

PELICAN BAY MARKET REPORT - Q1 2023



JOHN R. WOOD
— PROPERTIES —

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

Q1 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 - Q1 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2017	2018	2019	2020	2021	2022	2023
Listed	56	47	62	52	43	42	31
Sold	35	40	32	37	48	46	28
Avg. Sale \$	\$1,528,069	\$1,721,619	\$2,442,154	\$2,472,365	\$2,757,928	\$3,866,762	\$4,540,327



NEW
LISTINGS

31
↓26.19%



CLOSED
SALES

28
↓39.13%



AVERAGE
SALES PRICE

\$4,540,327
↑17.42%



CURRENT
INVENTORY

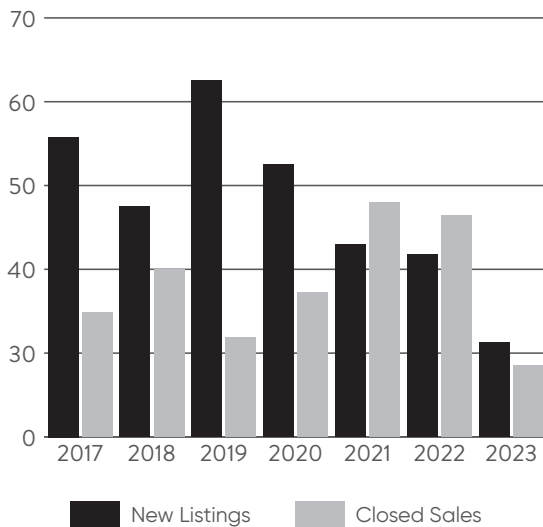
7



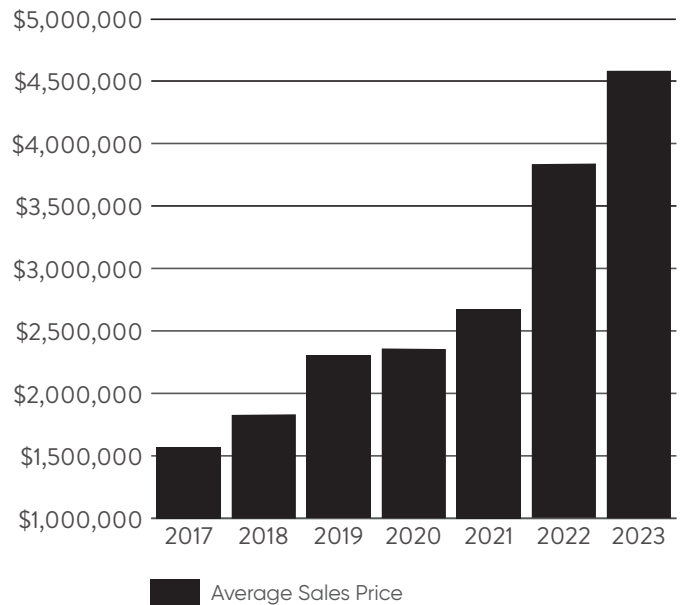
MONTHS OF
SUPPLY

3.00

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 28 properties sold, sales were down 39.13% from the preceding 12-month period when 46 properties were sold. New listings were down 26.19%, from 42 to 31. The average sales price, at \$4,540,327 was up 17.42% from \$3,866,762. As of March 31, 2023, inventory stood at 7 units while months of supply was 3 months.

PELICAN BAY VILLAS

MARKET REPORT - Q1 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	36	39	51	49	31	35	33
Sold	29	29	34	41	42	38	25
Avg. Sale \$	\$1,201,707	\$1,154,741	\$1,299,454	\$1,299,622	\$1,392,905	\$1,698,408	\$2,015,340



NEW LISTINGS

33
↓5.71%



CLOSED SALES

25
↓34.21%



AVERAGE SALES PRICE

\$2,015,340
↑18.66%



CURRENT INVENTORY

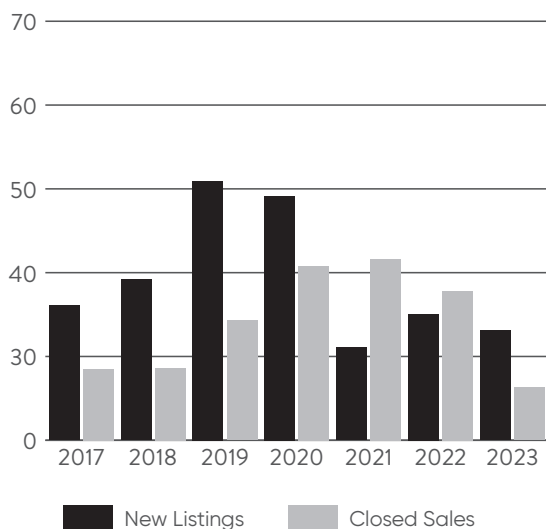
6



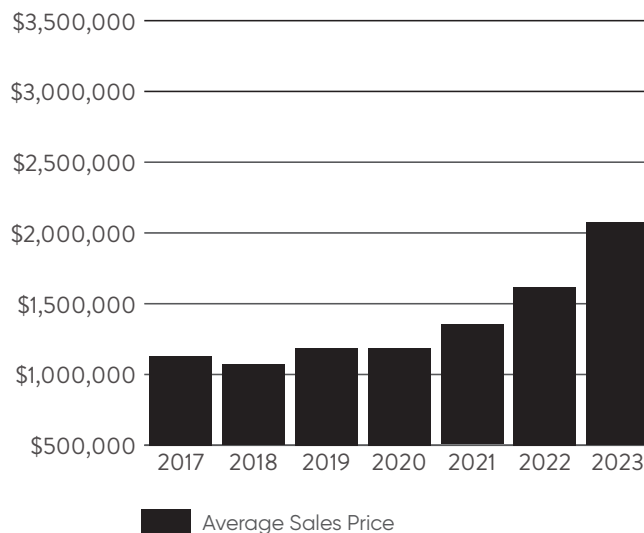
MONTHS OF SUPPLY

2.88

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 25 properties sold, sales were down 34.21% from the preceding 12-month period when 38 properties were sold. New listings were down 5.71%, from 35 to 33. The average sales price, at \$2,015,340 was up 18.66% from \$1,698,408. As of March 31, 2023, inventory stood at 6 units while months of supply was 2.88 months.

PELICAN BAY HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q1 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	142	116	144	148	160	156	109
Sold	92	81	74	112	136	165	95
Avg. Sale \$	\$1,261,264	\$1,234,963	\$1,221,101	\$1,958,151	\$1,616,734	\$1,845,945	\$2,380,931



NEW
LISTINGS

109
↓30.13%



CLOSED
SALES

95
↓42.42%



AVERAGE
SALES PRICE

\$2,380,931
↑28.98



CURRENT
INVENTORY

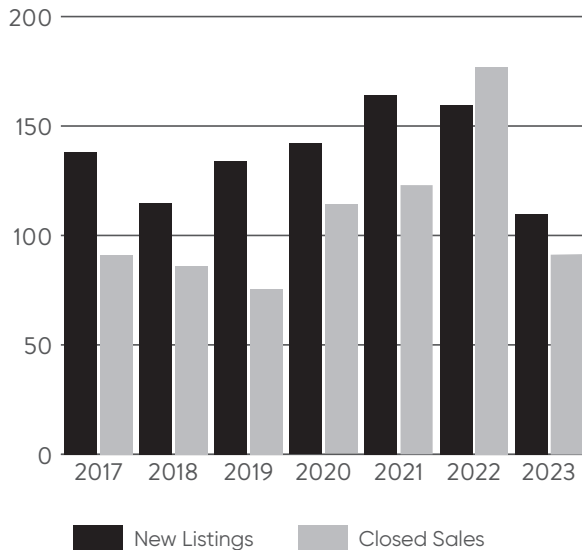
39



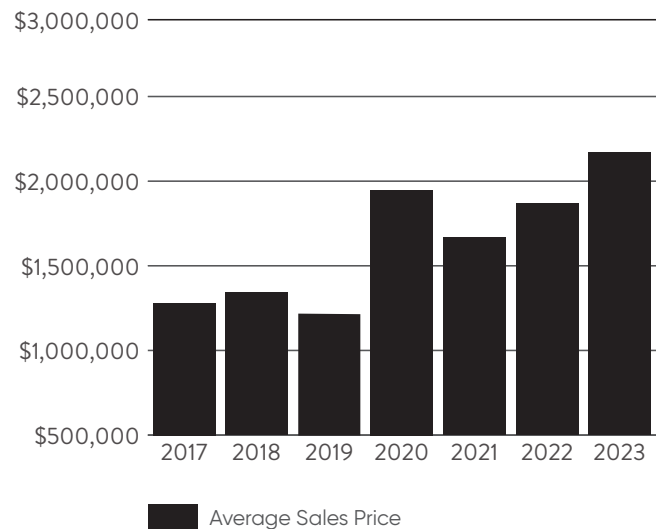
MONTHS OF
SUPPLY

4.93

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 95 properties sold, sales were down 42.42% from the preceding 12-month period when 165 properties were sold. New listings were down 30.13%, from 156 to 109. The average sales price, at \$2,380,931 was up 28.98% from \$1,845,945. As of March 31, 2023, inventory stood at 39 units while months of supply was 4.93 months.

PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS

MARKET REPORT - Q1 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	192	197	178	164	201	158	165
Sold	121	143	126	127	173	179	125
Avg. Sale \$	\$618,918	\$605,587	\$582,136	\$576,753	\$627,575	\$808,043	\$1,085,232



NEW
LISTINGS

165
↑4.43%



CLOSED
SALES

125
↓30.17%



AVERAGE
SALES PRICE

\$1,085,232
↑34.30%



CURRENT
INVENTORY

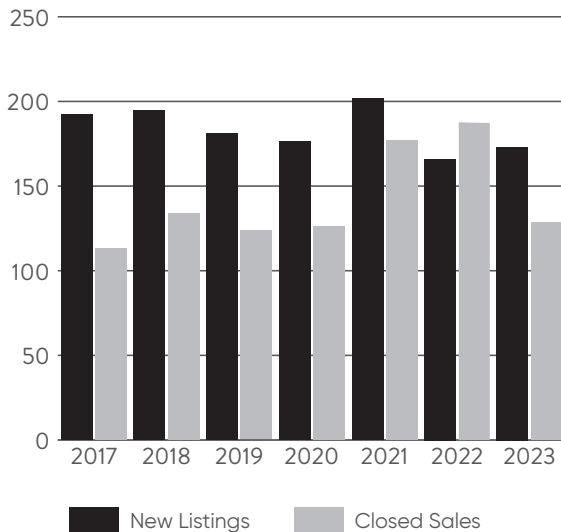
31



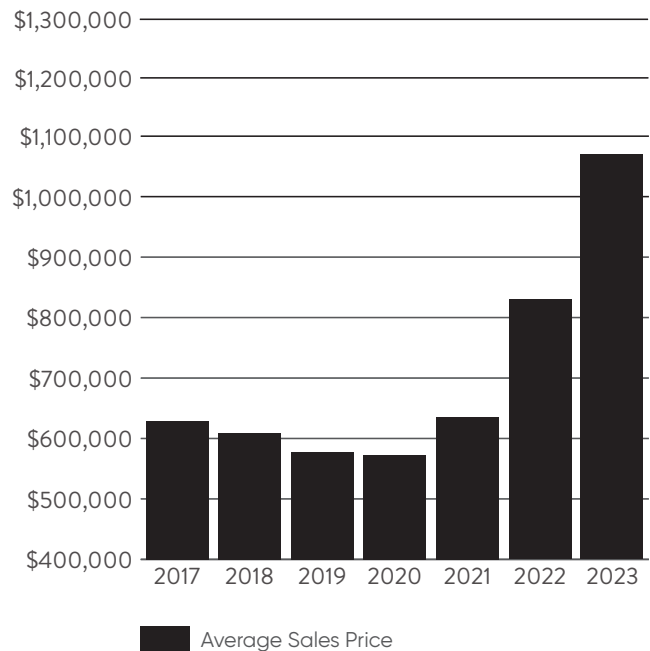
MONTHS OF
SUPPLY

2.98

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 125 properties sold, sales were down 30.17% from the preceding 12-month period when 179 properties were sold. New listings were up 4.43%, from 158 to 165. The average sales price, at \$1,085,232 was up 34.30% from \$808,043. As of March 31, 2023, inventory stood at 31 units while months of supply was 2.98 months.

BAY COLONY SINGLE-FAMILY HOMES

MARKET REPORT - Q1 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	6	7	10	6	16	4	6
Sold	3	2	5	3	10	5	3
Avg. Sale \$*	\$4,874,100	\$3,900,000	\$5,735,000	\$12,065,000	\$7,808,000	\$9,310,000	\$8,677,333



NEW
LISTINGS

6
↑50.00%



CLOSED
SALES

3
↓40.00%



AVERAGE
SALES PRICE

\$8,677,333
↓6.80%*



CURRENT
INVENTORY

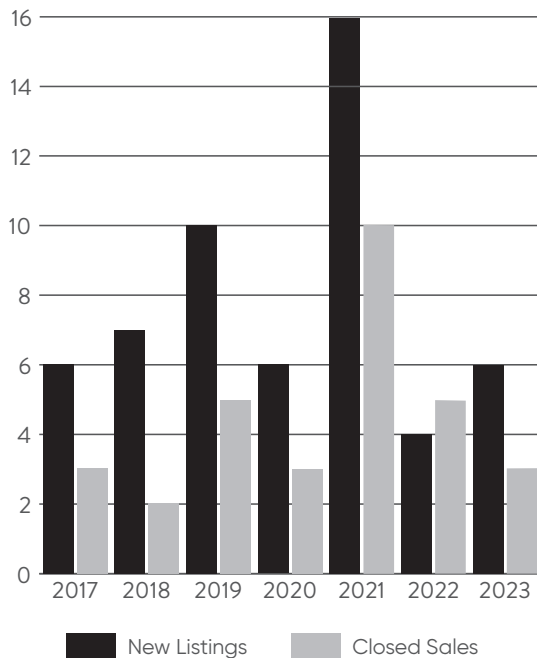
5



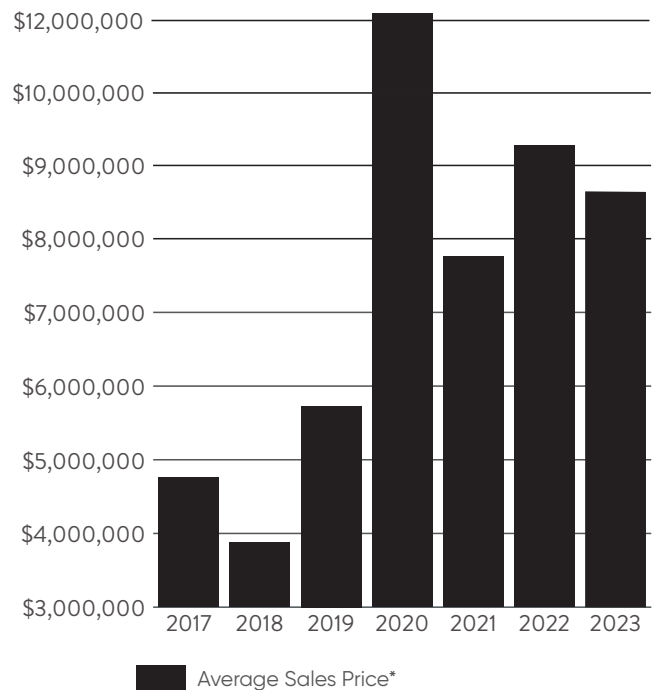
MONTHS OF
SUPPLY

20.00

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 3 properties sold, sales were down 40% from the preceding 12-month period when 5 properties were sold. New listings were up 50%, from 4 to 6. The average sales price, at \$8,677,333 was down 6.80% from \$9,310,000. As of March 31, 2023, inventory stood at 5 units while months of supply was 20 months.

BAY COLONY VILLAS

MARKET REPORT - Q1 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	9	1	9	7	14	7	4
Sold	3	3	3	1	9	8	4
Avg. Sale \$	\$2,692,004	\$3,000,000	\$3,066,667	\$2,100,035	\$3,602,778	\$2,973,750	\$4,520,500



NEW LISTINGS

4
↓42.86%



CLOSED SALES

4
↓50.00%



AVERAGE SALES PRICE

\$4,520,500
↑52.01%



CURRENT INVENTORY

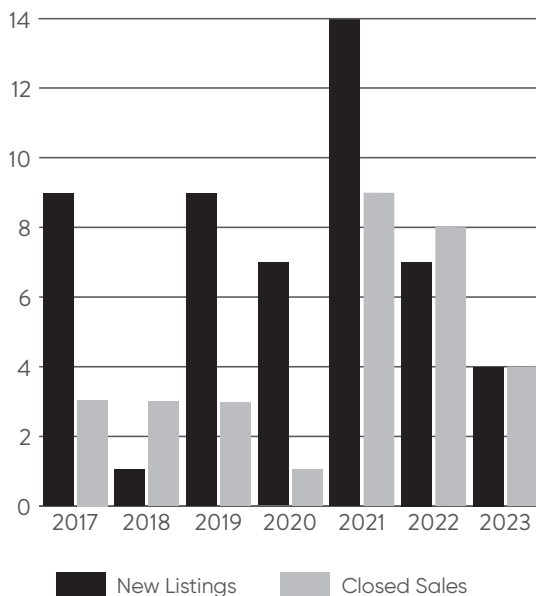
3



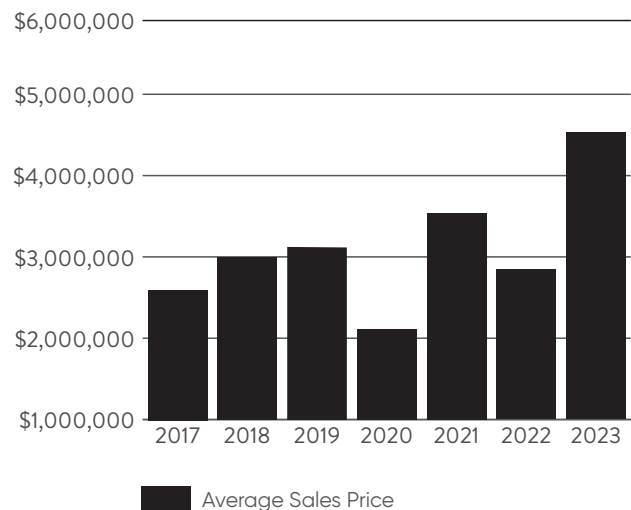
MONTHS OF SUPPLY

9.00

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 4 properties sold, sales were down 50% from the preceding 12-month period when 8 properties were sold. New listings were down 42.86%, from 7 to 4. The average sales price, at \$4,520,500 was up 52.01% from \$2,973,750. As of March 31, 2023, inventory stood at 3 units while months of supply was 9 months.

BAY COLONY CONDOMINIUMS

MARKET REPORT - Q1 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	55	58	50	52	54	30	18
Sold	24	24	36	27	48	47	21
Avg. Sale \$	\$3,558,850	\$3,007,354	\$3,188,111	\$3,344,504	\$2,924,125	\$3,505,234	\$4,927,501



NEW
LISTINGS

18
↓40.00%



CLOSED
SALES

21
↓55.32%



AVERAGE
SALES PRICE

\$4,927,501
↑40.58%



CURRENT
INVENTORY

2



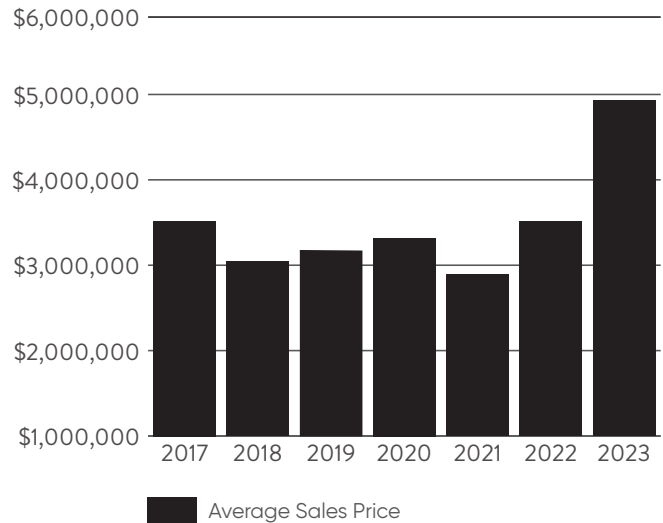
MONTHS OF
SUPPLY

1.14

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 21 properties sold, sales were down 55.32% from the preceding 12-month period when 47 properties were sold. New listings were down 40%, from 30 to 18. The average sales price, at \$4,927,501 was up 40.58% from \$3,505,234. As of March 31, 2023, inventory stood at 2 units while months of supply was 1.14 months.

A lasting legacy
of leadership.



Celebrating 65 Years Serving Southwest Florida

Founded in 1958, John R. Wood Properties is Southwest Florida's longest running active real estate brokerage, widely recognized for our local expertise and legendary service.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

THE UNRIVALED LEADER IN REAL ESTATE

Contact us to market your home today | JohnRWood.com | (239) 262-1900