

Local Market Update – December 2025

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

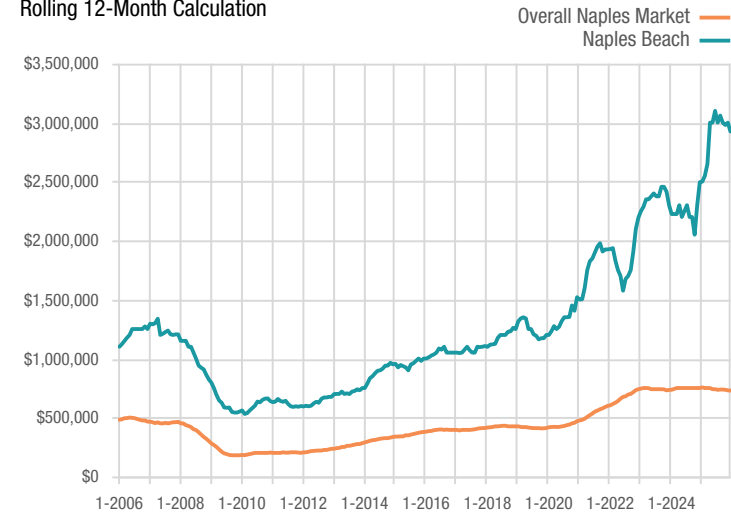
34102, 34103, 34108

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	118	75	- 36.4%	1,141	1,163	+ 1.9%
Total Sales	35	56	+ 60.0%	414	549	+ 32.6%
Days on Market Until Sale	87	139	+ 59.8%	113	140	+ 23.9%
Median Closed Price*	\$3,200,000	\$1,870,000	- 41.6%	\$2,495,000	\$2,925,000	+ 17.2%
Average Closed Price*	\$3,719,988	\$3,673,482	- 1.3%	\$4,356,669	\$5,036,203	+ 15.6%
Percent of List Price Received*	92.2%	91.0%	- 1.3%	92.5%	91.5%	- 1.1%
Inventory of Homes for Sale	617	514	- 16.7%	—	—	—
Months Supply of Inventory	17.9	11.2	- 37.4%	—	—	—

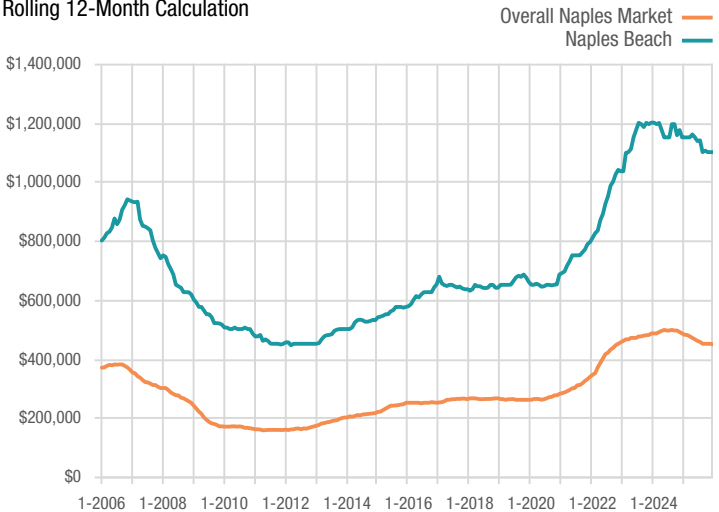
Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	192	158	- 17.7%	1,906	2,051	+ 7.6%
Total Sales	51	75	+ 47.1%	859	866	+ 0.8%
Days on Market Until Sale	105	128	+ 21.9%	96	112	+ 16.7%
Median Closed Price*	\$950,000	\$1,100,000	+ 15.8%	\$1,150,000	\$1,100,000	- 4.3%
Average Closed Price*	\$1,405,225	\$1,538,498	+ 9.5%	\$1,677,307	\$1,587,903	- 5.3%
Percent of List Price Received*	94.4%	93.4%	- 1.1%	93.9%	92.5%	- 1.5%
Inventory of Homes for Sale	881	937	+ 6.4%	—	—	—
Months Supply of Inventory	12.3	13.0	+ 5.7%	—	—	—

* 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.