

Luxury Benchmark Price 1: \$2,400,000

LUXURY INVENTORY VS. SALES | APRIL 2025

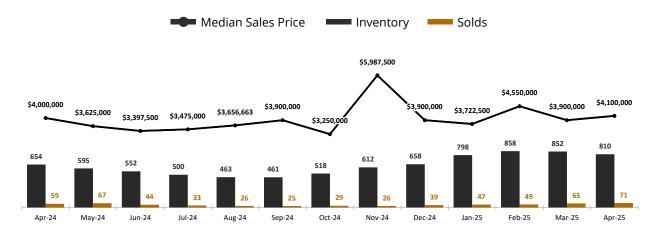


Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$2,800,000	3	2	2	26	8%
2,000 - 2,999	\$3,000,000	4	3	13	114	11%
3,000 - 3,999	\$3,412,500	4	5	20	214	9%
4,000 - 4,999	\$4,562,500	4	5	22	196	11%
5,000 - 5,999	\$7,525,000	5	7	6	111	5%
6,000+	\$15,700,000	5	7	8	149	5%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

Luxury Benchmark Price 1: \$2,400,000

13-MONTH LUXURY MARKET TREND4



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY TOTAL SOLDS SALES PRICE Apr. 2024 Apr. 2024 Apr. 2024 Apr. 2025 Apr. 2025 Apr. 2025 654 59 71 \$4.00m \$4.10m 810 VARIANCE: **24**% VARIANCE: 20% VARIANCE: **3**% SALE PRICE PER SQFT. SALE TO LIST PRICE RATIO DAYS ON MARKET Apr. 2024 Apr. 2025 Apr. 2024 Apr. 2025 Apr. 2024 Apr. 2025 \$1.118 \$1.110 94.27% 94.01% 40 63 VARIANCE: 58% VARIANCE: -1 % VARIANCE: **0**%

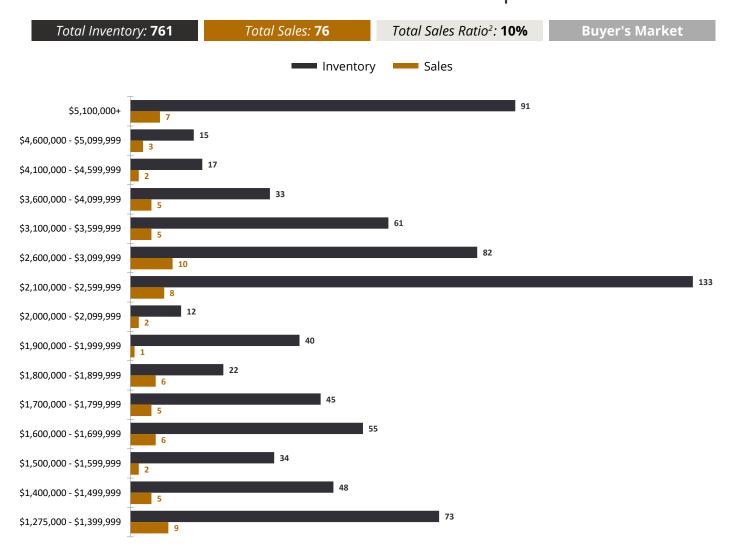
NAPLES MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **94.01% of list price** in April 2025.
- The most active price band is \$2,400,000-\$2,499,999, where the sales ratio is 16%.
- The median luxury sales price for single-family homes is \$4,100,000.
- The median days on market for April 2025 was 63 days, up from 40 in April 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.

Luxury Benchmark Price¹: \$1,275,000

LUXURY INVENTORY VS. SALES | APRIL 2025



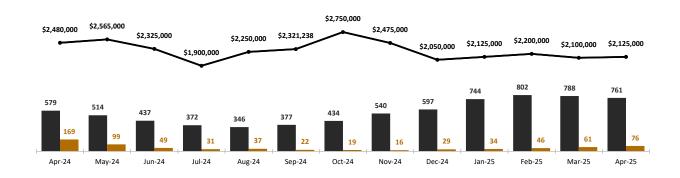
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,485,000	2	2	1	42	2%
1,500 - 1,999	\$1,705,000	2	2	19	194	10%
2,000 - 2,499	\$2,050,000	3	3	23	179	13%
2,500 - 2,999	\$2,212,500	3	3	14	164	9%
3,000 - 3,499	\$3,900,000	3	4	11	97	11%
3,500+	\$5,925,000	4	4	8	85	9%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

Luxury Benchmark Price¹: \$1,275,000

13-MONTH LUXURY MARKET TREND4





MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025

579 761

VARIANCE: 31%

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025

\$857 \$1.013

VARIANCE: 18%

TOTAL SOLDS

Apr. 2024 Apr. 2025

169 76

VARIANCE: -55%

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025

100.00% 93.81%

VARIANCE: -6%

SALES PRICE

Apr. 2024 Apr. 2025

\$2.48m \$2.13m

VARIANCE: -14%

DAYS ON MARKET

Apr. 2024 Apr. 2025

31 66

VARIANCE: 113%

NAPLES MARKET SUMMARY | APRIL 2025

- The attached luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **93.81% of list price** in April 2025.
- The most active price band is \$1,800,000-\$1,899,999, where the sales ratio is 27%.
- The median luxury sales price for attached homes is \$2,125,000.
- The median days on market for April 2025 was 66 days, up from 31 in April 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.