

MONTHLY MARKET REPORT - MAY 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

A LOCAL LEGACY
OF ACHIEVEMENT

\$5.8B+

IN WRITTEN
SALES VOLUME

23

LOCATIONS FROM
MARCO ISLAND TO
PINE ISLAND

800+

AGENTS
THROUGHOUT
SOUTHWEST FL

#54

AMONG REAL
TRENDS
TOP 500
BROKERS (2021)

1958

YEAR ESTABLISHED
BY VISIONARY
JOHN R. WOOD

HEADQUARTERED
IN NAPLES, FLORIDA

INDEPENDENTLY
OWNED & OPERATED;
NOT A FRANCHISE



NAPLES, FL

MONTHLY MARKET REPORT

MAY 2023

| | |
|---------------------------|----|
| Southwest Florida | 2 |
| | |
| Naples | 3 |
| | |
| Marco Island | 6 |
| | |
| Bonita-Estero | 8 |
| | |
| Fort Myers | 10 |
| | |
| Fort Myers Beach | 12 |
| | |
| Sanibel & Captiva Islands | 14 |
| | |
| Cape Coral | 16 |
| | |
| Pine Island | 18 |
| | |

SOUTHWEST FLORIDA

MARKET REPORT - MAY 2023



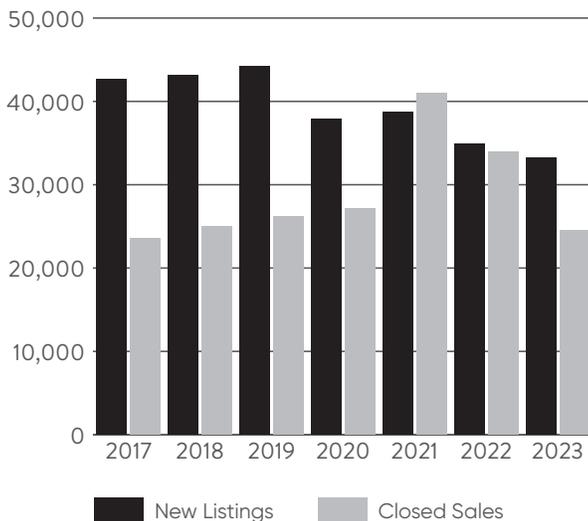
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

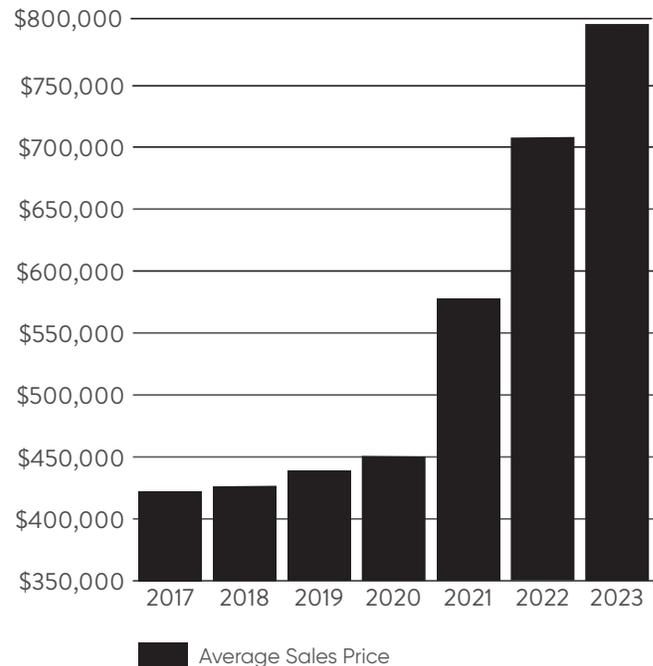
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 42,198 | 42,317 | 43,630 | 38,148 | 39,584 | 36,528 | 33,870 |
| Sold | 24,787 | 25,296 | 26,018 | 26,438 | 40,300 | 34,830 | 24,494 |
| Avg. Sale \$ | \$425,128 | \$443,451 | \$445,611 | \$450,001 | \$584,842 | \$708,796 | \$793,435 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 24,494 properties sold, sales were down 29.68% from the preceding 12-month period when 34,830 properties were sold. New listings were down 7.28%, from 36,528 to 33,870. The average sales price was up 11.94%, from \$708,796 to \$793,435. As of May 31, 2023, inventory stood at 7,627 units while months of supply was 3.74 months.

NAPLES

MARKET REPORT - MAY 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| Listed | 15,272 | 14,844 | 15,644 | 14,311 | 15,790 | 13,889 | 12,281 |
| Sold | 9,256 | 9,277 | 9,740 | 9,885 | 16,311 | 13,518 | 9,354 |
| Avg. Sale \$ | \$570,886 | \$614,239 | \$609,970 | \$605,737 | \$784,268 | \$934,307 | \$1,078,709 |



NEW LISTINGS

12,281
↓11.58%



CLOSED SALES

9,354
↓30.80%



AVERAGE SALES PRICE

\$1,078,709
↑15.46%



CURRENT INVENTORY

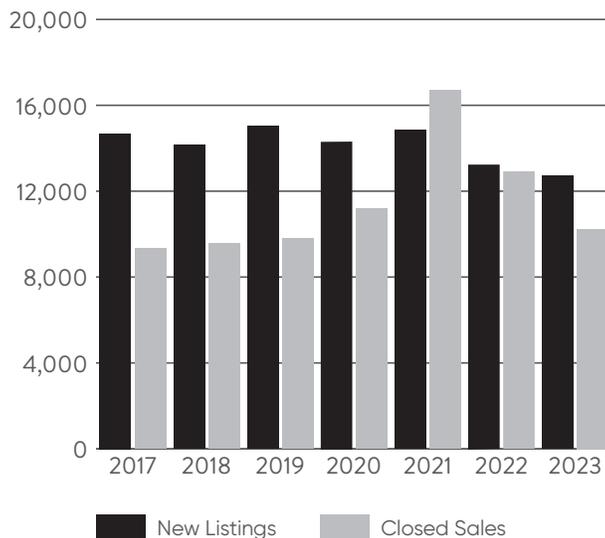
2,710
↑48.66%



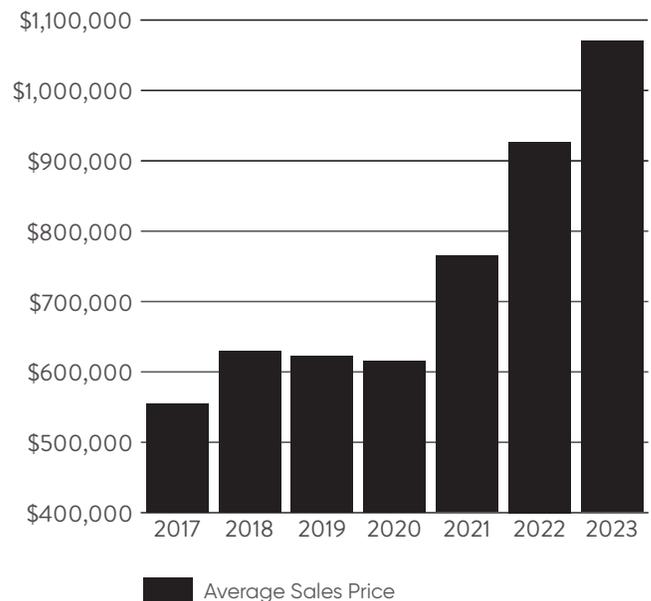
MONTHS OF SUPPLY

3.48
↑114.83%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 9,354 properties sold, sales were down 30.80% from the preceding 12-month period when 13,518 properties were sold. New listings were down 11.58%, from 13,889 to 12,281. The average sales price was up 15.46%, from \$934,307 to \$1,078,709. As of May 31, 2023, inventory stood at 2,710 units while months of supply was 3.48 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2023

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|----------------------------------|---------------------|-----------------------|------------------|----------------------|
| Aqualane Shores | 29 | 15 | 23.20 | \$8,859,833 |
| Audubon | 8 | 19 | 5.05 | \$2,309,079 |
| Colliers Reserve | 2 | 17 | 1.41 | \$2,512,059 |
| Crayton Road Area Non-Waterfront | 66 | 105 | 7.54 | \$3,723,129 |
| Crayton Road Area Waterfront | 24 | 14 | 20.57 | \$5,704,471 |
| Crossings | 3 | 9 | 4.00 | \$1,504,417 |
| Esplanade | 19 | 39 | 5.85 | \$1,884,901 |
| Grey Oaks | 17 | 39 | 5.23 | \$3,982,167 |
| Isles of Collier Preserve | 21 | 48 | 5.25 | \$2,114,102 |
| Kensington | 2 | 21 | 1.14 | \$1,588,245 |
| Lely Resort | 19 | 98 | 2.33 | \$1,420,030 |
| Mediterra | 12 | 31 | 4.68 | \$3,910,887 |
| Monterey | 7 | 14 | 6.00 | \$1,517,143 |
| Olde Cypress | 6 | 30 | 2.40 | \$1,628,967 |
| Olde Naples | 45 | 58 | 9.31 | \$7,127,707 |
| Pelican Bay | 16 | 28 | 6.86 | \$3,831,255 |
| Pelican Bay - Bay Colony | 6 | 3 | 24.00 | \$7,950,000 |
| Pelican Marsh | 11 | 32 | 4.13 | \$1,938,641 |
| Pine Ridge | 22 | 26 | 10.15 | \$5,268,423 |
| Port Royal | 32 | 22 | 17.45 | \$19,064,412 |
| Quail Creek | 4 | 19 | 2.53 | \$2,315,200 |
| Quail West | 16 | 33 | 5.82 | \$4,294,856 |
| The Quarry | 4 | 34 | 1.41 | \$1,627,396 |
| Riverstone | 9 | 40 | 2.70 | \$1,237,310 |
| Royal Harbor | 18 | 23 | 9.39 | \$4,315,371 |
| The Strand | 1 | 13 | 0.92 | \$1,192,615 |
| Tiburón | 4 | 8 | 6.00 | \$3,908,125 |
| Treviso Bay | 1 | 16 | 0.75 | \$1,768,688 |
| Vanderbilt Beach | 26 | 19 | 16.42 | \$4,013,900 |
| Vineyards | 6 | 70 | 1.03 | \$1,401,921 |

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2023

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|----------------------------------|---------------------|-----------------------|------------------|----------------------|
| Crayton Road Area Non-Waterfront | 49 | 86 | 6.84 | \$737,344 |
| Crayton Road Area Waterfront | 116 | 185 | 7.52 | \$2,546,136 |
| The Dunes | 11 | 23 | 5.74 | \$1,997,870 |
| Esplanade | 8 | 41 | 2.34 | \$710,322 |
| Grey Oaks | 0 | 14 | — | \$2,074,571 |
| Isles of Collier Preserve | 13 | 57 | 2.74 | \$847,027 |
| Kensington | 3 | 18 | 2.00 | \$833,250 |
| Lely Resort | 33 | 127 | 3.12 | \$570,422 |
| Mediterra | 5 | 15 | 4.00 | \$1,614,667 |
| Olde Naples | 46 | 117 | 4.72 | \$1,763,138 |
| Pelican Bay | 67 | 234 | 3.44 | \$1,649,327 |
| Pelican Bay - Bay Colony | 3 | 15 | 2.40 | \$5,485,835 |
| Pelican Marsh | 5 | 57 | 1.50 | \$802,972 |
| Pine Ridge | 2 | 12 | 2.00 | \$338,450 |
| The Quarry | 1 | 20 | 0.60 | \$722,045 |
| The Strand | 4 | 58 | 0.83 | \$569,526 |
| Tiburon | 9 | 27 | 4.00 | \$1,528,333 |
| Treviso Bay | 16 | 53 | 3.62 | \$586,364 |
| Vanderbilt Beach | 55 | 49 | 13.47 | \$1,479,100 |
| Vineyards | 19 | 99 | 2.30 | \$681,376 |

MARCO ISLAND

MARKET REPORT - MAY 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|
| Listed | 1,461 | 1,334 | 1,411 | 1,264 | 1,529 | 1,214 | 1,163 |
| Sold | 810 | 758 | 796 | 824 | 1,600 | 1,146 | 726 |
| Avg. Sale \$ | \$752,239 | \$747,320 | \$787,824 | \$783,091 | \$934,706 | \$1,230,799 | \$1,415,697 |



NEW LISTINGS

1,163
↓4.20%



CLOSED SALES

726
↓36.65%



AVERAGE SALES PRICE

\$1,415,697
↑15.02%



CURRENT INVENTORY

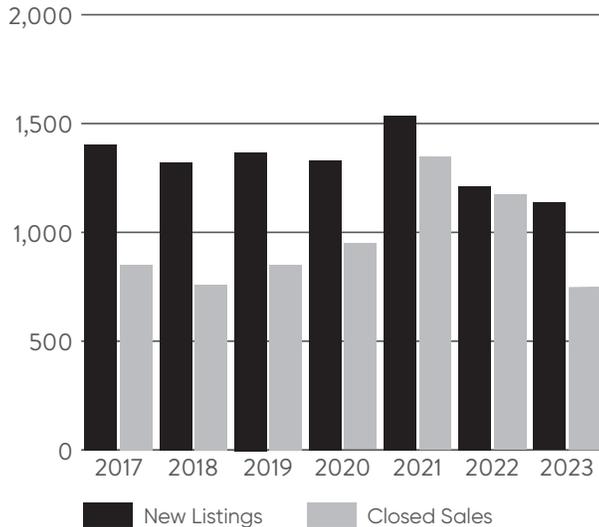
411
↑82.67%



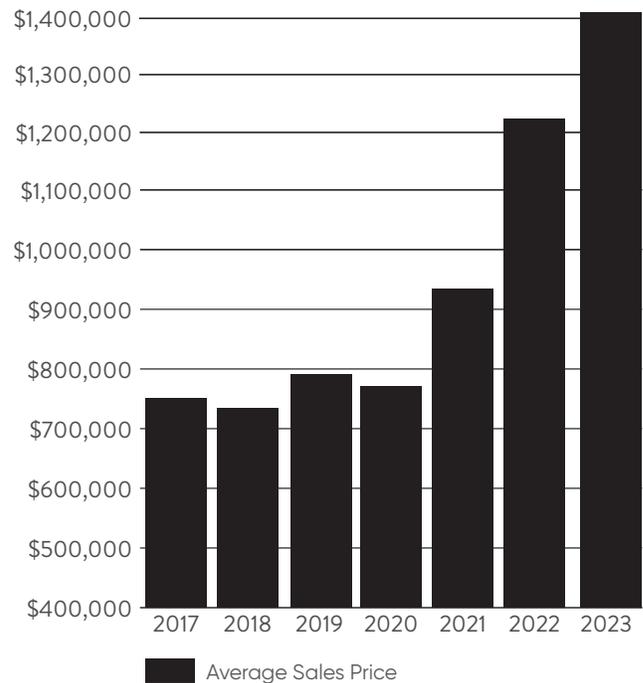
MONTHS OF SUPPLY

6.79
↑188.34%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 726 properties sold, sales were down 36.65% from the preceding 12-month period when 1,146 properties were sold. New listings were down 4.20%, from 1,214 to 1,163. The average sales price was up 15.02%, from \$1,230,799 to \$1,415,697. As of May 31, 2023, inventory stood at 411 units while months of supply was 6.79 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2023

| Island Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|----------------------------|---------------------|-----------------------|------------------|----------------------|
| Direct Waterfront | 63 | 90 | 8.40 | \$3,152,127 |
| Golf Course | 6 | 8 | 900 | \$1,131,063 |
| Gulf Front | 0 | 1 | - | \$9,500,000 |
| Indirect Waterfront | 81 | 124 | 7.84 | \$2,009,590 |
| Inland | 40 | 83 | 5.78 | \$1,044,554 |
| Preserve | 6 | 5 | 14.40 | \$1,297,000 |

| Island Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Direct Waterfront | 47 | 96 | 5.88 | \$715,176 |
| Golf Course | 1 | 4 | 3.00 | \$1,550,000 |
| Gulf Front | 90 | 152 | 7.11 | \$1,398,523 |
| Gulf View | 29 | 24 | 14.50 | \$1,239,708 |
| Indirect Waterfront | 6 | 27 | 2.67 | \$652,926 |
| Inland | 35 | 108 | 3.89 | \$426,226 |
| Preserve | 7 | 4 | 21.00 | \$584,250 |

| Island Proximity Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|--------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Fiddler's Creek | 19 | 69 | 3.30 | \$1,612,441 |
| Isles Of Capri | 10 | 16 | 7.50 | \$1,249,625 |
| Naples Reserve | 17 | 55 | 3.71 | \$1,367,390 |
| Winding Cypress | 4 | 26 | 1.85 | \$1,022,677 |

| Island Proximity Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-----------------------------------|---------------------|-----------------------|------------------|----------------------|
| Fiddler's Creek | 35 | 65 | 6.46 | \$686,096 |
| Hammock Bay Golf and Country Club | 18 | 38 | 5.68 | \$778,892 |
| Isles Of Capri | 3 | 10 | 3.60 | \$777,500 |

BONITA SPRINGS - ESTERO

MARKET REPORT - MAY 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 4,782 | 4,617 | 4,758 | 4,195 | 4,499 | 3,994 | 3,630 |
| Sold | 3,040 | 2,950 | 3,112 | 3,031 | 4,781 | 3,807 | 2,915 |
| Avg. Sale \$ | \$408,023 | \$408,428 | \$408,747 | \$405,720 | \$494,478 | \$626,440 | \$756,855 |



NEW LISTINGS

3,630
↓9.11%



CLOSED SALES

2,915
↓23.43%



AVERAGE SALES PRICE

\$756,855
↑20.82%



CURRENT INVENTORY

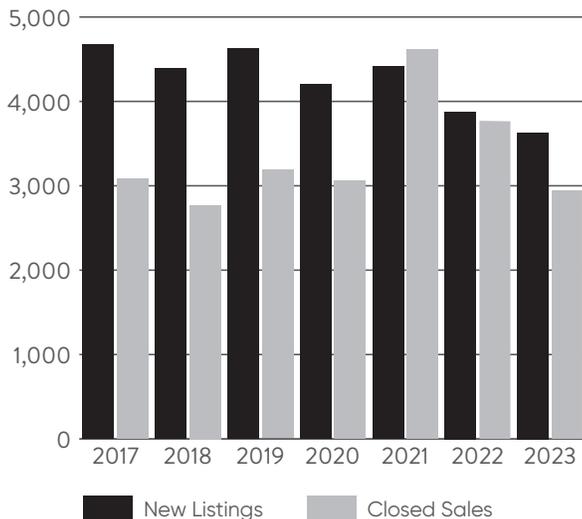
729
↑89.35%



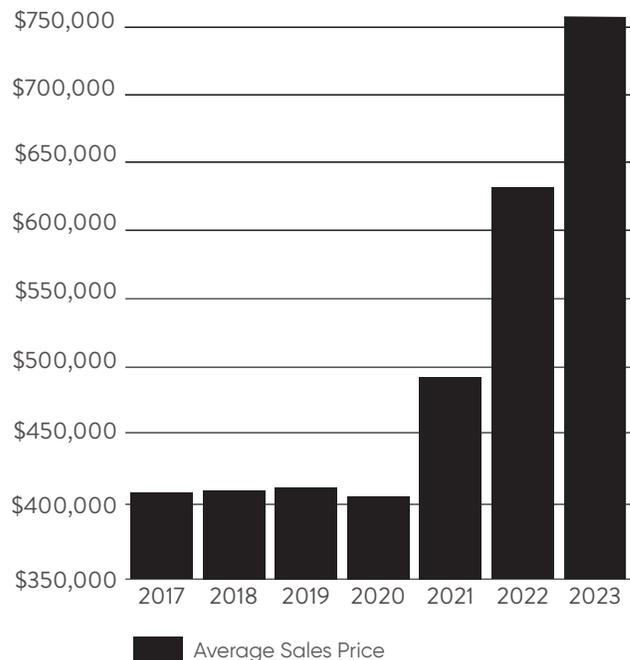
MONTHS OF SUPPLY

3.00
↑147.29%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 2,915 properties sold, sales were down 23.43% from the preceding 12-month period when 3,807 properties were sold. New listings were down 9.11%, from 3,994 to 3,630. The average sales price was up 20.82%, from \$626,440 to \$756,855. As of May 31, 2023, inventory stood at 729 units while months of supply was 3.00 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2023

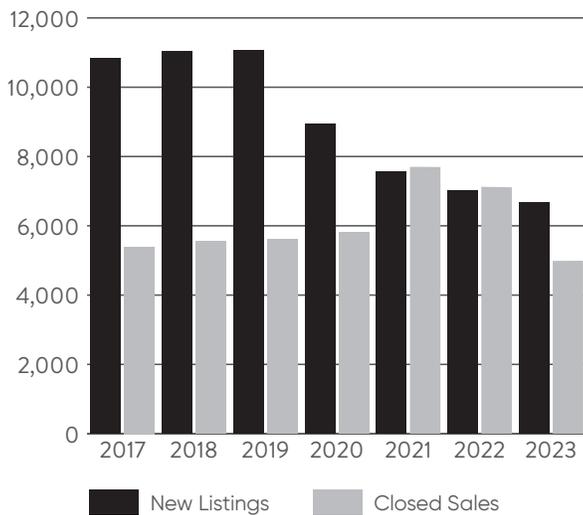
| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------|---------------------|-----------------------|------------------|----------------------|
| Barefoot Beach | 10 | 13 | 9.23 | \$6,646,154 |
| Bonita Bay | 17 | 43 | 4.74 | \$2,172,244 |
| The Brooks | 5 | 78 | 0.77 | \$1,411,717 |
| Palmira Golf and Country Club | 10 | 26 | 4.62 | \$1,035,827 |
| Pelican Landing | 9 | 46 | 2.35 | \$1,352,211 |
| Pelican Landing - The Colony | 2 | 7 | 3.43 | \$2,227,143 |
| Pelican Sound | 1 | 8 | 1.50 | \$1,084,101 |
| West Bay Club | 2 | 24 | 1.00 | \$1,404,854 |

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------|---------------------|-----------------------|------------------|----------------------|
| Barefoot Beach | 7 | 3 | 28.00 | \$2,795,000 |
| Bonita Bay | 44 | 128 | 4.13 | \$1,916,705 |
| The Brooks | 15 | 89 | 2.02 | \$536,498 |
| Palmira Golf and Country Club | 3 | 18 | 2.00 | \$660,794 |
| Pelican Landing | 13 | 62 | 2.52 | \$584,352 |
| Pelican Landing - The Colony | 26 | 61 | 5.11 | \$1,464,179 |
| Pelican Sound | 3 | 36 | 1.00 | \$583,404 |
| West Bay Club | 9 | 22 | 4.91 | \$923,405 |

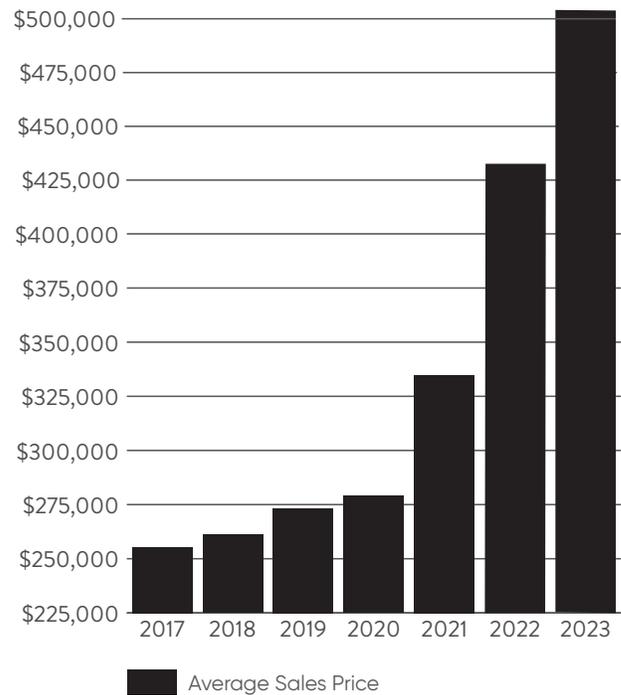
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 11,039 | 11,169 | 11,171 | 8,974 | 7,627 | 7,039 | 6,777 |
| Sold | 5,297 | 5,497 | 5,613 | 5,708 | 7,779 | 6,950 | 5,082 |
| Avg. Sale \$ | \$264,364 | \$269,284 | \$273,431 | \$286,790 | \$341,818 | \$430,762 | \$500,163 |

| | | | | |
|---|--|---|--|--|
| NEW LISTINGS 6,777 ↓3.72% | CLOSED SALES 5,082 ↓26.88% | AVERAGE SALES PRICE \$500,163 ↑16.11% | CURRENT INVENTORY 1,341 ↑132.81% | MONTHS OF SUPPLY 3.17 ↑218.39% |
|---|--|---|--|--|

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 5,082 properties sold, sales were down 26.88% from the preceding 12-month period when 6,950 properties were sold. New listings were down 3.72%, from 7,039 to 6,777. The average sales price was up 16.11%, from \$430,762 to \$500,163. As of May 31, 2023, inventory stood at 1,341 units while months of supply was 3.17 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2023

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Belle Lago | 8 | 26 | 3.69 | \$981,319 |
| Colonial Country Club | 2 | 28 | 0.86 | \$619,332 |
| Crown Colony | 4 | 18 | 2.67 | \$846,278 |
| Esplanade Lake Club | 14 | 27 | 6.22 | \$1,346,981 |
| Fiddlesticks Country Club | 2 | 23 | 1.04 | \$947,474 |
| The Forest | 5 | 33 | 1.82 | \$724,015 |
| Gulf Harbour Yacht And Country Club | 7 | 31 | 2.71 | \$1,696,423 |
| Miromar Lakes Beach And Golf Club | 7 | 39 | 2.15 | \$2,179,939 |
| Parker Lakes | 5 | 21 | 2.86 | \$471,753 |
| Paseo | 0 | 16 | - | \$972,228 |
| The Plantation | 14 | 95 | 1.77 | \$689,351 |
| Shadow Wood Preserve | 6 | 1 | 72.00 | \$1,885,000 |
| Town And River | 7 | 27 | 3.11 | \$995,459 |
| Wildblue | 22 | 135 | 1.96 | \$1,411,820 |

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Colonial Country Club | 32 | 59 | 6.51 | \$356,827 |
| Crown Colony | 1 | 11 | 1.09 | \$452,809 |
| Downtown Fort Myers | 54 | 121 | 5.36 | \$469,867 |
| Esplanade Lake Club | 5 | 5 | 12.00 | \$527,819 |
| Fiddlesticks Country Club | 3 | 14 | 2.57 | \$364,214 |
| The Forest | 13 | 31 | 5.03 | \$249,235 |
| Gulf Harbour Yacht And Country Club | 30 | 87 | 4.14 | \$865,768 |
| Miromar Lakes Beach And Golf Club | 12 | 28 | 5.14 | \$1,019,321 |
| Parker Lakes | 6 | 33 | 2.18 | \$317,602 |
| Paseo | 20 | 72 | 3.33 | \$403,317 |
| The Plantation | 8 | 21 | 4.57 | \$530,824 |
| Shadow Wood Preserve | 0 | 2 | - | \$409,500 |
| Town And River | 2 | 6 | 4.00 | \$331,458 |

FORT MYERS BEACH

MARKET REPORT - MAY 2023

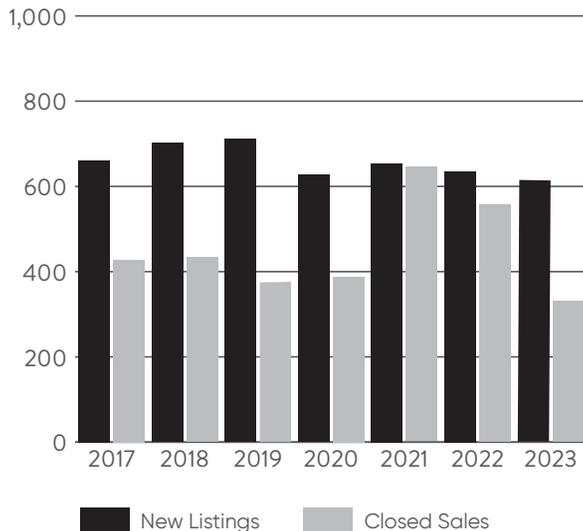


CHRISTIE'S
INTERNATIONAL REAL ESTATE

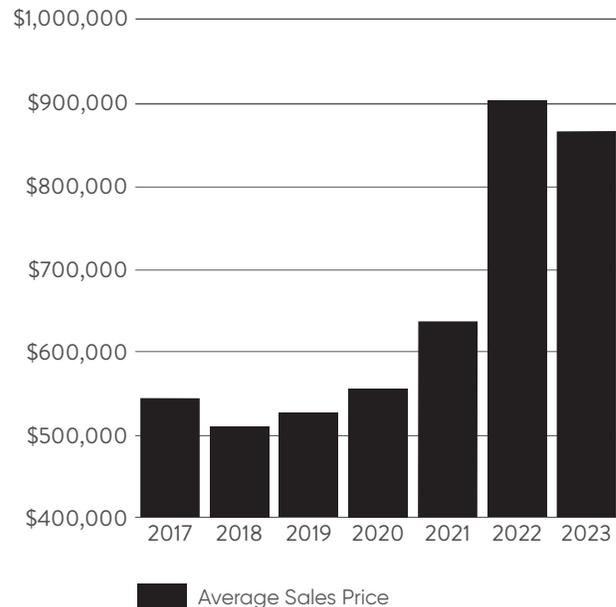
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 670 | 701 | 706 | 622 | 665 | 655 | 615 |
| Sold | 411 | 413 | 389 | 394 | 661 | 571 | 330 |
| Avg. Sale \$ | \$549,334 | \$501,432 | \$519,793 | \$566,457 | \$623,189 | \$904,708 | \$861,939 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 330 properties sold, sales were down 42.21% from the preceding 12-month period when 571 properties were sold. New listings were down 6.11%, from 655 to 611. The average sales price was down 4.73%, from \$904,708 to \$861,939. As of May 31, 2023, inventory stood at 207 units while months of supply was 7.53 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2023

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Fairview Isles | 9 | 19 | 5.68 | \$1,031,842 |
| Laguna Shores | 6 | 20 | 3.60 | \$836,225 |
| Mcphie Park | 9 | 6 | 18.00 | \$1,937,500 |

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|------------------------|---------------------|-----------------------|------------------|----------------------|
| Carlos Pointe | 3 | 6 | 6.00 | \$621,917 |
| Ocean Harbor Condo | 6 | 3 | 24.00 | \$1,055,000 |
| Sandarac Condo | 4 | 3 | 16.00 | \$616,667 |
| Waterside At Bay Beach | 21 | 20 | 12.60 | \$986,450 |

SANIBEL-CAPTIVA

MARKET REPORT - MAY 2023

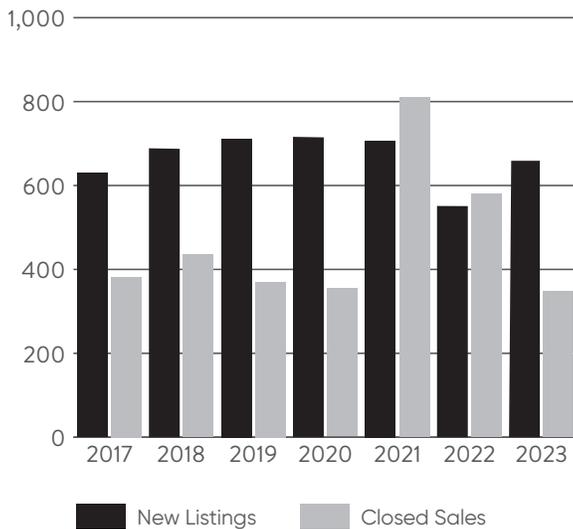


CHRISTIE'S
INTERNATIONAL REAL ESTATE

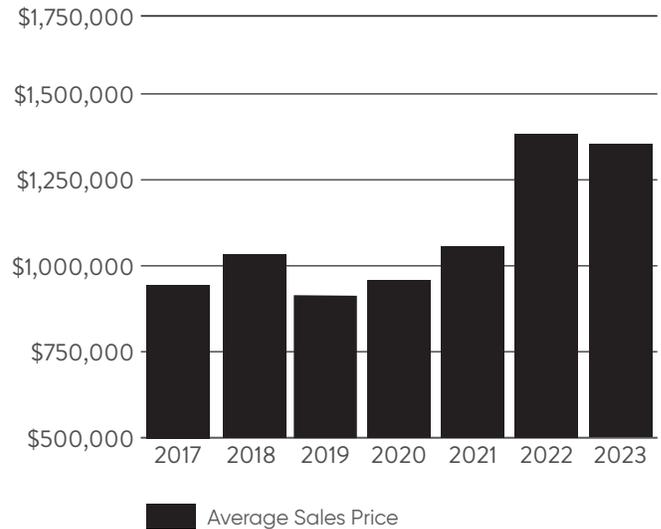
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|-----------|-------------|-----------|-----------|-------------|-------------|-------------|
| Listed | 609 | 669 | 696 | 708 | 702 | 540 | 627 |
| Sold | 386 | 420 | 392 | 391 | 804 | 578 | 346 |
| Avg. Sale \$ | \$922,984 | \$1,037,935 | \$906,635 | \$948,021 | \$1,086,371 | \$1,455,504 | \$1,333,762 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 386 properties sold, sales were down 40.14% from the preceding 12-month period when 578 properties were sold. New listings were up 16.11%, from 540 to 627. The average sales price was down 8.36%, from \$1,455,504 to \$1,333,762. As of May 31, 2023, inventory stood at 204 units while months of supply was 7.08 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2023

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Beachview Country Club Estates | 8 | 12 | 8.00 | \$1,301,663 |
| Captiva Island | 13 | 19 | 8.21 | \$3,025,053 |
| Dunes At Sanibel Island | 12 | 19 | 7.58 | \$860,374 |
| Other Sanibel Island Single-Family | 103 | 176 | 7.02 | \$1,371,727 |

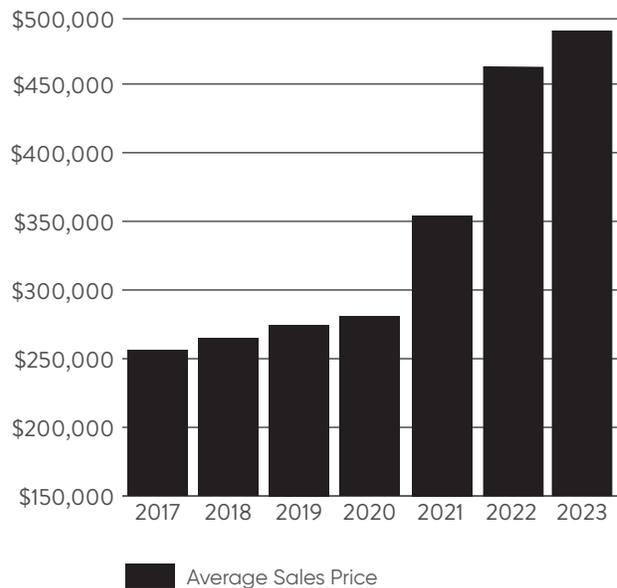
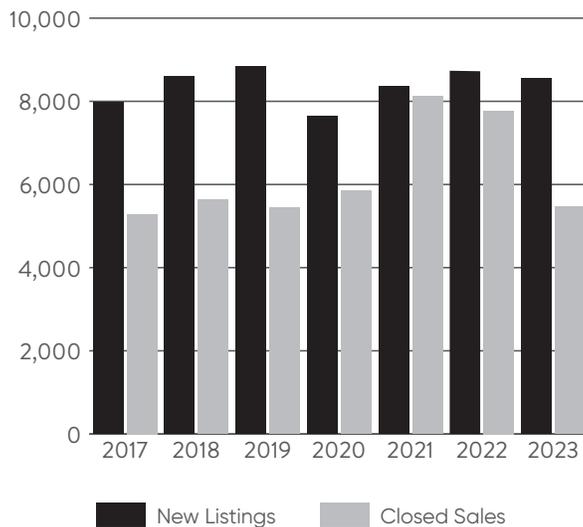
| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-----------------------------|---------------------|-----------------------|------------------|----------------------|
| Captiva Island | 9 | 14 | 7.71 | \$1,182,464 |
| Sundial Of Sanibel Condos | 47 | 93 | 6.06 | \$1,111,210 |
| Other Sanibel Island Condos | 12 | 13 | 11.08 | \$824,423 |

| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 8,000 | 8,587 | 8,834 | 7,741 | 8,375 | 8,848 | 8,411 |
| Sold | 5,587 | 5,869 | 5,734 | 5,982 | 8,020 | 7,918 | 5,549 |
| Avg. Sale \$ | \$254,421 | \$270,560 | \$275,532 | \$288,026 | \$351,089 | \$467,296 | \$488,407 |



12 MONTH NEW LISTINGS AND CLOSED SALES

12 MONTH AVERAGE SALES PRICE



SUMMARY

With 5,549 properties sold, sales were down 29.92% from the preceding 12-month period when 7,918 properties were sold. New listings were down 4.94%, from 8,848 to 8,411. The average sales price was up 4.52%, from \$467,296 to \$488,407. As of May 31, 2023, inventory stood at 1,910 units while months of supply was 4.13 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2023

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Cape Harbour | 5 | 6 | 10.00 | \$2,008,333 |
| Cape Royal | 7 | 24 | 3.50 | \$779,265 |
| Yacht Club | 11 | 24 | 5.50 | \$805,542 |

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Cape Harbour | 14 | 23 | 7.30 | \$662,387 |
| Tarpon Point Marina | 18 | 11 | 19.64 | \$1,450,909 |

PINE ISLAND-MATLACHA

MARKET REPORT - MAY 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 365 | 396 | 410 | 333 | 397 | 349 | 366 |
| Sold | 223 | 222 | 242 | 223 | 344 | 342 | 192 |
| Avg. Sale \$ | \$310,132 | \$337,861 | \$336,404 | \$361,326 | \$456,940 | \$614,985 | \$584,410 |



NEW LISTINGS

366
↑4.87%



CLOSED SALES

192
↓43.86%



AVERAGE SALES PRICE

\$584,410
↓4.97%



CURRENT INVENTORY

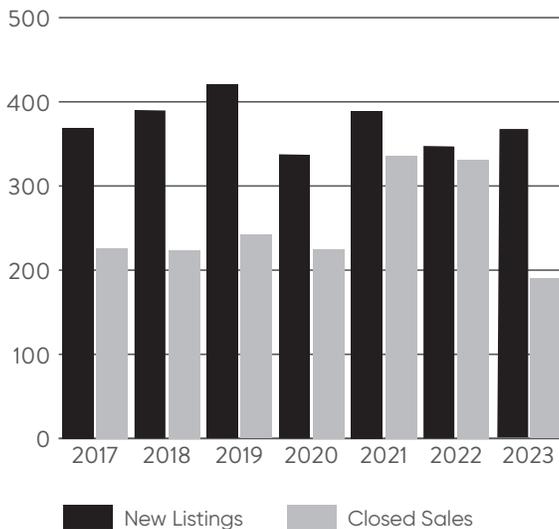
115



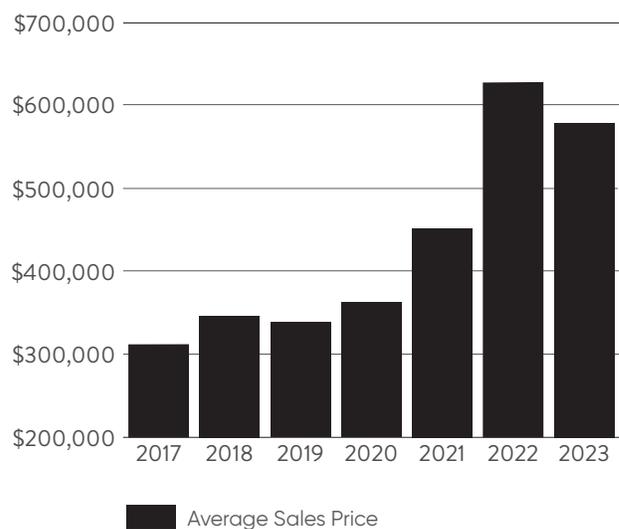
MONTHS OF SUPPLY

7.19

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 192 properties sold, sales were down 43.86% from the preceding 12-month period when 342 properties were sold. New listings were up 4.87%, from 349 to 366. The average sales price was down 4.97%, from \$614,985 to \$584,410. As of May 31, 2023, inventory stood at 115 units while months of supply was 7.19 months.

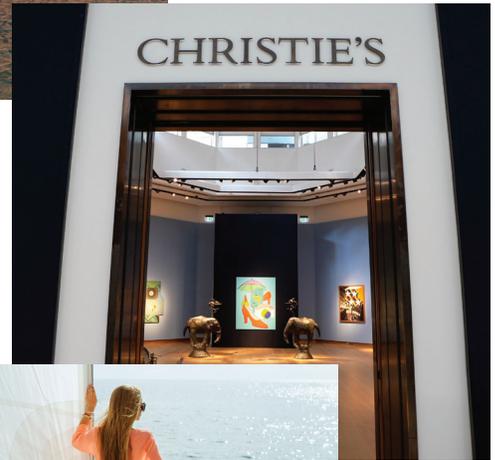
Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2023

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Bokeelia | 48 | 75 | 7.68 | \$588,617 |
| Matlacha | 16 | 13 | 14.77 | \$846,846 |
| St James City | 42 | 86 | 5.86 | \$573,462 |

| Condominiums & Attached | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------|---------------------|-----------------------|------------------|----------------------|
| Bokeelia | 7 | 15 | 5.60 | \$398,600 |
| Matlacha | 1 | 1 | 12.00 | \$995,000 |
| St James City | 1 | 3 | 4.00 | \$394,900 |



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