

Monthly Indicators



May 2026

New listings added to the Naples housing market were unable to keep pace with buyer demand in May, leading to a 22 percent decline in overall inventory. The market added 991 new listings during the month, while 1,066 homes went under contract (pending sales). Inventory was further reduced by strong sales activity. Over the past 12 months, closed sales have outperformed the previous 12-month period, and that momentum continued in May. Overall closed sales increased 13.9 percent, rising to 900 transactions from 790 in May 2025. Broker analysts reviewing the May 2026 Market Report from the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales throughout Collier County (excluding Marco Island), report that the combination of shrinking inventory and strong buyer activity signals a competitive market. Therefore, homebuyers should act quickly when they find the right property this summer.

As demand for the Naples lifestyle continues and inventory decreases, the median closed price in May increased 1.7 percent to \$599,900 from \$590,000 in May 2025. Closed sales are up over 15 percent year-over-year, pending sales are up about 12 percent, and inventory is down 18 percent, all of which point to a more balanced market. The market has adjusted, pricing is aligning with buyer expectations, and that's driving continued activity here in Naples.

Sellers with significant home equity need a strategic pricing strategy to capture top dollar in the Naples market. Working with an experienced Naples real estate agent who has knowledge of the local market data can help strike that perfect balance, turning a home-owner's built-up equity into maximum profit when their home is sold.

Quick Facts

+ 13.9%	+ 1.7%	- 22.0%
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties
+51.3%	+12.7%	+9.1%
Price Range with Strongest Sales \$300,000 & Below	Bedroom Count With Strongest Sales 4 Bedrooms or more	Property Type With Strongest Sales Single Family

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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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		987	991	+ 0.4%	8,078	7,114	- 11.9%
Total Sales		790	900	+ 13.9%	3,679	4,337	+ 17.9%
Days on Market Until Sale		87	99	+ 13.8%	86	96	+ 11.6%
Median Closed Price		\$590,000	\$599,900	+ 1.7%	\$625,000	\$610,000	- 2.4%
Average Closed Price		\$1,071,195	\$1,169,848	+ 9.2%	\$1,253,944	\$1,189,776	- 5.1%
Percent of List Price Received		94.2%	94.4%	+ 0.2%	94.5%	94.5%	0.0%
Pending Listings		951	1,066	+12.1%	4,769	6,227	+30.6%
Inventory of Homes for Sale		6,790	5,299	- 22.0%	—	—	—
Months Supply of Inventory		10.6	7.1	- 33.0%	—	—	—

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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		537	539	+ 0.4%	3,937	3,493	- 11.3%
Total Sales		406	446	+ 9.9%	1,868	2,084	+ 11.6%
Days on Market Until Sale		86	93	+ 8.1%	88	92	+ 4.5%
Median Closed Price		\$697,000	\$750,000	+ 7.6%	\$750,000	\$790,000	+ 5.3%
Average Closed Price		\$1,373,194	\$1,470,984	+ 7.1%	\$1,686,777	\$1,603,957	- 4.9%
Percent of List Price Received		94.4%	94.8%	+ 0.4%	94.7%	94.8%	+ 0.1%
Pending Listings		501	570	+13.7%	2,297	3,182	+38.5%
Inventory of Homes for Sale		3,233	2,493	- 22.9%	—	—	—
Months Supply of Inventory		9.8	6.6	- 32.7%	—	—	—

Condo Market Overview

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



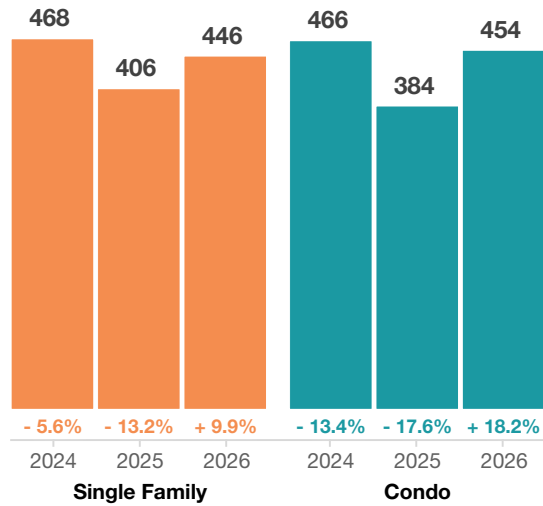
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		450	452	+ 0.4%	4,141	3,621	- 12.6%
Total Sales		384	454	+ 18.2%	1,811	2,253	+ 24.4%
Days on Market Until Sale		87	105	+ 20.7%	85	100	+ 17.6%
Median Closed Price		\$449,500	\$450,000	+ 0.1%	\$475,000	\$450,000	- 5.3%
Average Closed Price		\$751,894	\$874,019	+ 16.2%	\$807,487	\$806,847	- 0.1%
Percent of List Price Received		93.9%	94.0%	+ 0.1%	94.4%	94.3%	- 0.1%
Pending Listings		450	496	+10.2%	2,062	3,171	+53.8%
Inventory of Homes for Sale		3,557	2,806	- 21.1%	—	—	—
Months Supply of Inventory		11.5	7.7	- 33.0%	—	—	—

Overall Closed Sales

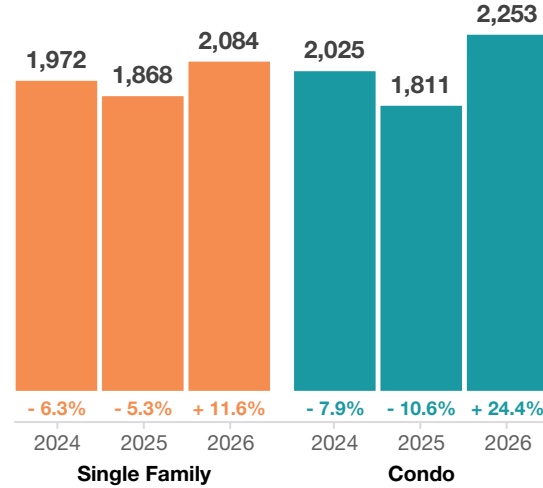


A count of the actual sales that closed in a given month.

May

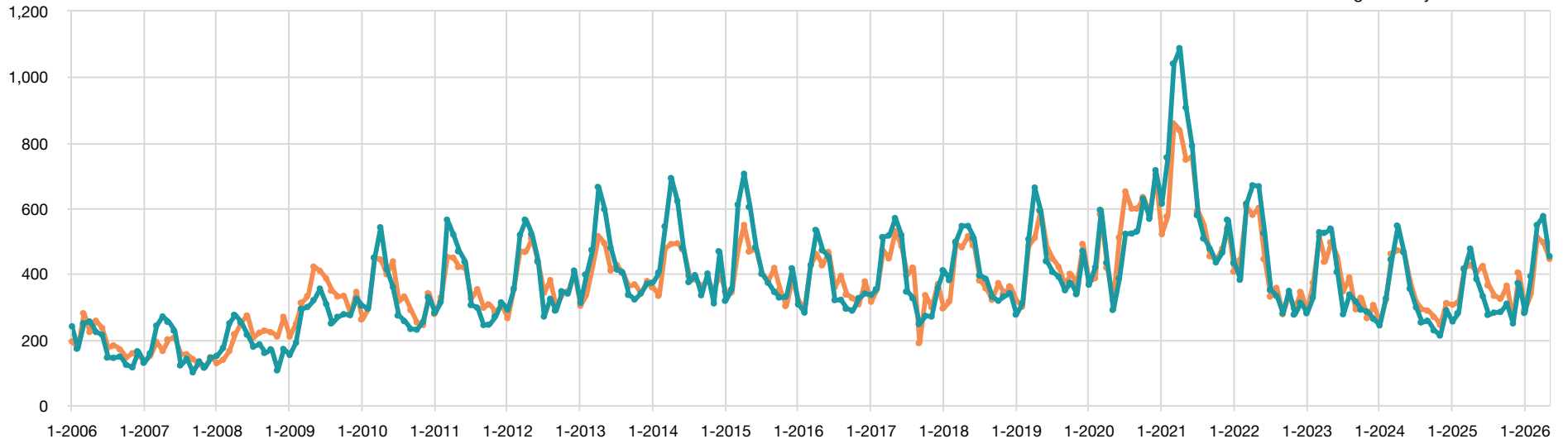


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	249	+ 17.5%
Dec-2025	404	+ 29.9%	372	+ 28.7%
Jan-2026	291	- 4.9%	281	+ 10.2%
Feb-2026	339	+ 8.7%	393	+ 40.4%
Mar-2026	512	+ 22.8%	549	+ 32.3%
Apr-2026	496	+ 16.2%	576	+ 20.8%
May-2026	446	+ 9.9%	454	+ 18.2%
12-Month Avg	380	+ 14.8%	363	+ 17.5%

Historical Total Sales by Month

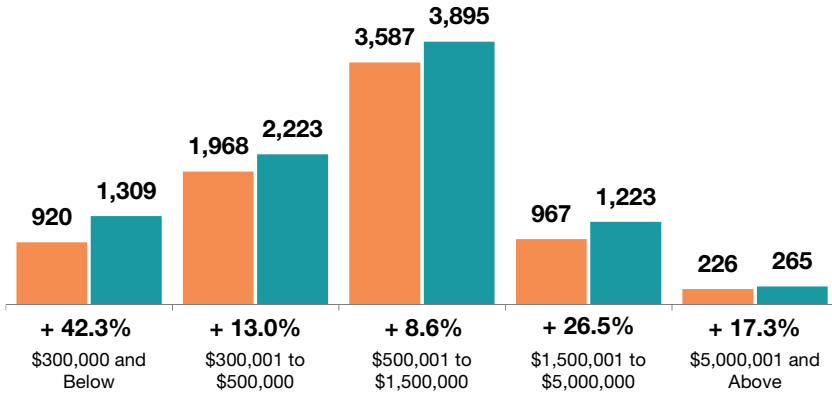


Overall Closed Sales By Price Range

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

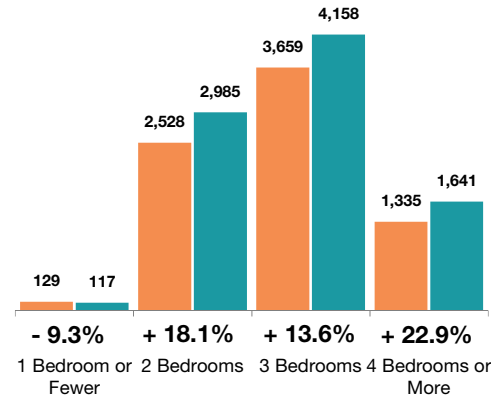
By Price Range

5-2025 5-2026



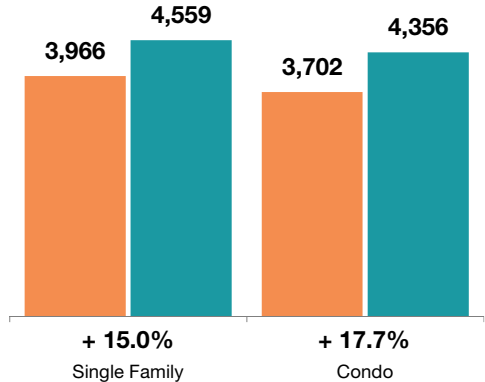
By Bedroom Count

5-2025 5-2026



By Property Type

5-2025 5-2026



All Properties

By Price Range

	5-2025	5-2026	Change
\$300,000 and Below	920	1,309	+ 42.3%
\$300,001 to \$500,000	1,968	2,223	+ 13.0%
\$500,001 to \$1,500,000	3,587	3,895	+ 8.6%
\$1,500,001 to \$5,000,000	967	1,223	+ 26.5%
\$5,000,001 and Above	226	265	+ 17.3%
All Price Ranges	7,668	8,915	+ 16.3%

Single Family

	5-2025	5-2026	Change
1 Bedroom or Fewer	167	200	+ 19.8%
2 Bedrooms	653	760	+ 16.4%
3 Bedrooms	2,328	2,574	+ 10.6%
4 Bedrooms or More	641	798	+ 24.5%
All Single Family	3,966	4,559	+ 15.0%

Condo

	5-2025	5-2026	Change
1 Bedroom or Fewer	753	1,109	+ 47.3%
2 Bedrooms	1,315	1,463	+ 11.3%
3 Bedrooms	1,259	1,321	+ 4.9%
4 Bedrooms or More	326	425	+ 30.4%
All Condo	3,702	4,356	+ 17.7%

By Bedroom Count

	5-2025	5-2026	Change
1 Bedroom or Fewer	129	117	- 9.3%
2 Bedrooms	2,528	2,985	+ 18.1%
3 Bedrooms	3,659	4,158	+ 13.6%
4 Bedrooms or More	1,335	1,641	+ 22.9%
All Bedroom Counts	7,668	8,915	+ 16.3%

	5-2025	5-2026	Change
1 Bedroom or Fewer	32	29	- 9.4%
2 Bedrooms	420	481	+ 14.5%
3 Bedrooms	2,241	2,499	+ 11.5%
4 Bedrooms or More	1,271	1,546	+ 21.6%
All Single Family	3,966	4,559	+ 15.0%

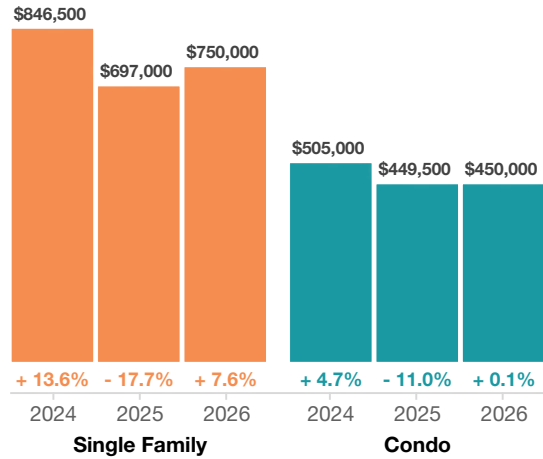
	5-2025	5-2026	Change
1 Bedroom or Fewer	97	88	- 9.3%
2 Bedrooms	2,108	2,504	+ 18.8%
3 Bedrooms	1,418	1,659	+ 17.0%
4 Bedrooms or More	64	95	+ 48.4%
All Condo	3,702	4,356	+ 17.7%

Overall Median Closed Price

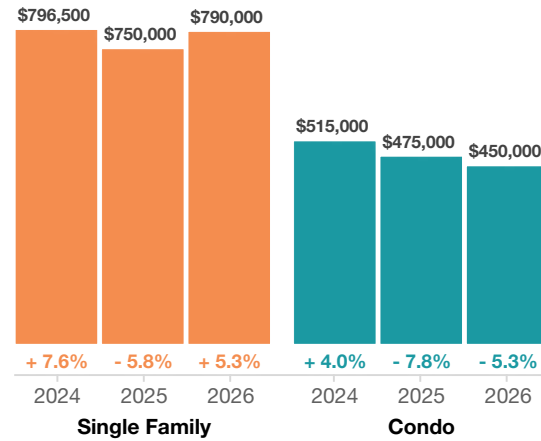


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

May



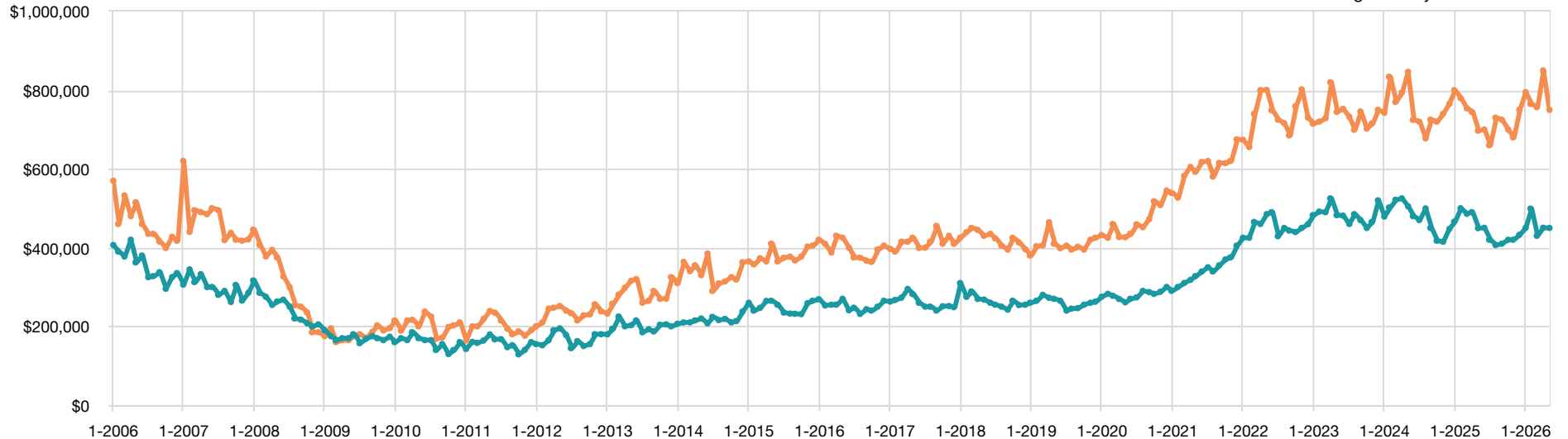
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	\$765,000	- 1.9%	\$499,000	- 0.2%
Mar-2026	\$756,750	+ 0.4%	\$430,000	- 11.5%
Apr-2026	\$850,000	+ 14.1%	\$450,450	- 8.1%
May-2026	\$750,000	+ 7.6%	\$450,000	+ 0.1%
12-Month Avg*	\$741,950	+ 0.3%	\$438,400	- 5.7%

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

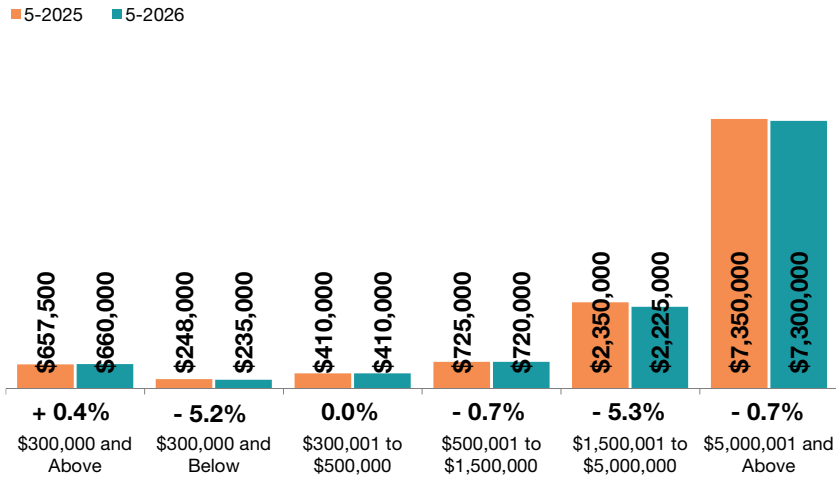
Historical Median Closed Price by Month



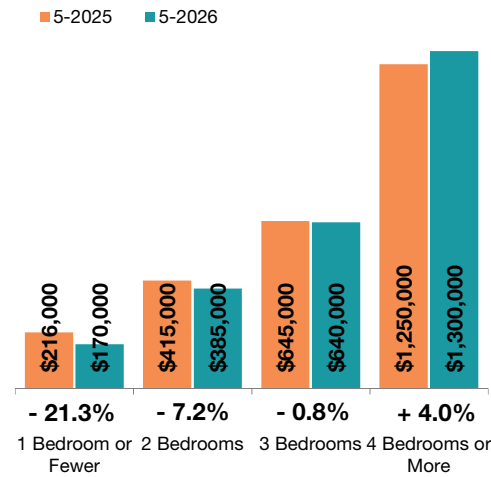
Overall Median Closed Sales By Price Range

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

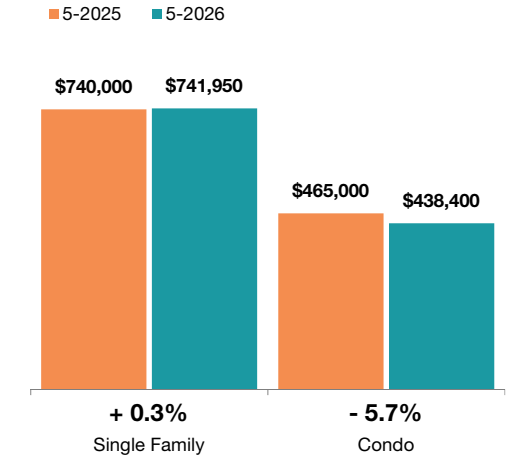
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2025	5-2026	Change
\$300,000 and Above	\$657,500	\$660,000	+ 0.4%
\$300,000 and Below	\$248,000	\$235,000	- 5.2%
\$300,001 to \$500,000	\$410,000	\$410,000	0.0%
\$500,001 to \$1,500,000	\$725,000	\$720,000	- 0.7%
\$1,500,001 to \$5,000,000	\$2,350,000	\$2,225,000	- 5.3%
\$5,000,001 and Above	\$7,350,000	\$7,300,000	- 0.7%
All Price Ranges	\$600,000	\$590,000	- 1.7%

Single Family

	5-2025	5-2026	Change
\$300,000 and Above	\$760,000	\$761,837	+ 0.2%
\$300,000 and Below	\$190,000	\$182,500	- 3.9%
\$300,001 to \$500,000	\$440,000	\$435,000	- 1.1%
\$500,001 to \$1,500,000	\$740,000	\$734,000	- 0.8%
\$1,500,001 to \$5,000,000	\$2,400,000	\$2,250,000	- 6.3%
\$5,000,001 and Above	\$8,100,000	\$7,400,000	- 8.6%
All Single Family	\$740,000	\$741,950	+ 0.3%

Condo

	5-2025	5-2026	Change
\$300,000 and Above	\$535,000	\$530,000	- 0.9%
\$300,000 and Below	\$255,000	\$240,000	- 5.9%
\$300,001 to \$500,000	\$399,000	\$395,000	- 1.0%
\$500,001 to \$1,500,000	\$695,000	\$700,000	+ 0.7%
\$1,500,001 to \$5,000,000	\$2,241,238	\$2,150,000	- 4.1%
\$5,000,001 and Above	\$6,337,500	\$6,362,500	+ 0.4%
All Condo	\$465,000	\$438,400	- 5.7%

By Bedroom Count

	5-2025	5-2026	Change
1 Bedroom or Fewer	\$216,000	\$170,000	- 21.3%
2 Bedrooms	\$415,000	\$385,000	- 7.2%
3 Bedrooms	\$645,000	\$640,000	- 0.8%
4 Bedrooms or More	\$1,250,000	\$1,300,000	+ 4.0%
All Bedroom Counts	\$600,000	\$590,000	- 1.7%

	5-2025	5-2026	Change
1 Bedroom or Fewer	\$131,000	\$112,000	- 14.5%
2 Bedrooms	\$480,000	\$449,515	- 6.4%
3 Bedrooms	\$675,000	\$662,000	- 1.9%
4 Bedrooms or More	\$1,205,000	\$1,280,000	+ 6.2%
All Single Family	\$740,000	\$741,950	+ 0.3%

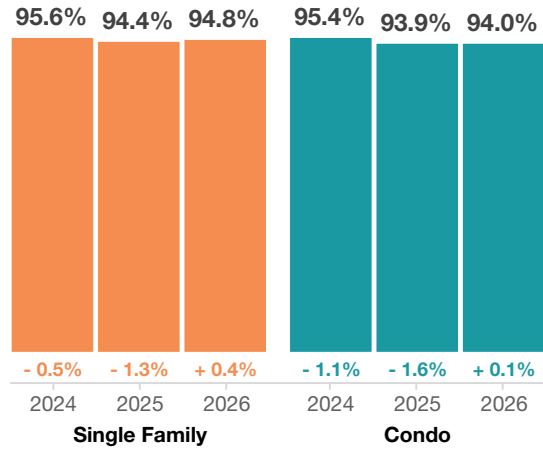
	5-2025	5-2026	Change
1 Bedroom or Fewer	\$240,000	\$188,250	- 21.6%
2 Bedrooms	\$400,000	\$370,000	- 7.5%
3 Bedrooms	\$588,500	\$575,000	- 2.3%
4 Bedrooms or More	\$4,140,000	\$2,200,000	- 46.9%
All Condo	\$465,000	\$438,400	- 5.7%

Overall Percent off List Price Received

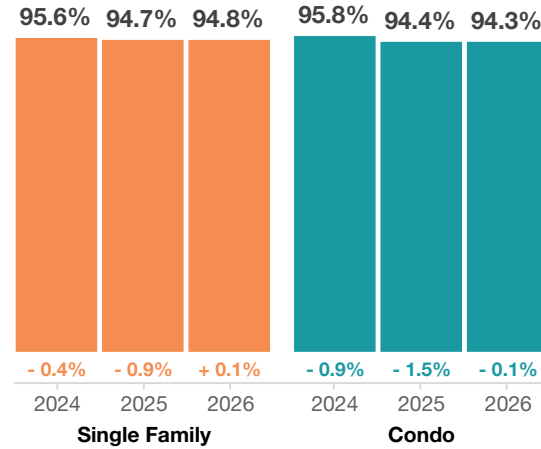
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



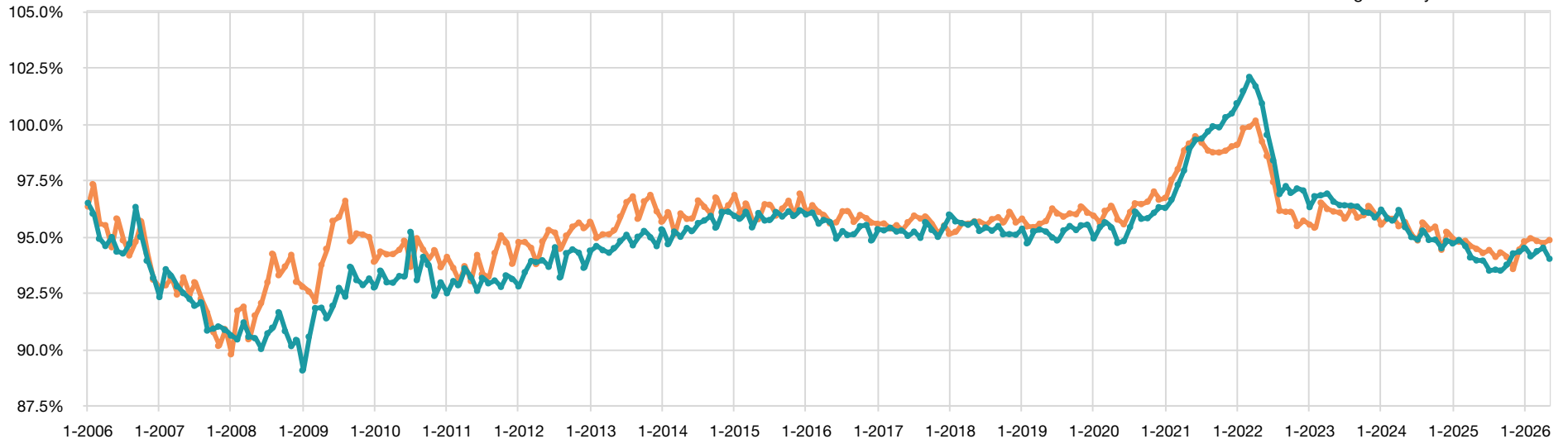
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	94.9%	+ 0.1%	94.1%	- 0.7%
Mar-2026	94.8%	0.0%	94.3%	- 0.3%
Apr-2026	94.7%	+ 0.1%	94.5%	+ 0.4%
May-2026	94.8%	+ 0.4%	94.0%	+ 0.1%
12-Month Avg*	94.5%	- 0.5%	94.1%	- 0.6%

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

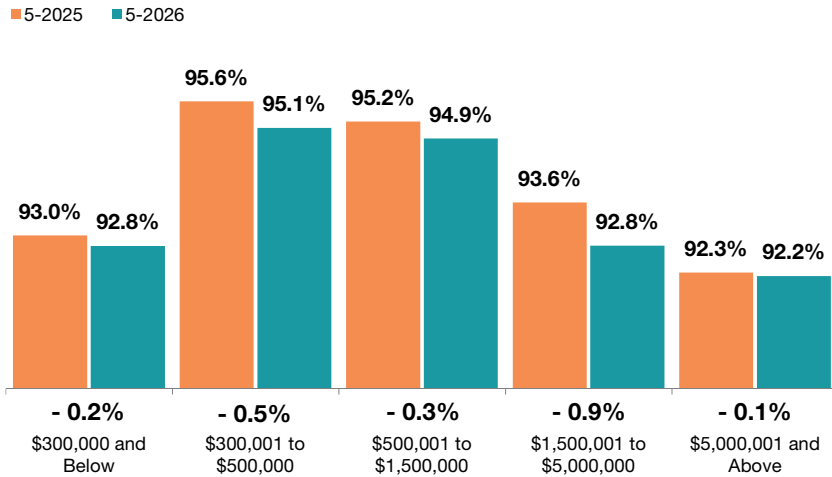
Historical Percent of List Price Received by Month



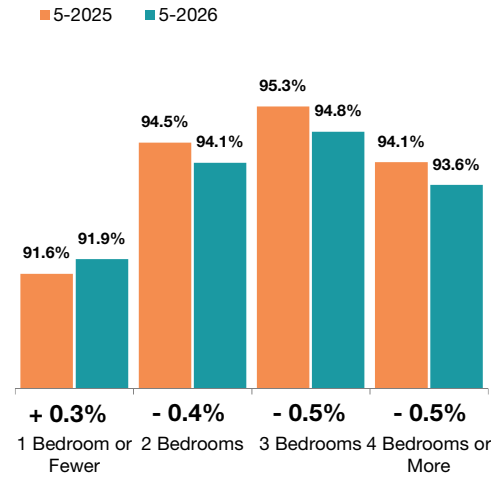
Overall Percent of List Price Received by Price Range

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.

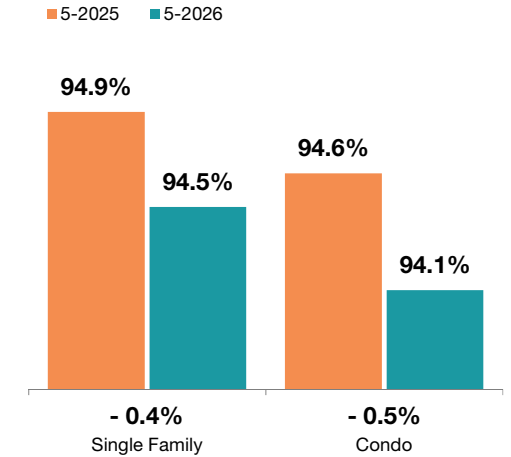
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2025	5-2026	Change
\$300,000 and Below	93.0%	92.8%	- 0.2%
\$300,001 to \$500,000	95.6%	95.1%	- 0.5%
\$500,001 to \$1,500,000	95.2%	94.9%	- 0.3%
\$1,500,001 to \$5,000,000	93.6%	92.8%	- 0.9%
\$5,000,001 and Above	92.3%	92.2%	- 0.1%
All Price Ranges	94.8%	94.3%	- 0.5%

Single Family

	5-2025	5-2026	Change
1 Bedroom or Fewer	91.7%	91.1%	- 0.7%
2 Bedrooms	96.4%	95.8%	- 0.6%
3 Bedrooms	95.4%	95.1%	- 0.3%
4 Bedrooms or More	93.3%	92.8%	- 0.5%
All Single Family	92.1%	92.2%	+ 0.1%
All Single Family	94.9%	94.5%	- 0.4%

Condo

	5-2025	5-2026	Change
Single Family	93.3%	93.1%	- 0.2%
Condo	95.2%	94.7%	- 0.5%
Condo	94.9%	94.6%	- 0.3%
Condo	94.3%	92.8%	- 1.6%
Condo	93.0%	92.3%	- 0.8%
All Condo	94.6%	94.1%	- 0.5%

By Bedroom Count

	5-2025	5-2026	Change
1 Bedroom or Fewer	91.6%	91.9%	+ 0.3%
2 Bedrooms	94.5%	94.1%	- 0.4%
3 Bedrooms	95.3%	94.8%	- 0.5%
4 Bedrooms or More	94.1%	93.6%	- 0.5%
All Bedroom Counts	94.8%	94.3%	- 0.5%

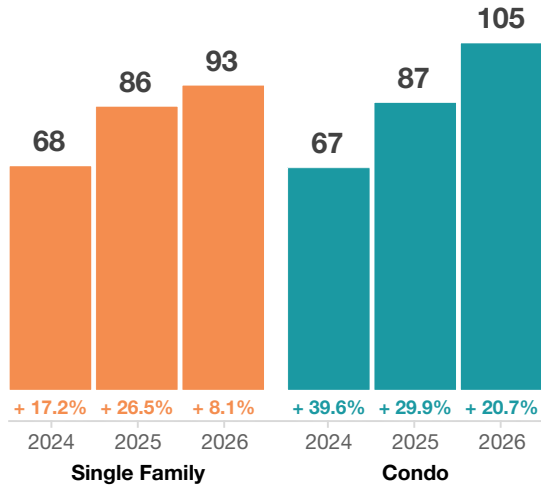
	5-2025	5-2026	Change
1 Bedroom or Fewer	89.3%	90.4%	+ 1.2%
2 Bedrooms	94.4%	94.1%	- 0.3%
3 Bedrooms	95.6%	95.1%	- 0.5%
4 Bedrooms or More	94.1%	93.6%	- 0.5%
All Single Family	94.9%	94.5%	- 0.4%
Single Family	92.3%	92.4%	+ 0.1%
Condo	94.5%	94.1%	- 0.4%
Condo	95.0%	94.2%	- 0.8%
Condo	93.6%	93.0%	- 0.6%
All Condo	94.6%	94.1%	- 0.5%

Overall Days on Market Until Sale

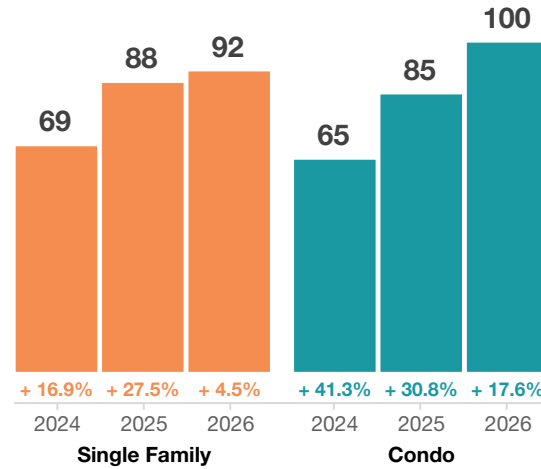
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



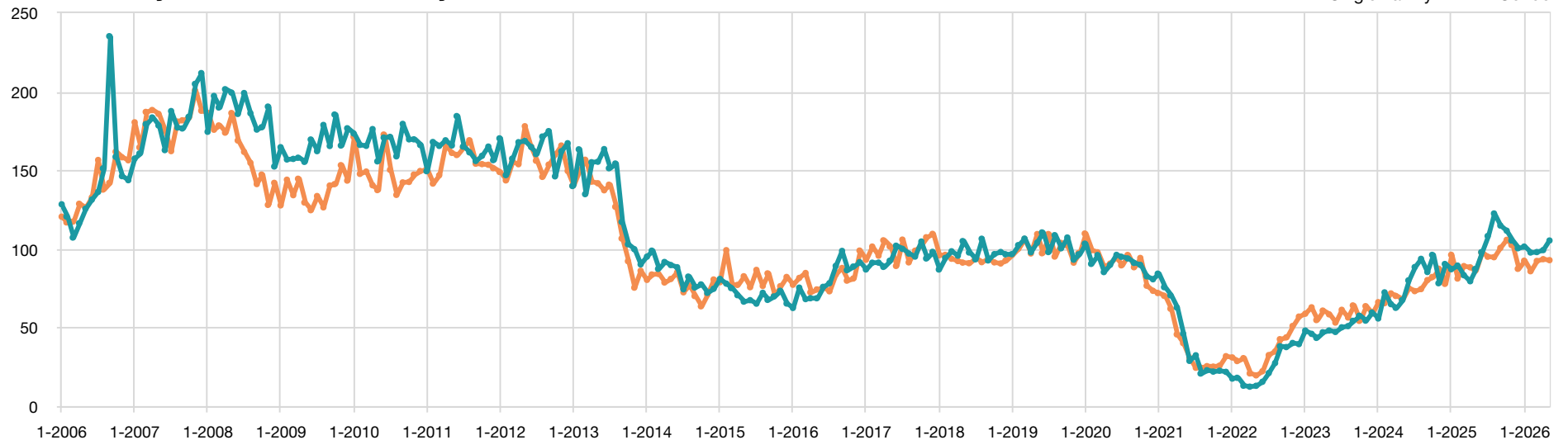
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	105	+ 34.6%
Dec-2025	87	+ 11.5%	100	+ 11.1%
Jan-2026	92	- 4.2%	101	+ 16.1%
Feb-2026	86	+ 6.2%	98	+ 10.1%
Mar-2026	92	+ 3.4%	98	+ 18.1%
Apr-2026	93	+ 5.7%	99	+ 25.3%
May-2026	93	+ 8.1%	105	+ 20.7%
12-Month Avg*	95	+ 14.4%	104	+ 21.1%

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

Historical Days on Market Until Sale by Month

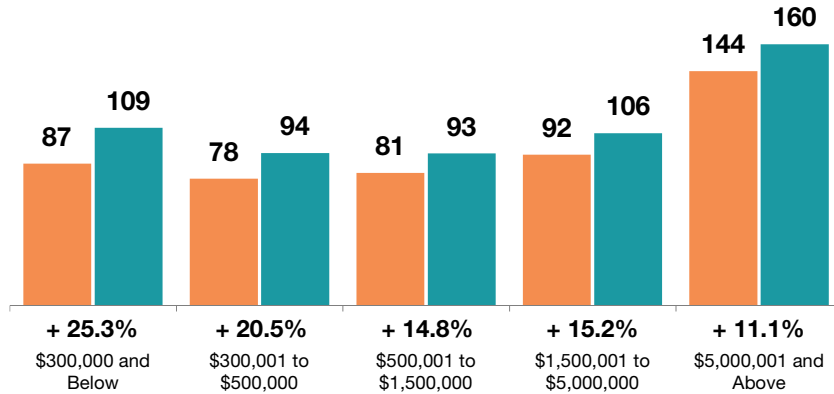


Overall Days on Market Until Sale by Price Range

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

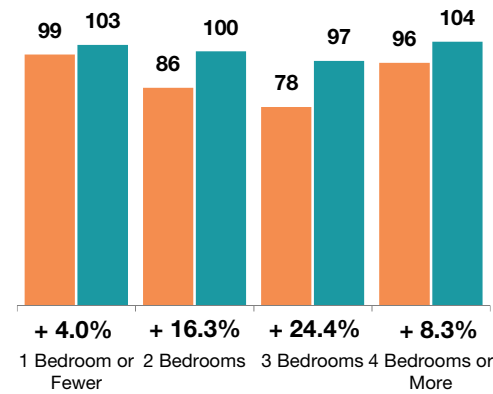
By Price Range

5-2025 5-2026



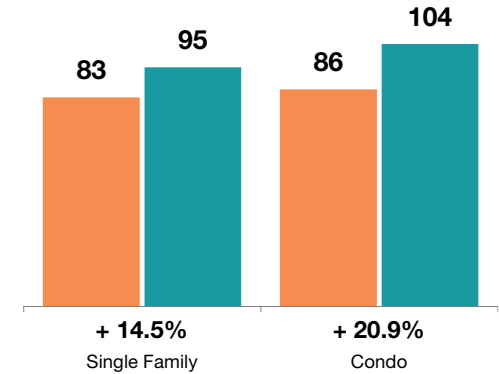
By Bedroom Count

5-2025 5-2026



By Property Type

5-2025 5-2026



All Properties

By Price Range

	5-2025	5-2026	Change
\$300,000 and Below	87	109	+ 25.3%
\$300,001 to \$500,000	78	94	+ 20.5%
\$500,001 to \$1,500,000	81	93	+ 14.8%
\$1,500,001 to \$5,000,000	92	106	+ 15.2%
\$5,000,001 and Above	144	160	+ 11.1%
All Price Ranges	84	99	+ 17.9%

Single Family

	5-2025	5-2026	Change
1 Bedroom or 2 Bedrooms Fewer	99	103	+ 4.0%
3 Bedrooms	86	100	+ 16.3%
4 Bedrooms	78	97	+ 24.4%
4 Bedrooms or More	96	104	+ 8.3%
All Bedroom Counts	83	95	+ 14.5%

Condo

	5-2025	5-2026	Change
Single Family	83	95	+ 14.5%
Condo	86	104	+ 20.9%

By Bedroom Count

	5-2025	5-2026	Change
1 Bedroom or Fewer	99	103	+ 4.0%
2 Bedrooms	86	100	+ 16.3%
3 Bedrooms	78	97	+ 24.4%
4 Bedrooms or More	96	104	+ 8.3%
All Bedroom Counts	84	99	+ 17.9%

	5-2025	5-2026	Change
1 Bedroom or Fewer	99	103	+ 4.0%
2 Bedrooms	86	100	+ 16.3%
3 Bedrooms	78	97	+ 24.4%
4 Bedrooms or More	96	104	+ 8.3%
All Bedroom Counts	83	95	+ 14.5%

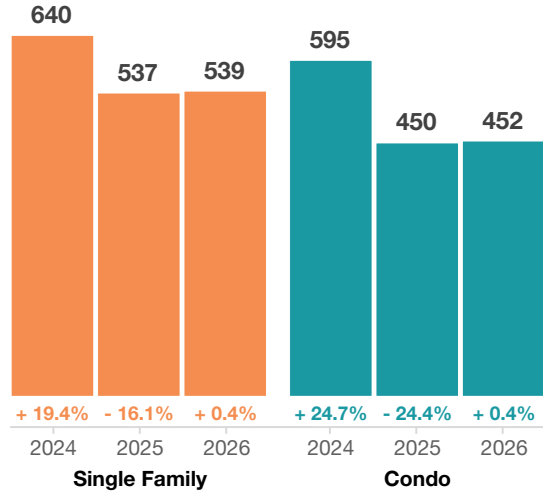
	5-2025	5-2026	Change
Single Family	83	95	+ 14.5%
Condo	86	104	+ 20.9%

Overall New Listings

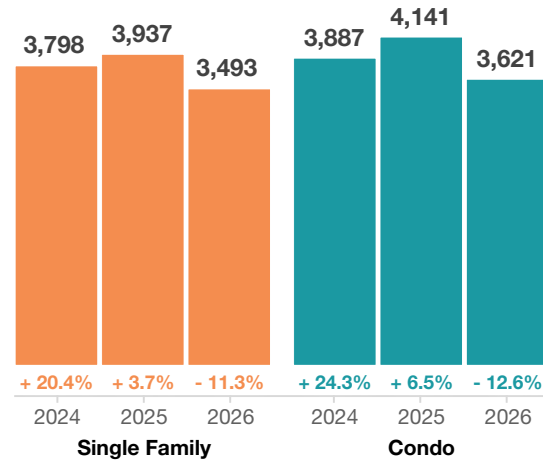
A count of the properties that have been newly listed on the market in a given month.



May

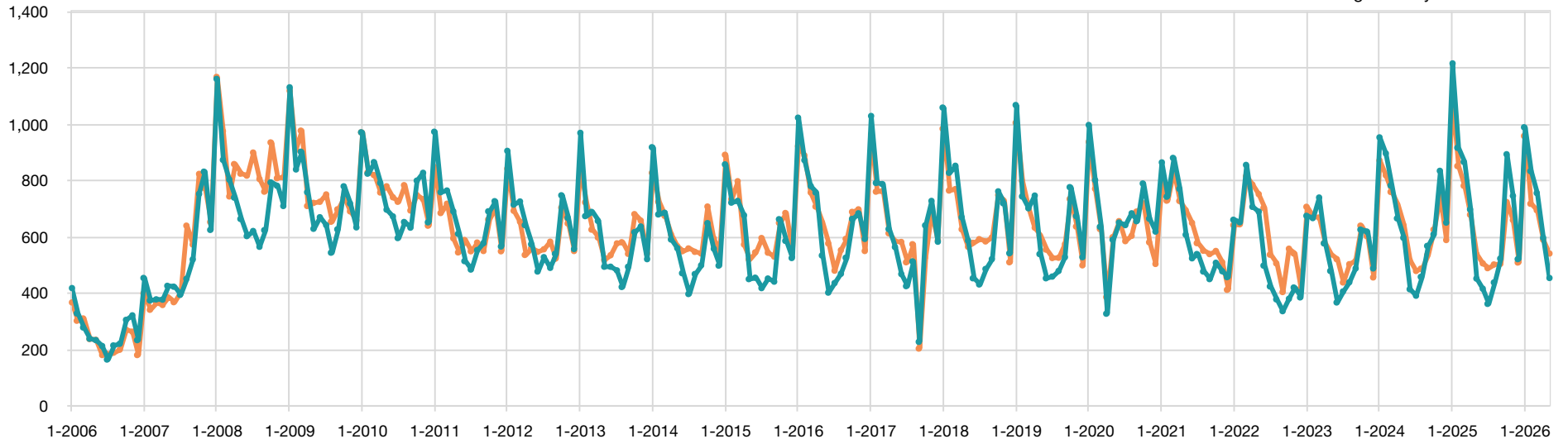


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jun-2025	504	- 2.1%	414	+ 0.5%
Jul-2025	487	+ 2.1%	360	- 7.5%
Aug-2025	500	+ 3.1%	436	- 4.4%
Sep-2025	502	- 5.8%	521	- 8.0%
Oct-2025	722	+ 15.7%	892	+ 47.0%
Nov-2025	658	- 11.2%	744	- 10.7%
Dec-2025	507	- 13.6%	519	- 20.0%
Jan-2026	957	- 12.4%	988	- 18.7%
Feb-2026	716	- 15.8%	832	- 9.1%
Mar-2026	693	- 11.2%	754	- 12.8%
Apr-2026	588	- 13.1%	595	- 14.5%
May-2026	539	+ 0.4%	452	+ 0.4%
12-Month Avg	614	- 6.7%	626	- 6.7%

Historical New Listings by Month

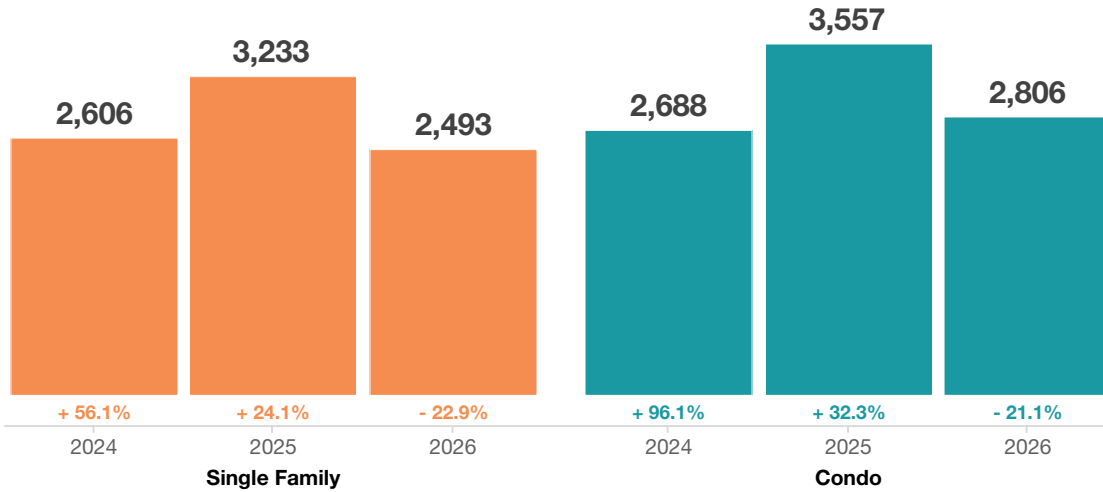


Overall Inventory of Homes for Sale



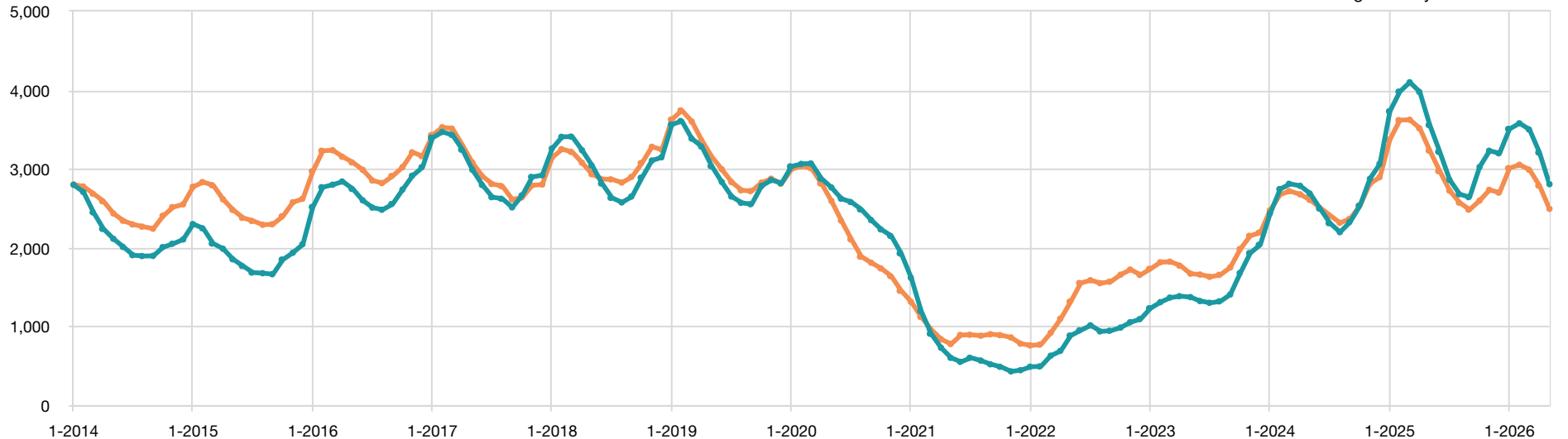
The number of properties available for sale in active status at the end of a given month.

May



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jun-2025	2,972	+ 18.5%	3,217	+ 28.9%
Jul-2025	2,724	+ 13.1%	2,861	+ 23.9%
Aug-2025	2,571	+ 11.1%	2,678	+ 21.9%
Sep-2025	2,482	+ 5.0%	2,641	+ 13.7%
Oct-2025	2,598	+ 2.6%	3,025	+ 19.5%
Nov-2025	2,733	- 2.8%	3,230	+ 12.3%
Dec-2025	2,698	- 6.8%	3,198	+ 4.4%
Jan-2026	3,009	- 10.8%	3,507	- 6.0%
Feb-2026	3,052	- 15.7%	3,579	- 10.1%
Mar-2026	2,990	- 17.5%	3,501	- 14.6%
Apr-2026	2,788	- 20.7%	3,208	- 19.4%
May-2026	2,493	- 22.9%	2,806	- 21.1%
12-Month Avg	2,759	- 5.9%	3,121	+ 0.8%

Historical Inventory of Homes for Sale by Month

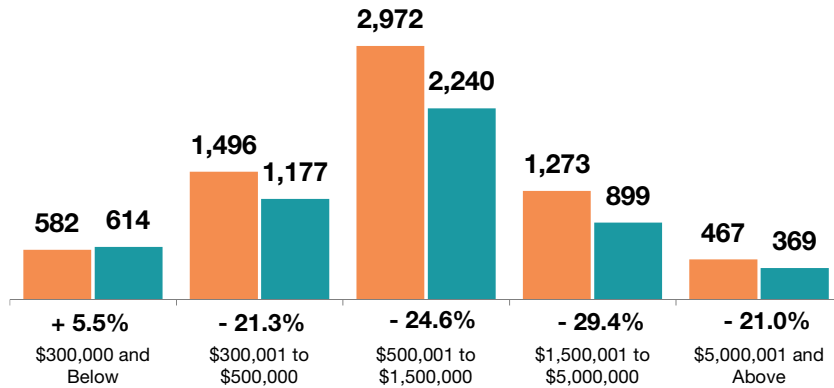


Overall Inventory of Homes for Sale by Price Range

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

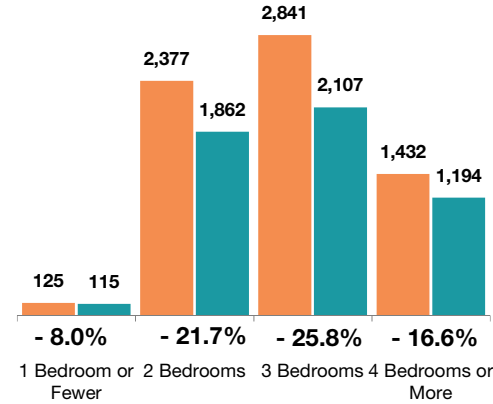
By Price Range

5-2025 5-2026



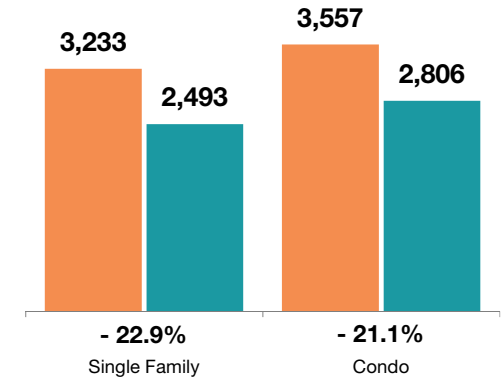
By Bedroom Count

5-2025 5-2026



By Property Type

5-2025 5-2026



All Properties

By Price Range

	5-2025	5-2026	Change
\$300,000 and Below	582	614	+ 5.5%
\$300,001 to \$500,000	1,496	1,177	- 21.3%
\$500,001 to \$1,500,000	2,972	2,240	- 24.6%
\$1,500,001 to \$5,000,000	1,273	899	- 29.4%
\$5,000,001 and Above	467	369	- 21.0%
All Price Ranges	6,790	5,299	- 22.0%

Single Family

	5-2025	5-2026	Change
1 Bedroom or Fewer	128	106	- 17.2%
2 Bedrooms	240	204	- 15.0%
3 Bedrooms	1,721	1,312	- 23.8%
4 Bedrooms or More	769	577	- 25.0%
All Single Family	3,233	2,493	- 22.9%

Condo

	5-2025	5-2026	Change
Single Family	454	508	+ 11.9%
Condo	1,256	973	- 22.5%
3 Bedrooms	1,251	928	- 25.8%
4 Bedrooms or More	504	322	- 36.1%
All Condo	3,557	2,806	- 21.1%

By Bedroom Count

	5-2025	5-2026	Change
1 Bedroom or Fewer	125	115	- 8.0%
2 Bedrooms	2,377	1,862	- 21.7%
3 Bedrooms	2,841	2,107	- 25.8%
4 Bedrooms or More	1,432	1,194	- 16.6%
All Bedroom Counts	6,790	5,299	- 22.0%

	5-2025	5-2026	Change
1 Bedroom or Fewer	23	18	- 21.7%
2 Bedrooms	338	266	- 21.3%
3 Bedrooms	1,543	1,096	- 29.0%
4 Bedrooms or More	1,326	1,109	- 16.4%
All Single Family	3,233	2,493	- 22.9%

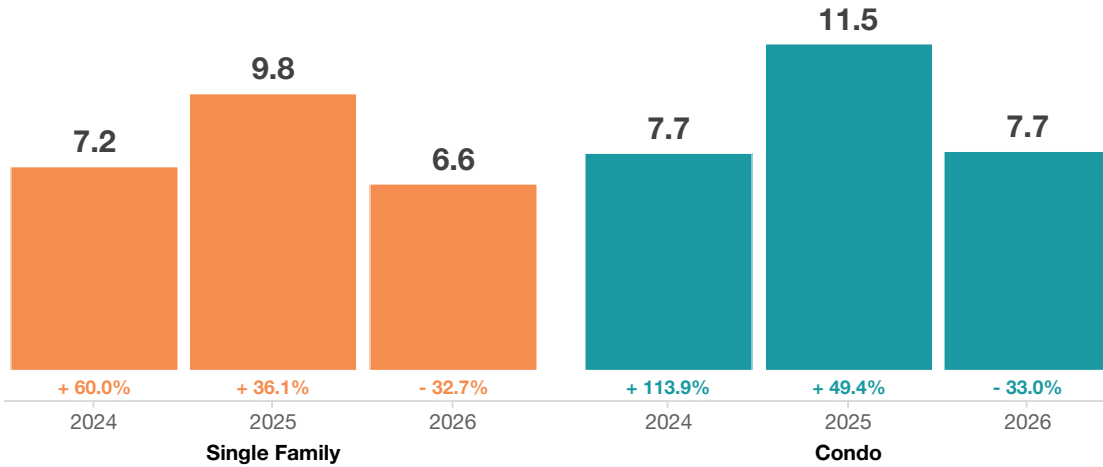
	5-2025	5-2026	Change
Single Family	102	97	- 4.9%
Condo	2,039	1,596	- 21.7%
3 Bedrooms	1,298	1,011	- 22.1%
4 Bedrooms or More	106	85	- 19.8%
All Condo	3,557	2,806	- 21.1%

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.



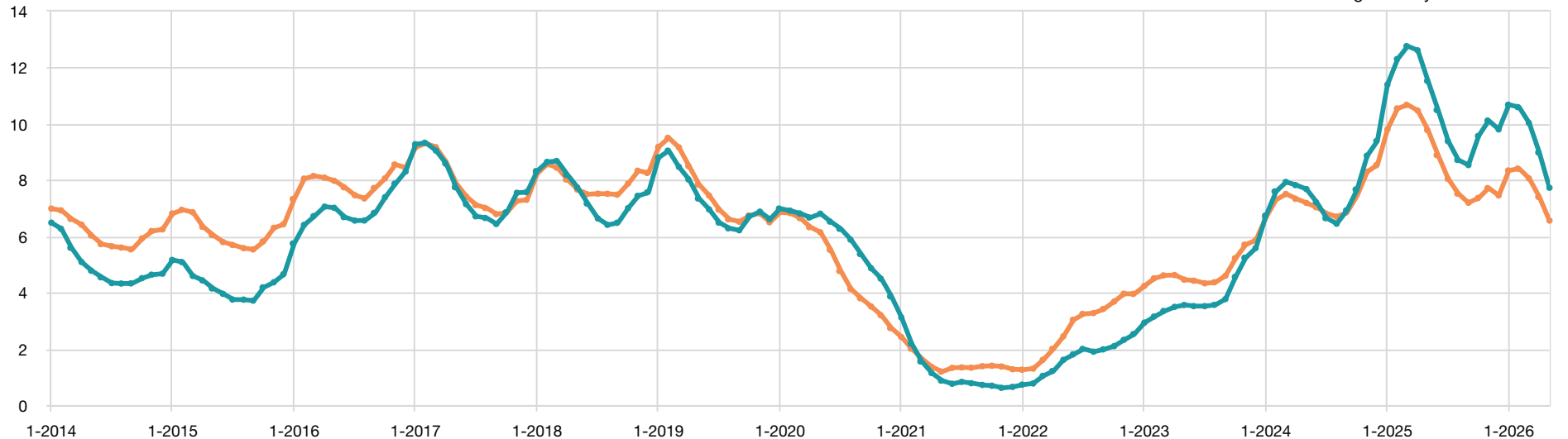
May



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jun-2025	8.9	+ 27.1%	10.5	+ 45.8%
Jul-2025	8.0	+ 17.6%	9.4	+ 42.4%
Aug-2025	7.5	+ 11.9%	8.7	+ 33.8%
Sep-2025	7.2	+ 5.9%	8.5	+ 23.2%
Oct-2025	7.4	0.0%	9.6	+ 24.7%
Nov-2025	7.7	- 7.2%	10.1	+ 13.5%
Dec-2025	7.5	- 11.8%	9.8	+ 4.3%
Jan-2026	8.3	- 15.3%	10.7	- 6.1%
Feb-2026	8.4	- 20.0%	10.6	- 13.8%
Mar-2026	8.1	- 24.3%	10.0	- 21.9%
Apr-2026	7.4	- 29.5%	9.0	- 28.6%
May-2026	6.6	- 32.7%	7.7	- 33.0%
12-Month Avg*	7.7	- 9.7%	9.6	+ 0.8%

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

Historical Months Supply of Inventory by Month

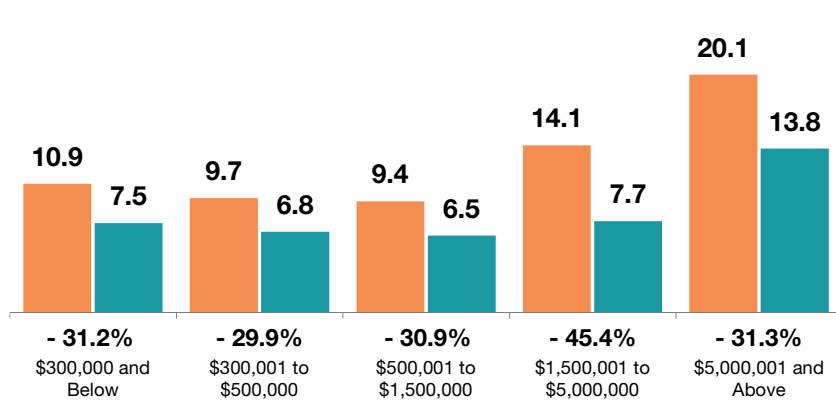


Months Supply of Inventory

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.**

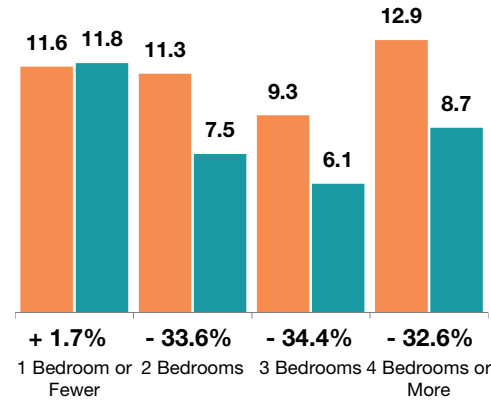
By Price Range

5-2025 5-2026



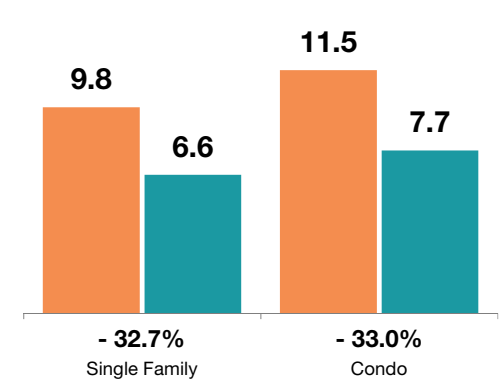
By Bedroom Count

5-2025 5-2026



By Property Type

5-2025 5-2026



All Properties

By Price Range

	5-2025	5-2026	Change
\$300,000 and Below	10.9	7.5	- 31.2%
\$300,001 to \$500,000	9.7	6.8	- 29.9%
\$500,001 to \$1,500,000	9.4	6.5	- 30.9%
\$1,500,001 to \$5,000,000	14.1	7.7	- 45.4%
\$5,000,001 and Above	20.1	13.8	- 31.3%
All Price Ranges	10.6	7.1	- 33.0%

Single Family

	5-2025	5-2026	Change
1 Bedroom or Fewer	9.7	7.5	- 22.7%
2 Bedrooms	5.8	4.2	- 27.6%
3 Bedrooms	8.7	6.0	- 31.0%
4 Bedrooms or More	12.8	7.7	- 39.8%
All Single Family	9.8	6.6	- 32.7%

Condo

	5-2025	5-2026	Change
1 Bedroom or Fewer	11.3	7.6	- 32.7%
2 Bedrooms	11.0	7.8	- 29.1%
3 Bedrooms	10.5	7.4	- 29.5%
4 Bedrooms or More	16.7	7.7	- 53.9%
All Condo	11.5	7.7	- 33.0%

By Bedroom Count

	5-2025	5-2026	Change
1 Bedroom or Fewer	11.6	11.8	+ 1.7%
2 Bedrooms	11.3	7.5	- 33.6%
3 Bedrooms	9.3	6.1	- 34.4%
4 Bedrooms or More	12.9	8.7	- 32.6%
All Bedroom Counts	10.6	7.1	- 33.0%

	5-2025	5-2026	Change
1 Bedroom or Fewer	7.9	6.8	- 13.9%
2 Bedrooms	9.7	6.6	- 32.0%
3 Bedrooms	8.3	5.3	- 36.1%
4 Bedrooms or More	12.5	8.6	- 31.2%
All Single Family	9.8	6.6	- 32.7%

	5-2025	5-2026	Change
1 Bedroom or Fewer	12.6	13.2	+ 4.8%
2 Bedrooms	11.6	7.6	- 34.5%
3 Bedrooms	11.0	7.3	- 33.6%
4 Bedrooms or More	19.9	10.7	- 46.2%
All Condo	11.5	7.7	- 33.0%

Listing and Sales Summary Report

May 2026



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change	May-26	May-25	% Change
Overall Naples Market**	\$599,900	\$590,000	+1.7%	900	790	+13.9%	5,299	6,790	-22.0%	99	87	+13.8%
Collier County	\$620,000	\$610,000	+1.6%	988	871	+13.4%	5,850	7,637	-23.4%	100	87	+14.9%
Ave Maria	\$397,500	\$465,000	-14.5%	38	31	+22.6%	232	210	+10.5%	87	85	+2.4%
Central Naples	\$442,500	\$450,000	-1.7%	118	115	+2.6%	530	765	-30.7%	80	66	+21.2%
East Naples	\$600,000	\$585,000	+2.6%	228	167	+36.5%	1,214	1,497	-18.9%	94	74	+27.0%
Everglades City	--	--	--	0	0	--	10	14	-28.6%	--	--	--
Immokalee	\$390,000	\$343,500	+13.5%	1	8	-87.5%	13	25	-48.0%	13	71	-81.7%
Immokalee / Ave Maria	\$382,500	\$395,000	-3.2%	40	39	+2.6%	247	235	+5.1%	85	82	+3.7%
Naples	\$615,000	\$613,000	+0.3%	860	751	+14.5%	5,047	6,554	-23.0%	100	87	+14.9%
Naples Beach	\$1,437,500	\$1,200,000	+19.8%	168	150	+12.0%	1,323	1,739	-23.9%	135	110	+22.7%
North Naples	\$690,000	\$640,000	+7.8%	192	177	+8.5%	1,109	1,396	-20.6%	103	91	+13.2%
South Naples	\$407,500	\$500,000	-18.5%	154	142	+8.5%	876	1,158	-24.4%	81	88	-8.0%
34102	\$1,450,000	\$1,390,000	+4.3%	39	34	+14.7%	489	602	-18.8%	181	153	+18.3%
34103	\$1,537,000	\$1,050,000	+46.4%	69	43	+60.5%	358	509	-29.7%	124	98	+26.5%
34104	\$418,000	\$380,000	+10.0%	49	53	-7.5%	266	349	-23.8%	73	74	-1.4%
34105	\$580,000	\$678,750	-14.5%	51	40	+27.5%	191	316	-39.6%	87	58	+50.0%
34108	\$1,180,000	\$1,250,000	-5.6%	60	73	-17.8%	476	628	-24.2%	118	98	+20.4%
34109	\$700,000	\$645,000	+8.5%	49	61	-19.7%	291	332	-12.3%	88	87	+1.1%
34110	\$757,500	\$480,000	+57.8%	59	38	+55.3%	414	533	-22.3%	131	112	+17.0%
34112	\$325,000	\$425,000	-23.5%	87	79	+10.1%	455	620	-26.6%	74	89	-16.9%
34113	\$539,000	\$650,000	-17.1%	67	63	+6.3%	421	538	-21.7%	91	87	+4.6%
34114	\$607,000	\$630,000	-3.7%	95	57	+66.7%	491	697	-29.6%	100	87	+14.9%
34116	\$435,000	\$434,000	+0.2%	18	22	-18.2%	73	100	-27.0%	77	64	+20.3%
34117	\$527,500	\$607,500	-13.2%	22	34	-35.3%	142	151	-6.0%	77	51	+51.0%
34119	\$644,000	\$670,000	-3.9%	84	78	+7.7%	404	531	-23.9%	92	84	+9.5%
34120	\$620,000	\$564,500	+9.8%	111	76	+46.1%	578	647	-10.7%	91	75	+21.3%
34137	--	--	--	0	0	--	3	2	+50.0%	--	--	--
34142	\$382,500	\$395,000	-3.2%	40	39	+2.6%	247	235	+5.1%	85	82	+3.7%

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

Local Market Update – May 2026

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

34102, 34103, 34108

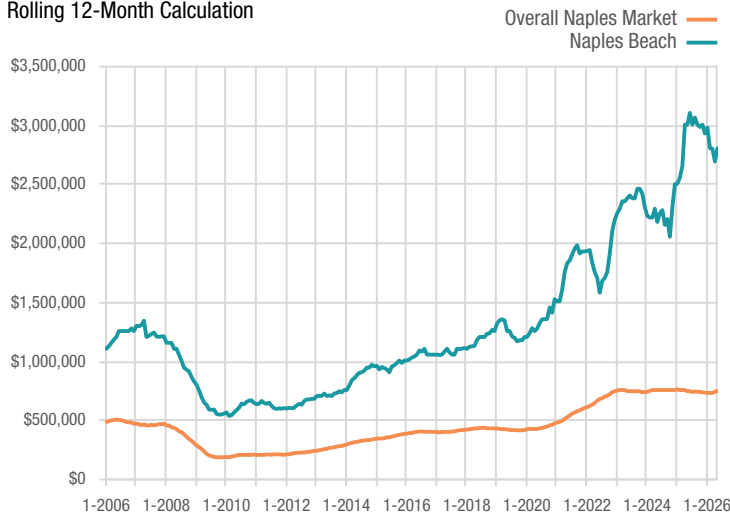
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	72	68	- 5.6%	620	505	- 18.5%
Total Sales	50	43	- 14.0%	253	275	+ 8.7%
Days on Market Until Sale	142	143	+ 0.7%	137	128	- 6.6%
Median Closed Price*	\$2,681,250	\$4,600,000	+ 71.6%	\$3,250,000	\$3,100,000	- 4.6%
Average Closed Price*	\$4,253,151	\$5,225,698	+ 22.9%	\$5,830,635	\$4,992,892	- 14.4%
Percent of List Price Received*	91.2%	93.4%	+ 2.4%	92.0%	92.7%	+ 0.8%
Inventory of Homes for Sale	685	506	- 26.1%	—	—	—
Months Supply of Inventory	18.5	10.6	- 42.7%	—	—	—

Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	90	109	+ 21.1%	1,078	907	- 15.9%
Total Sales	100	125	+ 25.0%	438	578	+ 32.0%
Days on Market Until Sale	95	132	+ 38.9%	92	107	+ 16.3%
Median Closed Price*	\$1,085,000	\$1,160,000	+ 6.9%	\$1,172,500	\$1,155,000	- 1.5%
Average Closed Price*	\$1,574,283	\$1,835,958	+ 16.6%	\$1,755,281	\$1,679,421	- 4.3%
Percent of List Price Received*	92.3%	92.7%	+ 0.4%	93.0%	93.4%	+ 0.4%
Inventory of Homes for Sale	1,054	817	- 22.5%	—	—	—
Months Supply of Inventory	15.4	9.7	- 37.0%	—	—	—

* 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.

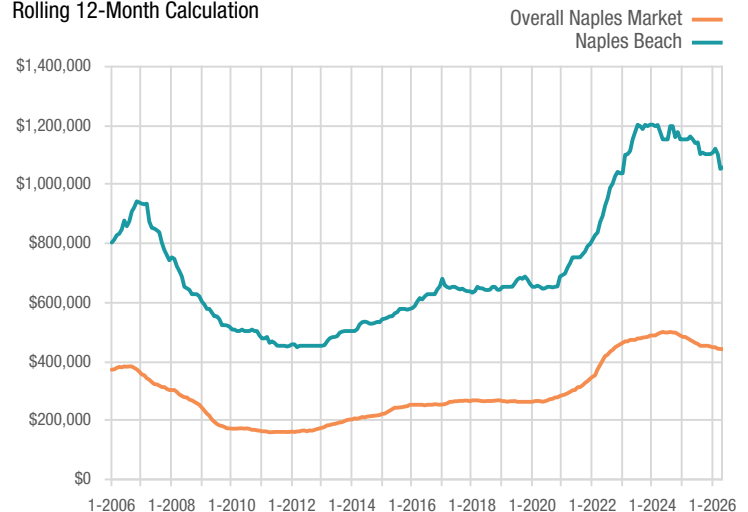
Median Closed Price - Single Family

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 – May 2026

A Research Tool Provided by Naples Area Board of REALTORS®



North Naples

34109, 34110, 34119

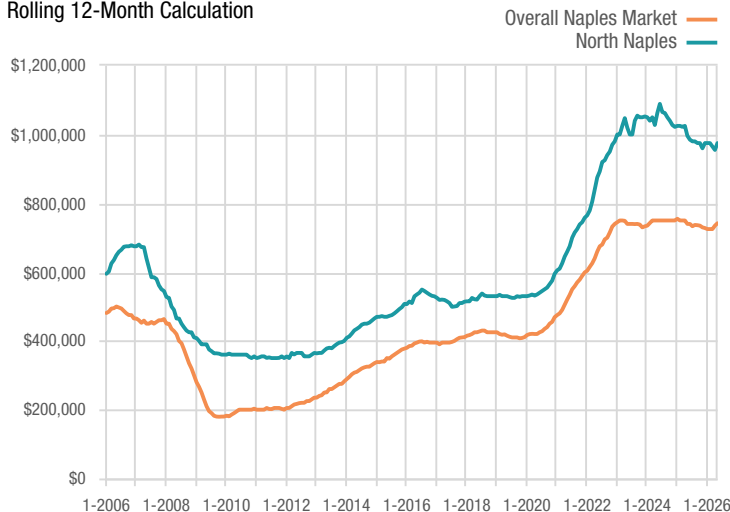
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	99	107	+ 8.1%	791	738	- 6.7%
Total Sales	79	91	+ 15.2%	382	469	+ 22.8%
Days on Market Until Sale	78	105	+ 34.6%	79	85	+ 7.6%
Median Closed Price*	\$975,000	\$1,325,000	+ 35.9%	\$1,043,750	\$1,070,000	+ 2.5%
Average Closed Price*	\$1,520,715	\$1,679,712	+ 10.5%	\$1,572,002	\$1,577,578	+ 0.4%
Percent of List Price Received*	93.9%	93.5%	- 0.4%	94.2%	94.3%	+ 0.1%
Inventory of Homes for Sale	598	441	- 26.3%	—	—	—
Months Supply of Inventory	8.4	5.2	- 38.1%	—	—	—

Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	114	98	- 14.0%	1,022	897	- 12.2%
Total Sales	98	101	+ 3.1%	483	553	+ 14.5%
Days on Market Until Sale	102	101	- 1.0%	82	101	+ 23.2%
Median Closed Price*	\$405,000	\$412,000	+ 1.7%	\$455,999	\$440,000	- 3.5%
Average Closed Price*	\$537,063	\$728,073	+ 35.6%	\$628,570	\$679,537	+ 8.1%
Percent of List Price Received*	93.3%	94.0%	+ 0.8%	95.0%	94.5%	- 0.5%
Inventory of Homes for Sale	798	668	- 16.3%	—	—	—
Months Supply of Inventory	9.5	7.4	- 22.1%	—	—	—

* 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.

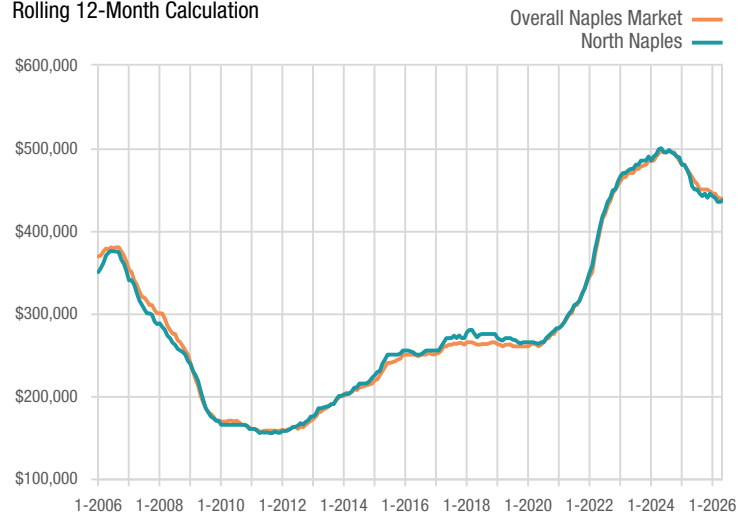
Median Closed Price - Single Family

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.

Central Naples

34104, 34105, 34116

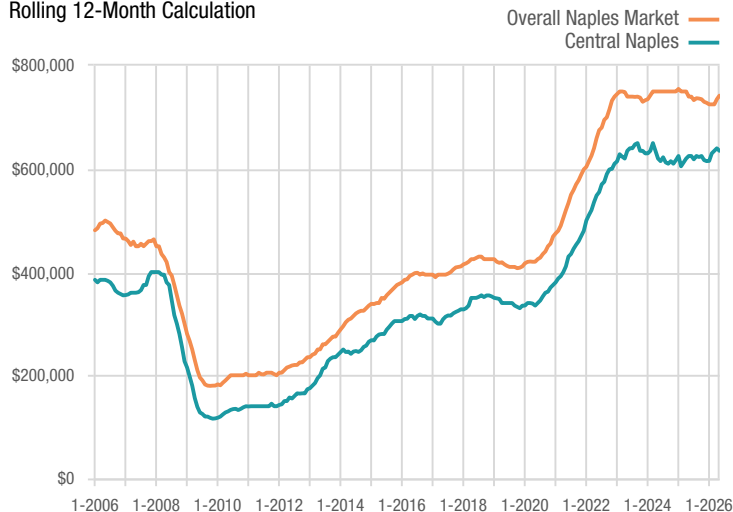
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	66	55	- 16.7%	437	373	- 14.6%
Total Sales	55	55	0.0%	244	236	- 3.3%
Days on Market Until Sale	77	63	- 18.2%	74	76	+ 2.7%
Median Closed Price*	\$600,000	\$585,000	- 2.5%	\$647,000	\$680,000	+ 5.1%
Average Closed Price*	\$898,115	\$1,301,148	+ 44.9%	\$1,062,339	\$1,308,662	+ 23.2%
Percent of List Price Received*	95.0%	95.5%	+ 0.5%	95.6%	95.6%	0.0%
Inventory of Homes for Sale	306	221	- 27.8%	—	—	—
Months Supply of Inventory	7.3	5.0	- 31.5%	—	—	—

Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	57	76	+ 33.3%	535	447	- 16.4%
Total Sales	60	63	+ 5.0%	253	298	+ 17.8%
Days on Market Until Sale	57	95	+ 66.7%	73	91	+ 24.7%
Median Closed Price*	\$313,250	\$305,000	- 2.6%	\$311,500	\$310,000	- 0.5%
Average Closed Price*	\$388,425	\$396,230	+ 2.0%	\$393,993	\$388,299	- 1.4%
Percent of List Price Received*	94.5%	94.4%	- 0.1%	94.6%	94.5%	- 0.1%
Inventory of Homes for Sale	459	309	- 32.7%	—	—	—
Months Supply of Inventory	10.1	5.8	- 42.6%	—	—	—

* 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.

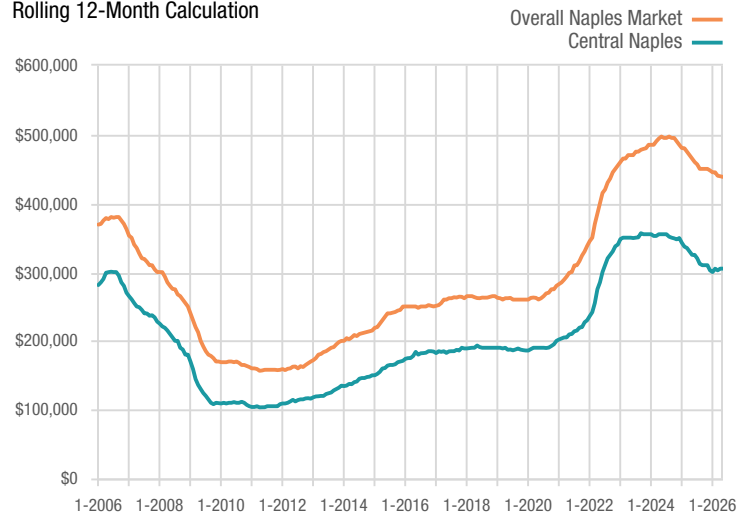
Median Closed Price - Single Family

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 – May 2026

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South Naples

34112, 34113

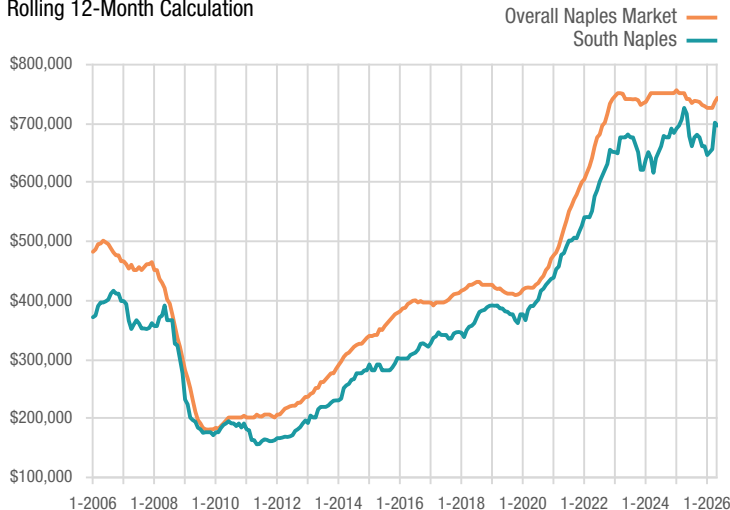
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	54	64	+ 18.5%	530	429	- 19.1%
Total Sales	56	61	+ 8.9%	226	256	+ 13.3%
Days on Market Until Sale	82	83	+ 1.2%	75	95	+ 26.7%
Median Closed Price*	\$722,500	\$660,000	- 8.7%	\$747,450	\$774,450	+ 3.6%
Average Closed Price*	\$935,197	\$910,666	- 2.6%	\$1,056,497	\$1,023,302	- 3.1%
Percent of List Price Received*	92.8%	94.3%	+ 1.6%	93.4%	94.4%	+ 1.1%
Inventory of Homes for Sale	419	290	- 30.8%	—	—	—
Months Supply of Inventory	11.0	6.4	- 41.8%	—	—	—

Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	95	91	- 4.2%	937	797	- 14.9%
Total Sales	86	93	+ 8.1%	402	468	+ 16.4%
Days on Market Until Sale	92	80	- 13.0%	85	87	+ 2.4%
Median Closed Price*	\$395,000	\$325,000	- 17.7%	\$416,250	\$340,000	- 18.3%
Average Closed Price*	\$437,433	\$392,607	- 10.2%	\$462,329	\$419,198	- 9.3%
Percent of List Price Received*	95.8%	94.6%	- 1.3%	94.6%	94.4%	- 0.2%
Inventory of Homes for Sale	739	586	- 20.7%	—	—	—
Months Supply of Inventory	10.9	7.6	- 30.3%	—	—	—

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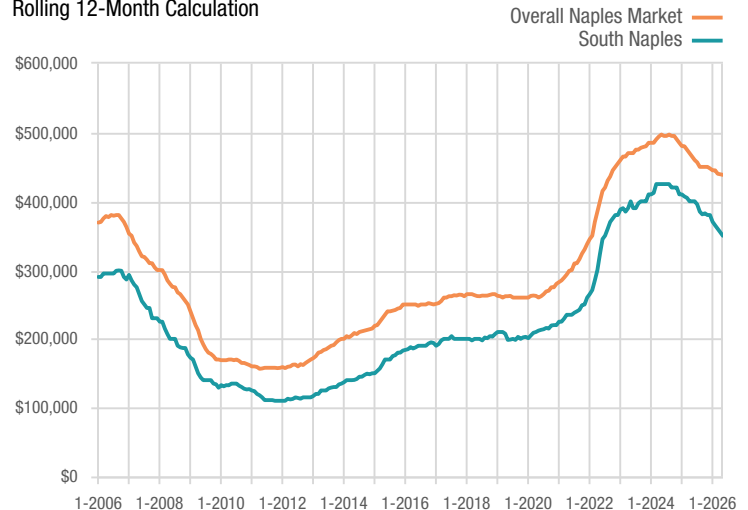
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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East Naples

34114, 34117, 34120, 34137

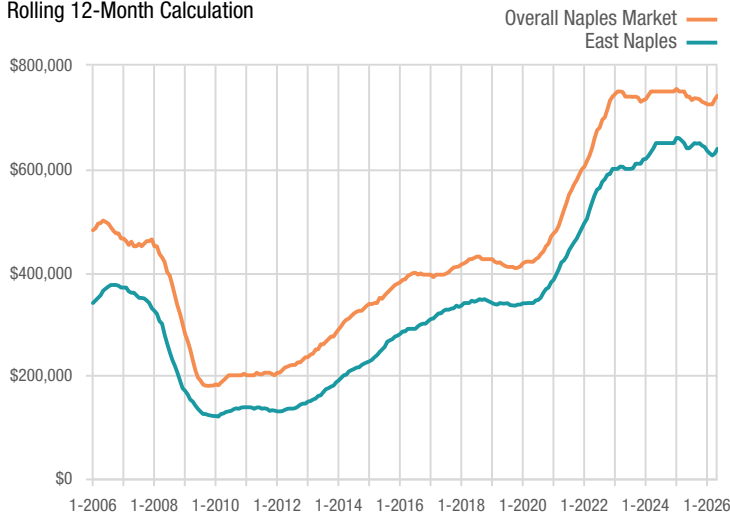
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	200	216	+ 8.0%	1,319	1,264	- 4.2%
Total Sales	135	172	+ 27.4%	647	760	+ 17.5%
Days on Market Until Sale	76	89	+ 17.1%	85	87	+ 2.4%
Median Closed Price*	\$620,000	\$647,450	+ 4.4%	\$649,900	\$630,000	- 3.1%
Average Closed Price*	\$802,674	\$807,740	+ 0.6%	\$802,961	\$808,070	+ 0.6%
Percent of List Price Received*	96.1%	95.6%	- 0.5%	96.0%	95.6%	- 0.4%
Inventory of Homes for Sale	1,048	875	- 16.5%	—	—	—
Months Supply of Inventory	8.6	6.3	- 26.7%	—	—	—

Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	75	61	- 18.7%	483	463	- 4.1%
Total Sales	32	56	+ 75.0%	192	299	+ 55.7%
Days on Market Until Sale	67	107	+ 59.7%	87	111	+ 27.6%
Median Closed Price*	\$470,000	\$480,000	+ 2.1%	\$469,500	\$456,000	- 2.9%
Average Closed Price*	\$488,609	\$509,887	+ 4.4%	\$477,462	\$481,299	+ 0.8%
Percent of List Price Received*	95.4%	95.2%	- 0.2%	95.1%	95.2%	+ 0.1%
Inventory of Homes for Sale	449	339	- 24.5%	—	—	—
Months Supply of Inventory	12.0	6.9	- 42.5%	—	—	—

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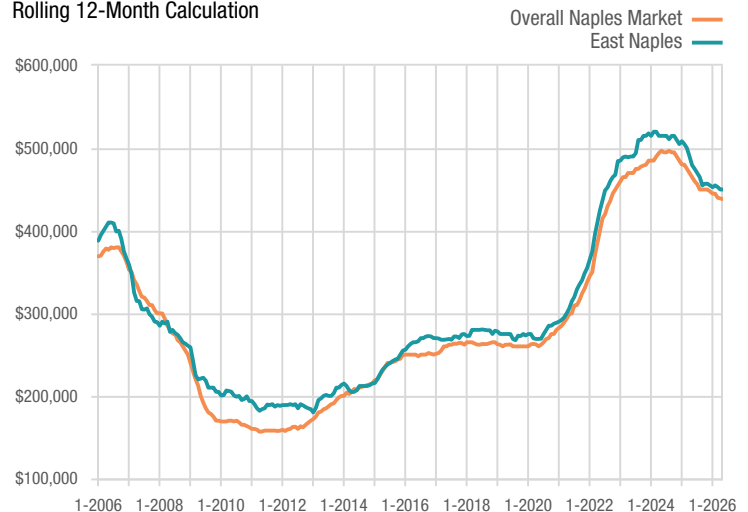
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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