

NAPLES & BONITA SPRINGS

LUXURY PROPERTIES MARKET REPORT
JULY 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 July 31st, 2026 for the Naples and Bonita Springs Area increased 15% year-over-year (6,602 vs 5,744).
- There were 82 closed sales priced above two million in July 2026 compared to 39 in July 2025; a 110% increase. During the 12 months ending July 31st, 2026, sales in this category increased 29% over the same time period in 2025 (921 vs 713 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending July 31st, 2026, a total of 9,962 new listings were added to the market, this is an 8% decrease vs the same time period 12 months ending July 31st, 2025.
- Available inventory as of July 31st, 2026 consisted of 3,518 units, a decrease of 18% vs the same time period in 2025. Current inventory represents 6 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$1,306,068, a 1% increase vs the same time period in 2025.
- The median sales price for the area in July 2026 increased 9% to \$689,000 vs July 2025.

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Condominiums

CLOSED SALES

- The number of closed sales in the 12 months ending July 31st, 2026 for the Naples and Bonita Springs Area increased 22% year-over-year (4,699 vs 3,848).
- There were 18 closed sales priced above two million in July 2026 compared to 18 in July 2025; no change year over year. During the 12 months ending July 31st, 2026, sales in this category increased 29% over the same time period in 2025 (371 vs 288 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending July 31st, 2026, a total of 8,003 new listings were added to the market, a 5% decrease vs the same time period 12 months ending July 31st, 2025.
- Available inventory as of July 31st, 2026 consisted of 2,911 units, a decrease of 18% vs the same time period in 2025. Current inventory represents 7 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$751,631, a 2% decrease vs the same time period in 2025.
- The median sales price for the area in July 2026 decreased 5% to \$380,000 vs July 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 July 31st, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 27% year-over-year (441 vs 347).

NEW LISTINGS / INVENTORY

- During the 12 months ending July 31st, 2026, a total of 734 new listings were added to the market, a decrease of 18% compared to the same time period 12 months ending July 31st, 2025.
- Available inventory as of July 31st, 2026 consisted of 347 units, a 21% decrease vs the same time period in 2025 (347 vs 439). 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 \$5,821,378, a decrease of 6% vs the same time period in 2025.
- The median sales price for the area in July 2026 increased 112% to \$5,862,500 vs July 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 July 31st, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 26% year-over-year (568 vs 452).

NEW LISTINGS / INVENTORY

- During the 12 months ending July 31st, 2026, a total of 1,016 new listings were added to the market, a decrease of 8% vs the same time period 12 months ending July 31st, 2025.
- Available inventory as of July 31st, 2026 consisted of 410 units, an 18% decrease vs the same time period in 2025 (410 vs 501). 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 \$2,502,086, a decrease of 10% vs the same time period in 2025.
- The median sales price for the area in July 2026 decreased 18% to \$1,637,500 vs July 2025.

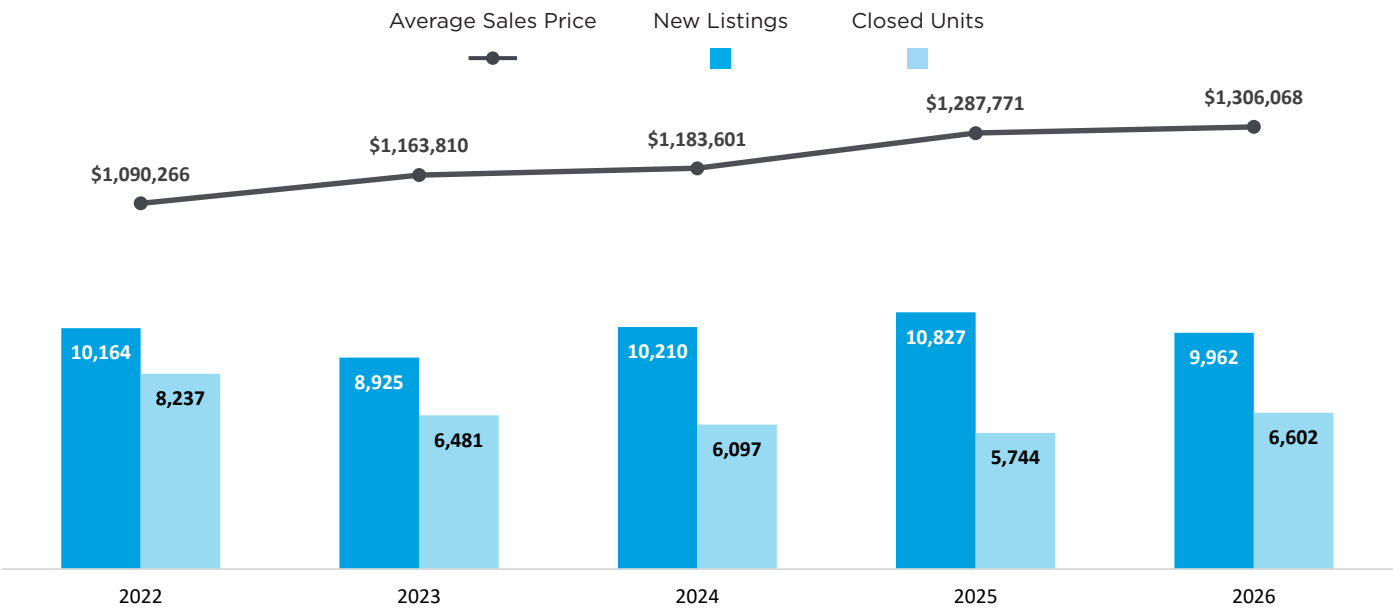
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NAPLES & BONITA SPRINGS

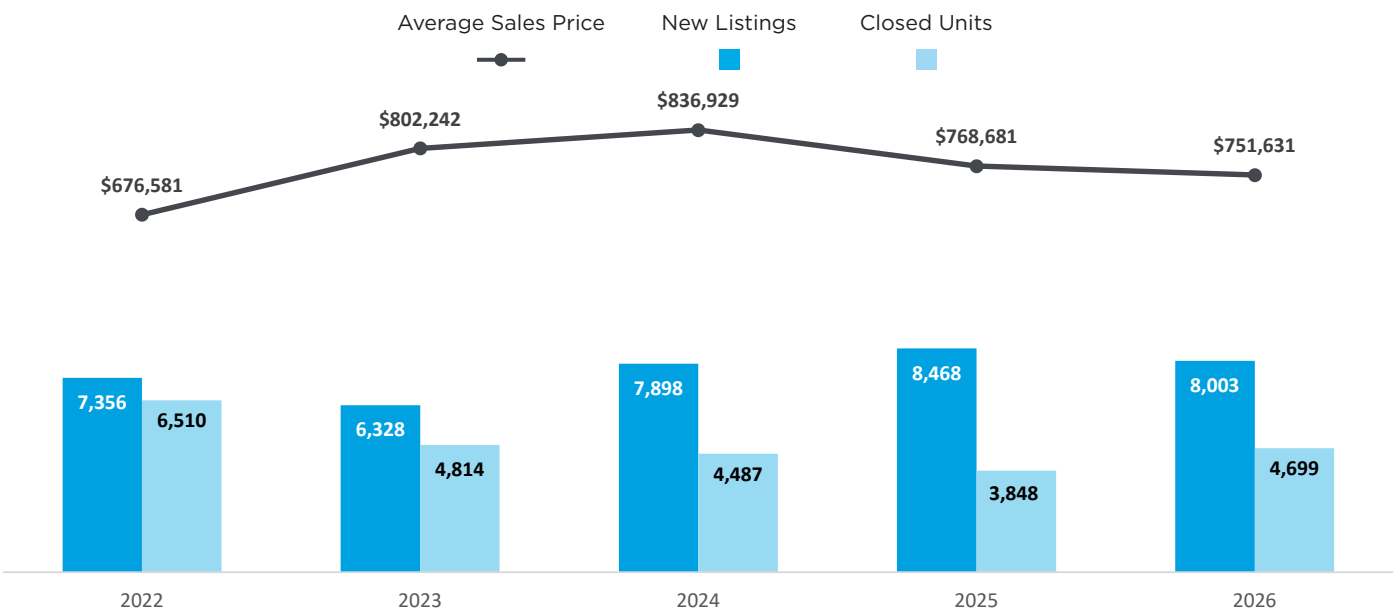
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties



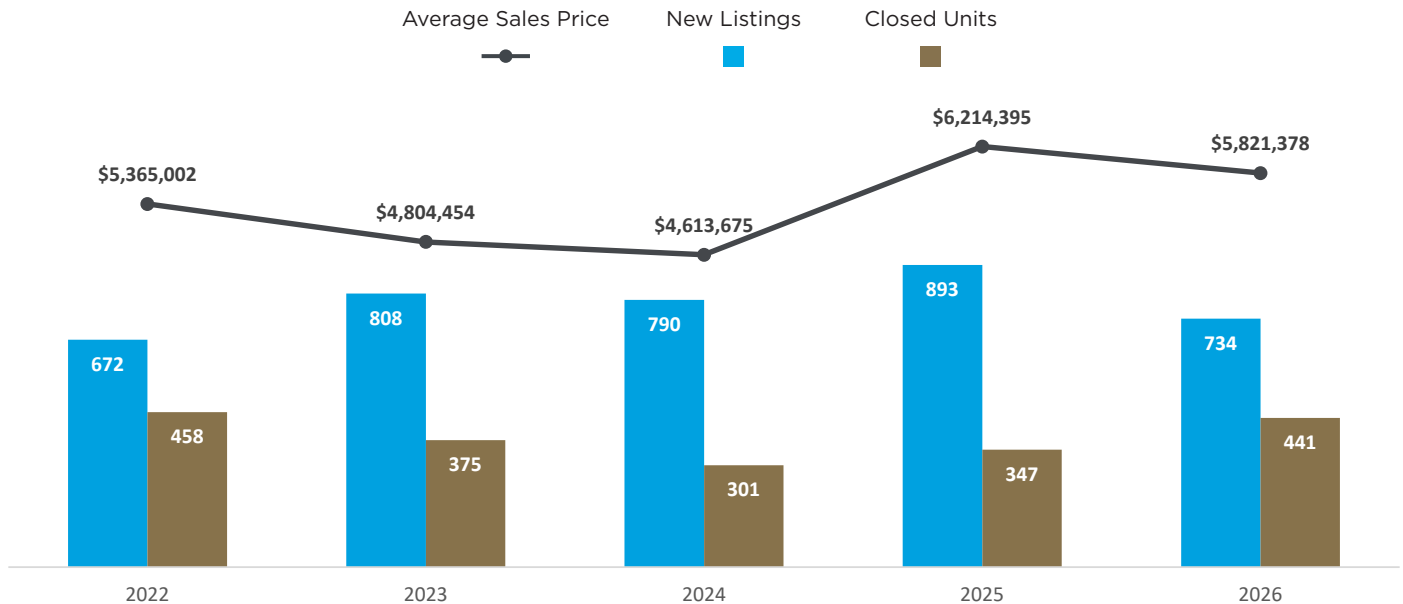
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PORT ROYAL TO BONITA BEACH ROAD AREA

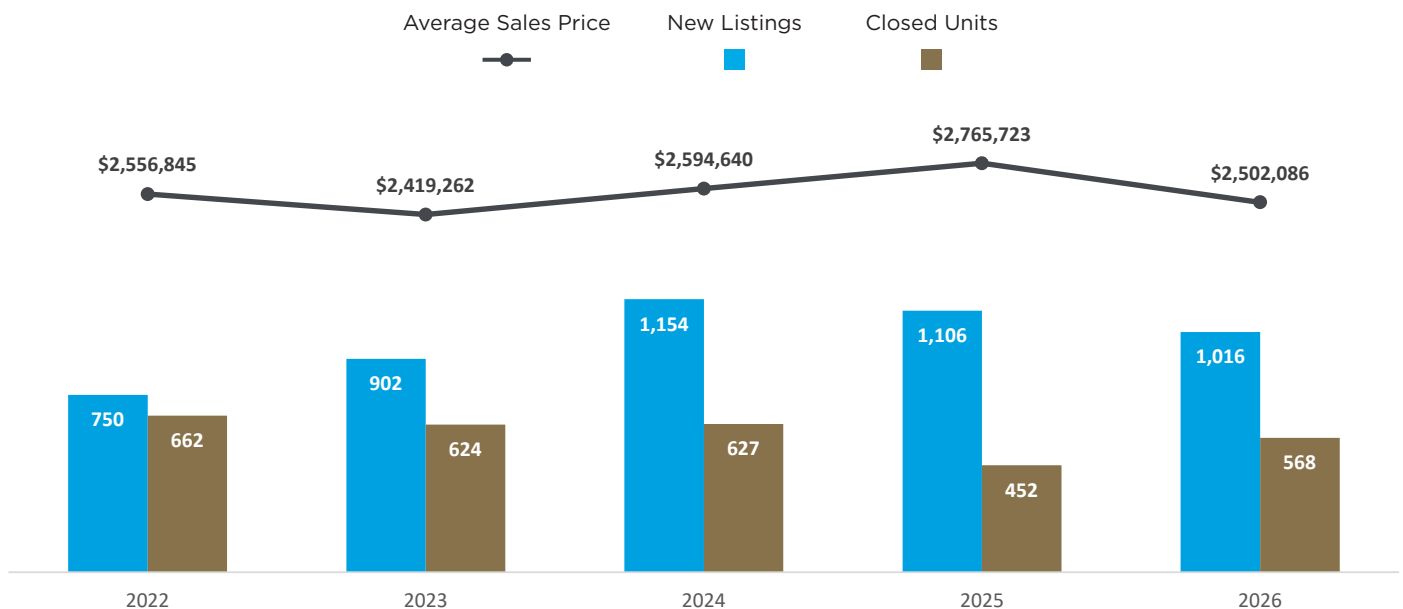
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties



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COMMUNITY SNAPSHOT REPORT

Single-Family Properties

12 MONTHS ENDING JULY, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Aqualane Shores	30	-14%	24	-8%	15.0	-7%	\$9,952,292	-2%
Bonita Bay	26	-42%	77	-4%	4.1	-40%	\$1,570,253	-20%
Collier's Reserve	10	11%	14	40%	8.6	-21%	\$2,332,143	-20%
Fiddler's Creek	49	-14%	100	72%	5.9	-50%	\$1,571,775	0%
Grey Oaks	18	0%	39	5%	5.5	-5%	\$5,129,205	13%
Isles of Collier Preserve	56	-8%	113	24%	5.9	-26%	\$1,490,138	3%
Kensington	4	-33%	19	19%	2.5	-44%	\$1,900,000	11%
Lely Resort	57	-25%	123	41%	5.6	-47%	\$1,169,751	2%
Marco Island	199	-26%	402	8%	5.9	-30%	\$2,046,334	11%
Mediterra	19	-24%	35	17%	6.5	-35%	\$3,557,786	-15%
Monterey	8	0%	19	27%	5.1	-21%	\$1,595,921	2%
Naples Park	104	-20%	125	18%	10.0	-32%	\$1,022,363	8%
Naples Reserve	32	-32%	68	3%	5.6	-36%	\$1,081,111	4%
Olde Naples	60	-21%	66	38%	10.9	-43%	\$6,956,212	1%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	97	-13%	124	36%	9.4	-36%	\$5,230,016	5%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	26	-16%	31	41%	10.1	-41%	\$7,606,339	-1%
Pelican Bay	32	-35%	73	6%	5.3	-38%	\$3,184,977	-19%
Pelican Landing	14	-46%	63	34%	2.7	-60%	\$1,183,520	-10%
Pelican Marsh	22	57%	52	100%	5.1	-21%	\$1,888,582	-5%
Pine Ridge	35	3%	28	17%	15.0	-12%	\$5,784,325	-17%
Port Royal	23	-30%	28	8%	9.9	-35%	\$21,094,821	-15%
Quail Creek	12	0%	22	22%	6.5	-18%	\$2,543,375	2%
Quail West	19	-21%	41	24%	5.6	-36%	\$4,392,139	-3%
Royal Harbor	25	-14%	22	22%	13.6	-30%	\$4,258,682	-13%
Talis Park	10	43%	13	117%	9.2	-34%	\$4,525,385	-17%
The Colony At Pelican Landing	7	17%	8	167%	10.5	-56%	\$1,725,000	-14%
Tiburon	4	33%	10	100%	4.8	-33%	\$3,172,000	-18%
Vanderbilt Beach	40	-2%	25	14%	19.2	-14%	\$3,969,800	-4%
Vineyards	25	9%	62	2%	4.8	7%	\$1,325,976	4%

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COMMUNITY SNAPSHOT REPORT

Condominiums

12 MONTHS ENDING JULY, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Bonita Bay	78	-22%	142	56%	6.6	-50%	\$989,852	-24%
Fiddler's Creek	61	11%	83	144%	8.8	-55%	\$591,397	-14%
Grey Oaks	1	-50%	13	225%	0.9	-85%	\$1,959,615	-12%
Isles of Collier Preserve	8	14%	6	-33%	16.0	71%	\$843,833	-5%
Kensington	4	-43%	20	11%	2.4	-49%	\$818,000	9%
Lely Resort	89	-5%	108	14%	9.9	-17%	\$504,358	-3%
Marco Island	329	-14%	456	21%	8.7	-14%	\$882,660	-1%
Mediterra	10	-23%	22	69%	5.5	-55%	\$1,354,091	-8%
Olde Naples	101	11%	83	-14%	14.6	30%	\$1,488,091	-10%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	306	-1%	354	48%	10.4	-33%	\$1,647,090	-11%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	249	4%	282	63%	10.6	-36%	\$1,879,537	-20%
Pelican Bay	162	-9%	245	21%	7.9	-25%	\$1,941,667	-13%
Pelican Landing	30	-17%	63	50%	5.7	-44%	\$478,690	-8%
Pelican Marsh	28	4%	59	20%	5.7	-14%	\$764,778	-4%
The Dunes of Naples	23	-28%	35	119%	7.9	-67%	\$1,599,396	2%
Talis Park	21	11%	19	-24%	13.3	45%	\$1,540,921	3%
Tiburon	23	21%	23	15%	12.0	5%	\$1,626,087	21%
Vanderbilt Beach	77	-6%	87	67%	10.6	-44%	\$1,563,253	3%
Vineyards	63	17%	87	30%	8.7	-10%	\$612,809	-6%

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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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