

PELICAN BAY MARKET REPORT - Q4 2025



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$4.1B+
IN CLOSED
SALES VOLUME
IN 2025

21
LOCATIONS FROM
MARCO ISLAND TO
PINE ISLAND

850+
AGENTS
THROUGHOUT
SOUTHWEST FL

#1
REAL ESTATE
COMPANY IN
SOUTHWEST
FLORIDA

1958
YEAR ESTABLISHED
BY VISIONARY
JOHN R. WOOD

HEADQUARTERED
IN NAPLES, FLORIDA

INDEPENDENTLY
OWNED & OPERATED;
NOT A FRANCHISE

A LOCAL LEGACY
OF ACHIEVEMENT



PELICAN BAY

PELICAN BAY MONTHLY MARKET REPORT

Q4 2025

Pelican Bay Single-Family Homes	2
.....	
Pelican Bay Villas	3
.....	
Pelican Bay High-Rise Condominiums	4
.....	
Pelican Bay Low-Rise and Mid-Rise Condominiums	5
.....	
Bay Colony Single-Family Homes	6
.....	
Bay Colony Villas	7
.....	
Bay Colony Condominiums	8
.....	

PELICAN BAY SINGLE-FAMILY HOMES

MARKET REPORT - Q4 2025



Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	47	53	49	30	21	49	37
Sold	28	45	54	30	16	17	31
Avg. Sale \$	\$2,078,304	\$2,671,753	\$3,473,364	\$4,986,533	\$3,706,290	\$5,635,000	\$4,341,935



NEW LISTINGS

37
↓24.49%



CLOSED SALES

31
↑82.35%



AVERAGE SALES PRICE

\$4,341,935
↓22.95%



CURRENT INVENTORY

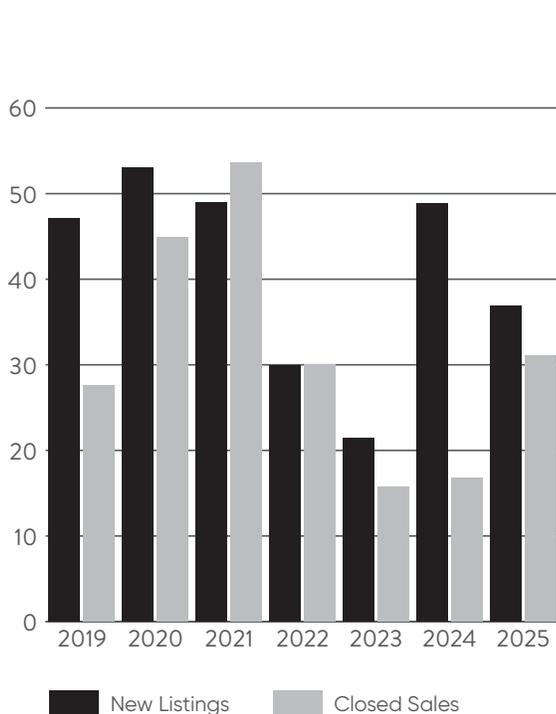
13
↓38.10%



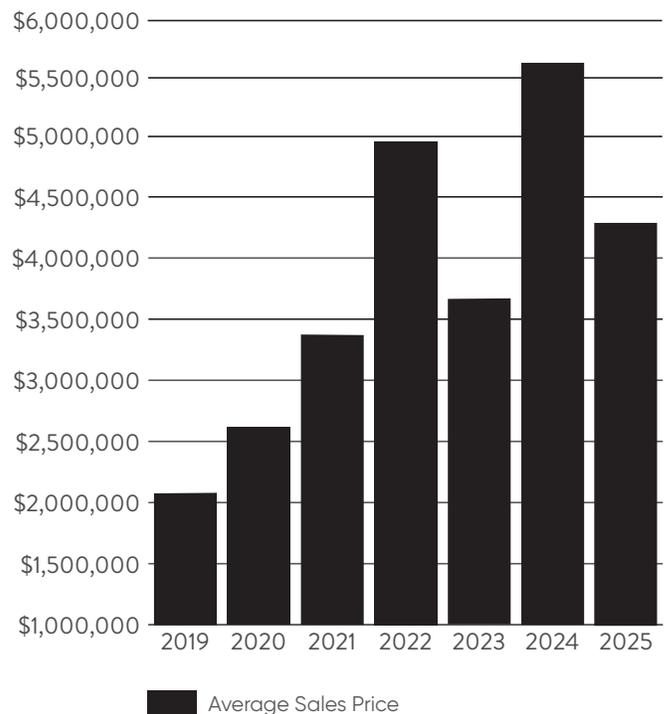
MONTHS OF SUPPLY

5.03
↓66.05%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE

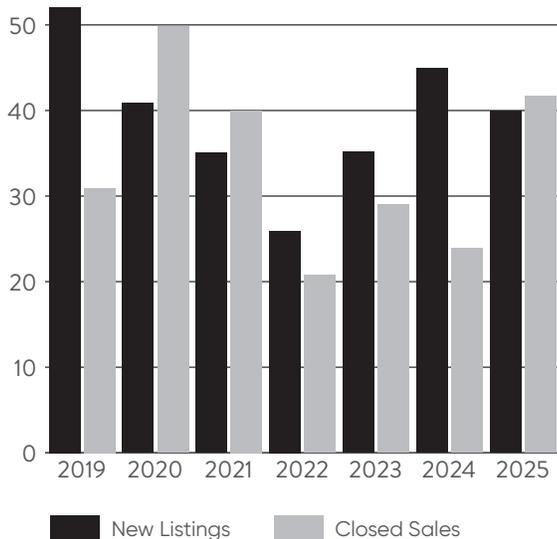


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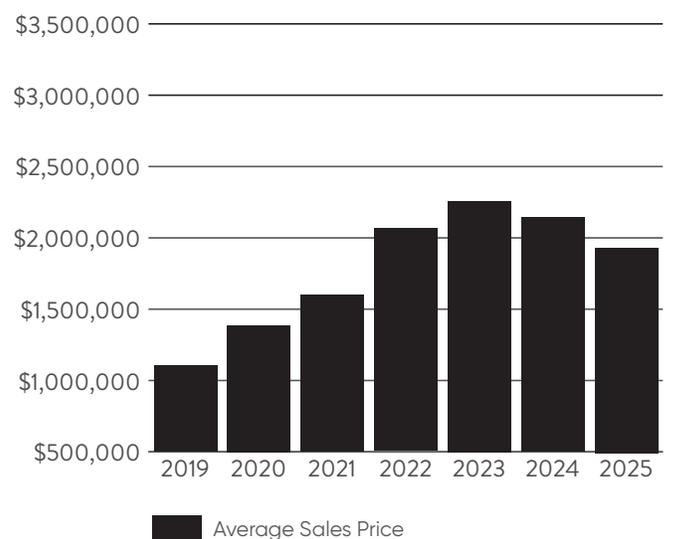
	2019	2020	2021	2022	2023	2024	2025
Listed	52	41	35	26	35	45	40
Sold	31	50	40	21	29	24	42
Avg. Sale \$	\$1,184,065	\$1,451,730	\$1,551,188	\$2,109,738	\$2,292,500	\$2,213,125	\$1,952,829

 NEW LISTINGS 40 ↓11.11%	 CLOSED SALES 42 ↑75.00%	 AVERAGE SALES PRICE \$1,952,829 ↓11.76%	 CURRENT INVENTORY 15 ↓11.76%	 MONTHS OF SUPPLY 4.29 ↓49.58%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



PELICAN BAY HIGH-RISE CONDOMINIUMS

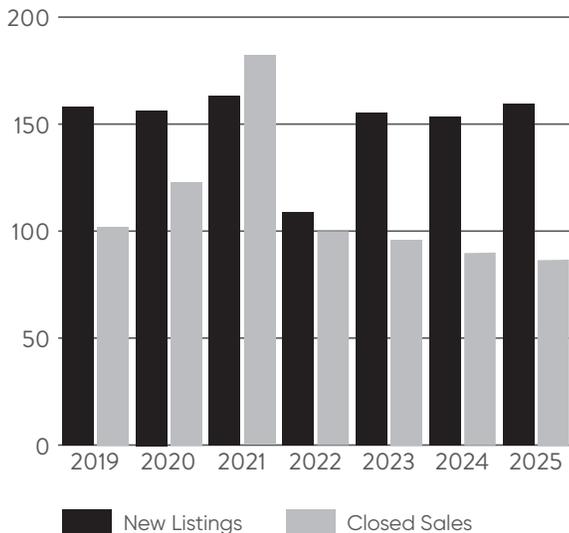
MARKET REPORT - Q4 2025



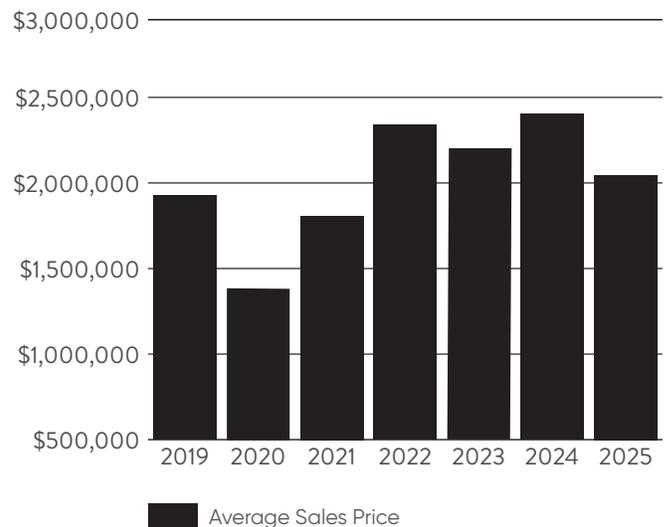
	2019	2020	2021	2022	2023	2024	2025
Listed	157	155	162	109	155	153	159
Sold	101	122	182	100	96	90	88
Avg. Sale \$	\$1,930,743	\$1,479,470	\$1,768,406	\$2,366,640	\$2,220,172	\$2,430,086	\$2,059,506

 NEW LISTINGS 159 ↑3.92%	 CLOSED SALES 88 ↓2.22%	 AVERAGE SALES PRICE \$2,059,506 ↓15.25%	 CURRENT INVENTORY 72 ↓5.26%	 MONTHS OF SUPPLY 9.82 ↓3.11%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS

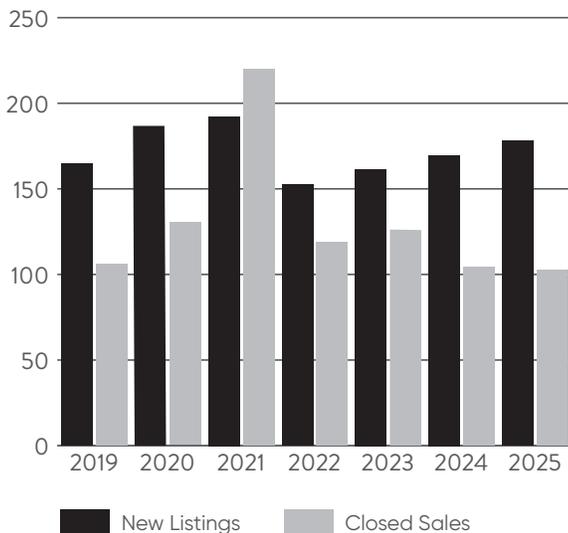
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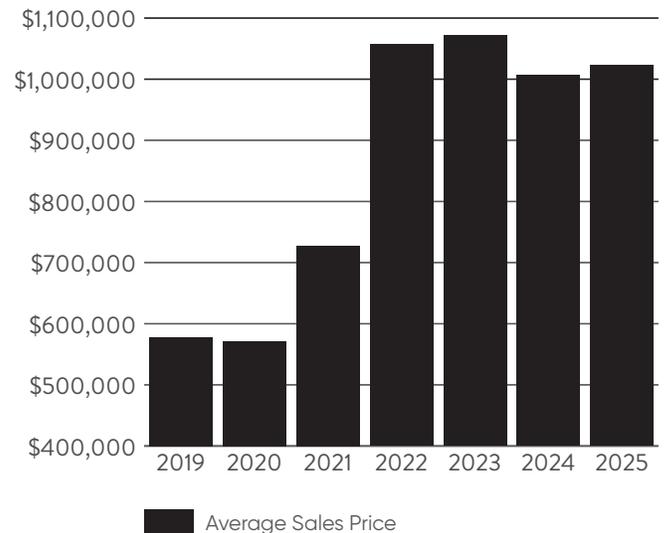
	2019	2020	2021	2022	2023	2024	2025
Listed	168	181	188	152	167	170	176
Sold	106	137	222	122	126	104	102
Avg. Sale \$	\$583,730	\$582,520	\$720,509	\$1,067,848	\$1,079,980	\$1,004,460	\$1,025,411

 NEW LISTINGS <div style="background-color: #808080; color: white; padding: 5px; text-align: center;"> 176 ↑3.53% </div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">SOLD</div> CLOSED SALES <div style="background-color: #808080; color: white; padding: 5px; text-align: center;"> 102 ↓1.92% </div>	 AVERAGE SALES PRICE <div style="background-color: #808080; color: white; padding: 5px; text-align: center;"> \$1,025,411 ↑2.09% </div>	 CURRENT INVENTORY <div style="background-color: #808080; color: white; padding: 5px; text-align: center;"> 63 ↓1.56% </div>	 MONTHS OF SUPPLY <div style="background-color: #808080; color: white; padding: 5px; text-align: center;"> 7.41 ↑0.37% </div>
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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BAY COLONY SINGLE-FAMILY HOMES

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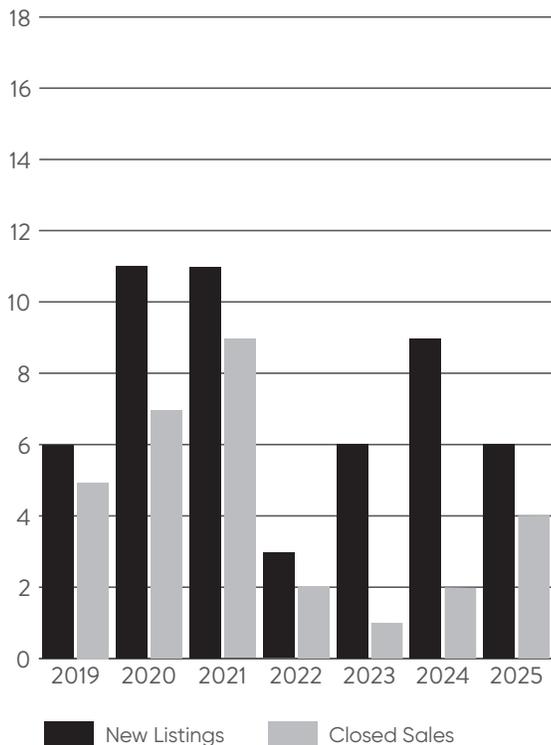


CHRISTIE'S
INTERNATIONAL REAL ESTATE

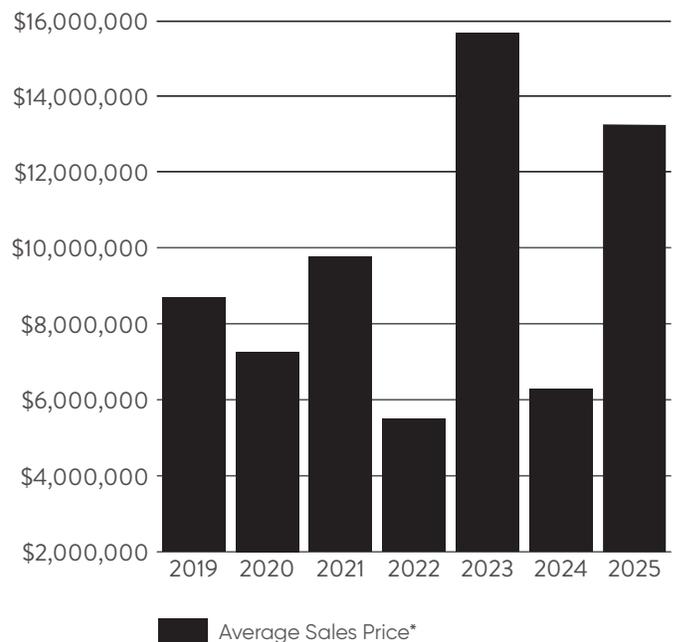
	2019	2020	2021	2022	2023	2024	2025
Listed	6	11	11	3	6	9	6
Sold	5	7	9	2	1	2	4
Avg. Sale \$*	\$8,764,000	\$7,297,143	\$9,805,556	\$5,066,000	\$15,900,000	\$6,100,000	\$13,130,000

 NEW LISTINGS 6 ↓33.33%	 CLOSED SALES 4 ↑100.00%	 AVERAGE SALES PRICE \$13,130,000 ↑115.25%	 CURRENT INVENTORY 8 ↓20.00%	 MONTHS OF SUPPLY 24.00 ↓60.00%
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BAY COLONY VILLAS

MARKET REPORT - Q4 2025

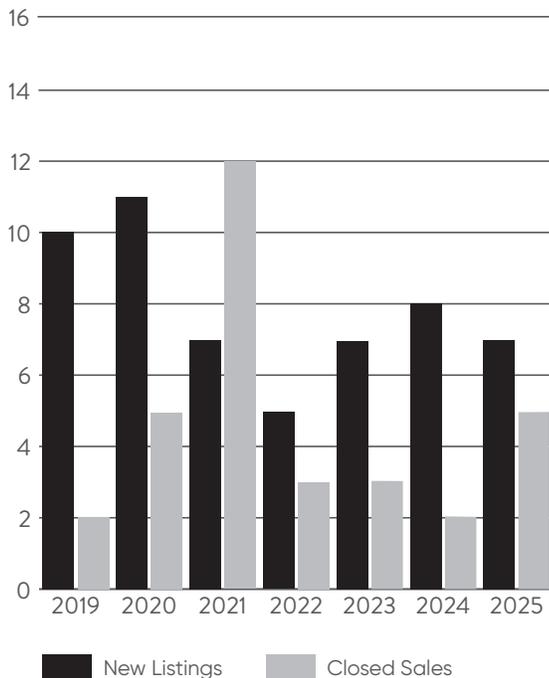


CHRISTIE'S
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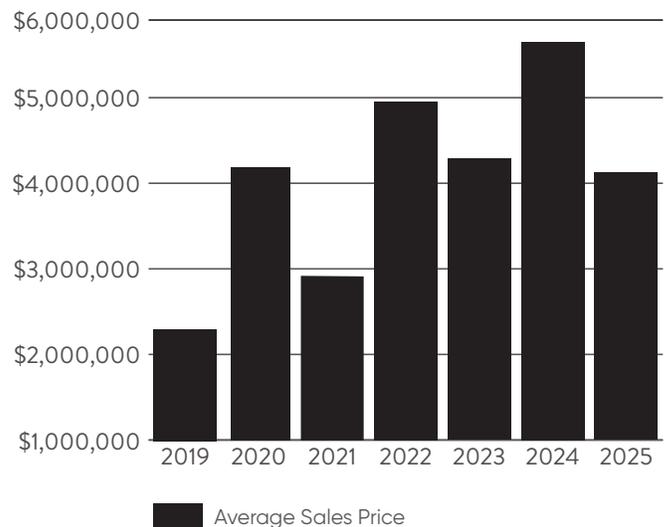
	2019	2020	2021	2022	2023	2024	2025
Listed	10	11	7	5	7	8	7
Sold	2	5	12	3	3	2	5
Avg. Sale \$	\$2,300,018	\$4,110,000	\$2,972,083	\$4,944,000	\$4,134,358	\$5,825,000	\$4,065,000

 NEW LISTINGS 7 ↓12.50%	SOLD CLOSED SALES 5 ↑150.00%	\$ AVERAGE SALES PRICE \$4,065,000 ↓30.21%	 CURRENT INVENTORY 2 ↓50.00%	 MONTHS OF SUPPLY 4.80 ↓80.00%
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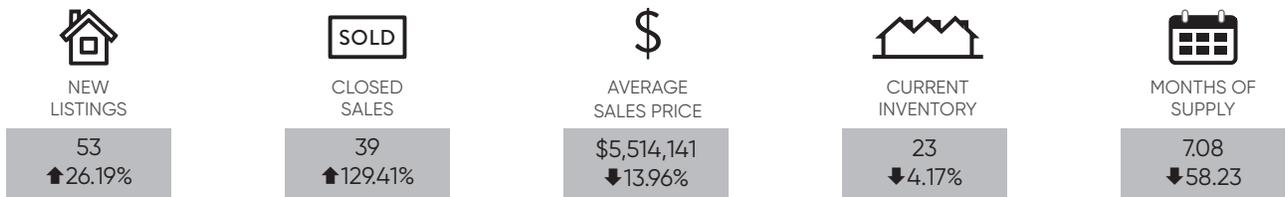
BAY COLONY MID-RISE AND HIGH-RISE CONDOMINIUMS

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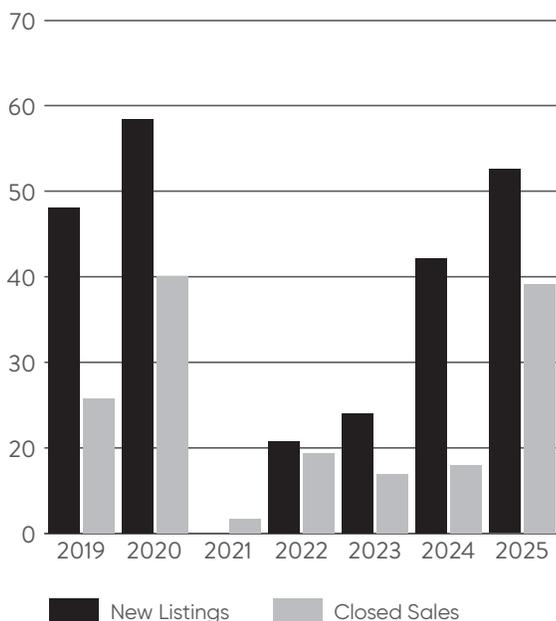


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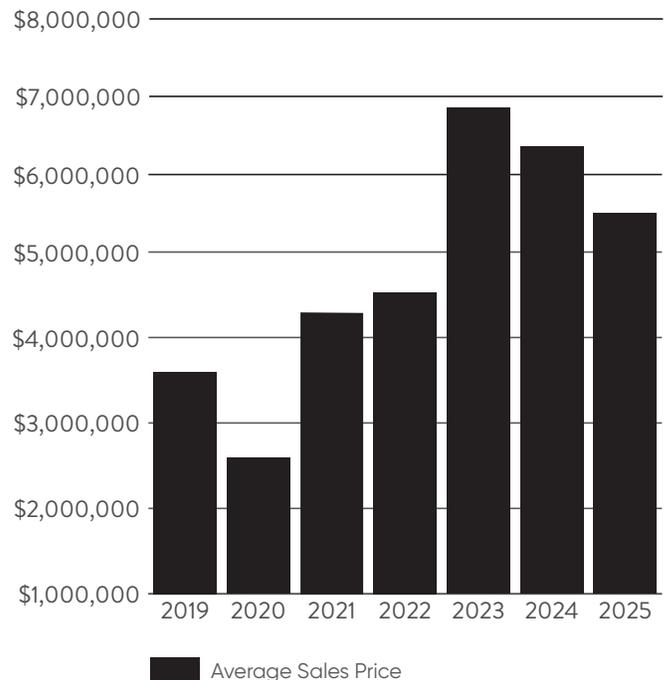
	2019	2020	2021	2022	2023	2024	2025
Listed	48	58	0	21	24	42	53
Sold	26	40	3	19	14	17	39
Avg. Sale \$	\$3,586,908	\$2,612,275	\$4,348,333	\$4,524,349	\$6,904,636	\$6,409,118	\$5,514,141



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#1

REAL ESTATE
COMPANY IN
SOUTHWEST
FLORIDA

\$4.1 Billion in Sales Volume in 2025.



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Source: SWFLA MLS. Sales Volume In Lee and Collier Counties Combined. 1/1/2025 through 12/31/2025.