Local Market Update – November 2025

A Research Tool Provided by Naples Area Board of REALTORS®

NABOR
NAPLES AREA BOARD OF REALTORS®

Central Naples

34104, 34105, 34116

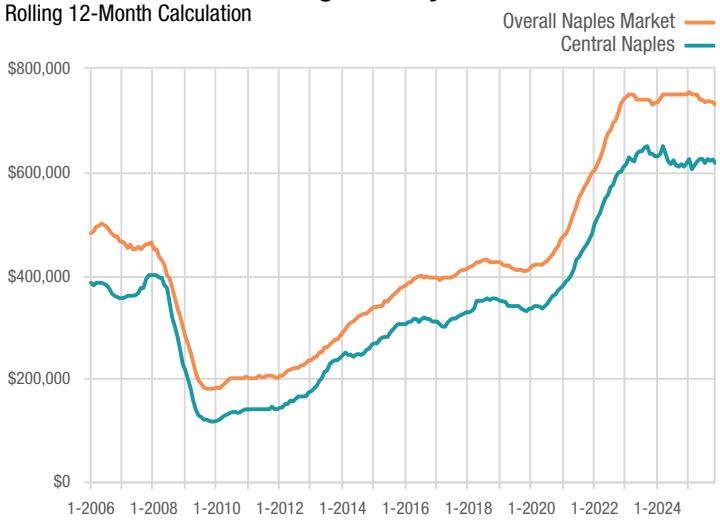
Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	90	**68**	- 24.4%	796	**805**	+ 1.1%
Total Sales	27	**30**	+ 11.1%	477	**483**	+ 1.3%
Days on Market Until Sale	71	**85**	+ 19.7%	64	**78**	+ 21.9%
Median Closed Price*	$580,000	**$537,000**	- 7.4%	$610,000	**$615,000**	+ 0.8%
Average Closed Price*	$891,885	**$669,850**	- 24.9%	$1,090,842	**$985,356**	- 9.7%
Percent of List Price Received*	93.8%	**94.4%**	+ 0.6%	95.6%	**95.2%**	- 0.4%
Inventory of Homes for Sale	277	**232**	- 16.2%	—	—	—
Months Supply of Inventory	6.3	**5.4**	- 14.3%	—	—	—

Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	123	**91**	- 26.0%	1,045	**997**	- 4.6%
Total Sales	40	**44**	+ 10.0%	519	**533**	+ 2.7%
Days on Market Until Sale	63	**93**	+ 47.6%	59	**85**	+ 44.1%
Median Closed Price*	$318,750	**$301,250**	- 5.5%	$345,000	**$300,000**	- 13.0%
Average Closed Price*	$349,188	**$381,359**	+ 9.2%	$422,033	**$376,621**	- 10.8%
Percent of List Price Received*	95.7%	**94.6%**	- 1.1%	95.6%	**94.2%**	- 1.5%
Inventory of Homes for Sale	378	**370**	- 2.1%	—	—	—
Months Supply of Inventory	8.3	**7.7**	- 7.2%	—	—	—

* 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.

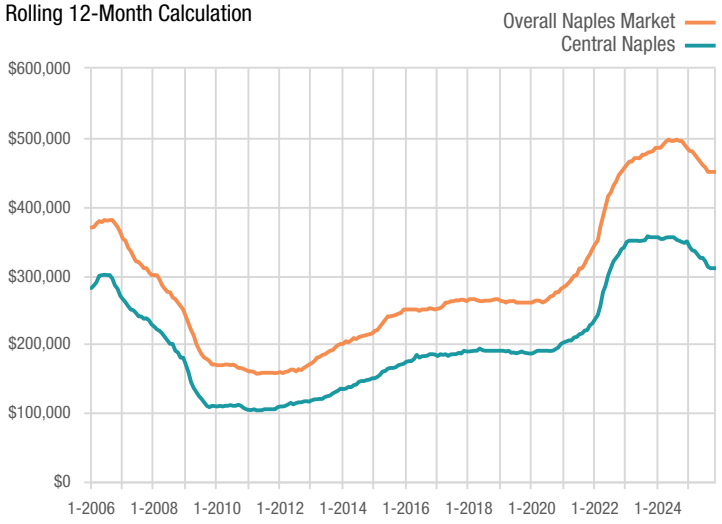
Median Closed Price - Single Family

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.