

NAPLES & BONITA SPRINGS

LUXURY PROPERTIES MARKET REPORT
AUGUST 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 August 31st, 2026 for the Naples and Bonita Springs Area increased 14% year-over-year (6,620 vs 5,807).
- There were 65 closed sales priced above two million in August 2026 compared to 51 in August 2025; a 27% increase. During the 12 months ending August 31st, 2026, sales in this category increased 29% over the same time period in 2025 (940 vs 727 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending August 31st, 2026, a total of 9,898 new listings were added to the market, this is a 9% decrease vs the same time period 12 months ending August 31st, 2025.
- Available inventory as of August 31st, 2026 consisted of 3,246 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 \$1,320,607, a 2% increase vs the same time period in 2025.
- The median sales price for the area in August 2026 increased 3% to \$680,000 vs August 2025.

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Condominiums

CLOSED SALES

- The number of closed sales in the 12 months ending August 31st, 2026 for the Naples and Bonita Springs Area increased 22% year-over-year (4,704 vs 3,867).
- There were 13 closed sales priced above two million in August 2026 compared to 12 in August 2025; an 8% increase. During the 12 months ending August 31st, 2026, sales in this category increased 39% over the same time period in 2025 (374 vs 269 units).

NEW LISTINGS / INVENTORY

- During the 12 months ending August 31st, 2026, a total of 7,948 new listings were added to the market, a 6% decrease vs the same time period 12 months ending August 31st, 2025.
- Available inventory as of August 31st, 2026 consisted of 2,703 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 \$769,671, a 3% increase vs the same time period in 2025.
- The median sales price for the area in August 2026 decreased 5% to \$380,000 vs August 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 August 31st, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 24% year-over-year (440 vs 356).

NEW LISTINGS / INVENTORY

- During the 12 months ending August 31st, 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 August 31st, 2025.
- Available inventory as of August 31st, 2026 consisted of 311 units, an 18% decrease vs the same time period in 2025 (311 vs 379). 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 \$5,893,392, a decrease of 5% vs the same time period in 2025.
- The median sales price for the area in August 2026 increased 46% to \$3,675,000 vs August 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 August 31st, 2026 for the luxury market from Port Royal to Bonita Beach Road Area increased 27% year-over-year (566 vs 444).

NEW LISTINGS / INVENTORY

- During the 12 months ending August 31st, 2026, a total of 1,028 new listings were added to the market, a decrease of 7% vs the same time period 12 months ending August 31st, 2025.
- Available inventory as of August 31st, 2026 consisted of 382 units, a 15% decrease vs the same time period in 2025 (382 vs 452). 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 \$2,681,842, a decrease of 0.4% vs the same time period in 2025.
- The median sales price for the area in August 2026 decreased 6% to \$1,605,000 vs August 2025.

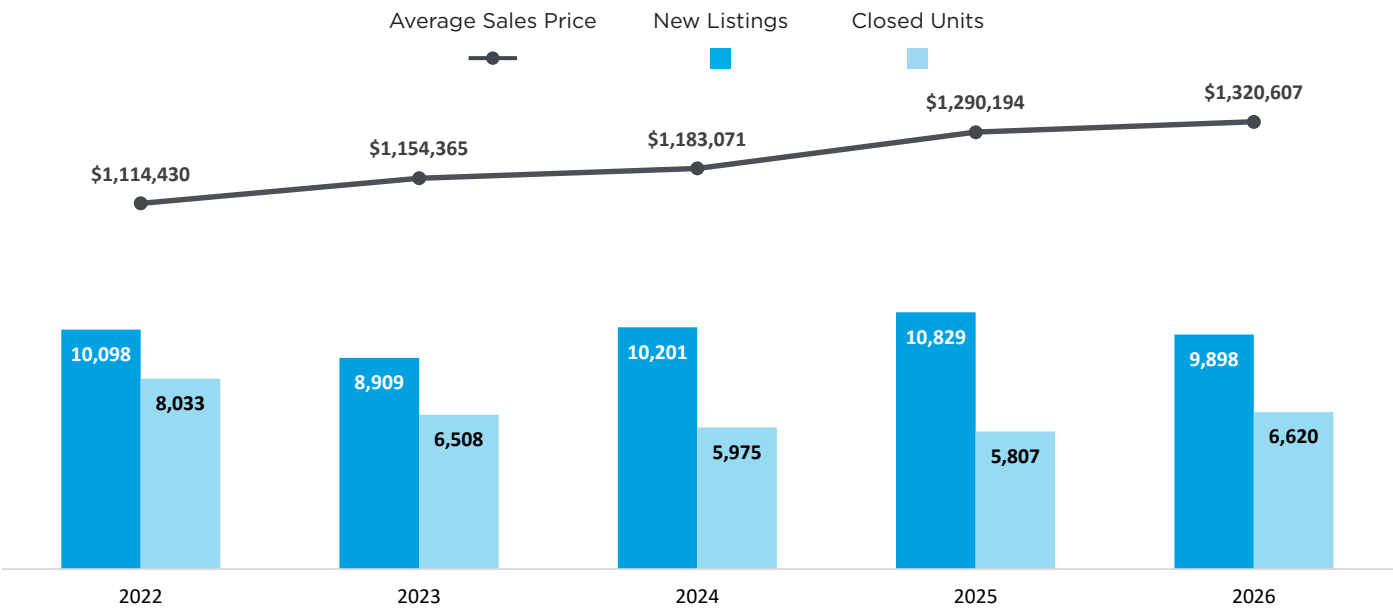
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NAPLES & BONITA SPRINGS

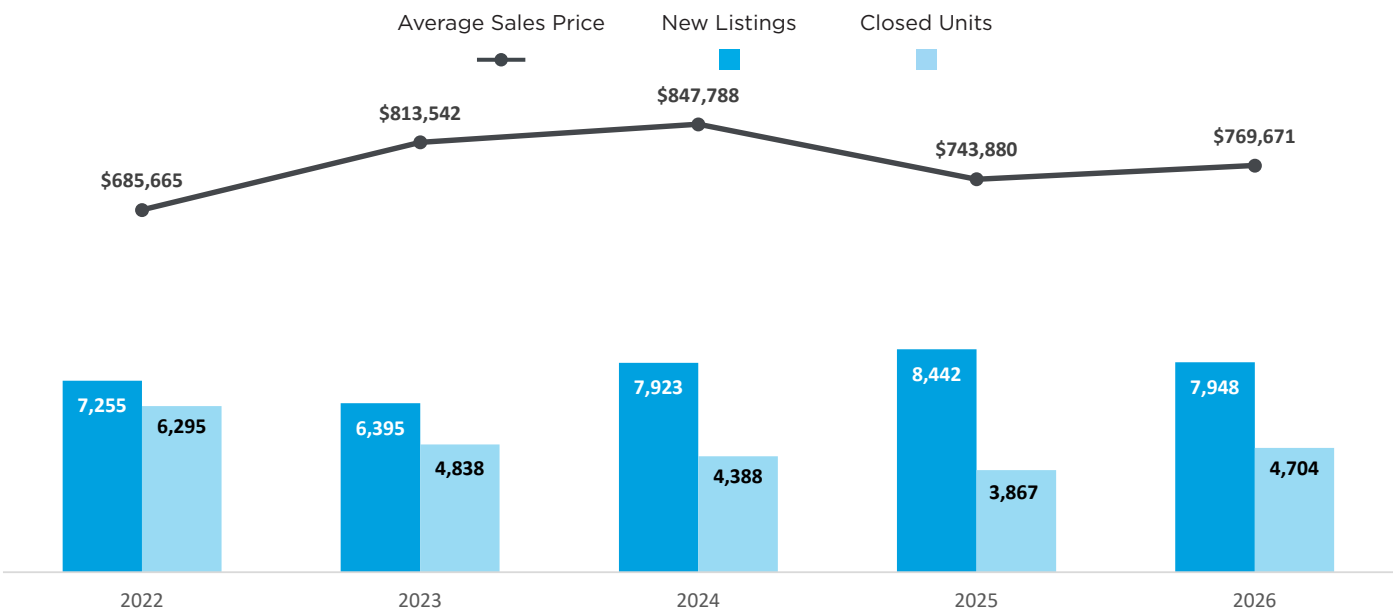
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties



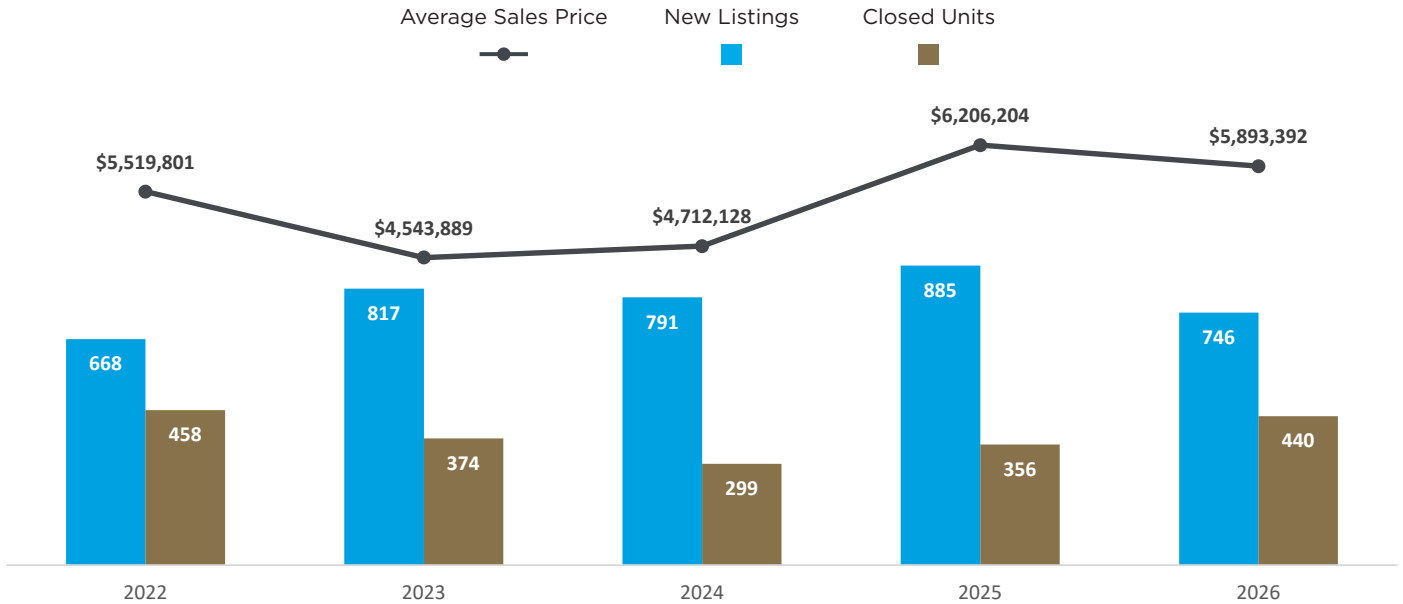
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PORT ROYAL TO BONITA BEACH ROAD AREA

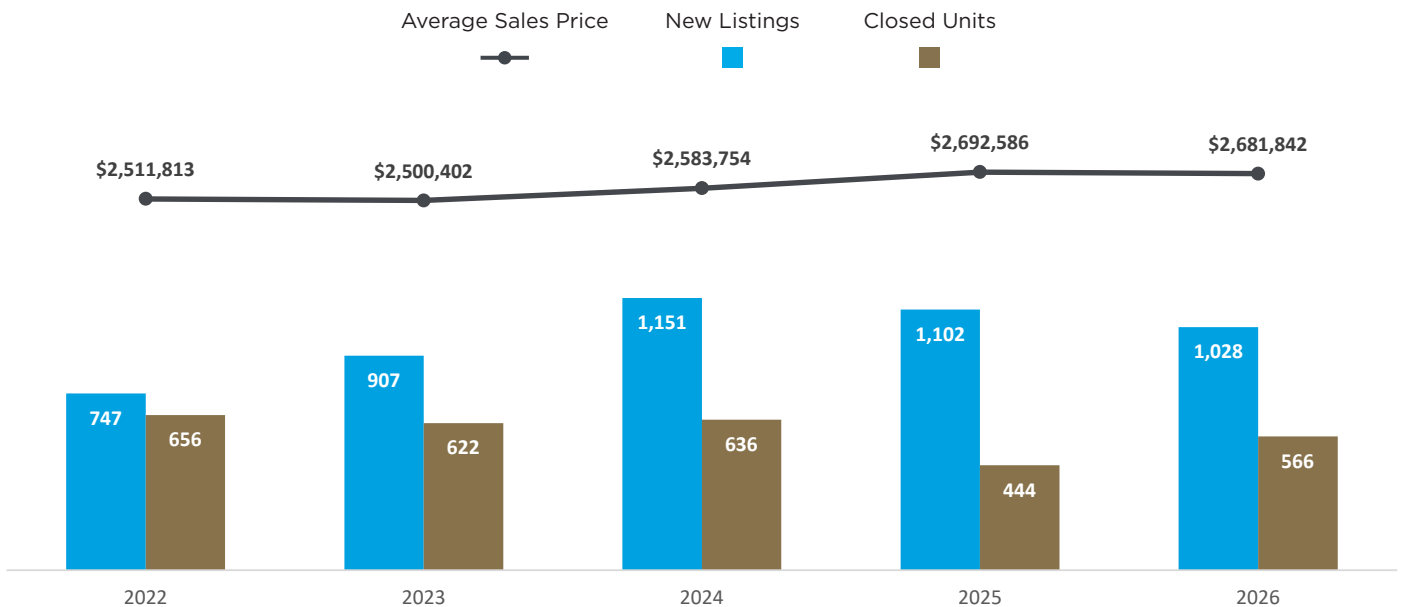
YEAR-OVER-YEAR MARKET TRENDS

Single-Family Properties



YEAR-OVER-YEAR MARKET TRENDS

Condominium Properties



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COMMUNITY SNAPSHOT REPORT

Single-Family Properties

12 MONTHS ENDING AUGUST, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Aqualane Shores	30	-14%	24	-14%	15.0	0%	\$10,683,542	10%
Bonita Bay	25	-43%	76	-7%	3.9	-39%	\$1,640,349	-14%
Collier's Reserve	11	22%	16	60%	8.3	-24%	\$2,431,563	-16%
Fiddler's Creek	48	-16%	100	67%	5.8	-50%	\$1,563,315	2%
Grey Oaks	17	-6%	39	8%	5.2	-13%	\$5,230,487	15%
Isles of Collier Preserve	55	-10%	118	27%	5.6	-29%	\$1,532,861	6%
Kensington	4	-33%	19	6%	2.5	-37%	\$1,800,526	3%
Lely Resort	54	-31%	123	34%	5.3	-48%	\$1,184,506	4%
Marco Island	195	-28%	404	10%	5.8	-33%	\$2,013,726	6%
Mediterra	19	-24%	36	20%	6.3	-37%	\$3,565,000	-13%
Monterey	6	-14%	20	25%	3.6	-31%	\$1,554,125	-8%
Naples Park	102	-21%	130	40%	9.4	-43%	\$994,913	4%
Naples Reserve	32	-32%	62	-11%	6.2	-23%	\$1,145,150	13%
Olde Naples	58	-25%	63	21%	11.0	-38%	\$7,134,960	11%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	96	-15%	130	46%	8.9	-42%	\$5,201,288	3%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	26	-16%	31	41%	10.1	-41%	\$7,670,855	-5%
Pelican Bay	31	-39%	71	-1%	5.2	-38%	\$3,217,148	-17%
Pelican Landing	14	-46%	57	12%	2.9	-52%	\$1,176,375	-9%
Pelican Marsh	22	57%	54	108%	4.9	-24%	\$1,898,819	-2%
Pine Ridge	34	0%	29	26%	14.1	-21%	\$5,740,038	-20%
Port Royal	24	-29%	27	0%	10.7	-29%	\$20,765,000	-16%
Quail Creek	11	-8%	22	22%	6.0	-25%	\$2,486,557	0%
Quail West	19	-21%	42	27%	5.4	-38%	\$4,466,136	-1%
Royal Harbor	26	-10%	21	11%	14.9	-19%	\$4,113,857	-16%
Talis Park	11	57%	14	133%	9.4	-33%	\$4,812,857	-11%
The Colony At Pelican Landing	7	17%	9	200%	9.3	-61%	\$1,819,444	-10%
Tiburon	4	33%	9	50%	5.3	-11%	\$3,213,333	-13%
Vanderbilt Beach	39	-7%	22	-8%	21.3	1%	\$4,257,727	8%
Vineyards	24	9%	60	2%	4.8	7%	\$1,331,108	2%

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COMMUNITY SNAPSHOT REPORT

Condominiums

12 MONTHS ENDING AUGUST, 2026

Neighborhood	Inventory	% Change	Closed Sales	% Change	Months Of Supply	% Change	Average Sales Price	% Change
Bonita Bay	76	-25%	142	65%	6.4	-54%	\$987,240	-21%
Fiddler's Creek	61	9%	85	166%	8.6	-59%	\$586,823	-15%
Grey Oaks	1	-50%	13	225%	0.9	-85%	\$1,959,615	-12%
Isles of Collier Preserve	9	29%	9	0%	12.0	29%	\$848,667	-2%
Kensington	4	-43%	20	0%	2.4	-43%	\$826,750	12%
Lely Resort	89	-6%	107	10%	10.0	-15%	\$501,750	-5%
Marco Island	322	-16%	469	27%	8.2	-19%	\$903,787	3%
Mediterra	10	-23%	21	50%	5.7	-49%	\$1,365,000	-4%
Olde Naples	101	10%	86	-1%	14.1	11%	\$1,469,250	-4%
Park Shore/Moorings/ Seagate/Coquina Sands Non-Waterfront	302	-4%	351	44%	10.3	-33%	\$1,683,629	-4%
Park Shore/Moorings/ Seagate/Coquina Sands Waterfront	247	0%	276	57%	10.7	-36%	\$1,936,290	-12%
Pelican Bay	160	-11%	248	23%	7.7	-28%	\$1,915,246	-13%
Pelican Landing	29	-19%	63	50%	5.5	-46%	\$475,555	-7%
Pelican Marsh	27	0%	61	27%	5.3	-21%	\$761,261	-4%
The Dunes of Naples	22	-33%	31	63%	8.5	-59%	\$1,639,157	7%
Talis Park	22	22%	18	-14%	14.7	43%	\$1,588,611	7%
Tiburon	23	21%	23	21%	12.0	0%	\$1,626,087	18%
Vanderbilt Beach	75	-10%	88	63%	10.2	-45%	\$1,519,466	-2%
Vineyards	62	13%	91	36%	8.2	-17%	\$621,982	-4%

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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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