Local Market Update – September 2025

A Research Tool Provided by Naples Area Board of REALTORS®

NABOR
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Central Naples

34104, 34105, 34116

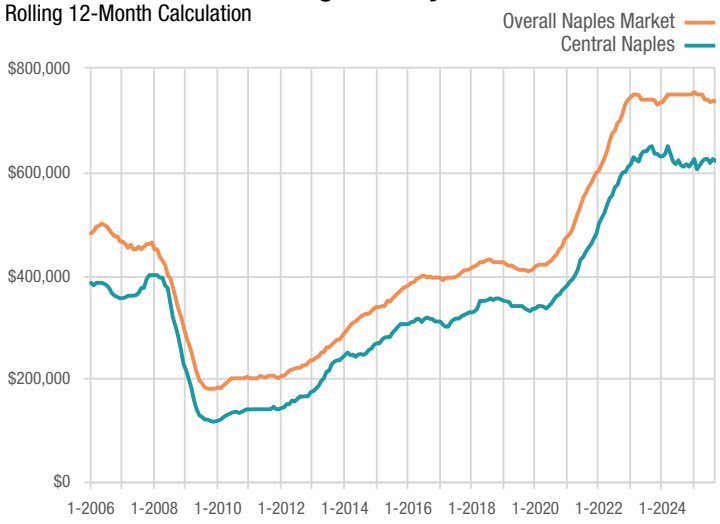
Single Family	September			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 9-2024**	**Thru 9-2025**	**% Change**
New Listings	47	**51**	+ 8.5%	632	**652**	+ 3.2%
Total Sales	33	**39**	+ 18.2%	410	**409**	- 0.2%
Days on Market Until Sale	63	**93**	+ 47.6%	63	**76**	+ 20.6%
Median Closed Price*	$589,900	**$550,000**	- 6.8%	$616,000	**$620,000**	+ 0.6%
Average Closed Price*	$790,388	**$753,115**	- 4.7%	$1,100,703	**$971,551**	- 11.7%
Percent of List Price Received*	95.4%	**94.9%**	- 0.5%	95.7%	**95.2%**	- 0.5%
Inventory of Homes for Sale	220	**218**	- 0.9%	—	—	—
Months Supply of Inventory	4.9	**5.1**	+ 4.1%	—	—	—

Condo	September			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 9-2024**	**Thru 9-2025**	**% Change**
New Listings	88	**74**	- 15.9%	841	**789**	- 6.2%
Total Sales	42	**54**	+ 28.6%	450	**442**	- 1.8%
Days on Market Until Sale	84	**111**	+ 32.1%	57	**81**	+ 42.1%
Median Closed Price*	$325,000	**$285,000**	- 12.3%	$350,000	**$302,500**	- 13.6%
Average Closed Price*	$376,781	**$387,160**	+ 2.8%	$433,240	**$377,779**	- 12.8%
Percent of List Price Received*	94.0%	**93.4%**	- 0.6%	95.6%	**94.3%**	- 1.4%
Inventory of Homes for Sale	319	**327**	+ 2.5%	—	—	—
Months Supply of Inventory	6.8	**7.0**	+ 2.9%	—	—	—

* 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.

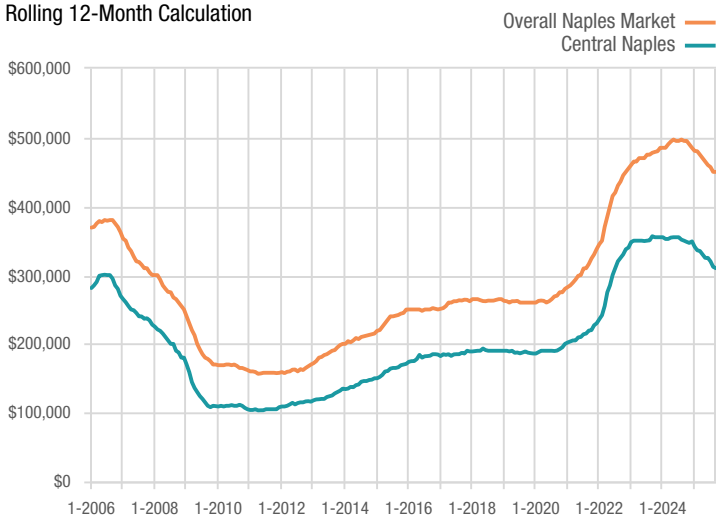
Median Closed Price - Single Family

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.