

Naples Area Market Report



May 2024

As competition grows in the Naples housing market – overall inventory increased 67.1 percent in May to 5,019 properties from 3,004 properties in May 2023 – monthly closed sales for the month decreased 12.2 percent to 907 closed sales from 1,033 closed sales in May 2023.

Broker analysts reviewing the May 2024 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), are closely monitoring the number of monthly price decreases to see whether it could turn the tide and improve sales this summer. One thing was certain in the May Market Report: summer buyers will have many more options than winter buyers.

New listings during May increased 18.4 percent to 1,201 new listings from 1,014 new listings in May 2023. In addition to 1,710 price decreases reported in May, the median closed price was \$650,000, the same as the median closed price reported in April, which enjoyed 2,365 price decreases. Comparatively, the median closed price increased 8.3 percent to \$650,000 from \$600,000 in May 2023.

Another benefit of rising inventory and list price decreases has been the rise in the number of properties for sale in the lower end of the market. For May, properties in the \$300,000 and below price category increased 104 percent to 308 from 151 in May 2023. Similarly, properties for sale in the \$300,000 to \$500,000 price category increased 90.1 percent to 1,032 from 543 in May 2023.

Quick Facts

- 12.2%	+ 8.3%	+ 67.1%
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties
+ 7.3%	+ 16.5%	- 3.6%
Price Range With the Strongest Sales: \$5,000,001 and Above	Bedroom Count With Strongest Sales: 1 Bedroom or Fewer	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	5-2023	5-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,014	1,201	+ 18.4%	6,283	7,619	+ 21.3%
Total Sales		1,033	907	- 12.2%	4,301	3,958	- 8.0%
Days on Market Until Sale		53	67	+ 26.4%	52	67	+ 28.8%
Median Closed Price		\$600,000	\$650,000	+ 8.3%	\$607,000	\$640,000	+ 5.4%
Average Closed Price		\$1,129,800	\$1,201,892	+ 6.4%	\$1,074,420	\$1,149,583	+ 7.0%
Percent of List Price Received		96.3%	95.5%	- 0.8%	96.4%	95.7%	- 0.7%
Pending Listings		1,036	919	- 11.3%	5,859	5,511	- 5.9%
Inventory of Homes for Sale		3,004	5,019	+ 67.1%	—	—	—
Months Supply of Inventory		4.0	7.1	+ 77.5%	—	—	—

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	5-2023	5-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		537	627	+ 16.8%	3,156	3,771	+ 19.5%
Total Sales		495	455	- 8.1%	2,103	1,953	- 7.1%
Days on Market Until Sale		58	67	+ 15.5%	59	69	+ 16.9%
Median Closed Price		\$745,000	\$850,000	+ 14.1%	\$740,000	\$799,900	+ 8.1%
Average Closed Price		\$1,482,075	\$1,520,904	+ 2.6%	\$1,345,826	\$1,464,562	+ 8.8%
Percent of List Price Received		96.1%	95.6%	- 0.5%	96.0%	95.6%	- 0.4%
Pending Listings		549	483	- 12.0%	2,899	2,751	- 5.1%
Inventory of Homes for Sale		1,660	2,482	+ 49.5%	—	—	—
Months Supply of Inventory		4.4	6.9	+ 56.8%	—	—	—

Condo Market Overview

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



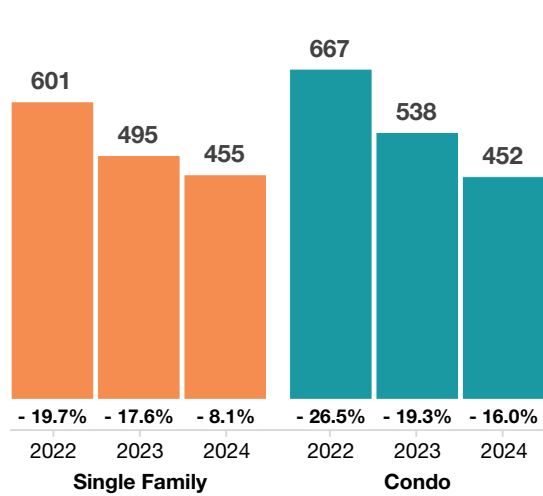
Key Metrics	Historical Sparkbars	5-2023	5-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		477	574	+ 20.3%	3,127	3,848	+ 23.1%
Total Sales		538	452	- 16.0%	2,198	2,005	- 8.8%
Days on Market Until Sale		48	68	+ 41.7%	46	65	+ 41.3%
Median Closed Price		\$482,500	\$505,000	+ 4.7%	\$495,000	\$515,000	+ 4.0%
Average Closed Price		\$805,681	\$880,762	+ 9.3%	\$814,744	\$842,773	+ 3.4%
Percent of List Price Received		96.5%	95.3%	- 1.2%	96.7%	95.8%	- 0.9%
Pending Listings		487	436	- 10.5%	2,960	2,760	- 6.8%
Inventory of Homes for Sale		1,344	2,537	+ 88.8%	—	—	—
Months Supply of Inventory		3.5	7.3	+ 108.6%	—	—	—

Overall Closed Sales

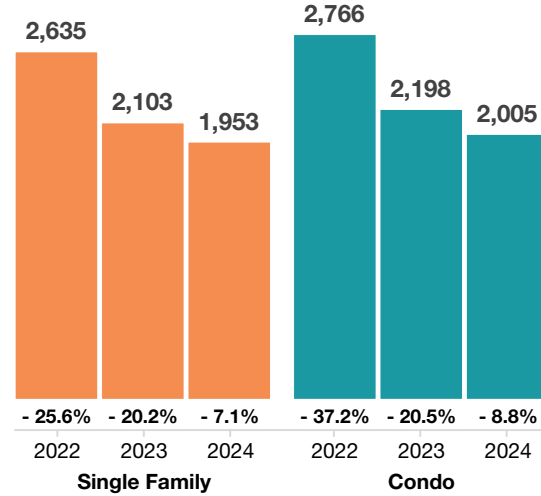
A count of the actual sales that closed in a given month.



May

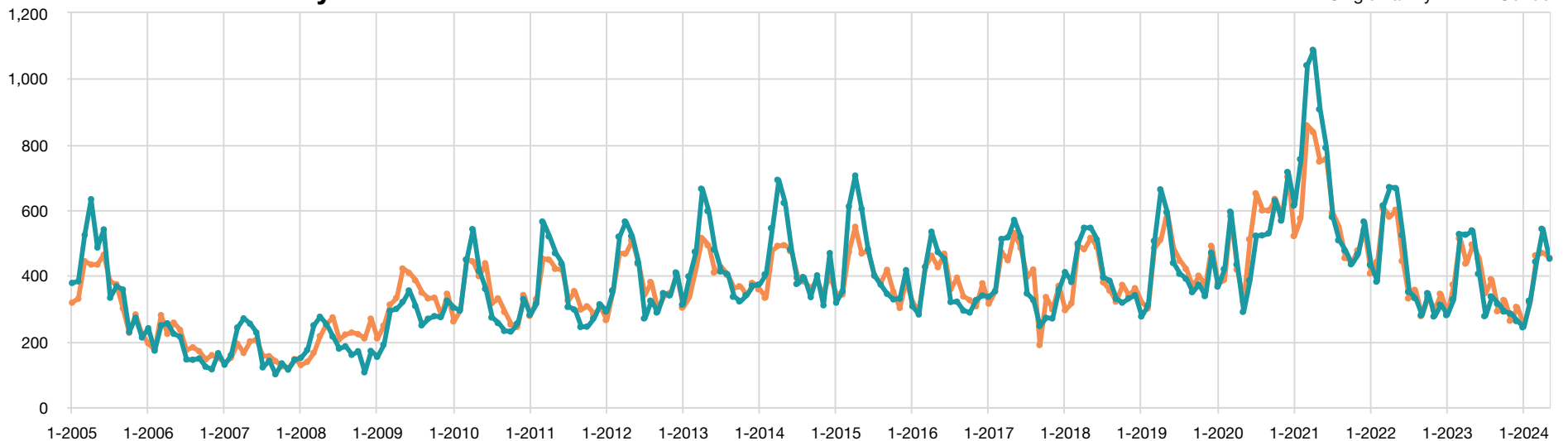


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jun-2023	453	+ 1.8%	406	- 22.5%
Jul-2023	346	+ 4.5%	277	- 21.1%
Aug-2023	389	+ 9.0%	337	+ 1.5%
Sep-2023	292	+ 5.4%	315	+ 12.5%
Oct-2023	326	- 2.7%	291	- 16.1%
Nov-2023	263	- 11.1%	285	+ 3.3%
Dec-2023	305	- 11.6%	262	- 16.0%
Jan-2024	247	- 13.0%	243	- 13.2%
Feb-2024	319	- 14.5%	324	- 1.2%
Mar-2024	462	- 10.1%	443	- 15.9%
Apr-2024	470	+ 7.6%	543	+ 3.4%
May-2024	455	- 8.1%	452	- 16.0%
12-Month Avg	361	- 3.5%	348	- 9.6%

Overall Closed Sales by Month

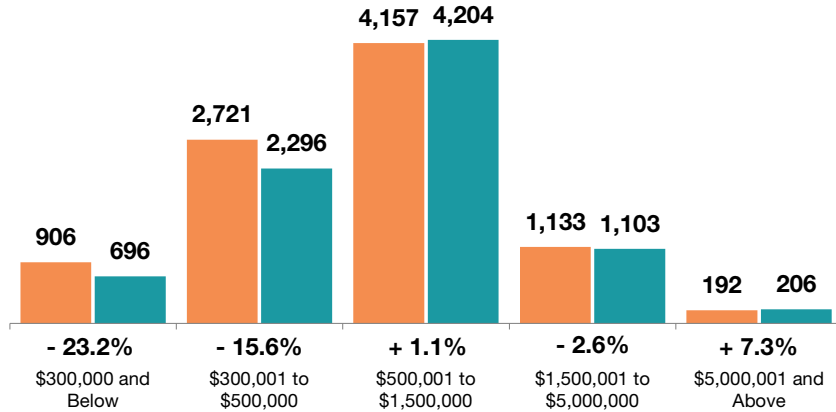


Overall Closed Sales by Price Range

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

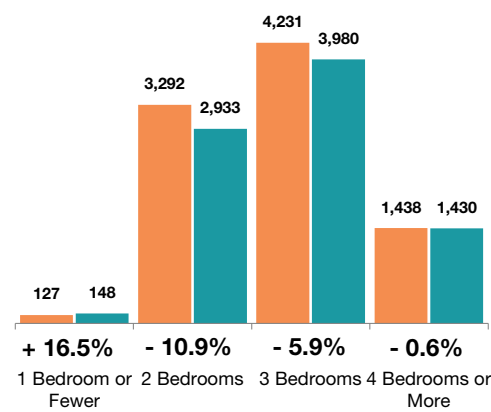
By Price Range

5-2023 5-2024



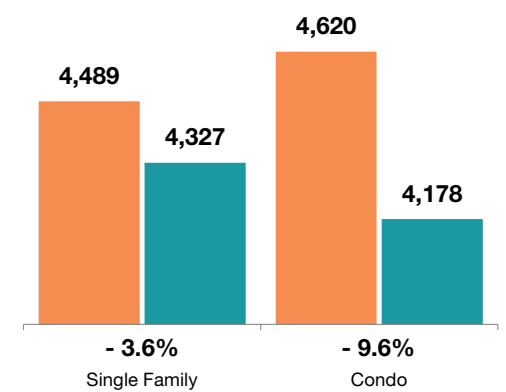
By Bedroom Count

5-2023 5-2024



By Property Type

5-2023 5-2024



All Properties

By Price Range

	5-2023	5-2024	Change
\$300,000 and Below	906	696	- 23.2%
\$300,001 to \$500,000	2,721	2,296	- 15.6%
\$500,001 to \$1,500,000	4,157	4,204	+ 1.1%
\$1,500,001 to \$5,000,000	1,133	1,103	- 2.6%
\$5,000,001 and Above	192	206	+ 7.3%
All Price Ranges	9,109	8,505	- 6.6%

Single Family

	5-2023	5-2024	Change
1 Bedroom or Fewer	227	190	- 16.3%
2 Bedrooms	832	668	- 19.7%
3 Bedrooms	2,543	2,590	+ 1.8%
4 Bedrooms or More	727	712	- 2.1%
All Single Family	160	167	+ 4.4%
All Single Family	4,489	4,327	- 3.6%

Condo

	5-2023	5-2024	Change
Single Family	679	506	- 25.5%
2 Bedrooms	1889	1628	- 13.8%
3 Bedrooms	1614	1614	0.0%
4 Bedrooms or More	406	391	- 3.7%
All Condo	32	39	+ 21.9%
All Condo	4,620	4,178	- 9.6%

By Bedroom Count

	5-2023	5-2024	Change
1 Bedroom or Fewer	127	148	+ 16.5%
2 Bedrooms	3,292	2,933	- 10.9%
3 Bedrooms	4,231	3,980	- 5.9%
4 Bedrooms or More	1,438	1,430	- 0.6%
All Bedroom Counts	9,109	8,505	- 6.6%

	5-2023	5-2024	Change
1 Bedroom or Fewer	18	31	+ 72.2%
2 Bedrooms	547	518	- 5.3%
3 Bedrooms	2,578	2,424	- 6.0%
4 Bedrooms or More	1,341	1,350	+ 0.7%
All Single Family	4,489	4,327	- 3.6%

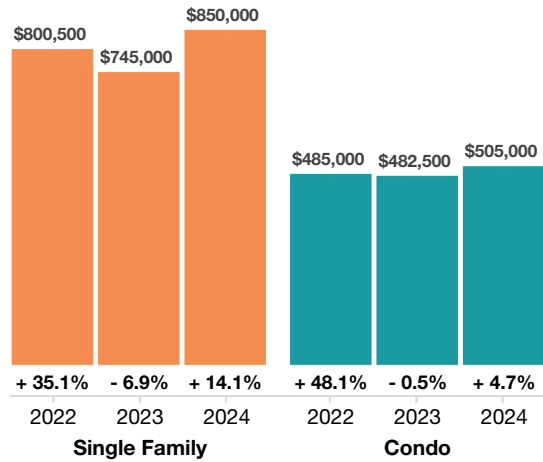
	5-2023	5-2024	Change
Single Family	109	117	+ 7.3%
2 Bedrooms	2,745	2,415	- 12.0%
3 Bedrooms	1,653	1,556	- 5.9%
4 Bedrooms or More	97	80	- 17.5%
All Condo	4,620	4,178	- 9.6%

Overall Median Closed Price

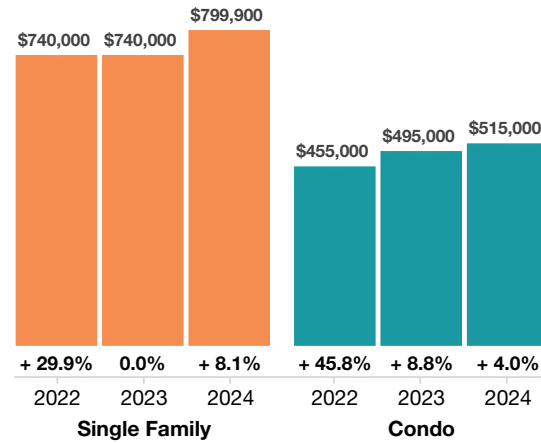
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



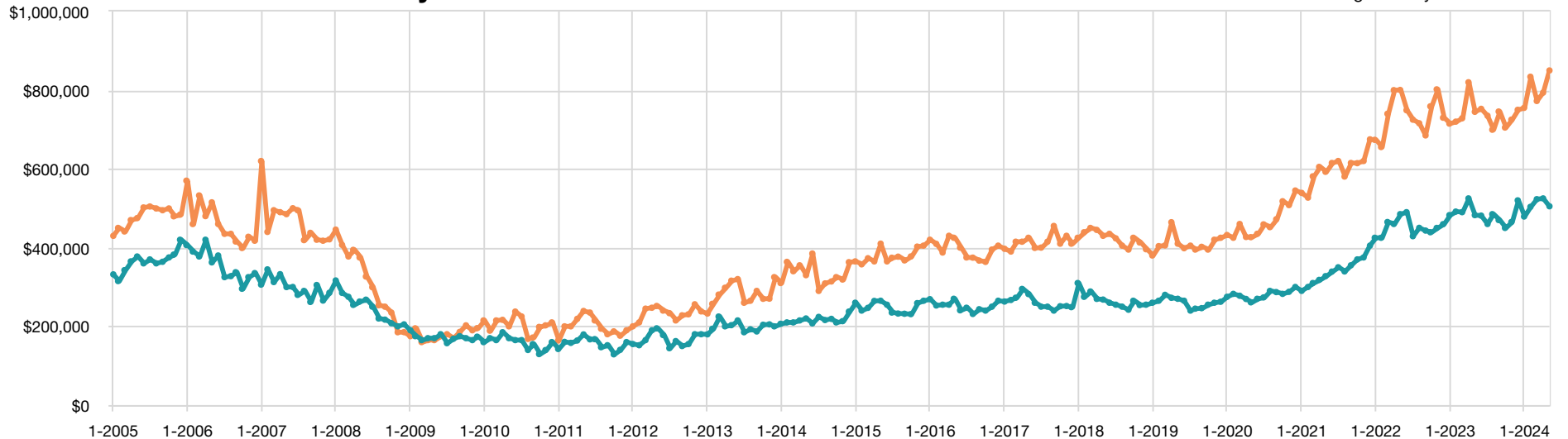
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jun-2023	\$752,500	+ 0.5%	\$481,250	- 1.8%
Jul-2023	\$735,000	+ 1.4%	\$460,000	+ 7.2%
Aug-2023	\$699,450	- 2.3%	\$485,000	+ 7.7%
Sep-2023	\$745,693	+ 8.9%	\$470,000	+ 6.0%
Oct-2023	\$705,000	- 7.1%	\$450,000	+ 2.5%
Nov-2023	\$725,000	- 9.6%	\$465,000	+ 3.3%
Dec-2023	\$750,000	+ 2.7%	\$520,000	+ 13.2%
Jan-2024	\$755,000	+ 5.6%	\$479,000	- 0.7%
Feb-2024	\$834,000	+ 15.8%	\$503,500	+ 2.4%
Mar-2024	\$772,500	+ 6.0%	\$523,000	+ 6.7%
Apr-2024	\$793,750	- 3.2%	\$525,000	0.0%
May-2024	\$850,000	+ 14.1%	\$505,000	+ 4.7%
12-Month Avg*	\$750,000	+ 1.4%	\$497,230	+ 5.8%

* Median Closed Price for all properties from June 2023 through May 2024. This is not the average of the individual figures above.

Overall Median Closed Price by Month

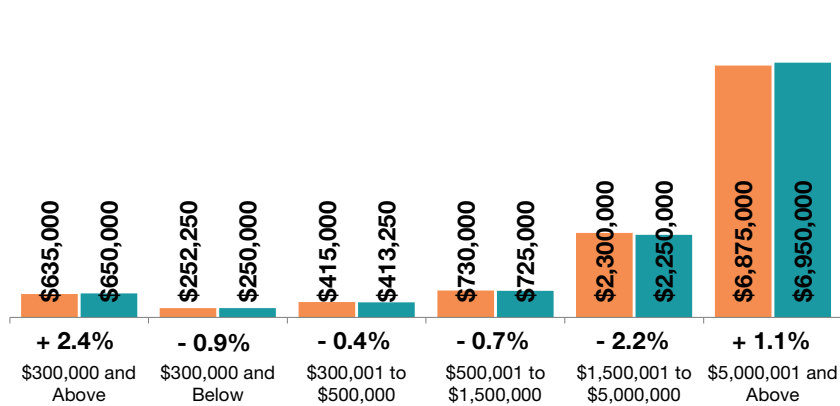


Overall Median Closed Price by Price Range

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

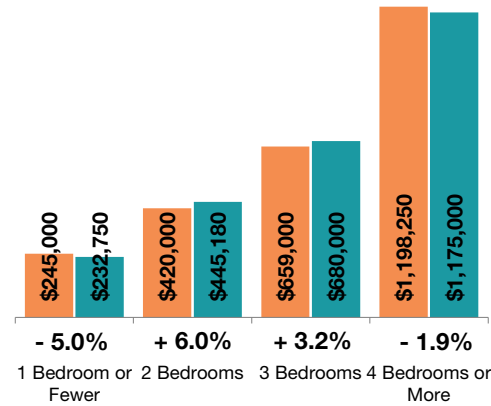
By Price Range

5-2023 5-2024



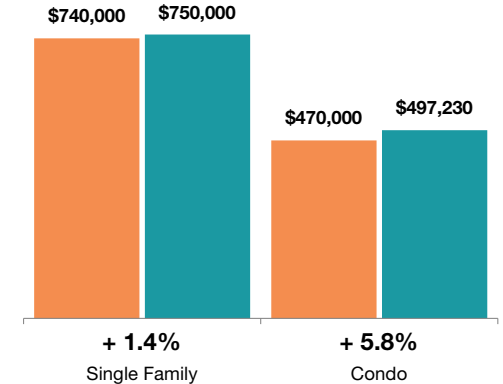
By Bedroom Count

5-2023 5-2024



By Property Type

5-2023 5-2024



All Properties

By Price Range

	5-2023	5-2024	Change
\$300,000 and Above	\$635,000	\$650,000	+ 2.4%
\$300,000 and Below	\$252,250	\$250,000	- 0.9%
\$300,001 to \$500,000	\$415,000	\$413,250	- 0.4%
\$500,001 to \$1,500,000	\$730,000	\$725,000	- 0.7%
\$1,500,001 to \$5,000,000	\$2,300,000	\$2,250,000	- 2.2%
\$5,000,001 and Above	\$6,875,000	\$6,950,000	+ 1.1%
All Price Ranges	\$590,000	\$615,000	+ 4.2%

Single Family

	5-2023	5-2024	Change
\$300,000 and Above	\$760,000	\$779,000	+ 2.5%
\$300,000 and Below	\$199,900	\$190,000	- 5.0%
\$300,001 to \$500,000	\$435,000	\$440,000	+ 1.1%
\$500,001 to \$1,500,000	\$755,000	\$750,000	- 0.7%
\$1,500,001 to \$5,000,000	\$2,280,000	\$2,250,000	- 1.3%
\$5,000,001 and Above	\$6,900,000	\$6,900,000	0.0%
All Single Family	\$740,000	\$750,000	+ 1.4%

Condo

	5-2023	5-2024	Change
\$300,000 and Above	\$516,802	\$530,000	+ 2.6%
\$300,000 and Below	\$261,000	\$265,000	+ 1.5%
\$300,001 to \$500,000	\$400,000	\$400,000	0.0%
\$500,001 to \$1,500,000	\$685,000	\$675,000	- 1.5%
\$1,500,001 to \$5,000,000	\$2,300,000	\$2,250,000	- 2.2%
\$5,000,001 and Above	\$6,822,500	\$7,000,000	+ 2.6%
All Condo	\$470,000	\$497,230	+ 5.8%

By Bedroom Count

	5-2023	5-2024	Change
1 Bedroom or Fewer	\$245,000	\$232,750	- 5.0%
2 Bedrooms	\$420,000	\$445,180	+ 6.0%
3 Bedrooms	\$659,000	\$680,000	+ 3.2%
4 Bedrooms or More	\$1,198,250	\$1,175,000	- 1.9%
All Bedroom Counts	\$590,000	\$615,000	+ 4.2%

	5-2023	5-2024	Change
1 Bedroom or Fewer	\$126,750	\$165,000	+ 30.2%
2 Bedrooms	\$465,000	\$500,000	+ 7.5%
3 Bedrooms	\$692,500	\$710,000	+ 2.5%
4 Bedrooms or More	\$1,175,000	\$1,155,000	- 1.7%
All Single Family	\$740,000	\$750,000	+ 1.4%

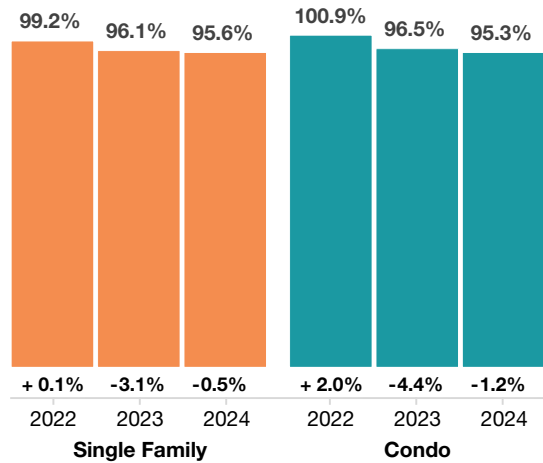
	5-2023	5-2024	Change
1 Bedroom or Fewer	\$260,000	\$254,500	- 2.1%
2 Bedrooms	\$415,000	\$435,000	+ 4.8%
3 Bedrooms	\$599,000	\$630,000	+ 5.2%
4 Bedrooms or More	\$1,850,000	\$3,387,500	+ 83.1%
All Condo	\$470,000	\$497,230	+ 5.8%

Overall Percent of Current List Price Received

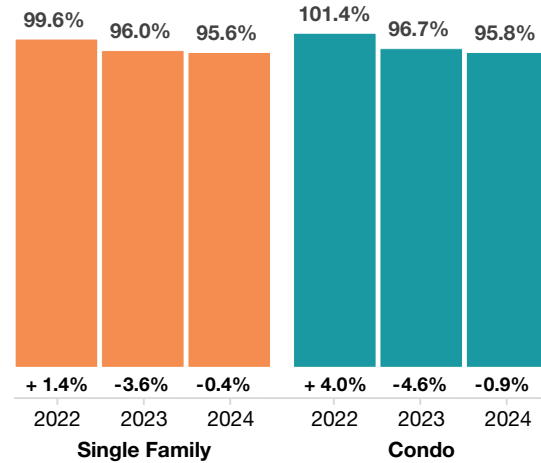


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting seller concessions.

May



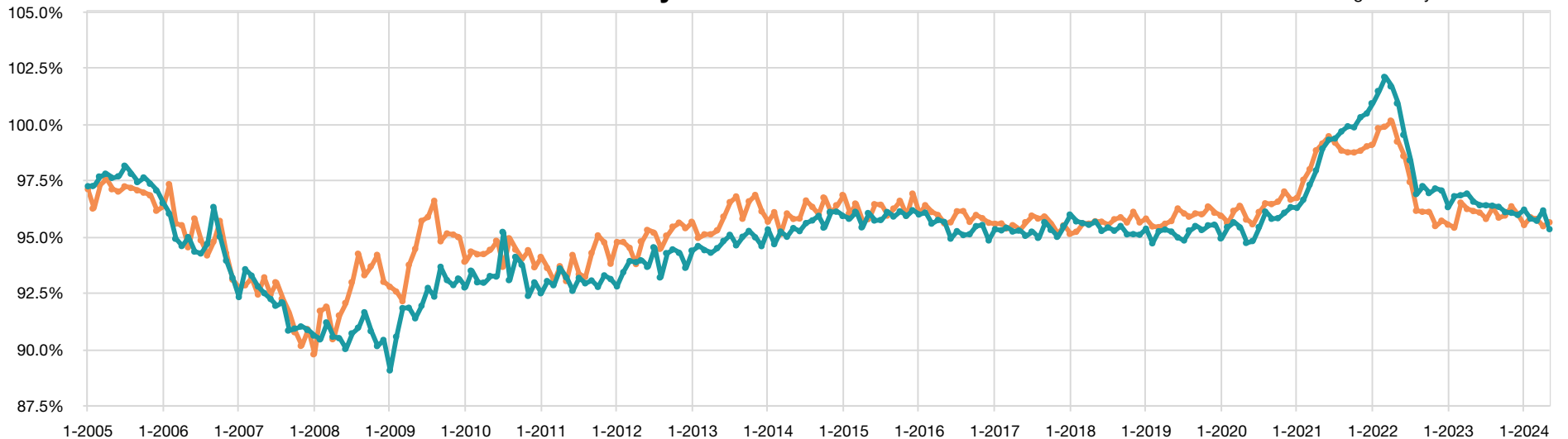
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jun-2023	96.1%	- 2.5%	96.4%	- 3.1%
Jul-2023	95.8%	- 1.6%	96.4%	- 2.0%
Aug-2023	96.3%	+ 0.2%	96.4%	- 0.5%
Sep-2023	95.8%	- 0.3%	96.3%	- 0.9%
Oct-2023	95.9%	- 0.2%	96.1%	- 0.8%
Nov-2023	96.3%	+ 0.8%	96.0%	- 1.1%
Dec-2023	96.0%	+ 0.3%	96.0%	- 1.0%
Jan-2024	95.5%	0.0%	96.2%	- 0.1%
Feb-2024	95.8%	+ 0.4%	95.8%	- 1.0%
Mar-2024	95.8%	- 0.7%	95.7%	- 1.1%
Apr-2024	95.5%	- 0.7%	96.2%	- 0.7%
May-2024	95.6%	- 0.5%	95.3%	- 1.2%
12-Month Avg*	95.9%	- 0.5%	96.0%	- 1.3%

* Pct. of List Price Received for all properties from June 2023 through May 2024. This is not the average of the individual figures above.

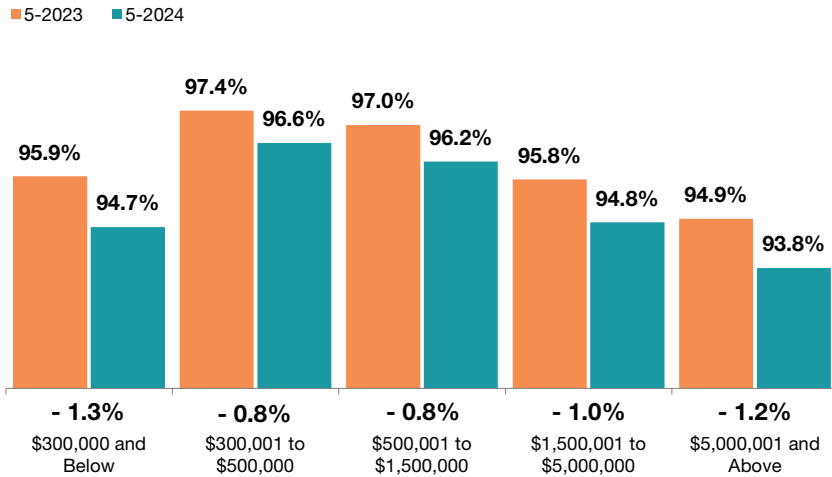
Overall Percent of Current List Price Received by Month



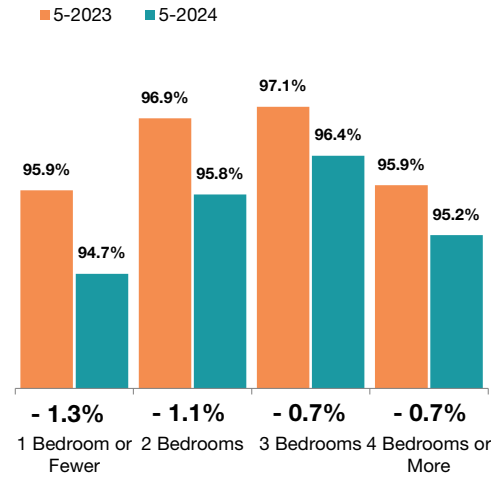
Overall Percent of Current List Price Received by Price Range

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.
Based on a rolling 12-month average.

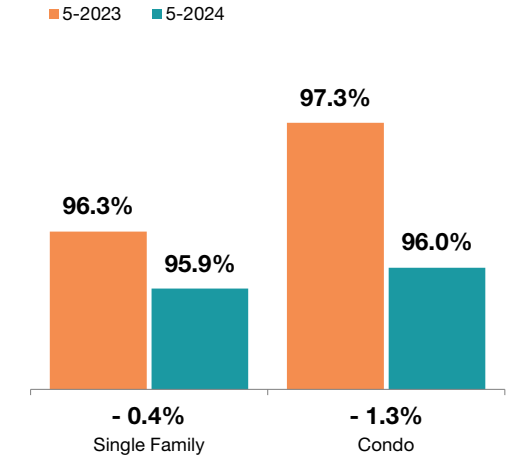
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2023	5-2024	Change
\$300,000 and Below	95.9%	94.7%	- 1.3%
\$300,001 to \$500,000	97.4%	96.6%	- 0.8%
\$500,001 to \$1,500,000	97.0%	96.2%	- 0.8%
\$1,500,001 to \$5,000,000	95.8%	94.8%	- 1.0%
\$5,000,001 and Above	94.9%	93.8%	- 1.2%
All Price Ranges	96.8%	95.9%	- 0.9%

Single Family

By Price Range	5-2023	5-2024	Change
\$300,000 and Below	94.7%	93.6%	- 1.2%
\$300,001 to \$500,000	97.2%	97.2%	0.0%
\$500,001 to \$1,500,000	96.6%	96.2%	- 0.4%
\$1,500,001 to \$5,000,000	95.1%	94.5%	- 0.6%
\$5,000,001 and Above	94.8%	93.4%	- 1.5%
All Price Ranges	96.3%	95.9%	- 0.4%

Condo

By Price Range	5-2023	5-2024	Change
\$300,000 and Below	96.2%	95.1%	- 1.1%
\$300,001 to \$500,000	97.4%	96.4%	- 1.0%
\$500,001 to \$1,500,000	97.6%	96.2%	- 1.4%
\$1,500,001 to \$5,000,000	97.0%	95.3%	- 1.8%
\$5,000,001 and Above	95.3%	95.4%	+ 0.1%
All Price Ranges	97.3%	96.0%	- 1.3%

By Bedroom Count

By Bedroom Count	5-2023	5-2024	Change
1 Bedroom or Fewer	95.9%	94.7%	- 1.3%
2 Bedrooms	96.9%	95.8%	- 1.1%
3 Bedrooms	97.1%	96.4%	- 0.7%
4 Bedrooms or More	95.9%	95.2%	- 0.7%
All Bedroom Counts	96.8%	95.9%	- 0.9%

By Bedroom Count	5-2023	5-2024	Change
1 Bedroom or Fewer	93.5%	93.0%	- 0.5%
2 Bedrooms	95.8%	95.0%	- 0.8%
3 Bedrooms	96.8%	96.4%	- 0.4%
4 Bedrooms or More	95.8%	95.2%	- 0.6%
All Bedroom Counts	96.3%	95.9%	- 0.4%

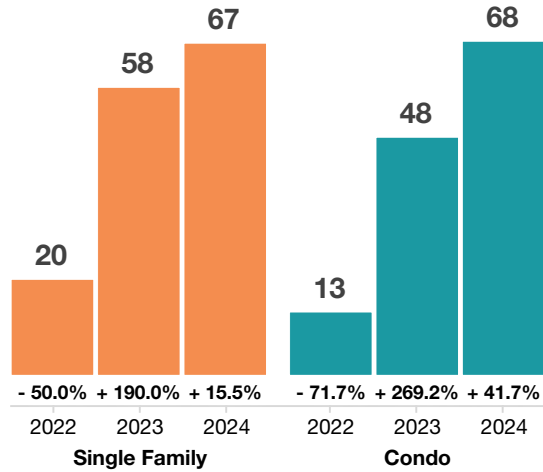
By Bedroom Count	5-2023	5-2024	Change
1 Bedroom or Fewer	96.3%	95.1%	- 1.2%
2 Bedrooms	97.1%	96.0%	- 1.1%
3 Bedrooms	97.5%	96.2%	- 1.3%
4 Bedrooms or More	98.5%	95.5%	- 3.0%
All Bedroom Counts	97.3%	96.0%	- 1.3%

Overall Days on Market Until Sale

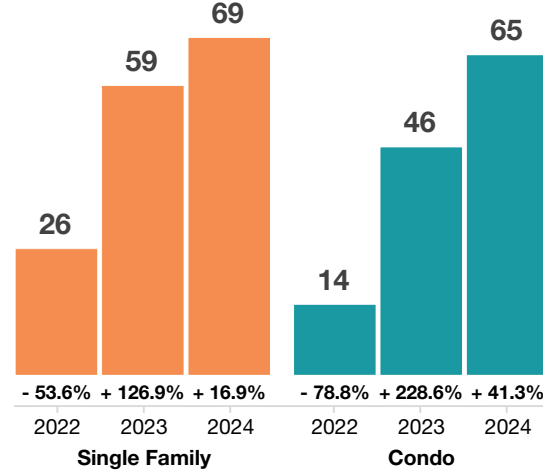
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



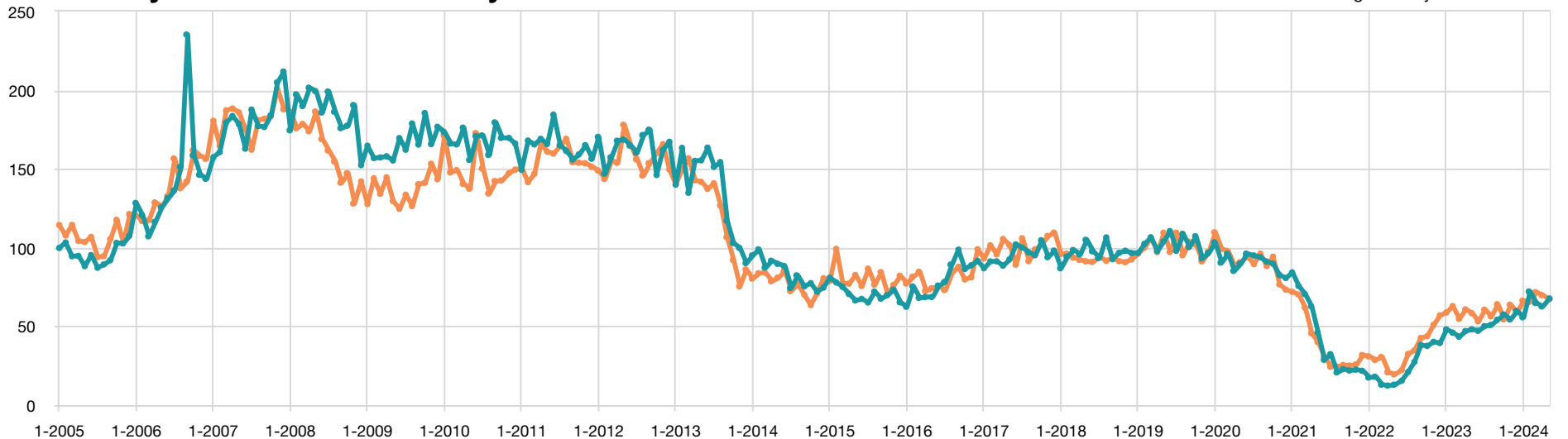
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jun-2023	53	+140.9%	47	+213.3%
Jul-2023	61	+90.6%	50	+138.1%
Aug-2023	56	+60.0%	51	+88.9%
Sep-2023	64	+48.8%	54	+42.1%
Oct-2023	54	+22.7%	57	+50.0%
Nov-2023	64	+25.5%	54	+35.0%
Dec-2023	59	+3.5%	60	+53.8%
Jan-2024	66	+11.9%	56	+16.7%
Feb-2024	65	+3.2%	72	+56.5%
Mar-2024	72	+30.9%	65	+51.2%
Apr-2024	70	+14.8%	63	+34.0%
May-2024	67	+15.5%	68	+41.7%
12-Month Avg*	63	+29.5%	59	+56.3%

* Days on Market for all properties from June 2023 through May 2024. This is not the average of the individual figures above.

Overall Days on Market Until Sale by Month

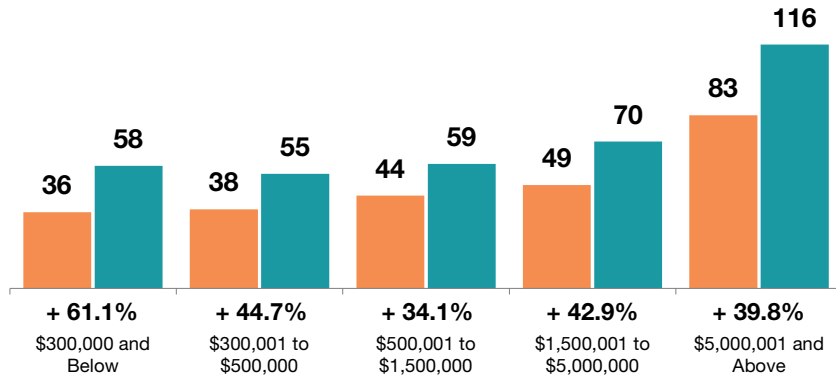


Overall Days on Market Until Sale by Price Range

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

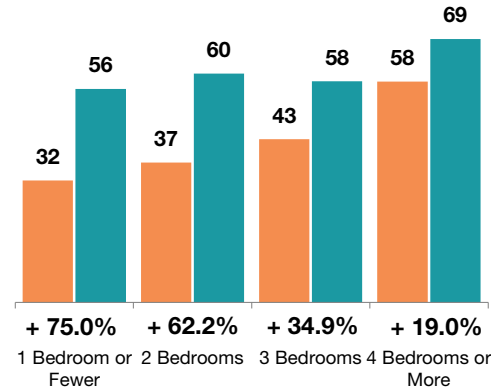
By Price Range

5-2023 5-2024



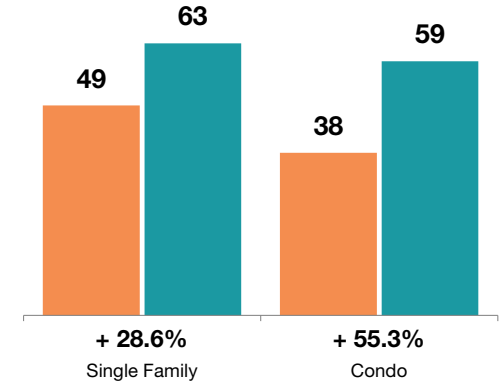
By Bedroom Count

5-2023 5-2024



By Property Type

5-2023 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$300,000 and Below	36	58	+ 61.1%
\$300,001 to \$500,000	38	55	+ 44.7%
\$500,001 to \$1,500,000	44	59	+ 34.1%
\$1,500,001 to \$5,000,000	49	70	+ 42.9%
\$5,000,001 and Above	83	116	+ 39.8%
All Price Ranges	43	61	+ 41.9%

Single Family

	5-2023	5-2024	Change
1 Bedroom or Fewer	37	66	+ 78.4%
2 Bedrooms	43	52	+ 20.9%
3 Bedrooms	49	60	+ 22.4%
4 Bedrooms or More	50	70	+ 40.0%
All Single Family	49	63	+ 28.6%

Condo

	5-2023	5-2024	Change
Single Family	36	56	+ 55.6%
2 Bedrooms	43	52	+ 20.9%
3 Bedrooms	49	60	+ 22.4%
4 Bedrooms or More	50	70	+ 40.0%
All Condo	38	59	+ 55.3%

By Bedroom Count

	5-2023	5-2024	Change
1 Bedroom or Fewer	32	56	+ 75.0%
2 Bedrooms	37	60	+ 62.2%
3 Bedrooms	43	58	+ 34.9%
4 Bedrooms or More	58	69	+ 19.0%
All Bedroom Counts	43	61	+ 41.9%

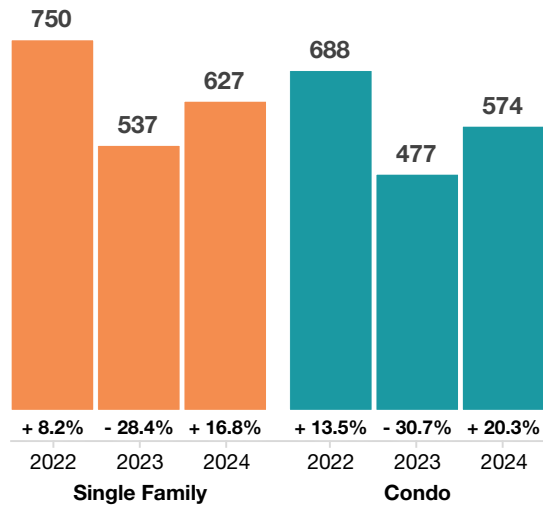
	5-2023	5-2024	Change
1 Bedroom or Fewer	39	48	+ 23.1%
2 Bedrooms	37	66	+ 78.4%
3 Bedrooms	46	59	+ 28.3%
4 Bedrooms or More	59	69	+ 16.9%
All Single Family	49	63	+ 28.6%
Single Family	31	58	+ 89.3%
2 Bedrooms	37	59	+ 60.6%
3 Bedrooms	39	57	+ 47.5%
4 Bedrooms or More	48	76	+ 58.8%
All Condo	38	59	+ 55.3%

Overall New Listings

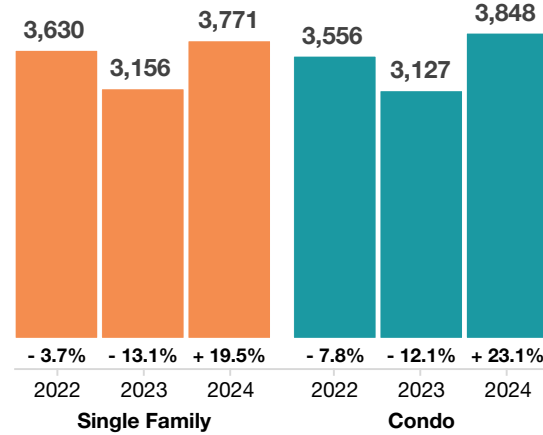
A count of the properties that have been newly listed on the market in a given month.



May

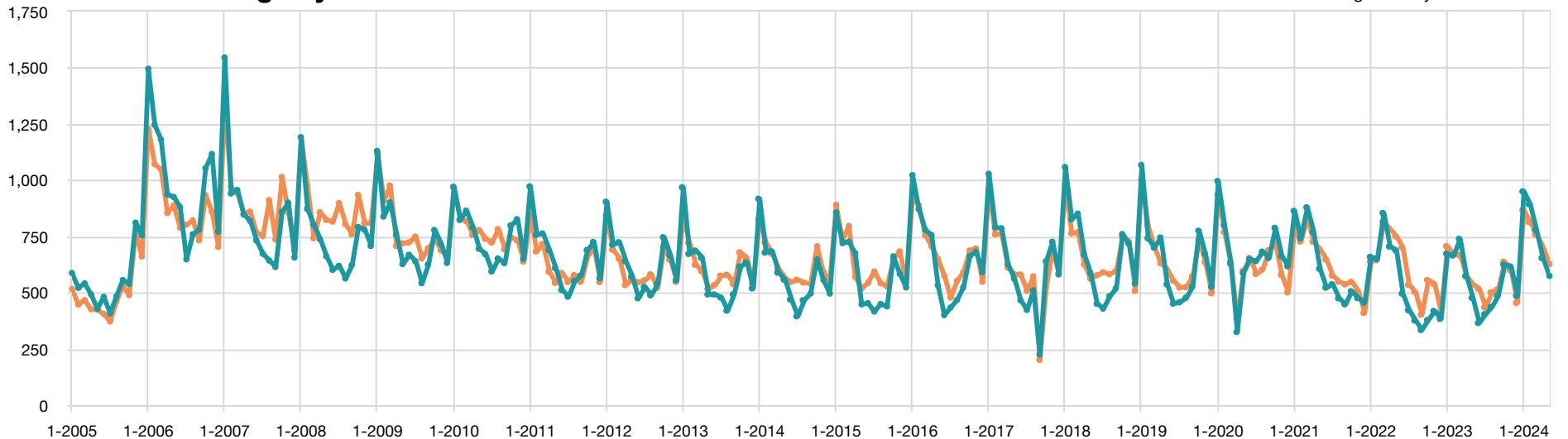


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jun-2023	518	- 26.1%	365	- 26.4%
Jul-2023	434	- 18.9%	404	- 4.3%
Aug-2023	501	- 0.4%	436	+ 16.0%
Sep-2023	514	+ 27.9%	486	+ 45.5%
Oct-2023	637	+ 14.6%	624	+ 65.1%
Nov-2023	600	+ 11.3%	617	+ 47.6%
Dec-2023	454	+ 9.9%	486	+ 26.9%
Jan-2024	867	+ 22.8%	950	+ 41.2%
Feb-2024	814	+ 21.3%	893	+ 34.3%
Mar-2024	758	+ 13.6%	777	+ 5.1%
Apr-2024	705	+ 22.6%	654	+ 14.1%
May-2024	627	+ 16.8%	574	+ 20.3%
12-Month Avg	619	+ 9.2%	606	+ 22.4%

Overall New Listings by Month

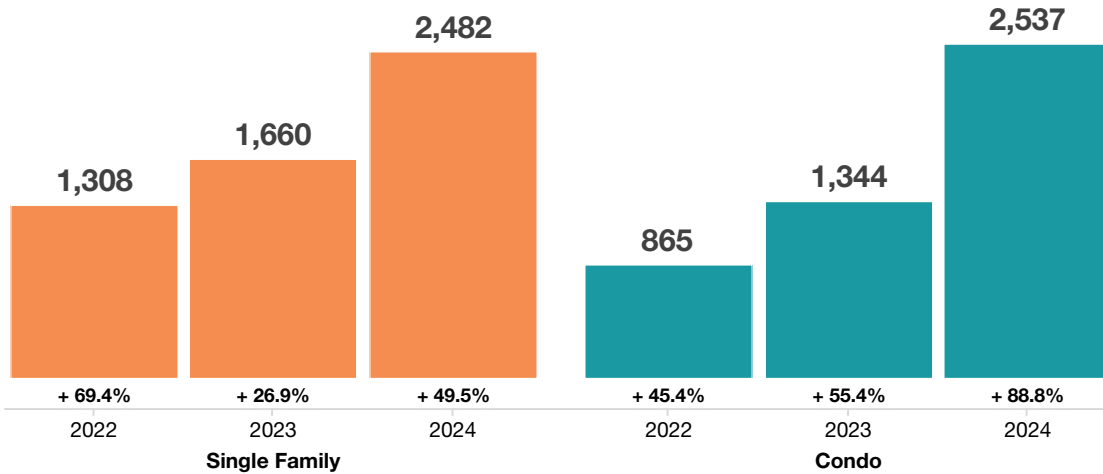


Overall Inventory of Homes for Sale

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

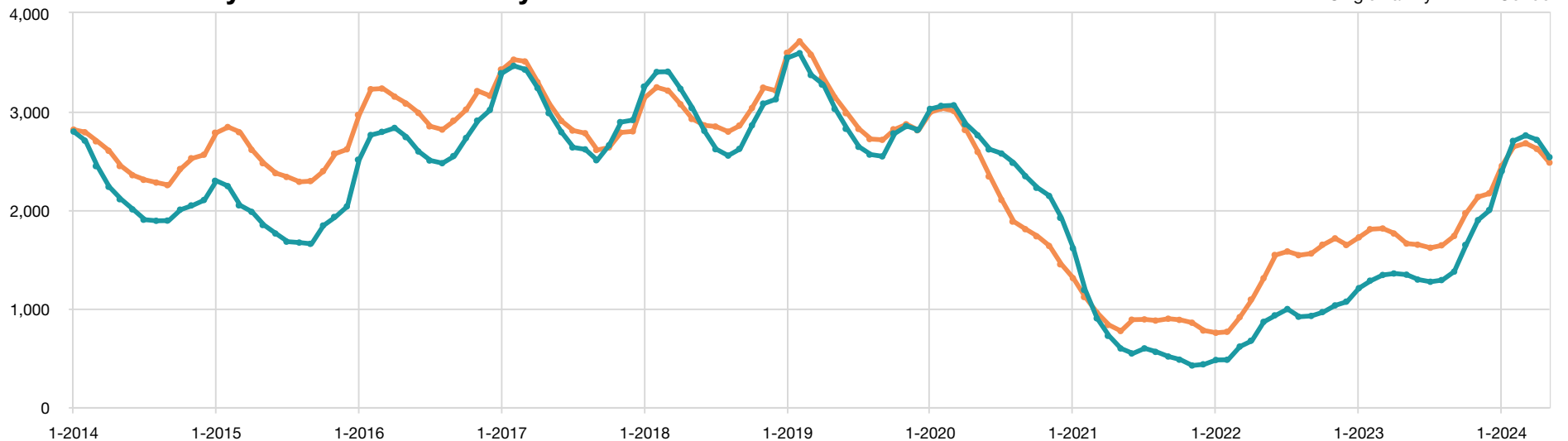


May



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jun-2023	1,648	+ 6.7%	1,294	+ 39.0%
Jul-2023	1,617	+ 2.3%	1,272	+ 27.8%
Aug-2023	1,642	+ 6.5%	1,289	+ 40.6%
Sep-2023	1,737	+ 11.4%	1,375	+ 48.6%
Oct-2023	1,968	+ 19.4%	1,646	+ 70.7%
Nov-2023	2,133	+ 24.5%	1,898	+ 83.9%
Dec-2023	2,170	+ 31.9%	2,000	+ 86.9%
Jan-2024	2,449	+ 42.1%	2,396	+ 98.5%
Feb-2024	2,642	+ 46.3%	2,702	+ 110.6%
Mar-2024	2,678	+ 47.7%	2,758	+ 105.7%
Apr-2024	2,621	+ 48.8%	2,712	+ 100.0%
May-2024	2,482	+ 49.5%	2,537	+ 88.8%
12-Month Avg	2,149	+ 29.0%	1,990	+ 78.6%

Overall Inventory of Homes for Sale by Month



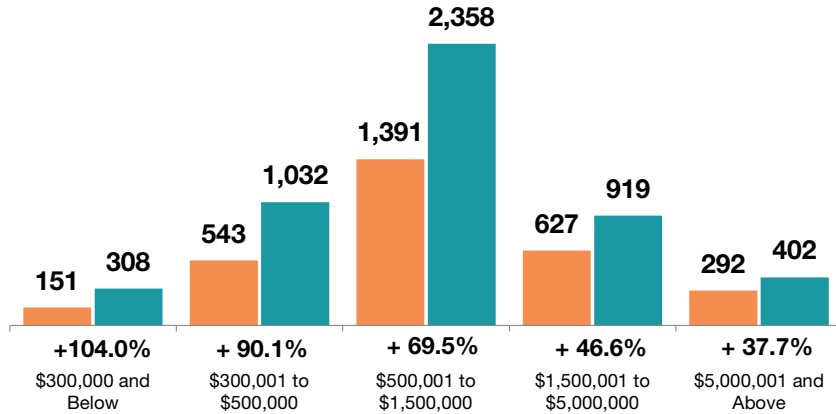
Overall Inventory of Homes for Sale by Price Range



The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

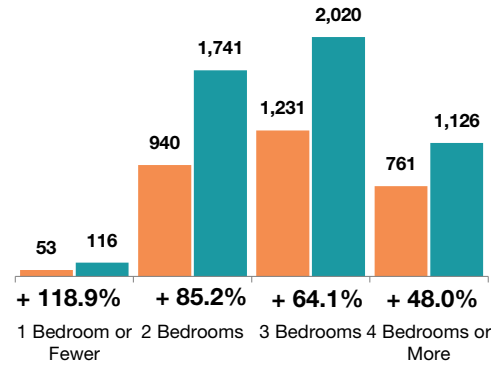
By Price Range

5-2023 5-2024



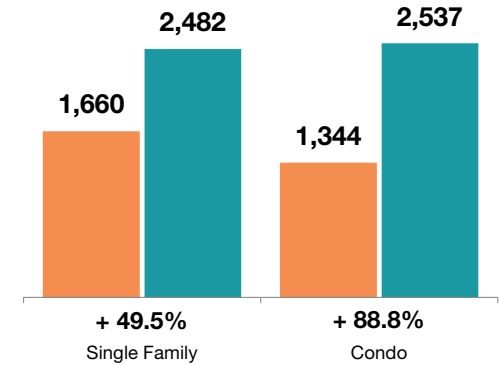
By Bedroom Count

5-2023 5-2024



By Property Type

5-2023 5-2024



All Properties

By Price Range	5-2023	5-2024	Change
\$300,000 and Below	151	308	+104.0%
\$300,001 to \$500,000	543	1,032	+90.1%
\$500,001 to \$1,500,000	1,391	2,358	+69.5%
\$1,500,001 to \$5,000,000	627	919	+46.6%
\$5,000,001 and Above	292	402	+37.7%
All Price Ranges	3,004	5,019	+67.1%

Single Family

	5-2023	5-2024	Change
1 Bedroom or Fewer	57	88	+54.4%
2 Bedrooms	111	140	+26.1%
3 Bedrooms	827	1,365	+65.1%
4 Bedrooms or More	409	558	+36.4%
All Single Family	1,660	2,482	+49.5%

Condo

	5-2023	5-2024	Change
1 Bedroom or Fewer	94	220	+134.0%
2 Bedrooms	432	892	+106.5%
3 Bedrooms	564	993	+76.1%
4 Bedrooms or More	218	361	+65.6%
All Condo	1,344	2,537	+88.8%

By Bedroom Count

	5-2023	5-2024	Change
1 Bedroom or Fewer	53	116	+118.9%
2 Bedrooms	940	1,741	+85.2%
3 Bedrooms	1,231	2,020	+64.1%
4 Bedrooms or More	761	1,126	+48.0%
All Bedroom Counts	3,004	5,019	+67.1%

	5-2023	5-2024	Change
1 Bedroom or Fewer	15	25	+66.7%
2 Bedrooms	165	248	+50.3%
3 Bedrooms	748	1,142	+52.7%
4 Bedrooms or More	721	1,059	+46.9%
All Single Family	1,660	2,482	+49.5%
1 Bedroom or Fewer	38	91	+139.5%
2 Bedrooms	775	1,493	+92.6%
3 Bedrooms	483	878	+81.8%
4 Bedrooms or More	40	67	+67.5%
All Condo	1,344	2,537	+88.8%

Listing and Sales Summary Report

May 2024



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change	May-24	May-23	% Change
Overall Naples Market**	\$650,000	\$600,000	+8.3%	907	1033	-12.2%	5,019	3,004	+67.1%	67	53	+26.4%
Collier County	\$685,000	\$639,000	+7.2%	1022	1134	-9.9%	5,669	3,501	+61.9%	70	53	+32.1%
Ave Maria	\$454,086	\$460,000	-1.3%	25	26	-3.8%	158	84	+88.1%	83	48	+72.9%
Central Naples	\$435,000	\$458,500	-5.1%	115	138	-16.7%	541	293	+84.6%	60	46	+30.4%
East Naples	\$650,000	\$570,000	+14.0%	219	237	-7.6%	1,122	658	+70.5%	62	57	+8.8%
Everglades City	--	--	--	0	0	--	13	9	+44.4%	--	--	--
Immokalee	\$352,000	\$331,500	+6.2%	7	6	+16.7%	18	25	-28.0%	93	43	+116.3%
Immokalee / Ave Maria	\$389,758	\$422,950	-7.8%	32	32	0.0%	176	109	+61.5%	85	47	+80.9%
Naples	\$665,000	\$619,000	+7.4%	876	1001	-12.5%	4,841	2,896	+67.2%	67	53	+26.4%
Naples Beach	\$1,321,500	\$1,547,500	-14.6%	158	190	-16.8%	1,297	884	+46.7%	101	63	+60.3%
North Naples	\$732,500	\$704,950	+3.9%	218	245	-11.0%	1,047	623	+68.1%	57	49	+16.3%
South Naples	\$515,000	\$439,000	+17.3%	165	191	-13.6%	836	437	+91.3%	59	49	+20.4%
34102	\$1,775,000	\$2,550,000	-30.4%	41	65	-36.9%	462	283	+63.3%	104	81	+28.4%
34103	\$1,640,000	\$1,850,000	-11.4%	43	53	-18.9%	374	273	+37.0%	124	58	+113.8%
34104	\$382,000	\$387,500	-1.4%	46	68	-32.4%	217	117	+85.5%	58	48	+20.8%
34105	\$578,000	\$476,791	+21.2%	44	50	-12.0%	244	131	+86.3%	69	46	+50.0%
34108	\$1,150,000	\$1,147,500	+0.2%	74	72	+2.8%	461	328	+40.5%	87	51	+70.6%
34109	\$592,000	\$700,000	-15.4%	45	57	-21.1%	251	142	+76.8%	65	58	+12.1%
34110	\$765,000	\$692,000	+10.5%	81	88	-8.0%	381	235	+62.1%	56	48	+16.7%
34112	\$420,000	\$400,500	+4.9%	92	105	-12.4%	453	241	+88.0%	62	55	+12.7%
34113	\$778,000	\$570,000	+36.5%	73	86	-15.1%	383	196	+95.4%	54	41	+31.7%
34114	\$722,750	\$592,122	+22.1%	93	92	+1.1%	529	264	+100.4%	69	53	+30.2%
34116	\$480,000	\$477,000	+0.6%	25	20	+25.0%	80	45	+77.8%	50	38	+31.6%
34117	\$565,000	\$615,000	-8.1%	25	29	-13.8%	115	90	+27.8%	34	61	-44.3%
34119	\$750,000	\$720,000	+4.2%	92	100	-8.0%	415	246	+68.7%	53	45	+17.8%
34120	\$650,000	\$560,897	+15.9%	101	116	-12.9%	476	303	+57.1%	62	60	+3.3%
34137	--	--	--	0	0	--	2	1	+100.0%	--	--	--
34142	\$389,758	\$422,950	-7.8%	32	32	0.0%	176	109	+61.5%	85	47	+80.9%

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

Local Market Update – May 2024

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

34102, 34103, 34108

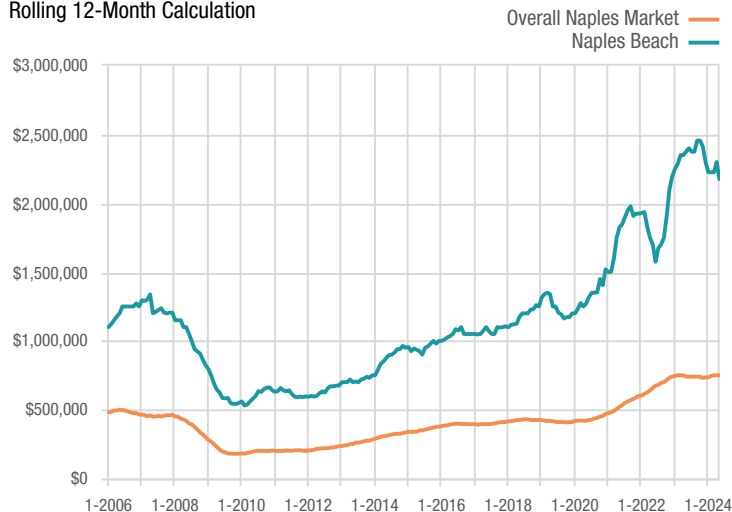
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	67	65	- 3.0%	536	536	0.0%
Total Sales	64	52	- 18.8%	249	221	- 11.2%
Days on Market Until Sale	84	106	+ 26.2%	79	109	+ 38.0%
Median Closed Price*	\$3,062,500	\$2,262,500	- 26.1%	\$2,550,000	\$2,415,000	- 5.3%
Average Closed Price*	\$4,862,095	\$4,174,587	- 14.1%	\$4,137,479	\$4,450,329	+ 7.6%
Percent of List Price Received*	92.2%	93.5%	+ 1.4%	92.9%	92.9%	0.0%
Inventory of Homes for Sale	441	551	+ 24.9%	—	—	—
Months Supply of Inventory	10.0	14.9	+ 49.0%	—	—	—

Condo	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	108	120	+ 11.1%	825	958	+ 16.1%
Total Sales	126	106	- 15.9%	500	476	- 4.8%
Days on Market Until Sale	53	99	+ 86.8%	53	86	+ 62.3%
Median Closed Price*	\$1,275,000	\$1,150,000	- 9.8%	\$1,250,000	\$1,165,000	- 6.8%
Average Closed Price*	\$1,638,637	\$1,743,503	+ 6.4%	\$1,650,973	\$1,690,705	+ 2.4%
Percent of List Price Received*	94.8%	93.6%	- 1.3%	95.4%	94.1%	- 1.4%
Inventory of Homes for Sale	443	746	+ 68.4%	—	—	—
Months Supply of Inventory	5.7	10.0	+ 75.4%	—	—	—

* 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.

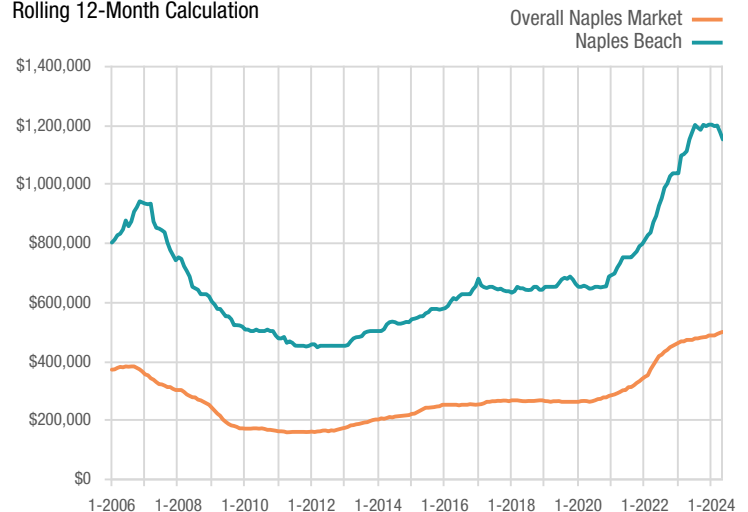
Median Closed Price - Single Family

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 2024

A Research Tool Provided by Naples Area Board of REALTORS®



North Naples

34109, 34110, 34119

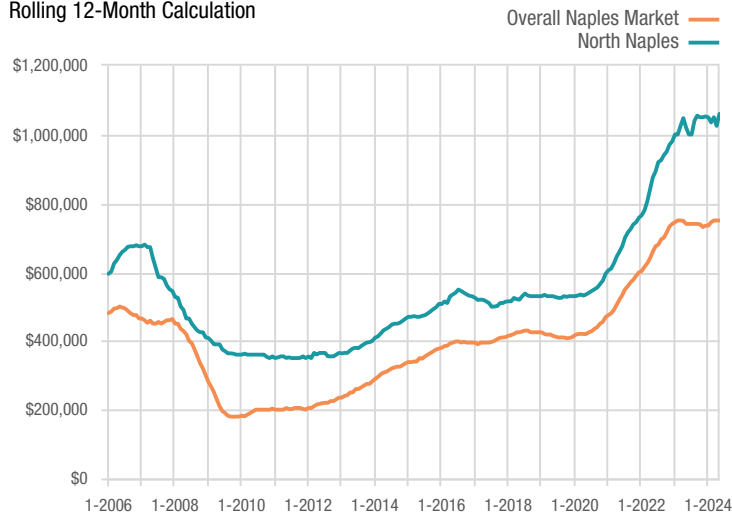
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	140	135	- 3.6%	678	824	+ 21.5%
Total Sales	109	94	- 13.8%	434	421	- 3.0%
Days on Market Until Sale	49	53	+ 8.2%	50	55	+ 10.0%
Median Closed Price*	\$1,000,000	\$1,247,500	+ 24.8%	\$1,075,000	\$1,100,000	+ 2.3%
Average Closed Price*	\$1,563,318	\$1,810,978	+ 15.8%	\$1,542,661	\$1,570,978	+ 1.8%
Percent of List Price Received*	96.0%	94.7%	- 1.4%	96.0%	95.4%	- 0.6%
Inventory of Homes for Sale	322	483	+ 50.0%	—	—	—
Months Supply of Inventory	4.0	5.9	+ 47.5%	—	—	—

Condo	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	140	141	+ 0.7%	798	958	+ 20.1%
Total Sales	136	124	- 8.8%	569	546	- 4.0%
Days on Market Until Sale	50	60	+ 20.0%	42	56	+ 33.3%
Median Closed Price*	\$492,500	\$500,000	+ 1.5%	\$500,000	\$515,000	+ 3.0%
Average Closed Price*	\$717,717	\$853,919	+ 19.0%	\$767,535	\$732,546	- 4.6%
Percent of List Price Received*	97.1%	96.2%	- 0.9%	97.2%	96.2%	- 1.0%
Inventory of Homes for Sale	301	564	+ 87.4%	—	—	—
Months Supply of Inventory	2.8	6.0	+ 114.3%	—	—	—

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

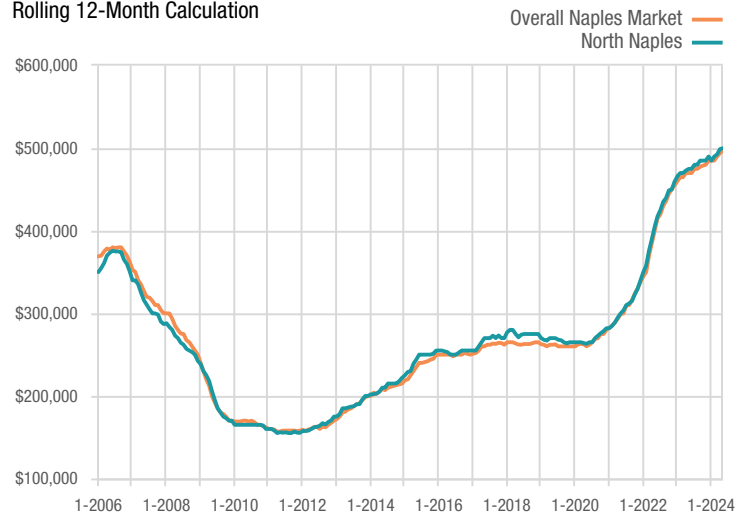
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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

Central Naples

34104, 34105, 34116

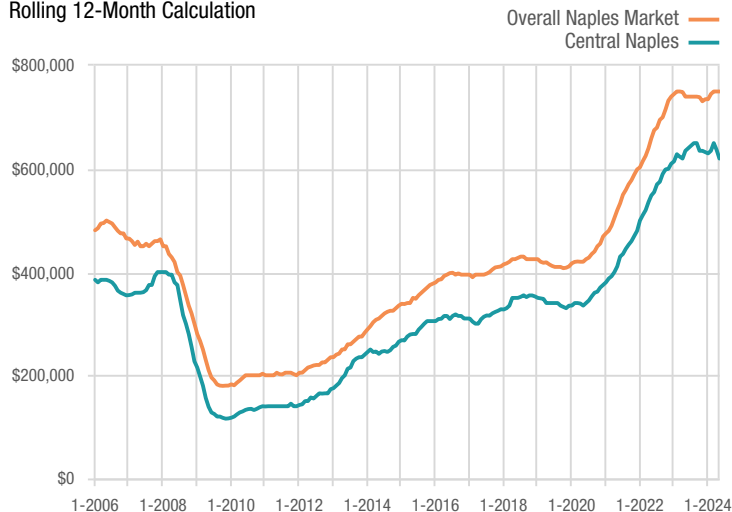
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	57	64	+ 12.3%	370	416	+ 12.4%
Total Sales	61	50	- 18.0%	270	249	- 7.8%
Days on Market Until Sale	47	64	+ 36.2%	43	60	+ 39.5%
Median Closed Price*	\$740,000	\$577,500	- 22.0%	\$665,000	\$639,000	- 3.9%
Average Closed Price*	\$969,286	\$1,262,298	+ 30.2%	\$935,163	\$1,190,662	+ 27.3%
Percent of List Price Received*	95.6%	95.2%	- 0.4%	96.0%	95.5%	- 0.5%
Inventory of Homes for Sale	151	227	+ 50.3%	—	—	—
Months Supply of Inventory	3.0	4.9	+ 63.3%	—	—	—

Condo	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	64	89	+ 39.1%	400	552	+ 38.0%
Total Sales	77	65	- 15.6%	313	272	- 13.1%
Days on Market Until Sale	45	58	+ 28.9%	39	46	+ 17.9%
Median Closed Price*	\$350,000	\$355,000	+ 1.4%	\$352,500	\$358,250	+ 1.6%
Average Closed Price*	\$392,434	\$436,351	+ 11.2%	\$418,721	\$451,800	+ 7.9%
Percent of List Price Received*	97.0%	94.6%	- 2.5%	96.9%	95.9%	- 1.0%
Inventory of Homes for Sale	142	314	+ 121.1%	—	—	—
Months Supply of Inventory	2.3	6.4	+ 178.3%	—	—	—

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

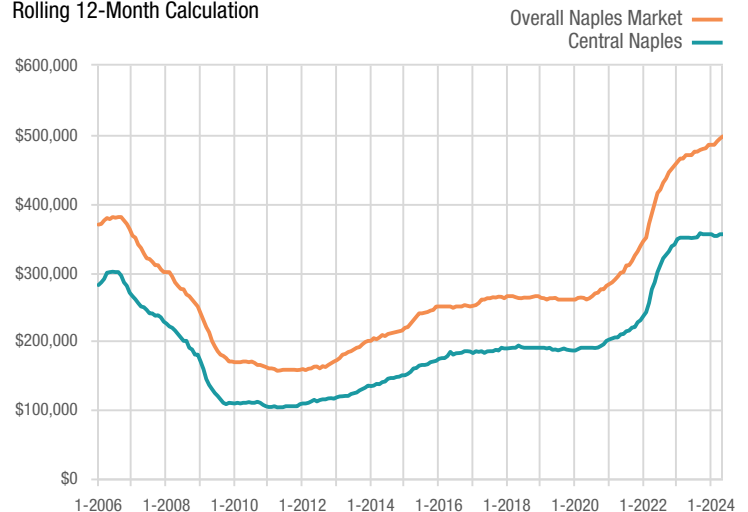
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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

South Naples

34112, 34113

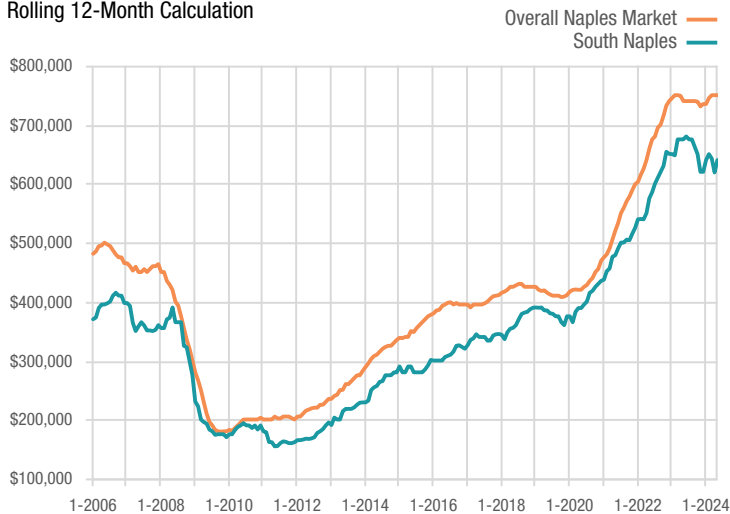
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	76	81	+ 6.6%	388	476	+ 22.7%
Total Sales	62	69	+ 11.3%	270	240	- 11.1%
Days on Market Until Sale	50	53	+ 6.0%	55	61	+ 10.9%
Median Closed Price*	\$647,500	\$930,000	+ 43.6%	\$708,500	\$722,000	+ 1.9%
Average Closed Price*	\$896,935	\$1,185,326	+ 32.2%	\$963,036	\$1,066,500	+ 10.7%
Percent of List Price Received*	97.5%	95.6%	- 1.9%	95.8%	95.1%	- 0.7%
Inventory of Homes for Sale	176	277	+ 57.4%	—	—	—
Months Supply of Inventory	3.8	6.2	+ 63.2%	—	—	—

Condo	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	92	131	+ 42.4%	663	852	+ 28.5%
Total Sales	129	96	- 25.6%	502	427	- 14.9%
Days on Market Until Sale	48	62	+ 29.2%	48	61	+ 27.1%
Median Closed Price*	\$405,000	\$386,250	- 4.6%	\$407,500	\$439,000	+ 7.7%
Average Closed Price*	\$469,769	\$484,090	+ 3.0%	\$462,742	\$498,648	+ 7.8%
Percent of List Price Received*	97.0%	95.8%	- 1.2%	96.9%	96.5%	- 0.4%
Inventory of Homes for Sale	261	559	+ 114.2%	—	—	—
Months Supply of Inventory	3.1	7.3	+ 135.5%	—	—	—

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

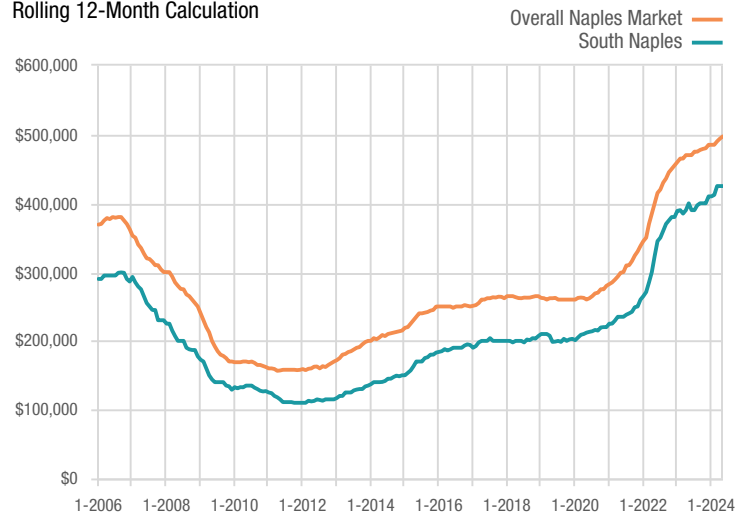
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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

Local Market Update – May 2024

A Research Tool Provided by Naples Area Board of REALTORS®



East Naples

34114, 34117, 34120, 34137

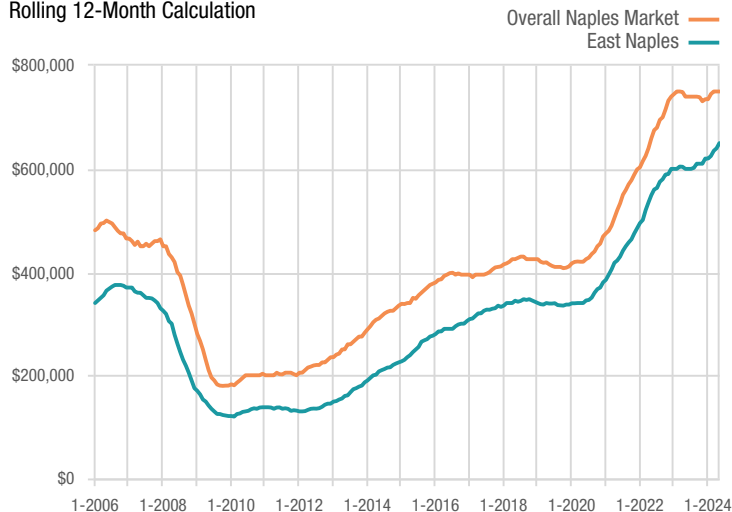
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	167	238	+ 42.5%	1,020	1,332	+ 30.6%
Total Sales	170	168	- 1.2%	759	730	- 3.8%
Days on Market Until Sale	64	66	+ 3.1%	65	68	+ 4.6%
Median Closed Price*	\$592,500	\$705,500	+ 19.1%	\$600,000	\$685,000	+ 14.2%
Average Closed Price*	\$726,633	\$891,388	+ 22.7%	\$737,273	\$844,839	+ 14.6%
Percent of List Price Received*	97.3%	96.6%	- 0.7%	97.0%	96.7%	- 0.3%
Inventory of Homes for Sale	489	803	+ 64.2%	—	—	—
Months Supply of Inventory	3.7	6.2	+ 67.6%	—	—	—

Condo	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	69	83	+ 20.3%	401	470	+ 17.2%
Total Sales	67	51	- 23.9%	296	245	- 17.2%
Days on Market Until Sale	40	48	+ 20.0%	48	72	+ 50.0%
Median Closed Price*	\$495,000	\$534,085	+ 7.9%	\$518,555	\$520,000	+ 0.3%
Average Closed Price*	\$563,317	\$569,520	+ 1.1%	\$537,274	\$556,489	+ 3.6%
Percent of List Price Received*	97.4%	96.6%	- 0.8%	97.3%	96.8%	- 0.5%
Inventory of Homes for Sale	169	319	+ 88.8%	—	—	—
Months Supply of Inventory	3.2	6.8	+ 112.5%	—	—	—

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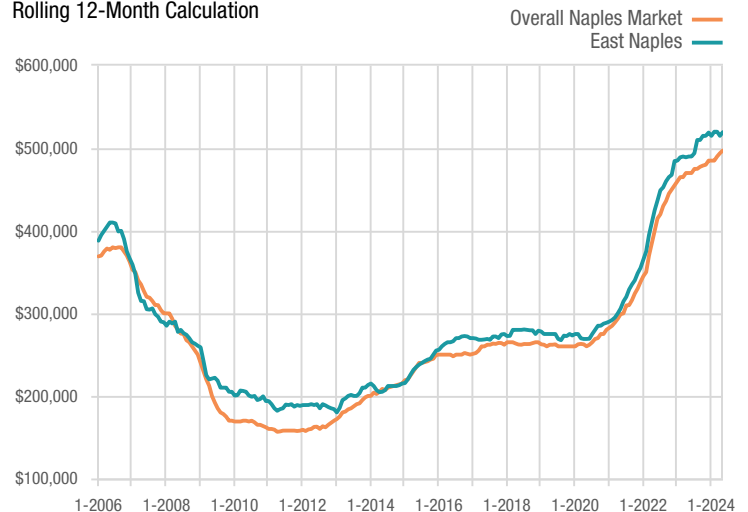
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

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Immokalee / Ave Maria

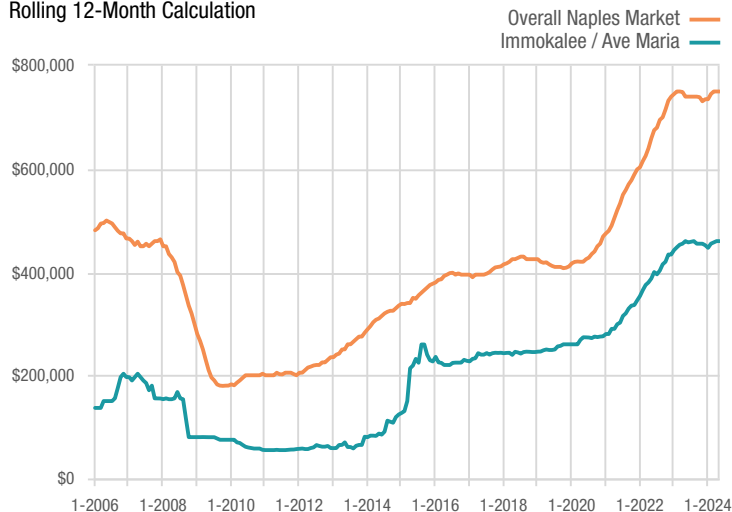
Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	30	44	+ 46.7%	164	187	+ 14.0%
Total Sales	29	22	- 24.1%	121	92	- 24.0%
Days on Market Until Sale	48	98	+ 104.2%	55	76	+ 38.2%
Median Closed Price*	\$425,000	\$454,543	+ 7.0%	\$460,000	\$501,000	+ 8.9%
Average Closed Price*	\$475,418	\$456,618	- 4.0%	\$482,814	\$502,370	+ 4.1%
Percent of List Price Received*	97.0%	98.3%	+ 1.3%	96.8%	96.7%	- 0.1%
Inventory of Homes for Sale	81	141	+ 74.1%	—	—	—
Months Supply of Inventory	4.5	6.7	+ 48.9%	—	—	—

Condo	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	4	10	+ 150.0%	40	58	+ 45.0%
Total Sales	3	10	+ 233.3%	18	39	+ 116.7%
Days on Market Until Sale	41	56	+ 36.6%	68	66	- 2.9%
Median Closed Price*	\$272,997	\$364,250	+ 33.4%	\$341,249	\$324,000	- 5.1%
Average Closed Price*	\$272,998	\$352,601	+ 29.2%	\$344,705	\$329,769	- 4.3%
Percent of List Price Received*	98.9%	95.5%	- 3.4%	97.6%	96.3%	- 1.3%
Inventory of Homes for Sale	28	35	+ 25.0%	—	—	—
Months Supply of Inventory	9.9	5.1	- 48.5%	—	—	—

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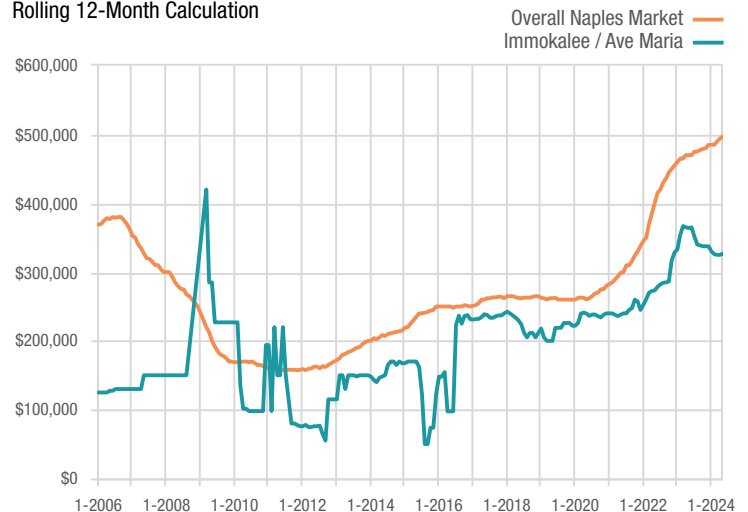
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

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