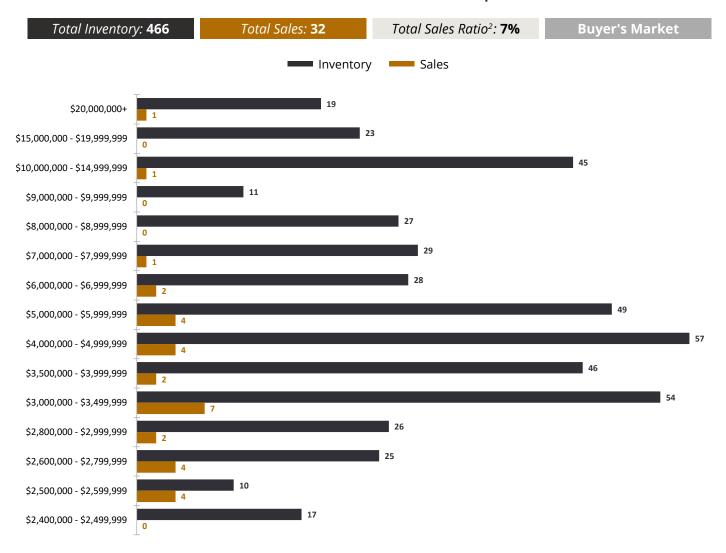


Luxury Benchmark Price 1: \$2,400,000

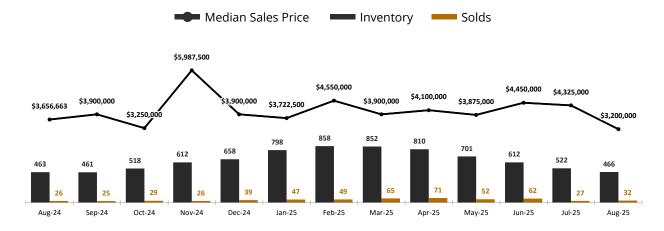
LUXURY INVENTORY VS. SALES | AUGUST 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$4,000,000	2	2	1	15	7%
2,000 - 2,999	\$2,887,500	4	3	4	54	7%
3,000 - 3,999	\$3,050,000	4	4	13	122	11%
4,000 - 4,999	\$4,800,000	4	5	8	111	7%
5,000 - 5,999	\$3,100,000	4	4	1	79	1%
6,000+	\$9,625,000	5	7	4	85	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.

13-MONTH LUXURY MARKET TREND4



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY TOTAL SOLDS SALES PRICE Aug. 2024 Aug. 2024 Aug. 2025 Aug. 2024 Aug. 2025 Aug. 2025 463 466 26 32 \$3.66m \$3.20m VARIANCE: 1% VARIANCE: 23% VARIANCE: -12% SALE PRICE PER SQFT. SALE TO LIST PRICE RATIO DAYS ON MARKET Aug. 2024 Aug. 2024 Aug. 2024 Aug. 2025 Aug. 2025 Aug. 2025 \$1.156 \$974 93.49% 91.23% 89 126 VARIANCE: -16% VARIANCE: 42% VARIANCE: -2%

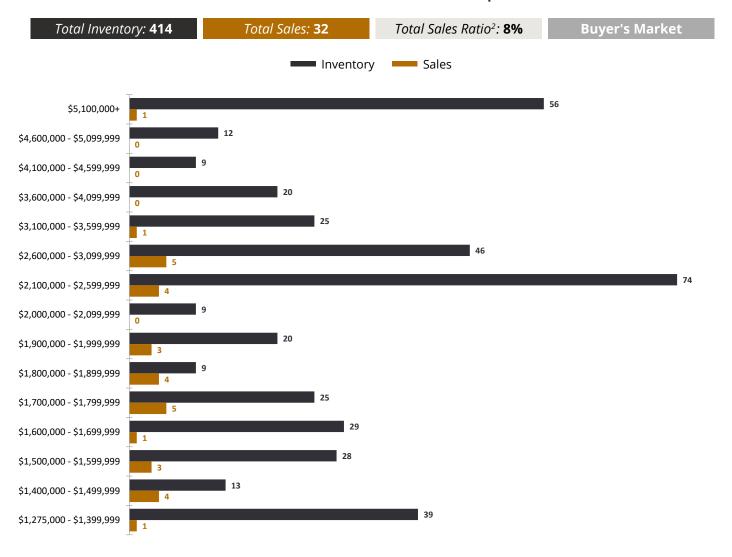
NAPLES MARKET SUMMARY | AUGUST 2025

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **91.23% of list price** in August 2025.
- The most active price band is \$2,500,000-\$2,599,999, where the sales ratio is 40%.
- The median luxury sales price for single-family homes is \$3,200,000.
- The median days on market for August 2025 was 126 days, up from 89 in August 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 | AUGUST 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	\$1,537,500	2	2	2	16	13%
1,500 - 1,999	\$1,837,500	3	2	10	105	10%
2,000 - 2,499	\$1,780,400	3	3	8	90	9%
2,500 - 2,999	\$1,925,000	3	4	8	94	9%
3,000 - 3,499	\$3,150,000	3	4	3	56	5%
3,500+	NA	NA	NA	0	53	0%

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 | AUGUST

TOTAL INVENTORY TOTAL SOLDS SALES PRICE Aug. 2024 Aug. 2025 Aug. 2024 Aug. 2025 Aug. 2024 Aug. 2025 \$2.25m 346 414 37 \$1.80m 32 VARIANCE: -14% VARIANCE: **20**% VARIANCE: -20% SALE PRICE PER SQFT. SALE TO LIST PRICE RATIO DAYS ON MARKET Aug. 2024 Aug. 2025 Aug. 2024 Aug. 2024 Aug. 2025 Aug. 2025 \$1.102 \$960 95.61% 92.35% 87 136 VARIANCE: -13% VARIANCE: **56**% VARIANCE: -3%

NAPLES MARKET SUMMARY | AUGUST 2025

- The attached luxury market is a Buyer's Market with an 8% Sales Ratio.
- Homes sold for a median of **92.35% of list price** in August 2025.
- The most active price band is \$1,800,000-\$1,899,999, where the sales ratio is 44%.
- The median luxury sales price for attached homes is \$1,800,000.
- The median days on market for August 2025 was 136 days, up from 87 in August 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.