

GULF SHORE BOULEVARD MARKET REPORT, NAPLES, FLORIDA - Q3 2023



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Gulf Shore Boulevard, Naples – Beachfront

MARKET REPORT – Q3 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BEACHFRONT

	2017	2018	2019	2020	2021	2022	2023
Listed	264	280	308	280	249	192	187
Sold	175	167	186	178	372	192	106
Avg. Sale \$	\$1,514,719	\$1,455,750	\$1,659,878	\$1,780,036	\$2,175,103	\$2,994,003	\$2,849,221



NEW
LISTINGS

187
↓2.60%



CLOSED
SALES

106
↓44.79%



AVERAGE
SALES PRICE

\$2,849,221
↓4.84%



CURRENT
INVENTORY

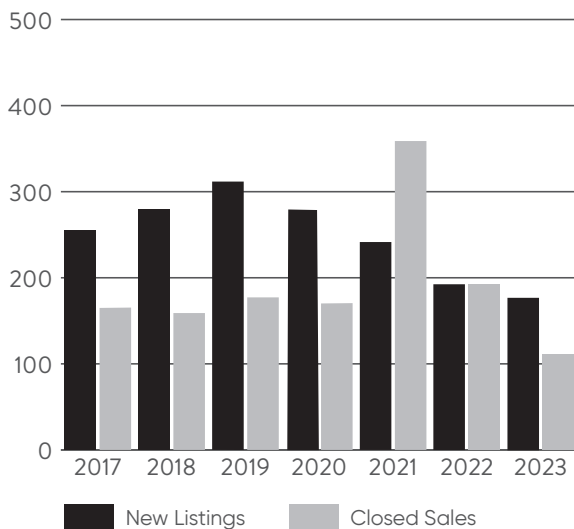
57
↑119.23%



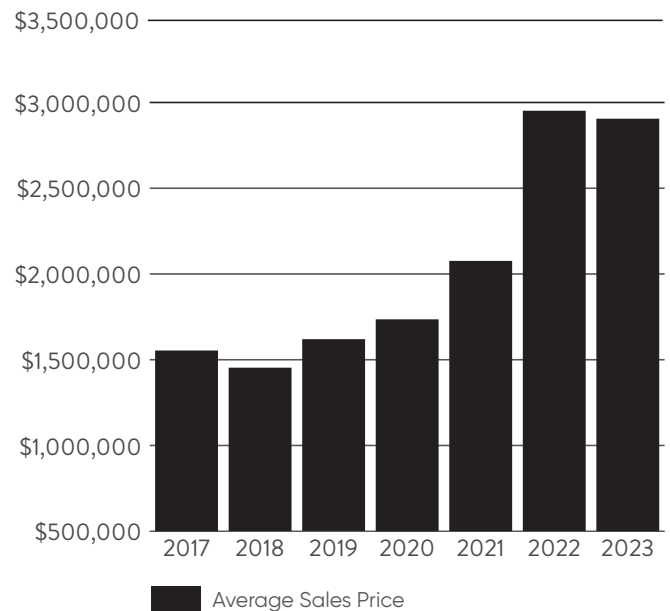
MONTHS OF
SUPPLY

6.45
↑297.10%

12 MONTH NEW LISTINGS AND CLOSED SALES – BEACHFRONT



12 MONTH AVERAGE SALES PRICE – BEACHFRONT



SUMMARY

With 106 properties sold, sales were down 44.97% from the preceding 12-month period when 192 properties were sold. New listings were down 2.6%, from 192 to 187. The average sales price, at \$2,849,221 was down 4.84% from \$2,994,003. As of September 30, 2023, inventory stood at 57 units while months of supply was 6.45 months.

Gulf Shore Boulevard, Naples - Bayfront

MARKET REPORT - Q3 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BAYFRONT

	2017	2018	2019	2020	2021	2022	2023
Listed	91	91	103	108	97	73	77
Sold	69	57	63	52	115	65	42
Avg. Sale \$	\$629,419	\$650,705	\$656,056	\$580,464	\$779,325	\$1,020,442	\$1,565,316



NEW
LISTINGS

77
↑5.48%



CLOSED
SALES

42
↓35.38%



AVERAGE
SALES PRICE

\$1,565,316
↑53.40%



CURRENT
INVENTORY

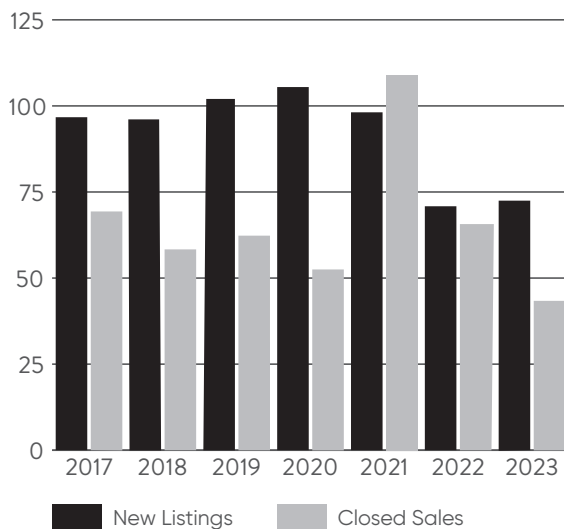
22
↑175.00%



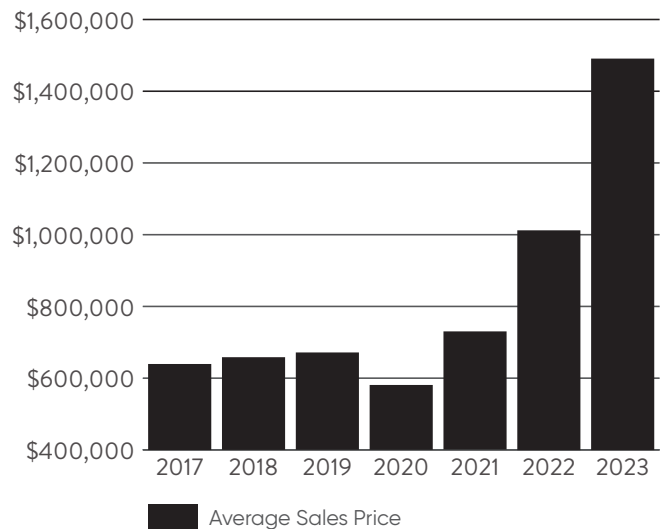
MONTHS OF
SUPPLY

6.29
↑325.60%

12 MONTH NEW LISTINGS AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



SUMMARY

With 42 properties sold, sales were down 35.38% from the preceding 12-month period when 65 properties were sold. New listings were up 5.48%, from 73 to 77. The average sales price, at \$1,565,316 was up 53.4% from \$1,020,442. As of September 30, 2023, inventory stood at 22 units while months of supply was 6.29 months.



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