

MONTHLY MARKET REPORT - AUGUST 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$4.5B+
IN CLOSED
SALES VOLUME

21
LOCATIONS FROM
MARCO ISLAND TO
PINE ISLAND

850+
AGENTS
THROUGHOUT
SOUTHWEST FL

#1
REAL ESTATE
COMPANY IN
SOUTHWEST
FLORIDA

1958
YEAR ESTABLISHED
BY VISIONARY
JOHN R. WOOD

HEADQUARTERED
IN NAPLES, FLORIDA

INDEPENDENTLY
OWNED & OPERATED;
NOT A FRANCHISE

A LOCAL LEGACY
OF ACHIEVEMENT



NAPLES, FL

MONTHLY MARKET REPORT

AUGUST 2025

Southwest Florida	2
Naples	3
Marco Island	6
Bonita-Estero	8
Fort Myers	10
Fort Myers Beach	12
Sanibel & Captiva Islands	14
Cape Coral	16
Pine Island	18

SOUTHWEST FLORIDA

MARKET REPORT - AUGUST 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	43,073	39,341	38,564	36,467	33,076	39,401	41,004
Sold	26,206	27,632	41,906	31,726	24,202	23,177	21,406
Avg. Sale \$	\$446,598	\$471,989	\$608,210	\$746,900	\$796,914	\$814,504	\$803,519



NEW LISTINGS

41,004
▲4.07%



CLOSED SALES

21,406
▼7.64%



AVERAGE SALES PRICE

\$803,519
▼1.35%



CURRENT INVENTORY

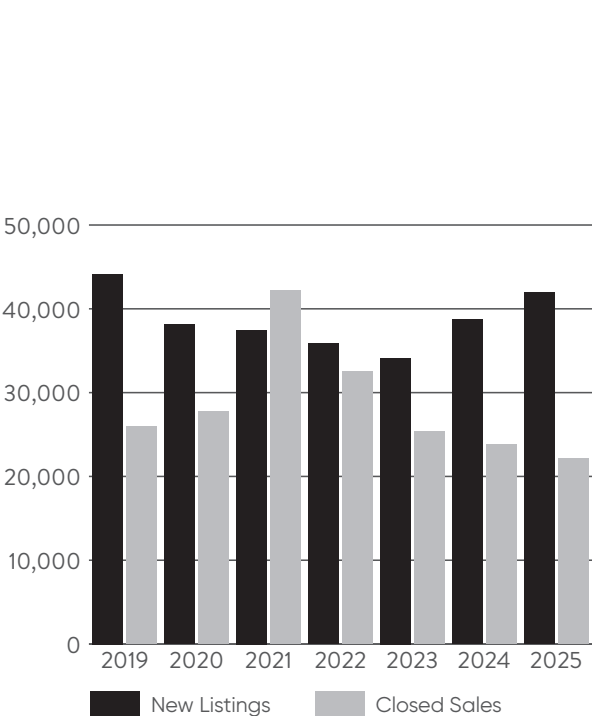
13,196
▲13.01%



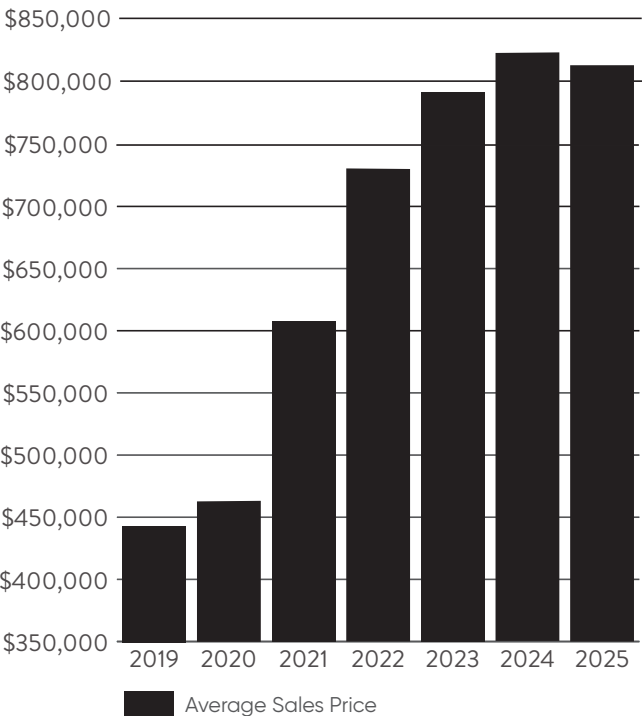
MONTHS OF SUPPLY

7.40
▲22.36%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



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NAPLES

MARKET REPORT - AUGUST 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	15,498	15,066	15,281	13,678	11,827	13,957	14,885
Sold	9,808	10,543	17,024	12,019	9,310	8,581	7,848
Avg. Sale \$	\$612,327	\$639,621	\$805,003	\$992,724	\$1,074,880	\$1,122,278	\$1,157,961



NEW
LISTINGS

14,885
↑6.65%



CLOSED
SALES

7,909
↓7.83%



AVERAGE
SALES PRICE

\$1,157,961
↑3.18%



CURRENT
INVENTORY

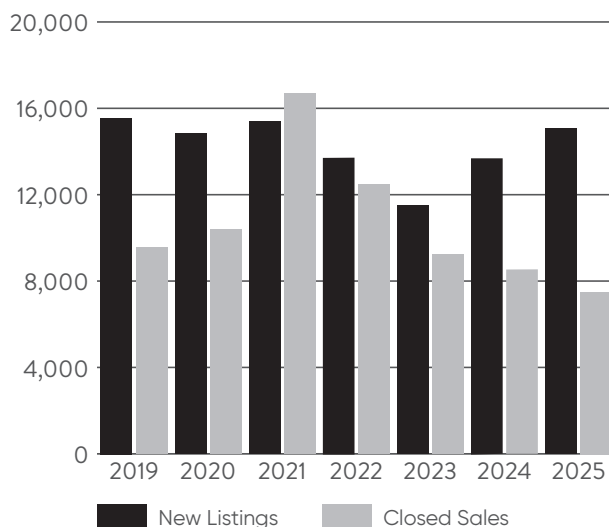
4,903
↑20.00%



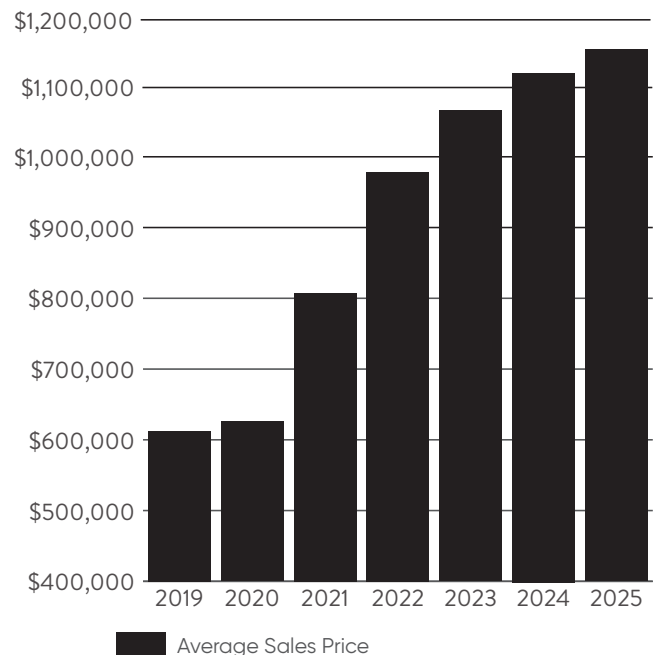
MONTHS OF
SUPPLY

7.44
↑30.19%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	21	27	9.33	\$9,974,316
Audubon	8	10	9.60	\$2,452,000
Colliers Reserve	7	10	8.40	\$2,889,000
Crayton Road Area Non-Waterfront	61	74	9.89	\$4,290,512
Crayton Road Area Waterfront	14	17	9.88	\$9,380,000
Crossings	3	12	3.00	\$1,496,667
Esplanade	17	34	6.00	\$1,832,147
Grey Oaks	14	37	4.54	\$4,486,189
Isles of Collier Preserve	24	42	6.86	\$2,240,098
Kensington	3	19	1.89	\$1,730,737
Lely Resort	40	77	6.23	\$1,243,672
Mediterra	15	30	6.00	\$4,093,200
Monterey	7	15	5.60	\$1,726,000
Olde Cypress	6	26	2.77	\$1,629,769
Olde Naples	49	51	11.53	\$6,545,352
Pelican Bay	14	40	4.20	\$4,259,288
Pelican Bay - Bay Colony	10	11	10.91	\$6,872,273
Pelican Marsh	13	28	5.57	\$1,957,054
Pine Ridge	31	24	15.50	\$7,087,508
Port Royal	22	27	9.78	\$24,527,963
Quail Creek	8	20	4.80	\$2,563,025
Quail West	17	33	6.18	\$4,508,376
The Quarry	12	36	4.00	\$1,616,722
Riverstone	14	39	4.31	\$1,123,090
Royal Harbor	20	19	12.63	\$4,920,513
The Strand	2	12	2.00	\$1,218,908
Tiburon	3	7	5.14	\$3,635,714
Treviso Bay	4	21	2.29	\$2,189,228
Vanderbilt Beach	30	23	15.65	\$4,055,870
Vineyards	11	56	2.36	\$1,381,712

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2025

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	69	100	8.28	\$590,228
Crayton Road Area Waterfront	169	172	11.79	\$2,375,552
The Dunes	22	20	13.20	\$1,621,125
Esplanade	15	35	5.14	\$701,859
Grey Oaks	2	3	8.00	\$2,373,333
Isles of Collier Preserve	19	66	3.45	\$830,801
Kensington	6	22	3.27	\$728,227
Lely Resort	81	113	8.60	\$535,980
Mediterra	9	14	7.71	\$1,426,071
Olde Naples	98	104	11.31	\$1,474,743
Pelican Bay	108	199	6.51	\$1,643,217
Pelican Bay – Bay Colony	19	31	7.35	\$5,941,903
Pelican Marsh	18	47	4.60	\$793,468
Pine Ridge	5	10	6.00	\$337,150
The Quarry	10	9	13.33	\$694,778
The Strand	20	33	7.27	\$579,159
Tiburon	16	19	10.11	\$1,377,105
Treviso Bay	18	48	4.50	\$659,100
Vanderbilt Beach	71	62	13.74	\$1,598,669
Vineyards	50	73	8.22	\$644,141

MARCO ISLAND

MARKET REPORT - AUGUST 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	1,410	1,354	1,465	1,170	1,171	1,415	1,429
Sold	803	871	1,688	971	744	849	752
Avg. Sale \$	\$769,757	\$793,376	\$985,347	\$1,316,738	\$1,479,054	\$1,519,680	\$1,424,326



NEW
LISTINGS

1,429
↑0.99%



CLOSED
SALES

752
↓11.43%



AVERAGE
SALES PRICE

\$1,424,326
↓6.27%



CURRENT
INVENTORY

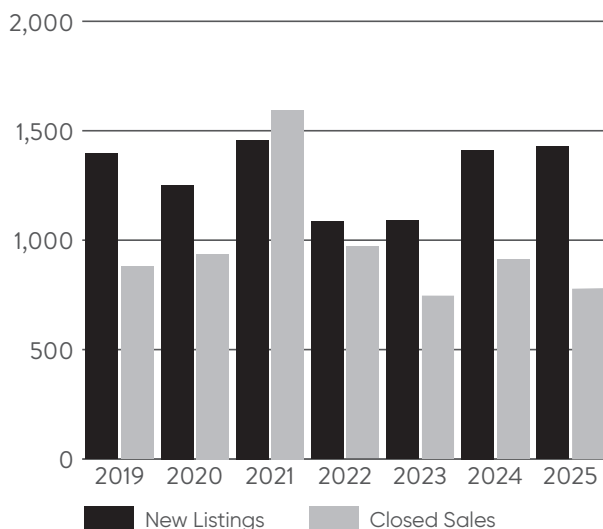
502
↓0.40%



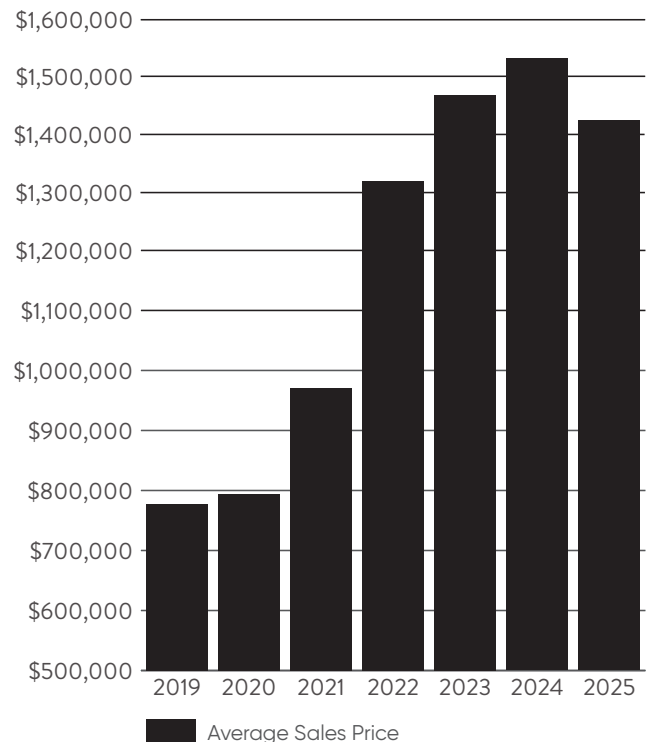
MONTHS OF
SUPPLY

8.01
↑12.45%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2025

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	65	97	8.04	\$3,082,052
Golf Course	4	16	3.00	\$1,113,437
Gulf Front	0	0	0.00	–
Indirect Waterfront	74	139	6.39	\$1,950,040
Inland	42	121	4.17	\$1,145,040
Preserve	8	5	19.20	\$1,607,980

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	83	82	12.15	\$605,798
Golf Course	0	2	0.00	\$798,500
Gulf Front	119	125	11.42	\$1,499,397
Gulf View	27	28	11.57	\$1,155,714
Indirect Waterfront	8	35	2.74	\$566,371
Inland	68	95	8.59	\$439,205
Preserve	4	7	6.86	\$581,286

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	39	60	7.80	\$1,565,620
Isles Of Capri	16	19	10.11	\$1,416,020
Naples Reserve	21	56	4.50	\$1,137,720
Winding Cypress	12	31	4.65	\$947,468


Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	52	35	17.83	\$747,795
Hammock Bay Golf and Country Club	27	20	16.20	\$664,950
Isles Of Capri	16	15	12.80	\$768,700

BONITA SPRINGS - ESTERO

MARKET REPORT - AUGUST 2025




	2019	2020	2021	2022	2023	2024	2025
Listed	4,620	4,471	4,275	3,947	3,560	4,207	4,654
Sold	3,081	3,162	4,976	3,496	2,928	2,745	2,679
Avg. Sale \$	\$412,190	\$419,370	\$518,696	\$665,335	\$776,254	\$784,894	\$742,083



NEW LISTINGS

4,654
↑10.63%




CLOSED SALES

2,679
↓2.40%




AVERAGE SALES PRICE

\$742,083
↓5.45%



CURRENT INVENTORY

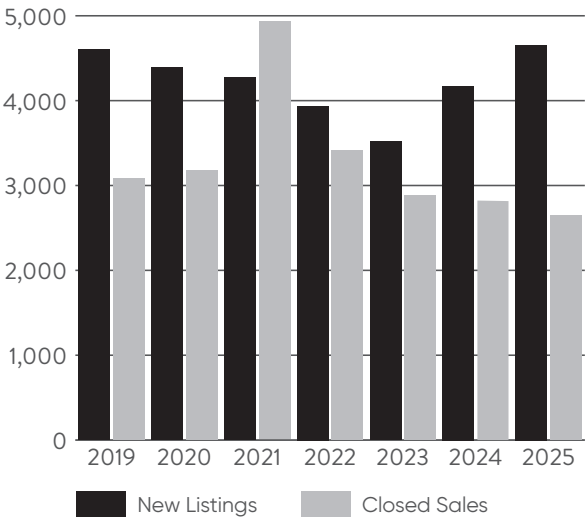
1,402
↑21.81%



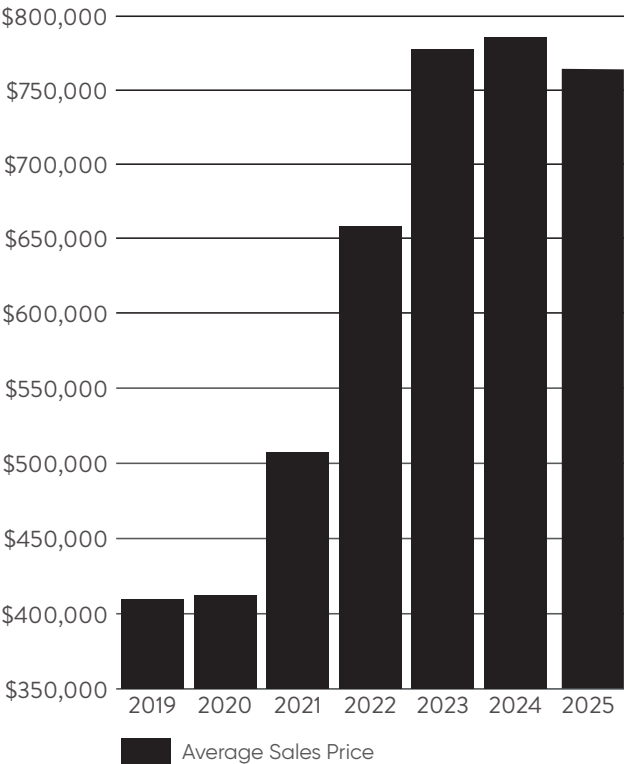
MONTHS OF SUPPLY

6.28
↑24.81%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	14	12	14.00	\$3,653,417
Bonita Bay	19	73	3.12	\$2,056,827
The Brooks	14	77	2.18	\$1,442,605
Palmira Golf and Country Club	10	26	4.62	\$1,280,077
Pelican Landing	12	44	3.27	\$1,404,191
Pelican Landing - The Colony	2	3	8.00	\$2,014,333
Pelican Sound	0	1	0.00	\$1,400,000
West Bay Club	8	16	6.00	\$2,203,438

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	21	14	18.00	\$2,014,286
Bonita Bay	68	96	8.50	\$1,202,567
The Brooks	36	86	5.02	\$493,663
Palmira Golf and Country Club	6	10	7.20	\$595,389
Pelican Landing	29	50	6.96	\$532,452
Pelican Landing - The Colony	34	47	8.68	\$1,320,583
Pelican Sound	13	33	4.73	\$661,573
West Bay Club	27	16	20.25	\$890,781

FORT MYERS

MARKET REPORT - AUGUST 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	11,068	8,637	7,435	6,919	6,791	7,875	7,851
Sold	5,695	5,794	8,148	6,380	4,948	4,402	4,026
Avg. Sale \$	\$272,133	\$295,121	\$357,935	\$465,676	\$497,139	\$509,812	\$490,402



NEW
LISTINGS

7,851
↓0.30%



CLOSED
SALES

4,026
↓8.54%



AVERAGE
SALES PRICE

\$490,402
↓3.81%



CURRENT
INVENTORY

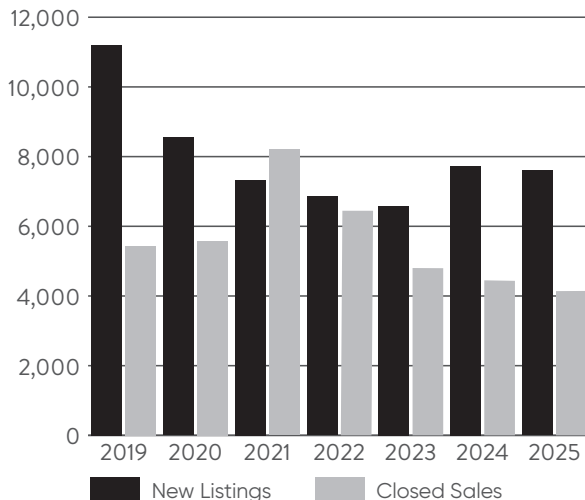
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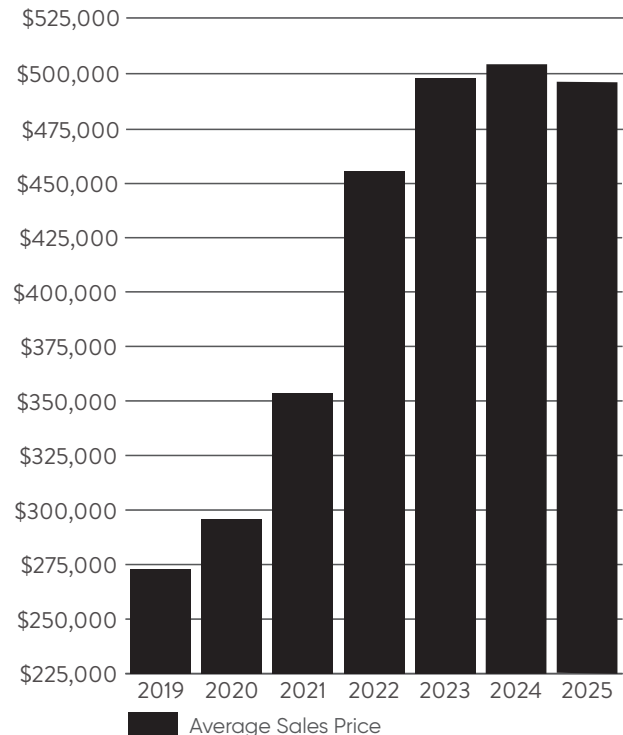
MONTHS OF
SUPPLY

7.10
↑14.58%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	11	27	4.89	\$821,185
Colonial Country Club	16	29	6.62	\$586,966
Crown Colony	5	20	3.00	\$742,406
Esplanade Lake Club	13	57	2.74	\$1,314,563
Fiddlesticks Country Club	14	19	8.84	\$1,036,263
The Forest	6	17	4.24	\$683,294
Gulf Harbour Yacht And Country Club	14	26	6.46	\$1,210,500
Miromar Lakes Beach And Golf Club	13	38	4.11	\$2,625,703
Parker Lakes	10	13	9.23	\$372,923
Paseo	4	20	2.40	\$781,925
The Plantation	19	93	2.45	\$643,890
Shadow Wood Preserve	4	11	4.36	\$1,208,536
Town And River	19	14	16.29	\$1,329,750
Wildblue	23	94	2.94	\$1,526,285

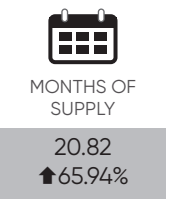
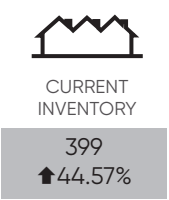
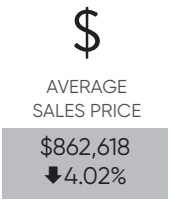
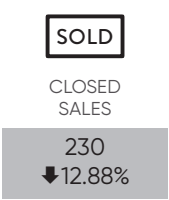
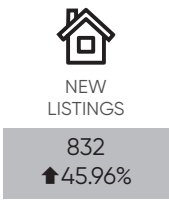
Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	30	57	6.32	\$292,644
Crown Colony	7	7	12.00	\$417,500
Downtown Fort Myers	107	50	25.68	\$377,559
Esplanade Lake Club	9	31	3.48	\$410,487
Fiddlesticks Country Club	6	12	6.00	\$253,333
The Forest	19	25	9.12	\$280,996
Gulf Harbour Yacht And Country Club	46	57	9.68	\$696,130
Miromar Lakes Beach And Golf Club	27	23	14.09	\$1,290,516
Parker Lakes	16	30	6.40	\$284,267
Paseo	14	47	3.57	\$348,602
The Plantation	8	12	8.00	\$426,325
Shadow Wood Preserve	4	3	16.00	\$496,150
Town And River	1	1	12.00	\$300,000

FORT MYERS BEACH
MARKET REPORT - AUGUST 2025

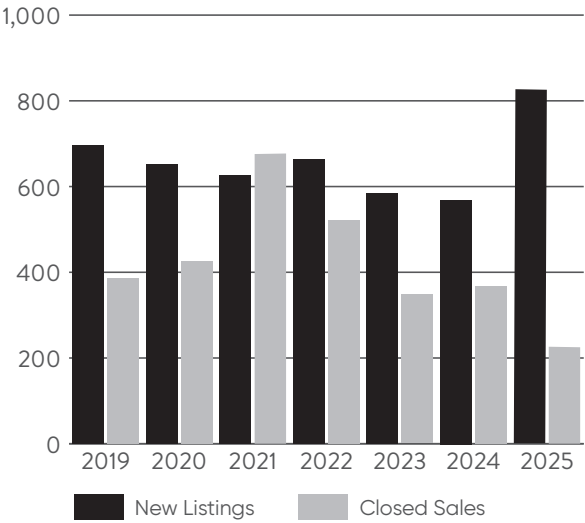


CHRISTIE'S
INTERNATIONAL REAL ESTATE

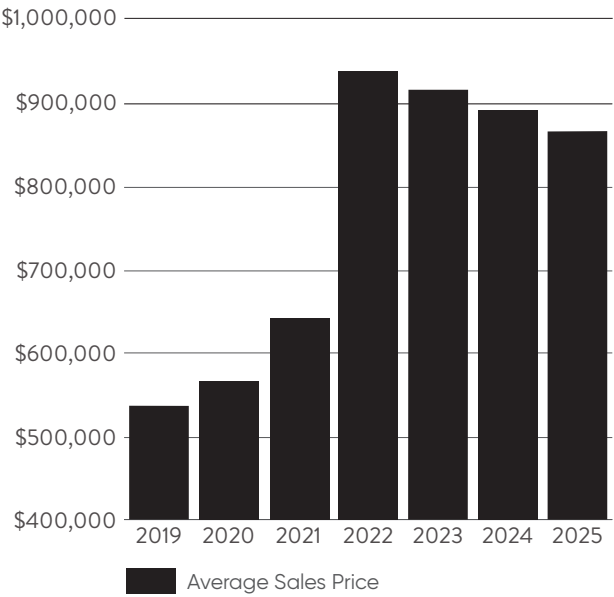
	2019	2020	2021	2022	2023	2024	2025
Listed	697	656	628	664	595	570	832
Sold	396	421	676	524	350	264	230
Avg. Sale \$	\$542,827	\$570,491	\$646,890	\$942,517	\$919,071	\$898,707	\$862,618



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	26	13	24.00	\$759,231
Laguna Shores	13	4	39.00	\$1,439,875
Mcphie Park	6	3	24.00	\$1,048,358

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	1	48.00	\$450,000
Ocean Harbor Condo	8	2	48.00	\$687,500
Sandarac Condo	21	8	31.50	\$661,125
Waterside At Bay Beach	22	17	15.53	\$900,588

SANIBEL-CAPTIVA

MARKET REPORT - AUGUST 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	687	782	674	504	651	645	903
Sold	369	430	836	501	362	311	256
Avg. Sale \$	\$956,471	\$948,113	\$1,125,598	\$1,593,046	\$1,227,400	\$1,366,471	\$1,269,869



NEW
LISTINGS

903
↑40.00%



CLOSED
SALES

256
↓17.68%



AVERAGE
SALES PRICE

\$1,269,869
↓7.07%



CURRENT
INVENTORY

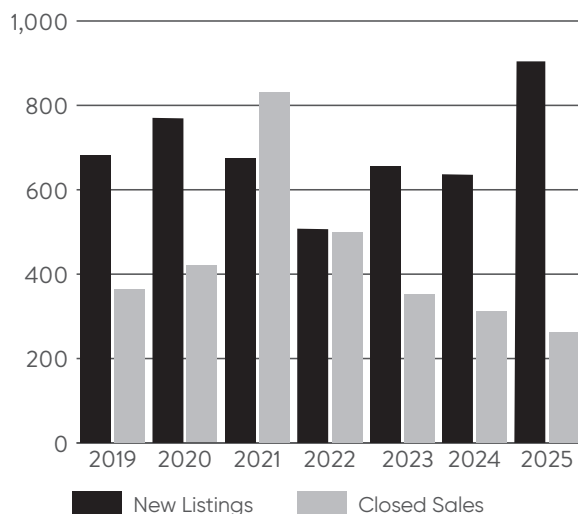
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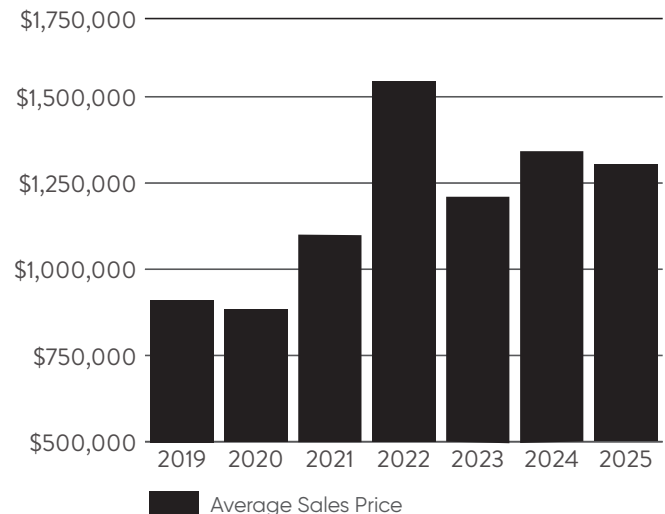
MONTHS OF
SUPPLY

1917
↑105.32%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	9	7	15.43	\$1,298,264
Captiva Island	62	24	31.00	\$2,452,775
Dunes At Sanibel Island	13	12	13.00	\$962,771
Other Sanibel Island Single-Family	142	116	14.69	\$1,473,837

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	43	9	57.33	\$655,000
Sundial Of Sanibel Condos	16	14	13.71	\$779,464
Other Sanibel Island Condos	124	74	20.11	\$781,163

	2019	2020	2021	2022	2023	2024	2025
Listed	8,696	8,010	8,417	9,252	8,118	10,295	9,963
Sold	5,818	6,180	8,188	7,538	5,366	5,815	5,370
Avg. Sale \$	\$277,136	\$297,065	\$375,024	\$490,502	\$480,109	\$477,259	\$444,559



NEW LISTINGS

9,963
↓3.22%



CLOSED SALES

5,370
↓7.65%



AVERAGE SALES PRICE

\$444,559
↓6.85%



CURRENT INVENTORY

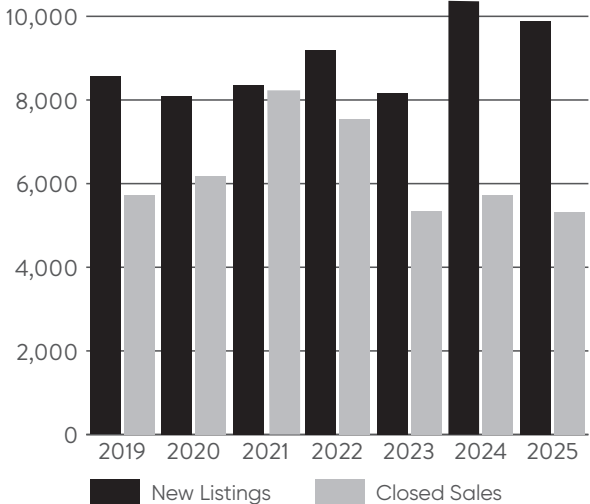
3,000
↑0.67%



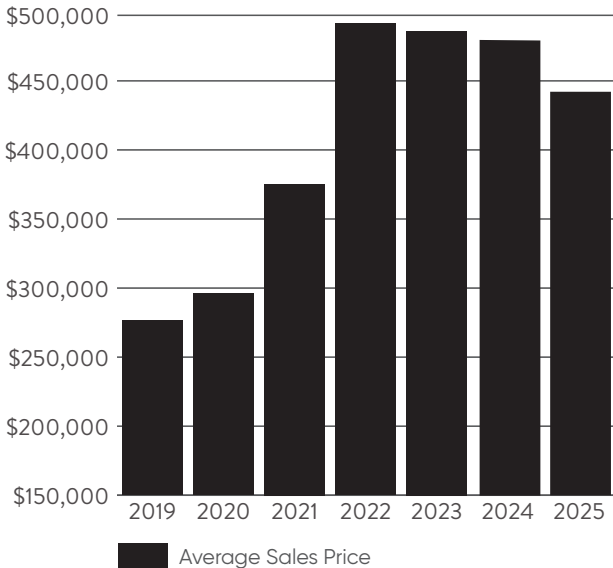
MONTHS OF SUPPLY

6.70
↑9.01%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	9	15	7.20	\$1,793,833
Cape Royal	14	16	10.50	\$727,313
Yacht Club	14	26	6.46	\$547,404

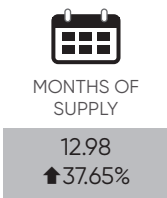
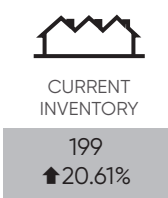
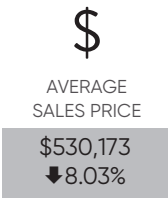
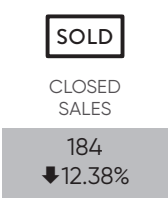
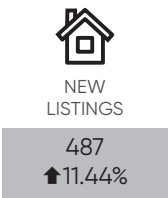
Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	24	23	12.52	\$590,828
Tarpon Point Marina	15	12	15.00	\$968,250

PINE ISLAND-MATLACHA
MARKET REPORT - AUGUST 2025

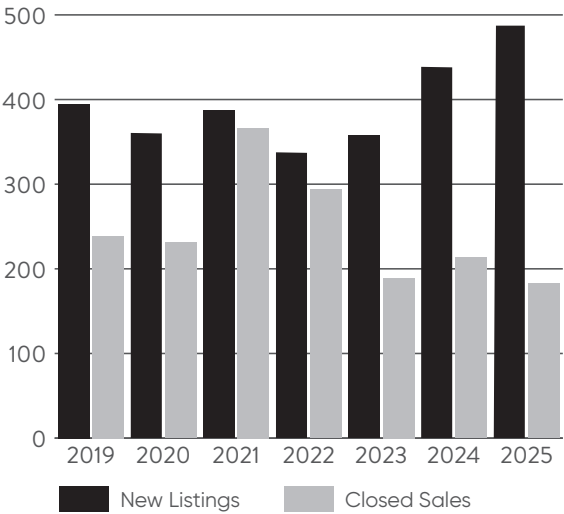


CHRISTIE'S
INTERNATIONAL REAL ESTATE

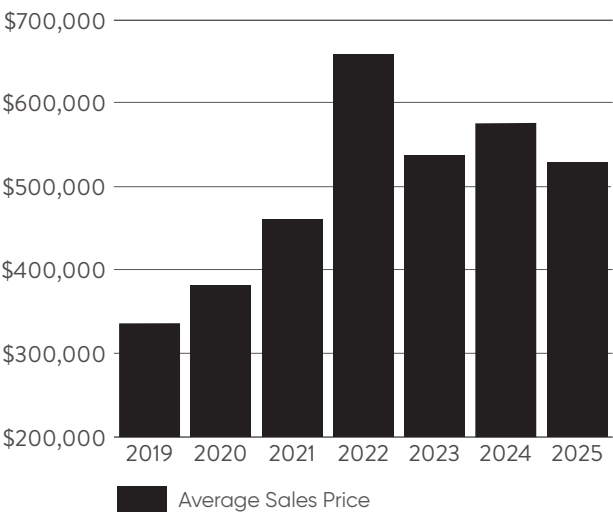
	2019	2020	2021	2022	2023	2024	2025
Listed	397	365	389	333	363	437	487
Sold	236	231	370	297	194	210	184
Avg. Sale \$	\$337,676	\$379,883	\$469,039	\$672,153	\$538,101	\$576,461	\$530,173



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	64	71	10.82	\$474,655
Matlacha	35	24	17.50	\$506,121
St James City	82	75	13.12	\$622,005

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	14	14	12.00	\$361,000
St James City	4	0	—	—



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Over \$1.6 Billion ahead
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.