

GULF SHORE BOULEVARD MARKET REPORT - Q4 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	293	268	227	164	235	279	303
Sold	189	215	363	146	111	113	133
Avg. Sale \$	\$1,653,011	\$1,749,288	\$2,346,413	\$3,147,688	\$2,875,954	\$3,169,200	\$2,532,715

NEW LISTINGS

303
↑8.60%

CLOSED SALES

133
↑17.70%

AVERAGE SALES PRICE

\$2,532,715
↓20.08%

CURRENT INVENTORY

183
↑21.19%

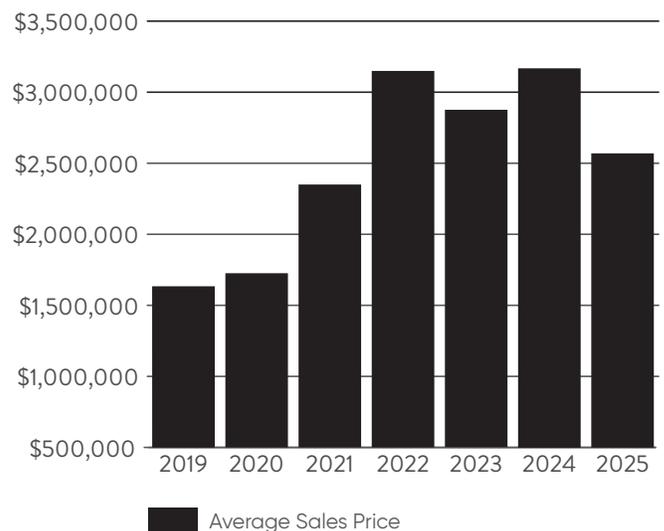
MONTHS OF SUPPLY

16.51
↑2.97%

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	96	117	83	59	114	116	129
Sold	59	66	108	58	52	64	44
Avg. Sale \$	\$650,475	\$622,031	\$780,118	\$1,171,427	\$1,893,401	\$1,517,005	\$1,271,869

NEW LISTINGS
129
↑11.21%

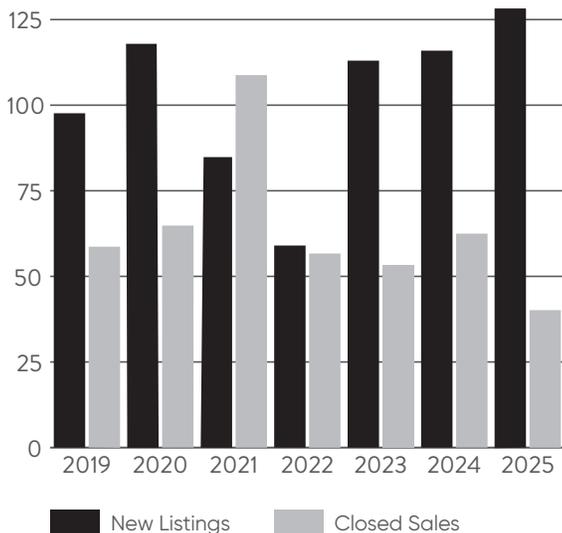
CLOSED SALES
44
↓31.25%

AVERAGE SALES PRICE
\$1,271,869
↓16.16%

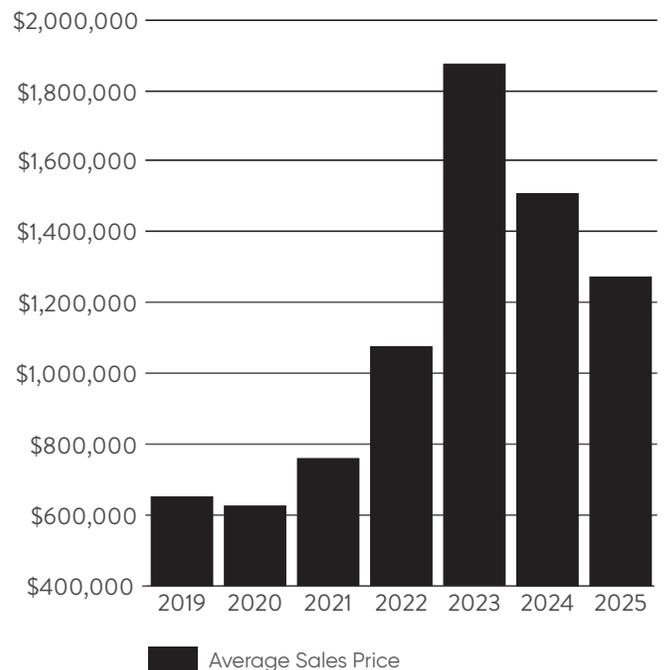
CURRENT INVENTORY
65
↑20.37%

MONTHS OF SUPPLY
17.73
↑75.08%

12 MONTH NEW LISTINGS AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



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#1

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Source: SWFLA MLS. Sales Volume In Lee and Collier Counties Combined. 1/1/2025 through 12/31/2025.