

TALIS PARK MARKET UPDATE

NOVEMBER 2025



Key Market Statistics

Trailing 12 Months⁽¹⁾

\$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.

Average List Price

Trailing 12 Months⁽¹⁾

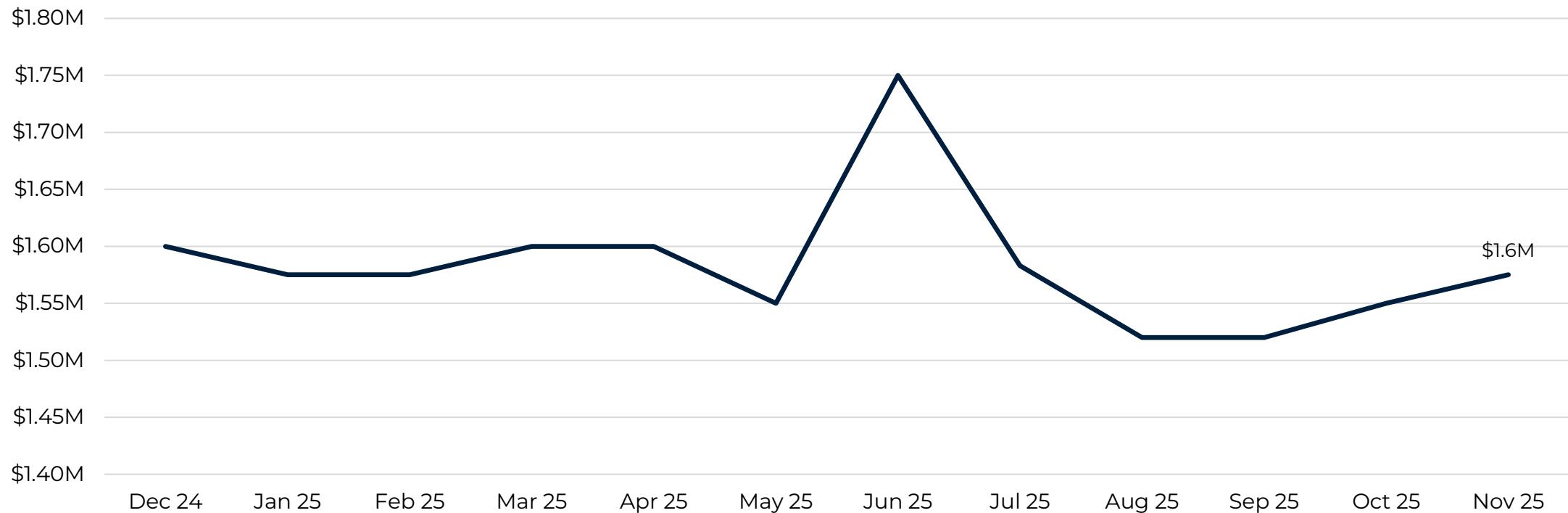


Remarks: Average list prices have returned to around \$3.0M as the season begins coming out of the summer.

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

Median Sale Price

Trailing 12 Months⁽¹⁾

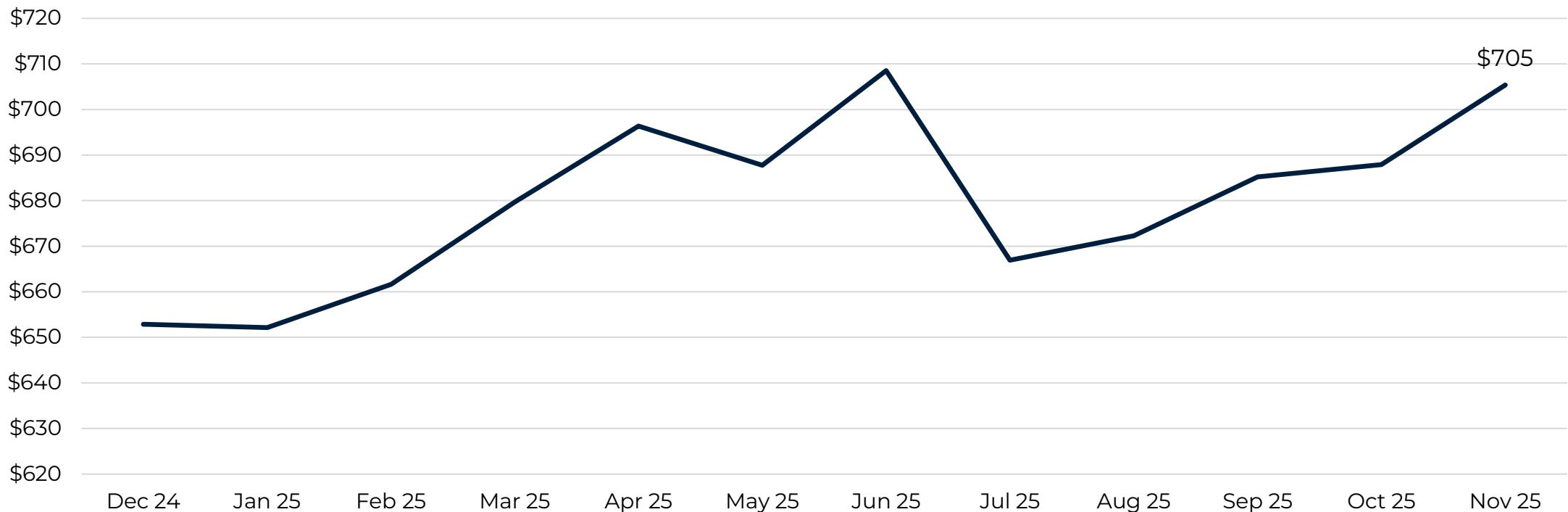


Remarks: Median sale prices have hovered around \$1.6M throughout the year.

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

Average Sale Price Per Square Foot

Trailing 12 Months⁽¹⁾



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

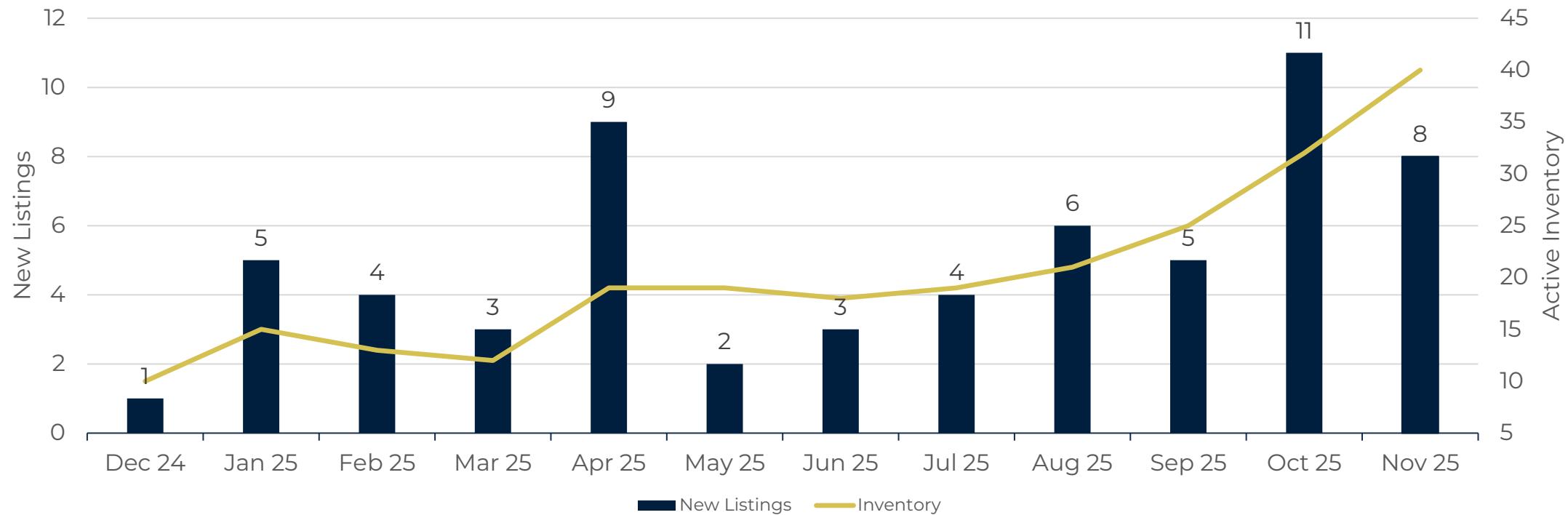
Month of November 2025 ⁽¹⁾

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.

New Listings & Active Inventory

Month of November 2025 ⁽¹⁾

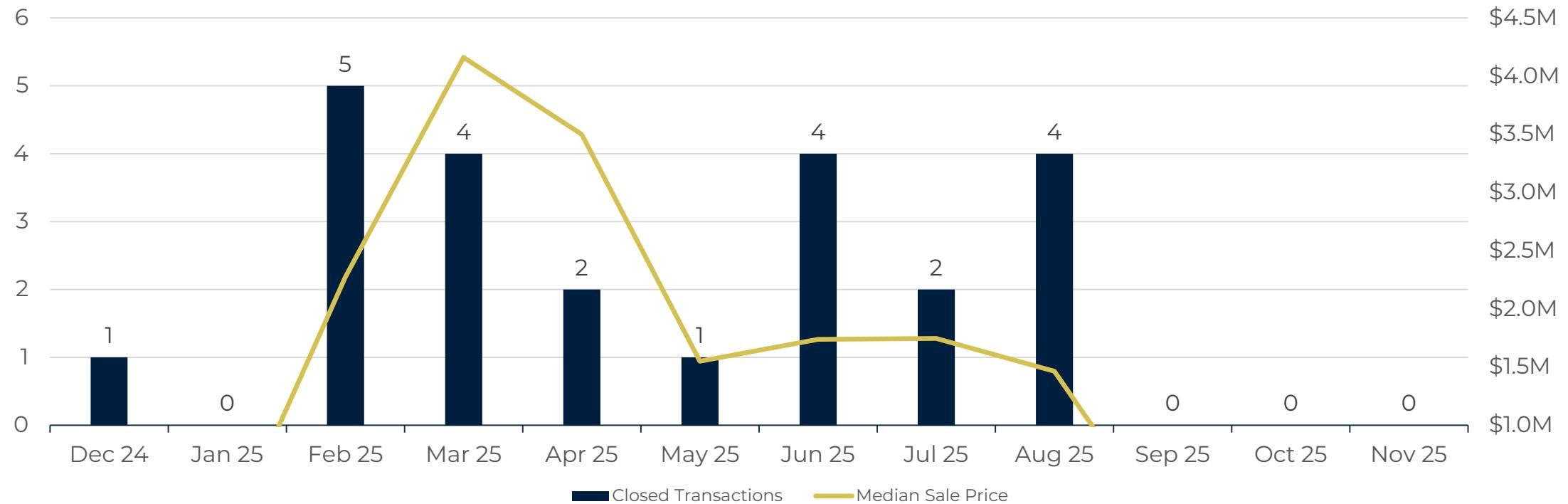


Remarks: Inventory has steadily increased as new listings outpaced closed sales, leading to a growing supply of homes on the market.

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

Closed Transactions & Median Sale Price

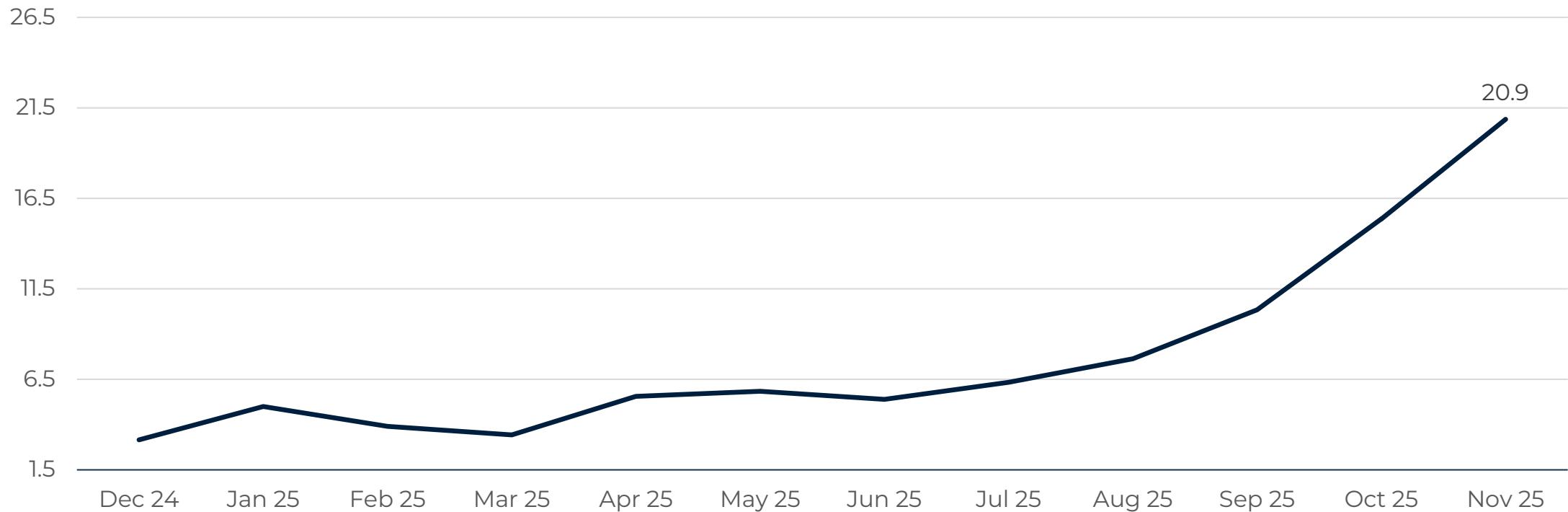
Month of November 2025 ⁽¹⁾



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.

Months of Supply

Month of November 2025 (1)



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⁽¹⁾

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.

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

Get a 1-Page Personal Home Estimate

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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