

PELICAN BAY MARKET REPORT - Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$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

A LOCAL LEGACY
OF ACHIEVEMENT



PELICAN BAY

PELICAN BAY MONTHLY MARKET REPORT

Q2 2023

Pelican Bay Single-Family Homes	2
Pelican Bay Villas	3
Pelican Bay High-Rise Condominiums	6
Pelican Bay Low-Rise and Mid-Rise Condominiums	8
Bay Colony Single-Family Homes	10
Bay Colony Villas	12
Bay Colony Condominiums	14

PELICAN BAY SINGLE-FAMILY HOMES

MARKET REPORT - Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2017	2018	2019	2020	2021	2022	2023
Listed	54	53	55	54	45	43	26
Sold	31	46	28	31	53	42	22
Avg. Sale \$	\$1,719,056	\$2,100,542	\$1,804,786	\$2,982,790	\$3,070,387	\$4,040,859	\$4,309,052



NEW
LISTINGS

26
↓39.53



CLOSED
SALES

22
↓47.62%



AVERAGE
SALES PRICE

\$4,309,052
↑6.64%



CURRENT
INVENTORY

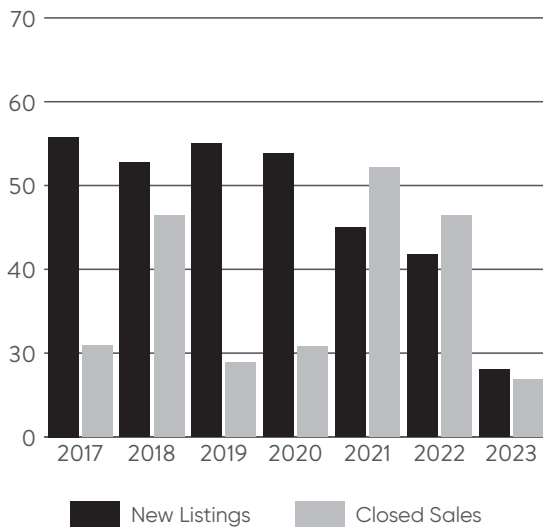
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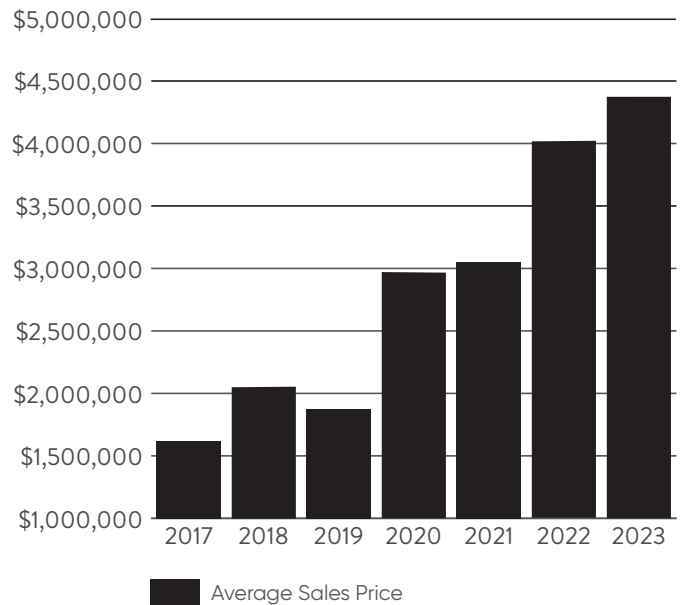
MONTHS OF
SUPPLY

5.45

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 22 properties sold, sales were down 47.62% from the preceding 12-month period when 42 properties were sold. New listings were down 39.53%, from 43 to 26. The average sales price, at \$4,309,052 was up 6.64% from \$4,040,859. As of June 30, 2023, inventory stood at 10 units while months of supply was 5.45 months.

PELICAN BAY VILLAS

MARKET REPORT - Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	35	35	53	47	35	30	33
Sold	30	27	30	46	42	32	29
Avg. Sale \$	\$1,225,900	\$1,352,111	\$1,236,848	\$1,323,011	\$1,449,810	\$1,914,047	\$2,179,776



NEW LISTINGS

33
↑10.00%



CLOSED SALES

29
↓9.38%



AVERAGE SALES PRICE

\$2,179,776
↑13.88%



CURRENT INVENTORY

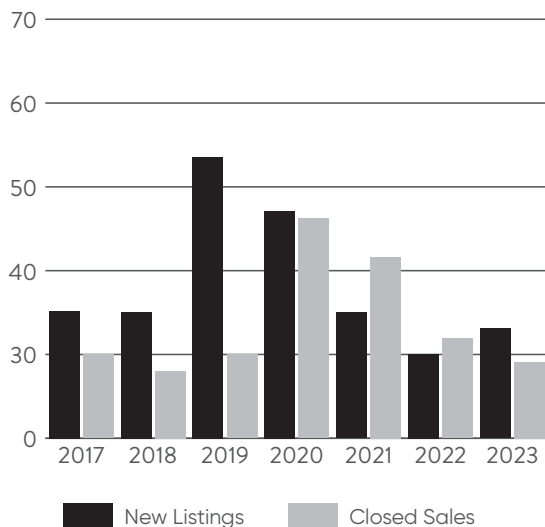
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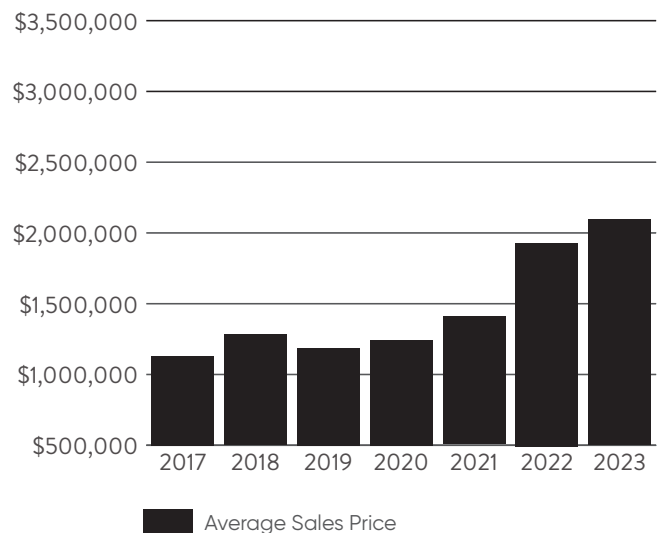
MONTHS OF SUPPLY

2.48

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 29 properties sold, sales were down 9.38% from the preceding 12-month period when 32 properties were sold. New listings were up 10%, from 30 to 33. The average sales price, at \$2,179,776 was up 13.88% from \$1,914,047. As of June 30, 2023, inventory stood at 6 units while months of supply was 2.48 months.

PELICAN BAY HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	135	116	152	141	178	138	112
Sold	88	74	94	85	180	148	91
Avg. Sale \$	\$1,226,302	\$1,293,949	\$1,640,715	\$1,745,861	\$1,596,874	\$2,032,402	\$2,379,027



NEW
LISTINGS

112
↓18.84%



CLOSED
SALES

91
↓38.51%



AVERAGE
SALES PRICE

\$2,379,027
↑17.05



CURRENT
INVENTORY

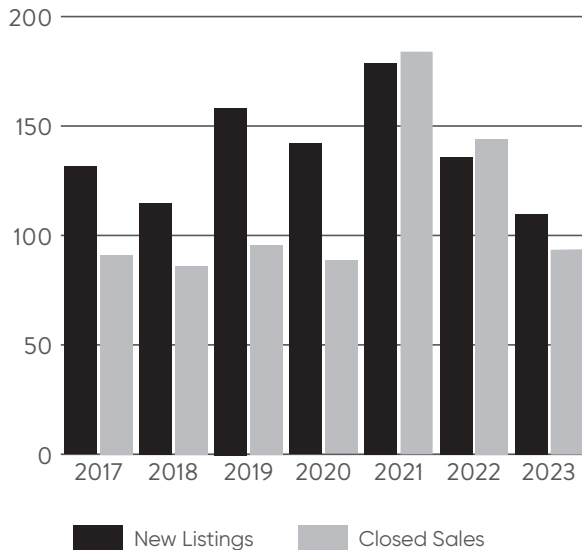
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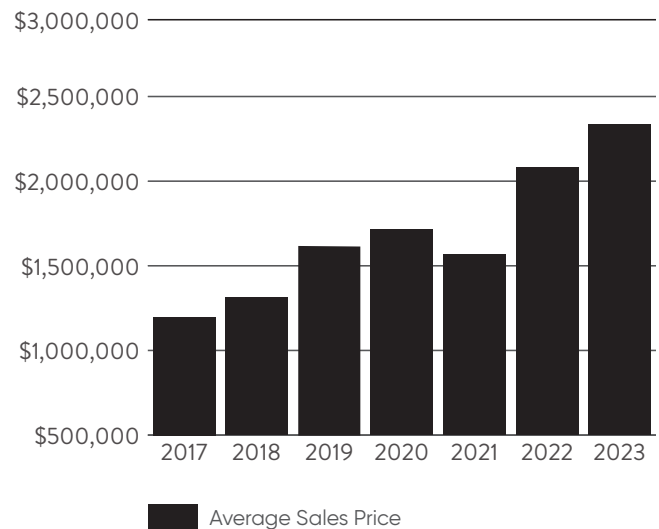
MONTHS OF
SUPPLY

3.69

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 91 properties sold, sales were down 38.51% from the preceding 12-month period when 148 properties were sold. New listings were down 18.84%, from 138 to 112. The average sales price, at \$2,379,027 was up 17.05% from \$2,032,402. As of June 30, 2023, inventory stood at 28 units while months of supply was 3.69 months.

PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS

MARKET REPORT - Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	198	200	172	158	209	156	171
Sold	138	142	114	108	224	155	124
Avg. Sale \$	\$621,445	\$595,599	\$582,448	\$560,291	\$655,337	\$952,493	\$1,088,778



NEW LISTINGS

171
↑9.62%



CLOSED SALES

124
↓20.00%



AVERAGE SALES PRICE

\$1,088,778
↑14.31%



CURRENT INVENTORY

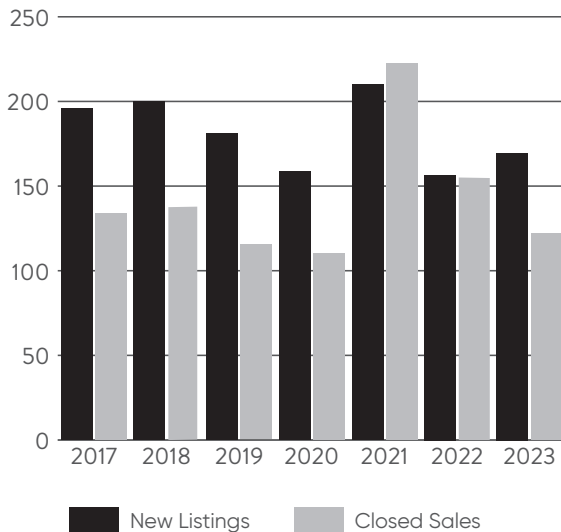
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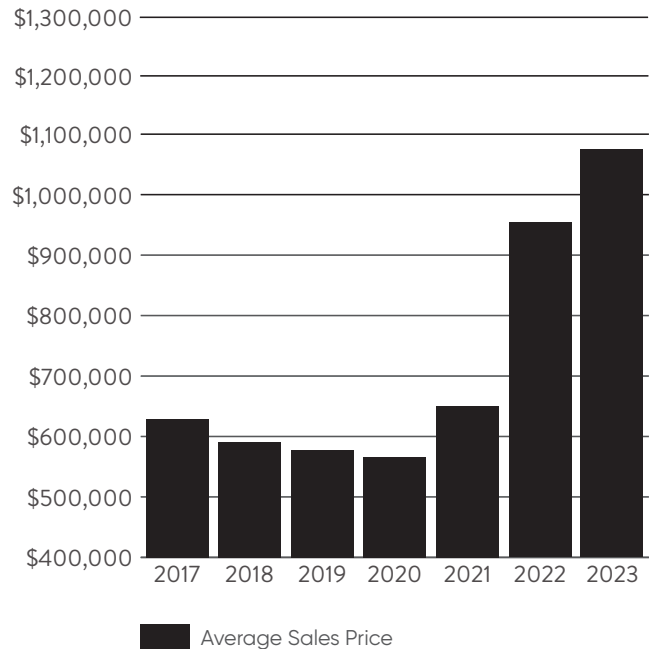
MONTHS OF SUPPLY

4.16

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 124 properties sold, sales were down 20% from the preceding 12-month period when 155 properties were sold. New listings were up 9.62%, from 156 to 171. The average sales price, at \$1,088,778 was up 14.31% from \$952,493. As of June 30, 2023, inventory stood at 43 units while months of supply was 4.16 months.

BAY COLONY SINGLE-FAMILY HOMES

MARKET REPORT - Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	7	8	9	5	17	2	7
Sold	2	3	6	1	14	3	1
Avg. Sale \$*	\$5,175,000	\$3,866,667	\$7,728,333	\$14,700,000	\$8,170,000	\$6,794,000	\$15,900,000



NEW
LISTINGS

7
↑250.00%



CLOSED
SALES

1
↓66.67%



AVERAGE
SALES PRICE

\$15,900,000
↑134.03%*



CURRENT
INVENTORY

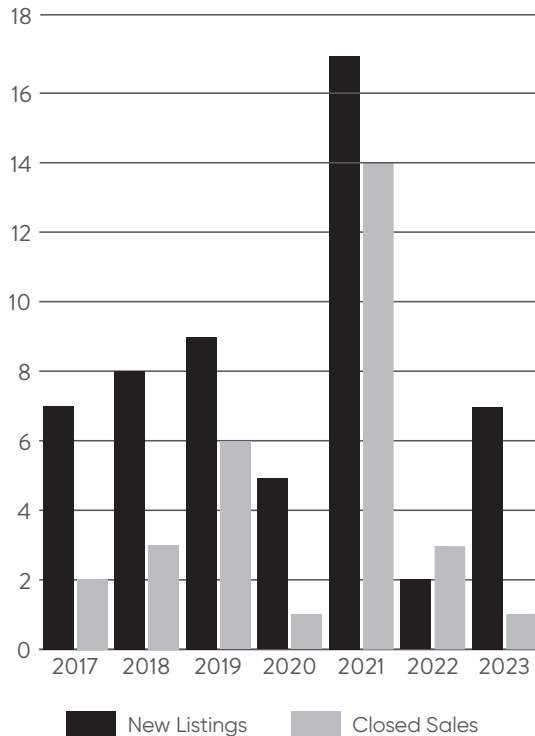
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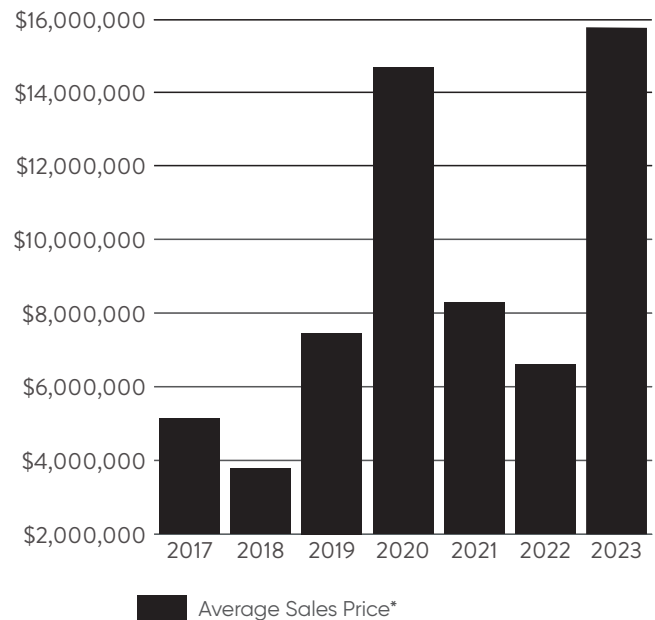
MONTHS OF
SUPPLY

60.00

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 1 property sold, sales were down 66.67% from the preceding 12-month period when 3 properties were sold. New listings were up 250%, from 2 to 7. The average sales price, at \$15,900,000 was up 134% from \$6,794,000. As of June 30, 2023, inventory stood at 5 units while months of supply was 60 months.

BAY COLONY VILLAS

MARKET REPORT - Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	5	2	8	9	14	5	4
Sold	1	2	3	2	15	3	2
Avg. Sale \$	\$3,200,000	\$2,900,000	\$3,066,667	\$2,525,018	\$3,364,333	\$4,310,667	\$3,975,000



NEW LISTINGS

4
↓20.00%



CLOSED SALES

2
↓33.33%



AVERAGE SALES PRICE

\$3,975,000
↓7.79%



CURRENT INVENTORY

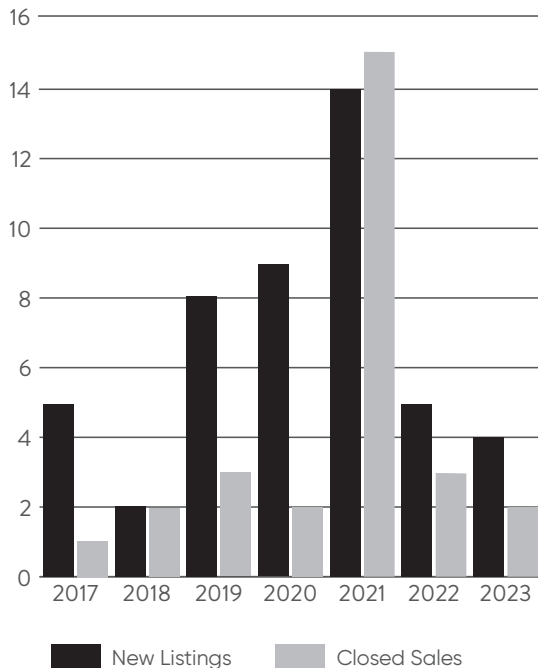
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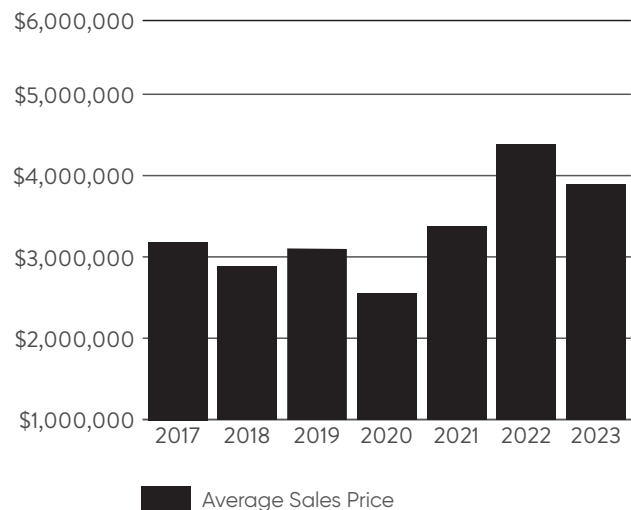
MONTHS OF SUPPLY

0

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 2 properties sold, sales were down 33.33% from the preceding 12-month period when 3 properties were sold. New listings were down 20%, from 5 to 4. The average sales price, at \$3,975,000 was down 7.79% from \$4,310,667. As of June 30, 2023, no villa properties were actively listed at Bay Colony.

BAY COLONY CONDOMINIUMS

MARKET REPORT - Q2 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	49	55	56	56	47	28	15
Sold	27	28	36	20	69	29	17
Avg. Sale \$	\$2,923,144	\$3,121,214	\$3,559,281	\$2,711,575	\$2,942,261	\$4,375,987	\$5,380,288



NEW
LISTINGS

15
↓46.43%



CLOSED
SALES

17
↓41.38%



AVERAGE
SALES PRICE

\$5,380,288
↑22.95%



CURRENT
INVENTORY

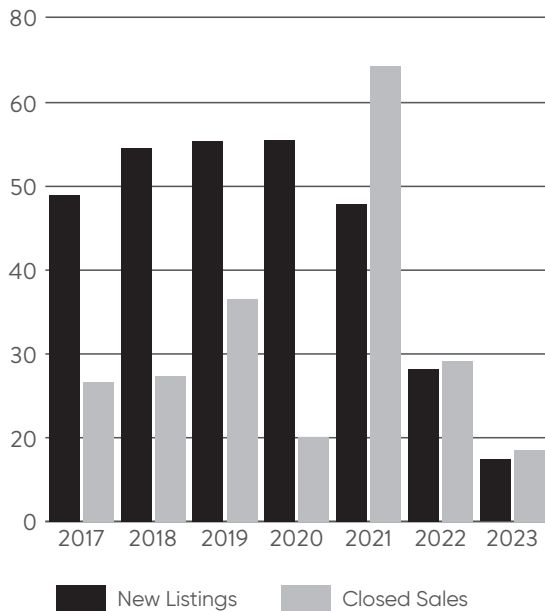
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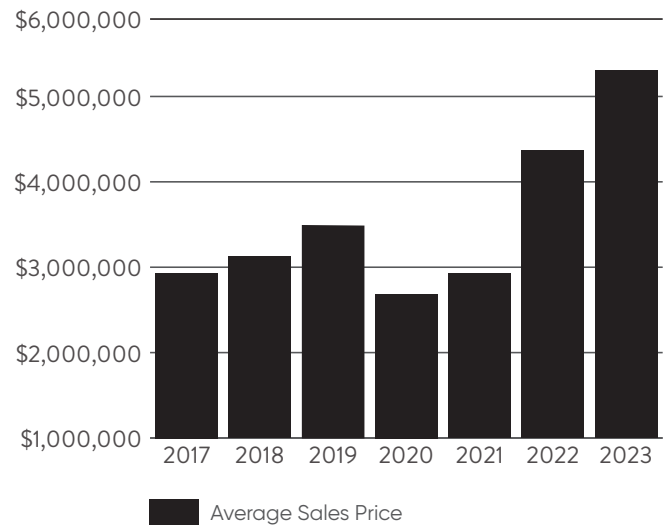
MONTHS OF
SUPPLY

2.12

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 17 properties sold, sales were down 41.38% from the preceding 12-month period when 29 properties were sold. New listings were down 46.43%, from 28 to 15. The average sales price, at \$5,380,288 was up 22.95% from \$4,375,978. As of June 30, 2023, inventory stood at 3 units while months of supply was 2.12 months.



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