



Market Report

J U N E 2 0 2 6 R E P O R T



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.

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WELCOME TO THE BONNYCASTLE

JUNE 2026 REPORT

THIS TEXT IS COURTESY 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

↓ 10%

MEDIAN CLOSED PRICE



\$595,000

↑ 4%

CLOSED SALES



881

↑ 17%

DAYS ON MARKET



103

↑ 5%

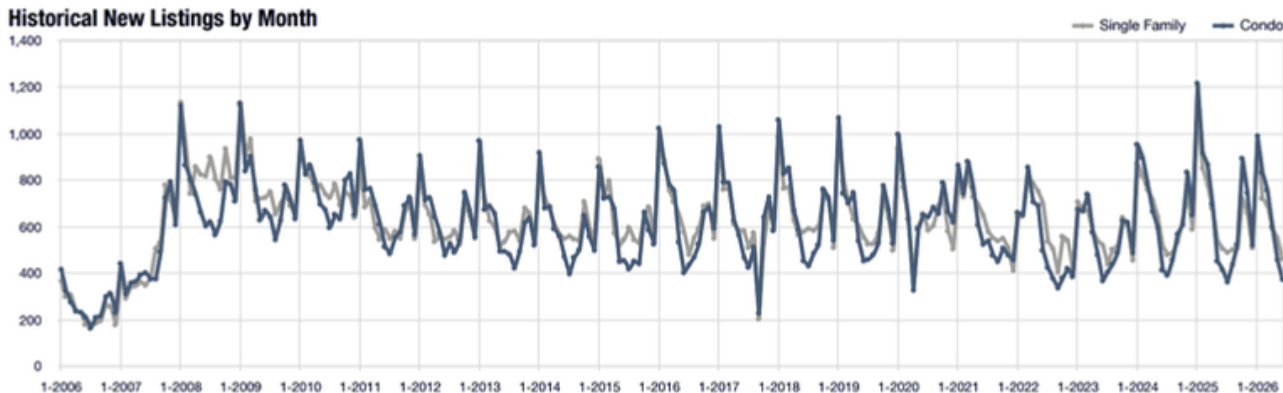
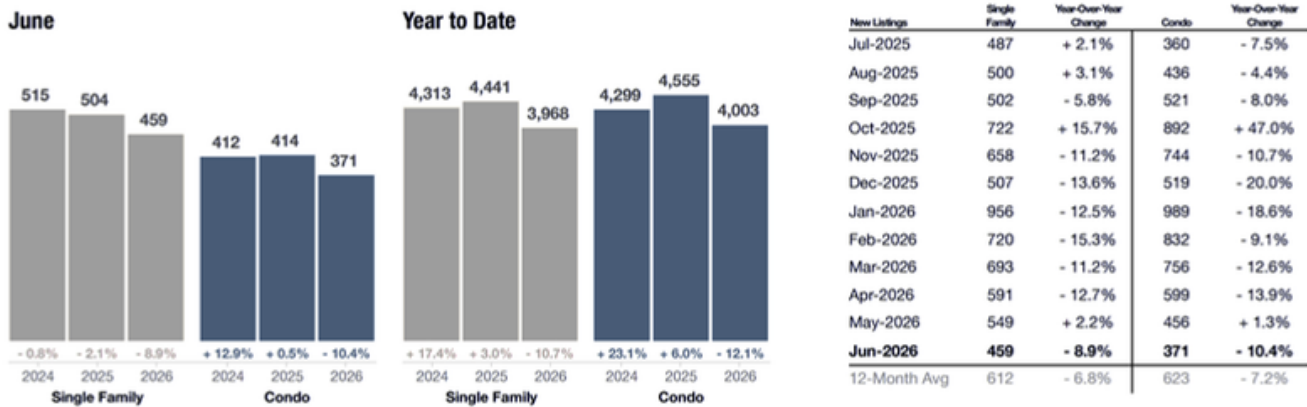
OVERALL MARKET OVERVIEW

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%	—	—	—

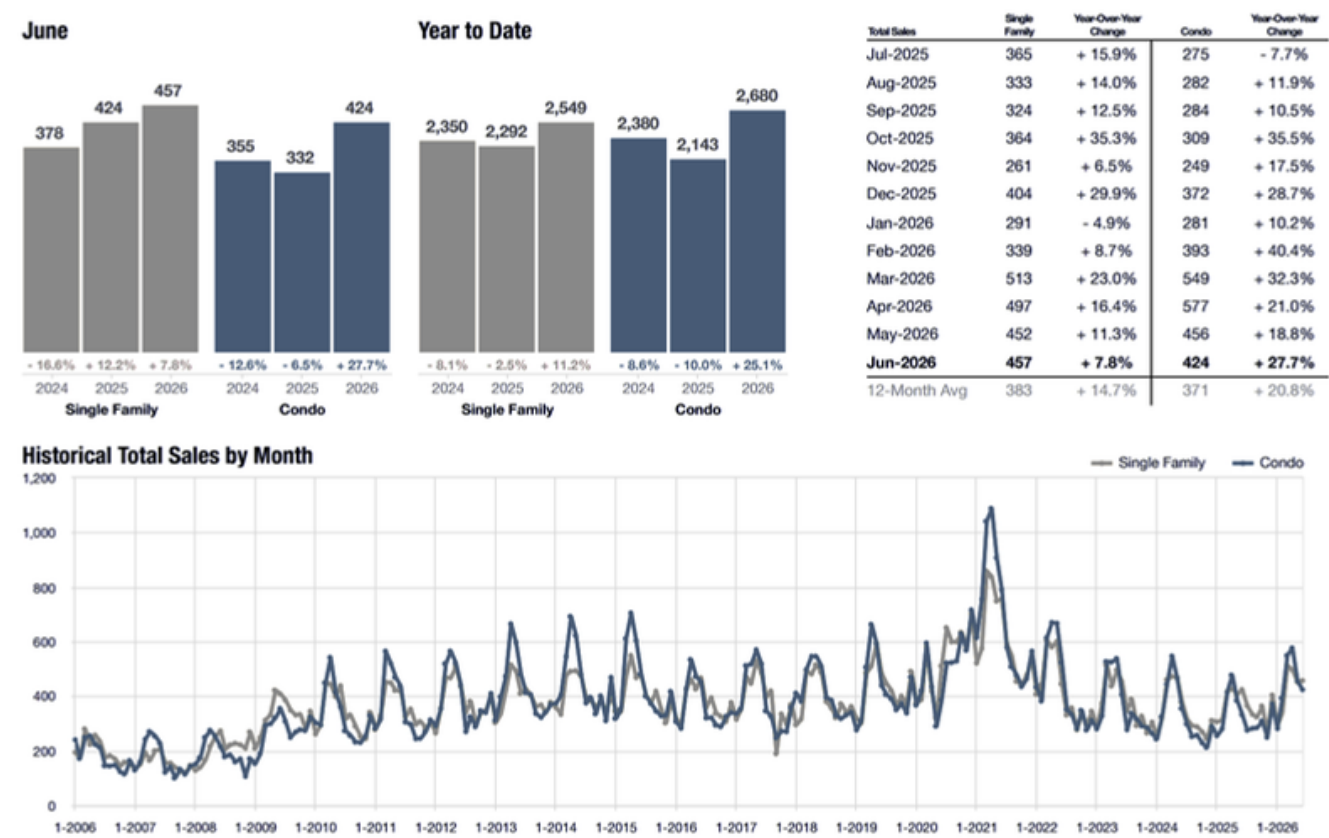
OVERALL NEW LISTINGS

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



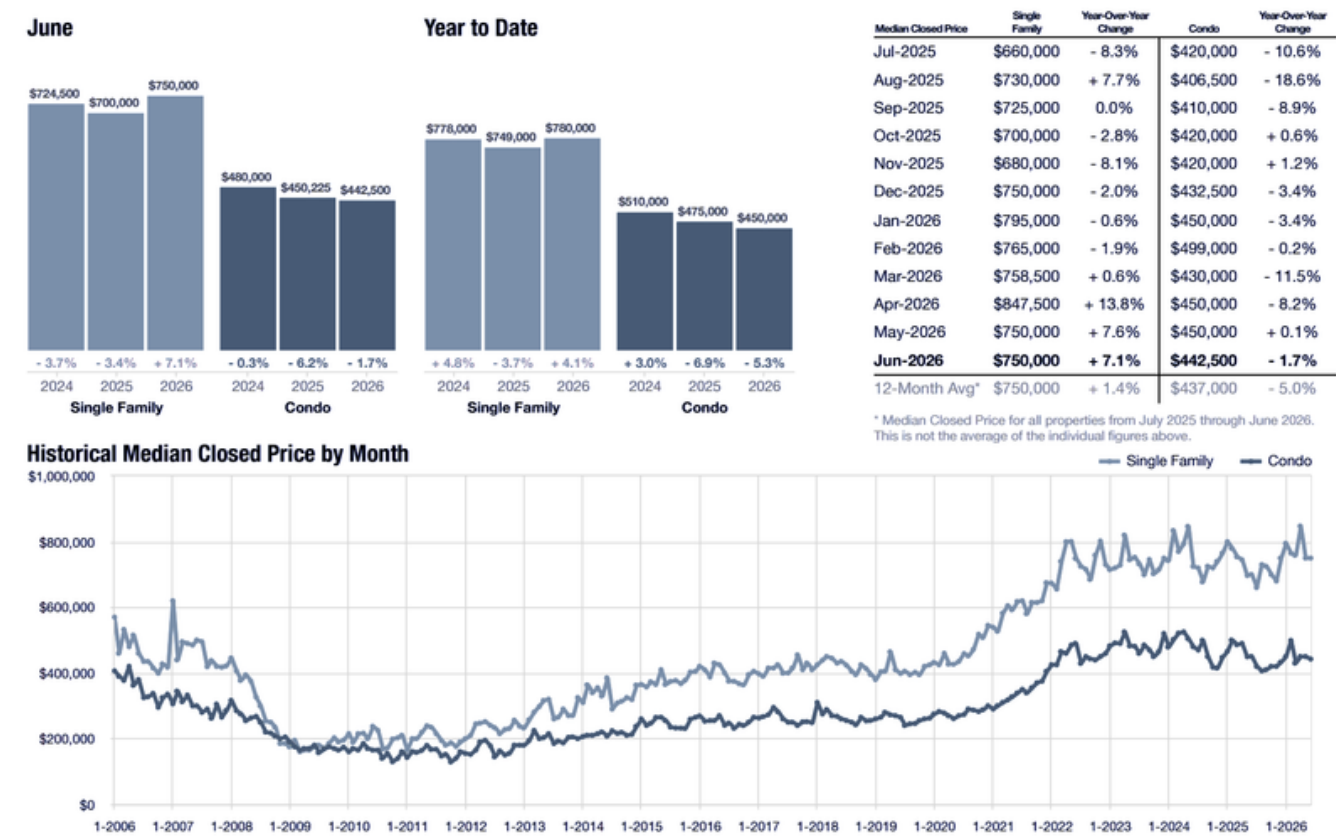
OVERALL CLOSED SALES

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



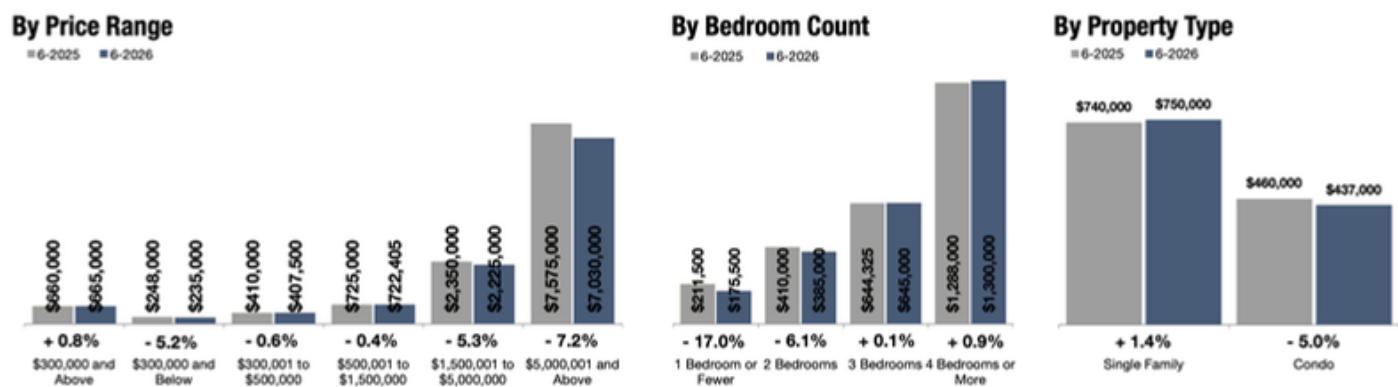
OVERALL MEDIAN CLOSED PRICE

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



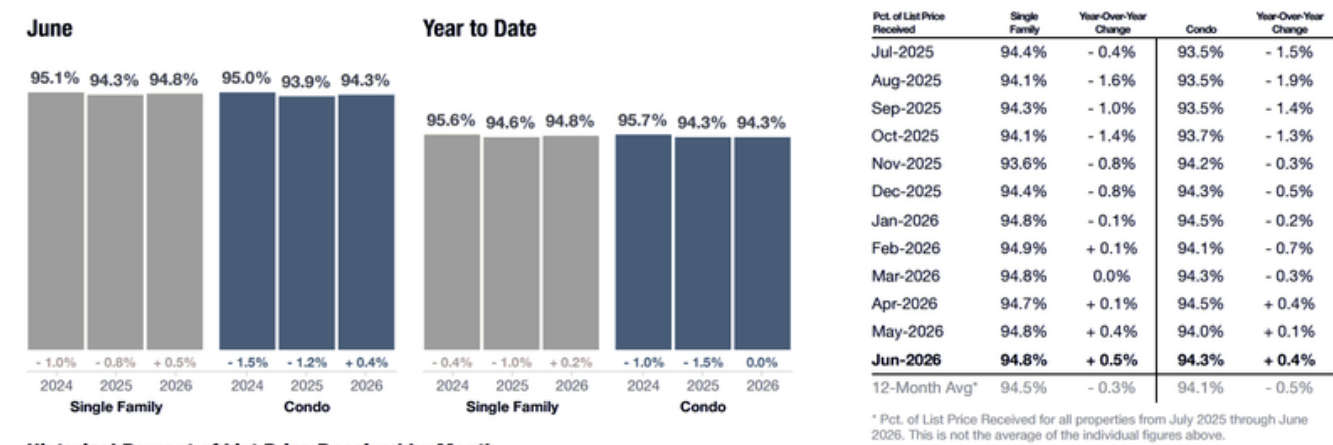
OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

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



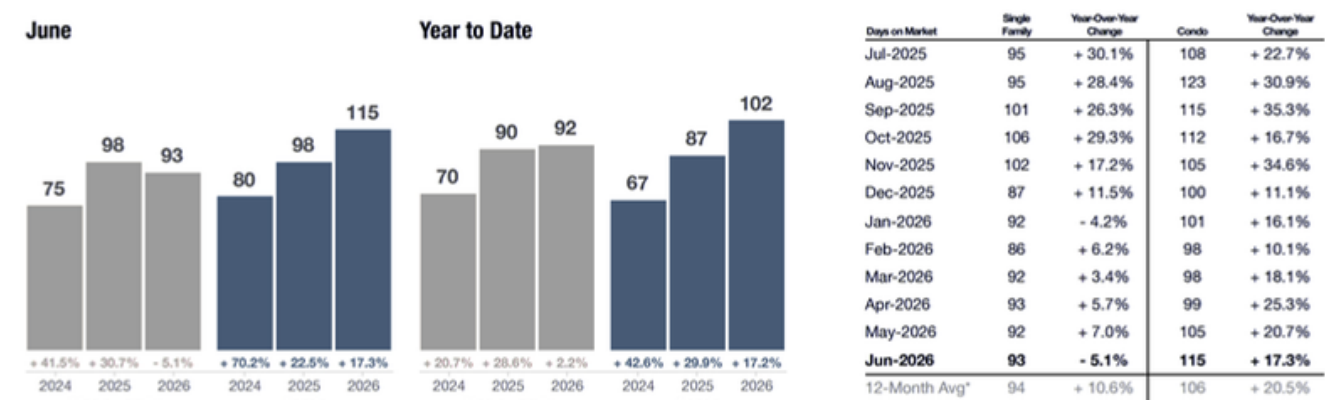
OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

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.

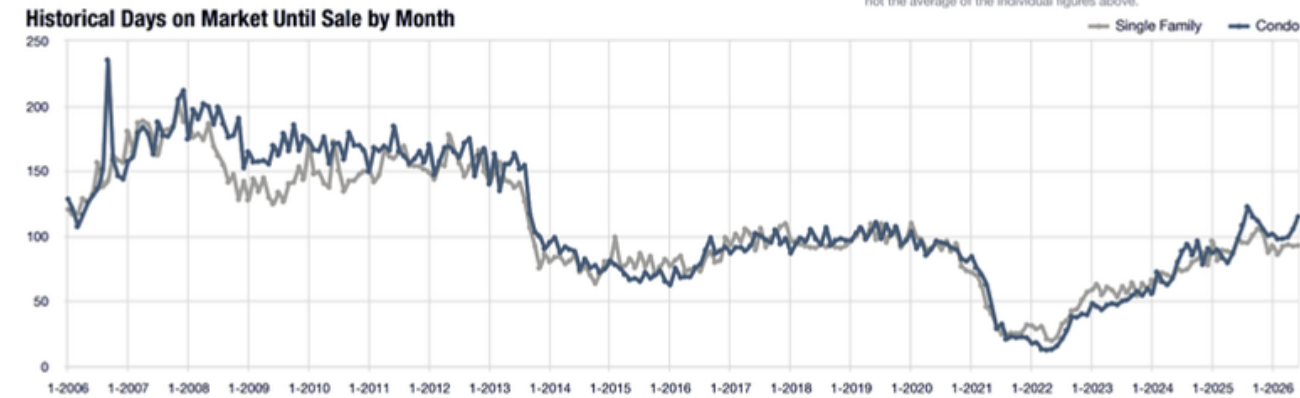


OVERALL DAYS ON MARKET UNTIL SALE

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

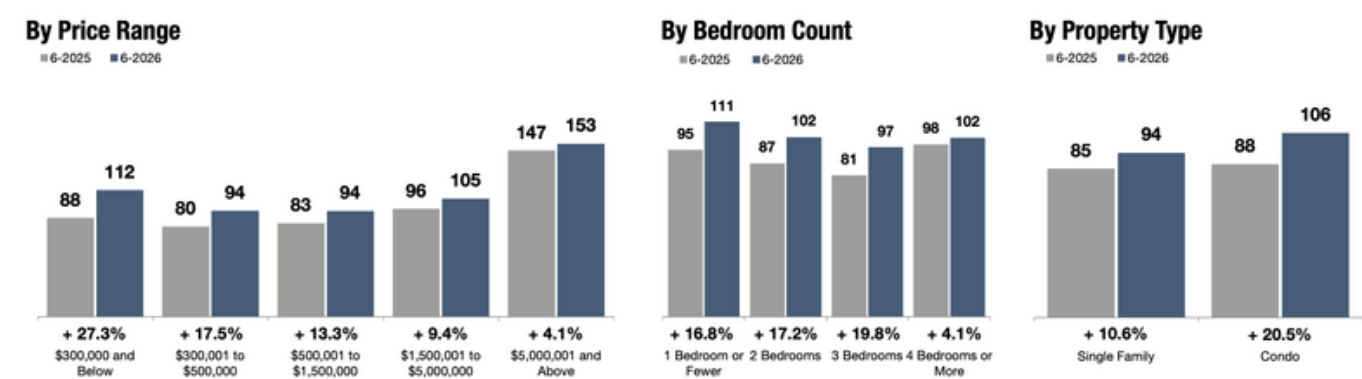


* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.



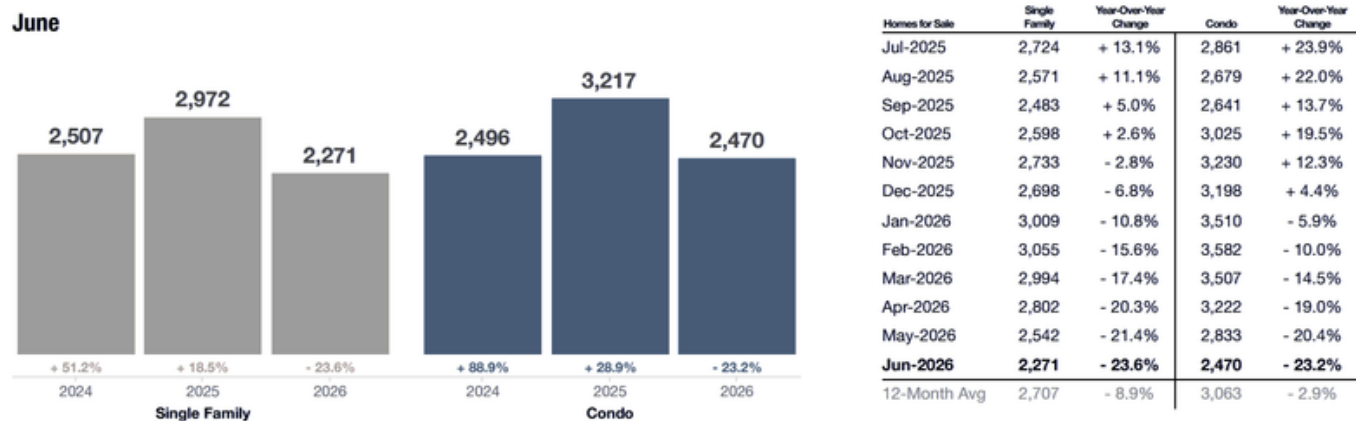
OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

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



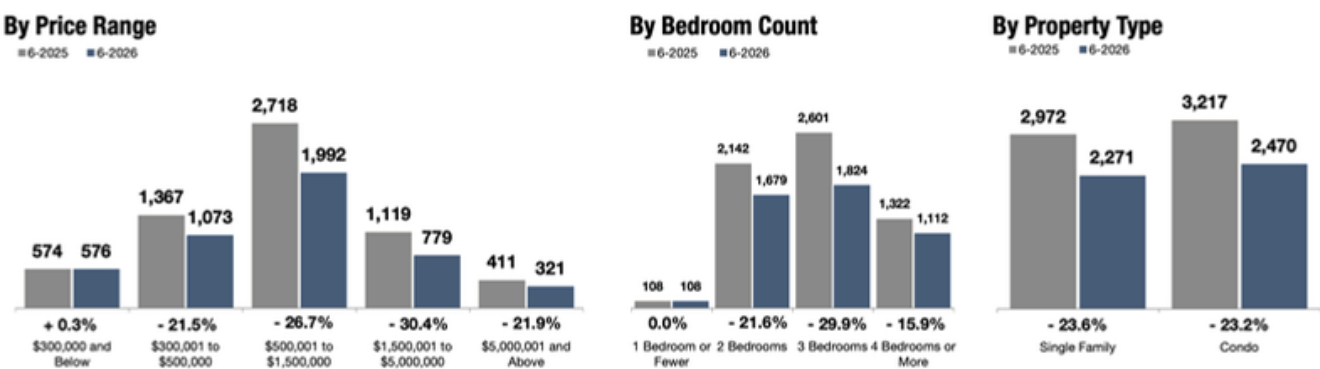
OVERALL INVENTORY OF HOMES FOR SALE

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



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

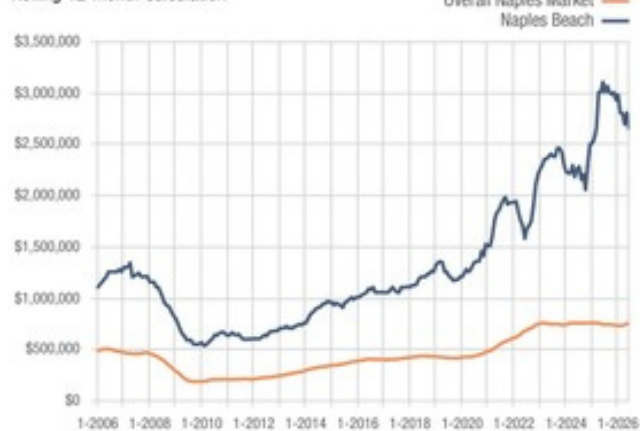
Single Family				Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	63	56	- 11.1%	683	561	- 17.9%
Total Sales	51	53	+ 3.9%	304	330	+ 8.6%
Days on Market Until Sale	160	131	- 18.1%	140	129	- 7.9%
Median Closed Price*	\$5,250,000	\$2,300,000	- 56.2%	\$3,487,500	\$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				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.

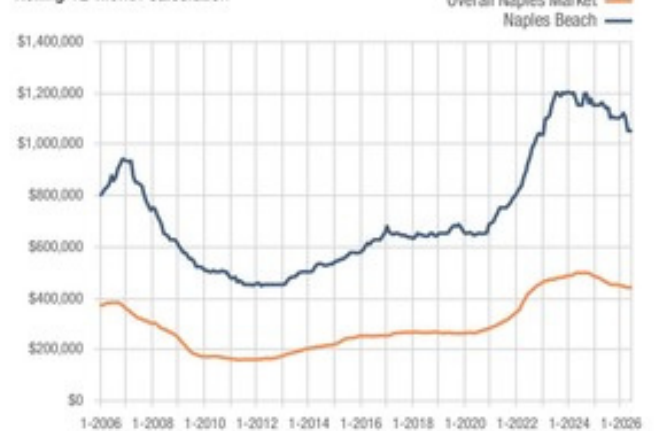
Median Closed Price - Single Family

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%	—	—	—

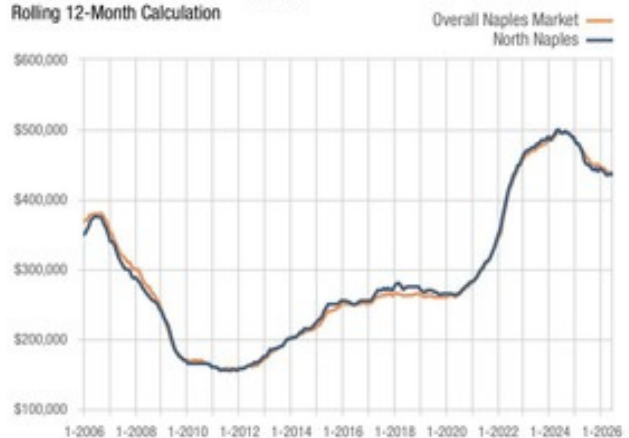
Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	113	85	- 24.8%	1,135	984	- 13.3%
Total Sales	84	102	+ 21.4%	567	655	+ 15.5%
Days on Market Until Sale	96	98	+ 2.1%	84	101	+ 20.2%
Median Closed Price*	\$450,000	\$442,500	- 1.7%	\$455,000	\$440,000	- 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

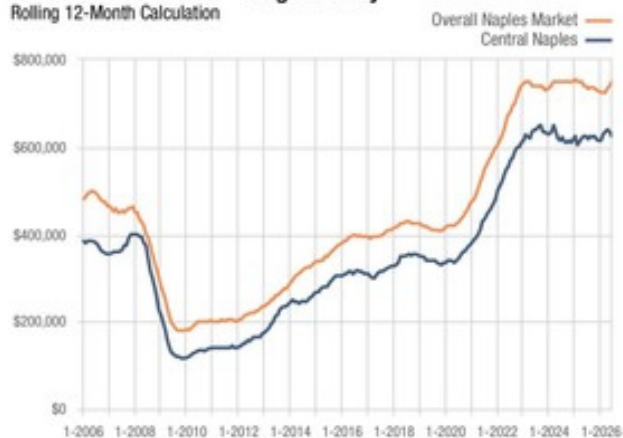
Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	62	48	- 22.6%	499	422	- 15.4%
Total Sales	54	59	+ 9.3%	298	295	- 1.0%
Days on Market Until Sale	74	69	- 6.8%	74	75	+ 1.4%
Median Closed Price*	\$612,500	\$555,000	- 9.4%	\$637,000	\$665,000	+ 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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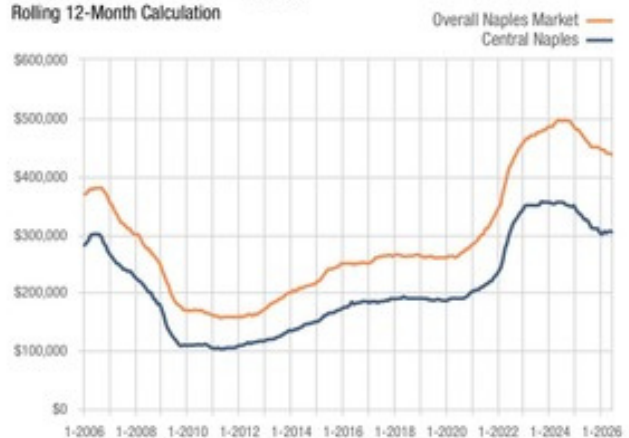
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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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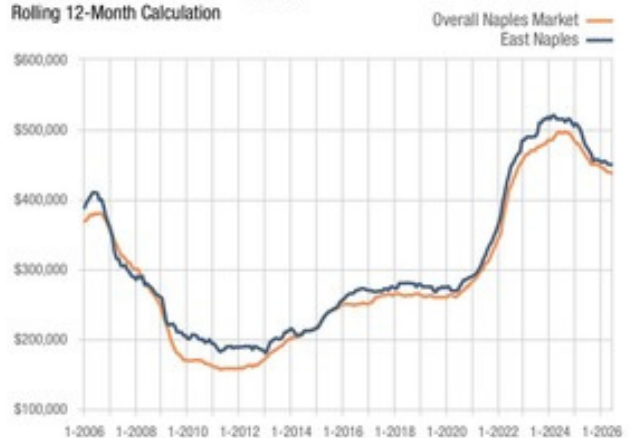
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation





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