Local Market Update – October 2025

A Research Tool Provided by Naples Area Board of REALTORS®

NABOR
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Central Naples

34104, 34105, 34116

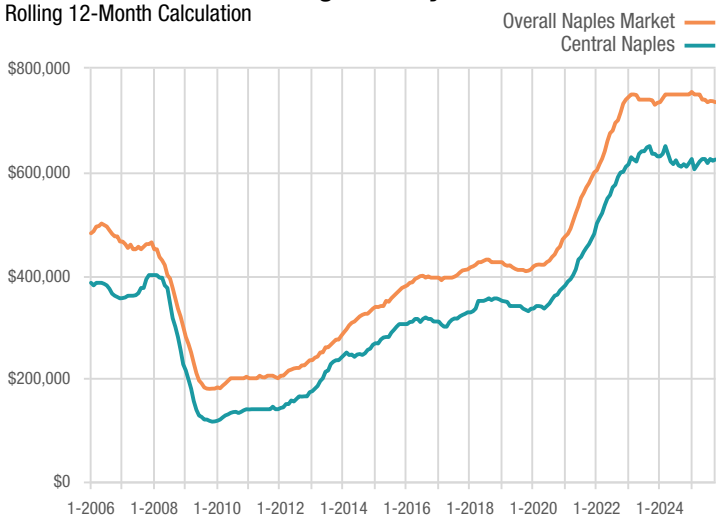
Single Family	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	74	**79**	+ 6.8%	706	**734**	+ 4.0%
Total Sales	40	**44**	+ 10.0%	450	**453**	+ 0.7%
Days on Market Until Sale	66	**92**	+ 39.4%	63	**78**	+ 23.8%
Median Closed Price*	$552,500	**$580,000**	+ 5.0%	$610,000	**$620,000**	+ 1.6%
Average Closed Price*	$1,124,070	**$1,328,746**	+ 18.2%	$1,102,780	**$1,006,246**	- 8.8%
Percent of List Price Received*	95.9%	**95.2%**	- 0.7%	95.7%	**95.2%**	- 0.5%
Inventory of Homes for Sale	244	**230**	- 5.7%	—	—	—
Months Supply of Inventory	5.6	**5.4**	- 3.6%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	81	**107**	+ 32.1%	922	**901**	- 2.3%
Total Sales	29	**45**	+ 55.2%	479	**489**	+ 2.1%
Days on Market Until Sale	82	**117**	+ 42.7%	58	**84**	+ 44.8%
Median Closed Price*	$289,000	**$285,000**	- 1.4%	$346,000	**$300,000**	- 13.3%
Average Closed Price*	$348,607	**$362,353**	+ 3.9%	$428,116	**$376,195**	- 12.1%
Percent of List Price Received*	95.9%	**93.1%**	- 2.9%	95.6%	**94.2%**	- 1.5%
Inventory of Homes for Sale	333	**365**	+ 9.6%	—	—	—
Months Supply of Inventory	7.2	**7.6**	+ 5.6%	—	—	—

* 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.

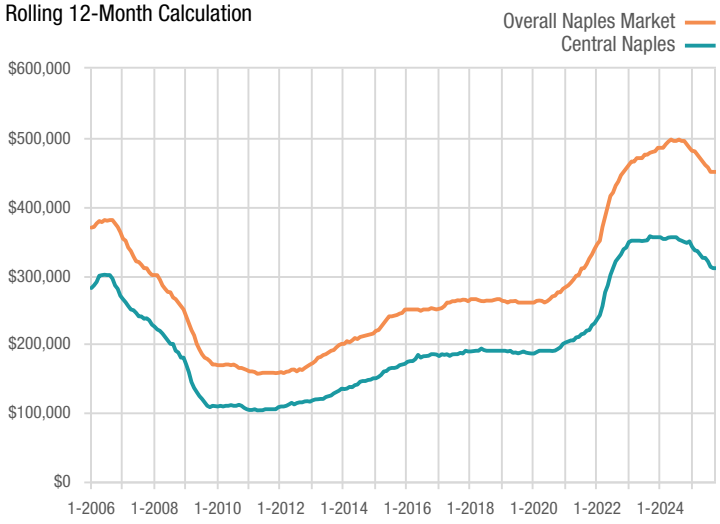
Median Closed Price - Single Family

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.

Current as of November 10, 2025. All data from Southwest Florida MLS. Report © 2025 ShowingTime Plus, LLC.