

GULF SHORE BOULEVARD MARKET REPORT, NAPLES, FLORIDA - Q2 2023



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Gulf Shore Boulevard, Naples – Beachfront

MARKET REPORT – Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BEACHFRONT

	2017	2018	2019	2020	2021	2022	2023
Listed	271	263	301	278	269	200	181
Sold	183	164	182	163	364	232	101
Avg. Sale \$	\$1,478,965	\$1,518,424	\$1,567,818	\$1,743,726	\$2,057,372	\$2,931,123	\$2,869,999



NEW
LISTINGS

181
↓9.50%



CLOSED
SALES

101
↓56.47%



AVERAGE
SALES PRICE

\$2,869,999
↓2.09%



CURRENT
INVENTORY

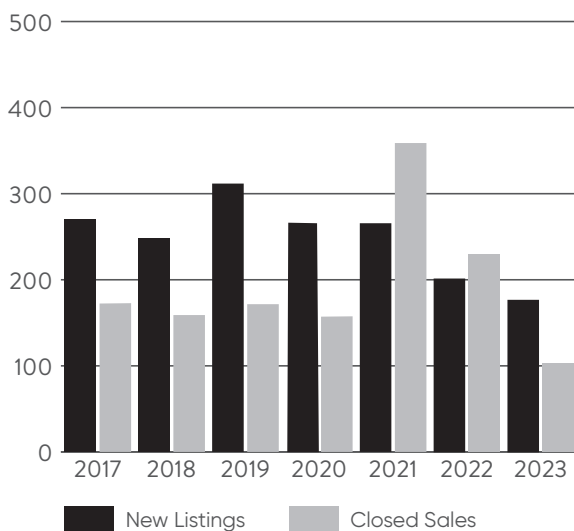
63
↑152.00%



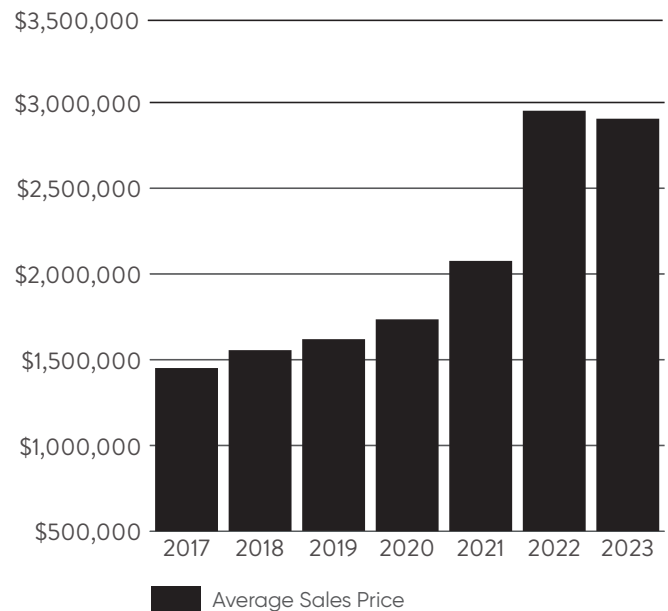
MONTHS OF
SUPPLY

7.49
↑478.85%

12 MONTH NEW LISTINGS AND CLOSED SALES – BEACHFRONT



12 MONTH AVERAGE SALES PRICE – BEACHFRONT



SUMMARY

With 101 properties sold, sales were down 56.47% from the preceding 12-month period when 232 properties were sold. New listings were down 9.5%, from 200 to 181. The average sales price, at \$2,869,999 was down 2.09% from \$2,931,113. As of June 30, 2023, inventory stood at 63 units while months of supply was 7.49 months.

Gulf Shore Boulevard, Naples - Bayfront

MARKET REPORT - Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BAYFRONT

	2017	2018	2019	2020	2021	2022	2023
Listed	101	90	101	97	113	77	66
Sold	70	56	60	50	112	75	42
Avg. Sale \$	\$630,046	\$626,195	\$640,413	\$644,478	\$737,167	\$1,001,976	\$1,495,435



NEW
LISTINGS

66
↓14.29%



CLOSED
SALES

42
↓44.00%



AVERAGE
SALES PRICE

\$1,495,435
↑49.25%



CURRENT
INVENTORY

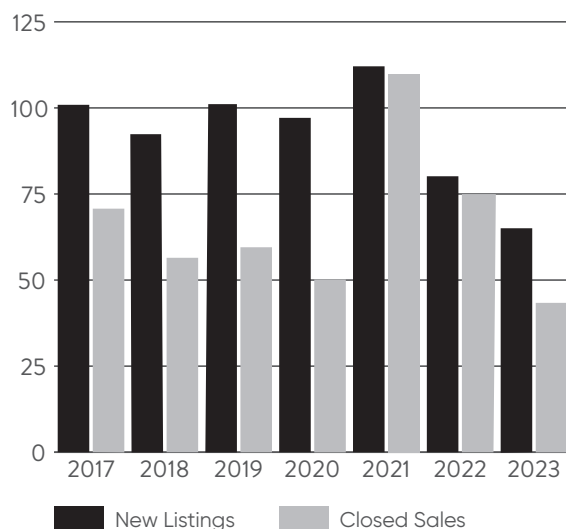
27
↑200.00%



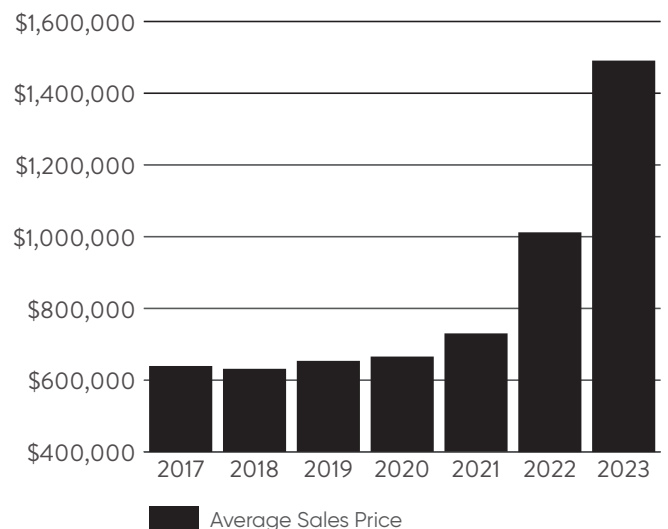
MONTHS OF
SUPPLY

7.71
↑435.71%

12 MONTH NEW LISTINGS AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



SUMMARY

With 42 properties sold, sales were down 44% from the preceding 12-month period when 75 properties were sold. New listings were down 14.29%, from 77 to 66. The average sales price, at \$1,495,435 was up 49.25% from \$1,001,976. As of June 30, 2023, inventory stood at 27 units while months of supply was 7.71 months.



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