

NAPLES & BONITA SPRINGS

LUXURY PROPERTIES MARKET REPORT
APRIL 2026



WILLIAM RAVEIS

WINNER
TOP LUXURY BROKERAGE

Inman REALTY GROUP 2025

NAPLES & BONITA SPRINGS

Single-Family Properties

CLOSED SALES

- The number of closed sales in the 12 months ending April 30th, 2026 for the Naples and Bonita Springs Area increased 13% year-over-year (6,463 vs 5,712).
- There were 119 closed sales priced above two million in April 2026 compared to 99 in April 2025; a 20% increase. During the 12 months ending April 30th, 2026, sales in this category increased 19% over the same time period in 2025 (864 vs 728 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending April 30th, 2026, a total of 10,042 new listings were added to the market, this is an 8% decrease vs the same time period 12 months ending April 30th, 2025.
- Available inventory as of April 30th, 2026 consisted of 4,596 units, a decrease of 17% vs the same time period in 2025. Current inventory represents 9 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$1,266,536, a 2% decrease vs the same time period in 2025.
- The median sales price for the area in April 2026 increased 9% to \$765,000 vs April 2025.

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NAPLES & BONITA SPRINGS

Condominiums

CLOSED SALES

- The number of closed sales in the 12 months ending April 30th, 2026 for the Naples and Bonita Springs Area increased 10% year-over-year (4,419 vs 4,013).
- There were 55 closed sales priced above two million in April 2026 compared to 40 in April 2025; a 38% increase. During the 12 months ending April 30th, 2026, sales in this category decreased 4% over the same time period in 2025 (327 vs 340 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending April 30th, 2026, a total of 7,943 new listings were added to the market, an 8% decrease vs the same time period 12 months ending April 30th, 2025.
- Available inventory as of April 30th, 2026 consisted of 4,337 units, a decrease of 13% vs the same time period in 2025. Current inventory represents 12 months of supply based on current absorption rates.



AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$734,274, a 7% decrease vs the same time period in 2025.
- The median sales price for the area in April 2026 decreased 5% to \$450,000 vs April 2025.

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PORT ROYAL TO BONITA BEACH ROAD AREA

Single-Family Properties

LUXURY MARKET \$1M+ (WEST OF 41)

CLOSED SALES

- The number of closed sales in the 12 months ending April 30th, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 38% year-over-year (437 vs 317).

NEW LISTINGS / INVENTORY

- During the 12 months ending April 30th, 2026, a total of 744 new listings were added to the market, a decrease of 17% compared to the same time period 12 months ending April 30th, 2025.
- Available inventory as of April 30th, 2026 consisted of 503 units, a 21% decrease vs the same time period in 2025 (503 vs 638). Current inventory represents 14 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$5,428,801, a decrease of 13% vs the same time period in 2025.
- The median sales price for the area in April 2026 decreased 34% to \$3,100,000 vs April 2025.

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PORT ROYAL TO BONITA BEACH ROAD AREA

Condominiums

LUXURY MARKET \$1M+ (WEST OF 41)

CLOSED SALES

- The number of closed sales in the 12 months ending April 30th, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 4% year-over-year (520 vs 501).

NEW LISTINGS / INVENTORY

- During the 12 months ending April 30th, 2026, a total of 982 new listings were added to the market, a decrease of 15% vs the same time period 12 months ending April 30th, 2025.
- Available inventory as of April 30th, 2026 consisted of 655 units, a 15% decrease vs the same time period in 2025 (655 vs 769). Current inventory represents 15 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$2,477,313, a decrease of 11% vs the same time period in 2025.
- The median sales price for the area in April 2026 increased 8% to \$2,000,000 vs April 2025.

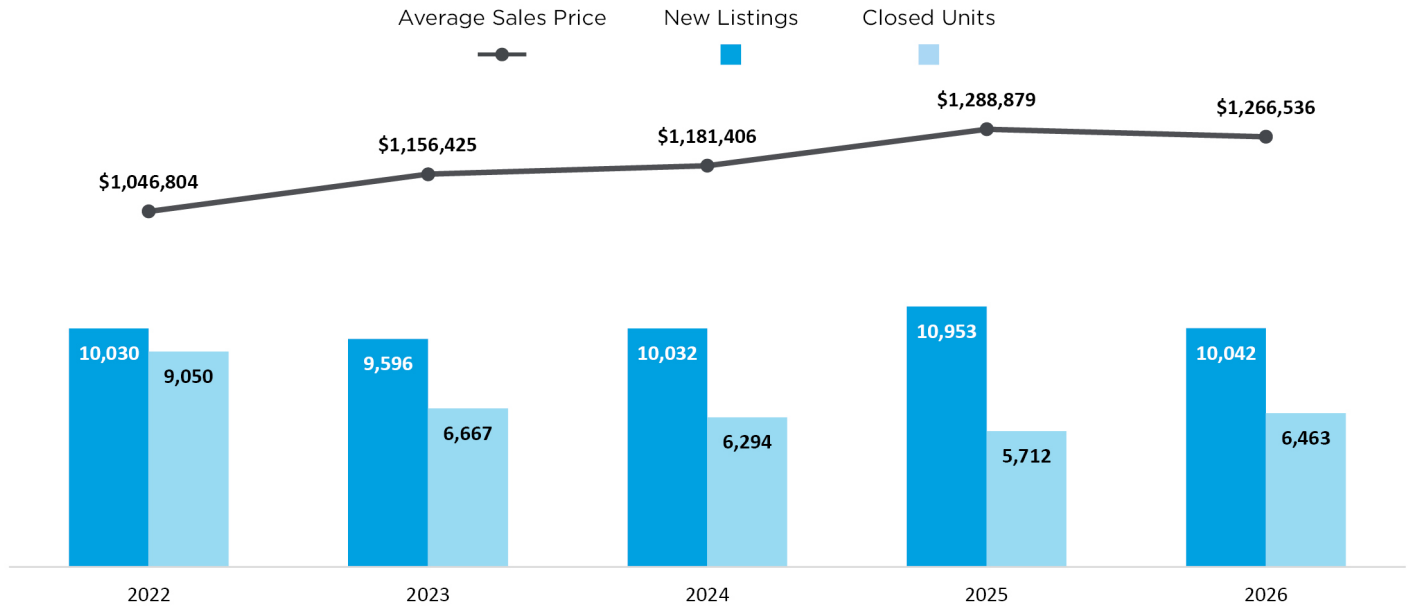


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NAPLES & BONITA SPRINGS

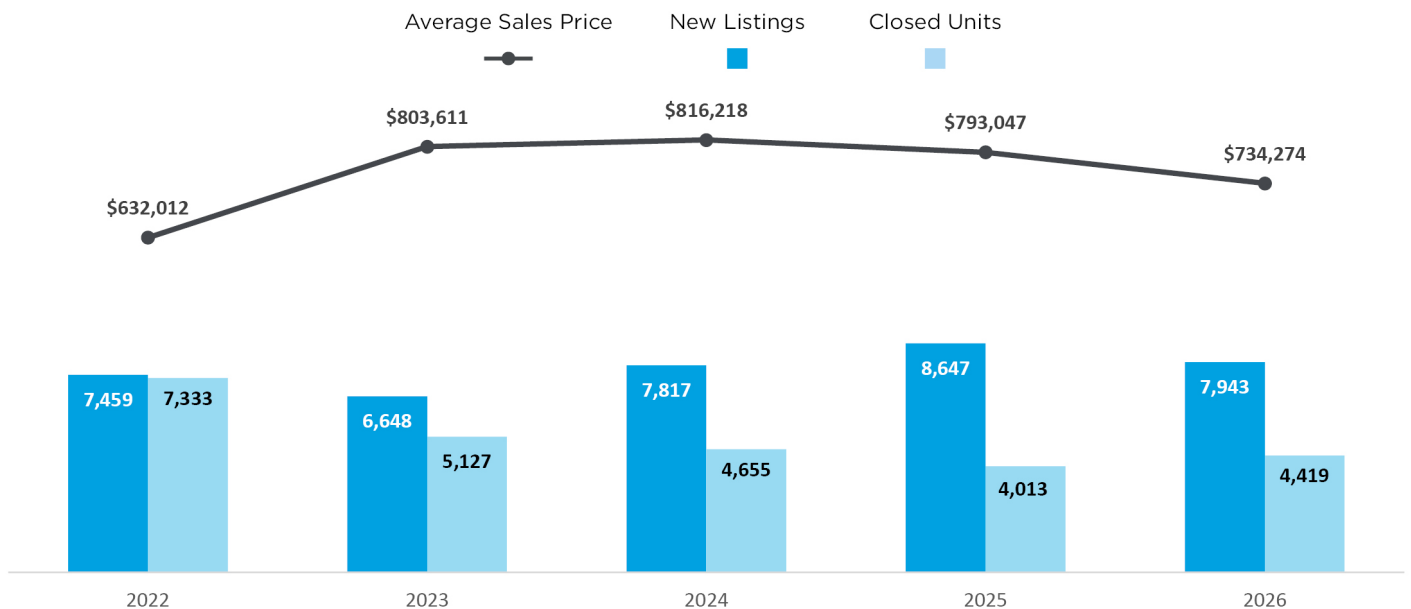
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties

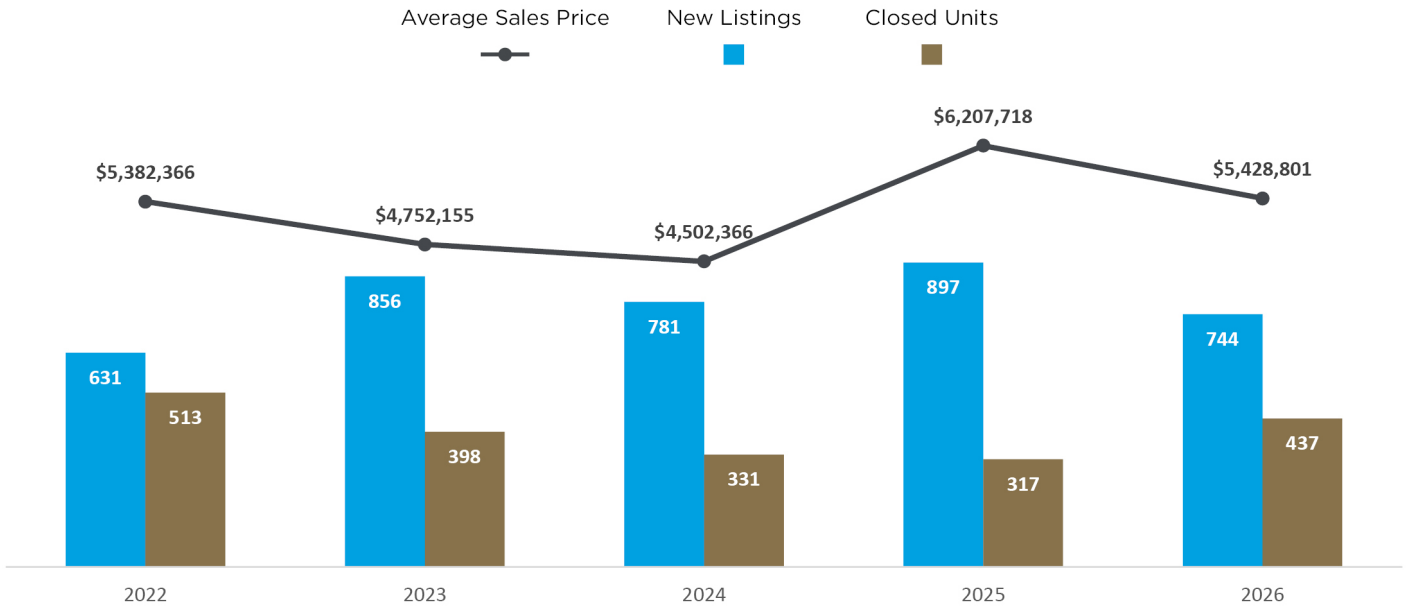


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PORT ROYAL TO BONITA BEACH ROAD AREA

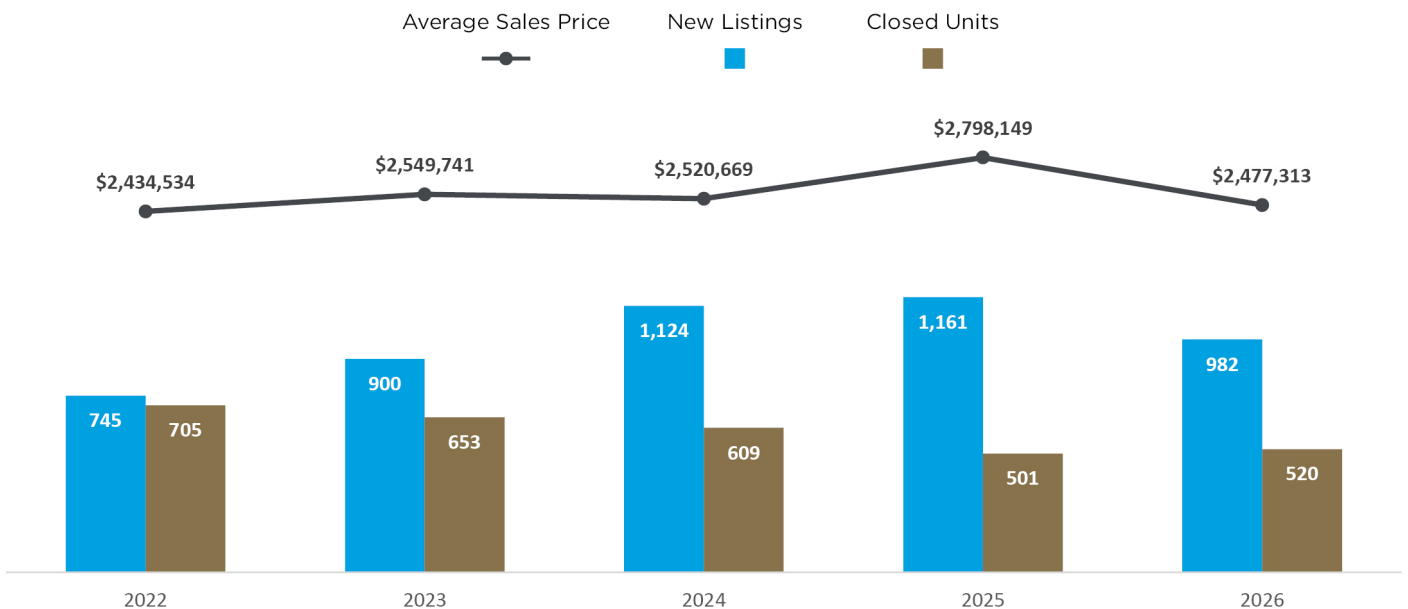
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties



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COMMUNITY SNAPSHOT REPORT

Single-Family Properties

12 MONTHS ENDING APRIL, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Aqualane Shores	32	-3%	30	67%	12.8	-42%	\$9,793,500	-8%
Bonita Bay	30	-33%	71	-25%	5.1	-12%	\$1,645,176	-23%
Collier's Reserve	11	57%	11	-15%	12.0	86%	\$2,345,455	-18%
Fiddler's Creek	55	6%	90	32%	7.3	-20%	\$1,557,330	-1%
Grey Oaks	18	-10%	33	-30%	6.5	28%	\$4,707,242	5%
Isles of Collier Preserve	57	-7%	99	-1%	6.9	-6%	\$1,486,191	-11%
Kensington	5	0%	18	29%	3.3	-22%	\$1,855,556	10%
Lely Resort	66	-3%	124	43%	6.4	-32%	\$1,108,654	-14%
Marco Island	178	-46%	416	13%	5.1	-53%	\$1,987,654	0%
Mediterra	19	-27%	33	18%	6.9	-38%	\$3,733,788	-16%
Monterey	8	0%	19	12%	5.1	-11%	\$1,630,658	9%
Naples Park	112	-13%	123	12%	10.9	-22%	\$974,755	-2%
Naples Reserve	33	-33%	65	12%	6.1	-40%	\$951,324	-15%
Olde Naples	65	-10%	65	51%	12.0	-40%	\$6,191,308	-15%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	104	-6%	117	48%	10.7	-36%	\$5,082,683	-1%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	29	0%	30	100%	11.6	-50%	\$7,848,967	10%
Pelican Bay	37	-25%	80	46%	5.6	-48%	\$3,418,641	-11%
Pelican Landing	19	-21%	66	47%	3.5	-46%	\$1,180,042	-9%
Pelican Marsh	22	57%	45	105%	5.9	-23%	\$1,897,939	-15%
Pine Ridge	33	14%	24	4%	16.5	9%	\$6,810,627	4%
Port Royal	25	-31%	22	-19%	13.6	-15%	\$21,264,773	-12%
Quail Creek	13	8%	22	57%	7.1	-31%	\$2,514,977	-6%
Quail West	21	-5%	39	5%	6.5	-9%	\$4,499,557	1%
Royal Harbor	28	4%	26	44%	12.9	-28%	\$4,445,029	-13%
Talis Park	10	67%	7	-30%	17.1	138%	\$4,587,143	-6%
The Colony At Pelican Landing	5	-17%	7	40%	8.6	-41%	\$1,671,429	-12%
Tiburon	4	100%	7	75%	6.9	14%	\$3,752,857	38%
Vanderbilt Beach	42	17%	23	28%	21.9	-9%	\$4,473,696	10%
Vineyards	26	8%	64	7%	4.9	2%	\$1,274,672	-6%

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COMMUNITY SNAPSHOT REPORT

Condominiums

12 MONTHS ENDING APRIL, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Bonita Bay	84	-13%	124	32%	8.1	-34%	\$1,045,253	-18%
Fiddler's Creek	65	23%	72	64%	10.8	-25%	\$621,520	-9%
Grey Oaks	2	0%	9	0%	2.7	0%	\$1,872,222	-12%
Isles of Collier Preserve	8	14%	7	-30%	13.7	63%	\$830,000	-12%
Kensington	5	-17%	21	11%	2.9	-25%	\$775,619	-3%
Lely Resort	96	7%	109	11%	10.6	-4%	\$503,227	-5%
Marco Island	332	-27%	418	4%	9.5	-29%	\$891,781	1%
Mediterra	11	-8%	21	62%	6.3	-43%	\$1,379,048	-14%
Olde Naples	101	14%	79	-22%	15.3	45%	\$1,270,772	-26%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	324	11%	325	38%	12.0	-19%	\$1,683,368	-18%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	264	19%	258	46%	12.3	-18%	\$1,946,012	-24%
Pelican Bay	170	-1%	233	12%	8.8	-12%	\$1,905,093	-13%
Pelican Landing	33	-3%	57	33%	6.9	-27%	\$499,447	-2%
Pelican Marsh	30	20%	55	2%	6.5	18%	\$766,309	-5%
The Dunes of Naples	26	-13%	29	26%	10.8	-31%	\$1,548,966	-9%
Talis Park	20	5%	18	-28%	13.3	46%	\$1,526,806	4%
Tiburon	23	21%	21	17%	13.1	4%	\$1,585,238	23%
Vanderbilt Beach	83	11%	69	13%	14.4	-2%	\$1,546,812	-4%
Vineyards	64	28%	79	30%	9.7	-1%	\$639,334	-7%

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SOUTHWEST FLORIDA COMMUNITY GUIDE

- *City of Naples*
- *North Naples (North of Pine Ridge Road)*
- *South Naples (South of Pine Ridge Road)*
- *Bonita Springs*

KEY

GOLF COURSE

18 holes	18
27 holes	27
36 holes	36
54 holes	54
90 holes	90









PRICE RANGE

Dominant price less than \$1M	\$
Dominant price \$1M to \$2M	\$\$
Dominant price over \$2M	\$\$\$

Neighborhood	Single-Family	Condominium	Golf Course	Boating*	Clubhouse	Tennis	Gated**	Price Range
AQUALANE SHORES <i>City of Naples</i>	●			●				\$\$\$
BONITA BAY <i>Bonita Springs</i>	●	●	90		●	●	●	\$\$
COLLIER'S RESERVE <i>North Naples</i>	●		18		●	●	●	\$\$\$
GREY OAKS <i>South Naples & City of Naples</i>	●	●	54		●	●	●	\$\$\$
ISLE OF COLLIER PRESERVE <i>South Naples</i>	●	●		●	●	●	●	\$\$
KENSINGTON <i>South Naples</i>	●	●	18		●	●	●	\$\$
LELY RESORT <i>South Naples</i>	●	●	54		●	●	●	\$
MEDITERRA <i>North Naples</i>	●	●	36		●	●	●	\$\$\$
MONTEREY <i>North Naples</i>	●				●	●	●	\$\$
MOORINGS & COQUINA SANDS <i>City of Naples</i>	●	●	18		●	●		\$\$\$

*Many properties are boating oriented (have a dock or has a community dock/marina). **May or may not be manned by a security guard.

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Neighborhood	 Single-Family	 Condominium	 Golf Course	 Boating*	 Clubhouse	 Tennis	 Gated**	 Price Range
NAPLES PARK <i>North Naples</i>	●							\$\$
NAPLES RESERVE <i>South Naples</i>	●	●		●	●	●	●	\$
OLD NAPLES <i>City of Naples</i>	●	●						\$\$\$
PARK SHORE <i>City of Naples</i>	●	●		●				\$\$\$
PELICAN BAY <i>North Naples</i>	●	●	27		●	●	●	\$\$\$
PELICAN LANDING <i>Bonita Springs</i>	●	●	36	●	●	●	●	\$
PELICAN MARSH <i>North Naples</i>	●	●	18		●	●	●	\$\$
PINE RIDGE <i>North Naples</i>	●	●						\$\$\$
PORT ROYAL <i>City of Naples</i>	●			●	●	●		\$\$\$
QUAIL CREEK <i>North Naples</i>	●	●	36		●	●	●	\$\$\$
QUAIL WEST <i>North Naples</i>	●	●	36		●	●	●	\$\$\$
ROYAL HARBOR <i>City of Naples</i>	●			●				\$\$\$
THE COLONY AT PELICAN LANDING <i>Bonita Springs</i>	●	●	18	●	●	●	●	\$\$
THE DUNES OF NAPLES <i>North Naples</i>		●			●	●	●	\$\$\$
TIBURON GOLF CLUB <i>North Naples</i>	●	●	36		●	●	●	\$\$
VANDERBILT BEACH AREA <i>North Naples</i>	●	●		●		●	●	\$\$\$
VINEYARDS <i>North Naples</i>	●	●	36		●	●	●	\$

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