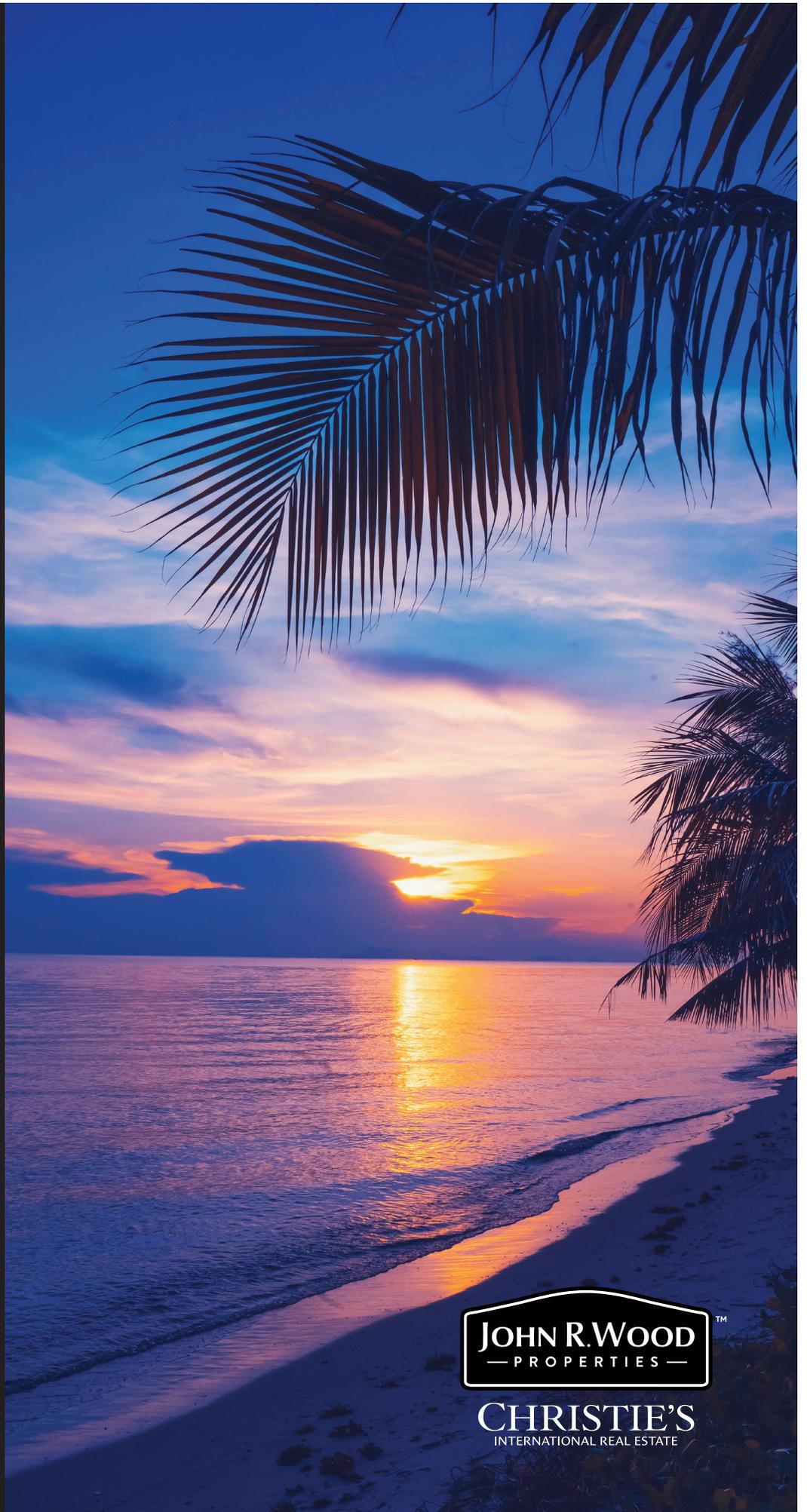


MONTHLY MARKET REPORT - NOVEMBER 2025



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

NOVEMBER 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 - NOVEMBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	42,736	38,502	36,942	34,666	36,263	39,830	41,356
Sold	26,713	30,939	40,266	28,703	24,633	22,261	22,293
Avg. Sale \$	\$443,009	\$501,930	\$630,211	\$776,353	\$794,682	\$821,543	\$801,918



NEW LISTINGS

41,356
↑3.83%



CLOSED SALES

22,293
↑0.14%



AVERAGE SALES PRICE

\$801,918
↓2.39%



CURRENT INVENTORY

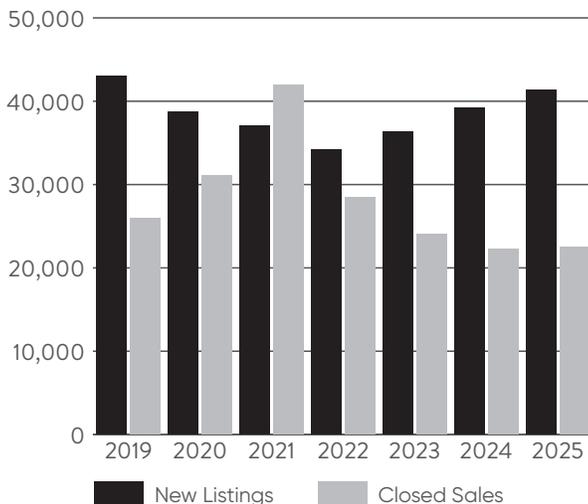
14,833
↑2.85%



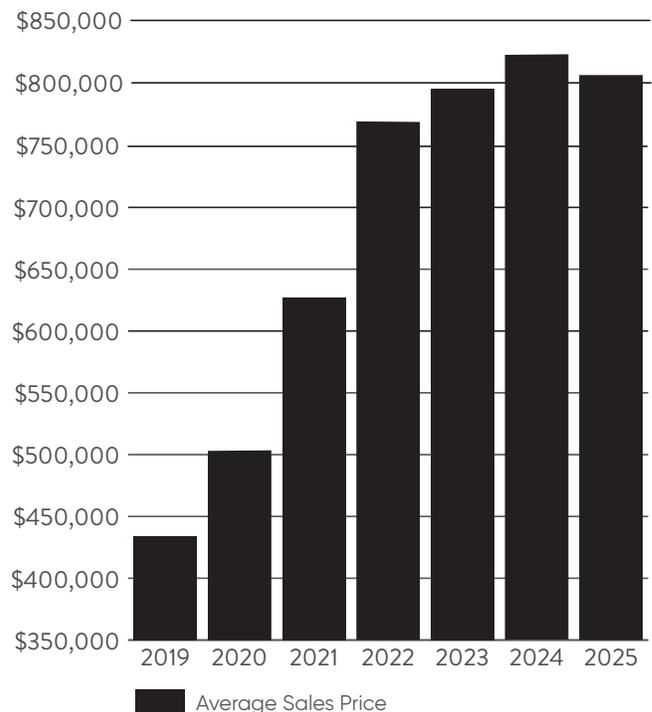
MONTHS OF SUPPLY

798
↑2.70%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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NAPLES

MARKET REPORT - NOVEMBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	15,291	15,059	14,364	13,228	12,617	14,274	15,138
Sold	9,985	11,951	16,264	11,034	9,329	8,250	8,245
Avg. Sale \$	\$601,639	\$680,554	\$828,392	\$1,034,841	\$1,070,021	\$1,145,386	\$1,155,435



NEW LISTINGS

15,138
↑6.05%



CLOSED SALES

8,245
↓0.06%



AVERAGE SALES PRICE

\$1,155,435
↑0.88%



CURRENT INVENTORY

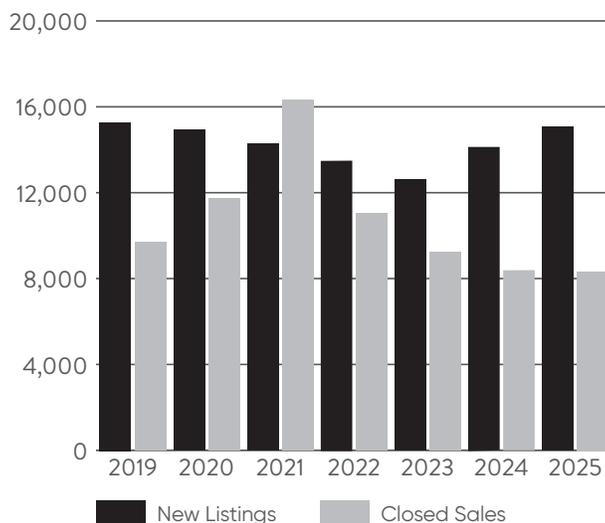
5,712
↑8.66%



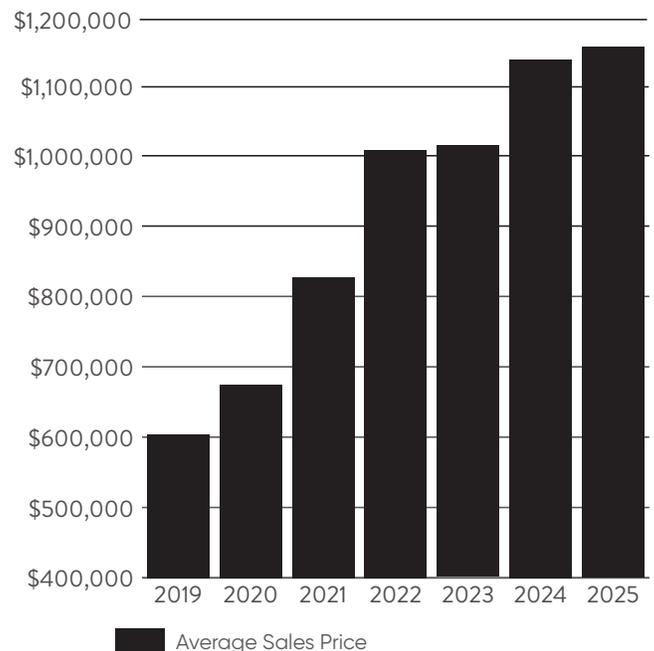
MONTHS OF SUPPLY

8.31
↑8.72%

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 November 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	25	31	9.86	\$9,935,695
Audubon	10	9	13.33	\$2,263,333
Colliers Reserve	11	12	9.82	\$2,751,250
Crayton Road Area Non-Waterfront	66	80	8.85	\$4,433,567
Crayton Road Area Waterfront	15	17	8.47	\$9,380,000
Crossings	3	10	5.33	\$1,454,500
Esplanade	18	37	5.29	\$1,865,041
Grey Oaks	12	40	4.00	\$4,309,975
Isles of Collier Preserve	33	43	7.71	\$2,269,836
Kensington	7	15	1.33	\$1,874,601
Lely Resort	47	89	5.47	\$1,234,158
Mediterra	16	30	5.20	\$3,841,950
Monterey	5	16	3.00	\$1,777,813
Olde Cypress	5	24	1.85	\$1,586,417
Olde Naples	60	59	10.15	\$6,235,322
Pelican Bay	18	48	4.10	\$3,822,948
Pelican Bay - Bay Colony	7	10	10.80	\$7,004,500
Pelican Marsh	18	26	4.29	\$1,928,462
Pine Ridge	37	23	16.00	\$7,379,139
Port Royal	17	30	7.29	\$23,448,167
Quail Creek	13	21	4.80	\$2,542,357
Quail West	23	35	6.35	\$4,432,313
The Quarry	17	31	5.82	\$1,525,984
Riverstone	17	43	4.19	\$1,109,674
Royal Harbor	24	18	14.12	\$4,235,542
The Strand	3	13	1.85	\$1,188,054
Tiburon	3	8	4.50	\$3,618,750
Treviso Bay	5	18	1.64	\$1,962,988
Vanderbilt Beach	32	23	15.13	\$3,779,783
Vineyards	16	50	3.53	\$1,473,750

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

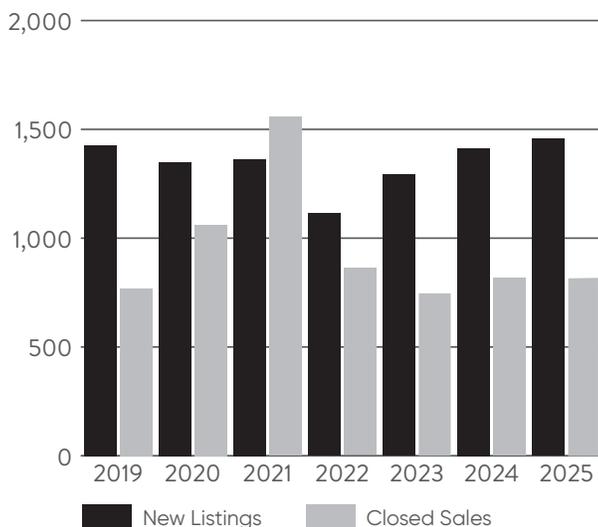
Monthly Snapshot as of November 30, 2025

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	71	102	7.84	\$601,591
Crayton Road Area Waterfront	217	182	10.77	\$2,237,893
The Dunes	20	22	9.91	\$1,491,364
Esplanade	15	37	7.35	\$711,306
Grey Oaks	1	7	2.00	\$2,035,000
Isles of Collier Preserve	21	62	3.32	\$784,146
Kensington	7	24	3.27	\$729,000
Lely Resort	94	123	8.53	\$523,303
Mediterra	13	14	10.15	\$1,426,071
Olde Naples	110	98	10.93	\$1,349,815
Pelican Bay	135	213	6.21	\$1,550,395
Pelican Bay - Bay Colony	22	35	7.35	\$5,960,114
Pelican Marsh	29	50	6.12	\$778,470
Pine Ridge	6	9	6.67	\$346,833
The Quarry	10	12	9.60	\$675,000
The Strand	16	40	6.75	\$576,681
Tiburon	25	20	9.88	\$1,338,000
Treviso Bay	23	49	5.87	\$620,784
Vanderbilt Beach	77	74	12.00	\$1,809,236
Vineyards	62	80	7.42	\$644,485

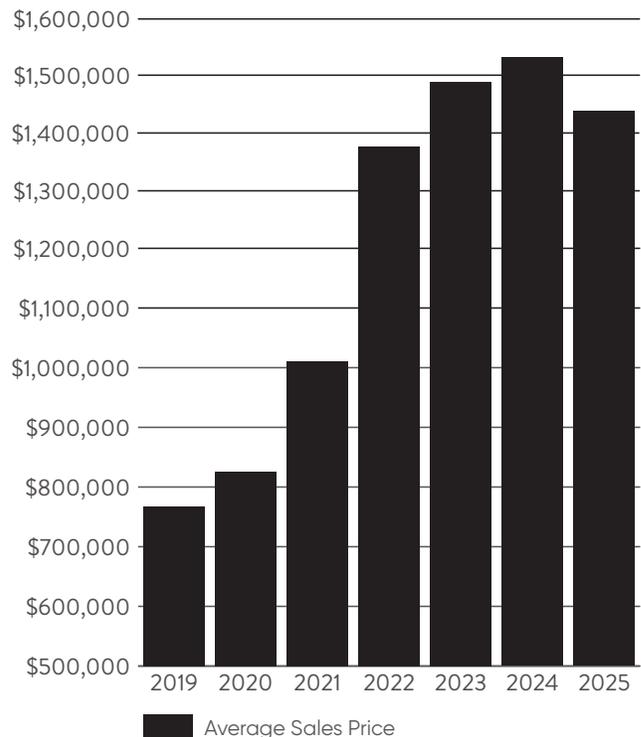
	2019	2020	2021	2022	2023	2024	2025
Listed	1,432	1,346	1,352	1,136	1,293	1,401	1,469
Sold	788	1,084	1,547	882	766	809	809
Avg. Sale \$	\$763,892	\$835,117	\$1,016,323	\$1,380,963	\$1,496,649	\$1,519,904	\$1,447,666

 NEW LISTINGS 1,469 ↑4.85%	 CLOSED SALES 809 ■0.00%	 AVERAGE SALES PRICE \$1,447,666 ↓4.75%	 CURRENT INVENTORY 575 ↑0.35%	 MONTHS OF SUPPLY 8.53 ↑0.35%
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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 November 30, 2025

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	78	111	8.49	\$3,101,898
Golf Course	4	19	2.67	\$1,050,526
Gulf Front	0	0	0.00	-
Indirect Waterfront	65	151	5.13	\$1,913,141
Inland	54	119	3.87	\$1,155,592
Preserve	8	4	21.60	\$1,683,725

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	83	103	10.15	\$641,920
Golf Course	0	3	0.00	\$782,333
Gulf Front	123	136	10.15	\$1,556,419
Gulf View	38	24	12.00	\$1,136,875
Indirect Waterfront	8	32	3.10	\$590,938
Inland	64	99	7.35	\$431,965
Preserve	7	8	10.29	\$582,375

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	45	77	7.54	\$1,592,100
Isles Of Capri	12	17	8.67	\$1,440,493
Naples Reserve	29	54	4.55	\$1,135,413
Winding Cypress	11	30	4.55	\$900,217

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	66	38	21.75	\$648,153
Hammock Bay Golf and Country Club	31	15	17.40	\$649,600
Isles Of Capri	14	12	12.00	\$677,333

BONITA SPRINGS - ESTERO

MARKET REPORT - NOVEMBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	4,581	4,558	3,949	3,758	3,851	4,355	4,865
Sold	3,098	3,580	4,732	3,220	2,979	2,631	2,819
Avg. Sale \$	\$415,504	\$436,995	\$547,970	\$679,380	\$782,205	\$796,461	\$735,714



NEW LISTINGS

4,865
↑11.71%



CLOSED SALES

2,819
↑7.15%



AVERAGE SALES PRICE

\$735,714
↓7.63%



CURRENT INVENTORY

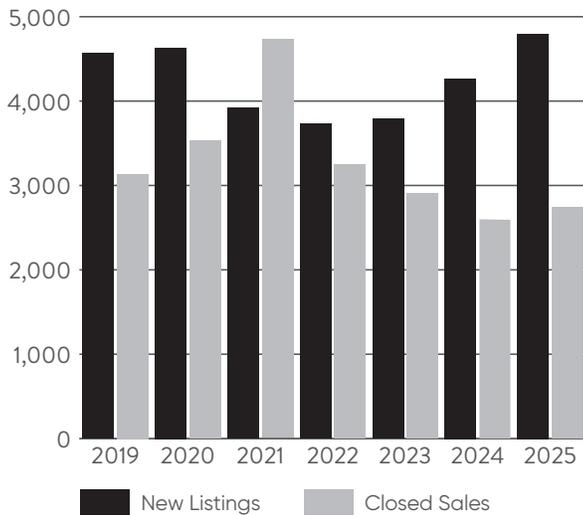
1,678
↑10.61%



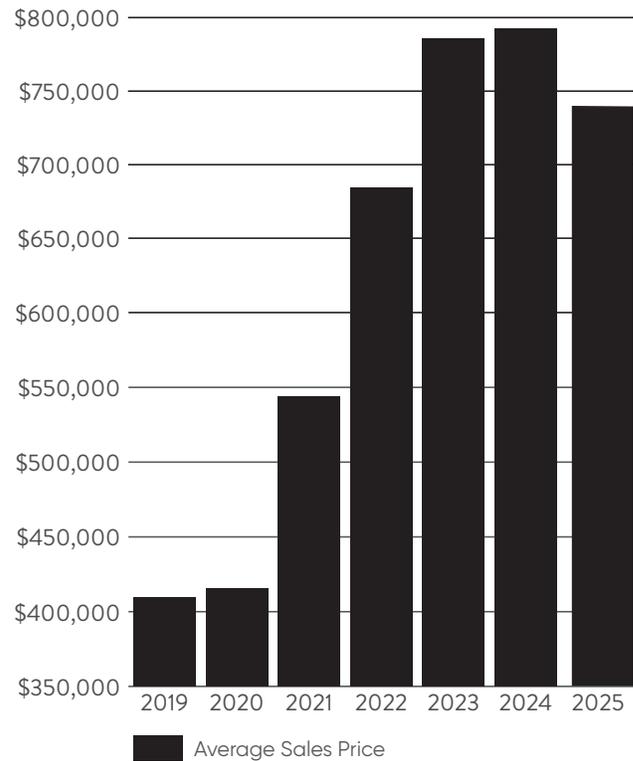
MONTHS OF SUPPLY

7.14
↑3.24%

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 November 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	20	12	16.00	\$3,938,833
Bonita Bay	22	69	2.78	\$2,033,846
The Brooks	18	78	2.73	\$1,384,783
Palmira Golf and Country Club	12	26	3.36	\$1,234,077
Pelican Landing	12	51	3.20	\$1,326,713
Pelican Landing - The Colony	6	2	12.00	\$1,697,500
Pelican Sound	0	4	0.00	\$1,299,375
West Bay Club	8	18	5.25	\$2,204,861

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	30	16	20.00	\$2,000,625
Bonita Bay	77	111	7.01	\$1,168,001
The Brooks	53	93	5.36	\$477,339
Palmira Golf and Country Club	7	12	6.55	\$554,491
Pelican Landing	35	52	6.59	\$534,165
Pelican Landing - The Colony	57	49	8.71	\$1,273,008
Pelican Sound	15	33	4.26	\$656,452
West Bay Club	25	15	23.14	\$882,167

	2019	2020	2021	2022	2023	2024	2025
Listed	11,013	7,775	7,161	6,554	7,564	7,899	7,826
Sold	5,812	6,279	7,888	5,815	4,929	4,165	4,124
Avg. Sale \$	\$274,445	\$308,460	\$373,833	\$486,858	\$499,580	\$506,514	\$484,019



NEW LISTINGS

7,826
↓0.92%



CLOSED SALES

4,124
↓0.98%



AVERAGE SALES PRICE

\$484,019
↓4.44%



CURRENT INVENTORY

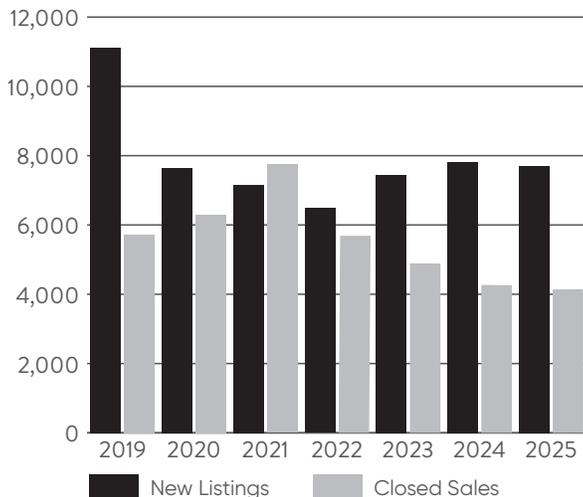
2,721
↓3.61%



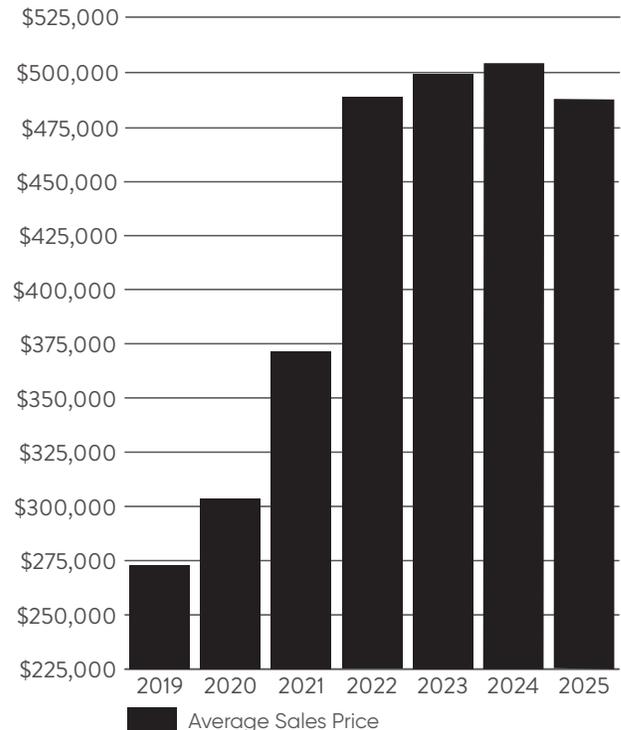
MONTHS OF SUPPLY

7.92
↓2.65%

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 November 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	8	33	3.31	\$821,197
Colonial Country Club	19	30	5.81	\$586,150
Crown Colony	5	20	3.00	\$763,956
Esplanade Lake Club	15	51	3.10	\$1,203,337
Fiddlesticks Country Club	11	24	6.86	\$989,438
The Forest	10	17	4.94	\$715,059
Gulf Harbour Yacht And Country Club	13	27	6.22	\$1,243,259
Miromar Lakes Beach And Golf Club	21	37	4.31	\$2,637,749
Parker Lakes	9	9	10.91	\$332,889
Paseo	1	21	1.20	\$783,048
The Plantation	23	88	2.86	\$602,907
Shadow Wood Preserve	9	10	7.20	\$1,275,500
Town And River	13	15	9.75	\$1,220,767
Wildblue	26	87	2.97	\$1,568,842

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	31	60	6.10	\$291,427
Crown Colony	7	5	6.86	\$406,600
Downtown Fort Myers	100	60	25.75	\$360,933
Esplanade Lake Club	6	31	3.48	\$438,545
Fiddlesticks Country Club	8	11	6.55	\$269,091
The Forest	27	23	11.50	\$272,735
Gulf Harbour Yacht And Country Club	54	62	8.57	\$678,650
Miromar Lakes Beach And Golf Club	39	26	20.40	\$1,321,149
Parker Lakes	15	36	7.03	\$275,444
Paseo	20	52	3.46	\$346,872
The Plantation	20	11	11.08	\$415,082
Shadow Wood Preserve	5	2	12.00	\$344,225
Town And River	0	1	0.00	\$300,000

FORT MYERS BEACH

MARKET REPORT - NOVEMBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	681	659	591	638	616	613	876
Sold	401	502	608	455	389	242	242
Avg. Sale \$	\$531,645	\$589,946	\$678,159	\$974,657	\$944,252	\$836,524	\$850,255



NEW LISTINGS

876
↑42.90%



CLOSED SALES

242
■0.00%



AVERAGE SALES PRICE

\$850,255
↑1.64%



CURRENT INVENTORY

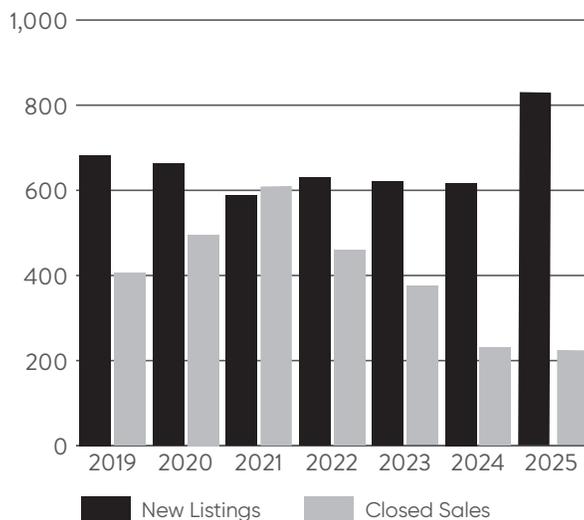
445
↑37.77%



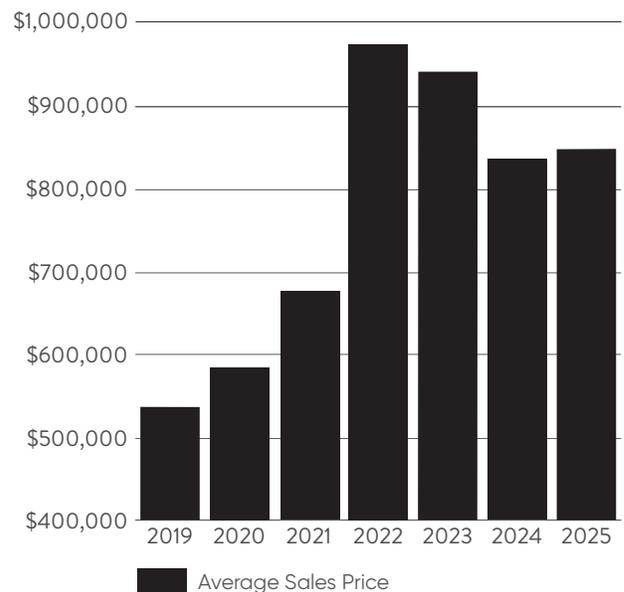
MONTHS OF SUPPLY

22.07
↑37.77%

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 November 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	22	14	21.43	\$765,000
Laguna Shores	13	5	36.00	\$1,257,700
Mcphie Park	7	4	15.00	\$1,070,019

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	1	48.00	\$450,000
Ocean Harbor Condo	5	2	28.00	\$575,000
Sandarac Condo	16	8	22.67	\$637,375
Waterside At Bay Beach	31	18	18.00	\$966,806

SANIBEL-CAPTIVA

MARKET REPORT - NOVEMBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	716	742	629	449	742	652	962
Sold	383	536	787	390	401	293	285
Avg. Sale \$	\$937,883	\$925,579	\$1,215,340	\$1,705,723	\$1,218,757	\$1,365,368	\$1,170,149



NEW LISTINGS

962
↑47.75%



CLOSED SALES

285
↓2.73%



AVERAGE SALES PRICE

\$1,170,149
↓14.30%



CURRENT INVENTORY

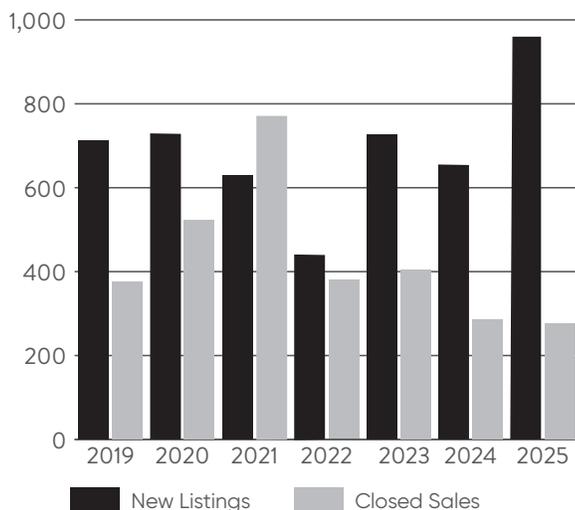
473
↑49.21%



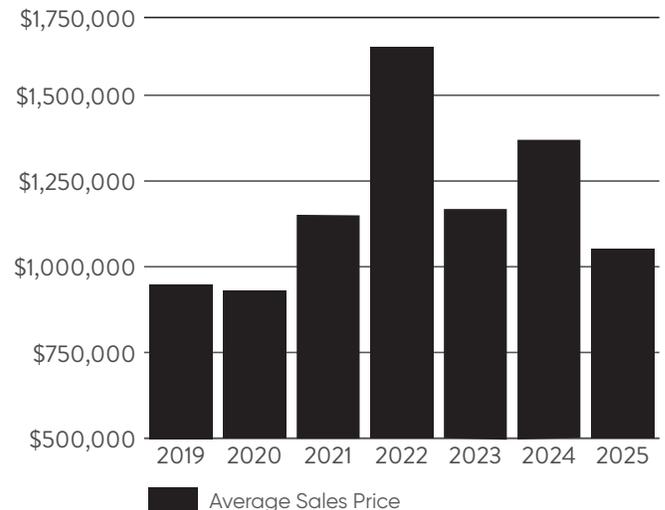
MONTHS OF SUPPLY

1992
↑53.40%

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 November 30, 2025

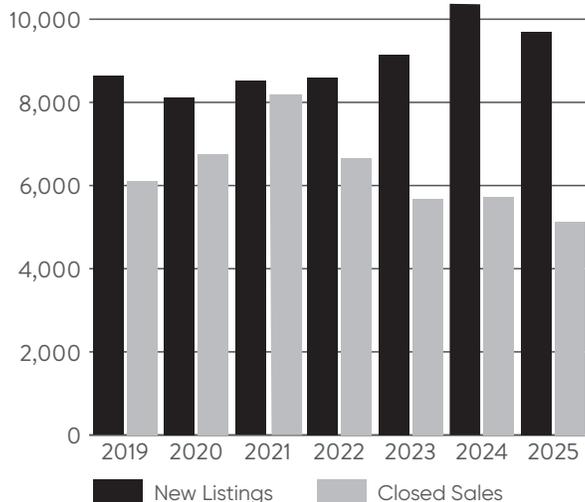
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	7	9	12.00	\$1,238,650
Captiva Island	53	24	26.40	\$2,376,671
Dunes At Sanibel Island	12	13	11.00	\$1,000,827
Other Sanibel Island Single-Family	149	126	12.98	\$1,308,233

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	45	14	50.40	\$714,929
Sundial Of Sanibel Condos	12	15	11.08	\$738,767
Other Sanibel Island Condos	126	84	18.24	\$790,069

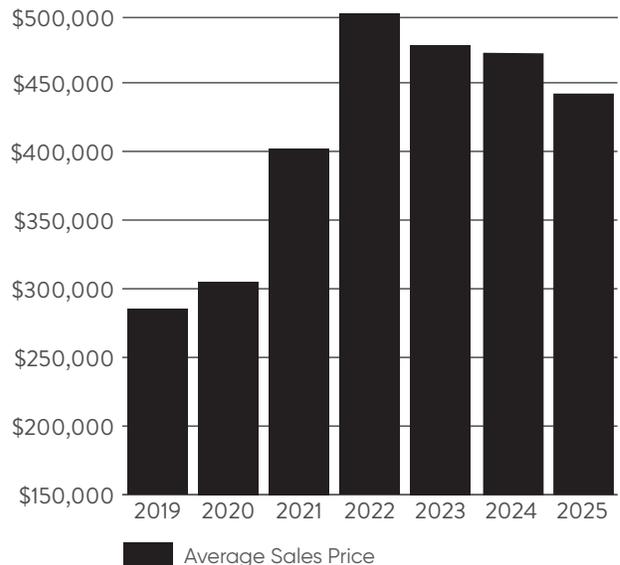
	2019	2020	2021	2022	2023	2024	2025
Listed	8,626	8,006	8,508	8,613	9,156	10,202	9,718
Sold	6,011	6,743	8,070	6,658	5,627	5,676	5,563
Avg. Sale \$	\$281,099	\$309,987	\$401,168	\$503,076	\$476,877	\$473,147	\$442,892

 NEW LISTINGS 9,718 ↓4.74%	 CLOSED SALES 5,563 ↓1.99%	 AVERAGE SALES PRICE \$442,892 ↓6.39%	 CURRENT INVENTORY 3,011 ↓12.01%	 MONTHS OF SUPPLY 6.50 ↓10.22%
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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 November 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	11	16	6.40	\$1,605,156
Cape Royal	15	18	8.25	\$762,111
Yacht Club	18	25	6.92	\$523,220

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	22	24	10.96	\$519,792
Tarpon Point Marina	20	14	17.00	\$936,000

PINE ISLAND-MATLACHA

MARKET REPORT - NOVEMBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	396	357	388	290	424	434	502
Sold	235	264	370	249	213	195	206
Avg. Sale \$	\$342,122	\$404,769	\$494,160	\$684,086	\$538,458	\$595,541	\$516,055



NEW LISTINGS

502
↑15.67%



CLOSED SALES

206
↑5.64%



AVERAGE SALES PRICE

\$516,055
↓13.35%



CURRENT INVENTORY

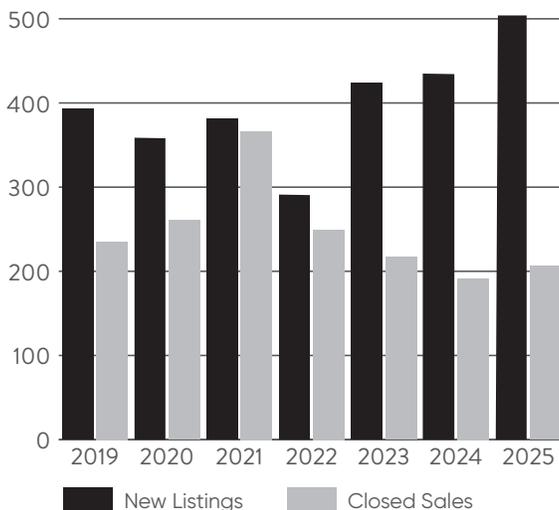
218
↑14.74%



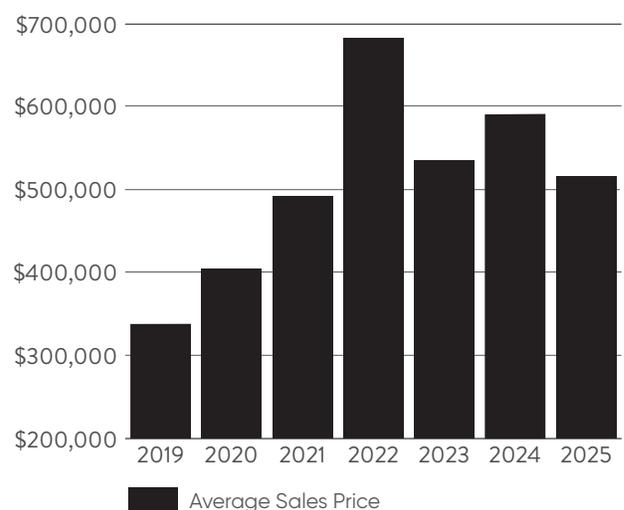
MONTHS OF SUPPLY

12.70
↑8.61%

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 November 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	62	71	10.96	\$474,358
Matlacha	32	25	15.69	\$485,940
St James City	91	93	12.57	\$583,875

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	16	16	12.86	\$348,688
St James City	3	0	-	-

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**\$4.5 Billion in Sales Volume in 2024.
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.