

PELICAN BAY MARKET REPORT - Q3 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

Q3 2024

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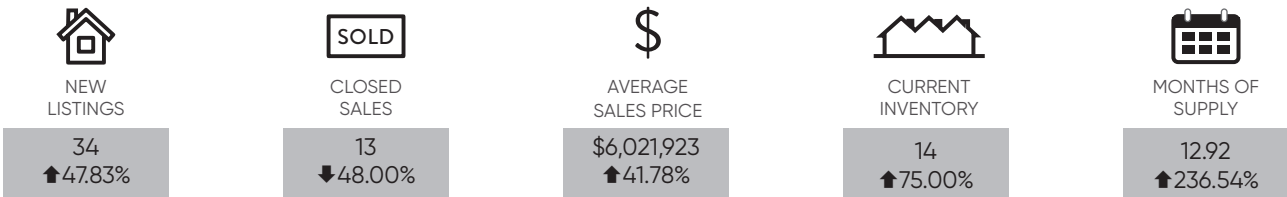
PELICAN BAY SINGLE-FAMILY HOMES
 MARKET REPORT - Q3 2024



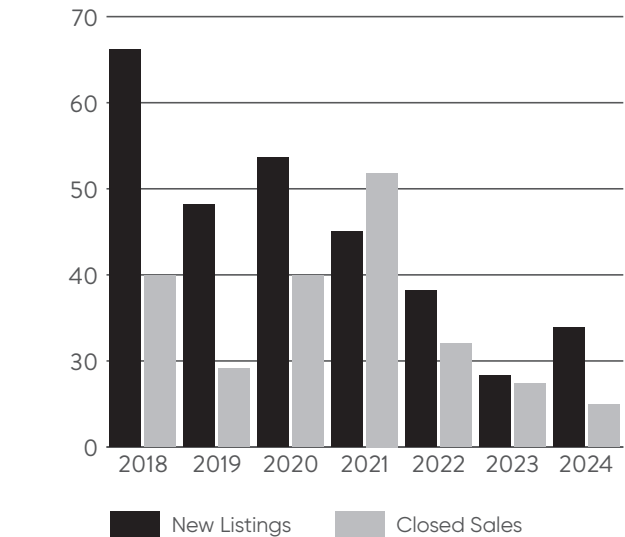
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

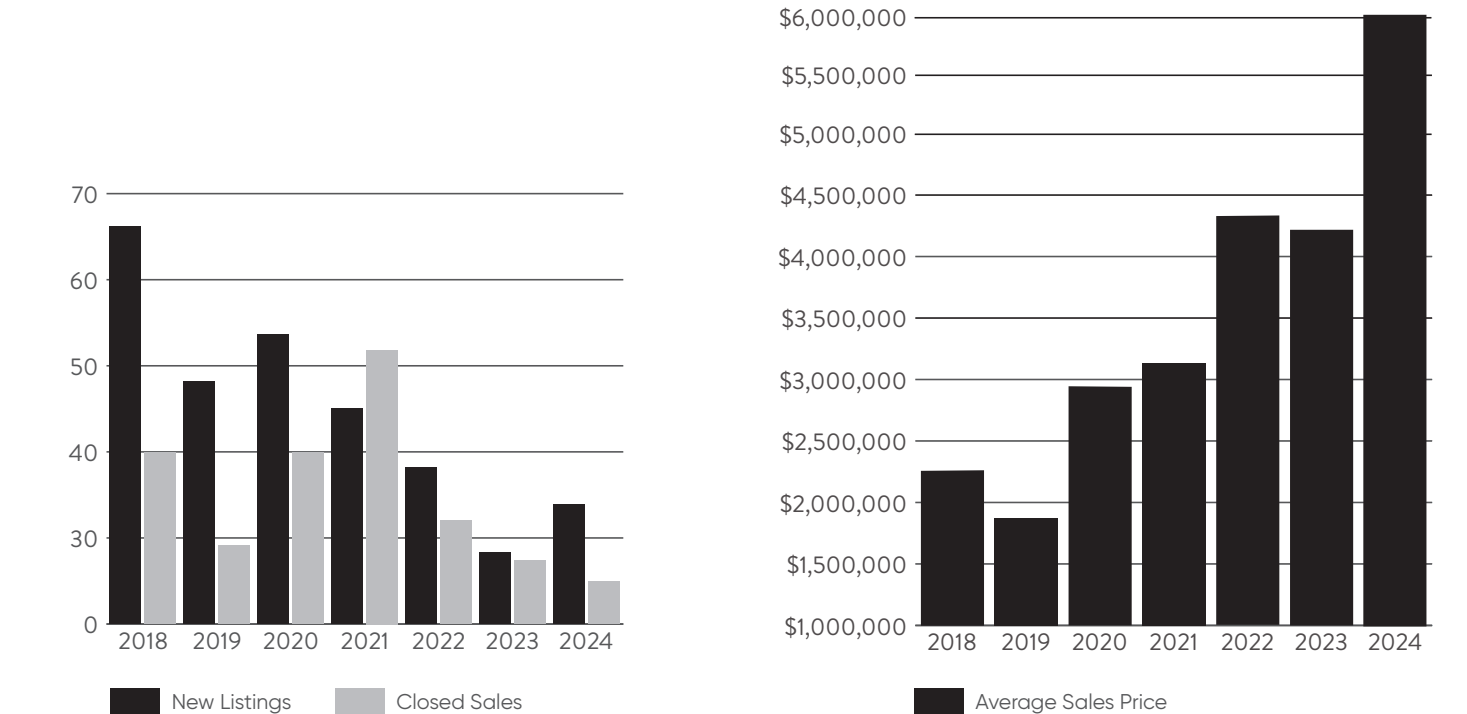
	2018	2019	2020	2021	2022	2023	2024
Listed	64	48	55	45	38	23	34
Sold	40	27	40	52	34	25	13
Avg. Sale \$	\$2,250,974	\$1,846,019	\$2,926,963	\$3,171,434	\$4,410,485	\$4,247,506	\$6,021,923



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 13 properties sold, sales were down 48% from the preceding 12-month period when 25 properties were sold. New listings were up 47.83%, from 23 to 34. The average sales price, at \$6,021,923 was up 41.78% from \$4,247,506. As of September 30, 2024, inventory stood at 14 units while months of supply was 12.92 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 - Q3 2024



	2018	2019	2020	2021	2022	2023	2024
Listed	38	51	47	35	31	34	40
Sold	32	33	43	41	28	31	25
Avg. Sale \$	\$1,305,397	\$1,249,159	\$1,351,930	\$1,532,781	\$1,949,161	\$2,192,984	\$2,339,000



NEW LISTINGS
 40
 ↑17.65%



CLOSED SALES
 25
 ↓19.35%



AVERAGE SALES PRICE
 \$2,339,000
 ↑6.66%

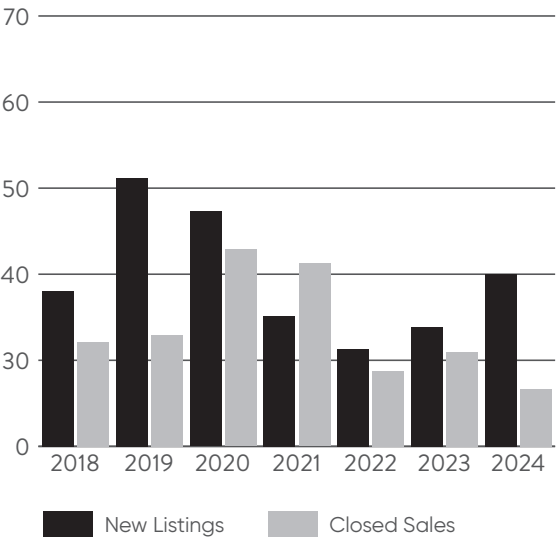


CURRENT INVENTORY
 11
 ↑175.00%

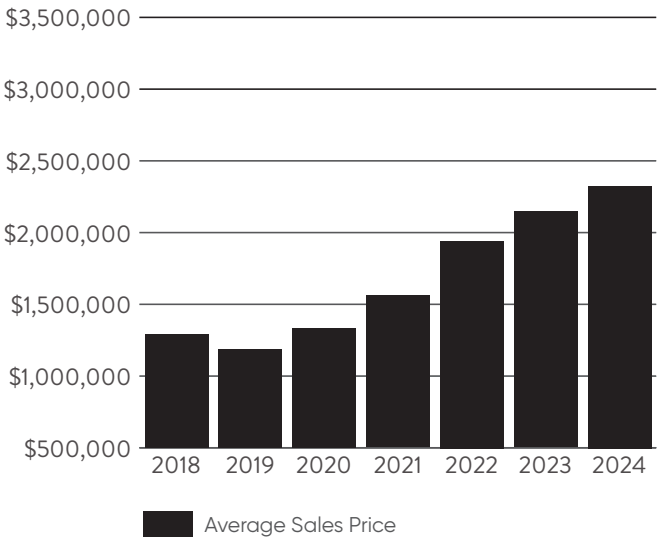


MONTHS OF SUPPLY
 5.28
 ↑241.00%

12 MONTH NEW LISTINGS
 AND CLOSED SALES



12 MONTH AVERAGE
 SALES PRICE



SUMMARY

With 25 properties sold, sales were down 19.35% from the preceding 12-month period when 31 properties were sold. New listings were up 17.65%, from 34 to 40. The average sales price, at \$2,339,000 was up 6.66% from \$2,192,984. As of September 30, 2024, inventory stood at 11 units while months of supply was 5.28 months.

PELICAN BAY HIGH-RISE CONDOMINIUMS MARKET REPORT - Q3 2024



	2018	2019	2020	2021	2022	2023	2024
Listed	123	159	155	170	121	130	149
Sold	72	97	92	190	127	89	95
Avg. Sale \$	\$1,219,461	\$1,870,585	\$1,438,306	\$1,715,857	\$2,067,764	\$2,472,051	\$2,256,703

NEW LISTINGS

149
↑14.62%

CLOSED SALES

95
↑6.74%

AVERAGE SALES PRICE

\$2,256,703
↓8.71%

CURRENT INVENTORY

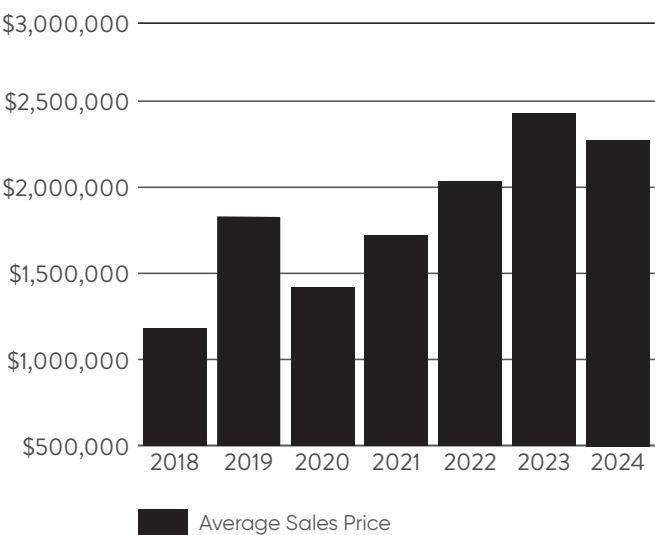
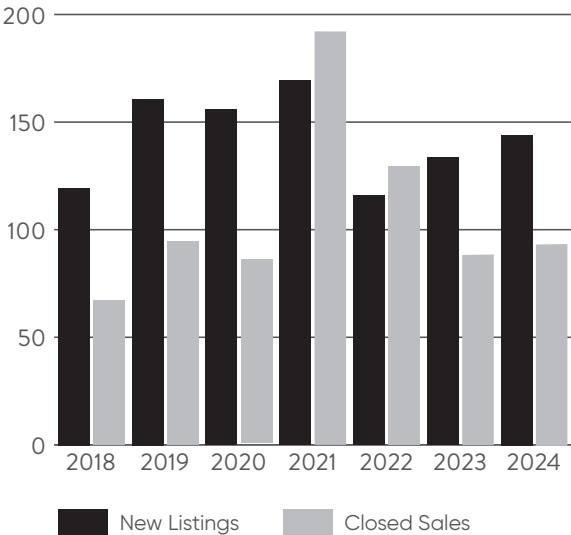
48
↑23.08%

MONTHS OF SUPPLY

6.06
↑15.30%

12 MONTH NEW LISTINGS AND CLOSED SALES

12 MONTH AVERAGE SALES PRICE



SUMMARY

With 95 properties sold, sales were up 6.74% from the preceding 12-month period when 89 properties were sold. New listings were up 14.62%, from 130 to 149. The average sales price, at \$2,256,703 was down 8.71% from \$2,472,051. As of September 30, 2024, inventory stood at 48 units while months of supply was 6.06 months.

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PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS
 MARKET REPORT - Q3 2024



CHRISTIE'S
 INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	206	163	192	194	144	170	155
Sold	133	105	124	227	137	131	104
Avg. Sale \$	\$603,947	\$577,385	\$574,242	\$683,112	\$1,008,224	\$1,070,920	\$1,013,806

NEW LISTINGS

155
↓8.82%

CLOSED SALES

104
↓20.61%

AVERAGE SALES PRICE

\$1,013,806
↓5.33%

CURRENT INVENTORY

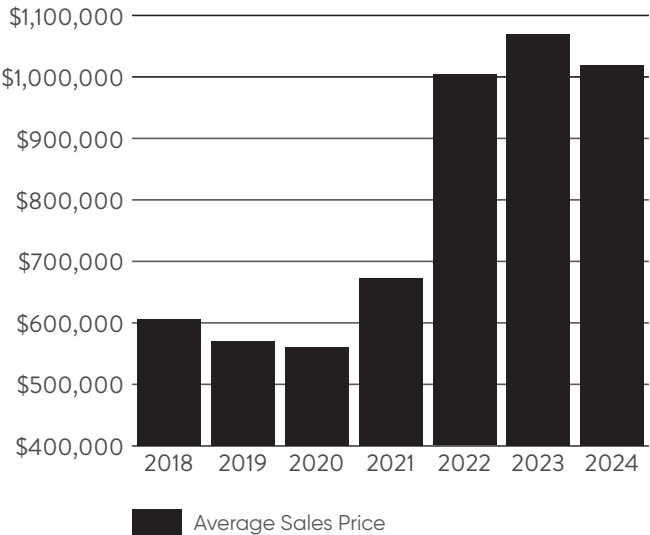
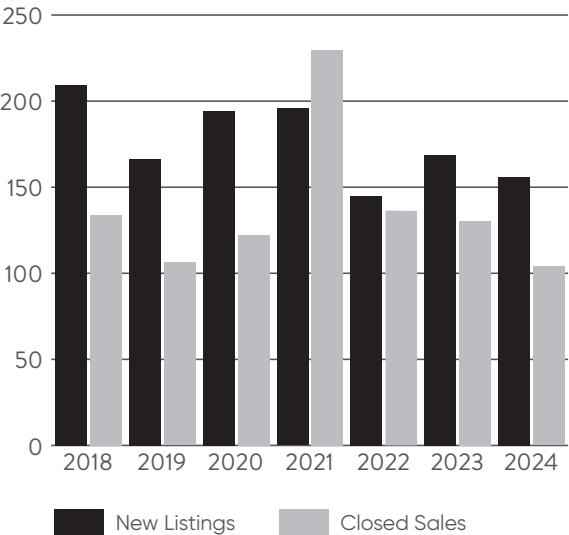
36
↑20.00%

MONTHS OF SUPPLY

4.15
↑51.15%

12 MONTH NEW LISTINGS
 AND CLOSED SALES

12 MONTH AVERAGE
 SALES PRICE



SUMMARY

With 104 properties sold, sales were down 20.61% from the preceding 12-month period when 131 properties were sold. New listings were down 8.82%, from 170 to 155. The average sales price, at \$1,013,806 was down 5.33% from \$1,070,920. As of September 30, 2024, inventory stood at 36 units while months of supply was 4.15 months.

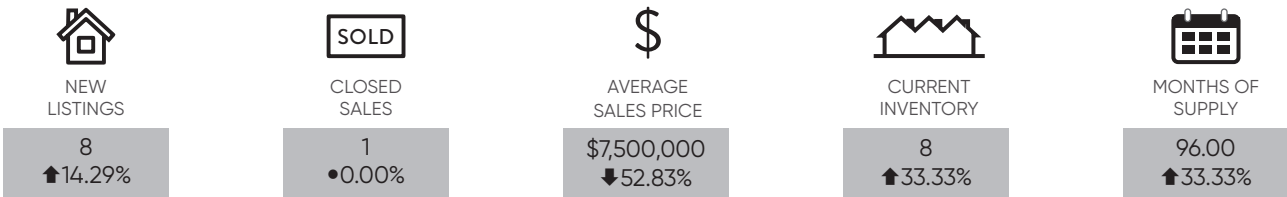
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BAY COLONY SINGLE-FAMILY HOMES
MARKET REPORT - Q3 2024

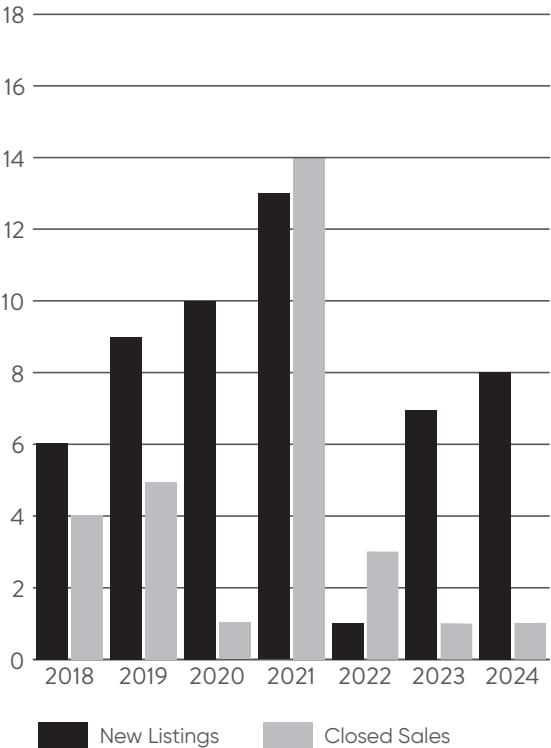


CHRISTIE'S
INTERNATIONAL REAL ESTATE

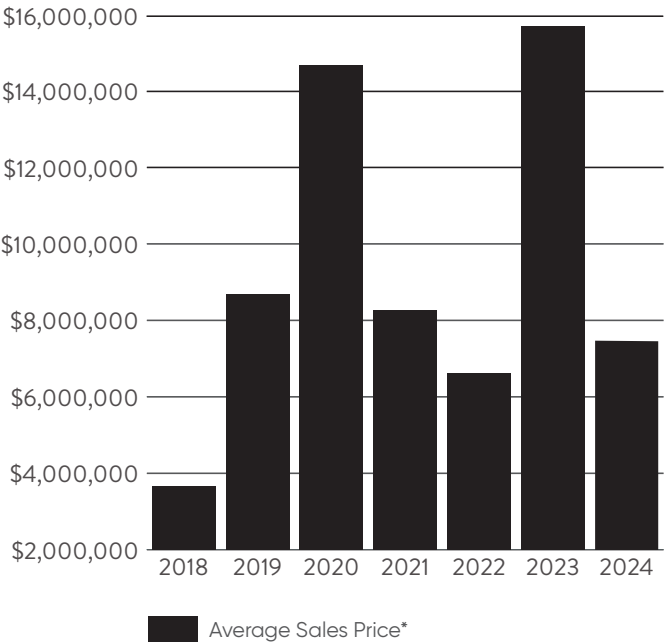
	2018	2019	2020	2021	2022	2023	2024
Listed	6	9	10	13	1	7	8
Sold	4	5	1	14	3	1	1
Avg. Sale \$*	\$3,537,500	\$8,764,000	\$14,700,000	\$8,170,000	\$6,794,000	\$15,900,000	\$7,500,000



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

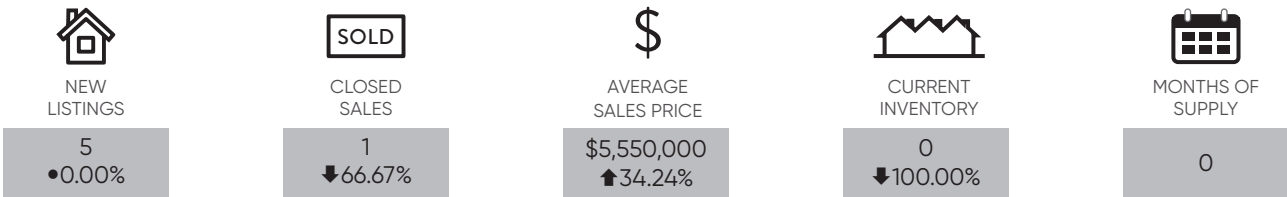
With 1 property sold, sales were static with the preceding 12-month period. New listings were up 14.29%, from 7 to 8. The average sales price, at \$7,500,000 was down 52.83% from \$15,900,000. As of September 30, 2024, inventory stood at 8 units while months of supply was 96 months.

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BAY COLONY VILLAS

MARKET REPORT - Q3 2024

	2018	2019	2020	2021	2022	2023	2024
Listed	4	7	12	10	5	5	5
Sold	3	3	2	15	3	3	1
Avg. Sale \$	\$3,400,000	\$2,300,012	\$3,125,000	\$3,331,000	\$4,944,000	\$4,134,358	\$5,550,000



BAY COLONY MID-RISE AND HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q3 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	57	45	61	47	23	19	39
Sold	33	33	32	62	24	14	15
Avg. Sale \$	\$3,144,879	\$3,433,776	\$2,573,156	\$3,197,742	\$4,522,193	\$6,597,493	\$6,270,333



NEW
LISTINGS

39
↑105.26%



CLOSED
SALES

15
↑7.14%



AVERAGE
SALES PRICE

\$6,270,333
↓4.96%



CURRENT
INVENTORY

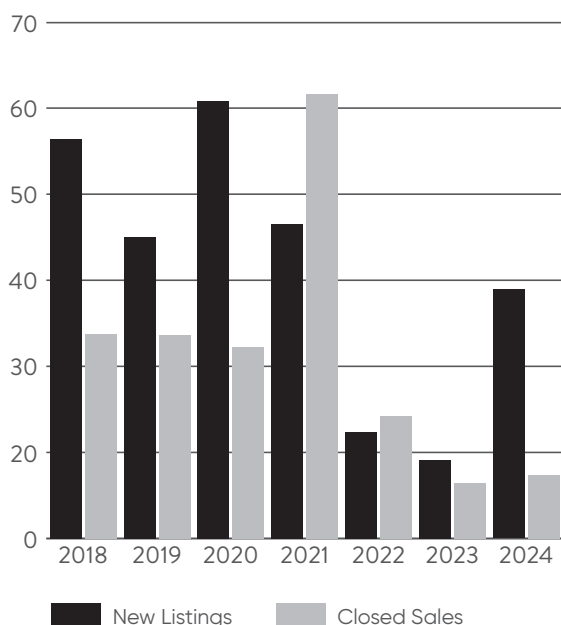
18
↑260.00%



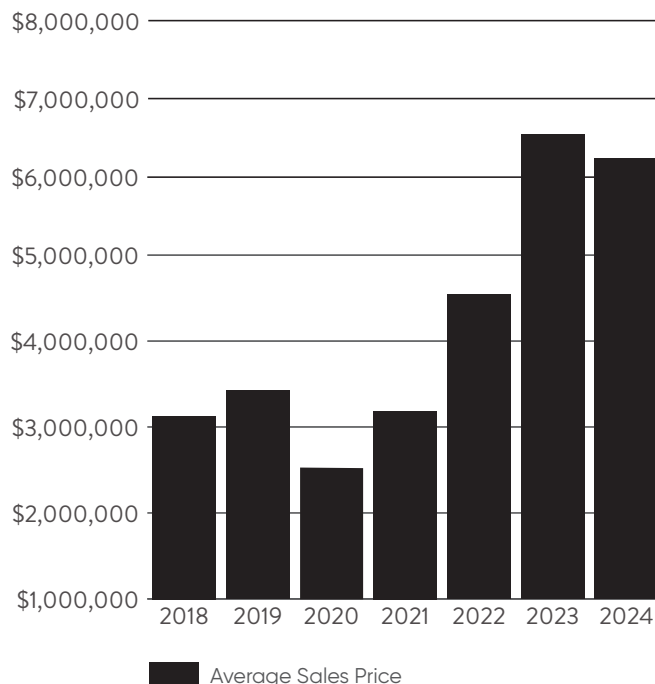
MONTHS OF
SUPPLY

14.40
↑236.00%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 15 properties sold, sales were up 7.14% from the preceding 12-month period when 14 properties were sold. New listings were up 105.26%, from 19 to 39. The average sales price, at \$6,270,333, was down 4.96% from \$6,597,493. As of September 30, 2024, inventory stood at 18 units while months of supply was 14.4 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.