

Monthly Indicators



January 2026

Sellers in the Naples area housing market enjoyed increased buyer activity in January as pending sales increased 40.3 percent to 1,065 pending sales from 759 pending sales in January 2025. According to the January 2026 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), there were 2,053 price decreases during January and 1,906 new listings, which opened the door to buyers seeking more choices in all price points and home types. Broker analysts reviewing the report anticipated January would enjoy continued sales momentum, as seen during the second half of 2025, and point to the 9.2 months of inventory as a signal that Naples has returned to a balanced market.

The overall median closed price in January decreased 4.1 percent to \$627,500 from \$654,000 in January 2025. However, this was driven by the condominium market, which had a 3.4 percent decrease in median closed price, to \$450,000 from \$466,000 in January 2025. The single-family home market, which had about 500 fewer properties for sale than the condominium market, reported a 1.6 percent increase in median closed price, to \$812,500 from \$800,000 in January 2025.

Despite a surge of 907 more new listings in January compared to December, overall inventory during January decreased 10.6 percent to 6,328 properties from 7,082 properties in January 2025, which highlights a rapid pace of sales outpacing new supply.

Overall closed sales increased 0.5 percent to 564 closed sales from 561 closed sales in January 2025. Closed sales of condominiums increased 8.2 percent to 276 closed sales from 255 closed sales in January 2025. However, closed sales of single-family homes decreased 5.9 percent to 288 closed sales from 306 closed sales.

Quick Facts

+ 0.5%	- 4.1%	- 10.6%
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties
+42.3 %	+7.9%	+54.9%
Price Range with Strongest Sales \$300,000 & Below	Bedroom Count With Strongest Sales 4 Bedrooms or more	Property Type With Strongest Sales Condo

Overall Market Overview	2
Single Family Market Overview	3
Condo Market Overview	4
Overall Closed Sales	5-6
Overall Median Closed Price	7-8
Overall Percent of Current List Price Received	9-10
Overall Days on Market until Sale	11- 12
Overall New Listings by Month	13
Overall Inventory of Homes for Sale	14-15
Overall Listing and Sales Summary by Area	16
Naples Beach	17
North Naples	18
Central Naples	19
South Naples	20
East Naples	21
Immokalee/Ave Maria	22



This report covers residential real estate activity in Collier County, excluding Marco Island. Percent changes are calculated using rounded figures.

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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,307	1,906	- 17.4%	2,307	1,906	- 17.4%
Total Sales		561	564	+0.5%	561	564	+0.5%
Days on Market Until Sale		92	97	+ 5.4%	92	97	+ 5.4%
Median Closed Price		\$654,000	\$627,500	- 4.1%	\$654,000	\$627,500	- 4.1%
Average Closed Price		\$1,306,136	\$1,269,763	- 2.8%	\$1,306,136	\$1,269,763	- 2.8%
Percent of List Price Received		94.8%	94.6%	- 0.2%	94.8%	94.6%	- 0.2%
Pending Listings		759	1,065	+ 40.3%	759	1,065	+ 40.3%
Inventory of Homes for Sale		7,082	6,328	- 10.6%	—	—	—
Months Supply of Inventory		10.6	9.2	- 13.2%	—	—	—

Single Family Market Overview



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

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,093	935	- 14.5%	1,093	935	- 14.5%
Total Sales		306	288	- 5.9%	306	288	- 5.9%
Days on Market Until Sale		96	93	- 3.1%	96	93	- 3.1%
Median Closed Price		\$800,000	\$812,500	+ 1.6%	\$800,000	\$812,500	+ 1.6%
Average Closed Price		\$1,751,950	\$1,797,600	+ 2.6%	\$1,751,950	\$1,797,600	+ 2.6%
Percent of List Price Received		94.9%	94.8%	- 0.1%	94.9%	94.8%	- 0.1%
Pending Listings		504	524	+3.7%	504	524	+3.7%
Inventory of Homes for Sale		3,366	2,924	- 13.1%	—	—	—
Months Supply of Inventory		9.8	8.1	- 17.3%	—	—	—

Condo Market Overview

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



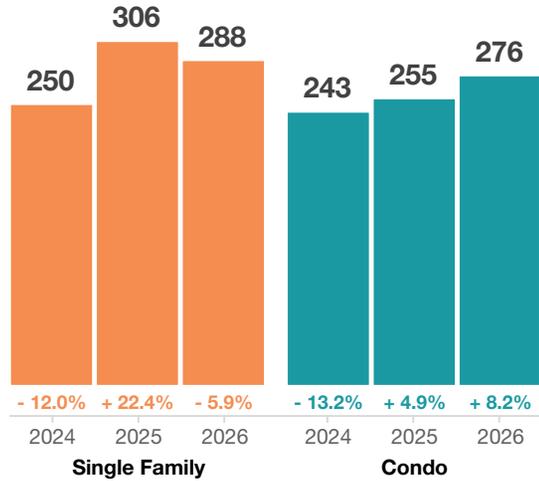
Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,214	971	- 20.0%	1,214	971	- 20.0%
Total Sales		255	276	+ 8.2%	255	276	+ 8.2%
Days on Market Until Sale		87	102	+ 17.2%	87	102	+ 17.2%
Median Closed Price		\$466,000	\$450,000	- 3.4%	\$466,000	\$450,000	- 3.4%
Average Closed Price		\$771,159	\$718,976	- 6.8%	\$771,159	\$718,976	- 6.8%
Percent of List Price Received		94.7%	94.5%	- 0.2%	94.7%	94.5%	- 0.2%
Pending Listings		429	541	+ 25.8%	429	541	+ 25.8%
Inventory of Homes for Sale		3,716	3,404	- 8.4	—	—	—
Months Supply of Inventory		11.4	10.4	- 8.8%	—	—	—

Overall Closed Sales

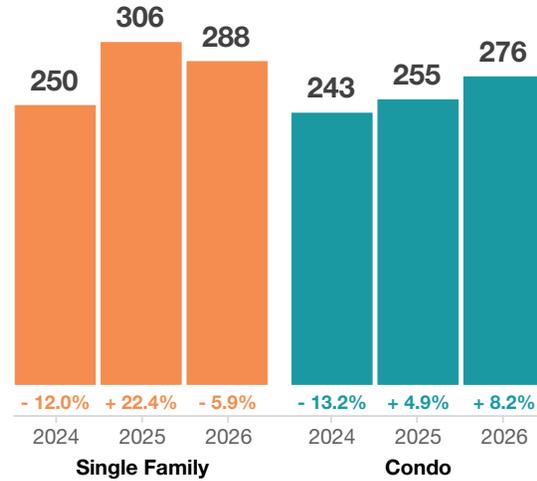
A count of the actual sales that closed in a given month.



January

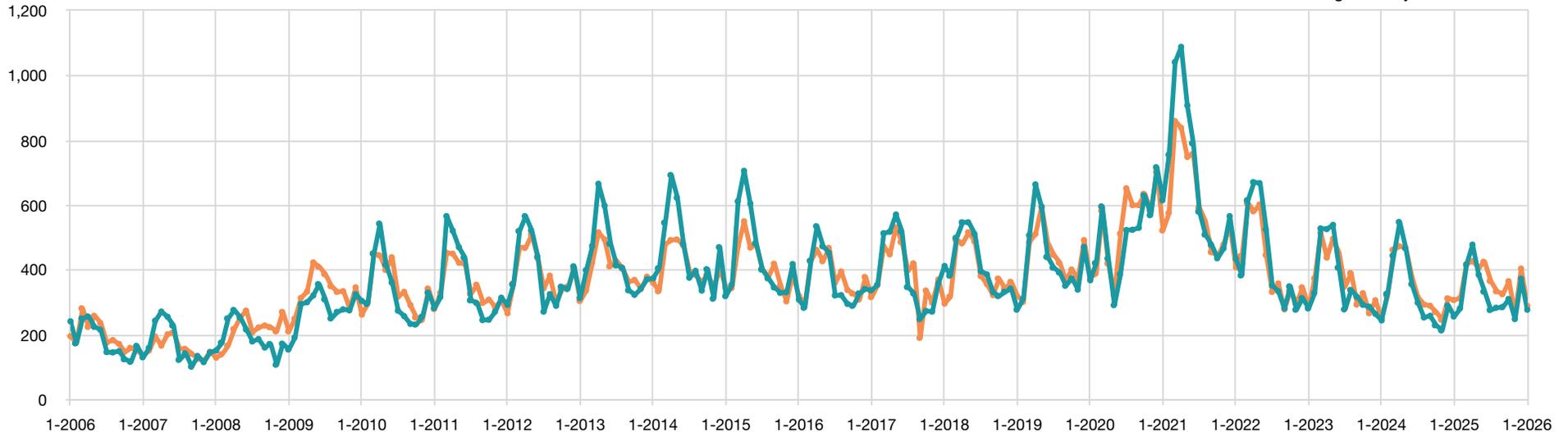


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	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%	247	+ 16.5%
Dec-2025	403	+ 29.6%	372	+ 28.7%
Jan-2026	288	- 5.9%	276	+ 8.2%
12-Month Avg	360	+ 4.7%	328	+ 0.3%

Historical Total Sales by Month

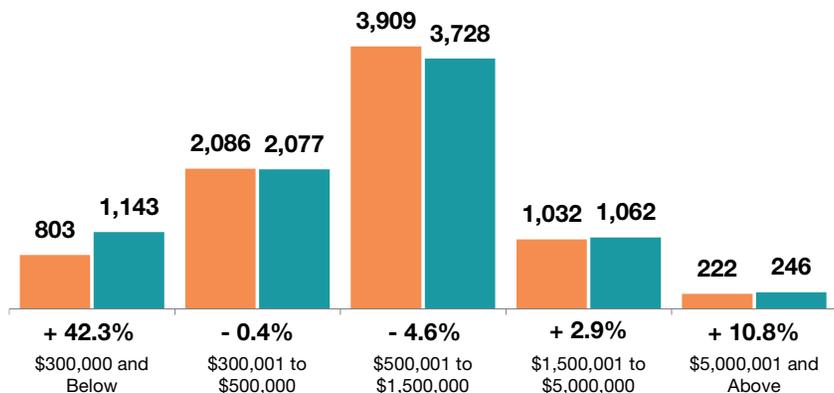


Overall Closed Sales By Price Range

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

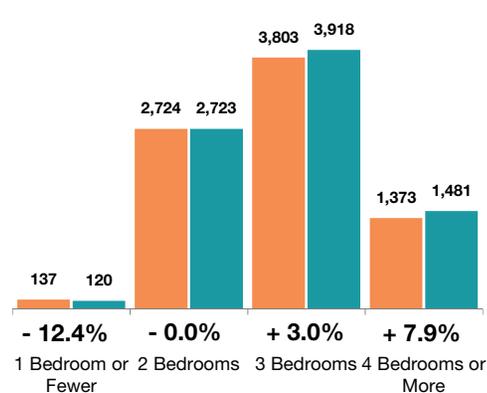
By Price Range

1-2025 1-2026



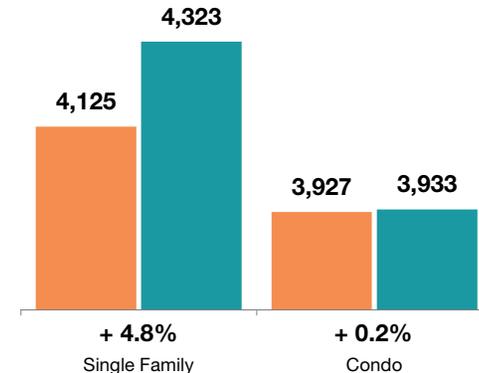
By Bedroom Count

1-2025 1-2026



By Property Type

1-2025 1-2026



All Properties

By Price Range

	1-2025	1-2026	Change
\$300,000 and Below	803	1,143	+ 42.3%
\$300,001 to \$500,000	2,086	2,077	- 0.4%
\$500,001 to \$1,500,000	3,909	3,728	- 4.6%
\$1,500,001 to \$5,000,000	1,032	1,062	+ 2.9%
\$5,000,001 and Above	222	246	+ 10.8%
All Price Ranges	8,052	8,256	+ 2.5%

Single Family

	1-2025	1-2026	Change
1 Bedroom or 2 Bedrooms or Fewer	180	178	- 1.1%
2 Bedrooms	633	742	+ 17.2%
3 Bedrooms	2,465	2,481	+ 0.6%
4 Bedrooms or More	674	712	+ 5.6%
Condo	173	210	+ 21.4%
All Single Family	4,125	4,323	+ 4.8%

Condo

	1-2025	1-2026	Change
Single Family	623	965	+ 54.9%
2 Bedrooms	1453	1335	- 8.1%
3 Bedrooms	1444	1247	- 13.6%
4 Bedrooms or More	358	350	- 2.2%
Condo	49	36	- 26.5%
All Condo	3,927	3,933	+ 0.2%

By Bedroom Count

	1-2025	1-2026	Change
1 Bedroom or Fewer	137	120	- 12.4%
2 Bedrooms	2,724	2,723	- 0.0%
3 Bedrooms	3,803	3,918	+ 3.0%
4 Bedrooms or More	1,373	1,481	+ 7.9%
All Bedroom Counts	8,052	8,256	+ 2.5%

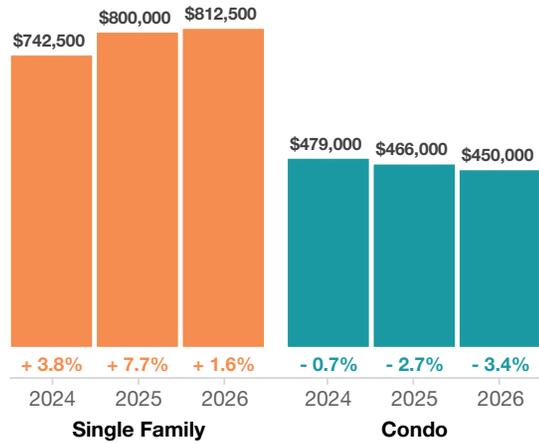
	1-2025	1-2026	Change
1 Bedroom or Fewer	32	28	- 12.5%
2 Bedrooms	480	446	- 7.1%
3 Bedrooms	2,315	2,433	+ 5.1%
4 Bedrooms or More	1,296	1,412	+ 9.0%
Condo	77	69	- 10.4%
All Single Family	4,125	4,323	+ 4.8%

Overall Median Closed Price

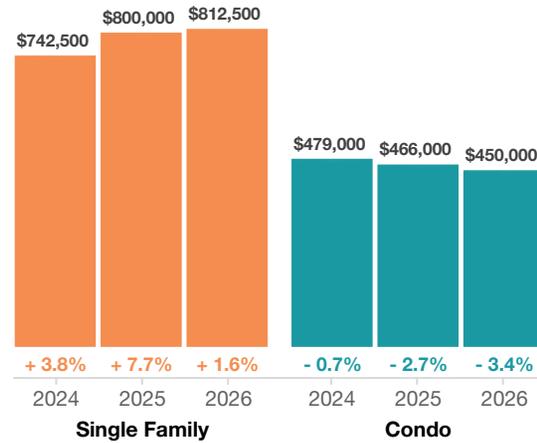


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

January



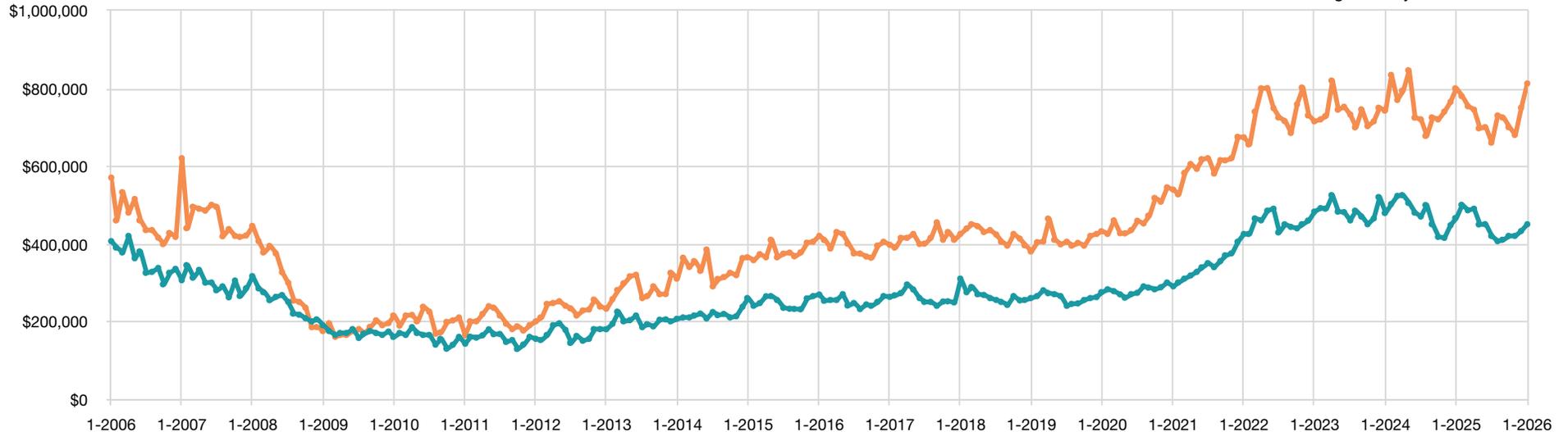
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	\$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	\$812,500	+ 1.6%	\$450,000	- 3.4%
12-Month Avg*	\$725,000	- 4.0%	\$445,000	- 7.4%

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

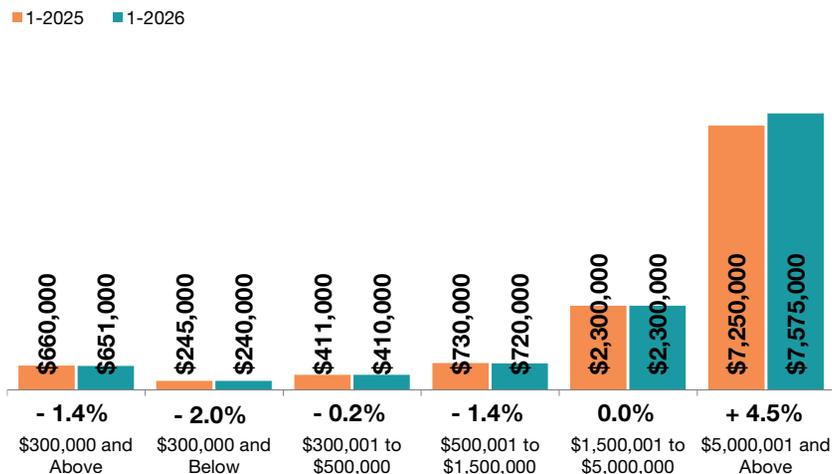
Historical Median Closed Price by Month



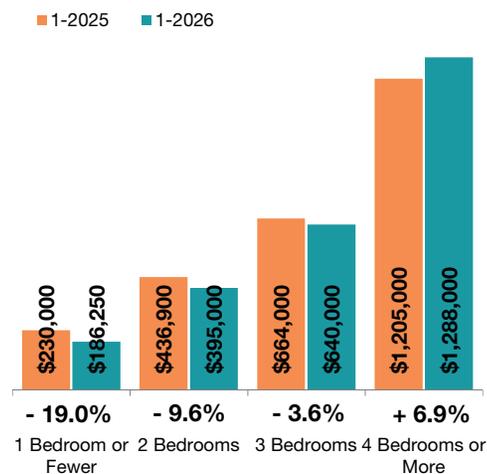
Overall Median Closed Sales By Price Range

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

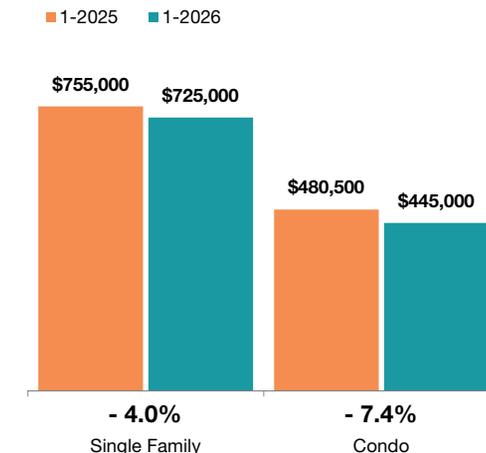
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2025	1-2026	Change
\$300,000 and Above	\$660,000	\$651,000	- 1.4%
\$300,000 and Below	\$245,000	\$240,000	- 2.0%
\$300,001 to \$500,000	\$411,000	\$410,000	- 0.2%
\$500,001 to \$1,500,000	\$730,000	\$720,000	- 1.4%
\$1,500,001 to \$5,000,000	\$2,300,000	\$2,300,000	0.0%
\$5,000,001 and Above	\$7,250,000	\$7,575,000	+ 4.5%
All Price Ranges	\$615,000	\$590,000	- 4.1%

Single Family

	1-2025	1-2026	Change
\$300,000 and Above	\$780,000	\$750,000	- 3.8%
\$300,000 and Below	\$190,000	\$181,500	- 4.5%
\$300,001 to \$500,000	\$440,000	\$437,500	- 0.6%
\$500,001 to \$1,500,000	\$750,000	\$725,000	- 3.3%
\$1,500,001 to \$5,000,000	\$2,300,000	\$2,350,000	+ 2.2%
\$5,000,001 and Above	\$7,500,000	\$8,162,500	+ 8.8%
All Price Ranges	\$755,000	\$725,000	- 4.0%

Condo

	1-2025	1-2026	Change
\$300,000 and Above	\$534,988	\$530,000	- 0.9%
\$300,000 and Below	\$260,000	\$246,000	- 5.4%
\$300,001 to \$500,000	\$400,000	\$398,000	- 0.5%
\$500,001 to \$1,500,000	\$682,500	\$700,000	+ 2.6%
\$1,500,001 to \$5,000,000	\$2,331,500	\$2,200,000	- 5.6%
\$5,000,001 and Above	\$6,185,000	\$6,525,000	+ 5.5%
All Price Ranges	\$480,500	\$445,000	- 7.4%

By Bedroom Count

	1-2025	1-2026	Change
1 Bedroom or Fewer	\$230,000	\$186,250	- 19.0%
2 Bedrooms	\$436,900	\$395,000	- 9.6%
3 Bedrooms	\$664,000	\$640,000	- 3.6%
4 Bedrooms or More	\$1,205,000	\$1,288,000	+ 6.9%
All Bedroom Counts	\$615,000	\$590,000	- 4.1%

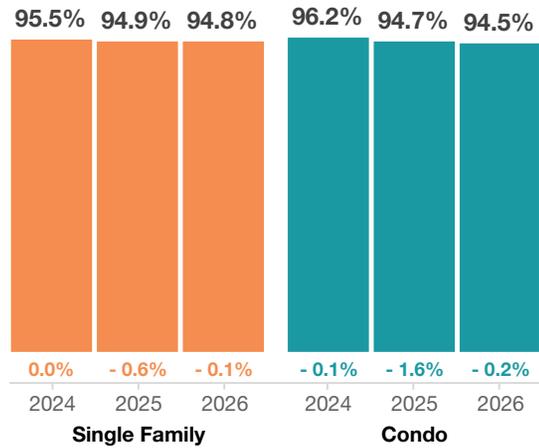
	1-2025	1-2026	Change
1 Bedroom or Fewer	\$151,000	\$119,500	- 20.9%
2 Bedrooms	\$486,250	\$460,500	- 5.3%
3 Bedrooms	\$695,000	\$650,000	- 6.5%
4 Bedrooms or More	\$1,200,000	\$1,264,250	+ 5.4%
All Bedroom Counts	\$755,000	\$725,000	- 4.0%

Overall Percent off List Price Received

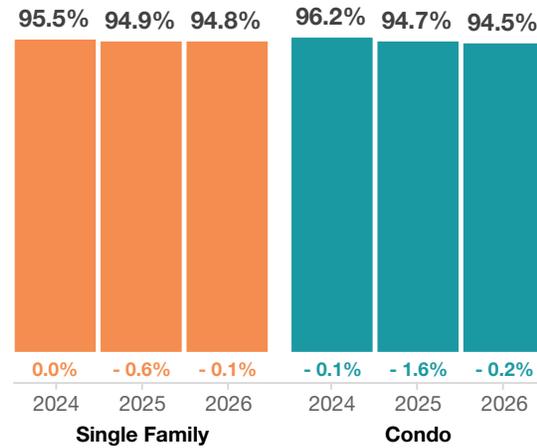


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

January



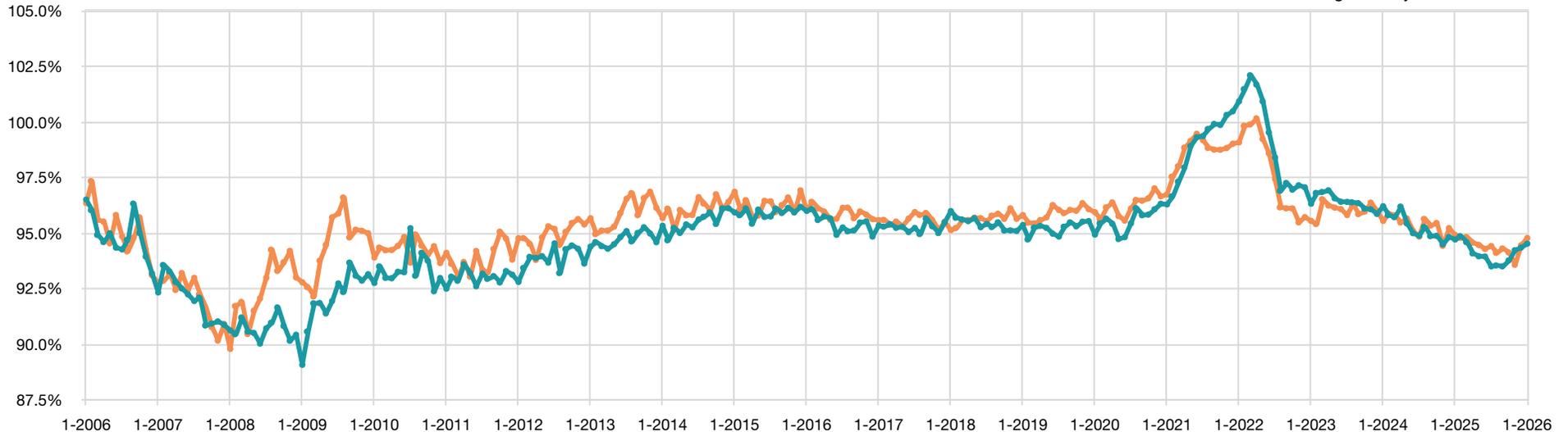
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	93.7%	- 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%
12-Month Avg*	94.4%	- 1.0%	94.1%	- 1.3%

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

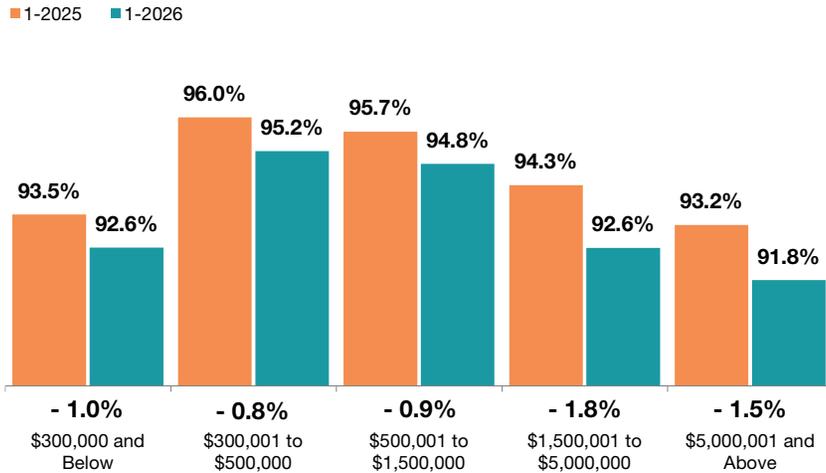
Historical Percent of List Price Received by Month



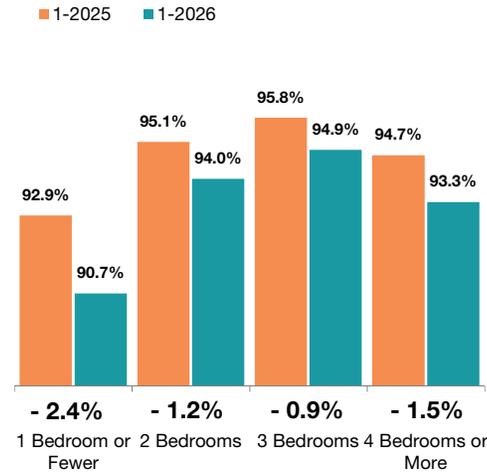
Overall Percent of List Price Received by Price Range

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.

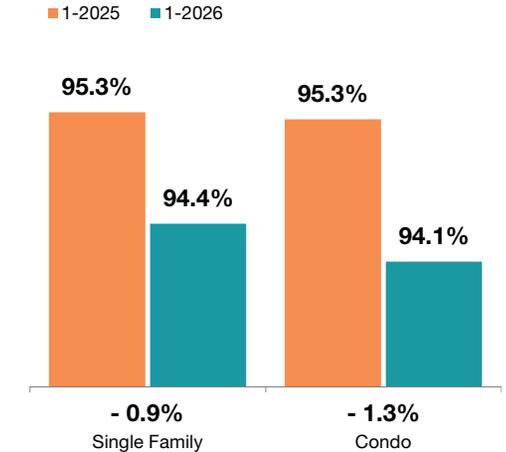
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2025	1-2026	Change
\$300,000 and Below	93.5%	92.6%	- 1.0%
\$300,001 to \$500,000	96.0%	95.2%	- 0.8%
\$500,001 to \$1,500,000	95.7%	94.8%	- 0.9%
\$1,500,001 to \$5,000,000	94.3%	92.6%	- 1.8%
\$5,000,001 and Above	93.2%	91.8%	- 1.5%
All Price Ranges	95.3%	94.2%	- 1.2%

Single Family

	1-2025	1-2026	Change
1 Bedroom or Fewer	92.5%	90.4%	- 2.3%
2 Bedrooms	96.9%	95.8%	- 1.1%
3 Bedrooms	95.7%	95.0%	- 0.7%
4 Bedrooms or More	94.0%	92.5%	- 1.6%
All Single Family	93.0%	91.7%	- 1.4%
All Single Family	95.3%	94.4%	- 0.9%

Condo

	1-2025	1-2026	Change
Single Family	93.8%	93.0%	- 0.9%
Condo	95.7%	94.8%	- 0.9%
Single Family	95.7%	94.4%	- 1.4%
Condo	94.8%	92.9%	- 2.0%
All Condo	94.0%	92.1%	- 2.0%
All Condo	95.3%	94.1%	- 1.3%

By Bedroom Count

	1-2025	1-2026	Change
1 Bedroom or Fewer	92.9%	90.7%	- 2.4%
2 Bedrooms	95.1%	94.0%	- 1.2%
3 Bedrooms	95.8%	94.9%	- 0.9%
4 Bedrooms or More	94.7%	93.3%	- 1.5%
All Bedroom Counts	95.3%	94.2%	- 1.2%

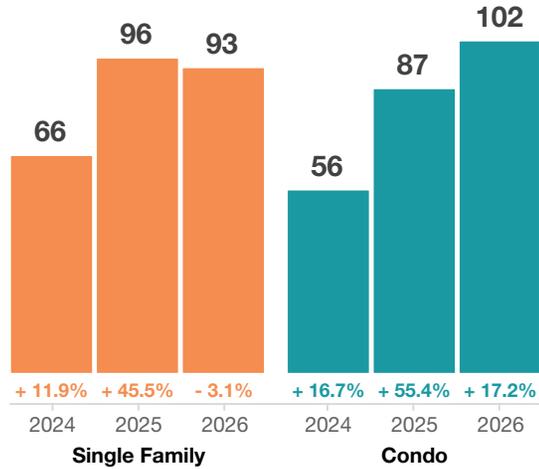
	1-2025	1-2026	Change
1 Bedroom or Fewer	90.9%	88.9%	- 2.2%
2 Bedrooms	94.7%	93.9%	- 0.8%
3 Bedrooms	95.9%	95.1%	- 0.8%
4 Bedrooms or More	94.7%	93.4%	- 1.4%
All Single Family	93.0%	91.7%	- 1.4%
All Single Family	95.3%	94.4%	- 0.9%

Overall Days on Market Until Sale

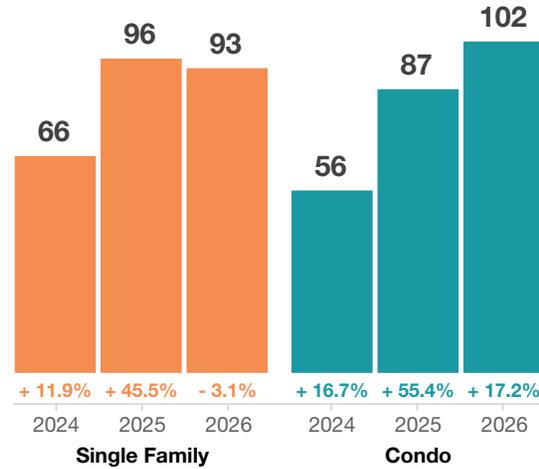
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



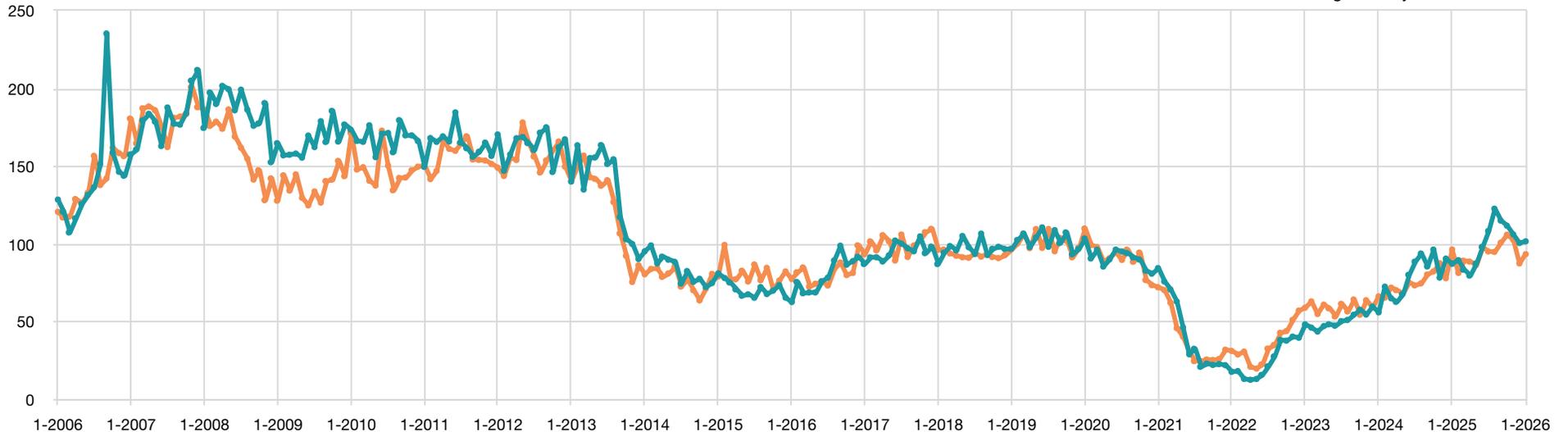
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%
Nov-2025	102	+ 17.2%	106	+ 35.9%
Dec-2025	87	+ 11.5%	100	+ 11.1%
Jan-2026	93	- 3.1%	102	+ 17.2%
12-Month Avg*	93	+ 23.1%	98	+ 26.5%

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

Historical Days on Market Until Sale by Month

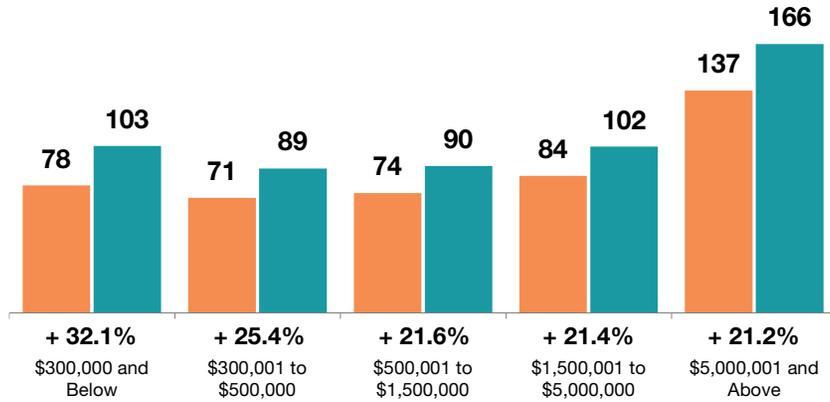


Overall Days on Market Until Sale by Price Range

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

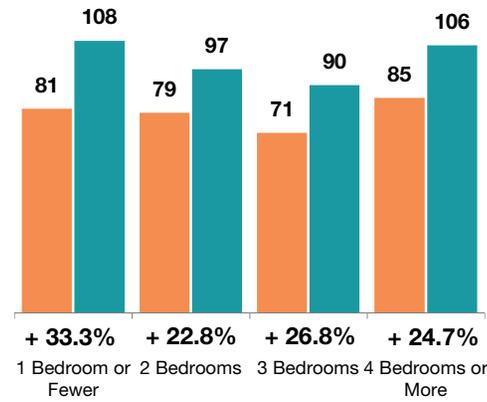
By Price Range

1-2025 1-2026



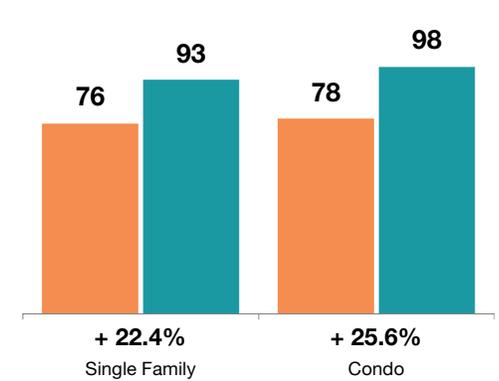
By Bedroom Count

1-2025 1-2026



By Property Type

1-2025 1-2026



All Properties

By Price Range

	1-2025	1-2026	Change
\$300,000 and Below	78	103	+ 32.1%
\$300,001 to \$500,000	71	89	+ 25.4%
\$500,001 to \$1,500,000	74	90	+ 21.6%
\$1,500,001 to \$5,000,000	84	102	+ 21.4%
\$5,000,001 and Above	137	166	+ 21.2%
All Price Ranges	77	96	+ 24.7%

Single Family

	1-2025	1-2026	Change
1-2025	76	91	+ 19.7%
2025	62	76	+ 22.6%
3025	74	90	+ 21.6%
4025	80	97	+ 21.3%
5025	133	176	+ 32.3%
All Price Ranges	76	93	+ 22.4%

Condo

	1-2025	1-2026	Change
1-2025	79	105	+ 32.9%
2025	62	76	+ 22.6%
3025	74	91	+ 23.0%
4025	93	113	+ 21.5%
5025	152	105	- 30.9%
All Price Ranges	78	98	+ 25.6%

By Bedroom Count

	1-2025	1-2026	Change
1 Bedroom or Fewer	81	108	+ 33.3%
2 Bedrooms	79	97	+ 22.8%
3 Bedrooms	71	90	+ 26.8%
4 Bedrooms or More	85	106	+ 24.7%
All Bedroom Counts	77	96	+ 24.7%

	1-2025	1-2026	Change
1-2025	81	107	+ 32.1%
2025	79	88	+ 11.4%
3025	70	86	+ 22.9%
4025	84	106	+ 26.2%
All Price Ranges	76	93	+ 22.4%

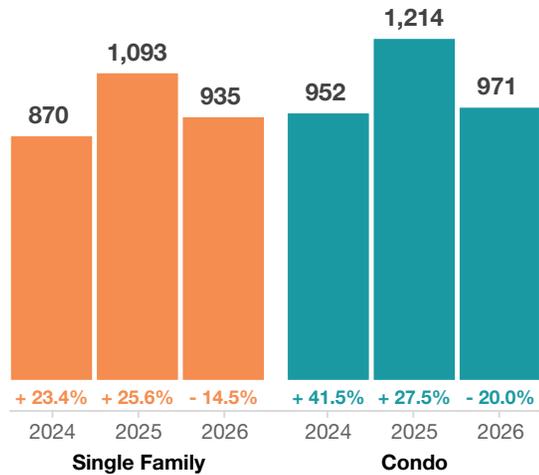
	1-2025	1-2026	Change
1-2025	81	108	+ 33.5%
2025	79	98	+ 24.0%
3025	74	98	+ 32.1%
4025	101	101	- 0.4%
All Price Ranges	78	98	+ 25.6%

Overall New Listings

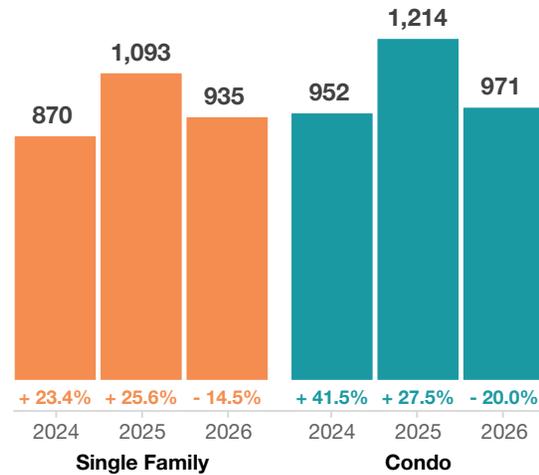
A count of the properties that have been newly listed on the market in a given month.



January

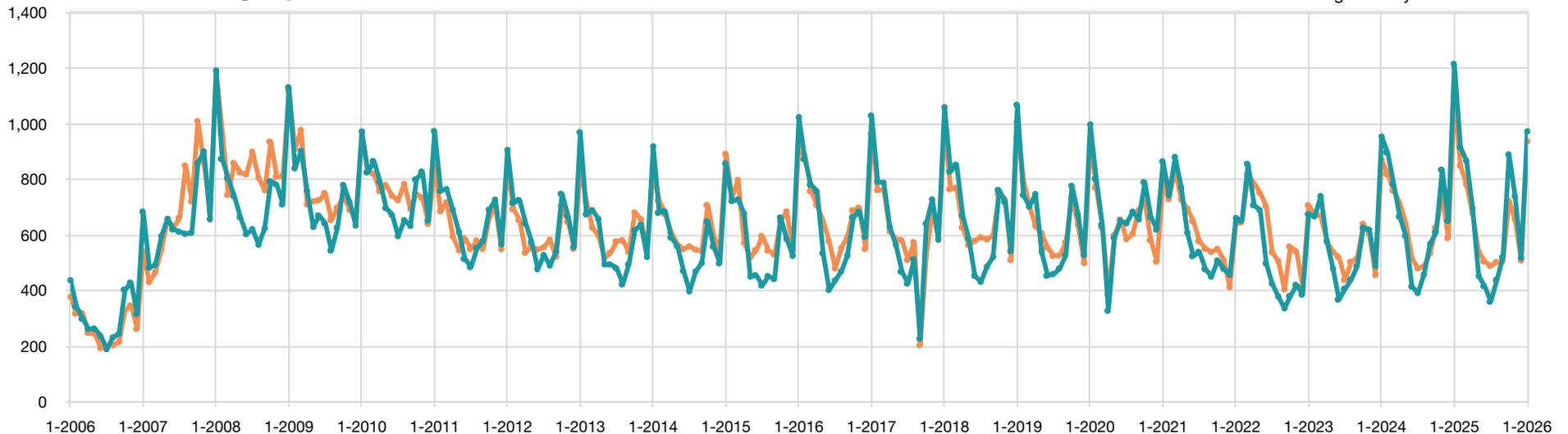


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Feb-2025	847	+ 3.7%	914	+ 2.1%
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	503	- 2.3%	414	+ 0.5%
Jul-2025	487	+ 1.9%	358	- 8.0%
Aug-2025	500	+ 3.1%	436	- 4.4%
Sep-2025	503	- 5.6%	518	- 8.5%
Oct-2025	721	+ 15.5%	888	+ 46.3%
Nov-2025	655	- 11.6%	737	- 11.5%
Dec-2025	506	- 13.8%	516	- 20.5%
Jan-2026	935	- 14.5%	971	- 20.0%
12-Month Avg	638	- 4.1%	647	- 3.7%

Historical New Listings by Month

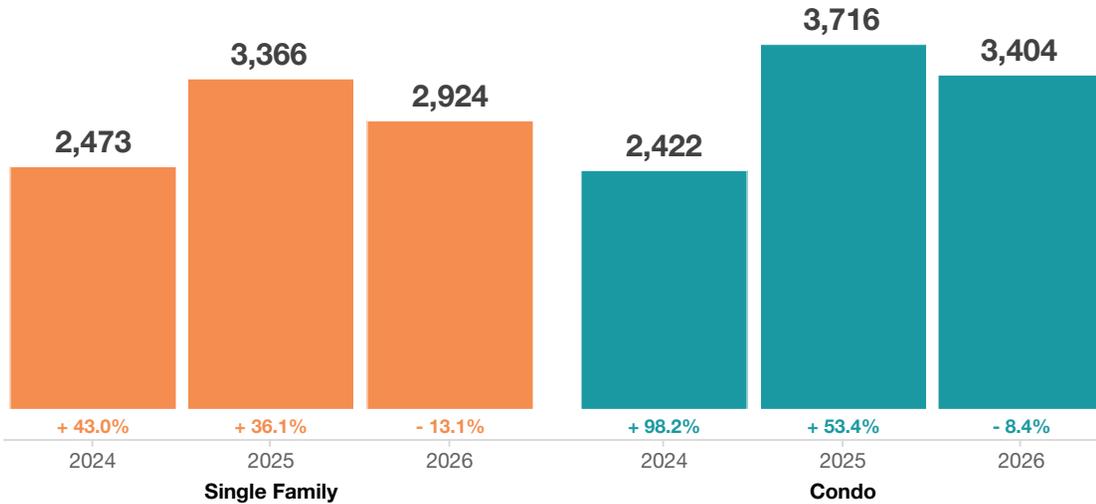


Overall Inventory of Homes for Sale



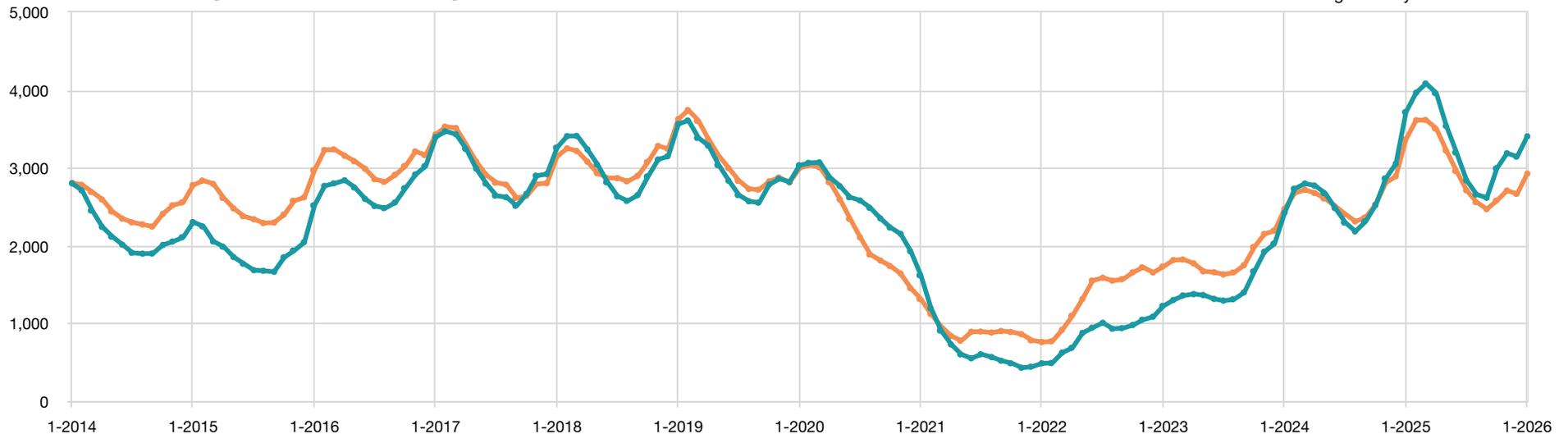
The number of properties available for sale in active status at the end of a given month.

January



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Feb-2025	3,611	+ 35.0%	3,965	+ 45.2%
Mar-2025	3,615	+ 33.1%	4,084	+ 46.0%
Apr-2025	3,505	+ 31.0%	3,961	+ 42.9%
May-2025	3,221	+ 23.6%	3,539	+ 32.3%
Jun-2025	2,959	+ 18.1%	3,197	+ 28.8%
Jul-2025	2,711	+ 12.8%	2,839	+ 23.6%
Aug-2025	2,558	+ 10.7%	2,656	+ 21.7%
Sep-2025	2,468	+ 4.6%	2,614	+ 13.2%
Oct-2025	2,577	+ 1.9%	2,992	+ 18.8%
Nov-2025	2,707	- 3.5%	3,187	+ 11.4%
Dec-2025	2,664	- 7.8%	3,143	+ 3.0%
Jan-2026	2,924	- 13.1%	3,404	- 8.4%
12-Month Avg	2,960	+ 11.6%	3,298	+ 22.2%

Historical Inventory of Homes for Sale by Month

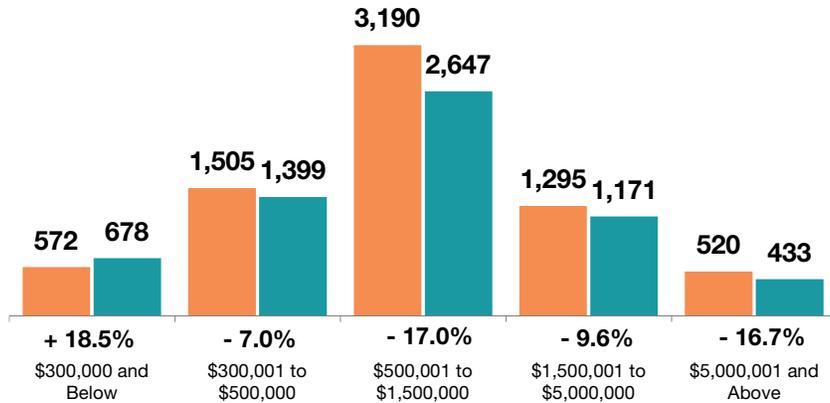


Overall Inventory of Homes for Sale by Price Range

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

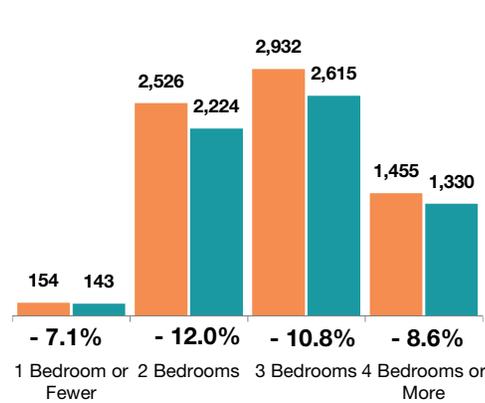
By Price Range

1-2025 1-2026



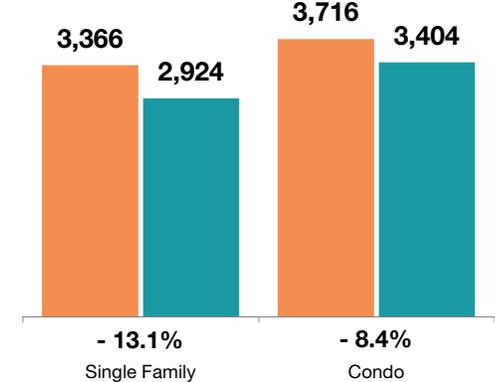
By Bedroom Count

1-2025 1-2026



By Property Type

1-2025 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$300,000 and Below	572	678	+ 18.5%
\$300,001 to \$500,000	1,505	1,399	- 7.0%
\$500,001 to \$1,500,000	3,190	2,647	- 17.0%
\$1,500,001 to \$5,000,000	1,295	1,171	- 9.6%
\$5,000,001 and Above	520	433	- 16.7%
All Price Ranges	7,082	6,328	- 10.6%

Single Family

	1-2025	1-2026	Change
1 Bedroom or 2 Bedrooms Fewer	136	133	- 2.2%
2 Bedrooms	244	251	+ 2.9%
3 Bedrooms	1,801	1,468	- 18.5%
4 Bedrooms or More	756	731	- 3.3%
	429	341	- 20.5%
All Single Family	3,366	2,924	- 13.1%

Condo

	1-2025	1-2026	Change
Condo	436	545	+ 25.0%
Single Family	1,261	1,148	- 9.0%
3 Bedrooms	1,389	1,179	- 15.1%
4 Bedrooms or More	539	440	- 18.4%
	91	92	+ 1.1%
All Condo	3,716	3,404	- 8.4%

By Bedroom Count

	1-2025	1-2026	Change
1 Bedroom or Fewer	154	143	- 7.1%
2 Bedrooms	2,526	2,224	- 12.0%
3 Bedrooms	2,932	2,615	- 10.8%
4 Bedrooms or More	1,455	1,330	- 8.6%
All Bedroom Counts	7,082	6,328	- 10.6%

	1-2025	1-2026	Change
1 Bedroom or Fewer	36	26	- 27.8%
2 Bedrooms	351	310	- 11.7%
3 Bedrooms	1,623	1,366	- 15.8%
4 Bedrooms or More	1,353	1,221	- 9.8%
All Single Family	3,366	2,924	- 13.1%
Condo	118	117	- 0.8%
Single Family	2,175	1,914	- 12.0%
3 Bedrooms	1,309	1,249	- 4.6%
4 Bedrooms or More	102	109	+ 6.9%
All Condo	3,716	3,404	- 8.4%

Listing and Sales Summary Report

January 2026



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change	Jan-26	Jan-25	% Change
Overall Naples Market**	\$627,500	\$654,000	-4.1%	564	561	+0.5%	6,328	7,082	-10.6%	97	92	+5.4%
Collier County	\$650,000	\$691,250	-6.0%	621	628	-1.1%	7,072	7,909	-10.6%	97	93	+4.3%
Ave Maria	\$415,000	\$450,172	-7.8%	19	14	+35.7%	236	210	+12.4%	85	97	-12.4%
Central Naples	\$493,000	\$483,500	+2.0%	77	78	-1.3%	645	831	-22.4%	105	79	+32.9%
East Naples	\$578,889	\$625,000	-7.4%	122	139	-12.2%	1,436	1,517	-5.3%	85	94	-9.6%
Everglades City	--	--	--	0	0	--	5	8	-37.5%	--	--	--
Immokalee	\$290,000	\$355,950	-18.5%	3	6	-50.0%	4	30	-86.7%	58	46	+26.1%
Immokalee / Ave Maria	\$394,000	\$402,283	-2.1%	22	20	+10.0%	242	240	+0.8%	81	82	-1.2%
Naples	\$652,250	\$675,000	-3.4%	542	541	+0.2%	6,082	6,838	-11.1%	98	92	+6.5%
Naples Beach	\$1,512,500	\$1,430,000	+5.8%	112	108	+3.7%	1,601	1,849	-13.4%	121	104	+16.3%
North Naples	\$770,000	\$726,500	+6.0%	141	132	+6.8%	1,343	1,406	-4.5%	94	85	+10.6%
South Naples	\$400,000	\$488,500	-18.1%	90	84	+7.1%	1,061	1,239	-14.4%	87	98	-11.2%
34102	\$1,662,500	\$2,600,000	-36.1%	30	24	+25.0%	553	645	-14.3%	158	84	+88.1%
34103	\$1,537,500	\$808,000	+90.3%	34	29	+17.2%	493	534	-7.7%	137	84	+63.1%
34104	\$425,000	\$417,500	+1.8%	36	46	-21.7%	305	375	-18.7%	82	82	0.0%
34105	\$717,450	\$662,500	+8.3%	26	22	+18.2%	257	344	-25.3%	112	87	+28.7%
34108	\$1,470,000	\$1,595,000	-7.8%	48	55	-12.7%	555	670	-17.2%	86	124	-30.6%
34109	\$790,000	\$664,875	+18.8%	42	37	+13.5%	351	334	+5.1%	90	104	-13.5%
34110	\$560,000	\$630,000	-11.1%	41	44	-6.8%	499	547	-8.8%	106	94	+12.8%
34112	\$318,000	\$427,995	-25.7%	59	48	+22.9%	588	663	-11.3%	81	103	-21.4%
34113	\$550,000	\$600,000	-8.3%	31	36	-13.9%	473	576	-17.9%	99	92	+7.6%
34114	\$650,000	\$559,498	+16.2%	47	56	-16.1%	646	710	-9.0%	86	91	-5.5%
34116	\$460,000	\$595,000	-22.7%	15	10	+50.0%	83	112	-25.9%	148	51	+190.2%
34117	\$617,500	\$649,900	-5.0%	16	19	-15.8%	148	158	-6.3%	69	70	-1.4%
34119	\$795,000	\$870,000	-8.6%	58	51	+13.7%	493	525	-6.1%	88	64	+37.5%
34120	\$559,000	\$678,500	-17.6%	59	64	-7.8%	639	647	-1.2%	89	104	-14.4%
34137	--	--	--	0	0	--	3	2	+50.0%	--	--	--
34142	\$394,000	\$402,283	-2.1%	22	20	+10.0%	242	240	+0.8%	81	82	-1.2%

* Overall Naples Market is defined as Collier County, excluding Marco Island.

Local Market Update – January 2026

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Naples Beach

34102, 34103, 34108

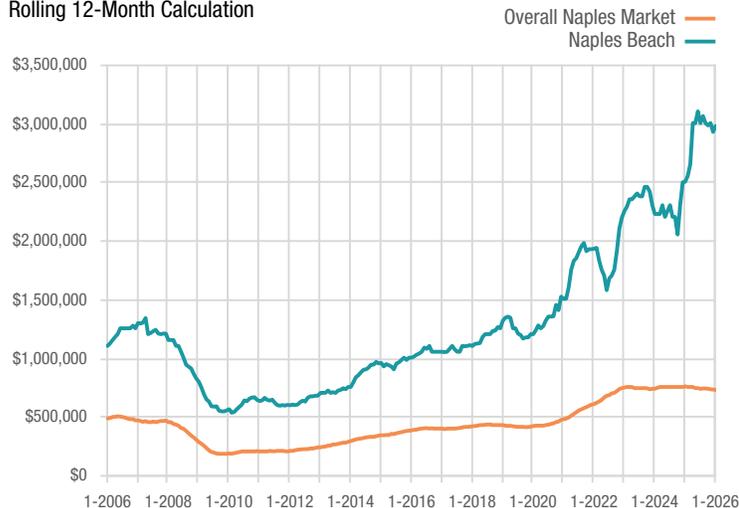
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	216	144	- 33.3%	216	144	- 33.3%
Total Sales	51	50	- 2.0%	51	50	- 2.0%
Days on Market Until Sale	120	137	+ 14.2%	120	137	+ 14.2%
Median Closed Price*	\$2,500,000	\$2,645,000	+ 5.8%	\$2,500,000	\$2,645,000	+ 5.8%
Average Closed Price*	\$4,927,835	\$5,107,578	+ 3.6%	\$4,927,835	\$5,107,578	+ 3.6%
Percent of List Price Received*	93.3%	92.5%	- 0.9%	93.3%	92.5%	- 0.9%
Inventory of Homes for Sale	742	583	- 21.4%	—	—	—
Months Supply of Inventory	20.2	12.8	- 36.6%	—	—	—

Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	359	255	- 29.0%	359	255	- 29.0%
Total Sales	57	62	+ 8.8%	57	62	+ 8.8%
Days on Market Until Sale	90	109	+ 21.1%	90	109	+ 21.1%
Median Closed Price*	\$1,100,000	\$1,181,250	+ 7.4%	\$1,100,000	\$1,181,250	+ 7.4%
Average Closed Price*	\$1,700,777	\$1,490,727	- 12.4%	\$1,700,777	\$1,490,727	- 12.4%
Percent of List Price Received*	93.8%	93.8%	0.0%	93.8%	93.8%	0.0%
Inventory of Homes for Sale	1,107	1,018	- 8.0%	—	—	—
Months Supply of Inventory	15.4	14.0	- 9.1%	—	—	—

* 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.

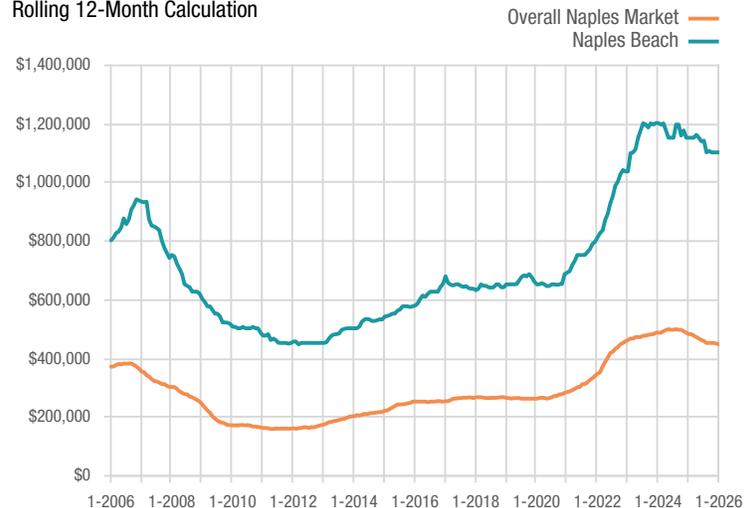
Median Closed Price - Single Family

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 – January 2026

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Central Naples

34104, 34105, 34116

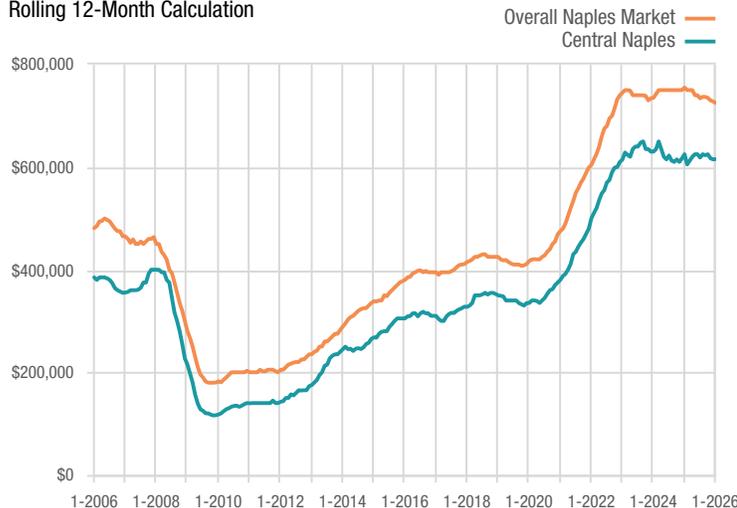
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	120	98	- 18.3%	120	98	- 18.3%
Total Sales	42	37	- 11.9%	42	37	- 11.9%
Days on Market Until Sale	96	92	- 4.2%	96	92	- 4.2%
Median Closed Price*	\$642,000	\$715,000	+ 11.4%	\$642,000	\$715,000	+ 11.4%
Average Closed Price*	\$1,115,260	\$1,383,578	+ 24.1%	\$1,115,260	\$1,383,578	+ 24.1%
Percent of List Price Received*	95.6%	95.9%	+ 0.3%	95.6%	95.9%	+ 0.3%
Inventory of Homes for Sale	332	263	- 20.8%	—	—	—
Months Supply of Inventory	7.6	5.9	- 22.4%	—	—	—

Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	162	112	- 30.9%	162	112	- 30.9%
Total Sales	36	40	+ 11.1%	36	40	+ 11.1%
Days on Market Until Sale	60	117	+ 95.0%	60	117	+ 95.0%
Median Closed Price*	\$312,500	\$285,000	- 8.8%	\$312,500	\$285,000	- 8.8%
Average Closed Price*	\$349,460	\$372,983	+ 6.7%	\$349,460	\$372,983	+ 6.7%
Percent of List Price Received*	94.4%	94.1%	- 0.3%	94.4%	94.1%	- 0.3%
Inventory of Homes for Sale	499	382	- 23.4%	—	—	—
Months Supply of Inventory	10.5	7.7	- 26.7%	—	—	—

* 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.

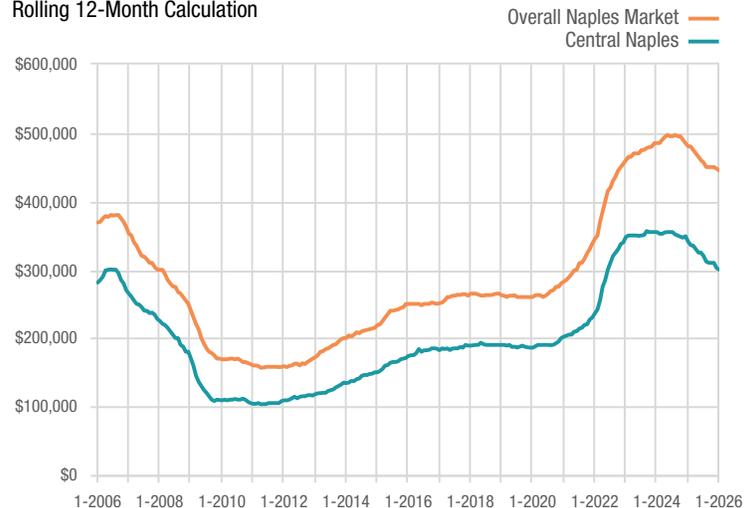
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – January 2026

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North Naples

34109, 34110, 34119

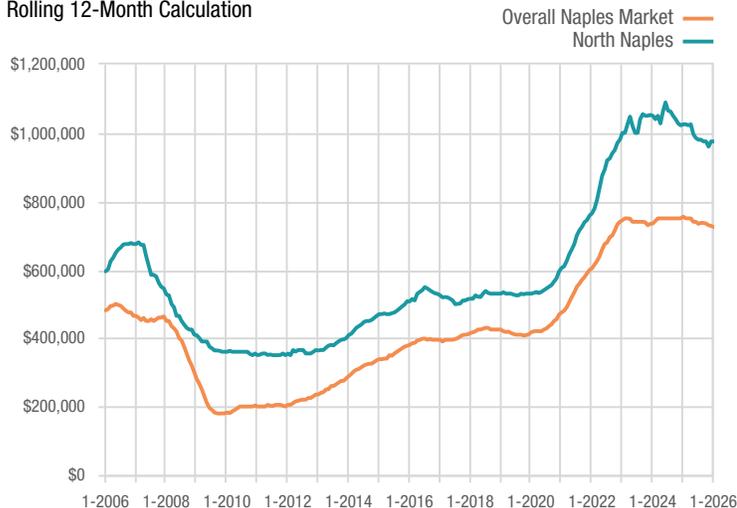
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	213	222	+ 4.2%	213	222	+ 4.2%
Total Sales	69	69	0.0%	69	69	0.0%
Days on Market Until Sale	88	92	+ 4.5%	88	92	+ 4.5%
Median Closed Price*	\$1,037,000	\$1,000,000	- 3.6%	\$1,037,000	\$1,000,000	- 3.6%
Average Closed Price*	\$1,510,849	\$1,574,104	+ 4.2%	\$1,510,849	\$1,574,104	+ 4.2%
Percent of List Price Received*	95.0%	94.9%	- 0.1%	95.0%	94.9%	- 0.1%
Inventory of Homes for Sale	580	550	- 5.2%	—	—	—
Months Supply of Inventory	7.7	7.1	- 7.8%	—	—	—

Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	283	235	- 17.0%	283	235	- 17.0%
Total Sales	63	72	+ 14.3%	63	72	+ 14.3%
Days on Market Until Sale	82	95	+ 15.9%	82	95	+ 15.9%
Median Closed Price*	\$465,000	\$460,000	- 1.1%	\$465,000	\$460,000	- 1.1%
Average Closed Price*	\$680,241	\$637,778	- 6.2%	\$680,241	\$637,778	- 6.2%
Percent of List Price Received*	95.9%	95.0%	- 0.9%	95.9%	95.0%	- 0.9%
Inventory of Homes for Sale	826	793	- 4.0%	—	—	—
Months Supply of Inventory	9.2	9.3	+ 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.

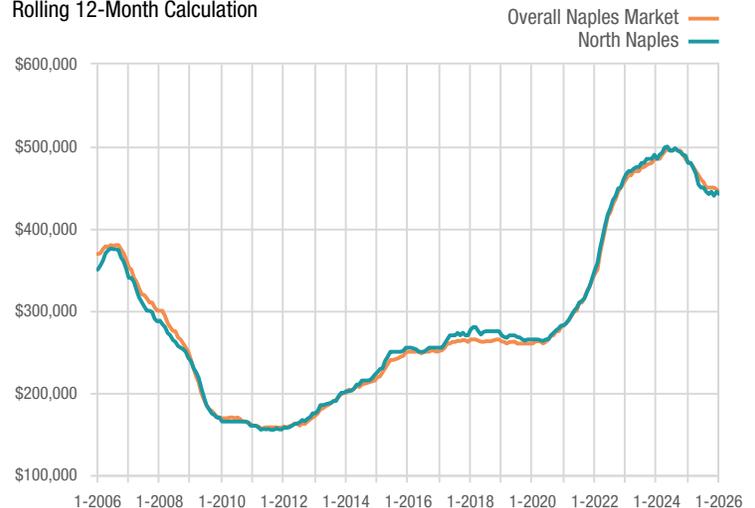
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – January 2026

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South Naples

34112, 34113

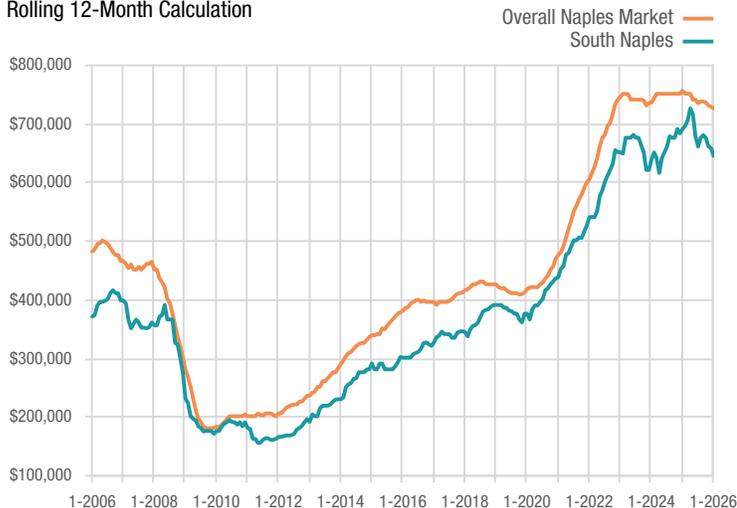
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	170	117	- 31.2%	170	117	- 31.2%
Total Sales	29	29	0.0%	29	29	0.0%
Days on Market Until Sale	80	68	- 15.0%	80	68	- 15.0%
Median Closed Price*	\$850,000	\$605,000	- 28.8%	\$850,000	\$605,000	- 28.8%
Average Closed Price*	\$1,095,506	\$812,178	- 25.9%	\$1,095,506	\$812,178	- 25.9%
Percent of List Price Received*	94.5%	94.5%	0.0%	94.5%	94.5%	0.0%
Inventory of Homes for Sale	456	354	- 22.4%	—	—	—
Months Supply of Inventory	11.5	8.3	- 27.8%	—	—	—

Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	266	223	- 16.2%	266	223	- 16.2%
Total Sales	55	61	+ 10.9%	55	61	+ 10.9%
Days on Market Until Sale	108	97	- 10.2%	108	97	- 10.2%
Median Closed Price*	\$439,489	\$309,000	- 29.7%	\$439,489	\$309,000	- 29.7%
Average Closed Price*	\$449,020	\$412,010	- 8.2%	\$449,020	\$412,010	- 8.2%
Percent of List Price Received*	93.9%	94.3%	+ 0.4%	93.9%	94.3%	+ 0.4%
Inventory of Homes for Sale	783	707	- 9.7%	—	—	—
Months Supply of Inventory	11.1	9.7	- 12.6%	—	—	—

* 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.

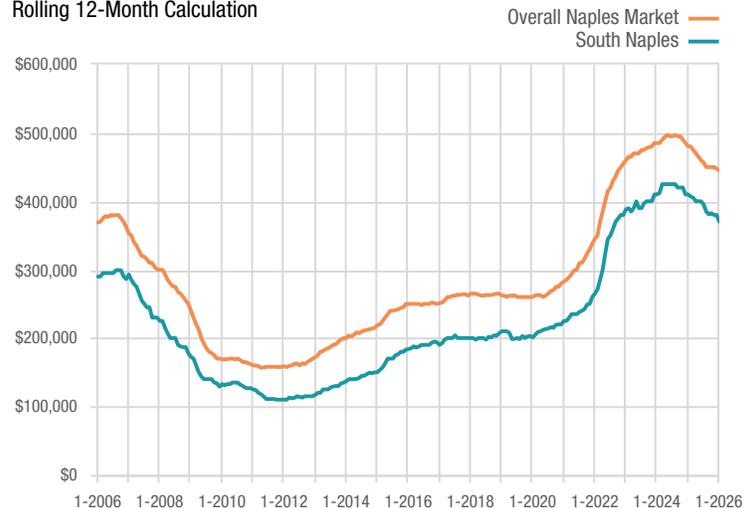
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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 – January 2026

A Research Tool Provided by Naples Area Board of REALTORS®



East Naples

34114, 34117, 34120, 34137

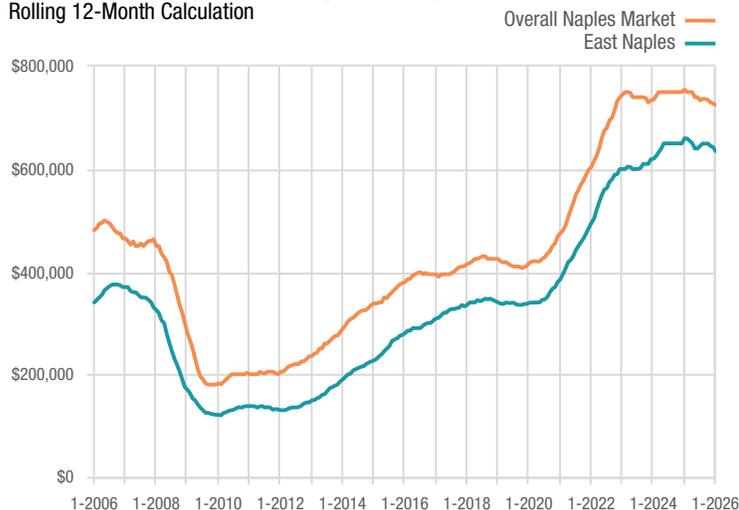
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	319	303	- 5.0%	319	303	- 5.0%
Total Sales	101	88	- 12.9%	101	88	- 12.9%
Days on Market Until Sale	98	82	- 16.3%	98	82	- 16.3%
Median Closed Price*	\$730,000	\$610,000	- 16.4%	\$730,000	\$610,000	- 16.4%
Average Closed Price*	\$942,263	\$819,826	- 13.0%	\$942,263	\$819,826	- 13.0%
Percent of List Price Received*	95.2%	95.5%	+ 0.3%	95.2%	95.5%	+ 0.3%
Inventory of Homes for Sale	1,074	1,004	- 6.5%	—	—	—
Months Supply of Inventory	8.3	7.9	- 4.8%	—	—	—

Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	123	119	- 3.3%	123	119	- 3.3%
Total Sales	38	34	- 10.5%	38	34	- 10.5%
Days on Market Until Sale	83	92	+ 10.8%	83	92	+ 10.8%
Median Closed Price*	\$470,000	\$467,950	- 0.4%	\$470,000	\$467,950	- 0.4%
Average Closed Price*	\$465,560	\$531,171	+ 14.1%	\$465,560	\$531,171	+ 14.1%
Percent of List Price Received*	95.6%	95.3%	- 0.3%	95.6%	95.3%	- 0.3%
Inventory of Homes for Sale	443	432	- 2.5%	—	—	—
Months Supply of Inventory	10.4	10.8	+ 3.8%	—	—	—

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

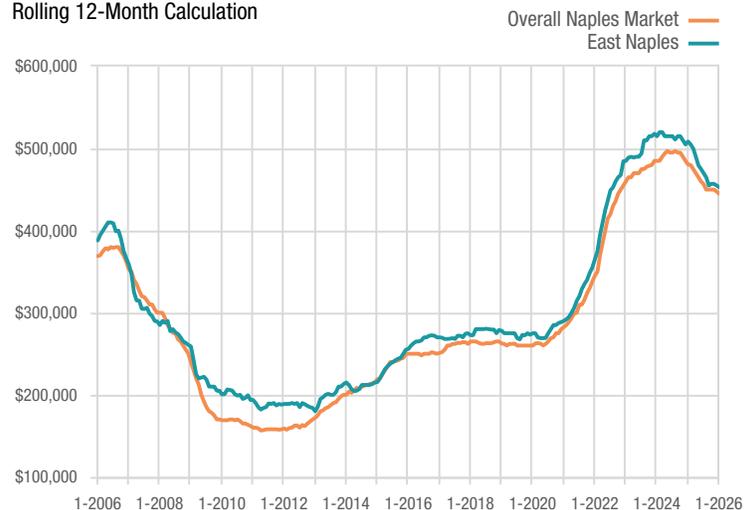
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – January 2026

A Research Tool Provided by Naples Area Board of REALTORS®



Immokalee / Ave Maria

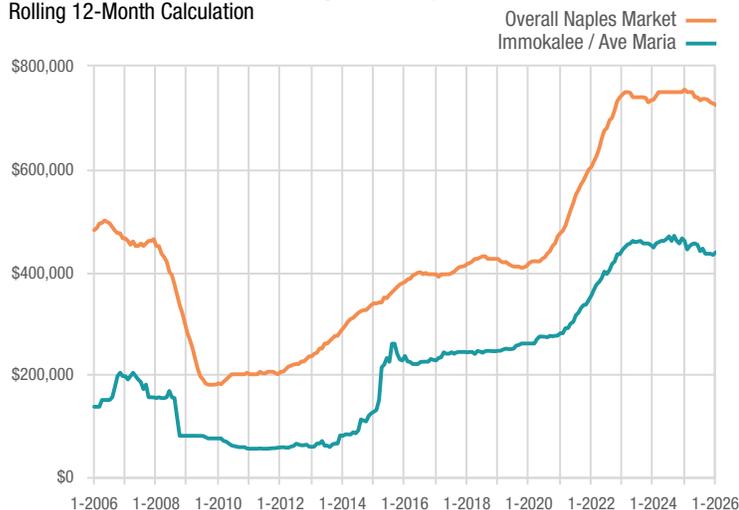
Single Family	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	55	51	- 7.3%	55	51	- 7.3%
Total Sales	14	15	+ 7.1%	14	15	+ 7.1%
Days on Market Until Sale	68	72	+ 5.9%	68	72	+ 5.9%
Median Closed Price*	\$427,672	\$455,000	+ 6.4%	\$427,672	\$455,000	+ 6.4%
Average Closed Price*	\$482,093	\$455,100	- 5.6%	\$482,093	\$455,100	- 5.6%
Percent of List Price Received*	96.2%	94.7%	- 1.6%	96.2%	94.7%	- 1.6%
Inventory of Homes for Sale	182	170	- 6.6%	—	—	—
Months Supply of Inventory	9.6	7.8	- 18.8%	—	—	—

Condo	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Key Metrics						
New Listings	21	27	+ 28.6%	21	27	+ 28.6%
Total Sales	6	7	+ 16.7%	6	7	+ 16.7%
Days on Market Until Sale	114	101	- 11.4%	114	101	- 11.4%
Median Closed Price*	\$311,500	\$290,000	- 6.9%	\$311,500	\$290,000	- 6.9%
Average Closed Price*	\$313,000	\$282,929	- 9.6%	\$313,000	\$282,929	- 9.6%
Percent of List Price Received*	94.0%	95.8%	+ 1.9%	94.0%	95.8%	+ 1.9%
Inventory of Homes for Sale	58	72	+ 24.1%	—	—	—
Months Supply of Inventory	10.7	9.3	- 13.1%	—	—	—

* 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.

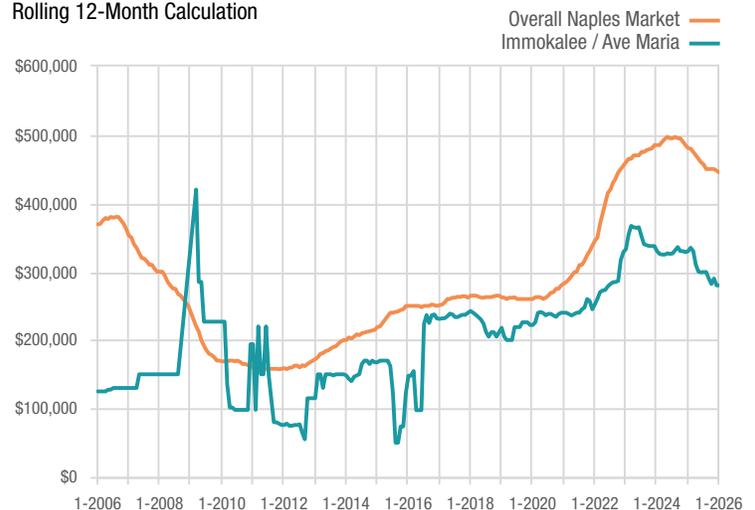
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



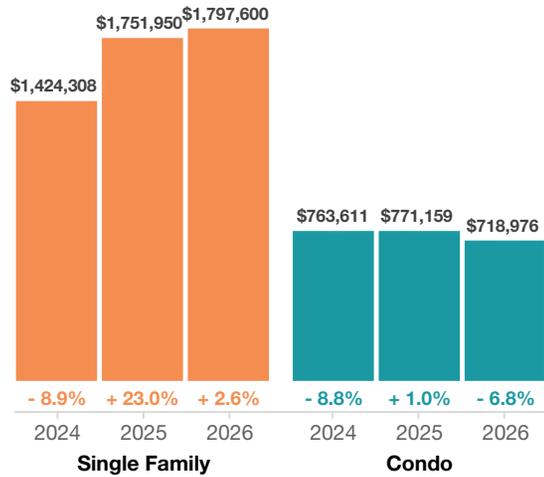
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Average Closed Price

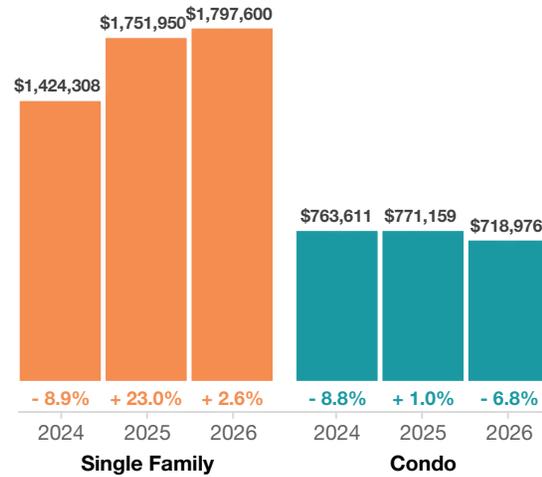
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January



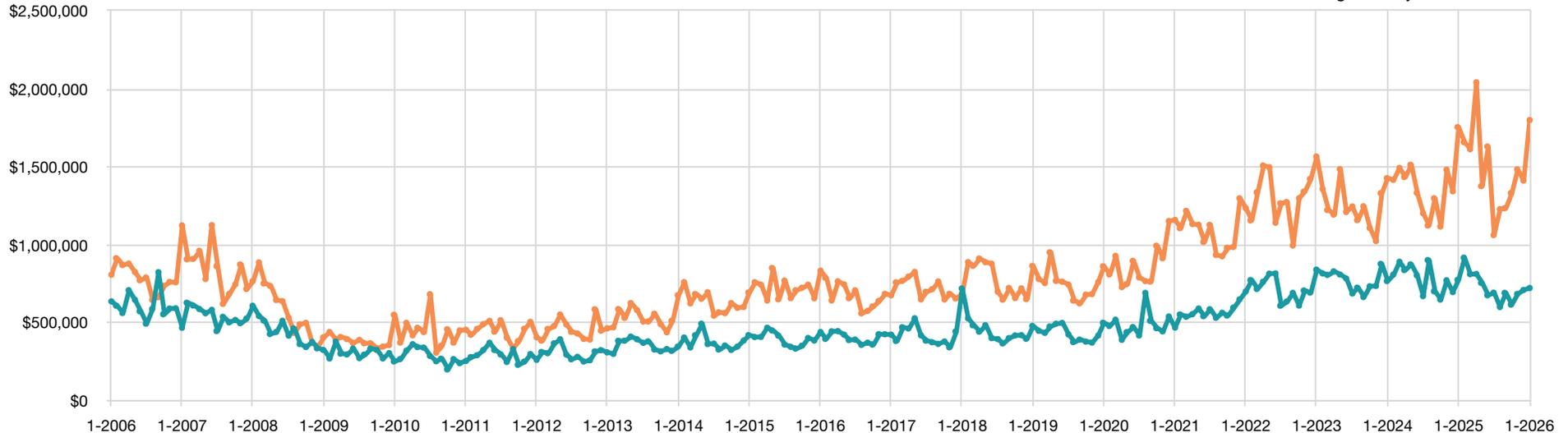
Year to Date



Average Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Feb-2025	\$1,655,700	+ 17.1%	\$913,493	+ 13.6%
Mar-2025	\$1,610,404	+ 8.1%	\$807,903	- 9.0%
Apr-2025	\$2,039,409	+ 42.5%	\$809,076	- 3.0%
May-2025	\$1,373,194	- 9.1%	\$751,894	- 13.6%
Jun-2025	\$1,627,300	+ 22.4%	\$672,276	- 16.0%
Jul-2025	\$1,058,948	- 11.7%	\$688,628	+ 3.3%
Aug-2025	\$1,225,086	+ 9.4%	\$596,786	- 33.5%
Sep-2025	\$1,231,279	- 4.9%	\$687,465	- 1.5%
Oct-2025	\$1,328,498	+ 19.3%	\$612,192	- 5.0%
Nov-2025	\$1,480,649	+ 0.2%	\$680,348	- 11.5%
Dec-2025	\$1,408,846	+ 5.2%	\$706,062	+ 1.9%
Jan-2026	\$1,797,600	+ 2.6%	\$718,976	- 6.8%
12-Month Avg*	\$1,492,782	+ 7.7%	\$727,211	- 8.2%

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

Historical Average Closed Price by Month

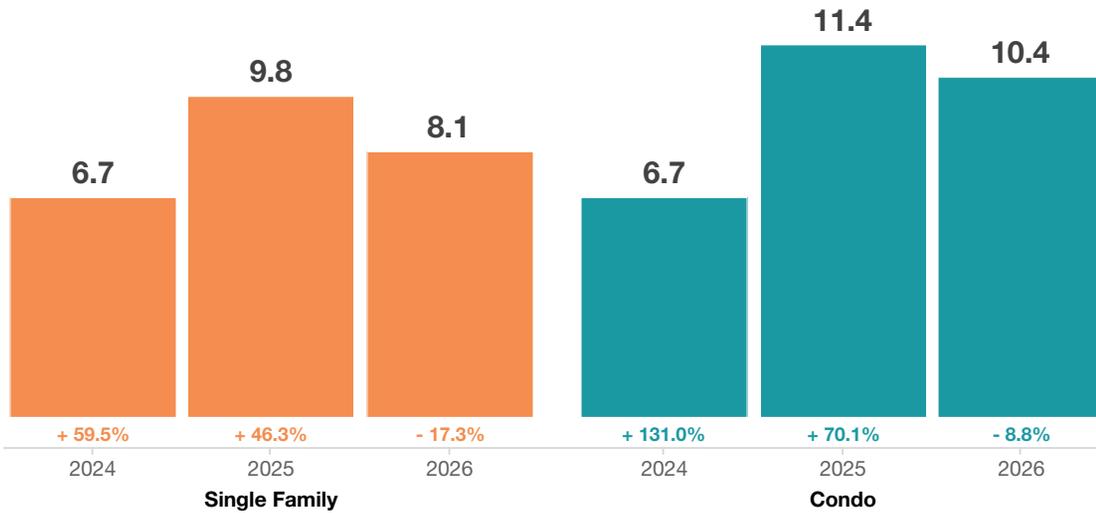


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



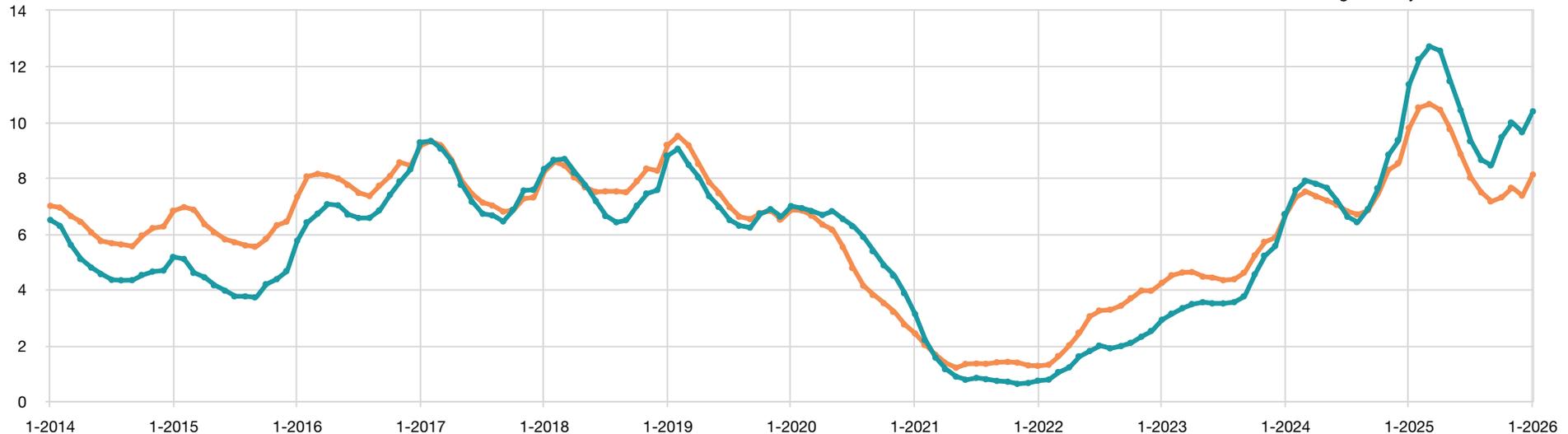
January



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Feb-2025	10.5	+ 43.8%	12.3	+ 61.8%
Mar-2025	10.7	+ 42.7%	12.7	+ 60.8%
Apr-2025	10.4	+ 42.5%	12.6	+ 61.5%
May-2025	9.7	+ 34.7%	11.5	+ 51.3%
Jun-2025	8.9	+ 27.1%	10.4	+ 44.4%
Jul-2025	8.0	+ 17.6%	9.3	+ 40.9%
Aug-2025	7.5	+ 11.9%	8.6	+ 34.4%
Sep-2025	7.2	+ 5.9%	8.4	+ 21.7%
Oct-2025	7.3	- 1.4%	9.5	+ 25.0%
Nov-2025	7.6	- 8.4%	10.0	+ 13.6%
Dec-2025	7.4	- 12.9%	9.6	+ 2.1%
Jan-2026	8.1	- 17.3%	10.4	- 8.8%
12-Month Avg*	8.6	+ 13.9%	10.4	+ 31.7%

* Months Supply for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

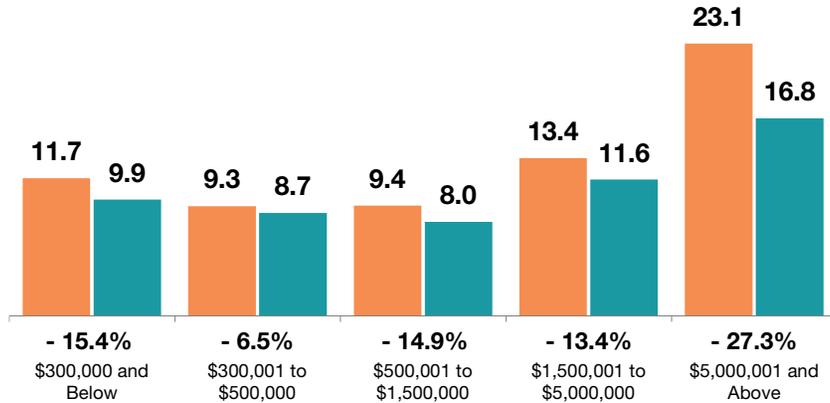


Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly sales from the last 12 months. **Based on one month of activity.**

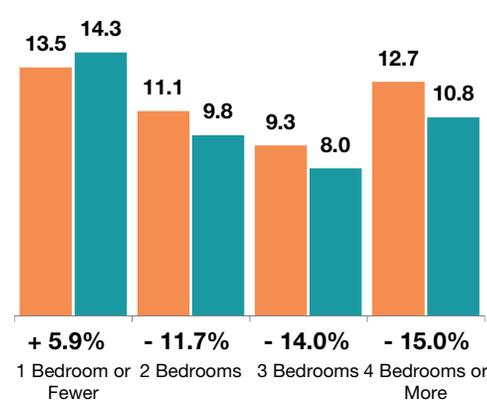
By Price Range

1-2025 1-2026



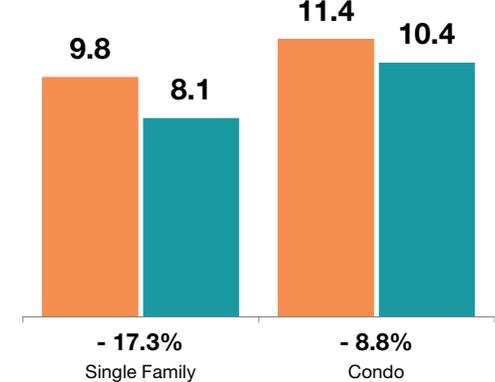
By Bedroom Count

1-2025 1-2026



By Property Type

1-2025 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$300,000 and Below	11.7	9.9	- 15.4%
\$300,001 to \$500,000	9.3	8.7	- 6.5%
\$500,001 to \$1,500,000	9.4	8.0	- 14.9%
\$1,500,001 to \$5,000,000	13.4	11.6	- 13.4%
\$5,000,001 and Above	23.1	16.8	- 27.3%
All Price Ranges	10.6	9.2	- 13.2%

Single Family

1-2025	1-2026	Change	1-2025	1-2026	Change
9.3	10.4	+ 11.8%	12.7	9.7	- 23.6%
6.0	5.4	- 10.0%	10.4	10.1	- 2.9%
8.7	6.9	- 20.7%	10.4	9.9	- 4.8%
11.8	10.9	- 7.6%	16.6	12.9	- 22.3%
24.9	15.8	- 36.5%	15.9	21.6	+ 35.8%
9.8	8.1	- 17.3%	11.4	10.4	- 8.8%

Condo

By Bedroom Count	1-2025	1-2026	Change
1 Bedroom or Fewer	13.5	14.3	+ 5.9%
2 Bedrooms	11.1	9.8	- 11.7%
3 Bedrooms	9.3	8.0	- 14.0%
4 Bedrooms or More	12.7	10.8	- 15.0%
All Bedroom Counts	10.6	9.2	- 13.2%

1-2025	1-2026	Change	1-2025	1-2026	Change
12.4	10.2	- 17.7%	13.5	15.3	+ 13.3%
8.8	8.3	- 5.7%	11.6	10.1	- 12.9%
8.4	6.7	- 20.2%	10.6	10.1	- 4.7%
12.5	10.4	- 16.8%	15.9	19.0	+ 19.5%
9.8	8.1	- 17.3%	11.4	10.4	- 8.8%