

Monthly Indicators

April 2025

April enjoyed the highest number of overall closed sales compared to data reported for all prior months in 2025. This activity made a nice dent in the overall inventory of homes for sale in the Naples area housing market, which has been on the rise since 2022.

According to the April 2025 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), overall closed sales decreased 12.3 percent to 893 closed sales compared to 1,018 closed sales in April 2024, but increased 8.9 percent compared to 820 closed sales in March 2025.

Steady demand as witnessed in pending sales during April (1,004), also helped to temper supply, which decreased to 11.2 months of inventory, the lowest in 2025. New listings in April decreased 3.1 percent to 1,333 new listings from 1,375 new listings in April 2024 and failed to replenish inventory that went pending or closed during the month. With 2,572 price decreases reported during April, this significant shift in the market indicates that sellers are more willing to lower prices to meet buyer demand, a positive trend where both buyers and sellers benefit from mutually agreed-upon prices.

As sellers begin to heed recommendations from their REALTORS® and price their homes appropriately to adapt to current market conditions, overall sales are improving. Pending sales in April were slightly lower than March, but higher than the previous 10 months. Compared to last year, pending sales decreased 10 percent to 1,004 pending sales from 1,115 pending sales in April 2024. Interestingly, April's 84 days on market is impressive given it was 98 days in April 2019, with fewer options.

Quick Facts

- 12.3%

Change in
Total Sales
All Properties

- 10.0%

Change in
Median Closed Price
All Properties

+ 33.5%

Change in
Homes for Sale
All Properties

+ 25.9%

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

- 5.0%

Bedroom Count With
Strongest Sales
4 Bedrooms or more

- 8.3 %

Property Type With
Strongest Sales
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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,375	1,333	- 3.1%	6,447	7,016	+ 8.8%
Total Sales		1,018	893	- 12.3%	3,059	2,873	- 6.1%
Days on Market Until Sale		66	84	+ 27.3%	67	86	+ 28.4%
Median Closed Price		\$650,000	\$585,000	- 10.0%	\$640,000	\$630,000	- 1.6%
Average Closed Price		\$1,108,966	\$1,395,603	+ 25.8%	\$1,132,318	\$1,307,237	+ 15.4%
Percent of List Price Received		95.8%	94.3%	- 1.6%	95.8%	94.6%	- 1.3%
Pending Listings		1,115	1,004	-10.0%	4,592	3,818	-16.9%
Inventory of Homes for Sale		5,432	7,254	+ 33.5%	—	—	—
Months Supply of Inventory		7.5	11.2	+ 49.3%	—	—	—

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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		713	655	- 8.1%	3,158	3,370	+ 6.7%
Total Sales		472	419	- 11.2%	1,502	1,450	- 3.5%
Days on Market Until Sale		70	89	+ 27.1%	69	89	+ 29.0%
Median Closed Price		\$793,750	\$745,000	- 6.1%	\$780,000	\$775,000	- 0.6%
Average Closed Price		\$1,431,516	\$2,062,672	+ 44.1%	\$1,444,997	\$1,783,737	+ 23.4%
Percent of List Price Received		95.5%	94.5%	- 1.0%	95.6%	94.7%	- 0.9%
Pending Listings		558	542	- 2.8%	2,268	1,796	-20.8%
Inventory of Homes for Sale		2,672	3,398	+ 27.2%	—	—	—
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.



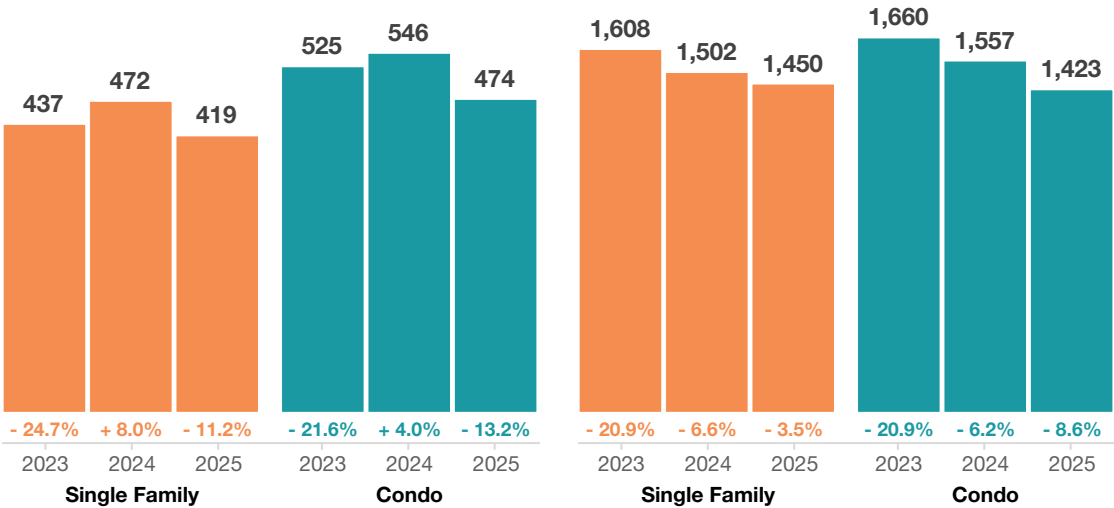
Key Metrics	Historical Sparkbars	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		662	678	+ 2.4%	3,289	3,646	+ 10.9%
Total Sales		546	474	- 13.2%	1,557	1,423	- 8.6%
Days on Market Until Sale		63	79	+ 25.4%	64	84	+ 31.3%
Median Closed Price		\$525,000	\$490,000	- 6.7%	\$517,500	\$485,000	- 6.3%
Average Closed Price		\$830,131	\$805,937	- 2.9%	\$830,685	\$821,695	- 1.1%
Percent of List Price Received		96.2%	94.1%	- 2.2%	96.0%	94.5%	- 1.6%
Pending Listing		557	457	-17.9%	2,324	1,612	-30.6%
Inventory of Homes for Sale		2,760	3,856	+ 39.7%	—	—	—
Months Supply of Inventory		7.8	12.2	+ 56.4%	—	—	—

Overall Closed Sales

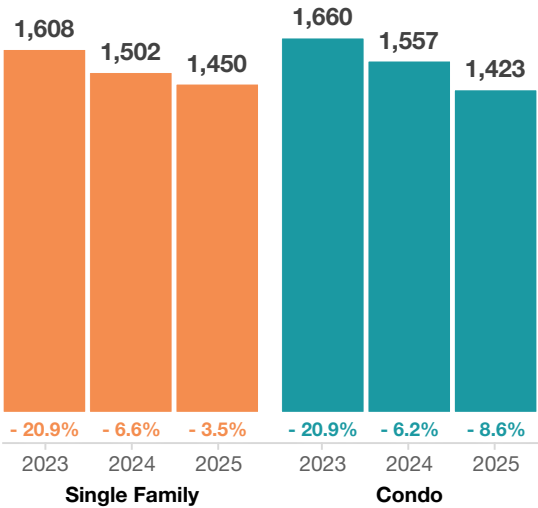
A count of the actual sales that closed in a given month.



April

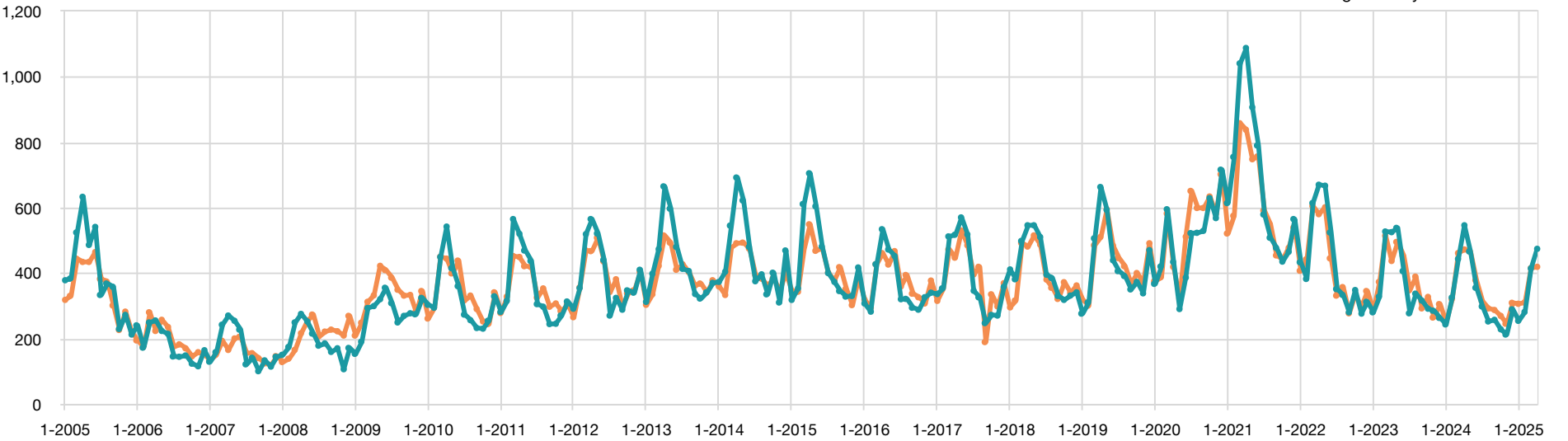


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	269	- 17.7%	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%
Feb-2025	310	- 3.1%	281	- 13.5%
Mar-2025	415	- 10.0%	414	- 6.5%
Apr-2025	419	- 11.2%	474	- 13.2%
12-Month Avg	334	- 8.5%	315	- 11.5%

Historical Total Sales by Month

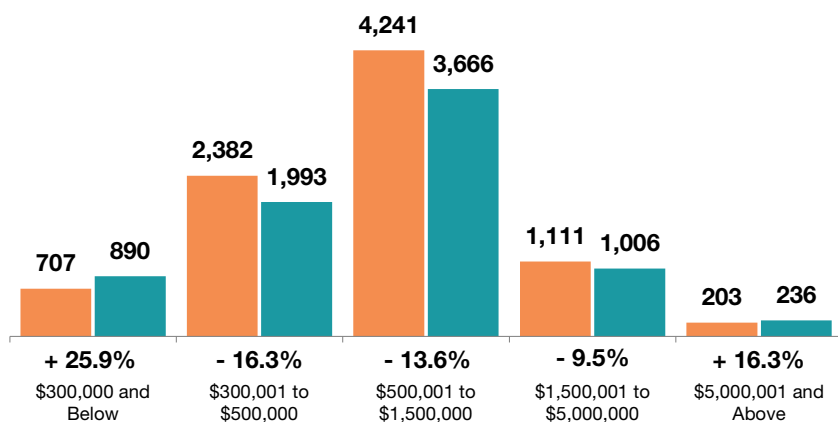


Overall Total Sales by Price Range

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

By Price Range

4-2024 4-2025



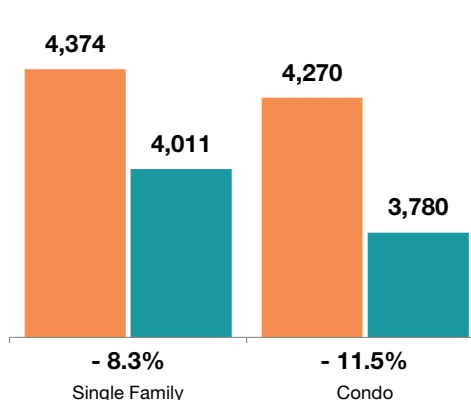
By Bedroom Count

4-2024 4-2025



By Property Type

4-2024 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$300,000 and Below	707	890	+ 25.9%
\$300,001 to \$500,000	2,382	1,993	- 16.3%
\$500,001 to \$1,500,000	4,241	3,666	- 13.6%
\$1,500,001 to \$5,000,000	1,111	1,006	- 9.5%
\$5,000,001 and Above	203	236	+ 16.3%
All Price Ranges	8,644	7,791	- 9.9%

Single Family

	4-2024	4-2025	Change
1 Bedroom or Fewer	200	169	- 15.5%
2 Bedrooms	690	639	- 7.4%
3 Bedrooms	2,606	2,357	- 9.6%
4 Bedrooms or More	709	663	- 6.5%
	169	183	+ 8.3%
All Single Family	4,374	4,011	- 8.3%

Condo

	4-2024	4-2025	Change
Single Family	507	721	+ 42.2%
Condo	1692	1354	- 20.0%
	1635	1309	- 19.9%
	402	343	- 14.7%
	34	53	+ 55.9%
All Condo	4,270	3,780	- 11.5%

By Bedroom Count

	4-2024	4-2025	Change
1 Bedroom or Fewer	154	128	- 16.9%
2 Bedrooms	2,993	2,580	- 13.8%
3 Bedrooms	4,042	3,700	- 8.5%
4 Bedrooms or More	1,439	1,367	- 5.0%
All Bedroom Counts	8,644	7,791	- 9.9%

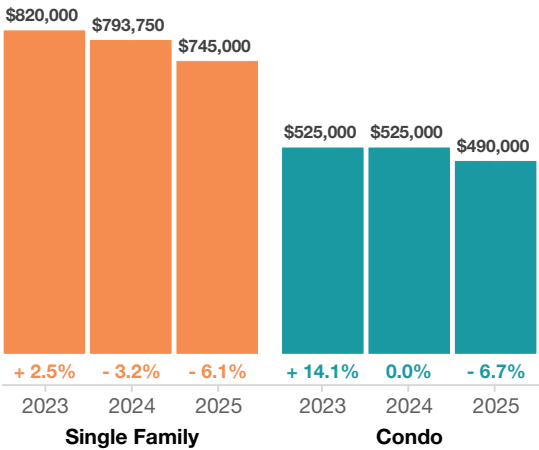
	4-2024	4-2025	Change
Single Family	34	32	- 5.9%
Condo	529	429	- 18.9%
	2,447	2,251	- 8.0%
	1,359	1,297	- 4.6%
All Single Family	4,374	4,011	- 8.3%

Overall Median Closed Price

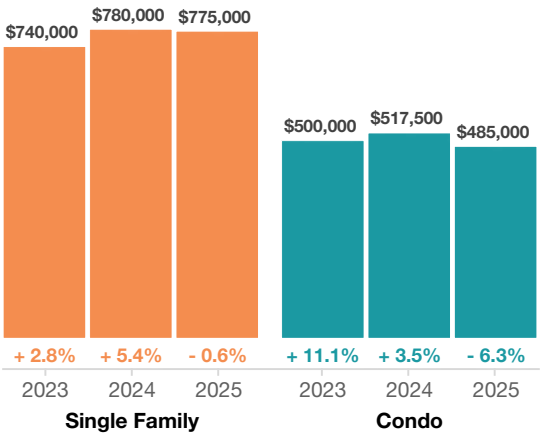
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



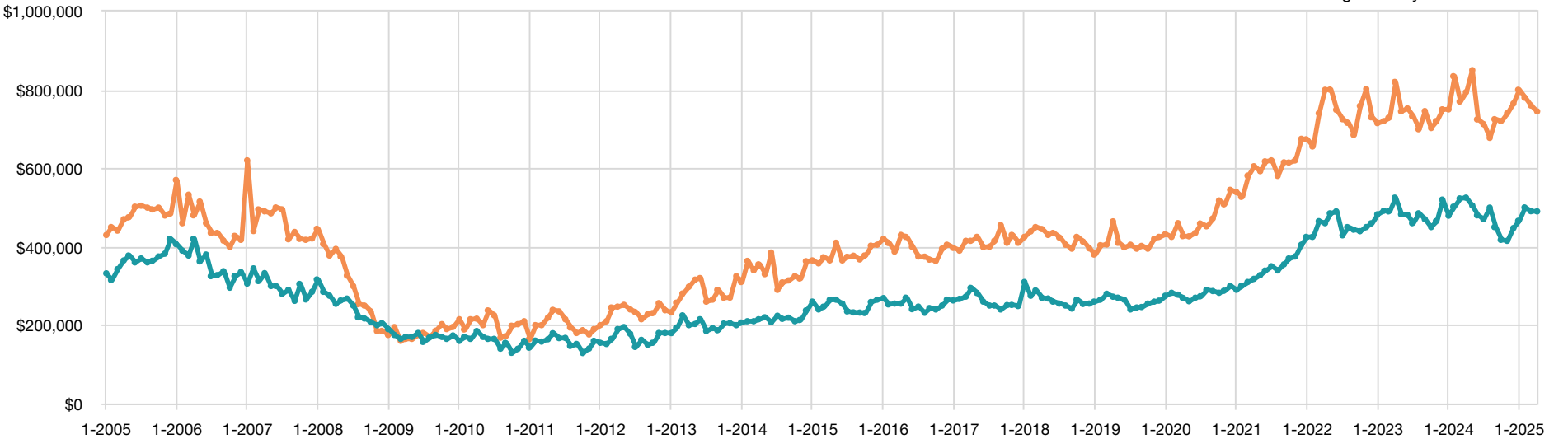
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	\$720,000	+ 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%
Feb-2025	\$780,000	- 6.5%	\$500,000	- 0.4%
Mar-2025	\$760,000	- 1.3%	\$490,500	- 6.2%
Apr-2025	\$745,000	- 6.1%	\$490,000	- 6.7%
12-Month Avg*	\$750,000	0.0%	\$470,000	- 4.9%

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

Historical Median Closed Price by Month

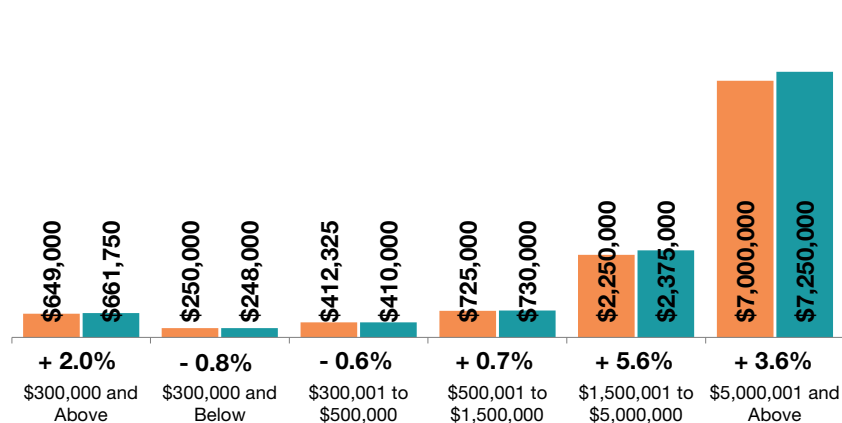


Overall Median Closed Price by Price Range

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

By Price Range

4-2024 4-2025



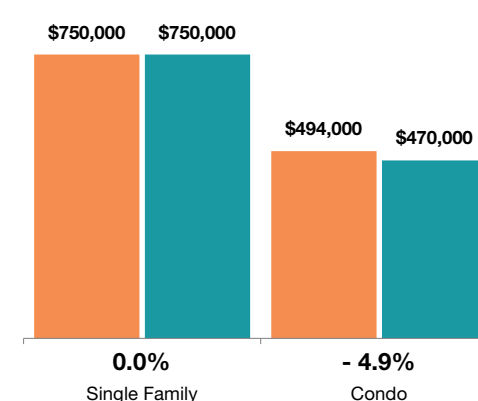
By Bedroom Count

4-2024 4-2025



By Property Type

4-2024 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$300,000 and Above	\$649,000	\$661,750	+ 2.0%
\$300,000 and Below	\$250,000	\$248,000	- 0.8%
\$300,001 to \$500,000	\$412,325	\$410,000	- 0.6%
\$500,001 to \$1,500,000	\$725,000	\$730,000	+ 0.7%
\$1,500,001 to \$5,000,000	\$2,250,000	\$2,375,000	+ 5.6%
\$5,000,001 and Above	\$7,000,000	\$7,250,000	+ 3.6%
All Price Ranges	\$610,000	\$605,000	- 0.8%

Single Family

4-2024	4-2025	Change	4-2024	4-2025	Change
\$769,500	\$774,950	+ 0.7%	\$525,000	\$535,000	+ 1.9%
\$190,000	\$194,500	+ 2.4%	\$267,500	\$255,000	- 4.7%
\$440,000	\$440,000	0.0%	\$400,000	\$398,950	- 0.3%
\$750,000	\$749,000	- 0.1%	\$680,000	\$695,000	+ 2.2%
\$2,250,000	\$2,400,000	+ 6.7%	\$2,260,000	\$2,250,000	- 0.4%
\$7,000,000	\$8,000,000	+ 14.3%	\$7,125,000	\$6,250,000	- 12.3%
\$750,000	\$750,000	0.0%	\$494,000	\$470,000	- 4.9%

Condo

	4-2024	4-2025	Change
	\$525,000	\$535,000	+ 1.9%
	\$267,500	\$255,000	- 4.7%
	\$400,000	\$398,950	- 0.3%
	\$680,000	\$695,000	+ 2.2%
	\$2,260,000	\$2,250,000	- 0.4%
	\$7,125,000	\$6,250,000	- 12.3%
	\$494,000	\$470,000	- 4.9%

By Bedroom Count

	4-2024	4-2025	Change
1 Bedroom or Fewer	\$234,500	\$210,000	- 10.4%
2 Bedrooms	\$441,000	\$418,500	- 5.1%
3 Bedrooms	\$675,000	\$650,000	- 3.7%
4 Bedrooms or More	\$1,162,500	\$1,250,000	+ 7.5%
All Bedroom Counts	\$610,000	\$605,000	- 0.8%

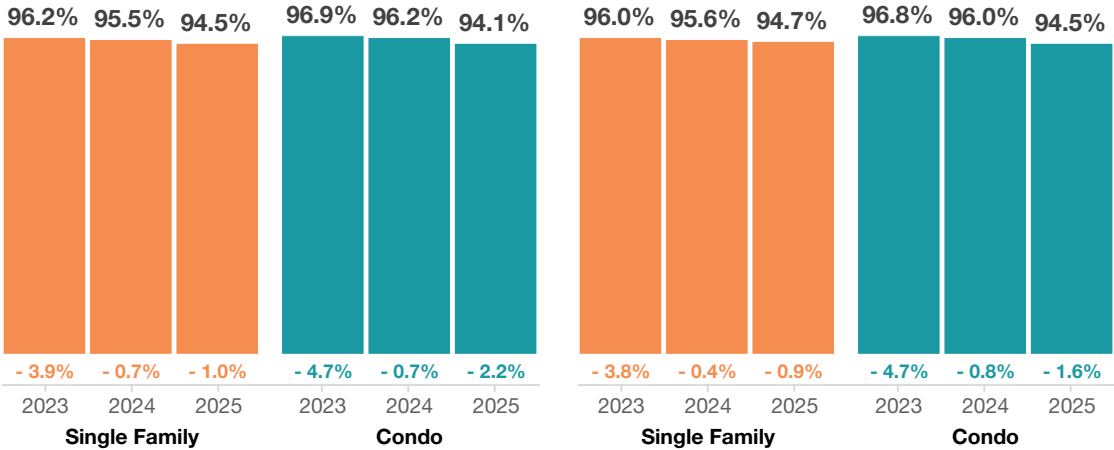
4-2024	4-2025	Change	4-2024	4-2025	Change
\$155,500	\$129,850	- 16.5%	\$257,250	\$235,000	- 8.6%
\$490,000	\$481,160	- 1.8%	\$430,000	\$405,000	- 5.8%
\$701,500	\$680,000	- 3.1%	\$627,000	\$595,000	- 5.1%
\$1,150,000	\$1,200,000	+ 4.3%	\$2,388,500	\$4,377,500	+ 83.3%
\$750,000	\$750,000	0.0%	\$494,000	\$470,000	- 4.9%

Overall Percent of Current List Price Recieved

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.



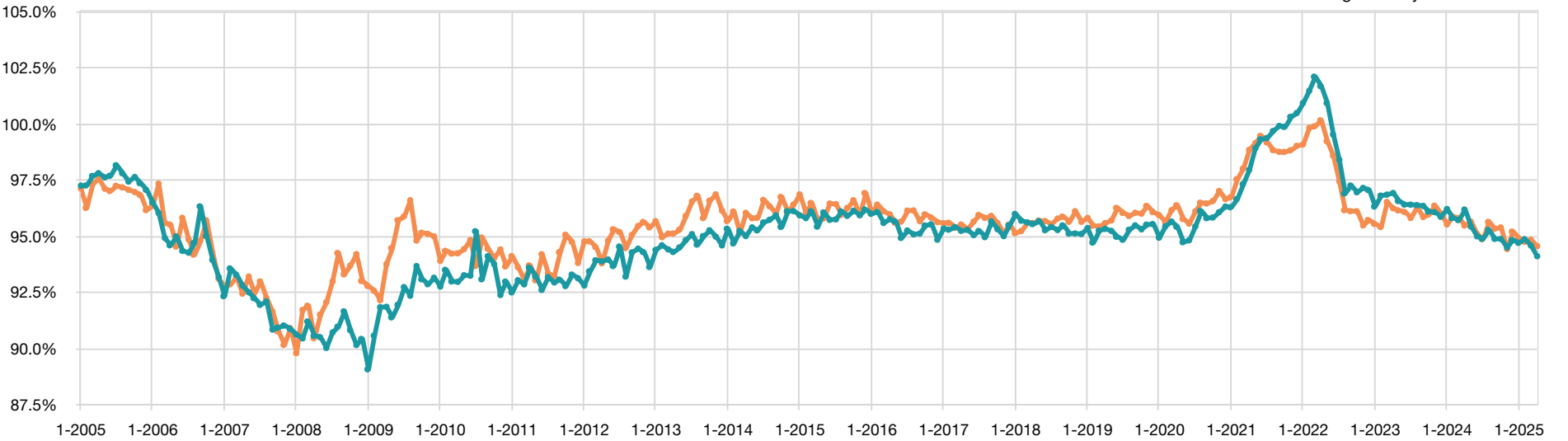
April



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%
Feb-2025	94.7%	- 1.3%	94.8%	- 1.0%
Mar-2025	94.8%	- 1.0%	94.6%	- 1.1%
Apr-2025	94.5%	- 1.0%	94.1%	- 2.2%
12-Month Avg*	95.0%	- 0.9%	94.8%	- 1.4%

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

Historical Percent of List Price Received by Month

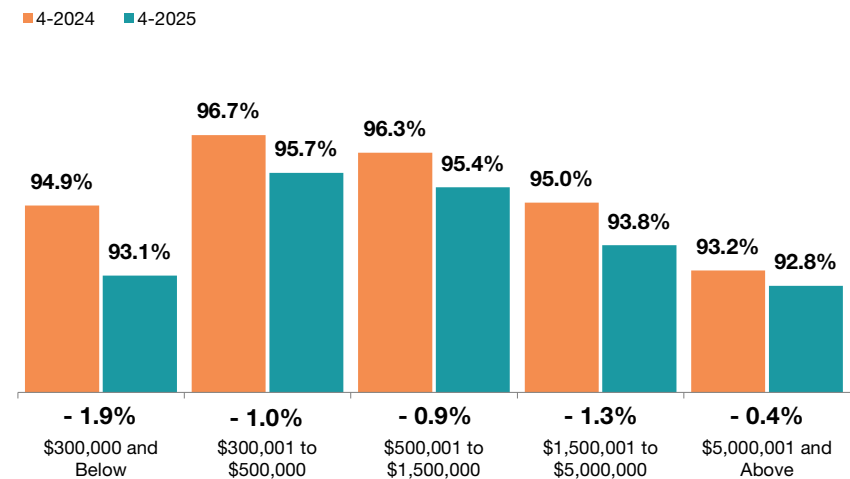


Overall Percent of List Price Received by Price Range

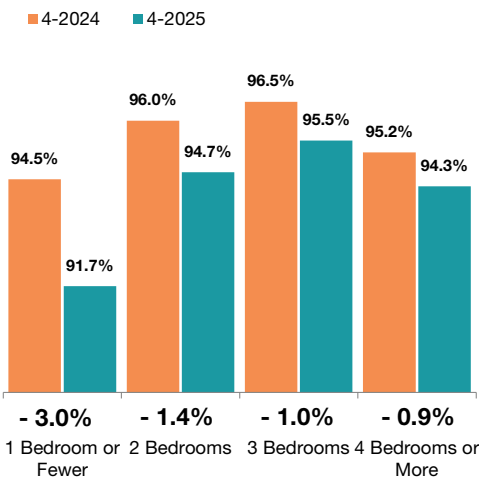


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

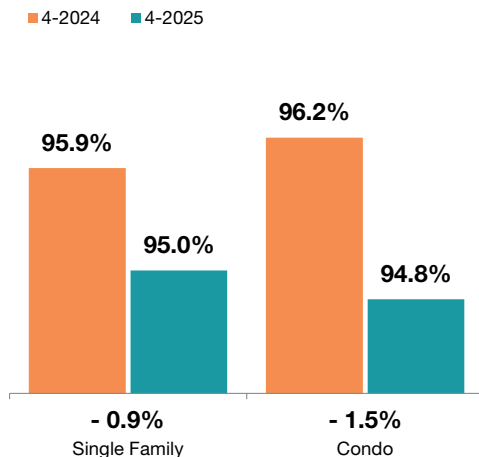
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2024	4-2025	Change
\$300,000 and Below	94.9%	93.1%	- 1.9%
\$300,001 to \$500,000	96.7%	95.7%	- 1.0%
\$500,001 to \$1,500,000	96.3%	95.4%	- 0.9%
\$1,500,001 to \$5,000,000	95.0%	93.8%	- 1.3%
\$5,000,001 and Above	93.2%	92.8%	- 0.4%
All Price Ranges	96.0%	94.9%	- 1.1%

Single Family

4-2024	4-2025	Change
93.8%	92.0%	- 1.9%
97.4%	96.6%	- 0.8%
96.2%	95.5%	- 0.7%
94.6%	93.5%	- 1.2%
92.8%	92.5%	- 0.3%
95.9%	95.0%	- 0.9%

Condo

4-2024	4-2025	Change
95.3%	93.3%	- 2.1%
96.5%	95.3%	- 1.2%
96.3%	95.2%	- 1.1%
95.6%	94.5%	- 1.2%
95.2%	93.9%	- 1.4%
96.2%	94.8%	- 1.5%

By Bedroom Count

By Bedroom Count	4-2024	4-2025	Change
1 Bedroom or Fewer	94.5%	91.7%	- 3.0%
2 Bedrooms	96.0%	94.7%	- 1.4%
3 Bedrooms	96.5%	95.5%	- 1.0%
4 Bedrooms or More	95.2%	94.3%	- 0.9%
All Bedroom Counts	96.0%	94.9%	- 1.1%

4-2024	4-2025	Change
93.0%	89.8%	- 3.4%
95.3%	94.4%	- 0.9%
96.5%	95.7%	- 0.8%
95.2%	94.2%	- 1.1%
95.9%	95.0%	- 0.9%

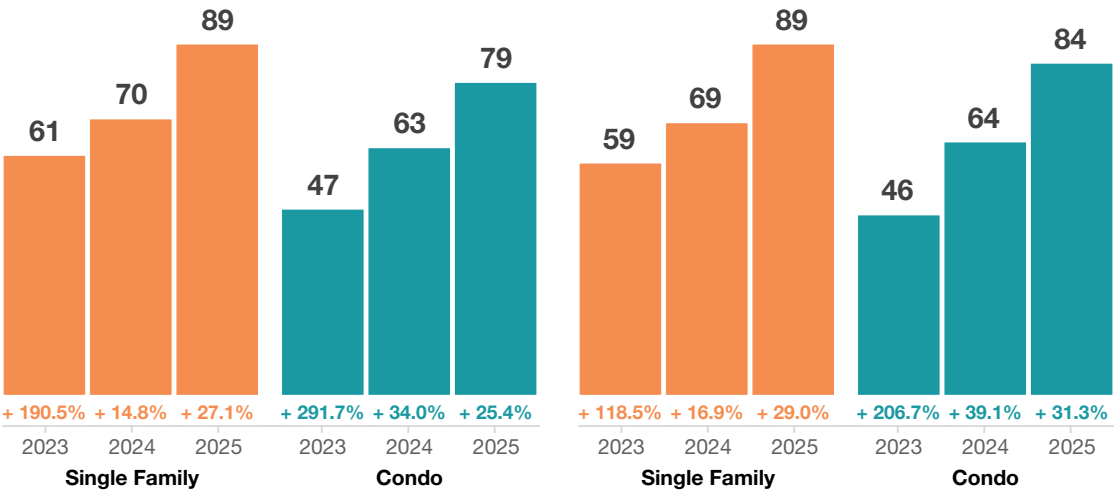
4-2024	4-2025	Change
94.9%	92.4%	- 2.6%
96.1%	94.7%	- 1.5%
96.4%	95.1%	- 1.3%
94.9%	95.0%	+ 0.1%
96.2%	94.8%	- 1.5%

Overall Days on Market Until Sale

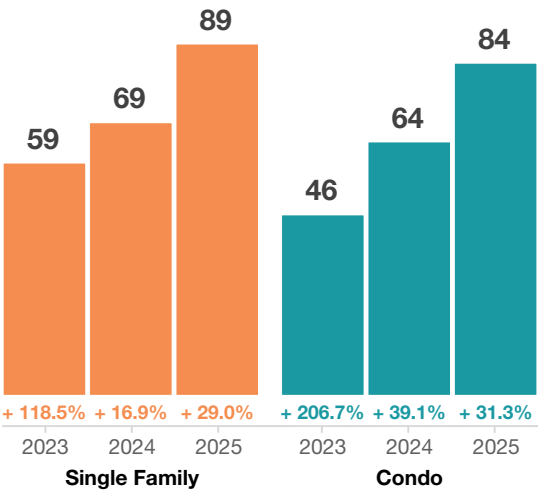
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



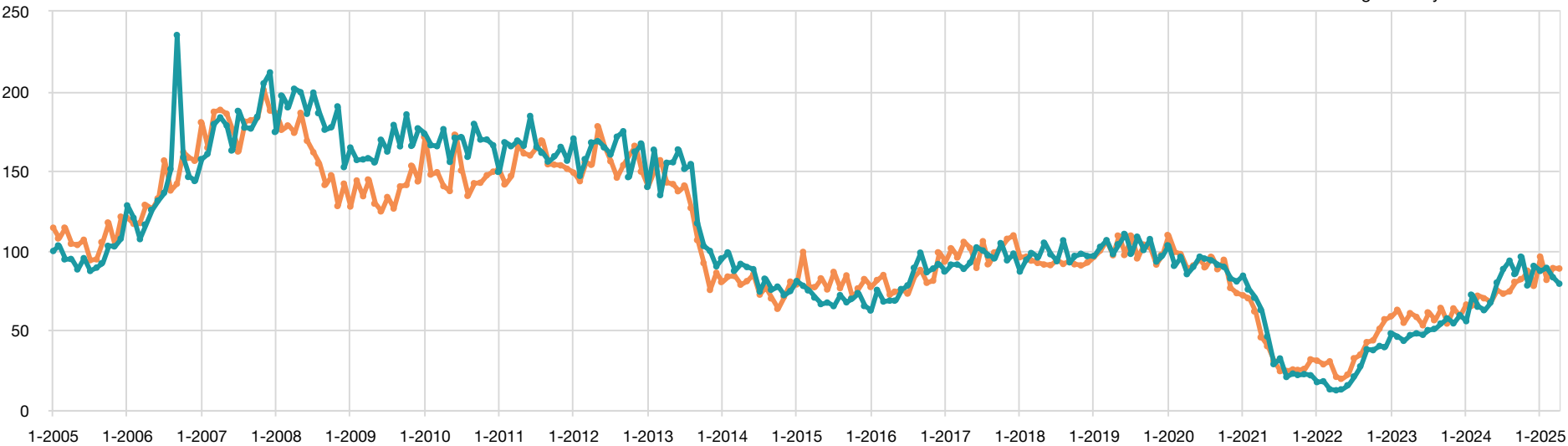
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%
Feb-2025	82	+ 26.2%	89	+ 23.6%
Mar-2025	89	+ 23.6%	83	+ 27.7%
Apr-2025	89	+ 27.1%	79	+ 25.4%
12-Month Avg*	81	+ 30.5%	83	+ 47.9%

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

Historical Days on Market Until Sale by Month

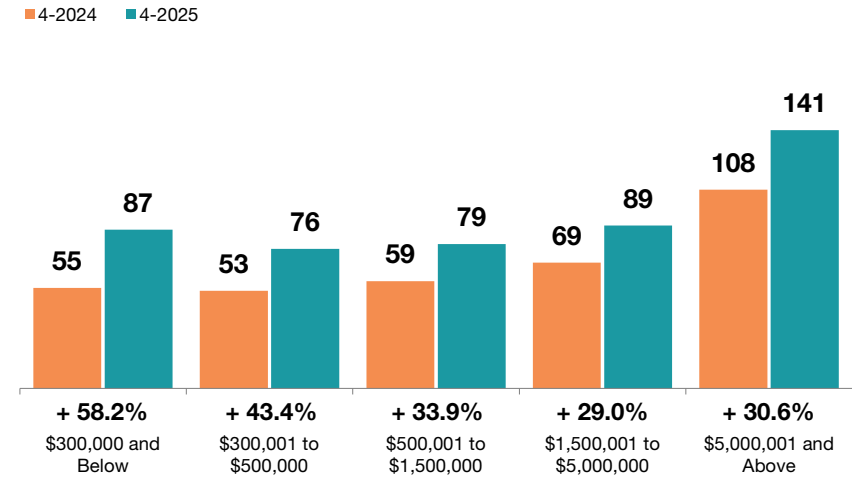


Overall Days on Market Until Sale by Price Range

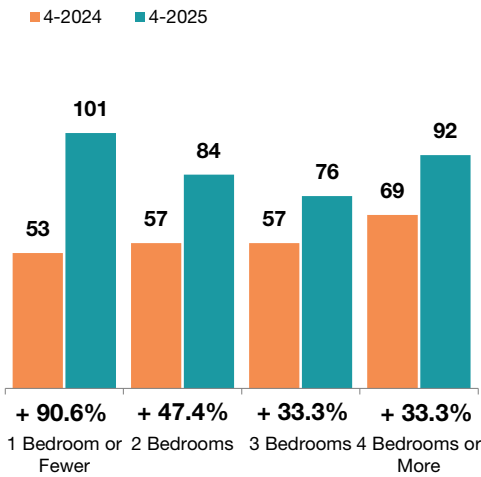


Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.

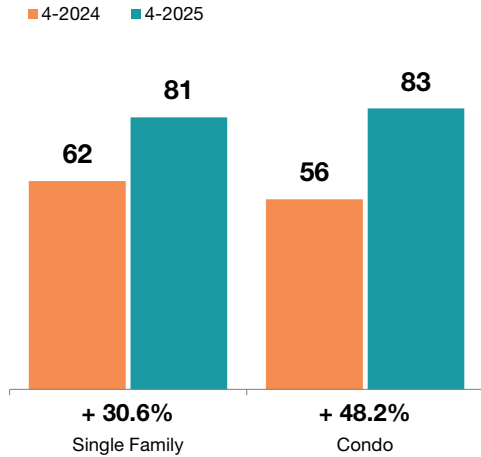
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2024	4-2025	Change
\$300,000 and Below	55	87	+ 58.2%
\$300,001 to \$500,000	53	76	+ 43.4%
\$500,001 to \$1,500,000	59	79	+ 33.9%
\$1,500,001 to \$5,000,000	69	89	+ 29.0%
\$5,000,001 and Above	108	141	+ 30.6%
All Price Ranges	59	82	+ 39.0%

Single Family

4-2024	4-2025	Change
61	85	+ 39.3%
50	66	+ 32.0%
60	79	+ 31.7%
70	83	+ 18.6%
104	147	+ 41.3%
62	81	+ 30.6%

Condo

4-2024	4-2025	Change
52	87	+ 67.3%
54	81	+ 50.0%
56	79	+ 41.1%
67	100	+ 49.3%
128	120	- 6.3%
56	83	+ 48.2%

By Bedroom Count

4-2024	4-2025	Change
53	101	+ 90.6%
57	84	+ 47.4%
57	76	+ 33.3%
69	92	+ 33.3%
59	82	+ 39.0%

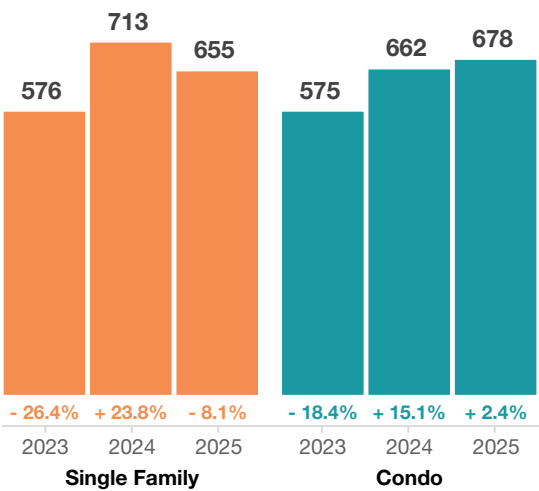
4-2024	4-2025	Change
46	101	+ 119.6%
61	86	+ 41.0%
59	73	+ 23.7%
68	92	+ 35.3%
62	81	+ 30.6%

Overall New Listings

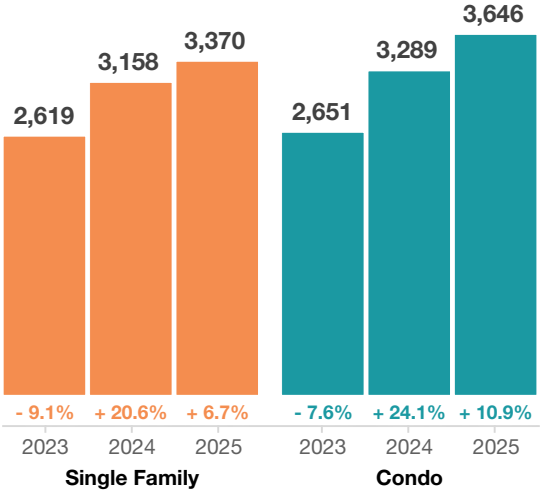
A count of the properties that have been newly listed on the market in a given month.



April

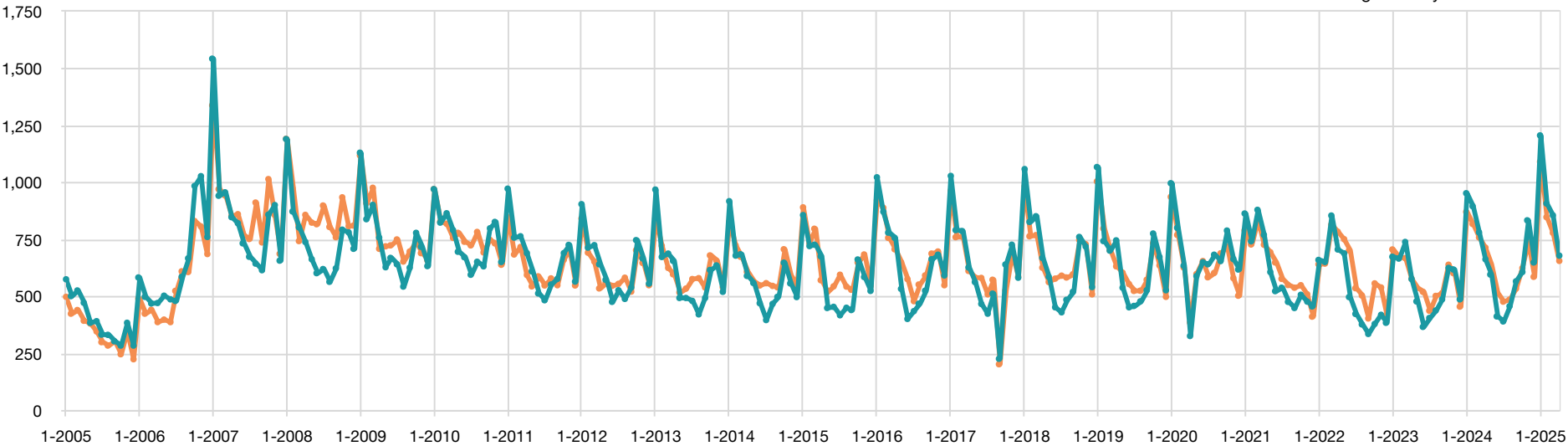


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2024	639	+ 19.2%	595	+ 24.7%
Jun-2024	515	- 0.8%	411	+ 12.6%
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%	606	- 2.9%
Nov-2024	738	+ 22.8%	833	+ 35.0%
Dec-2024	585	+ 28.9%	648	+ 33.3%
Jan-2025	1,090	+ 25.3%	1,206	+ 26.7%
Feb-2025	847	+ 3.7%	907	+ 1.3%
Mar-2025	778	+ 2.6%	855	+ 9.6%
Apr-2025	655	- 8.1%	678	+ 2.4%
12-Month Avg	664	+ 8.3%	679	+ 13.4%

Historical New Listings by Month

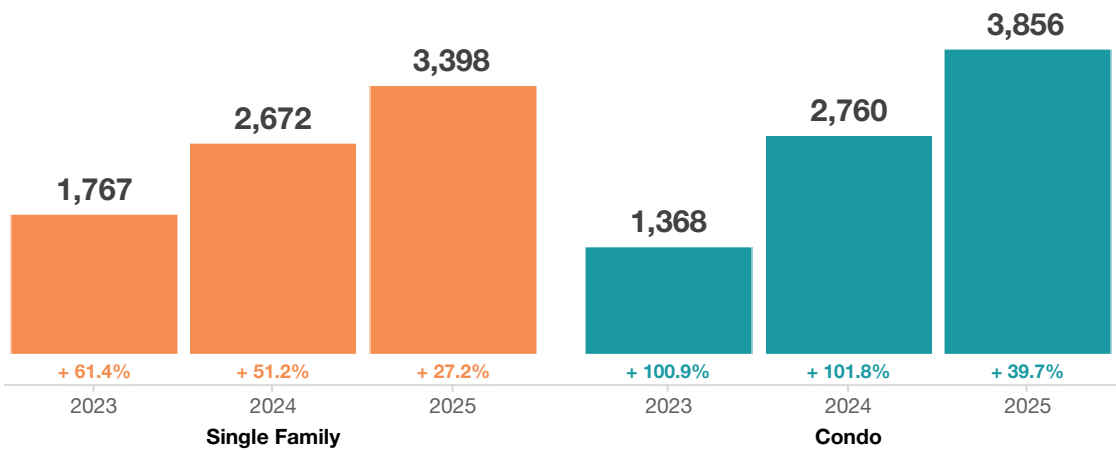


Overall Inventory of Homes for Sale

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

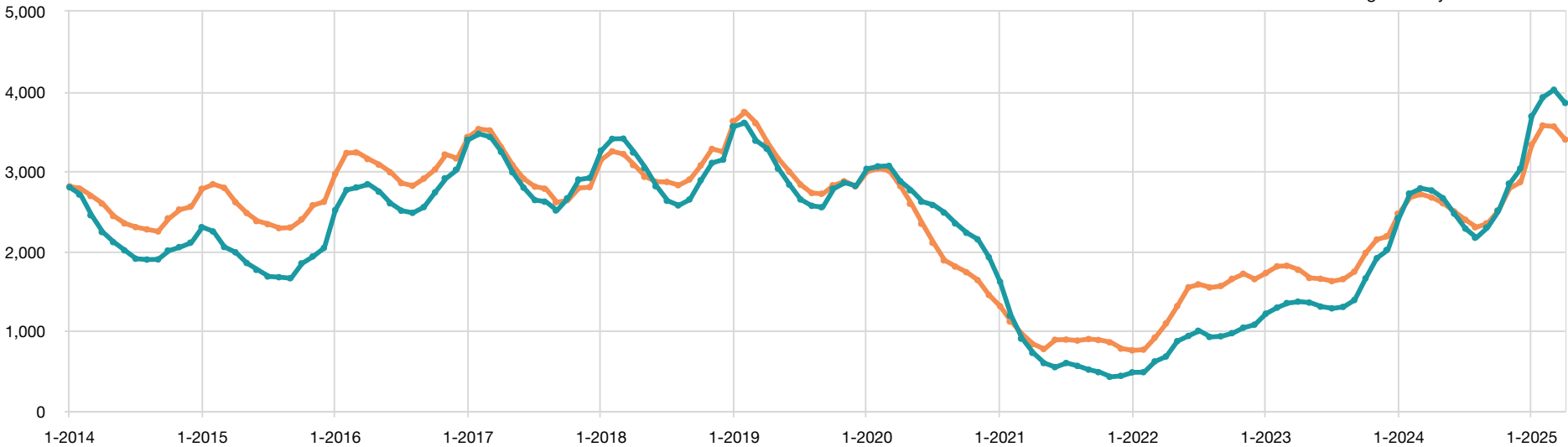


April



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2024	2,600	+ 56.2%	2,663	+ 96.4%
Jun-2024	2,497	+ 51.0%	2,470	+ 89.1%
Jul-2024	2,393	+ 47.3%	2,283	+ 77.8%
Aug-2024	2,300	+ 39.4%	2,169	+ 66.6%
Sep-2024	2,348	+ 34.6%	2,295	+ 65.3%
Oct-2024	2,512	+ 27.1%	2,504	+ 50.8%
Nov-2024	2,787	+ 29.9%	2,846	+ 48.8%
Dec-2024	2,865	+ 31.1%	3,034	+ 50.6%
Jan-2025	3,331	+ 34.9%	3,689	+ 52.9%
Feb-2025	3,573	+ 33.8%	3,926	+ 44.3%
Mar-2025	3,561	+ 31.3%	4,021	+ 44.3%
Apr-2025	3,398	+ 27.2%	3,856	+ 39.7%
12-Month Avg	2,847	+ 35.7%	2,980	+ 56.1%

Historical Inventory of Homes for Sale by Month

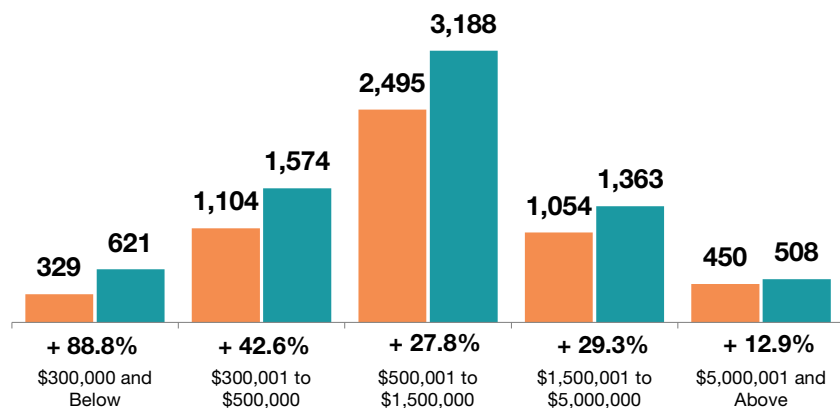


Overall Inventory of Homes for Sale by Price Range

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

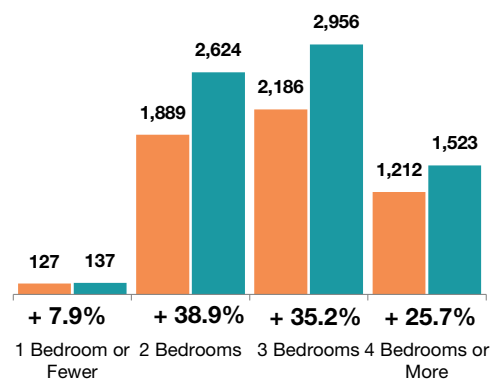
By Price Range

4-2024 4-2025



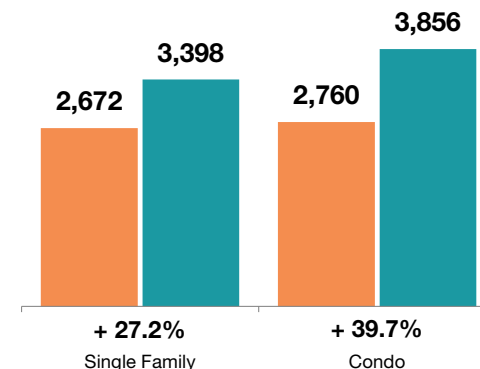
By Bedroom Count

4-2024 4-2025



By Property Type

4-2024 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$300,000 and Below	329	621	+ 88.8%
\$300,001 to \$500,000	1,104	1,574	+ 42.6%
\$500,001 to \$1,500,000	2,495	3,188	+ 27.8%
\$1,500,001 to \$5,000,000	1,054	1,363	+ 29.3%
\$5,000,001 and Above	450	508	+ 12.9%
All Price Ranges	5,432	7,254	+ 33.5%

Single Family

4-2024	4-2025	Change
103	126	+ 22.3%
159	241	+ 51.6%
1,405	1,794	+ 27.7%
642	825	+ 28.5%
363	412	+ 13.5%
2,672	3,398	+ 27.2%

Condo

	4-2024	4-2025	Change
	226	495	+ 119.0%
	945	1333	+ 41.1%
	1090	1394	+ 27.9%
	412	538	+ 30.6%
	87	96	+ 10.3%
	2,760	3,856	+ 39.7%

By Bedroom Count

	4-2024	4-2025	Change
1 Bedroom or Fewer	127	137	+ 7.9%
2 Bedrooms	1,889	2,624	+ 38.9%
3 Bedrooms	2,186	2,956	+ 35.2%
4 Bedrooms or More	1,212	1,523	+ 25.7%
All Bedroom Counts	5,432	7,254	+ 33.5%

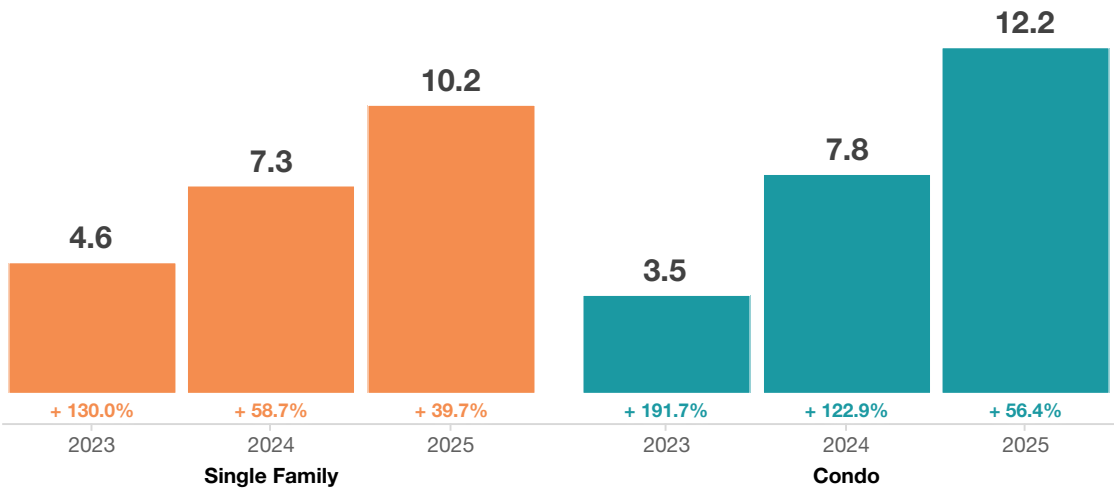
4-2024	4-2025	Change	4-2024	4-2025	Change
27	27	0.0%	100	110	+ 10.0%
288	360	+ 25.0%	1,601	2,264	+ 41.4%
1,213	1,601	+ 32.0%	973	1,355	+ 39.3%
1,136	1,409	+ 24.0%	76	114	+ 50.0%
2,672	3,398	+ 27.2%	2,760	3,856	+ 39.7%

4-2024	4-2025	Change
100	110	+ 10.0%
1,601	2,264	+ 41.4%
973	1,355	+ 39.3%
76	114	+ 50.0%
2,760	3,856	+ 39.7%

Months Supply of Inventory

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

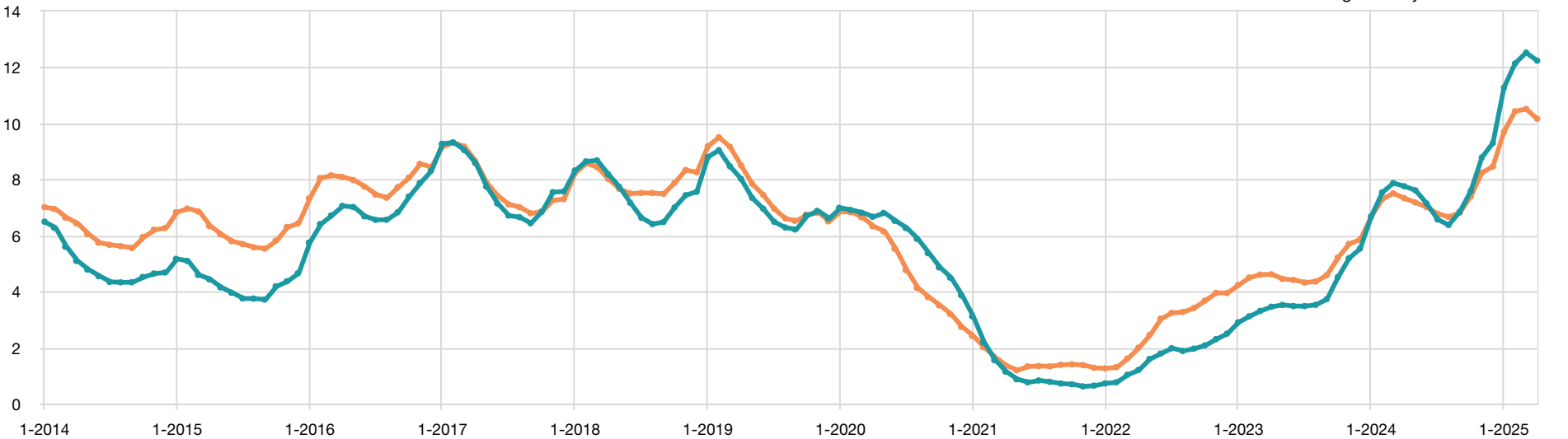
April



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	6.6	+ 88.6%
Aug-2024	6.7	+ 52.3%	6.4	+ 82.9%
Sep-2024	6.8	+ 47.8%	6.8	+ 83.8%
Oct-2024	7.4	+ 42.3%	7.6	+ 68.9%
Nov-2024	8.2	+ 43.9%	8.8	+ 69.2%
Dec-2024	8.5	+ 44.1%	9.3	+ 69.1%
Jan-2025	9.7	+ 44.8%	11.3	+ 68.7%
Feb-2025	10.4	+ 42.5%	12.1	+ 61.3%
Mar-2025	10.5	+ 40.0%	12.5	+ 58.2%
Apr-2025	10.2	+ 39.7%	12.2	+ 56.4%
12-Month Avg*	8.3	+ 46.8%	9.0	+ 72.6%

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

Historical Months Supply of Inventory by Month

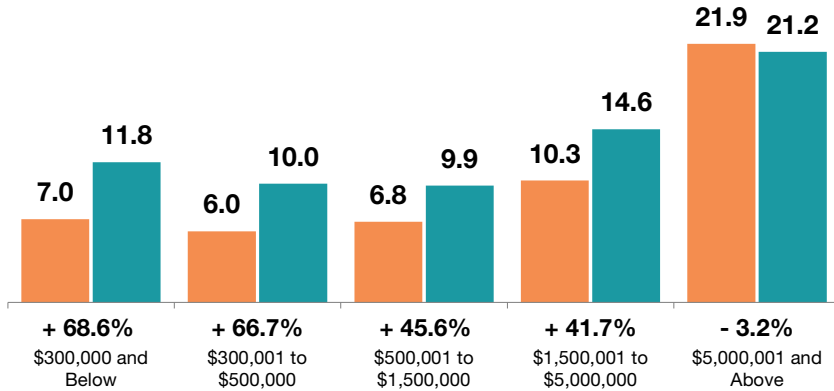


Overall Months Supply of Inventory by Price Range

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.**

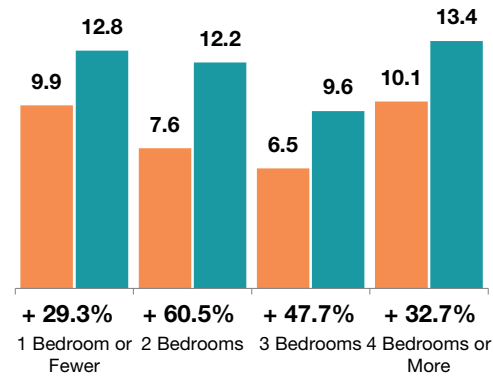
By Price Range

4-2024 4-2025



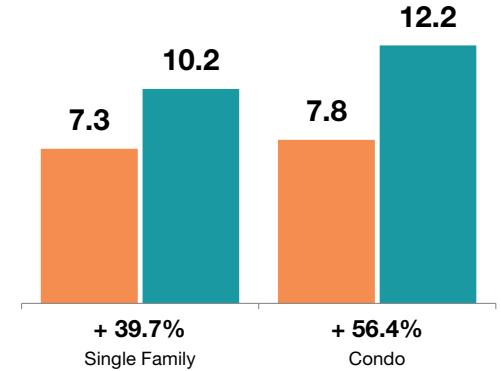
By Bedroom Count

4-2024 4-2025



By Property Type

4-2024 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$300,000 and Below	7.0	11.8	+ 68.6%
\$300,001 to \$500,000	6.0	10.0	+ 66.7%
\$500,001 to \$1,500,000	6.8	9.9	+ 45.6%
\$1,500,001 to \$5,000,000	10.3	14.6	+ 41.7%
\$5,000,001 and Above	21.9	21.2	- 3.2%
All Price Ranges	7.5	11.2	+ 49.3%

Single Family

	4-2024	4-2025	Change
1 Bedroom or Fewer	6.6	9.4	+ 42.4%
2 Bedrooms	3.3	5.8	+ 75.8%
3 Bedrooms	6.4	9.0	+ 40.6%
4 Bedrooms or More	9.8	13.4	+ 36.7%
All Single Family	7.3	10.2	+ 39.7%

Condo

	4-2024	4-2025	Change
1 Bedroom or Fewer	7.2	12.7	+ 76.4%
2 Bedrooms	6.9	11.5	+ 66.7%
3 Bedrooms	7.4	11.3	+ 52.7%
4 Bedrooms or More	11.3	17.2	+ 52.2%
All Condo	7.8	12.2	+ 56.4%

By Bedroom Count

	4-2024	4-2025	Change
1 Bedroom or Fewer	9.9	12.8	+ 29.3%
2 Bedrooms	7.6	12.2	+ 60.5%
3 Bedrooms	6.5	9.6	+ 47.7%
4 Bedrooms or More	10.1	13.4	+ 32.7%
All Bedroom Counts	7.5	11.2	+ 49.3%

	4-2024	4-2025	Change
1 Bedroom or Fewer	8.7	9.3	+ 6.9%
2 Bedrooms	6.5	10.1	+ 55.4%
3 Bedrooms	5.9	8.5	+ 44.1%
4 Bedrooms or More	10.0	13.0	+ 30.0%
All Single Family	7.3	10.2	+ 39.7%

	4-2024	4-2025	Change
1 Bedroom or Fewer	10.0	13.8	+ 38.0%
2 Bedrooms	7.8	12.6	+ 61.5%
3 Bedrooms	7.3	11.2	+ 53.4%
4 Bedrooms or More	11.4	19.5	+ 71.1%
All Condo	7.8	12.2	+ 56.4%

Overall Listing and Sale Summary by Area

April 2025

	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change	Apr-25	Apr-24	% Change
Overall Naples Market*	\$585,000	\$650,000	-10.0%	893	1018	-12.3%	7,254	5,432	+33.5%	84	66	+27.3%
Collier County	\$600,000	\$670,000	-10.4%	988	1123	-12.0%	8,174	6,157	+32.8%	87	67	+29.9%
Ave Maria	\$420,000	\$440,000	-4.5%	29	17	+70.6%	194	146	+32.9%	101	46	+119.6%
Central Naples	\$420,000	\$500,000	-16.0%	121	130	-6.9%	831	599	+38.7%	71	53	+34.0%
East Naples	\$549,000	\$634,498	-13.5%	211	240	-12.1%	1,529	1,196	+27.8%	84	71	+18.3%
Everglades City	--	--	--	0	0	--	14	13	+7.7%	--	--	--
Immokalee	\$357,900	\$360,400	-0.7%	9	4	+125.0%	17	23	-26.1%	136	20	+580.0%
Immokalee / Ave Maria	\$380,000	\$415,000	-8.4%	39	21	+85.7%	213	170	+25.3%	107	41	+161.0%
Naples	\$600,000	\$650,000	-7.7%	854	997	-14.3%	7,036	5,259	+33.8%	83	67	+23.9%
Naples Beach	\$1,705,000	\$1,256,250	+35.7%	177	200	-11.5%	1,871	1,469	+27.4%	116	90	+28.9%
North Naples	\$641,875	\$700,000	-8.3%	190	252	-24.6%	1,501	1,109	+35.3%	68	56	+21.4%
South Naples	\$490,000	\$499,000	-1.8%	155	175	-11.4%	1,309	889	+47.2%	71	59	+20.3%
34102	\$2,262,500	\$1,775,000	+27.5%	56	44	+27.3%	644	507	+27.0%	142	112	+26.8%
34103	\$1,710,000	\$1,330,000	+28.6%	49	61	-19.7%	558	434	+28.6%	129	88	+46.6%
34104	\$300,000	\$467,000	-35.8%	42	58	-27.6%	379	254	+49.2%	71	48	+47.9%
34105	\$547,000	\$583,500	-6.3%	61	46	+32.6%	345	250	+38.0%	70	57	+22.8%
34108	\$1,310,000	\$1,200,000	+9.2%	72	95	-24.2%	669	528	+26.7%	85	81	+4.9%
34109	\$590,000	\$665,000	-11.3%	52	66	-21.2%	342	247	+38.5%	62	41	+51.2%
34110	\$590,000	\$733,500	-19.6%	61	87	-29.9%	597	426	+40.1%	87	68	+27.9%
34112	\$425,000	\$415,500	+2.3%	94	100	-6.0%	685	486	+40.9%	67	53	+26.4%
34113	\$600,000	\$580,000	+3.4%	61	75	-18.7%	624	403	+54.8%	76	67	+13.4%
34114	\$540,750	\$604,000	-10.5%	94	110	-14.5%	732	566	+29.3%	95	78	+21.8%
34116	\$420,000	\$517,500	-18.8%	18	26	-30.8%	107	95	+12.6%	73	56	+30.4%
34117	\$550,000	\$620,000	-11.3%	25	21	+19.0%	142	126	+12.7%	62	53	+17.0%
34119	\$812,500	\$725,000	+12.1%	77	99	-22.2%	562	436	+28.9%	57	56	+1.8%
34120	\$544,500	\$650,000	-16.2%	92	109	-15.6%	653	502	+30.1%	78	68	+14.7%
34137	--	--	--	0	0	--	2	2	0.0%	--	--	--
34142	\$380,000	\$415,000	-8.4%	39	21	+85.7%	213	170	+25.3%	107	41	+161.0%

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