Local Market Update – November 2025

A Research Tool Provided by Naples Area Board of REALTORS®

NABOR
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South Naples

34112, 34113

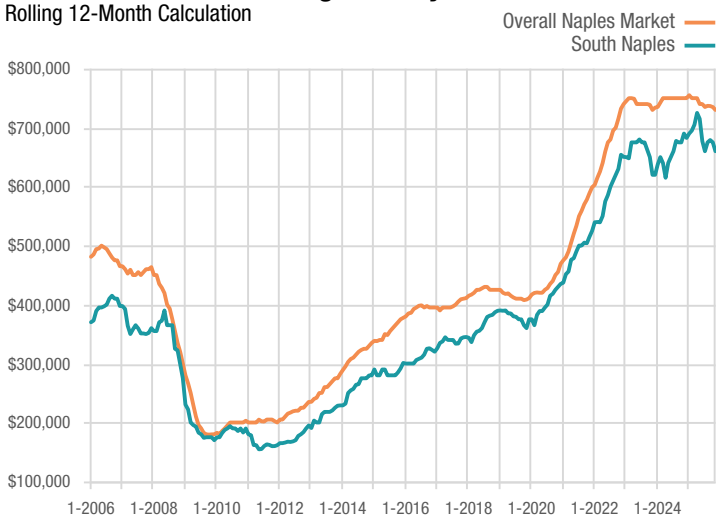
Single Family	November			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 11-2024**	**Thru 11-2025**	**% Change**
New Listings	79	**69**	- 12.7%	879	**895**	+ 1.8%
Total Sales	34	**34**	0.0%	438	**459**	+ 4.8%
Days on Market Until Sale	79	**107**	+ 35.4%	67	**91**	+ 35.8%
Median Closed Price*	$820,000	**$582,000**	- 29.0%	$687,500	**$660,000**	- 4.0%
Average Closed Price*	$1,112,541	**$768,550**	- 30.9%	$1,030,825	**$957,751**	- 7.1%
Percent of List Price Received*	93.8%	**94.1%**	+ 0.3%	94.8%	**93.3%**	- 1.6%
Inventory of Homes for Sale	328	**309**	- 5.8%	—	—	—
Months Supply of Inventory	8.5	**7.5**	- 11.8%	—	—	—

Condo	November			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 11-2024**	**Thru 11-2025**	**% Change**
New Listings	182	**141**	- 22.5%	1,559	**1,623**	+ 4.1%
Total Sales	50	**57**	+ 14.0%	785	**769**	- 2.0%
Days on Market Until Sale	59	**95**	+ 61.0%	70	**94**	+ 34.3%
Median Closed Price*	$360,000	**$326,500**	- 9.3%	$410,000	**$380,000**	- 7.3%
Average Closed Price*	$488,409	**$468,316**	- 4.1%	$475,138	**$444,044**	- 6.5%
Percent of List Price Received*	95.3%	**94.2%**	- 1.2%	95.9%	**94.4%**	- 1.6%
Inventory of Homes for Sale	607	**621**	+ 2.3%	—	—	—
Months Supply of Inventory	8.5	**9.0**	+ 5.9%	—	—	—

* 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.

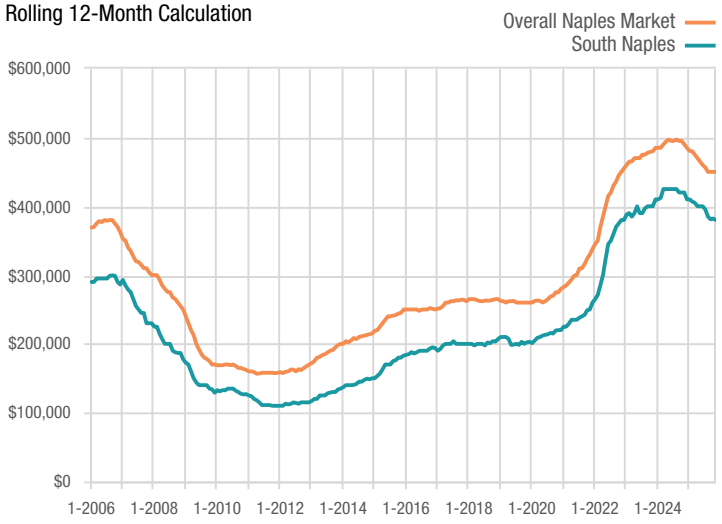
Median Closed Price - Single Family

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.