

NAPLES & BONITA SPRINGS

LUXURY PROPERTIES MARKET REPORT
JUNE 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 June 30th, 2026 for the Naples and Bonita Springs Area increased 16% year-over-year (6,572 vs 5,673).
- There were 81 closed sales priced above two million in June 2026 compared to 79 in June 2025; a 3% increase. During the 12 months ending June 30th, 2026, sales in this category increased 22% over the same time period in 2025 (878 vs 720 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending June 30th, 2026, a total of 9,958 new listings were added to the market, this is an 8% decrease vs the same time period 12 months ending June 30th, 2025.
- Available inventory as of June 30th, 2026 consisted of 3,783 units, a decrease of 20% 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 \$1,263,759, a 3% decrease vs the same time period in 2025.
- The median sales price for the area in June 2026 increased 4% to \$700,000 vs June 2025.

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Condominiums

CLOSED SALES

- The number of closed sales in the 12 months ending June 30th, 2026 for the Naples and Bonita Springs Area increased 19% year-over-year (4,620 vs 3,878).
- There were 38 closed sales priced above two million in June 2026 compared to 18 in June 2025; a 111% increase. During the 12 months ending June 30th, 2026, sales in this category increased 29% over the same time period in 2025 (367 vs 284 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending June 30th, 2026, a total of 7,937 new listings were added to the market, a 6% decrease vs the same time period 12 months ending June 30th, 2025.
- Available inventory as of June 30th, 2026 consisted of 3,276 units, a decrease of 18% 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 \$753,820, a 1% decrease vs the same time period in 2025.
- The median sales price for the area in June 2026 increased 4% to \$435,000 vs June 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 June 30th, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 27% year-over-year (431 vs 340).

NEW LISTINGS / INVENTORY

- During the 12 months ending June 30th, 2026, a total of 746 new listings were added to the market, a decrease of 16% compared to the same time period 12 months ending June 30th, 2025.
- Available inventory as of June 30th, 2026 consisted of 400 units, a 19% decrease vs the same time period in 2025 (400 vs 495). Current inventory represents 11 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$5,463,030, a decrease of 13% vs the same time period in 2025.
- The median sales price for the area in June 2026 decreased 50% to \$2,600,000 vs June 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 June 30th, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 24% year-over-year (559 vs 452).

NEW LISTINGS / INVENTORY

- During the 12 months ending June 30th, 2026, a total of 995 new listings were added to the market, a decrease of 10% vs the same time period 12 months ending June 30th, 2025.
- Available inventory as of June 30th, 2026 consisted of 460 units, a 20% decrease vs the same time period in 2025 (460 vs 577). Current inventory represents 10 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$2,528,191, a decrease of 7% vs the same time period in 2025.
- The median sales price for the area in June 2026 increased 33% to \$2,200,000 vs June 2025.

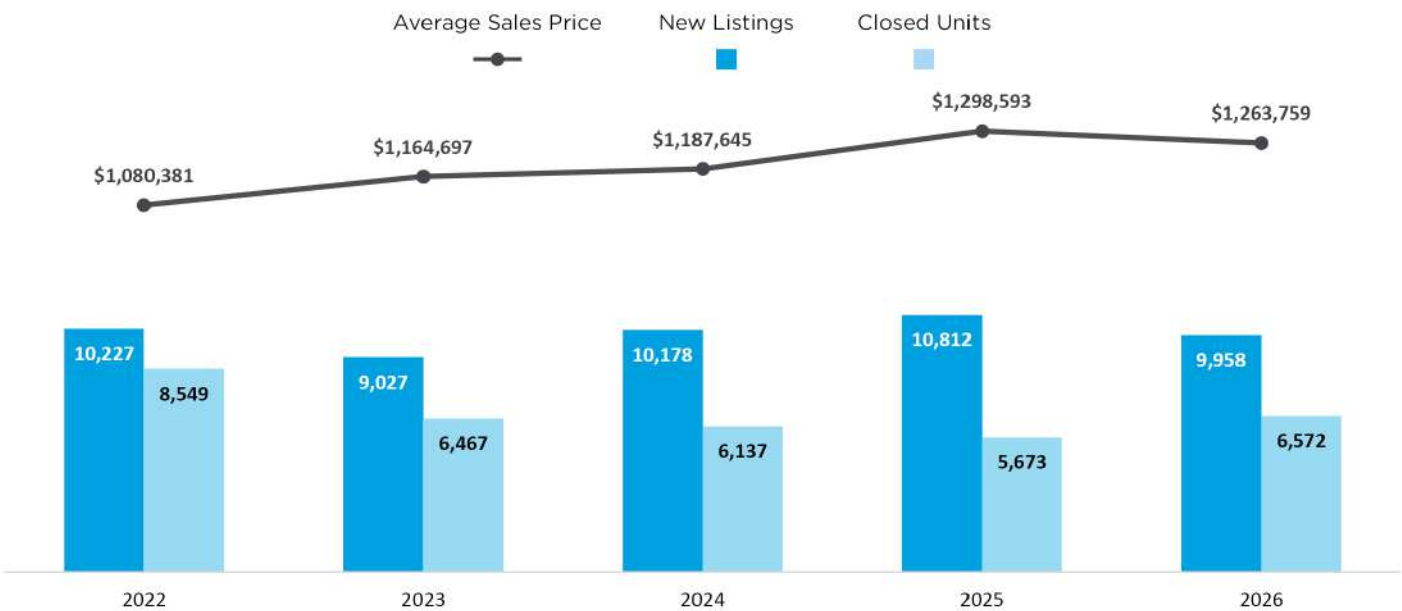


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*Source of this market data: Southwest Florida MLS © 2026. Accuracy of this information is reliable but not guaranteed. Anyone who chooses to use this information to make market decisions should have this data independently verified.

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

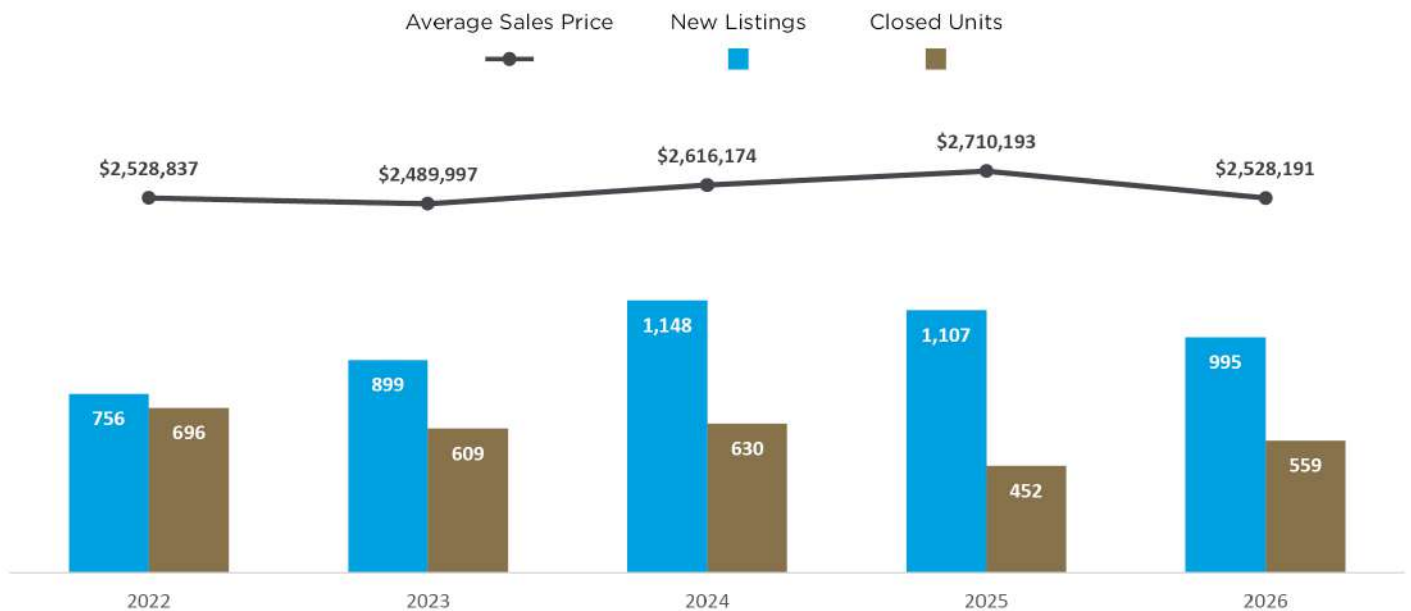
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties



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COMMUNITY SNAPSHOT REPORT

Single-Family Properties

12 MONTHS ENDING JUNE, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Aqualane Shores	30	-12%	24	0%	15.0	-12%	\$9,258,542	-15%
Bonita Bay	27	-40%	75	-9%	4.3	-34%	\$1,565,793	-21%
Collier's Reserve	10	25%	12	0%	10.0	25%	\$2,425,000	-18%
Fiddler's Creek	51	-7%	97	67%	6.3	-45%	\$1,534,603	-5%
Grey Oaks	18	0%	36	-10%	6.0	11%	\$5,327,611	19%
Isles of Collier Preserve	56	-10%	113	33%	5.9	-32%	\$1,489,199	4%
Kensington	4	-20%	16	0%	3.0	-20%	\$1,892,188	10%
Lely Resort	59	-20%	119	34%	5.9	-40%	\$1,133,629	-5%
Marco Island	206	-23%	409	13%	6.0	-27%	\$2,002,031	6%
Mediterra	19	-27%	35	25%	6.5	-42%	\$3,519,214	-17%
Monterey	8	14%	19	0%	5.1	14%	\$1,595,921	0%
Naples Park	106	-18%	130	31%	9.8	-37%	\$1,012,491	3%
Naples Reserve	32	-33%	67	6%	5.7	-37%	\$1,004,217	-7%
Olde Naples	60	-20%	63	34%	11.4	-40%	\$6,744,841	-3%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	98	-13%	121	38%	9.7	-37%	\$5,172,723	2%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	28	-7%	31	63%	10.8	-43%	\$7,420,774	-6%
Pelican Bay	33	-34%	73	12%	5.4	-41%	\$3,065,388	-24%
Pelican Landing	16	-36%	64	42%	3.0	-55%	\$1,176,731	-13%
Pelican Marsh	22	57%	52	100%	5.1	-21%	\$1,913,197	-3%
Pine Ridge	34	10%	24	0%	17.0	10%	\$6,142,083	-12%
Port Royal	23	-34%	25	-7%	11.0	-29%	\$20,121,000	-19%
Quail Creek	12	0%	22	47%	6.5	-32%	\$2,549,284	3%
Quail West	20	-13%	39	15%	6.2	-24%	\$4,446,736	-2%
Royal Harbor	25	-11%	22	22%	13.6	-27%	\$4,087,091	-20%
Talis Park	10	67%	13	30%	9.2	28%	\$4,525,385	-9%
The Colony At Pelican Landing	6	0%	8	100%	9.0	-50%	\$1,725,000	-10%
Tiburon	4	33%	9	125%	5.3	-41%	\$3,488,333	6%
Vanderbilt Beach	41	3%	25	25%	19.7	-18%	\$4,256,800	9%
Vineyards	25	4%	62	0%	4.8	4%	\$1,340,008	3%

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COMMUNITY SNAPSHOT REPORT

Condominiums

12 MONTHS ENDING JUNE, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Bonita Bay	80	-20%	142	58%	6.8	-49%	\$1,008,655	-22%
Fiddler's Creek	62	13%	77	120%	9.7	-49%	\$600,343	-14%
Grey Oaks	1	-50%	12	100%	1.0	-75%	\$1,914,583	-8%
Isles of Collier Preserve	8	14%	7	-13%	13.7	31%	\$830,286	-9%
Kensington	4	-33%	23	35%	2.1	-51%	\$807,826	7%
Lely Resort	90	-4%	106	5%	10.2	-9%	\$501,629	-4%
Marco Island	338	-11%	440	14%	9.2	-18%	\$901,163	2%
Mediterra	10	-23%	22	83%	5.5	-58%	\$1,373,409	-6%
Olde Naples	101	11%	83	-16%	14.6	32%	\$1,430,259	-14%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	309	1%	350	47%	10.6	-31%	\$1,668,946	-11%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	251	7%	279	62%	10.8	-34%	\$1,920,039	-19%
Pelican Bay	164	-7%	235	18%	8.4	-21%	\$1,972,652	-10%
Pelican Landing	31	-11%	60	33%	6.2	-34%	\$486,541	-7%
Pelican Marsh	29	12%	58	4%	6.0	8%	\$771,802	-4%
The Dunes of Naples	23	-26%	34	79%	8.1	-59%	\$1,618,529	4%
Talis Park	21	17%	20	-20%	12.6	46%	\$1,562,125	4%
Tiburon	23	21%	23	21%	12.0	0%	\$1,630,435	20%
Vanderbilt Beach	79	-3%	85	52%	11.2	-36%	\$1,589,071	3%
Vineyards	62	22%	82	22%	9.1	-1%	\$630,340	-3%

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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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