Market Report

JUNE 2026 REPORT

BONNYCASTLE
REALTY

BONNYCASTLE

Bonnycastle Realty provides an unparalleled standard of luxury services to buyers and sellers in Collier and Lee counties, Florida. Putting a fresh spin on a dated industry, our highly personalized, concierge-style assistance is infused with revolutionary real estate advancements.

Here at Bonnycastle, we’re tech savvy and solutions oriented, filling whatever gaps we see in the industry with innovative excellence. As business-minded agents, we make data-driven decisions to maximize our marketing efforts and ultimately produce top-dollar deals, all in a trendsetting style.

Still, our entrepreneurial attitude doesn’t sacrifice our human-to-human interaction — we’re committed to building deep-rooted relationships that last long after the closing papers are signed. We understand that buying or selling a home is one of life’s biggest financial decisions, which is why we’ll guide you through every step to help you navigate the process with ease.

As Naples locals ourselves, we’re motivated to share the high-quality life we live. Our team will go above and beyond to find the property that will elevate your lifestyle in the scenic Sunshine State.

Google ★★★★★

Zillow ★★★★★

realtor.com ★★★★★

WELCOME TO THE BONNYCASTLE JUNE 2026 REPORT THIS TEXT IS COURTSEY OF THE NAPLES AREA BOARD OF REALTORS MARKET REPORT

The Naples area housing market delivered one of its strongest June performances in five years, with overall closed sales increasing 16.5 percent to 881 closed sales from 756 closed sales in June 2025 and pending sales (homes under contract) increasing 14.9 percent to 855 pending sales from 744 pending sales in June 2025. According to the June 2026 Market Report from the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales throughout Collier County (excluding Marco Island), a combination of solid sales activity – especially in the luxury home market – and inventory levels that still provide ample choices for buyers indicate a market that continues to outperform expectations.

Overall inventory in June decreased 23.4 percent to 4,741 homes from 6,189 homes in June 2025. This affects the overall months of inventory supply, which decreased 35.1 percent in June to 6.3 months from 9.7 months in June 2025.

Part of this decline is a result of fewer listings coming onto the market. For June, the report showed a 9.6 percent decrease to 830 new listings from 918 new listings in June 2025. New listings have decreased 11.4 percent since January compared to the same time last year.

The result is a market where homes are selling at a pace that prevents oversupply; an important factor that preserves homes values. The overall median closed price in Naples during June increased 3.8 percent to $595,000 from $573,450 in June 2025. Though it should be noted that the median closed price has decreased .8 percent year-to-date to $610,000 from $615,000 during the same time period.

Broker analysts reviewing NABOR®'s June 2026 Market Report agree that the Naples area housing market enters the second half of 2026 with momentum firmly on its side.

QUICK FACTS
OVERALL MARKET FACTS

INVENTORY

4,741

↓ 23%

PENDINGS

855

↑ 15%

NEW LISTINGS

830

↓ 13%

MEDIAN CLOSED PRICE

$595,000

↑ 4%

CLOSED SALES

881

↑ 19%

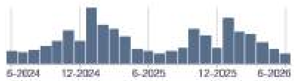
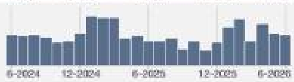
DAYS ON MARKET

103

↑ 13%

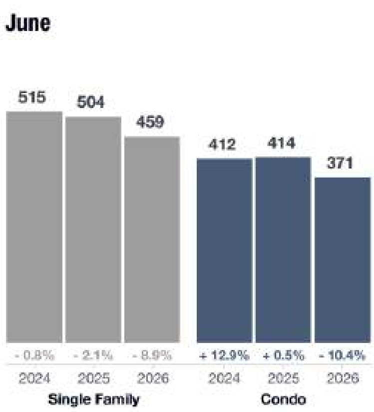
OVERALL MARKET OVERVIEW

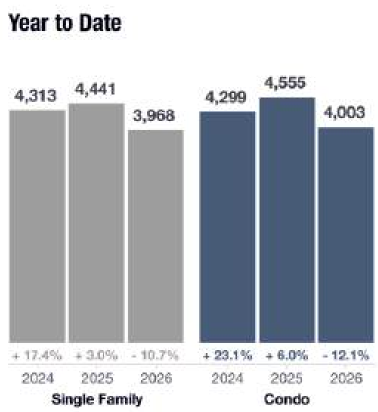
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		918	**830**	- 9.6%	8,996	**7,971**	- 11.4%
Total Sales		756	**881**	+ 16.5%	4,435	**5,229**	+ 17.9%
Days on Market Until Sale		98	**103**	+ 5.1%	88	**97**	+ 10.2%
Median Closed Price		$573,450	**$595,000**	+ 3.8%	$615,000	**$610,000**	- 0.8%
Average Closed Price		$1,207,898	**$1,137,791**	- 5.8%	$1,246,095	**$1,180,709**	- 5.2%
Percent of List Price Received		94.1%	**94.5%**	+ 0.4%	94.5%	**94.5%**	0.0%
Pending Listings		744	**855**	+14.9%	5,513	**7,082**	+28.5%
Inventory of Homes for Sale		6,189	**4,741**	- 23.4%	—	—	—
Months Supply of Inventory		9.7	**6.3**	- 35.1%	—	—	—

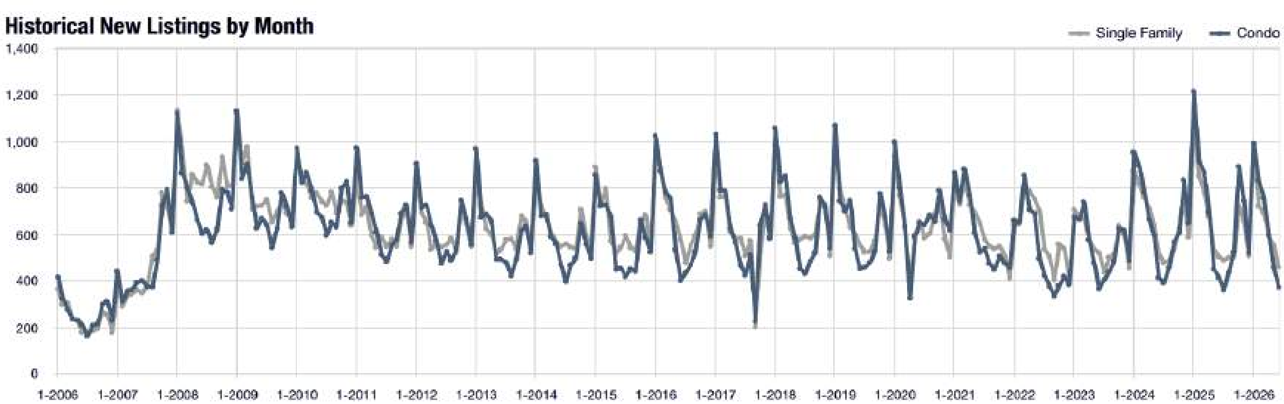
OVERALL NEW LISTINGS

A count of the properties that have been newly listed on the market in a given month.



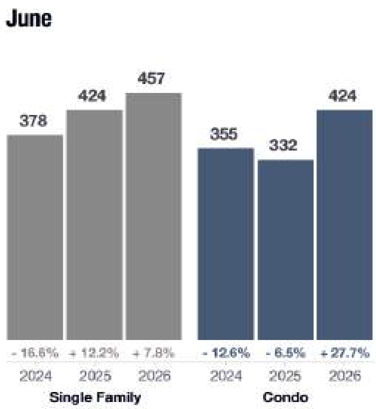


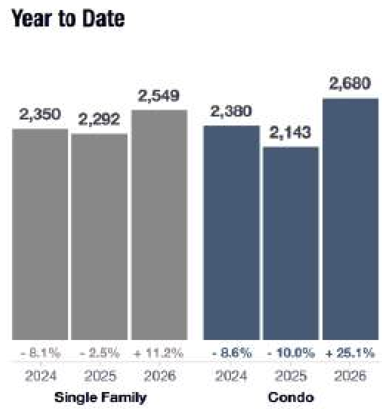
New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	487	+ 2.1%	360	- 7.5%
Aug-2025	500	+ 3.1%	436	- 4.4%
Sep-2025	502	- 5.8%	521	- 8.0%
Oct-2025	722	+ 15.7%	892	+ 47.0%
Nov-2025	658	- 11.2%	744	- 10.7%
Dec-2025	507	- 13.6%	519	- 20.0%
Jan-2026	956	- 12.5%	989	- 18.6%
Feb-2026	720	- 15.3%	832	- 9.1%
Mar-2026	693	- 11.2%	756	- 12.6%
Apr-2026	591	- 12.7%	599	- 13.9%
May-2026	549	+ 2.2%	456	+ 1.3%
Jun-2026	**459**	**- 8.9%**	**371**	**- 10.4%**
12-Month Avg	612	- 6.8%	623	- 7.2%



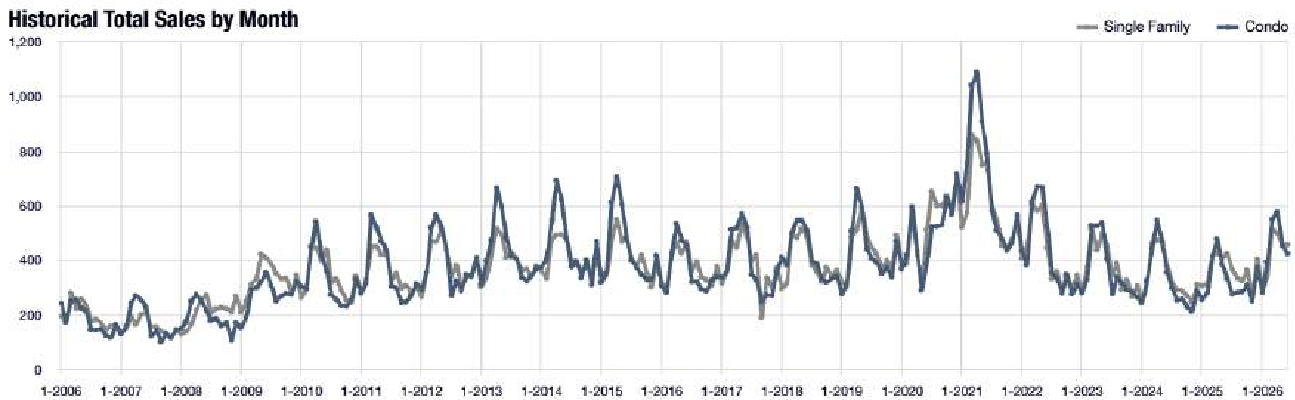
OVERALL CLOSED SALES

A count of the actual sales that closed in a given month.



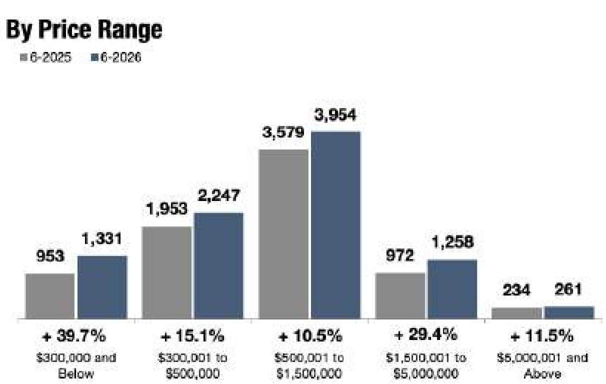


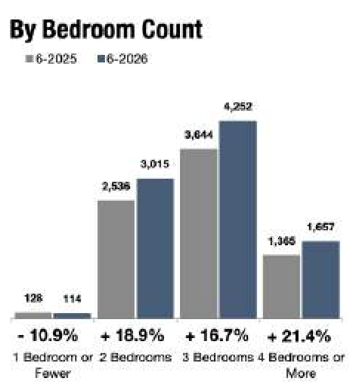
Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	365	+ 15.9%	275	- 7.7%
Aug-2025	333	+ 14.0%	282	+ 11.9%
Sep-2025	324	+ 12.5%	284	+ 10.5%
Oct-2025	364	+ 35.3%	309	+ 35.5%
Nov-2025	261	+ 6.5%	249	+ 17.5%
Dec-2025	404	+ 29.9%	372	+ 28.7%
Jan-2026	291	- 4.9%	281	+ 10.2%
Feb-2026	339	+ 8.7%	393	+ 40.4%
Mar-2026	513	+ 23.0%	549	+ 32.3%
Apr-2026	497	+ 16.4%	577	+ 21.0%
May-2026	452	+ 11.3%	456	+ 18.8%
Jun-2026	**457**	**+ 7.8%**	**424**	**+ 27.7%**
12-Month Avg	383	+ 14.7%	371	+ 20.8%

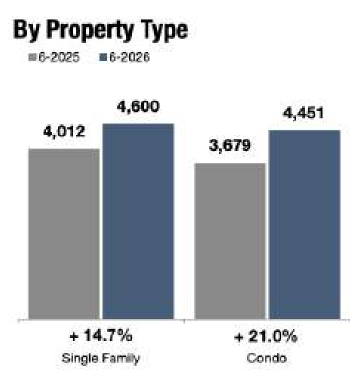


OVERALL CLOSED SALES BY PRICE RANGE

A count of the actual sales that closed in a given month. Based on a rolling 12-month total.

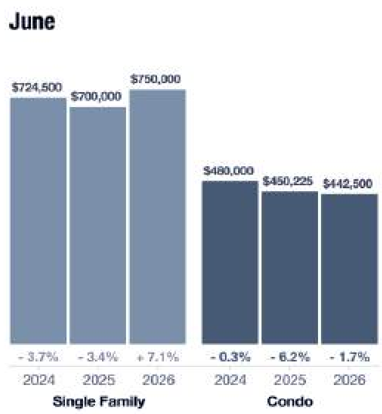


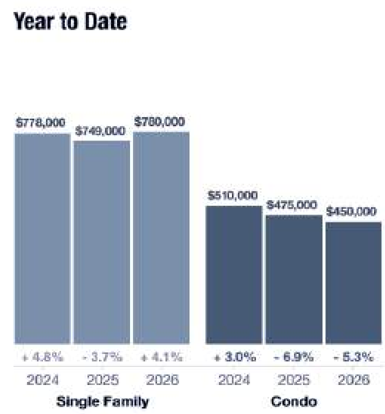




OVERALL MEDIAN CLOSED PRICE

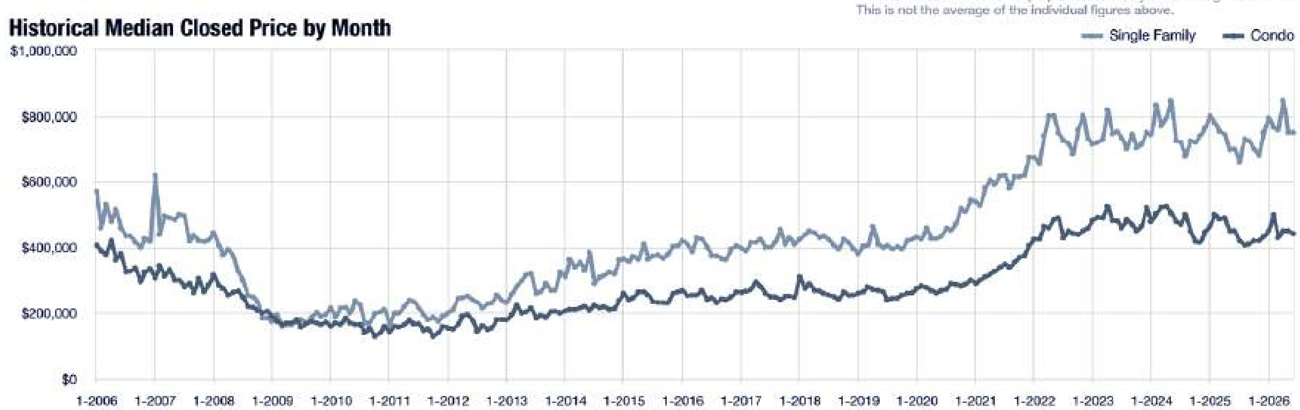
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.





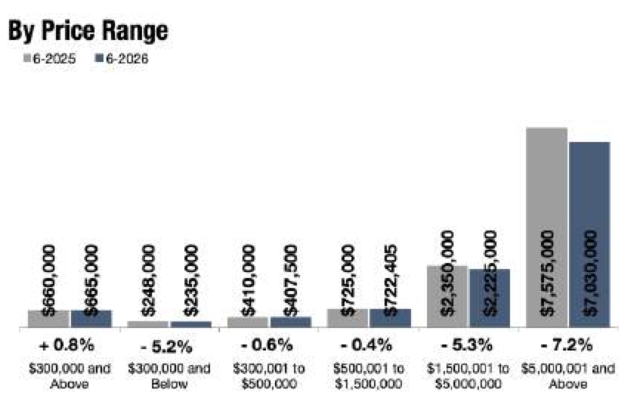
Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	$660,000	- 8.3%	$420,000	- 10.6%
Aug-2025	$730,000	+ 7.7%	$406,500	- 18.6%
Sep-2025	$725,000	0.0%	$410,000	- 8.9%
Oct-2025	$700,000	- 2.8%	$420,000	+ 0.6%
Nov-2025	$680,000	- 8.1%	$420,000	+ 1.2%
Dec-2025	$750,000	- 2.0%	$432,500	- 3.4%
Jan-2026	$795,000	- 0.6%	$450,000	- 3.4%
Feb-2026	$765,000	- 1.9%	$499,000	- 0.2%
Mar-2026	$758,500	+ 0.6%	$430,000	- 11.5%
Apr-2026	$847,500	+ 13.8%	$450,000	- 8.2%
May-2026	$750,000	+ 7.6%	$450,000	+ 0.1%
Jun-2026	**$750,000**	**+ 7.1%**	**$442,500**	**- 1.7%**
12-Month Avg*	$750,000	+ 1.4%	$437,000	- 5.0%

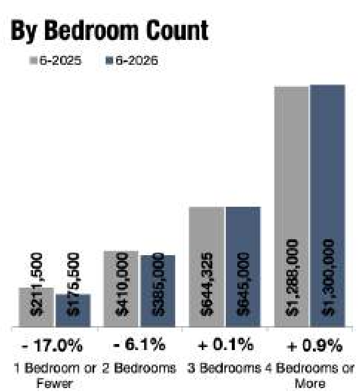
* Median Closed Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

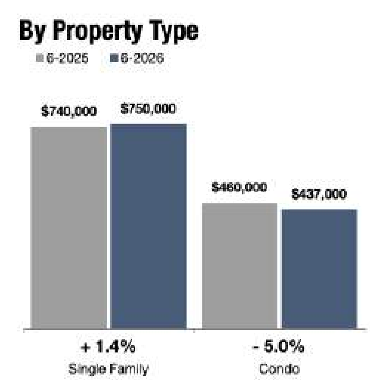


OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

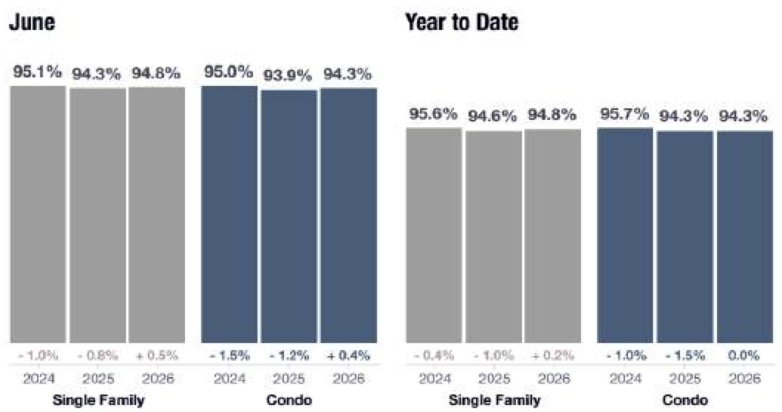






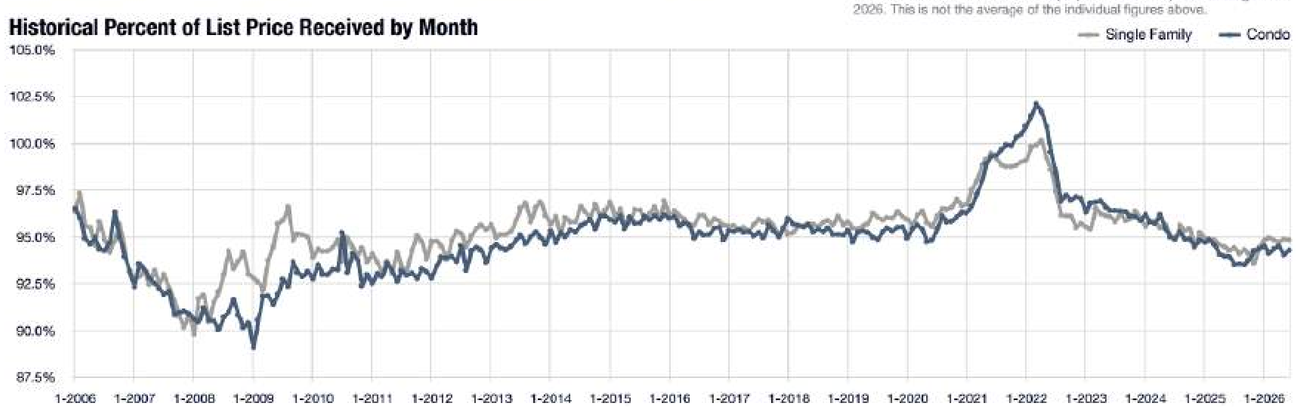
OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



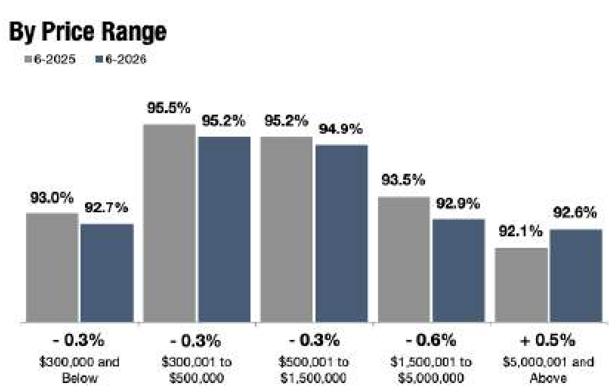
Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	94.4%	- 0.4%	93.5%	- 1.5%
Aug-2025	94.1%	- 1.6%	93.5%	- 1.9%
Sep-2025	94.3%	- 1.0%	93.5%	- 1.4%
Oct-2025	94.1%	- 1.4%	93.7%	- 1.3%
Nov-2025	93.6%	- 0.8%	94.2%	- 0.3%
Dec-2025	94.4%	- 0.8%	94.3%	- 0.5%
Jan-2026	94.8%	- 0.1%	94.5%	- 0.2%
Feb-2026	94.9%	+ 0.1%	94.1%	- 0.7%
Mar-2026	94.8%	0.0%	94.3%	- 0.3%
Apr-2026	94.7%	+ 0.1%	94.5%	+ 0.4%
May-2026	94.8%	+ 0.4%	94.0%	+ 0.1%
Jun-2026	**94.8%**	**+ 0.5%**	**94.3%**	**+ 0.4%**
12-Month Avg*	94.5%	- 0.3%	94.1%	- 0.5%

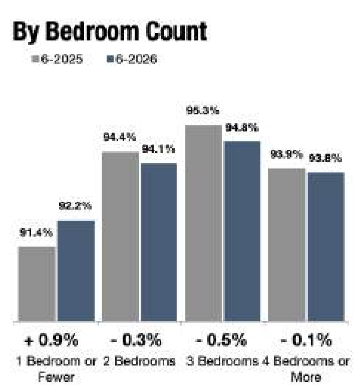
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

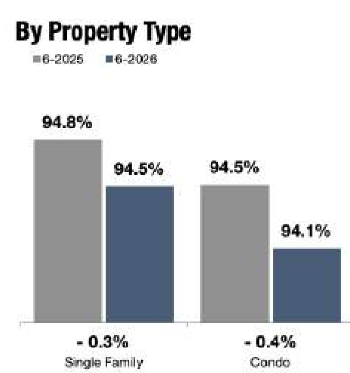


OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.

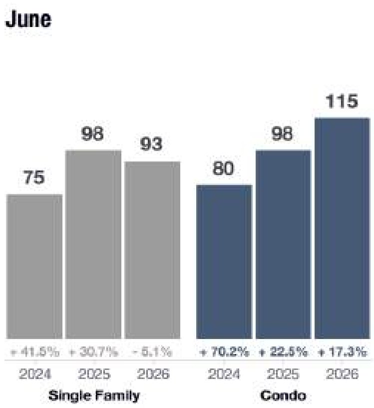


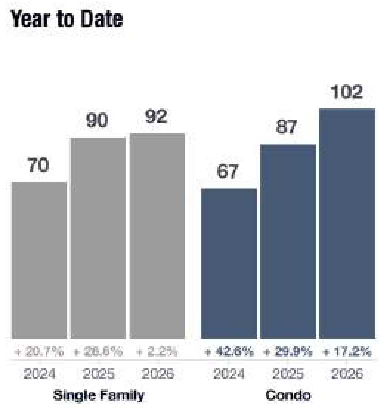




OVERALL DAYS ON MARKET UNTIL SALE

Average number of days between when a property is listed and when an offer is accepted in a given month.



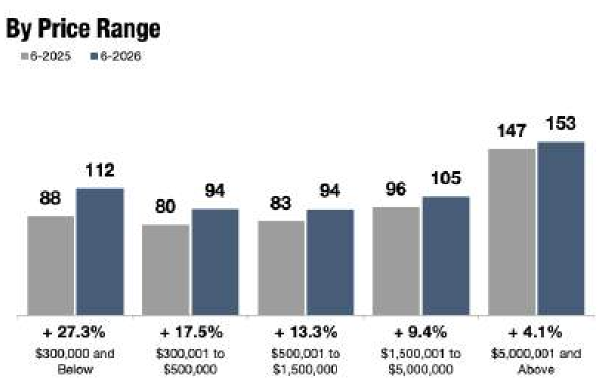


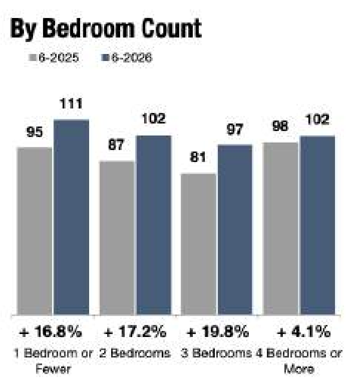
Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	95	+ 30.1%	108	+ 22.7%
Aug-2025	95	+ 28.4%	123	+ 30.9%
Sep-2025	101	+ 26.3%	115	+ 35.3%
Oct-2025	106	+ 29.3%	112	+ 16.7%
Nov-2025	102	+ 17.2%	105	+ 34.6%
Dec-2025	87	+ 11.5%	100	+ 11.1%
Jan-2026	92	- 4.2%	101	+ 16.1%
Feb-2026	86	+ 6.2%	98	+ 10.1%
Mar-2026	92	+ 3.4%	98	+ 18.1%
Apr-2026	93	+ 5.7%	99	+ 25.3%
May-2026	92	+ 7.0%	105	+ 20.7%
Jun-2026	**93**	**- 5.1%**	**115**	**+ 17.3%**
12-Month Avg*	94	+ 10.6%	106	+ 20.5%

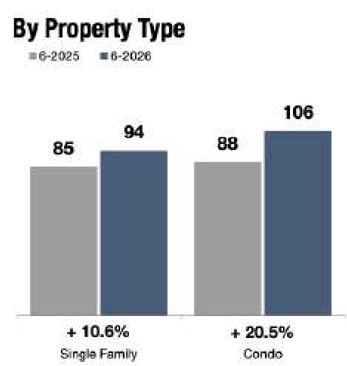
* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.

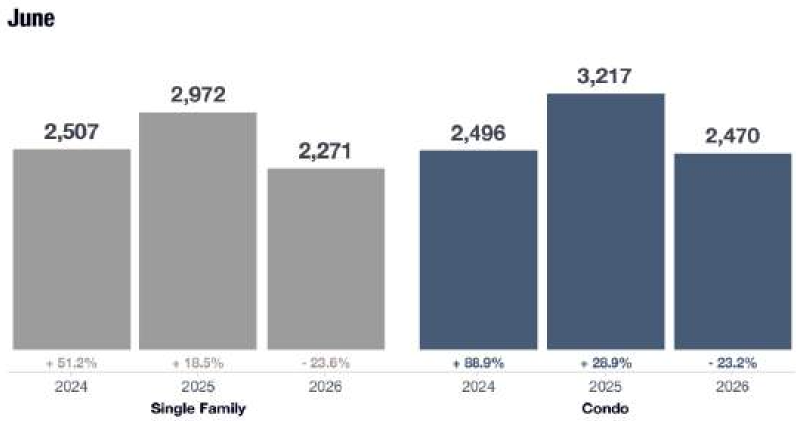




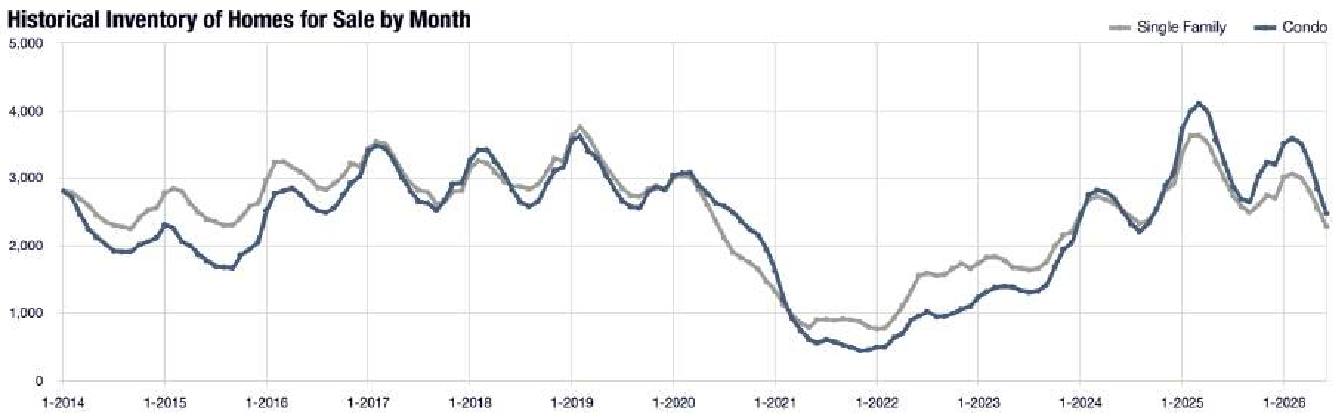


OVERALL INVENTORY OF HOMES FOR SALE

The number of properties available for sale in active status at the end of a given month.

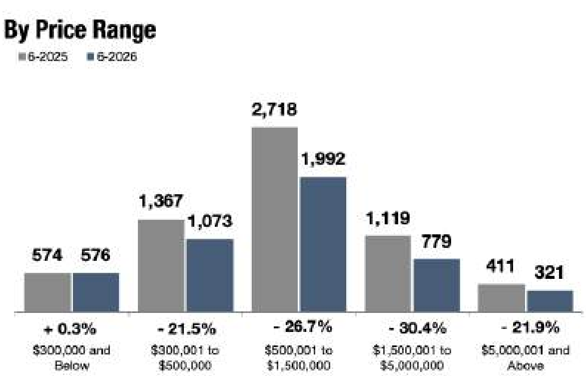


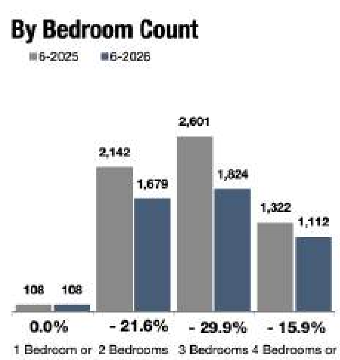
Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2025	2,724	+ 13.1%	2,861	+ 23.9%
Aug-2025	2,571	+ 11.1%	2,679	+ 22.0%
Sep-2025	2,483	+ 5.0%	2,641	+ 13.7%
Oct-2025	2,598	+ 2.6%	3,025	+ 19.5%
Nov-2025	2,733	- 2.8%	3,230	+ 12.3%
Dec-2025	2,698	- 6.8%	3,198	+ 4.4%
Jan-2026	3,009	- 10.8%	3,510	- 5.9%
Feb-2026	3,055	- 15.6%	3,582	- 10.0%
Mar-2026	2,994	- 17.4%	3,507	- 14.5%
Apr-2026	2,802	- 20.3%	3,222	- 19.0%
May-2026	2,542	- 21.4%	2,833	- 20.4%
Jun-2026	**2,271**	**- 23.6%**	**2,470**	**- 23.2%**
12-Month Avg	2,707	- 8.9%	3,063	- 2.9%

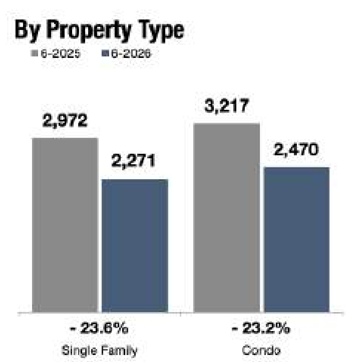


OVERALL INVENTORY OF HOMES FOR SALE BY PRICE RANGE

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.







LOCAL MARKET UPDATE - NAPLES BEACH

34102, 34103, 34108

Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	63	**56**	- 11.1%	683	**561**	- 17.9%
Total Sales	51	**53**	+ 3.9%	304	**330**	+ 8.6%
Days on Market Until Sale	160	**131**	- 18.1%	140	**129**	- 7.9%
Median Closed Price*	$5,250,000	**$2,300,000**	- 56.2%	$3,487,500	**$2,987,500**	- 14.3%
Average Closed Price*	$6,800,887	**$5,105,837**	- 24.9%	$5,993,407	**$4,992,287**	- 16.7%
Percent of List Price Received*	90.0%	**91.4%**	+ 1.6%	91.7%	**92.5%**	+ 0.9%
Inventory of Homes for Sale	603	**434**	- 28.0%	—	—	—
Months Supply of Inventory	15.5	**9.1**	- 41.3%	—	—	—

Condo	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	77	**89**	+ 15.6%	1,155	**1,002**	- 13.2%
Total Sales	74	**101**	+ 36.5%	512	**680**	+ 32.8%
Days on Market Until Sale	123	**138**	+ 12.2%	96	**111**	+ 15.6%
Median Closed Price*	$1,117,500	**$1,100,000**	- 1.6%	$1,150,000	**$1,150,000**	0.0%
Average Closed Price*	$1,373,995	**$1,425,354**	+ 3.7%	$1,700,174	**$1,639,918**	- 3.5%
Percent of List Price Received*	91.3%	**93.6%**	+ 2.5%	92.7%	**93.4%**	+ 0.8%
Inventory of Homes for Sale	905	**721**	- 20.3%	—	—	—
Months Supply of Inventory	13.3	**8.4**	- 36.8%	—	—	—

* 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

LOCAL MARKET UPDATE - NORTH NAPLES

34109, 34110, 34119

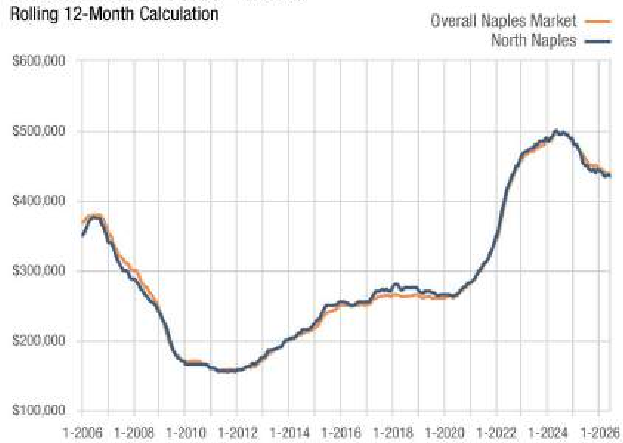
Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	103	**80**	- 22.3%	894	**826**	- 7.6%
Total Sales	92	**113**	+ 22.8%	474	**584**	+ 23.2%
Days on Market Until Sale	100	**85**	- 15.0%	83	**85**	+ 2.4%
Median Closed Price*	$930,000	**$1,030,000**	+ 10.8%	$1,000,000	**$1,050,000**	+ 5.0%
Average Closed Price*	$1,355,042	**$1,420,919**	+ 4.9%	$1,529,891	**$1,547,248**	+ 1.1%
Percent of List Price Received*	93.8%	**94.6%**	+ 0.9%	94.2%	**94.4%**	+ 0.2%
Inventory of Homes for Sale	553	**424**	- 23.3%	—	**—**	—
Months Supply of Inventory	7.6	**4.9**	- 35.5%	—	**—**	—

Condo	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	113	**85**	- 24.8%	1,135	**984**	- 13.3%
Total Sales	84	**102**	+ 21.4%	567	**655**	+ 15.5%
Days on Market Until Sale	96	**98**	+ 2.1%	84	**101**	+ 20.2%
Median Closed Price*	$450,000	**$442,500**	- 1.7%	$455,000	**$440,000**	- 3.3%
Average Closed Price*	$573,761	**$758,468**	+ 32.2%	$620,450	**$691,828**	+ 11.5%
Percent of List Price Received*	95.0%	**94.8%**	- 0.2%	95.0%	**94.6%**	- 0.4%
Inventory of Homes for Sale	733	**555**	- 24.3%	—	**—**	—
Months Supply of Inventory	8.9	**6.0**	- 32.6%	—	**—**	—

* 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



LOCAL MARKET UPDATE - CENTRAL NAPLES

34104, 34105, 34116

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	62	**48**	- 22.6%	499	**422**	- 15.4%
Total Sales	54	**59**	+ 9.3%	298	**295**	- 1.0%
Days on Market Until Sale	74	**69**	- 6.8%	74	**75**	+ 1.4%
Median Closed Price*	$612,500	**$555,000**	- 9.4%	$637,000	**$665,000**	+ 4.4%
Average Closed Price*	$992,183	**$961,914**	- 3.1%	$1,049,626	**$1,239,312**	+ 18.1%
Percent of List Price Received*	95.1%	**95.5%**	+ 0.4%	95.5%	**95.6%**	+ 0.1%
Inventory of Homes for Sale	290	**196**	- 32.4%	—	**—**	—
Months Supply of Inventory	6.9	**4.4**	- 36.2%	—	**—**	—

Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	70	**55**	- 21.4%	605	**502**	- 17.0%
Total Sales	48	**64**	+ 33.3%	301	**362**	+ 20.3%
Days on Market Until Sale	64	**94**	+ 46.9%	71	**91**	+ 28.2%
Median Closed Price*	$310,000	**$300,000**	- 3.2%	$310,000	**$310,000**	0.0%
Average Closed Price*	$382,021	**$397,586**	+ 4.1%	$392,084	**$389,941**	- 0.5%
Percent of List Price Received*	94.8%	**93.4%**	- 1.5%	94.6%	**94.3%**	- 0.3%
Inventory of Homes for Sale	437	**271**	- 38.0%	—	**—**	—
Months Supply of Inventory	9.8	**5.0**	- 49.0%	—	**—**	—

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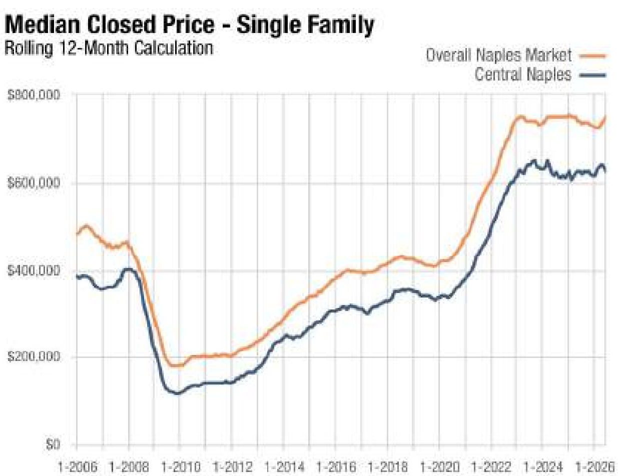

LOCAL MARKET UPDATE - SOUTH NAPLES

34112, 34113

Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	52	**50**	- 3.8%	582	**480**	- 17.5%
Total Sales	45	**58**	+ 28.9%	271	**316**	+ 16.6%
Days on Market Until Sale	89	**89**	0.0%	77	**94**	+ 22.1%
Median Closed Price*	$520,000	**$653,500**	+ 25.7%	$720,000	**$742,500**	+ 3.1%
Average Closed Price*	$783,245	**$947,141**	+ 20.9%	$1,011,123	**$1,005,862**	- 0.5%
Percent of List Price Received*	93.0%	**94.0%**	+ 1.1%	93.3%	**94.4%**	+ 1.2%
Inventory of Homes for Sale	365	**250**	- 31.5%	—	**—**	—
Months Supply of Inventory	9.9	**5.4**	- 45.5%	—	**—**	—

Condo	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	79	**75**	- 5.1%	1,016	**875**	- 13.9%
Total Sales	73	**105**	+ 43.8%	475	**573**	+ 20.6%
Days on Market Until Sale	92	**127**	+ 38.0%	86	**95**	+ 10.5%
Median Closed Price*	$420,000	**$350,000**	- 16.7%	$416,500	**$340,000**	- 18.4%
Average Closed Price*	$421,571	**$442,805**	+ 5.0%	$456,065	**$423,524**	- 7.1%
Percent of List Price Received*	94.1%	**94.4%**	+ 0.3%	94.5%	**94.4%**	- 0.1%
Inventory of Homes for Sale	663	**524**	- 21.0%	—	**—**	—
Months Supply of Inventory	9.8	**6.5**	- 33.7%	—	**—**	—

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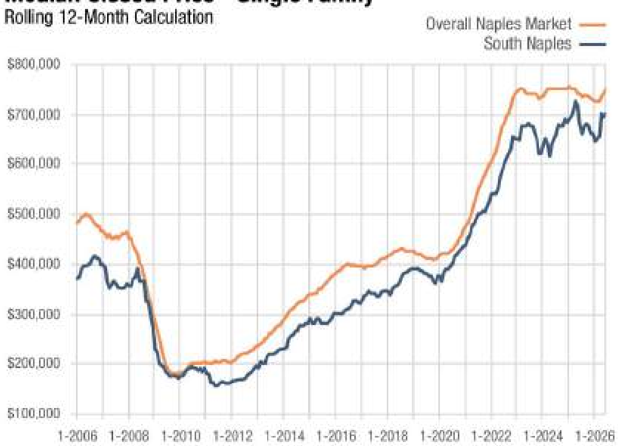
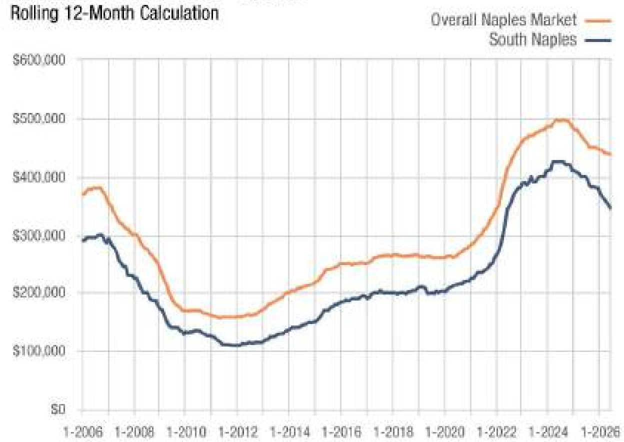
Median Closed Price - Single Family
Rolling 12-Month Calculation



Median Closed Price - Condo
Rolling 12-Month Calculation



LOCAL MARKET UPDATE - EAST NAPLES

34114, 34117, 34120, 34137

Single Family	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	192	**175**	- 8.9%	1,511	**1,444**	- 4.4%
Total Sales	154	**156**	+ 1.3%	801	**918**	+ 14.6%
Days on Market Until Sale	85	**95**	+ 11.8%	85	**88**	+ 3.5%
Median Closed Price*	$582,450	**$640,000**	+ 9.9%	$640,000	**$633,750**	- 1.0%
Average Closed Price*	$756,513	**$864,359**	+ 14.3%	$794,031	**$818,293**	+ 3.1%
Percent of List Price Received*	95.8%	**95.9%**	+ 0.1%	95.9%	**95.7%**	- 0.2%
Inventory of Homes for Sale	995	**798**	- 19.8%	—	**—**	—
Months Supply of Inventory	8.1	**5.8**	- 28.4%	—	**—**	—

Condo	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	62	**50**	- 19.4%	545	**514**	- 5.7%
Total Sales	42	**43**	+ 2.4%	234	**344**	+ 47.0%
Days on Market Until Sale	111	**100**	- 9.9%	91	**109**	+ 19.8%
Median Closed Price*	$451,500	**$440,000**	- 2.5%	$465,000	**$455,500**	- 2.0%
Average Closed Price*	$498,821	**$463,472**	- 7.1%	$481,296	**$478,773**	- 0.5%
Percent of List Price Received*	95.0%	**94.9%**	- 0.1%	95.1%	**95.2%**	+ 0.1%
Inventory of Homes for Sale	418	**314**	- 24.9%	—	**—**	—
Months Supply of Inventory	11.1	**6.3**	- 43.2%	—	**—**	—

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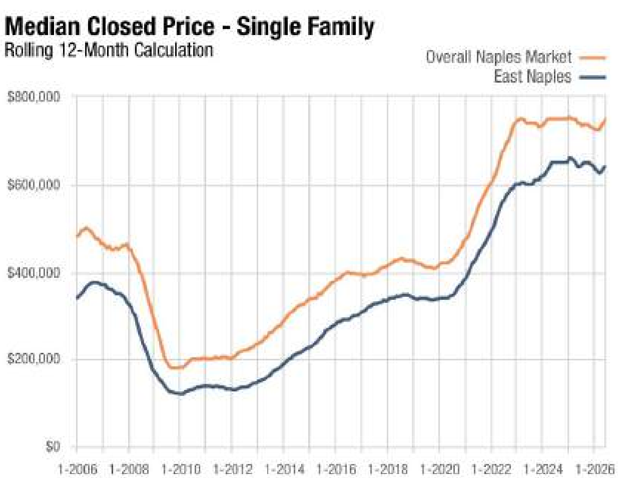

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