

Local Market Update – December 2025

A Research Tool Provided by Naples Area Board of REALTORS®



South Naples

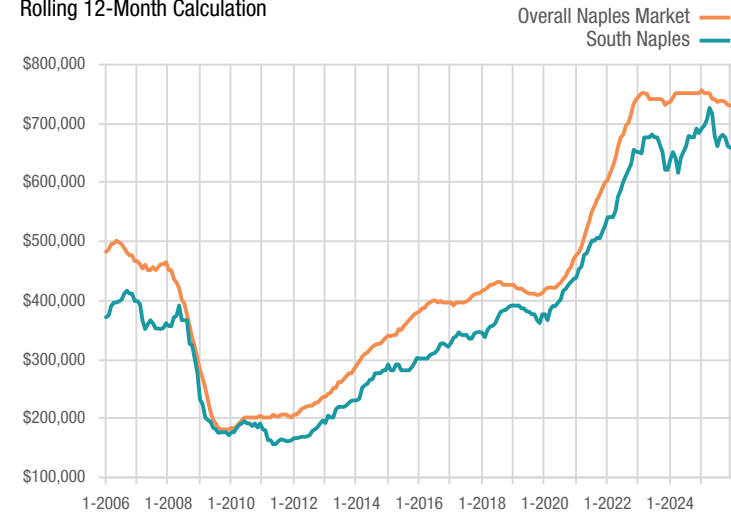
34112, 34113

Single Family	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	86	69	- 19.8%	965	963	- 0.2%
Total Sales	36	54	+ 50.0%	474	514	+ 8.4%
Days on Market Until Sale	94	80	- 14.9%	69	90	+ 30.4%
Median Closed Price*	\$665,000	\$523,500	- 21.3%	\$682,500	\$657,500	- 3.7%
Average Closed Price*	\$909,929	\$774,290	- 14.9%	\$1,021,643	\$938,170	- 8.2%
Percent of List Price Received*	94.7%	94.6%	- 0.1%	94.8%	93.4%	- 1.5%
Inventory of Homes for Sale	359	322	- 10.3%	—	—	—
Months Supply of Inventory	9.1	7.5	- 17.6%	—	—	—

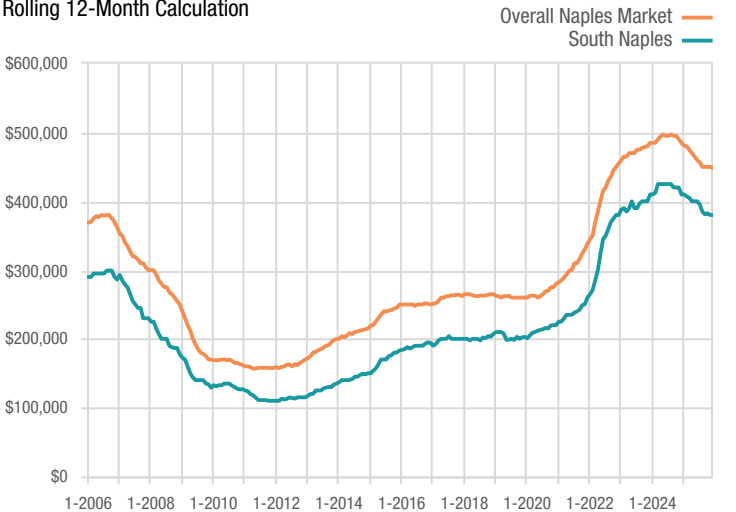
Condo	December			Year to Date		
Key Metrics	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	132	111	- 15.9%	1,691	1,740	+ 2.9%
Total Sales	58	92	+ 58.6%	843	863	+ 2.4%
Days on Market Until Sale	102	93	- 8.8%	73	94	+ 28.8%
Median Closed Price*	\$385,000	\$362,500	- 5.8%	\$410,000	\$380,000	- 7.3%
Average Closed Price*	\$496,151	\$418,031	- 15.7%	\$476,584	\$441,694	- 7.3%
Percent of List Price Received*	94.3%	94.3%	0.0%	95.8%	94.4%	- 1.5%
Inventory of Homes for Sale	638	620	- 2.8%	—	—	—
Months Supply of Inventory	9.1	8.6	- 5.5%	—	—	—

* 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.