

# Monthly Indicators



## February 2026

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

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

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

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

## Quick Facts

<b>+ 21.3%</b>	<b>- 0.4%</b>	<b>- 15.1%</b>
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties
<b>+44.7 %</b>	<b>+9.0%</b>	<b>+5.5%</b>
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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,765	<b>1,527</b>	- 13.5%	4,073	<b>3,466</b>	- 14.9%
<b>Total Sales</b>		592	<b>718</b>	+ 21.3%	1,153	<b>1,287</b>	+ 11.6%
<b>Days on Market Until Sale</b>		85	<b>91</b>	+ 7.1%	88	<b>94</b>	+ 6.8%
<b>Median Closed Price</b>		\$650,000	<b>\$647,500</b>	- 0.4%	\$650,000	<b>\$638,333</b>	- 1.8%
<b>Average Closed Price</b>		\$1,304,656	<b>\$1,235,063</b>	- 5.3%	\$1,305,376	<b>\$1,247,219</b>	- 4.5%
<b>Percent of List Price Received</b>		94.8%	<b>94.5%</b>	- 0.3%	94.8%	<b>94.6%</b>	- 0.2%
<b>Pending Listings</b>		843	<b>1,314</b>	+ <b>55.9%</b>	1,602	<b>2,379</b>	+ 48.5%
<b>Inventory of Homes for Sale</b>		7,594	<b>6,447</b>	- 15.1%	—	—	—
<b>Months Supply of Inventory</b>		11.4	<b>9.2</b>	- 19.3%	—	—	—

# Single Family Market Overview



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

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

# Condo Market Overview

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



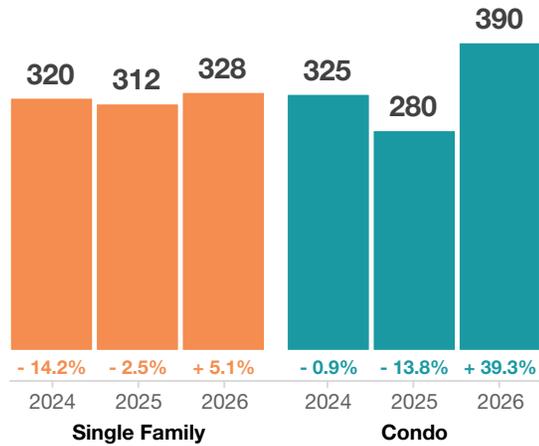
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		915	<b>819</b>	- 10.5%	2,130	<b>1,805</b>	- 15.3%
<b>Total Sales</b>		280	<b>390</b>	+ 39.3%	535	<b>668</b>	+ 24.9%
<b>Days on Market Until Sale</b>		89	<b>97</b>	+ 9.0%	88	<b>99</b>	+ 12.5%
<b>Median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

# Overall Closed Sales

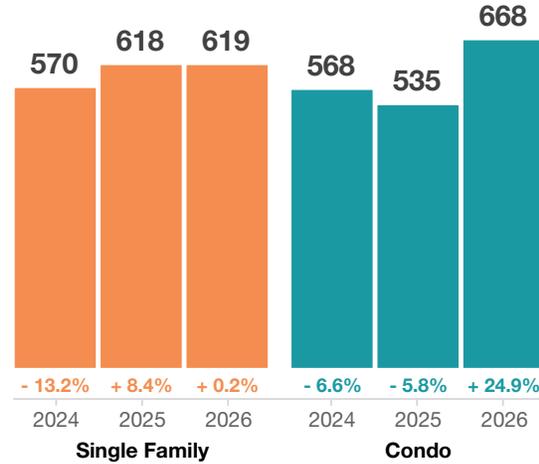
A count of the actual sales that closed in a given month.



## February

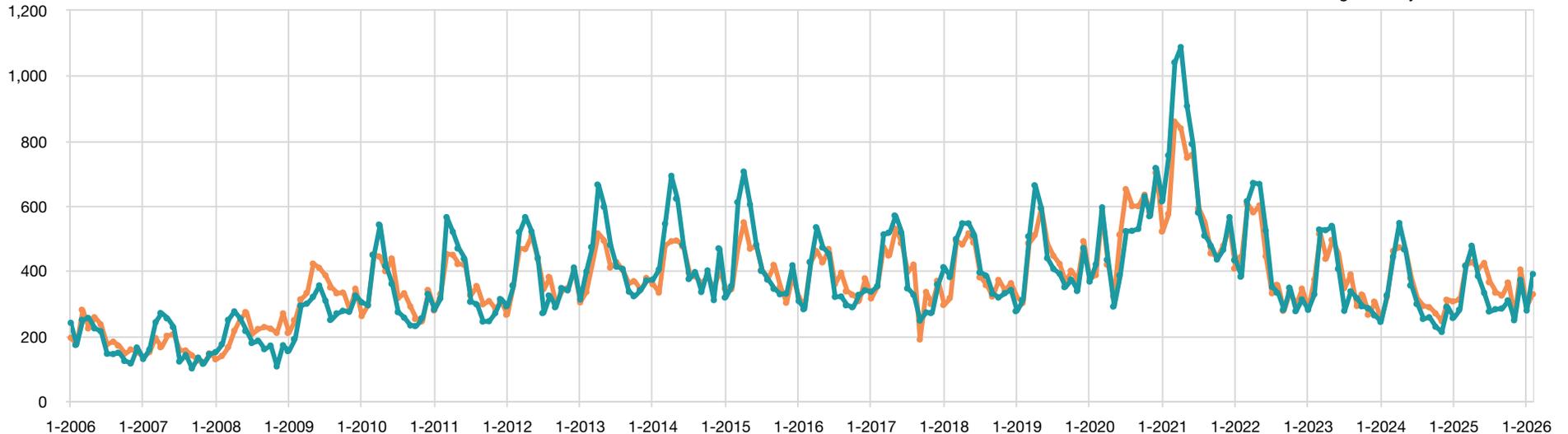


## Year to Date



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

## Historical Total Sales by Month

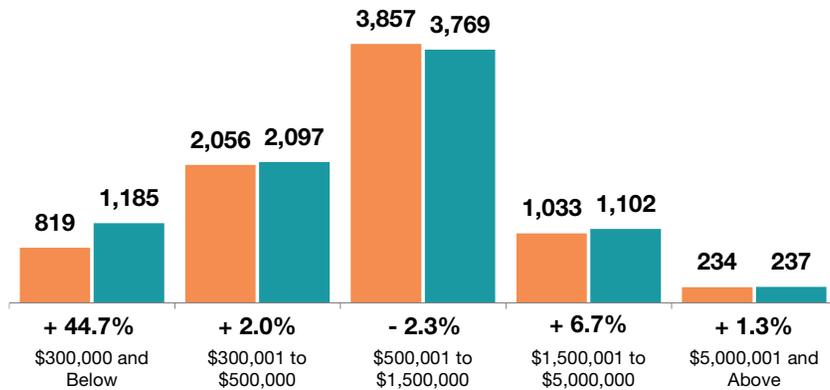


# Overall Closed Sales By Price Range

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

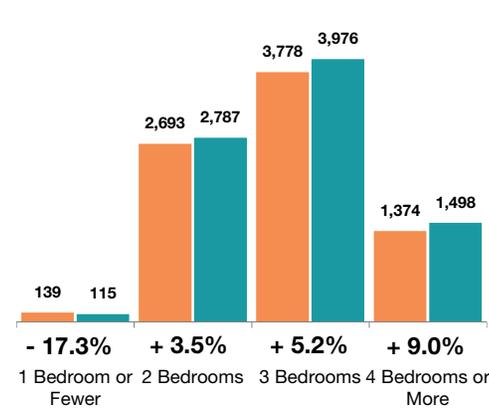
## By Price Range

2-2025 2-2026



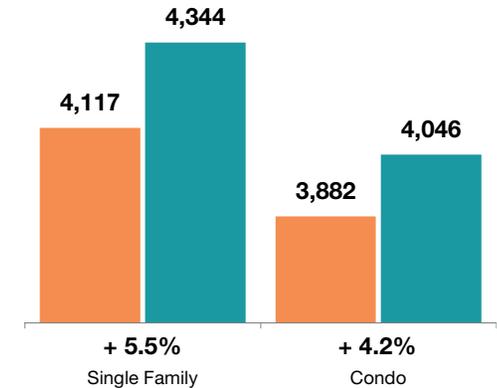
## By Bedroom Count

2-2025 2-2026



## By Property Type

2-2025 2-2026



### All Properties

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

### Single Family

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

### Condo

	2-2025	2-2026	Change
1 Bedroom or Fewer	639	998	+ 56.2%
2 Bedrooms	1,419	1,362	- 4.0%
3 Bedrooms	1,411	1,283	- 9.1%
4 Bedrooms or More	360	372	+ 3.3%
<b>All Condo</b>	<b>3,882</b>	<b>4,046</b>	<b>+ 4.2%</b>

## By Bedroom Count

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

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

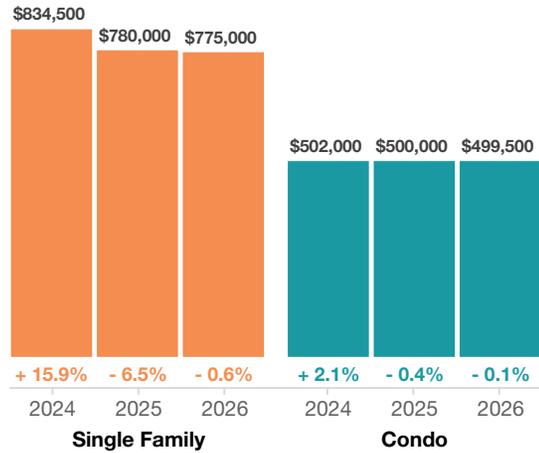
	2-2025	2-2026	Change
1 Bedroom or Fewer	107	86	- 19.6%
2 Bedrooms	2,212	2,337	+ 5.7%
3 Bedrooms	1,476	1,537	+ 4.1%
4 Bedrooms or More	74	76	+ 2.7%
<b>All Condo</b>	<b>3,882</b>	<b>4,046</b>	<b>+ 4.2%</b>

# Overall Median Closed Price

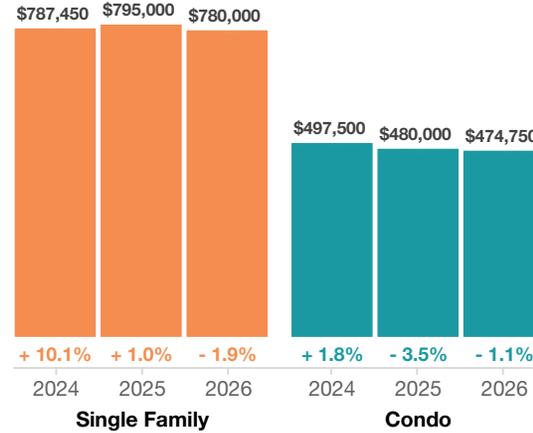


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## February



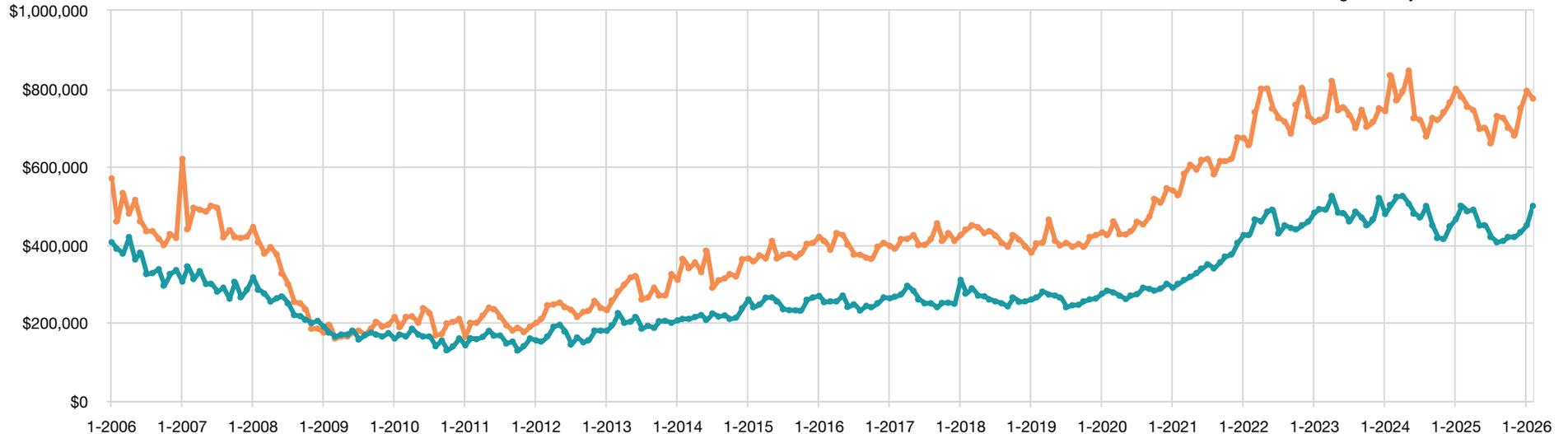
## Year to Date



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

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

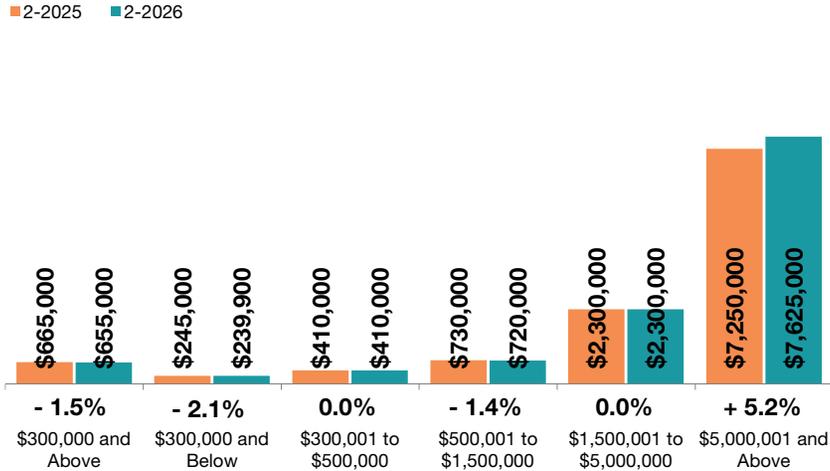
## Historical Median Closed Price by Month



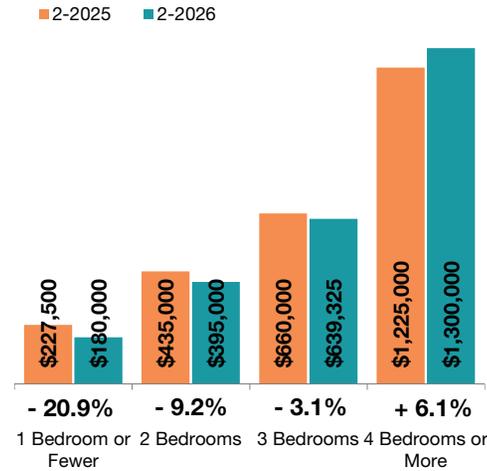
# Overall Median Closed Sales By Price Range

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

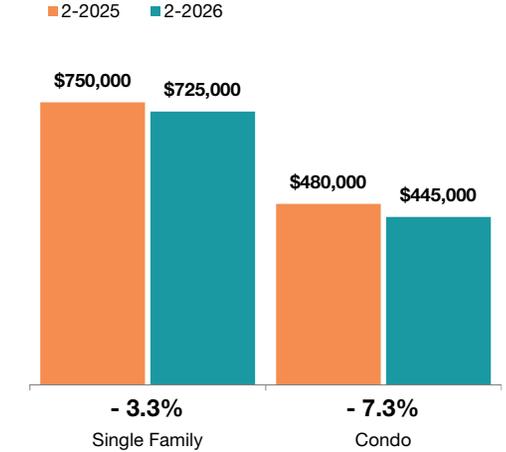
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

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

### Single Family

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

### Condo

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

## By Bedroom Count

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

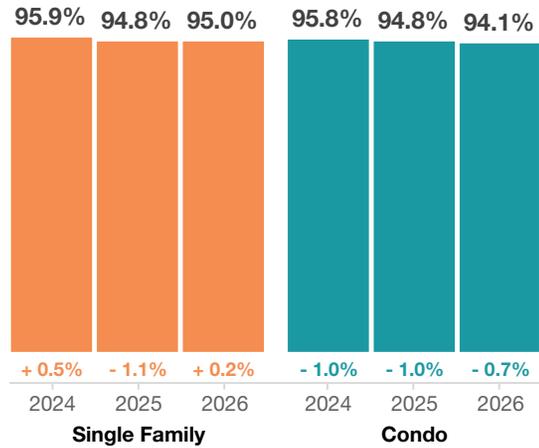
	2-2025	2-2026	Change
1 Bedroom or Fewer	\$142,000	\$119,000	- 16.2%
2 Bedrooms	\$480,000	\$463,500	- 3.4%
3 Bedrooms	\$690,000	\$650,000	- 5.8%
4 Bedrooms or More	\$1,200,000	\$1,279,998	+ 6.7%
<b>All Bedroom Counts</b>	<b>\$750,000</b>	<b>\$725,000</b>	<b>- 3.3%</b>

# Overall Percent off List Price Received

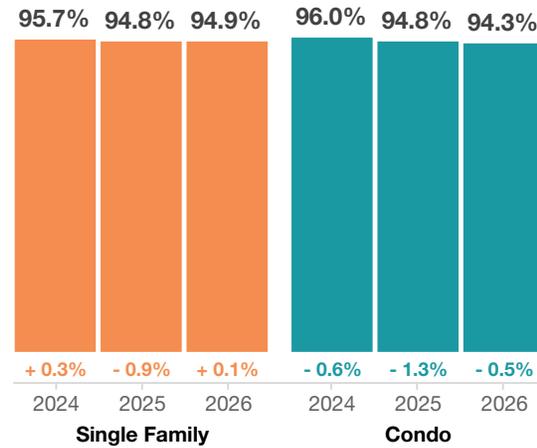


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## February



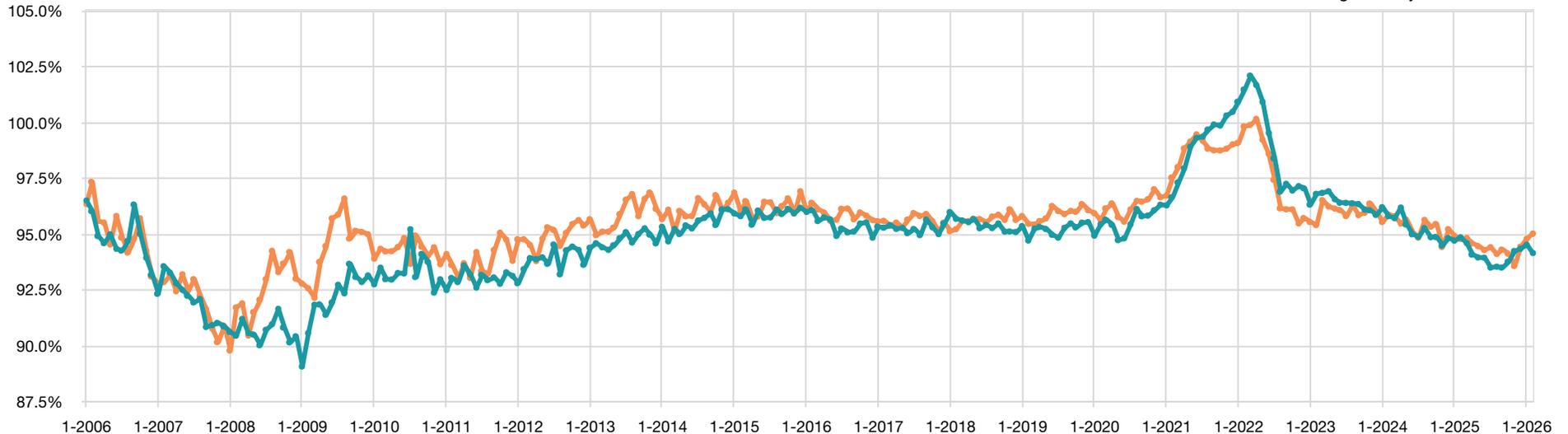
## Year to Date



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

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

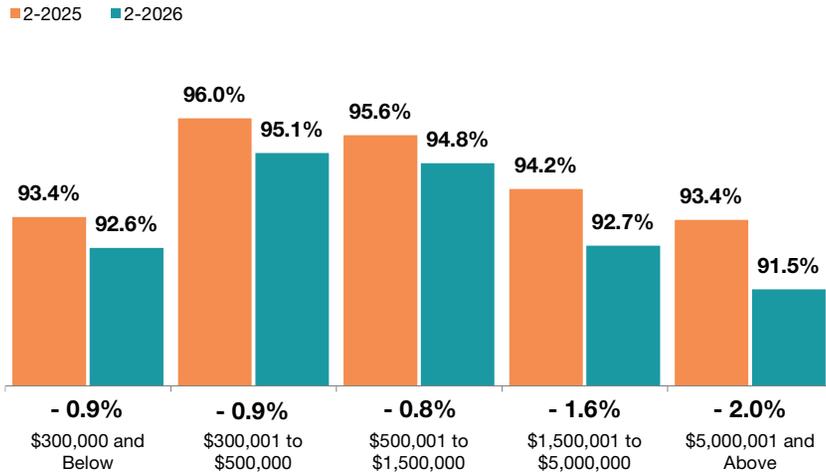
## Historical Percent of List Price Received by Month



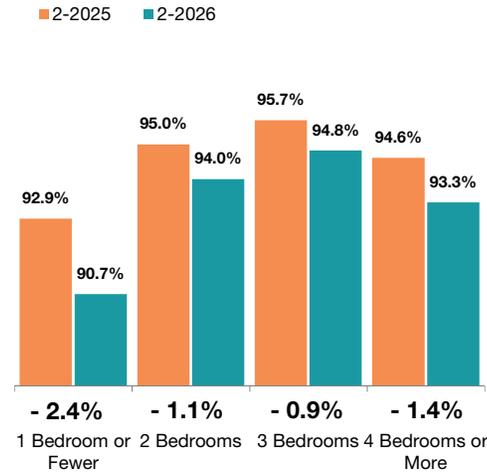
# Overall Percent of List Price Received by Price Range

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

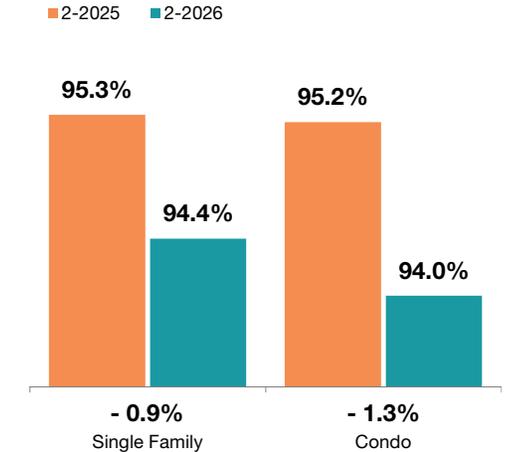
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

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

### Single Family

	2-2025	2-2026	Change
1 Bedroom or Fewer	92.4%	91.0%	-1.5%
2 Bedrooms	96.9%	95.8%	-1.1%
3 Bedrooms	95.6%	95.0%	-0.6%
4 Bedrooms or More	93.8%	92.6%	-1.3%
<b>All Single Family</b>	<b>93.1%</b>	<b>91.5%</b>	<b>-1.7%</b>

### Condo

	2-2025	2-2026	Change
Single Family	93.7%	92.9%	-0.9%
Condo	95.6%	94.8%	-0.8%
<b>All Property Types</b>	<b>94.8%</b>	<b>92.9%</b>	<b>-2.0%</b>

## By Bedroom Count

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

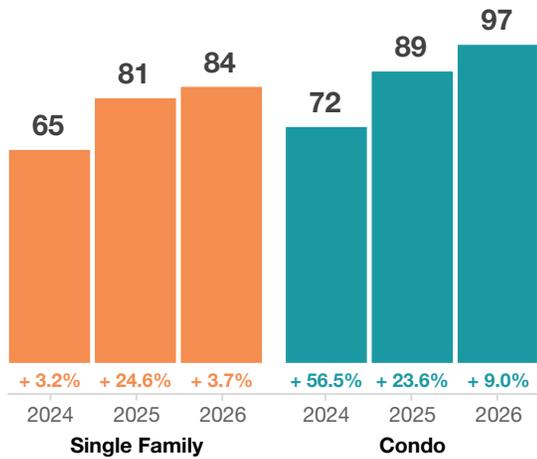
	2-2025	2-2026	Change
1 Bedroom or Fewer	90.8%	89.0%	-2.0%
2 Bedrooms	94.7%	94.1%	-0.6%
3 Bedrooms	95.8%	95.1%	-0.7%
4 Bedrooms or More	94.6%	93.4%	-1.3%
<b>All Bedroom Counts</b>	<b>95.3%</b>	<b>94.4%</b>	<b>-0.9%</b>

# Overall Days on Market Until Sale

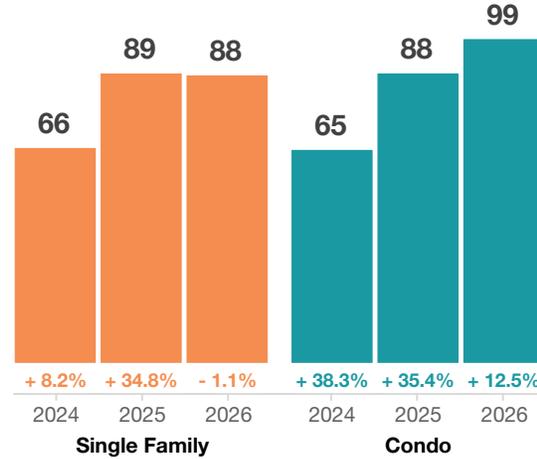
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February



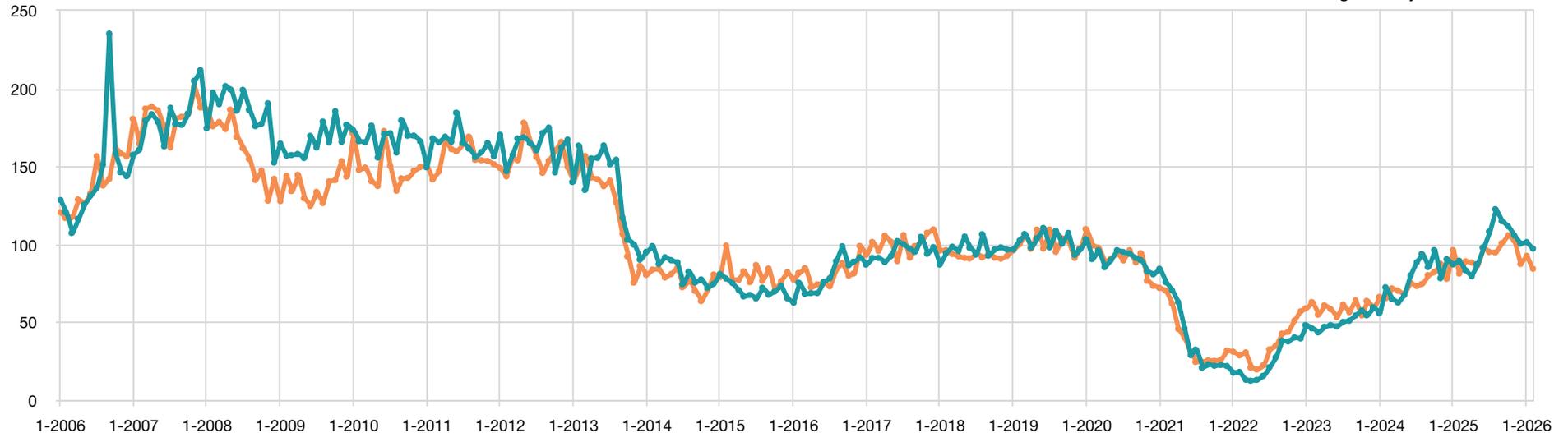
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	89	+ 23.6%	83	+ 27.7%
Apr-2025	88	+ 25.7%	79	+ 25.4%
May-2025	86	+ 26.5%	87	+ 29.9%
Jun-2025	98	+ 30.7%	98	+ 22.5%
Jul-2025	95	+ 30.1%	108	+ 22.7%
Aug-2025	95	+ 28.4%	123	+ 30.9%
Sep-2025	101	+ 26.3%	115	+ 35.3%
Oct-2025	106	+ 29.3%	112	+ 16.7%
Nov-2025	102	+ 17.2%	106	+ 35.9%
Dec-2025	87	+ 11.5%	100	+ 11.1%
Jan-2026	92	- 4.2%	101	+ 16.1%
<b>Feb-2026</b>	<b>84</b>	<b>+ 3.7%</b>	<b>97</b>	<b>+ 9.0%</b>
12-Month Avg*	93	+ 21.3%	99	+ 25.1%

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

## Historical Days on Market Until Sale by Month

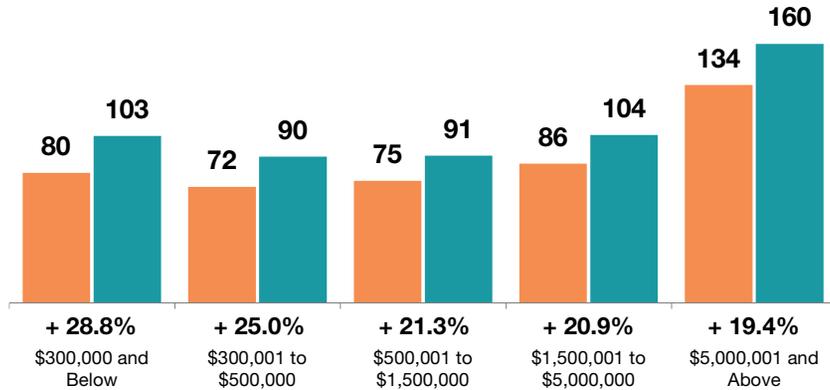


# Overall Days on Market Until Sale by Price Range

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

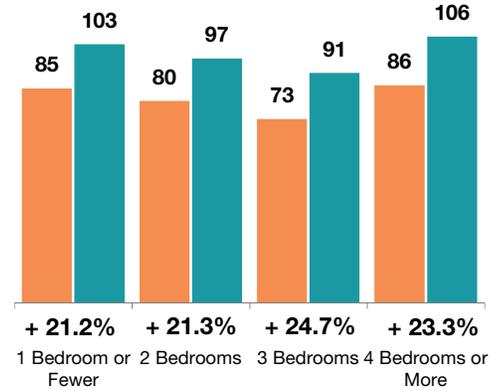
## By Price Range

2-2025 2-2026



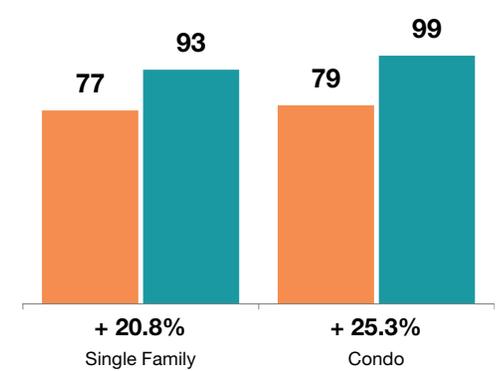
## By Bedroom Count

2-2025 2-2026



## By Property Type

2-2025 2-2026



## All Properties

### By Price Range

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

## Single Family

	2-2025	2-2026	Change
1 Bedroom or Fewer	79	89	+ 12.7%
2 Bedrooms	62	78	+ 25.8%
3 Bedrooms	75	90	+ 20.0%
4 Bedrooms or More	81	98	+ 21.0%
<b>All Single Family</b>	<b>132</b>	<b>170</b>	<b>+ 28.8%</b>
<b>All Single Family</b>	<b>77</b>	<b>93</b>	<b>+ 20.8%</b>

## Condo

	2-2025	2-2026	Change
\$300,000 and Below	80	106	+ 32.5%
\$300,001 to \$500,000	76	96	+ 26.3%
\$500,001 to \$1,500,000	75	91	+ 21.3%
\$1,500,001 to \$5,000,000	95	115	+ 21.1%
\$5,000,001 and Above	142	89	- 37.3%
<b>All Condo</b>	<b>79</b>	<b>99</b>	<b>+ 25.3%</b>

### By Bedroom Count

	2-2025	2-2026	Change
1 Bedroom or Fewer	85	103	+ 21.2%
2 Bedrooms	80	97	+ 21.3%
3 Bedrooms	73	91	+ 24.7%
4 Bedrooms or More	86	106	+ 23.3%
<b>All Bedroom Counts</b>	<b>78</b>	<b>96</b>	<b>+ 23.1%</b>

	2-2025	2-2026	Change
1 Bedroom or Fewer	80	101	+ 26.3%
2 Bedrooms	82	87	+ 6.1%
3 Bedrooms	71	86	+ 21.1%
4 Bedrooms or More	85	106	+ 24.7%
<b>All Single Family</b>	<b>77</b>	<b>93</b>	<b>+ 20.8%</b>

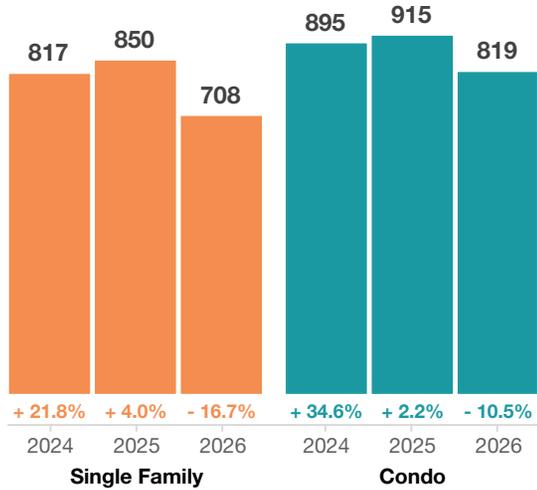
	2-2025	2-2026	Change
1 Bedroom or Fewer	87	103	+ 18.9%
2 Bedrooms	80	99	+ 24.0%
3 Bedrooms	76	99	+ 29.7%
4 Bedrooms or More	105	94	- 10.7%
<b>All Condo</b>	<b>79</b>	<b>99</b>	<b>+ 25.3%</b>

# Overall New Listings

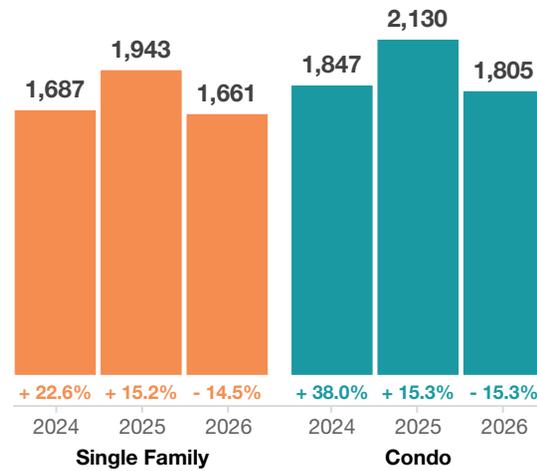
A count of the properties that have been newly listed on the market in a given month.



## February

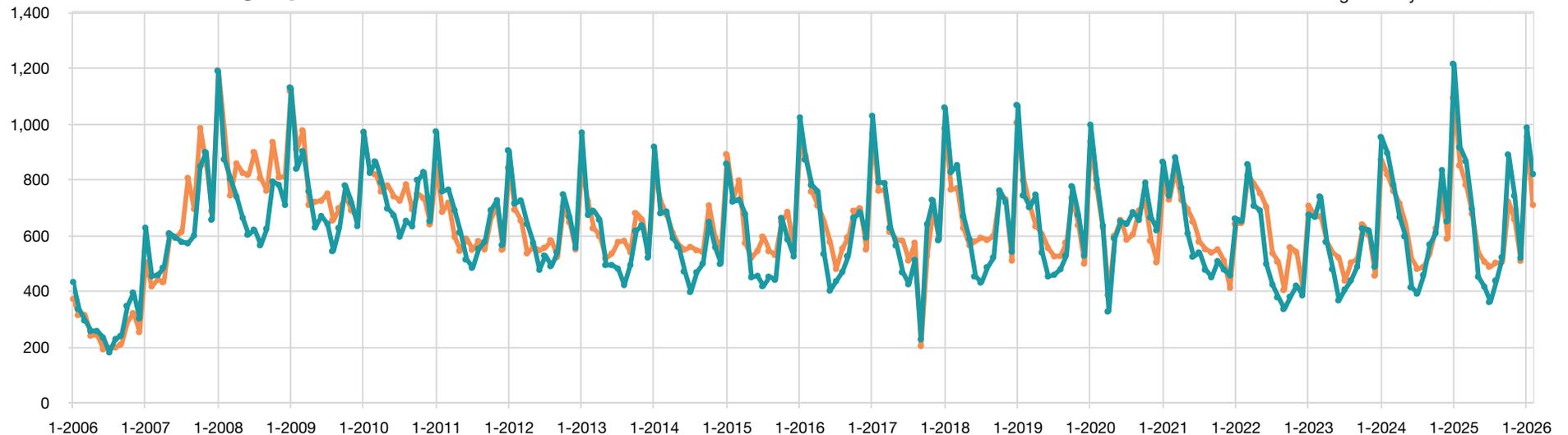


## Year to Date



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

## Historical New Listings by Month

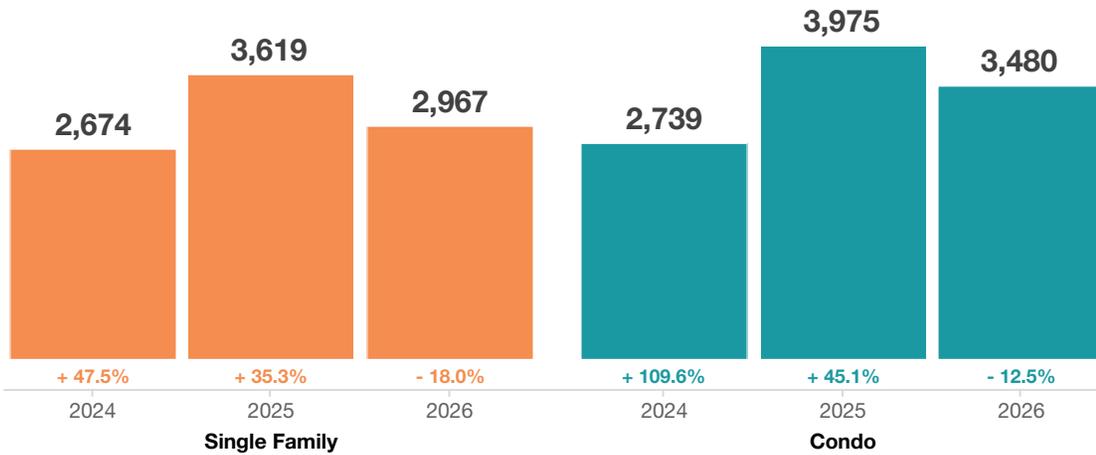


# Overall Inventory of Homes for Sale



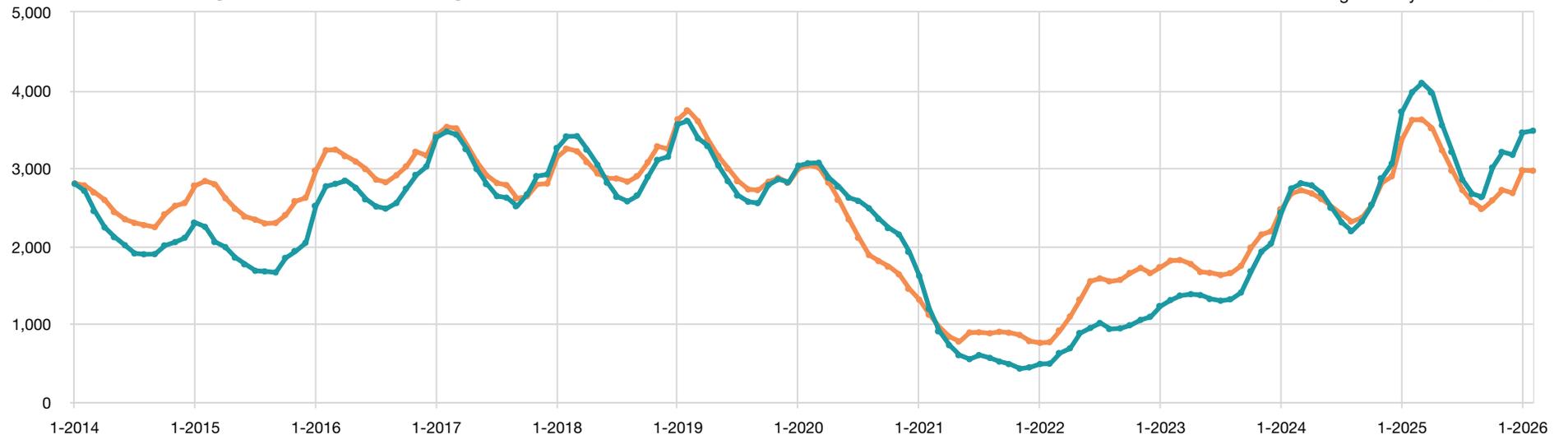
The number of properties available for sale in active status at the end of a given month.

## February



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

## Historical Inventory of Homes for Sale by Month

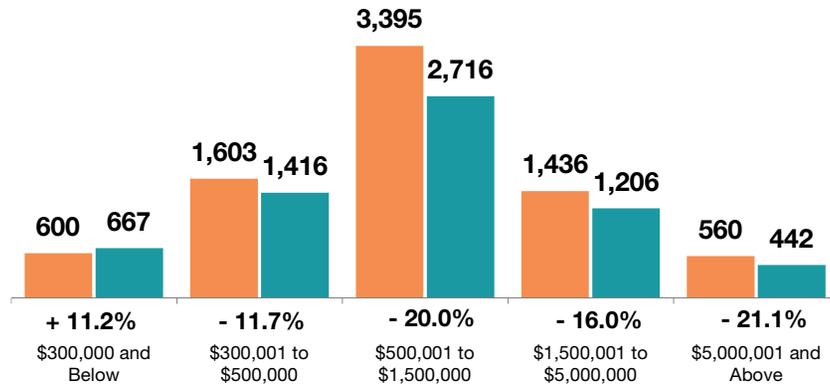


# Overall Inventory of Homes for Sale by Price Range

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

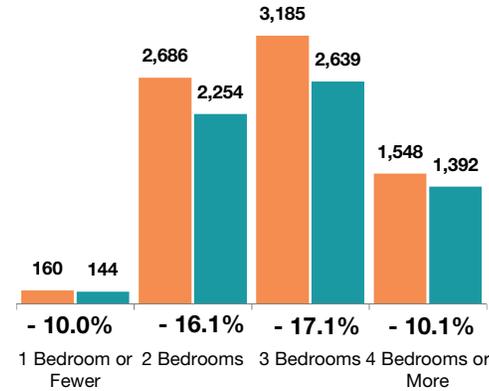
## By Price Range

2-2025 2-2026



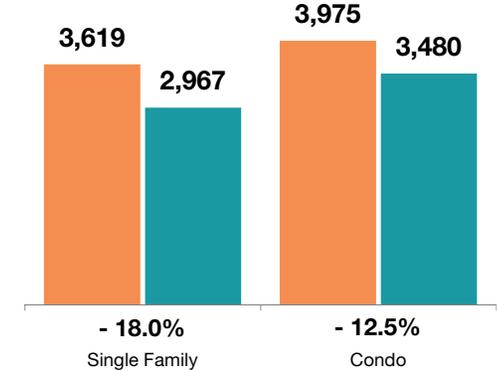
## By Bedroom Count

2-2025 2-2026



## By Property Type

2-2025 2-2026



### All Properties

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

### Single Family

2-2025	2-2026	Change	2-2025	2-2026	Change
142	127	- 10.6%	458	540	+ 17.9%
279	230	- 17.6%	1324	1186	- 10.4%
1,887	1,515	- 19.7%	1508	1201	- 20.4%
854	749	- 12.3%	582	457	- 21.5%
457	346	- 24.3%	103	96	- 6.8%
<b>3,619</b>	<b>2,967</b>	<b>- 18.0%</b>	<b>3,975</b>	<b>3,480</b>	<b>- 12.5%</b>

### Condo

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

2-2025	2-2026	Change	2-2025	2-2026	Change
39	24	- 38.5%	121	120	- 0.8%
385	313	- 18.7%	2,301	1,941	- 15.6%
1,754	1,354	- 22.8%	1,431	1,285	- 10.2%
1,438	1,274	- 11.4%	110	118	+ 7.3%
<b>3,619</b>	<b>2,967</b>	<b>- 18.0%</b>	<b>3,975</b>	<b>3,480</b>	<b>- 12.5%</b>

# Listing and Sales Summary Report

## February 2026



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

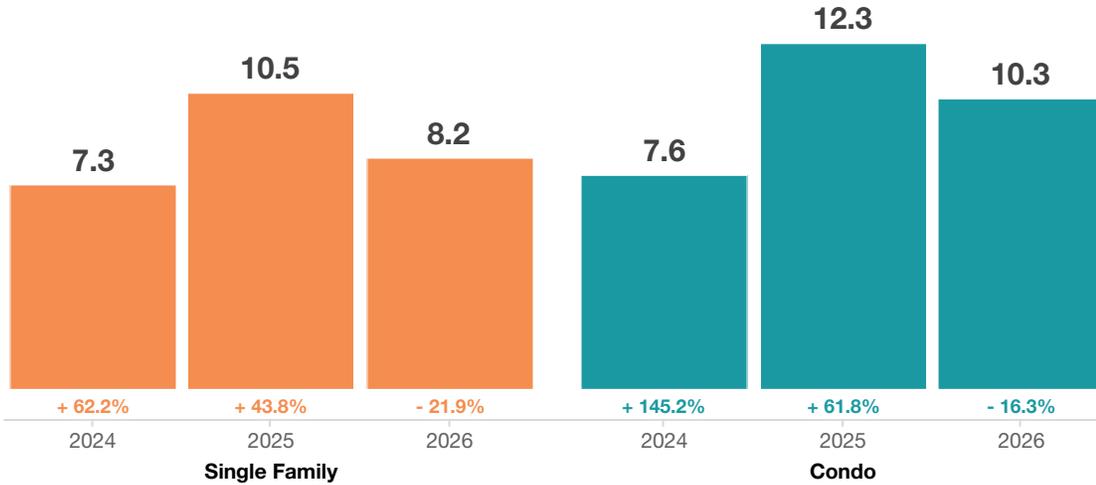
\* Overall Naples Market is defined as Collier County, excluding Marco Island.

# Months Supply of Inventory

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



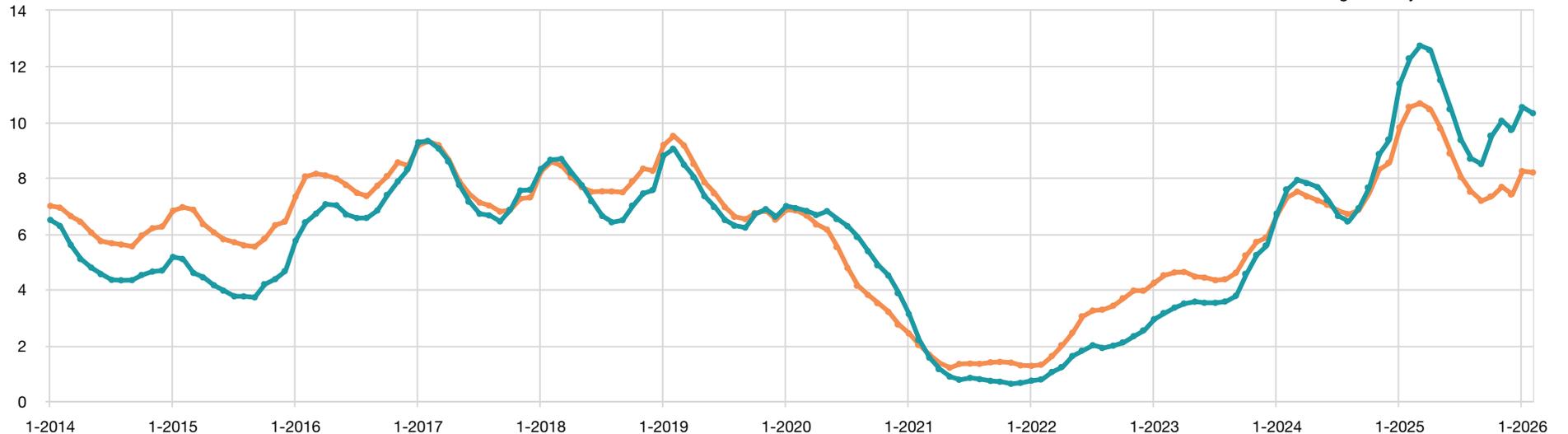
## February



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

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

## Historical Months Supply of Inventory by Month

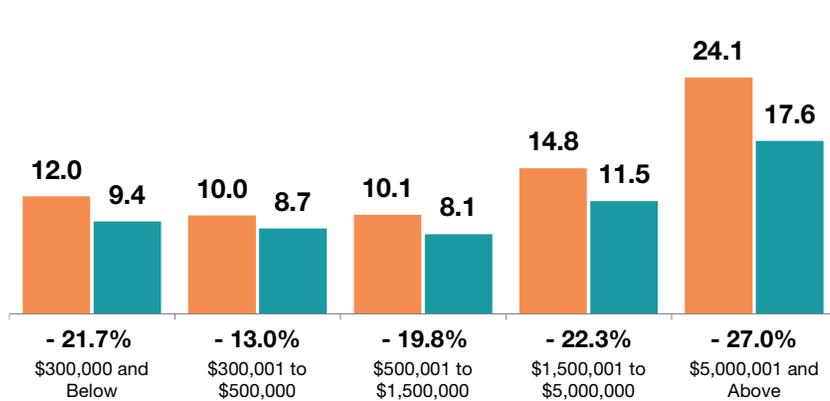


# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly sales from the last 12 months. **Based on one month of activity.**

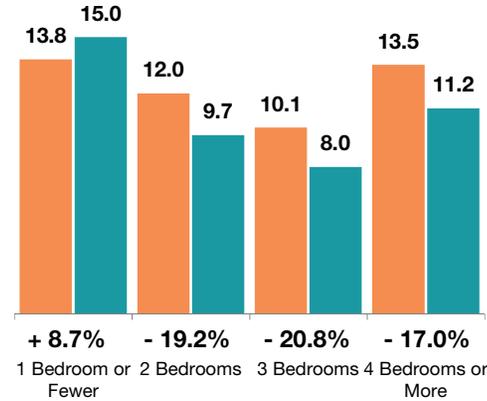
## By Price Range

2-2025 2-2026



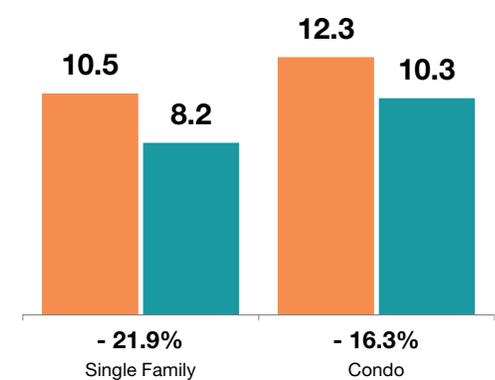
## By Bedroom Count

2-2025 2-2026



## By Property Type

2-2025 2-2026



### All Properties

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

### Single Family

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

### Condo

	2-2025	2-2026	Change
Single Family	12.9	9.4	- 27.1%
3 Bedrooms	11.2	10.1	- 9.8%
4 Bedrooms or More	11.5	9.8	- 14.8%
Condo	17.7	12.5	- 29.4%
<b>All Condo</b>	<b>17.4</b>	<b>24.5</b>	<b>+ 40.8%</b>
<b>All Property Types</b>	<b>12.3</b>	<b>10.3</b>	<b>- 16.3%</b>

## By Bedroom Count

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

	2-2025	2-2026	Change
1 Bedroom or Fewer	13.4	9.1	- 32.1%
2 Bedrooms	9.6	8.3	- 13.5%
3 Bedrooms	9.1	6.7	- 26.4%
4 Bedrooms or More	13.3	10.8	- 18.8%
<b>All Single Family</b>	<b>10.5</b>	<b>8.2</b>	<b>- 21.9%</b>
Single Family	13.6	16.7	+ 22.8%
2 Bedrooms	12.5	10.0	- 20.0%
3 Bedrooms	11.6	10.0	- 13.8%
4 Bedrooms or More	17.8	18.6	+ 4.5%
<b>All Condo</b>	<b>17.4</b>	<b>24.5</b>	<b>+ 40.8%</b>
<b>All Property Types</b>	<b>12.3</b>	<b>10.3</b>	<b>- 16.3%</b>

# Local Market Update – February 2026

A Research Tool Provided by Naples Area Board of REALTORS®



## Naples Beach

34102, 34103, 34108

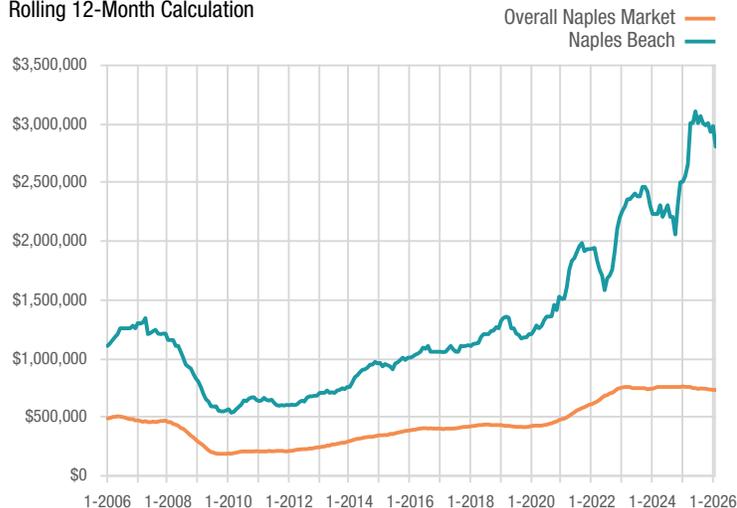
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	155	<b>109</b>	- 29.7%	371	<b>257</b>	- 30.7%
Total Sales	41	<b>38</b>	- 7.3%	92	<b>88</b>	- 4.3%
Days on Market Until Sale	121	<b>102</b>	- 15.7%	121	<b>122</b>	+ 0.8%
Median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

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

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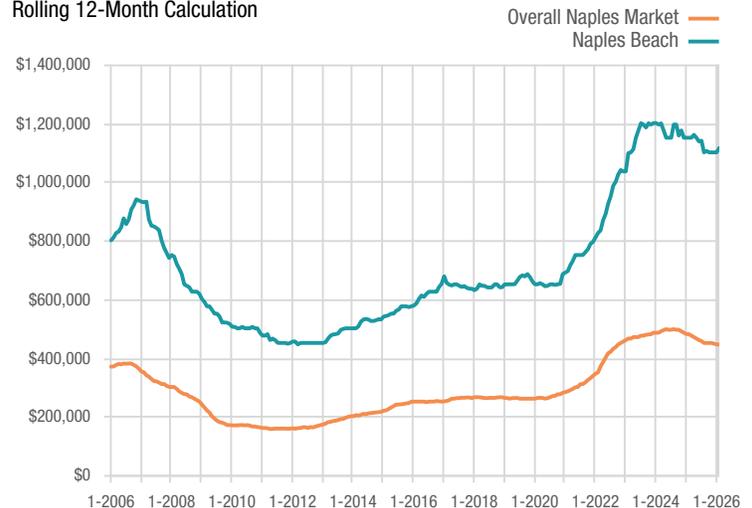
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2026

A Research Tool Provided by Naples Area Board of REALTORS®



## Central Naples

34104, 34105, 34116

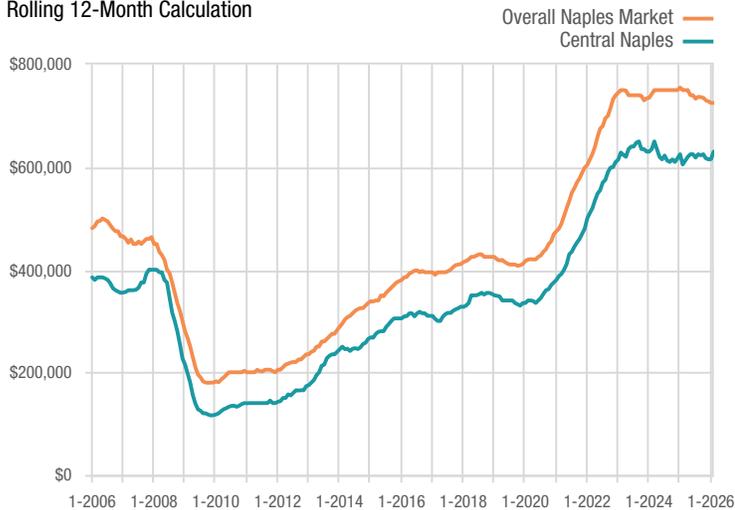
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	93	<b>82</b>	- 11.8%	213	<b>181</b>	- 15.0%
Total Sales	37	<b>37</b>	0.0%	79	<b>74</b>	- 6.3%
Days on Market Until Sale	73	<b>72</b>	- 1.4%	85	<b>82</b>	- 3.5%
Median Closed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

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

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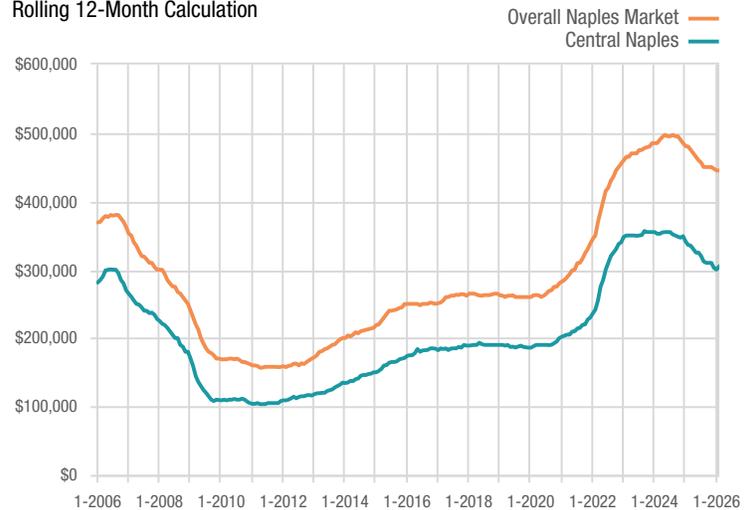
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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## North Naples

34109, 34110, 34119

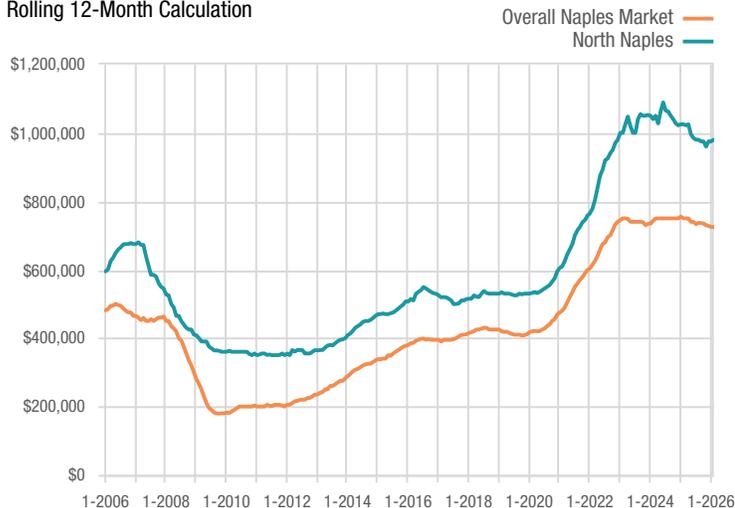
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	176	<b>154</b>	- 12.5%	389	<b>378</b>	- 2.8%
Total Sales	75	<b>72</b>	- 4.0%	144	<b>142</b>	- 1.4%
Days on Market Until Sale	72	<b>73</b>	+ 1.4%	80	<b>82</b>	+ 2.5%
Median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

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

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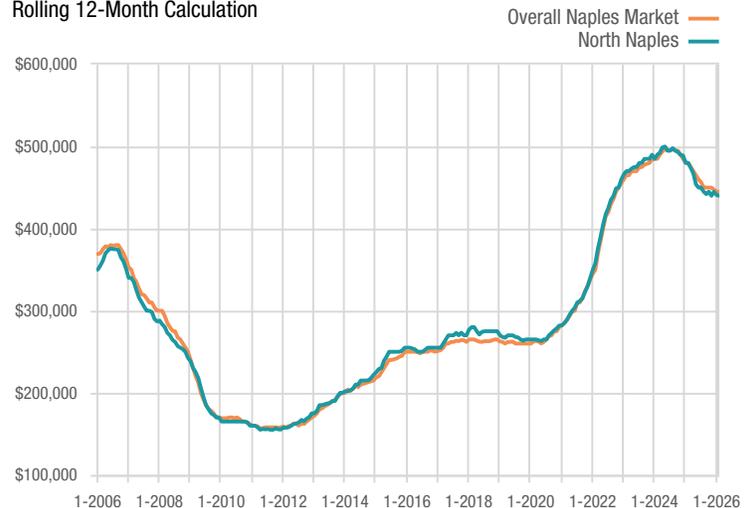
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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## South Naples

34112, 34113

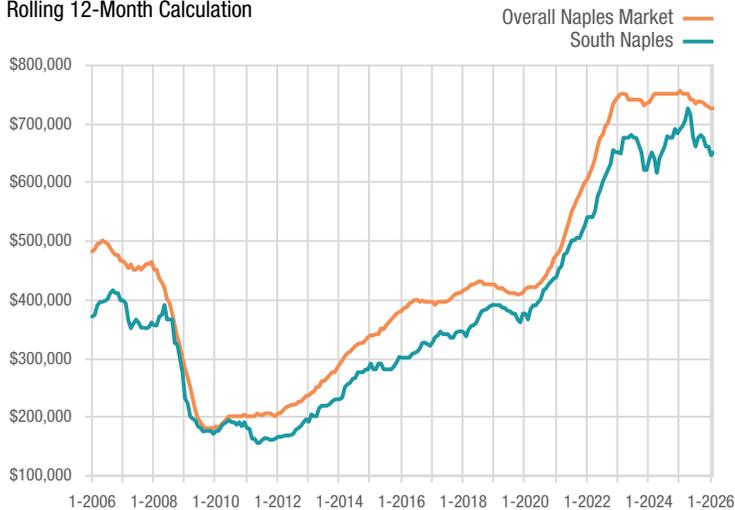
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	112	97	- 13.4%	281	218	- 22.4%
Total Sales	34	39	+ 14.7%	63	68	+ 7.9%
Days on Market Until Sale	91	102	+ 12.1%	86	88	+ 2.3%
Median Closed Price*	\$842,450	\$1,000,000	+ 18.7%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

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

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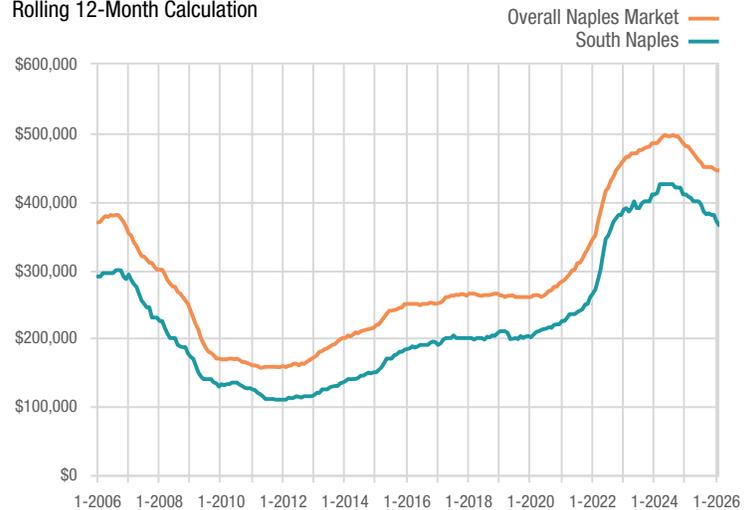
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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## East Naples

34114, 34117, 34120, 34137

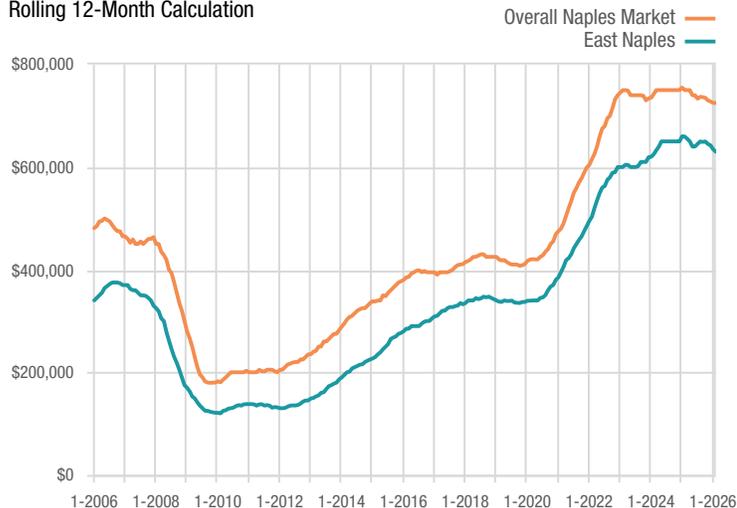
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	275	<b>240</b>	- 12.7%	595	<b>549</b>	- 7.7%
Total Sales	110	<b>131</b>	+ 19.1%	211	<b>221</b>	+ 4.7%
Days on Market Until Sale	72	<b>85</b>	+ 18.1%	85	<b>83</b>	- 2.4%
Median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

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

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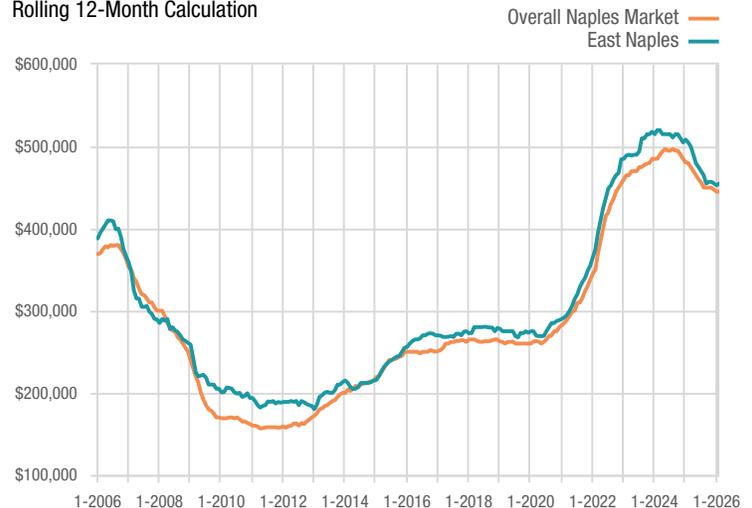
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – February 2026

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## Immokalee / Ave Maria

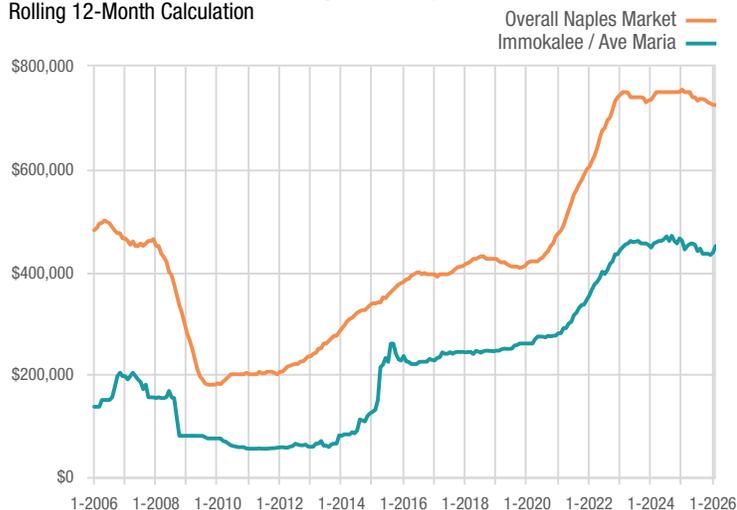
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	39	26	- 33.3%	94	78	- 17.0%
Total Sales	15	11	- 26.7%	29	26	- 10.3%
Days on Market Until Sale	81	71	- 12.3%	75	72	- 4.0%
Median Closed Price*	\$430,000	<b>\$545,950</b>	+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

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

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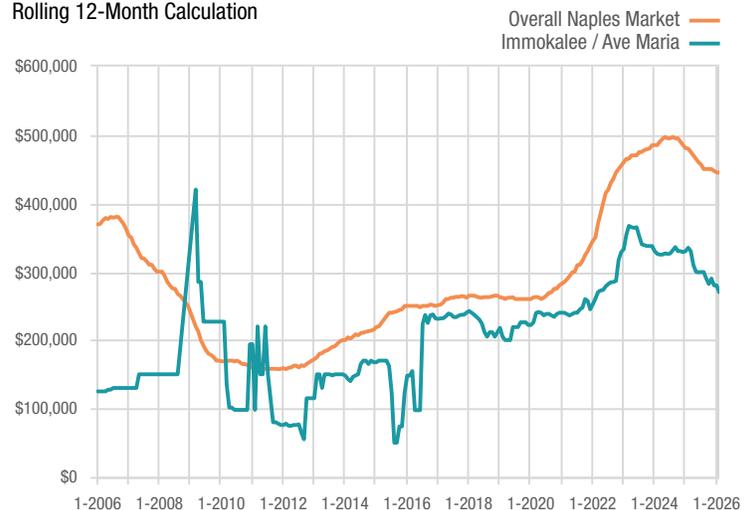
### Median Closed Price - Single Family

Rolling 12-Month Calculation



### Median Closed Price - Condo

Rolling 12-Month Calculation



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