

PELICAN BAY MARKET REPORT - Q4 2024



\$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

Q4 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

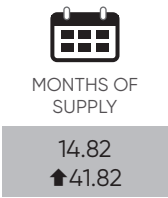
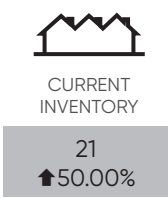
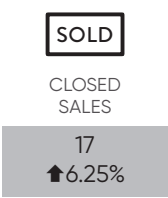
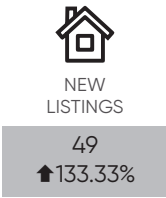
PELICAN BAY SINGLE-FAMILY HOMES
 MARKET REPORT - Q4 2024



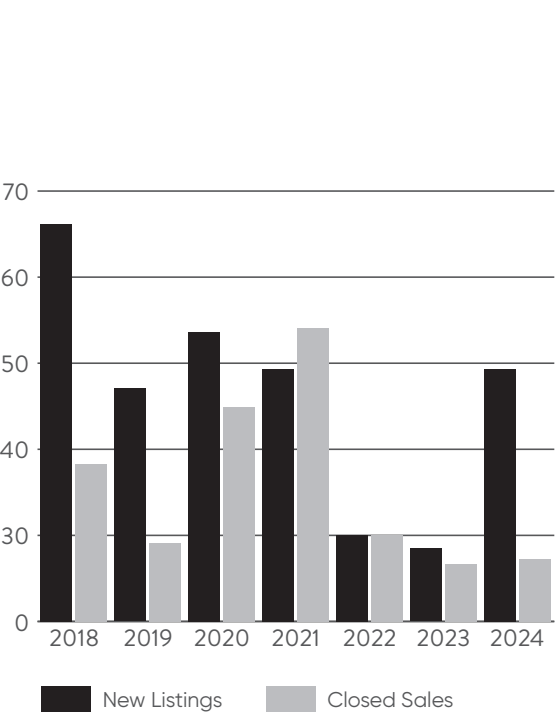
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

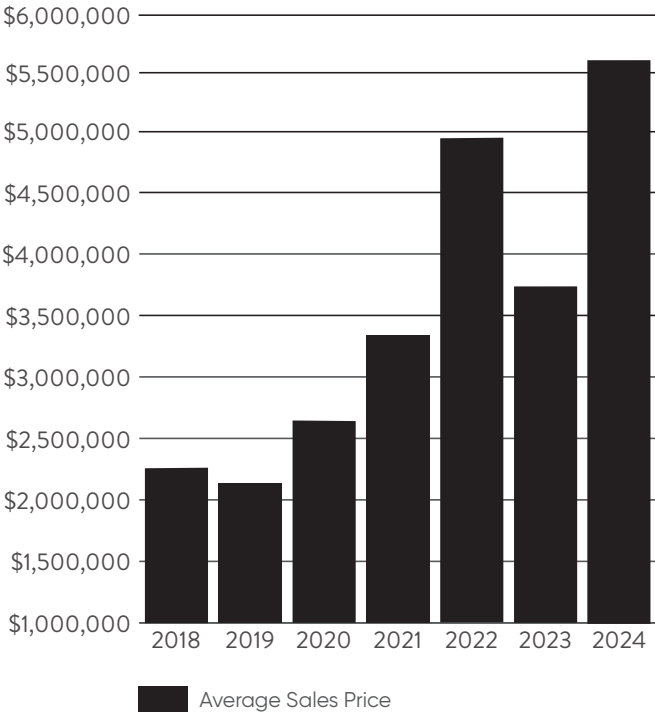
	2018	2019	2020	2021	2022	2023	2024
Listed	67	47	53	49	30	21	49
Sold	38	28	45	54	30	16	17
Avg. Sale \$	\$2,289,248	\$2,078,304	\$2,671,753	\$3,473,364	\$4,986,533	\$3,706,290	\$5,635,000



12 MONTH NEW LISTINGS
 AND CLOSED SALES



12 MONTH AVERAGE
 SALES PRICE



PELICAN BAY VILLAS
MARKET REPORT - Q4 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	51	52	41	35	26	35	45
Sold	35	31	50	40	21	29	24
Avg. Sale \$	\$1,304,684	\$1,184,065	\$1,451,730	\$1,551,188	\$2,109,738	\$2,292,500	\$2,213,125



NEW LISTINGS

45
↑28.57%



CLOSED SALES

24
↓17.24%



AVERAGE SALES PRICE

\$2,213,125
↓3.46%



CURRENT INVENTORY

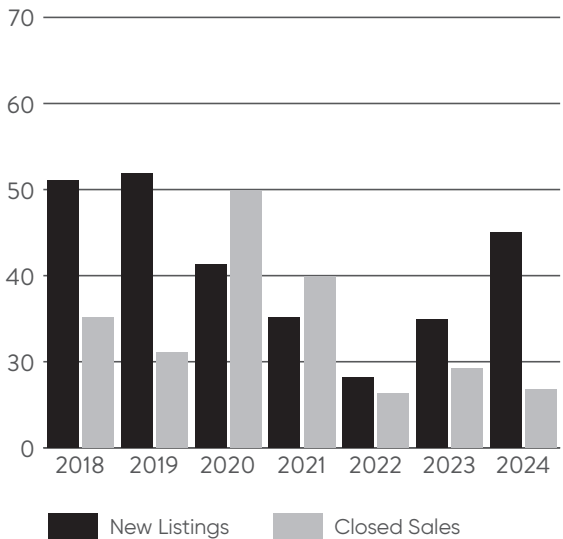
17
↑88.89%



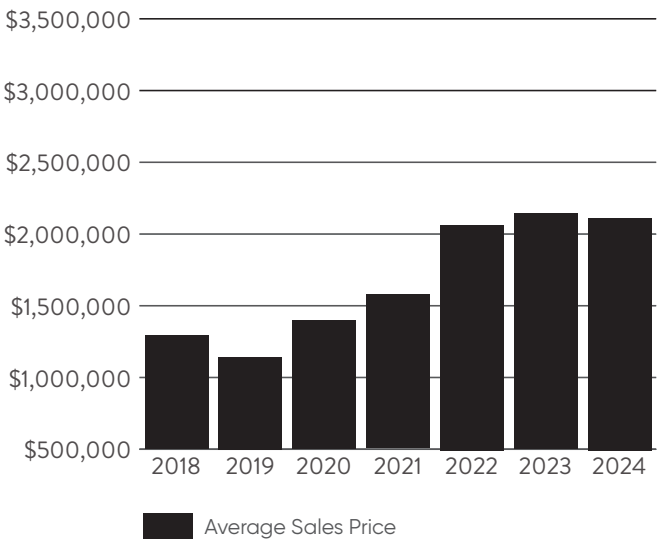
MONTHS OF SUPPLY

8.50
↑128.24%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



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PELICAN BAY HIGH-RISE CONDOMINIUMS
 MARKET REPORT - Q4 2024



	2018	2019	2020	2021	2022	2023	2024
Listed	137	157	155	162	109	155	153
Sold	71	101	122	182	100	96	90
Avg. Sale \$	\$1,178,672	\$1,930,743	\$1,479,470	\$1,768,406	\$2,366,640	\$2,220,172	\$2,430,086

NEW LISTINGS

153
↓1.29%

CLOSED SALES

90
↓6.25%

AVERAGE SALES PRICE

\$2,430,086
↑9.45%

CURRENT INVENTORY

76
↑16.92%

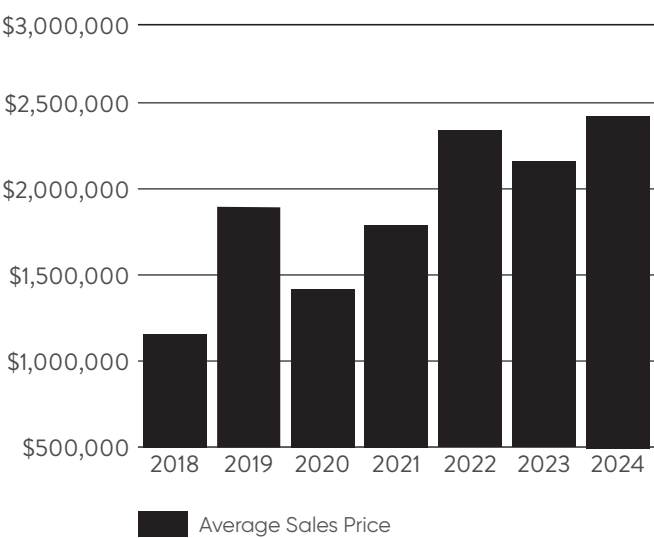
MONTHS OF SUPPLY

10.13
↑24.72%

12 MONTH NEW LISTINGS
 AND CLOSED SALES



12 MONTH AVERAGE
 SALES PRICE



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PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS
 MARKET REPORT - Q4 2024



CHRISTIE'S
 INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	205	168	181	188	152	167	170
Sold	142	106	137	222	122	126	104
Avg. Sale \$	\$597,950	\$583,730	\$582,520	\$720,509	\$1,067,848	\$1,079,980	\$1,004,460



NEW
 LISTINGS

170
 ↑1.80%



CLOSED
 SALES

104
 ↓17.46%



AVERAGE
 SALES PRICE

\$1,004,460
 ↓6.99%



CURRENT
 INVENTORY

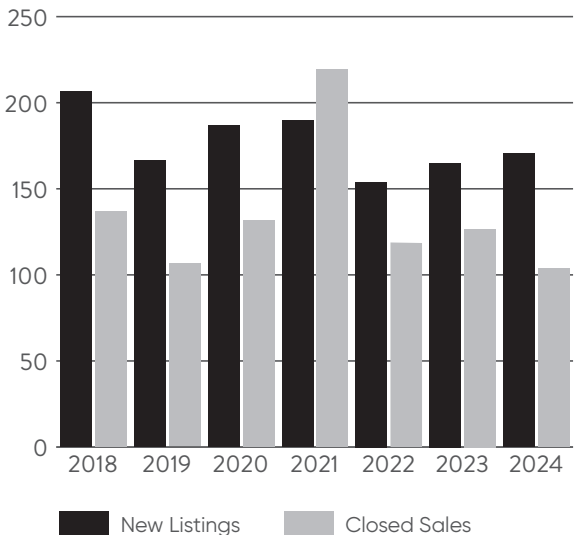
64
 ↑20.75%



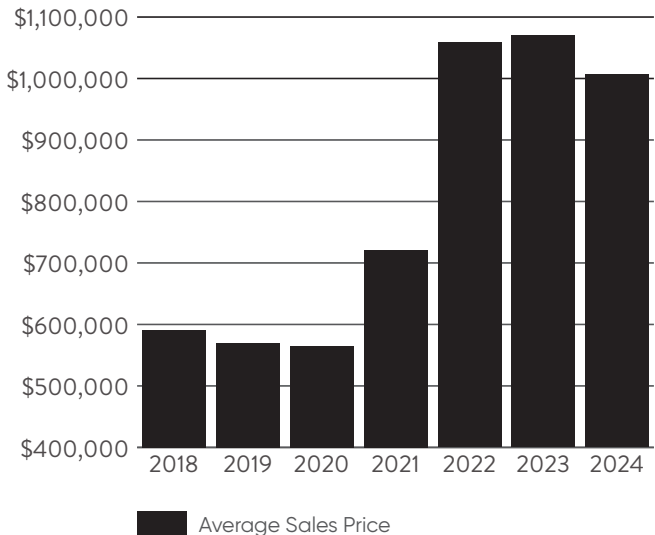
MONTHS OF
 SUPPLY

7.38
 ↑46.30%

12 MONTH NEW LISTINGS
 AND CLOSED SALES



12 MONTH AVERAGE
 SALES PRICE



BAY COLONY SINGLE-FAMILY HOMES
MARKET REPORT - Q4 2024

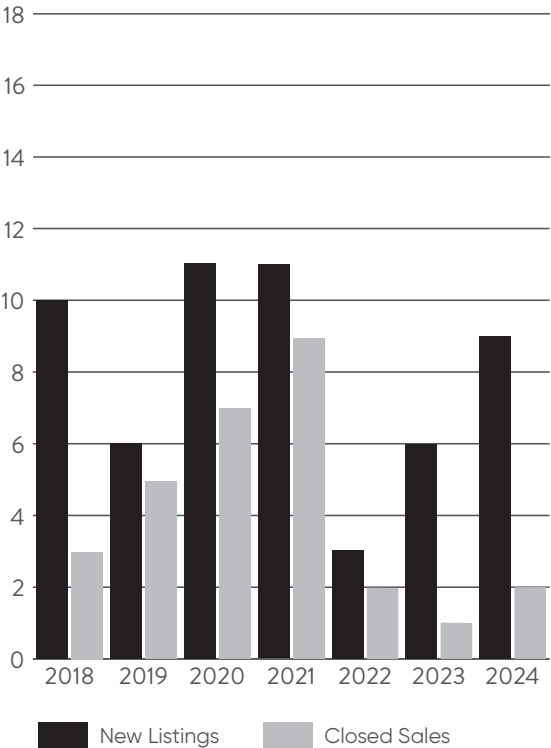


CHRISTIE'S
INTERNATIONAL REAL ESTATE

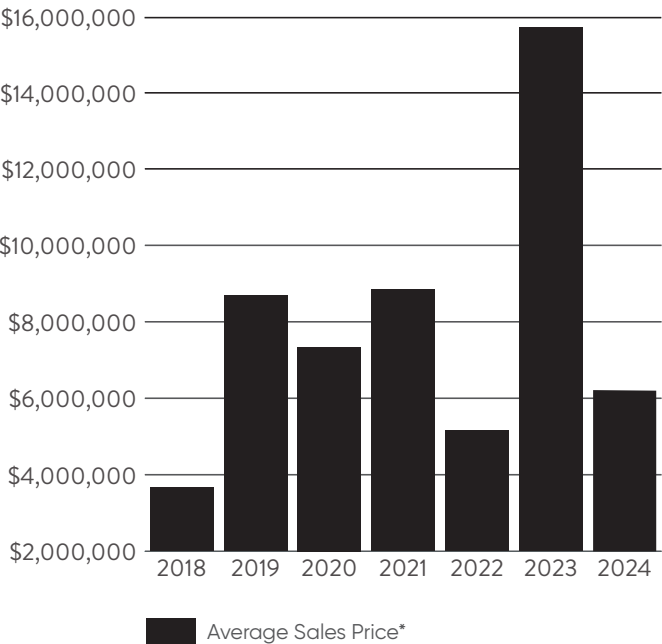
	2018	2019	2020	2021	2022	2023	2024
Listed	10	6	11	11	3	6	9
Sold	3	5	7	9	2	1	2
Avg. Sale \$*	\$3,450,000	\$8,764,000	\$7,297,143	\$9,805,556	\$5,066,000	\$15,900,000	\$6,100,000



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



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BAY COLONY VILLAS
MARKET REPORT - Q4 2024

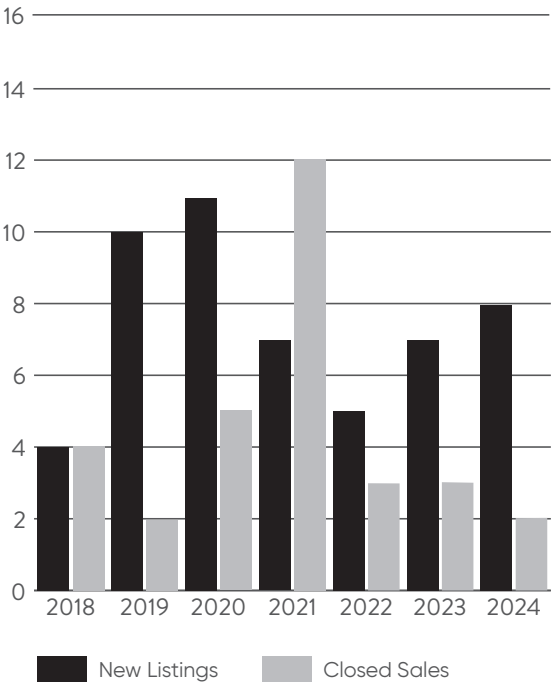


CHRISTIE'S
INTERNATIONAL REAL ESTATE

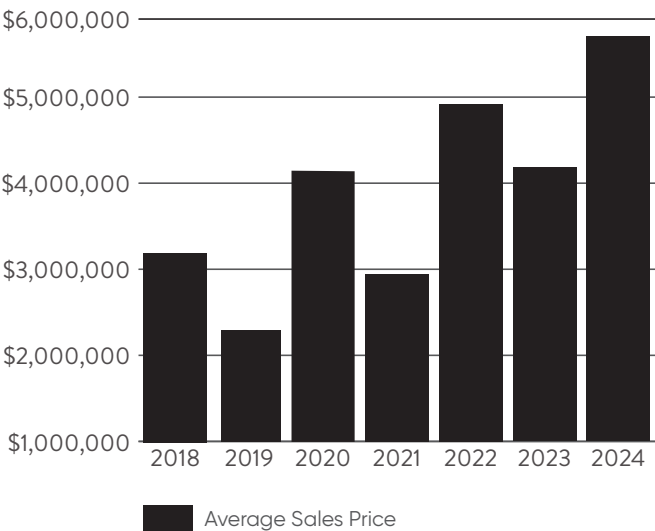
	2018	2019	2020	2021	2022	2023	2024
Listed	4	10	11	7	5	7	8
Sold	4	2	5	12	3	3	2
Avg. Sale \$	\$3,125,000	\$2,300,018	\$4,110,000	\$2,972,083	\$4,944,000	\$4,134,358	\$5,825,000



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



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BAY COLONY MID-RISE AND HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q4 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	52	48	58	40	21	24	42
Sold	35	26	40	59	19	14	17
Avg. Sale \$	\$3,171,886	\$3,586,908	\$2,612,275	\$3,392,034	\$4,524,349	\$6,904,636	\$6,409,118

NEW LISTINGS

42
↑75.00%

CLOSED SALES

17
↑21.43%

AVERAGE SALES PRICE

\$6,409,118
↓7.18%

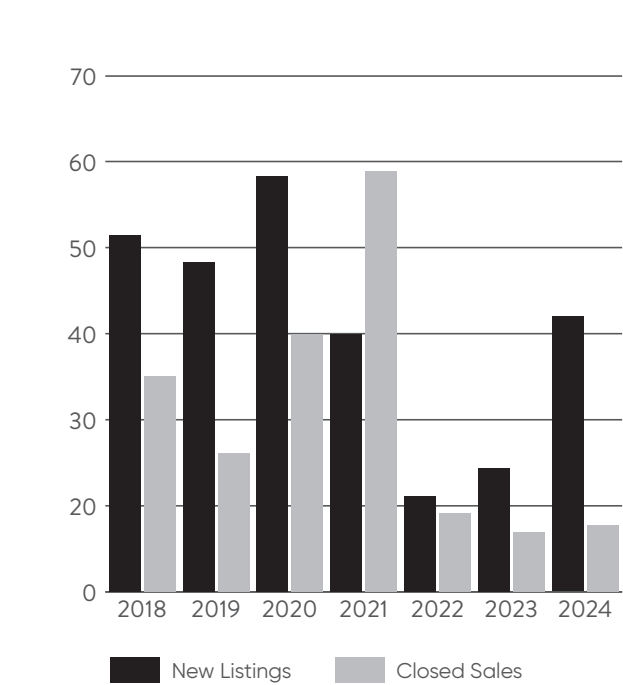
CURRENT INVENTORY

24
↑71.43%

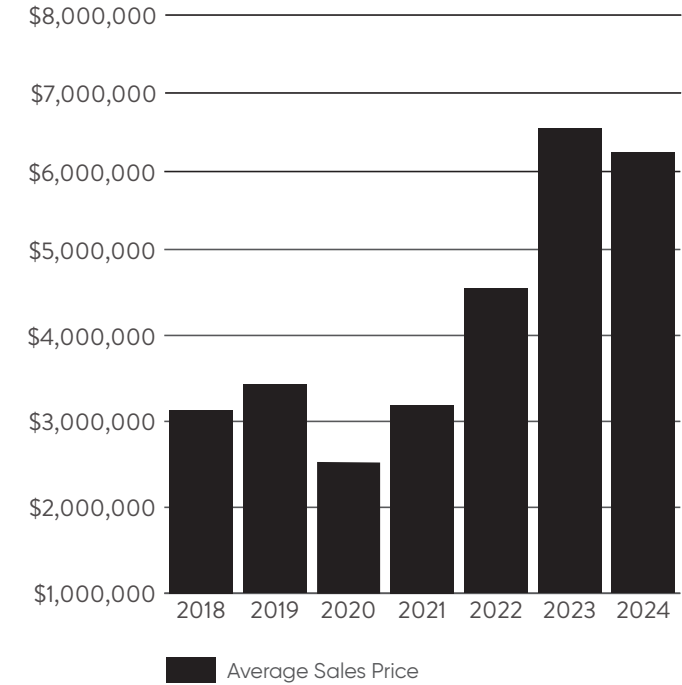
MONTHS OF SUPPLY

16.94
↑41.18%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



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#1 REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

**\$4.5 Billion in Sales Volume in 2024.
Over \$1.6 Billion ahead
of our nearest competitor.**



CHRISTIE'S
INTERNATIONAL REAL ESTATE

THE UNRIVALED LEADER IN REAL ESTATE
Family Owned & Operated Since 1958

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Source: SWFLA MLS. Sales Volume In Lee and Collier Counties Combined. 1/1/2024 through 12/31/2024.