

# TALIS PARK MARKET UPDATE

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NOVEMBER 2025



# Key Market Statistics

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*Trailing 12 Months<sup>(1)</sup>*

**\$3,178,000**

Average List Price

*+6% YoY*

**\$1,575,000**

Median Sale Price

*-4% YoY*

**\$705**

Average Sale Price Per Square Foot

*+3% YoY*

**61**

New Listings

*+69% YoY*

**23**

Closed Sales

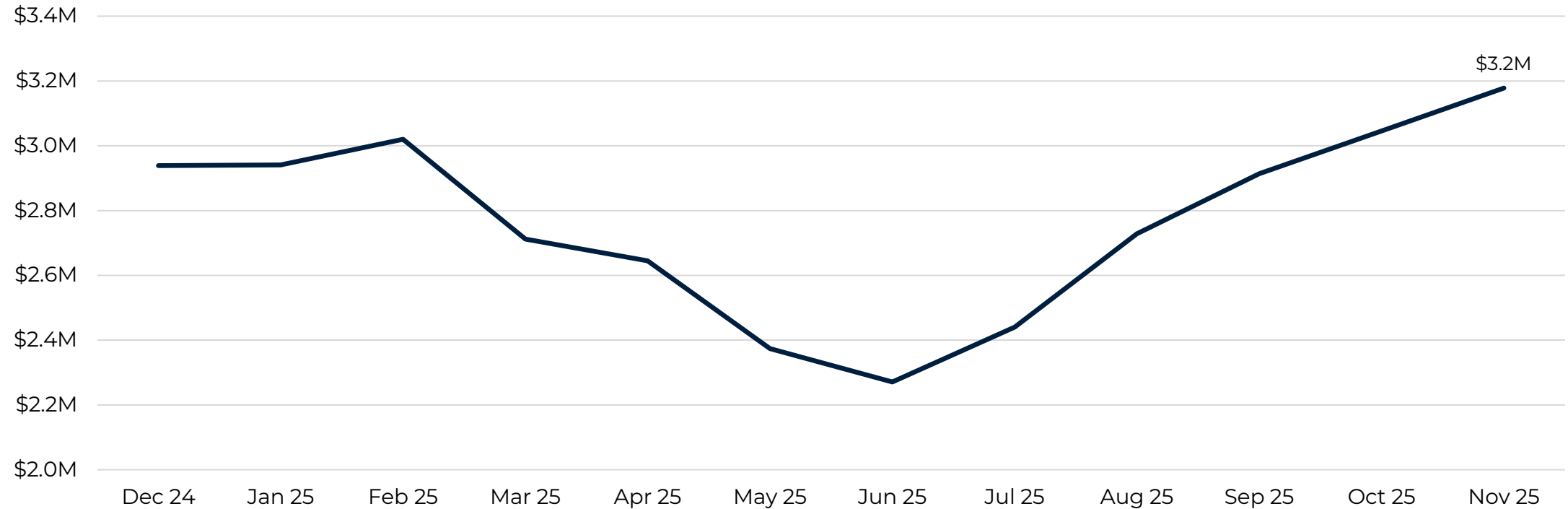
*-44% YoY*

**Remarks:** The market shows higher asking prices and more listings, but lower median sale prices and significantly fewer closed sales, pointing to softening demand.

*(1) Data sourced from NABOR as of 12/1/2025.*

# Average List Price

*Trailing 12 Months<sup>(1)</sup>*



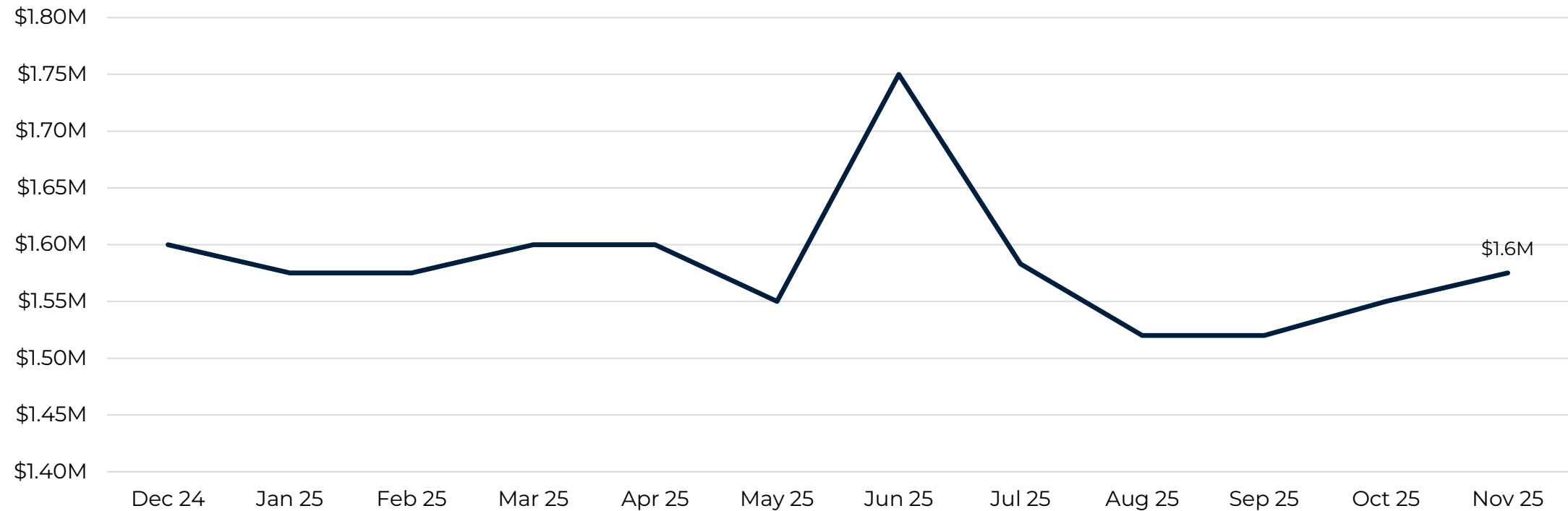
**Remarks:** Average list prices have returned to around \$3.0M as the season begins coming out of the summer.

*(1) Data sourced from NABOR as of 12/1/2025.*



# Median Sale Price

Trailing 12 Months<sup>(1)</sup>

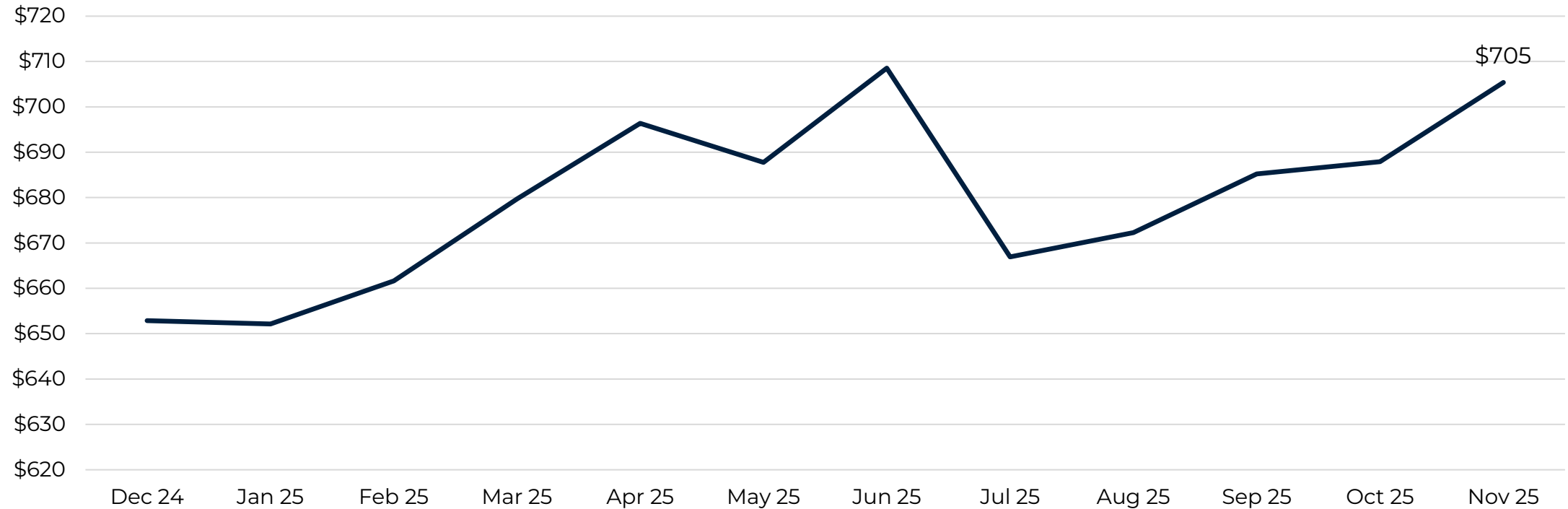


**Remarks:** Median sale prices have hovered around \$1.6M throughout the year.

<sup>(1)</sup> Data sourced from NABOR as of 12/1/2025.

# Average Sale Price Per Square Foot

*Trailing 12 Months<sup>(1)</sup>*



**Remarks:** Average sale price per square foot has generally trended upward over the period.

*(1) Data sourced from NABOR as of 12/1/2025.*

# Key Market Statistics

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*Month of November 2025<sup>(1)</sup>*

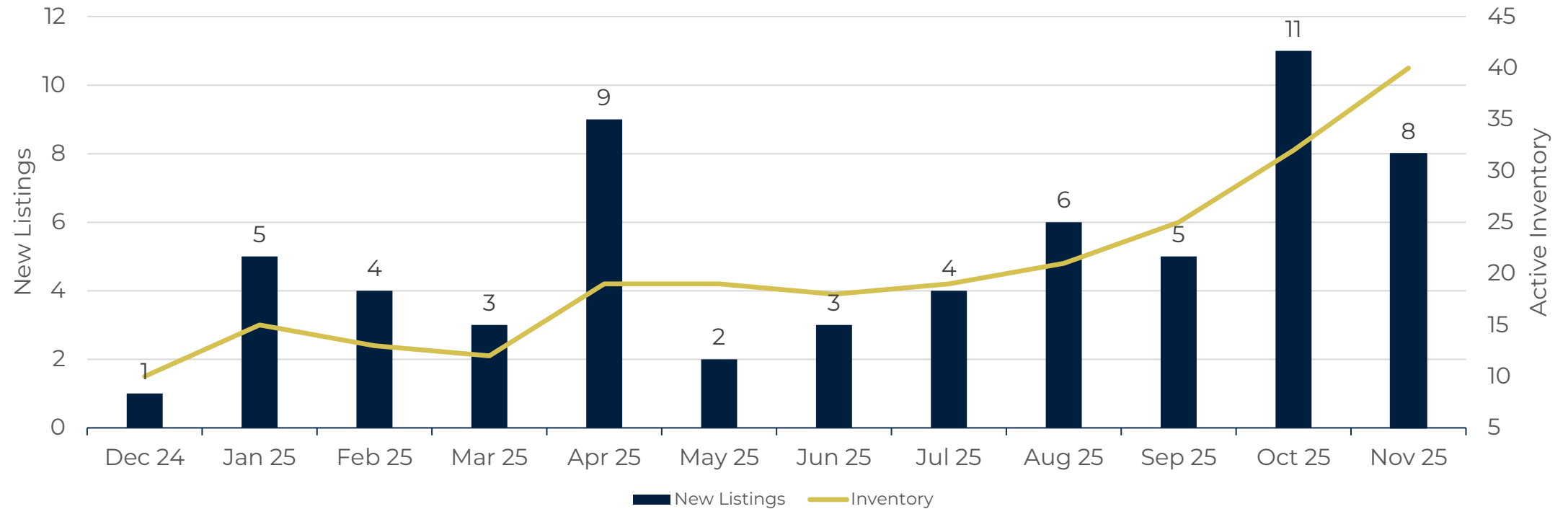
8 New Listings	0 Closed Transactions	N/A Median Closing Price
N/A Days on Market	40 End of Month Inventory	20.9 Months of Supply

**Remarks:** November saw a notable imbalance, with eight new listings, no closed transactions, elevated inventory, and months of supply surging to an exceptionally high level.

*(1) Data sourced from NABOR as of 12/1/2025.*

# New Listings & Active Inventory

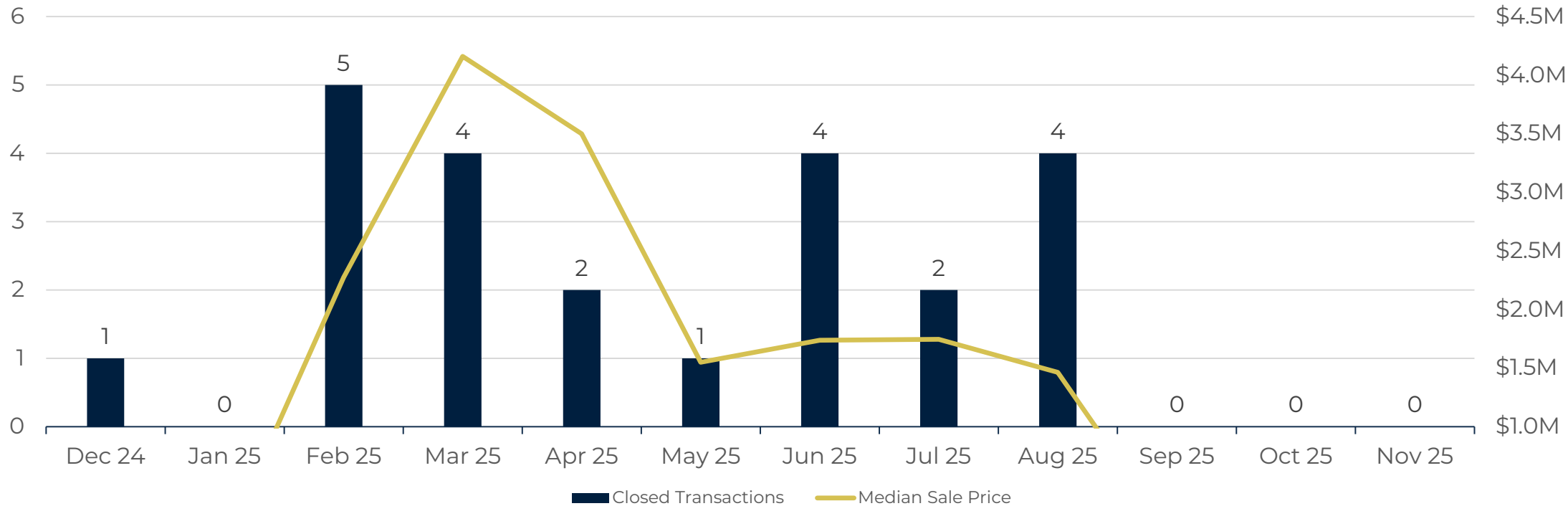
Month of November 2025<sup>(1)</sup>



**Remarks:** Inventory has steadily increased as new listings outpaced closed sales, leading to a growing supply of homes on the market.

# Closed Transactions & Median Sale Price

Month of November 2025<sup>(1)</sup>



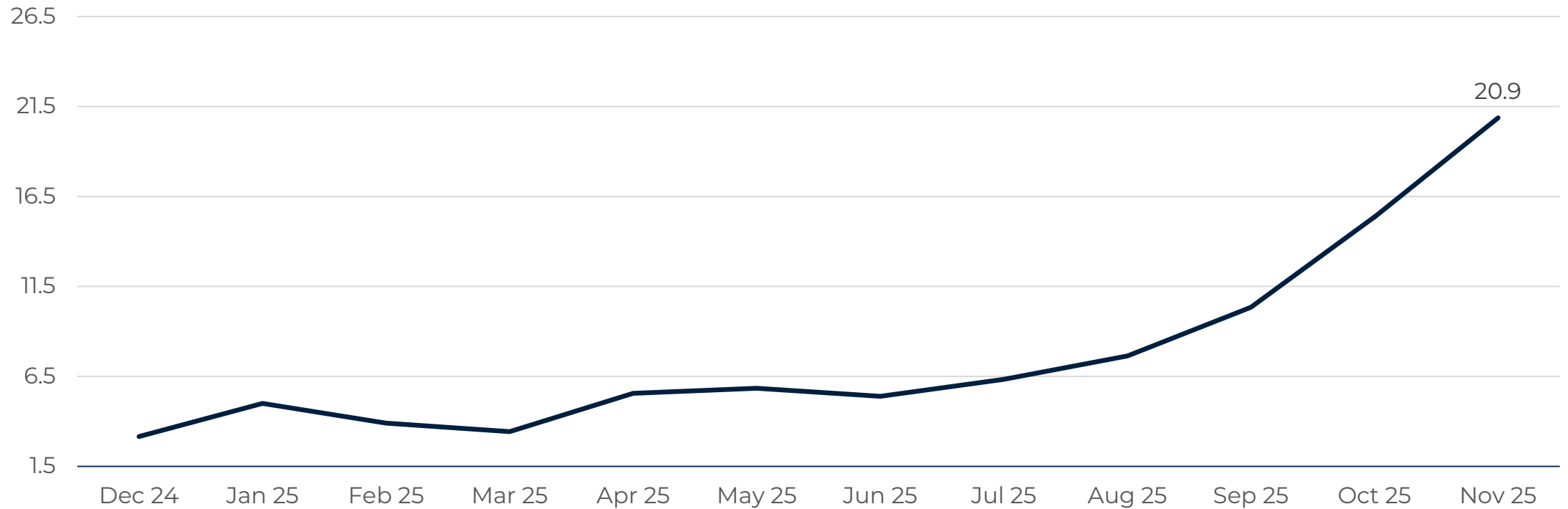
**Remarks:** Zero closed transactions occurred in four of the last twelve months, an unusually low level of activity that has materially contributed to rising inventory and a buildup of listings.

(1) Data sourced from NABOR as of 12/1/2025.



# Months of Supply

*Month of November 2025<sup>(1)</sup>*



**Remarks:** Months of supply has climbed sharply from roughly three months to nearly 21 months as new listings have far outpaced closed transactions.

*(1) Data sourced from NABOR as of 12/1/2025.*

# Broader Naples Market Update

*Latest Data from NABOR<sup>(1)</sup>*

**5,386**

Overall Inventory

*+7% YoY*

**790**

Overall Pending Sales

*+49% YoY*

**\$575,000**

Median Closed Price

*+1% YoY*

**1,566**

New Listings

*+27% YoY*

**663**

Overall Closed Sales

*+33% YoY*

**107**

Days on Market

*+20% YoY*

**Remarks:** The broader Naples market showed solid momentum, with rising inventory, strong gains in pending and closed sales, and stable pricing year-over-year.

*(1) Data sourced from NABOR as of October 2025.*

# Want to Know What These Numbers Mean for *Your* Home?

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Your home's estimated value range

How your property compares to today's inventory & recent sales

A clear "Sell / Hold / Improve" plan for the next 12-18 months

**Email:** Jack@BoydRE.com

**Include:** Your address and the best way to reach you

**Text:** (239) 610-7700

**Message:** Send your address via SMS

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