Local Market Update – October 2025

A Research Tool Provided by Naples Area Board of REALTORS®

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Immokalee / Ave Maria

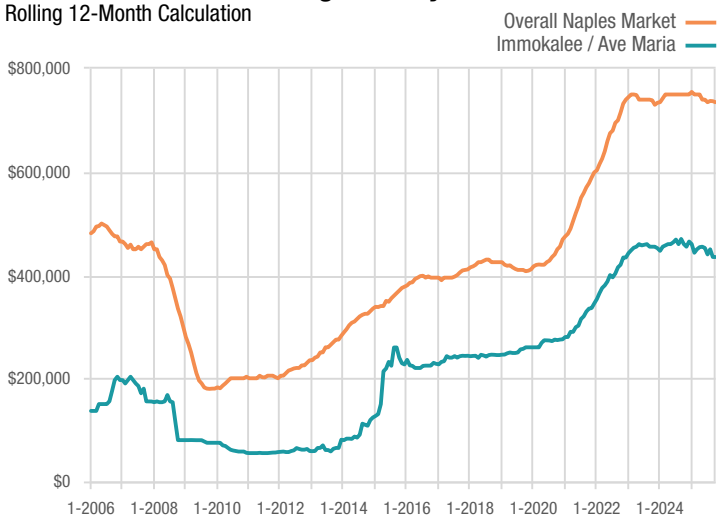
Single Family	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	21	**33**	+ 57.1%	355	**415**	+ 16.9%
Total Sales	13	**15**	+ 15.4%	188	**225**	+ 19.7%
Days on Market Until Sale	118	**124**	+ 5.1%	84	**90**	+ 7.1%
Median Closed Price*	$382,900	**$425,000**	+ 11.0%	$474,995	**$437,500**	- 7.9%
Average Closed Price*	$450,452	**$448,667**	- 0.4%	$492,415	**$485,261**	- 1.5%
Percent of List Price Received*	95.8%	**96.0%**	+ 0.2%	96.6%	**95.5%**	- 1.1%
Inventory of Homes for Sale	143	**150**	+ 4.9%	—	—	—
Months Supply of Inventory	7.4	**6.7**	- 9.5%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	6	**25**	+ 316.7%	117	**156**	+ 33.3%
Total Sales	4	**5**	+ 25.0%	56	**79**	+ 41.1%
Days on Market Until Sale	54	**129**	+ 138.9%	70	**94**	+ 34.3%
Median Closed Price*	$312,500	**$315,000**	+ 0.8%	$330,000	**$282,000**	- 14.5%
Average Closed Price*	$311,179	**$312,400**	+ 0.4%	$338,040	**$298,369**	- 11.7%
Percent of List Price Received*	91.5%	**97.0%**	+ 6.0%	95.4%	**94.8%**	- 0.6%
Inventory of Homes for Sale	53	**63**	+ 18.9%	—	—	—
Months Supply of Inventory	9.8	**8.5**	- 13.3%	—	—	—

* 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.

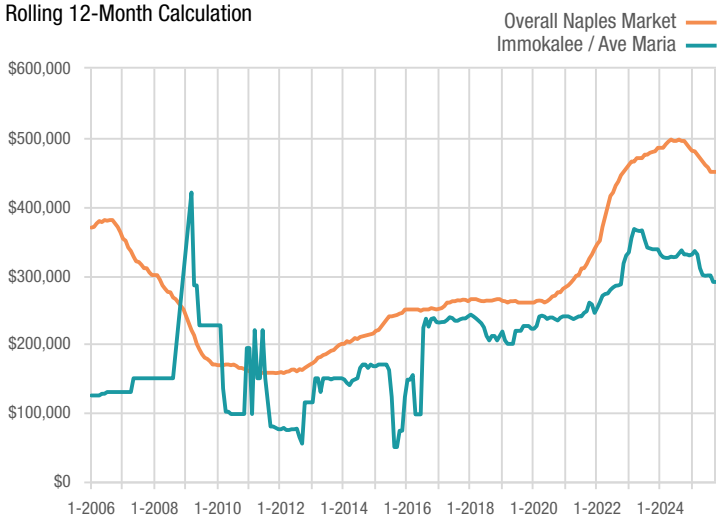
Median Closed Price - Single Family

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.