

MONTHLY MARKET REPORT - JULY 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

JULY 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 - JULY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	43,380	38,734	39,158	36,672	33,047	39,273	41,253
Sold	26,204	26,971	42,071	32,445	24,145	23,504	21,374
Avg. Sale \$	\$445,495	\$459,454	\$604,220	\$733,242	\$797,682	\$814,149	\$808,711



NEW
LISTINGS

41,253
↑5.04%



CLOSED
SALES

21,374
↓9.06%



AVERAGE
SALES PRICE

\$808,711
↓0.67%



CURRENT
INVENTORY

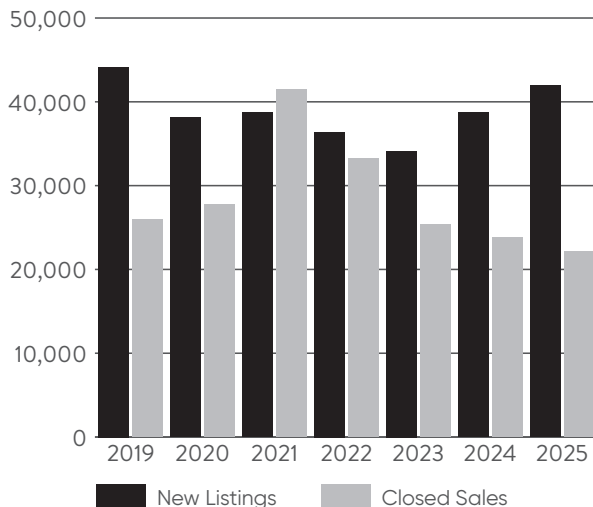
14,483
↑18.81%



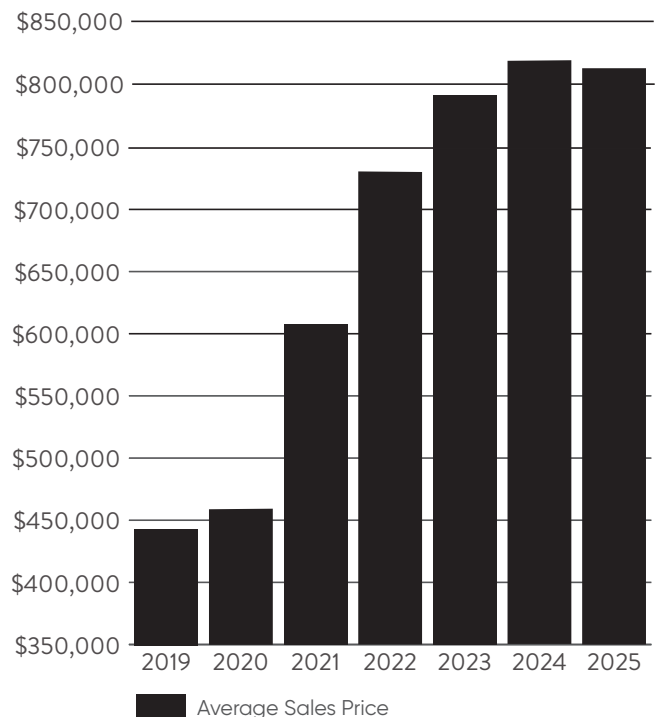
MONTHS OF
SUPPLY

8.13
↑30.654%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



NAPLES

MARKET REPORT - JULY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	15,578	14,817	15,514	13,825	11,805	13,966	14,862
Sold	9,743	10,207	17,077	12,383	9,286	8,767	7,848
Avg. Sale \$	\$611,761	\$617,638	\$804,314	\$972,204	\$1,075,877	\$1,114,793	\$1,167,999



NEW
LISTINGS

14,862
↑6.42%



CLOSED
SALES

7,848
↓10.48%



AVERAGE
SALES PRICE

\$1,167,999
↑4.77%



CURRENT
INVENTORY

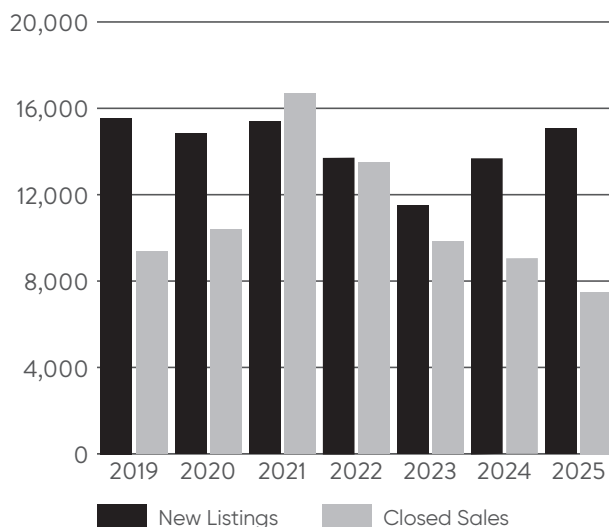
5,312
↑21.75%



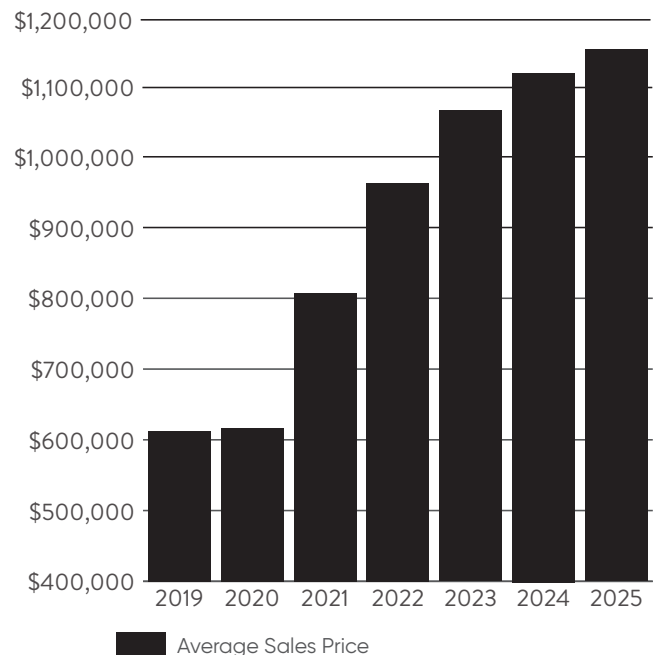
MONTHS OF
SUPPLY

8.12
↑36.01%

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 July 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	29	26	13.38	\$10,192,559
Audubon	11	8	16.50	\$2,247,500
Colliers Reserve	8	10	9.60	\$2,897,000
Crayton Road Area Non-Waterfront	68	77	10.60	\$4,311,985
Crayton Road Area Waterfront	14	16	10.50	\$9,169,375
Crossings	4	13	3.69	\$1,492,308
Esplanade	14	37	4.54	\$1,845,108
Grey Oaks	12	38	3.79	\$4,486,553
Isles of Collier Preserve	25	43	6.98	\$2,243,311
Kensington	5	17	3.53	\$1,685,824
Lely Resort	48	71	8.11	\$1,261,701
Mediterra	18	30	7.20	\$4,164,816
Monterey	7	13	6.46	\$1,665,385
Olde Cypress	7	23	3.65	\$1,605,174
Olde Naples	56	47	14.30	\$6,950,755
Pelican Bay	18	39	5.54	\$4,317,218
Pelican Bay - Bay Colony	9	10	10.80	\$7,007,000
Pelican Marsh	15	28	6.43	\$2,002,589
Pine Ridge	32	26	14.77	\$7,079,431
Port Royal	28	27	12.44	\$24,676,111
Quail Creek	9	19	5.68	\$2,581,342
Quail West	21	33	7.64	\$4,508,376
The Quarry	15	36	5.00	\$1,521,139
Riverstone	21	37	6.81	\$1,117,716
Royal Harbor	25	18	16.67	\$4,919,986
The Strand	2	13	1.85	\$1,309,762
Tiburon	2	6	4.00	\$3,775,000
Treviso Bay	4	20	2.40	\$2,159,245
Vanderbilt Beach	39	22	21.27	\$4,126,818
Vineyards	12	58	2.48	\$1,337,998

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2025

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	76	96	9.50	\$586,696
Crayton Road Area Waterfront	188	175	12.89	\$2,493,214
The Dunes	26	17	18.35	\$1,675,588
Esplanade	15	36	5.00	\$717,785
Grey Oaks	4	3	16.00	\$2,373,333
Isles of Collier Preserve	22	64	4.13	\$837,834
Kensington	5	20	3.00	\$733,550
Lely Resort	99	112	10.61	\$532,900
Mediterra	9	13	8.31	\$1,464,615
Olde Naples	101	109	11.12	\$1,606,111
Pelican Bay	128	199	7.72	\$1,645,922
Pelican Bay - Bay Colony	19	31	7.35	\$6,139,484
Pelican Marsh	21	48	5.25	\$794,021
Pine Ridge	4	9	5.33	\$329,056
The Quarry	13	9	17.33	\$715,333
The Strand	18	30	7.20	\$579,575
Tiburon	19	20	11.40	\$1,341,453
Treviso Bay	22	48	5.50	\$662,673
Vanderbilt Beach	72	58	14.90	\$1,589,181
Vineyards	50	73	8.22	\$645,497

	2019	2020	2021	2022	2023	2024	2025
Listed	1,408	1,322	1,503	1,186	1,167	1,393	1,454
Sold	788	849	1,712	988	741	847	761
Avg. Sale \$	\$776,169	\$798,026	\$970,354	\$1,281,216	\$1,483,196	\$1,528,692	\$1,407,103



NEW
LISTINGS

1,454
↑4.38%



CLOSED
SALES

761
↓10.15%



AVERAGE
SALES PRICE

\$1,407,103
↓7.95%



CURRENT
INVENTORY

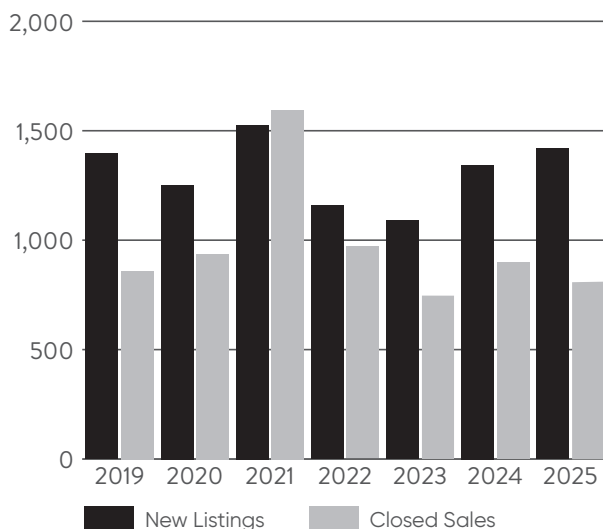
573
↑9.77%



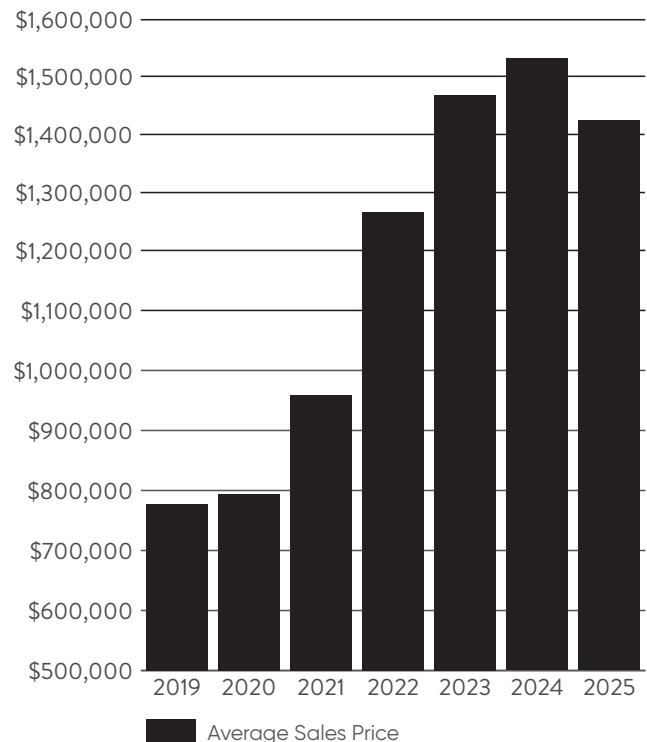
MONTHS OF
SUPPLY

9.04
↑22.18%

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 July 31, 2025

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	80	96	10.00	\$2,958,715
Golf Course	6	16	4.50	\$1,112,266
Gulf Front	0	0	0.00	–
Indirect Waterfront	84	141	7.15	\$1,934,525
Inland	49	124	4.74	\$1,136,168
Preserve	10	5	24.00	\$1,607,980

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	89	79	13.52	\$622,537
Golf Course	1	2	6.00	\$798,500
Gulf Front	129	135	11.47	\$1,473,008
Gulf View	31	26	14.31	\$1,202,750
Indirect Waterfront	9	35	3.09	\$562,229
Inland	81	93	10.45	\$441,479
Preserve	4	9	5.33	\$626,556

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	47	57	9.89	\$1,583,986
Isles Of Capri	16	18	10.67	\$1,487,743
Naples Reserve	23	53	5.21	\$1,158,400
Winding Cypress	13	29	5.38	\$976,810

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	53	37	17.19	\$783,529
Hammock Bay Golf and Country Club	30	23	15.65	\$682,783
Isles Of Capri	16	13	14.77	\$829,846

BONITA SPRINGS - ESTERO

MARKET REPORT - JULY 2025



	2019	2020	2021	2022	2023	2024	2025
Listed	4,668	4,317	4,376	3,966	3,564	4,167	4,660
Sold	3,130	3,070	4,998	3,595	2,884	2,785	2,676
Avg. Sale \$	\$409,648	\$413,096	\$513,021	\$650,278	\$773,302	\$787,299	\$751,881

NEW LISTINGS

4,660
↑11.83%

CLOSED SALES

2,676
↓3.91%

AVERAGE SALES PRICE

\$751,881
↓4.50%

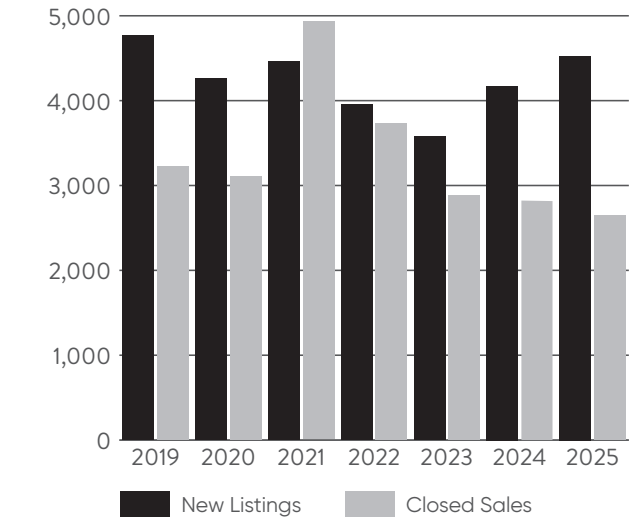
CURRENT INVENTORY

1,556
↑29.67%

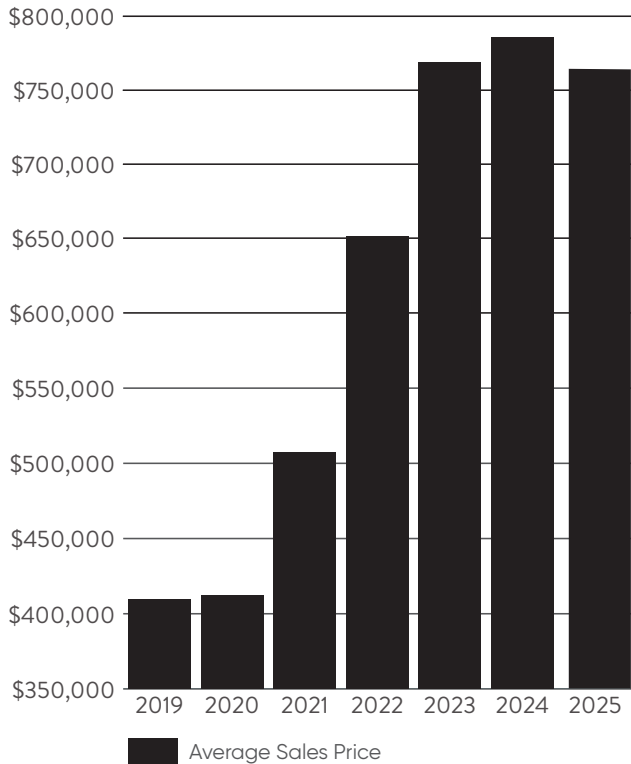
MONTHS OF SUPPLY

6.98
↑34.95%

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 July 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	20	12	20.00	\$3,936,750
Bonita Bay	25	71	4.23	\$2,131,245
The Brooks	15	77	2.34	\$1,428,119
Palmira Golf and Country Club	12	24	6.00	\$1,278,417
Pelican Landing	20	40	6.00	\$1,437,338
Pelican Landing - The Colony	2	3	8.00	\$2,014,333
Pelican Sound	0	2	0.00	\$1,225,000
West Bay Club	9	16	6.75	\$2,262,813

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	32	12	32.00	\$2,085,417
Bonita Bay	73	102	8.59	\$1,239,597
The Brooks	40	81	5.93	\$493,232
Palmira Golf and Country Club	9	10	10.80	\$595,389
Pelican Landing	32	50	7.68	\$539,692
Pelican Landing - The Colony	39	50	9.36	\$1,314,268
Pelican Sound	9	34	3.18	\$651,821
West Bay Club	24	19	15.16	\$850,395

FORT MYERS

MARKET REPORT - JULY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	11,163	8,667	7,587	6,984	6,761	7,849	7,929
Sold	5,695	5,744	8,128	6,472	5,031	4,459	4,026
Avg. Sale \$	\$272,125	\$292,285	\$352,939	\$453,782	\$503,699	\$507,459	\$492,967



NEW
LISTINGS

7,929
↑1.02%



CLOSED
SALES

4,026
↓9.71%



AVERAGE
SALES PRICE

\$492,967
↓2.86%



CURRENT
INVENTORY

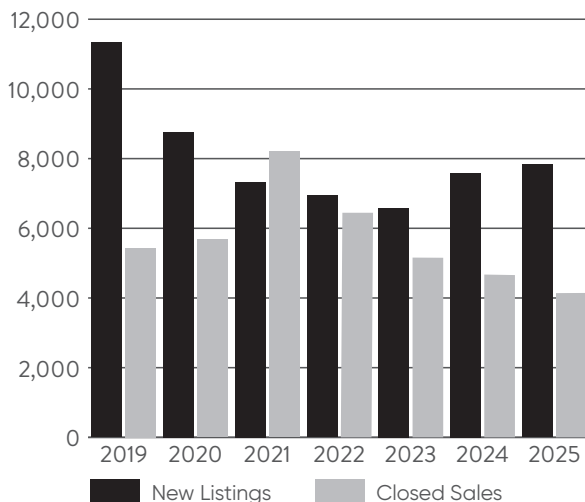
2,598
↑11.86%



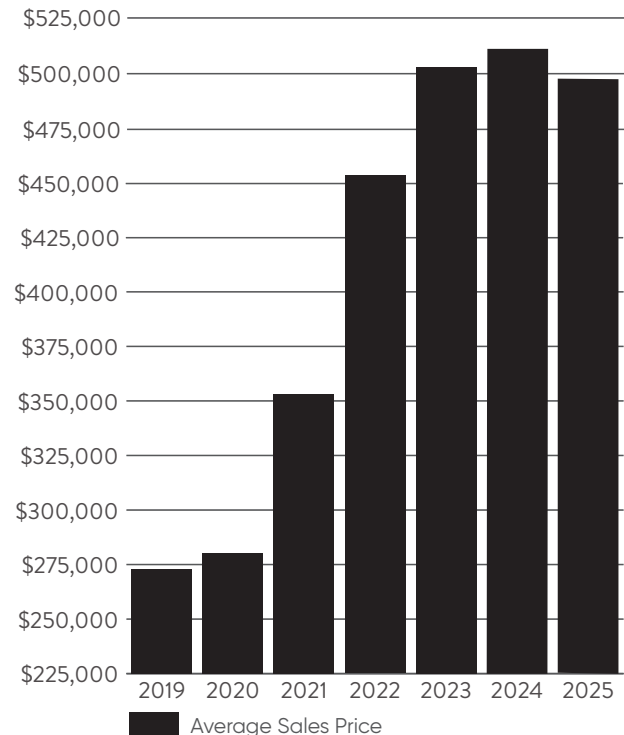
MONTHS OF
SUPPLY

7.74
↑23.34%

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 July 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	11	25	5.28	\$821,580
Colonial Country Club	14	24	7.00	\$621,563
Crown Colony	6	19	3.79	\$755,428
Esplanade Lake Club	16	54	3.56	\$1,320,456
Fiddlesticks Country Club	13	21	7.43	\$1,025,156
The Forest	7	18	4.67	\$673,111
Gulf Harbour Yacht And Country Club	14	27	6.22	\$1,185,296
Miromar Lakes Beach And Golf Club	12	38	3.79	\$2,625,703
Parker Lakes	11	12	11.00	\$381,083
Paseo	4	18	2.67	\$786,583
The Plantation	28	98	3.43	\$644,722
Shadow Wood Preserve	6	8	9.00	\$1,251,738
Town And River	21	13	19.38	\$1,344,154
Wildblue	27	94	3.45	\$1,558,700

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	35	52	8.08	\$302,254
Crown Colony	6	7	10.29	\$417,500
Downtown Fort Myers	107	47	27.32	\$384,278
Esplanade Lake Club	4	32	1.50	\$426,900
Fiddlesticks Country Club	5	11	5.45	\$223,182
The Forest	21	27	9.33	\$292,404
Gulf Harbour Yacht And Country Club	58	55	12.65	\$693,344
Miromar Lakes Beach And Golf Club	26	22	14.18	\$1,238,562
Parker Lakes	19	30	7.60	\$288,233
Paseo	14	45	3.73	\$350,918
The Plantation	9	14	7.71	\$433,279
Shadow Wood Preserve	4	2	24.00	\$586,725
Town And River	1	1	12.00	\$300,000

FORT MYERS BEACH
MARKET REPORT - JULY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	707	645	640	662	601	562	807
Sold	398	391	693	543	307	313	220
Avg. Sale \$	\$531,794	\$562,803	\$644,114	\$928,974	\$855,846	\$934,376	\$905,657



NEW LISTINGS

807

↑43.95%



CLOSED SALES

220

↓29.71%



AVERAGE SALES PRICE

\$905,657

↓3.07%



CURRENT INVENTORY

439

↑58.48%

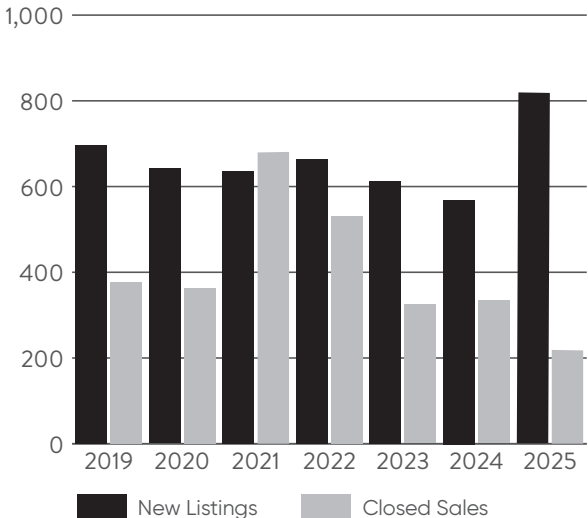


MONTHS OF SUPPLY

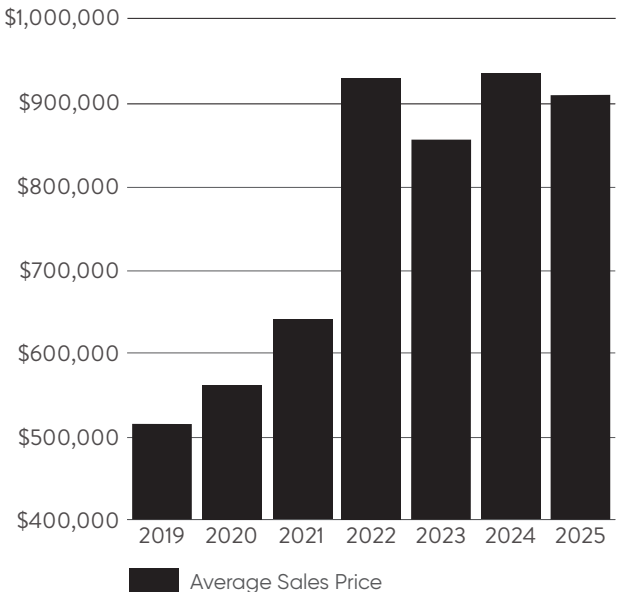
23.95

↑125.48%

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 July 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	17	4	51.00	\$1,439,875
Mcphie Park	8	4	24.00	\$3,598,769

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	1	48.00	\$450,000
Ocean Harbor Condo	11	3	44.00	\$931,728
Sandarac Condo	18	8	27.00	\$661,125
Waterside At Bay Beach	28	17	19.76	\$889,706

SANIBEL-CAPTIVA

MARKET REPORT - JULY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	684	774	665	525	641	646	899
Sold	388	410	835	518	358	325	255
Avg. Sale \$	\$945,828	\$934,302	\$1,118,747	\$1,550,719	\$1,269,266	\$1,336,823	\$1,294,366



NEW
LISTINGS

899
↑39.16%



CLOSED
SALES

255
↓21.54%



AVERAGE
SALES PRICE

\$1,294,366
↓3.18%



CURRENT
INVENTORY

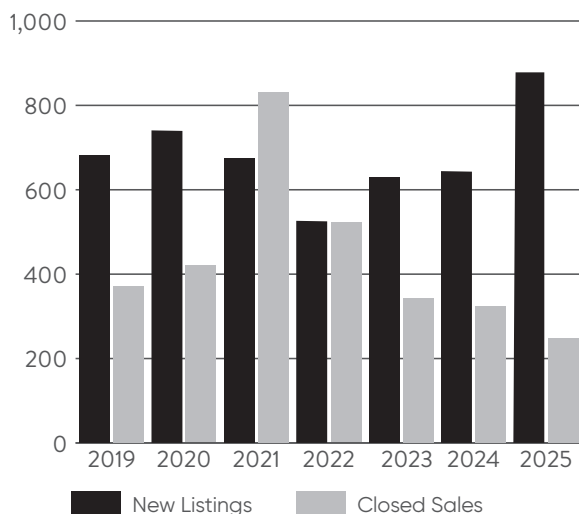
474
↑71.12%



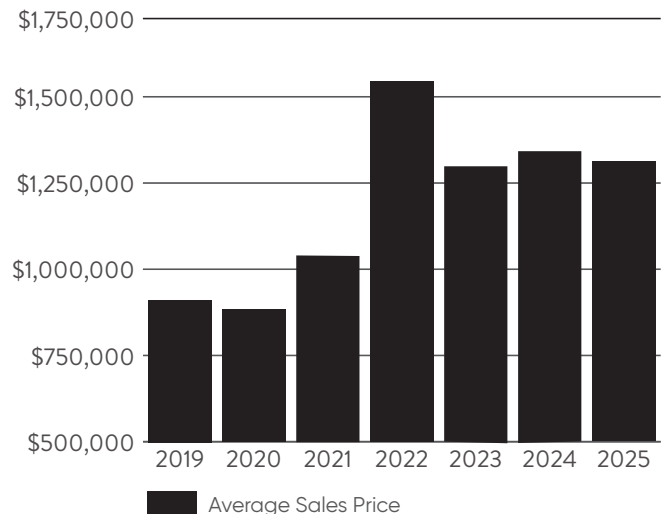
MONTHS OF
SUPPLY

22.31
↑118.09%

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 July 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	8	8	12.00	\$1,340,563
Captiva Island	64	20	38.40	\$2,658,080
Dunes At Sanibel Island	15	12	15.00	\$971,271
Other Sanibel Island Single-Family	181	120	18.10	\$1,500,432

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	42	10	50.40	\$679,500
Sundial Of Sanibel Condos	18	12	18.00	\$835,000
Other Sanibel Island Condos	146	73	24.00	\$789,796

	2019	2020	2021	2022	2023	2024	2025
Listed	8,779	7,829	8,483	9,181	8,153	10,247	10,160
Sold	5,823	6,086	8,249	7,641	5,344	5,800	5,403
Avg. Sale \$	\$276,552	\$292,623	\$367,931	\$484,658	\$482,987	\$476,970	\$448,212



NEW
LISTINGS

10,160
↓0.85%



CLOSED
SALES

5,403
↓6.84%



AVERAGE
SALES PRICE

\$448,212
↓6.03%



CURRENT
INVENTORY

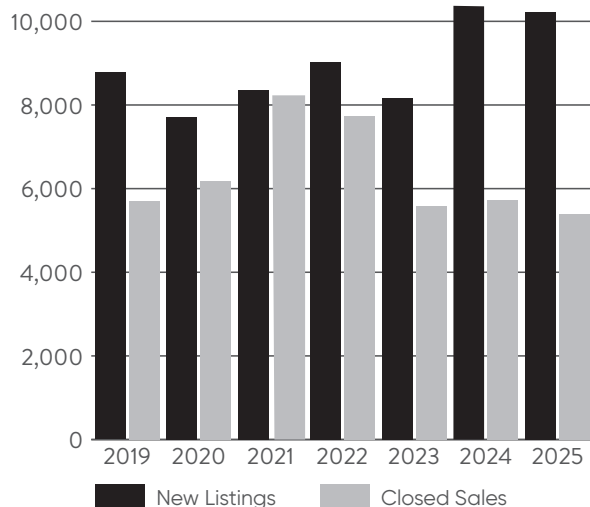
3,305
↑8.75%



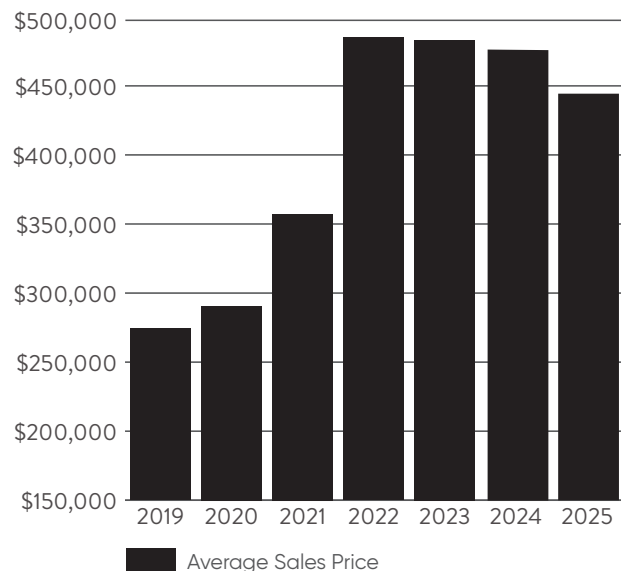
MONTHS OF
SUPPLY

7.34
↑16.74%

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 July 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	9	15	7.20	\$1,763,833
Cape Royal	12	17	8.47	\$758,059
Yacht Club	13	26	6.00	\$578,115

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	23	23	12.00	\$615,959
Tarpon Point Marina	19	13	17.54	\$941,769

PINE ISLAND-MATLACHA
MARKET REPORT - JULY 2025

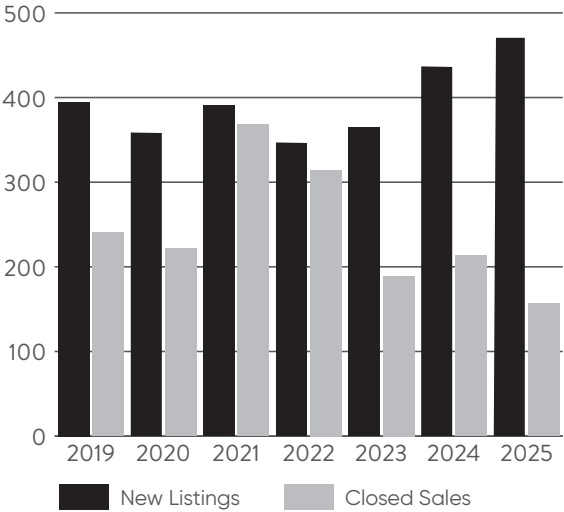


CHRISTIE'S
INTERNATIONAL REAL ESTATE

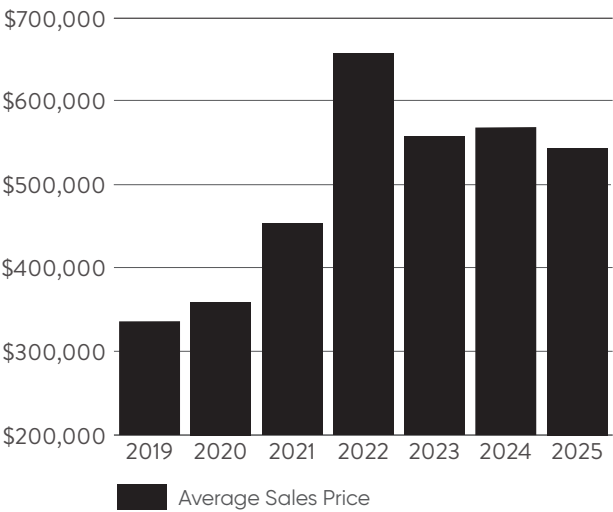
	2019	2020	2021	2022	2023	2024	2025
Listed	393	363	390	342	355	443	482
Sold	239	214	379	305	194	208	185
Avg. Sale \$	\$338,035	\$369,549	\$462,432	\$655,085	\$555,931	\$571,222	\$542,798



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 July 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	72	68	12.71	\$500,228
Matlacha	38	23	19.83	\$495,517
St James City	100	79	15.19	\$624,700

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	11	15	8.80	\$376,933
St James City	4	0	—	—



#1 REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

**\$4.5 Billion in Sales Volume in 2024.
Over \$1.6 Billion ahead
of our nearest competitor.**



CHRISTIE'S
INTERNATIONAL REAL ESTATE

THE UNRIVALED LEADER IN REAL ESTATE
Family Owned & Operated Since 1958

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Source: SWFLA MLS. Sales Volume In Lee and Collier Counties Combined. 1/1/2024 through 12/31/2024.