

GULF SHORE BOULEVARD MARKET REPORT, NAPLES, FLORIDA - Q4 2023



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Gulf Shore Boulevard, Naples - Beachfront

MARKET REPORT - Q4 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BEACHFRONT

	2017	2018	2019	2020	2021	2022	2023
Listed	251	306	293	268	227	164	235
Sold	160	175	189	215	363	146	111
Avg. Sale \$	\$1,522,823	\$1,480,448	\$1,653,011	\$1,749,288	\$2,346,413	\$3,147,688	\$2,875,954



NEW
LISTINGS

235
↑43.29%



CLOSED
SALES

111
↓23.97%



AVERAGE
SALES PRICE

\$2,875,954
↓8.63%



CURRENT
INVENTORY

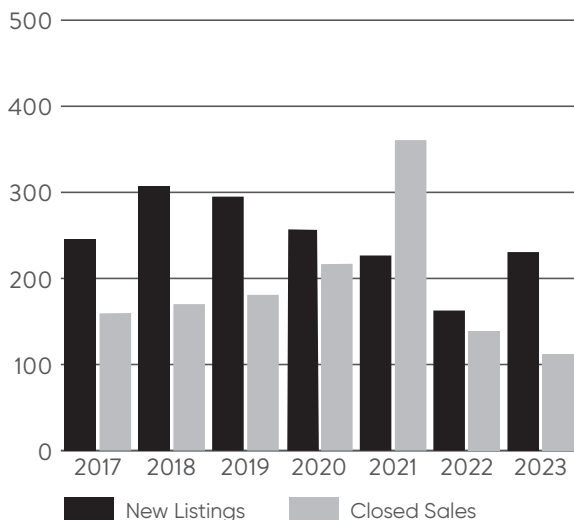
97
↑246.43%



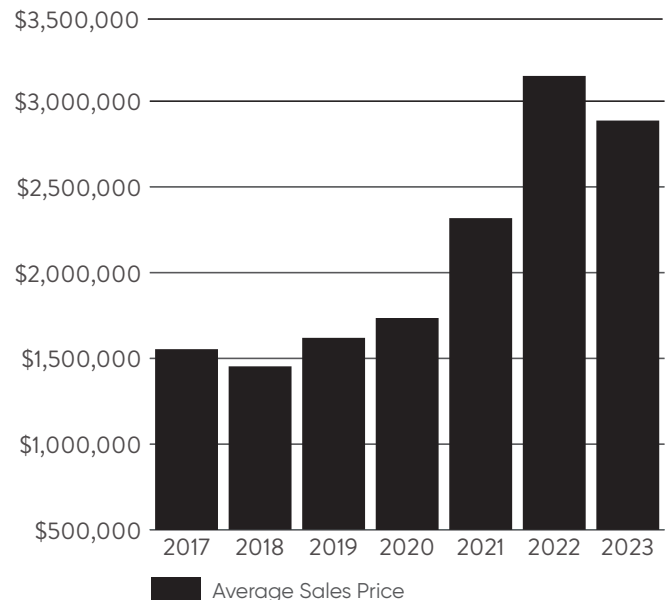
MONTHS OF
SUPPLY

10.49
↑355.66%

12 MONTH NEW LISTINGS AND
CLOSED SALES - BEACHFRONT



12 MONTH AVERAGE
SALES PRICE - BEACHFRONT



SUMMARY

With 111 properties sold, sales were down 23.97% from the preceding 12-month period when 146 properties were sold. New listings were up 43.29%, from 164 to 235. The average sales price, at \$2,875,954 was down 8.63% from \$3,147,688. As of December 31, 2023, inventory stood at 97 units while months of supply was 10.49 months.

Gulf Shore Boulevard, Naples - Bayfront

MARKET REPORT - Q4 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BAYFRONT

	2017	2018	2019	2020	2021	2022	2023
Listed	84	101	96	117	83	59	114
Sold	64	61	59	66	108	58	52
Avg. Sale \$	\$604,100	\$637,405	\$650,475	\$622,031	\$780,118	\$1,171,427	\$1,893,401



NEW
LISTINGS

114
↑93.22%



CLOSED
SALES

52
↓10.34%



AVERAGE
SALES PRICE

\$1,893,401
↑61.63%



CURRENT
INVENTORY

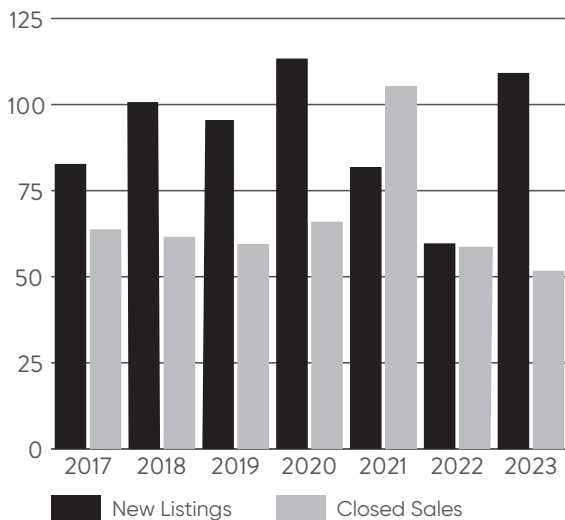
46
↑475.00%



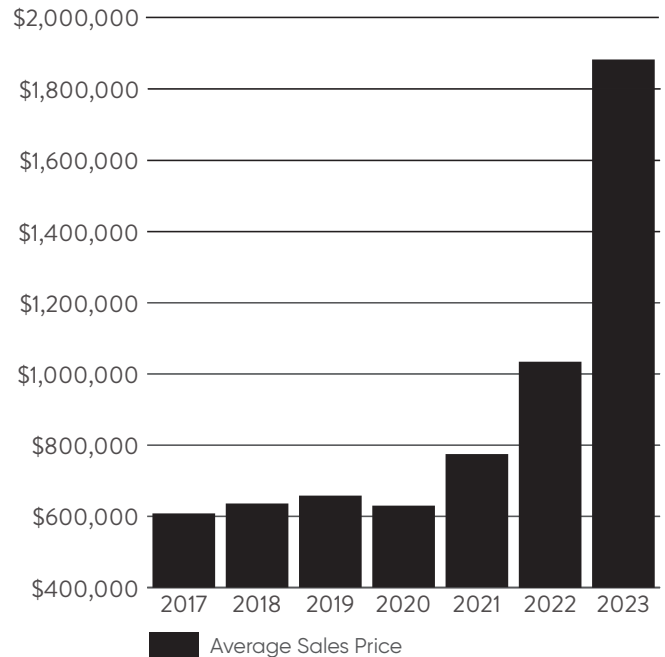
MONTHS OF
SUPPLY

10.62
↑541.35%

12 MONTH NEW LISTINGS AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



SUMMARY

With 52 properties sold, sales were down 10.34% from the preceding 12-month period when 58 properties were sold. New listings were up 93.22%, from 59 to 114. The average sales price, at \$1,893,401 was up 61.63% from \$1,171,427. As of December 31, 2023, inventory stood at 46 units while months of supply was 10.62 months.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

#1 REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

\$4.5 Billion in Sales Volume in 2023.
Over \$1.4 Billion ahead of our nearest competitor.

The Local Authority in Southwest Florida Real Estate.
Contact us to market your home today.



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Source: SWFL MLS. Residential Sales Volume Excluding Manufactured Housing in Lee and Collier Counties. 1/1/2023 through 12/31/2023.