

Monthly Indicators



April 2026

As high season begins to settle and traffic around town eases, the Naples real estate market is showing no signs of cooling off. Overall pending sales (homes under contract) in April increased 38.2 percent to 1,388 pending sales from 1,004 pending sales in April 2025. Steady demand for the Naples lifestyle during April resulted in a 7.7 percent increase in the overall median closed price to \$630,000 from \$585,000 in April 2025.

Broker analysts reviewing the April 2026 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), predict a solid summer market ahead, especially before the August elimination of the Fannie Mae and Freddie Mac limited review process for condominium buyers, which will require lenders to review more data, including a condominium association's reserve fund status.

The percent of list price received in April increased .3 percent, which means more sellers are pricing homes right for today's market. In fact, less than 30 percent of homes for sale in April initiated a price decrease.

In April, the report showed a 51.4 percent increase in condominium pending sales. Likewise, there were 575 closed sales of condominiums compared to 493 closed sales of single-family homes for the month.

Because a remarkable increase in sales is occurring, new listings can't keep up with demand so the overall inventory in Naples decreased 21 percent to 5,919 properties from 7,492 properties.

Quick Facts

+ 18.1%	+ 7.7%	- 21.0%
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties
+51.3%	+12.7%	+9.1%
Price Range with Strongest Sales \$300,000 & Below	Bedroom Count With Strongest Sales 4 Bedrooms or more	Property Type With Strongest Sales Single Family

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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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,373	1,169	- 14.9%	7,091	6,105	- 13.9%
Total Sales		904	1,068	+ 18.1%	2,889	3,428	+ 18.7%
Days on Market Until Sale		84	97	+ 15.5%	86	95	+ 10.5%
Median Closed Price		\$585,000	\$630,000	+ 7.7%	\$630,000	\$615,000	- 2.4%
Average Closed Price		\$1,388,382	\$1,220,136	- 12.1%	\$1,303,916	\$1,196,526	- 8.2%
Percent of List Price Received		94.3%	94.6%	+ 0.3%	94.6%	94.6%	0.0%
Pending Listings		1,004	1,388	+38.2%	3,818	5,161	+35.2%
Inventory of Homes for Sale		7,492	5,919	- 21.0%	—	—	—
Months Supply of Inventory		11.5	8.1	- 29.6%	—	—	—

Single Family Market Overview



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

Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		677	582	- 14.0%	3,400	2,949	- 13.3%
Total Sales		427	493	+ 15.5%	1,462	1,631	+ 11.6%
Days on Market Until Sale		88	94	+ 6.8%	89	91	+ 2.2%
Median Closed Price		\$745,000	\$850,000	+ 14.1%	\$770,000	\$800,000	+ 3.9%
Average Closed Price		\$2,035,523	\$1,729,389	- 15.0%	\$1,773,859	\$1,644,819	- 7.3%
Percent of List Price Received		94.6%	94.7%	+ 0.1%	94.7%	94.8%	+ 0.1%
Pending Listings		542	696	+28.4%	2,268	2,612	+15.2%
Inventory of Homes for Sale		3,515	2,748	- 21.8%	—	—	—
Months Supply of Inventory		10.5	7.3	- 30.5%	—	—	—

Condo Market Overview



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

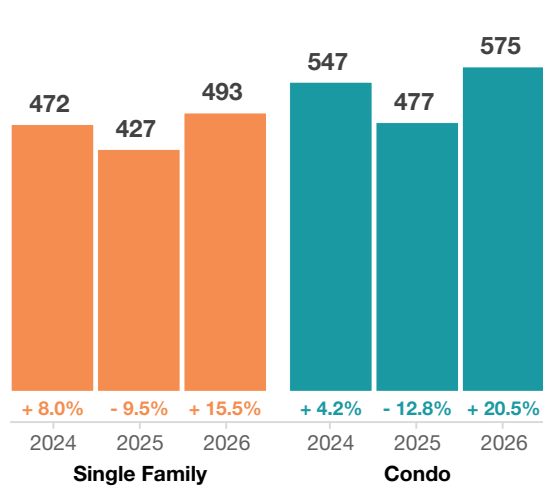
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		696	587	- 15.7%	3,691	3,156	- 14.5%
Total Sales		477	575	+ 20.5%	1,427	1,797	+ 25.9%
Days on Market Until Sale		79	99	+ 25.3%	84	99	+ 17.9%
Median Closed Price		\$490,000	\$450,900	- 8.0%	\$485,000	\$450,000	- 7.2%
Average Closed Price		\$809,076	\$784,393	- 3.1%	\$822,447	\$789,894	- 4.0%
Percent of List Price Received		94.1%	94.5%	+ 0.4%	94.5%	94.4%	- 0.1%
Pending Listings		457	692	+51.4%	1,612	2,675	+65.9%
Inventory of Homes for Sale		3,977	3,171	- 20.3%	—	—	—
Months Supply of Inventory		12.6	8.9	- 29.4%	—	—	—

Overall Closed Sales

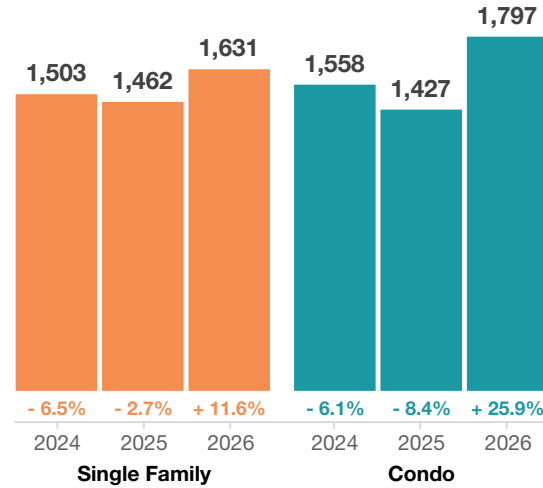


A count of the actual sales that closed in a given month.

April

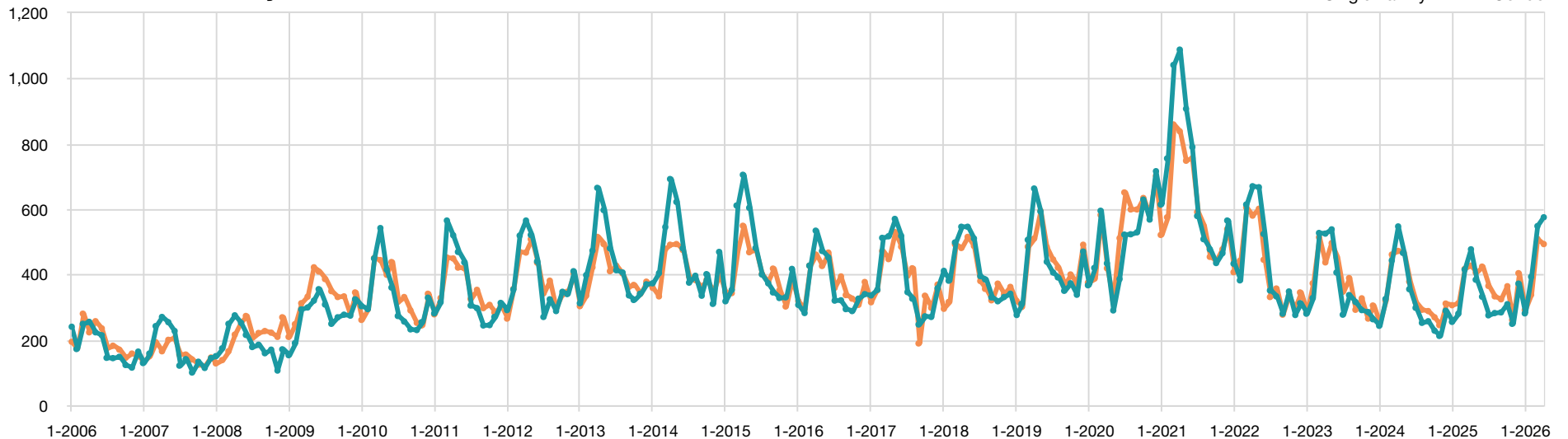


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-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%	249	+17.5%
Dec-2025	404	+29.9%	372	+28.7%
Jan-2026	291	-4.9%	281	+10.2%
Feb-2026	338	+8.3%	393	+40.4%
Mar-2026	509	+22.1%	548	+32.0%
Apr-2026	493	+15.5%	575	+20.5%
12-Month Avg	376	+11.9%	357	+13.3%

Historical Total Sales by Month

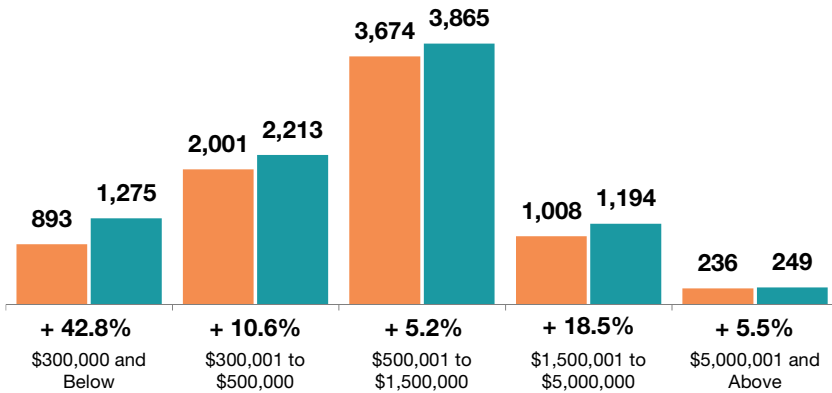


Overall Closed Sales By Price Range

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

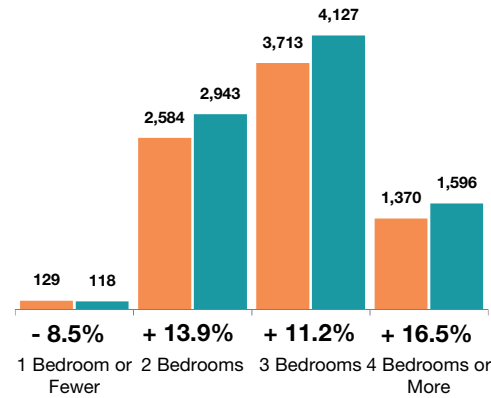
By Price Range

4-2025 4-2026



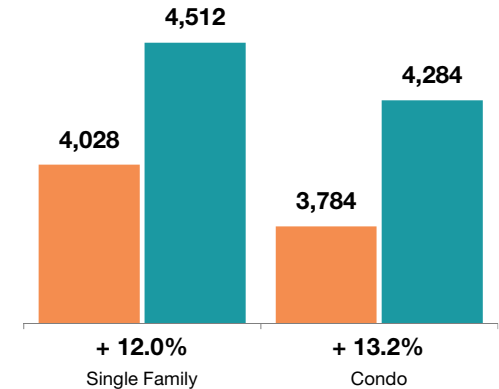
By Bedroom Count

4-2025 4-2026



By Property Type

4-2025 4-2026



All Properties

By Price Range

	4-2025	4-2026	Change
\$300,000 and Below	893	1,275	+ 42.8%
\$300,001 to \$500,000	2,001	2,213	+ 10.6%
\$500,001 to \$1,500,000	3,674	3,865	+ 5.2%
\$1,500,001 to \$5,000,000	1,008	1,194	+ 18.5%
\$5,000,001 and Above	236	249	+ 5.5%
All Price Ranges	7,812	8,796	+ 12.6%

Single Family

	4-2025	4-2026	Change
1 Bedroom or Fewer	170	192	+ 12.9%
2 Bedrooms	646	756	+ 17.0%
3 Bedrooms	2,365	2,561	+ 8.3%
4 Bedrooms	664	785	+ 18.2%
4 Bedrooms or More	183	218	+ 19.1%
All Single Family	4,028	4,512	+ 12.0%

Condo

	4-2025	4-2026	Change
Single Family	723	1083	+ 49.8%
Condo	1355	1457	+ 7.5%
3 Bedrooms	1309	1304	- 0.4%
4 Bedrooms	344	409	+ 18.9%
4 Bedrooms or More	53	31	- 41.5%
All Condo	3,784	4,284	+ 13.2%

By Bedroom Count

	4-2025	4-2026	Change
1 Bedroom or Fewer	129	118	- 8.5%
2 Bedrooms	2,584	2,943	+ 13.9%
3 Bedrooms	3,713	4,127	+ 11.2%
4 Bedrooms or More	1,370	1,596	+ 16.5%
All Bedroom Counts	7,812	8,796	+ 12.6%

	4-2025	4-2026	Change
1 Bedroom or Fewer	33	28	- 15.2%
2 Bedrooms	431	463	+ 7.4%
3 Bedrooms	2,262	2,509	+ 10.9%
4 Bedrooms	1,300	1,508	+ 16.0%
All Single Family	4,028	4,512	+ 12.0%

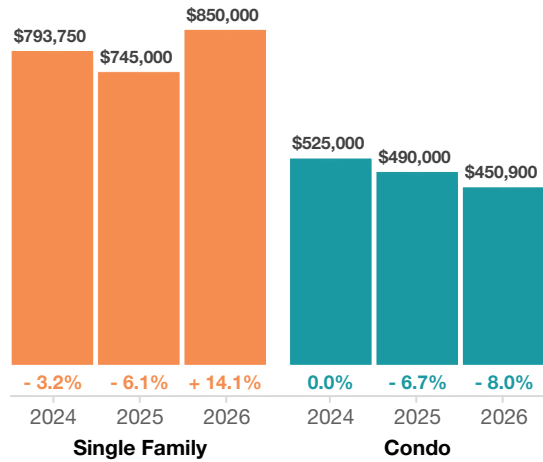
	4-2025	4-2026	Change
Single Family	96	90	- 6.3%
Condo	2,153	2,480	+ 15.2%
3 Bedrooms	1,451	1,618	+ 11.5%
4 Bedrooms	70	88	+ 25.7%
All Condo	3,784	4,284	+ 13.2%

Overall Median Closed Price

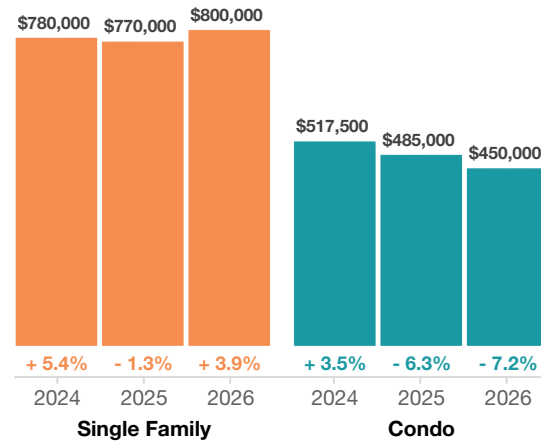


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

April



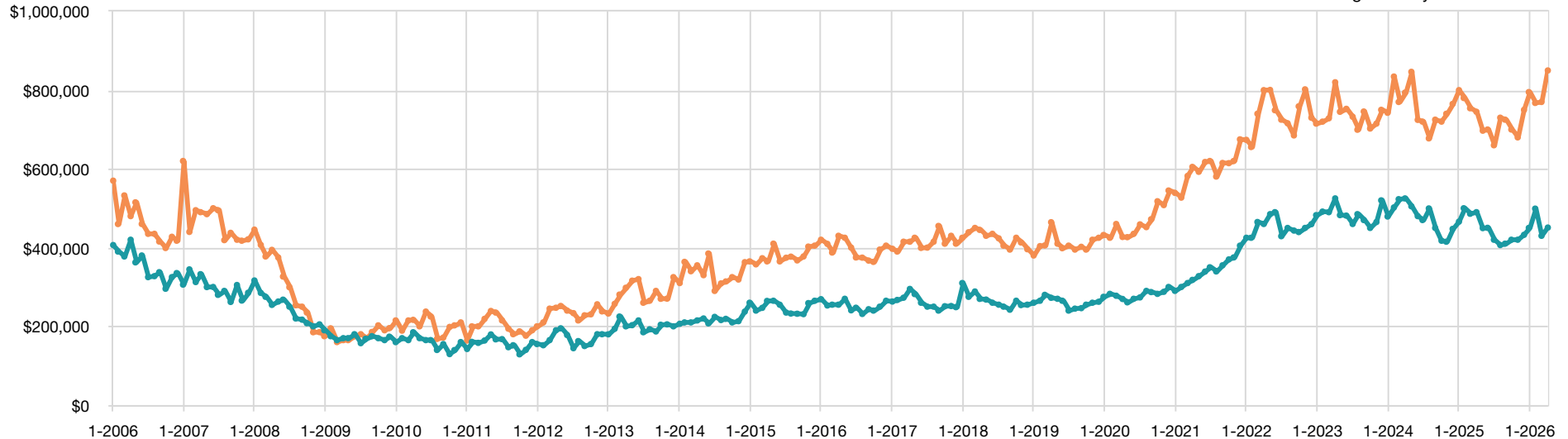
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	\$767,500	- 1.6%	\$499,000	- 0.2%
Mar-2026	\$770,000	+ 2.1%	\$430,000	- 11.5%
Apr-2026	\$850,000	+ 14.1%	\$450,900	- 8.0%
12-Month Avg*	\$735,000	- 2.0%	\$439,000	- 6.6%

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

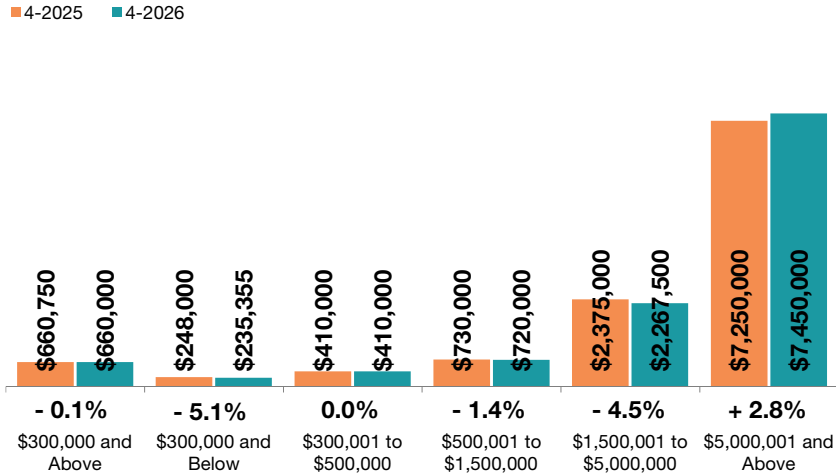
Historical Median Closed Price by Month



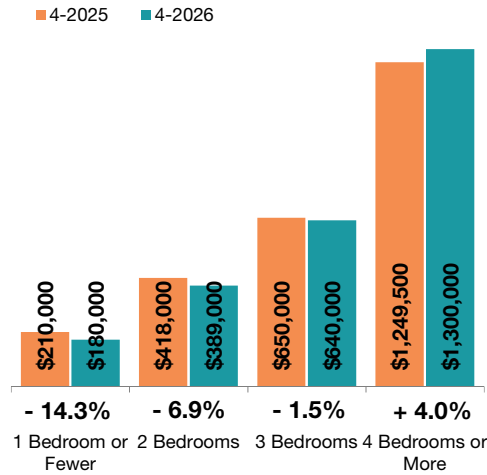
Overall Median Closed Sales By Price Range

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

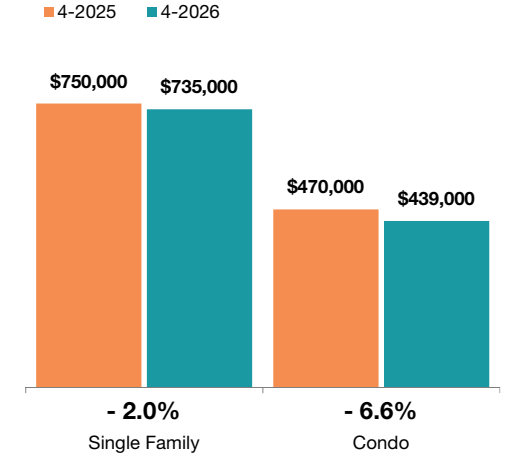
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2025	4-2026	Change
\$300,000 and Above	\$660,750	\$660,000	- 0.1%
\$300,000 and Below	\$248,000	\$235,355	- 5.1%
\$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	\$2,375,000	\$2,267,500	- 4.5%
\$5,000,001 and Above	\$7,250,000	\$7,450,000	+ 2.8%
All Price Ranges	\$605,000	\$590,000	- 2.5%

Single Family

	4-2025	4-2026	Change
1 Bedroom or 2 Bedrooms or Fewer	\$770,000	\$755,000	- 1.9%
2 Bedrooms	\$193,750	\$168,375	- 13.1%
3 Bedrooms	\$440,000	\$435,000	- 1.1%
4 Bedrooms or More	\$749,000	\$729,500	- 2.6%
All Single Family	\$750,000	\$735,000	- 2.0%

Condo

	4-2025	4-2026	Change
1 Bedroom or 2 Bedrooms or Fewer	\$535,000	\$525,000	- 1.9%
2 Bedrooms	\$255,000	\$240,000	- 5.9%
3 Bedrooms	\$399,000	\$395,000	- 1.0%
4 Bedrooms or More	\$695,000	\$700,000	+ 0.7%
All Condo	\$470,000	\$439,000	- 6.6%

By Bedroom Count

	4-2025	4-2026	Change
1 Bedroom or Fewer	\$210,000	\$180,000	- 14.3%
2 Bedrooms	\$418,000	\$389,000	- 6.9%
3 Bedrooms	\$650,000	\$640,000	- 1.5%
4 Bedrooms or More	\$1,249,500	\$1,300,000	+ 4.0%
All Bedroom Counts	\$605,000	\$590,000	- 2.5%

	4-2025	4-2026	Change
1 Bedroom or Fewer	\$130,000	\$113,250	- 12.9%
2 Bedrooms	\$481,160	\$450,000	- 6.5%
3 Bedrooms	\$680,000	\$660,000	- 2.9%
4 Bedrooms or More	\$1,200,000	\$1,275,000	+ 6.3%
All Single Family	\$750,000	\$735,000	- 2.0%

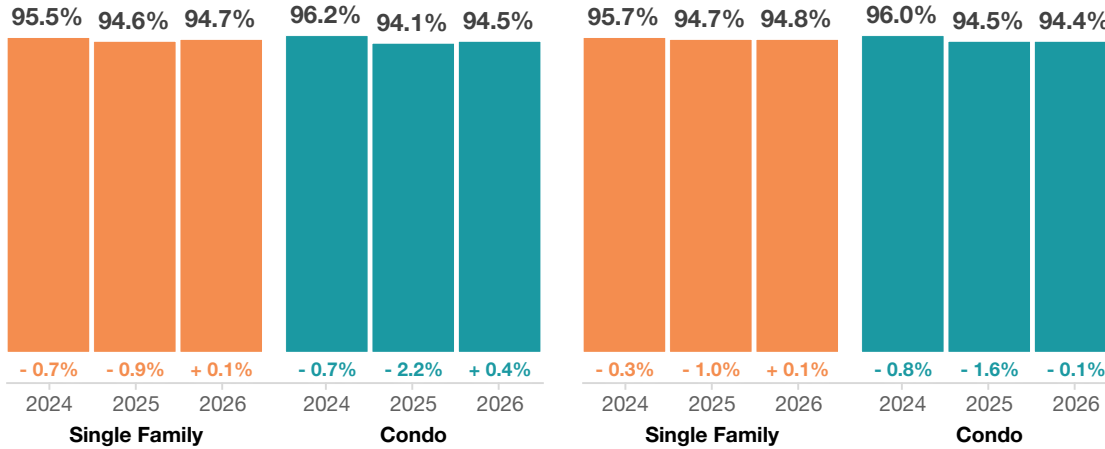
Overall Percent off List Price Received



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.

April

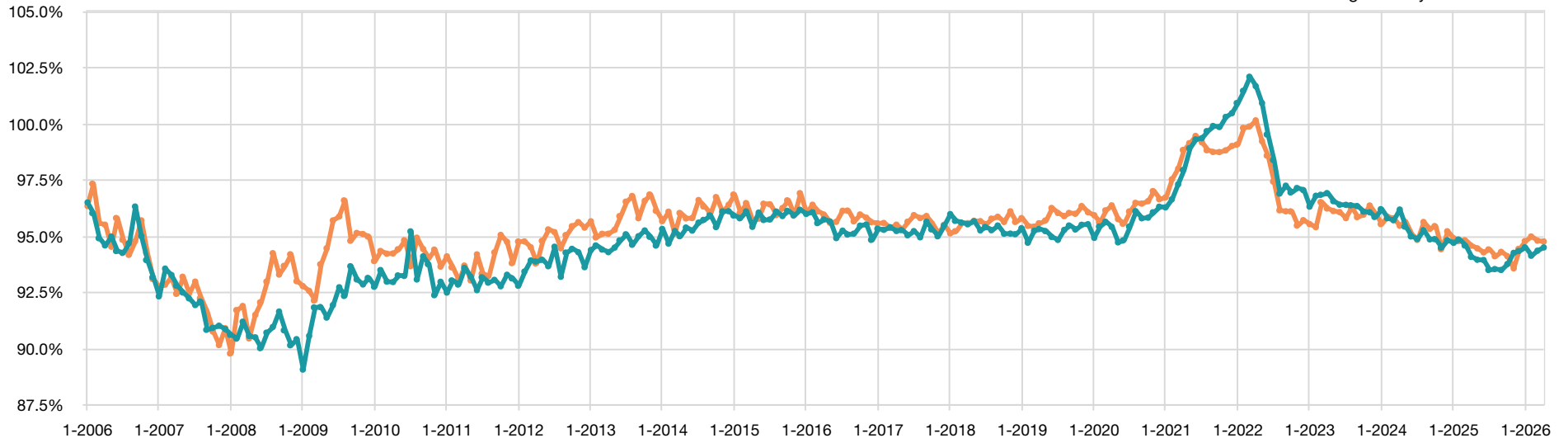
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%
Mar-2026	94.8%	0.0%	94.3%	- 0.3%
Apr-2026	94.7%	+ 0.1%	94.5%	+ 0.4%
12-Month Avg*	94.4%	- 0.6%	94.1%	- 0.8%

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

Historical Percent of List Price Received by Month

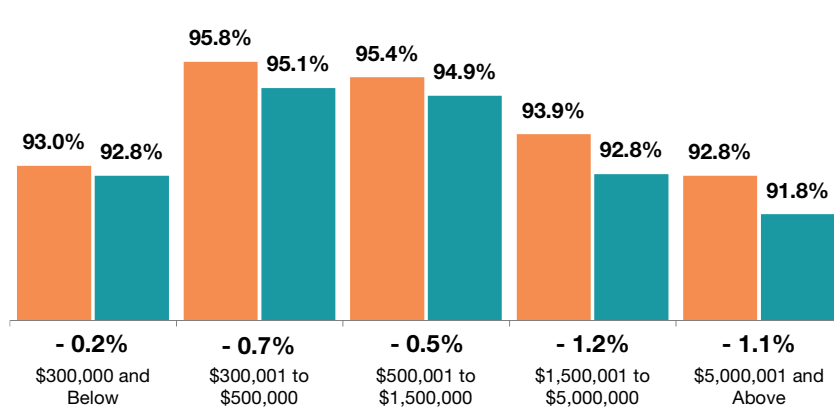


Overall Percent of List Price Received by Price Range

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.

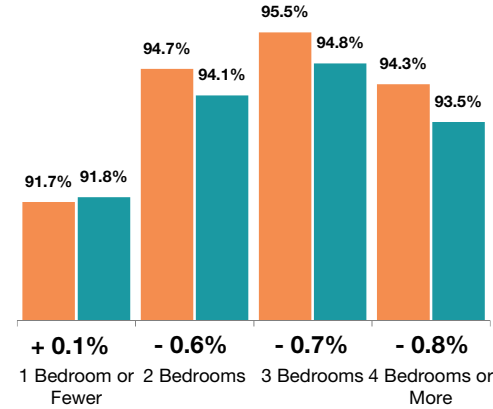
By Price Range

4-2025 4-2026



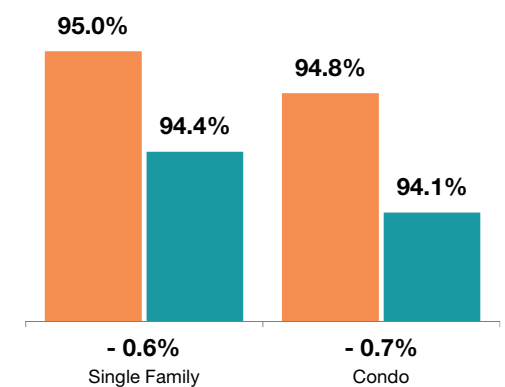
By Bedroom Count

4-2025 4-2026



By Property Type

4-2025 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$300,000 and Below	93.0%	92.8%	-0.2%
\$300,001 to \$500,000	95.8%	95.1%	-0.7%
\$500,001 to \$1,500,000	95.4%	94.9%	-0.5%
\$1,500,001 to \$5,000,000	93.9%	92.8%	-1.2%
\$5,000,001 and Above	92.8%	91.8%	-1.1%
All Price Ranges	94.9%	94.3%	-0.6%

Single Family

	4-2025	4-2026	Change
1 Bedroom or 2 Bedrooms Fewer	92.0%	91.2%	-0.9%
3 Bedrooms	96.6%	95.7%	-0.9%
4 Bedrooms	95.5%	95.1%	-0.4%
4 Bedrooms or More	93.5%	92.7%	-0.9%
Overall	92.5%	91.9%	-0.6%
All Single Family	95.0%	94.4%	-0.6%

Condo

	4-2025	4-2026	Change
Single Family	93.3%	93.1%	-0.2%
Condo	95.3%	94.8%	-0.5%
Overall	95.2%	94.5%	-0.7%
Overall	94.5%	93.0%	-1.6%
Overall	93.9%	90.9%	-3.2%
All Condo	94.8%	94.1%	-0.7%

By Bedroom Count

	4-2025	4-2026	Change
1 Bedroom or Fewer	91.7%	91.8%	+0.1%
2 Bedrooms	94.7%	94.1%	-0.6%
3 Bedrooms	95.5%	94.8%	-0.7%
4 Bedrooms or More	94.3%	93.5%	-0.8%
All Bedroom Counts	94.9%	94.3%	-0.6%

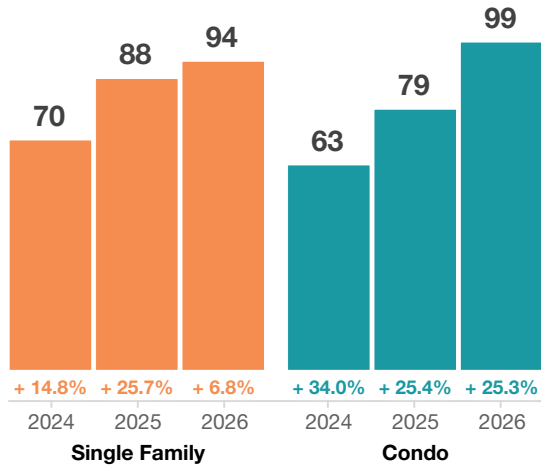
	4-2025	4-2026	Change
1 Bedroom or Fewer	89.6%	90.4%	+0.9%
2 Bedrooms	94.4%	94.1%	-0.3%
3 Bedrooms	95.7%	95.1%	-0.6%
4 Bedrooms or More	94.3%	93.5%	-0.8%
Overall	94.3%	93.5%	-0.8%
All Single Family	95.0%	94.4%	-0.6%

Overall Days on Market Until Sale

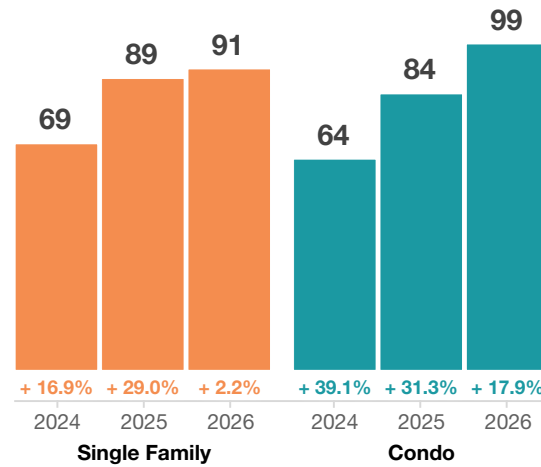
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



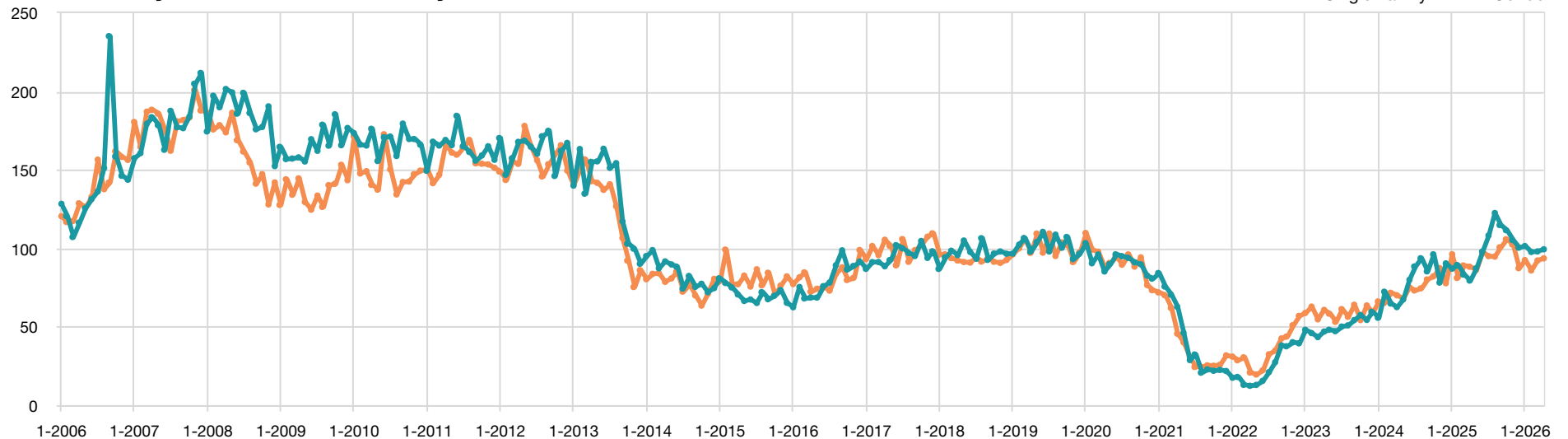
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-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%	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	94	+ 6.8%	99	+ 25.3%
12-Month Avg*	94	+ 16.6%	102	+ 22.6%

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

Historical Days on Market Until Sale by Month

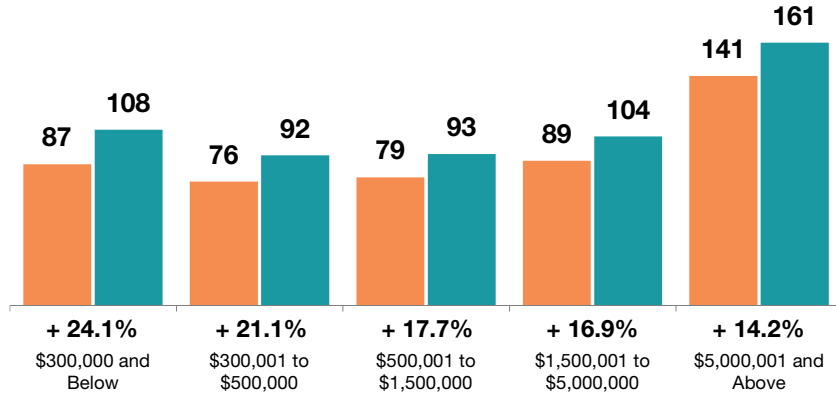


Overall Days on Market Until Sale by Price Range

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

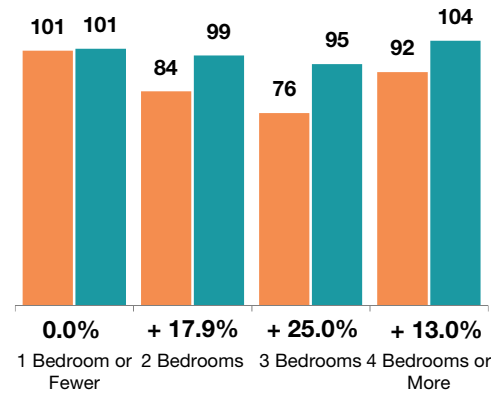
By Price Range

4-2025 4-2026



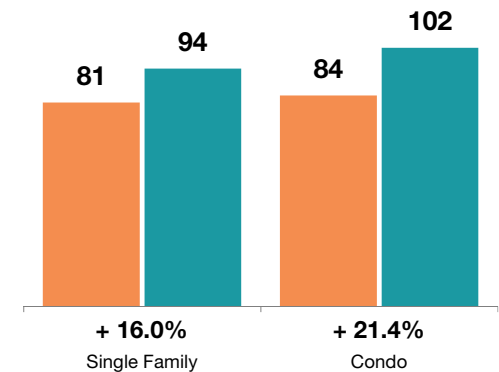
By Bedroom Count

4-2025 4-2026



By Property Type

4-2025 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$300,000 and Below	87	108	+ 24.1%
\$300,001 to \$500,000	76	92	+ 21.1%
\$500,001 to \$1,500,000	79	93	+ 17.7%
\$1,500,001 to \$5,000,000	89	104	+ 16.9%
\$5,000,001 and Above	141	161	+ 14.2%
All Price Ranges	82	98	+ 19.5%

Single Family

	4-2025	4-2026	Change
1 Bedroom or Fewer	101	101	0.0%
3 Bedrooms	84	99	+ 17.9%
4 Bedrooms	76	95	+ 25.0%
4 Bedrooms or More	92	104	+ 13.0%
All Single Family	81	94	+ 16.0%

Condo

	4-2025	4-2026	Change
Single Family	81	94	+ 16.0%
Condo	84	102	+ 21.4%

By Bedroom Count

	4-2025	4-2026	Change
1 Bedroom or Fewer	101	101	0.0%
2 Bedrooms	84	99	+ 17.9%
3 Bedrooms	76	95	+ 25.0%
4 Bedrooms or More	92	104	+ 13.0%
All Bedroom Counts	82	98	+ 19.5%

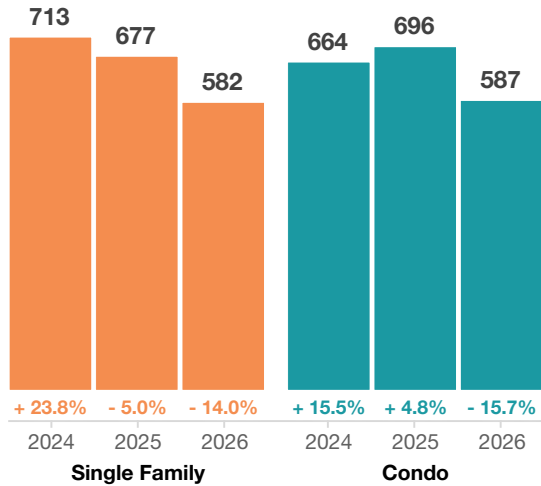
	4-2025	4-2026	Change
1 Bedroom or Fewer	100	107	+ 7.0%
2 Bedrooms	86	85	- 1.2%
3 Bedrooms	73	89	+ 21.9%
4 Bedrooms or More	92	105	+ 14.1%
All Single Family	81	94	+ 16.0%
Single Family	81	99	- 1.2%
Condo	84	101	+ 20.2%
Single Family	81	105	+ 30.1%
Condo	99	93	- 6.1%
All Condo	84	102	+ 21.4%

Overall New Listings

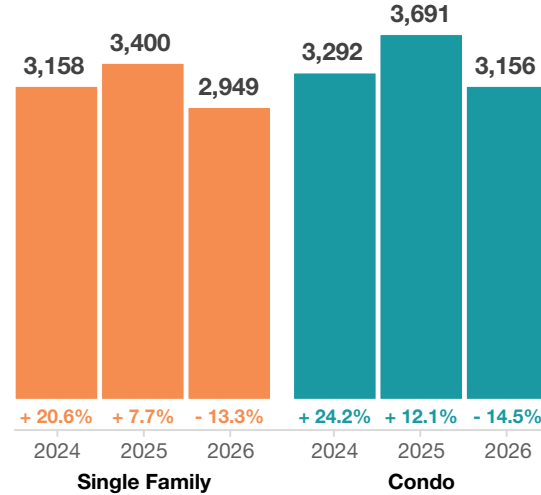
A count of the properties that have been newly listed on the market in a given month.



April

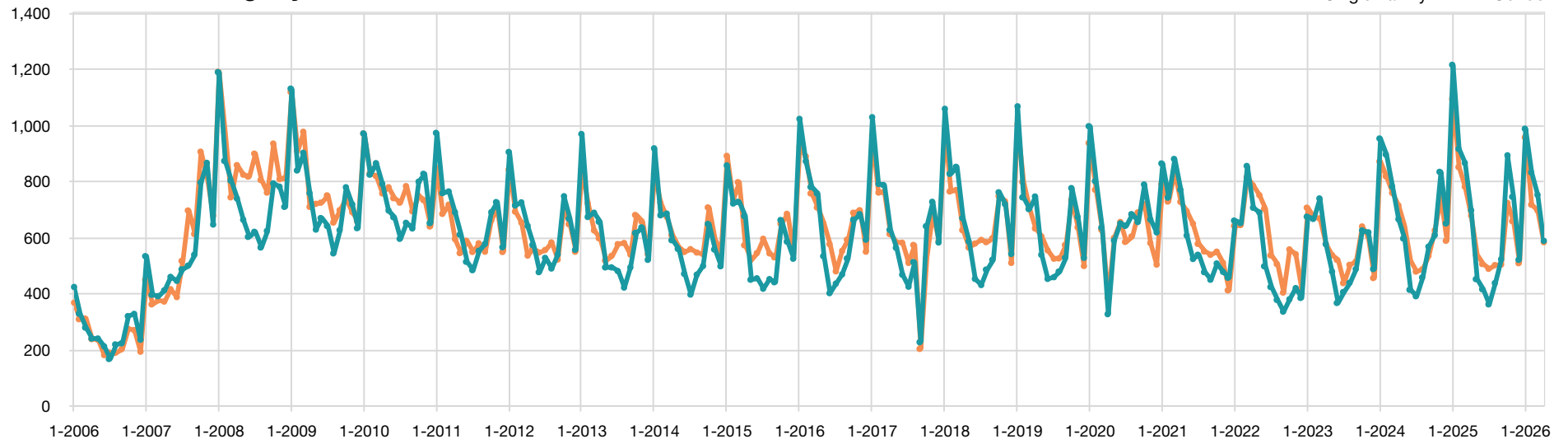


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	537	-16.1%	450	-24.4%
Jun-2025	504	-2.1%	414	+0.5%
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	657	-11.3%	744	-10.7%
Dec-2025	507	-13.6%	519	-20.0%
Jan-2026	956	-12.5%	987	-18.8%
Feb-2026	716	-15.8%	831	-9.2%
Mar-2026	695	-10.9%	751	-13.2%
Apr-2026	582	-14.0%	587	-15.7%
12-Month Avg	614	-7.9%	624	-8.6%

Historical New Listings by Month

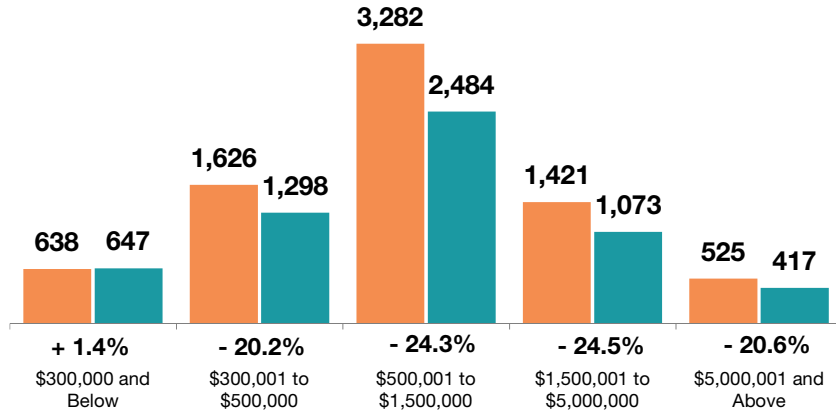


Overall Inventory of Homes for Sale

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

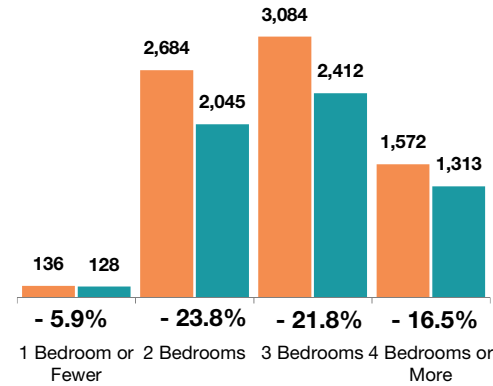
By Price Range

4-2025 4-2026



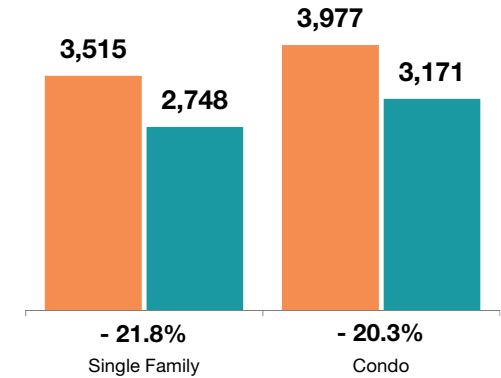
By Bedroom Count

4-2025 4-2026



By Property Type

4-2025 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$300,000 and Below	638	647	+ 1.4%
\$300,001 to \$500,000	1,626	1,298	- 20.2%
\$500,001 to \$1,500,000	3,282	2,484	- 24.3%
\$1,500,001 to \$5,000,000	1,421	1,073	- 24.5%
\$5,000,001 and Above	525	417	- 20.6%
All Price Ranges	7,492	5,919	- 21.0%

Single Family

By Bedroom Count	4-2025	4-2026	Change
1 Bedroom or Fewer	136	128	- 5.9%
2 Bedrooms	2,684	2,045	- 23.8%
3 Bedrooms	3,084	2,412	- 21.8%
4 Bedrooms or More	1,572	1,313	- 16.5%
All Bedroom Counts	7,492	5,919	- 21.0%

Condo

By Price Range	4-2025	4-2026	Change
\$300,000 and Below	507	527	+ 3.9%
\$300,001 to \$500,000	1,370	1,076	- 21.5%
\$500,001 to \$1,500,000	1,424	1,082	- 24.0%
\$1,500,001 to \$5,000,000	573	397	- 30.7%
\$5,000,001 and Above	103	89	- 13.6%
All Price Ranges	3,977	3,171	- 20.3%

By Bedroom Count

By Price Range	4-2025	4-2026	Change
1 Bedroom or Fewer	136	128	- 5.9%
2 Bedrooms	2,684	2,045	- 23.8%
3 Bedrooms	3,084	2,412	- 21.8%
4 Bedrooms or More	1,572	1,313	- 16.5%
All Bedroom Counts	7,492	5,919	- 21.0%

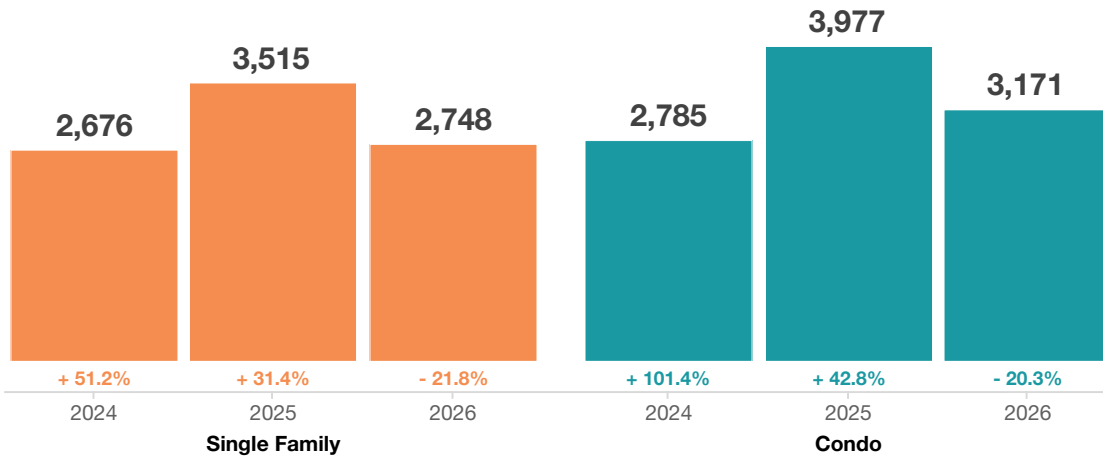
By Price Range	4-2025	4-2026	Change
1 Bedroom or Fewer	25	20	- 20.0%
2 Bedrooms	372	283	- 23.9%
3 Bedrooms	1,663	1,228	- 26.2%
4 Bedrooms or More	1,452	1,213	- 16.5%
All Bedroom Counts	3,515	2,748	- 21.8%

Overall Inventory of Homes for Sale by Price Range



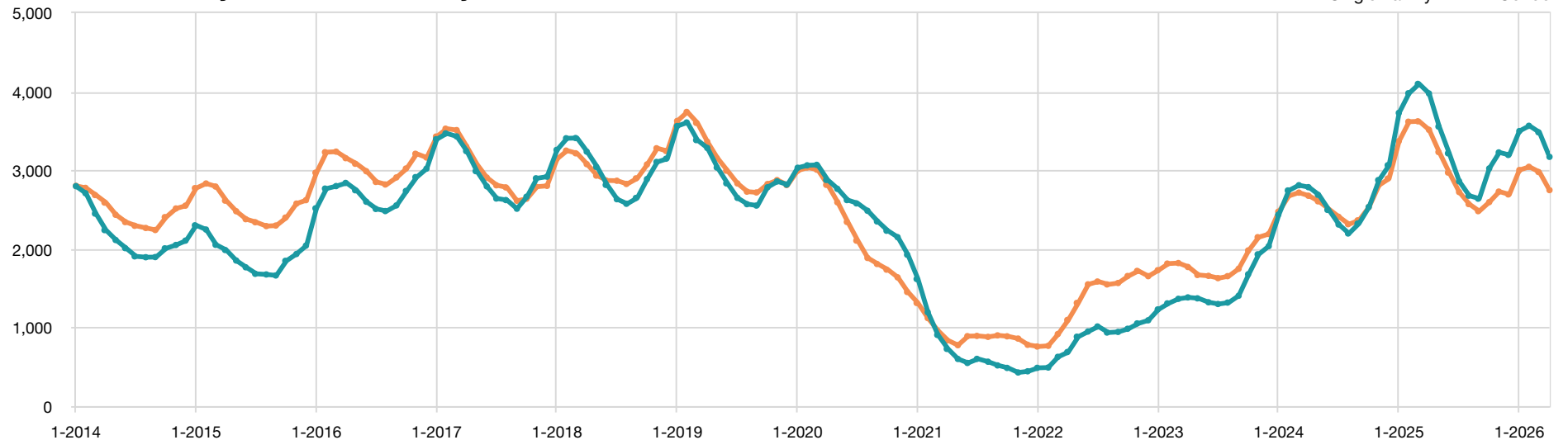
The number of properties available for sale in active status at the end of a given month.

April



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
May-2025	3,232	+ 24.1%	3,556	+ 32.3%
Jun-2025	2,971	+ 18.6%	3,216	+ 28.8%
Jul-2025	2,723	+ 13.1%	2,860	+ 23.8%
Aug-2025	2,570	+ 11.1%	2,677	+ 21.9%
Sep-2025	2,480	+ 5.0%	2,639	+ 13.6%
Oct-2025	2,595	+ 2.5%	3,023	+ 19.4%
Nov-2025	2,729	- 2.9%	3,227	+ 12.2%
Dec-2025	2,693	- 6.9%	3,195	+ 4.3%
Jan-2026	3,003	- 10.9%	3,499	- 6.2%
Feb-2026	3,044	- 15.9%	3,566	- 10.4%
Mar-2026	2,978	- 17.8%	3,483	- 15.0%
Apr-2026	2,748	- 21.8%	3,171	- 20.3%
12-Month Avg	2,814	- 2.3%	3,176	+ 5.1%

Historical Inventory of Homes for Sale by Month



Listing and Sales Summary Report

April 2026



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change	Apr-26	Apr-25	% Change
Overall Naples Market**	\$630,000	\$585,000	+7.7%	1068	904	+18.1%	5,919	7,492	-21.0%	97	84	+15.5%
Collier County	\$650,000	\$600,000	+8.3%	1173	1000	+17.3%	6,539	8,427	-22.4%	101	87	+16.1%
Ave Maria	\$437,500	\$447,500	-2.2%	32	30	+6.7%	253	203	+24.6%	139	100	+39.0%
Central Naples	\$445,000	\$426,250	+4.4%	116	122	-4.9%	576	855	-32.6%	78	72	+8.3%
East Naples	\$575,000	\$549,450	+4.7%	242	216	+12.0%	1,307	1,586	-17.6%	88	83	+6.0%
Everglades City	--	--	--	0	0	--	11	15	-26.7%	--	--	--
Immokalee	\$210,000	\$357,900	-41.3%	2	9	-77.8%	7	22	-68.2%	38	136	-72.1%
Immokalee / Ave Maria	\$427,500	\$384,995	+11.0%	34	40	-15.0%	263	226	+16.4%	133	106	+25.5%
Naples	\$645,000	\$599,950	+7.5%	1035	864	+19.8%	5,651	7,263	-22.2%	96	83	+15.7%
Naples Beach	\$1,545,000	\$1,707,500	-9.5%	224	178	+25.8%	1,504	1,941	-22.5%	114	115	-0.9%
North Naples	\$670,000	\$641,875	+4.4%	270	190	+42.1%	1,272	1,540	-17.4%	94	68	+38.2%
South Naples	\$467,500	\$485,645	-3.7%	182	158	+15.2%	997	1,344	-25.8%	96	72	+33.3%
34102	\$2,222,500	\$2,262,500	-1.8%	68	56	+21.4%	544	678	-19.8%	135	142	-4.9%
34103	\$1,700,000	\$1,755,000	-3.1%	72	50	+44.0%	432	574	-24.7%	108	127	-15.0%
34104	\$400,000	\$300,000	+33.3%	54	42	+28.6%	291	388	-25.0%	81	71	+14.1%
34105	\$758,250	\$547,000	+38.6%	42	61	-31.1%	212	357	-40.6%	88	70	+25.7%
34108	\$1,275,000	\$1,310,000	-2.7%	84	72	+16.7%	528	689	-23.4%	103	85	+21.2%
34109	\$660,000	\$590,000	+11.9%	79	52	+51.9%	325	353	-7.9%	93	62	+50.0%
34110	\$667,000	\$590,000	+13.1%	85	61	+39.3%	482	609	-20.9%	105	87	+20.7%
34112	\$337,000	\$417,500	-19.3%	97	96	+1.0%	528	707	-25.3%	106	66	+60.6%
34113	\$700,000	\$593,750	+17.9%	85	62	+37.1%	469	637	-26.4%	85	80	+6.3%
34114	\$580,000	\$540,750	+7.3%	115	94	+22.3%	538	749	-28.2%	104	95	+9.5%
34116	\$437,500	\$420,000	+4.2%	20	19	+5.3%	73	110	-33.6%	49	78	-37.2%
34117	\$546,250	\$550,000	-0.7%	22	29	-24.1%	142	156	-9.0%	93	56	+66.1%
34119	\$675,000	\$812,500	-16.9%	106	77	+37.7%	465	578	-19.6%	85	57	+49.1%
34120	\$575,000	\$549,000	+4.7%	105	93	+12.9%	624	679	-8.1%	70	79	-11.4%
34137	--	--	--	0	0	--	3	2	+50.0%	--	--	--
34142	\$427,500	\$384,995	+11.0%	34	40	-15.0%	263	226	+16.4%	133	106	+25.5%

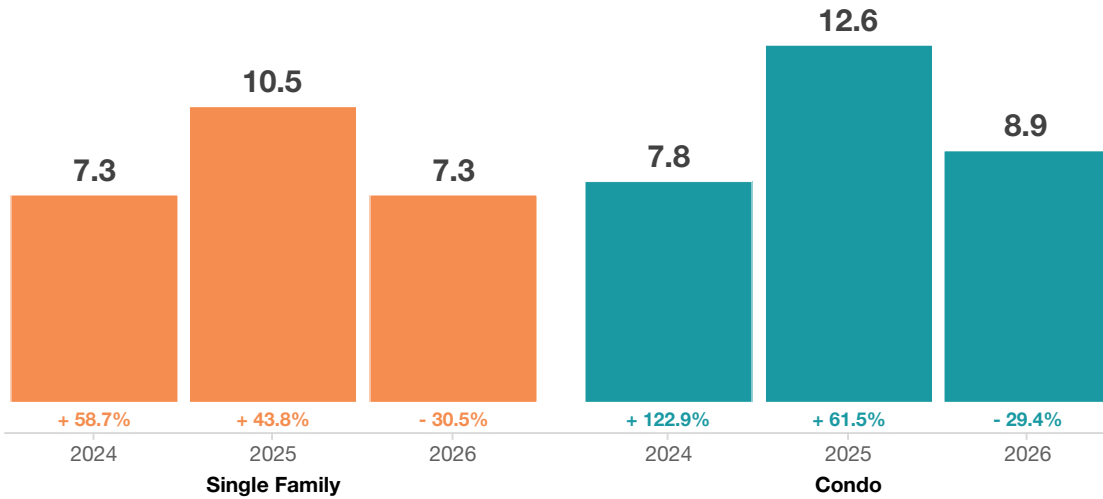
* Overall Naples Market is defined as Collier County, excluding Marco Island.

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.



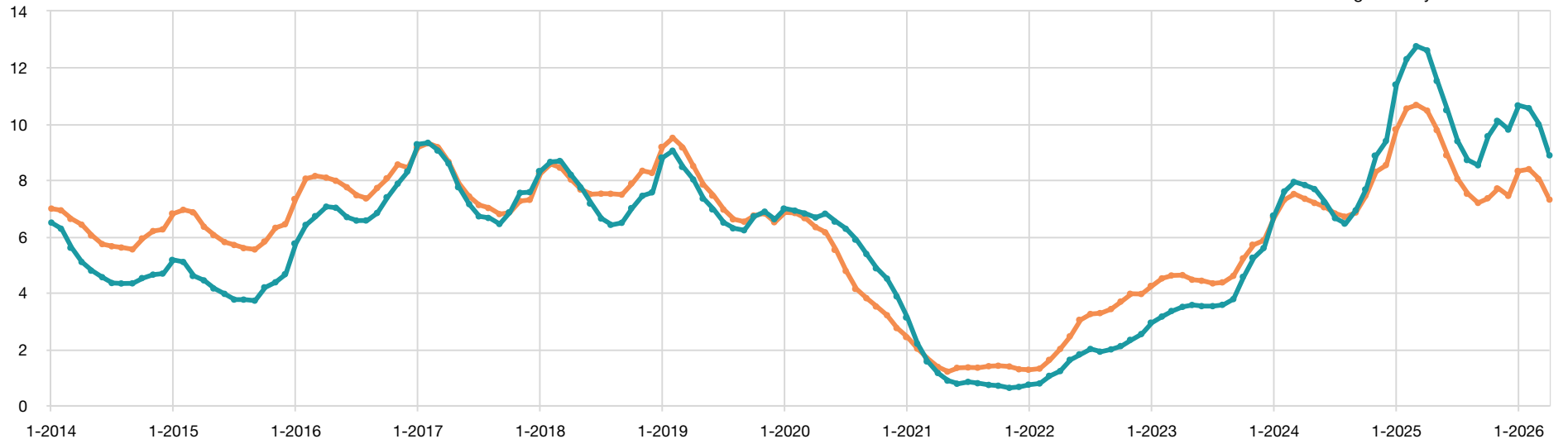
April



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	+ 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	7.4	- 12.9%	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	8.0	- 25.2%	10.0	- 21.9%
Apr-2026	7.3	- 30.5%	8.9	- 29.4%
12-Month Avg*	8.0	- 4.4%	9.8	+ 7.5%

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

Historical Months Supply of Inventory by Month

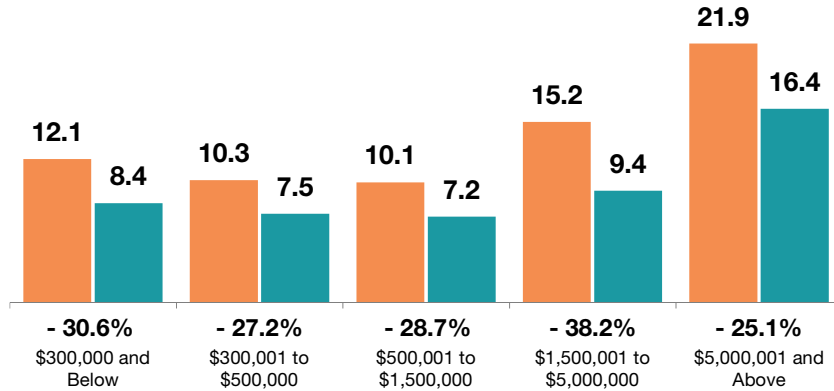


Months Supply of Inventory

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.**

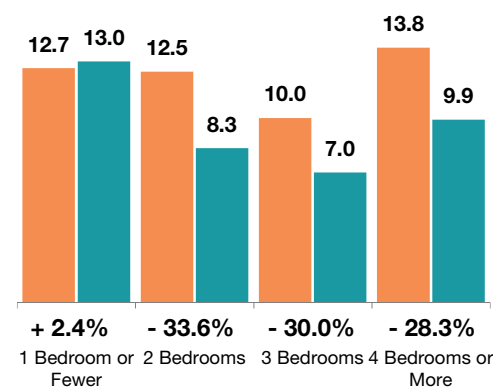
By Price Range

4-2025 4-2026



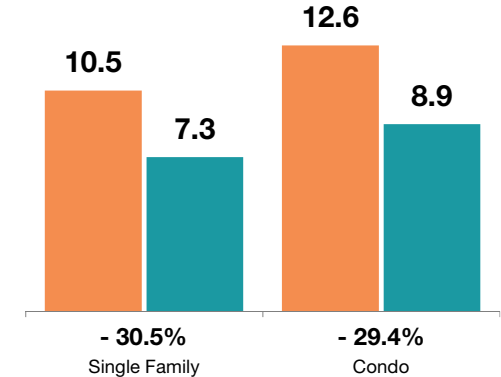
By Bedroom Count

4-2025 4-2026



By Property Type

4-2025 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$300,000 and Below	12.1	8.4	- 30.6%
\$300,001 to \$500,000	10.3	7.5	- 27.2%
\$500,001 to \$1,500,000	10.1	7.2	- 28.7%
\$1,500,001 to \$5,000,000	15.2	9.4	- 38.2%
\$5,000,001 and Above	21.9	16.4	- 25.1%
All Price Ranges	11.5	8.1	- 29.6%

Single Family

	4-2025	4-2026	Change
1 Bedroom or Fewer	9.7	8.8	- 9.3%
2 Bedrooms	6.1	4.6	- 24.6%
3 Bedrooms	9.3	6.4	- 31.2%
4 Bedrooms or More	13.7	9.2	- 32.8%
All Single Family	10.5	7.3	- 30.5%

Condo

	4-2025	4-2026	Change
Single Family	12.9	8.3	- 35.7%
Condo	11.8	8.6	- 27.1%
3 Bedrooms	11.5	8.7	- 24.3%
4 Bedrooms or More	18.2	9.9	- 45.6%
All Condo	12.6	8.9	- 29.4%

By Bedroom Count

	4-2025	4-2026	Change
1 Bedroom or Fewer	12.7	13.0	+ 2.4%
2 Bedrooms	12.5	8.3	- 33.6%
3 Bedrooms	10.0	7.0	- 30.0%
4 Bedrooms or More	13.8	9.9	- 28.3%
All Bedroom Counts	11.5	8.1	- 29.6%

	4-2025	4-2026	Change
1 Bedroom or Fewer	8.3	7.9	- 4.8%
2 Bedrooms	10.4	7.3	- 29.8%
3 Bedrooms	8.8	5.9	- 33.0%
4 Bedrooms or More	13.4	9.7	- 27.6%
All Single Family	10.5	7.3	- 30.5%
Single Family	13.9	14.4	+ 3.6%
Condo	12.9	8.5	- 34.1%
3 Bedrooms	11.8	8.8	- 25.4%
4 Bedrooms or More	20.6	13.6	- 34.0%
All Condo	12.6	8.9	- 29.4%

Local Market Update – April 2026

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

34102, 34103, 34108

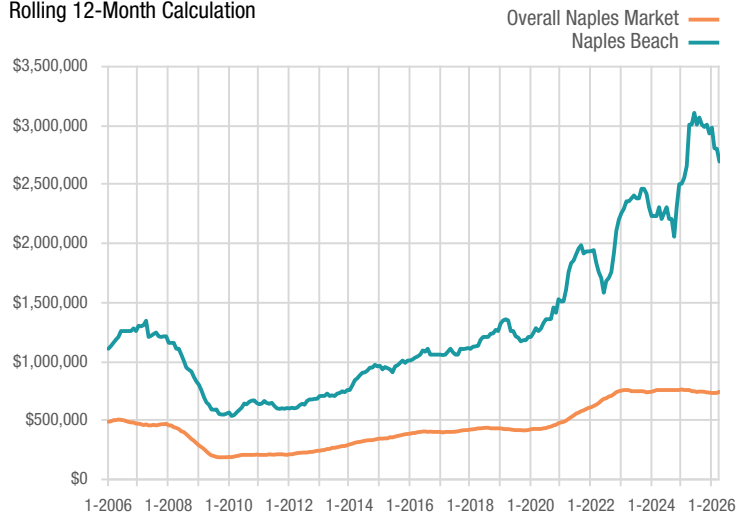
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	87	75	- 13.8%	548	436	- 20.4%
Total Sales	60	76	+ 26.7%	203	232	+ 14.3%
Days on Market Until Sale	161	139	- 13.7%	135	125	- 7.4%
Median Closed Price*	\$3,700,000	\$3,150,000	- 14.9%	\$3,275,000	\$2,937,500	- 10.3%
Average Closed Price*	\$8,357,873	\$4,991,914	- 40.3%	\$6,219,177	\$4,949,743	- 20.4%
Percent of List Price Received*	90.8%	92.8%	+ 2.2%	92.2%	92.5%	+ 0.3%
Inventory of Homes for Sale	749	564	- 24.7%	—	—	—
Months Supply of Inventory	20.1	11.7	- 41.8%	—	—	—

Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	167	132	- 21.0%	988	796	- 19.4%
Total Sales	118	148	+ 25.4%	338	452	+ 33.7%
Days on Market Until Sale	92	101	+ 9.8%	91	100	+ 9.9%
Median Closed Price*	\$1,252,500	\$1,012,500	- 19.2%	\$1,200,000	\$1,155,000	- 3.8%
Average Closed Price*	\$1,770,831	\$1,545,628	- 12.7%	\$1,808,831	\$1,637,341	- 9.5%
Percent of List Price Received*	92.3%	93.3%	+ 1.1%	93.2%	93.6%	+ 0.4%
Inventory of Homes for Sale	1,192	940	- 21.1%	—	—	—
Months Supply of Inventory	17.3	11.5	- 33.5%	—	—	—

* 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.

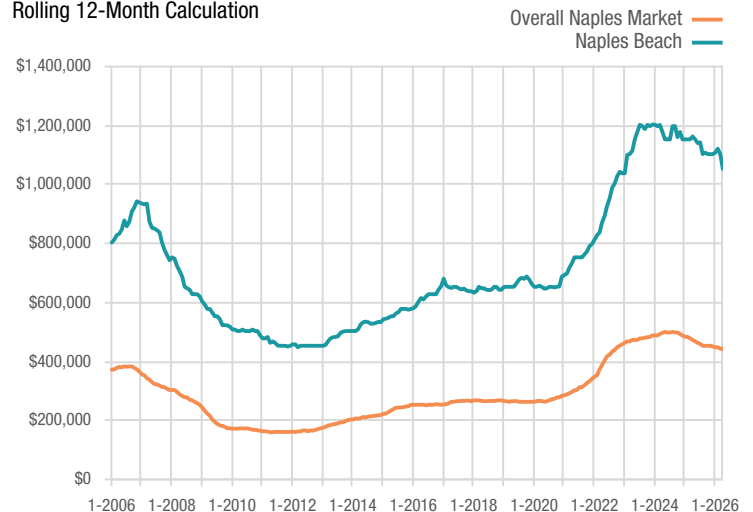
Median Closed Price - Single Family

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 – April 2026

A Research Tool Provided by Naples Area Board of REALTORS®



North Naples

34109, 34110, 34119

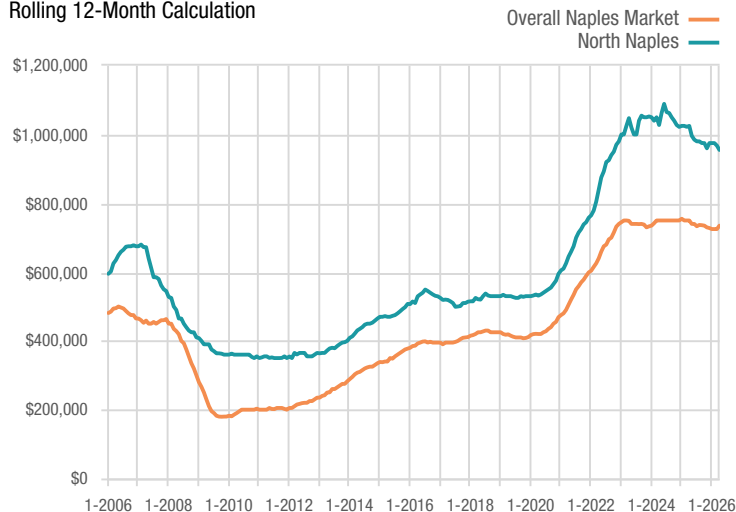
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	127	103	- 18.9%	692	631	- 8.8%
Total Sales	73	121	+ 65.8%	303	377	+ 24.4%
Days on Market Until Sale	66	90	+ 36.4%	79	79	0.0%
Median Closed Price*	\$1,285,000	\$1,050,000	- 18.3%	\$1,050,000	\$1,000,000	- 4.8%
Average Closed Price*	\$1,734,650	\$1,619,672	- 6.6%	\$1,585,373	\$1,555,233	- 1.9%
Percent of List Price Received*	94.3%	94.3%	0.0%	94.3%	94.5%	+ 0.2%
Inventory of Homes for Sale	653	498	- 23.7%	—	—	—
Months Supply of Inventory	9.0	6.0	- 33.3%	—	—	—

Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	195	159	- 18.5%	908	792	- 12.8%
Total Sales	117	149	+ 27.4%	385	451	+ 17.1%
Days on Market Until Sale	69	97	+ 40.6%	78	102	+ 30.8%
Median Closed Price*	\$480,000	\$450,000	- 6.3%	\$475,000	\$445,000	- 6.3%
Average Closed Price*	\$626,357	\$675,572	+ 7.9%	\$651,862	\$669,176	+ 2.7%
Percent of List Price Received*	95.2%	94.7%	- 0.5%	95.4%	94.6%	- 0.8%
Inventory of Homes for Sale	887	774	- 12.7%	—	—	—
Months Supply of Inventory	10.3	8.6	- 16.5%	—	—	—

* 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.

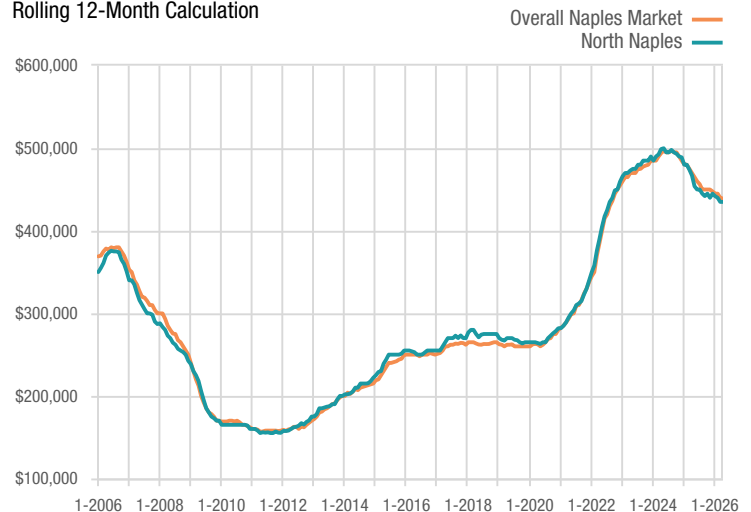
Median Closed Price - Single Family

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 – April 2026

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South Naples

34112, 34113

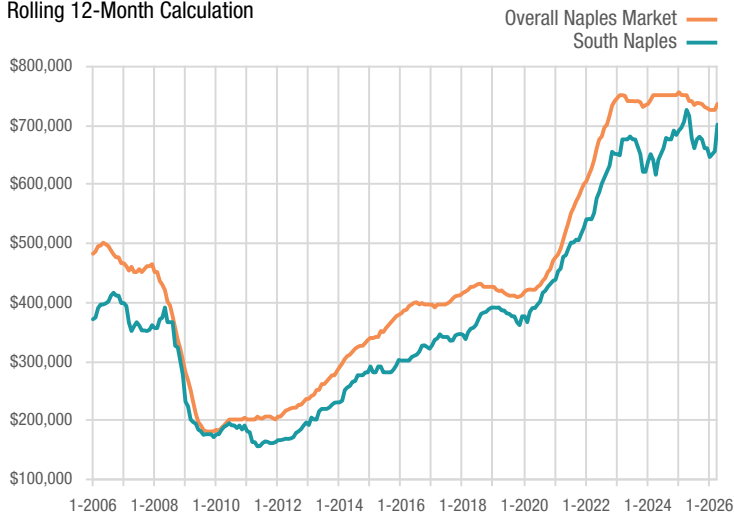
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	93	64	- 31.2%	476	364	- 23.5%
Total Sales	55	59	+ 7.3%	170	194	+ 14.1%
Days on Market Until Sale	62	100	+ 61.3%	73	99	+ 35.6%
Median Closed Price*	\$725,000	\$830,000	+ 14.5%	\$754,950	\$800,000	+ 6.0%
Average Closed Price*	\$1,064,782	\$1,085,638	+ 2.0%	\$1,096,455	\$1,058,323	- 3.5%
Percent of List Price Received*	92.8%	94.7%	+ 2.0%	93.6%	94.5%	+ 1.0%
Inventory of Homes for Sale	490	324	- 33.9%	—	—	—
Months Supply of Inventory	12.5	7.2	- 42.4%	—	—	—

Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	167	129	- 22.8%	842	704	- 16.4%
Total Sales	103	123	+ 19.4%	316	375	+ 18.7%
Days on Market Until Sale	77	94	+ 22.1%	83	89	+ 7.2%
Median Closed Price*	\$405,000	\$375,000	- 7.4%	\$420,000	\$350,000	- 16.7%
Average Closed Price*	\$451,299	\$461,971	+ 2.4%	\$469,105	\$425,793	- 9.2%
Percent of List Price Received*	93.9%	95.2%	+ 1.4%	94.2%	94.3%	+ 0.1%
Inventory of Homes for Sale	854	673	- 21.2%	—	—	—
Months Supply of Inventory	12.4	8.7	- 29.8%	—	—	—

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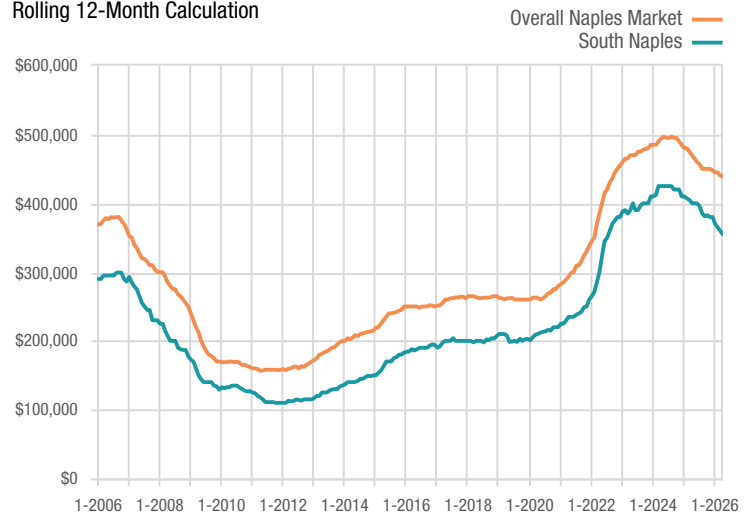
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Central Naples

34104, 34105, 34116

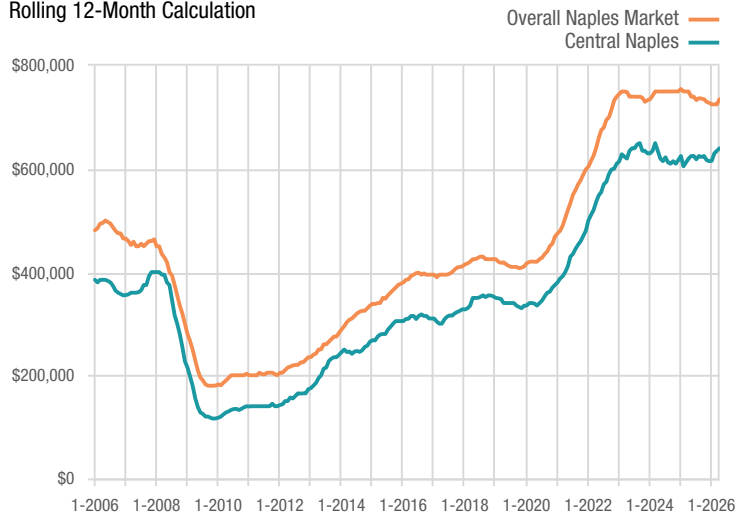
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	72	68	- 5.6%	371	316	- 14.8%
Total Sales	48	46	- 4.2%	189	181	- 4.2%
Days on Market Until Sale	53	69	+ 30.2%	74	80	+ 8.1%
Median Closed Price*	\$715,000	\$682,500	- 4.5%	\$650,000	\$700,000	+ 7.7%
Average Closed Price*	\$1,126,223	\$1,281,187	+ 13.8%	\$1,110,129	\$1,310,945	+ 18.1%
Percent of List Price Received*	96.2%	95.6%	- 0.6%	95.8%	95.6%	- 0.2%
Inventory of Homes for Sale	327	250	- 23.5%	—	—	—
Months Supply of Inventory	7.9	5.6	- 29.1%	—	—	—

Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	87	60	- 31.0%	478	371	- 22.4%
Total Sales	74	70	- 5.4%	193	235	+ 21.8%
Days on Market Until Sale	84	85	+ 1.2%	78	90	+ 15.4%
Median Closed Price*	\$305,000	\$334,500	+ 9.7%	\$310,000	\$310,000	0.0%
Average Closed Price*	\$384,122	\$393,270	+ 2.4%	\$395,724	\$386,173	- 2.4%
Percent of List Price Received*	94.6%	94.1%	- 0.5%	94.6%	94.5%	- 0.1%
Inventory of Homes for Sale	528	326	- 38.3%	—	—	—
Months Supply of Inventory	11.5	6.2	- 46.1%	—	—	—

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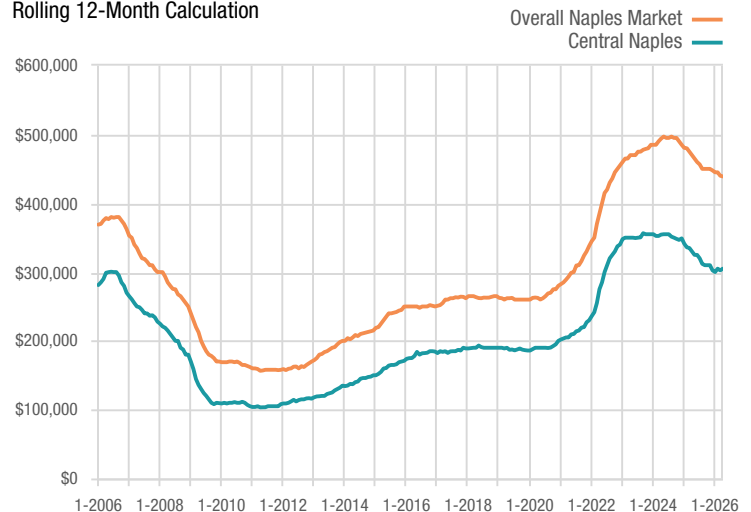
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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East Naples

34114, 34117, 34120, 34137

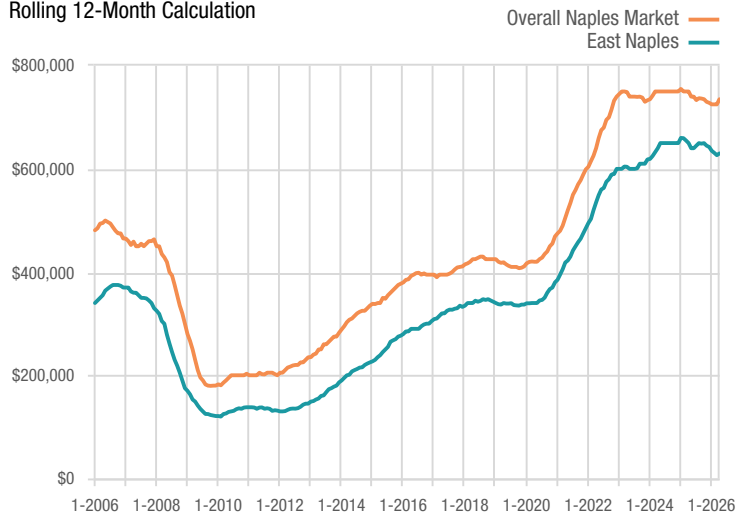
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	241	242	+ 0.4%	1,119	1,047	- 6.4%
Total Sales	162	167	+ 3.1%	512	583	+ 13.9%
Days on Market Until Sale	85	78	- 8.2%	87	86	- 1.1%
Median Closed Price*	\$599,500	\$675,000	+ 12.6%	\$650,000	\$625,000	- 3.8%
Average Closed Price*	\$707,191	\$844,559	+ 19.4%	\$803,037	\$811,250	+ 1.0%
Percent of List Price Received*	96.0%	95.7%	- 0.3%	95.9%	95.7%	- 0.2%
Inventory of Homes for Sale	1,127	937	- 16.9%	—	—	—
Months Supply of Inventory	9.0	6.9	- 23.3%	—	—	—

Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	61	82	+ 34.4%	408	400	- 2.0%
Total Sales	54	75	+ 38.9%	160	243	+ 51.9%
Days on Market Until Sale	77	110	+ 42.9%	91	112	+ 23.1%
Median Closed Price*	\$479,500	\$436,500	- 9.0%	\$465,000	\$450,000	- 3.2%
Average Closed Price*	\$478,534	\$460,327	- 3.8%	\$475,233	\$474,711	- 0.1%
Percent of List Price Received*	94.9%	95.7%	+ 0.8%	95.1%	95.2%	+ 0.1%
Inventory of Homes for Sale	459	370	- 19.4%	—	—	—
Months Supply of Inventory	11.7	7.8	- 33.3%	—	—	—

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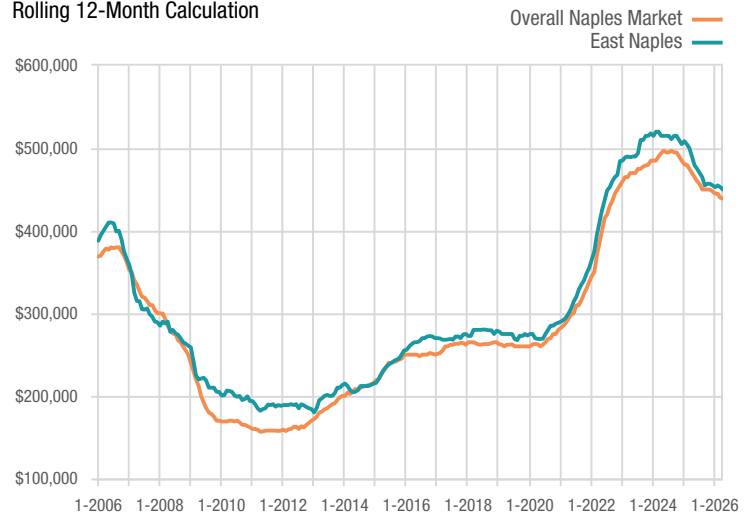
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

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Immokalee / Ave Maria

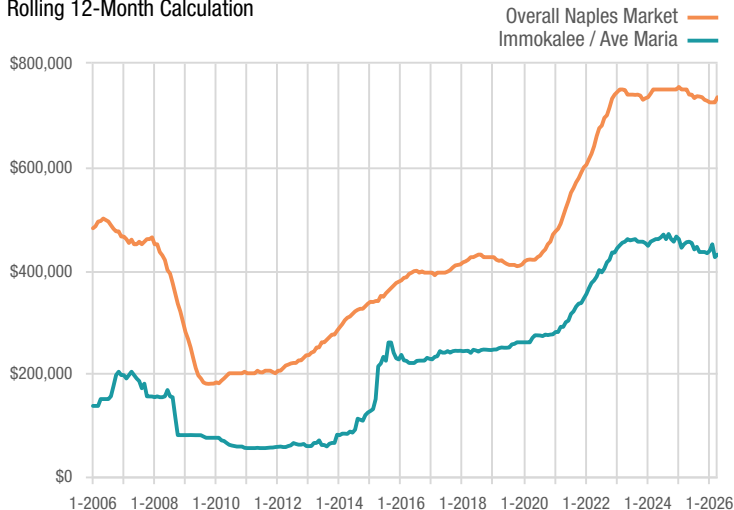
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	57	30	- 47.4%	194	155	- 20.1%
Total Sales	29	24	- 17.2%	85	64	- 24.7%
Days on Market Until Sale	125	104	- 16.8%	84	93	+ 10.7%
Median Closed Price*	\$475,000	\$504,500	+ 6.2%	\$490,000	\$459,500	- 6.2%
Average Closed Price*	\$478,620	\$545,182	+ 13.9%	\$507,697	\$506,132	- 0.3%
Percent of List Price Received*	95.4%	95.3%	- 0.1%	95.0%	95.7%	+ 0.7%
Inventory of Homes for Sale	169	175	+ 3.6%	—	—	—
Months Supply of Inventory	8.3	8.7	+ 4.8%	—	—	—

Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	19	25	+ 31.6%	67	93	+ 38.8%
Total Sales	11	10	- 9.1%	35	41	+ 17.1%
Days on Market Until Sale	58	202	+ 248.3%	99	125	+ 26.3%
Median Closed Price*	\$259,975	\$259,000	- 0.4%	\$282,000	\$269,000	- 4.6%
Average Closed Price*	\$267,061	\$273,664	+ 2.5%	\$303,752	\$287,447	- 5.4%
Percent of List Price Received*	93.8%	93.9%	+ 0.1%	95.0%	94.6%	- 0.4%
Inventory of Homes for Sale	57	88	+ 54.4%	—	—	—
Months Supply of Inventory	9.5	10.8	+ 13.7%	—	—	—

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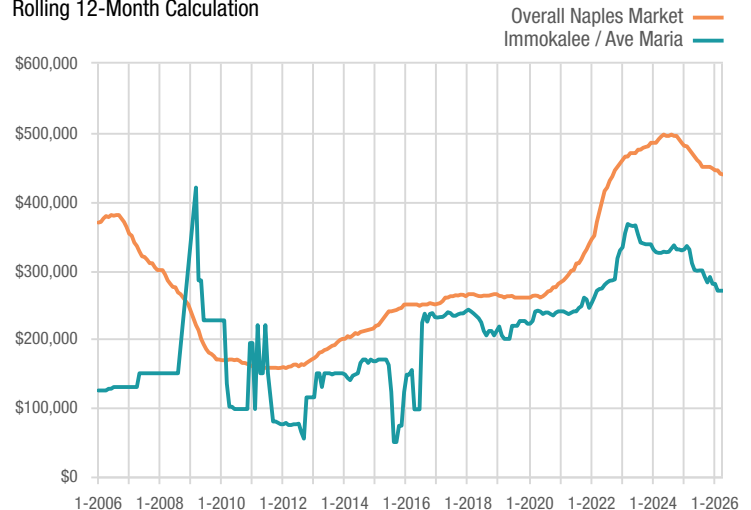
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

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