



# Market Report

NOVEMBER 2025 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.

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# WELCOME TO THE BONNYCASTLE NOVEMBER 2025 REPORT THIS TEXT IS COURTESY OF THE NAPLES AREA BOARD OF REALTORS MARKET REPORT

A gentle softening of prices during November encouraged many buyers to purchase homes for sale in Naples at a level similar to pre-pandemic home sales, even as home prices have increased 40 to 50 percent since 2019. Pending sales for November increased 16.9 percent to 856 pending sales from 732 pending sales in November 2024. The median closed price in November decreased 4.9 percent to \$546,950 from \$575,000 in November 2024. The median close price has declined slightly in seven of the previous eight months compared to the same months in 2024.

Broker analysts reviewing the November 2025 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), were not surprised to see just over 1,000 price decreases during November. While minor, the price decreases indicate a growing shift away from aspirational pricing by sellers as they adapt to a new market environment where increased competition and smart pricing results in improved sales for the Naples real estate market.

Overall closed sales in November increased 9.8 percent to 502 closed sales from 457 closed sales in November 2024. Overall inventory in November increased 1.6 percent to 5,757 properties from 5,666 properties in November 2024.

The median closed price in November for single-family homes decreased 8.1 percent to \$680,000 from \$740,000 in November 2024. However, the median closed price of condominiums in November increased 1.2 percent to \$420,000 from \$415,000 in November 2024.

# QUICK FACTS

## OVERALL MARKET FACTS

### INVENTORY



**5,757**

↑ 2%

### PENDINGS



**856**

↑ 17%

### NEW LISTINGS



**1,350**

↓ 14%

### MEDIAN CLOSED PRICE



**\$546,950**

↓ 5%

### CLOSED SALES



**502**

↑ 10%

### DAYS ON MARKET



**104**

↑ 25%

# OVERALL MARKET OVERVIEW

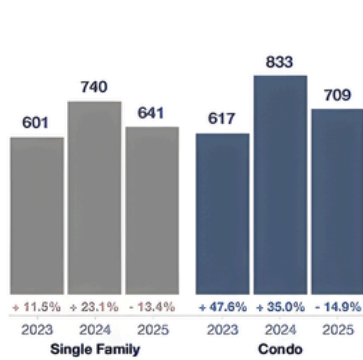
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		1,573	1,350	- 14.2%	14,323	14,731	+ 2.8%
<b>Total Sales</b>		457	502	+ 9.8%	7,381	7,463	+ 1.1%
<b>Days on Market Until Sale</b>		83	104	+ 25.3%	74	95	+ 28.4%
<b>Median Closed Price</b>		\$575,000	\$546,950	- 4.9%	\$610,000	\$595,000	- 2.5%
<b>Average Closed Price</b>		\$1,148,982	\$1,098,709	- 4.4%	\$1,086,263	\$1,137,749	+ 4.7%
<b>Percent of List Price Received</b>		94.4%	93.8%	- 0.6%	95.4%	94.2%	- 1.3%
<b>Pendings</b>		732	856	+16.9%	9,464	9,474	+0.1%
<b>Inventory of Homes for Sale</b>		5,666	5,757	+ 1.6%	—	—	—
<b>Months Supply of Inventory</b>		8.6	8.6	0.0%	—	—	—

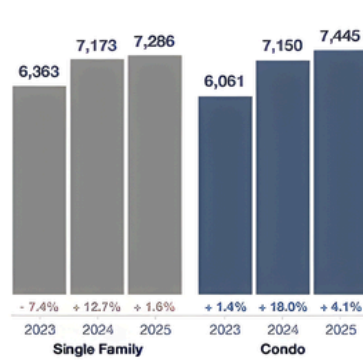
# OVERALL NEW LISTINGS

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

## November

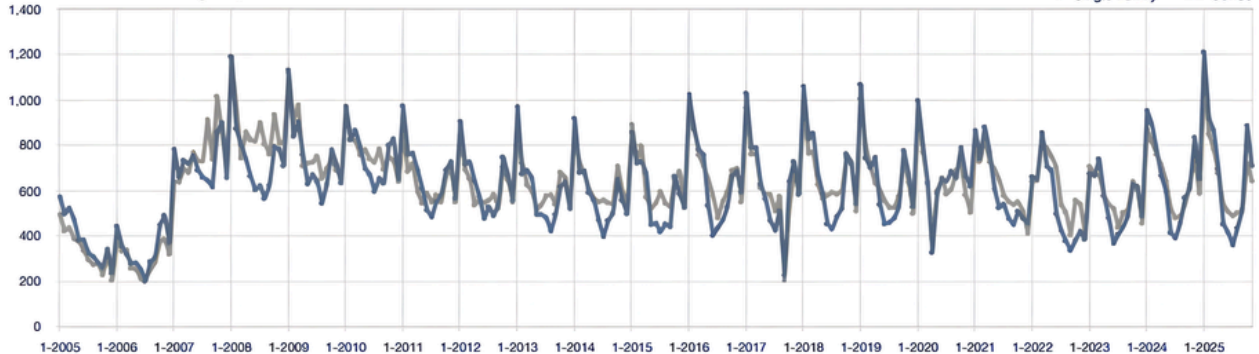


## Year to Date



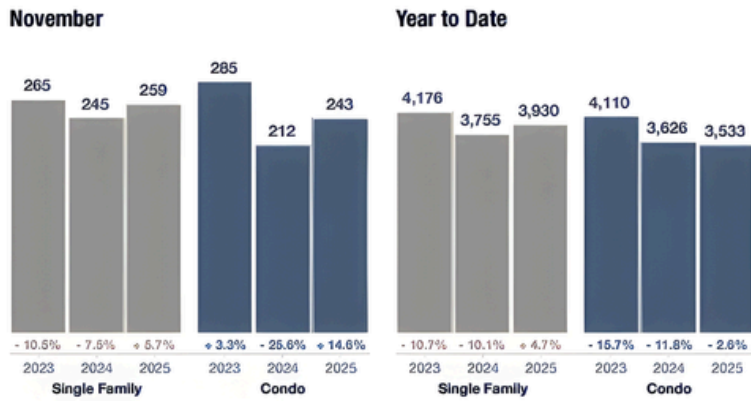
New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Dec-2024	586	+ 29.1%	648	+ 33.3%
Jan-2025	1,092	+ 25.5%	1,210	+ 27.1%
Feb-2025	848	+ 3.8%	914	+ 2.1%
Mar-2025	780	+ 2.9%	864	+ 10.6%
Apr-2025	676	- 5.2%	693	+ 4.4%
May-2025	537	- 16.1%	450	- 24.4%
Jun-2025	505	- 1.9%	414	+ 0.5%
Jul-2025	486	+ 1.7%	358	- 8.0%
Aug-2025	500	+ 3.1%	433	- 5.0%
Sep-2025	502	- 5.8%	515	- 9.0%
Oct-2025	719	+ 15.2%	885	+ 45.8%
<b>Nov-2025</b>	<b>641</b>	<b>- 13.4%</b>	<b>709</b>	<b>- 14.9%</b>
12-Month Avg	656	+ 3.1%	674	+ 6.0%

## Historical New Listings by Month



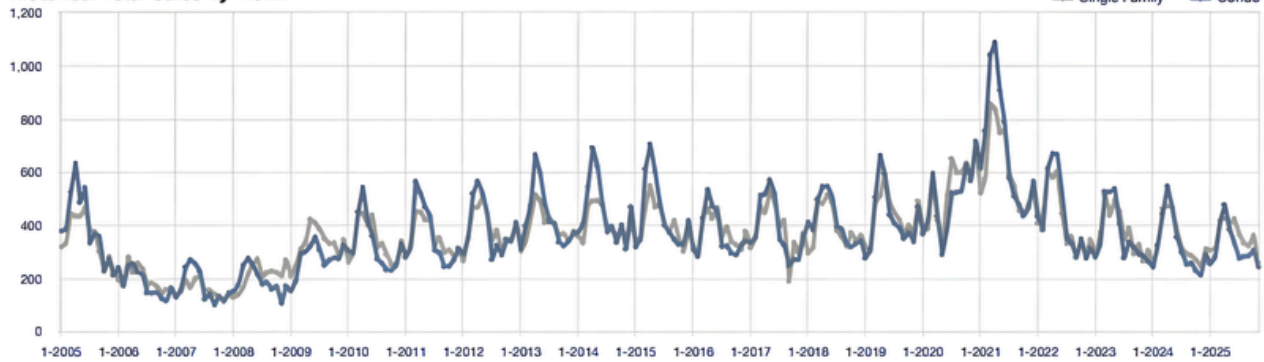
# OVERALL CLOSED SALES

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



Total Sales	Single Family	Year-Over-Year Change	Condos	Year-Over-Year Change
Dec-2024	311	+ 2.0%	289	+ 9.9%
Jan-2025	306	+ 22.9%	255	+ 4.9%
Feb-2025	312	- 2.5%	280	- 13.8%
Mar-2025	417	- 9.5%	415	- 6.3%
Apr-2025	426	- 9.7%	477	- 12.8%
May-2025	404	- 13.7%	384	- 17.6%
Jun-2025	424	+ 12.2%	332	- 6.5%
Jul-2025	365	+ 16.2%	275	- 7.7%
Aug-2025	333	+ 14.0%	282	+ 11.9%
Sep-2025	322	+ 12.2%	284	+ 10.5%
Oct-2025	362	+ 34.6%	306	+ 34.2%
<b>Nov-2025</b>	<b>259</b>	<b>+ 5.7%</b>	<b>243</b>	<b>+ 14.6%</b>
12-Month Avg	353	+ 4.4%	319	- 1.5%

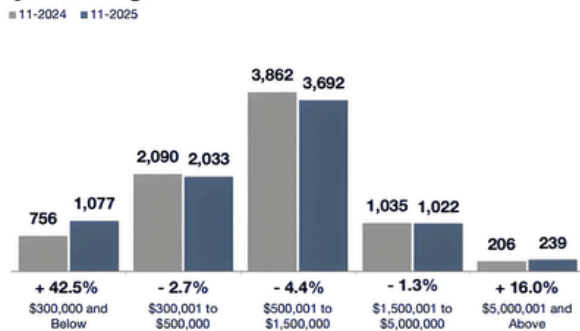
## Historical Total Sales by Month



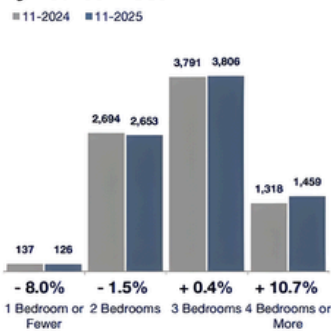
# OVERALL CLOSED SALES BY PRICE RANGE

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

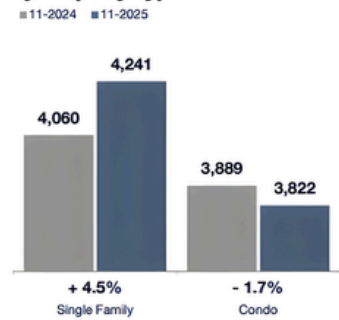
## By Price Range



## By Bedroom Count



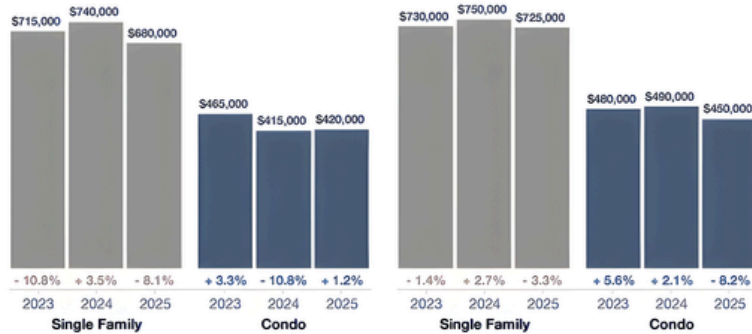
## By Property Type



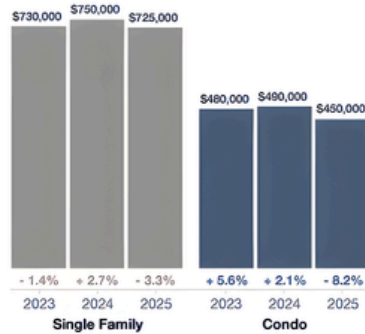
# OVERALL MEDIAN CLOSED PRICE

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

## November



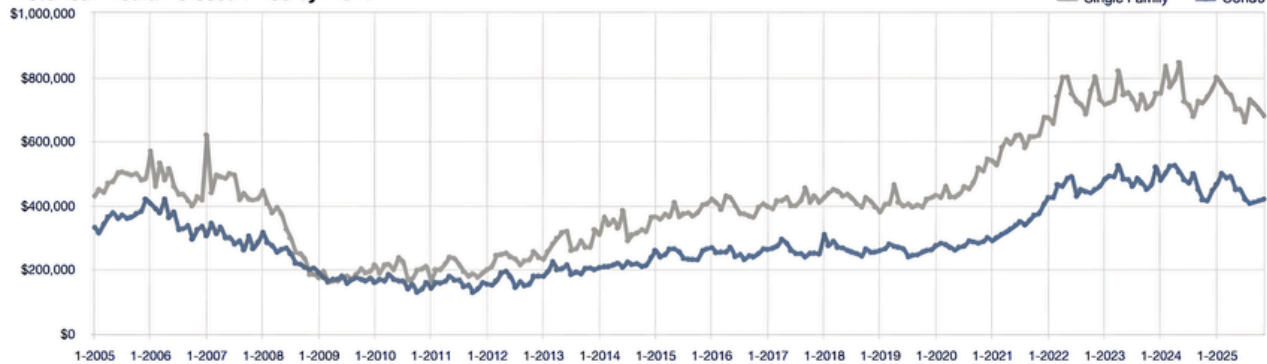
## Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Dec-2024	\$765,000	+ 2.0%	\$447,500	- 13.9%
Jan-2025	\$800,000	+ 6.7%	\$466,000	- 2.7%
Feb-2025	\$780,000	- 6.5%	\$500,000	- 0.4%
Mar-2025	\$754,000	- 2.1%	\$486,000	- 7.1%
Apr-2025	\$745,000	- 6.1%	\$490,000	- 6.7%
May-2025	\$699,500	- 17.4%	\$449,500	- 11.0%
Jun-2025	\$700,000	- 3.4%	\$450,225	- 6.2%
Jul-2025	\$660,000	- 7.4%	\$420,000	- 10.6%
Aug-2025	\$730,000	+ 7.7%	\$406,500	- 18.6%
Sep-2025	\$717,500	- 1.0%	\$410,000	- 8.9%
Oct-2025	\$700,000	- 2.8%	\$415,000	- 0.6%
<b>Nov-2025</b>	<b>\$680,000</b>	<b>- 8.1%</b>	<b>\$420,000</b>	<b>+ 1.2%</b>
12-Month Avg*	\$730,000	- 2.7%	\$449,999	- 8.2%

\* Median Closed Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

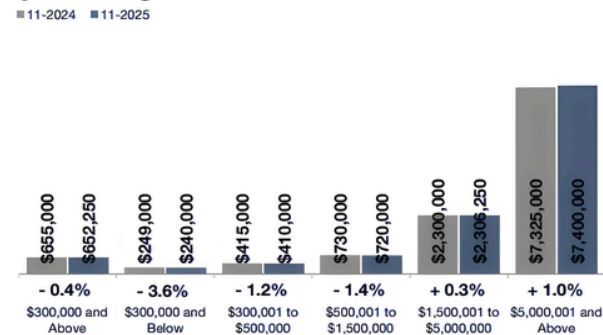
## Historical Median Closed Price by Month



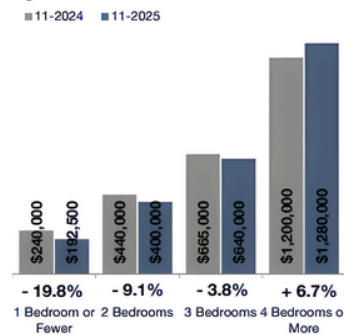
# OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

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

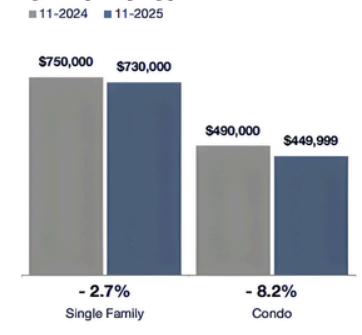
## By Price Range



## By Bedroom Count



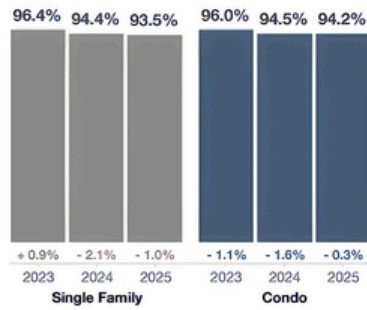
## By Property Type



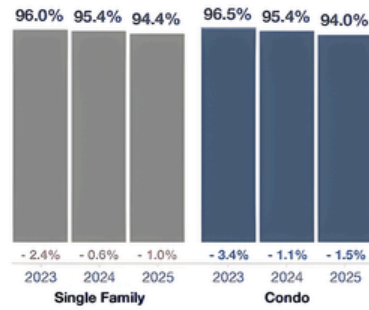
# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

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.

## November



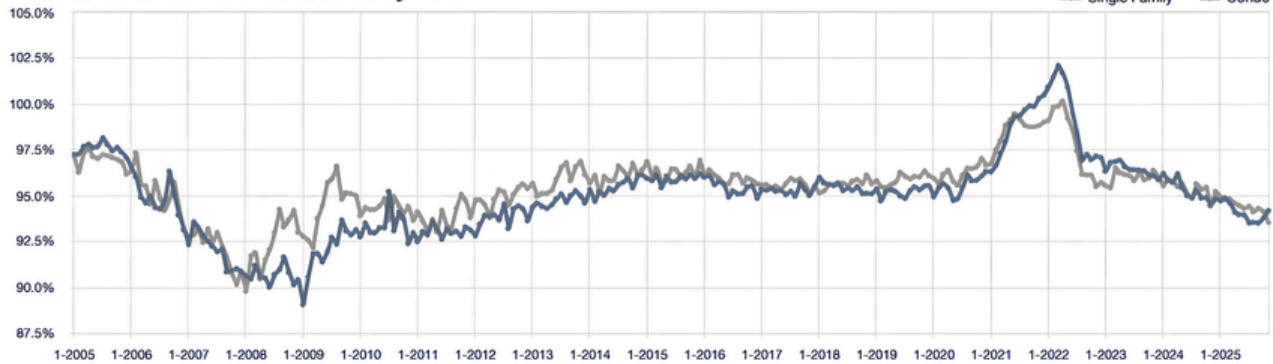
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Dec-2024	95.2%	- 0.8%	94.8%	- 1.0%
Jan-2025	94.9%	- 0.6%	94.7%	- 1.6%
Feb-2025	94.8%	- 1.1%	94.8%	- 1.0%
Mar-2025	94.8%	- 1.0%	94.6%	- 1.1%
Apr-2025	94.5%	- 1.0%	94.1%	- 2.2%
May-2025	94.4%	- 1.3%	93.9%	- 1.6%
Jun-2025	94.3%	- 0.8%	93.9%	- 1.2%
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%	93.8%	- 1.2%
<b>Nov-2025</b>	<b>93.5%</b>	<b>- 1.0%</b>	<b>94.2%</b>	<b>- 0.3%</b>
12-Month Avg*	94.5%	- 1.0%	94.1%	- 1.4%

\* Pct. of List Price Received for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

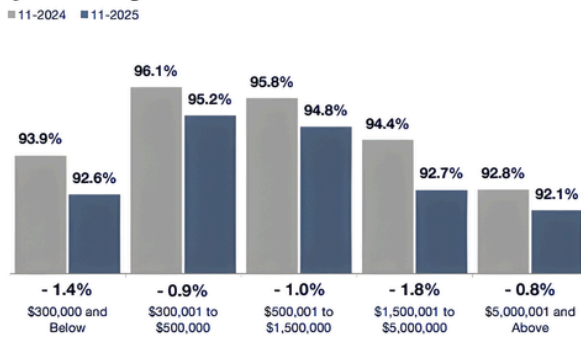
## Historical Percent of List Price Received by Month



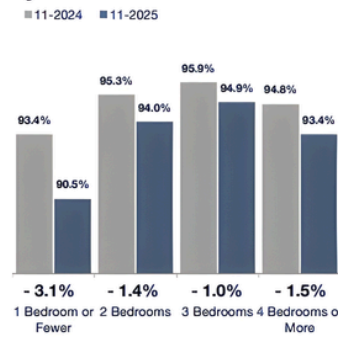
# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

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.

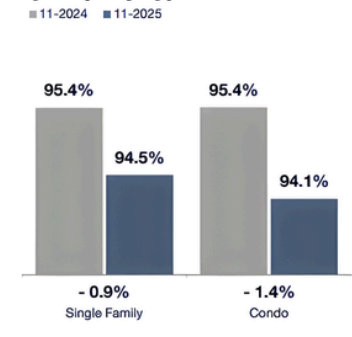
## By Price Range



## By Bedroom Count



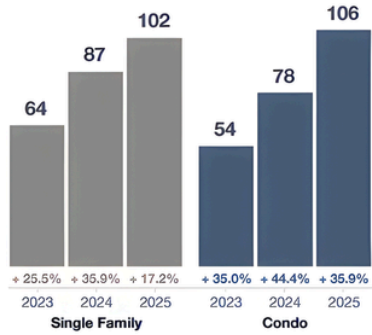
## By Property Type



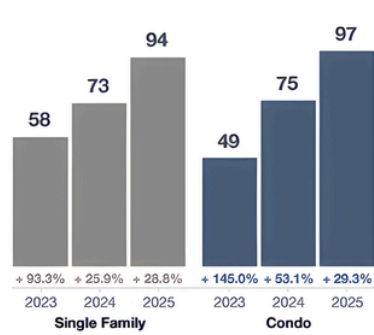
# OVERALL DAYS ON MARKET UNTIL SALE

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

## November



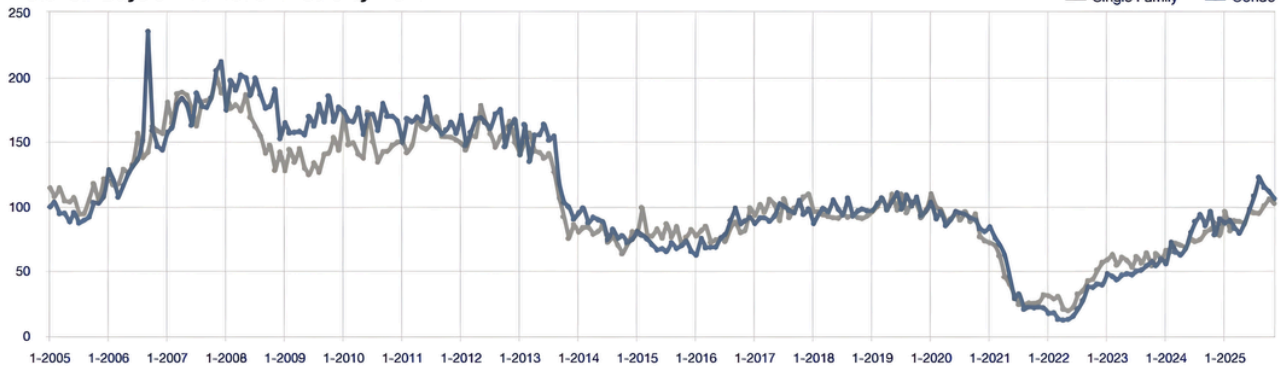
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Dec-2024	78	+32.2%	90	+52.5%
Jan-2025	96	+45.5%	87	+55.4%
Feb-2025	81	+24.6%	89	+23.6%
Mar-2025	89	+23.6%	83	+27.7%
Apr-2025	88	+25.7%	79	+25.4%
May-2025	86	+26.5%	87	+29.9%
Jun-2025	98	+30.7%	98	+22.5%
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%
<b>Nov-2025</b>	<b>102</b>	<b>+17.2%</b>	<b>106</b>	<b>+35.9%</b>
12-Month Avg*	93	+28.6%	96	+31.2%

\* Days on Market for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

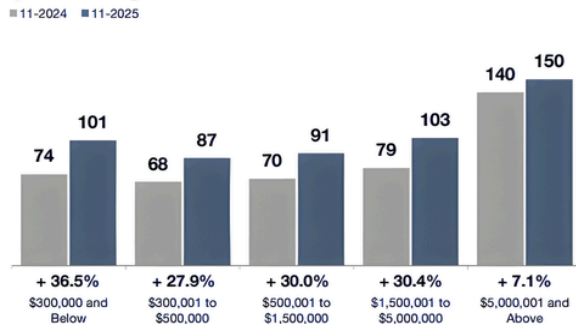
## Historical Days on Market Until Sale by Month



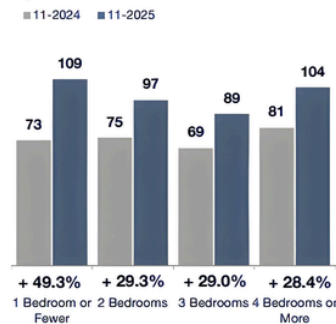
# OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

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

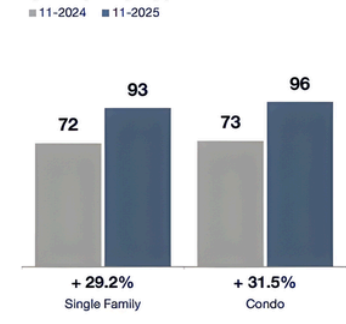
## By Price Range



## By Bedroom Count



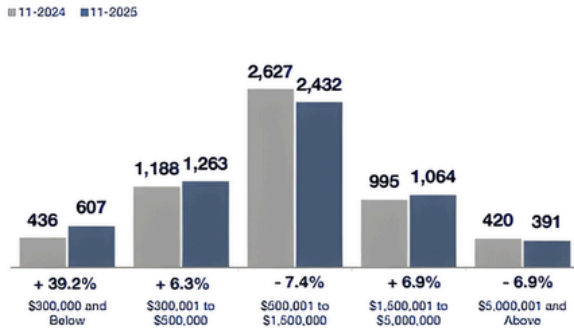
## By Property Type



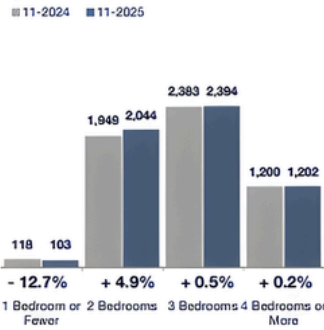
# OVERALL INVENTORY OF HOMES FOR SALE

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

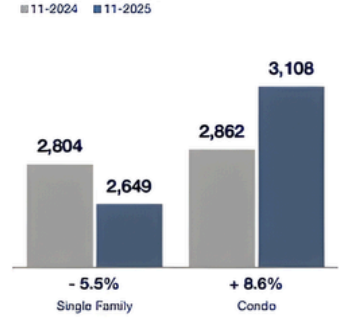
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	11-2024	11-2025	Change
\$300,000 and Below	436	607	+ 39.2%
\$300,001 to \$500,000	1,188	1,263	+ 6.3%
\$500,001 to \$1,500,000	2,627	2,432	- 7.4%
\$1,500,001 to \$5,000,000	995	1,064	+ 6.9%
\$5,000,001 and Above	420	391	- 6.9%
<b>All Price Ranges</b>	<b>5,666</b>	<b>5,757</b>	<b>+ 1.6%</b>

### Single Family

By Price Range	11-2024	11-2025	Change
\$300,000 and Below	104	126	+ 21.2%
\$300,001 to \$500,000	208	228	+ 9.6%
\$500,001 to \$1,500,000	1,539	1,336	- 13.2%
\$1,500,001 to \$5,000,000	601	648	+ 7.8%
\$5,000,001 and Above	352	311	- 11.6%
<b>All Price Ranges</b>	<b>2,804</b>	<b>2,649</b>	<b>- 5.5%</b>

### Condo

By Price Range	11-2024	11-2025	Change
\$300,000 and Below	332	481	+ 44.9%
\$300,001 to \$500,000	980	1035	+ 5.6%
\$500,001 to \$1,500,000	1088	1096	+ 0.7%
\$1,500,001 to \$5,000,000	394	416	+ 5.6%
\$5,000,001 and Above	68	80	+ 17.6%
<b>All Price Ranges</b>	<b>2,862</b>	<b>3,108</b>	<b>+ 8.6%</b>

### By Bedroom Count

By Bedroom Count	11-2024	11-2025	Change
1 Bedroom or Fewer	118	103	- 12.7%
2 Bedrooms	1,949	2,044	+ 4.9%
3 Bedrooms	2,383	2,394	+ 0.5%
4 Bedrooms or More	1,200	1,202	+ 0.2%
<b>All Bedroom Counts</b>	<b>5,666</b>	<b>5,757</b>	<b>+ 1.6%</b>

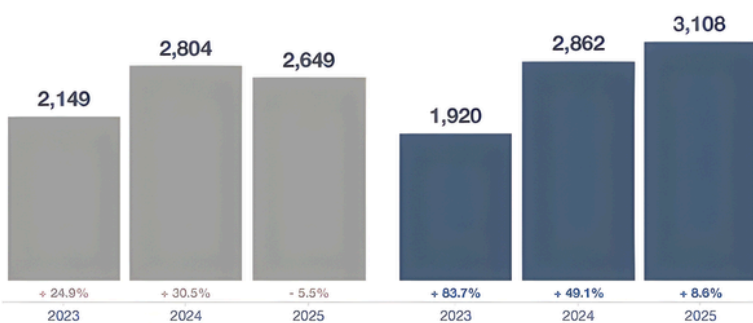
By Bedroom Count	11-2024	11-2025	Change
1 Bedroom or Fewer	26	20	- 23.1%
2 Bedrooms	283	281	- 0.7%
3 Bedrooms	1,365	1,239	- 9.2%
4 Bedrooms or More	1,125	1,107	- 1.6%
<b>All Bedroom Counts</b>	<b>2,804</b>	<b>2,649</b>	<b>- 5.5%</b>

By Bedroom Count	11-2024	11-2025	Change
1 Bedroom or Fewer	92	83	- 9.8%
2 Bedrooms	1,666	1,763	+ 5.8%
3 Bedrooms	1,018	1,155	+ 13.5%
4 Bedrooms or More	75	95	+ 26.7%
<b>All Bedroom Counts</b>	<b>2,862</b>	<b>3,108</b>	<b>+ 8.6%</b>

# 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.

## November



Homes for Sale	Single Family	Year-over-year Change	Condo	Year-over-year Change
Dec-2024	2,887	+ 31.9%	3,050	+ 50.7%
Jan-2025	3,362	+ 35.9%	3,711	+ 53.2%
Feb-2025	3,608	+ 34.9%	3,960	+ 45.1%
Mar-2025	3,611	+ 33.0%	4,078	+ 45.8%
Apr-2025	3,501	+ 30.8%	3,954	+ 42.7%
May-2025	3,215	+ 23.4%	3,530	+ 32.0%
Jun-2025	2,955	+ 17.9%	3,187	+ 28.4%
Jul-2025	2,704	+ 12.5%	2,827	+ 23.1%
Aug-2025	2,549	+ 10.3%	2,640	+ 21.0%
Sep-2025	2,457	+ 4.2%	2,593	+ 12.3%
Oct-2025	2,556	+ 1.1%	2,960	+ 17.5%
<b>Nov-2025</b>	<b>2,649</b>	<b>- 5.5%</b>	<b>3,108</b>	<b>+ 8.6%</b>
12-Month Avg	3,005	+ 19.2%	3,300	+ 31.7%

# LOCAL MARKET UPDATE - NAPLES BEACH

34102, 34103, 34108

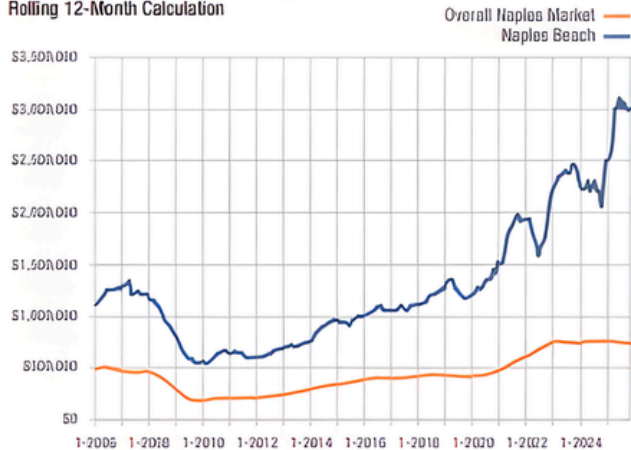
Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	133	112	- 15.8%	1,022	1,087	+ 6.4%
Total Sales	22	30	+ 36.4%	379	493	+ 30.1%
Days on Market Until Sale	128	162	+ 26.6%	115	140	+ 21.7%
Median Closed Price*	\$3,350,000	\$4,000,000	+ 19.4%	\$2,360,000	\$3,000,000	+ 27.1%
Average Closed Price*	\$6,607,023	\$6,110,267	- 7.5%	\$4,415,466	\$5,190,995	+ 17.6%
Percent of List Price Received*	90.4%	90.9%	+ 0.6%	92.6%	91.6%	- 1.1%
Inventory of Homes for Sale	577	531	- 8.0%	—	—	—
Months Supply of Inventory	16.9	12.1	- 28.4%	—	—	—

Condo	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	228	218	- 4.4%	1,714	1,886	+ 10.0%
Total Sales	37	53	+ 43.2%	808	791	- 2.1%
Days on Market Until Sale	127	139	+ 9.4%	96	110	+ 14.6%
Median Closed Price*	\$1,250,000	\$950,000	- 24.0%	\$1,152,500	\$1,100,000	- 4.6%
Average Closed Price*	\$2,274,081	\$1,508,783	- 33.7%	\$1,694,480	\$1,592,588	- 6.0%
Percent of List Price Received*	90.6%	92.1%	+ 1.7%	93.8%	92.4%	- 1.5%
Inventory of Homes for Sale	794	917	+ 15.5%	—	—	—
Months Supply of Inventory	11.0	13.1	+ 19.1%	—	—	—

\* 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.

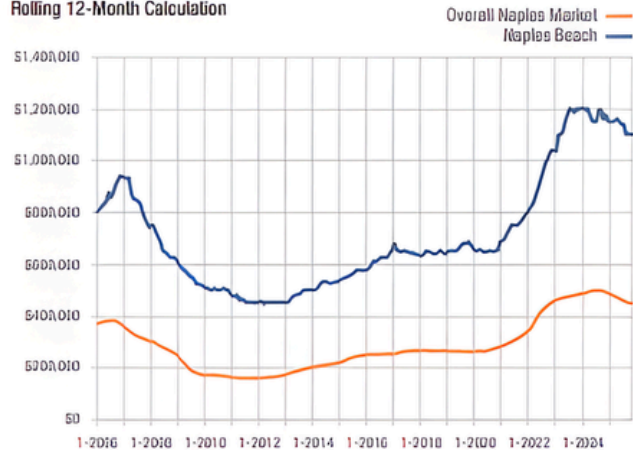
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

Rolling 12-Month Calculation



# LOCAL MARKET UPDATE - NORTH NAPLES

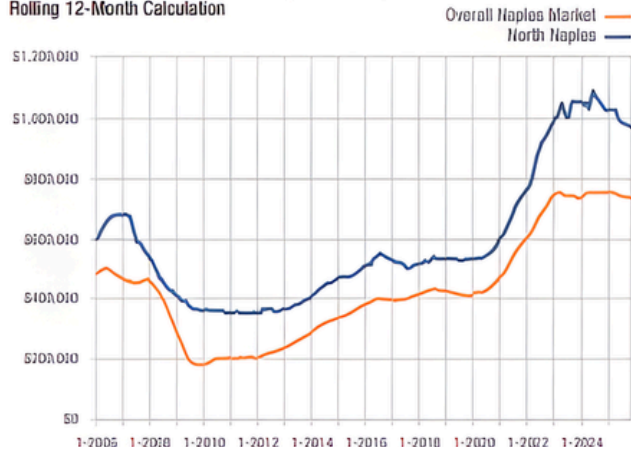
34109, 34110, 34119

Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	148	131	- 11.5%	1,515	1,474	- 2.7%
Total Sales	54	58	+ 7.4%	812	844	+ 3.9%
Days on Market Until Sale	72	96	+ 33.3%	62	87	+ 40.3%
Median Closed Price*	\$1,001,250	\$926,500	- 7.5%	\$1,025,000	\$962,363	- 6.1%
Average Closed Price*	\$1,417,345	\$1,322,043	- 6.7%	\$1,498,546	\$1,425,141	- 4.9%
Percent of List Price Received*	93.7%	93.7%	0.0%	94.9%	94.1%	- 0.8%
Inventory of Homes for Sale	507	472	- 6.9%	—	—	—
Months Supply of Inventory	6.9	6.1	- 11.6%	—	—	—

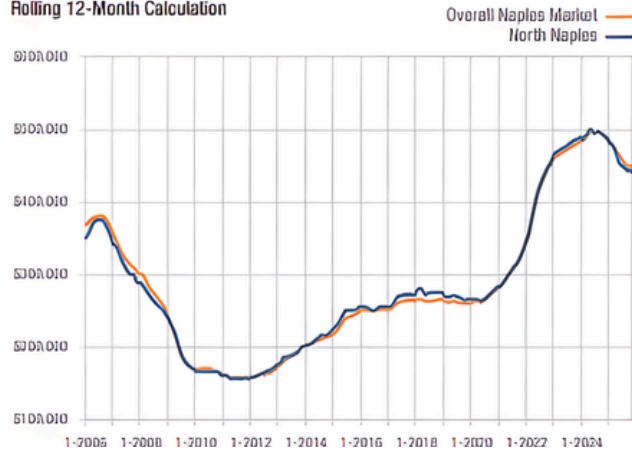
Condo	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	175	166	- 5.1%	1,806	1,818	+ 0.7%
Total Sales	49	51	+ 4.1%	993	925	- 6.8%
Days on Market Until Sale	81	97	+ 19.8%	66	93	+ 40.9%
Median Closed Price*	\$435,000	\$410,000	- 5.7%	\$490,000	\$445,000	- 9.2%
Average Closed Price*	\$492,029	\$492,339	+ 0.1%	\$677,428	\$608,471	- 10.2%
Percent of List Price Received*	95.3%	94.8%	- 0.5%	95.8%	94.6%	- 1.3%
Inventory of Homes for Sale	664	725	+ 9.2%	—	—	—
Months Supply of Inventory	7.6	8.6	+ 13.2%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look different due to small sample sizes.

**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

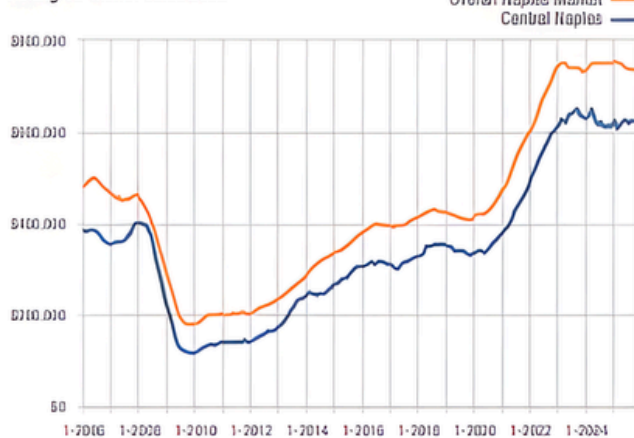
Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	90	68	- 24.4%	796	805	+ 1.1%
Total Sales	27	30	+ 11.1%	477	483	+ 1.3%
Days on Market Until Sale	71	85	+ 19.7%	64	78	+ 21.9%
Median Closed Price*	\$580,000	\$537,000	- 7.4%	\$610,000	\$615,000	+ 0.8%
Average Closed Price*	\$891,885	\$669,850	- 24.9%	\$1,090,842	\$985,356	- 9.7%
Percent of List Price Received*	93.8%	94.4%	+ 0.6%	95.6%	95.2%	- 0.4%
Inventory of Homes for Sale	277	232	- 16.2%	—	—	—
Months Supply of Inventory	6.3	5.4	- 14.3%	—	—	—

Condo	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	123	91	- 26.0%	1,045	997	- 4.6%
Total Sales	40	44	+ 10.0%	519	533	+ 2.7%
Days on Market Until Sale	63	93	+ 47.6%	59	85	+ 44.1%
Median Closed Price*	\$318,750	\$301,250	- 5.5%	\$345,000	\$300,000	- 13.0%
Average Closed Price*	\$349,188	\$381,359	+ 9.2%	\$422,033	\$376,621	- 10.8%
Percent of List Price Received*	95.7%	94.6%	- 1.1%	95.6%	94.2%	- 1.5%
Inventory of Homes for Sale	378	370	- 2.1%	—	—	—
Months Supply of Inventory	8.3	7.7	- 7.2%	—	—	—

\* Does not account for title commissions and/or development incentives. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

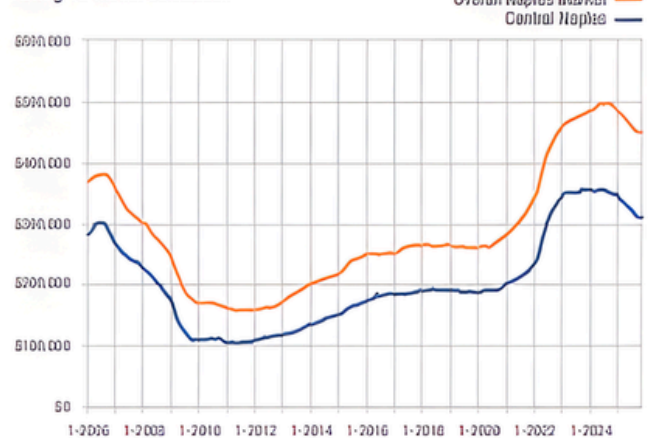
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

Rolling 12-Month Calculation



# LOCAL MARKET UPDATE - SOUTH NAPLES

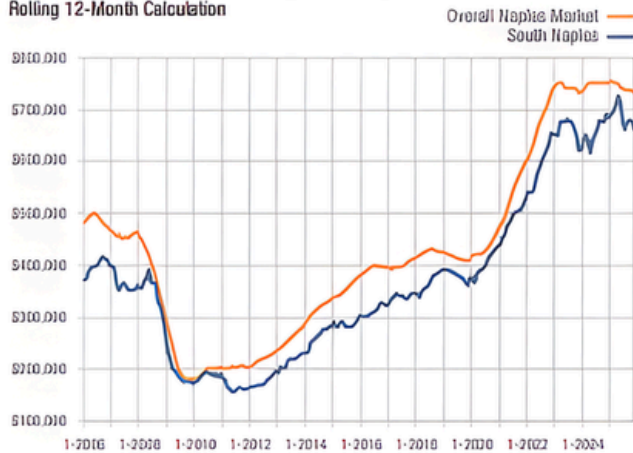
34112, 34113

Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	79	69	- 12.7%	879	895	+ 1.8%
Total Sales	34	34	0.0%	438	459	+ 4.8%
Days on Market Until Sale	79	107	+ 35.4%	67	91	+ 35.8%
Median Closed Price*	\$820,000	\$582,000	- 29.0%	\$687,500	\$660,000	- 4.0%
Average Closed Price*	\$1,112,541	\$768,550	- 30.9%	\$1,030,825	\$957,751	- 7.1%
Percent of List Price Received*	93.8%	94.1%	+ 0.3%	94.8%	93.3%	- 1.6%
Inventory of Homes for Sale	328	309	- 5.8%	—	—	—
Months Supply of Inventory	8.5	7.5	- 11.8%	—	—	—

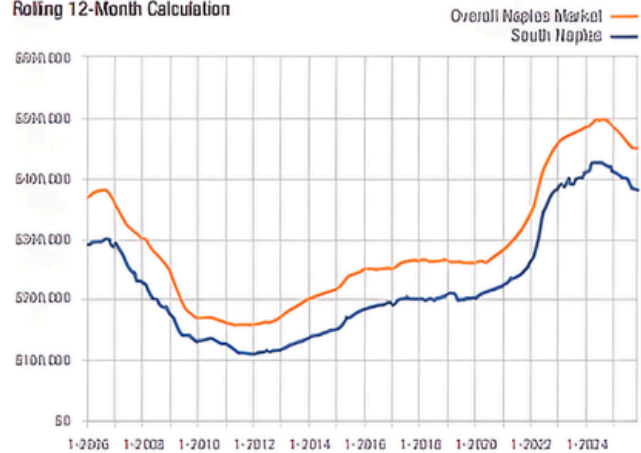
Condo	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	182	141	- 22.5%	1,559	1,623	+ 4.1%
Total Sales	50	57	+ 14.0%	785	769	- 2.0%
Days on Market Until Sale	59	95	+ 61.0%	70	94	+ 34.3%
Median Closed Price*	\$360,000	\$326,500	- 9.3%	\$410,000	\$380,000	- 7.3%
Average Closed Price*	\$488,409	\$468,316	- 4.1%	\$475,138	\$444,044	- 6.5%
Percent of List Price Received*	95.3%	94.2%	- 1.2%	95.9%	94.4%	- 1.6%
Inventory of Homes for Sale	607	621	+ 2.3%	—	—	—
Months Supply of Inventory	8.5	9.0	+ 5.9%	—	—	—

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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

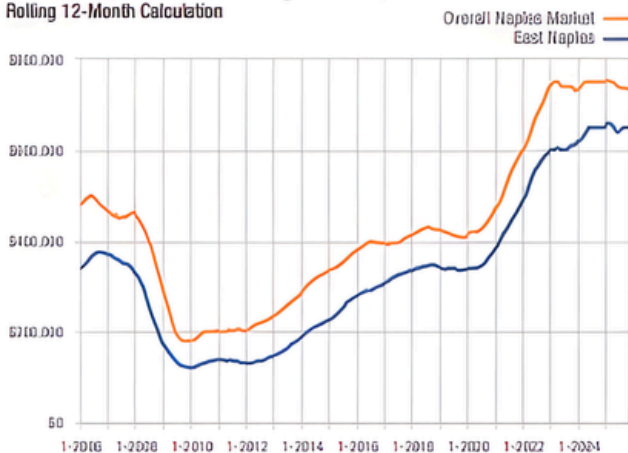
34114, 34117, 34120, 34137

Single Family	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	255	225	- 11.8%	2,571	2,572	+ 0.0%
Total Sales	87	88	+ 1.1%	1,440	1,406	- 2.4%
Days on Market Until Sale	78	91	+ 16.7%	71	89	+ 25.4%
Median Closed Price*	\$680,000	\$618,750	- 9.0%	\$650,000	\$644,950	- 0.8%
Average Closed Price*	\$792,474	\$811,597	+ 2.4%	\$800,710	\$785,231	- 1.9%
Percent of List Price Received*	96.2%	93.8%	- 2.5%	96.4%	95.5%	- 0.9%
Inventory of Homes for Sale	970	951	- 2.0%	—	—	—
Months Supply of Inventory	7.5	7.5	0.0%	—	—	—

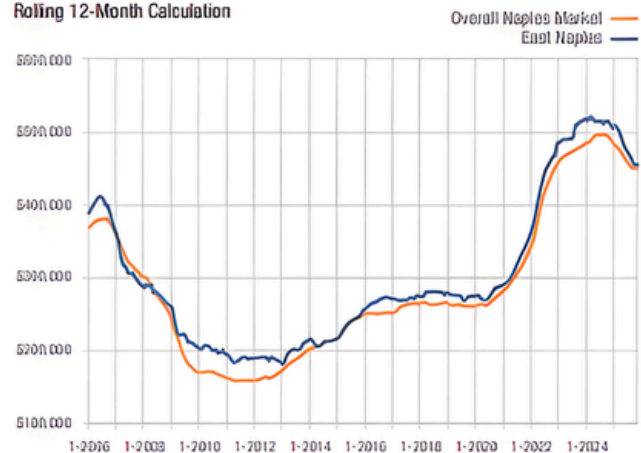
Condo	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
<b>Key Metrics</b>						
New Listings	114	78	- 31.6%	898	950	+ 5.8%
Total Sales	31	33	+ 6.5%	460	428	- 7.0%
Days on Market Until Sale	67	94	+ 40.3%	82	99	+ 20.7%
Median Closed Price*	\$440,000	\$455,000	+ 3.4%	\$509,000	\$454,500	- 10.7%
Average Closed Price*	\$481,609	\$488,604	+ 1.5%	\$535,752	\$471,049	- 12.1%
Percent of List Price Received*	95.2%	95.8%	+ 0.6%	96.3%	95.0%	- 1.3%
Inventory of Homes for Sale	361	410	+ 13.6%	—	—	—
Months Supply of Inventory	8.6	10.4	+ 20.9%	—	—	—

\* Does not account for sale concessions/hold or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look different due to round off errors.

**Median Closed Price - Single Family**  
Rolling 12-Month Calculation



**Median Closed Price - Condo**  
Rolling 12-Month Calculation





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