

GULF SHORE BOULEVARD MARKET REPORT - Q3 2025



**JOHN R. WOOD**  
— PROPERTIES —

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

### BEACHFRONT

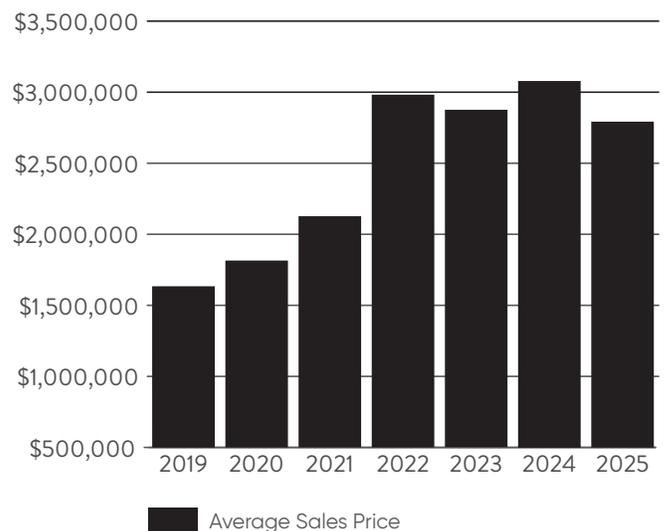
	2019	2020	2021	2022	2023	2024	2025
Listed	308	280	249	192	187	255	289
Sold	186	178	372	192	106	118	117
Avg. Sale \$	\$1,659,878	\$1,780,036	\$2,175,103	\$2,994,003	\$2,849,221	\$3,079,869	\$2,759,769

 <b>NEW LISTINGS</b> 289 ↑13.33%	 <b>CLOSED SALES</b> 117 ↓0.85%	 <b>AVERAGE SALES PRICE</b> \$2,759,769 ↓10.39%	 <b>CURRENT INVENTORY</b> 109 ↑45.33%	 <b>MONTHS OF SUPPLY</b> 11.18 ↑46.58%
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12 MONTH NEW LISTINGS AND CLOSED SALES - BEACHFRONT



12 MONTH AVERAGE SALES PRICE - BEACHFRONT



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Data Represented on 12-Month Rolling Basis.

### BAYFRONT

	2019	2020	2021	2022	2023	2024	2025
Listed	103	108	97	73	77	126	117
Sold	63	52	115	65	42	72	46
Avg. Sale \$	\$656,056	\$580,464	\$779,325	\$1,020,442	\$1,565,316	\$1,821,864	\$1,289,614

**NEW LISTINGS**  
117  
↓7.14%

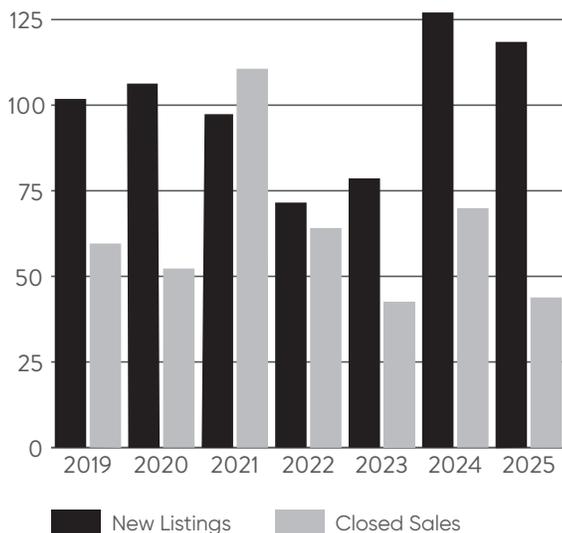
**SOLD**  
CLOSED SALES  
46  
↓36.11%

**AVERAGE SALES PRICE**  
\$1,289,614  
↓29.21%

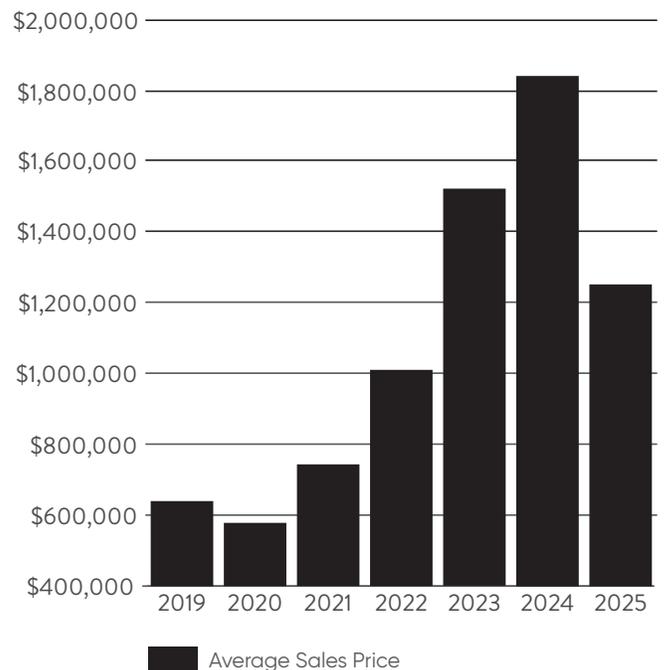
**CURRENT INVENTORY**  
37  
↑8.82%

**MONTHS OF SUPPLY**  
9.65  
↑70.33%

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.