Local Market Update – November 2025

A Research Tool Provided by Naples Area Board of REALTORS®

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Immokalee / Ave Maria

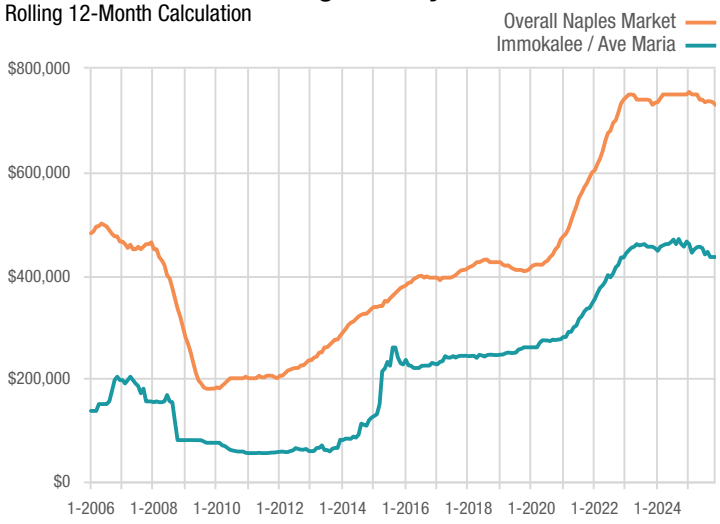
Single Family	November			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 11-2024**	**Thru 11-2025**	**% Change**
New Listings	35	**36**	+ 2.9%	390	**453**	+ 16.2%
Total Sales	21	**19**	- 9.5%	209	**245**	+ 17.2%
Days on Market Until Sale	159	**104**	- 34.6%	91	**91**	0.0%
Median Closed Price*	$385,000	**$393,390**	+ 2.2%	$470,000	**$430,344**	- 8.4%
Average Closed Price*	$450,219	**$412,689**	- 8.3%	$488,175	**$478,901**	- 1.9%
Percent of List Price Received*	94.8%	**93.2%**	- 1.7%	96.4%	**95.3%**	- 1.1%
Inventory of Homes for Sale	145	**154**	+ 6.2%	—	**—**	—
Months Supply of Inventory	7.6	**6.9**	- 9.2%	—	**—**	—

Condo	November			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 11-2024**	**Thru 11-2025**	**% Change**
New Listings	11	**15**	+ 36.4%	128	**171**	+ 33.6%
Total Sales	5	**5**	0.0%	61	**87**	+ 42.6%
Days on Market Until Sale	77	**174**	+ 126.0%	71	**109**	+ 53.5%
Median Closed Price*	$263,500	**$290,000**	+ 10.1%	$330,000	**$280,000**	- 15.2%
Average Closed Price*	$263,690	**$280,999**	+ 6.6%	$331,945	**$295,932**	- 10.8%
Percent of List Price Received*	92.4%	**95.6%**	+ 3.5%	95.2%	**94.8%**	- 0.4%
Inventory of Homes for Sale	58	**65**	+ 12.1%	—	**—**	—
Months Supply of Inventory	11.2	**8.5**	- 24.1%	—	**—**	—

* 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.

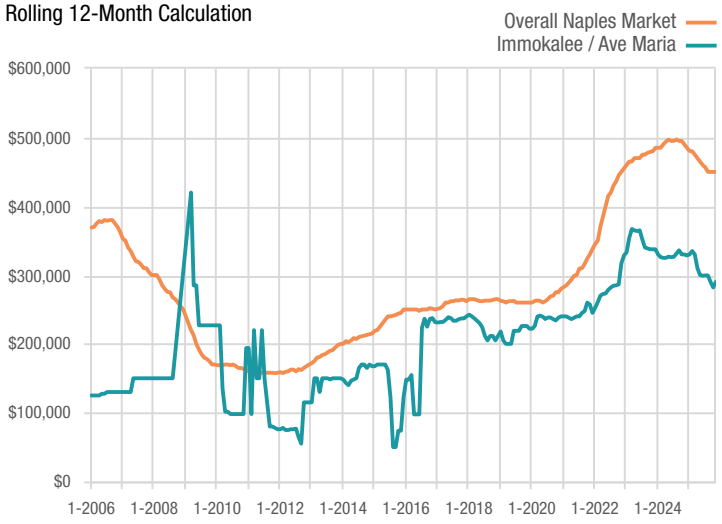
Median Closed Price - Single Family

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.