

Local Market Update – December 2025

A Research Tool Provided by Naples Area Board of REALTORS®



North Naples

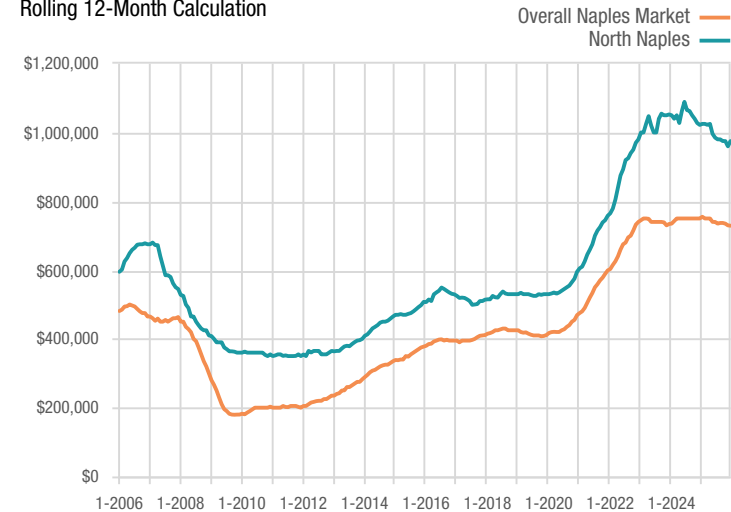
34109, 34110, 34119

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	101	79	- 21.8%	1,616	1,557	- 3.7%
Total Sales	81	79	- 2.5%	893	925	+ 3.6%
Days on Market Until Sale	67	71	+ 6.0%	62	86	+ 38.7%
Median Closed Price*	\$980,000	\$1,050,000	+ 7.1%	\$1,022,000	\$975,000	- 4.6%
Average Closed Price*	\$1,447,364	\$1,683,114	+ 16.3%	\$1,493,904	\$1,445,730	- 3.2%
Percent of List Price Received*	94.3%	94.3%	0.0%	94.8%	94.2%	- 0.6%
Inventory of Homes for Sale	510	458	- 10.2%	—	—	—
Months Supply of Inventory	6.9	5.9	- 14.5%	—	—	—

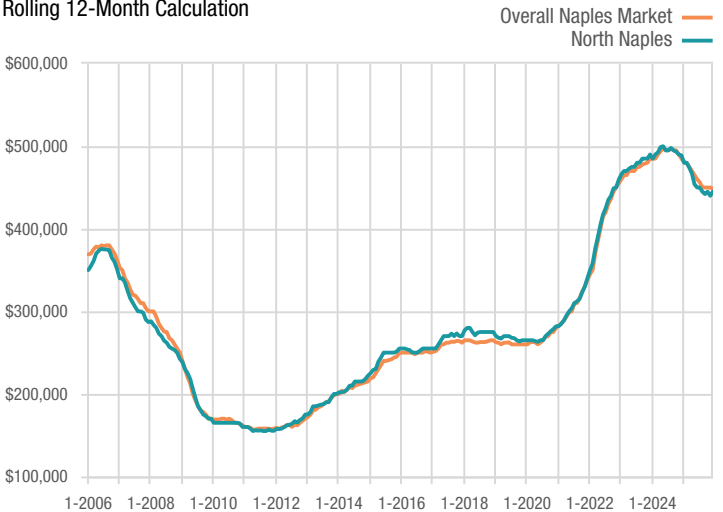
Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	152	108	- 28.9%	1,958	1,932	- 1.3%
Total Sales	84	87	+ 3.6%	1,077	1,013	- 5.9%
Days on Market Until Sale	77	104	+ 35.1%	67	94	+ 40.3%
Median Closed Price*	\$416,500	\$440,000	+ 5.6%	\$489,000	\$445,000	- 9.0%
Average Closed Price*	\$617,152	\$703,401	+ 14.0%	\$672,727	\$616,606	- 8.3%
Percent of List Price Received*	95.0%	94.4%	- 0.6%	95.8%	94.6%	- 1.3%
Inventory of Homes for Sale	698	715	+ 2.4%	—	—	—
Months Supply of Inventory	7.8	8.5	+ 9.0%	—	—	—

* 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.