Monthly Indicators

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October 2026

As the Naples area housing market moves into the winter season, October's activity suggests that sellers are preparing to meet anticipated seasonal demand. According to the October 2026 Monthly Market Report from the Naples Area Board of REALTORS® (NABOR®), which tracks residential real estate activity throughout Collier County (excluding Marco Island), new listings decreased 11.5 percent to 1,429 properties from 1,615 in October 2025. However, new listings increased 33.2 percent from the 1,073 properties reported in September 2026. Closed sales remained relatively subdued, decreasing 5.8 percent to 634 from 673 in October 2025. Overall inventory followed a similar year-over-year pattern, decreasing 15.9 percent to 4,739 properties from 5,632 properties in October 2025, while increasing 11.8 percent from the 4,240 properties available in September.

Pending sales also edged lower in October, decreasing 2.3 percent to 772 pending sales from 790 pending sales in October 2025. Overall median closed price in October increased 4.1 percent to $598,750 from $575,000 in October 2025.

Updated, appropriately priced homes that are ready for occupancy are competing more effectively than properties requiring significant improvements or those that have been on the market for an extended period. Brokers reviewing the October Market Report said buyers are becoming more deliberate, often making offers below asking price and favoring homes that need few repairs.

For sellers, the message is to rely on an experienced Naples REALTOR®, who understands the competition and can price your home realistically. For buyers, increased inventory means your REALTOR® can help you discover greater negotiating opportunities that were less available during the past several years.

Quick Facts

- 5.8%	+ 4.1%	- 15.9%
Change in **Total Sales** All Properties	Change in **Median Closed Price** All Properties	Change in **Homes for Sale** All Properties

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

Current as of November 10, 2026. All data from Southwest Florida MLS. Report © 2026 ShowingTime Plus, LLC.

Overall Market Overview

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

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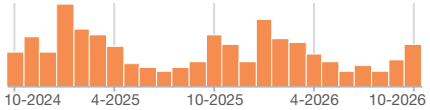
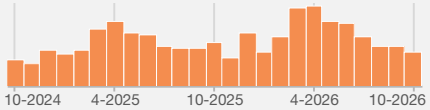
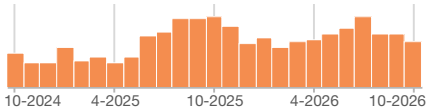
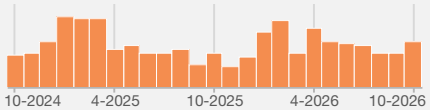
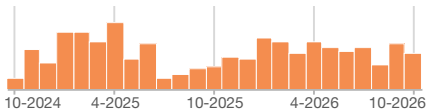
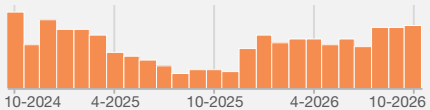
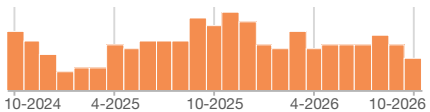
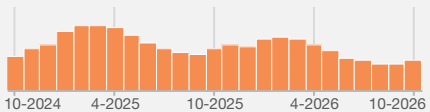
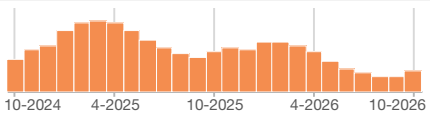
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,615	**1,429**	- 11.5%	13,418	**12,330**	- 8.1%
Total Sales		673	**634**	- 5.8%	6,971	**7,889**	+ 13.7%
Days on Market Until Sale		108	**95**	- 12.0%	95	**98**	+ 3.2%
Median Closed Price		$575,000	**$598,750**	+ 4.1%	$600,000	**$600,000**	0.0%
Average Closed Price		$999,466	**$1,118,706**	+ 11.9%	$1,139,776	**$1,161,861**	+ 1.9%
Percent of List Price Received		93.9%	**94.9%**	+ 1.1%	94.3%	**94.6%**	+ 0.3%
Pending Listings		790	**772**	**-2.3%**	8,616	**10,087**	+17.0%
Inventory of Homes for Sale		5,632	**4,739**	- 15.9%	—	**—**	—
Months Supply of Inventory		8.4	**6.2**	- 26.2%	—	**—**	—

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.

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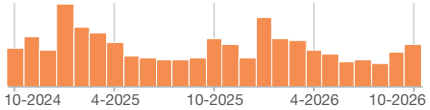
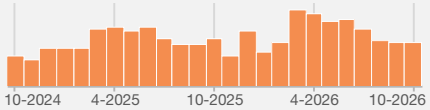
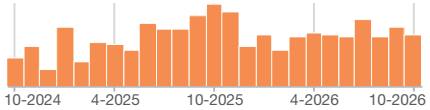
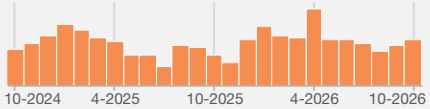
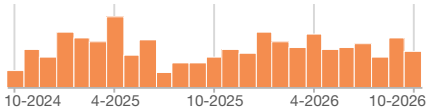
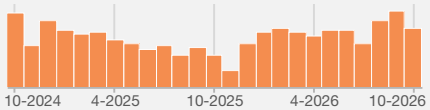
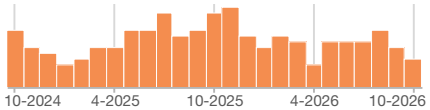
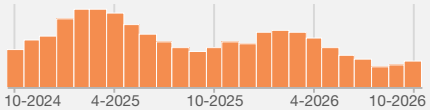
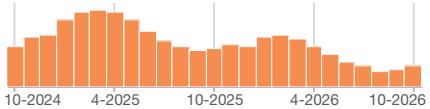
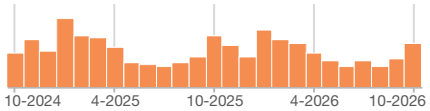
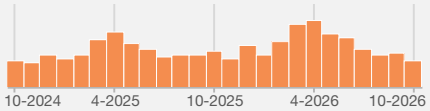
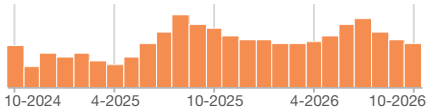
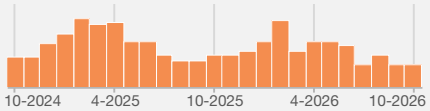
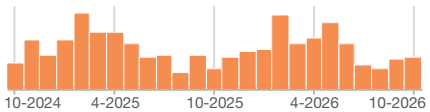
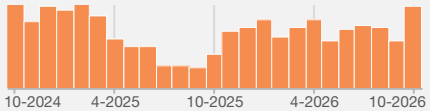
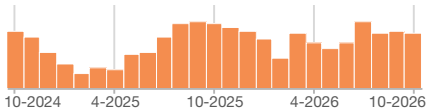
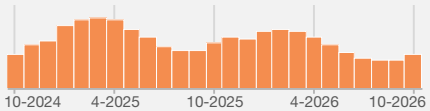
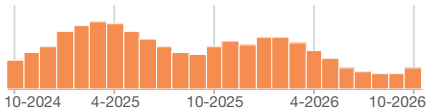
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		722	**666**	- 7.8%	6,653	**6,194**	- 6.9%
Total Sales		364	**362**	- **0.5**%	3,678	**4,007**	+ 8.9%
Days on Market Until Sale		106	**92**	- 13.2%	93	**93**	0.0%
Median Closed Price		$700,000	**$750,000**	+ 7.1%	$730,000	**$760,000**	+ 4.1%
Average Closed Price		$1,328,223	**$1,422,869**	+ 7.1%	$1,500,204	**$1,552,379**	+ 3.5%
Percent of List Price Received		94.1%	**94.9%**	+ 0.9%	94.5%	**94.9%**	+ 0.4%
Pending Listings		419	**407**	**-2.9**%	4,849	**5,312**	+ 9.5%
Inventory of Homes for Sale		2,603	**2,244**	- 13.8%	—	—	—
Months Supply of Inventory		7.4	**5.8**	- 21.6%	—	—	—

Condo Market Overview

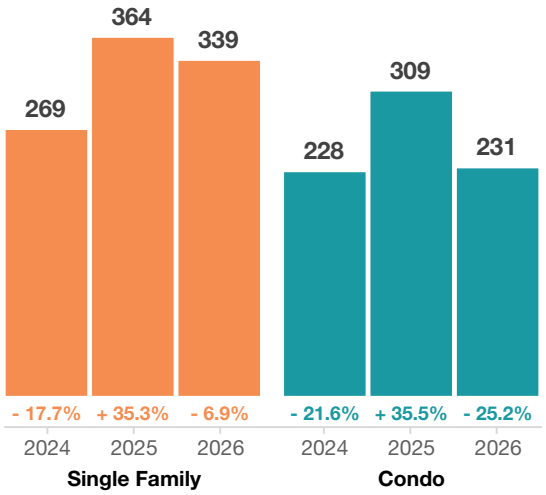
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condo properties only.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		893	**763**	- 14.6%	6,765	**6,136**	- 9.3%
Total Sales		309	**279**	- **9.7**%	3,293	**3,818**	+ 15.9%
Days on Market Until Sale		112	**98**	- 12.5%	96	**104**	+ 8.3%
Median Closed Price		$420,000	**$400,000**	- 4.8%	$450,000	**$435,000**	- 3.3%
Average Closed Price		$612,192	**$672,337**	+ 9.8%	$737,209	**$752,114**	+ 2.0%
Percent of List Price Received		93.7%	**94.8%**	+ 1.2%	94.0%	**94.3%**	+ 0.3%
Pending Listings		371	**365**	**-1.6**%	3,769	**4,775**	+26.7%
Inventory of Homes for Sale		3,029	**2,495**	- 17.6%	—	**—**	—
Months Supply of Inventory		9.6	**6.7**	- 30.2%	—	**—**	—

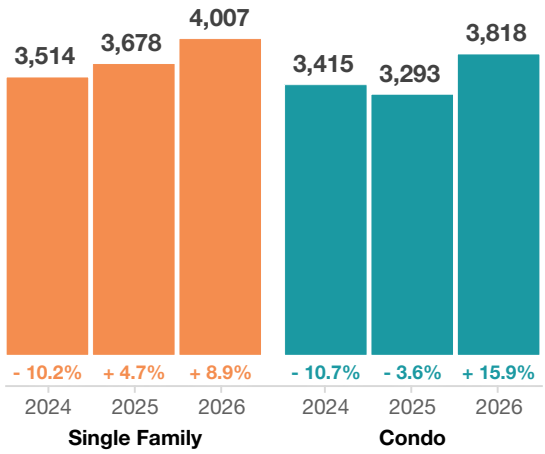
Overall Closed Sales

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

October

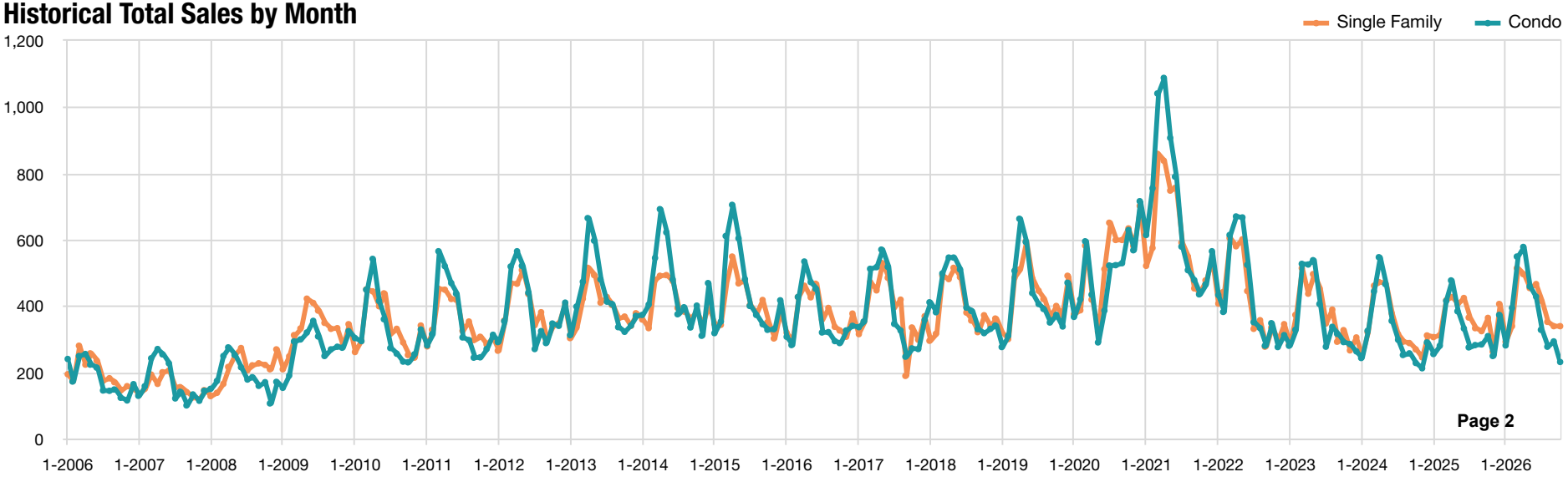


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	262	+ 6.9%	249	+ 17.5%
Dec-2025	406	+ 30.5%	373	+ 28.6%
Jan-2026	292	- 4.6%	281	+ 10.2%
Feb-2026	339	+ 8.7%	394	+ 40.7%
Mar-2026	514	+ 23.3%	549	+ 32.3%
Apr-2026	496	+ 16.2%	578	+ 21.2%
May-2026	454	+ 11.8%	459	+ 19.5%
Jun-2026	466	+ 9.9%	428	+ 28.9%
Jul-2026	416	+ 14.0%	328	+ 19.3%
Aug-2026	352	+ 5.7%	277	- 1.8%
Sep-2026	339	+ 4.6%	293	+ 3.2%
Oct-2026	**339**	**- 6.9%**	**231**	**- 25.2%**
12-Month Avg	390	+ 10.5%	370	+ 17.1%

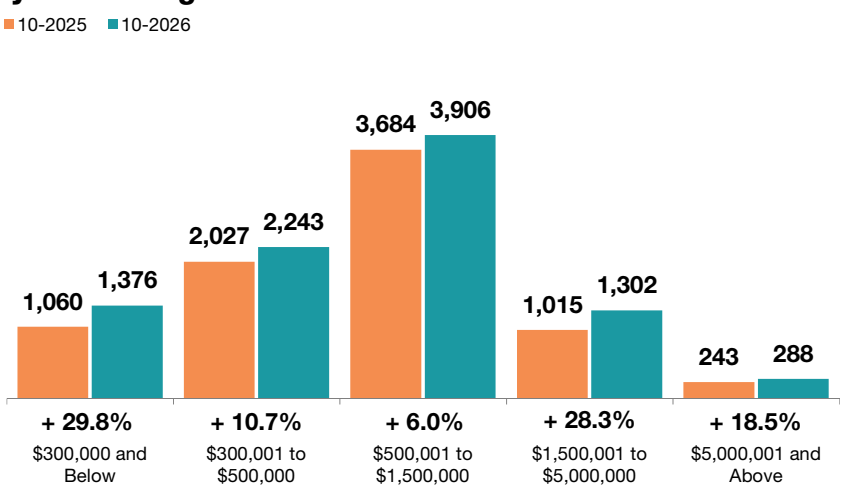
Historical Total Sales by Month



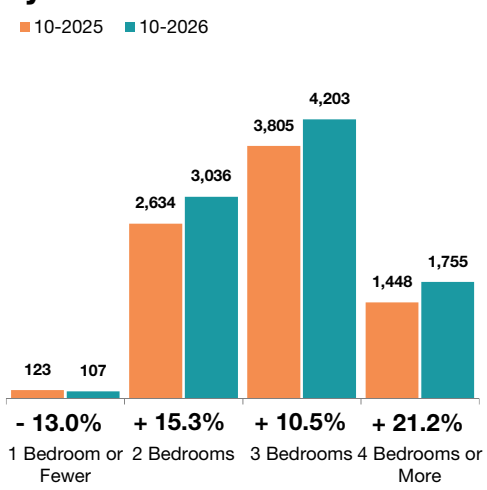
Overall Closed Sales By Price Range

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

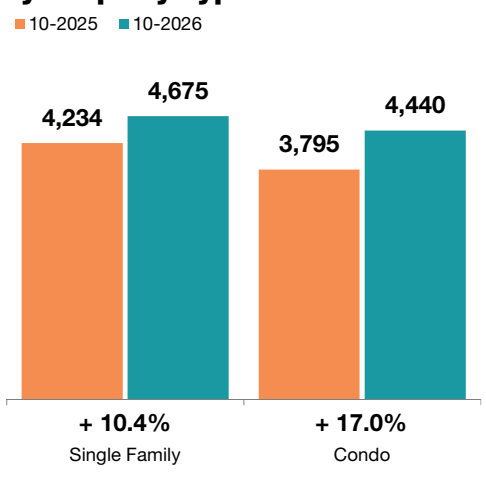
By Price Range



By Bedroom Count



By Property Type



By Price Range	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$300,000 and Below	1,060	1,376	+ 29.8%	168	209	+ 24.4%	892	1167	+ 30.8%
$300,001 to $500,000	2,027	2,243	+ 10.7%	705	773	+ 9.6%	1322	1470	+ 11.2%
$500,001 to $1,500,000	3,684	3,906	+ 6.0%	2,456	2,582	+ 5.1%	1228	1324	+ 7.8%
$1,500,001 to $5,000,000	1,015	1,302	+ 28.3%	705	865	+ 22.7%	310	437	+ 41.0%
$5,000,001 and Above	243	288	+ 18.5%	200	246	+ 23.0%	43	42	- 2.3%
All Price Ranges	**8,029**	**9,115**	**+ 13.5%**	**4,234**	**4,675**	**+ 10.4%**	**3,795**	**4,440**	**+ 17.0%**

By Bedroom Count	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
1 Bedroom or Fewer	123	107	- 13.0%	34	22	- 35.3%	89	85	- 4.5%
2 Bedrooms	2,634	3,036	+ 15.3%	426	526	+ 23.5%	2,208	2,510	+ 13.7%
3 Bedrooms	3,805	4,203	+ 10.5%	2,390	2,476	+ 3.6%	1,415	1,727	+ 22.0%
4 Bedrooms or More	1,448	1,755	+ 21.2%	1,381	1,647	+ 19.3%	67	108	+ 61.2%
All Bedroom Counts	**8,029**	**9,115**	**+ 13.5%**	**4,234**	**4,675**	**+ 10.4%**	**3,795**	**4,440**	**+ 17.0%**

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.

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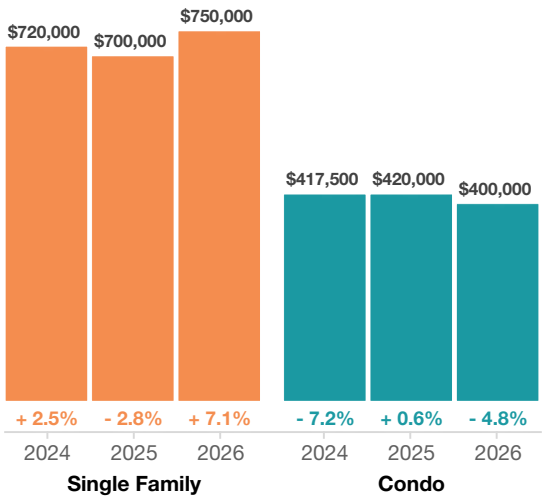
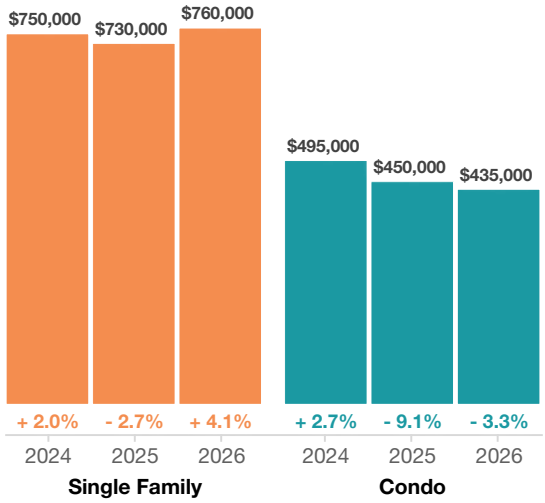
October



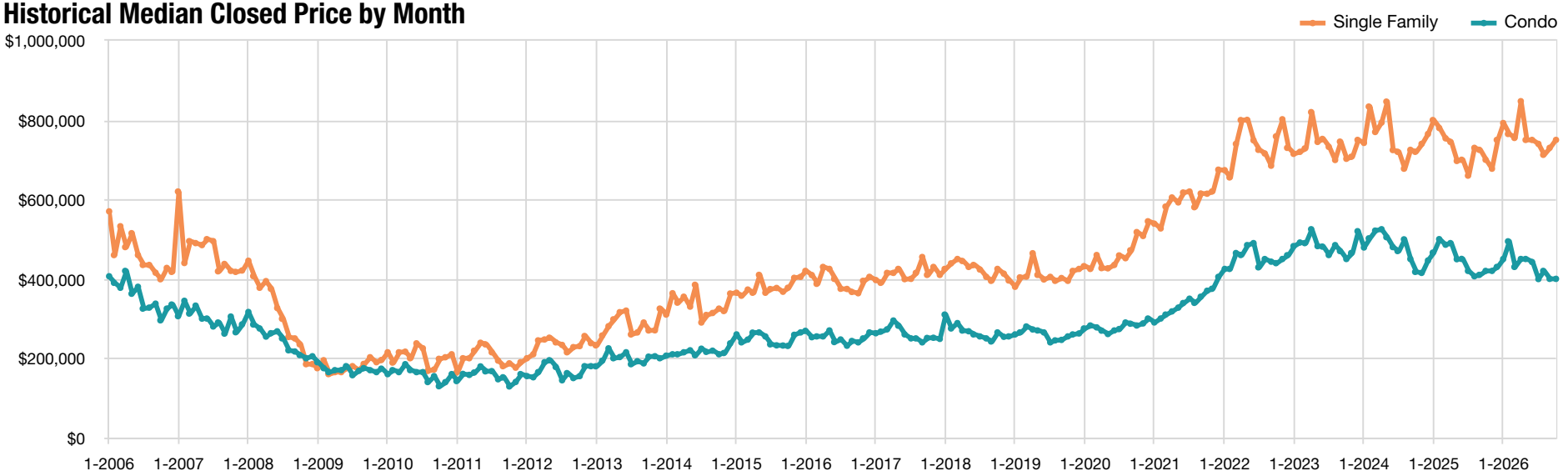
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	$677,500	- 8.4%	$420,000	+ 1.2%
Dec-2025	$750,000	- 2.0%	$430,000	- 3.6%
Jan-2026	$792,500	- 0.9%	$450,000	- 3.4%
Feb-2026	$765,000	- 1.9%	$494,500	- 1.1%
Mar-2026	$755,000	+ 0.1%	$430,000	- 11.5%
Apr-2026	$847,500	+ 13.8%	$450,000	- 8.2%
May-2026	$750,000	+ 7.6%	$450,000	+ 0.1%
Jun-2026	$750,000	+ 7.1%	$442,500	- 1.7%
Jul-2026	$740,000	+ 12.1%	$399,500	- 4.9%
Aug-2026	$712,500	- 2.4%	$420,000	+ 3.3%
Sep-2026	$730,000	+ 0.7%	$400,000	- 2.4%
Oct-2026	**$750,000**	**+ 7.1%**	**$400,000**	**- 4.8%**
12-Month Avg*	$754,000	+ 2.6%	$435,000	- 3.3%

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

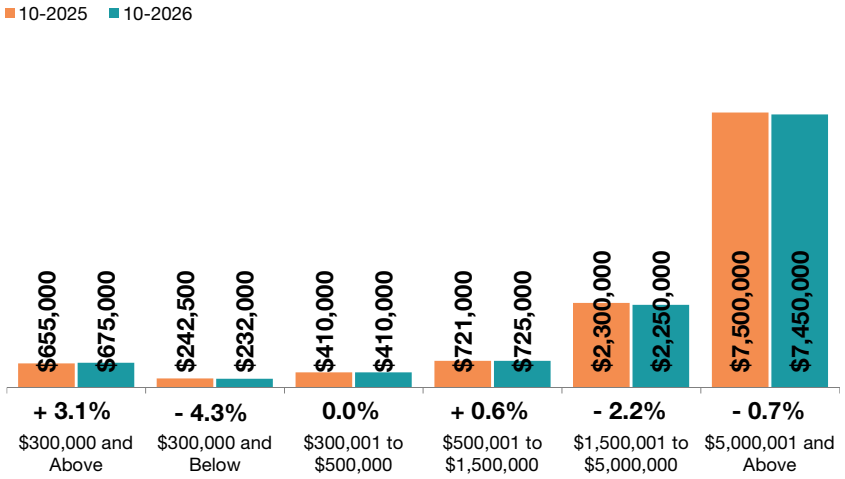
Historical Median Closed Price by Month



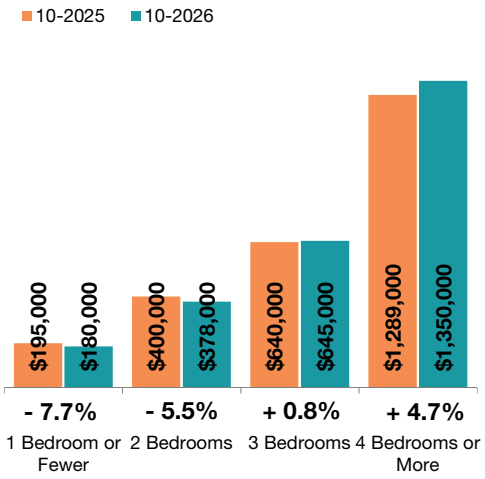
Overall Median Closed Sales By Price Range

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

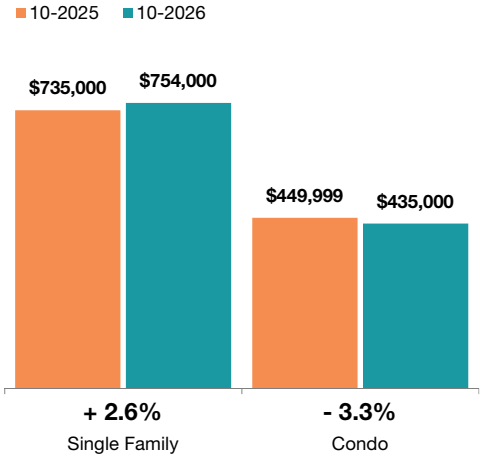
By Price Range



By Bedroom Count



By Property Type



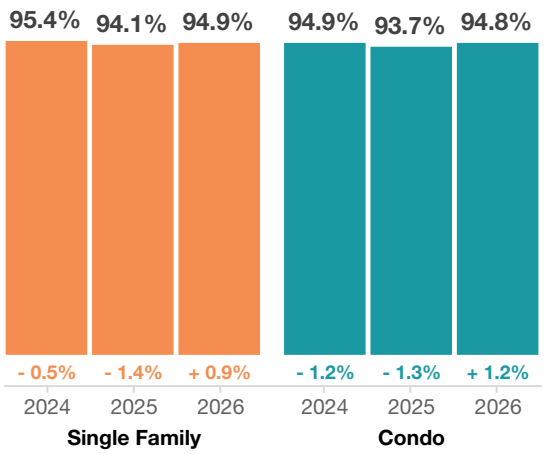
By Price Range	All Properties 10-2025	All Properties 10-2026	All Properties Change	Single Family 10-2025	Single Family 10-2026	Single Family Change	Condo 10-2025	Condo 10-2026	Condo Change
$300,000 and Above	$655,000	$675,000	+ 3.1%	$750,000	$780,000	+ 4.0%	$525,000	$530,000	+ 1.0%
$300,000 and Below	$242,500	$232,000	- 4.3%	$196,000	$165,000	- 15.8%	$250,000	$237,000	- 5.2%
$300,001 to $500,000	$410,000	$410,000	0.0%	$437,500	$440,000	+ 0.6%	$395,500	$395,000	- 0.1%
$500,001 to $1,500,000	$721,000	$725,000	+ 0.6%	$730,000	$740,000	+ 1.4%	$700,000	$715,000	+ 2.1%
$1,500,001 to $5,000,000	$2,300,000	$2,250,000	- 2.2%	$2,325,000	$2,275,000	- 2.2%	$2,200,000	$2,200,000	0.0%
$5,000,001 and Above	$7,500,000	$7,450,000	- 0.7%	$8,100,000	$7,500,000	- 7.4%	$6,525,000	$6,275,000	- 3.8%
All Price Ranges	**$600,000**	**$594,600**	**- 0.9%**	**$735,000**	**$754,000**	**+ 2.6%**	**$449,999**	**$435,000**	**- 3.3%**

By Bedroom Count	All Properties 10-2025	All Properties 10-2026	All Properties Change	Single Family 10-2025	Single Family 10-2026	Single Family Change	Condo 10-2025	Condo 10-2026	Condo Change
1 Bedroom or Fewer	$195,000	$180,000	- 7.7%	$130,850	$111,000	- 15.2%	$220,000	$216,000	- 1.8%
2 Bedrooms	$400,000	$378,000	- 5.5%	$485,000	$440,000	- 9.3%	$385,000	$365,000	- 5.2%
3 Bedrooms	$640,000	$645,000	+ 0.8%	$660,000	$680,000	+ 3.0%	$590,000	$560,000	- 5.1%
4 Bedrooms or More	$1,289,000	$1,350,000	+ 4.7%	$1,260,000	$1,350,000	+ 7.1%	$2,950,000	$2,700,000	- 8.5%
All Bedroom Counts	**$600,000**	**$594,600**	**- 0.9%**	**$735,000**	**$754,000**	**+ 2.6%**	**$449,999**	**$435,000**	**- 3.3%**

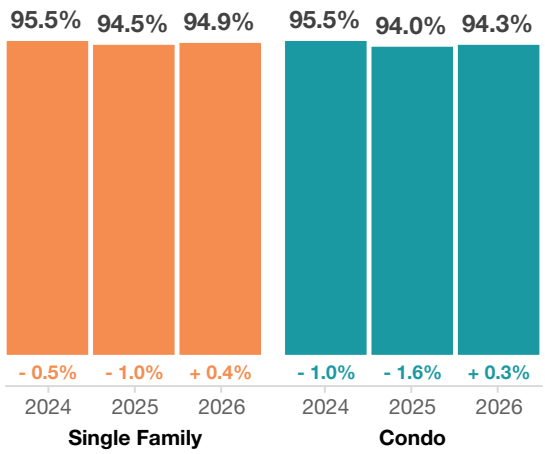
Overall Percent off List Price Received

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.

October



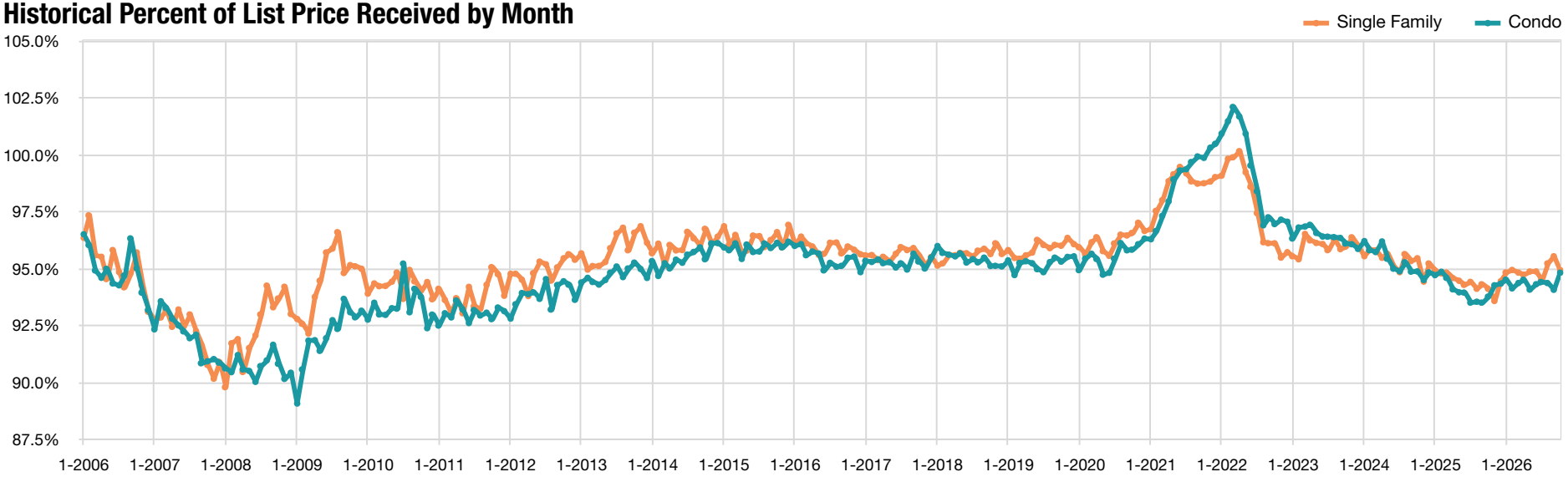
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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%	94.1%	+ 0.2%
Jun-2026	94.8%	+ 0.5%	94.3%	+ 0.4%
Jul-2026	94.5%	+ 0.1%	94.4%	+ 1.0%
Aug-2026	95.2%	+ 1.2%	94.3%	+ 0.9%
Sep-2026	95.5%	+ 1.3%	94.0%	+ 0.5%
Oct-2026	**94.9%**	**+ 0.9%**	**94.8%**	**+ 1.2%**
12-Month Avg*	94.8%	+ 0.3%	94.3%	+ 0.2%

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

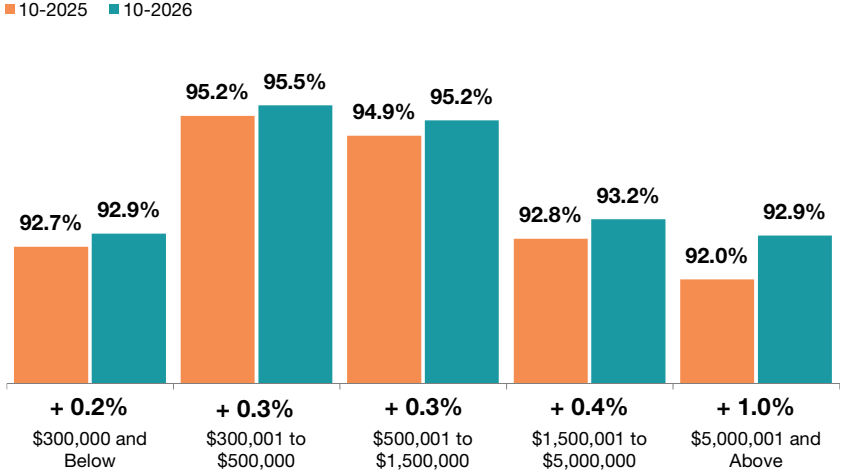
Historical Percent of List Price Received by Month



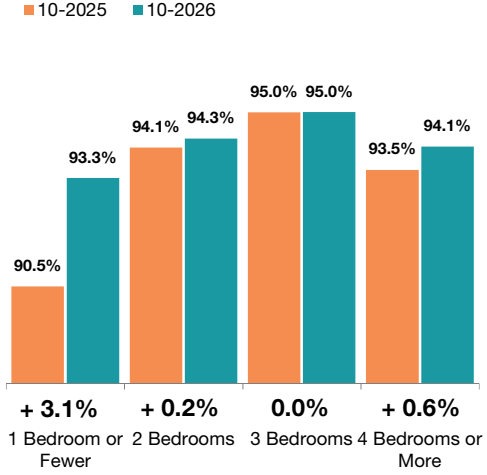
Overall Percent of List Price Received by Price Range

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.**

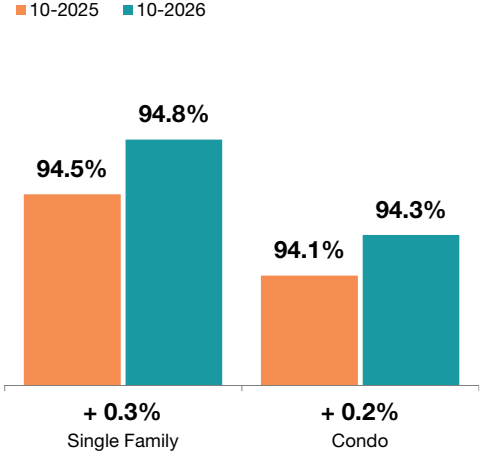
By Price Range



By Bedroom Count



By Property Type



By Price Range	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$300,000 and Below	92.7%	92.9%	+ 0.2%	90.9%	91.2%	+ 0.3%	93.0%	93.2%	+ 0.2%
$300,001 to $500,000	95.2%	95.5%	+ 0.3%	96.0%	96.1%	+ 0.1%	94.8%	95.1%	+ 0.3%
$500,001 to $1,500,000	94.9%	95.2%	+ 0.3%	95.1%	95.4%	+ 0.3%	94.4%	94.7%	+ 0.3%
$1,500,001 to $5,000,000	92.8%	93.2%	+ 0.4%	92.6%	93.2%	+ 0.6%	93.3%	93.3%	0.0%
$5,000,001 and Above	92.0%	92.9%	+ 1.0%	91.8%	92.8%	+ 1.1%	92.9%	93.5%	+ 0.6%
All Price Ranges	**94.3%**	**94.5%**	**+ 0.2%**	**94.5%**	**94.8%**	**+ 0.3%**	**94.1%**	**94.3%**	**+ 0.2%**

By Bedroom Count	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
1 Bedroom or Fewer	90.5%	93.3%	+ 3.1%	89.6%	92.5%	+ 3.2%	90.8%	93.5%	+ 3.0%
2 Bedrooms	94.1%	94.3%	+ 0.2%	94.0%	94.4%	+ 0.4%	94.1%	94.3%	+ 0.2%
3 Bedrooms	95.0%	95.0%	0.0%	95.2%	95.3%	+ 0.1%	94.5%	94.5%	0.0%
4 Bedrooms or More	93.5%	94.1%	+ 0.6%	93.5%	94.1%	+ 0.6%	92.2%	93.6%	+ 1.5%
All Bedroom Counts	**94.3%**	**94.5%**	**+ 0.2%**	**94.5%**	**94.8%**	**+ 0.3%**	**94.1%**	**94.3%**	**+ 0.2%**

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.

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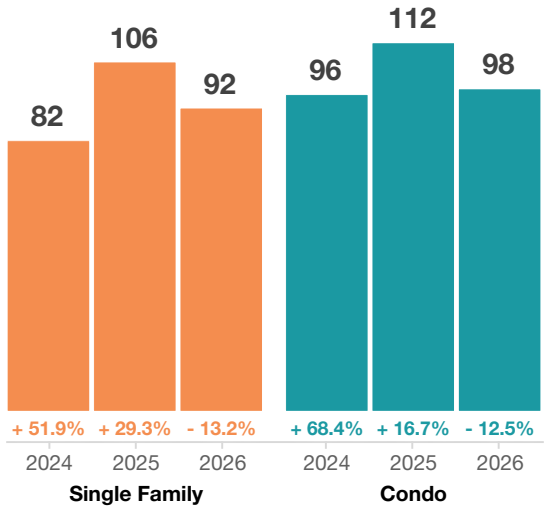
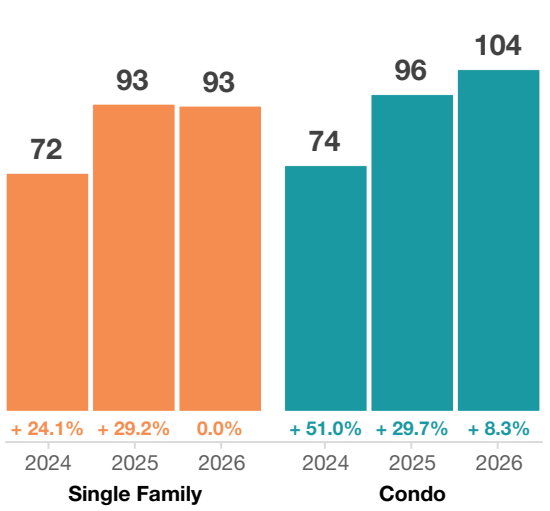
October



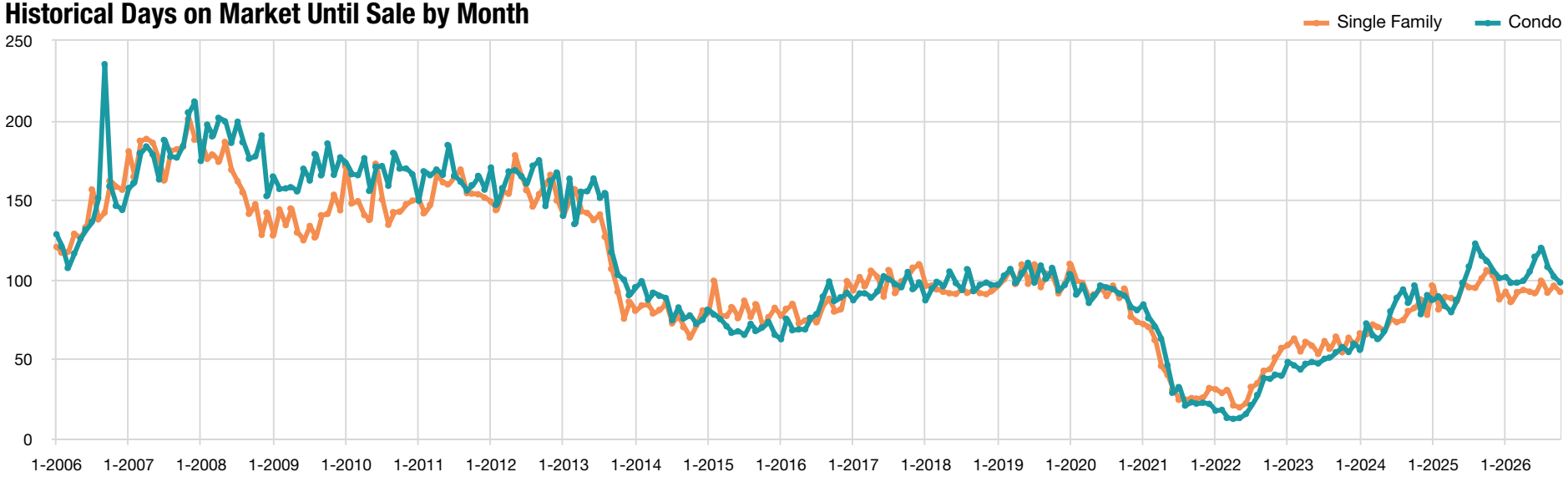
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	102	+ 17.2%	105	+ 34.6%
Dec-2025	87	+ 11.5%	101	+ 12.2%
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	92	+ 7.0%	105	+ 20.7%
Jun-2026	91	- 7.1%	114	+ 16.3%
Jul-2026	99	+ 4.2%	120	+ 11.1%
Aug-2026	92	- 3.2%	108	- 12.2%
Sep-2026	96	- 5.0%	102	- 11.3%
Oct-2026	**92**	**- 13.2%**	**98**	**- 12.5%**
12-Month Avg*	93	+ 1.0%	104	+ 9.5%

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

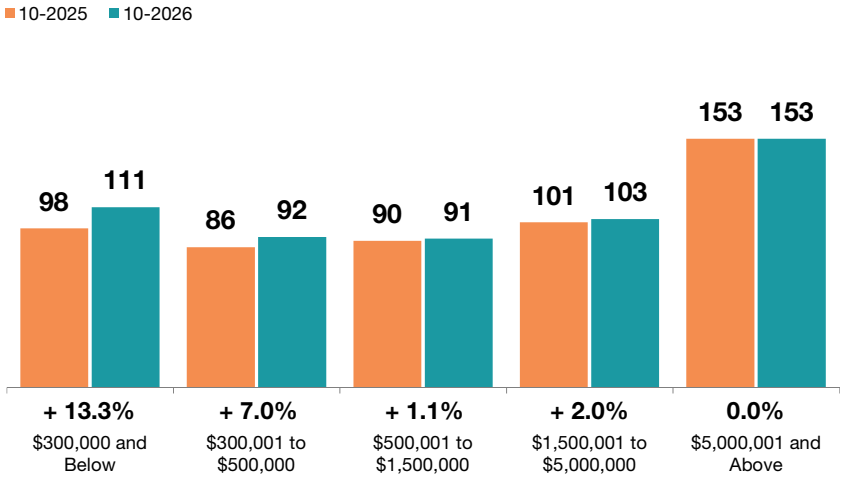
Historical Days on Market Until Sale by Month



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.

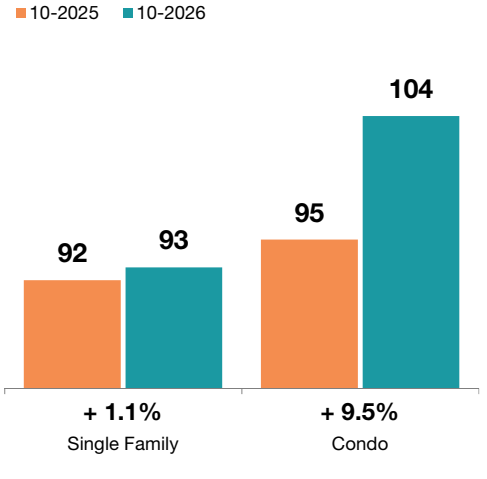
By Price Range



By Bedroom Count



By Property Type



By Price Range	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$300,000 and Below	98	111	+ 13.3%	83	99	+ 19.3%	100	113	+ 13.0%
$300,001 to $500,000	86	92	+ 7.0%	74	82	+ 10.8%	92	98	+ 6.5%
$500,001 to $1,500,000	90	91	+ 1.1%	90	87	- 3.3%	89	100	+ 12.4%
$1,500,001 to $5,000,000	101	103	+ 2.0%	97	102	+ 5.2%	112	107	- 4.5%
$5,000,001 and Above	153	153	0.0%	164	153	- 6.7%	100	147	+ 47.0%
All Price Ranges	**93**	**98**	**+ 5.4%**	**92**	**93**	**+ 1.1%**	**95**	**104**	**+ 9.5%**

By Bedroom Count	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
1 Bedroom or Fewer	105	102	- 2.9%	96	86	- 10.4%	109	106	- 2.7%
2 Bedrooms	94	101	+ 7.4%	88	90	+ 2.3%	96	103	+ 7.6%
3 Bedrooms	88	95	+ 8.0%	85	87	+ 2.4%	92	106	+ 14.5%
4 Bedrooms or More	104	102	- 1.9%	104	103	- 1.0%	108	91	- 15.6%
All Bedroom Counts	**93**	**98**	**+ 5.4%**	**92**	**93**	**+ 1.1%**	**95**	**104**	**+ 9.5%**

Overall New Listings

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

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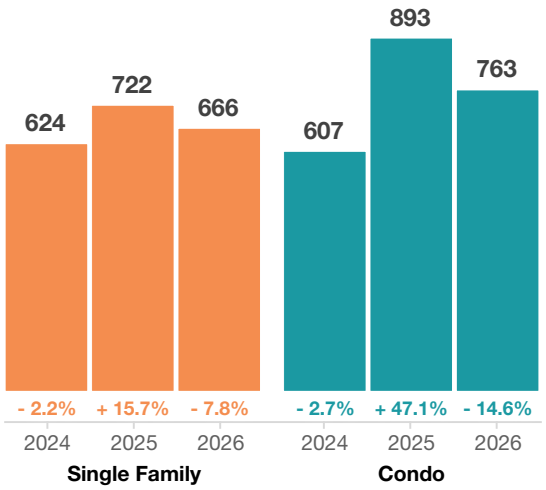
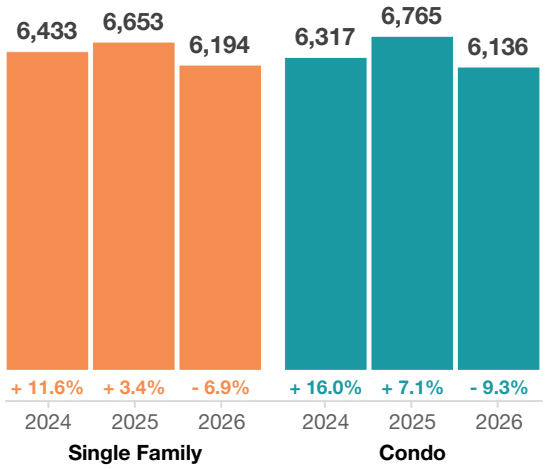
October

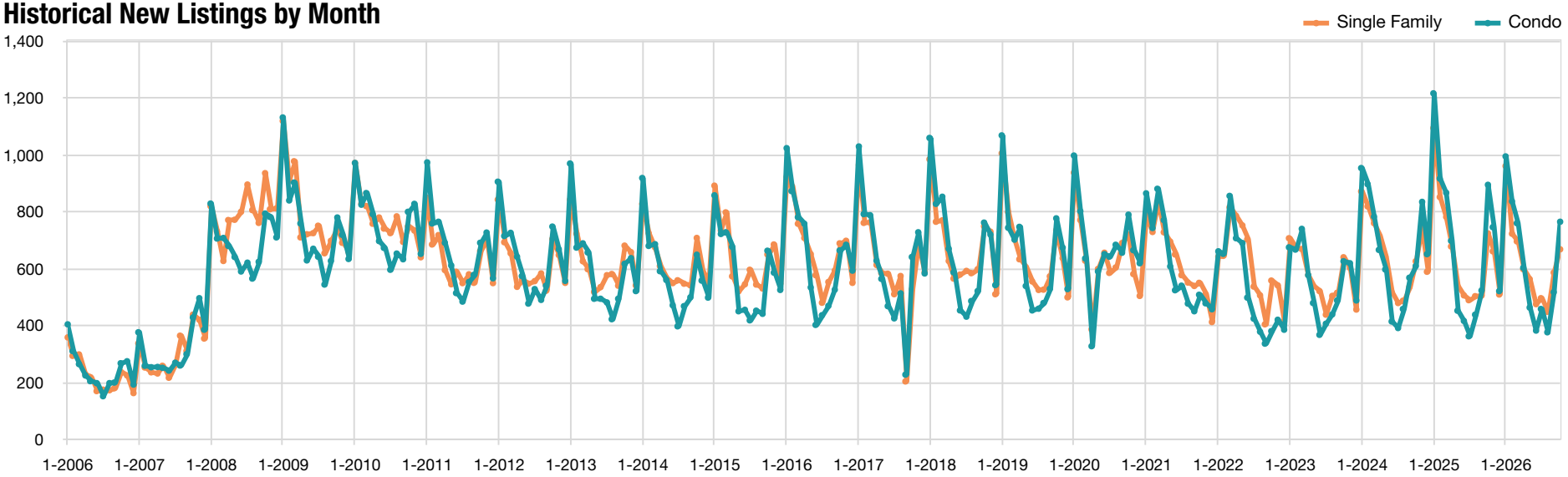


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	659	- 11.1%	744	- 10.7%
Dec-2025	507	- 13.6%	519	- 20.0%
Jan-2026	959	- 12.3%	993	- 18.3%
Feb-2026	721	- 15.2%	835	- 8.7%
Mar-2026	694	- 11.0%	758	- 12.4%
Apr-2026	596	- 11.8%	601	- 13.6%
May-2026	561	+ 4.5%	461	+ 2.4%
Jun-2026	473	- 6.2%	380	- 8.2%
Jul-2026	494	+ 1.4%	456	+ 26.7%
Aug-2026	446	- 11.0%	374	- 14.2%
Sep-2026	584	+ 16.1%	515	- 1.2%
Oct-2026	**666**	**- 7.8%**	**763**	**- 14.6%**
12-Month Avg	613	- 7.8%	617	- 10.2%

Historical New Listings by Month

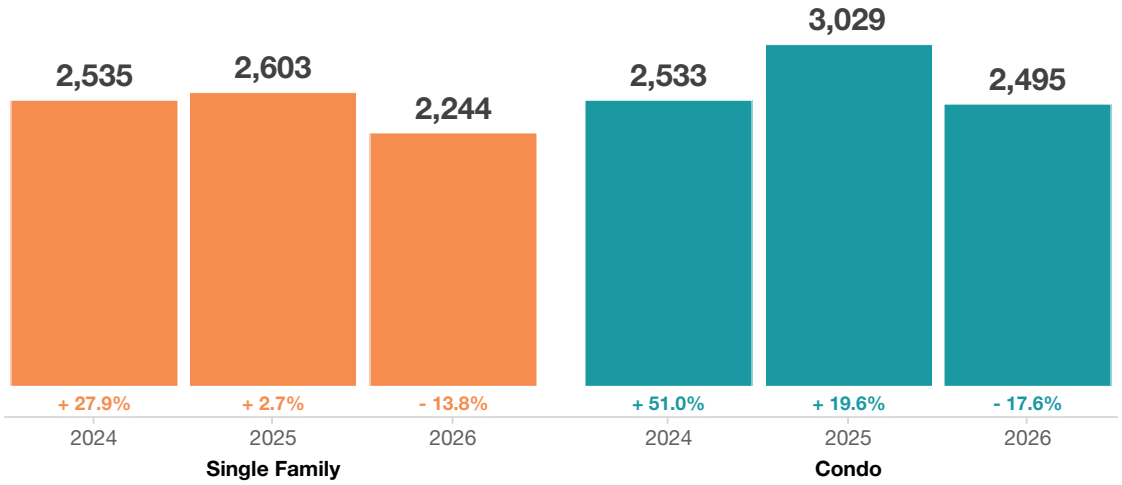


Current as of November 10, 2026. All data from Southwest Florida MLS. Report © 2026 ShowingTime Plus, LLC. |

Overall Inventory of Homes for Sale

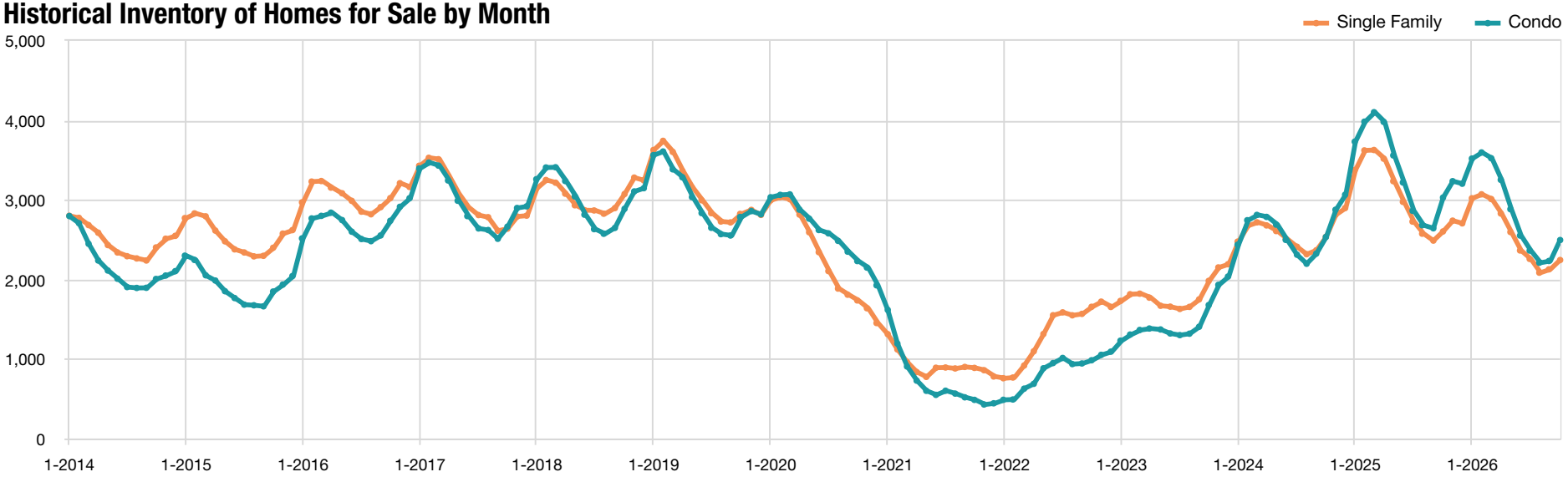
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	2,739	- 2.6%	3,235	+ 12.5%
Dec-2025	2,705	- 6.6%	3,203	+ 4.5%
Jan-2026	3,020	- 10.5%	3,519	- 5.7%
Feb-2026	3,070	- 15.2%	3,596	- 9.7%
Mar-2026	3,011	- 17.0%	3,524	- 14.1%
Apr-2026	2,829	- 19.6%	3,252	- 18.3%
May-2026	2,596	- 19.8%	2,883	- 19.0%
Jun-2026	2,364	- 20.5%	2,552	- 20.7%
Jul-2026	2,258	- 17.2%	2,363	- 17.5%
Aug-2026	2,085	- 19.0%	2,210	- 17.6%
Sep-2026	2,127	- 14.5%	2,232	- 15.6%
Oct-2026	**2,244**	**- 13.8%**	**2,495**	**- 17.6%**
12-Month Avg	2,587	- 14.8%	2,922	- 11.7%

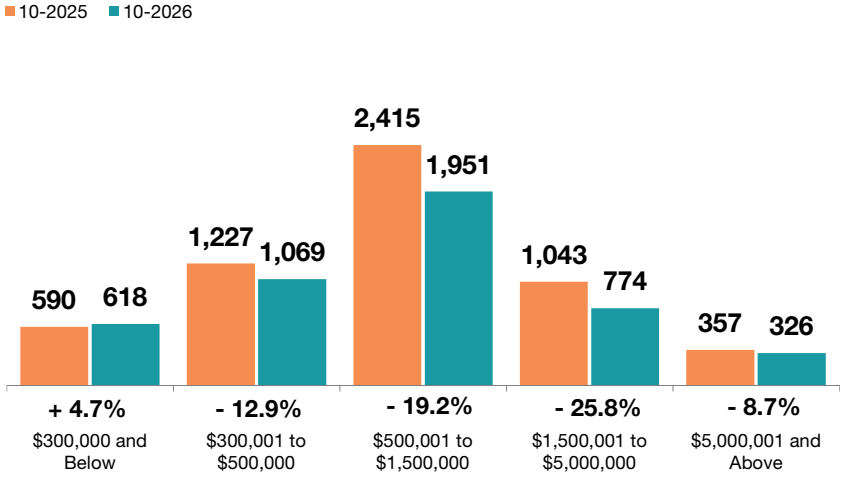
Historical Inventory of Homes for Sale by Month



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.

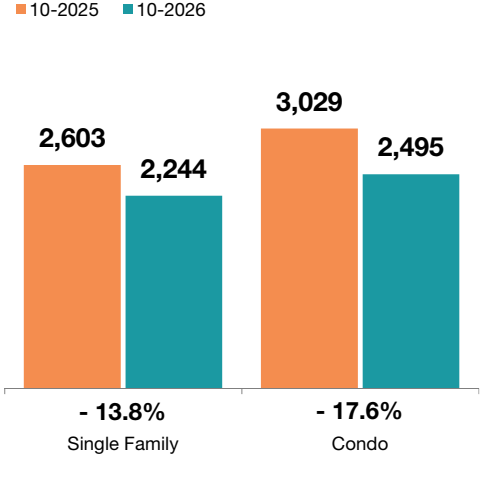
By Price Range



By Bedroom Count



By Property Type



By Price Range	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$300,000 and Below	590	618	+ 4.7%	121	100	- 17.4%	469	518	+ 10.4%
$300,001 to $500,000	1,227	1,069	- 12.9%	231	212	- 8.2%	996	857	- 14.0%
$500,001 to $1,500,000	2,415	1,951	- 19.2%	1,341	1,185	- 11.6%	1074	766	- 28.7%
$1,500,001 to $5,000,000	1,043	774	- 25.8%	631	499	- 20.9%	412	275	- 33.3%
$5,000,001 and Above	357	326	- 8.7%	279	248	- 11.1%	78	78	0.0%
All Price Ranges	**5,632**	**4,739**	**- 15.9%**	**2,603**	**2,244**	**- 13.8%**	**3,029**	**2,495**	**- 17.6%**

By Bedroom Count	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
1 Bedroom or Fewer	98	112	+ 14.3%	18	22	+ 22.2%	80	90	+ 12.5%
2 Bedrooms	1,984	1,684	- 15.1%	279	258	- 7.5%	1,705	1,426	- 16.4%
3 Bedrooms	2,393	1,880	- 21.4%	1,252	1,007	- 19.6%	1,141	873	- 23.5%
4 Bedrooms or More	1,143	1,049	- 8.2%	1,052	956	- 9.1%	91	93	+ 2.2%
All Bedroom Counts	**5,632**	**4,739**	**- 15.9%**	**2,603**	**2,244**	**- 13.8%**	**3,029**	**2,495**	**- 17.6%**

Listing and Sales Summary Report

October 2026

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	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change	Oct-26	Oct-25	% Change
Overall Naples Market*	**$598,750**	**$575,000**	**+4.1%**	**570**	**673**	**-15.3%**	**4,739**	**5,632**	**-15.9%**	**95**	**108**	**-12.0%**
Collier County	**$620,000**	**$590,000**	**+5.1%**	**620**	**732**	**-15.3%**	**5,254**	**6,282**	**-16.4%**	**95**	**111**	**-14.4%**
Ave Maria	$445,000	$410,000	+8.5%	21	19	+10.5%	218	214	+1.9%	123	158	-22.2%
Central Naples	$462,500	$420,000	+10.1%	62	89	-30.3%	519	625	-17.0%	82	105	-21.9%
East Naples	$585,000	$565,900	+3.4%	167	183	-8.7%	1,126	1,314	-14.3%	93	102	-8.8%
Everglades City	--	$225,500	--	0	1	-100.0%	11	10	+10.0%	--	381	--
Immokalee	$285,000	$308,400	-7.6%	4	4	0.0%	16	4	+300.0%	47	181	-74.0%
Immokalee / Ave Maria	$422,500	$370,000	+14.2%	25	23	+8.7%	236	219	+7.8%	111	162	-31.5%
Naples	$620,000	$587,000	+5.6%	545	649	-16.0%	4,506	5,410	-16.7%	94	107	-12.1%
Naples Beach	$1,650,000	$1,025,000	+61.0%	85	99	-14.1%	1,115	1,376	-19.0%	122	120	+1.7%
North Naples	$739,000	$645,000	+14.6%	137	169	-18.9%	914	1,149	-20.5%	85	102	-16.7%
South Naples	$430,000	$499,500	-13.9%	94	110	-14.5%	829	949	-12.6%	90	110	-18.2%
34102	$2,687,500	$2,350,000	+14.4%	26	33	-21.2%	427	460	-7.2%	144	110	+30.9%
34103	$1,762,500	$935,000	+88.5%	26	23	+13.0%	315	420	-25.0%	138	125	+10.4%
34104	$470,000	$340,000	+38.2%	30	30	0.0%	244	279	-12.5%	89	122	-27.0%
34105	$475,000	$597,500	-20.5%	25	36	-30.6%	181	263	-31.2%	92	116	-20.7%
34108	$1,250,000	$955,000	+30.9%	33	43	-23.3%	373	496	-24.8%	92	125	-26.4%
34109	$635,000	$580,000	+9.5%	33	45	-26.7%	227	302	-24.8%	94	101	-6.9%
34110	$775,000	$570,000	+36.0%	39	48	-18.8%	361	415	-13.0%	94	116	-19.0%
34112	$352,500	$380,000	-7.2%	54	65	-16.9%	450	555	-18.9%	93	92	+1.1%
34113	$510,000	$610,000	-16.4%	40	45	-11.1%	379	394	-3.8%	86	136	-36.8%
34114	$593,750	$523,700	+13.4%	58	78	-25.6%	459	572	-19.8%	105	110	-4.5%
34116	$335,000	$400,000	-16.3%	7	23	-69.6%	94	83	+13.3%	18	65	-72.3%
34117	$590,000	$650,000	-9.2%	21	28	-25.0%	130	156	-16.7%	68	109	-37.6%
34119	$740,000	$700,000	+5.7%	65	76	-14.5%	326	432	-24.5%	76	94	-19.1%
34120	$584,500	$585,000	-0.1%	88	77	+14.3%	536	583	-8.1%	92	92	0.0%
34137	--	--	--	0	0	--	1	3	-66.7%	--	--	--
34142	$422,500	$370,000	+14.2%	25	23	+8.7%	236	219	+7.8%	111	162	-31.5%

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

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.

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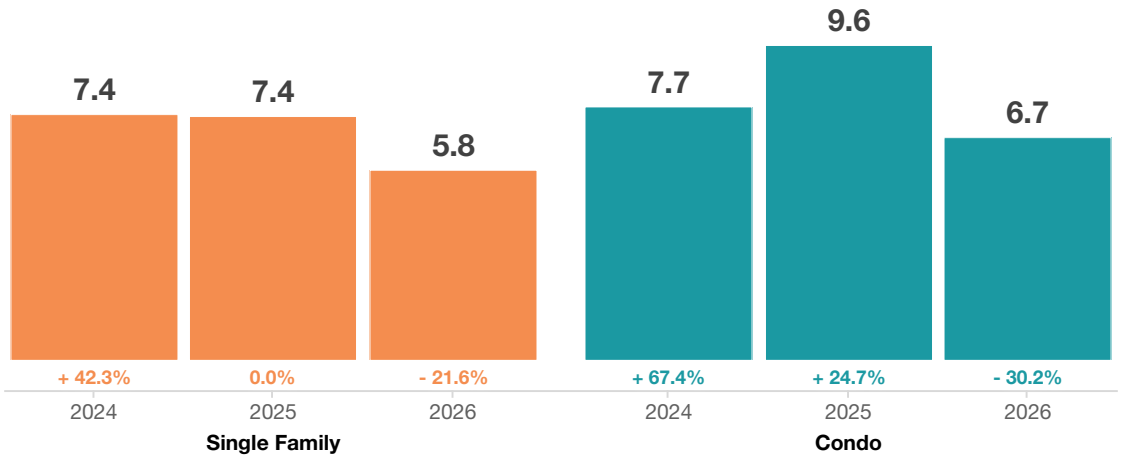
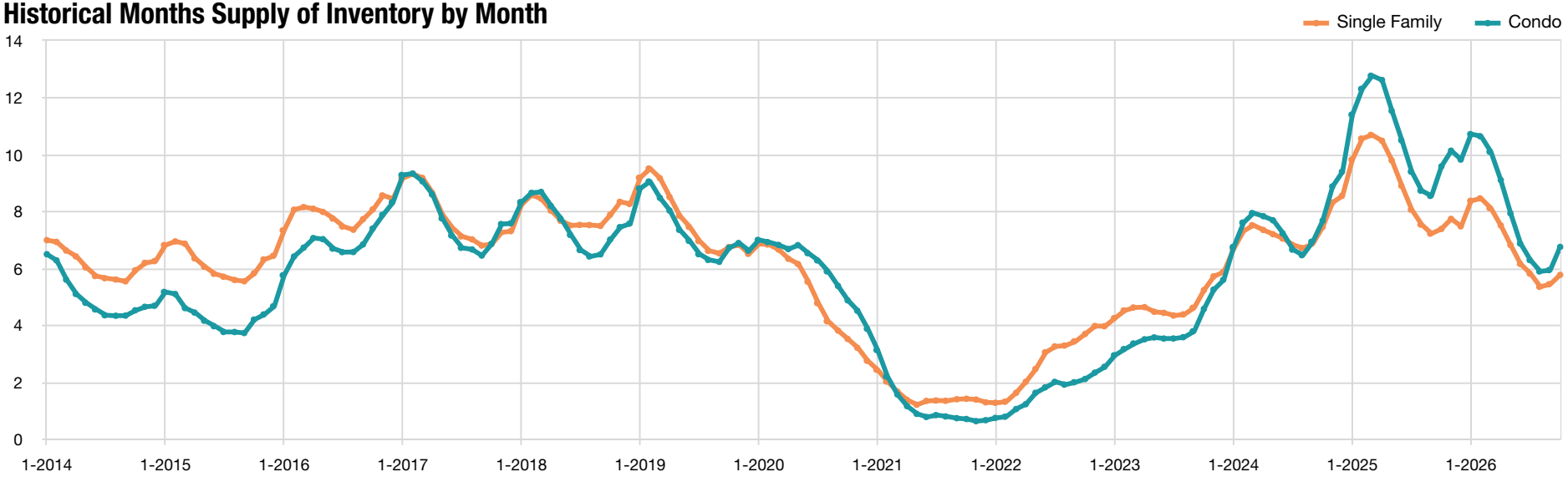
October



Months Supply	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2025	7.7	- 7.2%	10.1	+ 13.5%
Dec-2025	7.5	- 11.8%	9.8	+ 4.3%
Jan-2026	8.4	- 14.3%	10.7	- 6.1%
Feb-2026	8.5	- 19.8%	10.6	- 13.8%
Mar-2026	8.1	- 24.3%	10.1	- 21.1%
Apr-2026	7.5	- 28.6%	9.1	- 27.8%
May-2026	6.8	- 30.6%	7.9	- 31.3%
Jun-2026	6.1	- 31.5%	6.9	- 34.3%
Jul-2026	5.8	- 28.4%	6.3	- 33.0%
Aug-2026	5.3	- 29.3%	5.9	- 32.2%
Sep-2026	5.4	- 25.0%	5.9	- 30.6%
Oct-2026	**5.8**	**- 21.6%**	**6.7**	**- 30.2%**
12-Month Avg*	6.9	- 22.7%	8.3	- 20.3%

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

Historical Months Supply of Inventory by Month



Current as of November 10, 2026. All data from Southwest Florida MLS. Report © 2026 ShowingTime Plus, LLC. |

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.**

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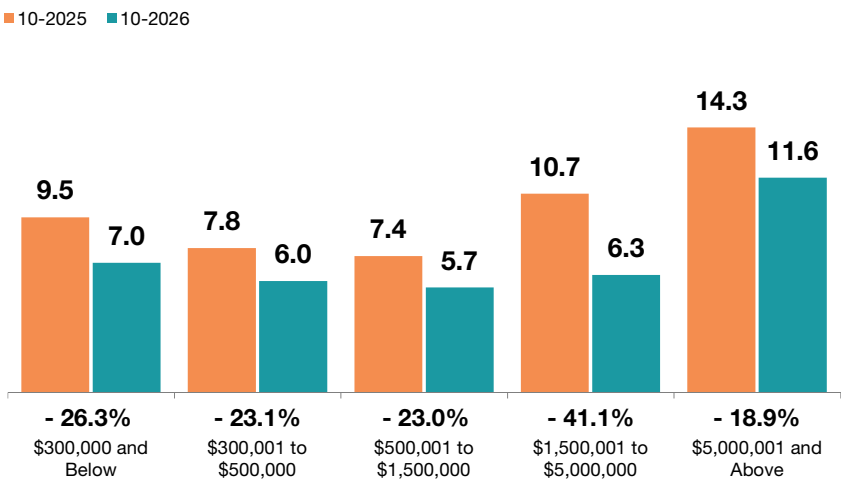
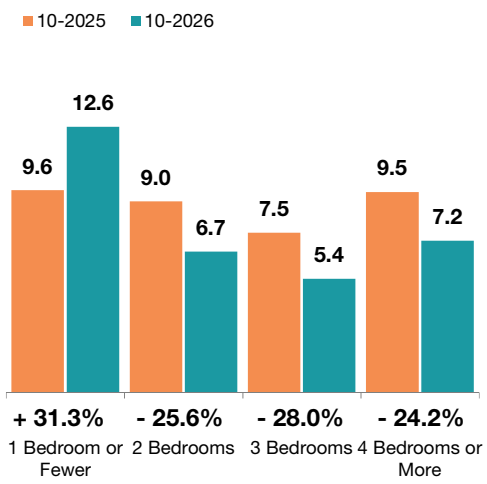
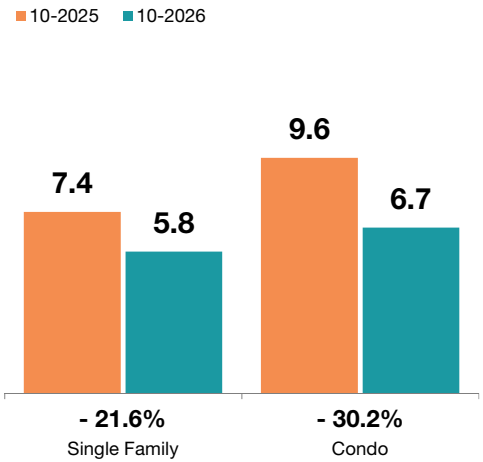
By Price Range



By Bedroom Count



By Property Type



By Price Range	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$300,000 and Below	9.5	7.0	- 26.3%	9.8	6.4	- 34.7%	9.4	7.1	- 24.5%
$300,001 to $500,000	7.8	6.0	- 23.1%	5.3	4.2	- 20.8%	8.8	6.7	- 23.9%
$500,001 to $1,500,000	7.4	5.7	- 23.0%	6.4	5.4	- 15.6%	9.1	6.2	- 31.9%
$1,500,001 to $5,000,000	10.7	6.3	- 41.1%	9.4	6.3	- 33.0%	13.8	6.5	- 52.9%
$5,000,001 and Above	14.3	11.6	- 18.9%	14.0	10.4	- 25.7%	15.9	18.4	+ 15.7%
All Price Ranges	**8.4**	**6.2**	**- 26.2%**	**7.4**	**5.8**	**- 21.6%**	**9.6**	**6.7**	**- 30.2%**

By Bedroom Count	All Properties			Single Family			Condo		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
1 Bedroom or Fewer	9.6	12.6	+ 31.3%	5.3	9.0	+ 69.8%	10.8	12.7	+ 17.6%
2 Bedrooms	9.0	6.7	- 25.6%	7.9	5.9	- 25.3%	9.3	6.8	- 26.9%
3 Bedrooms	7.5	5.4	- 28.0%	6.3	4.9	- 22.2%	9.7	6.1	- 37.1%
4 Bedrooms or More	9.5	7.2	- 24.2%	9.1	7.0	- 23.1%	16.3	10.3	- 36.8%
All Bedroom Counts	**8.4**	**6.2**	**- 26.2%**	**7.4**	**5.8**	**- 21.6%**	**9.6**	**6.7**	**- 30.2%**

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Local Market Update – October 2026

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Naples Beach

34102, 34103, 34108

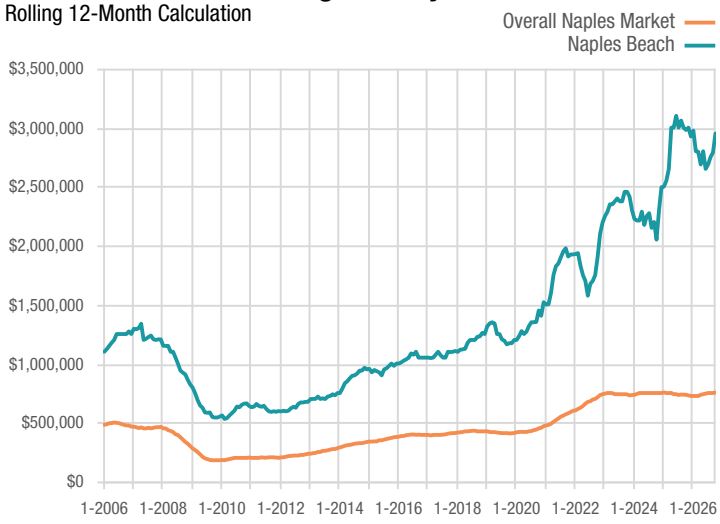
Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	115	**116**	+ 0.9%	981	**871**	- 11.2%
Total Sales	46	**44**	- 4.3%	463	**513**	+ 10.8%
Days on Market Until Sale	121	**132**	+ 9.1%	139	**132**	- 5.0%
Median Closed Price*	$2,050,000	**$3,747,500**	+ 82.8%	$2,925,000	**$2,950,000**	+ 0.9%
Average Closed Price*	$3,511,696	**$4,851,117**	+ 38.1%	$5,131,431	**$5,046,091**	- 1.7%
Percent of List Price Received*	91.2%	**93.5%**	+ 2.5%	91.6%	**92.5%**	+ 1.0%
Inventory of Homes for Sale	518	**412**	- 20.5%	—	—	—
Months Supply of Inventory	12.0	**8.3**	- 30.8%	—	—	—

Condo	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	254	**222**	- 12.6%	1,680	**1,536**	- 8.6%
Total Sales	53	**41**	- 22.6%	738	**911**	+ 23.4%
Days on Market Until Sale	119	**112**	- 5.9%	108	**115**	+ 6.5%
Median Closed Price*	$900,000	**$1,100,000**	+ 22.2%	$1,112,500	**$1,060,000**	- 4.7%
Average Closed Price*	$1,252,208	**$1,269,720**	+ 1.4%	$1,598,606	**$1,569,861**	- 1.8%
Percent of List Price Received*	92.5%	**93.1%**	+ 0.6%	92.4%	**93.3%**	+ 1.0%
Inventory of Homes for Sale	858	**703**	- 18.1%	—	—	—
Months Supply of Inventory	12.5	**8.1**	- 35.2%	—	—	—

* 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.

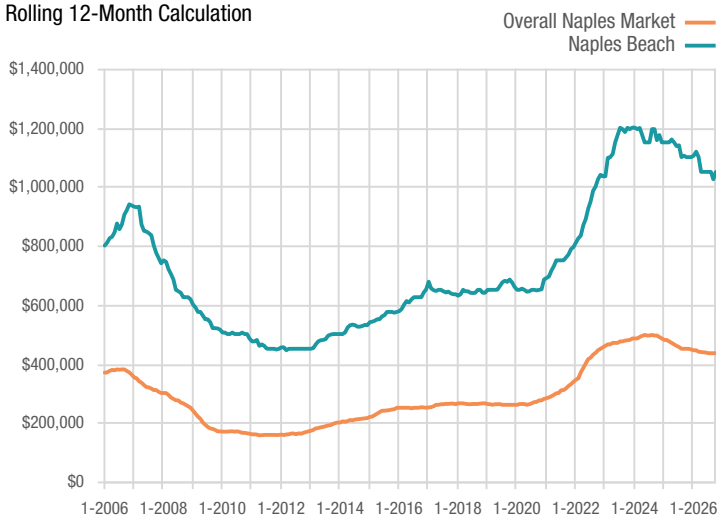
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – October 2026

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North Naples

34109, 34110, 34119

Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	149	**140**	- 6.0%	1,341	**1,257**	- 6.3%
Total Sales	81	**68**	- 16.0%	788	**888**	+ 12.7%
Days on Market Until Sale	99	**75**	- 24.2%	86	**85**	- 1.2%
Median Closed Price*	$950,000	**$885,000**	- 6.8%	$962,363	**$1,005,000**	+ 4.4%
Average Closed Price*	$1,461,032	**$1,199,249**	- 17.9%	$1,431,035	**$1,495,163**	+ 4.5%
Percent of List Price Received*	93.9%	**94.5%**	+ 0.6%	94.2%	**94.4%**	+ 0.2%
Inventory of Homes for Sale	457	**389**	- 14.9%	—	—	—
Months Supply of Inventory	5.9	**4.5**	- 23.7%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	193	**167**	- 13.5%	1,658	**1,486**	- 10.4%
Total Sales	88	**69**	- 21.6%	875	**993**	+ 13.5%
Days on Market Until Sale	105	**95**	- 9.5%	93	**103**	+ 10.8%
Median Closed Price*	$415,000	**$425,000**	+ 2.4%	$449,500	**$430,000**	- 4.3%
Average Closed Price*	$577,408	**$818,014**	+ 41.7%	$615,219	**$657,327**	+ 6.8%
Percent of List Price Received*	93.8%	**95.0%**	+ 1.3%	94.6%	**94.7%**	+ 0.1%
Inventory of Homes for Sale	692	**525**	- 24.1%	—	—	—
Months Supply of Inventory	8.2	**5.6**	- 31.7%	—	—	—

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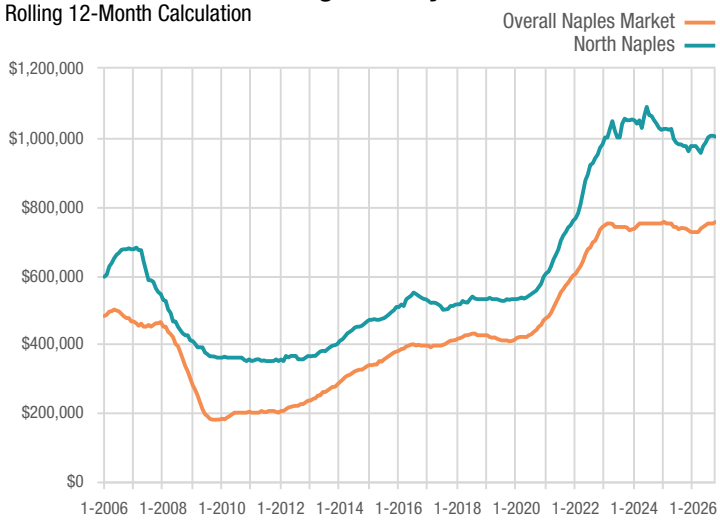
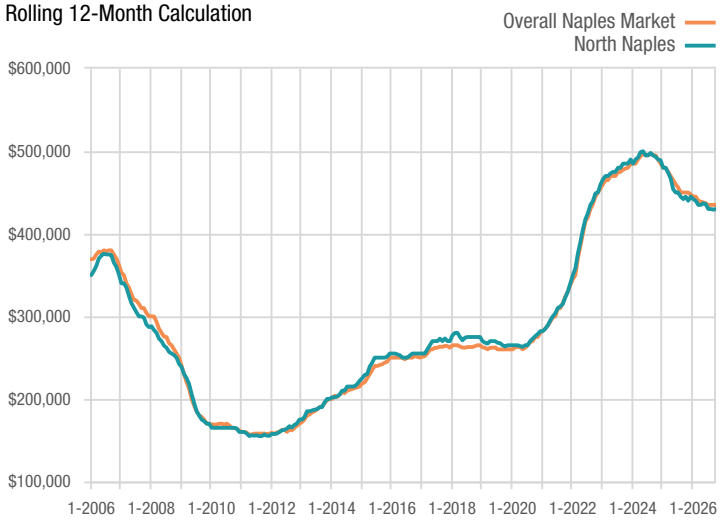
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – October 2026

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Central Naples

34104, 34105, 34116

Single Family	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	81	**77**	- 4.9%	737	**667**	- 9.5%
Total Sales	44	**32**	- 27.3%	454	**452**	- 0.4%
Days on Market Until Sale	92	**80**	- 13.0%	78	**76**	- 2.6%
Median Closed Price*	$580,000	**$649,500**	+ 12.0%	$620,000	**$645,000**	+ 4.0%
Average Closed Price*	$1,328,746	**$967,647**	- 27.2%	$1,005,465	**$1,143,431**	+ 13.7%
Percent of List Price Received*	95.2%	**93.7%**	- 1.6%	95.2%	**95.4%**	+ 0.2%
Inventory of Homes for Sale	240	**220**	- 8.3%	—	—	—
Months Supply of Inventory	5.6	**4.9**	- 12.5%	—	—	—

Condo	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	111	**87**	- 21.6%	912	**777**	- 14.8%
Total Sales	45	**30**	- 33.3%	489	**517**	+ 5.7%
Days on Market Until Sale	117	**85**	- 27.4%	84	**90**	+ 7.1%
Median Closed Price*	$285,000	**$290,000**	+ 1.8%	$300,000	**$300,000**	0.0%
Average Closed Price*	$362,353	**$376,203**	+ 3.8%	$376,195	**$375,834**	- 0.1%
Percent of List Price Received*	93.1%	**96.2%**	+ 3.3%	94.2%	**94.5%**	+ 0.3%
Inventory of Homes for Sale	385	**299**	- 22.3%	—	—	—
Months Supply of Inventory	8.0	**5.8**	- 27.5%	—	—	—

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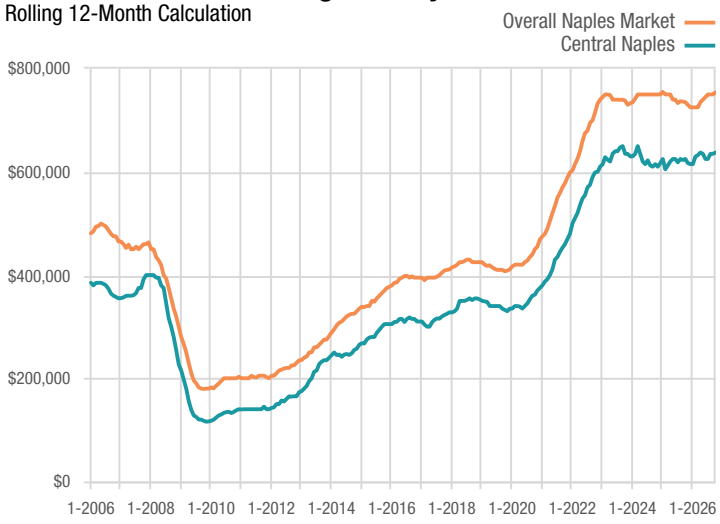
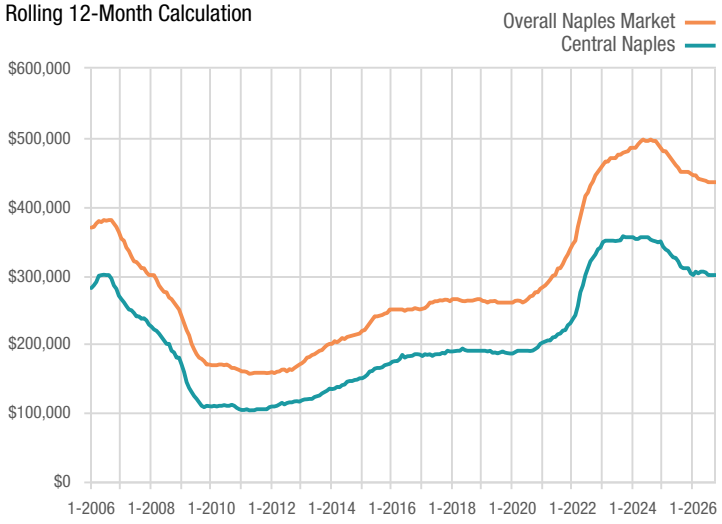
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – October 2026

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South Naples

34112, 34113

Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	88	**79**	- 10.2%	824	**762**	- 7.5%
Total Sales	47	**46**	- 2.1%	426	**498**	+ 16.9%
Days on Market Until Sale	116	**91**	- 21.6%	90	**94**	+ 4.4%
Median Closed Price*	$620,000	**$526,000**	- 15.2%	$675,000	**$720,000**	+ 6.7%
Average Closed Price*	$916,939	**$911,200**	- 0.6%	$972,482	**$1,003,422**	+ 3.2%
Percent of List Price Received*	94.1%	**95.9%**	+ 1.9%	93.2%	**94.6%**	+ 1.5%
Inventory of Homes for Sale	326	**262**	- 19.6%	—	**—**	—
Months Supply of Inventory	7.9	**5.4**	- 31.6%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	187	**162**	- 13.4%	1,487	**1,342**	- 9.8%
Total Sales	63	**48**	- 23.8%	713	**801**	+ 12.3%
Days on Market Until Sale	105	**89**	- 15.2%	94	**98**	+ 4.3%
Median Closed Price*	$355,000	**$335,000**	- 5.6%	$383,000	**$340,000**	- 11.2%
Average Closed Price*	$465,492	**$386,865**	- 16.9%	$442,126	**$418,499**	- 5.3%
Percent of List Price Received*	94.4%	**95.1%**	+ 0.7%	94.4%	**94.3%**	- 0.1%
Inventory of Homes for Sale	623	**567**	- 9.0%	—	**—**	—
Months Supply of Inventory	9.1	**7.1**	- 22.0%	—	**—**	—

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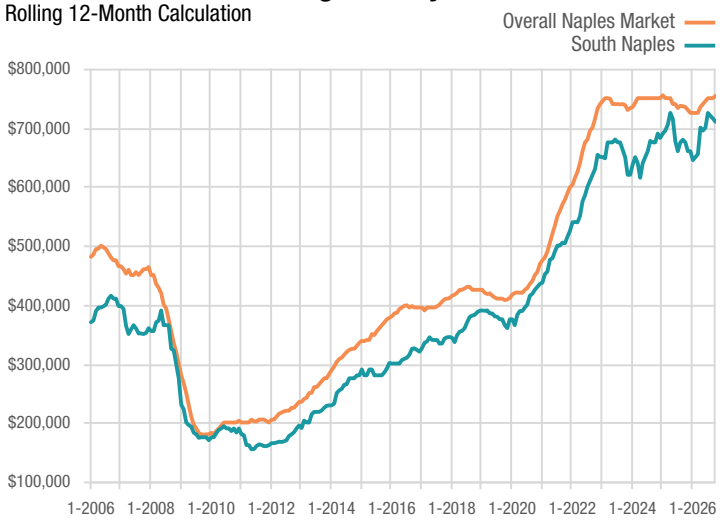
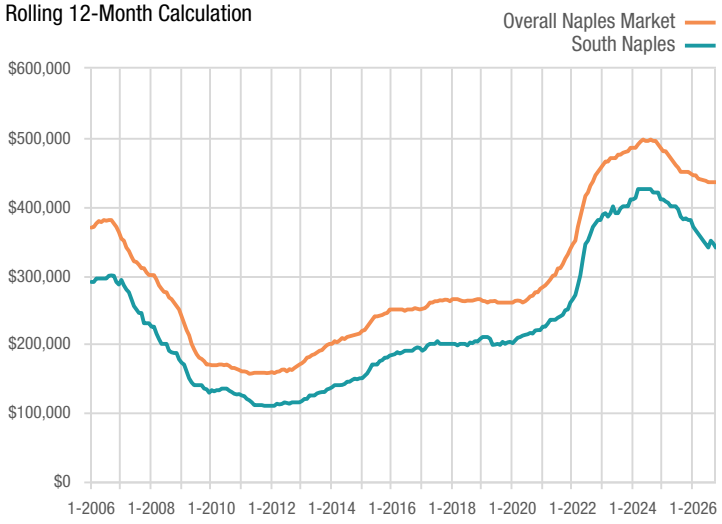
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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Local Market Update – October 2026

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East Naples

34114, 34117, 34120, 34137

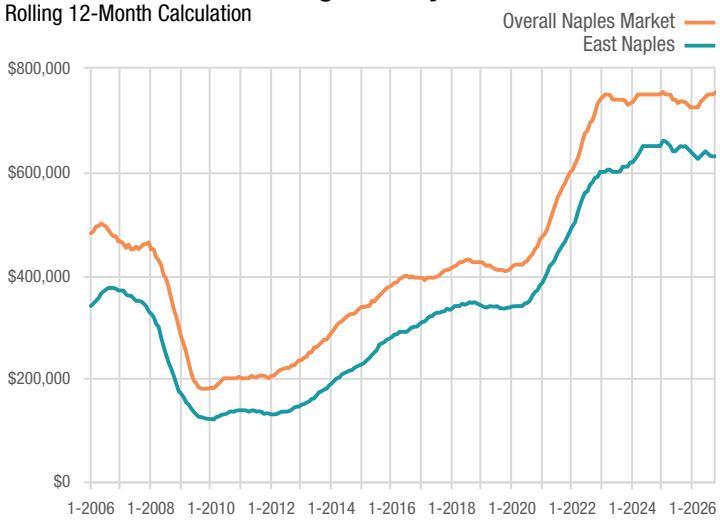
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	256	**219**	- 14.5%	2,353	**2,254**	- 4.2%
Total Sales	131	**128**	- 2.3%	1,321	**1,468**	+ 11.1%
Days on Market Until Sale	104	**87**	- 16.3%	89	**87**	- 2.2%
Median Closed Price*	$637,000	**$665,000**	+ 4.4%	$645,000	**$632,250**	- 2.0%
Average Closed Price*	$727,485	**$817,590**	+ 12.4%	$782,736	**$814,362**	+ 4.0%
Percent of List Price Received*	94.6%	**95.7%**	+ 1.2%	95.6%	**95.8%**	+ 0.2%
Inventory of Homes for Sale	907	**792**	- 12.7%	—	—	—
Months Supply of Inventory	7.2	**5.6**	- 22.2%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	123	**113**	- 8.1%	872	**815**	- 6.5%
Total Sales	52	**39**	- 25.0%	396	**502**	+ 26.8%
Days on Market Until Sale	99	**113**	+ 14.1%	99	**108**	+ 9.1%
Median Closed Price*	$467,500	**$380,000**	- 18.7%	$454,500	**$440,000**	- 3.2%
Average Closed Price*	$462,008	**$403,905**	- 12.6%	$469,710	**$465,119**	- 1.0%
Percent of List Price Received*	94.3%	**94.4%**	+ 0.1%	95.0%	**95.2%**	+ 0.2%
Inventory of Homes for Sale	407	**334**	- 17.9%	—	—	—
Months Supply of Inventory	10.3	**6.8**	- 34.0%	—	—	—

* 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.

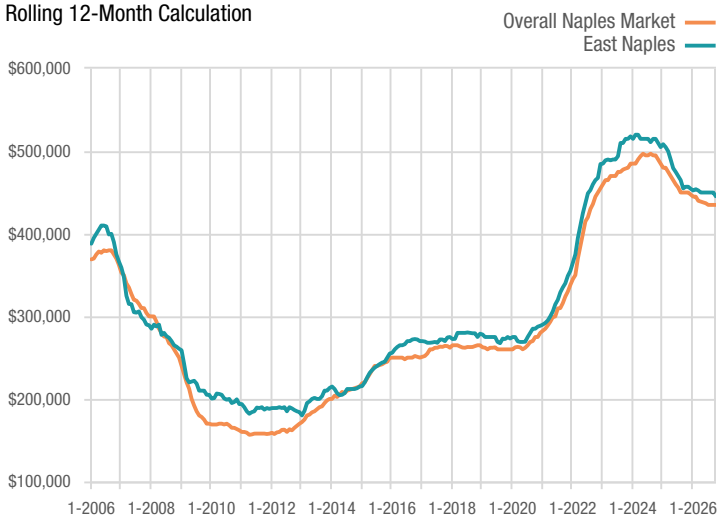
Median Closed Price - Single Family

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 – October 2026

A Research Tool Provided by Naples Area Board of REALTORS®

NABOR
NAPLES AREA BOARD OF REALTORS®

Immokalee / Ave Maria

Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	33	**35**	+ 6.1%	417	**383**	- 8.2%
Total Sales	15	**21**	+ 40.0%	226	**188**	- 16.8%
Days on Market Until Sale	124	**119**	- 4.0%	90	**101**	+ 12.2%
Median Closed Price*	$425,000	**$445,000**	+ 4.7%	$436,250	**$452,495**	+ 3.7%
Average Closed Price*	$448,667	**$467,771**	+ 4.3%	$484,468	**$487,259**	+ 0.6%
Percent of List Price Received*	96.0%	**94.0%**	- 2.1%	95.5%	**95.9%**	+ 0.4%
Inventory of Homes for Sale	155	**169**	+ 9.0%	—	—	—
Months Supply of Inventory	6.9	**9.1**	+ 31.9%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	25	**12**	- 52.0%	156	**180**	+ 15.4%
Total Sales	8	**4**	- 50.0%	82	**94**	+ 14.6%
Days on Market Until Sale	233	**68**	- 70.8%	105	**108**	+ 2.9%
Median Closed Price*	$259,995	**$282,500**	+ 8.7%	$280,000	**$262,450**	- 6.3%
Average Closed Price*	$291,499	**$300,125**	+ 3.0%	$296,843	**$273,288**	- 7.9%
Percent of List Price Received*	95.9%	**97.3%**	+ 1.5%	94.8%	**95.2%**	+ 0.4%
Inventory of Homes for Sale	64	**67**	+ 4.7%	—	—	—
Months Supply of Inventory	8.3	**7.7**	- 7.2%	—	—	—

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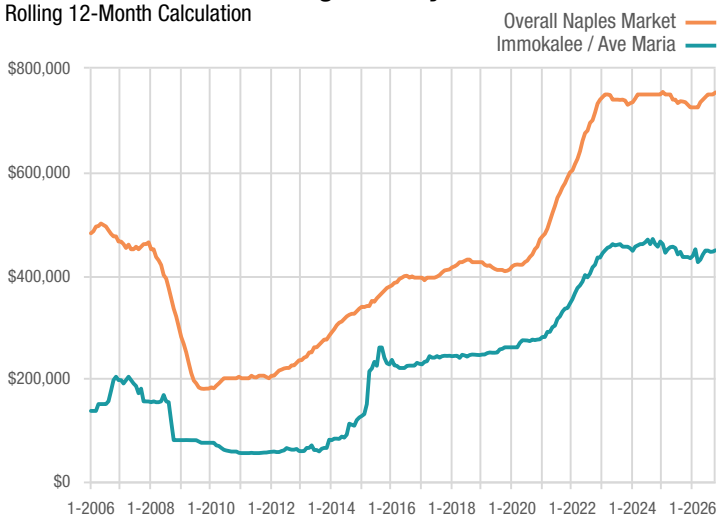
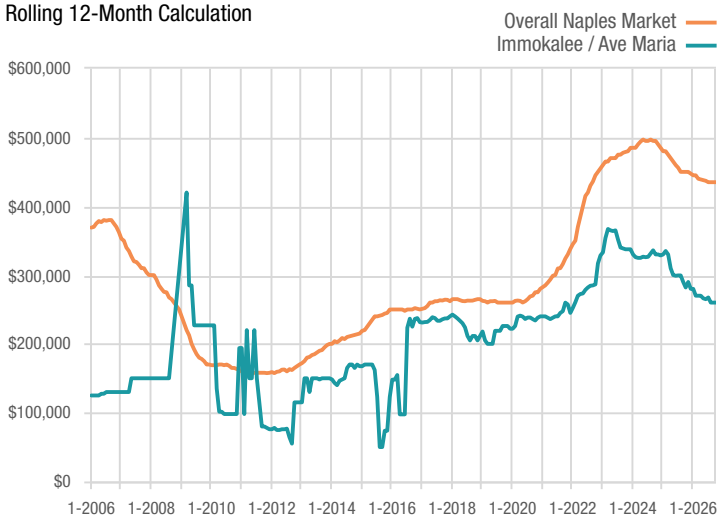
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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