

Naples Area Market Report



October 2024

The housing market in Naples during October was remarkably resilient even as it faced interruptions from two major hurricanes. There were 1,179 new listings in October, a 13.9 percent increase compared to September. More inventory means more competition. As such, the overall median closed price in October decreased 3.6 percent (year over year), which was fueled by an 8.1 percent decrease in the condominium market. Broker analysts reviewing the October 2024 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), agree that storm-ready homes and storm-familiar residents help the Naples housing market rebound quickly after a storm and these safeguards strengthen its reputation as a desirable homeownership destination.

Overall inventory continues to rise, and we are almost back to pre-pandemic (2019) levels. For October, inventory increased 30.9 percent to 4,746 properties from 3,627 properties in October 2023. And while new listings were down 6.6 percent compared to October 2023; they rose 13.9 percent compared to September 2024.

The overall median closed price in October was \$568,500, a 3.6 percent decrease from \$590,000 in October 2023. In the single-family home market, the median closed price increased 3.2 percent to \$727,500 from \$705,000 in October 2023. And for condominiums, the median closed price decreased 8.1 percent to \$413,750 from \$450,000 in October 2023.

Quick Facts

- 21.6%	- 3.6%	+ 30.9%
Change in Total Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties
- 0.5%	- 1.5%	- 10.4%
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: Condo
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This report covers Collier County, excluding San Marco Island. Percent changes are calculated using rounded figures.

Current as of November 10, 2024. All data from Southwest Florida MLS. Report © 2024 ShowingTime Plus, LLC.

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	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,262	1,179	- 6.6%	11,203	12,636	+ 12.8%
Total Sales		617	484	- 21.6%	7,734	6,901	- 10.8%
Days on Market Until Sale		56	89	+ 58.9%	53	73	+ 37.7%
Median Closed Price		\$590,000	\$568,500	- 3.6%	\$600,000	\$615,000	+ 2.5%
Average Closed Price		\$928,230	\$905,728	- 2.4%	\$1,026,801	\$1,083,111	+ 5.5%
Percent of List Price Received		96.0%	95.1%	- 0.9%	96.3%	95.5%	- 0.8%
Pending Listings		665	532	- 20.0%	9,668	8,732	- 9.7%
Inventory of Homes for Sale		3,627	4,746	+ 30.9%	—	—	—
Months Supply of Inventory		4.9	7.1	+ 44.9%	—	—	—

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	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		638	607	- 4.9%	5,760	6,382	+ 10.8%
Total Sales		326	258	- 20.9%	3,910	3,493	- 10.7%
Days on Market Until Sale		54	83	+ 53.7%	58	72	+ 24.1%
Median Closed Price		\$705,000	\$727,500	+ 3.2%	\$735,000	\$750,000	+ 2.0%
Average Closed Price		\$1,105,847	\$1,134,295	+ 2.6%	\$1,274,025	\$1,357,645	+ 6.6%
Percent of List Price Received		95.9%	95.5%	- 0.4%	96.0%	95.5%	- 0.5%
Pending Listings		340	286	- 15.9%	4,910	4,471	- 8.9%
Inventory of Homes for Sale		1,973	2,366	+ 19.9%	—	—	—
Months Supply of Inventory		5.2	7.0	+ 34.6%	—	—	—

Condo Market Overview

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



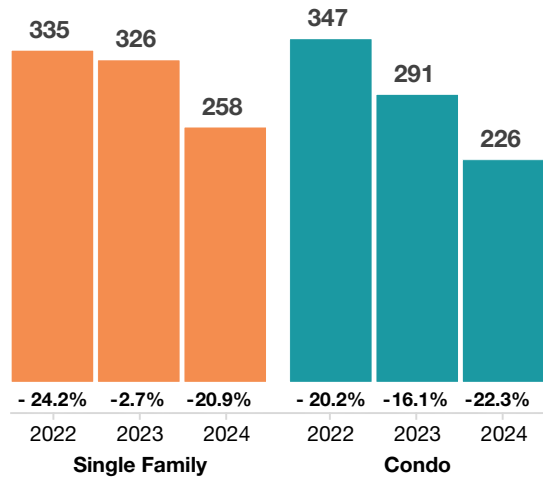
Key Metrics	Historical Sparkbars	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		624	572	- 8.3%	5,443	6,254	+ 14.9%
Total Sales		291	226	- 22.3%	3,824	3,408	- 10.9%
Days on Market Until Sale		57	96	+ 68.4%	49	74	+ 51.0%
Median Closed Price		\$450,000	\$413,750	- 8.1%	\$481,750	\$495,000	+ 2.8%
Average Closed Price		\$729,861	\$644,798	- 11.7%	\$774,211	\$801,730	+ 3.6%
Percent of List Price Received		96.1%	94.7%	- 1.5%	96.5%	95.5%	- 1.0%
Pending Listings		325	246	- 24.3%	4,758	4,261	- 10.4%
Inventory of Homes for Sale		1,654	2,380	+ 43.9%	—	—	—
Months Supply of Inventory		4.5	7.2	+ 60.0%	—	—	—

Overall Closed Sales

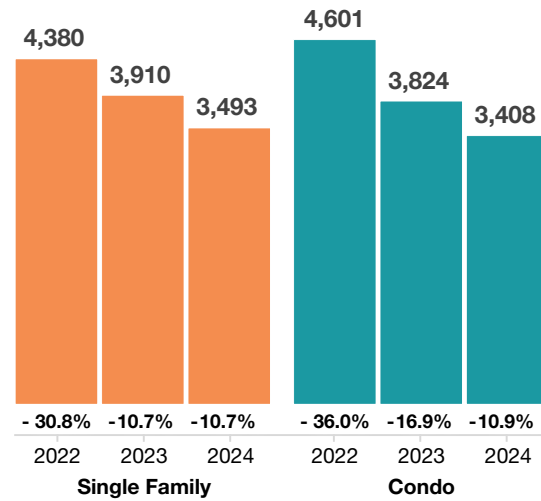
A count of the actual sales that closed in a given month.



October

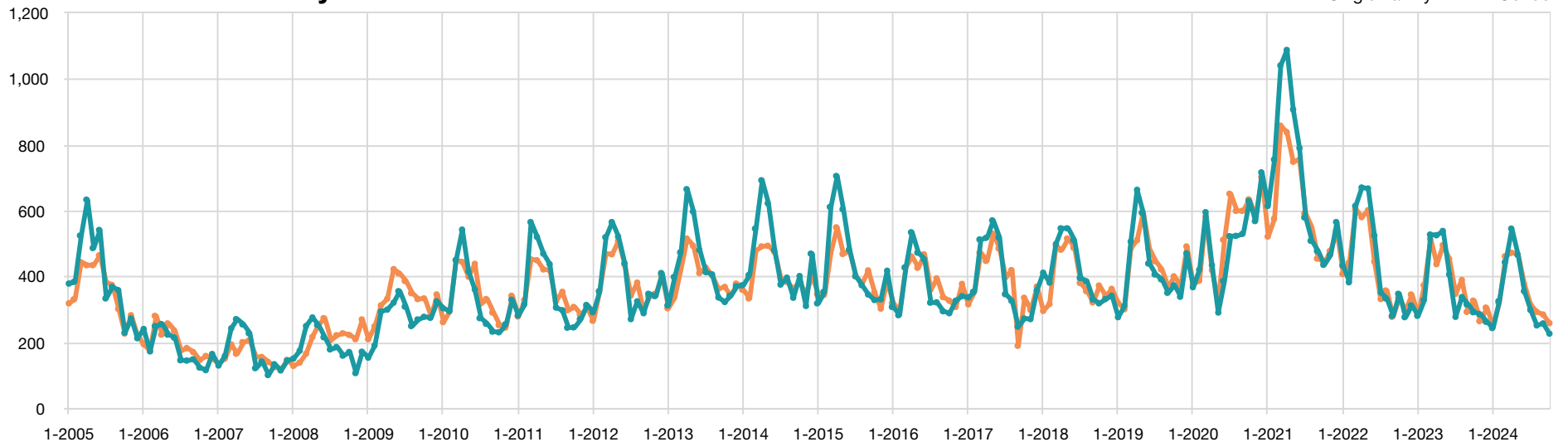


Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2023	264	- 10.8%	285	+ 3.3%
Dec-2023	305	- 11.6%	262	- 16.0%
Jan-2024	248	- 12.7%	243	- 13.2%
Feb-2024	320	- 14.2%	325	- 0.9%
Mar-2024	461	- 10.3%	443	- 15.9%
Apr-2024	472	+ 8.0%	545	+ 3.8%
May-2024	467	- 5.7%	465	- 13.6%
Jun-2024	377	- 16.8%	355	- 12.6%
Jul-2024	314	- 9.5%	298	+ 7.6%
Aug-2024	292	- 24.9%	251	- 25.5%
Sep-2024	284	- 2.7%	257	- 18.4%
Oct-2024	258	- 20.9%	226	- 22.3%
12-Month Avg	339	- 10.6%	330	- 10.3%

Overall Closed Sales by Month

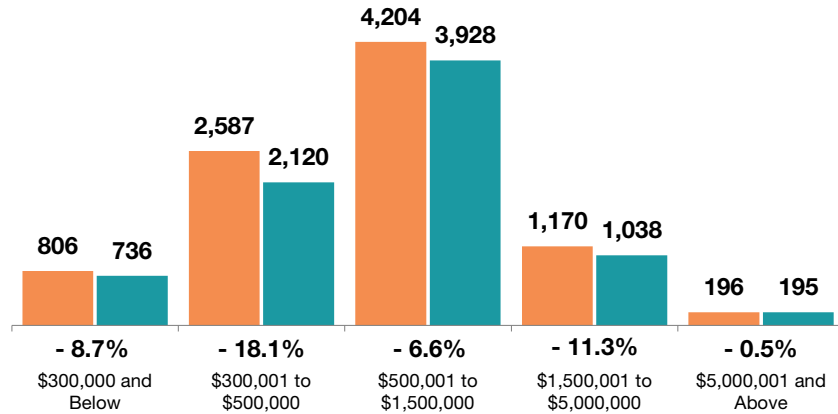


Overall Closed Sales by Price Range

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

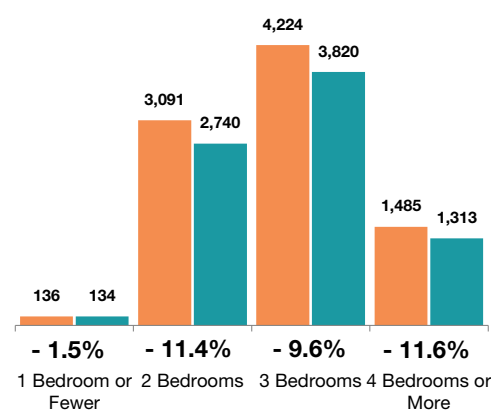
By Price Range

10-2023 10-2024



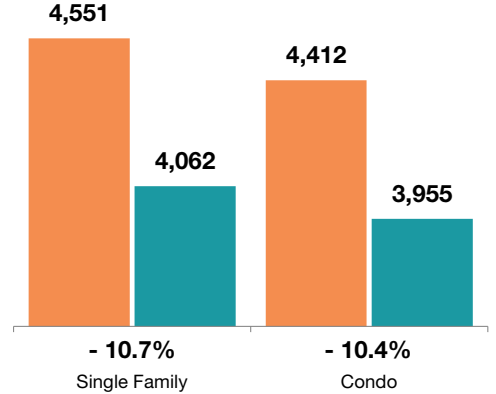
By Bedroom Count

10-2023 10-2024



By Property Type

10-2023 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$300,000 and Below	806	736	- 8.7%
\$300,001 to \$500,000	2,587	2,120	- 18.1%
\$500,001 to \$1,500,000	4,204	3,928	- 6.6%
\$1,500,001 to \$5,000,000	1,170	1,038	- 11.3%
\$5,000,001 and Above	196	195	- 0.5%
All Price Ranges	8,963	8,017	- 10.6%

Single Family

	10-2023	10-2024	Change
10-2023	226	182	- 19.5%
10-2024	800	636	- 20.5%
Change	2,602	2,444	- 6.1%
10-2023	760	646	- 15.0%
10-2024	163	154	- 5.5%
All Price Ranges	4,551	4,062	- 10.7%

Condo

	10-2023	10-2024	Change
10-2023	580	554	- 4.5%
10-2024	1787	1484	- 17.0%
Change	1602	1484	- 7.4%
10-2023	410	392	- 4.4%
10-2024	33	41	+ 24.2%
All Price Ranges	4,412	3,955	- 10.4%

By Bedroom Count

	10-2023	10-2024	Change
10-2023	136	134	- 1.5%
10-2024	3,091	2,740	- 11.4%
Change	4,224	3,820	- 9.6%
10-2023	1,485	1,313	- 11.6%
All Bedroom Counts	8,963	8,017	- 10.6%

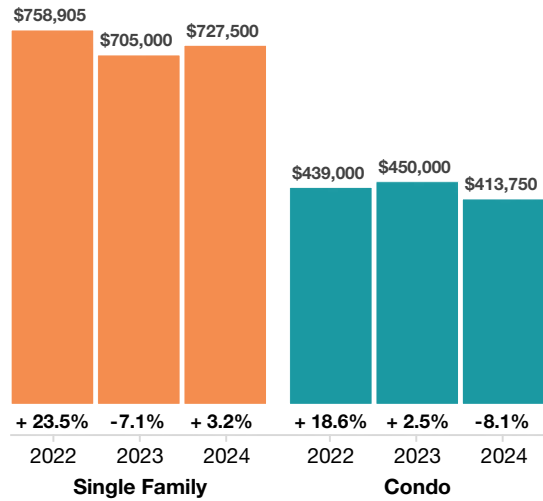
	10-2023	10-2024	Change
10-2023	27	28	+ 3.7%
10-2024	539	480	- 10.9%
Change	2,584	2,313	- 10.5%
10-2023	1,393	1,239	- 11.1%
10-2024	92	74	- 19.6%
All Bedroom Counts	4,551	4,062	- 10.7%

Overall Median Closed Price

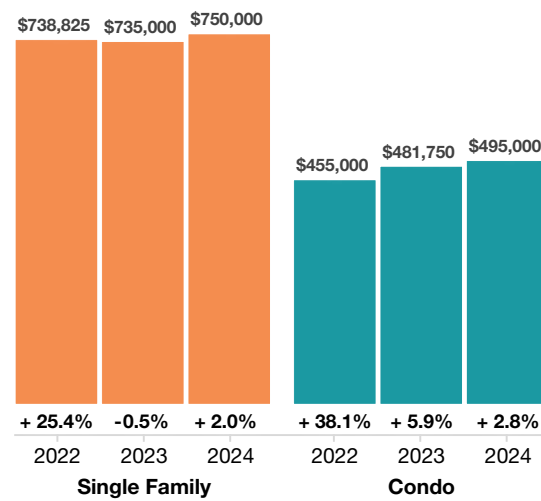
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



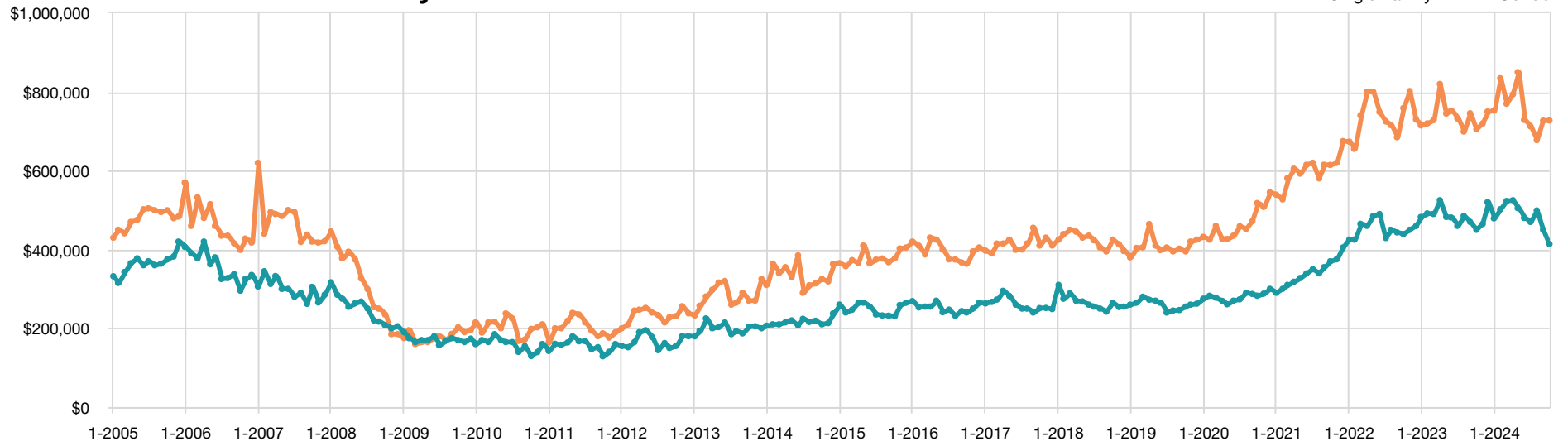
Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2023	\$720,000	- 10.2%	\$465,000	+ 3.3%
Dec-2023	\$750,000	+ 2.7%	\$520,000	+ 13.2%
Jan-2024	\$752,500	+ 5.2%	\$479,000	- 0.7%
Feb-2024	\$834,500	+ 15.9%	\$502,000	+ 2.1%
Mar-2024	\$770,000	+ 5.7%	\$523,000	+ 6.7%
Apr-2024	\$793,750	- 3.2%	\$525,000	0.0%
May-2024	\$850,000	+ 14.1%	\$505,000	+ 4.7%
Jun-2024	\$729,000	- 3.1%	\$480,000	- 0.3%
Jul-2024	\$712,500	- 2.7%	\$470,000	+ 2.2%
Aug-2024	\$677,500	- 3.1%	\$499,000	+ 2.9%
Sep-2024	\$727,000	- 2.5%	\$450,000	- 4.3%
Oct-2024	\$727,500	+ 3.2%	\$413,750	- 8.1%
12-Month Avg*	\$750,000	+ 1.5%	\$495,000	+ 3.3%

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

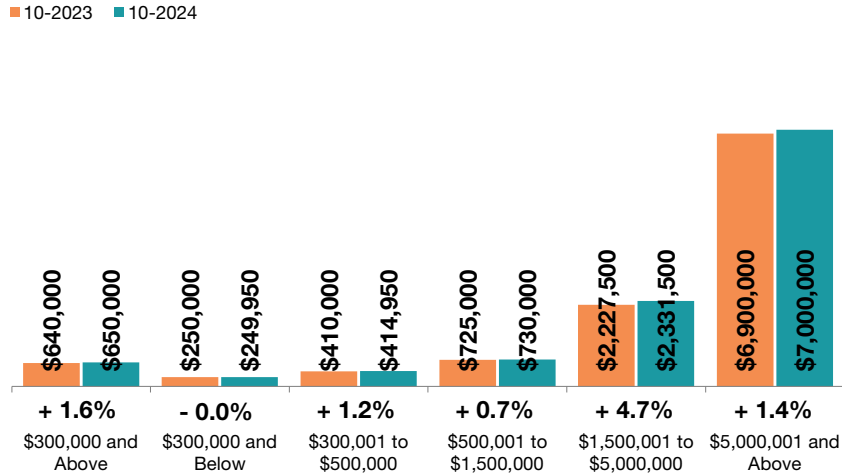
Overall Median Closed Price by Month



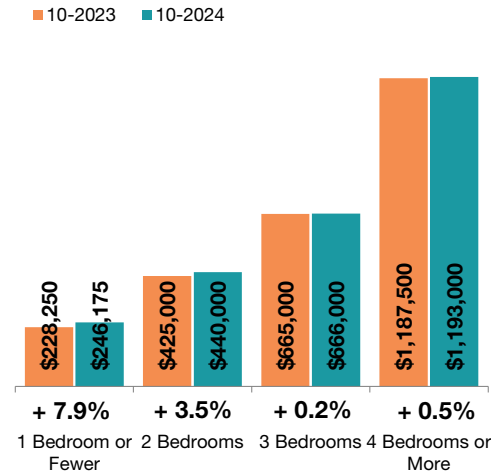
Overall Median Closed Price by Price Range

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

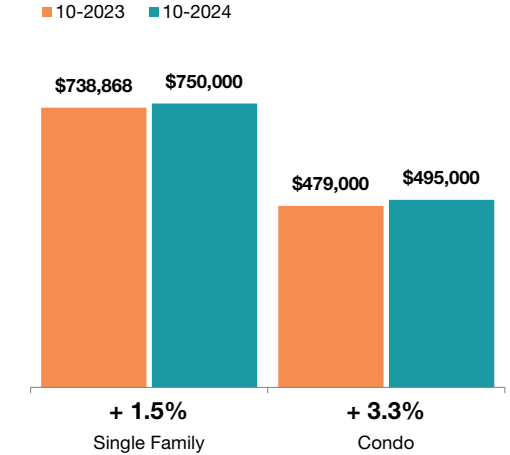
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2023	10-2024	Change
\$300,000 and Above	\$640,000	\$650,000	+ 1.6%
\$300,000 and Below	\$250,000	\$249,950	- 0.0%
\$300,001 to \$500,000	\$410,000	\$414,950	+ 1.2%
\$500,001 to \$1,500,000	\$725,000	\$730,000	+ 0.7%
\$1,500,001 to \$5,000,000	\$2,227,500	\$2,331,500	+ 4.7%
\$5,000,001 and Above	\$6,900,000	\$7,000,000	+ 1.4%
All Price Ranges	\$600,000	\$611,000	+ 1.8%

Single Family

	10-2023	10-2024	Change
	\$760,000	\$775,000	+ 2.0%
	\$199,000	\$187,725	- 5.7%
	\$439,450	\$439,350	- 0.0%
	\$750,000	\$750,000	0.0%
	\$2,252,500	\$2,350,000	+ 4.3%
	\$6,800,000	\$7,450,000	+ 9.6%
All Single Family	\$738,868	\$750,000	+ 1.5%

Condo

	10-2023	10-2024	Change
	\$525,000	\$537,500	+ 2.4%
	\$262,500	\$265,000	+ 1.0%
	\$400,000	\$400,000	0.0%
	\$689,450	\$680,000	- 1.4%
	\$2,200,000	\$2,312,500	+ 5.1%
	\$7,050,000	\$6,000,000	- 14.9%
All Condo	\$479,000	\$495,000	+ 3.3%

By Bedroom Count

	10-2023	10-2024	Change
1 Bedroom or Fewer	\$228,250	\$246,175	+ 7.9%
2 Bedrooms	\$425,000	\$440,000	+ 3.5%
3 Bedrooms	\$665,000	\$666,000	+ 0.2%
4 Bedrooms or More	\$1,187,500	\$1,193,000	+ 0.5%
All Bedroom Counts	\$600,000	\$611,000	+ 1.8%

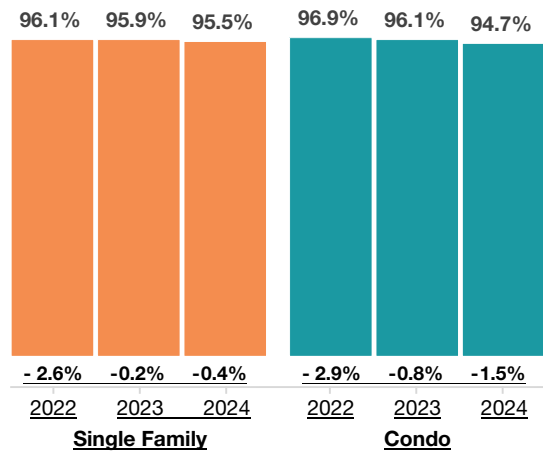
	10-2023	10-2024	Change
	\$150,000	\$150,500	+ 0.3%
	\$481,250	\$480,000	- 0.3%
	\$699,000	\$692,000	- 1.0%
	\$1,150,000	\$1,160,000	+ 0.9%
	\$2,612,500	\$3,795,000	+ 45.3%
All Single Family	\$738,868	\$750,000	+ 1.5%
All Condo	\$479,000	\$495,000	+ 3.3%

Overall Percent of Current List Price Received

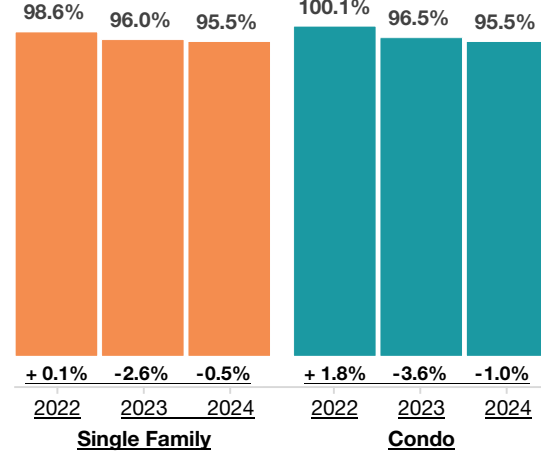


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October



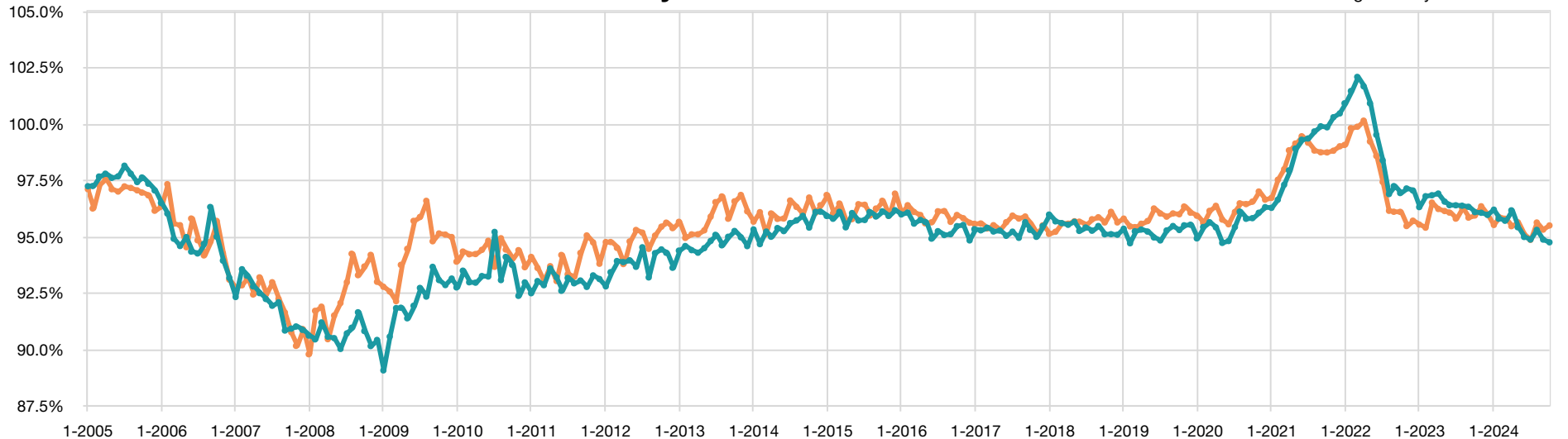
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	95.9%	+ 0.5%	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%	95.4%	- 1.1%
Jun-2024	95.1%	- 1.0%	95.0%	- 1.5%
Jul-2024	94.8%	- 1.0%	94.9%	- 1.6%
Aug-2024	95.6%	- 0.7%	95.3%	- 1.1%
Sep-2024	95.3%	- 0.5%	94.9%	- 1.5%
Oct-2024	95.5%	- 0.4%	94.7%	- 1.5%
12-Month Avg*	95.6%	- 0.4%	95.5%	- 1.1%

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

Overall Percent of Current List Price Received by Month



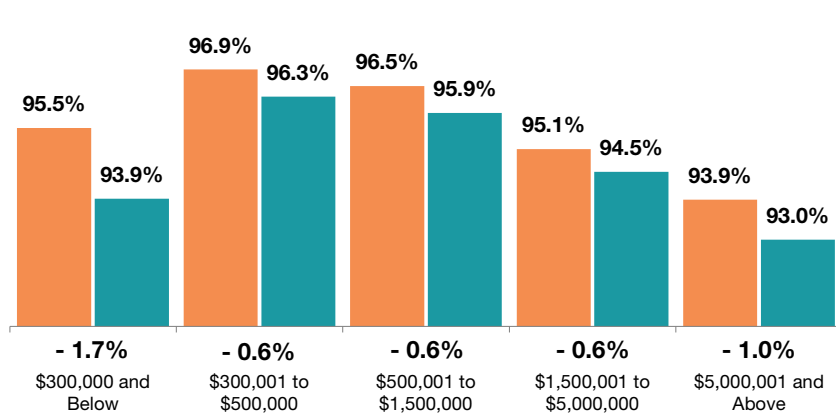
Overall Percent of Current List Price Received by Price Range



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.**

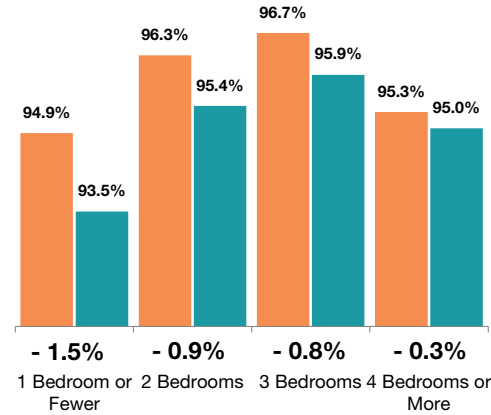
By Price Range

10-2023 10-2024



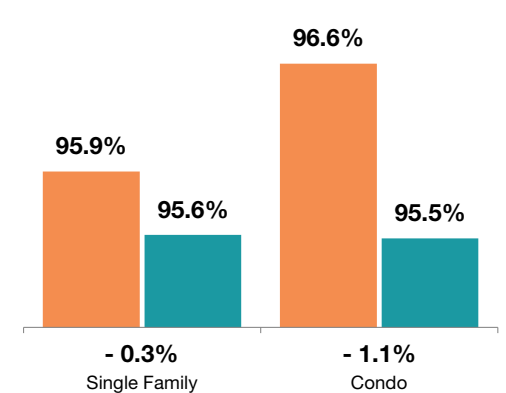
By Bedroom Count

10-2023 10-2024



By Property Type

10-2023 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$300,000 and Below	95.5%	93.9%	-1.7%
\$300,001 to \$500,000	96.9%	96.3%	-0.6%
\$500,001 to \$1,500,000	96.5%	95.9%	-0.6%
\$1,500,001 to \$5,000,000	95.1%	94.5%	-0.6%
\$5,000,001 and Above	93.9%	93.0%	-1.0%
All Price Ranges	96.3%	95.6%	-0.7%

Single Family

	10-2023	10-2024	Change
1 Bedroom or Fewer	95.1%	92.8%	-2.4%
2 Bedrooms	97.1%	97.0%	-0.1%
3 Bedrooms	96.3%	95.9%	-0.4%
4 Bedrooms or More	94.3%	94.3%	0.0%
Single Family	93.7%	92.7%	-1.1%
All Single Family	95.9%	95.6%	-0.3%

Condo

	10-2023	10-2024	Change
1 Bedroom or Fewer	95.7%	94.3%	-1.5%
2 Bedrooms	96.8%	95.9%	-0.9%
3 Bedrooms	96.8%	95.8%	-1.0%
4 Bedrooms or More	96.4%	94.9%	-1.6%
Condo	95.0%	94.2%	-0.8%
All Condo	96.6%	95.5%	-1.1%

By Bedroom Count

	10-2023	10-2024	Change
1 Bedroom or Fewer	94.9%	93.5%	-1.5%
2 Bedrooms	96.3%	95.4%	-0.9%
3 Bedrooms	96.7%	95.9%	-0.8%
4 Bedrooms or More	95.3%	95.0%	-0.3%
All Bedroom Counts	96.3%	95.6%	-0.7%

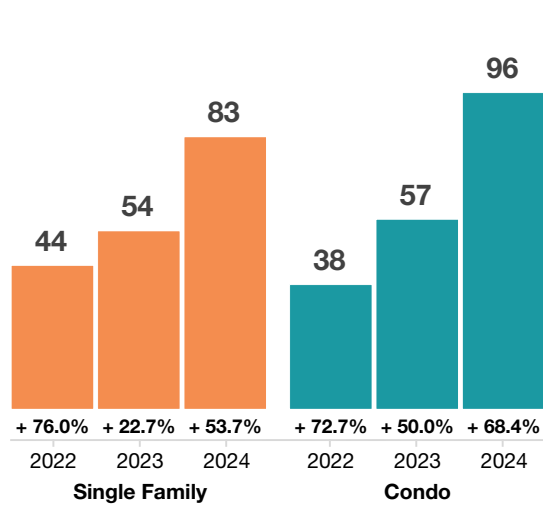
	10-2023	10-2024	Change
1 Bedroom or Fewer	93.0%	90.9%	-2.3%
2 Bedrooms	95.3%	94.9%	-0.4%
3 Bedrooms	96.6%	96.1%	-0.5%
4 Bedrooms or More	95.2%	95.0%	-0.2%
All Single Family	95.9%	95.6%	-0.3%

Overall Days on Market Until Sale

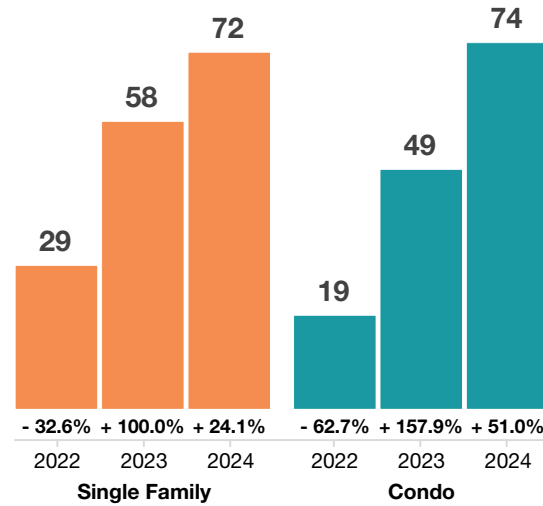
Average number of days between when a property is listed and when an offer is accepted in a given month.



October



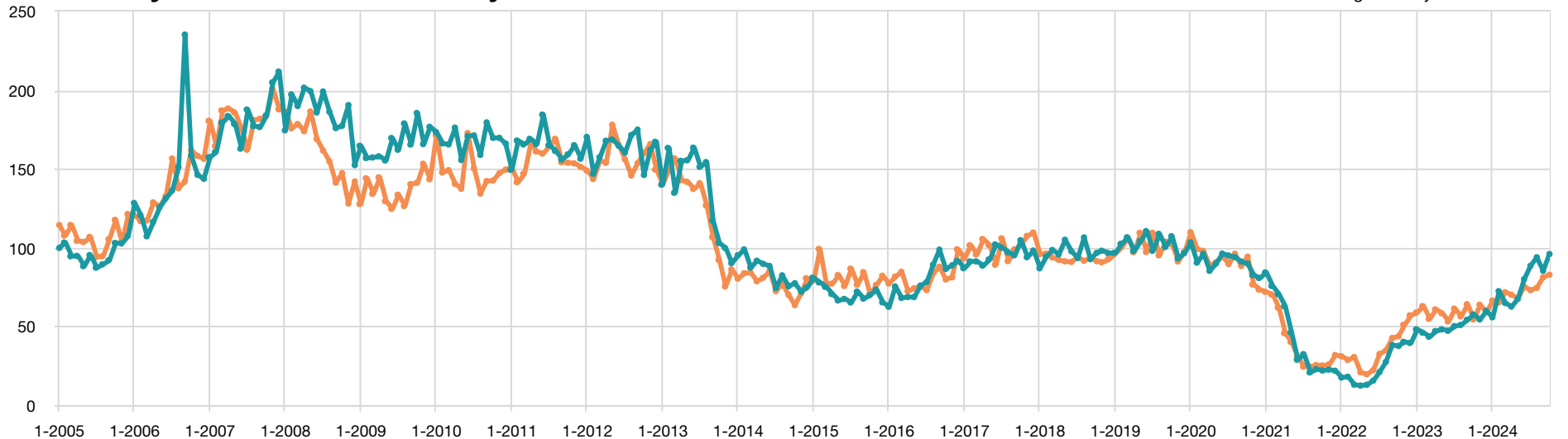
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
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	68	+ 17.2%	67	+ 39.6%
Jun-2024	75	+ 41.5%	80	+ 70.2%
Jul-2024	73	+ 19.7%	88	+ 76.0%
Aug-2024	74	+ 32.1%	94	+ 84.3%
Sep-2024	81	+ 26.6%	85	+ 57.4%
Oct-2024	83	+ 53.7%	96	+ 68.4%
12-Month Avg*	71	+ 22.8%	72	+ 51.5%

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

Overall Days on Market Until Sale by Month

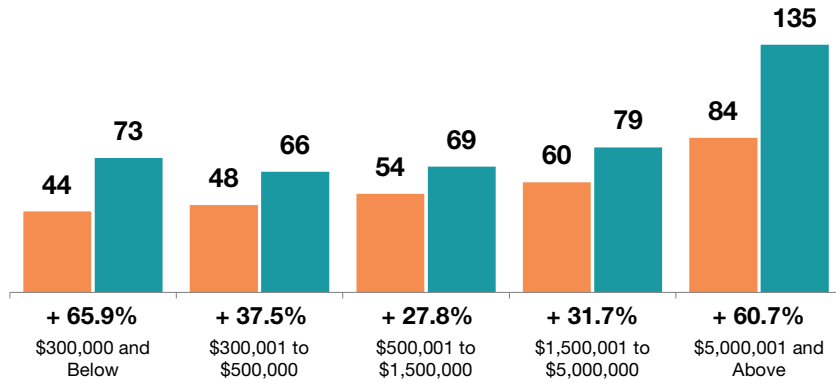


Overall Days on Market Until Sale by Price Range

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

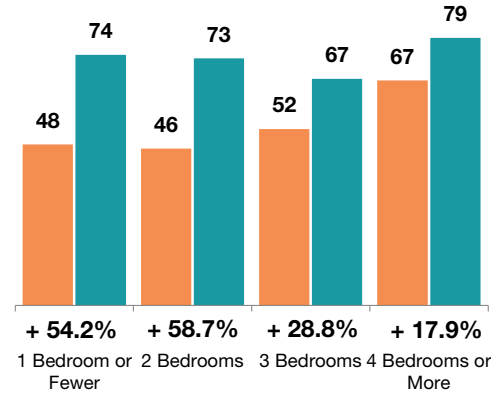
By Price Range

10-2023 10-2024



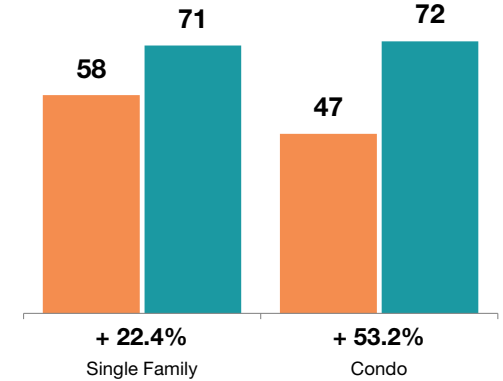
By Bedroom Count

10-2023 10-2024



By Property Type

10-2023 10-2024



All Properties

By Price Range	10-2023	10-2024	Change
\$300,000 and Below	44	73	+ 65.9%
\$300,001 to \$500,000	48	66	+ 37.5%
\$500,001 to \$1,500,000	54	69	+ 27.8%
\$1,500,001 to \$5,000,000	60	79	+ 31.7%
\$5,000,001 and Above	84	135	+ 60.7%
All Price Ranges	53	71	+ 34.0%

Single Family

	10-2023	10-2024	Change
1 Bedroom or Fewer	47	74	+ 57.4%
2 Bedrooms	51	58	+ 13.7%
3 Bedrooms	58	69	+ 19.0%
4 Bedrooms or More	60	76	+ 26.7%
All Single Family	58	71	+ 22.4%

Condo

	10-2023	10-2024	Change
1 Bedroom or Fewer	43	73	+ 69.8%
2 Bedrooms	46	69	+ 50.0%
3 Bedrooms	47	69	+ 46.8%
4 Bedrooms or More	59	84	+ 42.4%
All Condo	47	72	+ 53.2%

By Bedroom Count

	10-2023	10-2024	Change
1 Bedroom or Fewer	48	74	+ 54.2%
2 Bedrooms	46	73	+ 58.7%
3 Bedrooms	52	67	+ 28.8%
4 Bedrooms or More	67	79	+ 17.9%
All Bedroom Counts	53	71	+ 34.0%

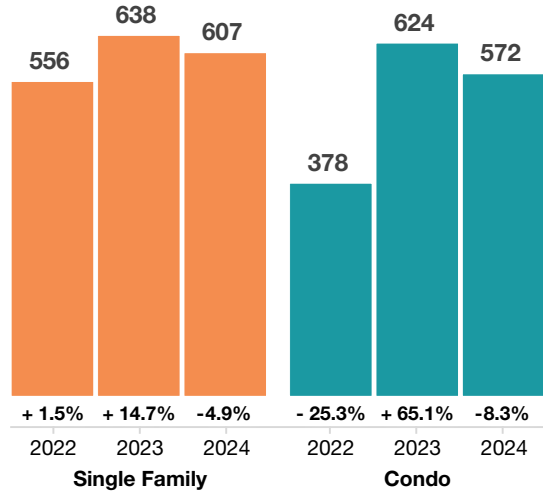
	10-2023	10-2024	Change
1 Bedroom or Fewer	49	79	+ 61.2%
2 Bedrooms	48	73	+ 52.1%
3 Bedrooms	54	66	+ 22.2%
4 Bedrooms or More	68	78	+ 14.7%
All Single Family	58	71	+ 22.4%

Overall New Listings

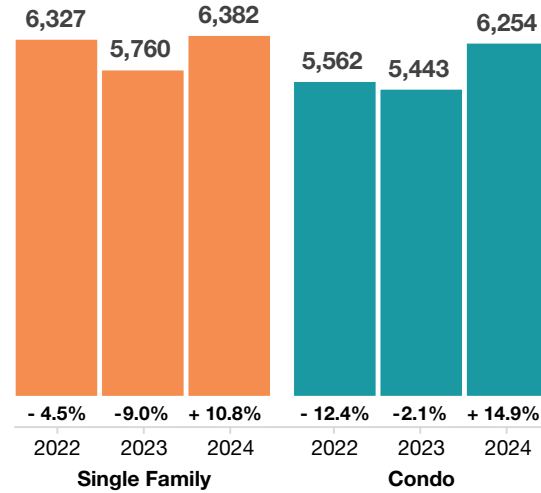
A count of the properties that have been newly listed on the market in a given month.



October

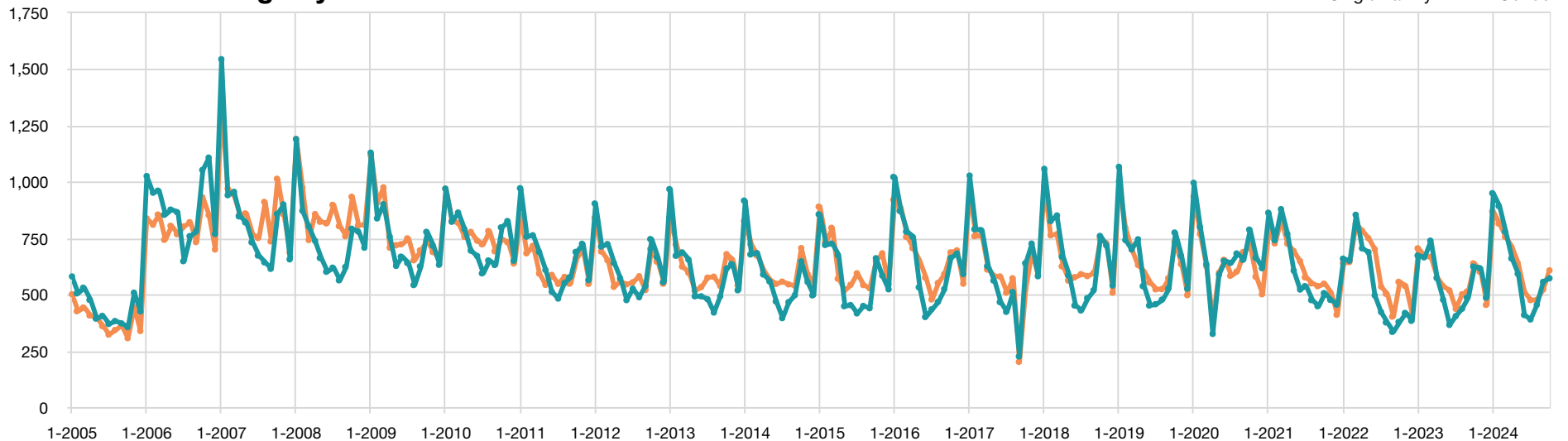


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2023	601	+ 11.7%	617	+ 47.6%
Dec-2023	454	+ 9.9%	486	+ 26.9%
Jan-2024	869	+ 23.3%	950	+ 41.2%
Feb-2024	815	+ 21.6%	893	+ 34.3%
Mar-2024	756	+ 13.3%	779	+ 5.4%
Apr-2024	711	+ 23.4%	660	+ 15.2%
May-2024	639	+ 19.2%	592	+ 24.1%
Jun-2024	512	- 1.2%	409	+ 12.1%
Jul-2024	475	+ 8.9%	389	- 3.7%
Aug-2024	476	- 5.0%	454	+ 3.9%
Sep-2024	522	+ 1.8%	556	+ 14.4%
Oct-2024	607	- 4.9%	572	- 8.3%
12-Month Avg	620	+ 10.9%	613	+ 17.9%

Overall New Listings by Month

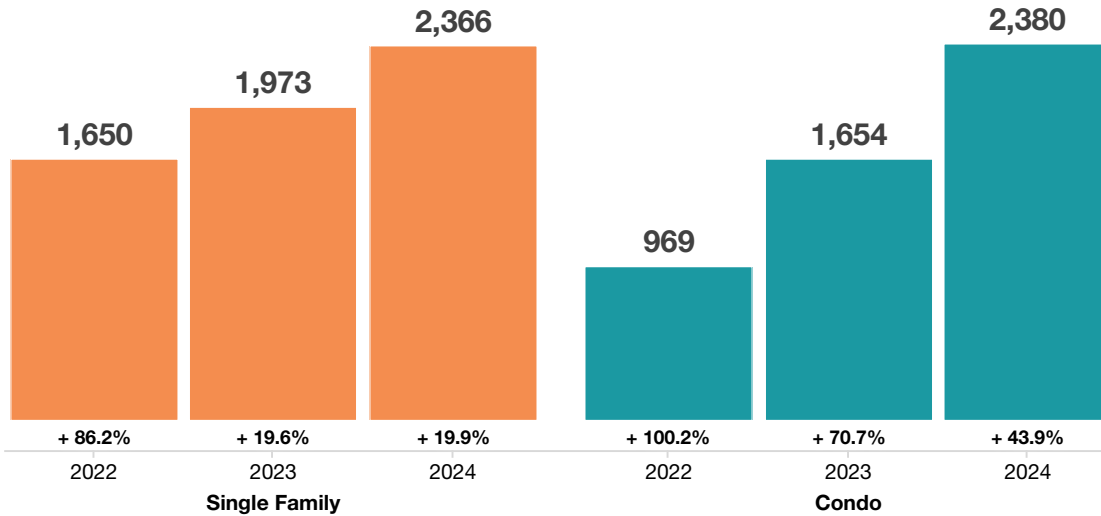


Overall Inventory of Homes for Sale

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

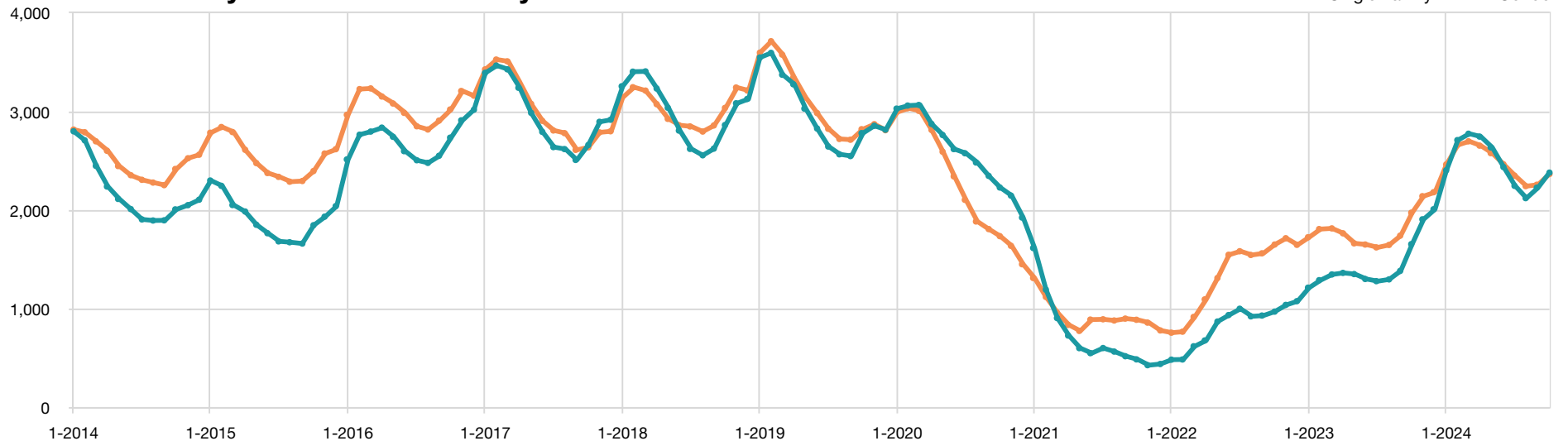


October



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2023	2,141	+ 24.9%	1,906	+ 83.8%
Dec-2023	2,181	+ 32.4%	2,008	+ 86.8%
Jan-2024	2,463	+ 42.9%	2,404	+ 98.3%
Feb-2024	2,661	+ 47.3%	2,710	+ 110.4%
Mar-2024	2,698	+ 48.7%	2,775	+ 106.2%
Apr-2024	2,654	+ 50.5%	2,746	+ 101.6%
May-2024	2,578	+ 55.1%	2,636	+ 95.3%
Jun-2024	2,465	+ 49.4%	2,437	+ 87.5%
Jul-2024	2,349	+ 44.9%	2,246	+ 75.7%
Aug-2024	2,243	+ 36.3%	2,121	+ 63.7%
Sep-2024	2,257	+ 29.7%	2,227	+ 61.1%
Oct-2024	2,366	+ 19.9%	2,380	+ 43.9%
12-Month Avg	2,421	+ 39.9%	2,383	+ 83.6%

Overall Inventory of Homes for Sale by Month

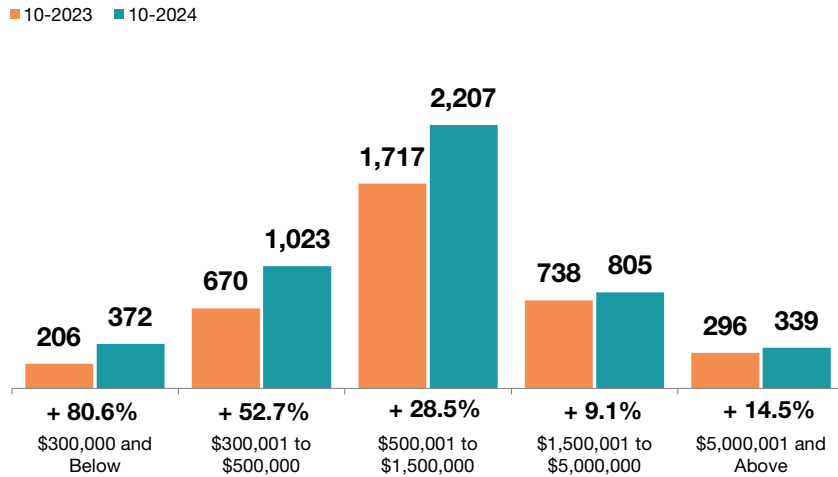


Overall Inventory of Homes for Sale by Price Range



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

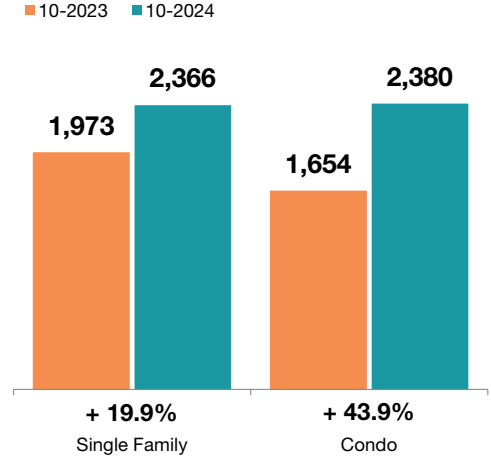
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2023	10-2024	Change
\$300,000 and Below	206	372	+ 80.6%
\$300,001 to \$500,000	670	1,023	+ 52.7%
\$500,001 to \$1,500,000	1,717	2,207	+ 28.5%
\$1,500,001 to \$5,000,000	738	805	+ 9.1%
\$5,000,001 and Above	296	339	+ 14.5%
All Price Ranges	3,627	4,746	+ 30.9%

Single Family

10-2023	10-2024	Change
88	84	- 4.5%
141	181	+ 28.4%
1,014	1,307	+ 28.9%
481	508	+ 5.6%
249	286	+ 14.9%
1,973	2,366	+ 19.9%

Condo

10-2023	10-2024	Change
118	288	+ 144.1%
529	842	+ 59.2%
703	900	+ 28.0%
257	297	+ 15.6%
47	53	+ 12.8%
1,654	2,380	+ 43.9%

By Bedroom Count

By Bedroom Count	10-2023	10-2024	Change
1 Bedroom or Fewer	80	103	+ 28.8%
2 Bedrooms	1,208	1,639	+ 35.7%
3 Bedrooms	1,459	1,981	+ 35.8%
4 Bedrooms or More	864	1,006	+ 16.4%
All Bedroom Counts	3,627	4,746	+ 30.9%

10-2023	10-2024	Change
18	28	+ 55.6%
254	239	- 5.9%
887	1,149	+ 29.5%
804	946	+ 17.7%
1,973	2,366	+ 19.9%

10-2023	10-2024	Change
62	75	+ 21.0%
954	1,400	+ 46.8%
572	832	+ 45.5%
60	60	0.0%
1,654	2,380	+ 43.9%

Listing and Sales Summary Report

October 2024



	Median Closed Price			Total Sales			Inventory			Average Days On Market		
	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change	Oct-24	Oct-23	% Change
Overall Naples Market**	\$568,500	\$590,000	-3.6%	484	617	-21.6%	4,746	3,627	+30.9%	89	56	+58.9%
Collier County	\$594,500	\$606,250	-1.9%	540	669	-19.3%	5,301	4,119	+28.7%	93	59	+57.6%
Ave Maria	\$485,000	\$477,600	+1.5%	9	16	-43.8%	163	129	+26.4%	126	95	+32.6%
Central Naples	\$444,500	\$435,000	+2.2%	68	87	-21.8%	550	400	+37.5%	73	45	+62.2%
East Naples	\$573,250	\$628,213	-8.7%	122	155	-21.3%	1,116	832	+34.1%	95	55	+72.7%
Everglades City	--	--	--	0	0	--	7	9	-22.2%	--	--	--
Immokalee	\$325,000	\$365,450	-11.1%	7	6	+16.7%	22	20	+10.0%	73	70	+4.3%
Immokalee / Ave Maria	\$365,250	\$461,000	-20.8%	16	22	-27.3%	186	149	+24.8%	103	88	+17.0%
Naples	\$580,000	\$602,500	-3.7%	467	595	-21.5%	4,558	3,479	+31.0%	89	55	+61.8%
Naples Beach	\$1,150,000	\$1,430,000	-19.6%	63	85	-25.9%	1,085	996	+8.9%	125	70	+78.6%
North Naples	\$692,500	\$745,000	-7.0%	116	159	-27.0%	1,021	704	+45.0%	74	55	+34.5%
South Naples	\$419,000	\$450,000	-6.9%	99	109	-9.2%	788	546	+44.3%	85	50	+70.0%
34102	\$1,650,000	\$1,560,000	+5.8%	21	28	-25.0%	361	311	+16.1%	139	88	+58.0%
34103	\$1,600,000	\$1,490,000	+7.4%	16	26	-38.5%	317	281	+12.8%	131	82	+59.8%
34104	\$465,000	\$355,000	+31.0%	25	39	-35.9%	264	157	+68.2%	69	50	+38.0%
34105	\$664,000	\$500,000	+32.8%	31	25	+24.0%	210	159	+32.1%	86	28	+207.1%
34108	\$917,500	\$1,295,000	-29.2%	26	31	-16.1%	407	404	+0.7%	110	45	+144.4%
34109	\$680,000	\$816,250	-16.7%	18	34	-47.1%	239	151	+58.3%	80	55	+45.5%
34110	\$690,000	\$750,000	-8.0%	35	50	-30.0%	389	275	+41.5%	81	49	+65.3%
34112	\$375,000	\$385,000	-2.6%	55	63	-12.7%	427	309	+38.2%	87	52	+67.3%
34113	\$573,750	\$550,000	+4.3%	44	46	-4.3%	361	237	+52.3%	82	48	+70.8%
34114	\$563,250	\$652,620	-13.7%	52	47	+10.6%	513	362	+41.7%	111	76	+46.1%
34116	\$349,500	\$520,000	-32.8%	12	23	-47.8%	76	84	-9.5%	48	54	-11.1%
34117	\$537,500	\$689,000	-22.0%	12	25	-52.0%	136	86	+58.1%	54	40	+35.0%
34119	\$695,000	\$670,000	+3.7%	63	75	-16.0%	393	278	+41.4%	68	59	+15.3%
34120	\$637,000	\$597,000	+6.7%	58	83	-30.1%	466	383	+21.7%	89	47	+89.4%
34137	--	--	--	0	0	--	1	1	0.0%	--	--	--
34142	\$365,250	\$461,000	-20.8%	16	22	-27.3%	186	149	+24.8%	103	88	+17.0%

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

Local Market Update – October 2024

A Research Tool Provided by Naples Area Board of REALTORS®



Naples Beach

34102, 34103, 34108

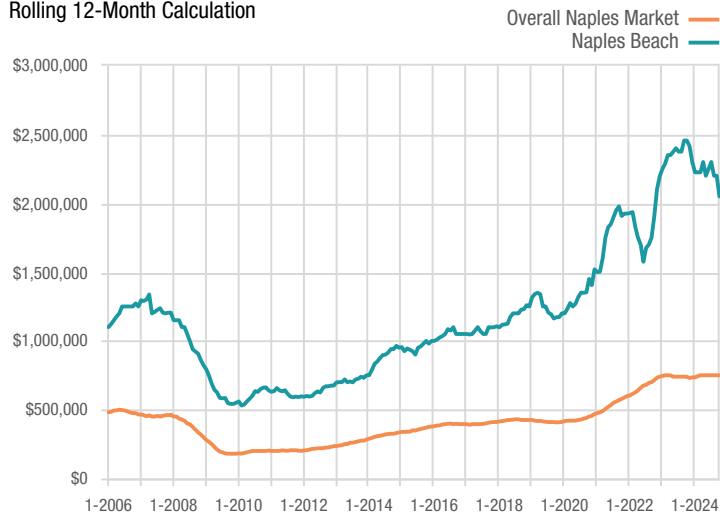
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	100	92	- 8.0%	877	878	+ 0.1%
Total Sales	22	20	- 9.1%	415	357	- 14.0%
Days on Market Until Sale	86	85	- 1.2%	81	115	+ 42.0%
Median Closed Price*	\$2,542,500	\$1,962,500	- 22.8%	\$2,500,000	\$2,325,000	- 7.0%
Average Closed Price*	\$3,481,397	\$2,825,495	- 18.8%	\$3,824,695	\$4,280,692	+ 11.9%
Percent of List Price Received*	91.9%	93.1%	+ 1.3%	92.7%	92.7%	0.0%
Inventory of Homes for Sale	459	471	+ 2.6%	—	—	—
Months Supply of Inventory	10.8	13.7	+ 26.9%	—	—	—

Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	188	139	- 26.1%	1,394	1,464	+ 5.0%
Total Sales	63	43	- 31.7%	813	769	- 5.4%
Days on Market Until Sale	65	143	+ 120.0%	56	94	+ 67.9%
Median Closed Price*	\$1,295,000	\$865,000	- 33.2%	\$1,200,000	\$1,155,000	- 3.8%
Average Closed Price*	\$1,629,936	\$1,503,593	- 7.8%	\$1,644,466	\$1,669,634	+ 1.5%
Percent of List Price Received*	94.7%	93.7%	- 1.1%	95.2%	94.0%	- 1.3%
Inventory of Homes for Sale	537	614	+ 14.3%	—	—	—
Months Supply of Inventory	7.1	8.4	+ 18.3%	—	—	—

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

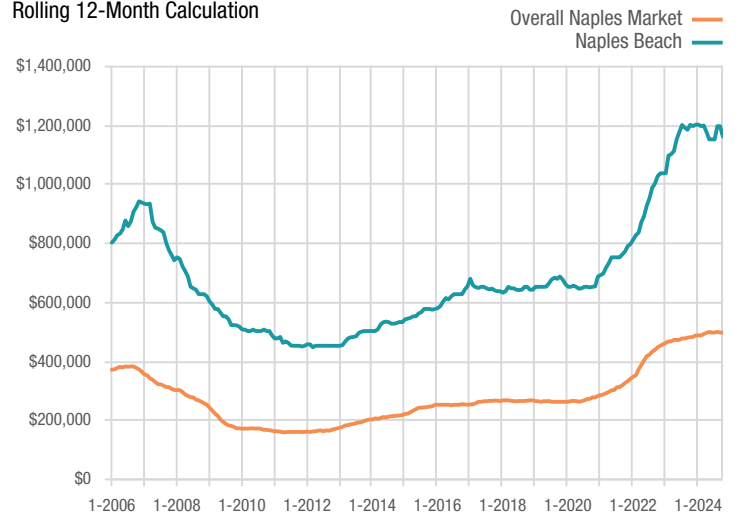
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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

Local Market Update – October 2024

A Research Tool Provided by Naples Area Board of REALTORS®



North Naples

34109, 34110, 34119

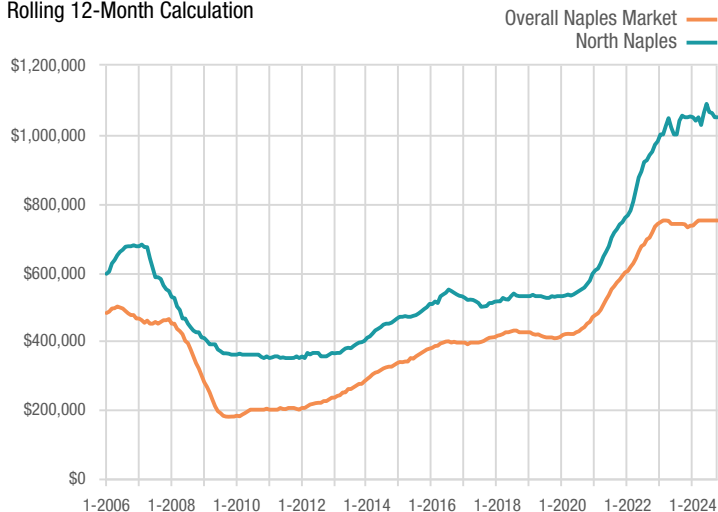
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	144	120	- 16.7%	1,238	1,353	+ 9.3%
Total Sales	78	59	- 24.4%	859	752	- 12.5%
Days on Market Until Sale	51	75	+ 47.1%	52	61	+ 17.3%
Median Closed Price*	\$985,000	\$950,000	- 3.6%	\$1,050,000	\$1,025,000	- 2.4%
Average Closed Price*	\$1,342,339	\$1,440,186	+ 7.3%	\$1,478,988	\$1,506,497	+ 1.9%
Percent of List Price Received*	95.5%	94.1%	- 1.5%	95.8%	95.0%	- 0.8%
Inventory of Homes for Sale	349	426	+ 22.1%	—	—	—
Months Supply of Inventory	4.3	5.8	+ 34.9%	—	—	—

Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	158	154	- 2.5%	1,393	1,613	+ 15.8%
Total Sales	81	57	- 29.6%	1,022	941	- 7.9%
Days on Market Until Sale	59	73	+ 23.7%	44	65	+ 47.7%
Median Closed Price*	\$465,000	\$410,000	- 11.8%	\$490,000	\$495,000	+ 1.0%
Average Closed Price*	\$561,765	\$519,293	- 7.6%	\$692,795	\$685,118	- 1.1%
Percent of List Price Received*	96.2%	95.2%	- 1.0%	97.0%	95.9%	- 1.1%
Inventory of Homes for Sale	355	595	+ 67.6%	—	—	—
Months Supply of Inventory	3.6	6.6	+ 83.3%	—	—	—

* 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.

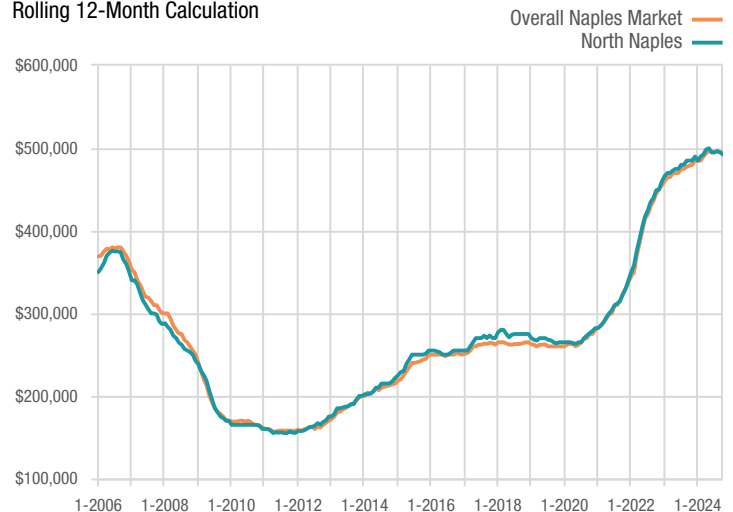
Median Closed Price - Single Family

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

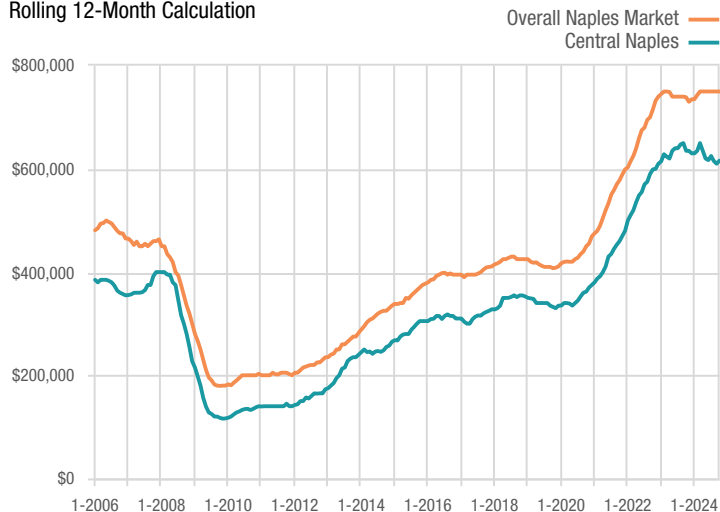
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	86	72	- 16.3%	697	701	+ 0.6%
Total Sales	50	39	- 22.0%	499	448	- 10.2%
Days on Market Until Sale	51	67	+ 31.4%	45	63	+ 40.0%
Median Closed Price*	\$555,000	\$560,000	+ 0.9%	\$635,000	\$612,500	- 3.5%
Average Closed Price*	\$780,406	\$1,142,379	+ 46.4%	\$984,131	\$1,105,750	+ 12.4%
Percent of List Price Received*	96.3%	95.8%	- 0.5%	96.1%	95.7%	- 0.4%
Inventory of Homes for Sale	211	229	+ 8.5%	—	—	—
Months Supply of Inventory	4.3	5.2	+ 20.9%	—	—	—

Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	76	80	+ 5.3%	735	919	+ 25.0%
Total Sales	37	29	- 21.6%	551	479	- 13.1%
Days on Market Until Sale	36	82	+ 127.8%	40	58	+ 45.0%
Median Closed Price*	\$349,000	\$289,000	- 17.2%	\$355,000	\$346,000	- 2.5%
Average Closed Price*	\$352,862	\$348,607	- 1.2%	\$402,974	\$428,116	+ 6.2%
Percent of List Price Received*	96.4%	95.9%	- 0.5%	96.8%	95.6%	- 1.2%
Inventory of Homes for Sale	189	321	+ 69.8%	—	—	—
Months Supply of Inventory	3.5	7.0	+ 100.0%	—	—	—

* 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.

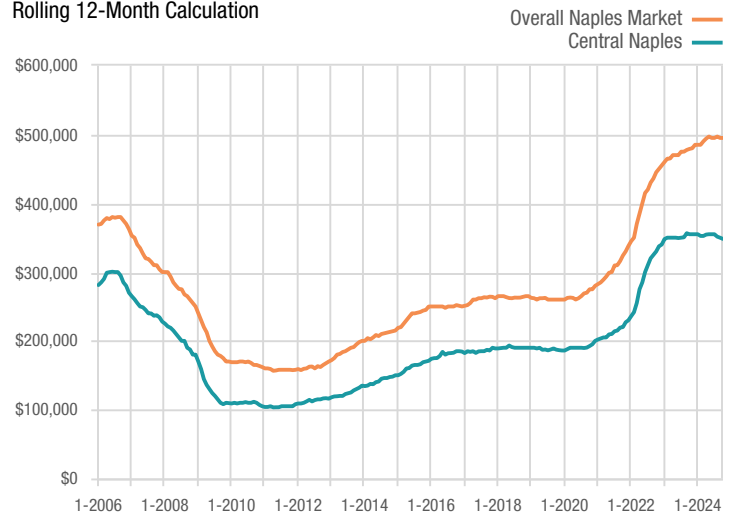
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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South Naples

34112, 34113

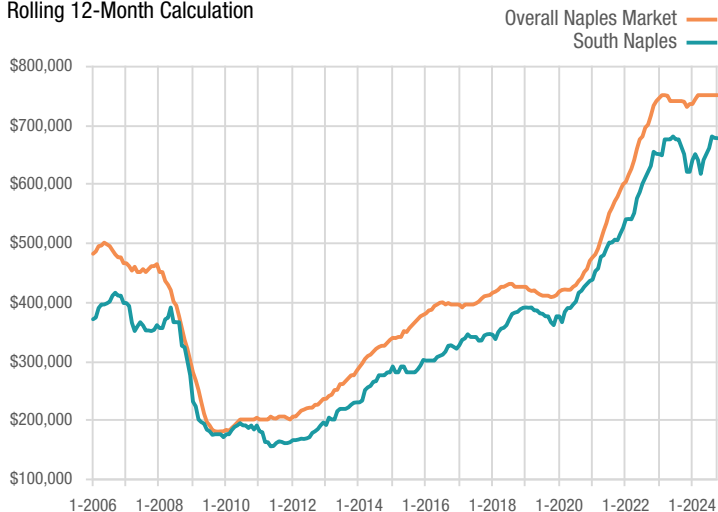
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	70	90	+ 28.6%	701	793	+ 13.1%
Total Sales	41	31	- 24.4%	511	403	- 21.1%
Days on Market Until Sale	48	81	+ 68.8%	53	66	+ 24.5%
Median Closed Price*	\$650,000	\$629,000	- 3.2%	\$625,000	\$685,000	+ 9.6%
Average Closed Price*	\$896,046	\$860,581	- 4.0%	\$925,935	\$1,025,906	+ 10.8%
Percent of List Price Received*	94.8%	96.0%	+ 1.3%	95.6%	94.9%	- 0.7%
Inventory of Homes for Sale	215	293	+ 36.3%	—	—	—
Months Supply of Inventory	4.4	7.6	+ 72.7%	—	—	—

Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	121	122	+ 0.8%	1,137	1,363	+ 19.9%
Total Sales	68	68	0.0%	854	734	- 14.1%
Days on Market Until Sale	51	87	+ 70.6%	49	71	+ 44.9%
Median Closed Price*	\$373,500	\$347,500	- 7.0%	\$400,250	\$414,950	+ 3.7%
Average Closed Price*	\$432,930	\$419,399	- 3.1%	\$456,581	\$474,230	+ 3.9%
Percent of List Price Received*	96.7%	94.8%	- 2.0%	96.8%	95.9%	- 0.9%
Inventory of Homes for Sale	331	495	+ 49.5%	—	—	—
Months Supply of Inventory	4.0	6.8	+ 70.0%	—	—	—

* 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.

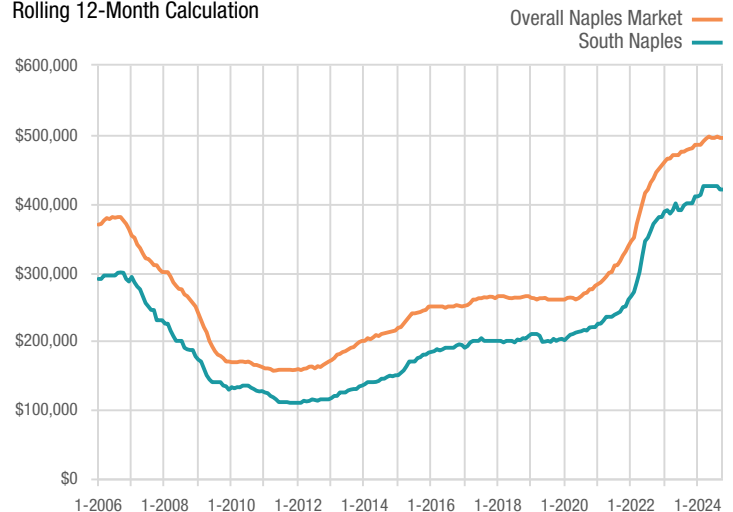
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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East Naples

34114, 34117, 34120, 34137

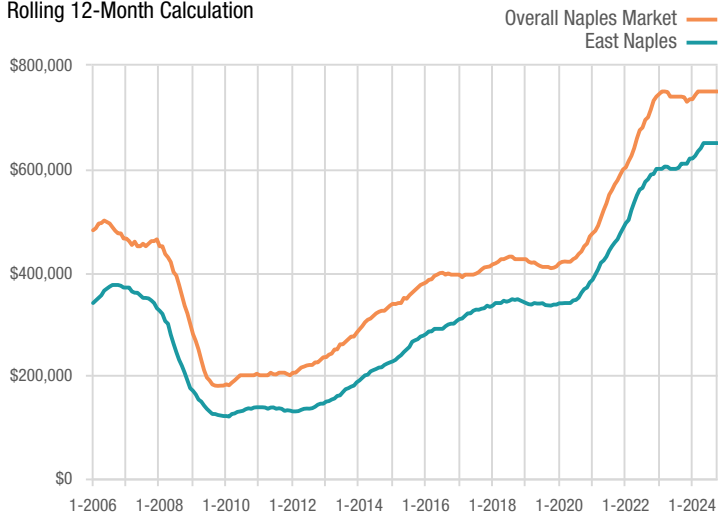
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	203	213	+ 4.9%	1,917	2,303	+ 20.1%
Total Sales	119	97	- 18.5%	1,389	1,346	- 3.1%
Days on Market Until Sale	52	89	+ 71.2%	62	71	+ 14.5%
Median Closed Price*	\$650,000	\$639,000	- 1.7%	\$615,000	\$650,000	+ 5.7%
Average Closed Price*	\$800,329	\$768,613	- 4.0%	\$751,255	\$802,560	+ 6.8%
Percent of List Price Received*	97.1%	96.5%	- 0.6%	97.1%	96.4%	- 0.7%
Inventory of Homes for Sale	622	814	+ 30.9%	—	—	—
Months Supply of Inventory	4.6	6.3	+ 37.0%	—	—	—

Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	71	71	0.0%	708	778	+ 9.9%
Total Sales	36	25	- 30.6%	532	429	- 19.4%
Days on Market Until Sale	63	116	+ 84.1%	51	83	+ 62.7%
Median Closed Price*	\$490,000	\$445,000	- 9.2%	\$516,055	\$512,000	- 0.8%
Average Closed Price*	\$539,404	\$463,863	- 14.0%	\$537,249	\$539,789	+ 0.5%
Percent of List Price Received*	96.6%	94.5%	- 2.2%	97.1%	96.3%	- 0.8%
Inventory of Homes for Sale	210	302	+ 43.8%	—	—	—
Months Supply of Inventory	4.1	7.1	+ 73.2%	—	—	—

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

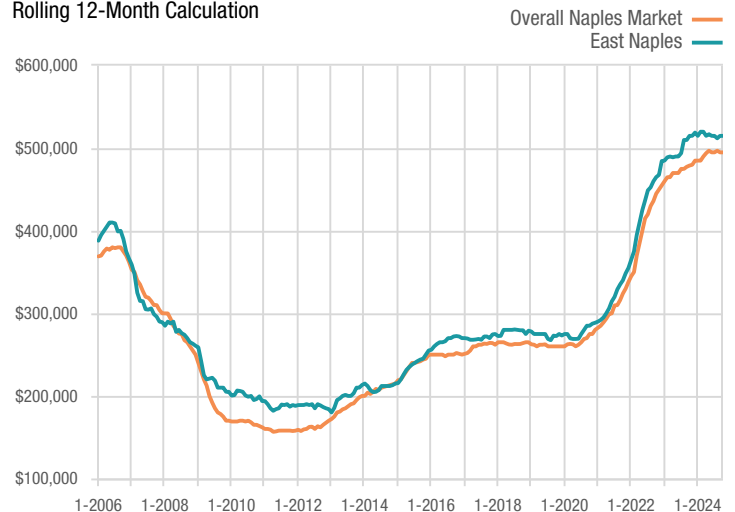
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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

Immokalee / Ave Maria

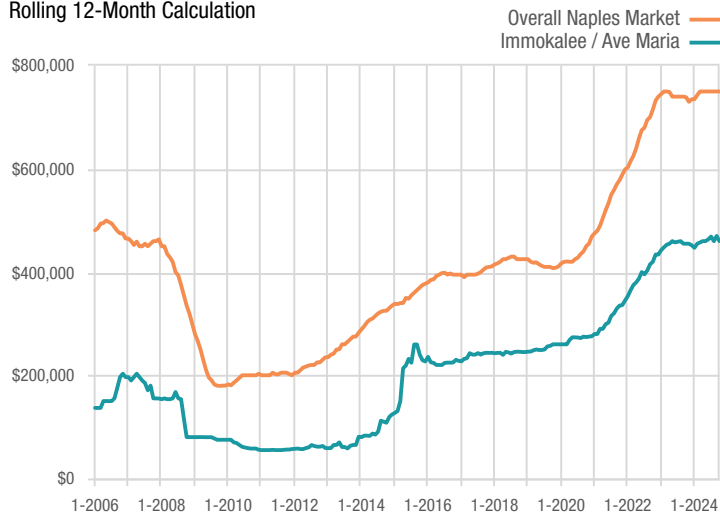
Single Family	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	35	20	- 42.9%	330	354	+ 7.3%
Total Sales	16	12	- 25.0%	237	187	- 21.1%
Days on Market Until Sale	74	119	+ 60.8%	55	84	+ 52.7%
Median Closed Price*	\$477,650	\$378,900	- 20.7%	\$457,500	\$475,000	+ 3.8%
Average Closed Price*	\$494,386	\$448,407	- 9.3%	\$481,746	\$492,508	+ 2.2%
Percent of List Price Received*	96.9%	95.8%	- 1.1%	97.1%	96.6%	- 0.5%
Inventory of Homes for Sale	117	133	+ 13.7%	—	—	—
Months Supply of Inventory	5.4	6.9	+ 27.8%	—	—	—

Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	10	6	- 40.0%	76	117	+ 53.9%
Total Sales	6	4	- 33.3%	52	56	+ 7.7%
Days on Market Until Sale	126	54	- 57.1%	78	70	- 10.3%
Median Closed Price*	\$373,499	\$312,500	- 16.3%	\$333,750	\$330,000	- 1.1%
Average Closed Price*	\$381,149	\$311,179	- 18.4%	\$342,727	\$338,040	- 1.4%
Percent of List Price Received*	96.5%	91.5%	- 5.2%	96.7%	95.4%	- 1.3%
Inventory of Homes for Sale	32	53	+ 65.6%	—	—	—
Months Supply of Inventory	7.0	9.8	+ 40.0%	—	—	—

* 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.

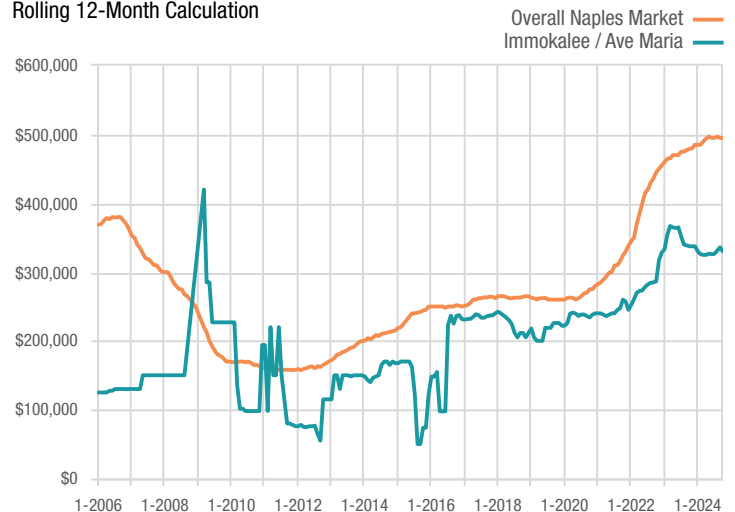
Median Closed Price - Single Family

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.