

Local Market Update – December 2025

A Research Tool Provided by Naples Area Board of REALTORS®



East Naples

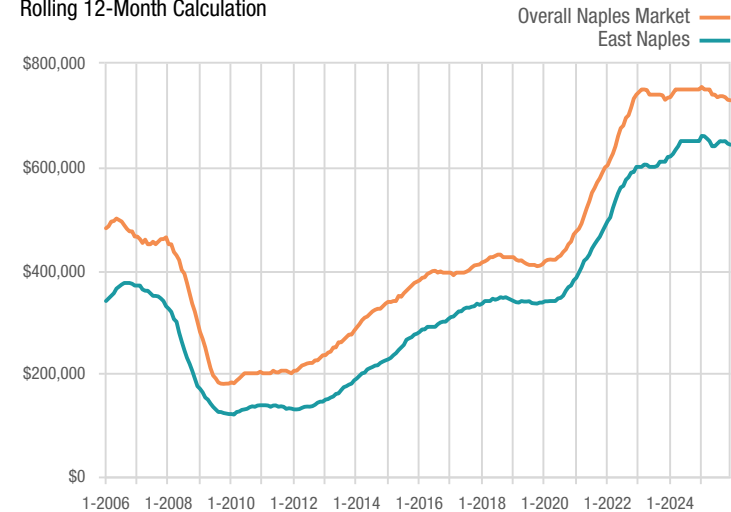
34114, 34117, 34120, 34137

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	188	196	+ 4.3%	2,759	2,775	+ 0.6%
Total Sales	106	138	+ 30.2%	1,546	1,547	+ 0.1%
Days on Market Until Sale	76	77	+ 1.3%	72	88	+ 22.2%
Median Closed Price*	\$674,950	\$644,000	- 4.6%	\$650,000	\$643,000	- 1.1%
Average Closed Price*	\$832,716	\$793,444	- 4.7%	\$802,904	\$785,523	- 2.2%
Percent of List Price Received*	96.3%	95.7%	- 0.6%	96.4%	95.5%	- 0.9%
Inventory of Homes for Sale	970	952	- 1.9%	—	—	—
Months Supply of Inventory	7.5	7.4	- 1.3%	—	—	—

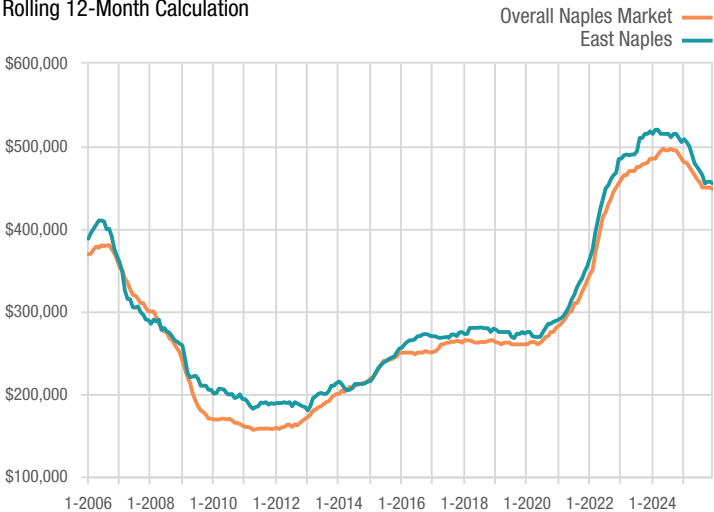
Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	76	44	- 42.1%	974	1,000	+ 2.7%
Total Sales	45	54	+ 20.0%	505	485	- 4.0%
Days on Market Until Sale	102	69	- 32.4%	83	96	+ 15.7%
Median Closed Price*	\$492,500	\$456,250	- 7.4%	\$505,000	\$455,000	- 9.9%
Average Closed Price*	\$506,181	\$460,939	- 8.9%	\$533,117	\$469,989	- 11.8%
Percent of List Price Received*	95.6%	95.3%	- 0.3%	96.2%	95.1%	- 1.1%
Inventory of Homes for Sale	379	392	+ 3.4%	—	—	—
Months Supply of Inventory	9.0	9.7	+ 7.8%	—	—	—

* 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.