Local Market Update – October 2025

A Research Tool Provided by Naples Area Board of REALTORS®

NABOR
NAPLES AREA BOARD OF REALTORS®

Naples Beach

34102, 34103, 34108

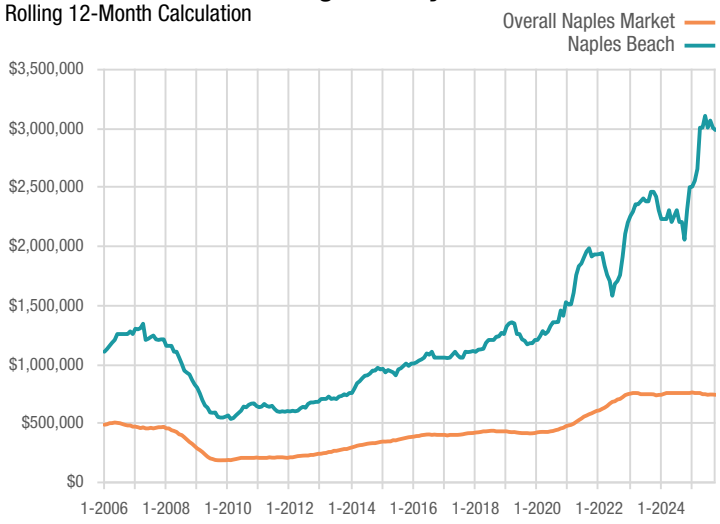
Single Family	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	96	**110**	+ 14.6%	889	**969**	+ 9.0%
Total Sales	20	**46**	+ 130.0%	357	**463**	+ 29.7%
Days on Market Until Sale	85	**121**	+ 42.4%	115	**139**	+ 20.9%
Median Closed Price*	$1,962,500	**$2,050,000**	+ 4.5%	$2,325,000	**$2,925,000**	+ 25.8%
Average Closed Price*	$2,825,495	**$3,511,696**	+ 24.3%	$4,280,412	**$5,131,431**	+ 19.9%
Percent of List Price Received*	93.1%	**91.2%**	- 2.0%	92.7%	**91.6%**	- 1.2%
Inventory of Homes for Sale	508	**491**	- 3.3%	—	—	—
Months Supply of Inventory	14.7	**11.3**	- 23.1%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	156	**240**	+ 53.8%	1,486	**1,655**	+ 11.4%
Total Sales	45	**53**	+ 17.8%	771	**738**	- 4.3%
Days on Market Until Sale	143	**119**	- 16.8%	94	**108**	+ 14.9%
Median Closed Price*	$865,000	**$900,000**	+ 4.0%	$1,150,000	**$1,112,500**	- 3.3%
Average Closed Price*	$1,462,322	**$1,252,208**	- 14.4%	$1,666,665	**$1,598,606**	- 4.1%
Percent of List Price Received*	93.8%	**92.5%**	- 1.4%	94.0%	**92.4%**	- 1.7%
Inventory of Homes for Sale	673	**803**	+ 19.3%	—	—	—
Months Supply of Inventory	9.2	**11.7**	+ 27.2%	—	—	—

* 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.

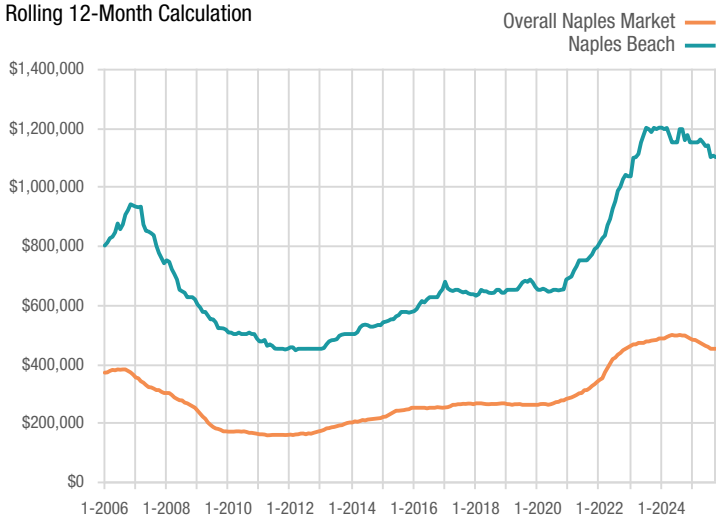
Median Closed Price - Single Family

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.