

GULF SHORE BOULEVARD MARKET REPORT - Q2 2025



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Gulf Shore Boulevard, Naples – Beachfront

MARKET REPORT – Q2 2025

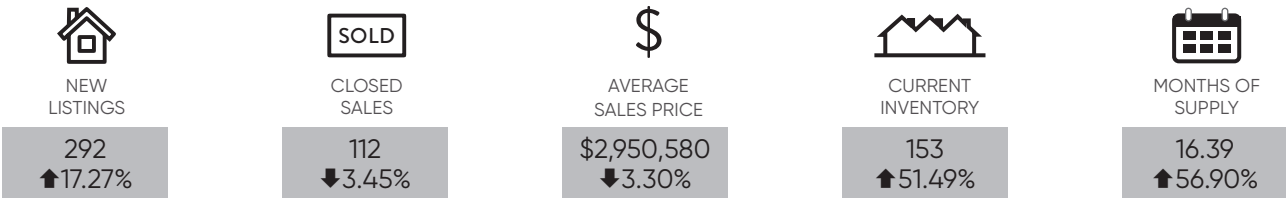


CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

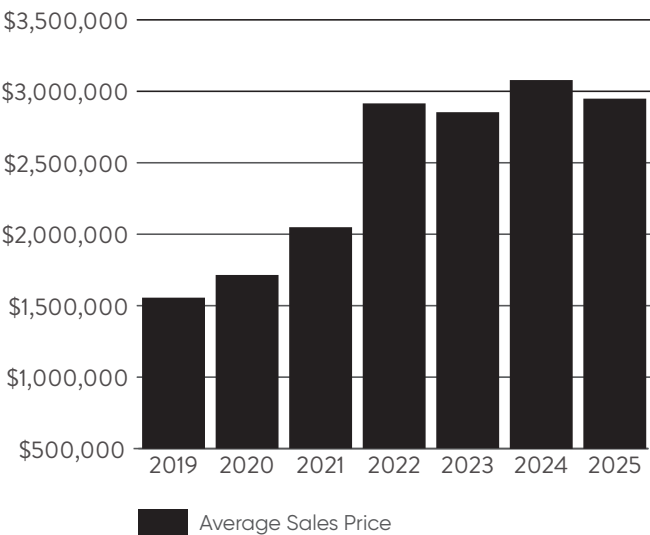
BEACHFRONT

	2019	2020	2021	2022	2023	2024	2025
Listed	301	278	269	200	181	249	292
Sold	182	163	364	232	101	116	112
Avg. Sale \$	\$1,567,818	\$1,743,726	\$2,057,372	\$2,931,123	\$2,869,999	\$3,051,290	\$2,950,580



12 MONTH NEW LISTINGS AND
CLOSED SALES – BEACHFRONT

12 MONTH AVERAGE
SALES PRICE – BEACHFRONT



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Statistics include condominium units in buildings on the Gulf side of Gulf Shore Boulevard in the Naples neighborhoods of Park Shore, The Moorings, and Coquina Sands.

Gulf Shore Boulevard, Naples - Bayfront

MARKET REPORT - Q2 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BAYFRONT

	2019	2020	2021	2022	2023	2024	2025
Listed	101	97	113	77	66	124	125
Sold	60	50	112	75	42	72	43
Avg. Sale \$	\$640,413	\$644,478	\$737,167	\$1,001,976	\$1,495,435	\$1,840,475	\$1,326,750



NEW LISTINGS

125
↑0.81%



CLOSED SALES

43
↓40.28%



AVERAGE SALES PRICE

\$1,326,750
↓27.91%



CURRENT INVENTORY

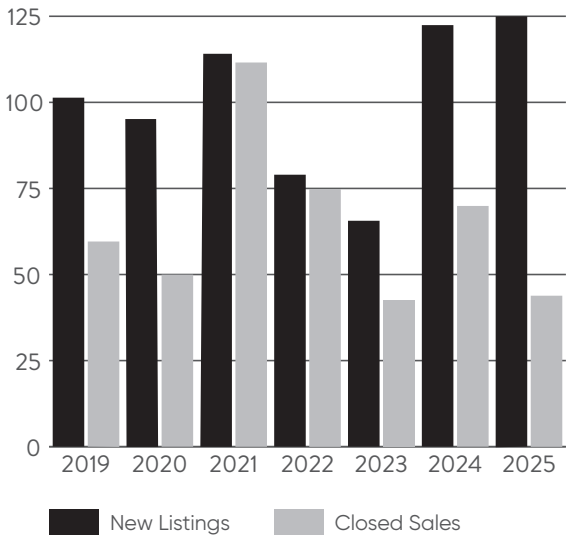
57
↑32.56%



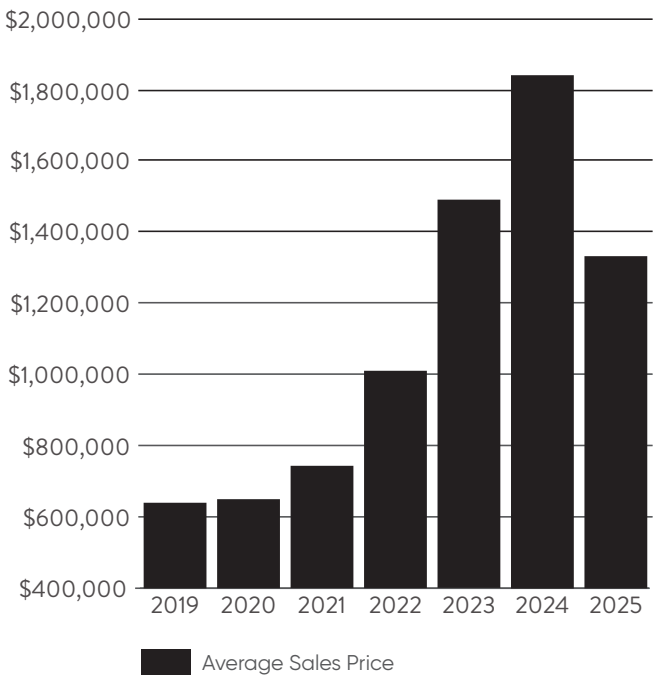
MONTHS OF SUPPLY

15.91
↑121.96%

12 MONTH NEW LISTINGS AND
CLOSED SALES - BAYFRONT



12 MONTH AVERAGE
SALES PRICE - BAYFRONT



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of our nearest competitor.**



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