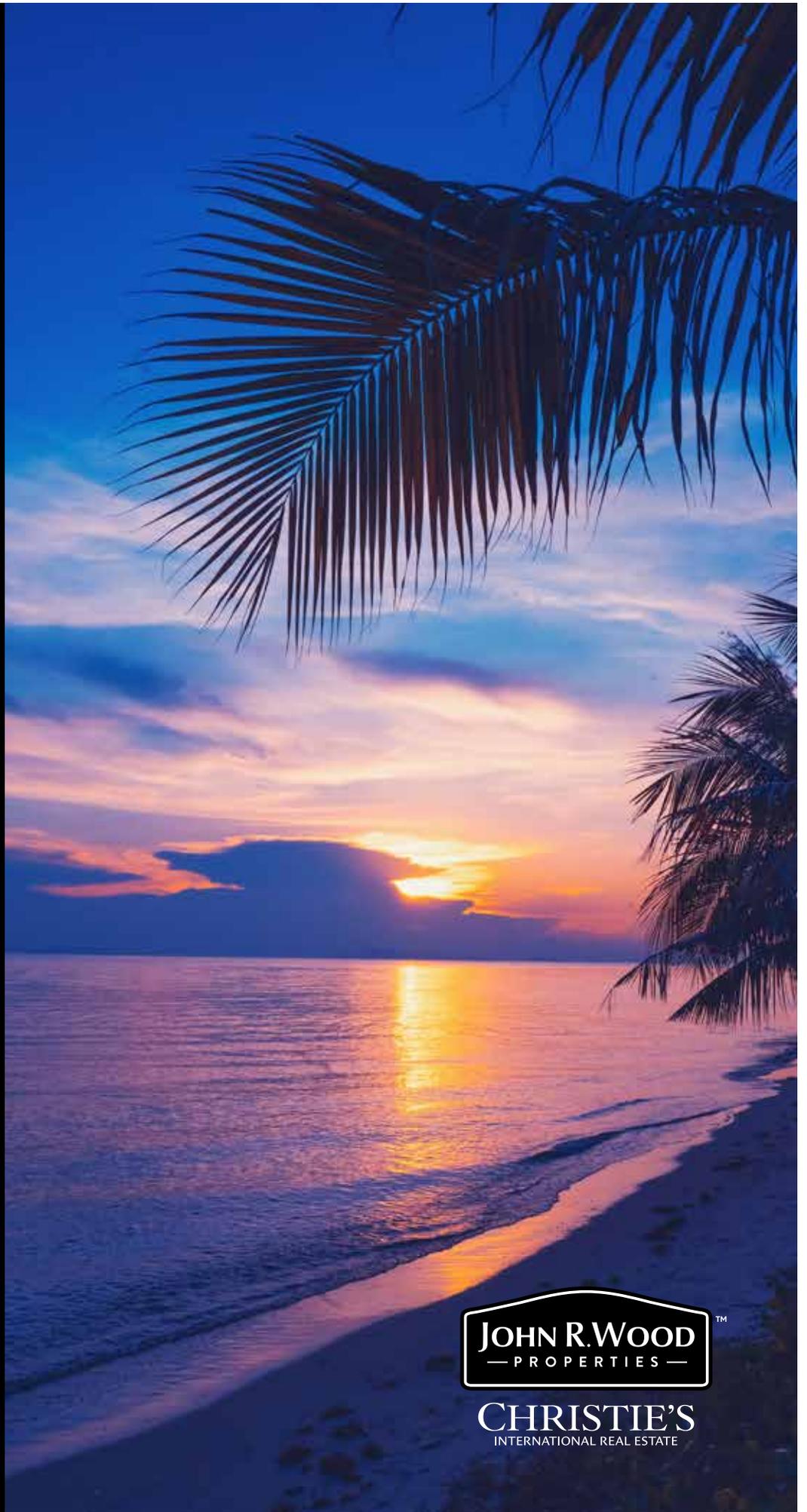


MONTHLY MARKET REPORT - DECEMBER 2025



JOHN R. WOODTM
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

A LOCAL LEGACY
OF ACHIEVEMENT

\$4.5B+
IN CLOSED
SALES VOLUME

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

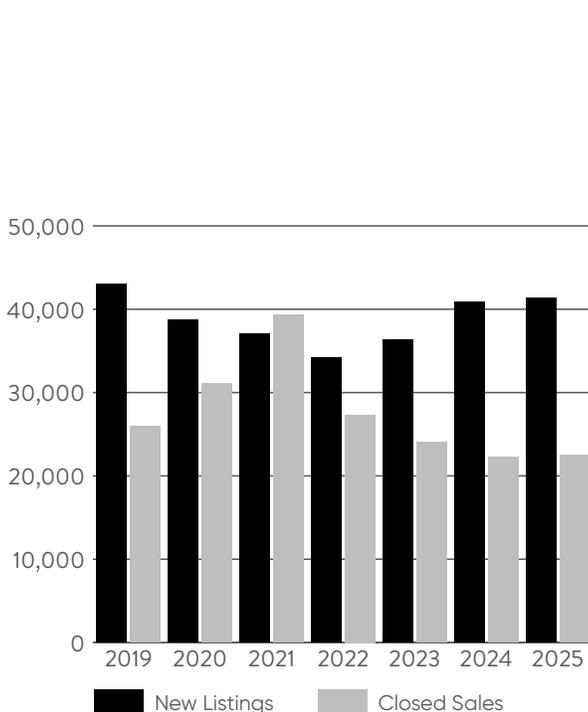
14,840
↓3.52%



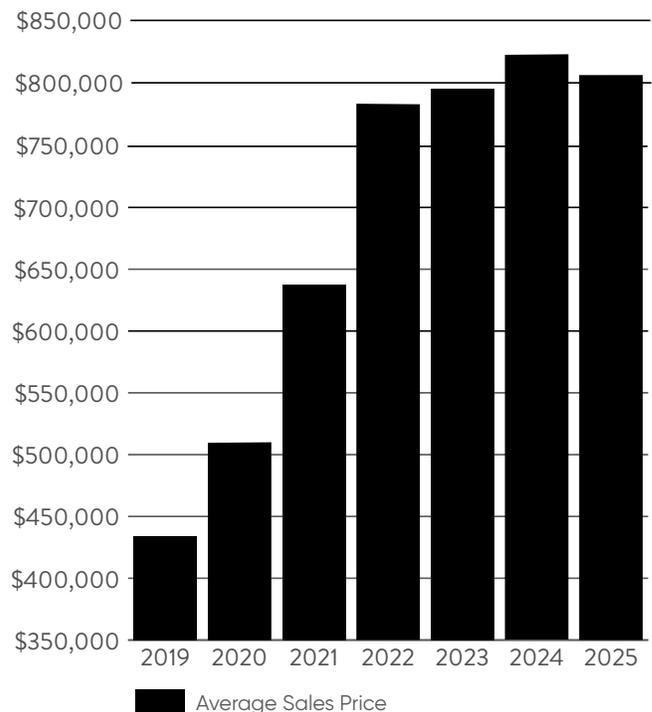
MONTHS OF SUPPLY

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

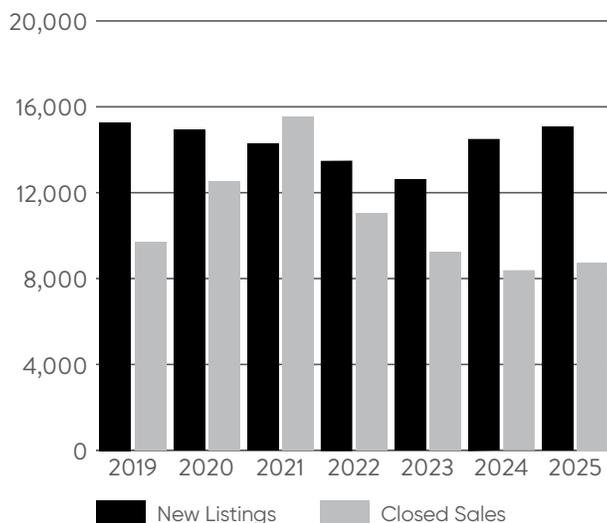
5,723
↑1.63%



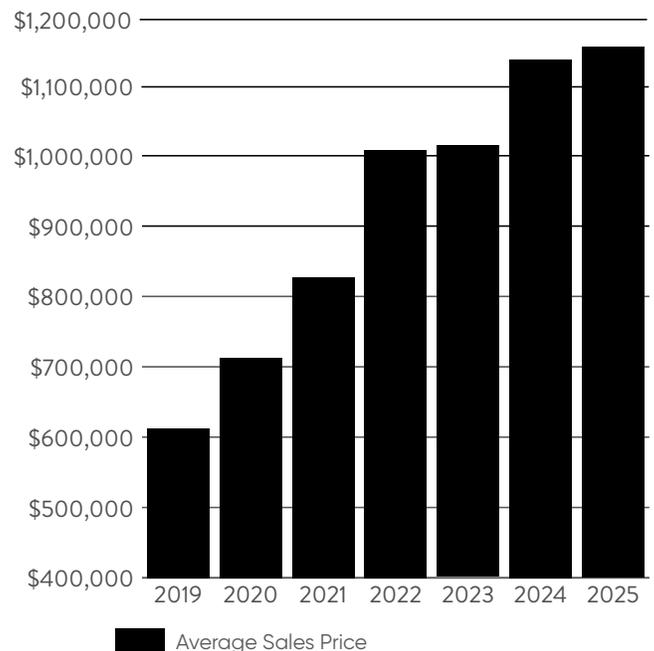
MONTHS OF SUPPLY

8.09
↓1.02%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

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

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

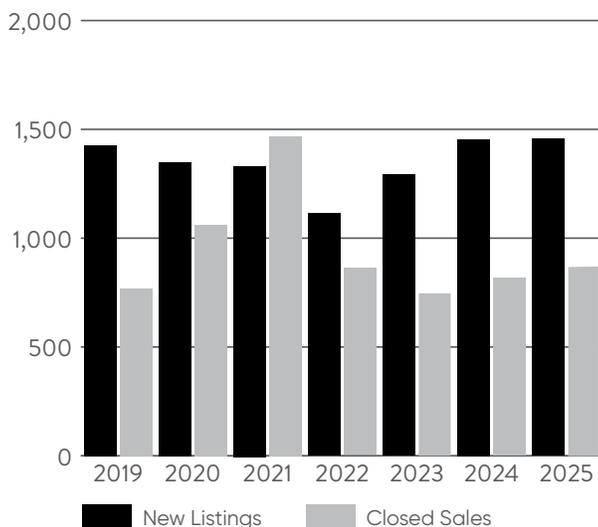
Monthly Snapshot as of December 31, 2025

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

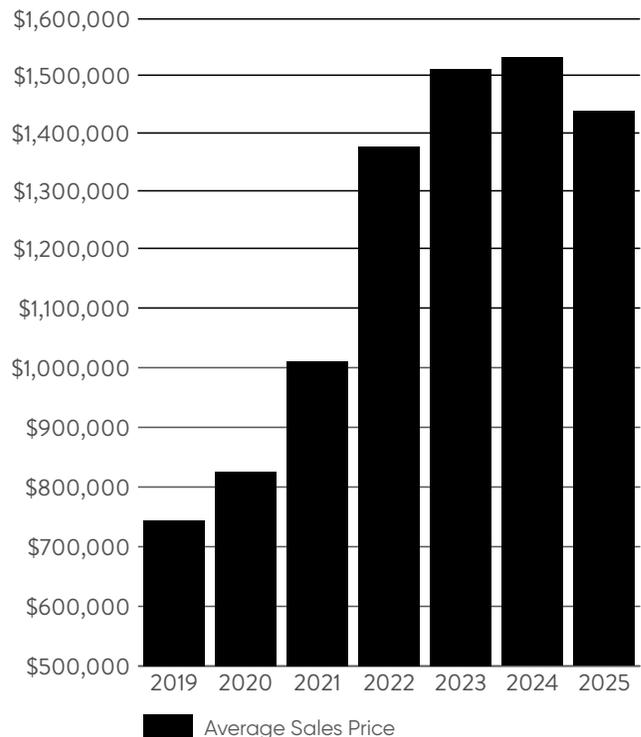
	2019	2020	2021	2022	2023	2024	2025
Listed	1,417	1,347	1,319	1,146	1,302	1,445	1,443
Sold	822	1,152	1,495	824	774	809	832
Avg. Sale \$	\$752,351	\$837,024	\$1,057,530	\$1,393,308	\$1,500,279	\$1,510,312	\$1,456,322

 NEW LISTINGS 1,443 ↓0.14%	 CLOSED SALES 832 ↑2.84%	 AVERAGE SALES PRICE \$1,456,322 ↓3.57%	 CURRENT INVENTORY 595 ↓6.74%	 MONTHS OF SUPPLY 8.58 ↓9.32%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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Neighborhood Snapshot Report[®]

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

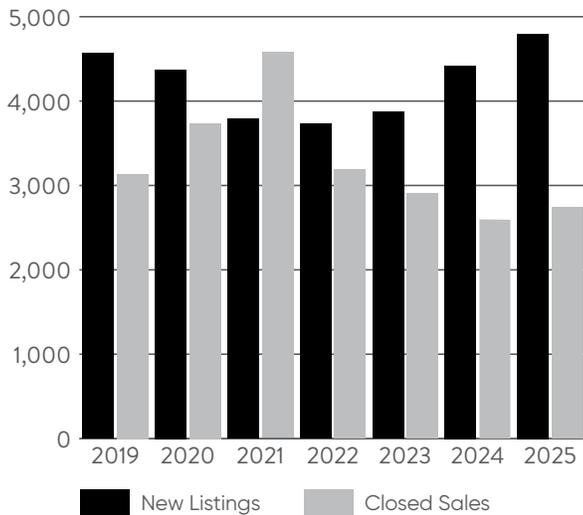
1,684
↑2.87%



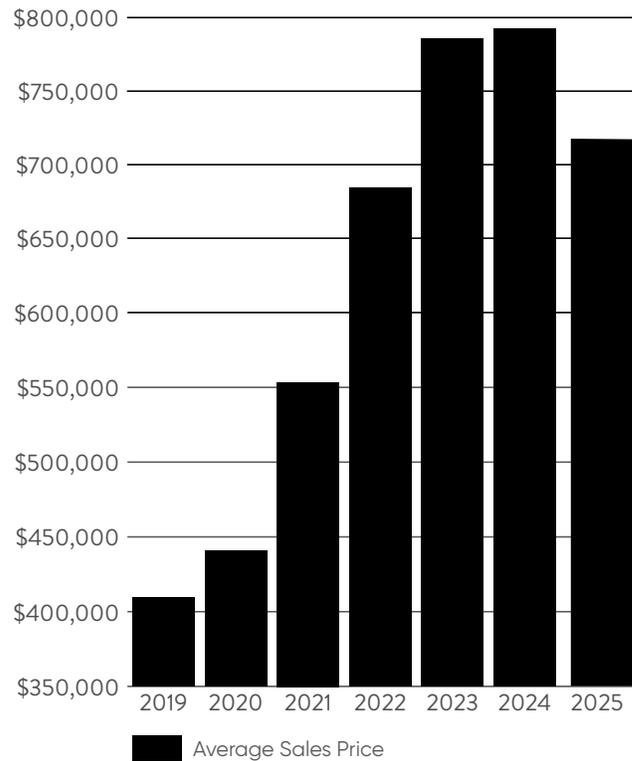
MONTHS OF SUPPLY

6.99
↓5.02%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

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

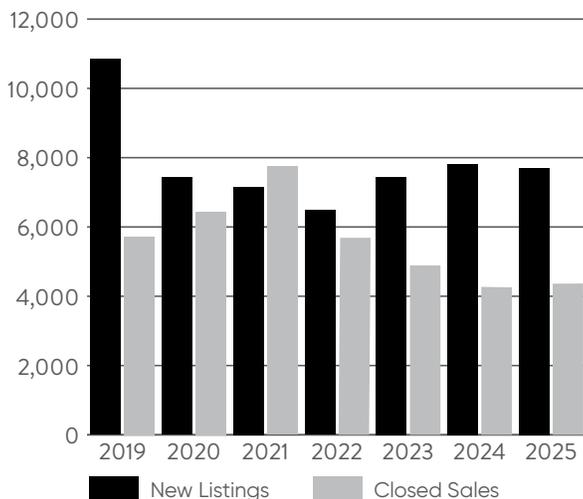
2,699
↓7.66%



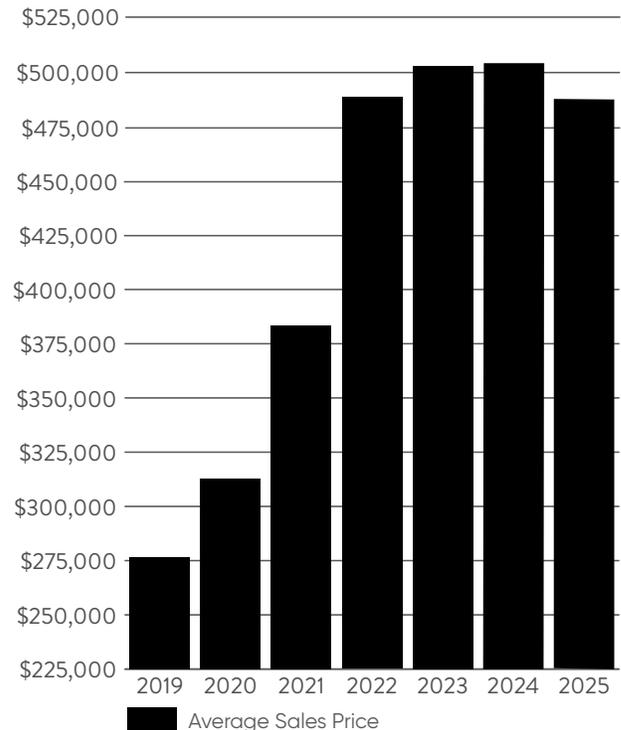
MONTHS OF SUPPLY

7.73
↓8.35%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

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

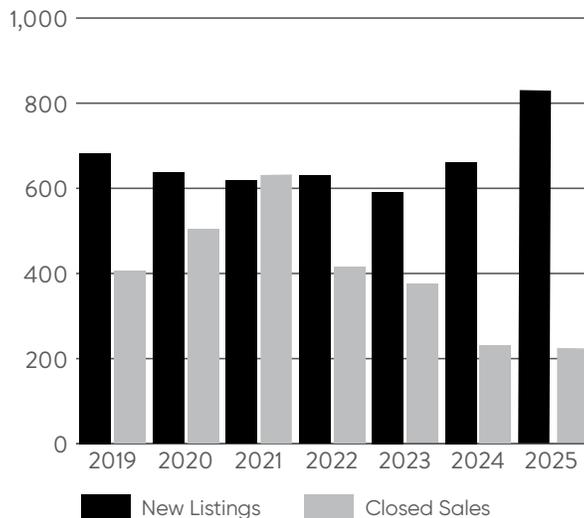
450
↑19.05%



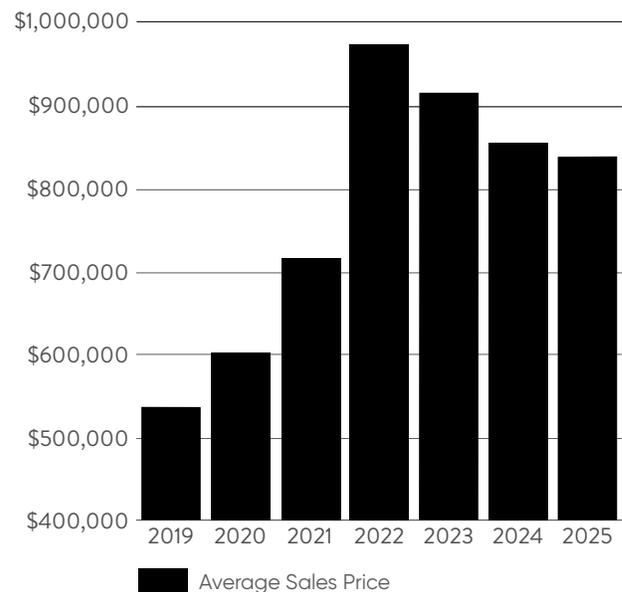
MONTHS OF SUPPLY

22.04
↑19.53%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

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

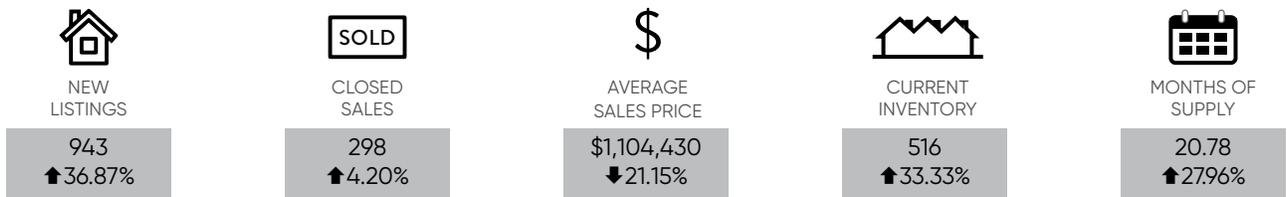
SANIBEL-CAPTIVA

MARKET REPORT - DECEMBER 2025

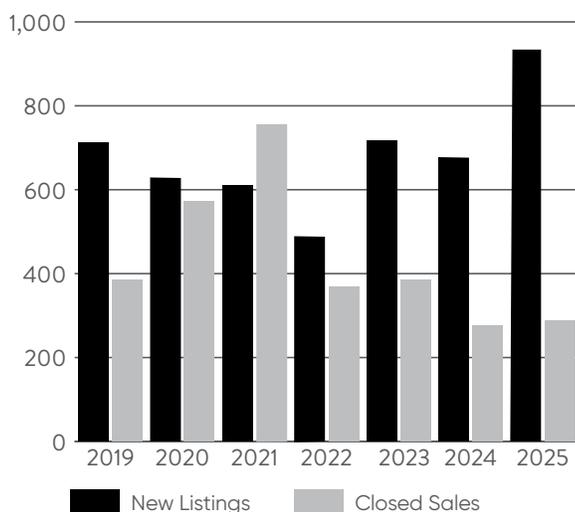


CHRISTIE'S
INTERNATIONAL REAL ESTATE

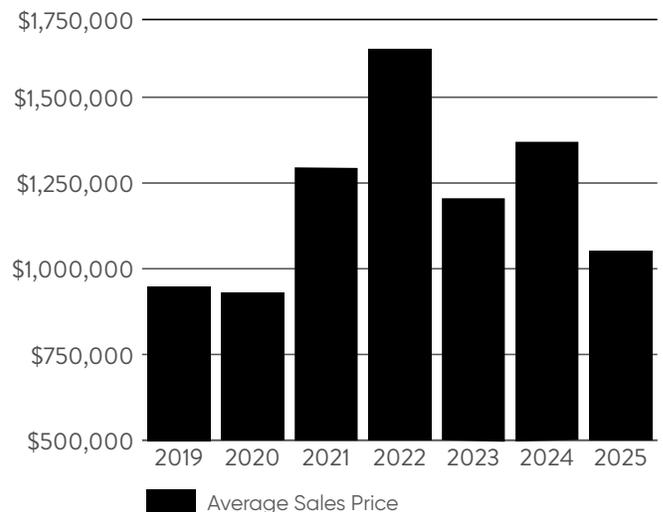
	2019	2020	2021	2022	2023	2024	2025
Listed	712	622	603	497	727	689	943
Sold	393	586	760	366	394	286	298
Avg. Sale \$	\$938,372	\$930,980	\$1,270,012	\$1,668,280	\$1,241,902	\$1,400,626	\$1,104,430



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

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

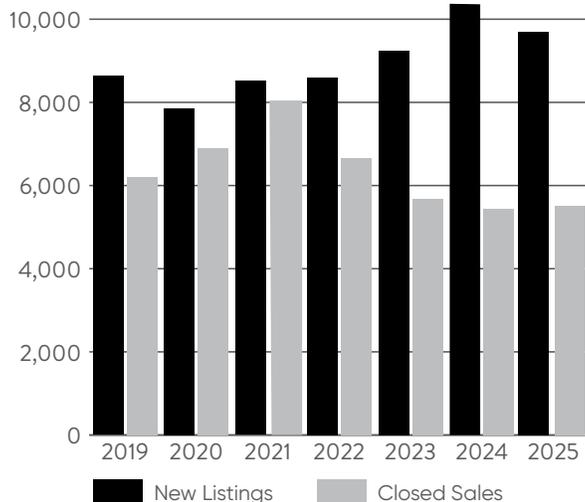
2,939
↓17.58%



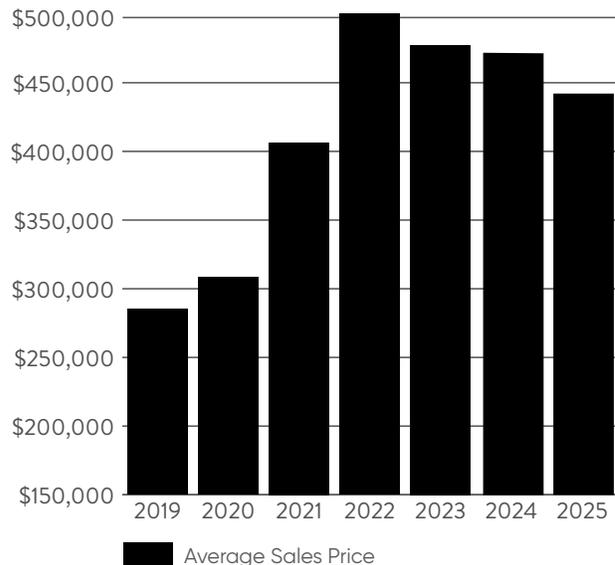
MONTHS OF SUPPLY

6.24
↓17.73%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

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

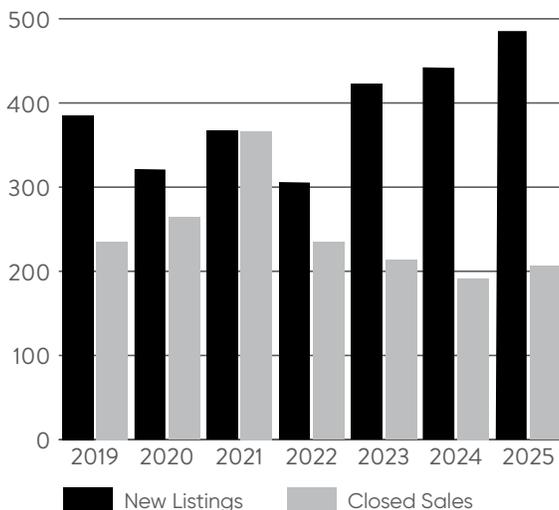
234
↑5.88%



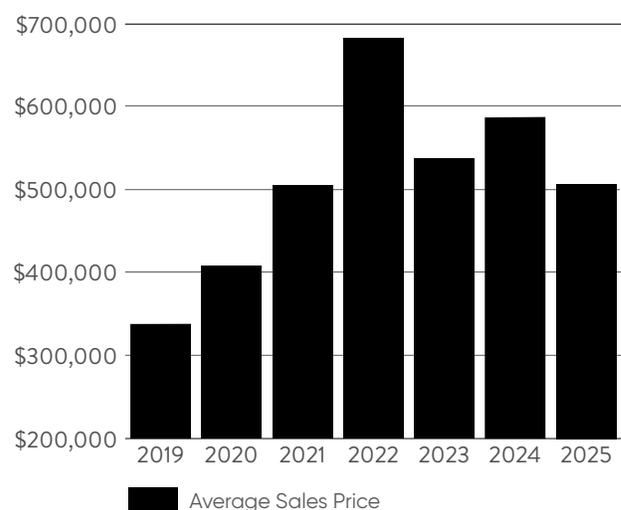
MONTHS OF SUPPLY

13.50
↑0.79%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

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.

