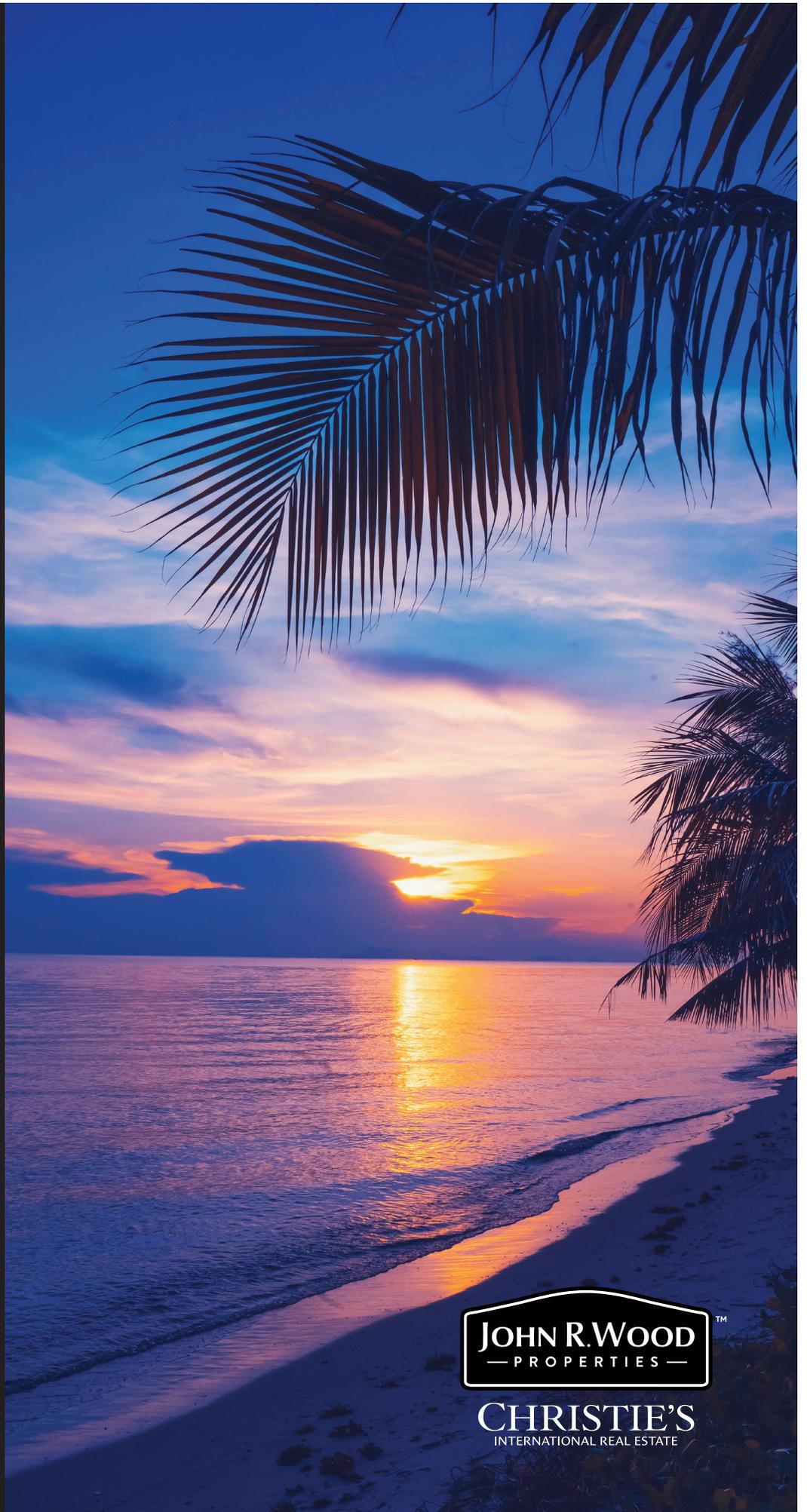


MONTHLY MARKET REPORT - OCTOBER 2025



JOHN R. WOODTM
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

A LOCAL LEGACY
OF ACHIEVEMENT

\$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



NAPLES, FL

MONTHLY MARKET REPORT

OCTOBER 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 - OCTOBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	43,107	39,143	37,318	34,788	35,444	38,989	41,938
Sold	26,607	29,877	40,710	29,731	24,570	22,612	22,060
Avg. Sale \$	\$444,417	\$491,939	\$621,936	\$765,842	\$799,204	\$813,543	\$807,059



NEW LISTINGS

41,938
↑7.56%



CLOSED SALES

22,060
↓2.44%



AVERAGE SALES PRICE

\$807,059
↓0.80%



CURRENT INVENTORY

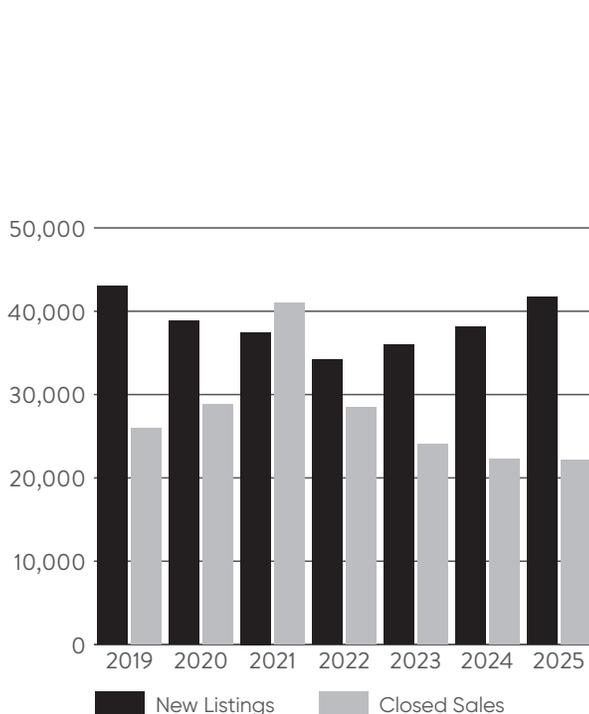
13,860
↑9.06%



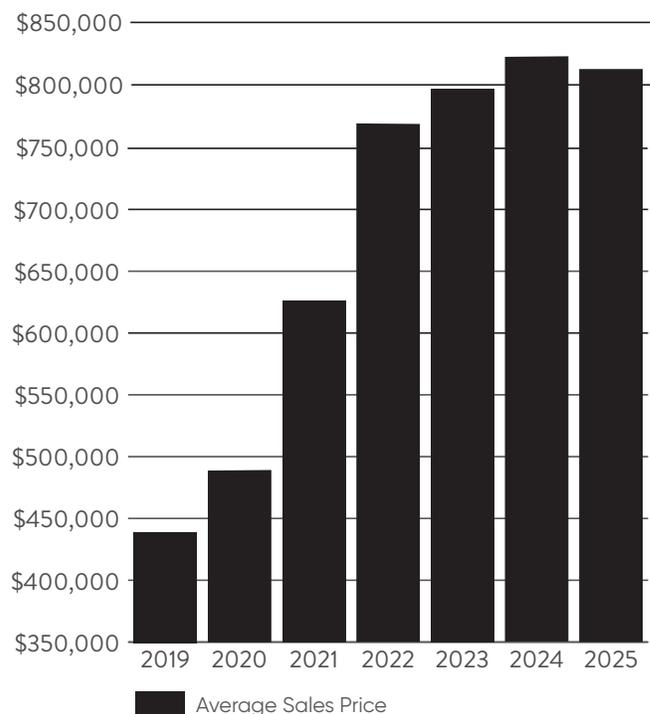
MONTHS OF SUPPLY

7.54
↑11.79%

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 2025, 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.

	2019	2020	2021	2022	2023	2024	2025
Listed	15,467	15,167	14,566	13,298	12,379	13,968	15,247
Sold	9,949	11,485	16,461	11,423	9,326	8,371	8,188
Avg. Sale \$	\$604,739	\$669,400	\$818,593	\$1,015,484	\$1,082,071	\$1,127,077	\$1,157,946



NEW LISTINGS

15,247
↑9.16%



CLOSED SALES

8188
↓2.19%



AVERAGE SALES PRICE

\$1,157,946
↑2.74%



CURRENT INVENTORY

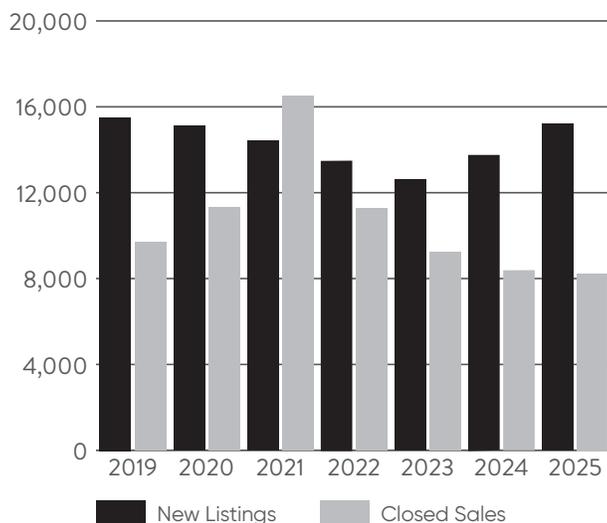
5,300
↑14.45%



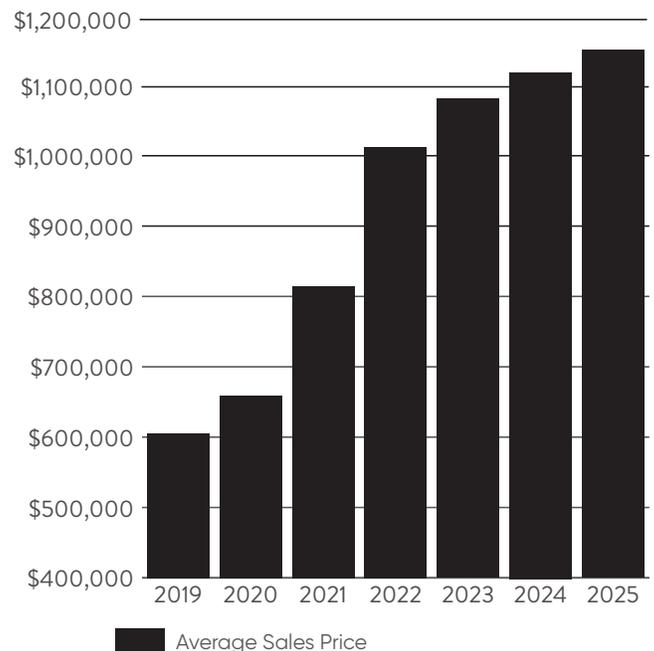
MONTHS OF SUPPLY

7.77
↑17.00%

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 October 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	25	29	9.86	\$9,967,467
Audubon	10	9	13.33	\$2,213,333
Colliers Reserve	11	12	9.82	\$2,751,250
Crayton Road Area Non-Waterfront	66	75	8.85	\$4,266,905
Crayton Road Area Waterfront	15	17	8.47	\$9,380,000
Crossings	3	9	5.33	\$1,519,444
Esplanade	18	35	5.29	\$1,840,900
Grey Oaks	12	40	4.00	\$4,341,850
Isles of Collier Preserve	33	48	7.71	\$2,306,677
Kensington	7	18	1.33	\$1,862,167
Lely Resort	47	85	5.47	\$1,217,924
Mediterra	16	32	5.20	\$3,976,046
Monterey	5	17	3.00	\$1,779,118
Olde Cypress	5	25	1.85	\$1,550,960
Olde Naples	60	54	10.15	\$6,137,740
Pelican Bay	18	45	4.10	\$3,906,144
Pelican Bay - Bay Colony	7	10	10.80	\$7,004,500
Pelican Marsh	18	28	4.29	\$1,899,643
Pine Ridge	37	25	16.00	\$7,651,808
Port Royal	17	32	7.29	\$22,606,719
Quail Creek	13	23	4.80	\$2,451,630
Quail West	23	34	6.35	\$4,388,865
The Quarry	17	33	5.82	\$1,580,561
Riverstone	17	43	4.19	\$1,112,698
Royal Harbor	24	19	14.12	\$4,596,829
The Strand	3	13	1.85	\$1,188,054
Tiburon	3	8	4.50	\$3,618,750
Treviso Bay	5	20	1.64	\$1,995,939
Vanderbilt Beach	32	23	15.13	\$3,940,652
Vineyards	16	50	3.53	\$1,484,750

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

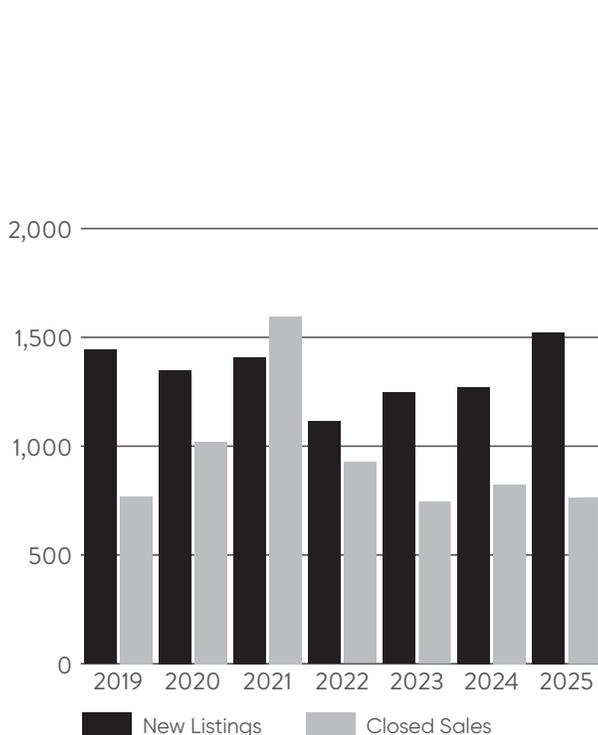
Monthly Snapshot as of October 31, 2025

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	71	97	7.84	\$576,173
Crayton Road Area Waterfront	217	181	10.77	\$2,305,461
The Dunes	20	22	9.91	\$1,491,364
Esplanade	15	36	7.35	\$717,662
Grey Oaks	1	7	2.00	\$2,035,000
Isles of Collier Preserve	21	66	3.32	\$797,348
Kensington	7	24	3.27	\$729,000
Lely Resort	94	115	8.53	\$525,450
Mediterra	13	14	10.15	\$1,426,071
Olde Naples	110	99	10.93	\$1,364,858
Pelican Bay	135	204	6.21	\$1,641,234
Pelican Bay - Bay Colony	22	33	7.35	\$5,972,697
Pelican Marsh	29	49	6.12	\$774,653
Pine Ridge	6	10	6.67	\$337,650
The Quarry	10	11	9.60	\$691,364
The Strand	16	34	6.75	\$567,037
Tiburon	25	18	9.88	\$1,371,944
Treviso Bay	23	50	5.87	\$651,618
Vanderbilt Beach	77	70	12.00	\$1,868,621
Vineyards	62	78	7.42	\$664,562

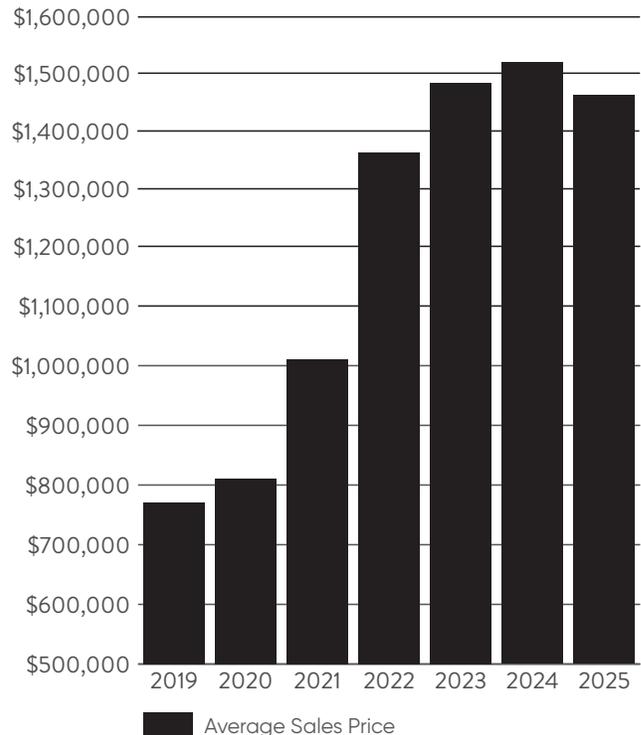
	2019	2020	2021	2022	2023	2024	2025
Listed	1,451	1,351	1,402	1,108	1,249	1,377	1,506
Sold	790	1,013	1,592	915	767	826	789
Avg. Sale \$	\$771,821	\$809,323	\$1,008,541	\$1,363,309	\$1,492,460	\$1,501,668	\$1,465,879

 NEW LISTINGS 1,506 ↑9.37%	 CLOSED SALES 789 ↓4.48%	 AVERAGE SALES PRICE \$1,465,879 ↓2.38%	 CURRENT INVENTORY 532 ↑6.83%	 MONTHS OF SUPPLY 8.09 ↑11.84%
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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 October 31, 2025

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	78	109	8.49	\$3,135,141
Golf Course	4	18	2.67	\$1,238,333
Gulf Front	0	0	0.00	-
Indirect Waterfront	65	146	5.13	\$1,990,680
Inland	54	119	3.87	\$1,140,003
Preserve	8	5	21.60	\$1,607,980

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	83	97	10.15	\$634,159
Golf Course	0	3	0.00	\$782,333
Gulf Front	123	131	10.15	\$1,535,729
Gulf View	38	25	12.00	\$1,154,800
Indirect Waterfront	8	32	3.10	\$574,531
Inland	64	98	7.35	\$432,077
Preserve	7	6	10.29	\$596,500

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	45	72	7.54	\$1,606,829
Isles Of Capri	12	17	8.67	\$1,449,375
Naples Reserve	29	55	4.55	\$1,116,858
Winding Cypress	11	29	4.55	\$889,362

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	66	34	21.75	\$635,191
Hammock Bay Golf and Country Club	31	16	17.40	\$680,875
Isles Of Capri	14	14	12.00	\$755,571

BONITA SPRINGS - ESTERO

MARKET REPORT - OCTOBER 2025

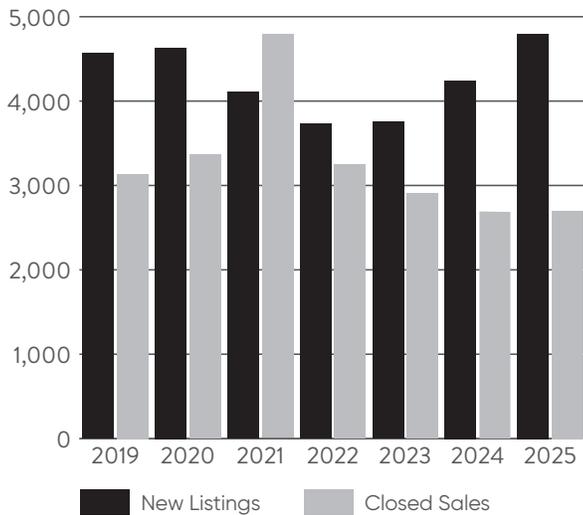


CHRISTIE'S
INTERNATIONAL REAL ESTATE

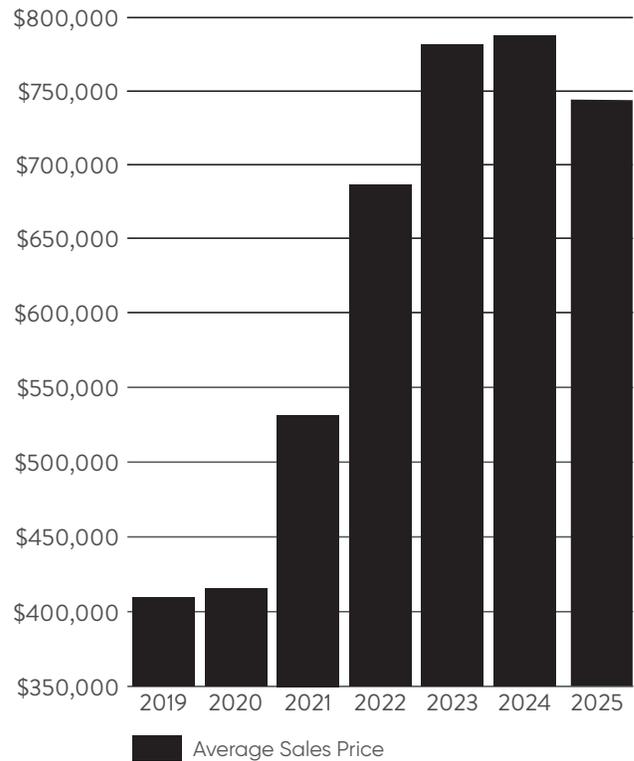
	2019	2020	2021	2022	2023	2024	2025
Listed	4,622	4,666	4,051	3,743	3,775	4,243	4,880
Sold	3,122	3,433	4,823	3,298	2,950	2,725	2,766
Avg. Sale \$	\$415,934	\$426,148	\$536,885	\$680,625	\$779,344	\$785,071	\$748,061



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 October 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	20	13	16.00	\$4,174,308
Bonita Bay	22	69	2.78	\$1,953,455
The Brooks	18	81	2.73	\$1,414,606
Palmira Golf and Country Club	12	25	3.36	\$1,253,080
Pelican Landing	12	48	3.20	\$1,373,228
Pelican Landing - The Colony	6	3	12.00	\$2,131,667
Pelican Sound	0	3	0.00	\$1,265,833
West Bay Club	8	17	5.25	\$2,264,706

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	30	15	20.00	\$1,976,667
Bonita Bay	77	106	7.01	\$1,160,295
The Brooks	53	88	5.36	\$477,705
Palmira Golf and Country Club	7	11	6.55	\$562,172
Pelican Landing	35	50	6.59	\$531,442
Pelican Landing - The Colony	57	48	8.71	\$1,278,696
Pelican Sound	15	32	4.26	\$668,528
West Bay Club	25	15	23.14	\$875,500

	2019	2020	2021	2022	2023	2024	2025
Listed	11,114	8,074	7,230	6,542	7,444	7,659	8,041
Sold	5,807	6,096	7,992	5,963	4,997	4,210	4,090
Avg. Sale \$	\$274,516	\$306,222	\$367,222	\$478,349	\$500,955	\$505,444	\$489,582



NEW LISTINGS

8,041
↑4.99%



CLOSED SALES

4,090
↓2.85%



AVERAGE SALES PRICE

\$489,582
↓3.14%



CURRENT INVENTORY

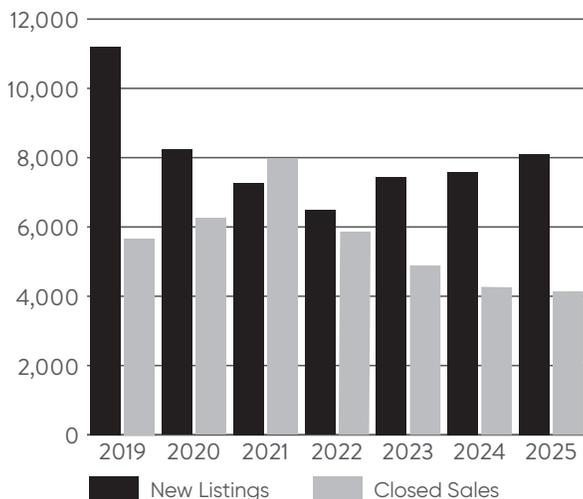
2,550
↑3.53%



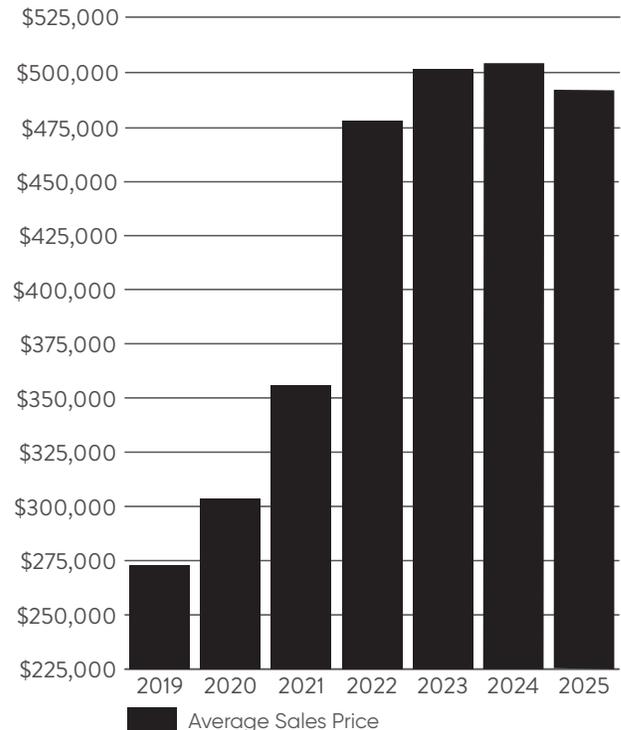
MONTHS OF SUPPLY

7.48
↑6.57%

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 October 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	8	32	3.31	\$839,438
Colonial Country Club	19	31	5.81	\$582,565
Crown Colony	5	21	3.00	\$763,720
Esplanade Lake Club	15	54	3.10	\$1,317,490
Fiddlesticks Country Club	11	21	6.86	\$1,029,952
The Forest	10	18	4.94	\$719,222
Gulf Harbour Yacht And Country Club	13	26	6.22	\$1,299,731
Miromar Lakes Beach And Golf Club	21	38	4.31	\$2,685,572
Parker Lakes	9	11	10.91	\$366,000
Paseo	1	22	1.20	\$779,818
The Plantation	23	87	2.86	\$617,301
Shadow Wood Preserve	9	10	7.20	\$1,275,500
Town And River	13	16	9.75	\$1,193,219
Wildblue	26	97	2.97	\$1,553,384

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	31	60	6.10	\$286,892
Crown Colony	7	6	6.86	\$413,833
Downtown Fort Myers	100	58	25.75	\$367,603
Esplanade Lake Club	6	30	3.48	\$430,633
Fiddlesticks Country Club	8	11	6.55	\$269,091
The Forest	27	23	11.50	\$272,735
Gulf Harbour Yacht And Country Club	54	65	8.57	\$694,182
Miromar Lakes Beach And Golf Club	39	24	20.40	\$1,245,045
Parker Lakes	15	32	7.03	\$279,734
Paseo	20	53	3.46	\$347,969
The Plantation	20	13	11.08	\$420,454
Shadow Wood Preserve	5	3	12.00	\$496,150
Town And River		1	0.00	\$300,000

FORT MYERS BEACH

MARKET REPORT - OCTOBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	695	676	596	623	617	592	867
Sold	386	488	624	482	373	245	245
Avg. Sale \$	\$537,128	\$577,332	\$676,918	\$956,878	\$941,383	\$849,952	\$856,086



NEW LISTINGS

867
↑46.45%



CLOSED SALES

245
•0.00%



AVERAGE SALES PRICE

\$856,086
↑0.72%



CURRENT INVENTORY

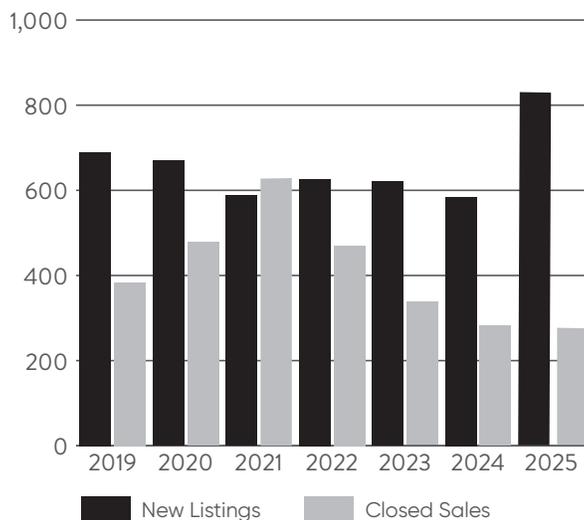
399
↑42.50%



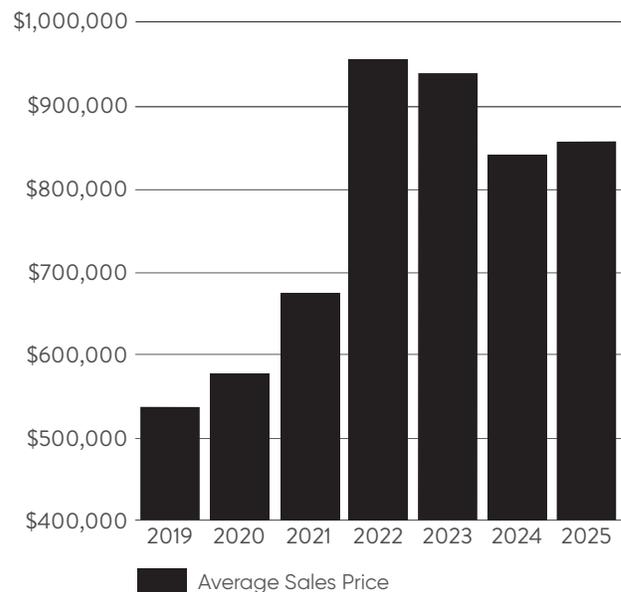
MONTHS OF SUPPLY

19.54
↑42.50%

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 October 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	22	15	21.43	\$759,000
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	3	28.00	\$675,000
Sandarac Condo	16	9	22.67	\$641,556
Waterside At Bay Beach	31	17	18.00	\$880,441

SANIBEL-CAPTIVA

MARKET REPORT - OCTOBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	715	752	644	442	723	631	942
Sold	377	505	806	423	385	300	280
Avg. Sale \$	\$939,096	\$929,433	\$1,182,938	\$1,653,672	\$1,242,320	\$1,343,946	\$1,214,362



NEW LISTINGS

942
↑49.29%



CLOSED SALES

280
↓6.67%



AVERAGE SALES PRICE

\$1,214,362
↓9.64%



CURRENT INVENTORY

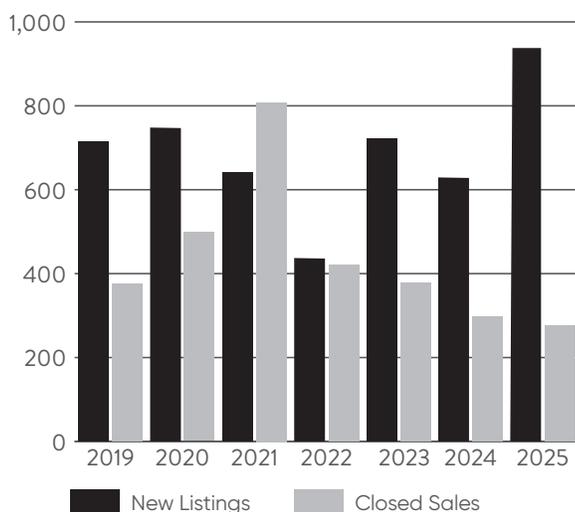
405
↑63.31%



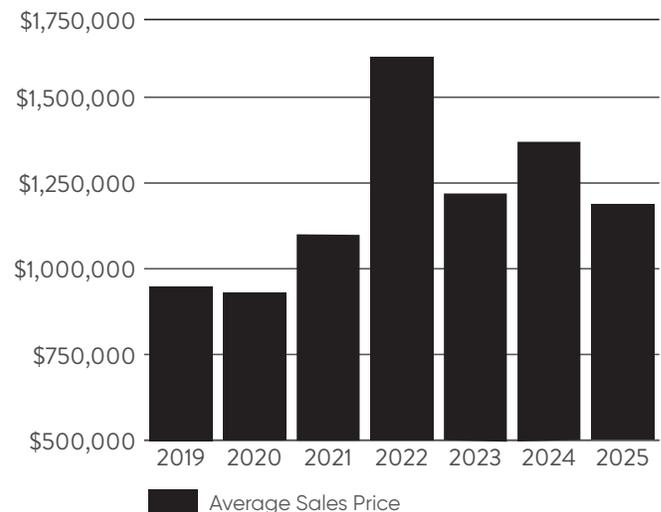
MONTHS OF SUPPLY

17.36
↑74.97%

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 October 31, 2025

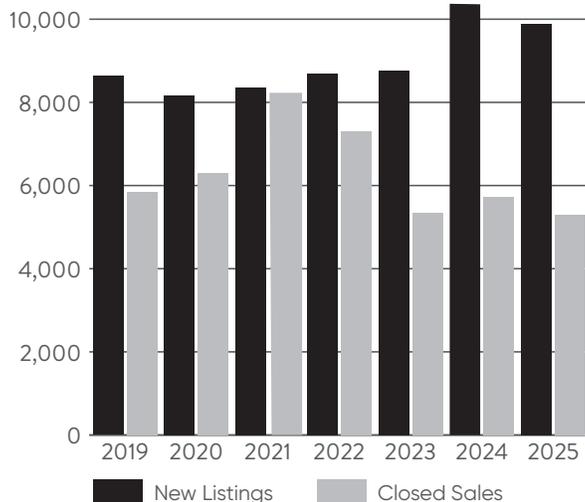
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	7	9	12.00	\$1,238,650
Captiva Island	53	25	26.40	\$2,370,364
Dunes At Sanibel Island	12	13	11.00	\$956,981
Other Sanibel Island Single-Family	149	127	12.98	\$1,380,713

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	45	12	50.40	\$607,417
Sundial Of Sanibel Condos	12	12	11.08	\$736,375
Other Sanibel Island Condos	126	81	18.24	\$802,439

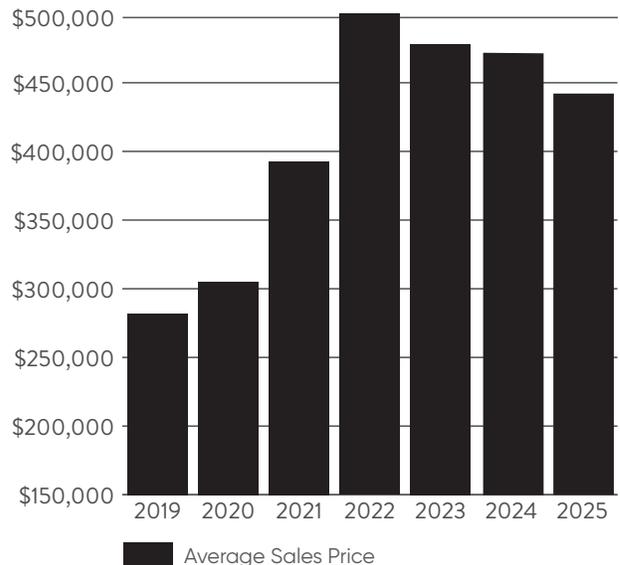
	2019	2020	2021	2022	2023	2024	2025
Listed	8,653	8,099	8,437	8,740	8,842	10,101	9,952
Sold	5,939	6,613	8,035	6,962	5,565	5,733	5,505
Avg. Sale \$	\$280,273	\$304,502	\$392,723	\$500,073	\$477,407	\$474,967	\$443,596

 NEW LISTINGS 9,952 ↓1.48%	 CLOSED SALES 5,505 ↓3.98%	 AVERAGE SALES PRICE \$443,596 ↓6.60%	 CURRENT INVENTORY 2,914 ↓5.70%	 MONTHS OF SUPPLY 6.35 ↓1.79%
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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 October 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	11	15	6.40	\$1,642,167
Cape Royal	15	15	8.25	\$754,967
Yacht Club	18	25	6.92	\$523,220

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	22	25	10.96	\$523,196
Tarpon Point Marina	20	12	17.00	\$968,250

PINE ISLAND-MATLACHA

MARKET REPORT - OCTOBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	390	358	392	292	415	418	503
Sold	237	244	377	265	207	202	197
Avg. Sale \$	\$336,488	\$390,512	\$485,228	\$689,112	\$540,049	\$589,397	\$520,748



NEW LISTINGS

503
↑20.33%



CLOSED SALES

197
↓2.48%



AVERAGE SALES PRICE

\$520,748
↓11.65%



CURRENT INVENTORY

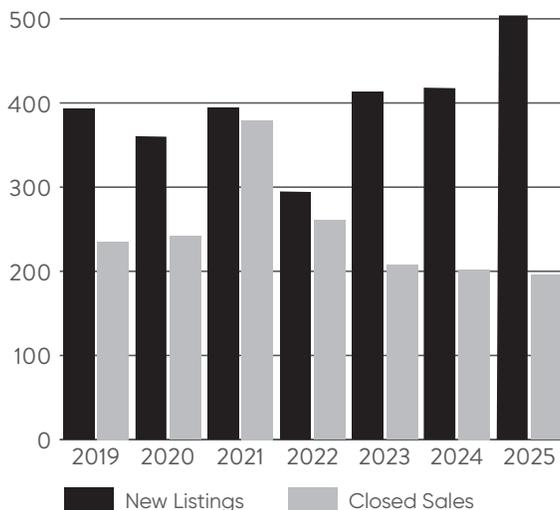
204
↑28.30%



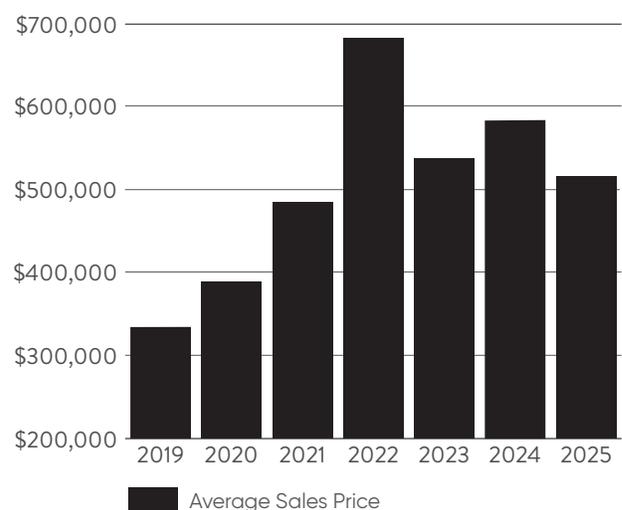
MONTHS OF SUPPLY

12.43
↑31.56%

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 October 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	62	67	10.96	\$468,752
Matlacha	32	27	15.69	\$483,685
St James City	91	88	12.57	\$596,334

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	16	14	12.86	\$360,286
St James City	3	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.**



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