

Monthly Indicators



June 2026

The Naples area housing market delivered one of its strongest June performances in five years, with overall closed sales increasing 16.5 percent to 881 closed sales from 756 closed sales in June 2025 and pending sales (homes under contract) increasing 14.9 percent to 855 pending sales from 744 pending sales in June 2025. According to the June 2026 Market Report from the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales throughout Collier County (excluding Marco Island), a combination of solid sales activity – especially in the luxury home market – and inventory levels that still provide ample choices for buyers indicate a market that continues to outperform expectations.

Overall inventory in June decreased 23.4 percent to 4,741 homes from 6,189 homes in June 2025. This affects the overall months of inventory supply, which decreased 35.1 percent in June to 6.3 months from 9.7 months in June 2025.

Part of this decline is a result of fewer listings coming onto the market. For June, the report showed a 9.6 percent decrease to 830 new listings from 918 new listings in June 2025. New listings have decreased 11.4 percent since January compared to the same time last year.

The result is a market where homes are selling at a pace that prevents oversupply; an important factor that preserves homes values. The overall median closed price in Naples during June increased 3.8 percent to \$595,000 from \$573,450 in June 2025. Though it should be noted that the median closed price has decreased .8 percent year-to-date to \$610,000 from \$615,000 during the same time period.

Broker analysts reviewing NABOR®’s June 2026 Market Report agree that the Naples area housing market enters the second half of 2026 with momentum firmly on its side.

Quick Facts

+ 16.5%	+ 3.8%	- 23.4%
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties

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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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		918	830	- 9.6%	8,996	7,971	- 11.4%
Total Sales		756	881	+ 16.5%	4,435	5,229	+ 17.9%
Days on Market Until Sale		98	103	+ 5.1%	88	97	+ 10.2%
Median Closed Price		\$573,450	\$595,000	+ 3.8%	\$615,000	\$610,000	- 0.8%
Average Closed Price		\$1,207,898	\$1,137,791	- 5.8%	\$1,246,095	\$1,180,709	- 5.2%
Percent of List Price Received		94.1%	94.5%	+ 0.4%	94.5%	94.5%	0.0%
Pending Listings		744	855	+14.9%	5,513	7,082	+28.5%
Inventory of Homes for Sale		6,189	4,741	- 23.4%	—	—	—
Months Supply of Inventory		9.7	6.3	- 35.1%	—	—	—

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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		504	459	- 8.9%	4,441	3,968	- 10.7%
Total Sales		424	457	+ 7.8%	2,292	2,549	+ 11.2%
Days on Market Until Sale		98	93	- 5.1%	90	92	+ 2.2%
Median Closed Price		\$700,000	\$750,000	+ 7.1%	\$749,000	\$780,000	+ 4.1%
Average Closed Price		\$1,627,300	\$1,502,443	- 7.7%	\$1,675,774	\$1,584,696	- 5.4%
Percent of List Price Received		94.3%	94.8%	+ 0.5%	94.6%	94.8%	+ 0.2%
Pending Listings		411	479	+16.5%	2,708	3,661	+35.2%
Inventory of Homes for Sale		2,972	2,271	- 23.6%	—	—	—
Months Supply of Inventory		8.9	5.9	- 33.7%	—	—	—

Condo Market Overview

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



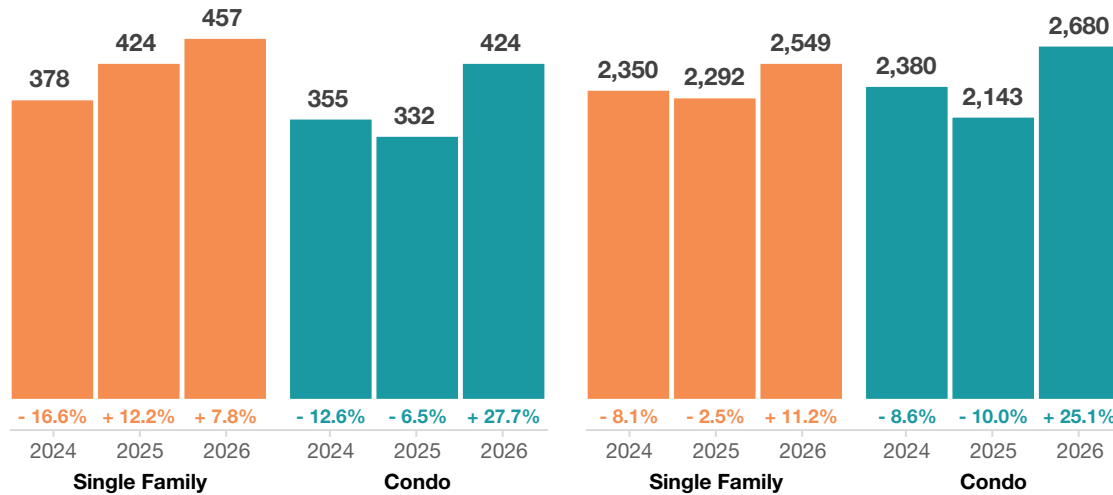
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		414	371	- 10.4%	4,555	4,003	- 12.1%
Total Sales		332	424	+ 27.7%	2,143	2,680	+ 25.1%
Days on Market Until Sale		98	115	+ 17.3%	87	102	+ 17.2%
Median Closed Price		\$450,225	\$442,500	- 1.7%	\$475,000	\$450,000	- 5.3%
Average Closed Price		\$672,276	\$744,758	+ 10.8%	\$786,540	\$796,620	+ 1.3%
Percent of List Price Received		93.9%	94.3%	+ 0.4%	94.3%	94.3%	0.0%
Pending Listings		450	496	+10.2%	2,396	3,547	+48.04%
Inventory of Homes for Sale		3,217	2,470	- 23.2%	—	—	—
Months Supply of Inventory		10.5	6.7	- 36.2%	—	—	—

Overall Closed Sales

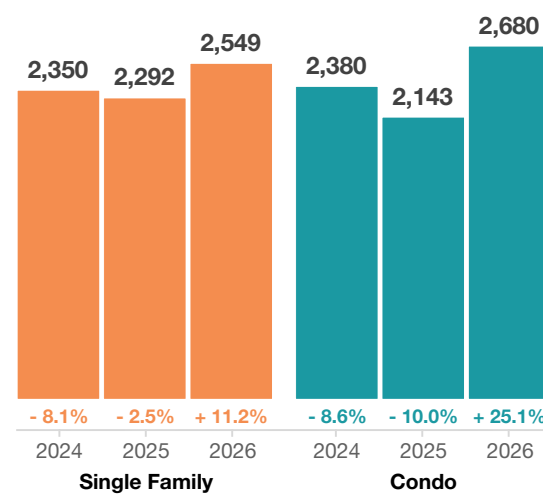
A count of the actual sales that closed in a given month.



June

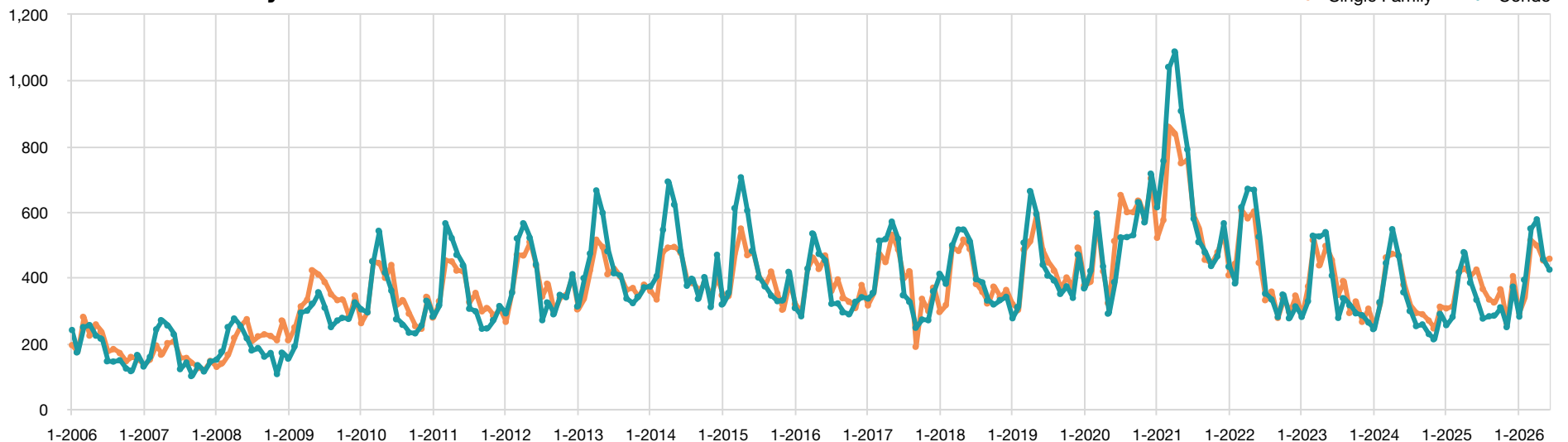


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	249	+ 17.5%
Dec-2025	404	+ 29.9%	372	+ 28.7%
Jan-2026	291	- 4.9%	281	+ 10.2%
Feb-2026	339	+ 8.7%	393	+ 40.4%
Mar-2026	513	+ 23.0%	549	+ 32.3%
Apr-2026	497	+ 16.4%	577	+ 21.0%
May-2026	452	+ 11.3%	456	+ 18.8%
Jun-2026	457	+ 7.8%	424	+ 27.7%
12-Month Avg	383	+ 14.7%	371	+ 20.8%

Historical Total Sales by Month

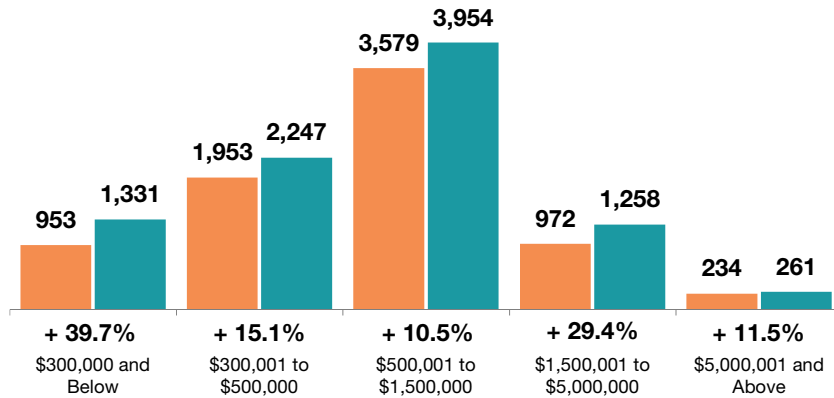


Overall Closed Sales By Price Range

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

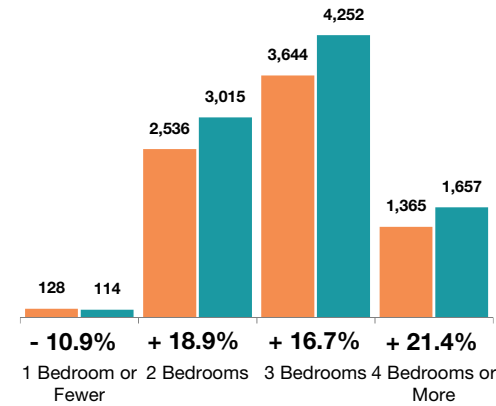
By Price Range

6-2025 6-2026



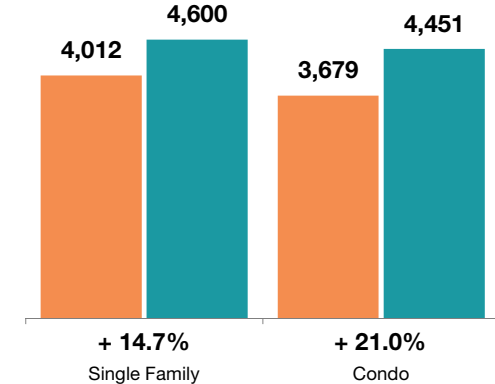
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$300,000 and Below	953	1,331	+ 39.7%
\$300,001 to \$500,000	1,953	2,247	+ 15.1%
\$500,001 to \$1,500,000	3,579	3,954	+ 10.5%
\$1,500,001 to \$5,000,000	972	1,258	+ 29.4%
\$5,000,001 and Above	234	261	+ 11.5%
All Price Ranges	7,691	9,051	+ 17.7%

Single Family

6-2025	6-2026	Change
170	197	+ 15.9%
668	755	+ 13.0%
2,338	2,614	+ 11.8%
645	815	+ 26.4%
191	219	+ 14.7%
4,012	4,600	+ 14.7%

Condo

	6-2025	6-2026	Change
	783	1134	+ 44.8%
	1285	1492	+ 16.1%
	1241	1340	+ 8.0%
	327	443	+ 35.5%
	43	42	- 2.3%
	3,679	4,451	+ 21.0%

By Bedroom Count

	6-2025	6-2026	Change
1 Bedroom or Fewer	128	114	- 10.9%
2 Bedrooms	2,536	3,015	+ 18.9%
3 Bedrooms	3,644	4,252	+ 16.7%
4 Bedrooms or More	1,365	1,657	+ 21.4%
All Bedroom Counts	7,691	9,051	+ 17.7%

6-2025	6-2026	Change
33	26	- 21.2%
426	475	+ 11.5%
2,248	2,537	+ 12.9%
1,302	1,559	+ 19.7%
4,012	4,600	+ 14.7%

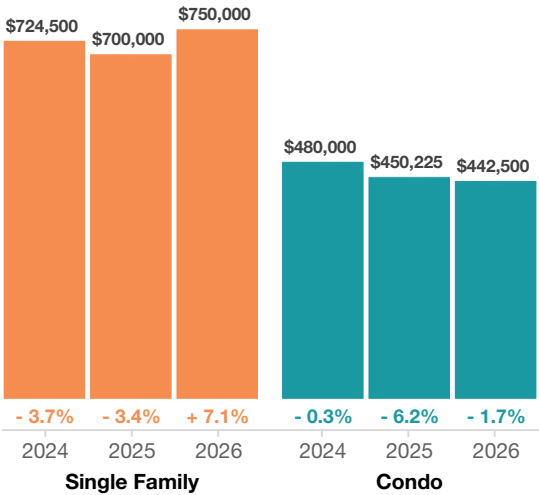
	6-2025	6-2026	Change
	95	88	- 7.4%
	2,110	2,540	+ 20.4%
	1,396	1,715	+ 22.9%
	63	98	+ 55.6%
	3,679	4,451	+ 21.0%

Overall Median Closed Price

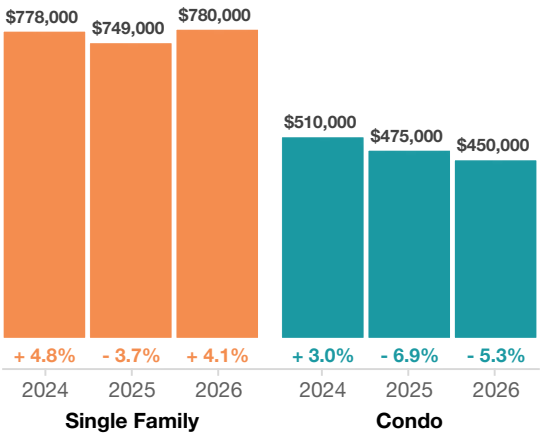


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

June



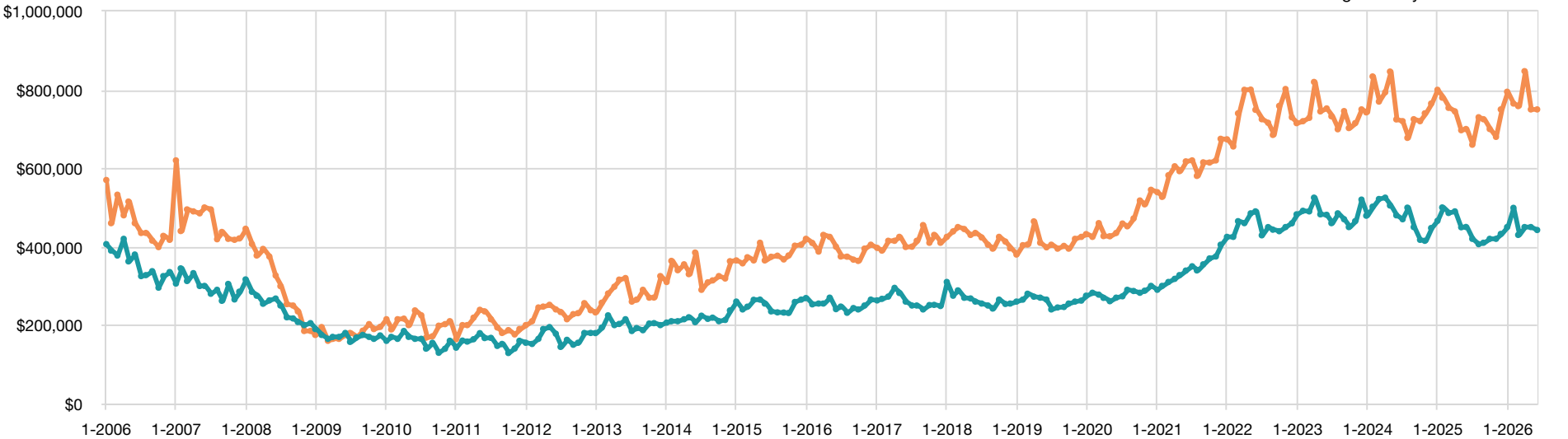
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	\$765,000	- 1.9%	\$499,000	- 0.2%
Mar-2026	\$758,500	+ 0.6%	\$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%
12-Month Avg*	\$750,000	+ 1.4%	\$437,000	- 5.0%

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

Historical Median Closed Price by Month

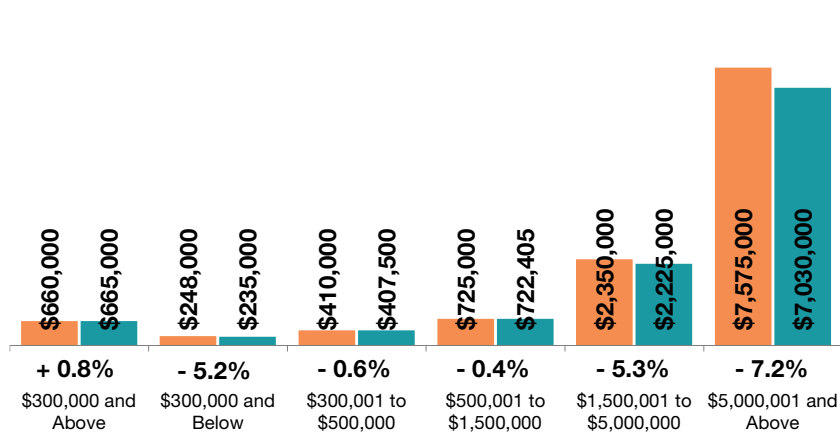


Overall Median Closed Sales By Price Range

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

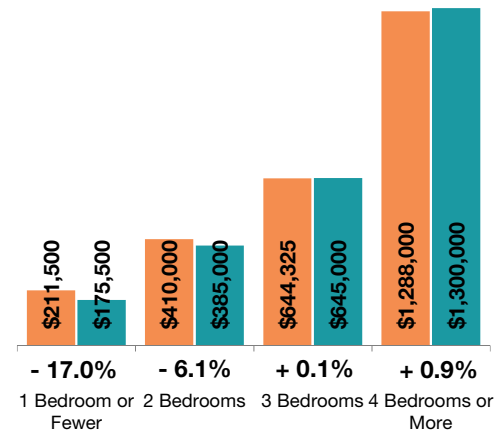
By Price Range

6-2025 6-2026



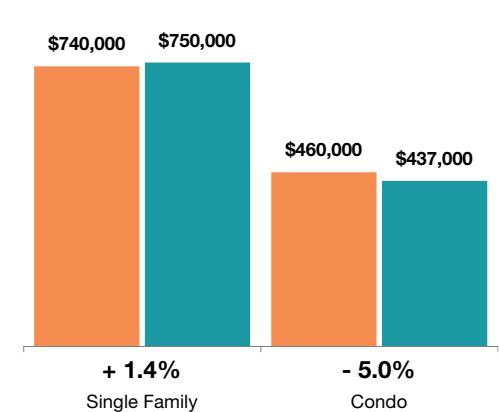
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$300,000 and Above	\$660,000	\$665,000	+ 0.8%
\$300,000 and Below	\$248,000	\$235,000	- 5.2%
\$300,001 to \$500,000	\$410,000	\$407,500	- 0.6%
\$500,001 to \$1,500,000	\$725,000	\$722,405	- 0.4%
\$1,500,001 to \$5,000,000	\$2,350,000	\$2,225,000	- 5.3%
\$5,000,001 and Above	\$7,575,000	\$7,030,000	- 7.2%
All Price Ranges	\$600,000	\$590,000	- 1.7%

Single Family

6-2025	6-2026	Change
\$750,501	\$770,000	+ 2.6%
\$191,500	\$175,000	- 8.6%
\$440,000	\$436,000	- 0.9%
\$740,000	\$735,000	- 0.7%
\$2,400,000	\$2,250,000	- 6.3%
\$8,250,000	\$7,300,000	- 11.5%
\$740,000	\$750,000	+ 1.4%

Condo

	6-2025	6-2026	Change
	\$535,000	\$530,000	- 0.9%
	\$253,000	\$239,900	- 5.2%
	\$399,000	\$395,000	- 1.0%
	\$695,000	\$700,000	+ 0.7%
	\$2,225,000	\$2,195,000	- 1.3%
	\$6,500,000	\$6,362,500	- 2.1%
	\$460,000	\$437,000	- 5.0%

By Bedroom Count

	6-2025	6-2026	Change
1 Bedroom or Fewer	\$211,500	\$175,500	- 17.0%
2 Bedrooms	\$410,000	\$385,000	- 6.1%
3 Bedrooms	\$644,325	\$645,000	+ 0.1%
4 Bedrooms or More	\$1,288,000	\$1,300,000	+ 0.9%
All Bedroom Counts	\$600,000	\$590,000	- 1.7%

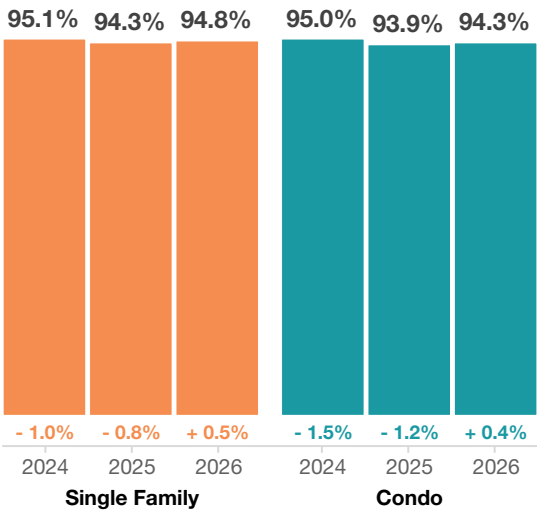
6-2025	6-2026	Change	6-2025	6-2026	Change
\$130,000	\$113,250	- 12.9%	\$235,000	\$188,250	- 19.9%
\$480,000	\$450,000	- 6.3%	\$400,000	\$370,000	- 7.5%
\$665,000	\$675,000	+ 1.5%	\$599,450	\$565,000	- 5.7%
\$1,250,000	\$1,275,000	+ 2.0%	\$3,950,000	\$2,675,000	- 32.3%
\$740,000	\$750,000	+ 1.4%	\$460,000	\$437,000	- 5.0%

Overall Percent off List Price Received

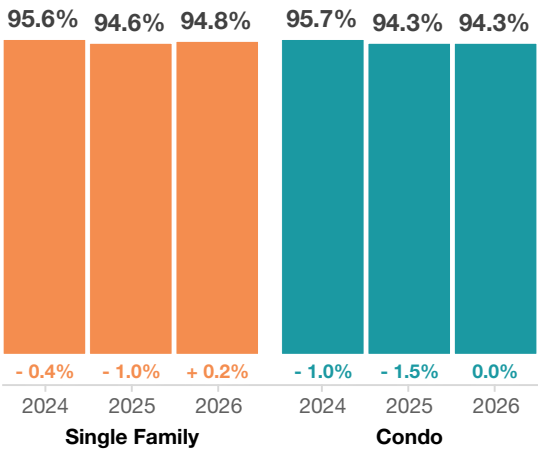
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



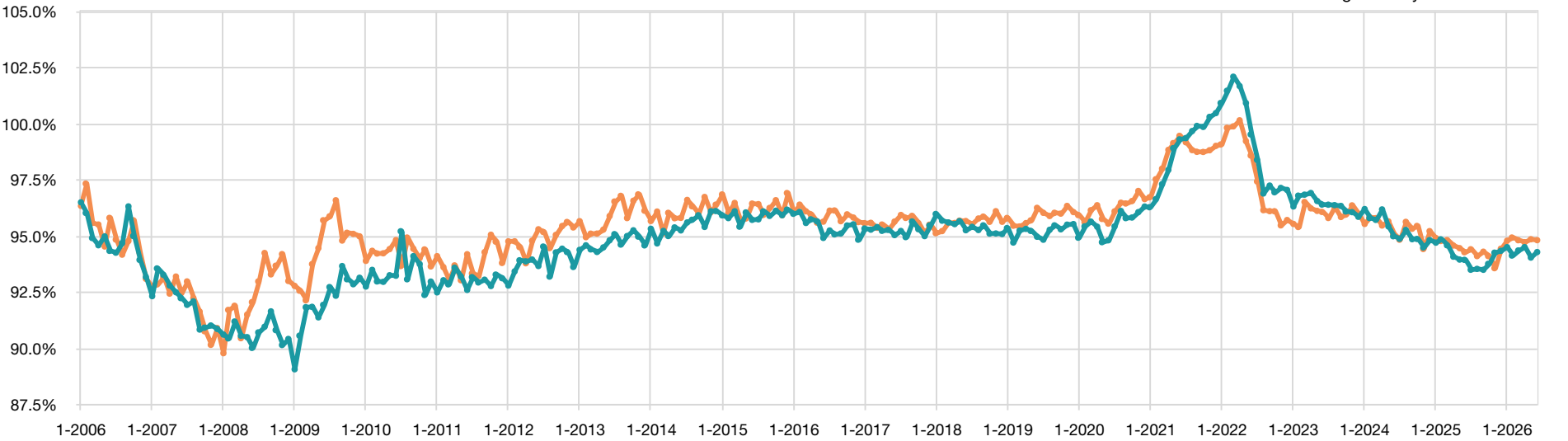
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	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%	94.0%	+ 0.1%
Jun-2026	94.8%	+ 0.5%	94.3%	+ 0.4%
12-Month Avg*	94.5%	- 0.3%	94.1%	- 0.5%

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

Historical Percent of List Price Received by Month

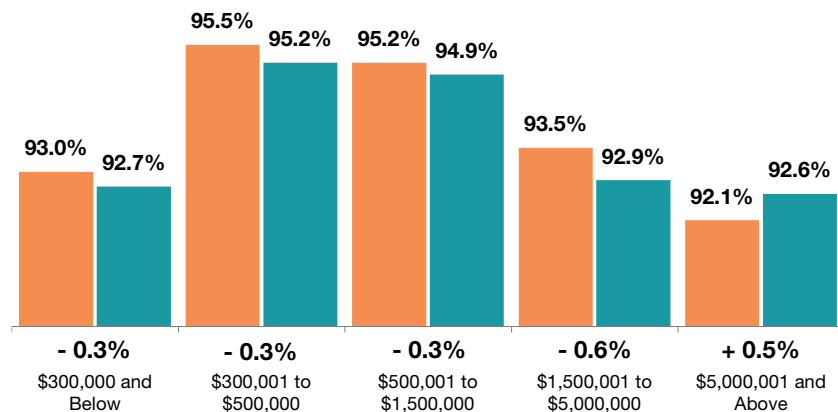


Overall Percent of List Price Received by Price Range

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.**

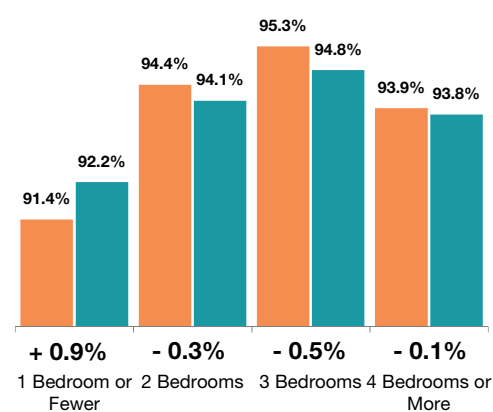
By Price Range

6-2025 6-2026



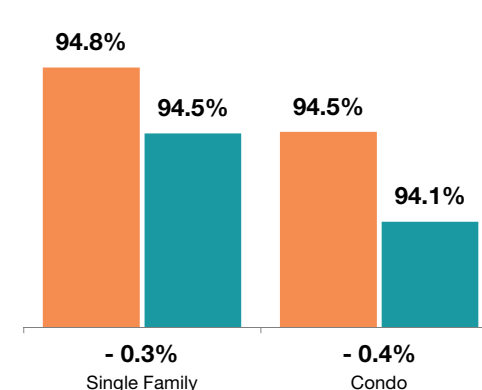
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$300,000 and Below	93.0%	92.7%	- 0.3%
\$300,001 to \$500,000	95.5%	95.2%	- 0.3%
\$500,001 to \$1,500,000	95.2%	94.9%	- 0.3%
\$1,500,001 to \$5,000,000	93.5%	92.9%	- 0.6%
\$5,000,001 and Above	92.1%	92.6%	+ 0.5%
All Price Ranges	94.7%	94.3%	- 0.4%

Single Family

	6-2025	6-2026	Change
1 Bedroom or Fewer	91.7%	91.0%	- 0.8%
2 Bedrooms	96.3%	95.9%	- 0.4%
3 Bedrooms	95.3%	95.1%	- 0.2%
4 Bedrooms or More	93.2%	92.8%	- 0.4%
	91.8%	92.5%	+ 0.8%
All Single Family	94.8%	94.5%	- 0.3%

Condo

	6-2025	6-2026	Change
1 Bedroom or Fewer	93.3%	93.0%	- 0.3%
2 Bedrooms	95.1%	94.8%	- 0.3%
3 Bedrooms	94.8%	94.6%	- 0.2%
4 Bedrooms or More	94.0%	92.9%	- 1.2%
	93.2%	93.0%	- 0.2%
All Condo	94.5%	94.1%	- 0.4%

By Bedroom Count

	6-2025	6-2026	Change
1 Bedroom or Fewer	91.4%	92.2%	+ 0.9%
2 Bedrooms	94.4%	94.1%	- 0.3%
3 Bedrooms	95.3%	94.8%	- 0.5%
4 Bedrooms or More	93.9%	93.8%	- 0.1%
All Bedroom Counts	94.7%	94.3%	- 0.4%

	6-2025	6-2026	Change
1 Bedroom or Fewer	89.0%	91.2%	+ 2.5%
2 Bedrooms	94.4%	94.0%	- 0.4%
3 Bedrooms	95.5%	95.1%	- 0.4%
4 Bedrooms or More	93.9%	93.8%	- 0.1%
	93.2%	93.1%	- 0.1%
All Single Family	94.8%	94.5%	- 0.3%

	6-2025	6-2026	Change
1 Bedroom or Fewer	92.2%	92.5%	+ 0.3%
2 Bedrooms	94.4%	94.1%	- 0.3%
3 Bedrooms	94.9%	94.3%	- 0.6%
4 Bedrooms or More	93.2%	93.1%	- 0.1%
All Condo	94.5%	94.1%	- 0.4%

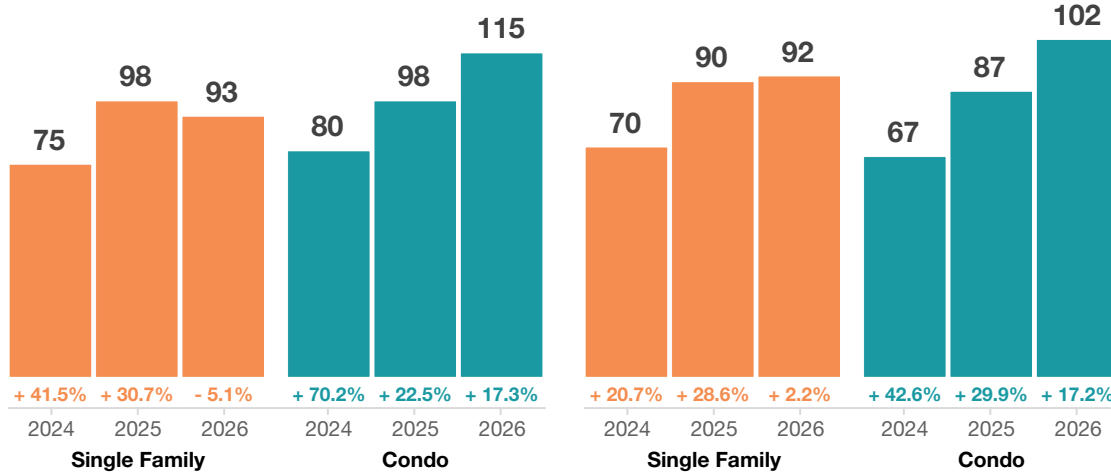
Overall Days on Market Until Sale

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



June

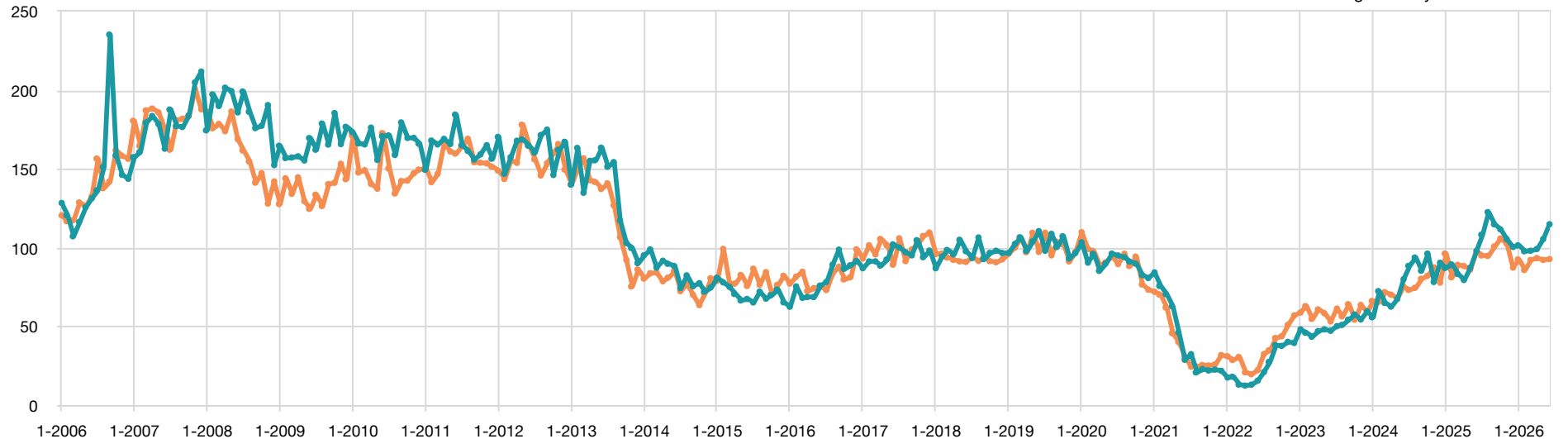
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	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	93	- 5.1%	115	+ 17.3%
12-Month Avg*	94	+ 10.6%	106	+ 20.5%

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

Historical Days on Market Until Sale by Month

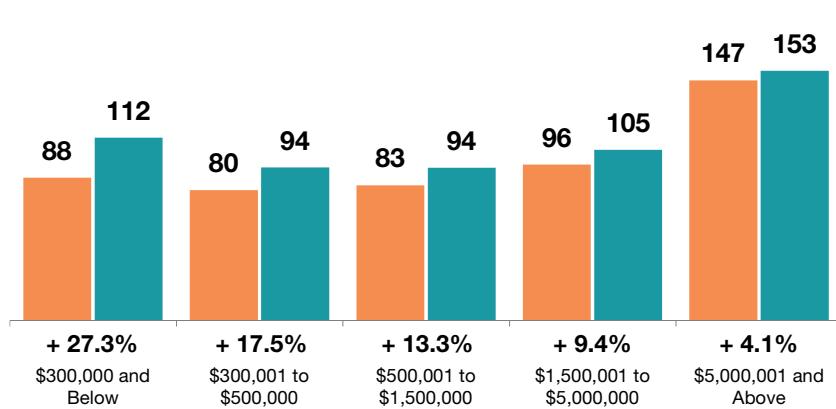


Overall Days on Market Until Sale by Price Range

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

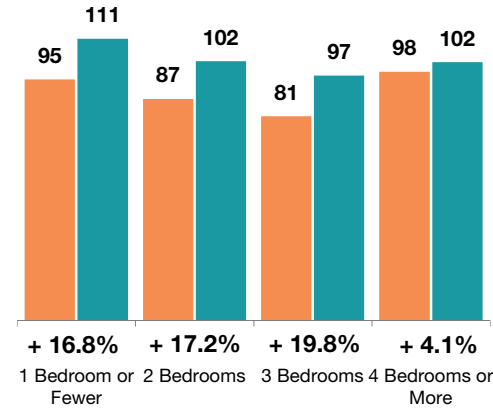
By Price Range

6-2025 6-2026



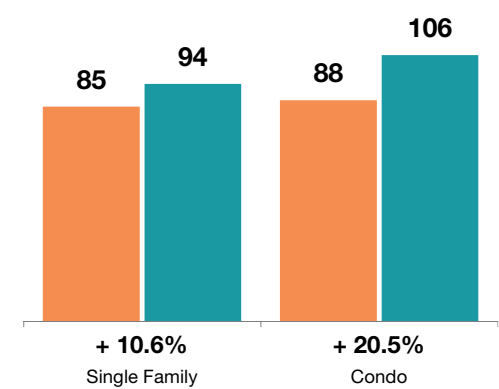
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$300,000 and Below	88	112	+ 27.3%
\$300,001 to \$500,000	80	94	+ 17.5%
\$500,001 to \$1,500,000	83	94	+ 13.3%
\$1,500,001 to \$5,000,000	96	105	+ 9.4%
\$5,000,001 and Above	147	153	+ 4.1%
All Price Ranges	86	100	+ 16.3%

Single Family

	6-2025	6-2026	Change
1 Bedroom or Fewer	83	95	+ 14.5%
2 Bedrooms	69	81	+ 17.4%
3 Bedrooms	83	90	+ 8.4%
4 Bedrooms or More	89	103	+ 15.7%
All Single Family	156	155	- 0.6%
All Single Family	85	94	+ 10.6%

Condo

	6-2025	6-2026	Change
1 Bedroom or Fewer	89	115	+ 29.2%
2 Bedrooms	86	101	+ 17.4%
3 Bedrooms	83	101	+ 21.7%
4 Bedrooms or More	108	108	0.0%
All Condo	110	144	+ 30.9%
All Condo	88	106	+ 20.5%

By Bedroom Count

	6-2025	6-2026	Change
1 Bedroom or Fewer	95	111	+ 16.8%
2 Bedrooms	87	102	+ 17.2%
3 Bedrooms	81	97	+ 19.8%
4 Bedrooms or More	98	102	+ 4.1%
All Bedroom Counts	86	100	+ 16.3%

	6-2025	6-2026	Change
1 Bedroom or Fewer	103	98	- 4.9%
2 Bedrooms	85	90	+ 5.9%
3 Bedrooms	78	90	+ 15.4%
4 Bedrooms or More	97	103	+ 6.2%
All Single Family	85	94	+ 10.6%

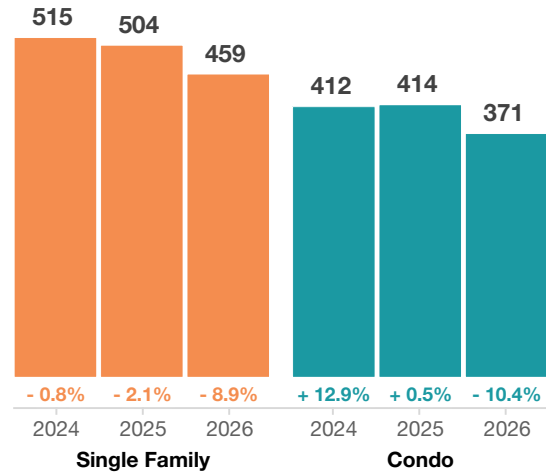
	6-2025	6-2026	Change
1 Bedroom or Fewer	93	115	+ 24.1%
2 Bedrooms	88	105	+ 19.0%
3 Bedrooms	85	107	+ 25.5%
4 Bedrooms or More	116	90	- 22.5%
All Condo	88	106	+ 20.5%

Overall New Listings

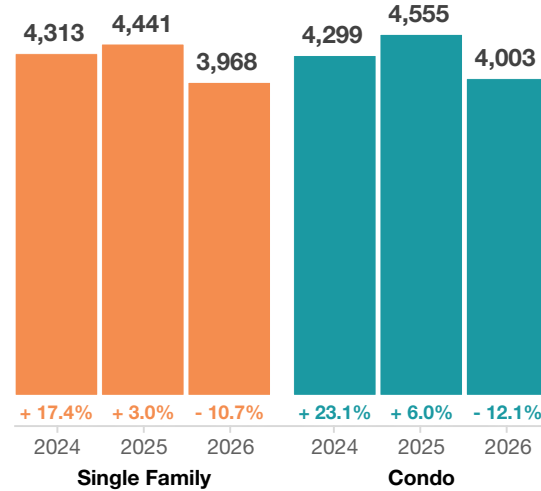
A count of the properties that have been newly listed on the market in a given month.



June

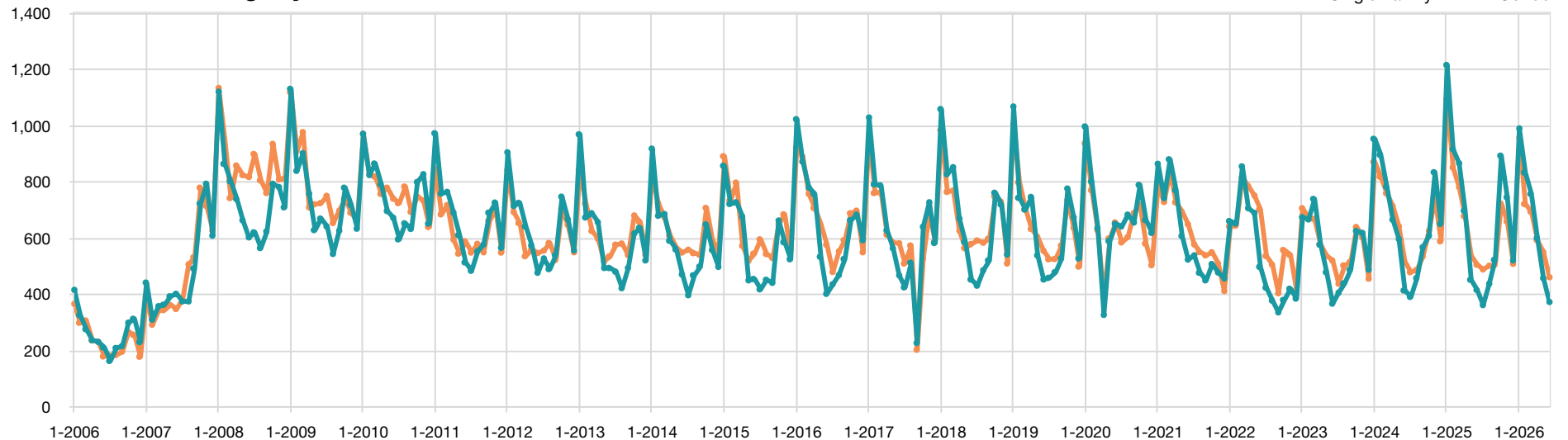


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	487	+ 2.1%	360	- 7.5%
Aug-2025	500	+ 3.1%	436	- 4.4%
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	956	- 12.5%	989	- 18.6%
Feb-2026	720	- 15.3%	832	- 9.1%
Mar-2026	693	- 11.2%	756	- 12.6%
Apr-2026	591	- 12.7%	599	- 13.9%
May-2026	549	+ 2.2%	456	+ 1.3%
Jun-2026	459	- 8.9%	371	- 10.4%
12-Month Avg	612	- 6.8%	623	- 7.2%

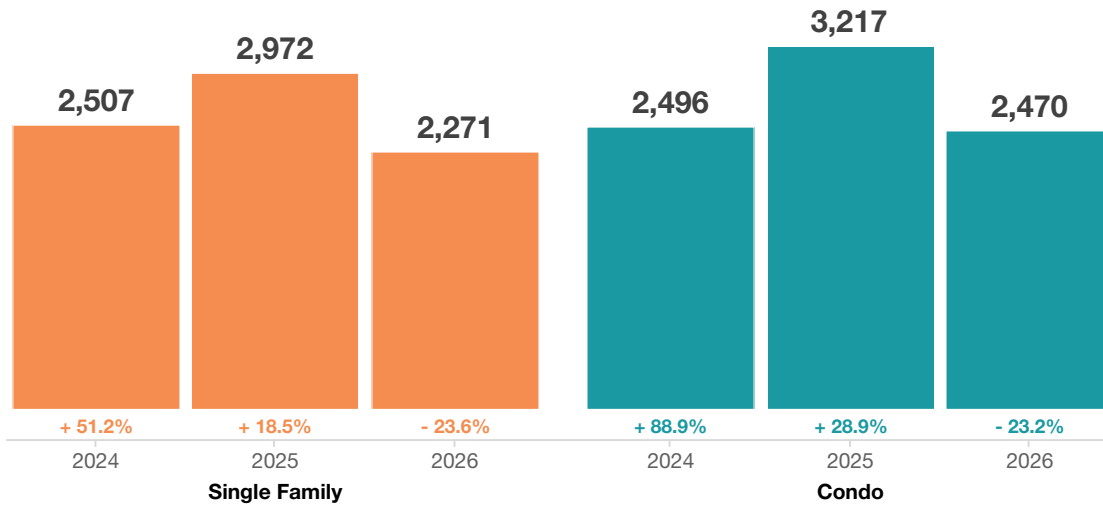
Historical New Listings by Month



Overall Inventory of Homes for Sale

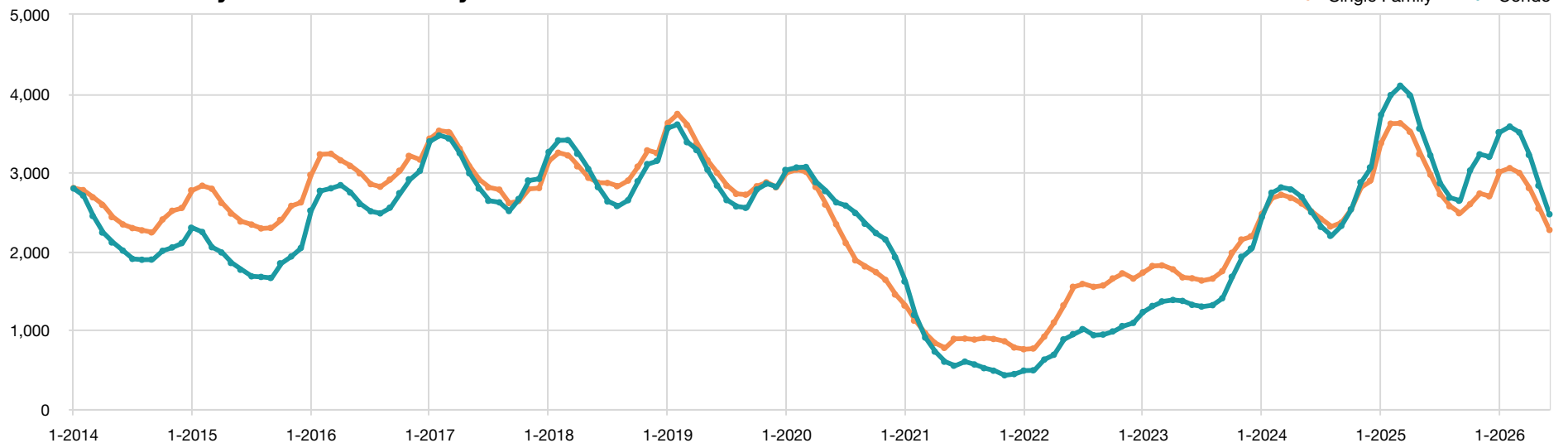
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	2,724	+ 13.1%	2,861	+ 23.9%
Aug-2025	2,571	+ 11.1%	2,679	+ 22.0%
Sep-2025	2,483	+ 5.0%	2,641	+ 13.7%
Oct-2025	2,598	+ 2.6%	3,025	+ 19.5%
Nov-2025	2,733	- 2.8%	3,230	+ 12.3%
Dec-2025	2,698	- 6.8%	3,198	+ 4.4%
Jan-2026	3,009	- 10.8%	3,510	- 5.9%
Feb-2026	3,055	- 15.6%	3,582	- 10.0%
Mar-2026	2,994	- 17.4%	3,507	- 14.5%
Apr-2026	2,802	- 20.3%	3,222	- 19.0%
May-2026	2,542	- 21.4%	2,833	- 20.4%
Jun-2026	2,271	- 23.6%	2,470	- 23.2%
12-Month Avg	2,707	- 8.9%	3,063	- 2.9%

Historical Inventory of Homes for Sale by Month

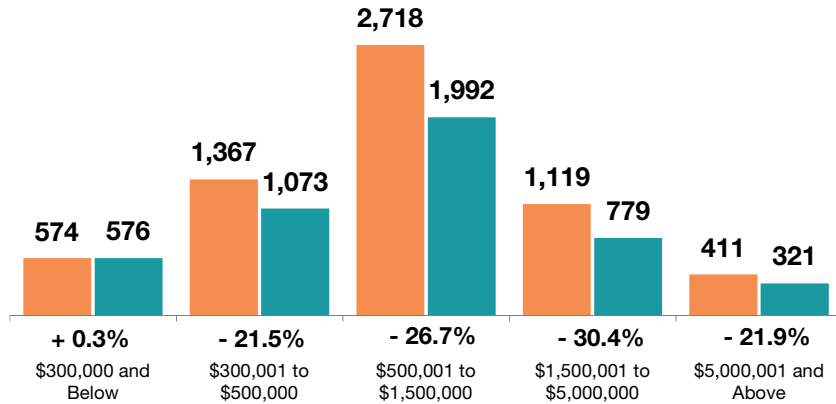


Overall Inventory of Homes for Sale by Price Range

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

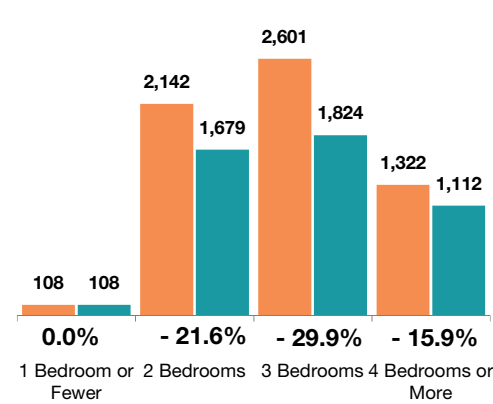
By Price Range

6-2025 6-2026



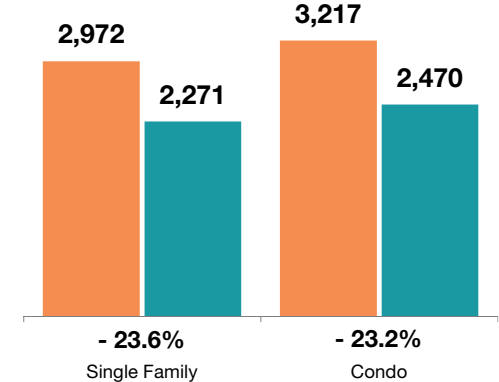
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$300,000 and Below	574	576	+ 0.3%
\$300,001 to \$500,000	1,367	1,073	- 21.5%
\$500,001 to \$1,500,000	2,718	1,992	- 26.7%
\$1,500,001 to \$5,000,000	1,119	779	- 30.4%
\$5,000,001 and Above	411	321	- 21.9%
All Price Ranges	6,189	4,741	- 23.4%

Single Family

	6-2025	6-2026	Change
1 Bedroom or Fewer	116	96	- 17.2%
2 Bedrooms	239	212	- 11.3%
3 Bedrooms	1,594	1,209	- 24.2%
4 Bedrooms or More	694	495	- 28.7%
	329	259	- 21.3%
All Single Family	2,972	2,271	- 23.6%

Condo

	6-2025	6-2026	Change
1 Bedroom or Fewer	458	480	+ 4.8%
2 Bedrooms	1,128	861	- 23.7%
3 Bedrooms	1,124	783	- 30.3%
4 Bedrooms or More	425	284	- 33.2%
	82	62	- 24.4%
All Condo	3,217	2,470	- 23.2%

By Bedroom Count

	6-2025	6-2026	Change
1 Bedroom or Fewer	108	108	0.0%
2 Bedrooms	2,142	1,679	- 21.6%
3 Bedrooms	2,601	1,824	- 29.9%
4 Bedrooms or More	1,322	1,112	- 15.9%
All Bedroom Counts	6,189	4,741	- 23.4%

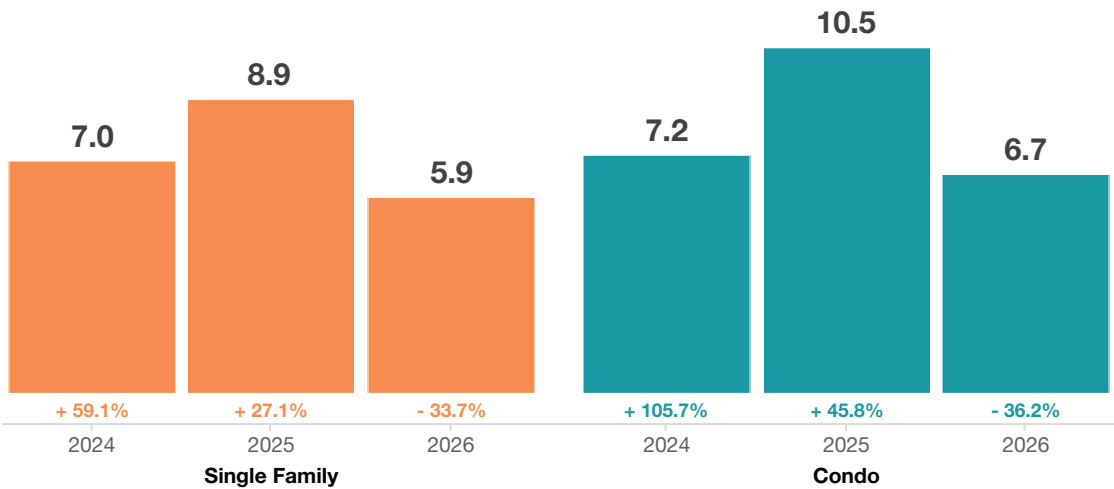
	6-2025	6-2026	Change
1 Bedroom or Fewer	15	18	+ 20.0%
2 Bedrooms	304	242	- 20.4%
3 Bedrooms	1,417	965	- 31.9%
4 Bedrooms or More	1,233	1,042	- 15.5%
	89	70	- 21.3%
All Single Family	2,972	2,271	- 23.6%

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.



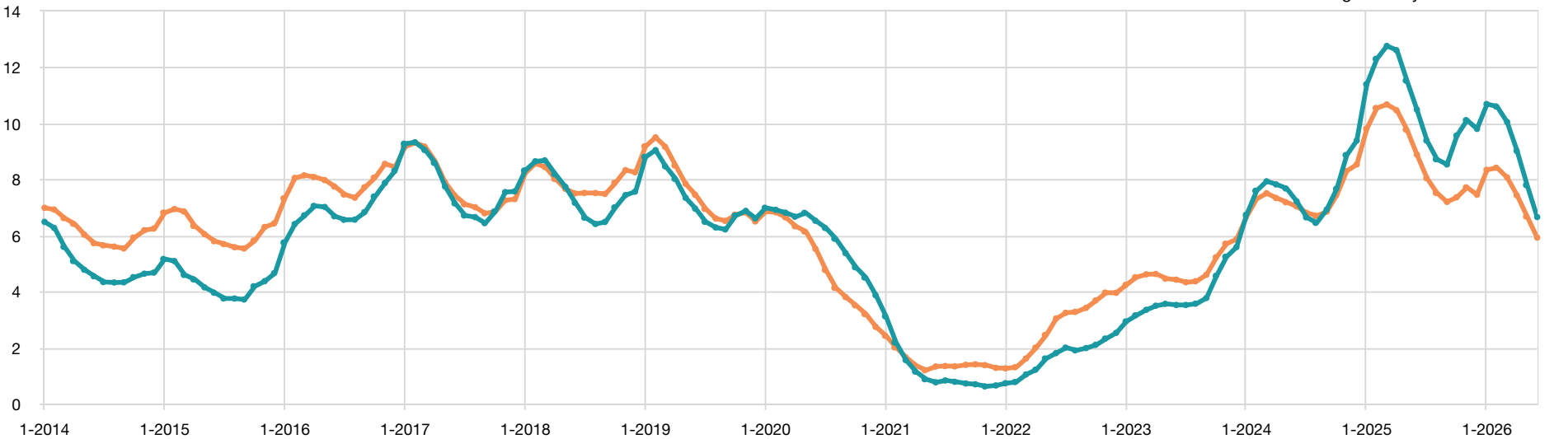
June



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	8.0	+ 17.6%	9.4	+ 42.4%
Aug-2025	7.5	+ 11.9%	8.7	+ 33.8%
Sep-2025	7.2	+ 5.9%	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	8.3	- 15.3%	10.7	- 6.1%
Feb-2026	8.4	- 20.0%	10.6	- 13.8%
Mar-2026	8.1	- 24.3%	10.1	- 21.1%
Apr-2026	7.4	- 29.5%	9.0	- 28.6%
May-2026	6.7	- 31.6%	7.8	- 32.2%
Jun-2026	5.9	- 33.7%	6.7	- 36.2%
12-Month Avg*	7.5	- 14.0%	9.2	- 5.2%

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

Historical Months Supply of Inventory by Month

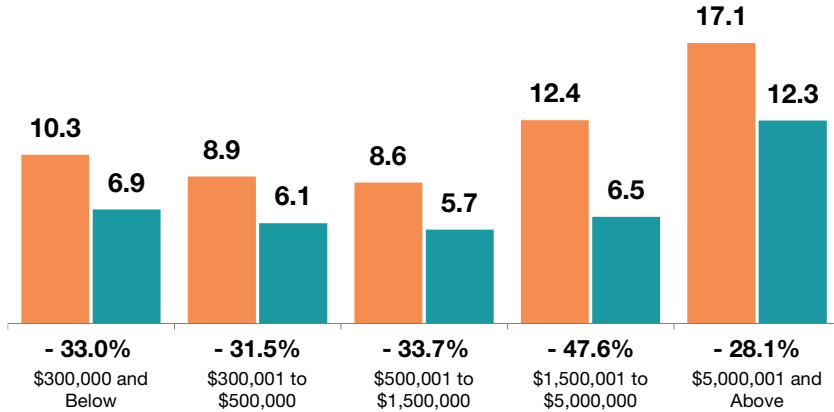


Months Supply of Inventory

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.**

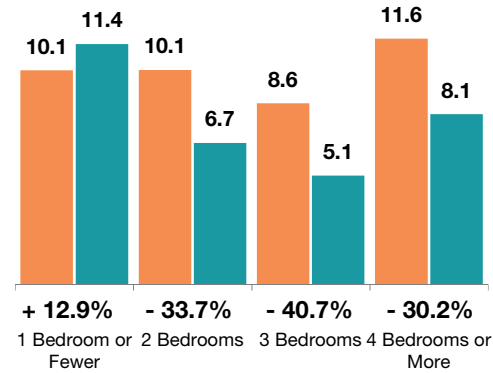
By Price Range

6-2025 6-2026



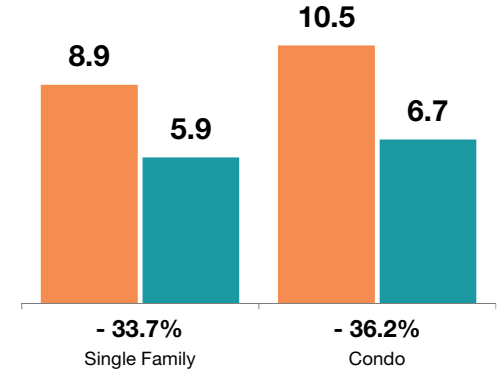
By Bedroom Count

6-2025 6-2026



By Property Type

6-2025 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$300,000 and Below	10.3	6.9	- 33.0%
\$300,001 to \$500,000	8.9	6.1	- 31.5%
\$500,001 to \$1,500,000	8.6	5.7	- 33.7%
\$1,500,001 to \$5,000,000	12.4	6.5	- 47.6%
\$5,000,001 and Above	17.1	12.3	- 28.1%
All Price Ranges	9.7	6.3	- 35.1%

Single Family

6-2025	6-2026	Change
8.9	6.8	- 23.6%
5.6	4.4	- 21.4%
8.0	5.4	- 32.5%
11.5	6.4	- 44.3%
17.1	12.0	- 29.8%
8.9	5.9	- 33.7%

Condo

	6-2025	6-2026	Change
	10.7	7.0	- 34.6%
	10.2	6.7	- 34.3%
	9.5	6.2	- 34.7%
	14.1	6.5	- 53.9%
	15.6	14.3	- 8.3%
	10.5	6.7	- 36.2%

By Bedroom Count

	6-2025	6-2026	Change
1 Bedroom or Fewer	10.1	11.4	+ 12.9%
2 Bedrooms	10.1	6.7	- 33.7%
3 Bedrooms	8.6	5.1	- 40.7%
4 Bedrooms or More	11.6	8.1	- 30.2%
All Bedroom Counts	9.7	6.3	- 35.1%

6-2025	6-2026	Change
5.0	7.6	+ 52.0%
8.6	6.1	- 29.1%
7.6	4.6	- 39.5%
11.4	8.0	- 29.8%
8.9	5.9	- 33.7%

	6-2025	6-2026	Change
	11.7	12.3	+ 5.1%
	10.5	6.8	- 35.2%
	10.2	6.0	- 41.2%
	17.0	8.6	- 49.4%
	10.5	6.7	- 36.2%

Listing and Sales Summary Report

June 2026



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change	Jun-26	Jun-25	% Change
Overall Naples Market*	\$595,000	\$573,450	+3.8%	881	756	+16.5%	4,741	6,189	-23.4%	103	98	+5.1%
Collier County	\$625,000	\$605,000	+3.3%	984	844	+16.6%	5,257	6,971	-24.6%	104	97	+7.2%
Ave Maria	\$399,000	\$379,000	+5.3%	27	31	-12.9%	234	208	+12.5%	99	91	+8.8%
Central Naples	\$460,000	\$517,500	-11.1%	123	102	+20.6%	467	727	-35.8%	82	69	+18.8%
East Naples	\$579,900	\$550,000	+5.4%	199	196	+1.5%	1,112	1,413	-21.3%	96	91	+5.5%
Everglades City	\$156,000	--	--	1	0	--	10	14	-28.6%	96	--	--
Immokalee	--	\$320,000	--	0	9	-100.0%	14	18	-22.2%	--	119	--
Immokalee / Ave Maria	\$399,000	\$354,000	+12.7%	27	39	-30.8%	254	227	+11.9%	99	99	0.0%
Naples	\$610,000	\$590,000	+3.4%	854	715	+19.4%	4,486	5,960	-24.7%	104	98	+6.1%
Naples Beach	\$1,370,000	\$1,600,000	-14.4%	154	125	+23.2%	1,155	1,508	-23.4%	136	138	-1.4%
North Naples	\$730,000	\$646,250	+13.0%	215	176	+22.2%	979	1,286	-23.9%	92	98	-6.1%
South Naples	\$410,000	\$440,500	-6.9%	163	118	+38.1%	774	1,028	-24.7%	114	91	+25.3%
34102	\$2,350,000	\$3,000,000	-21.7%	54	53	+1.9%	438	516	-15.1%	111	160	-30.6%
34103	\$1,000,000	\$1,325,000	-24.5%	37	35	+5.7%	331	446	-25.8%	169	141	+19.9%
34104	\$392,500	\$348,000	+12.8%	58	41	+41.5%	232	331	-29.9%	91	85	+7.1%
34105	\$545,000	\$660,000	-17.4%	45	43	+4.7%	170	288	-41.0%	76	50	+52.0%
34108	\$1,050,000	\$1,150,000	-8.7%	63	37	+70.3%	386	546	-29.3%	137	103	+33.0%
34109	\$635,000	\$590,000	+7.6%	65	47	+38.3%	250	310	-19.4%	99	78	+26.9%
34110	\$997,500	\$590,000	+69.1%	62	48	+29.2%	358	484	-26.0%	89	116	-23.3%
34112	\$350,000	\$377,500	-7.3%	97	64	+51.6%	401	563	-28.8%	128	82	+56.1%
34113	\$510,000	\$565,000	-9.7%	66	54	+22.2%	373	465	-19.8%	92	102	-9.8%
34114	\$640,000	\$530,000	+20.8%	69	79	-12.7%	448	639	-29.9%	95	112	-15.2%
34116	\$455,000	\$571,000	-20.3%	20	18	+11.1%	65	108	-39.8%	71	79	-10.1%
34117	\$608,500	\$535,000	+13.7%	26	20	+30.0%	142	158	-10.1%	88	87	+1.1%
34119	\$686,750	\$750,000	-8.4%	88	81	+8.6%	371	492	-24.6%	88	99	-11.1%
34120	\$555,000	\$557,000	-0.4%	104	97	+7.2%	520	614	-15.3%	99	74	+33.8%
34137	--	--	--	0	0	--	2	2	0.0%	--	--	--
34142	\$399,000	\$354,000	+12.7%	27	39	-30.8%	254	227	+11.9%	99	99	0.0%

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

Local Market Update – June 2026

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

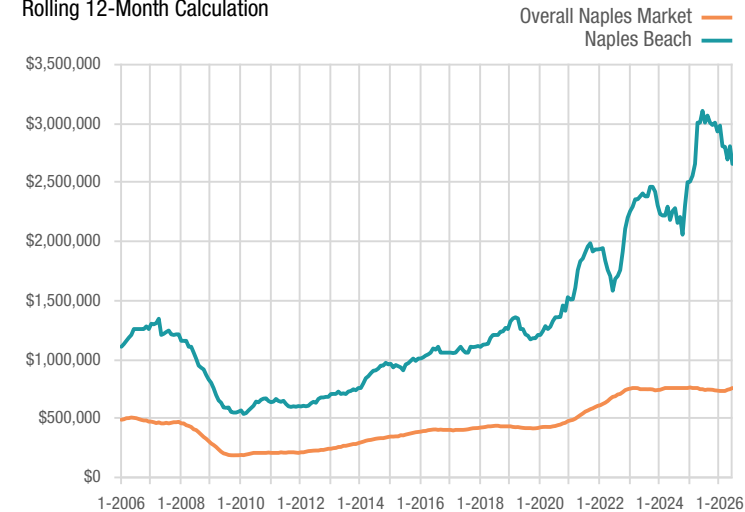
34102, 34103, 34108

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	63	56	- 11.1%	683	561	- 17.9%
Total Sales	51	53	+ 3.9%	304	330	+ 8.6%
Days on Market Until Sale	160	131	- 18.1%	140	129	- 7.9%
Median Closed Price*	\$5,250,000	\$2,300,000	- 56.2%	\$3,487,500	\$2,987,500	- 14.3%
Average Closed Price*	\$6,800,887	\$5,105,837	- 24.9%	\$5,993,407	\$4,992,287	- 16.7%
Percent of List Price Received*	90.0%	91.4%	+ 1.6%	91.7%	92.5%	+ 0.9%
Inventory of Homes for Sale	603	434	- 28.0%	—	—	—
Months Supply of Inventory	15.5	9.1	- 41.3%	—	—	—

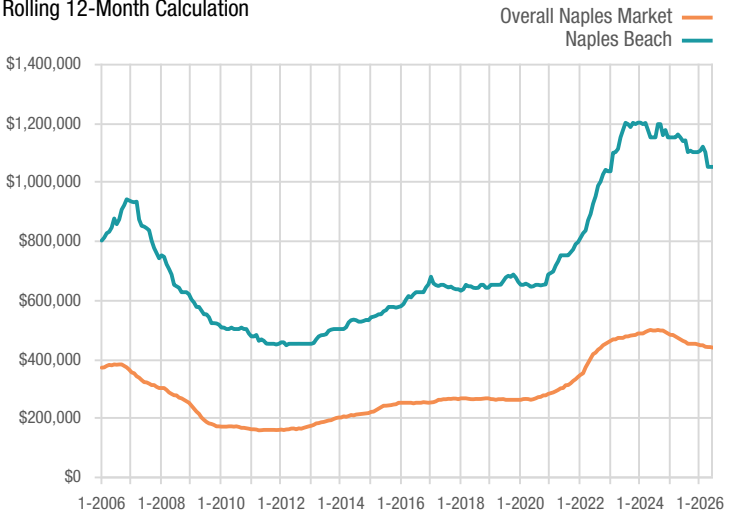
Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	77	89	+ 15.6%	1,155	1,002	- 13.2%
Total Sales	74	101	+ 36.5%	512	680	+ 32.8%
Days on Market Until Sale	123	138	+ 12.2%	96	111	+ 15.6%
Median Closed Price*	\$1,117,500	\$1,100,000	- 1.6%	\$1,150,000	\$1,150,000	0.0%
Average Closed Price*	\$1,373,995	\$1,425,354	+ 3.7%	\$1,700,174	\$1,639,918	- 3.5%
Percent of List Price Received*	91.3%	93.6%	+ 2.5%	92.7%	93.4%	+ 0.8%
Inventory of Homes for Sale	905	721	- 20.3%	—	—	—
Months Supply of Inventory	13.3	8.4	- 36.8%	—	—	—

* 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 – June 2026

A Research Tool Provided by Naples Area Board of REALTORS®



North Naples

34109, 34110, 34119

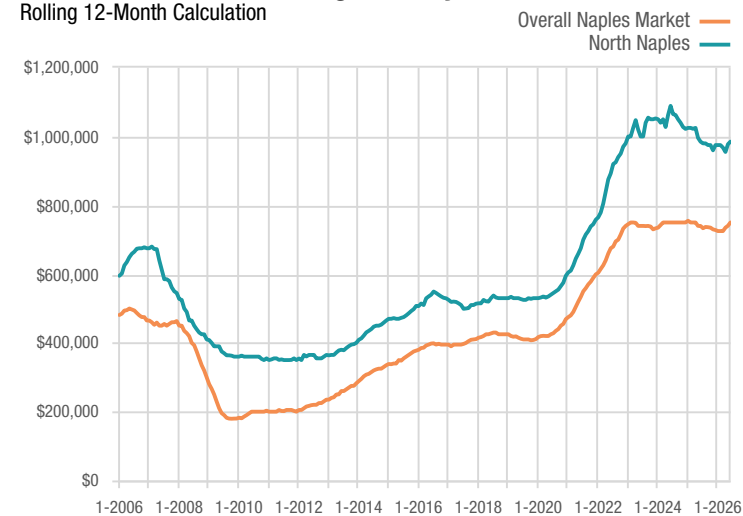
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	103	80	- 22.3%	894	826	- 7.6%
Total Sales	92	113	+ 22.8%	474	584	+ 23.2%
Days on Market Until Sale	100	85	- 15.0%	83	85	+ 2.4%
Median Closed Price*	\$930,000	\$1,030,000	+ 10.8%	\$1,000,000	\$1,050,000	+ 5.0%
Average Closed Price*	\$1,355,042	\$1,420,919	+ 4.9%	\$1,529,891	\$1,547,248	+ 1.1%
Percent of List Price Received*	93.8%	94.6%	+ 0.9%	94.2%	94.4%	+ 0.2%
Inventory of Homes for Sale	553	424	- 23.3%	—	—	—
Months Supply of Inventory	7.6	4.9	- 35.5%	—	—	—

Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	113	85	- 24.8%	1,135	984	- 13.3%
Total Sales	84	102	+ 21.4%	567	655	+ 15.5%
Days on Market Until Sale	96	98	+ 2.1%	84	101	+ 20.2%
Median Closed Price*	\$450,000	\$442,500	- 1.7%	\$455,000	\$440,000	- 3.3%
Average Closed Price*	\$573,761	\$758,468	+ 32.2%	\$620,450	\$691,828	+ 11.5%
Percent of List Price Received*	95.0%	94.8%	- 0.2%	95.0%	94.6%	- 0.4%
Inventory of Homes for Sale	733	555	- 24.3%	—	—	—
Months Supply of Inventory	8.9	6.0	- 32.6%	—	—	—

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

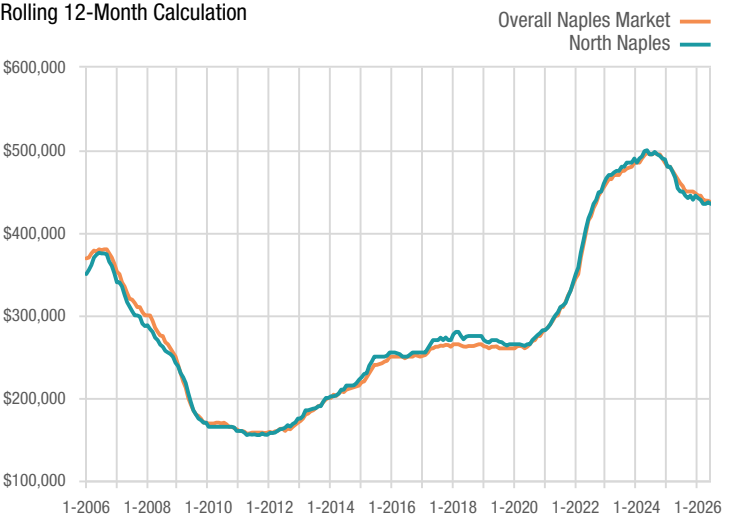
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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

Central Naples

34104, 34105, 34116

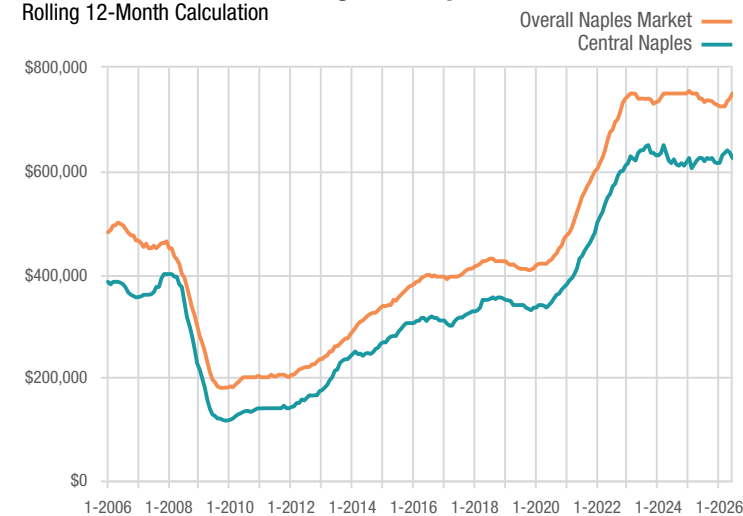
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	62	48	- 22.6%	499	422	- 15.4%
Total Sales	54	59	+ 9.3%	298	295	- 1.0%
Days on Market Until Sale	74	69	- 6.8%	74	75	+ 1.4%
Median Closed Price*	\$612,500	\$555,000	- 9.4%	\$637,000	\$665,000	+ 4.4%
Average Closed Price*	\$992,183	\$961,914	- 3.1%	\$1,049,626	\$1,239,312	+ 18.1%
Percent of List Price Received*	95.1%	95.5%	+ 0.4%	95.5%	95.6%	+ 0.1%
Inventory of Homes for Sale	290	196	- 32.4%	—	—	—
Months Supply of Inventory	6.9	4.4	- 36.2%	—	—	—

Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	70	55	- 21.4%	605	502	- 17.0%
Total Sales	48	64	+ 33.3%	301	362	+ 20.3%
Days on Market Until Sale	64	94	+ 46.9%	71	91	+ 28.2%
Median Closed Price*	\$310,000	\$300,000	- 3.2%	\$310,000	\$310,000	0.0%
Average Closed Price*	\$382,021	\$397,586	+ 4.1%	\$392,084	\$389,941	- 0.5%
Percent of List Price Received*	94.8%	93.4%	- 1.5%	94.6%	94.3%	- 0.3%
Inventory of Homes for Sale	437	271	- 38.0%	—	—	—
Months Supply of Inventory	9.8	5.0	- 49.0%	—	—	—

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

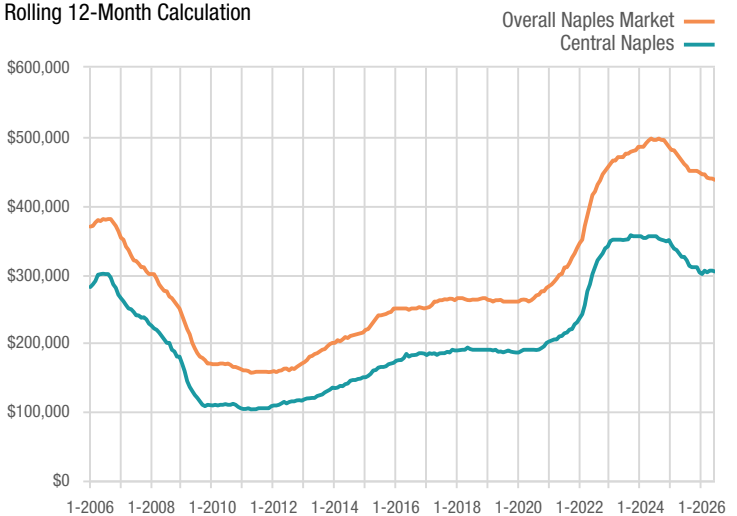
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – June 2026

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South Naples

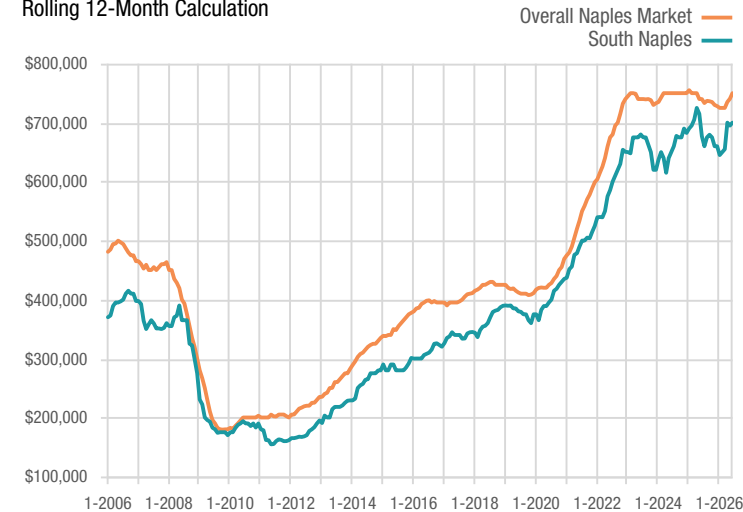
34112, 34113

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	52	50	- 3.8%	582	480	- 17.5%
Total Sales	45	58	+ 28.9%	271	316	+ 16.6%
Days on Market Until Sale	89	89	0.0%	77	94	+ 22.1%
Median Closed Price*	\$520,000	\$653,500	+ 25.7%	\$720,000	\$742,500	+ 3.1%
Average Closed Price*	\$783,245	\$947,141	+ 20.9%	\$1,011,123	\$1,005,862	- 0.5%
Percent of List Price Received*	93.0%	94.0%	+ 1.1%	93.3%	94.4%	+ 1.2%
Inventory of Homes for Sale	365	250	- 31.5%	—	—	—
Months Supply of Inventory	9.9	5.4	- 45.5%	—	—	—

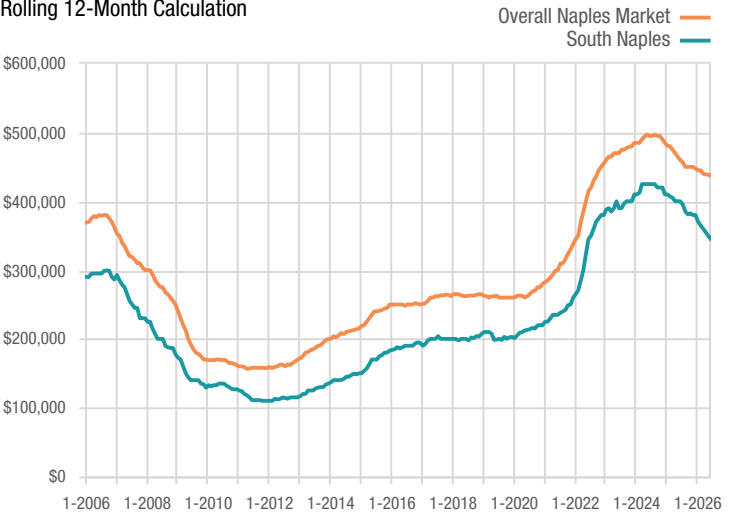
Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	79	75	- 5.1%	1,016	875	- 13.9%
Total Sales	73	105	+ 43.8%	475	573	+ 20.6%
Days on Market Until Sale	92	127	+ 38.0%	86	95	+ 10.5%
Median Closed Price*	\$420,000	\$350,000	- 16.7%	\$416,500	\$340,000	- 18.4%
Average Closed Price*	\$421,571	\$442,805	+ 5.0%	\$456,065	\$423,524	- 7.1%
Percent of List Price Received*	94.1%	94.4%	+ 0.3%	94.5%	94.4%	- 0.1%
Inventory of Homes for Sale	663	524	- 21.0%	—	—	—
Months Supply of Inventory	9.8	6.5	- 33.7%	—	—	—

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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

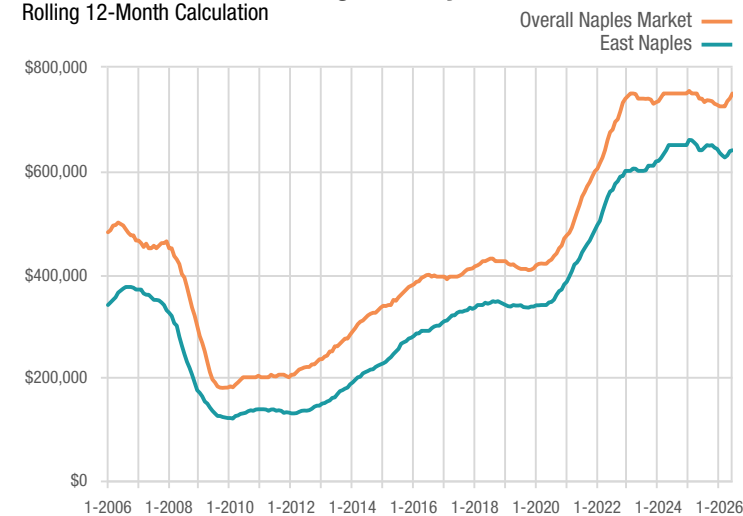
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	192	175	- 8.9%	1,511	1,444	- 4.4%
Total Sales	154	156	+ 1.3%	801	918	+ 14.6%
Days on Market Until Sale	85	95	+ 11.8%	85	88	+ 3.5%
Median Closed Price*	\$582,450	\$640,000	+ 9.9%	\$640,000	\$633,750	- 1.0%
Average Closed Price*	\$756,513	\$864,359	+ 14.3%	\$794,031	\$818,293	+ 3.1%
Percent of List Price Received*	95.8%	95.9%	+ 0.1%	95.9%	95.7%	- 0.2%
Inventory of Homes for Sale	995	798	- 19.8%	—	—	—
Months Supply of Inventory	8.1	5.8	- 28.4%	—	—	—

Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	62	50	- 19.4%	545	514	- 5.7%
Total Sales	42	43	+ 2.4%	234	344	+ 47.0%
Days on Market Until Sale	111	100	- 9.9%	91	109	+ 19.8%
Median Closed Price*	\$451,500	\$440,000	- 2.5%	\$465,000	\$455,500	- 2.0%
Average Closed Price*	\$498,821	\$463,472	- 7.1%	\$481,296	\$478,773	- 0.5%
Percent of List Price Received*	95.0%	94.9%	- 0.1%	95.1%	95.2%	+ 0.1%
Inventory of Homes for Sale	418	314	- 24.9%	—	—	—
Months Supply of Inventory	11.1	6.3	- 43.2%	—	—	—

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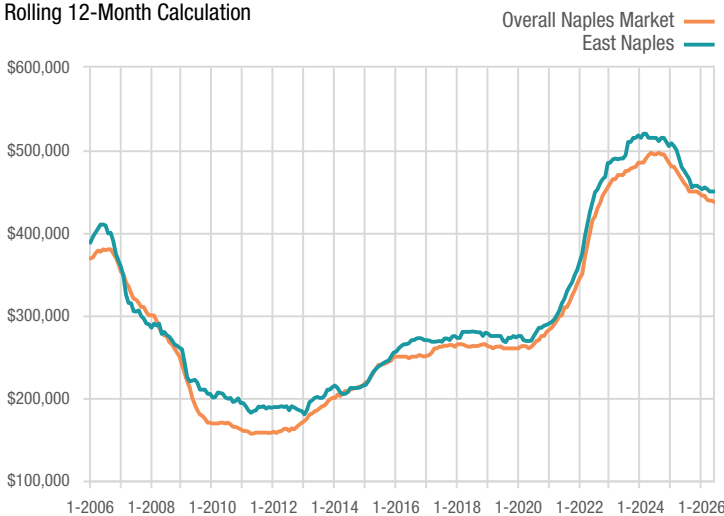
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Immokalee / Ave Maria

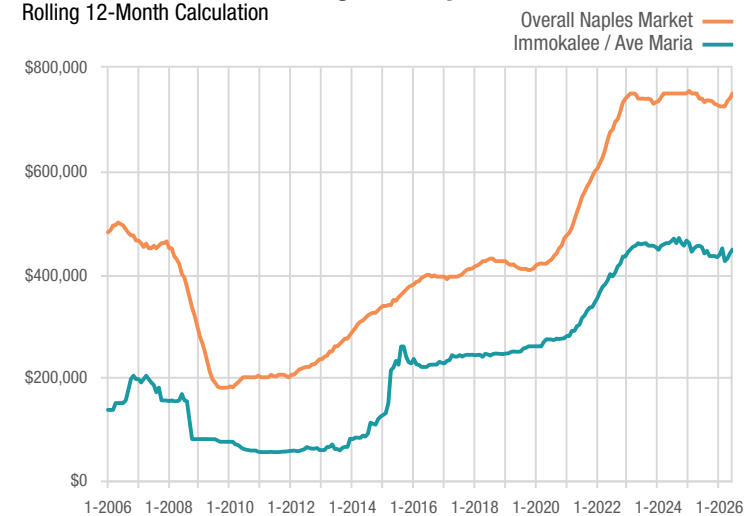
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	32	50	+ 56.3%	272	235	- 13.6%
Total Sales	28	18	- 35.7%	144	106	- 26.4%
Days on Market Until Sale	106	94	- 11.3%	88	90	+ 2.3%
Median Closed Price*	\$411,714	\$447,500	+ 8.7%	\$472,500	\$482,500	+ 2.1%
Average Closed Price*	\$469,260	\$495,333	+ 5.6%	\$492,277	\$506,258	+ 2.8%
Percent of List Price Received*	95.5%	96.7%	+ 1.3%	95.3%	96.0%	+ 0.7%
Inventory of Homes for Sale	166	169	+ 1.8%	—	—	—
Months Supply of Inventory	7.8	9.1	+ 16.7%	—	—	—

Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	13	17	+ 30.8%	99	126	+ 27.3%
Total Sales	11	9	- 18.2%	54	66	+ 22.2%
Days on Market Until Sale	81	109	+ 34.6%	91	116	+ 27.5%
Median Closed Price*	\$279,000	\$309,000	+ 10.8%	\$280,000	\$264,950	- 5.4%
Average Closed Price*	\$296,539	\$287,053	- 3.2%	\$296,295	\$274,463	- 7.4%
Percent of List Price Received*	94.3%	96.4%	+ 2.2%	94.4%	95.0%	+ 0.6%
Inventory of Homes for Sale	61	85	+ 39.3%	—	—	—
Months Supply of Inventory	9.3	9.8	+ 5.4%	—	—	—

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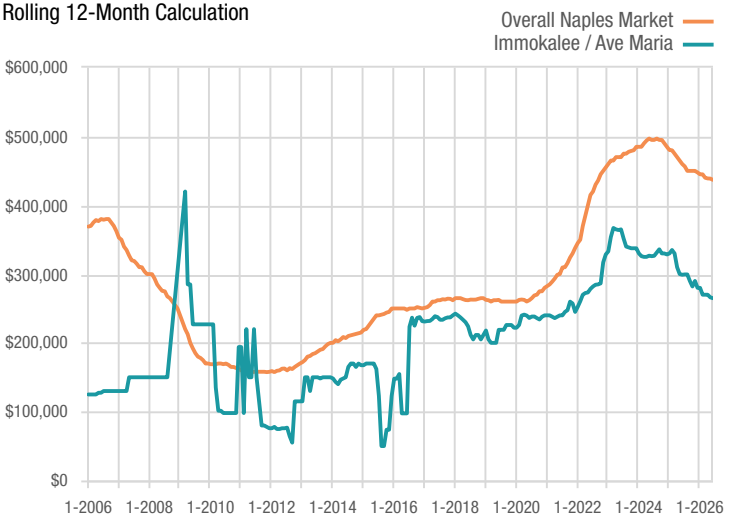
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

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