

PELICAN BAY MARKET REPORT - Q2 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$4.8B+
IN CLOSED
SALES VOLUME

23
LOCATIONS FROM
MARCO ISLAND TO
PINE ISLAND

850+
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 2024

Pelican Bay Single-Family Homes	2
Pelican Bay Villas	3
Pelican Bay High-Rise Condominiums	4
Pelican Bay Low-Rise and Mid-Rise Condominiums	5
Bay Colony Single-Family Homes	6
Bay Colony Villas	7
Bay Colony Condominiums	8

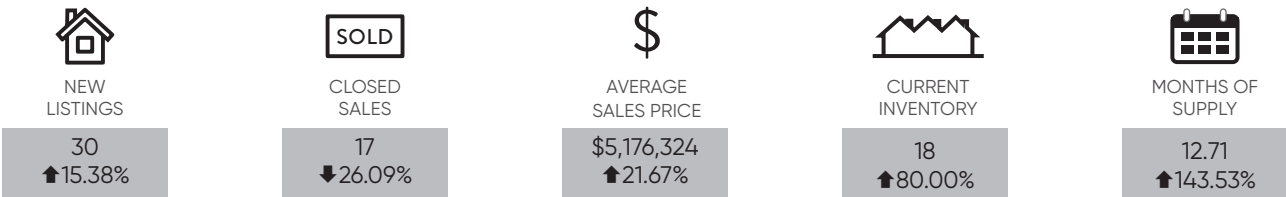
PELICAN BAY SINGLE-FAMILY HOMES
MARKET REPORT - Q2 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

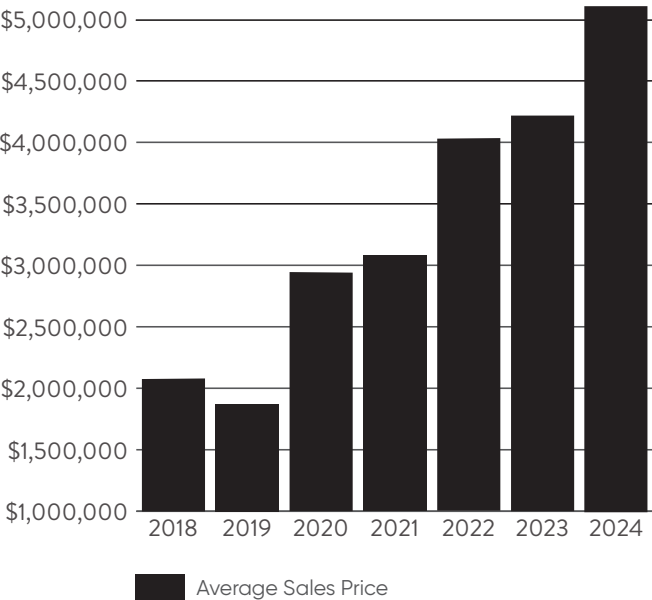
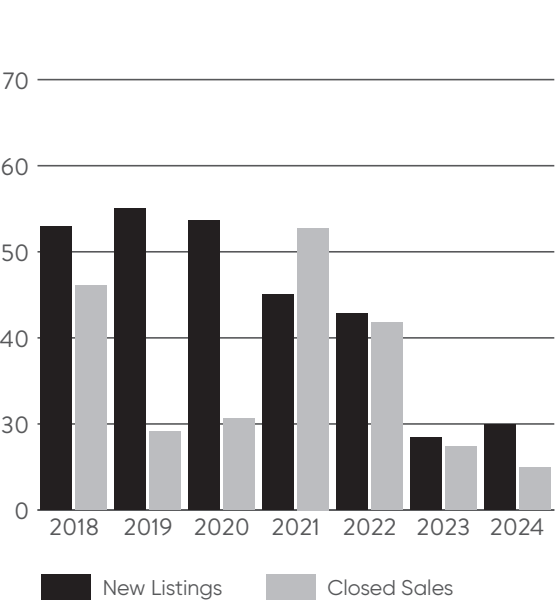
Data Represented on 12-Month Rolling Basis.

	2018	2019	2020	2021	2022	2023	2024
Listed	53	55	54	45	43	26	30
Sold	46	28	31	53	42	23	17
Avg. Sale \$	\$2,100,542	\$1,804,786	\$2,982,790	\$3,070,387	\$4,040,859	\$4,254,311	\$5,176,324



12 MONTH NEW LISTINGS
AND CLOSED SALES

12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 17 properties sold, sales were down 26.09% from the preceding 12-month period when 23 properties were sold. New listings were up 15.38%, from 26 to 30. The average sales price, at \$5,176,324 was up 21.67% from \$4,254,311. As of June 30, 2024, inventory stood at 18 units while months of supply was 12.71 months.

The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2024, and the proprietary compilation of that data by John R. Wood Christie's International Real Estate, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data. Statistics include properties categorized in MLS as single-family in Pelican Bay, excluding Bay Colony.

PELICAN BAY VILLAS

MARKET REPORT - Q2 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	35	53	47	35	30	34	43
Sold	27	30	46	42	32	29	22
Avg. Sale \$	\$1,352,111	\$1,236,848	\$1,323,011	\$1,449,810	\$1,914,047	\$2,179,776	\$2,344,545



NEW LISTINGS

43
↑26.47%



CLOSED SALES

22
↓24.14%



AVERAGE SALES PRICE

\$2,344,545
↑7.56%



CURRENT INVENTORY

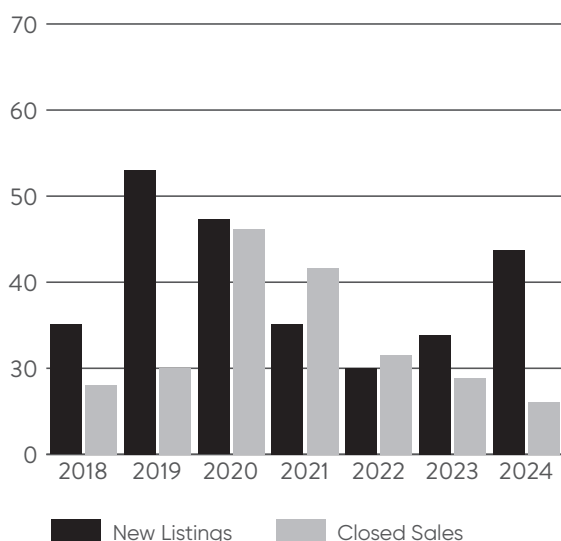
9
↑50.00%



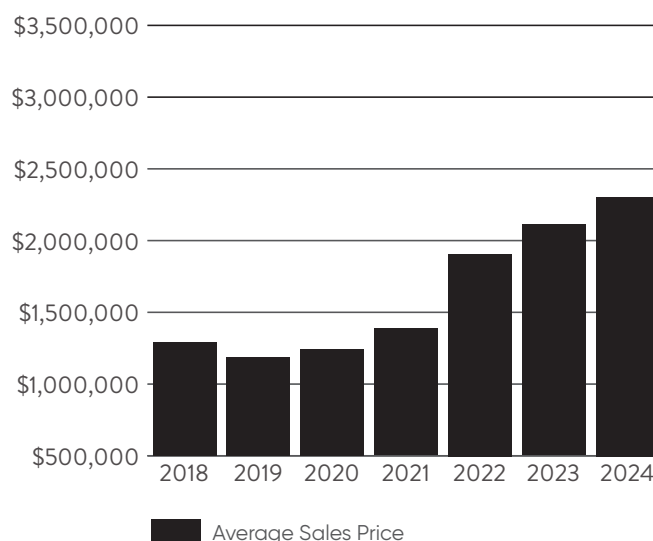
MONTHS OF SUPPLY

4.91
↑97.73%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 22 properties sold, sales were down 24.14% from the preceding 12-month period when 29 properties were sold. New listings were up 26.47%, from 34 to 43. The average sales price, at \$2,344,545 was up 7.56% from \$2,179,776. As of June 30, 2024, inventory stood at 9 units while months of supply was 4.91 months.

PELICAN BAY HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q2 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	116	152	141	178	138	112	170
Sold	74	94	85	180	148	89	94
Avg. Sale \$	\$1,293,949	\$1,640,715	\$1,745,861	\$1,596,874	\$2,032,402	\$2,391,758	\$2,415,551



NEW
LISTINGS

170
↑51.79%



CLOSED
SALES

94
↑5.62%



AVERAGE
SALES PRICE

\$2,415,551
↑0.99%



CURRENT
INVENTORY

66
↑135.71%



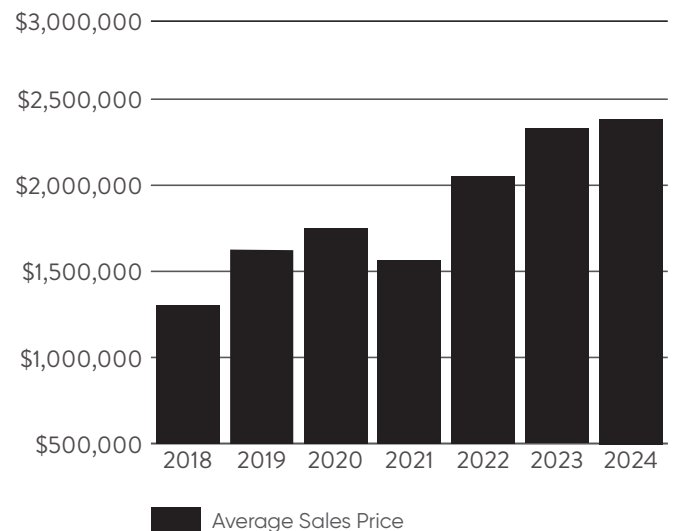
MONTHS OF
SUPPLY

8.43
↑123.18%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 94 properties sold, sales were up 5.62% from the preceding 12-month period when 89 properties were sold. New listings were up 51.79%, from 112 to 170. The average sales price, at \$2,415,551 was up 1% from \$2,391,758. As of June 30, 2024, inventory stood at 66 units while months of supply was 8.43 months.

PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS
 MARKET REPORT - Q2 2024



CHRISTIE'S
 INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	200	172	158	209	156	170	156
Sold	142	114	108	224	155	124	115
Avg. Sale \$	\$595,599	\$582,448	\$560,291	\$655,337	\$952,493	\$1,088,778	\$1,019,468

NEW LISTINGS

156
↓8.24%

CLOSED SALES

115
↓7.26%

AVERAGE SALES PRICE

\$1,019,468
↓6.37%

CURRENT INVENTORY

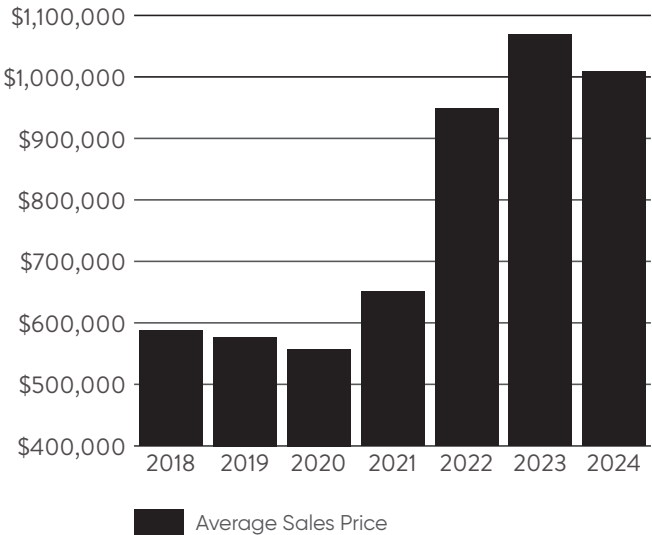
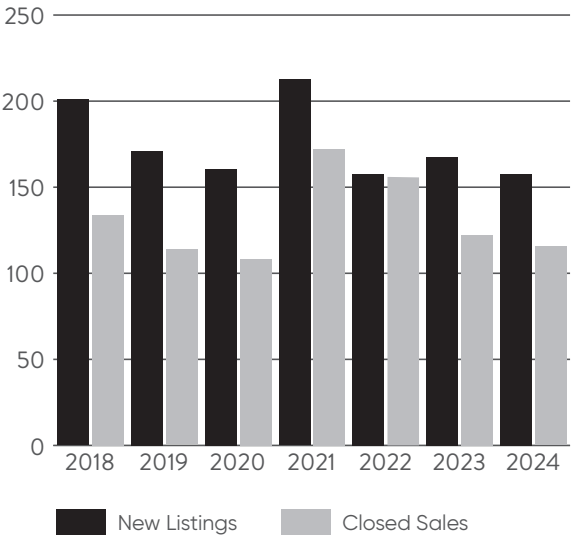
43
•0.00%

MONTHS OF SUPPLY

4.49
↑7.83%

12 MONTH NEW LISTINGS
 AND CLOSED SALES

12 MONTH AVERAGE
 SALES PRICE



SUMMARY

With 115 properties sold, sales were down 7.26% from the preceding 12-month period when 124 properties were sold. New listings were down 8.24%, from 170 to 156. The average sales price, at \$1,019,468 was down 6.37% from \$1,088,778. As of June 30, 2024, inventory stood at 43 units while months of supply was 4.49 months.

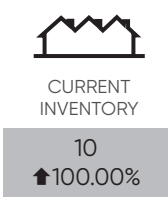
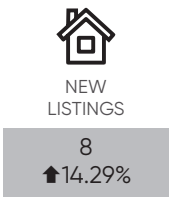
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BAY COLONY SINGLE-FAMILY HOMES
MARKET REPORT - Q2 2024

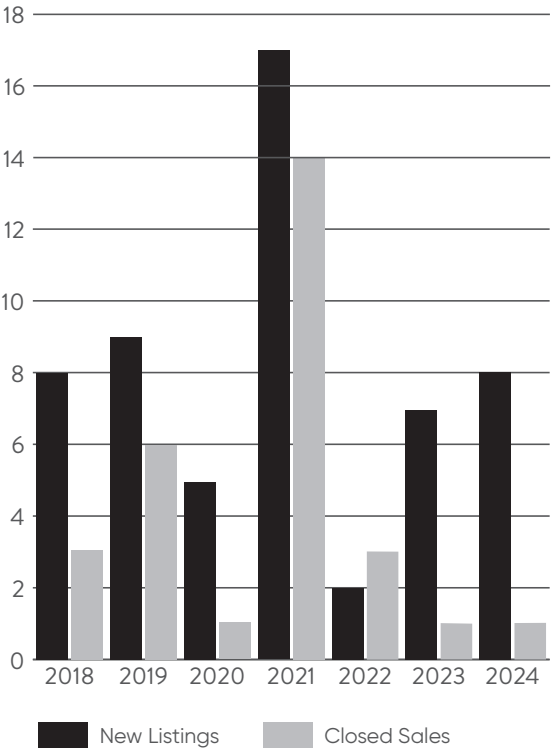


CHRISTIE'S
INTERNATIONAL REAL ESTATE

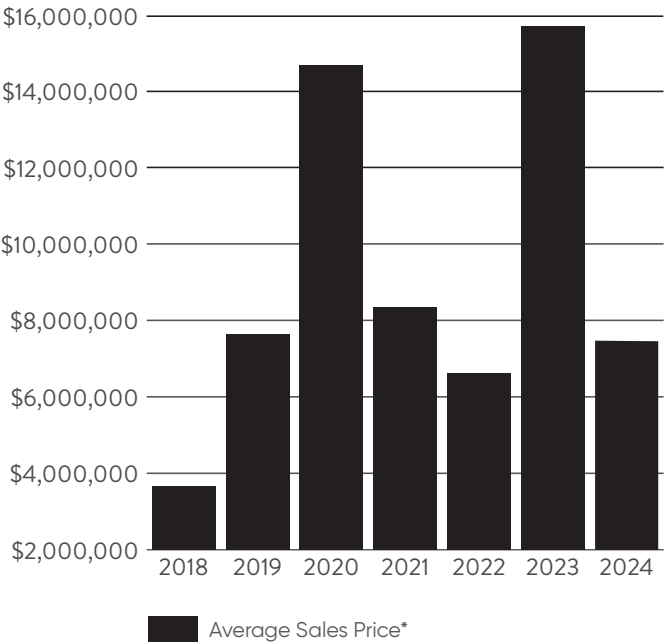
	2018	2019	2020	2021	2022	2023	2024
Listed	8	9	5	17	2	7	8
Sold	3	6	1	14	3	1	1
Avg. Sale \$*	\$3,866,667	\$7,728,333	\$14,700,000	\$8,170,000	\$6,794,000	\$15,900,000	\$7,500,000



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 1 property sold, sales were unchanged when compared with the preceding 12-month period. New listings were up 14.29%, from 7 to 8. The average sales price, at \$7,500,000 was down 52.83% from \$15,900,000. As of June 30, 2024, inventory stood at 10 units while months of supply was 120 months.

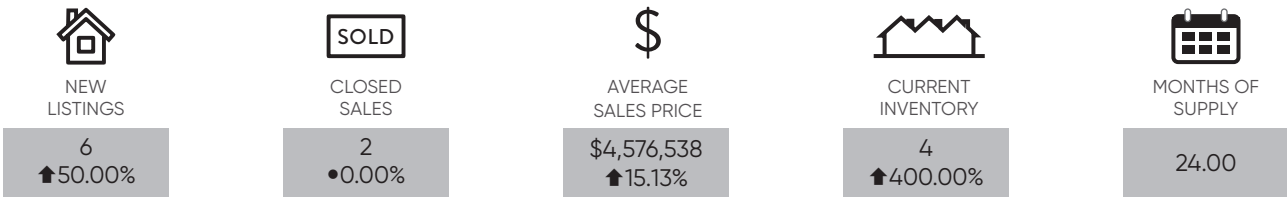
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BAY COLONY VILLAS
MARKET REPORT - Q2 2024

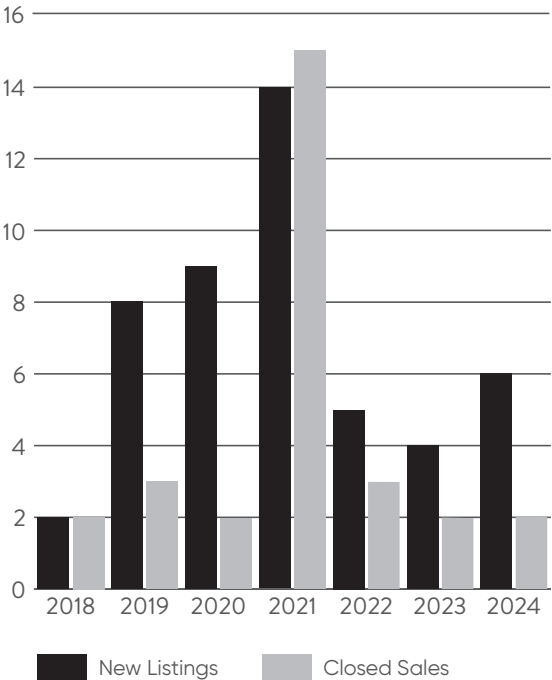


CHRISTIE'S
INTERNATIONAL REAL ESTATE

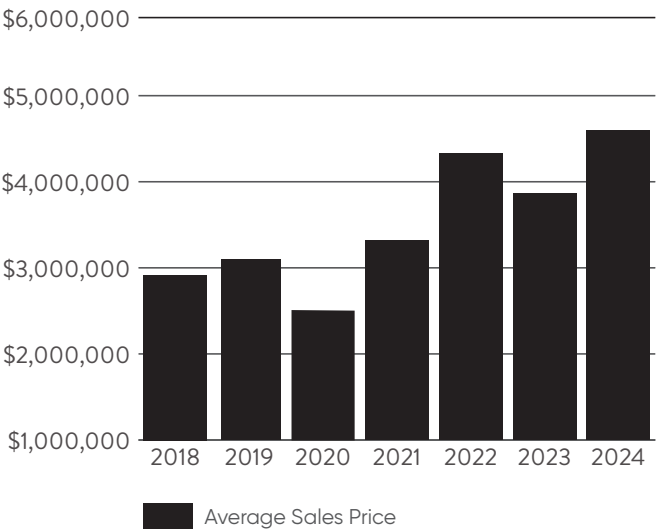
	2018	2019	2020	2021	2022	2023	2024
Listed	2	8	9	14	5	4	6
Sold	2	3	2	15	3	2	2
Avg. Sale \$	\$2,900,000	\$3,066,667	\$2,525,018	\$3,364,333	\$4,310,667	\$3,975,000	\$4,576,538



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 2 properties sold, sales were static from the preceding 12-month period. New listings were up 50%, from 4 to 6. The average sales price, at \$4,576,538 was up 15.13% from \$3,975,000. As of June 30, 2024, inventory stood at 4 units while months of supply was 24 months.

BAY COLONY MID-RISE AND HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q2 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	55	56	56	47	28	15	39
Sold	28	36	20	69	29	17	14
Avg. Sale \$	\$3,121,214	\$3,559,281	\$2,711,575	\$2,942,261	\$4,375,987	\$5,380,288	\$6,821,786



NEW
LISTINGS

39
↑160.00%



CLOSED
SALES

14
↓17.65%



AVERAGE
SALES PRICE

\$6,821,786
↑26.79%



CURRENT
INVENTORY

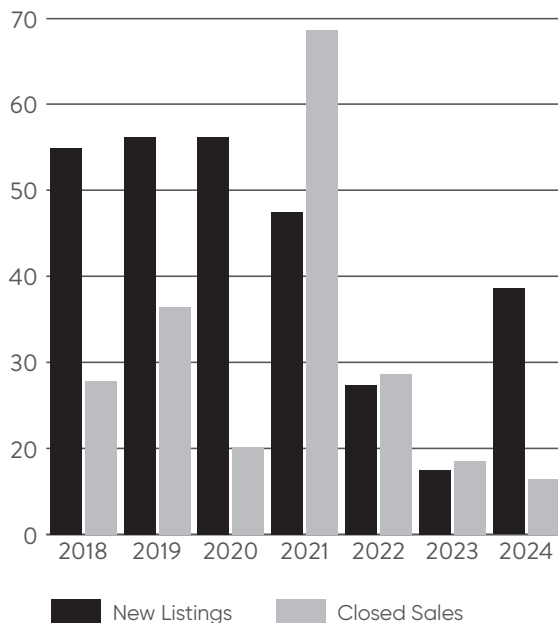
23
↑666.67%



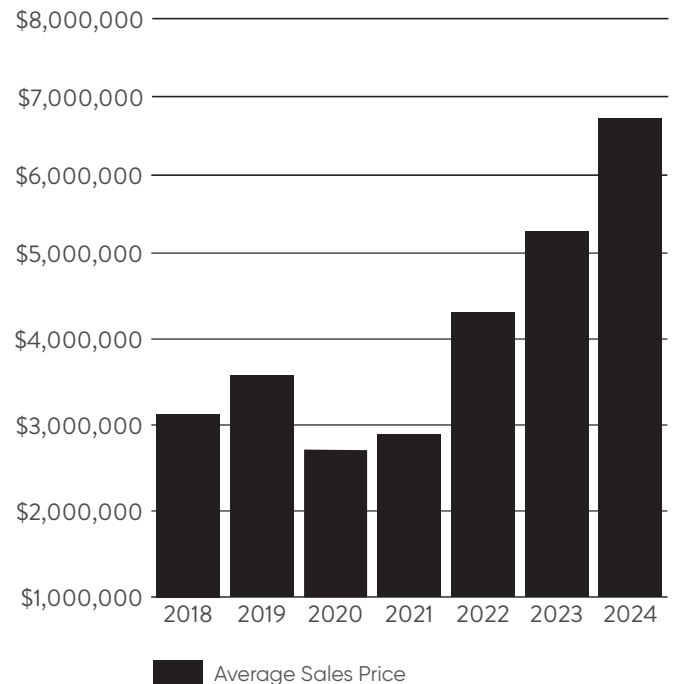
MONTHS OF
SUPPLY

19.71
↑830.95%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 14 properties sold, sales were down 17.65% from the preceding 12-month period when 17 properties were sold. New listings were up 160%, from 15 to 39. The average sales price, at \$6,821,786, was up 26.79% from \$5,380,288. As of June 30, 2024, inventory stood at 23 units while months of supply was 19.71 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.



JohnRWood.com | (239) 262-1900

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