



Market Report

F E B R U A R Y 2 0 2 6 R E P O R T



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 FEBRUARY 2026 REPORT THIS TEXT IS COURTESY OF THE NAPLES AREA BOARD OF REALTORS MARKET REPORT

Buyers from the north and east descended on Naples in February resulting in a 55.9 percent increase in pending sales (homes under contract) compared to February 2025; and a 23.4 percent increase in pending sales compared to January 2026. Broker analysts reviewing the February 2026 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), remarked that agents were busy in February in both the resale and new construction home markets.

With the deadline for structural integrity reserve studies and milestone inspections on condominiums three stories or higher and over 25 years old if within three miles of the beach now in the rearview mirror (December 31, 2025), pending sales of condominiums in Naples during February rocketed up 82 percent to 714 pending sales from 392 pending sales in February 2025.

Overall closed sales in February increased 21.3 percent to 718 closed sales from 592 closed sales in February 2025. Closed sales in the condominium market increased a remarkable 39.3 percent to 390 closed sales from 280 closed sales in February 2025. The single family homes market had a 5.1 percent increase in closed sales during February to 328 closed sales from 312 closed sales in February 2025. The momentum for closed sales in the single family home market is expected to continue as pending sales in the single-family home market increased 33 percent in February to 600 pending sales from 451 pending sales in February 2025.

The overall median closed price in February decreased .4 percent to \$647,500 from \$650,000 in February 2025. Of the 6,447 properties in inventory during February, there were 2,104 price decreases recorded in the month. Increased pending sales activity in both January and February indicate sellers are following REALTOR® advice to price homes competitively for a faster sale.

QUICK FACTS

OVERALL MARKET FACTS

INVENTORY



6,447

↓ 15%

PENDINGS



1,314

↑ 56%

NEW LISTINGS



1,527

↓ 14%

MEDIAN CLOSED PRICE



\$647,500

↓ .4%

CLOSED SALES



718

↑ 21%

DAYS ON MARKET



91

↑ 7%

OVERALL MARKET OVERVIEW

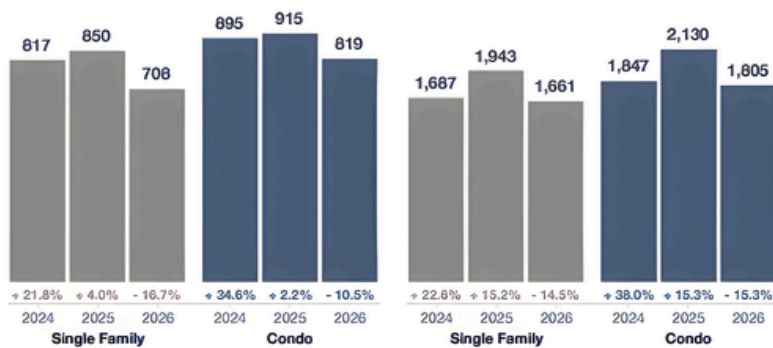
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,765	1,527	- 13.5%	4,073	3,466	- 14.9%
Total Sales		592	718	+ 21.3%	1,153	1,287	+ 11.6%
Days on Market Until Sale		85	91	+ 7.1%	88	94	+ 6.8%
Median Closed Price		\$650,000	\$647,500	- 0.4%	\$650,000	\$638,333	- 1.8%
Average Closed Price		\$1,304,656	\$1,235,063	- 5.3%	\$1,305,376	\$1,247,219	- 4.5%
Percent of List Price Received		94.8%	94.5%	- 0.3%	94.8%	94.6%	- 0.2%
Pending Listings		843	1,314	+ 55.9%	1,602	2,379	+ 48.5%
Inventory of Homes for Sale		7,594	6,447	- 15.1%	—	—	—
Months Supply of Inventory		11.4	9.2	- 19.3%	—	—	—

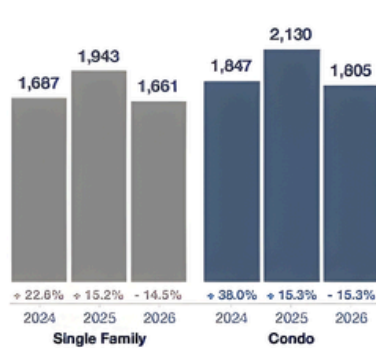
OVERALL NEW LISTINGS

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

February

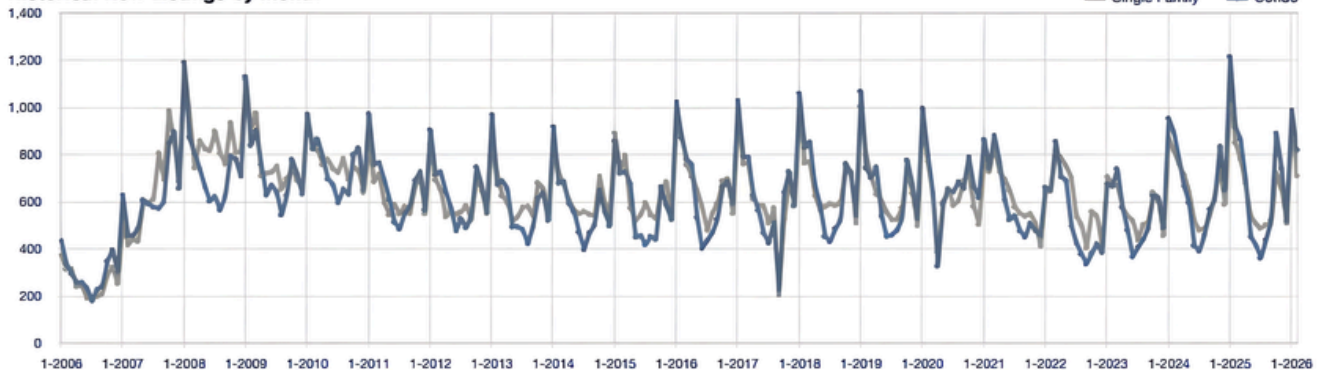


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	780	+ 2.9%	865	+ 10.8%
Apr-2025	676	- 5.2%	694	+ 4.5%
May-2025	537	- 16.1%	450	- 24.4%
Jun-2025	504	- 2.1%	414	+ 0.5%
Jul-2025	486	+ 1.7%	359	- 7.7%
Aug-2025	500	+ 3.1%	436	- 4.4%
Sep-2025	502	- 5.8%	520	- 8.1%
Oct-2025	720	+ 15.4%	889	+ 46.5%
Nov-2025	656	- 11.5%	741	- 11.0%
Dec-2025	507	- 13.6%	518	- 20.2%
Jan-2026	953	- 12.8%	986	- 18.8%
Feb-2026	708	- 16.7%	819	- 10.5%
12-Month Avg	627	- 6.1%	641	- 4.9%

Historical New Listings by Month

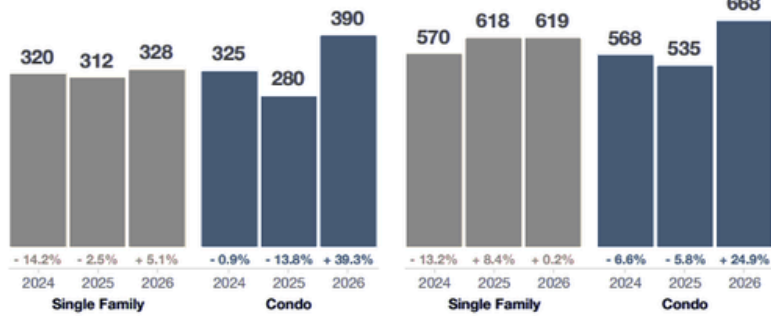


OVERALL CLOSED SALES

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

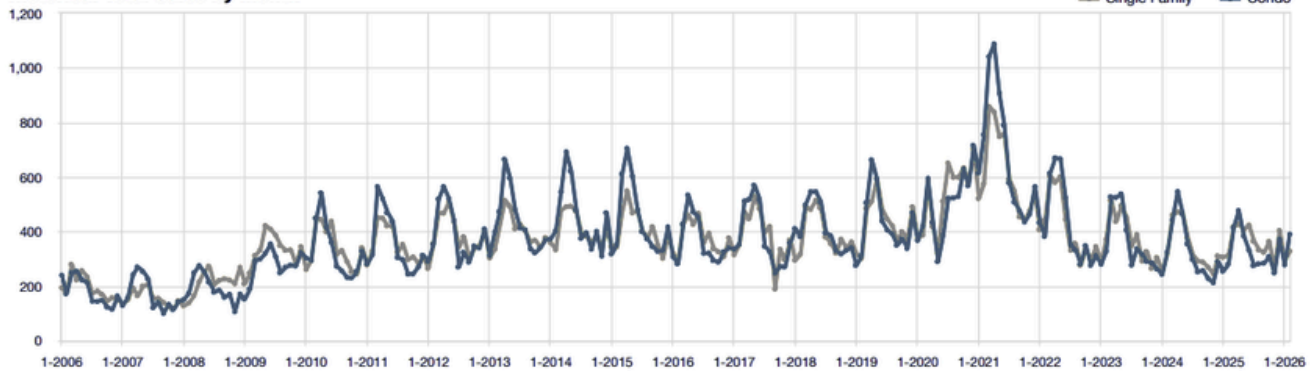
February

Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	417	-9.5%	415	-6.3%
Apr-2025	427	-9.5%	477	-12.8%
May-2025	406	-13.2%	384	-17.6%
Jun-2025	424	+12.2%	332	-6.5%
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%	248	+17.0%
Dec-2025	404	+29.9%	372	+28.7%
Jan-2026	291	-4.9%	278	+9.0%
Feb-2026	328	+5.1%	390	+39.3%
12-Month Avg	362	+5.5%	337	+4.0%

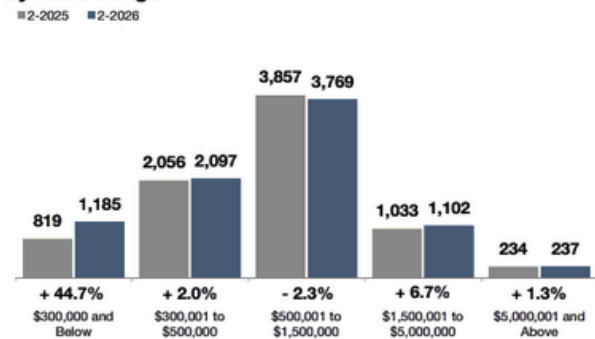
Historical Total Sales by Month



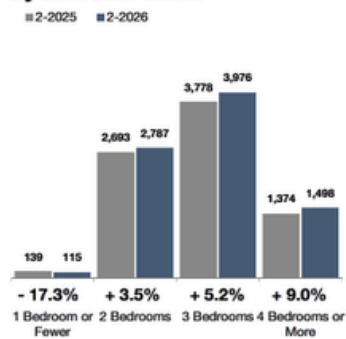
OVERALL CLOSED SALES BY PRICE RANGE

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

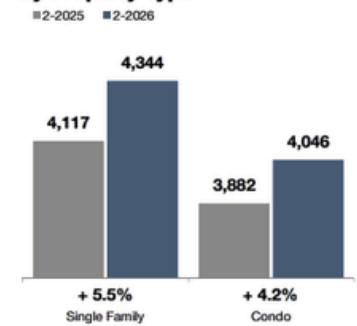
By Price Range



By Bedroom Count



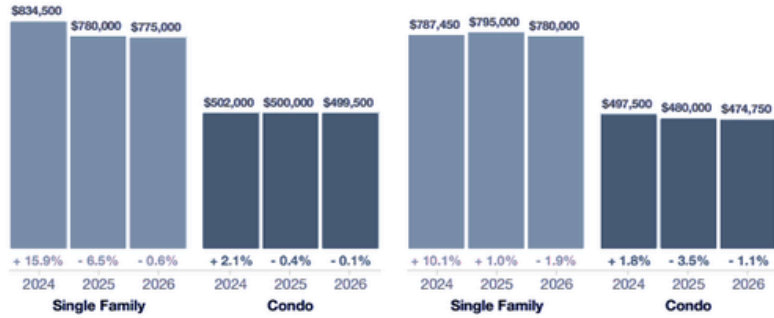
By Property Type



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.

February

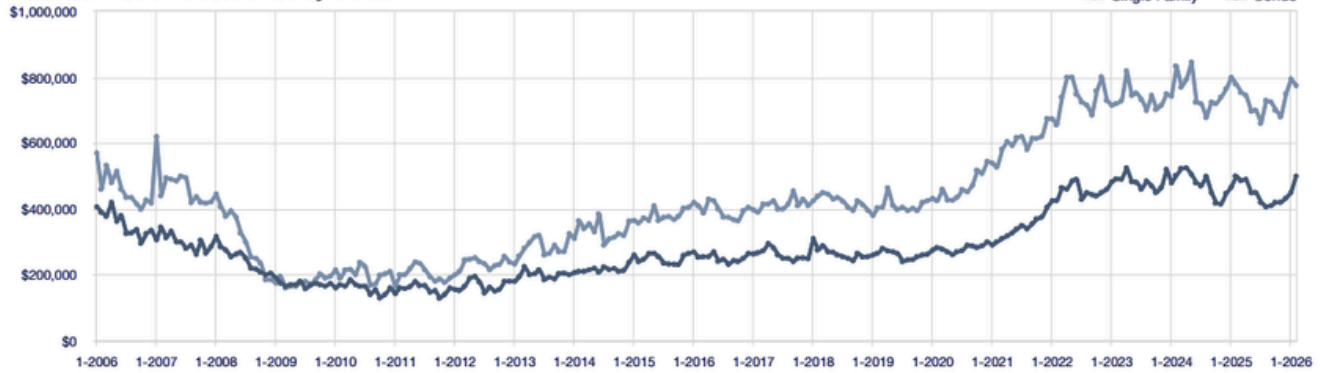


Year to Date

Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	\$754,000	-2.1%	\$486,000	-7.1%
Apr-2025	\$745,000	-6.1%	\$490,000	-6.7%
May-2025	\$697,000	-17.7%	\$449,500	-11.0%
Jun-2025	\$700,000	-3.4%	\$450,225	-6.2%
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	\$775,000	-0.6%	\$499,500	-0.1%
12-Month Avg*	\$725,000	-3.3%	\$445,000	-7.3%

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

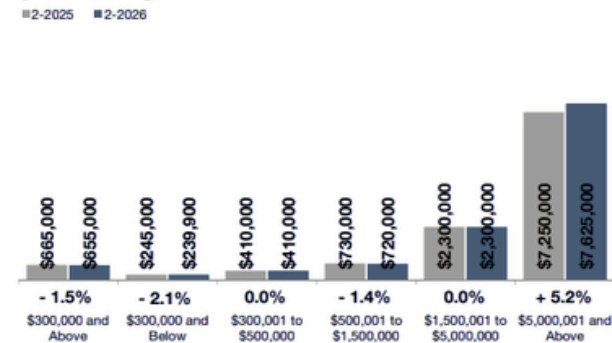
Historical Median Closed Price by Month



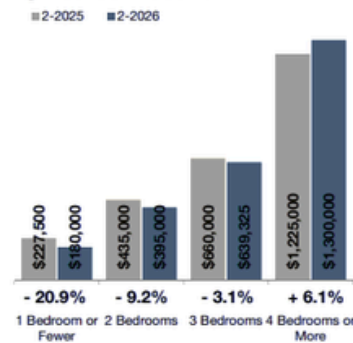
OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

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

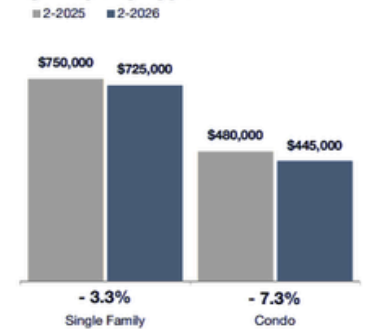
By Price Range



By Bedroom Count



By Property Type

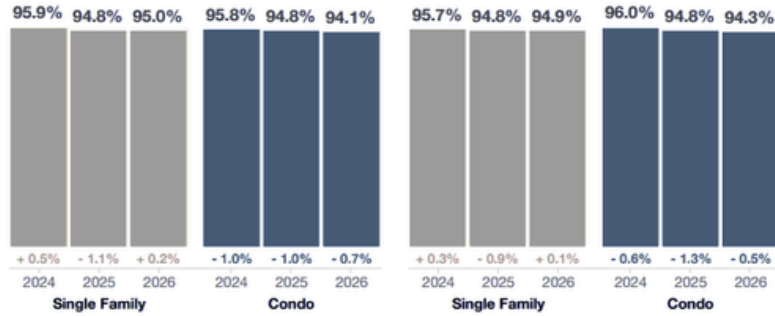


OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

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.

February

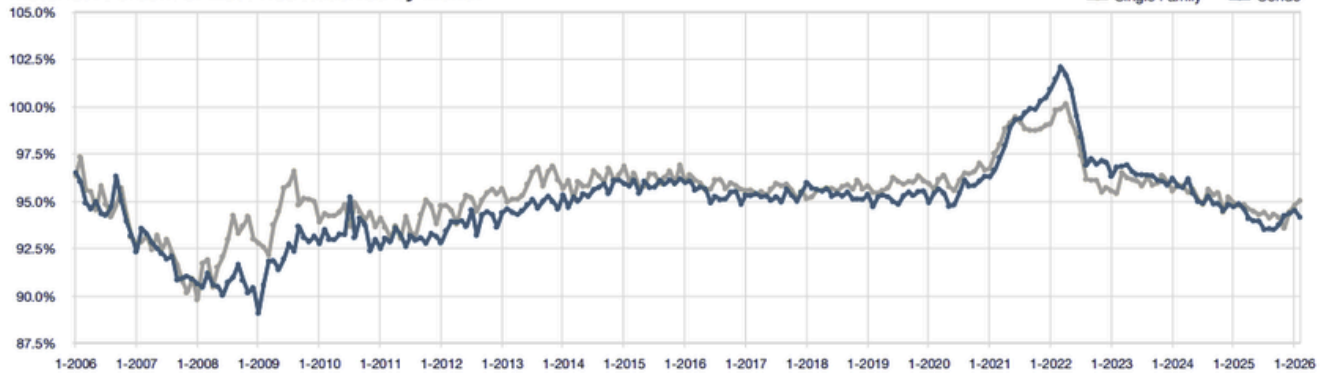
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	94.8%	-1.0%	94.6%	-1.1%
Apr-2025	94.6%	-0.9%	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%	93.7%	-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	95.0%	+0.2%	94.1%	-0.7%
12-Month Avg*	94.4%	-0.9%	94.0%	-1.2%

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

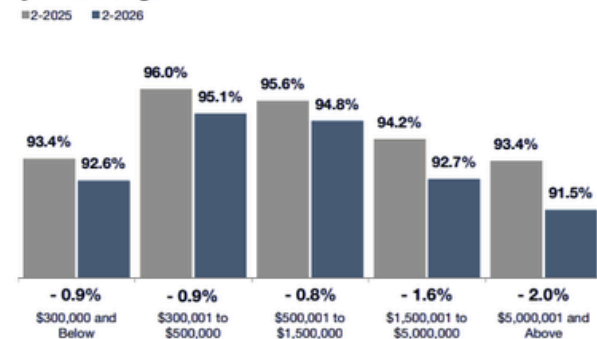
Historical Percent of List Price Received by Month



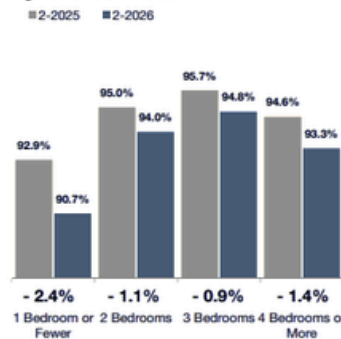
OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

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.

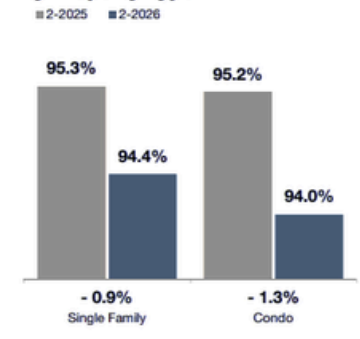
By Price Range



By Bedroom Count

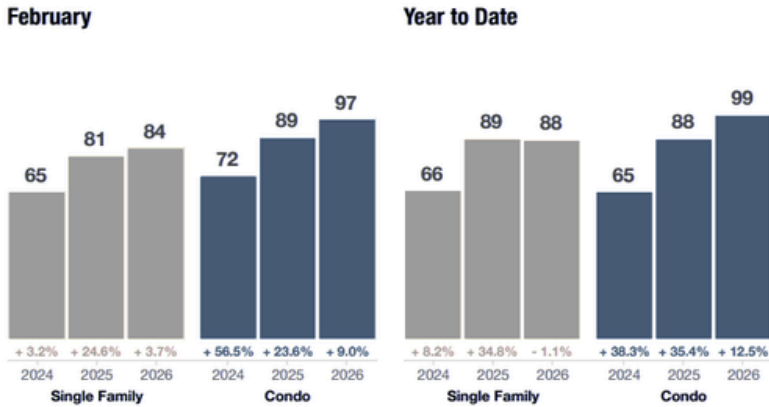


By Property Type



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.



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%
Nov-2025	102	+17.2%	106	+35.9%
Dec-2025	87	+11.5%	100	+11.1%
Jan-2026	92	-4.2%	101	+16.1%
Feb-2026	84	+3.7%	97	+9.0%
12-Month Avg*	93	+21.3%	99	+25.1%

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

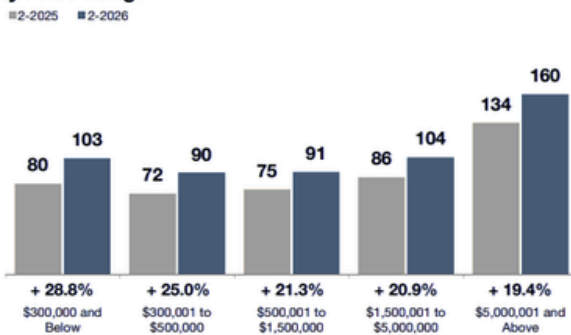
Historical Days on Market Until Sale by Month



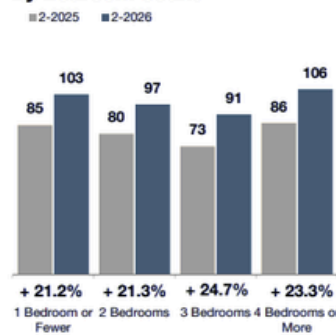
OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

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

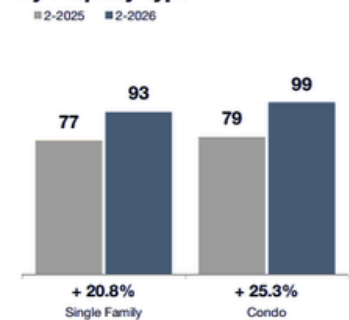
By Price Range



By Bedroom Count



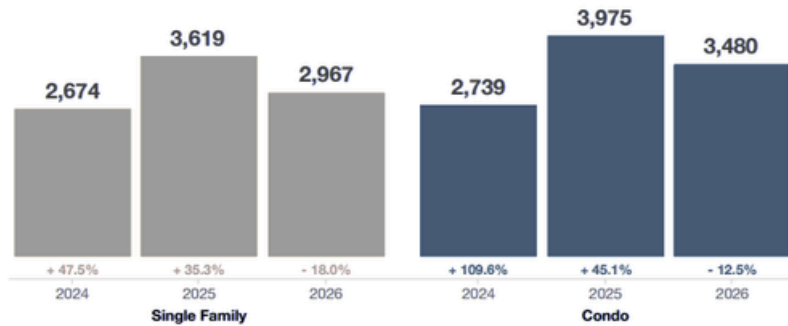
By Property Type



OVERALL INVENTORY OF HOMES FOR SALE

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

February



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Mar-2025	3,623	+ 33.4%	4,094	+ 45.9%
Apr-2025	3,513	+ 31.3%	3,971	+ 42.8%
May-2025	3,229	+ 24.0%	3,550	+ 32.3%
Jun-2025	2,968	+ 18.4%	3,209	+ 28.8%
Jul-2025	2,719	+ 12.9%	2,852	+ 23.7%
Aug-2025	2,566	+ 10.8%	2,669	+ 21.8%
Sep-2025	2,476	+ 4.7%	2,629	+ 13.4%
Oct-2025	2,587	+ 2.1%	3,008	+ 19.0%
Nov-2025	2,719	- 3.3%	3,208	+ 11.8%
Dec-2025	2,680	- 7.4%	3,170	+ 3.6%
Jan-2026	2,973	- 11.8%	3,457	- 7.2%
Feb-2026	2,967	- 18.0%	3,480	- 12.5%
12-Month Avg	2,918	+ 6.7%	3,275	+ 16.5%

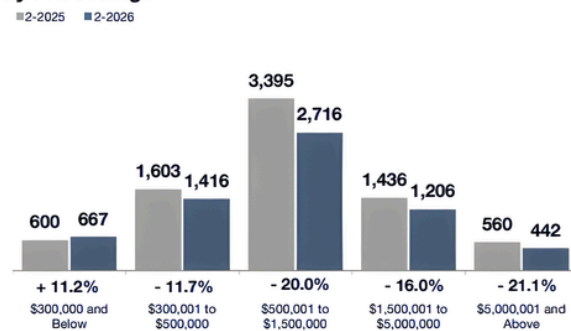
Historical Inventory of Homes for Sale by Month



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.

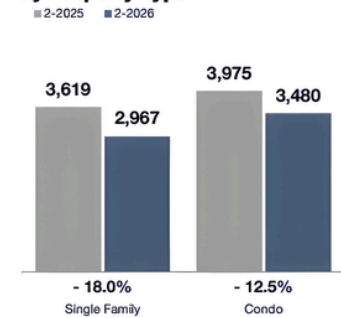
By Price Range



By Bedroom Count



By Property Type



LOCAL MARKET UPDATE - NAPLES BEACH

34102, 34103, 34108

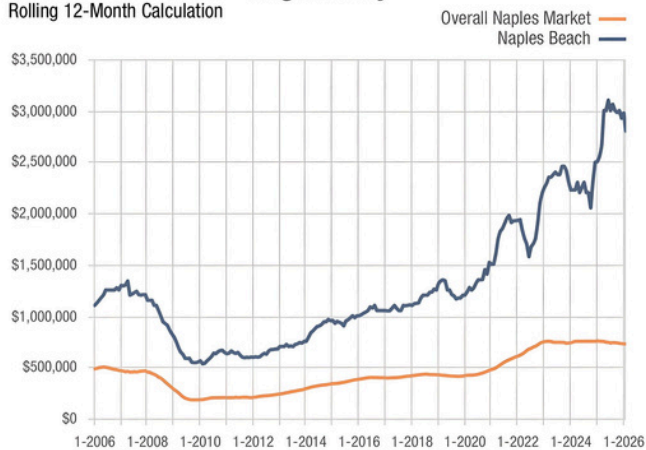
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	155	109	- 29.7%	371	257	- 30.7%
Total Sales	41	38	- 7.3%	92	88	- 4.3%
Days on Market Until Sale	121	102	- 15.7%	121	122	+ 0.8%
Median Closed Price*	\$4,550,000	\$2,625,000	- 42.3%	\$3,150,000	\$2,625,000	- 16.7%
Average Closed Price*	\$5,707,799	\$5,495,311	- 3.7%	\$5,275,428	\$5,275,008	- 0.0%
Percent of List Price Received*	93.4%	91.8%	- 1.7%	93.3%	92.2%	- 1.2%
Inventory of Homes for Sale	811	594	- 26.8%	—	—	—
Months Supply of Inventory	21.7	13.1	- 39.6%	—	—	—

Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	244	230	- 5.7%	603	488	- 19.1%
Total Sales	70	114	+ 62.9%	127	176	+ 38.6%
Days on Market Until Sale	99	101	+ 2.0%	95	104	+ 9.5%
Median Closed Price*	\$1,222,000	\$1,250,000	+ 2.3%	\$1,175,000	\$1,237,500	+ 5.3%
Average Closed Price*	\$2,058,684	\$1,807,795	- 12.2%	\$1,898,049	\$1,696,101	- 10.6%
Percent of List Price Received*	93.4%	93.8%	+ 0.4%	93.6%	93.8%	+ 0.2%
Inventory of Homes for Sale	1,227	1,062	- 13.4%	—	—	—
Months Supply of Inventory	17.0	13.9	- 18.2%	—	—	—

* 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.

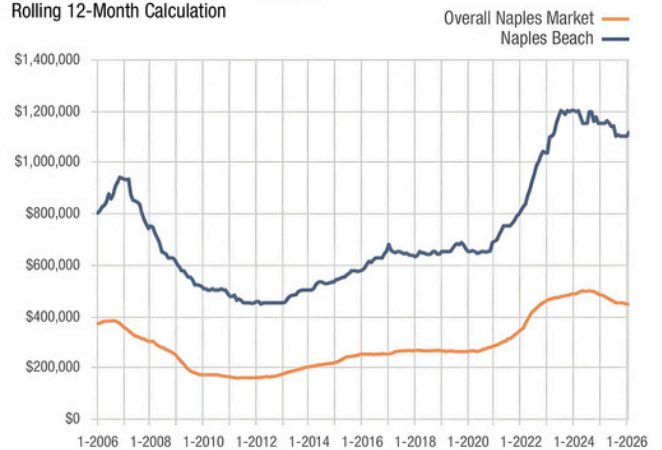
Median Closed Price - Single Family

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.

LOCAL MARKET UPDATE - NORTH NAPLES

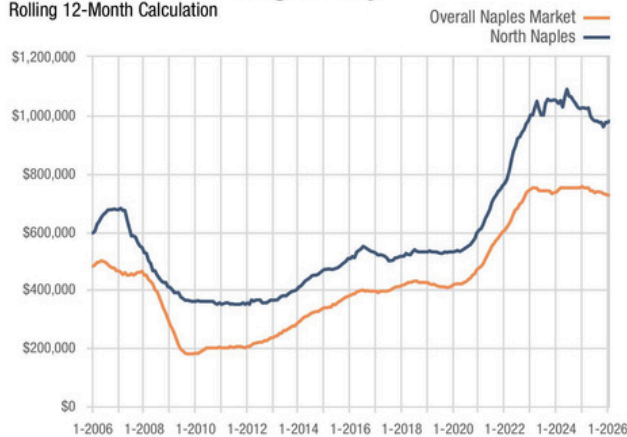
34109, 34110, 34119

Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	176	154	- 12.5%	389	378	- 2.8%
Total Sales	75	72	- 4.0%	144	142	- 1.4%
Days on Market Until Sale	72	73	+ 1.4%	80	82	+ 2.5%
Median Closed Price*	\$1,050,000	\$1,200,000	+ 14.3%	\$1,046,250	\$1,100,000	+ 5.1%
Average Closed Price*	\$1,499,354	\$1,689,722	+ 12.7%	\$1,504,862	\$1,625,952	+ 8.0%
Percent of List Price Received*	94.1%	94.6%	+ 0.5%	94.6%	94.8%	+ 0.2%
Inventory of Homes for Sale	625	558	- 10.7%	—	—	—
Months Supply of Inventory	8.2	7.2	- 12.2%	—	—	—

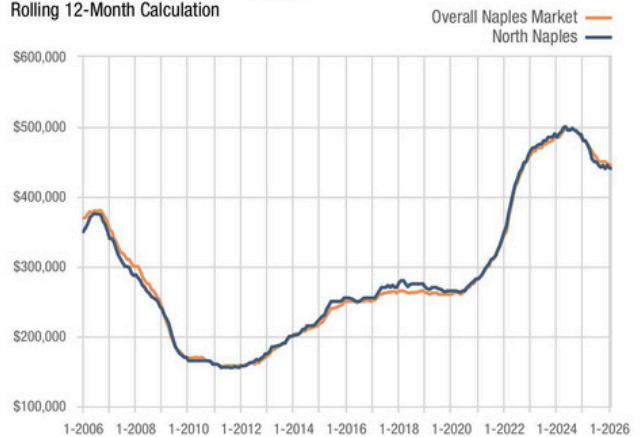
Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	230	198	- 13.9%	513	437	- 14.8%
Total Sales	81	93	+ 14.8%	144	166	+ 15.3%
Days on Market Until Sale	85	112	+ 31.8%	84	105	+ 25.0%
Median Closed Price*	\$480,000	\$450,000	- 6.3%	\$466,000	\$455,000	- 2.4%
Average Closed Price*	\$649,237	\$744,113	+ 14.6%	\$662,801	\$694,895	+ 4.8%
Percent of List Price Received*	96.0%	94.8%	- 1.3%	95.9%	94.9%	- 1.0%
Inventory of Homes for Sale	854	814	- 4.7%	—	—	—
Months Supply of Inventory	9.5	9.4	- 1.1%	—	—	—

* 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



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.

LOCAL MARKET UPDATE - CENTRAL NAPLES

34104, 34105, 34116

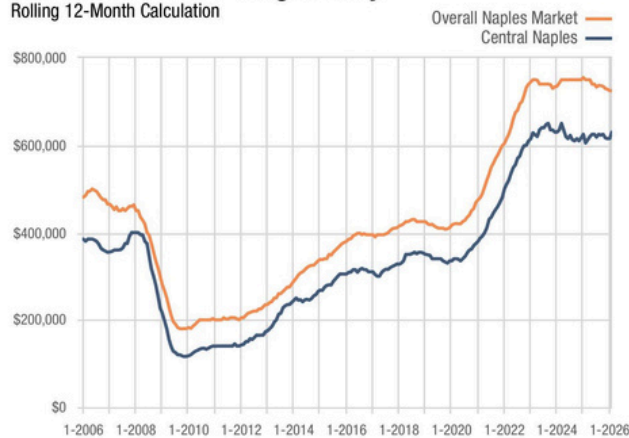
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	93	82	- 11.8%	213	181	- 15.0%
Total Sales	37	37	0.0%	79	74	- 6.3%
Days on Market Until Sale	73	72	- 1.4%	85	82	- 3.5%
Median Closed Price*	\$580,000	\$710,000	+ 22.4%	\$625,000	\$712,500	+ 14.0%
Average Closed Price*	\$1,003,459	\$1,206,992	+ 20.3%	\$1,062,897	\$1,295,285	+ 21.9%
Percent of List Price Received*	96.1%	95.3%	- 0.8%	95.8%	95.6%	- 0.2%
Inventory of Homes for Sale	343	279	- 18.7%	—	—	—
Months Supply of Inventory	7.8	6.2	- 20.5%	—	—	—

Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	106	94	- 11.3%	268	213	- 20.5%
Total Sales	35	54	+ 54.3%	71	94	+ 32.4%
Days on Market Until Sale	97	89	- 8.2%	78	101	+ 29.5%
Median Closed Price*	\$288,000	\$333,500	+ 15.8%	\$310,000	\$310,000	0.0%
Average Closed Price*	\$423,743	\$396,957	- 6.3%	\$386,078	\$386,755	+ 0.2%
Percent of List Price Received*	94.4%	93.6%	- 0.8%	94.4%	93.8%	- 0.6%
Inventory of Homes for Sale	521	379	- 27.3%	—	—	—
Months Supply of Inventory	11.3	7.4	- 34.5%	—	—	—

* 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.

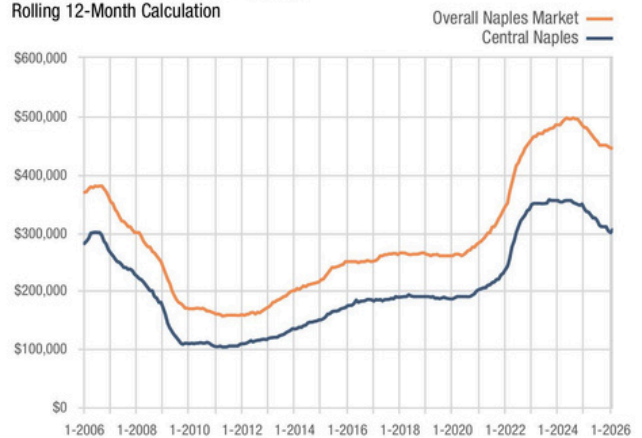
Median Closed Price - Single Family

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.

LOCAL MARKET UPDATE - SOUTH NAPLES

34112, 34113

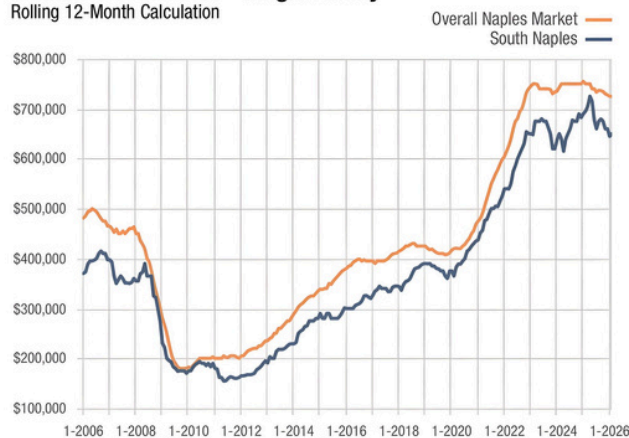
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	112	97	- 13.4%	281	218	- 22.4%
Total Sales	34	39	+ 14.7%	63	68	+ 7.9%
Days on Market Until Sale	91	102	+ 12.1%	86	88	+ 2.3%
Median Closed Price*	\$842,450	\$1,000,000	+ 18.7%	\$850,000	\$835,000	- 1.8%
Average Closed Price*	\$1,071,009	\$1,413,521	+ 32.0%	\$1,082,285	\$1,157,065	+ 6.9%
Percent of List Price Received*	92.7%	95.3%	+ 2.8%	93.6%	95.0%	+ 1.5%
Inventory of Homes for Sale	502	376	- 25.1%	—	—	—
Months Supply of Inventory	12.8	8.7	- 32.0%	—	—	—

Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	198	167	- 15.7%	465	394	- 15.3%
Total Sales	62	78	+ 25.8%	117	139	+ 18.8%
Days on Market Until Sale	78	70	- 10.3%	92	81	- 12.0%
Median Closed Price*	\$417,500	\$325,000	- 22.2%	\$420,000	\$325,000	- 22.6%
Average Closed Price*	\$476,053	\$415,228	- 12.8%	\$463,345	\$413,815	- 10.7%
Percent of List Price Received*	94.5%	94.1%	- 0.4%	94.2%	94.2%	0.0%
Inventory of Homes for Sale	826	723	- 12.5%	—	—	—
Months Supply of Inventory	12.0	9.8	- 18.3%	—	—	—

* 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.

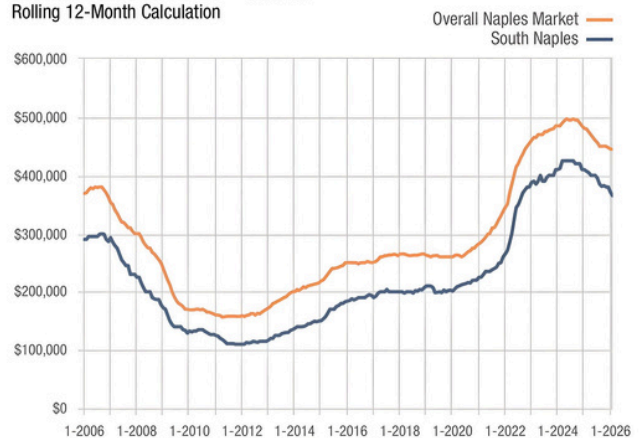
Median Closed Price - Single Family

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.

LOCAL MARKET UPDATE - EAST NAPLES

34114, 34117, 34120, 34137

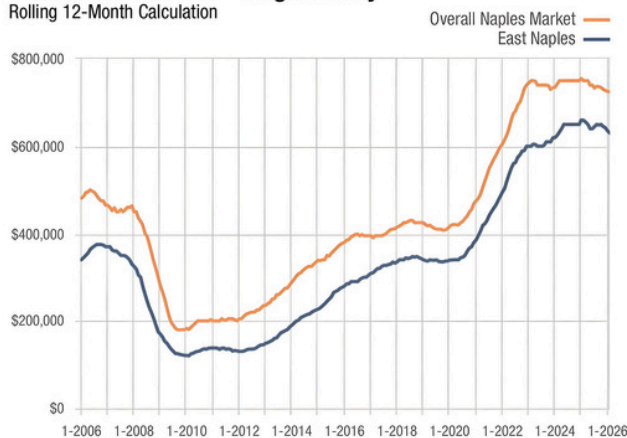
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	275	240	- 12.7%	595	549	- 7.7%
Total Sales	110	131	+ 19.1%	211	221	+ 4.7%
Days on Market Until Sale	72	85	+ 18.1%	85	83	- 2.4%
Median Closed Price*	\$649,950	\$630,000	- 3.1%	\$690,000	\$620,000	- 10.1%
Average Closed Price*	\$810,358	\$746,632	- 7.9%	\$873,498	\$773,495	- 11.4%
Percent of List Price Received*	96.1%	95.7%	- 0.4%	95.7%	95.7%	0.0%
Inventory of Homes for Sale	1,151	988	- 14.2%	—	—	—
Months Supply of Inventory	9.0	7.6	- 15.6%	—	—	—

Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	126	112	- 11.1%	249	228	- 8.4%
Total Sales	27	44	+ 63.0%	65	79	+ 21.5%
Days on Market Until Sale	89	114	+ 28.1%	85	104	+ 22.4%
Median Closed Price*	\$475,000	\$480,000	+ 1.1%	\$475,000	\$470,000	- 1.1%
Average Closed Price*	\$482,437	\$483,668	+ 0.3%	\$472,571	\$503,294	+ 6.5%
Percent of List Price Received*	95.9%	94.7%	- 1.3%	95.7%	95.0%	- 0.7%
Inventory of Homes for Sale	494	430	- 13.0%	—	—	—
Months Supply of Inventory	12.0	10.3	- 14.2%	—	—	—

* 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.

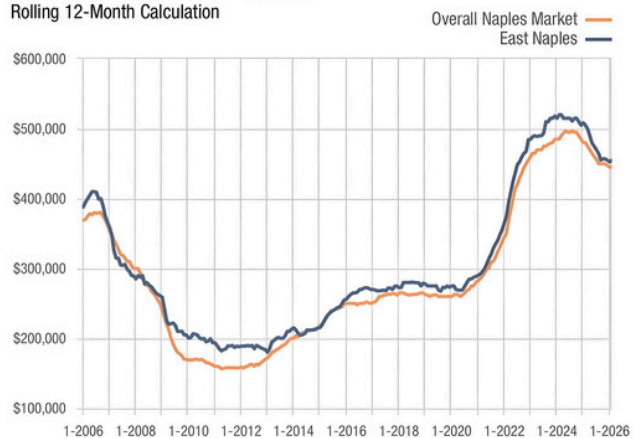
Median Closed Price - Single Family

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.



BONNYCASTLE
REALTY

239 572 1443

www.BonnycastleRealty.com