

Monthly Indicators



September 2026

Three statistics in the September 2026 Market Report tell a familiar story about the Naples area housing market: buyers are still buying, sellers are still listing, and excess inventory that built up in 2025 is steadily being absorbed. According to the September 2026 Monthly Market Report from the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales throughout Collier County (excluding Marco Island), those three statistics are: overall closed sales increased 2.5 percent to 623 closed sales from 608 closed sales in September 2025; new listings increased 4.8 percent to 1,073 new listings from 1,024 new listings in September 2025; and inventory decreased 17.3 percent to 4,240 properties from 5,128 properties in September 2025. The lure of the Naples lifestyle, especially in the luxury market, is not losing its momentum.

The overall median closed price increased 4.5 percent to \$575,000 from \$550,000 in September 2025. At the same time, mortgage rates sit well above where they were last September, which is making buyers more deliberate today, according to broker analysts reviewing the September report.

The report also showed there were 5.5 months of inventory available, a 29.5 percent decrease from 7.8 months of inventory in September 2025 but up from 5.4 months in August. With inventory and closed sales nearly flat since August, September's months of inventory reflects a market that is holding its footing.

The bottom line from September's report: Naples is not a runaway market, and it is not a stalled one. Sales are up, supply is down, and prices are holding. With winter approaching, well-priced homes are the ones getting the attention.

Quick Facts

+ 2.5%

Change in
Total Sales
All Properties

+ 4.5%

Change in
Median Closed Price
All Properties

- 17.3%

Change in
Homes for Sale
All Properties

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This report covers residential real estate activity in Collier County, excluding Marco Island. Percent changes are calculated using rounded figures.

Current as of October 10, 2026. All data from Southwest Florida MLS. Report © 2026 ShowingTime Plus, LLC.

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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,024	1,073	+ 4.8%	11,803	10,857	- 8.0%
Total Sales		608	623	+ 2.5%	6,298	7,246	+ 15.1%
Days on Market Until Sale		107	99	- 7.5%	93	99	+ 6.5%
Median Closed Price		\$550,000	\$575,000	+ 4.5%	\$600,000	\$600,000	0.0%
Average Closed Price		\$977,261	\$1,210,050	+ 23.8%	\$1,154,770	\$1,165,979	+ 1.0%
Percent of List Price Received		93.9%	94.8%	+ 1.0%	94.3%	94.6%	+ 0.3%
Pending Listings		753	702	-6.8%	7,828	9,315	+19.0%
Inventory of Homes for Sale		5,128	4,240	- 17.3%	—	—	—
Months Supply of Inventory		7.8	5.5	- 29.5%	—	—	—

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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		503	576	+ 14.5%	5,931	5,514	- 7.0%
Total Sales		324	332	+ 2.5%	3,314	3,661	+ 10.5%
Days on Market Until Sale		101	97	- 4.0%	92	93	+ 1.1%
Median Closed Price		\$725,000	\$747,500	+ 3.1%	\$734,500	\$760,000	+ 3.5%
Average Closed Price		\$1,231,279	\$1,682,926	+ 36.7%	\$1,519,094	\$1,566,216	+ 3.1%
Percent of List Price Received		94.3%	95.5%	+ 1.3%	94.5%	94.9%	+ 0.4%
Pending Listings		398	403	+1.3%	4,430	4,905	+10.7%
Inventory of Homes for Sale		2,487	2,072	- 16.7%	—	—	—
Months Supply of Inventory		7.2	5.3	- 26.4%	—	—	—

Condo Market Overview

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

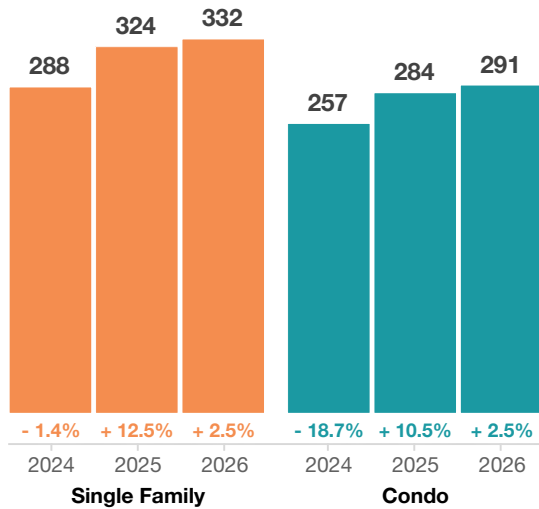


Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		521	497	- 4.6%	5,872	5,343	- 9.0%
Total Sales		284	291	+ 2.5%	2,984	3,585	+ 20.1%
Days on Market Until Sale		115	102	- 11.3%	95	104	+ 9.5%
Median Closed Price		\$410,000	\$400,000	- 2.4%	\$450,000	\$438,000	- 2.7%
Average Closed Price		\$687,465	\$670,549	- 2.5%	\$750,155	\$757,480	+ 1.0%
Percent of List Price Received		93.5%	94.0%	+ 0.5%	94.1%	94.3%	+ 0.2%
Pending Listings		355	299	-15.8	3,398	4,410	+29.8%
Inventory of Homes for Sale		2,641	2,168	- 17.9%	—	—	—
Months Supply of Inventory		8.5	5.8	- 31.8%	—	—	—

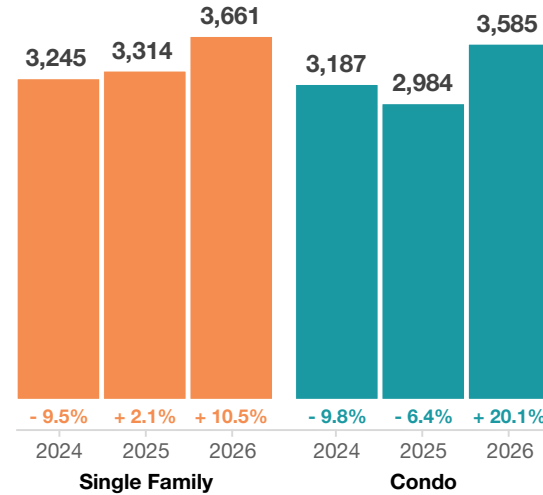
Overall Closed Sales

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

September

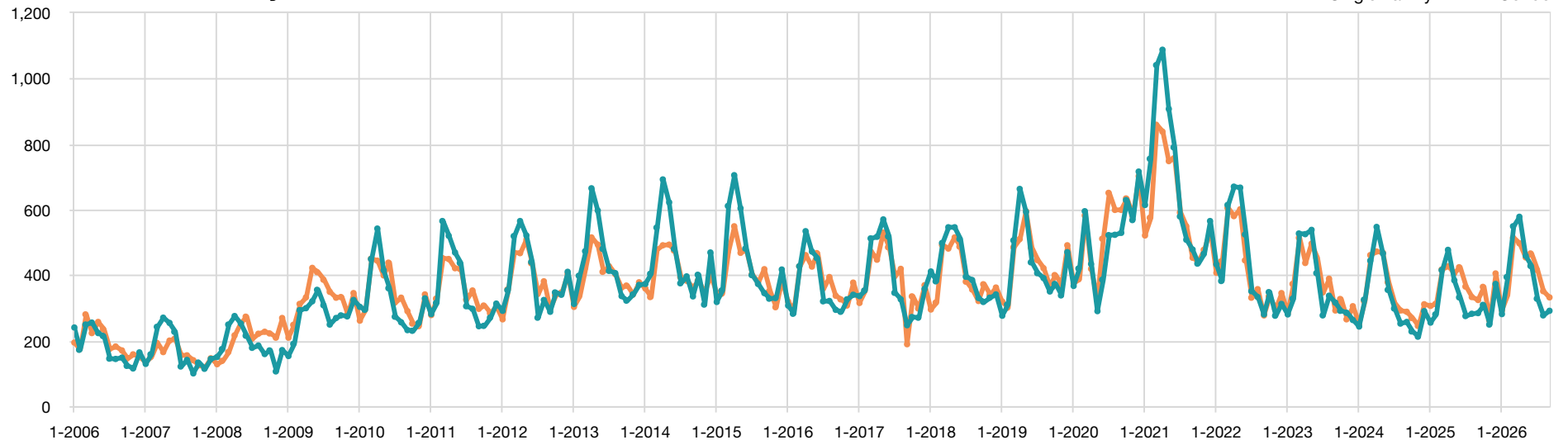


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2025	364	+ 35.3%	309	+ 35.5%
Nov-2025	262	+ 6.9%	249	+ 17.5%
Dec-2025	405	+ 30.2%	373	+ 28.6%
Jan-2026	292	- 4.6%	281	+ 10.2%
Feb-2026	339	+ 8.7%	394	+ 40.7%
Mar-2026	514	+ 23.3%	549	+ 32.3%
Apr-2026	497	+ 16.4%	578	+ 21.2%
May-2026	454	+ 11.8%	459	+ 19.5%
Jun-2026	466	+ 9.9%	428	+ 28.9%
Jul-2026	416	+ 14.0%	328	+ 19.3%
Aug-2026	351	+ 5.4%	277	- 1.8%
Sep-2026	332	+ 2.5%	291	+ 2.5%
12-Month Avg	391	+ 13.3%	376	+ 21.3%

Historical Total Sales by Month

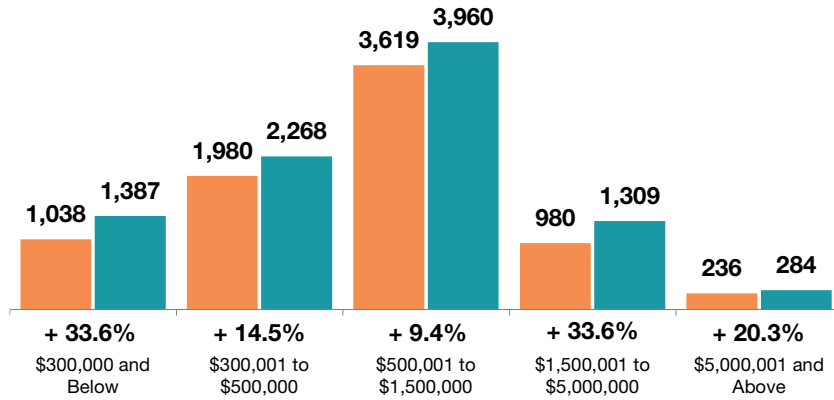


Overall Closed Sales By Price Range

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

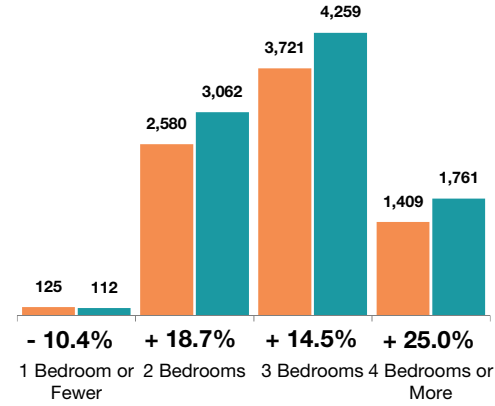
By Price Range

9-2025 9-2026



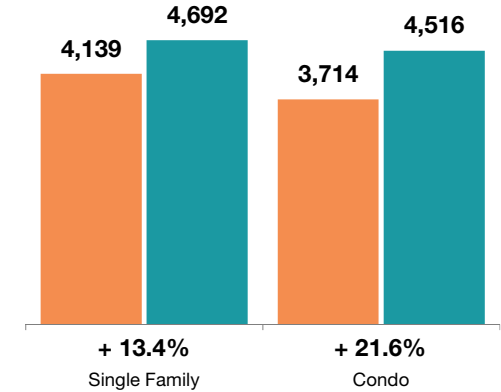
By Bedroom Count

9-2025 9-2026



By Property Type

9-2025 9-2026



All Properties

By Price Range

	9-2025	9-2026	Change
\$300,000 and Below	1,038	1,387	+ 33.6%
\$300,001 to \$500,000	1,980	2,268	+ 14.5%
\$500,001 to \$1,500,000	3,619	3,960	+ 9.4%
\$1,500,001 to \$5,000,000	980	1,309	+ 33.6%
\$5,000,001 and Above	236	284	+ 20.3%
All Price Ranges	7,853	9,208	+ 17.3%

Single Family

9-2025	9-2026	Change
167	204	+ 22.2%
689	769	+ 11.6%
2,417	2,605	+ 7.8%
672	872	+ 29.8%
194	242	+ 24.7%
4,139	4,692	+ 13.4%

Condo

	9-2025	9-2026	Change
	871	1183	+ 35.8%
	1291	1499	+ 16.1%
	1202	1355	+ 12.7%
	308	437	+ 41.9%
	42	42	0.0%
	3,714	4,516	+ 21.6%

By Bedroom Count

	9-2025	9-2026	Change
1 Bedroom or Fewer	125	112	- 10.4%
2 Bedrooms	2,580	3,062	+ 18.7%
3 Bedrooms	3,721	4,259	+ 14.5%
4 Bedrooms or More	1,409	1,761	+ 25.0%
All Bedroom Counts	7,853	9,208	+ 17.3%

9-2025	9-2026	Change
33	25	- 24.2%
414	510	+ 23.2%
2,348	2,499	+ 6.4%
1,341	1,655	+ 23.4%
4,139	4,692	+ 13.4%

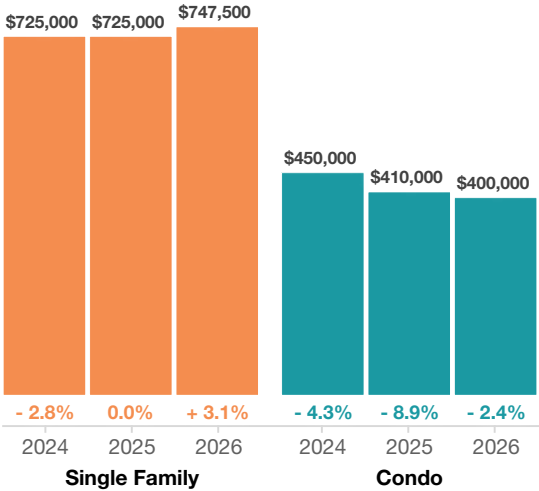
	9-2025	9-2026	Change
	92	87	- 5.4%
	2,166	2,552	+ 17.8%
	1,373	1,760	+ 28.2%
	68	106	+ 55.9%
	3,714	4,516	+ 21.6%

Overall Median Closed Price

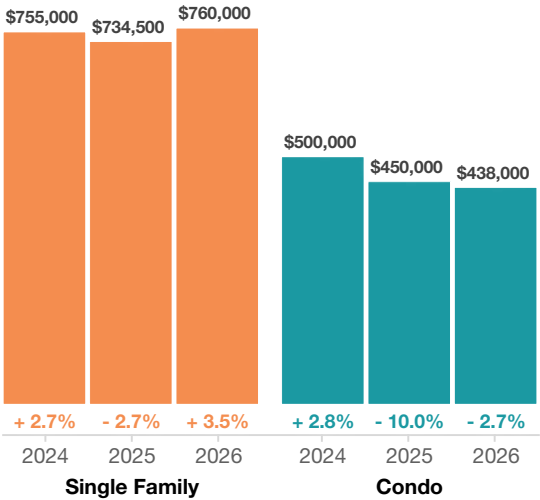
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



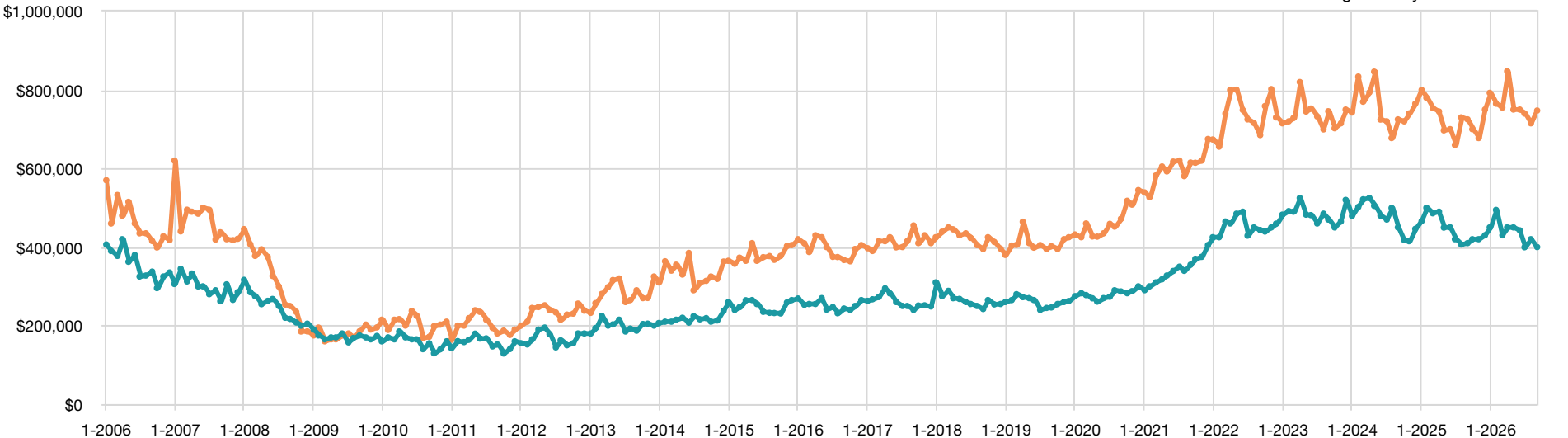
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2025	\$700,000	- 2.8%	\$420,000	+ 0.6%
Nov-2025	\$677,500	- 8.4%	\$420,000	+ 1.2%
Dec-2025	\$750,000	- 2.0%	\$430,000	- 3.6%
Jan-2026	\$792,500	- 0.9%	\$450,000	- 3.4%
Feb-2026	\$765,000	- 1.9%	\$494,500	- 1.1%
Mar-2026	\$755,000	+ 0.1%	\$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%
Jul-2026	\$740,000	+ 12.1%	\$399,500	- 4.9%
Aug-2026	\$715,000	- 2.1%	\$420,000	+ 3.3%
Sep-2026	\$747,500	+ 3.1%	\$400,000	- 2.4%
12-Month Avg*	\$750,000	+ 1.9%	\$435,000	- 3.3%

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

Historical Median Closed Price by Month

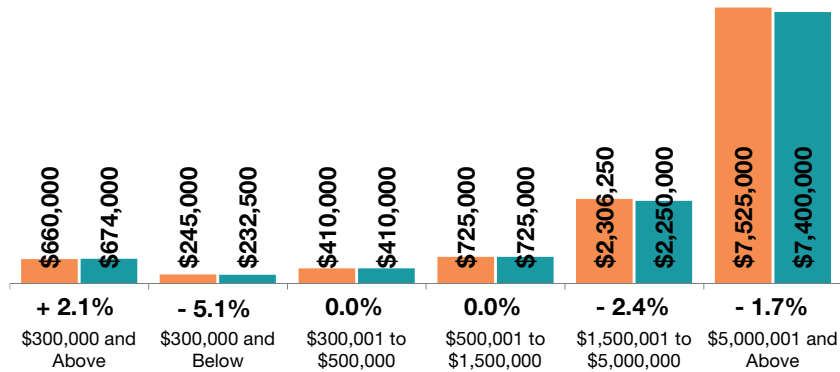


Overall Median Closed Sales By Price Range

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

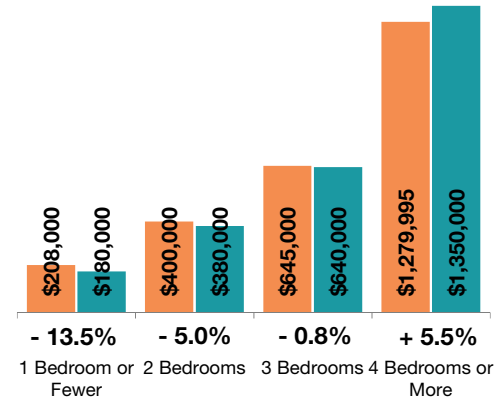
By Price Range

9-2025 9-2026



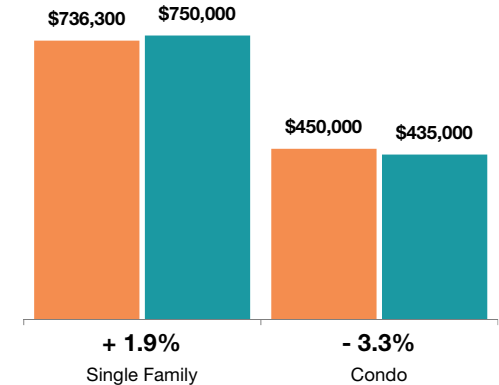
By Bedroom Count

9-2025 9-2026



By Property Type

9-2025 9-2026



All Properties

By Price Range

	9-2025	9-2026	Change
\$300,000 and Above	\$660,000	\$674,000	+ 2.1%
\$300,000 and Below	\$245,000	\$232,500	- 5.1%
\$300,001 to \$500,000	\$410,000	\$410,000	0.0%
\$500,001 to \$1,500,000	\$725,000	\$725,000	0.0%
\$1,500,001 to \$5,000,000	\$2,306,250	\$2,250,000	- 2.4%
\$5,000,001 and Above	\$7,525,000	\$7,400,000	- 1.7%
All Price Ranges	\$600,000	\$590,000	- 1.7%

Single Family

9-2025	9-2026	Change
\$750,000	\$775,000	+ 3.3%
\$197,000	\$169,000	- 14.2%
\$438,000	\$440,000	+ 0.5%
\$735,000	\$735,000	0.0%
\$2,355,000	\$2,292,000	- 2.7%
\$8,237,500	\$7,472,500	- 9.3%
\$736,300	\$750,000	+ 1.9%

Condo

	9-2025	9-2026	Change
	\$525,000	\$530,000	+ 1.0%
	\$250,000	\$239,000	- 4.4%
	\$396,900	\$395,000	- 0.5%
	\$700,000	\$705,000	+ 0.7%
	\$2,212,500	\$2,200,000	- 0.6%
	\$6,512,500	\$6,325,000	- 2.9%
	\$450,000	\$435,000	- 3.3%

By Bedroom Count

	9-2025	9-2026	Change
1 Bedroom or Fewer	\$208,000	\$180,000	- 13.5%
2 Bedrooms	\$400,000	\$380,000	- 5.0%
3 Bedrooms	\$645,000	\$640,000	- 0.8%
4 Bedrooms or More	\$1,279,995	\$1,350,000	+ 5.5%
All Bedroom Counts	\$600,000	\$590,000	- 1.7%

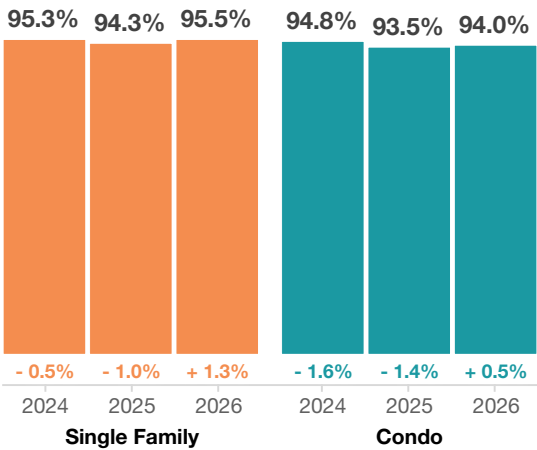
9-2025	9-2026	Change	9-2025	9-2026	Change
\$132,000	\$110,000	- 16.7%	\$229,000	\$215,000	- 6.1%
\$485,000	\$445,000	- 8.2%	\$385,000	\$368,250	- 4.4%
\$664,938	\$675,000	+ 1.5%	\$594,480	\$561,000	- 5.6%
\$1,250,000	\$1,350,000	+ 8.0%	\$2,625,000	\$2,675,000	+ 1.9%
\$736,300	\$750,000	+ 1.9%	\$450,000	\$435,000	- 3.3%

Overall Percent off List Price Received

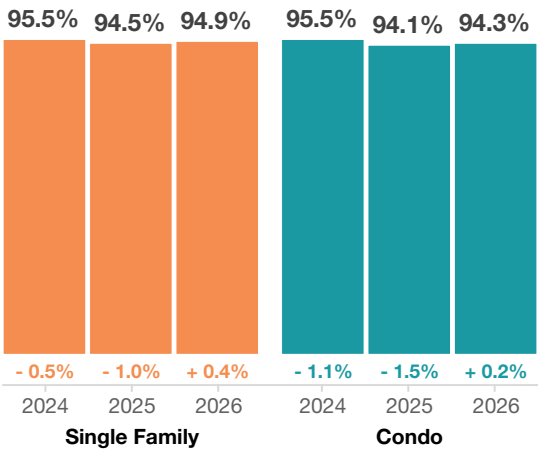
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



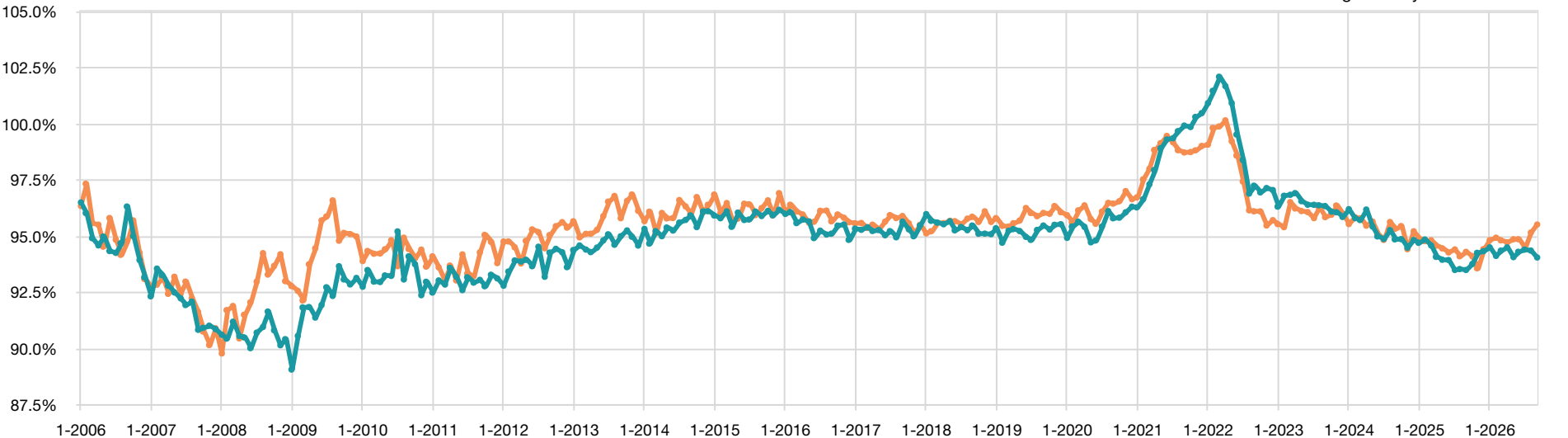
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	94.1%	+ 0.2%
Jun-2026	94.8%	+ 0.5%	94.3%	+ 0.4%
Jul-2026	94.5%	+ 0.1%	94.4%	+ 1.0%
Aug-2026	95.1%	+ 1.1%	94.3%	+ 0.9%
Sep-2026	95.5%	+ 1.3%	94.0%	+ 0.5%
12-Month Avg*	94.7%	+ 0.1%	94.2%	+ 0.1%

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

Historical Percent of List Price Received by Month

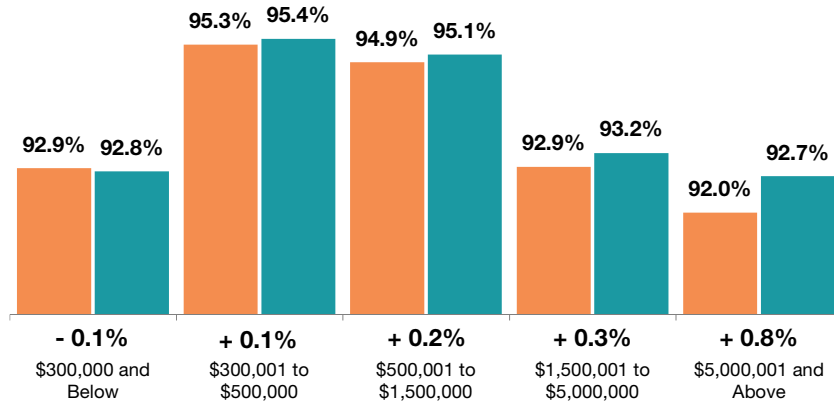


Overall Percent of List Price Received by Price Range

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.**

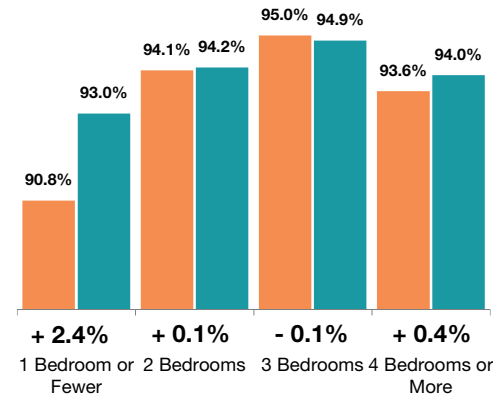
By Price Range

9-2025 9-2026



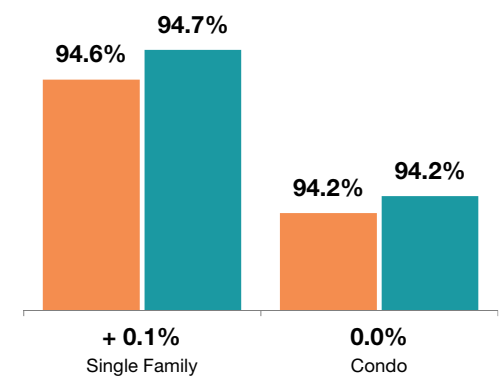
By Bedroom Count

9-2025 9-2026



By Property Type

9-2025 9-2026



All Properties

By Price Range	9-2025	9-2026	Change
\$300,000 and Below	92.9%	92.8%	- 0.1%
\$300,001 to \$500,000	95.3%	95.4%	+ 0.1%
\$500,001 to \$1,500,000	94.9%	95.1%	+ 0.2%
\$1,500,001 to \$5,000,000	92.9%	93.2%	+ 0.3%
\$5,000,001 and Above	92.0%	92.7%	+ 0.8%
All Price Ranges	94.4%	94.5%	+ 0.1%

Single Family

	9-2025	9-2026	Change
	91.2%	91.0%	- 0.2%
	96.1%	96.1%	0.0%
	95.2%	95.3%	+ 0.1%
	92.7%	93.2%	+ 0.5%
	91.8%	92.7%	+ 1.0%
All Single Family	94.6%	94.7%	+ 0.1%

Condo

	9-2025	9-2026	Change
	93.2%	93.1%	- 0.1%
	94.9%	95.0%	+ 0.1%
	94.5%	94.8%	+ 0.3%
	93.3%	93.2%	- 0.1%
	93.1%	93.0%	- 0.1%
All Condo	94.2%	94.2%	0.0%

By Bedroom Count

	9-2025	9-2026	Change
1 Bedroom or Fewer	90.8%	93.0%	+ 2.4%
2 Bedrooms	94.1%	94.2%	+ 0.1%
3 Bedrooms	95.0%	94.9%	- 0.1%
4 Bedrooms or More	93.6%	94.0%	+ 0.4%
All Bedroom Counts	94.4%	94.5%	+ 0.1%

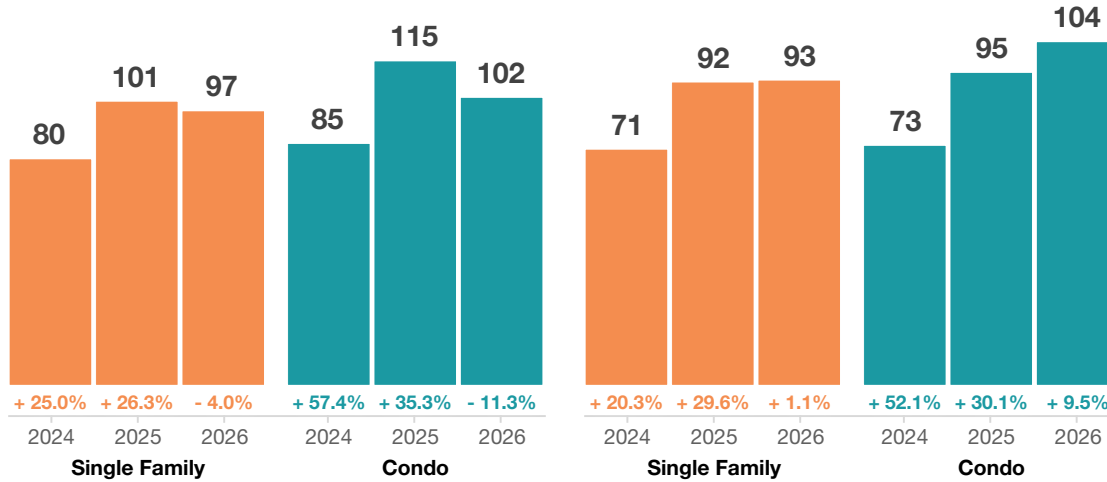
	9-2025	9-2026	Change
	89.5%	92.0%	+ 2.8%
	94.1%	94.3%	+ 0.2%
	95.3%	95.2%	- 0.1%
	93.6%	94.1%	+ 0.5%
All Single Family	94.6%	94.7%	+ 0.1%
	9-2025	9-2026	Change
	91.3%	93.3%	+ 2.2%
	94.1%	94.2%	+ 0.1%
	94.5%	94.4%	- 0.1%
	92.6%	93.3%	+ 0.8%
All Condo	94.2%	94.2%	0.0%

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.

September

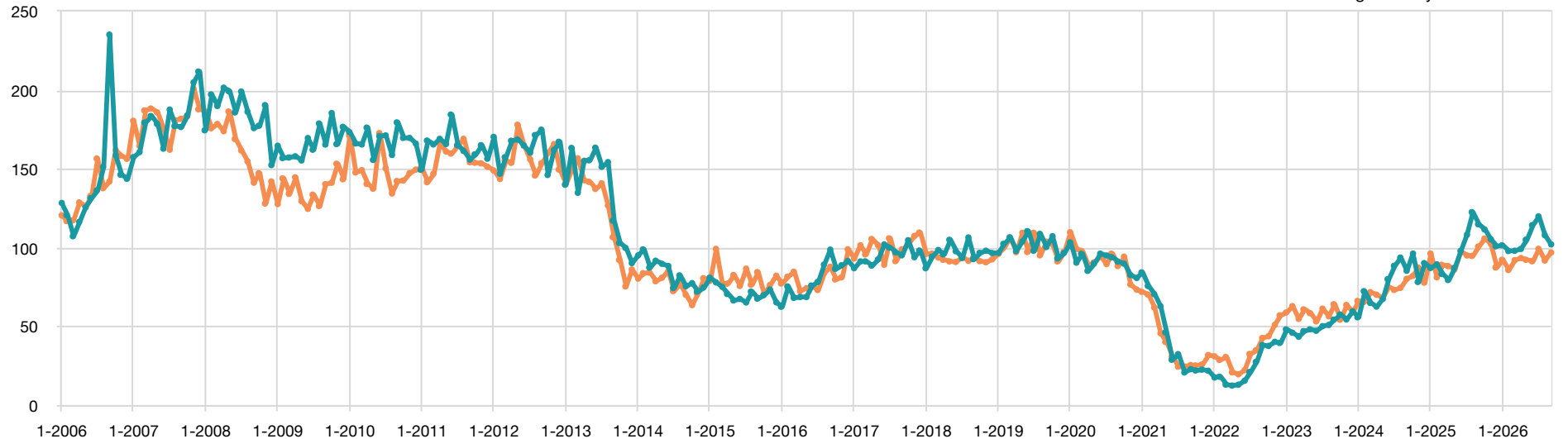
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2025	106	+ 29.3%	112	+ 16.7%
Nov-2025	102	+ 17.2%	105	+ 34.6%
Dec-2025	87	+ 11.5%	101	+ 12.2%
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	91	- 7.1%	114	+ 16.3%
Jul-2026	99	+ 4.2%	120	+ 11.1%
Aug-2026	92	- 3.2%	108	- 12.2%
Sep-2026	97	- 4.0%	102	- 11.3%
12-Month Avg*	94	+ 4.3%	105	+ 11.9%

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

Historical Days on Market Until Sale by Month

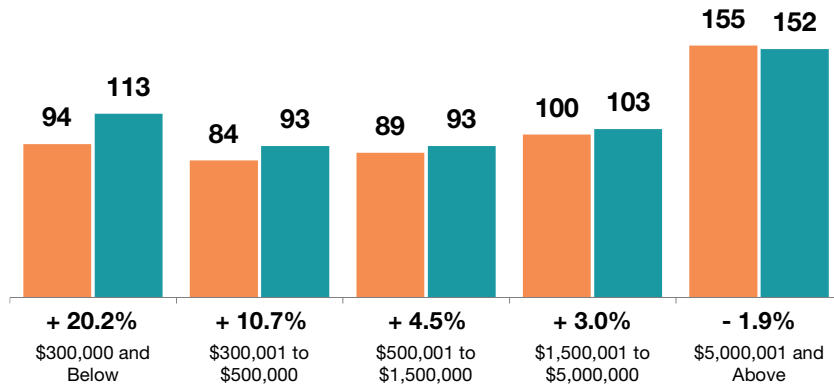


Overall Days on Market Until Sale by Price Range

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

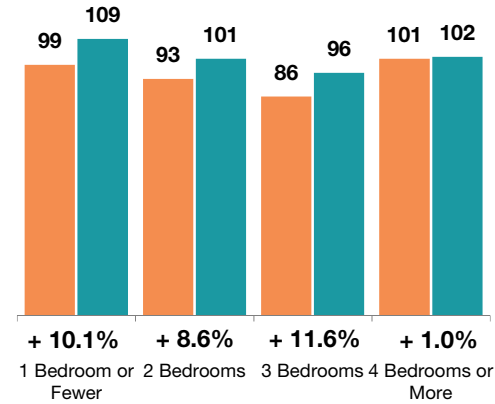
By Price Range

9-2025 9-2026



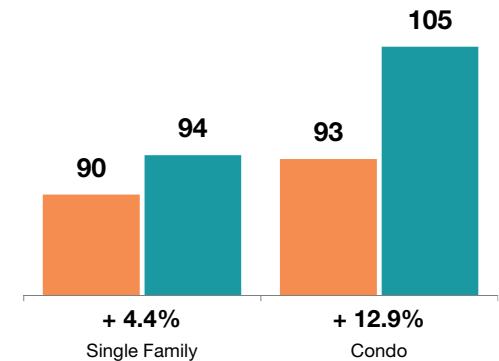
By Bedroom Count

9-2025 9-2026



By Property Type

9-2025 9-2026



All Properties

By Price Range

	9-2025	9-2026	Change
\$300,000 and Below	94	113	+ 20.2%
\$300,001 to \$500,000	84	93	+ 10.7%
\$500,001 to \$1,500,000	89	93	+ 4.5%
\$1,500,001 to \$5,000,000	100	103	+ 3.0%
\$5,000,001 and Above	155	152	- 1.9%
All Price Ranges	92	99	+ 7.6%

Single Family

9-2025	9-2026	Change
80	103	+ 28.8%
72	82	+ 13.9%
89	89	0.0%
94	101	+ 7.4%
167	154	- 7.8%
90	94	+ 4.4%

Condo

	9-2025	9-2026	Change
	97	114	+ 17.5%
	91	98	+ 7.7%
	89	101	+ 13.5%
	114	107	- 6.1%
	100	146	+ 46.0%
	93	105	+ 12.9%

By Bedroom Count

	9-2025	9-2026	Change
1 Bedroom or Fewer	99	109	+ 10.1%
2 Bedrooms	93	101	+ 8.6%
3 Bedrooms	86	96	+ 11.6%
4 Bedrooms or More	101	102	+ 1.0%
All Bedroom Counts	92	99	+ 7.6%

9-2025	9-2026	Change
87	96	+ 10.3%
86	93	+ 8.1%
84	88	+ 4.8%
101	103	+ 2.0%
90	94	+ 4.4%

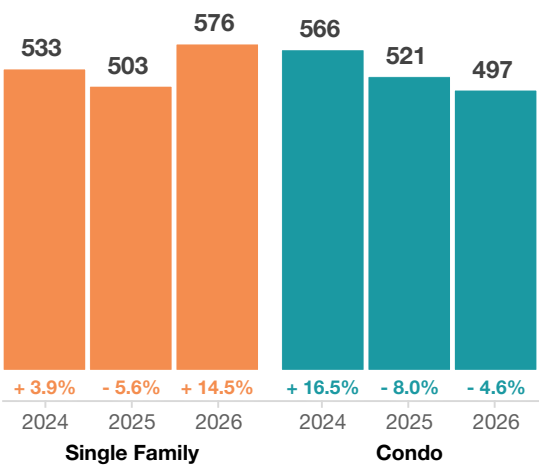
	9-2025	9-2026	Change
	103	113	+ 9.5%
	95	103	+ 8.9%
	90	107	+ 18.5%
	108	92	- 15.2%
	93	105	+ 12.9%

Overall New Listings

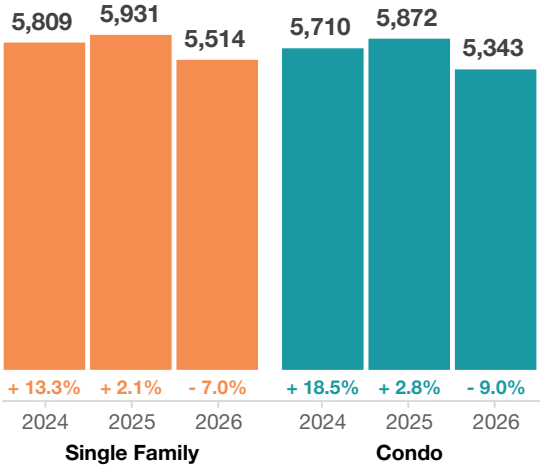
A count of the properties that have been newly listed on the market in a given month.



September

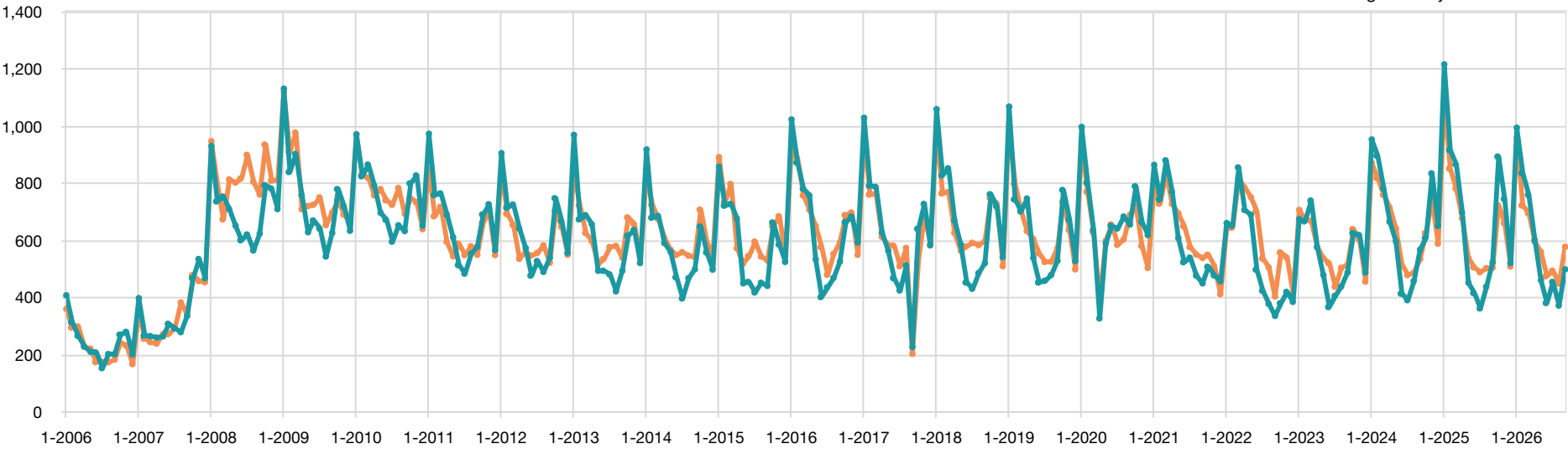


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2025	722	+ 15.7%	892	+ 47.0%
Nov-2025	659	- 11.1%	744	- 10.7%
Dec-2025	507	- 13.6%	519	- 20.0%
Jan-2026	959	- 12.3%	993	- 18.3%
Feb-2026	721	- 15.2%	834	- 8.9%
Mar-2026	694	- 11.0%	758	- 12.4%
Apr-2026	594	- 12.1%	600	- 13.8%
May-2026	558	+ 3.9%	459	+ 2.0%
Jun-2026	473	- 6.2%	379	- 8.5%
Jul-2026	492	+ 1.0%	453	+ 25.8%
Aug-2026	447	- 10.8%	370	- 15.1%
Sep-2026	576	+ 14.5%	497	- 4.6%
12-Month Avg	617	- 6.1%	625	- 5.7%

Historical New Listings by Month

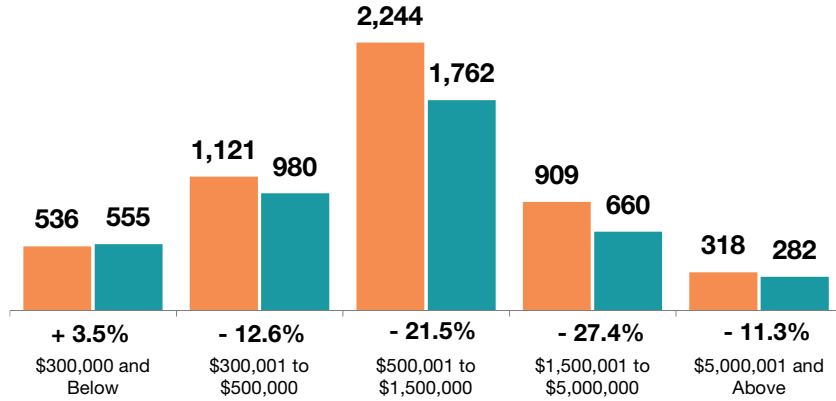


Overall Inventory of Homes for Sale

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

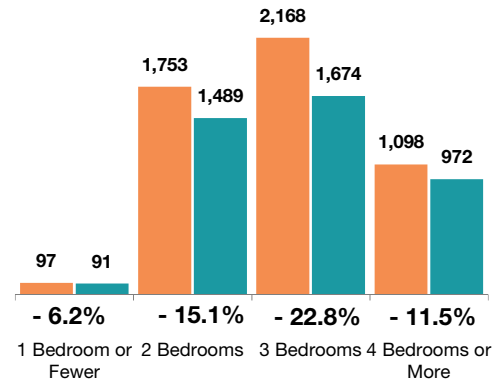
By Price Range

9-2025 9-2026



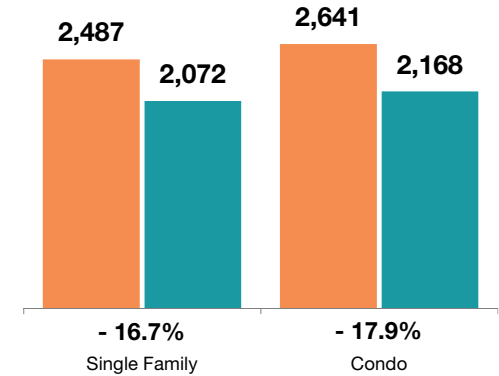
By Bedroom Count

9-2025 9-2026



By Property Type

9-2025 9-2026



All Properties

By Price Range

	9-2025	9-2026	Change
\$300,000 and Below	536	555	+ 3.5%
\$300,001 to \$500,000	1,121	980	- 12.6%
\$500,001 to \$1,500,000	2,244	1,762	- 21.5%
\$1,500,001 to \$5,000,000	909	660	- 27.4%
\$5,000,001 and Above	318	282	- 11.3%
All Price Ranges	5,128	4,240	- 17.3%

Single Family

9-2025	9-2026	Change
116	85	- 26.7%
240	193	- 19.6%
1,315	1,146	- 12.9%
562	428	- 23.8%
254	220	- 13.4%
2,487	2,072	- 16.7%

Condo

	9-2025	9-2026	Change
	420	470	+ 11.9%
	881	787	- 10.7%
	929	616	- 33.7%
	347	232	- 33.1%
	64	62	- 3.1%
	2,641	2,168	- 17.9%

By Bedroom Count

	9-2025	9-2026	Change
1 Bedroom or Fewer	97	91	- 6.2%
2 Bedrooms	1,753	1,489	- 15.1%
3 Bedrooms	2,168	1,674	- 22.8%
4 Bedrooms or More	1,098	972	- 11.5%
All Bedroom Counts	5,128	4,240	- 17.3%

9-2025	9-2026	Change
17	12	- 29.4%
270	233	- 13.7%
1,179	930	- 21.1%
1,018	896	- 12.0%
2,487	2,072	- 16.7%

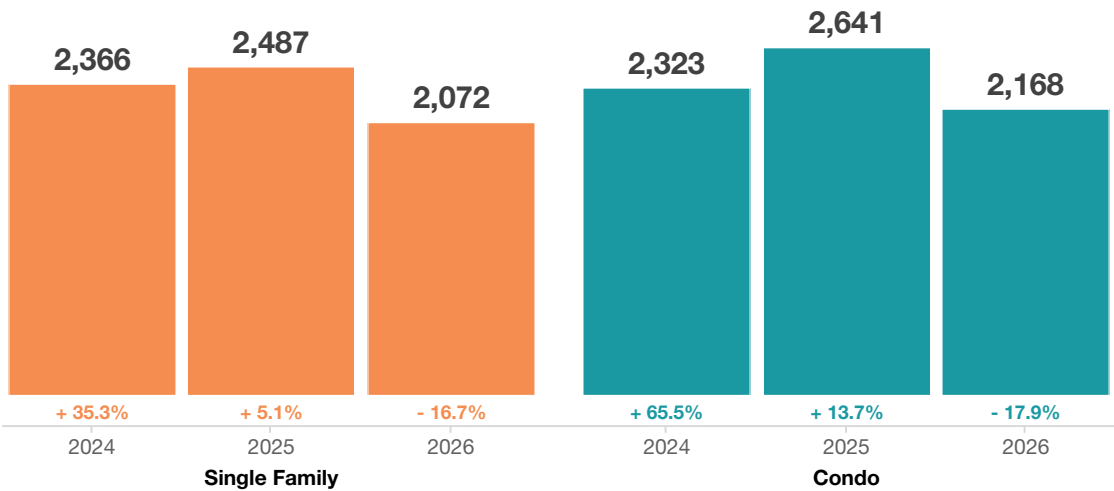
	9-2025	9-2026	Change
	80	79	- 1.3%
	1,483	1,256	- 15.3%
	989	744	- 24.8%
	80	76	- 5.0%
	2,641	2,168	- 17.9%

Overall Inventory of Homes for Sale by Price Range



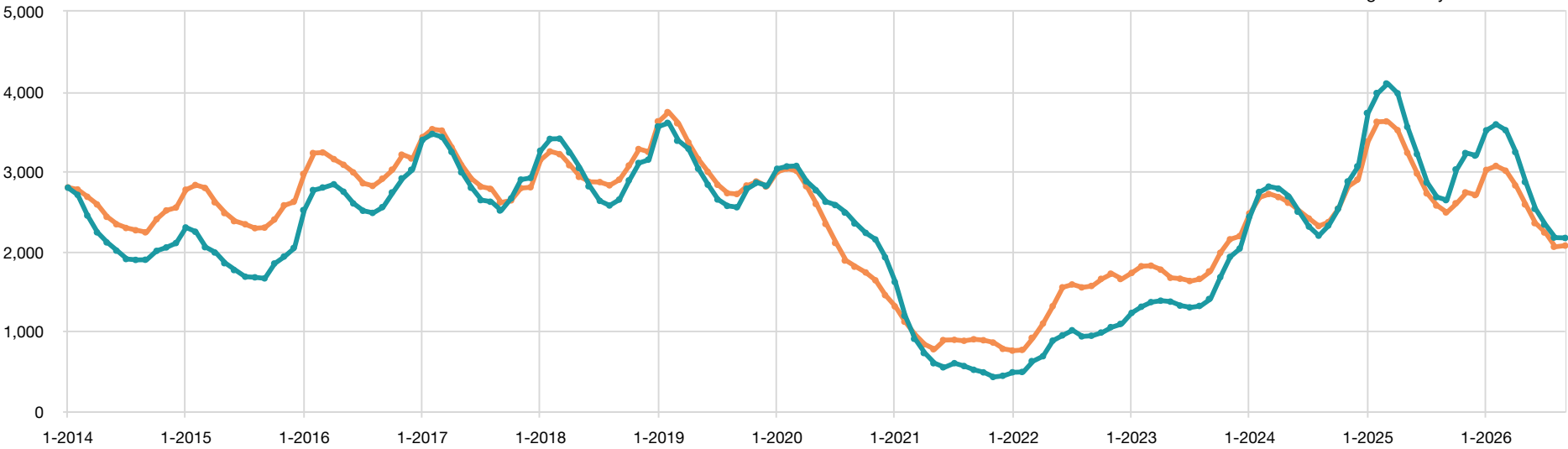
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2025	2,602	+ 2.6%	3,025	+ 19.5%
Nov-2025	2,738	- 2.7%	3,230	+ 12.3%
Dec-2025	2,704	- 6.7%	3,198	+ 4.4%
Jan-2026	3,019	- 10.5%	3,514	- 5.8%
Feb-2026	3,069	- 15.2%	3,589	- 9.8%
Mar-2026	3,009	- 17.0%	3,516	- 14.2%
Apr-2026	2,825	- 19.7%	3,242	- 18.5%
May-2026	2,587	- 20.0%	2,868	- 19.4%
Jun-2026	2,353	- 20.9%	2,532	- 21.3%
Jul-2026	2,236	- 18.0%	2,335	- 18.4%
Aug-2026	2,057	- 20.1%	2,172	- 18.9%
Sep-2026	2,072	- 16.7%	2,168	- 17.9%
12-Month Avg	2,606	- 14.1%	2,949	- 9.8%

Historical Inventory of Homes for Sale by Month



Listing and Sales Summary Report

September 2026



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change	Sep-26	Sep-25	% Change
Overall Naples Market*	\$575,000	\$550,000	+4.5%	623	608	+2.5%	4,240	5,128	-17.3%	99	107	-7.5%
Collier County	\$600,000	\$587,500	+2.1%	698	675	+3.4%	4,716	5,732	-17.7%	102	110	-7.3%
Ave Maria	\$419,500	\$399,259	+5.1%	18	22	-18.2%	223	204	+9.3%	118	105	+12.4%
Central Naples	\$420,000	\$390,000	+7.7%	81	93	-12.9%	451	576	-21.7%	82	104	-21.2%
East Naples	\$567,500	\$540,000	+5.1%	162	157	+3.2%	1,041	1,236	-15.8%	89	93	-4.3%
Everglades City	\$400,000	--	--	1	0	--	10	10	0.0%	0	--	--
Immokalee	\$401,000	\$349,900	+14.6%	1	5	-80.0%	14	6	+133.3%	4	117	-96.6%
Immokalee / Ave Maria	\$409,500	\$390,000	+5.0%	20	27	-25.9%	239	211	+13.3%	113	107	+5.6%
Naples	\$589,450	\$570,000	+3.4%	602	581	+3.6%	4,000	4,915	-18.6%	99	107	-7.5%
Naples Beach	\$1,292,500	\$1,297,500	-0.4%	108	95	+13.7%	931	1,197	-22.2%	132	141	-6.4%
North Naples	\$665,000	\$673,500	-1.3%	149	158	-5.7%	828	1,059	-21.8%	84	97	-13.4%
South Naples	\$435,000	\$417,500	+4.2%	103	78	+32.1%	750	849	-11.7%	114	120	-5.0%
34102	\$3,450,000	\$1,792,500	+92.5%	23	30	-23.3%	358	396	-9.6%	170	151	+12.6%
34103	\$1,012,500	\$1,589,000	-36.3%	28	23	+21.7%	273	355	-23.1%	121	170	-28.8%
34104	\$379,950	\$369,000	+3.0%	38	53	-28.3%	206	256	-19.5%	72	97	-25.8%
34105	\$410,000	\$415,000	-1.2%	26	25	+4.0%	169	232	-27.2%	116	110	+5.5%
34108	\$1,250,000	\$1,170,000	+6.8%	57	42	+35.7%	300	446	-32.7%	121	119	+1.7%
34109	\$567,500	\$597,500	-5.0%	38	40	-5.0%	215	250	-14.0%	80	97	-17.5%
34110	\$837,500	\$593,750	+41.1%	36	48	-25.0%	327	386	-15.3%	112	126	-11.1%
34112	\$330,000	\$375,000	-12.0%	53	40	+32.5%	419	496	-15.5%	101	103	-1.9%
34113	\$703,000	\$502,500	+39.9%	50	38	+31.6%	331	353	-6.2%	128	137	-6.6%
34114	\$575,000	\$557,950	+3.1%	61	54	+13.0%	413	526	-21.5%	100	115	-13.0%
34116	\$430,000	\$450,000	-4.4%	17	15	+13.3%	76	88	-13.6%	52	117	-55.6%
34117	\$600,500	\$548,000	+9.6%	20	25	-20.0%	127	153	-17.0%	79	63	+25.4%
34119	\$670,000	\$740,000	-9.5%	75	70	+7.1%	286	423	-32.4%	73	77	-5.2%
34120	\$565,000	\$531,000	+6.4%	79	78	+1.3%	499	554	-9.9%	81	88	-8.0%
34137	\$209,500	--	--	2	0	--	2	3	-33.3%	203	--	--
34142	\$409,500	\$390,000	+5.0%	20	27	-25.9%	239	211	+13.3%	113	107	+5.6%

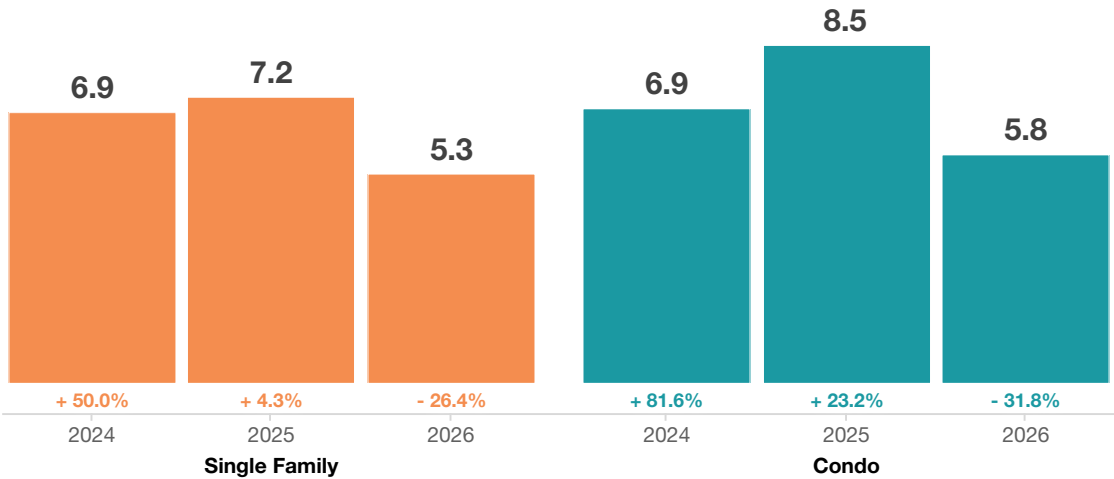
* Overall Naples Market is defined as Collier County, excluding Marco Island.

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.



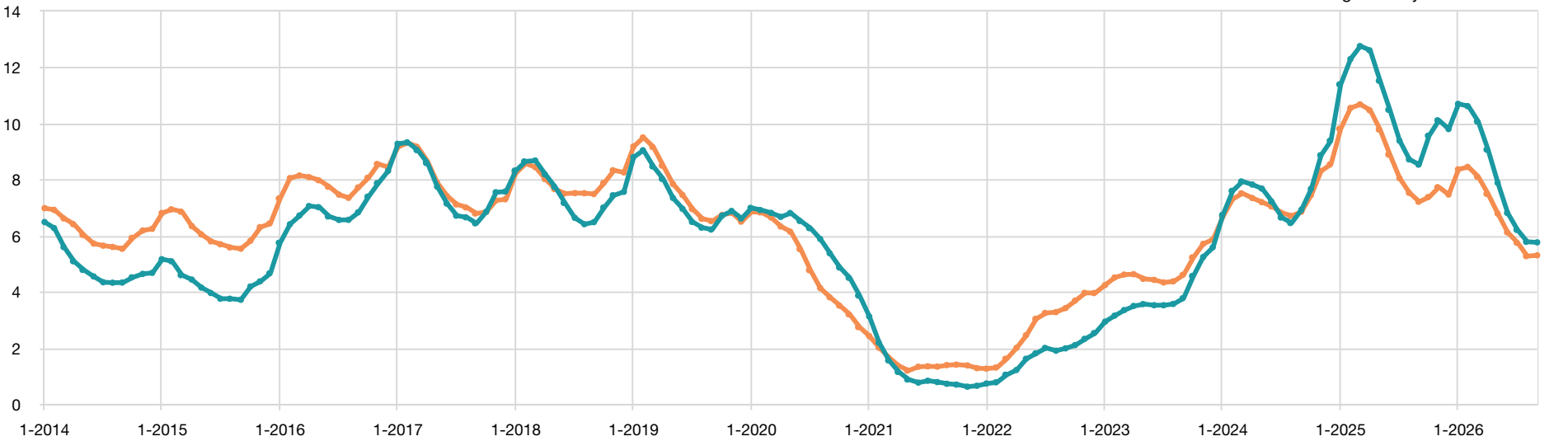
September



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	8.4	- 14.3%	10.7	- 6.1%
Feb-2026	8.5	- 19.8%	10.6	- 13.8%
Mar-2026	8.1	- 24.3%	10.1	- 21.1%
Apr-2026	7.5	- 28.6%	9.1	- 27.8%
May-2026	6.8	- 30.6%	7.9	- 31.3%
Jun-2026	6.1	- 31.5%	6.8	- 35.2%
Jul-2026	5.8	- 28.4%	6.2	- 34.0%
Aug-2026	5.3	- 29.3%	5.8	- 33.3%
Sep-2026	5.3	- 26.4%	5.8	- 31.8%
12-Month Avg*	7.0	- 21.5%	8.5	- 17.2%

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

Historical Months Supply of Inventory by Month

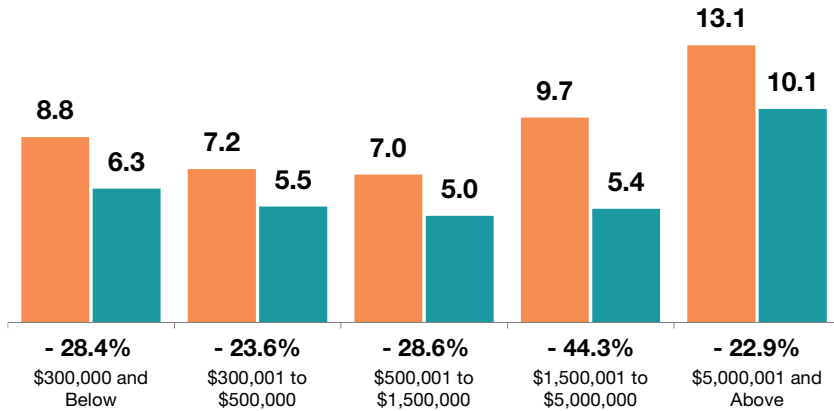


Months Supply of Inventory

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.**

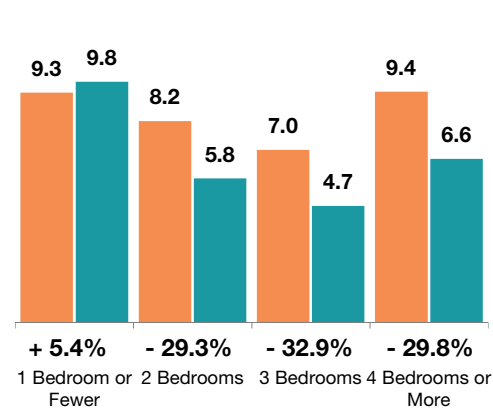
By Price Range

9-2025 9-2026



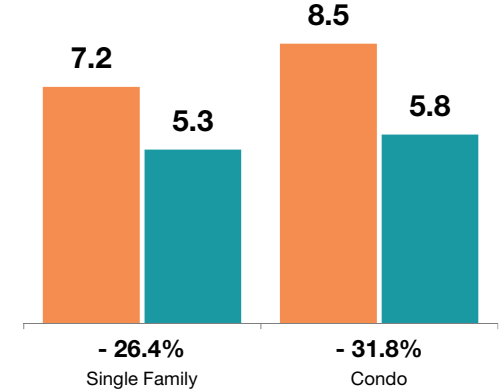
By Bedroom Count

9-2025 9-2026



By Property Type

9-2025 9-2026



All Properties

By Price Range

	9-2025	9-2026	Change
\$300,000 and Below	8.8	6.3	- 28.4%
\$300,001 to \$500,000	7.2	5.5	- 23.6%
\$500,001 to \$1,500,000	7.0	5.0	- 28.6%
\$1,500,001 to \$5,000,000	9.7	5.4	- 44.3%
\$5,000,001 and Above	13.1	10.1	- 22.9%
All Price Ranges	7.8	5.5	- 29.5%

Single Family

	9-2025	9-2026	Change
1 Bedroom or Fewer	9.3	5.6	- 39.8%
2 Bedrooms	5.6	3.9	- 30.4%
3 Bedrooms	6.4	5.2	- 18.8%
4 Bedrooms or More	8.8	5.3	- 39.8%
All Single Family	7.2	5.3	- 26.4%

Condo

	9-2025	9-2026	Change
Single Family	8.6	6.5	- 24.4%
Condo	7.9	6.1	- 22.8%
3 Bedrooms	8.1	4.8	- 40.7%
4 Bedrooms or More	11.7	5.5	- 53.0%
All Condo	8.5	5.8	- 31.8%

By Bedroom Count

	9-2025	9-2026	Change
1 Bedroom or Fewer	9.3	9.8	+ 5.4%
2 Bedrooms	8.2	5.8	- 29.3%
3 Bedrooms	7.0	4.7	- 32.9%
4 Bedrooms or More	9.4	6.6	- 29.8%
All Bedroom Counts	7.8	5.5	- 29.5%

	9-2025	9-2026	Change
1 Bedroom or Fewer	5.2	4.8	- 7.7%
2 Bedrooms	7.8	5.5	- 29.5%
3 Bedrooms	6.0	4.5	- 25.0%
4 Bedrooms or More	9.1	6.5	- 28.6%
All Single Family	7.2	5.3	- 26.4%

	9-2025	9-2026	Change
Single Family	10.4	10.9	+ 4.8%
Condo	8.2	5.9	- 28.0%
3 Bedrooms	8.6	5.1	- 40.7%
4 Bedrooms or More	14.1	8.6	- 39.0%
All Condo	8.5	5.8	- 31.8%

Local Market Update – September 2026

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

34102, 34103, 34108

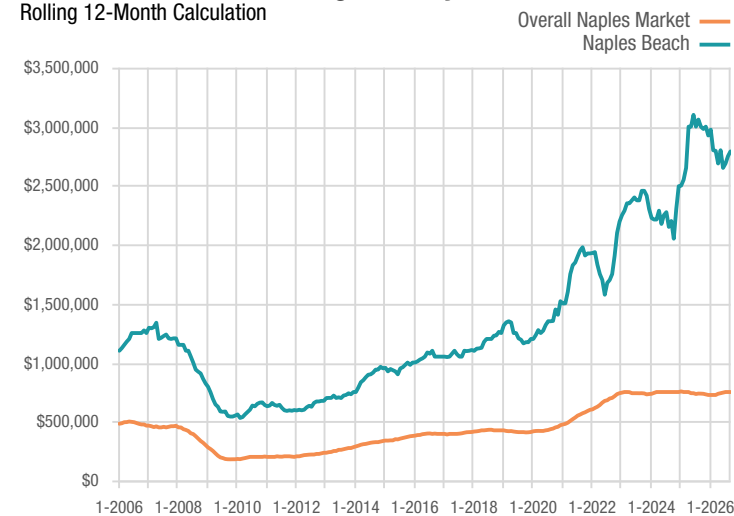
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	67	86	+ 28.4%	866	754	- 12.9%
Total Sales	37	44	+ 18.9%	417	469	+ 12.5%
Days on Market Until Sale	161	149	- 7.5%	141	132	- 6.4%
Median Closed Price*	\$1,850,000	\$2,764,500	+ 49.4%	\$3,000,000	\$2,900,000	- 3.3%
Average Closed Price*	\$3,834,653	\$6,604,682	+ 72.2%	\$5,310,107	\$5,064,383	- 4.6%
Percent of List Price Received*	91.0%	92.8%	+ 2.0%	91.7%	92.4%	+ 0.8%
Inventory of Homes for Sale	480	367	- 23.5%	—	—	—
Months Supply of Inventory	11.7	7.3	- 37.6%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	105	121	+ 15.2%	1,426	1,302	- 8.7%
Total Sales	58	64	+ 10.3%	685	870	+ 27.0%
Days on Market Until Sale	129	120	- 7.0%	107	115	+ 7.5%
Median Closed Price*	\$1,170,000	\$887,500	- 24.1%	\$1,135,000	\$1,052,500	- 7.3%
Average Closed Price*	\$1,602,241	\$1,483,526	- 7.4%	\$1,625,408	\$1,584,006	- 2.5%
Percent of List Price Received*	91.7%	92.9%	+ 1.3%	92.4%	93.3%	+ 1.0%
Inventory of Homes for Sale	717	564	- 21.3%	—	—	—
Months Supply of Inventory	10.5	6.4	- 39.0%	—	—	—

* 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.

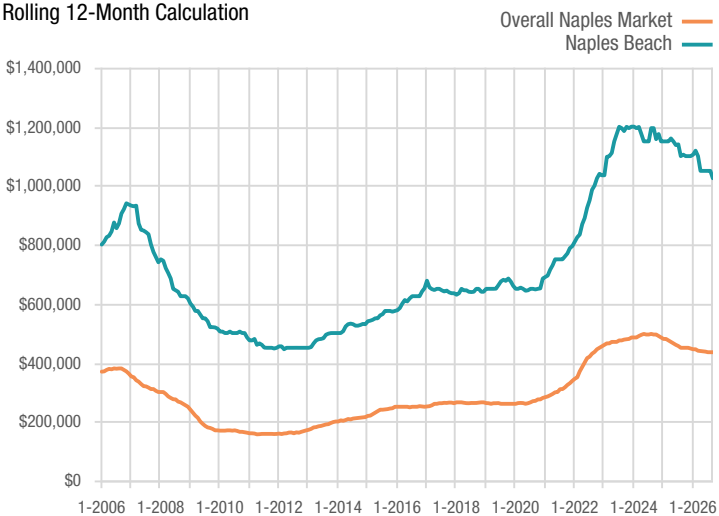
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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 – September 2026

A Research Tool Provided by Naples Area Board of REALTORS®



North Naples

34109, 34110, 34119

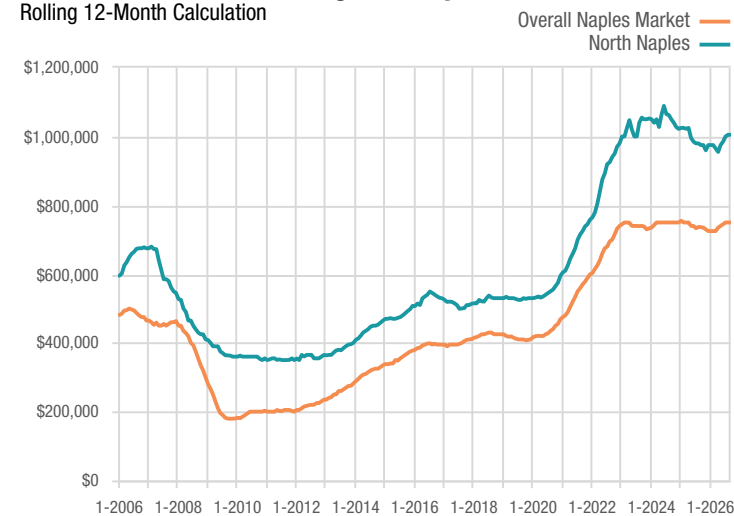
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	102	98	- 3.9%	1,192	1,111	- 6.8%
Total Sales	86	74	- 14.0%	707	821	+ 16.1%
Days on Market Until Sale	85	80	- 5.9%	85	86	+ 1.2%
Median Closed Price*	\$912,500	\$932,500	+ 2.2%	\$970,000	\$1,025,000	+ 5.7%
Average Closed Price*	\$1,197,271	\$1,344,012	+ 12.3%	\$1,427,598	\$1,519,703	+ 6.5%
Percent of List Price Received*	94.3%	94.7%	+ 0.4%	94.2%	94.4%	+ 0.2%
Inventory of Homes for Sale	429	339	- 21.0%	—	—	—
Months Supply of Inventory	5.7	3.9	- 31.6%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	137	116	- 15.3%	1,465	1,314	- 10.3%
Total Sales	72	75	+ 4.2%	787	922	+ 17.2%
Days on Market Until Sale	110	89	- 19.1%	91	104	+ 14.3%
Median Closed Price*	\$430,000	\$410,000	- 4.7%	\$450,000	\$430,000	- 4.4%
Average Closed Price*	\$577,618	\$548,280	- 5.1%	\$619,446	\$645,977	+ 4.3%
Percent of List Price Received*	94.1%	94.9%	+ 0.9%	94.6%	94.6%	0.0%
Inventory of Homes for Sale	630	489	- 22.4%	—	—	—
Months Supply of Inventory	7.7	5.1	- 33.8%	—	—	—

* 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.

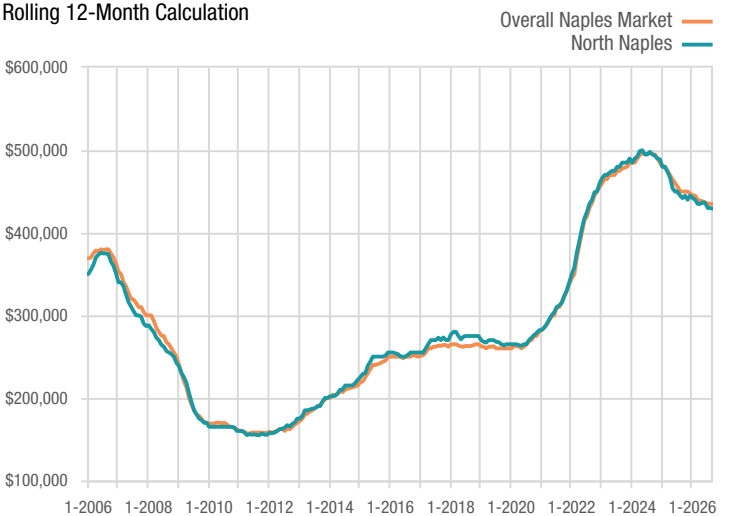
Median Closed Price - Single Family

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.

Central Naples

34104, 34105, 34116

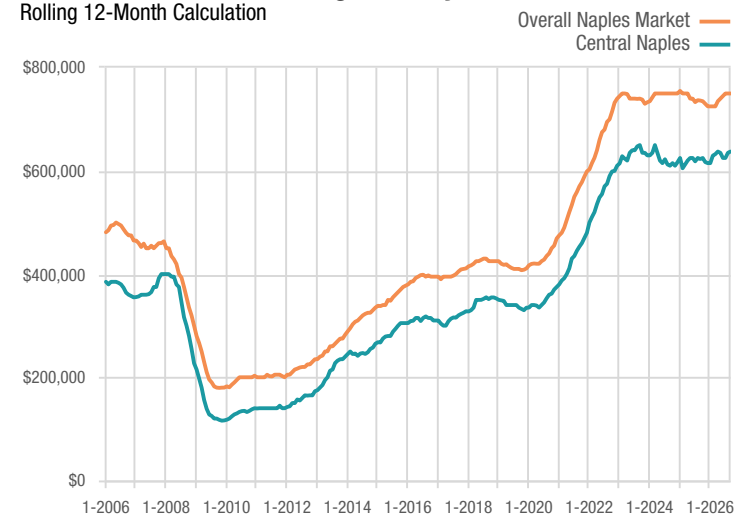
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	53	62	+ 17.0%	656	589	- 10.2%
Total Sales	39	36	- 7.7%	410	418	+ 2.0%
Days on Market Until Sale	93	87	- 6.5%	76	75	- 1.3%
Median Closed Price*	\$550,000	\$573,250	+ 4.2%	\$621,500	\$650,000	+ 4.6%
Average Closed Price*	\$753,115	\$699,875	- 7.1%	\$970,772	\$1,159,934	+ 19.5%
Percent of List Price Received*	94.9%	95.7%	+ 0.8%	95.3%	95.5%	+ 0.2%
Inventory of Homes for Sale	231	186	- 19.5%	—	—	—
Months Supply of Inventory	5.4	4.1	- 24.1%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	79	72	- 8.9%	801	688	- 14.1%
Total Sales	54	45	- 16.7%	444	487	+ 9.7%
Days on Market Until Sale	111	77	- 30.6%	81	91	+ 12.3%
Median Closed Price*	\$285,000	\$280,000	- 1.8%	\$305,000	\$300,000	- 1.6%
Average Closed Price*	\$387,160	\$317,387	- 18.0%	\$377,598	\$375,812	- 0.5%
Percent of List Price Received*	93.4%	95.1%	+ 1.8%	94.3%	94.4%	+ 0.1%
Inventory of Homes for Sale	345	265	- 23.2%	—	—	—
Months Supply of Inventory	7.4	5.0	- 32.4%	—	—	—

* 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.

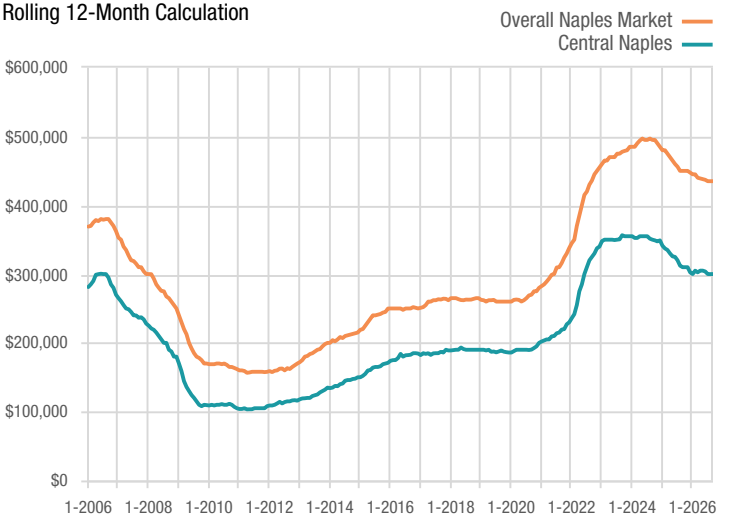
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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South Naples

34112, 34113

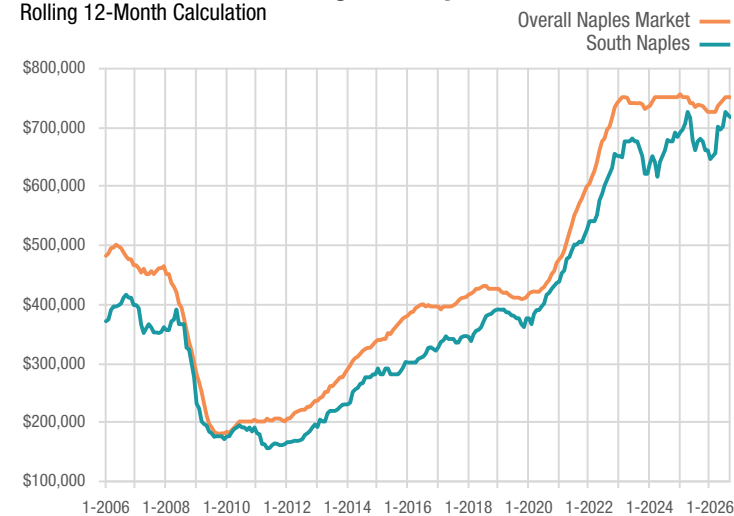
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	59	85	+ 44.1%	736	682	- 7.3%
Total Sales	25	41	+ 64.0%	379	451	+ 19.0%
Days on Market Until Sale	127	119	- 6.3%	86	95	+ 10.5%
Median Closed Price*	\$800,000	\$716,000	- 10.5%	\$698,000	\$735,000	+ 5.3%
Average Closed Price*	\$881,851	\$991,537	+ 12.4%	\$979,370	\$1,013,923	+ 3.5%
Percent of List Price Received*	91.8%	95.3%	+ 3.8%	93.1%	94.5%	+ 1.5%
Inventory of Homes for Sale	302	250	- 17.2%	—	—	—
Months Supply of Inventory	7.6	5.1	- 32.9%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	112	116	+ 3.6%	1,300	1,176	- 9.5%
Total Sales	53	62	+ 17.0%	650	753	+ 15.8%
Days on Market Until Sale	116	111	- 4.3%	93	99	+ 6.5%
Median Closed Price*	\$370,000	\$335,000	- 9.5%	\$384,500	\$340,000	- 11.6%
Average Closed Price*	\$384,092	\$399,903	+ 4.1%	\$439,862	\$420,508	- 4.4%
Percent of List Price Received*	93.8%	93.4%	- 0.4%	94.4%	94.3%	- 0.1%
Inventory of Homes for Sale	547	500	- 8.6%	—	—	—
Months Supply of Inventory	7.9	6.2	- 21.5%	—	—	—

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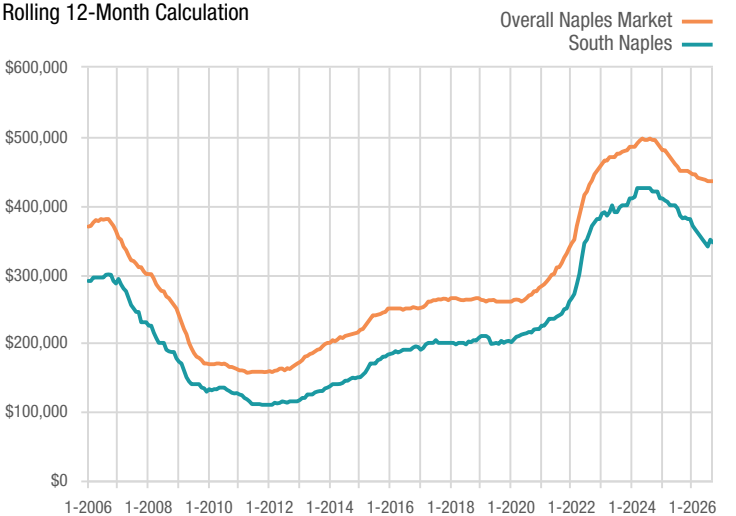
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

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Local Market Update – September 2026

A Research Tool Provided by Naples Area Board of REALTORS®



East Naples

34114, 34117, 34120, 34137

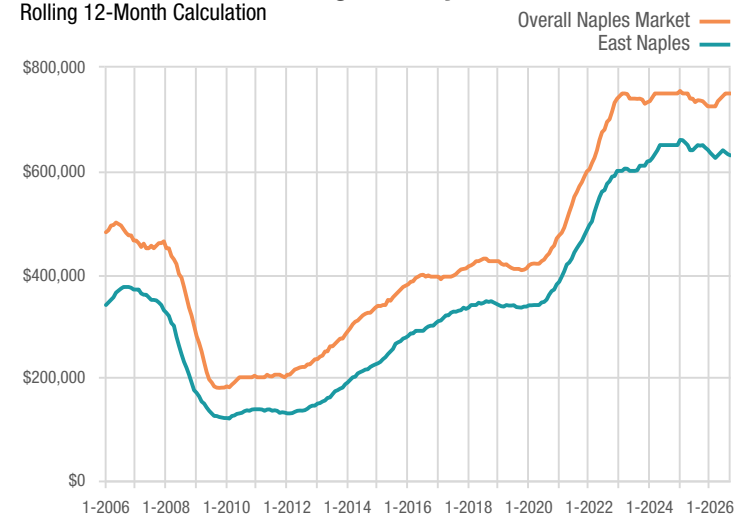
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	184	209	+ 13.6%	2,097	2,030	- 3.2%
Total Sales	116	120	+ 3.4%	1,190	1,336	+ 12.3%
Days on Market Until Sale	90	81	- 10.0%	87	87	0.0%
Median Closed Price*	\$637,450	\$608,495	- 4.5%	\$645,000	\$630,000	- 2.3%
Average Closed Price*	\$792,434	\$792,012	- 0.1%	\$788,819	\$813,734	+ 3.2%
Percent of List Price Received*	95.4%	96.9%	+ 1.6%	95.7%	95.8%	+ 0.1%
Inventory of Homes for Sale	885	766	- 13.4%	—	—	—
Months Supply of Inventory	7.2	5.4	- 25.0%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	79	60	- 24.1%	749	695	- 7.2%
Total Sales	41	42	+ 2.4%	344	463	+ 34.6%
Days on Market Until Sale	103	113	+ 9.7%	99	107	+ 8.1%
Median Closed Price*	\$418,000	\$445,000	+ 6.5%	\$452,750	\$450,000	- 0.6%
Average Closed Price*	\$431,289	\$453,669	+ 5.2%	\$470,874	\$470,276	- 0.1%
Percent of List Price Received*	94.1%	94.3%	+ 0.2%	95.0%	95.2%	+ 0.2%
Inventory of Homes for Sale	351	275	- 21.7%	—	—	—
Months Supply of Inventory	9.5	5.5	- 42.1%	—	—	—

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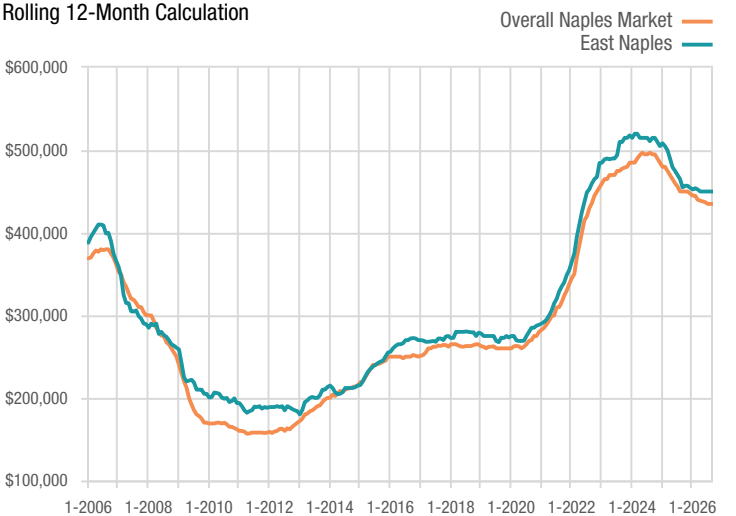
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Immokalee / Ave Maria

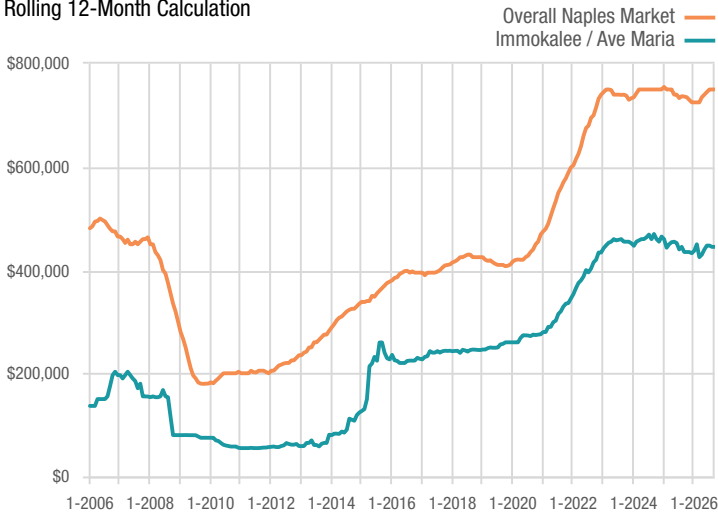
Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	38	36	- 5.3%	384	348	- 9.4%
Total Sales	21	17	- 19.0%	211	166	- 21.3%
Days on Market Until Sale	100	115	+ 15.0%	87	98	+ 12.6%
Median Closed Price*	\$399,900	\$425,000	+ 6.3%	\$440,000	\$455,000	+ 3.4%
Average Closed Price*	\$511,753	\$457,555	- 10.6%	\$487,013	\$489,828	+ 0.6%
Percent of List Price Received*	96.0%	96.6%	+ 0.6%	95.5%	96.1%	+ 0.6%
Inventory of Homes for Sale	160	164	+ 2.5%	—	—	—
Months Supply of Inventory	7.2	9.1	+ 26.4%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	12	+ 33.3%	131	168	+ 28.2%
Total Sales	6	3	- 50.0%	74	90	+ 21.6%
Days on Market Until Sale	133	102	- 23.3%	91	110	+ 20.9%
Median Closed Price*	\$260,000	\$330,000	+ 26.9%	\$281,000	\$262,450	- 6.6%
Average Closed Price*	\$295,867	\$310,833	+ 5.1%	\$297,421	\$272,095	- 8.5%
Percent of List Price Received*	97.2%	89.1%	- 8.3%	94.6%	95.1%	+ 0.5%
Inventory of Homes for Sale	51	75	+ 47.1%	—	—	—
Months Supply of Inventory	7.0	8.3	+ 18.6%	—	—	—

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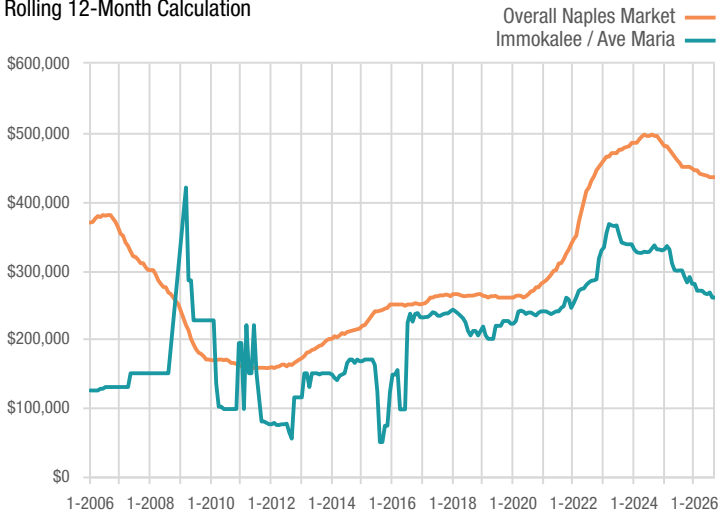
Median Closed Price - Single Family

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Median Closed Price - Condo

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