

MONTHLY MARKET REPORT - DECEMBER 2025



**JOHN R. WOOD**<sup>TM</sup>  
— PROPERTIES —

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

A LOCAL LEGACY  
OF ACHIEVEMENT

**\$4.1B+**

IN CLOSED  
SALES VOLUME  
IN 2025

**20**

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



NAPLES, FL

# MONTHLY MARKET REPORT

## DECEMBER 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 - DECEMBER 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

|              | 2019      | 2020      | 2021      | 2022      | 2023      | 2024      | 2025      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed       | 42,400    | 38,222    | 36,654    | 34,652    | 36,550    | 40,610    | 40,857    |
| Sold         | 27,337    | 32,105    | 39,551    | 27,585    | 24,488    | 22,276    | 22,805    |
| Avg. Sale \$ | \$444,226 | \$517,865 | \$640,098 | \$780,567 | \$796,406 | \$820,062 | \$801,518 |



NEW LISTINGS

40,857  
↑0.61%



CLOSED SALES

22,805  
↑2.37%



AVERAGE SALES PRICE

\$801,518  
↓2.26%



CURRENT INVENTORY

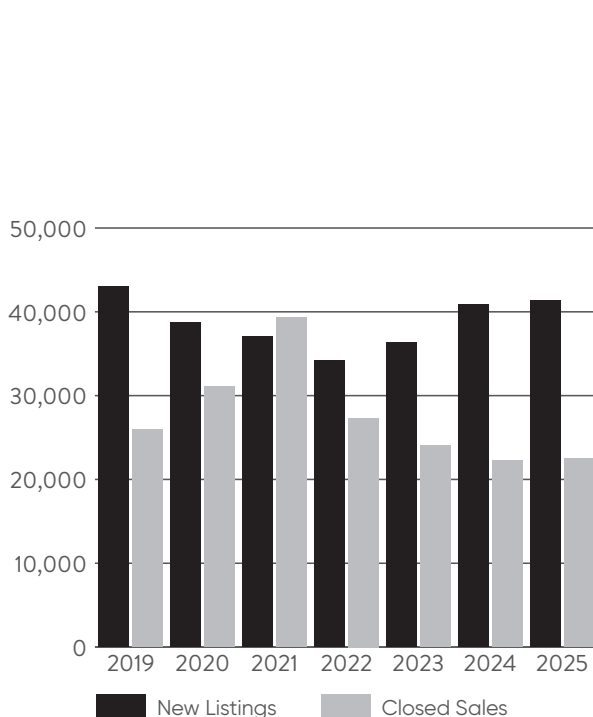
14,840  
↓3.52%



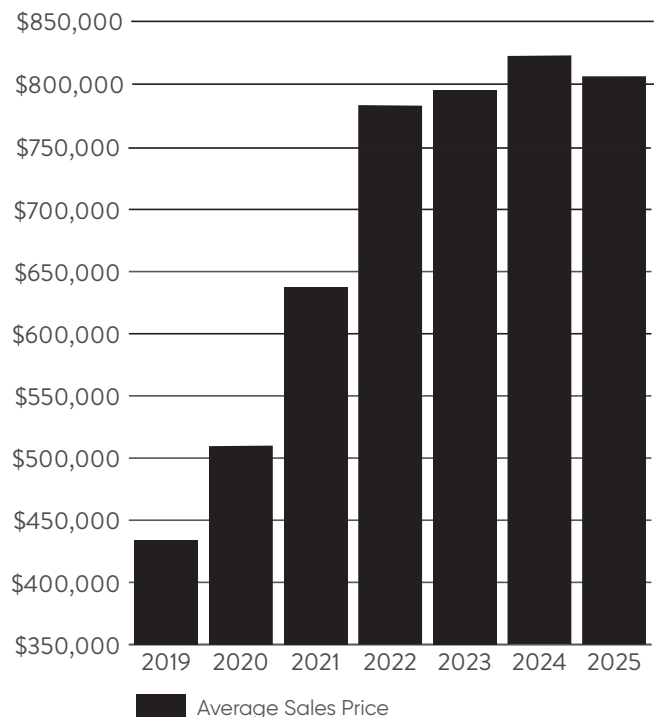
MONTHS OF SUPPLY

7.81  
↓5.76%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2026, and the proprietary compilation of that data by John R. Wood Christie's International Real Estate, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data. Statistics include Naples, Bonita, Estero, Fort Myers (excluding North and East Fort Myers), Fort Myers Beach, Cape Coral, Sanibel-Captiva Islands, Pine Island, Matlacha, Marco Island.

# NAPLES

## MARKET REPORT - DECEMBER 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

|              | 2019      | 2020      | 2021      | 2022        | 2023        | 2024        | 2025        |
|--------------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|
| Listed       | 15,195    | 15,141    | 14,186    | 13,167      | 12,691      | 14,591      | 14,960      |
| Sold         | 10,207    | 12,430    | 15,959    | 10,610      | 9,228       | 8,267       | 8,489       |
| Avg. Sale \$ | \$606,011 | \$708,251 | \$835,839 | \$1,045,690 | \$1,071,714 | \$1,139,349 | \$1,154,886 |



NEW LISTINGS

14,960  
↑2.53%



CLOSED SALES

8,489  
↑2.69%



AVERAGE SALES PRICE

\$1,154,886  
↑1.36%



CURRENT INVENTORY

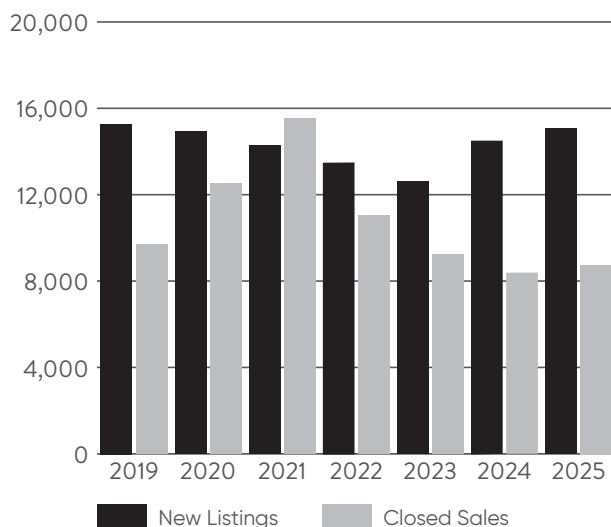
5,723  
↑1.63%



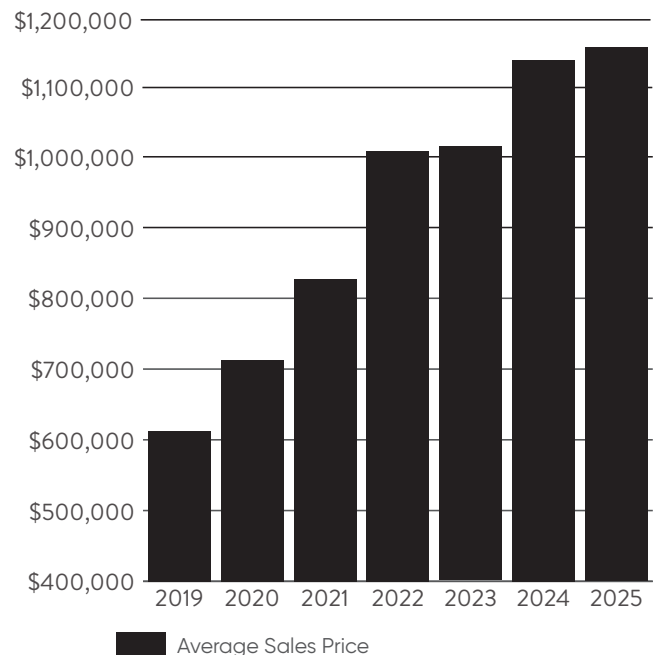
MONTHS OF SUPPLY

8.09  
↓1.02%

### 12 MONTH NEW LISTINGS AND CLOSED SALES



### 12 MONTH AVERAGE SALES PRICE





# Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of December 31, 2025

| Single Family Homes              | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|----------------------------------|---------------------|-----------------------|------------------|----------------------|
| Aqualane Shores                  | 33                  | 31                    | 12.77            | \$996,7953           |
| Audubon                          | 7                   | 11                    | 7.64             | \$2,465,455          |
| Colliers Reserve                 | 13                  | 11                    | 14.18            | \$2,746,818          |
| Crayton Road Area Non-Waterfront | 71                  | 80                    | 10.65            | \$4,491,122          |
| Crayton Road Area Waterfront     | 11                  | 19                    | 6.95             | \$9,088,684          |
| Crossings                        | 4                   | 10                    | 4.80             | \$1,454,500          |
| Esplanade                        | 12                  | 40                    | 3.60             | \$1,857,225          |
| Grey Oaks                        | 15                  | 38                    | 4.74             | \$4,658,526          |
| Isles of Collier Preserve        | 33                  | 41                    | 9.66             | \$2,239,761          |
| Kensington                       | 5                   | 18                    | 3.33             | \$1,788,556          |
| Lely Resort                      | 53                  | 95                    | 6.69             | \$1,259,058          |
| Mediterra                        | 19                  | 31                    | 7.35             | \$3,947,693          |
| Monterey                         | 3                   | 14                    | 2.57             | \$1,901,429          |
| Olde Cypress                     | 5                   | 28                    | 2.14             | \$1,537,018          |
| Olde Naples                      | 65                  | 59                    | 13.22            | \$6,360,678          |
| Pelican Bay                      | 18                  | 43                    | 5.02             | \$3,820,733          |
| Pelican Bay - Bay Colony         | 10                  | 9                     | 13.33            | \$7,638,333          |
| Pelican Marsh                    | 16                  | 30                    | 6.40             | \$1,851,333          |
| Pine Ridge                       | 37                  | 32                    | 13.88            | \$7,123,756          |
| Port Royal                       | 23                  | 30                    | 9.20             | \$23,111,500         |
| Quail Creek                      | 13                  | 23                    | 6.78             | \$2,549,543          |
| Quail West                       | 20                  | 36                    | 6.67             | \$4,447,185          |
| The Quarry                       | 14                  | 34                    | 4.94             | \$1,519,809          |
| Riverstone                       | 16                  | 42                    | 4.57             | \$1,092,643          |
| Royal Harbor                     | 31                  | 19                    | 19.58            | \$4,212,618          |
| The Strand                       | 3                   | 11                    | 3.27             | \$1,094,609          |
| Tiburon                          | 5                   | 8                     | 7.50             | \$3,686,875          |
| Treviso Bay                      | 7                   | 18                    | 4.67             | \$1,940,766          |
| Vanderbilt Beach                 | 37                  | 26                    | 17.08            | \$3,857,115          |
| Vineyards                        | 2                   | 47                    | 0.51             | \$1,417,723          |

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## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

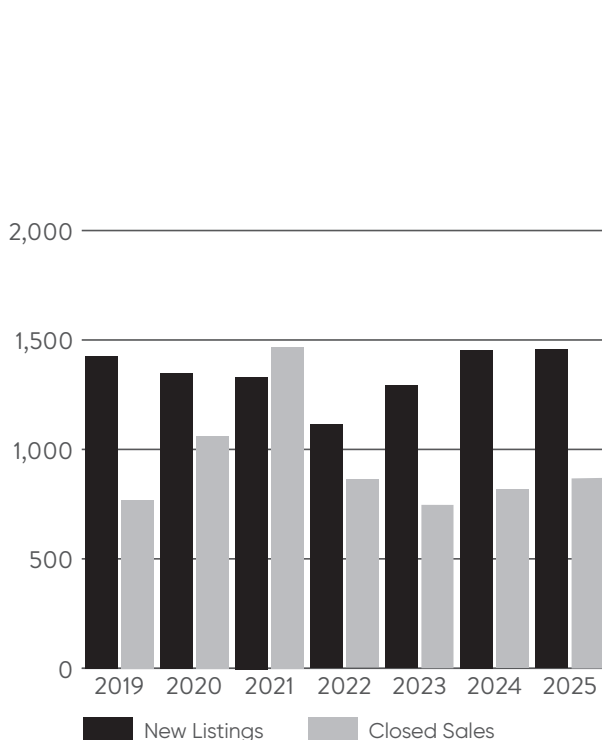
Monthly Snapshot as of December 31, 2025

| Condominiums                     | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|----------------------------------|---------------------|-----------------------|------------------|----------------------|
| Crayton Road Area Non-Waterfront | 88                  | 101                   | 10.46            | \$608,454            |
| Crayton Road Area Waterfront     | 277                 | 192                   | 17.31            | \$2,253,029          |
| The Dunes                        | 26                  | 24                    | 13.00            | \$1,509,271          |
| Esplanade                        | 21                  | 35                    | 7.20             | \$712,095            |
| Grey Oaks                        | 0                   | 7                     | 0.00             | \$1,988,571          |
| Isles of Collier Preserve        | 28                  | 64                    | 5.25             | \$782,807            |
| Kensington                       | 5                   | 25                    | 2.40             | \$726,880            |
| Lely Resort                      | 87                  | 128                   | 8.16             | \$523,932            |
| Mediterra                        | 10                  | 17                    | 7.06             | \$1,384,706          |
| Olde Naples                      | 130                 | 98                    | 15.92            | \$1,391,160          |
| Pelican Bay                      | 146                 | 225                   | 7.79             | \$1,560,214          |
| Pelican Bay - Bay Colony         | 22                  | 36                    | 7.33             | \$5,771,083          |
| Pelican Marsh                    | 37                  | 50                    | 8.88             | \$770,070            |
| Pine Ridge                       | 4                   | 10                    | 4.80             | \$342,150            |
| The Quarry                       | 13                  | 11                    | 14.18            | \$685,636            |
| The Strand                       | 20                  | 44                    | 5.45             | \$576,410            |
| Tiburon                          | 21                  | 22                    | 11.45            | \$1,347,955          |
| Treviso Bay                      | 21                  | 53                    | 4.75             | \$624,243            |
| Vanderbilt Beach                 | 92                  | 77                    | 14.34            | \$1,811,084          |
| Vineyards                        | 64                  | 81                    | 9.48             | \$624,707            |

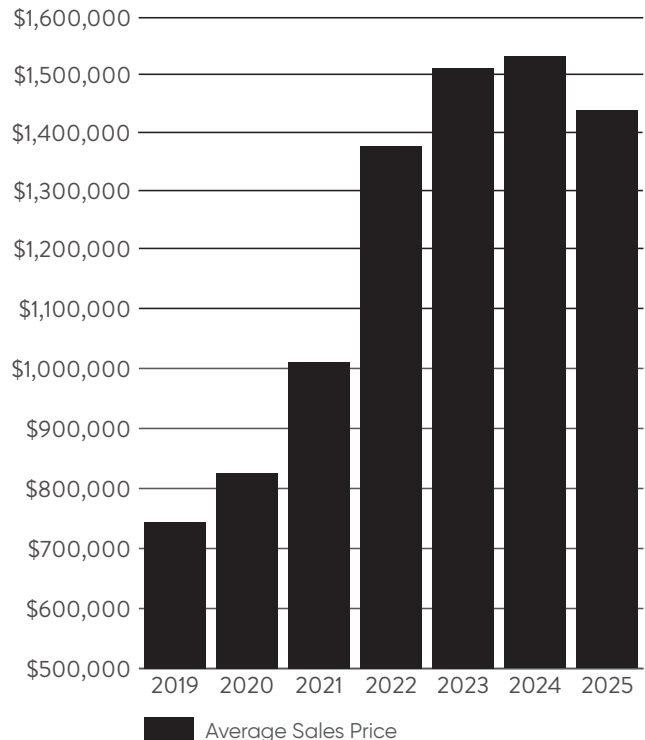
|              | 2019      | 2020      | 2021        | 2022        | 2023        | 2024        | 2025        |
|--------------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|
| Listed       | 1,417     | 1,347     | 1,319       | 1,146       | 1,302       | 1,445       | 1,443       |
| Sold         | 822       | 1,152     | 1,495       | 824         | 774         | 809         | 832         |
| Avg. Sale \$ | \$752,351 | \$837,024 | \$1,057,530 | \$1,393,308 | \$1,500,279 | \$1,510,312 | \$1,456,322 |

|   |   |  |  |  |
|---|---|--|--|--|
| <br><b>NEW LISTINGS</b><br><b>1,443</b><br>↓0.14% | <br><b>CLOSED SALES</b><br><b>832</b><br>↑2.84% | <br><b>AVERAGE SALES PRICE</b><br><b>\$1,456,322</b><br>↓3.57% | <br><b>CURRENT INVENTORY</b><br><b>595</b><br>↓6.74% | <br><b>MONTHS OF SUPPLY</b><br><b>8.58</b><br>↓9.32% |
|---|---|--|--|--|

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of December 31, 2025

| Island Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|----------------------------|---------------------|-----------------------|------------------|----------------------|
| Direct Waterfront          | 87                  | 117                   | 8.92             | \$3,123,809          |
| Golf Course                | 3                   | 20                    | 1.80             | \$1,188,000          |
| Gulf Front                 | 0                   | 0                     | 0.00             | -                    |
| Indirect Waterfront        | 68                  | 158                   | 5.16             | \$1,942,812          |
| Inland                     | 68                  | 116                   | 7.03             | \$1,109,638          |
| Preserve                   | 9                   | 5                     | 21.60            | \$1,596,980          |

| Island Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Direct Waterfront   | 80                  | 107                   | 8.97             | \$662,003            |
| Golf Course         | 0                   | 3                     | 0.00             | \$782,333            |
| Gulf Front          | 148                 | 138                   | 12.87            | \$1,519,072          |
| Gulf View           | 43                  | 26                    | 19.85            | \$1,092,019          |
| Indirect Waterfront | 9                   | 30                    | 3.60             | \$598,833            |
| Inland              | 76                  | 103                   | 8.85             | \$430,749            |
| Preserve            | 3                   | 9                     | 4.00             | \$578,778            |

| Island Proximity Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|--------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Fiddler's Creek                      | 55                  | 76                    | 8.68             | \$1,585,687          |
| Isles Of Capri                       | 13                  | 18                    | 8.67             | \$1,442,688          |
| Naples Reserve                       | 36                  | 53                    | 8.15             | \$1,079,760          |
| Winding Cypress                      | 10                  | 32                    | 3.75             | \$890,359            |

| Island Proximity Condominiums     | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-----------------------------------|---------------------|-----------------------|------------------|----------------------|
| Fiddler's Creek                   | 74                  | 40                    | 22.20            | \$618,586            |
| Hammock Bay Golf and Country Club | 36                  | 17                    | 25.41            | \$653,500            |
| Isles Of Capri                    | 20                  | 11                    | 21.82            | \$703,000            |

# BONITA SPRINGS - ESTERO

MARKET REPORT - DECEMBER 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

|              | 2019      | 2020      | 2021      | 2022      | 2023      | 2024      | 2025      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed       | 4,519     | 4,457     | 3,879     | 3,761     | 3,901     | 4,465     | 4,828     |
| Sold         | 3,154     | 3,754     | 4,573     | 3,130     | 2,967     | 2,671     | 2,893     |
| Avg. Sale \$ | \$409,545 | \$445,736 | \$553,289 | \$687,041 | \$791,447 | \$795,874 | \$722,564 |



NEW LISTINGS

4,828  
↑8.13%



CLOSED SALES

2,893  
↑8.31%



AVERAGE SALES PRICE

\$722,564  
↓9.21%



CURRENT INVENTORY

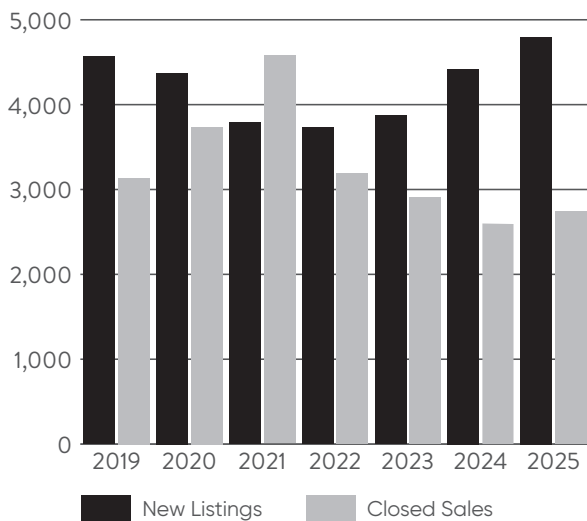
1,684  
↑2.87%



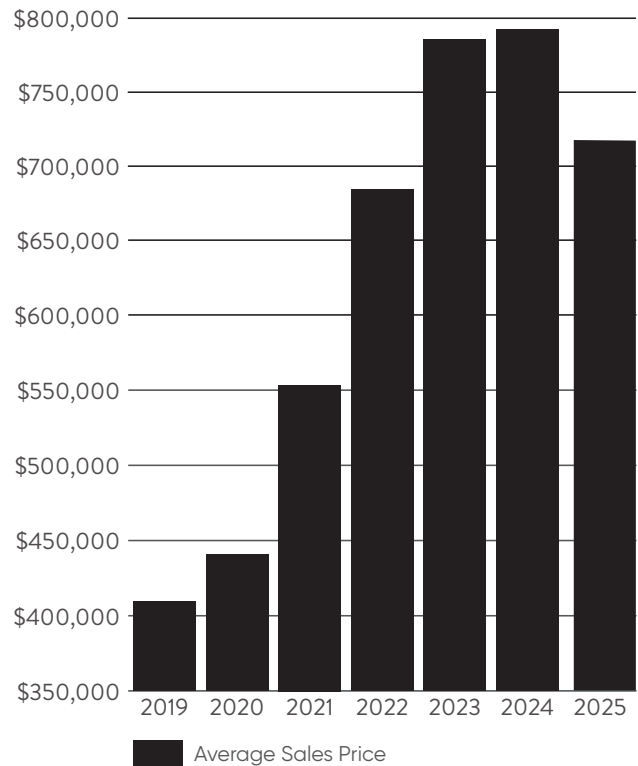
MONTHS OF SUPPLY

6.99  
↓5.02%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of December 31, 2025

| Single Family Homes           | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------|---------------------|-----------------------|------------------|----------------------|
| Barefoot Beach                | 23                  | 12                    | 23.00            | \$3,938,833          |
| Bonita Bay                    | 28                  | 67                    | 5.01             | \$2,017,469          |
| The Brooks                    | 22                  | 78                    | 3.38             | \$1,401,226          |
| Palmira Golf and Country Club | 13                  | 28                    | 5.57             | \$1,198,786          |
| Pelican Landing               | 14                  | 50                    | 3.36             | \$1,225,847          |
| Pelican Landing - The Colony  | 6                   | 3                     | 24.00            | \$1,383,333          |
| Pelican Sound                 | 0                   | 5                     | 0.00             | \$1,293,500          |
| West Bay Club                 | 8                   | 17                    | 5.65             | \$2,125,735          |

| Condominiums                  | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------|---------------------|-----------------------|------------------|----------------------|
| Barefoot Beach                | 37                  | 17                    | 26.12            | \$1,847,647          |
| Bonita Bay                    | 91                  | 116                   | 9.41             | \$1,089,466          |
| The Brooks                    | 53                  | 100                   | 6.36             | \$479,211            |
| Palmira Golf and Country Club | 6                   | 9                     | 8.00             | \$553,972            |
| Pelican Landing               | 38                  | 52                    | 8.77             | \$529,646            |
| Pelican Landing - The Colony  | 67                  | 51                    | 15.76            | \$1,288,714          |
| Pelican Sound                 | 19                  | 39                    | 5.85             | \$633,515            |
| West Bay Club                 | 42                  | 17                    | 29.65            | \$837,941            |

|              | 2019      | 2020      | 2021      | 2022      | 2023      | 2024      | 2025      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed       | 10,909    | 7,566     | 7,145     | 6,550     | 7,661     | 7,925     | 7,767     |
| Sold         | 5,971     | 6,485     | 7,755     | 5,602     | 4,863     | 4,158     | 4,189     |
| Avg. Sale \$ | \$275,394 | \$314,760 | \$383,552 | \$489,035 | \$503,228 | \$504,740 | \$481,831 |



NEW LISTINGS

7,767  
↓1.99%



CLOSED SALES

4,189  
↑0.75%



AVERAGE SALES PRICE

\$481,831  
↓4.54%



CURRENT INVENTORY

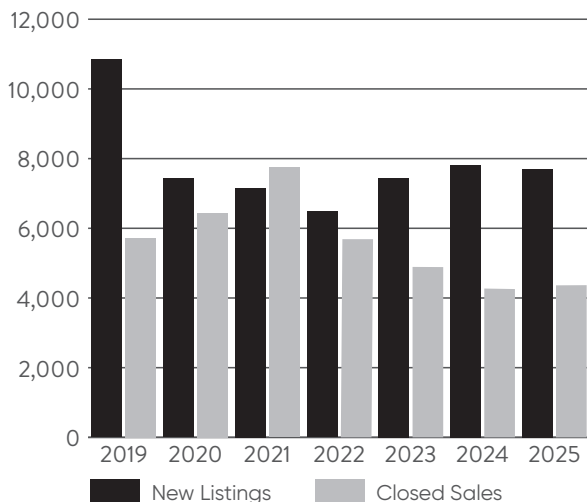
2,699  
↓7.66%



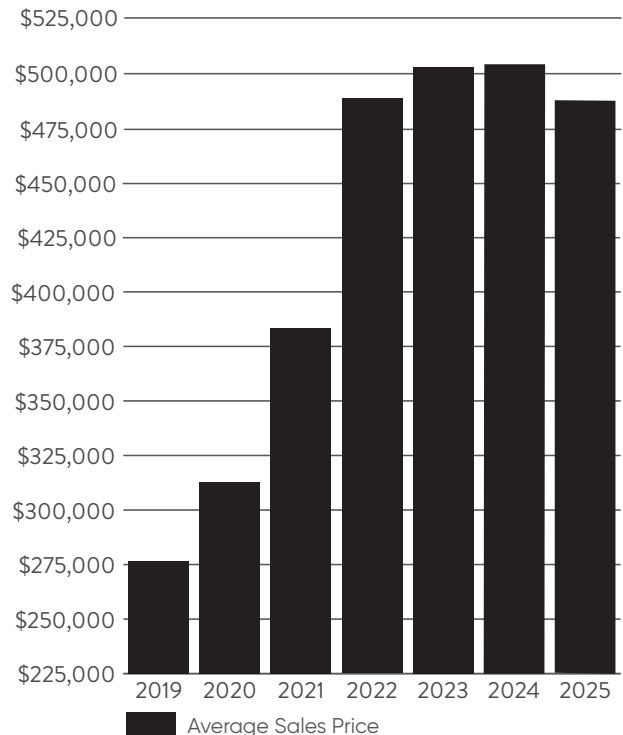
MONTHS OF SUPPLY

7.73  
↓8.35%

### 12 MONTH NEW LISTINGS AND CLOSED SALES



### 12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of December 31, 2025

| Single Family Homes                 | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Belle Lago                          | 14                  | 34                    | 4.94             | \$816,456            |
| Colonial Country Club               | 23                  | 29                    | 9.52             | \$579,328            |
| Crown Colony                        | 6                   | 20                    | 3.60             | \$751,206            |
| Esplanade Lake Club                 | 18                  | 58                    | 3.72             | \$1,186,148          |
| Fiddlesticks Country Club           | 11                  | 24                    | 5.50             | \$935,792            |
| The Forest                          | 10                  | 17                    | 7.06             | \$698,000            |
| Gulf Harbour Yacht And Country Club | 15                  | 25                    | 7.20             | \$1,265,120          |
| Miromar Lakes Beach And Golf Club   | 20                  | 36                    | 6.67             | \$2,591,381          |
| Parker Lakes                        | 7                   | 11                    | 7.64             | \$317,127            |
| Paseo                               | 1                   | 24                    | 0.50             | \$766,417            |
| The Plantation                      | 26                  | 91                    | 3.43             | \$618,586            |
| Shadow Wood Preserve                | 7                   | 12                    | 7.00             | \$1,265,417          |
| Town And River                      | 14                  | 16                    | 10.50            | \$1,267,281          |
| Wildblue                            | 23                  | 84                    | 3.29             | \$1,565,206          |

| Condominiums                        | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Colonial Country Club               | 39                  | 63                    | 7.43             | \$292,422            |
| Crown Colony                        | 6                   | 6                     | 12.00            | \$392,000            |
| Downtown Fort Myers                 | 94                  | 62                    | 18.19            | \$360,660            |
| Esplanade Lake Club                 | 12                  | 23                    | 6.26             | \$448,783            |
| Fiddlesticks Country Club           | 11                  | 12                    | 11.00            | \$265,417            |
| The Forest                          | 28                  | 25                    | 13.44            | \$275,676            |
| Gulf Harbour Yacht And Country Club | 56                  | 59                    | 11.39            | \$679,192            |
| Miromar Lakes Beach And Golf Club   | 44                  | 30                    | 17.60            | \$1,306,424          |
| Parker Lakes                        | 11                  | 37                    | 3.57             | \$273,047            |
| Paseo                               | 23                  | 50                    | 5.52             | \$342,329            |
| The Plantation                      | 17                  | 15                    | 13.60            | \$432,560            |
| Shadow Wood Preserve                | 8                   | 2                     | 48.00            | \$407,450            |
| Town And River                      | 1                   | 1                     | 12.00            | \$300,000            |

# FORT MYERS BEACH

## MARKET REPORT - DECEMBER 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

|              | 2019      | 2020      | 2021      | 2022      | 2023      | 2024      | 2025      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed       | 686       | 640       | 611       | 633       | 596       | 660       | 857       |
| Sold         | 405       | 506       | 634       | 407       | 386       | 246       | 245       |
| Avg. Sale \$ | \$530,781 | \$602,539 | \$715,049 | \$983,617 | \$917,488 | \$857,525 | \$845,903 |



NEW LISTINGS

857  
↑29.85%



CLOSED SALES

245  
↓0.41%



AVERAGE SALES PRICE

\$845,903  
↓1.36%



CURRENT INVENTORY

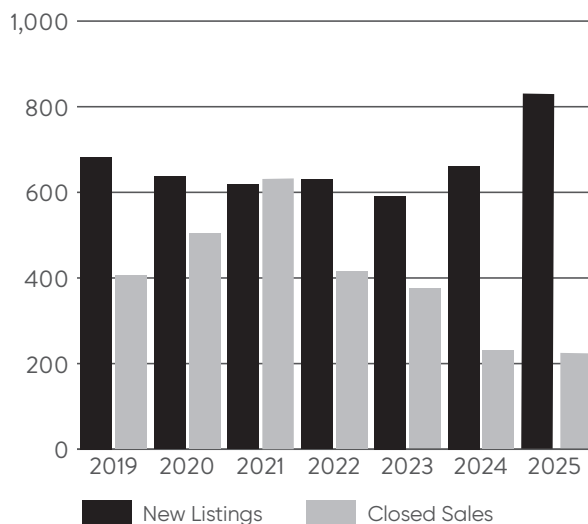
450  
↑19.05%



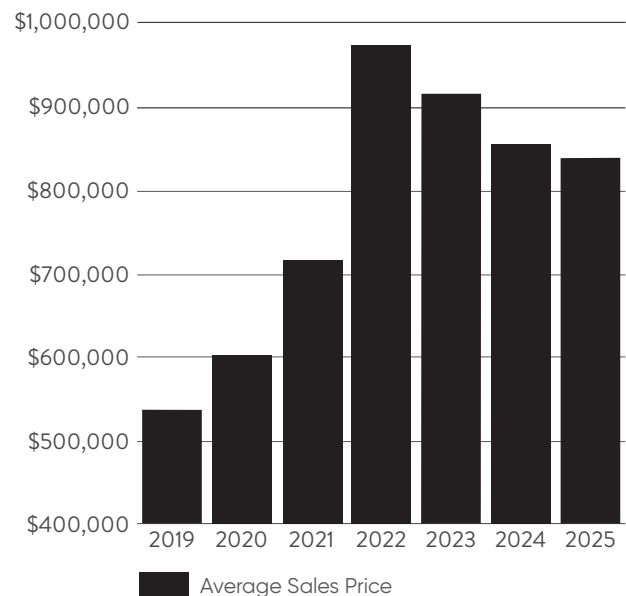
MONTHS OF SUPPLY

22.04  
↑19.53%

### 12 MONTH NEW LISTINGS AND CLOSED SALES



### 12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of December 31, 2025

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Fairview Isles      | 21                  | 12                    | 21.00            | \$869,167            |
| Laguna Shores       | 15                  | 6                     | 30.00            | \$1,161,250          |
| Mcphie Park         | 9                   | 4                     | 27.00            | \$1,070,019          |

| Condominiums           | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|------------------------|---------------------|-----------------------|------------------|----------------------|
| Carlos Pointe          | 3                   | 1                     | 36.00            | \$450,000            |
| Ocean Harbor Condo     | 8                   | 2                     | 48.00            | \$575,000            |
| Sandarac Condo         | 18                  | 8                     | 27.00            | \$597,125            |
| Waterside At Bay Beach | 36                  | 17                    | 25.41            | \$923,971            |

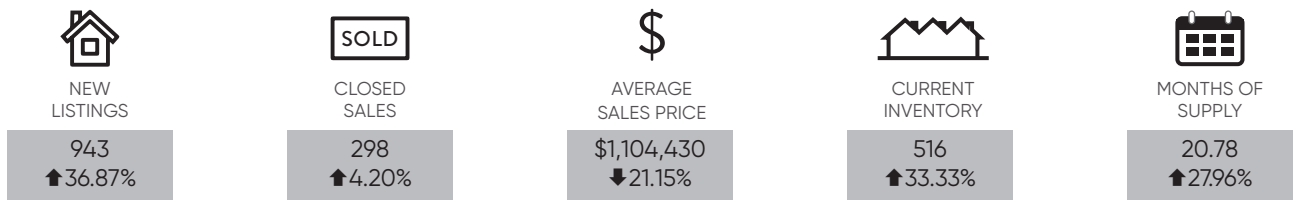
# SANIBEL-CAPTIVA

MARKET REPORT - DECEMBER 2025

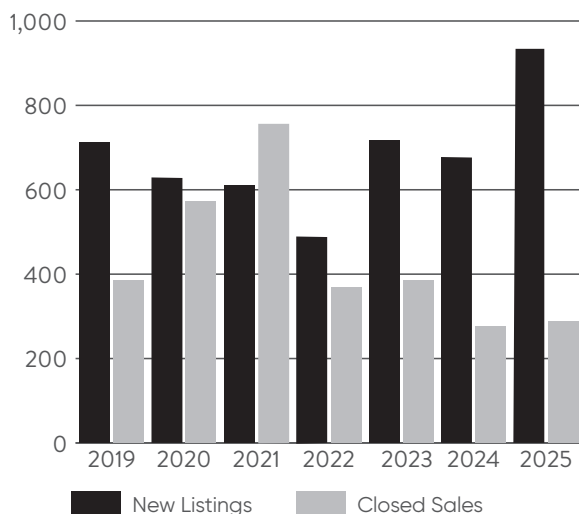


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

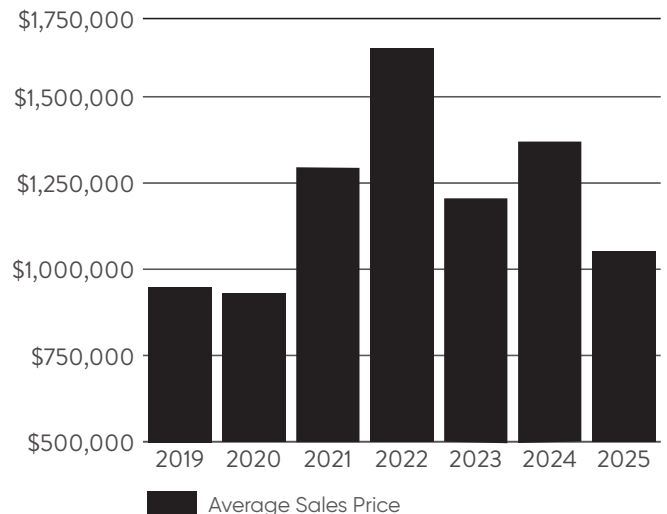
|              | 2019      | 2020      | 2021        | 2022        | 2023        | 2024        | 2025        |
|--------------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|
| Listed       | 712       | 622       | 603         | 497         | 727         | 689         | 943         |
| Sold         | 393       | 586       | 760         | 366         | 394         | 286         | 298         |
| Avg. Sale \$ | \$938,372 | \$930,980 | \$1,270,012 | \$1,668,280 | \$1,241,902 | \$1,400,626 | \$1,104,430 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of December 31, 2025

| Single Family Homes                | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Beachview Country Club Estates     | 15                  | 10                    | 18.00            | \$1,247,285          |
| Captiva Island                     | 59                  | 22                    | 32.18            | \$1,662,505          |
| Dunes At Sanibel Island            | 22                  | 13                    | 20.31            | \$1,000,827          |
| Other Sanibel Island Single-Family | 201                 | 136                   | 17.74            | \$1,301,582          |

| Condominiums                | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-----------------------------|---------------------|-----------------------|------------------|----------------------|
| Captiva Island              | 41                  | 13                    | 37.85            | \$726,077            |
| Sundial Of Sanibel Condos   | 10                  | 17                    | 7.06             | \$776,853            |
| Other Sanibel Island Condos | 168                 | 87                    | 23.17            | \$774,722            |

|              | 2019      | 2020      | 2021      | 2022      | 2023      | 2024      | 2025      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed       | 8,576     | 7,987     | 8,539     | 8,595     | 9,250     | 10,371    | 9,576     |
| Sold         | 6,154     | 6,921     | 8,003     | 6,415     | 5,659     | 5,641     | 5,651     |
| Avg. Sale \$ | \$282,820 | \$315,335 | \$410,378 | \$503,510 | \$476,250 | \$474,087 | \$444,579 |



NEW LISTINGS

9,576  
↓7.67%



CLOSED SALES

5,651  
↑0.18%



AVERAGE SALES PRICE

\$444,579  
↓6.22%



CURRENT INVENTORY

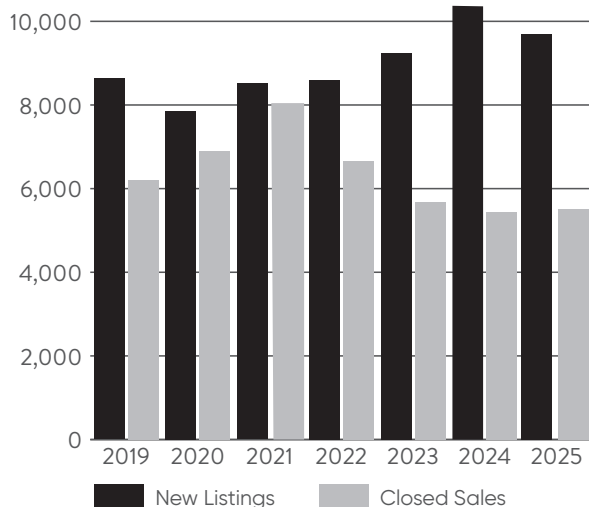
2,939  
↓17.58%



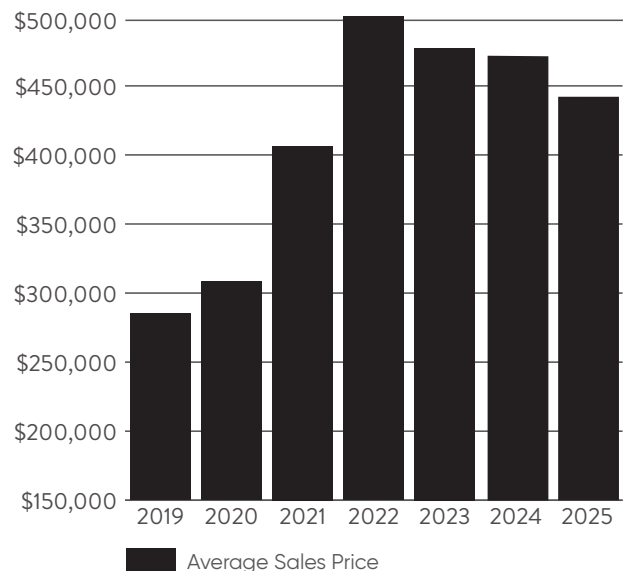
MONTHS OF SUPPLY

6.24  
↓17.73%

### 12 MONTH NEW LISTINGS AND CLOSED SALES



### 12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of December 31, 2025

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Cape Harbour        | 14                  | 18                    | 9.33             | \$1,621,806          |
| Cape Royal          | 13                  | 18                    | 8.67             | \$760,333            |
| Yacht Club          | 18                  | 28                    | 7.71             | \$610,911            |

| Condominiums        | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Cape Harbour        | 28                  | 23                    | 14.61            | \$529,391            |
| Tarpon Point Marina | 21                  | 15                    | 16.80            | \$1,129,933          |

# PINE ISLAND-MATLACHA

## MARKET REPORT - DECEMBER 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

|              | 2019      | 2020      | 2021      | 2022      | 2023      | 2024      | 2025      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed       | 386       | 323       | 372       | 303       | 422       | 464       | 483       |
| Sold         | 231       | 271       | 372       | 231       | 217       | 198       | 208       |
| Avg. Sale \$ | \$344,228 | \$409,049 | \$507,807 | \$684,535 | \$541,124 | \$588,464 | \$508,047 |



NEW LISTINGS

483  
↑4.09%



CLOSED SALES

208  
↑5.05%



AVERAGE SALES PRICE

\$508,047  
↓13.67%



CURRENT INVENTORY

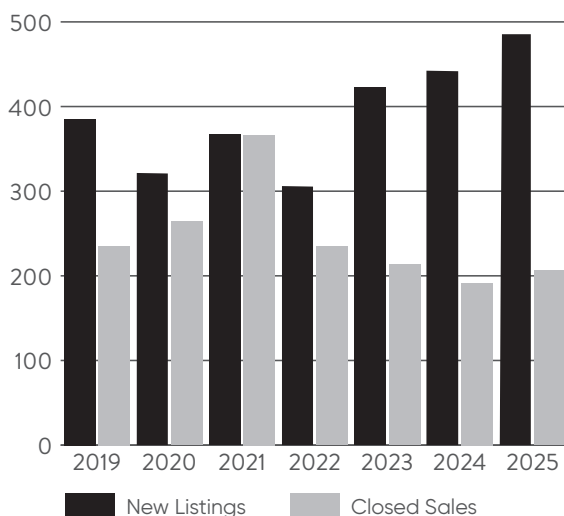
234  
↑5.88%



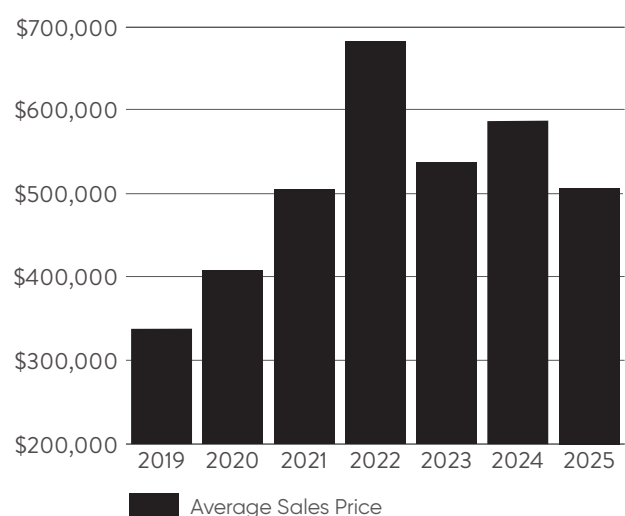
MONTHS OF SUPPLY

13.50  
↑0.79%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of December 31, 2025

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Bokeelia            | 66                  | 76                    | 10.42            | \$456,834            |
| Matlacha            | 36                  | 24                    | 18.00            | \$491,188            |
| St James City       | 102                 | 92                    | 13.30            | \$582,140            |

| Condominiums & Attached | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------|---------------------|-----------------------|------------------|----------------------|
| Bokeelia                | 19                  | 15                    | 15.20            | \$333,933            |
| St James City           | 9                   | 0                     | -                | -                    |

#1

REAL ESTATE  
COMPANY IN  
SOUTHWEST  
FLORIDA

\$4.1 Billion in Sales Volume in 2025.



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