

There's been a good bit of activity in the in the Village Walk since 4/1/26, 51 Transactions in all — 13 Active (5 new), 10 Pending, 23 Sold, 1 Terminated, 2 Expired, and 2 Withdrawn. For the homes that Sold, the Average Cumulative Days on Market was 51, the Average Price Drop was \$35,104 (-6%), the Average Price/SqFt was \$283, and we currently have 1 month of inventory, indicating a **very strong seller's market**. Mortgage interest rates continue to hover in the mid-6% range, with the average 30-year fixed rate currently around 6.5%

Looking ahead, the Village Walk market continues to show impressive strength. With only one month of inventory available, demand remains strong relative to the number of homes for sale. While some sellers are making strategic price adjustments, buyers are still actively purchasing homes despite mortgage rates remaining in the mid-6% range. Well-prepared, competitively priced homes continue to stand out and generate strong interest.

Real estate markets change quickly, which is why I provide this Neighborhood Real Estate Review every other month to help keep you informed about home values and market trends in Village Walk. If you'd ever like to know what your home might sell for in today's market, I'm always happy to provide a complimentary Comparative Market Analysis.

If you enjoy staying connected to what's happening in Village Walk, I invite you to follow my new Facebook page, [Village Walk Insider](#), where I share neighbor spotlights, community news, local events, trusted vendors, and other stories that make our neighborhood such a special place to live. ([www.facebook.com/LindaCampbe11](#))

Your neighbor, local real estate expert, FL Notary, and certified mobile signing agent.

HOMES

POWERED BY

kw

NAPLES

KELLERWILLIAMS. REALTY

Linda Campbell

Realtor

703-853-2349

lindacampbe11@kw.com

kw

MILITARY

Reply **STOP** to this Email to Unsubscribe...no offense meant nor taken!

#	Status	Property Type	Model	Furnished?	Address	Bed + Baths + 1/2 Baths	Est. SqFt	List Date	Original List Price	Sold/ Current Asking Price	Price Difference	Drop %	\$/SqFt	CDOM
1	Sold	Townhome	Dublon	Unfurnished	28203 JENEVA WAY	4 Bed/3(0)	1,868	11/16/2025	\$369,000	\$315,000	\$ (54,000)	-15%	\$ 169	113
2	Sold	Townhome	Dublon	Negotiable	15230 LATITUDE DR	3 Bed/3(0)	1,858	2/2/2026	\$425,000	\$385,000	\$ (40,000)	-9%	\$ 207	73
3	Sold	Townhome	Caymen w/ Pool	Partially Furnished	15009 AUK WAY	3 Bed/3(0)	1,868	3/24/2026	\$405,000	\$407,500	\$ 2,500	1%	\$ 218	2
4	Sold	Townhome	Caymen w/Pool	Unfurnished	28285 JENEVA WAY	4 Bed/3(0)	1,868	1/16/2026	\$435,000	\$420,000	\$ (15,000)	-3%	\$ 225	52
5	Sold	Garden Series	Gray Myst	Turnkey	15091 ESTUARY CIR	3 Bed/2(0)	1,400	1/4/2026	\$435,500	\$425,000	\$ (10,500)	-2%	\$ 304	17
6	Sold	Garden Series	Pine Spring w/ Cage & Pavers	Negotiable	28517 HAMMERHEAD LN	3 Bed/2(0)	1,455	3/26/2026	\$438,900	\$425,000	\$ (13,900)	-3%	\$ 292	10
7	Sold	Attached Villa	Extended Capri w/ Cage	Furnished	15418 QUEEN ANGEL WAY	2 Bed/2(0)	1,694	1/22/2026	\$439,000	\$428,000	\$ (11,000)	-3%	\$ 253	6
8	Sold	Attached Villa	Capri	Unfurnished	28998 VERMILLION LN	2 Bed/2(0)	1,534	1/7/2026	\$489,900	\$446,000	\$ (43,900)	-9%	\$ 291	61
9	Sold	Attached Villa	Capri w/ Pool	Negotiable	28198 ISLET TRL	2 Bed/2(0)	1,534	2/2/2026	\$485,000	\$450,000	\$ (35,000)	-7%	\$ 293	58
10	Sold	Attached Villa	Capri	Unfurnished	15379 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	3/27/2026	\$460,000	\$460,000	\$ -	0%	\$ 300	14
11	Sold	Attached Villa	Capri w/ Pool	Unfurnished	28237 ISLET TRL	2 Bed/2(0)	1,534	4/7/2026	\$499,000	\$465,000	\$ (34,000)	-7%	\$ 303	13
12	Sold	Estate Series	Carlyle	Unfurnished	15282 SEA STAR LN	4 Bed/3(1)	2,523	6/2/2025	\$749,900	\$585,000	\$(164,900)	-22%	\$ 232	273
13	Sold	Classic Series	Tifton w/ Pool	Furnished	28066 PISCES LN	3+Den/2(0)	2,174	3/9/2026	\$624,900	\$590,000	\$ (34,900)	-6%	\$ 271	2
14	Sold	Classic Series	Oakmont w/ Pool	Partially Furnished	28713 WAHOO DR	3+Den/2(0)	2,011	1/31/2026	\$650,000	\$610,000	\$ (40,000)	-6%	\$ 303	81
15	Sold	Classic Series	Oakmont w/ Pool & Spa	Unfurnished	15426 TREVALLY WAY	3+Den/2(1)	2,014	1/29/2026	\$699,900	\$650,000	\$ (49,900)	-7%	\$ 323	54
16	Sold	Classic Series	Oakmont w/ Pool	Unfurnished	28313 NAUTICA LN	3+Den/2(0)	1,911	2/13/2026	\$729,900	\$660,000	\$ (69,900)	-10%	\$ 345	22
17	Sold	Estate Series	Carlyle w/ Pool	Unfurnished	28330 MORAY DR	4 Bed/3(0)	2,518	3/2/2026	\$679,000	\$670,000	\$ (9,000)	-1%	\$ 266	2
18	Sold	Estate Series	Carlyle w/ Pool	Unfurnished	28333 MORAY DR	4+Den/4(0)	2,518	1/7/2026	\$779,000	\$725,000	\$ (54,000)	-7%	\$ 288	79
19	Sold	Estate Series	Carlyle w/ Swim Spa	Partially Furnished	28263 KOI WAY	5 Bed/3(0)	2,691	3/21/2026	\$729,000	\$729,000	\$ -	0%	\$ 271	7
20	Sold	Classic Series	Oakmont w/ Pool & Spa	Unfurnished	28558 GUINIVERE WAY	3+Den/2(0)	2,011	1/29/2026	\$750,000	\$730,000	\$ 20,000	3%	\$ 363	49
21	Sold	Estate Series	Carlyle w/ Pool	Furnished	28908 ZAMORA CT	4 Bed/3(0)	2,513	11/28/2025	\$820,000	\$755,000	\$ (65,000)	-8%	\$ 300	76
22	Sold	Estate Series	Dunwoody Lane w/ Pool & Spa	Negotiable	15018 CUBERRA LN	3 Bed/3(0)	2,315	12/3/2025	\$885,000	\$800,000	\$ (85,000)	-10%	\$ 346	97
23	Sold	Estate Series	Morningside w/ Pool & Spa	Unfurnished	28520 FINCH TER	3+Den/3(1)	2,616	3/11/2026	\$894,500	\$894,500	\$ -	0%	\$ 342	3
24	Pending	Attached Villa	Capri	Unfurnished	15416 ALMACO CIR	2 Bed/2(0)	1,534	9/1/2024	\$535,000	\$399,000	\$(136,000)	-25%	\$ 260	640
25	Pending	Townhome	Dublon	Turnkey	15348 LATITUDE DR	3 Bed/3(0)	1,868	4/18/2026	\$419,900	\$419,900	\$ -	0%	\$ 225	19
26	Pending	Townhome	Caymen w/ Pool	Unfurnished	15088 BLUE MARLIN TER	3 Bed/3(0)	1,868	4/3/2026	\$439,000	\$439,000	\$ -	0%	\$ 235	30
27	Pending	Garden Series	Pine Spring	Turnkey	15086 ESTUARY CIR	3 Bed/2(0)	1,429	5/12/2026	\$444,900	\$444,900	\$ -	0%	\$ 311	745
28	Pending	Attached Villa	Capri w/ Pool	Turnkey	15366 UPWIND DR	2 Bed/2(0)	1,534	4/27/2026	\$489,000	\$489,000	\$ -	0%	\$ 319	7
29	Pending	Attached Villa	Capri w/ Pool	Unfurnished	15451 ORLANDA DR	2 Bed/2(0)	1,534	3/27/2026	\$549,000	\$534,000	\$ (15,000)	-3%	\$ 348	41
30	Pending	Classic Series	Vernon Hill	Unfurnished	15100 DANIOS DR	4 Bed/2(0)	1,897	3/3/2026	\$619,000	\$569,000	\$ (50,000)	-8%	\$ 300	63
31	Pending	Classic Series	Vernon Hill w/ Cage	Turnkey	28513 GUINIVERE WAY	3+Den/2(0)	1,911	1/27/2026	\$574,900	\$574,900	\$ -	0%	\$ 301	7
32	Pending	Classic Series	Oakmont w/ Pool	Negotiable	15395 TREVALLY WAY	3 Bed/2(1)	2,016	10/9/2025	\$665,000	\$625,000	\$ (40,000)	-6%	\$ 310	200
33	Pending	Classic Series	Oakmont w/ Pool	Unfurnished	28169 HERRING WAY	3+Den/2(1)	2,000	10/29/2025	\$749,500	\$660,000	\$ (89,500)	-12%	\$ 330	136
34	Active	Townhome	Dublon	Unfurnished	15263 LAUGHING GULL LN	3 Bed/3(0)	1,846	2/24/2026	\$429,900	\$421,900	\$ (8,000)	-2%	\$ 229	99
35	Active	Townhome	Caymen w/ Pool	Negotiable	15599 LATITUDE DR	3 Bed/3(0)	1,868	4/15/2026	\$459,900	\$439,900	\$ (20,000)	-4%	\$ 235	49
36	Active	Attached Villa	Capri	Unfurnished	15350 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	3/31/2026	\$480,000	\$455,000	\$ (25,000)	-5%	\$ 297	64
37	Active	Garden Series	Grey Myst w/ Cage	Negotiable	15127 REEF LN	2 Bed/2(0)	1,392	3/1/2026	\$475,000	\$460,000	\$ (15,000)	-3%	\$ 330	94
38	Active	Attached Villa	Capri	Unfurnished	15413 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	1/23/2026	\$465,000	\$465,000	\$ -	0%	\$ 303	131
39	Active	Attached Villa	Capri w/ Cage	Unfurnished	28153 GOBY TRL	2 Bed/2(0)	1,534	4/2/2026	\$480,000	\$468,000	\$ (12,000)	-3%	\$ 305	62
40	Active	Attached Villa	Capri w/ Pool	Turnkey	28835 VERMILLION LN	2 Bed/2(0)	1,534	12/18/2025	\$535,000	\$499,000	\$ (36,000)	-7%	\$ 325	167
41	Active	Attached Villa	Carrington	Unfurnished	28729 XENON WAY	3 Bed/2(0)	1,550	4/3/2026	\$523,000	\$523,000	\$ -	0%	\$ 337	61
42	Active	Attached Villa	Capri w/ Pool	Furnished	28179 ISLET TRL	2 Bed/2(0)	1,534	6/1/2026	\$534,000	\$534,000	\$ -	0%	\$ 348	2
43	Active	Classic Series	Vernon Hill w/ Cage	Furnished	28035 PISCES LN	4 Bed/2(0)	1,912	2/27/2026	\$649,000	\$579,000	\$ (70,000)	-11%	\$ 303	96
44	Active	Classic Series	Oakmont w/ Pool	Unfurnished	28348 NAUTICA LN	3 Bed/3(0)	2,014	12/1/2025	\$625,000	\$625,000	\$ -	0%	\$ 310	184
45	Active	Classic Series	Oakmont w/ Pool	Unfurnished	28032 EAGLE RAY CT	3 Bed/2(0)	2,456	4/15/2026	\$799,000	\$699,000	\$(100,000)	-13%	\$ 285	49
46	Active	Estate Series	Carlyle w/ Pool	Turnkey	28100 CETATION WAY	4 Den/3(0)	2,505	3/13/2026	\$825,000	\$795,000	\$ (30,000)	-4%	\$ 317	82
47	Terminated	Attached Villa	Capri w/ Pool	Turnkey	28101 GOBY TRL	2 Bed/2(0)	1,534	1/6/2026	\$509,000	\$499,900	\$ (9,100)	-2%	\$ 326	90
48	Expired	Attached Villa	Carrington w/ Hot Tub	Unfurnished	28773 XENON WAY	3 Bed/2(0)	1,550	11/5/2025	\$525,000	\$499,900	\$ (25,100)	-5%	\$ 323	176
49	Expired	Classic Series	Tifton w/ Pool	Furnished	28526 GUINIVERE WAY	2+Den/2(0)	2,121	1/22/2026	\$729,000	\$729,000	\$ -	0%	\$ 344	128
50	Withdrawn	Attached Villa	Capri w/ Cage	Negotiable	15382 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	2/5/2026	\$510,000	\$465,000	\$ (45,000)	-9%	\$ 303	72
51	Withdrawn	Classic Series	Oakmont - Rented	Turnkey	15330 BONEFISH TRL	3+Den/2(1)	2,027	11/3/2025	\$633,000	\$599,900	\$ (33,100)	-5%	\$ 296	206