Local Market Update – November 2025

A Research Tool Provided by Naples Area Board of REALTORS®

NABOR
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Naples Beach

34102, 34103, 34108

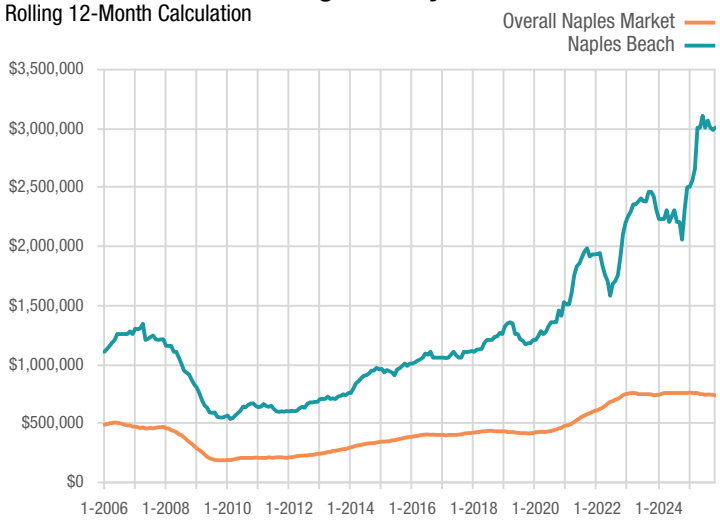
Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	133	**112**	- 15.8%	1,022	**1,087**	+ 6.4%
Total Sales	22	**30**	+ 36.4%	379	**493**	+ 30.1%
Days on Market Until Sale	128	**162**	+ 26.6%	115	**140**	+ 21.7%
Median Closed Price*	$3,350,000	**$4,000,000**	+ 19.4%	$2,360,000	**$3,000,000**	+ 27.1%
Average Closed Price*	$6,607,023	**$6,110,267**	- 7.5%	$4,415,466	**$5,190,995**	+ 17.6%
Percent of List Price Received*	90.4%	**90.9%**	+ 0.6%	92.6%	**91.6%**	- 1.1%
Inventory of Homes for Sale	577	**531**	- 8.0%	—	—	—
Months Supply of Inventory	16.9	**12.1**	- 28.4%	—	—	—

Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	228	**218**	- 4.4%	1,714	**1,886**	+ 10.0%
Total Sales	37	**53**	+ 43.2%	808	**791**	- 2.1%
Days on Market Until Sale	127	**139**	+ 9.4%	96	**110**	+ 14.6%
Median Closed Price*	$1,250,000	**$950,000**	- 24.0%	$1,152,500	**$1,100,000**	- 4.6%
Average Closed Price*	$2,274,081	**$1,508,783**	- 33.7%	$1,694,480	**$1,592,588**	- 6.0%
Percent of List Price Received*	90.6%	**92.1%**	+ 1.7%	93.8%	**92.4%**	- 1.5%
Inventory of Homes for Sale	794	**917**	+ 15.5%	—	—	—
Months Supply of Inventory	11.0	**13.1**	+ 19.1%	—	—	—

* 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.

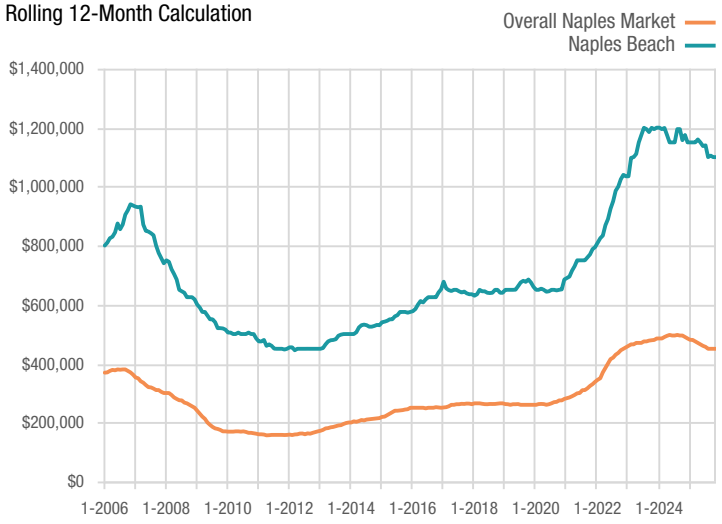
Median Closed Price - Single Family

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.