

NAPLES & BONITA SPRINGS

LUXURY PROPERTIES MARKET REPORT
MAY 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 May 31st, 2026 for the Naples and Bonita Springs Area increased 16% year-over-year (6,526 vs 5,622).
- There were 86 closed sales priced above two million in May 2026 compared to 77 in May 2025; a 12% increase. During the 12 months ending May 31st, 2026, sales in this category increased 24% over the same time period in 2025 (873 vs 706 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending May 31st, 2026, a total of 10,001 new listings were added to the market, this is an 8% decrease vs the same time period 12 months ending May 31st, 2025.
- Available inventory as of May 31st, 2026 consisted of 4,135 units, a decrease of 19% vs the same time period in 2025. Current inventory represents 8 months of supply based on current absorption rates.

AVERAGE & MEDIAN SALES PRICE

- The year-over-year average sales price for the area was \$1,270,865, a 1% decrease vs the same time period in 2025.
- The median sales price for the area in May 2026 increased 4% to \$704,000 vs May 2025.

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NAPLES & BONITA SPRINGS

Condominiums

CLOSED SALES

- The number of closed sales in the 12 months ending May 31st, 2026 for the Naples and Bonita Springs Area increased 15% year-over-year (4,521 vs 3,915).
- There were 47 closed sales priced above two million in May 2026 compared to 30 in May 2025; a 57% increase. During the 12 months ending May 31st, 2026, sales in this category increased 18% over the same time period in 2025 (345 vs 293 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending May 31st, 2026, a total of 7,969 new listings were added to the market, a 6% decrease vs the same time period 12 months ending May 31st, 2025.
- Available inventory as of May 31st, 2026 consisted of 3,732 units, a decrease of 15% vs the same time period in 2025. 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 \$743,333, a 4% decrease vs the same time period in 2025.
- The median sales price for the area in May 2026 decreased 5% to \$430,000 vs May 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 May 31st, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 39% year-over-year (438 vs 314).

NEW LISTINGS / INVENTORY

- During the 12 months ending May 31st, 2026, a total of 750 new listings were added to the market, a decrease of 16% compared to the same time period 12 months ending May 31st, 2025.
- Available inventory as of May 31st, 2026 consisted of 460 units, a 21% decrease vs the same time period in 2025 (460 vs 583). 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 \$5,542,160, a decrease of 11% vs the same time period in 2025.
- The median sales price for the area in May 2026 increased 107% to \$6,200,000 vs May 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 May 31st, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 19% year-over-year (548 vs 459).

NEW LISTINGS / INVENTORY

- During the 12 months ending May 31st, 2026, a total of 989 new listings were added to the market, a decrease of 11% vs the same time period 12 months ending May 31st, 2025.
- Available inventory as of May 31st, 2026 consisted of 541 units, a 19% decrease vs the same time period in 2025 (541 vs 668). 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 \$2,464,263, a decrease of 11% vs the same time period in 2025.
- The median sales price for the area in May 2026 decreased 7% to \$1,875,000 vs May 2025.

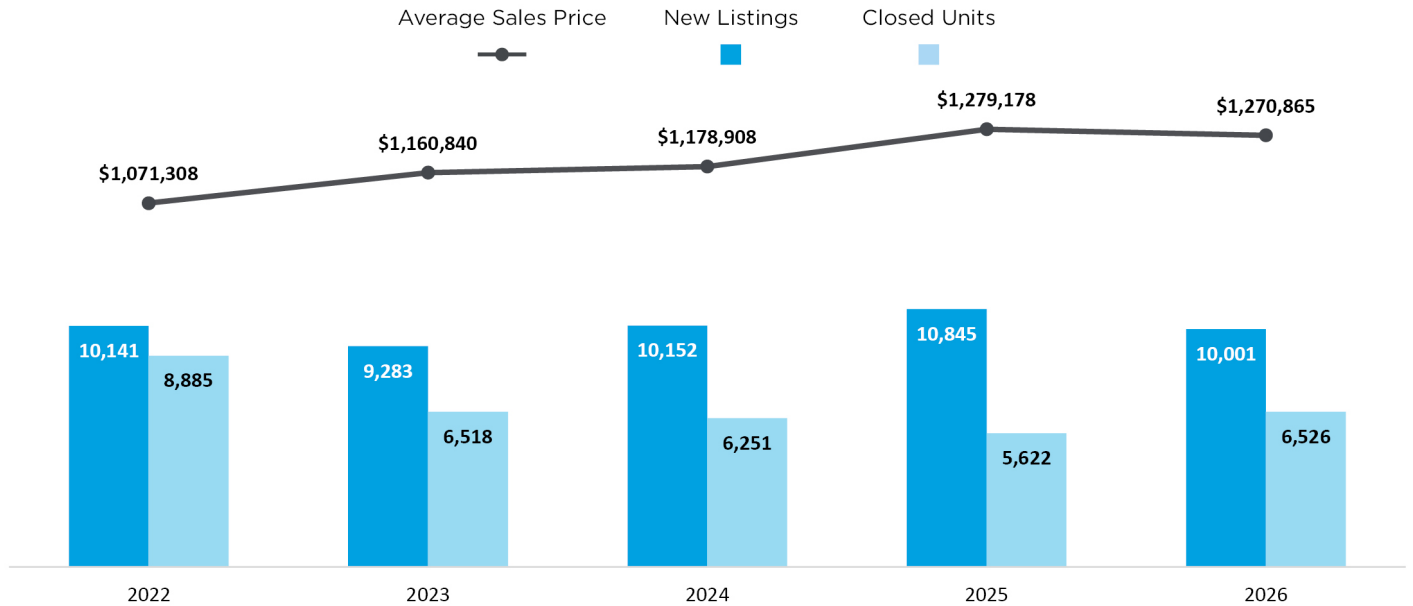


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NAPLES & BONITA SPRINGS

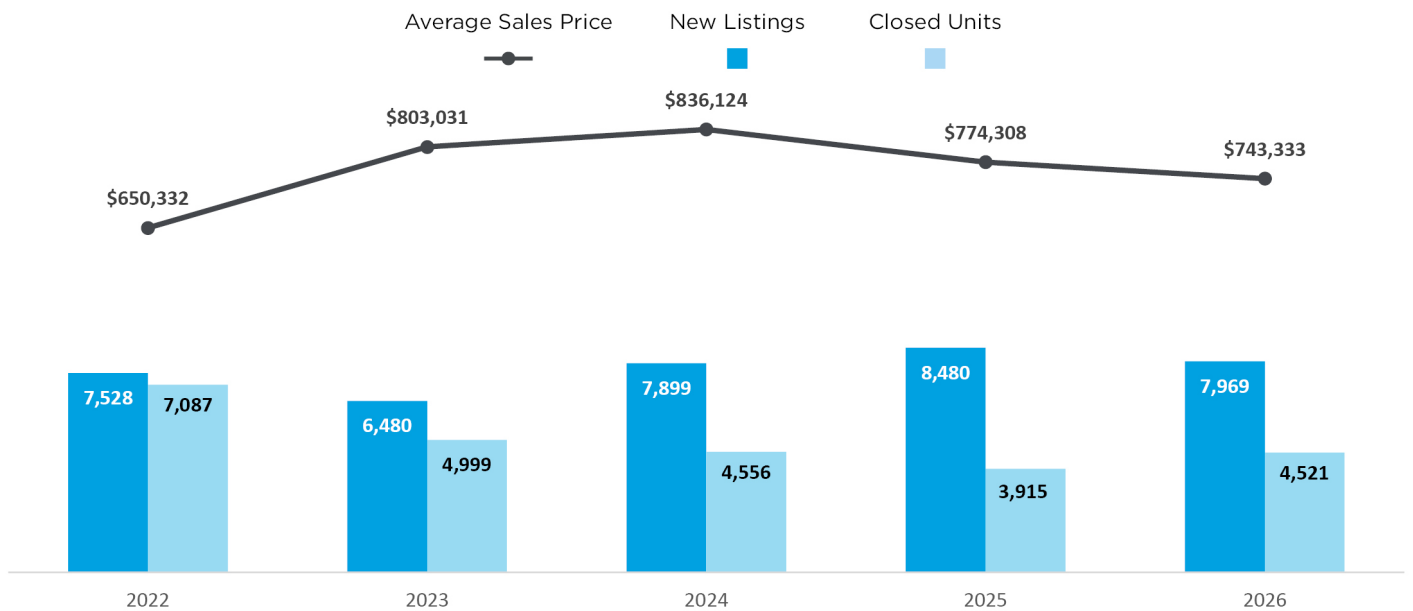
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties

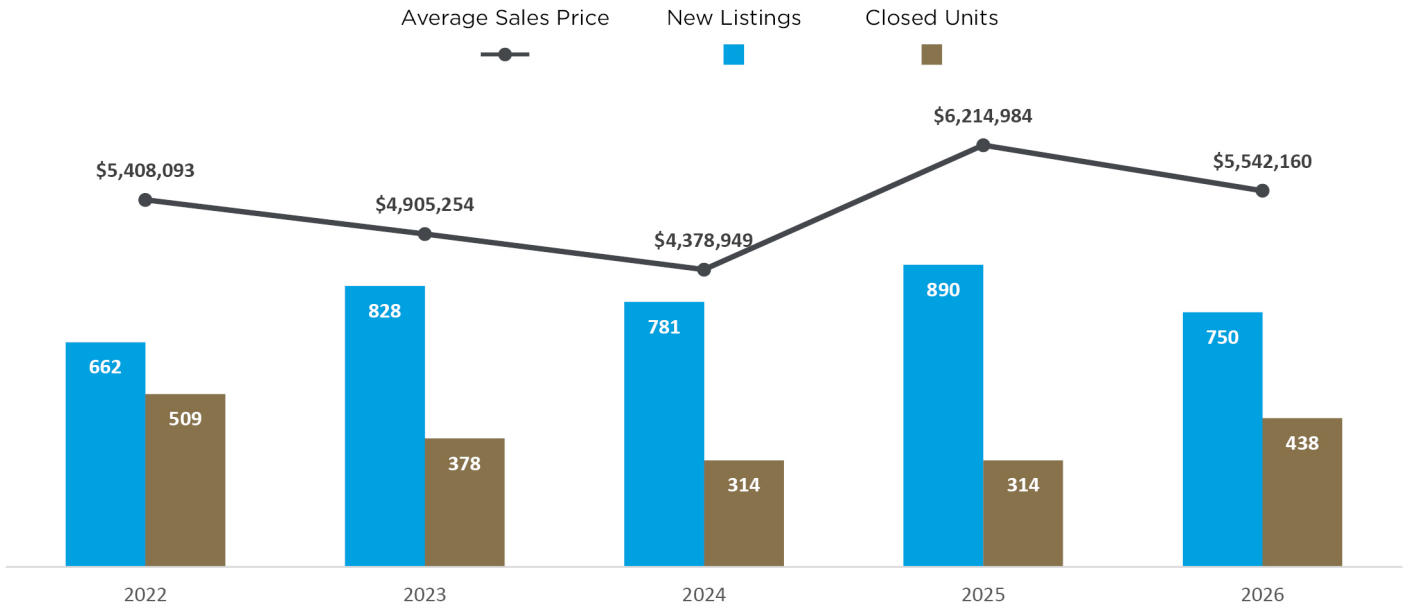


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PORT ROYAL TO BONITA BEACH ROAD AREA

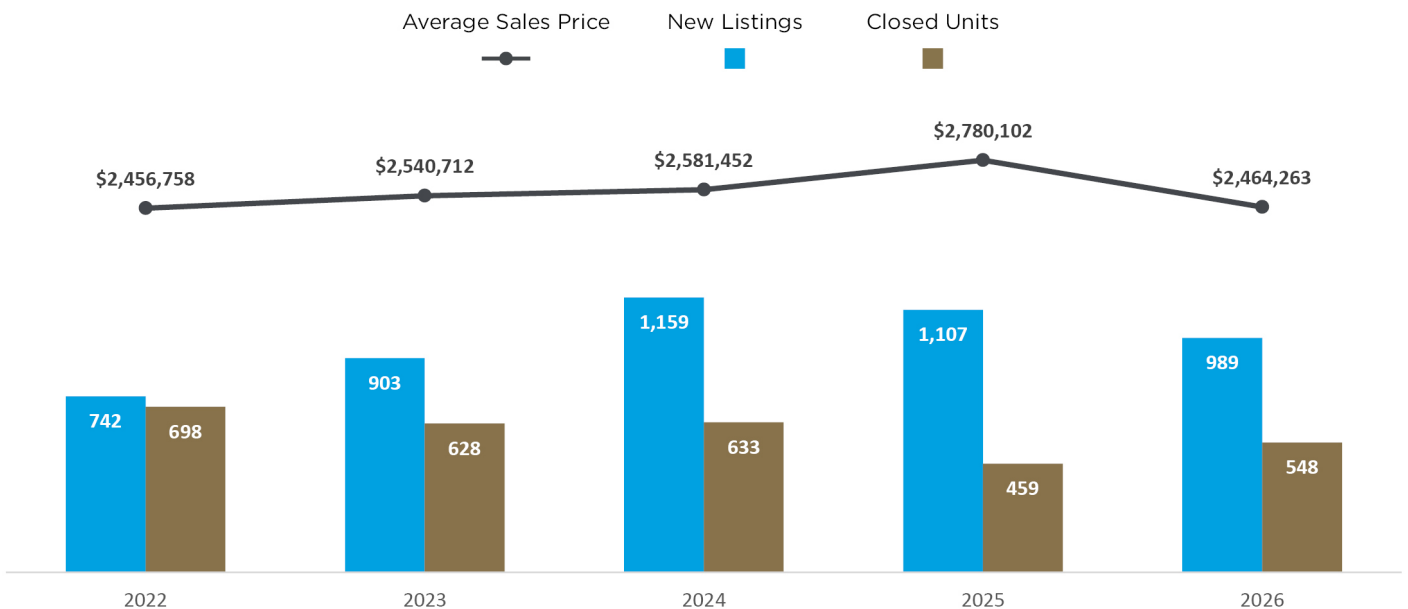
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties



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COMMUNITY SNAPSHOT REPORT

Single-Family Properties

12 MONTHS ENDING MAY, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Aqualane Shores	31	-9%	30	58%	12.4	-42%	\$9,941,833	-4%
Bonita Bay	28	-38%	73	-18%	4.6	-24%	\$1,593,801	-20%
Collier's Reserve	11	38%	10	-17%	13.2	65%	\$2,280,000	-23%
Fiddler's Creek	52	-4%	91	63%	6.9	-41%	\$1,532,183	-8%
Grey Oaks	18	-5%	37	-10%	5.8	5%	\$4,993,486	11%
Isles of Collier Preserve	57	-8%	106	13%	6.5	-19%	\$1,507,604	0%
Kensington	5	0%	18	29%	3.3	-22%	\$1,855,556	10%
Lely Resort	61	-15%	120	32%	6.1	-36%	\$1,118,407	-10%
Marco Island	214	-19%	408	17%	6.3	-21%	\$1,966,451	-1%
Mediterra	19	-27%	37	42%	6.2	-49%	\$3,510,743	-18%
Monterey	8	14%	16	-16%	6.0	36%	\$1,562,969	-2%
Naples Park	111	-15%	118	17%	11.3	-27%	\$1,007,677	2%
Naples Reserve	32	-33%	68	15%	5.6	-42%	\$979,457	-10%
Olde Naples	63	-15%	66	65%	11.5	-48%	\$6,385,758	-6%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	101	-10%	123	50%	9.9	-40%	\$5,281,621	4%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	28	-7%	33	106%	10.2	-55%	\$7,709,667	3%
Pelican Bay	35	-29%	76	29%	5.5	-45%	\$3,334,438	-13%
Pelican Landing	17	-32%	68	62%	3.0	-58%	\$1,180,526	-12%
Pelican Marsh	23	64%	49	123%	5.6	-26%	\$1,877,087	-8%
Pine Ridge	34	13%	23	5%	17.7	8%	\$6,217,826	-14%
Port Royal	25	-31%	23	-18%	13.0	-16%	\$20,257,609	-15%
Quail Creek	13	8%	24	100%	6.5	-46%	\$2,514,073	4%
Quail West	21	-9%	41	14%	6.1	-20%	\$4,415,432	-3%
Royal Harbor	27	-4%	23	28%	14.1	-25%	\$4,639,011	-5%
Talis Park	10	67%	10	11%	12.0	50%	\$4,548,000	-9%
The Colony At Pelican Landing	6	0%	7	75%	10.3	-43%	\$1,671,429	-13%
Tiburon	4	100%	6	50%	8.0	33%	\$3,636,667	11%
Vanderbilt Beach	41	11%	22	5%	22.4	6%	\$4,546,364	16%
Vineyards	25	4%	66	12%	4.5	-7%	\$1,287,636	-4%

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COMMUNITY SNAPSHOT REPORT

Condominiums

12 MONTHS ENDING MAY, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Bonita Bay	82	-17%	135	48%	7.3	-44%	\$1,038,948	-19%
Fiddler's Creek	63	15%	75	114%	10.1	-47%	\$618,326	-7%
Grey Oaks	2	0%	10	43%	2.4	-30%	\$1,875,000	-12%
Isles of Collier Preserve	8	14%	6	-40%	16.0	91%	\$869,167	-5%
Kensington	4	-33%	24	50%	2.0	-56%	\$787,833	11%
Lely Resort	94	2%	113	19%	10.0	-14%	\$512,431	-2%
Marco Island	348	-8%	431	11%	9.7	-5%	\$905,466	4%
Mediterra	11	-15%	21	75%	6.3	-52%	\$1,392,143	-5%
Olde Naples	102	13%	84	-13%	14.6	31%	\$1,324,042	-22%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	318	7%	347	49%	11.0	-28%	\$1,687,964	-16%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	259	13%	280	66%	11.1	-32%	\$1,923,626	-25%
Pelican Bay	167	-4%	228	9%	8.8	-12%	\$2,002,614	-8%
Pelican Landing	32	-6%	58	32%	6.6	-29%	\$494,878	-4%
Pelican Marsh	30	15%	57	6%	6.3	9%	\$778,061	-4%
The Dunes of Naples	25	-17%	33	65%	9.1	-50%	\$1,573,030	-6%
Talis Park	20	11%	18	-25%	13.3	48%	\$1,540,694	5%
Tiburon	23	21%	23	28%	12.0	-5%	\$1,653,261	25%
Vanderbilt Beach	81	4%	79	32%	12.3	-21%	\$1,598,076	5%
Vineyards	64	28%	80	23%	9.6	4%	\$617,942	-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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