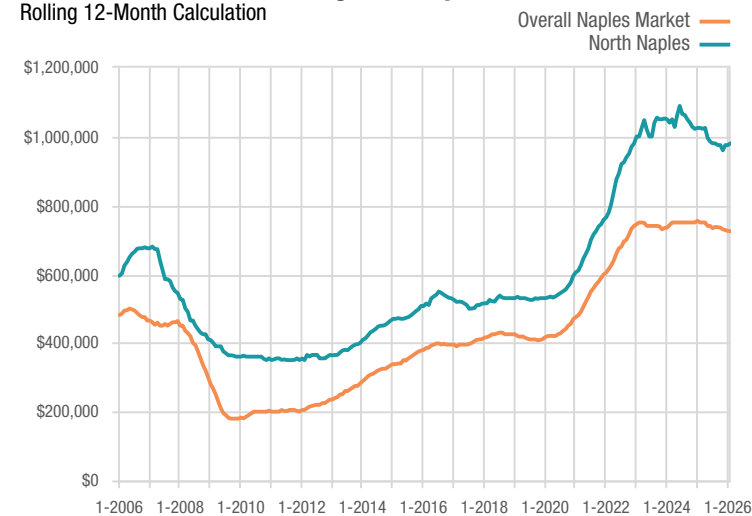
Single Family	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	176	154	- 12.5%	389	378	- 2.8%
Total Sales	75	72	- 4.0%	144	142	- 1.4%
Days on Market Until Sale	72	73	+ 1.4%	80	82	+ 2.5%
Median Closed Price*	\$1,050,000	\$1,200,000	+ 14.3%	\$1,046,250	\$1,100,000	+ 5.1%
Average Closed Price*	\$1,499,354	\$1,689,722	+ 12.7%	\$1,504,862	\$1,625,952	+ 8.0%
Percent of List Price Received*	94.1%	94.6%	+ 0.5%	94.6%	94.8%	+ 0.2%
Inventory of Homes for Sale	625	558	- 10.7%	—	—	—
Months Supply of Inventory	8.2	7.2	- 12.2%	—	—	—

Condo	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	230	198	- 13.9%	513	437	- 14.8%
Total Sales	81	93	+ 14.8%	144	166	+ 15.3%
Days on Market Until Sale	85	112	+ 31.8%	84	105	+ 25.0%
Median Closed Price*	\$480,000	\$450,000	- 6.3%	\$466,000	\$455,000	- 2.4%
Average Closed Price*	\$649,237	\$744,113	+ 14.6%	\$662,801	\$694,895	+ 4.8%
Percent of List Price Received*	96.0%	94.8%	- 1.3%	95.9%	94.9%	- 1.0%
Inventory of Homes for Sale	854	814	- 4.7%	—	—	—
Months Supply of Inventory	9.5	9.4	- 1.1%	—	—	—

* 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.

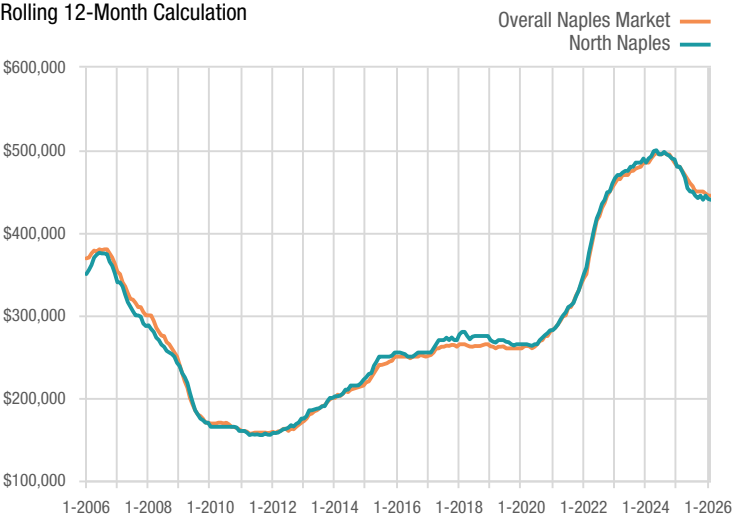
Median Closed Price - Single Family

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

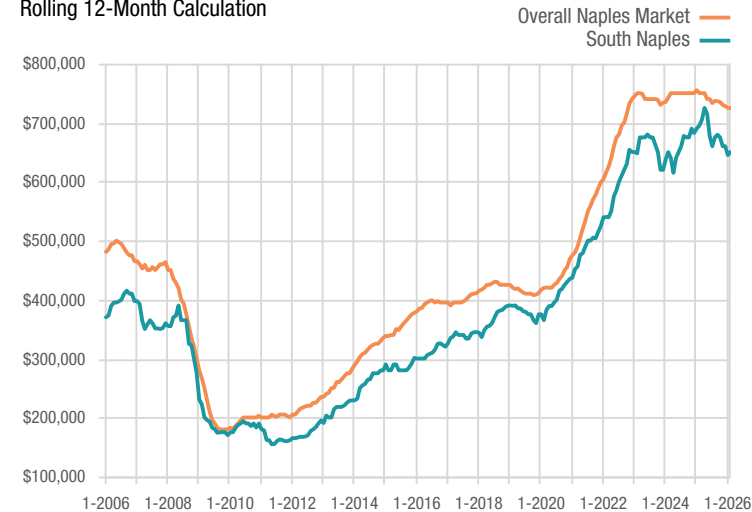
34112, 34113

Single Family	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	112	97	- 13.4%	281	218	- 22.4%
Total Sales	34	39	+ 14.7%	63	68	+ 7.9%
Days on Market Until Sale	91	102	+ 12.1%	86	88	+ 2.3%
Median Closed Price*	\$842,450	\$1,000,000	+ 18.7%	\$850,000	\$835,000	- 1.8%
Average Closed Price*	\$1,071,009	\$1,413,521	+ 32.0%	\$1,082,285	\$1,157,065	+ 6.9%
Percent of List Price Received*	92.7%	95.3%	+ 2.8%	93.6%	95.0%	+ 1.5%
Inventory of Homes for Sale	502	376	- 25.1%	—	—	—
Months Supply of Inventory	12.8	8.7	- 32.0%	—	—	—

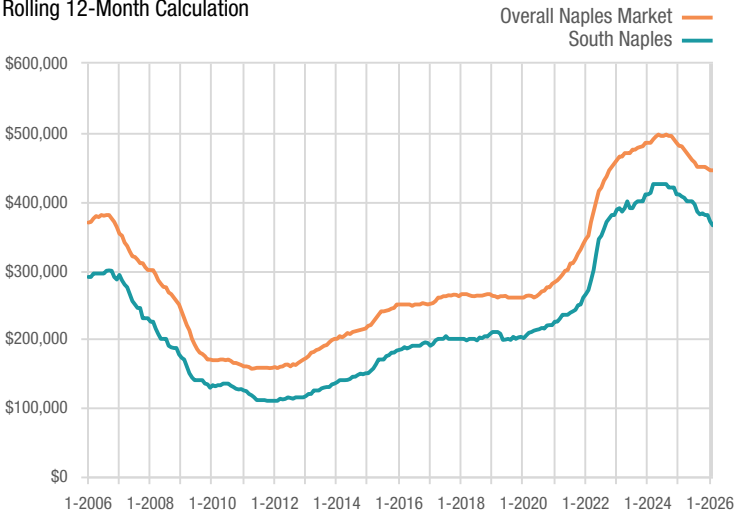
Condo	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	198	167	- 15.7%	465	394	- 15.3%
Total Sales	62	78	+ 25.8%	117	139	+ 18.8%
Days on Market Until Sale	78	70	- 10.3%	92	81	- 12.0%
Median Closed Price*	\$417,500	\$325,000	- 22.2%	\$420,000	\$325,000	- 22.6%
Average Closed Price*	\$476,053	\$415,228	- 12.8%	\$463,345	\$413,815	- 10.7%
Percent of List Price Received*	94.5%	94.1%	- 0.4%	94.2%	94.2%	0.0%
Inventory of Homes for Sale	826	723	- 12.5%	—	—	—
Months Supply of Inventory	12.0	9.8	- 18.3%	—	—	—

* 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.

Local Market Update – February 2026

A Research Tool Provided by Naples Area Board of REALTORS®



East Naples

34114, 34117, 34120, 34137

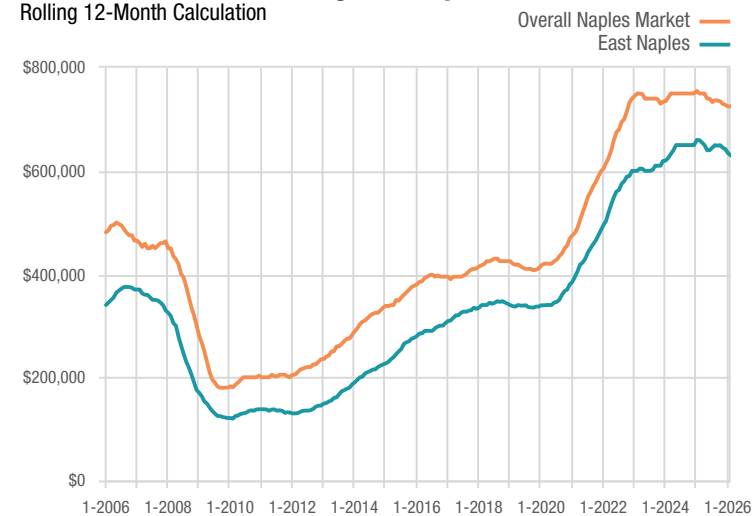
Single Family	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	275	240	- 12.7%	595	549	- 7.7%
Total Sales	110	131	+ 19.1%	211	221	+ 4.7%
Days on Market Until Sale	72	85	+ 18.1%	85	83	- 2.4%
Median Closed Price*	\$649,950	\$630,000	- 3.1%	\$690,000	\$620,000	- 10.1%
Average Closed Price*	\$810,358	\$746,632	- 7.9%	\$873,498	\$773,495	- 11.4%
Percent of List Price Received*	96.1%	95.7%	- 0.4%	95.7%	95.7%	0.0%
Inventory of Homes for Sale	1,151	988	- 14.2%	—	—	—
Months Supply of Inventory	9.0	7.6	- 15.6%	—	—	—

Condo	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	126	112	- 11.1%	249	228	- 8.4%
Total Sales	27	44	+ 63.0%	65	79	+ 21.5%
Days on Market Until Sale	89	114	+ 28.1%	85	104	+ 22.4%
Median Closed Price*	\$475,000	\$480,000	+ 1.1%	\$475,000	\$470,000	- 1.1%
Average Closed Price*	\$482,437	\$483,668	+ 0.3%	\$472,571	\$503,294	+ 6.5%
Percent of List Price Received*	95.9%	94.7%	- 1.3%	95.7%	95.0%	- 0.7%
Inventory of Homes for Sale	494	430	- 13.0%	—	—	—
Months Supply of Inventory	12.0	10.3	- 14.2%	—	—	—

* 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.

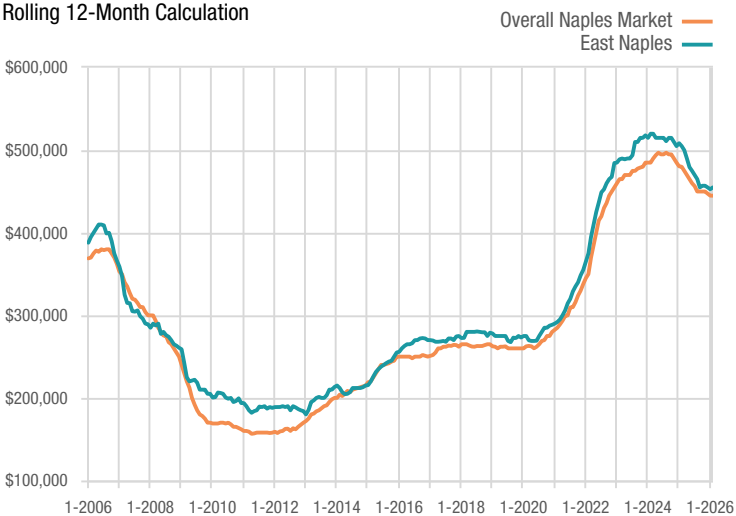
Median Closed Price - Single Family

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.

Immokalee / Ave Maria

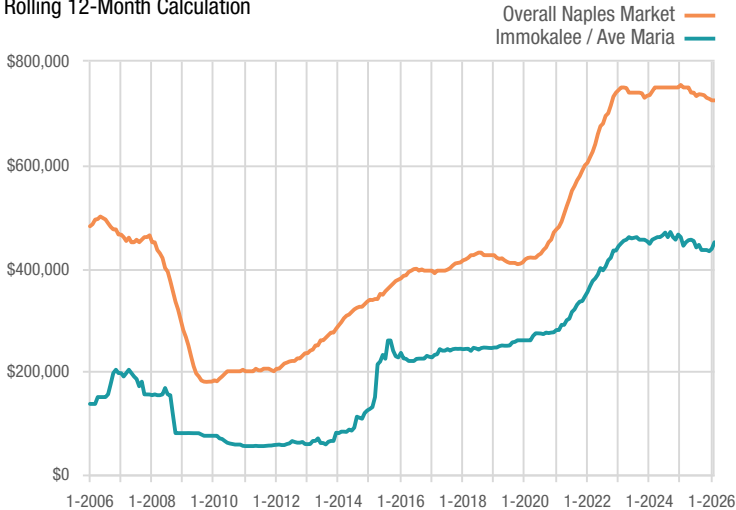
Single Family	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	39	26	- 33.3%	94	78	- 17.0%
Total Sales	15	11	- 26.7%	29	26	- 10.3%
Days on Market Until Sale	81	71	- 12.3%	75	72	- 4.0%
Median Closed Price*	\$430,000	\$545,950	+ 27.0%	\$430,000	\$482,500	+ 12.2%
Average Closed Price*	\$495,029	\$587,623	+ 18.7%	\$488,784	\$511,167	+ 4.6%
Percent of List Price Received*	93.3%	97.6%	+ 4.6%	94.7%	95.9%	+ 1.3%
Inventory of Homes for Sale	187	172	- 8.0%	—	—	—
Months Supply of Inventory	9.9	8.0	- 19.2%	—	—	—

Condo	February			Year to Date		
Key Metrics	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	11	18	+ 63.6%	32	45	+ 40.6%
Total Sales	5	7	+ 40.0%	11	14	+ 27.3%
Days on Market Until Sale	112	93	- 17.0%	113	97	- 14.2%
Median Closed Price*	\$355,000	\$242,498	- 31.7%	\$333,000	\$253,000	- 24.0%
Average Closed Price*	\$341,950	\$262,714	- 23.2%	\$326,159	\$272,821	- 16.4%
Percent of List Price Received*	97.2%	92.5%	- 4.8%	95.4%	94.2%	- 1.3%
Inventory of Homes for Sale	53	72	+ 35.8%	—	—	—
Months Supply of Inventory	10.4	9.1	- 12.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

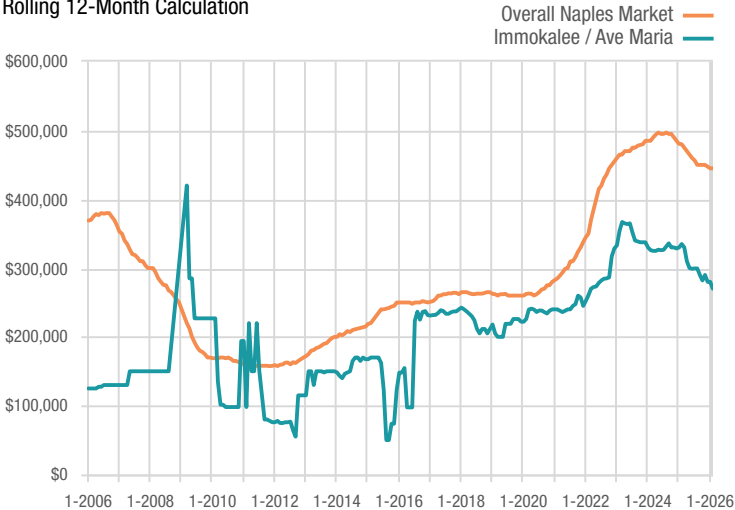
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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