Local Market Update – October 2025

A Research Tool Provided by Naples Area Board of REALTORS®

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South Naples

34112, 34113

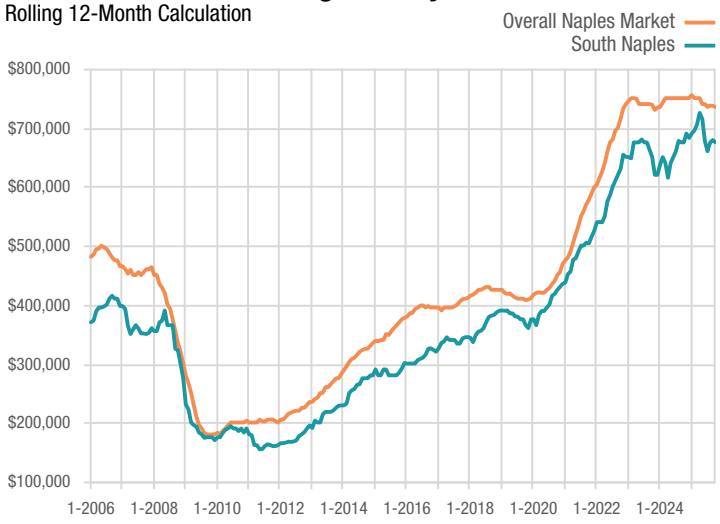
Single Family	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	89	**87**	- 2.2%	800	**824**	+ 3.0%
Total Sales	31	**47**	+ 51.6%	404	**425**	+ 5.2%
Days on Market Until Sale	81	**116**	+ 43.2%	65	**89**	+ 36.9%
Median Closed Price*	$629,000	**$620,000**	- 1.4%	$682,500	**$675,000**	- 1.1%
Average Closed Price*	$860,581	**$916,939**	+ 6.5%	$1,023,948	**$972,888**	- 5.0%
Percent of List Price Received*	96.0%	**94.1%**	- 2.0%	94.9%	**93.2%**	- 1.8%
Inventory of Homes for Sale	307	**307**	0.0%	—	—	—
Months Supply of Inventory	8.0	**7.4**	- 7.5%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 10-2024**	**Thru 10-2025**	**% Change**
New Listings	128	**183**	+ 43.0%	1,377	**1,475**	+ 7.1%
Total Sales	68	**63**	- 7.4%	735	**713**	- 3.0%
Days on Market Until Sale	87	**109**	+ 25.3%	71	**94**	+ 32.4%
Median Closed Price*	$347,500	**$355,000**	+ 2.2%	$415,000	**$383,000**	- 7.7%
Average Closed Price*	$419,399	**$465,332**	+ 11.0%	$474,235	**$442,112**	- 6.8%
Percent of List Price Received*	94.8%	**94.5%**	- 0.3%	95.9%	**94.4%**	- 1.6%
Inventory of Homes for Sale	521	**598**	+ 14.8%	—	—	—
Months Supply of Inventory	7.2	**8.7**	+ 20.8%	—	—	—

* 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.

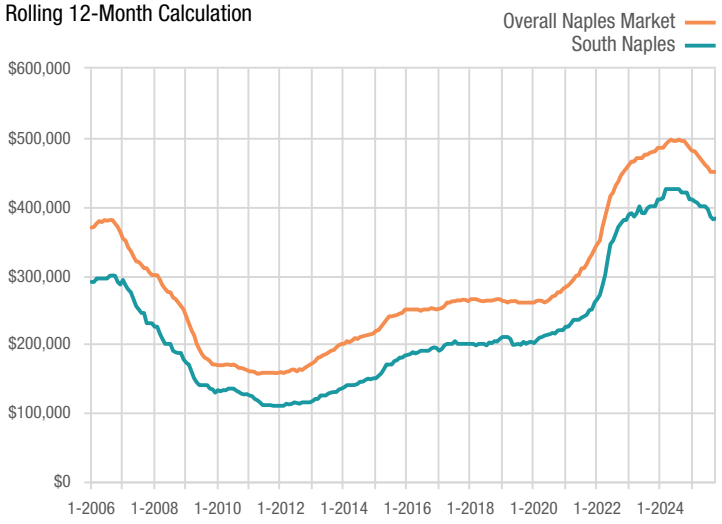
Median Closed Price - Single Family

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.