

NAPLES & BONITA SPRINGS

LUXURY PROPERTIES MARKET REPORT
FEBRUARY 2026



WILLIAM RAVEIS

WINNER
TOP LUXURY BROKERAGE

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NAPLES & BONITA SPRINGS

Single-Family Properties

CLOSED SALES

- The number of closed sales in the 12 months ending February 28th, 2026 for the Naples and Bonita Springs Area increased 6% year-over-year (6,229 vs 5,863).
- There were 78 closed sales priced above two million in February 2026 compared to 70 in February 2025; an 11% increase. During the 12 months ending February 28th, 2026, sales in this category increased 12% over the same time period in 2025 (809 vs 720 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending February 28th, 2026, a total of 10,276 new listings were added to the market, this is a 6% decrease vs the same time period 12 months ending February 28th, 2025.
- Available inventory as of February 28th, 2026 consisted of 4,820 units, a decrease of 13% 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 \$1,288,633, a 3% increase vs the same time period in 2025.
- The median sales price for the area in February 2026 decreased 2% to \$732,500 vs February 2025.

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Condominiums

CLOSED SALES

- The number of closed sales in the 12 months ending February 28th, 2026 for the Naples and Bonita Springs Area increased 0.5% year-over-year (4,170 vs 4,150).
- There were 38 closed sales priced above two million in February 2026 compared to 28 in February 2025; a 36% increase. During the 12 months ending February 28th, 2026, sales in this category decreased 33% over the same time period in 2025 (295 vs 440 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending February 28th, 2026, a total of 8,198 new listings were added to the market, a 5% decrease vs the same time period 12 months ending February 28th, 2025.
- Available inventory as of February 28th, 2026 consisted of 4,620 units, a decrease of 7% vs the same time period in 2025. Current inventory represents 13 months of supply based on current absorption rates.



AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$736,785, an 11% decrease vs the same time period in 2025.
- The median sales price for the area in February 2026 decreased 2% to \$449,000 vs February 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 February 28th, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 25% year-over-year (401 vs 320).

NEW LISTINGS / INVENTORY

- During the 12 months ending February 28th, 2026, a total of 755 new listings were added to the market, a decrease of 18% compared to the same time period 12 months ending February 28th, 2025.
- Available inventory as of February 28th, 2026 consisted of 533 units, a 22% decrease vs the same time period in 2025 (533 vs 681). Current inventory represents 16 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$5,922,969 an increase of 4% vs the same time period in 2025.
- The median sales price for the area in February 2026 increased 29% to \$3,050,000 vs February 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 February 28th, 2026 for the luxury market from Port Royal to Bonita Beach Road Area decreased 18% year-over-year (499 vs 605).

NEW LISTINGS / INVENTORY

- During the 12 months ending February 28th, 2026, a total of 1,039 new listings were added to the market, a decrease of 16% vs the same time period 12 months ending February 28th, 2025.
- Available inventory as of February 28th, 2026 consisted of 702 units, an 11% decrease vs the same time period in 2025 (702 vs 791). Current inventory represents 17 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$2,492,043 decreasing 11% vs the same time period in 2025.
- The median sales price for the area in February 2026 decreased 13% to \$1,800,000 vs February 2025.



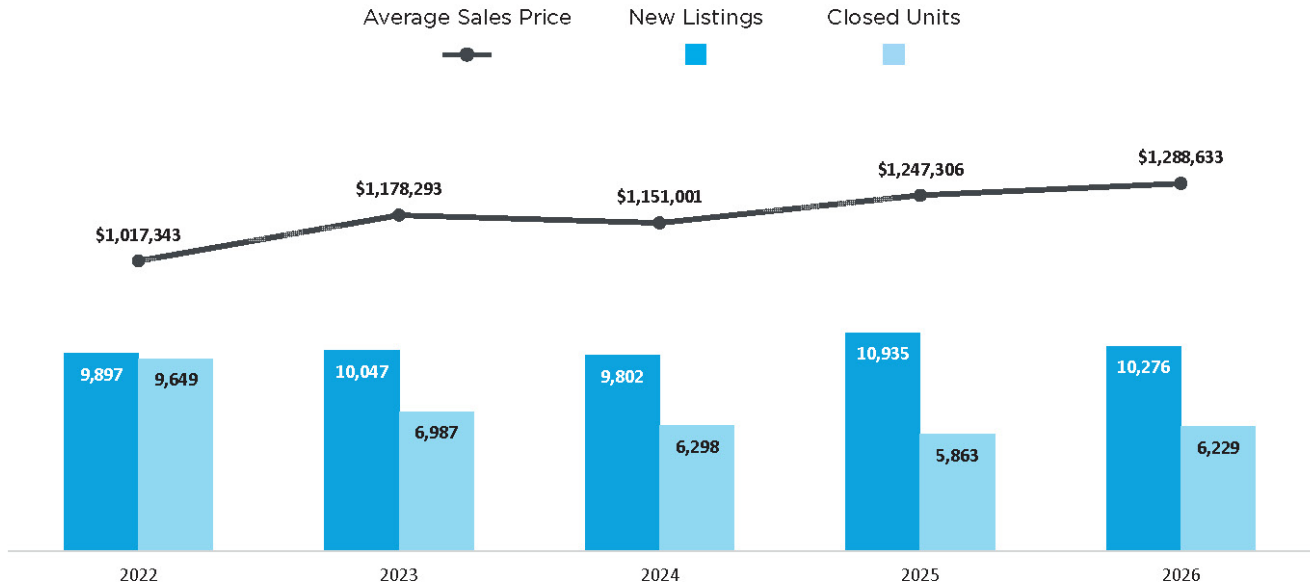
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*Source of this market data: Southwest Florida MLS © 2026. Accuracy of this information is reliable but not guaranteed. Anyone who chooses to use this information to make market decisions should have this data independently verified.

NAPLES & BONITA SPRINGS

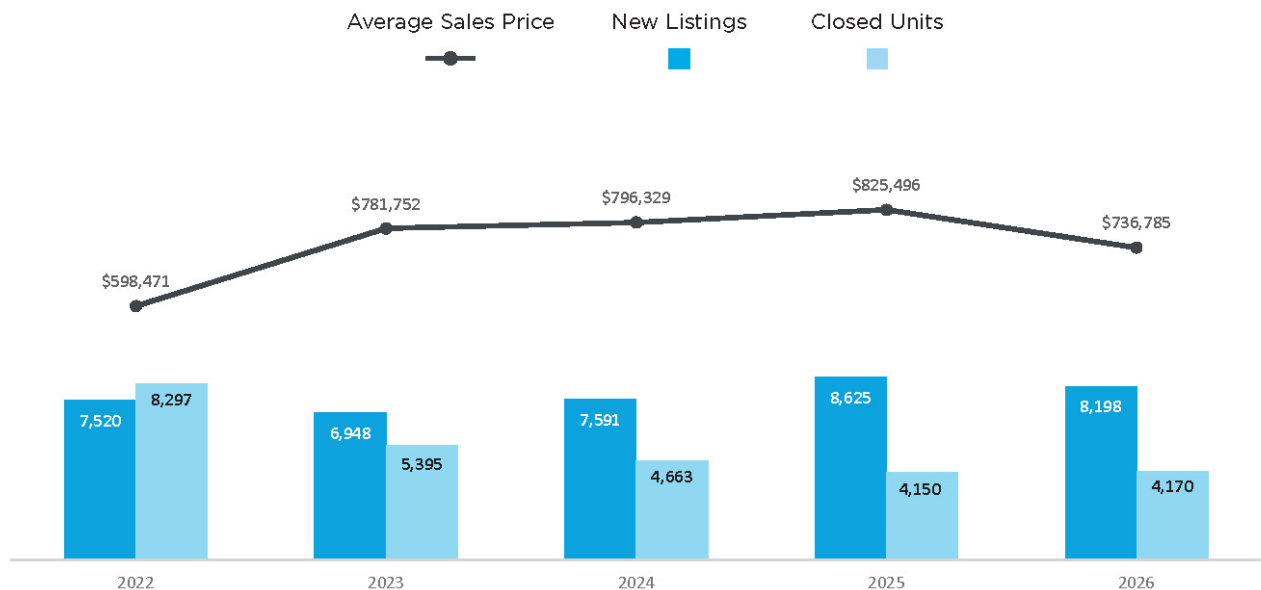
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties

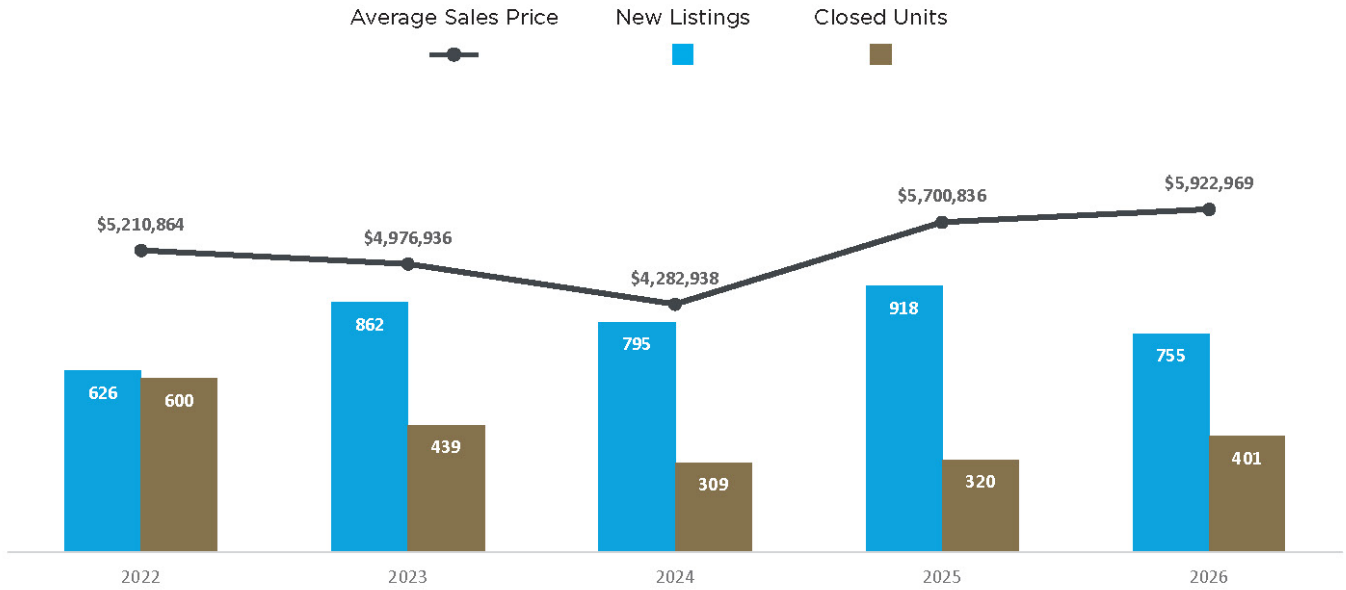


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PORT ROYAL TO BONITA BEACH ROAD AREA

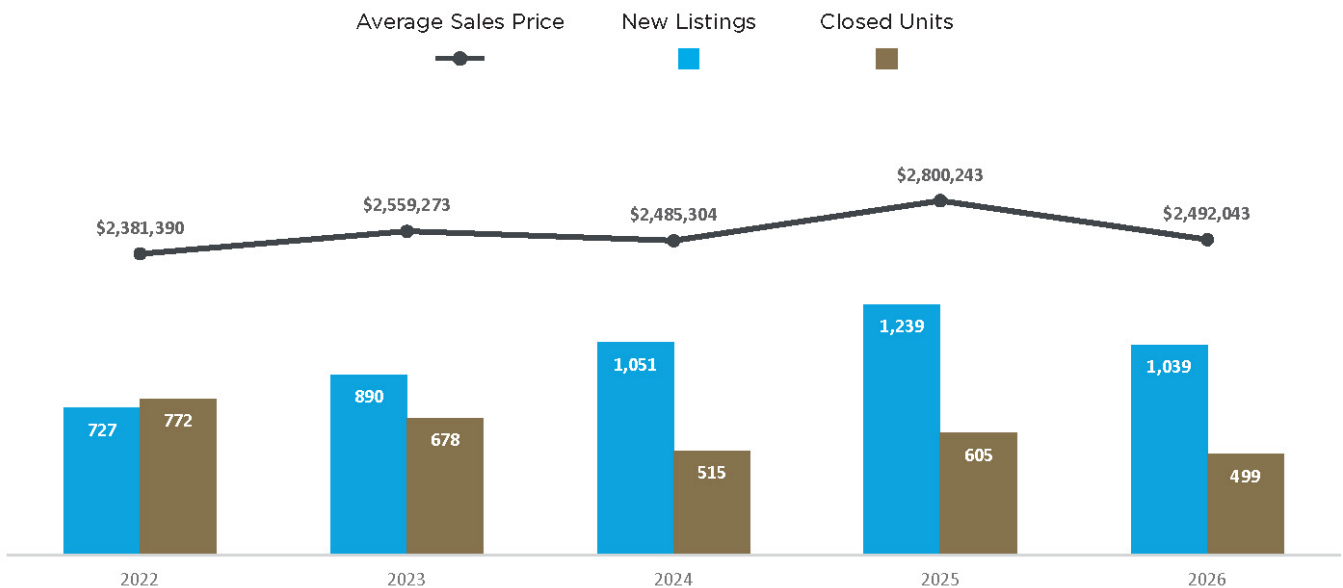
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties



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COMMUNITY SNAPSHOT REPORT

Single-Family Properties

12 MONTHS ENDING FEBRUARY, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Aqualane Shores	34	10%	27	42%	15.1	-23%	\$9,641,845	-13%
Bonita Bay	34	-24%	84	-10%	4.9	-16%	\$1,809,643	-15%
Collier's Reserve	12	71%	11	-15%	13.1	103%	\$2,550,000	-9%
Fiddler's Creek	58	23%	77	13%	9.0	9%	\$1,524,152	-7%
Grey Oaks	18	-10%	35	-21%	6.2	13%	\$4,658,686	1%
Isles of Collier Preserve	57	-2%	89	-14%	7.7	14%	\$1,583,907	-2%
Kensington	6	50%	19	27%	3.8	18%	\$1,856,264	15%
Lely Resort	74	28%	111	32%	8.0	-3%	\$1,130,828	-11%
Marco Island	209	-38%	358	-3%	7.0	4%	\$2,015,199	4%
Mediterra	21	-25%	30	3%	8.4	-28%	\$3,865,783	-7%
Monterey	8	-11%	17	-11%	5.6	-1%	\$1,715,735	14%
Naples Park	122	-5%	111	-11%	13.2	7%	\$900,296	-14%
Naples Reserve	39	-15%	62	5%	7.5	-19%	\$909,898	-22%
Olde Naples	75	10%	64	68%	14.1	-35%	\$6,199,766	-16%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	108	2%	107	27%	12.1	-20%	\$5,176,648	-2%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	31	11%	25	19%	14.9	-7%	\$7,797,000	-3%
Pelican Bay	42	-9%	75	44%	6.7	-37%	\$3,371,571	-19%
Pelican Landing	22	0%	58	12%	4.6	-10%	\$1,141,548	-13%
Pelican Marsh	20	67%	33	18%	7.3	41%	\$1,905,523	1%
Pine Ridge	34	10%	22	-4%	18.5	15%	\$6,685,912	1%
Port Royal	27	-29%	29	53%	11.2	-53%	\$25,091,379	39%
Quail Creek	13	8%	24	71%	6.5	-37%	\$2,555,813	-1%
Quail West	23	10%	40	18%	6.9	-7%	\$4,306,466	-6%
Royal Harbor	30	15%	21	24%	17.1	-7%	\$4,597,298	-16%
Talis Park	9	50%	6	-25%	18.0	100%	\$4,845,833	19%
The Colony At Pelican Landing	6	20%	5	-44%	14.4	116%	\$1,470,000	-41%
Tiburon	4	100%	7	-13%	6.9	129%	\$3,752,857	7%
Vanderbilt Beach	44	33%	27	69%	19.6	-21%	\$3,952,963	6%
Vineyards	25	4%	57	-8%	5.3	13%	\$1,309,211	2%

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COMMUNITY SNAPSHOT REPORT

Condominiums

12 MONTHS ENDING FEBRUARY, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Bonita Bay	90	-1%	103	1%	10.5	-2%	\$1,003,333	-28%
Fiddler's Creek	65	30%	54	6%	14.4	23%	\$648,712	-13%
Grey Oaks	2	-33%	8	-20%	3.0	-17%	\$1,915,000	-10%
Isles of Collier Preserve	8	14%	5	-58%	19.2	174%	\$824,800	-12%
Kensington	6	20%	24	41%	3.0	-15%	\$718,354	-17%
Lely Resort	102	26%	102	4%	12.0	21%	\$507,901	-8%
Marco Island	382	-18%	354	-12%	12.9	9%	\$926,388	-2%
Mediterra	11	-8%	19	46%	6.9	-37%	\$1,340,000	-18%
Olde Naples	108	19%	75	-20%	17.3	49%	\$1,379,958	-17%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	349	26%	280	12%	15.0	13%	\$1,665,188	-17%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	282	34%	217	17%	15.6	15%	\$1,974,717	-21%
Pelican Bay	179	11%	243	9%	8.8	1%	\$1,972,815	-10%
Pelican Landing	35	13%	50	32%	8.4	-14%	\$504,220	-9%
Pelican Marsh	31	35%	54	6%	6.9	27%	\$767,417	-3%
The Dunes of Naples	29	4%	27	-10%	12.9	15%	\$1,506,389	-17%
Talis Park	20	5%	17	-35%	14.1	61%	\$1,486,176	-1%
Tiburon	22	22%	22	47%	12.0	-17%	\$1,460,227	12%
Vanderbilt Beach	89	27%	66	10%	16.2	16%	\$1,579,167	14%
Vineyards	63	34%	72	16%	10.5	15%	\$634,256	-8%

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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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Matt Brown

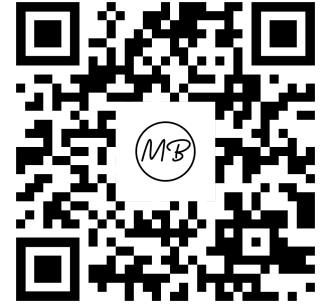
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