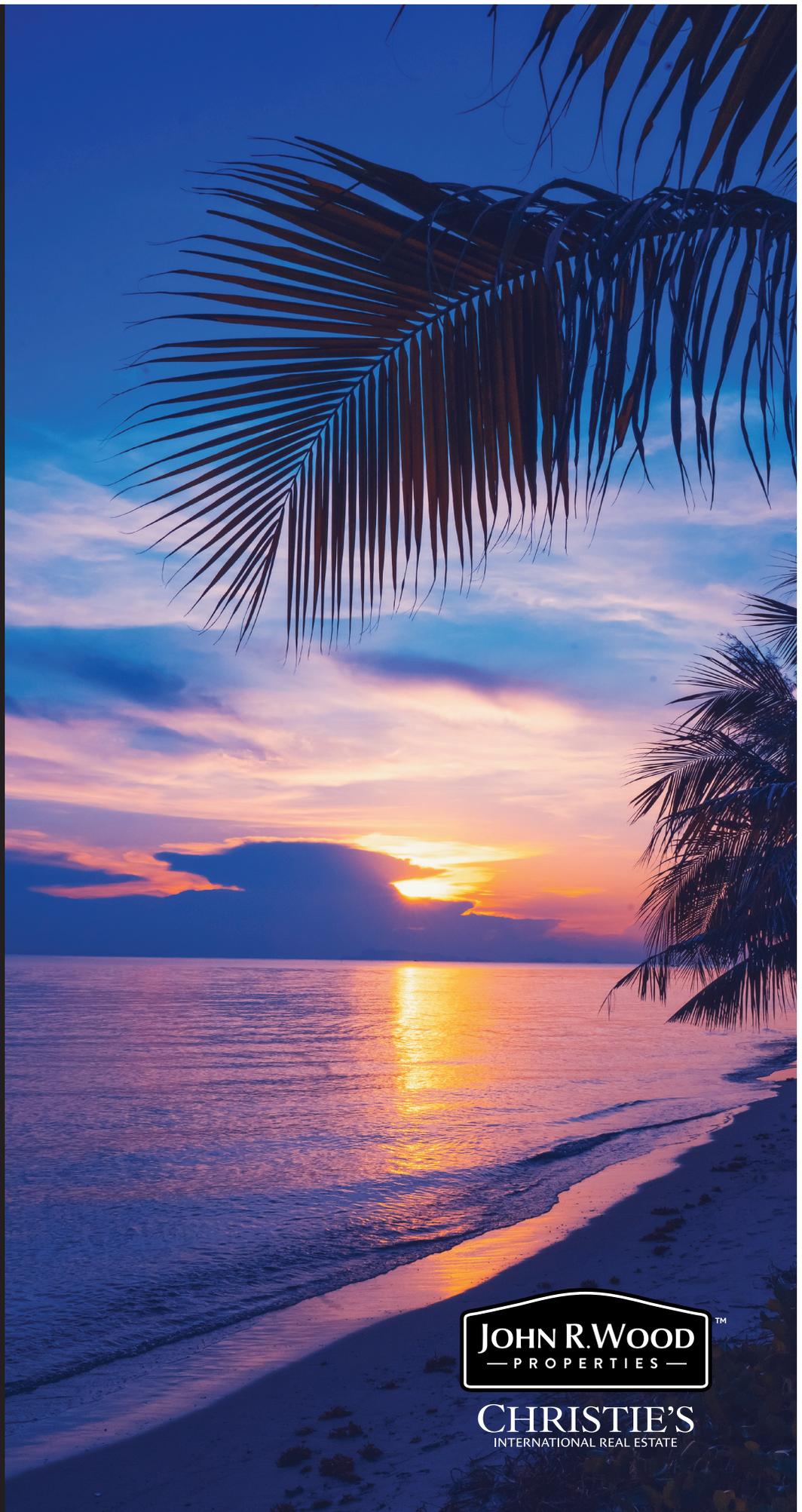


MONTHLY MARKET REPORT - SEPTEMBER 2025



JOHN R. WOOD
— 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

SEPTEMBER 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 - SEPTEMBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	43,024	39,669	37,884	35,759	33,906	39,491	40,868
Sold	26,430	28,621	41,559	30,650	24,400	22,905	21,638
Avg. Sale \$	\$445,504	\$480,186	\$615,992	\$754,596	\$800,451	\$814,748	\$805,389



NEW LISTINGS

40,868
↑3.49%



CLOSED SALES

21,638
↓5.53%



AVERAGE SALES PRICE

\$805,389
↓1.15%



CURRENT INVENTORY

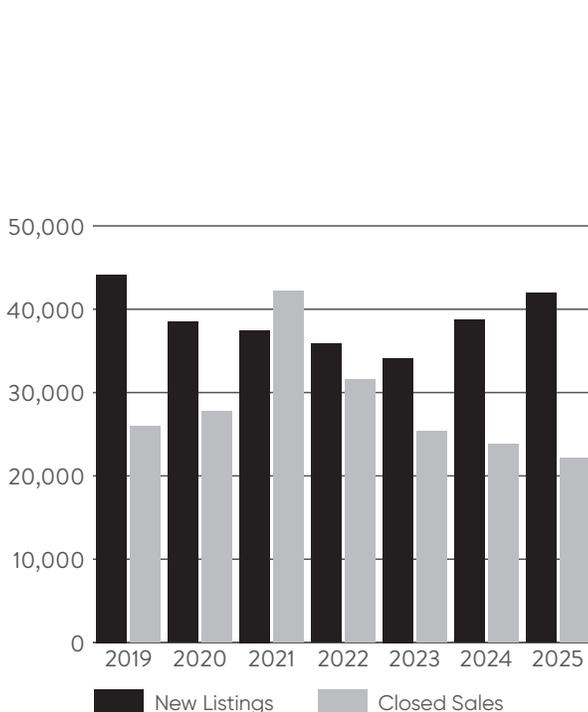
12,720
↑6.79%



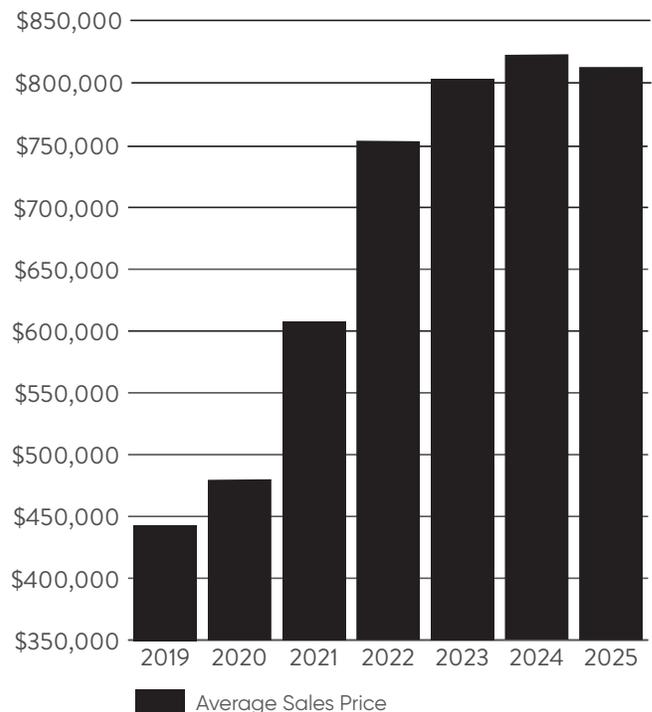
MONTHS OF SUPPLY

7.05
↑13.05%

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.

NAPLES

MARKET REPORT - SEPTEMBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	15,471	15,260	14,940	13,438	12,042	14,089	14,823
Sold	9,868	10,974	16,835	11,633	9,372	8,520	7,986
Avg. Sale \$	\$607,449	\$650,223	\$815,191	\$1,001,766	\$1,080,514	\$1,126,922	\$1,155,436



NEW LISTINGS

14,823
↑5.21%



CLOSED SALES

7,986
↓6.27%



AVERAGE SALES PRICE

\$1,155,436
↑2.53%



CURRENT INVENTORY

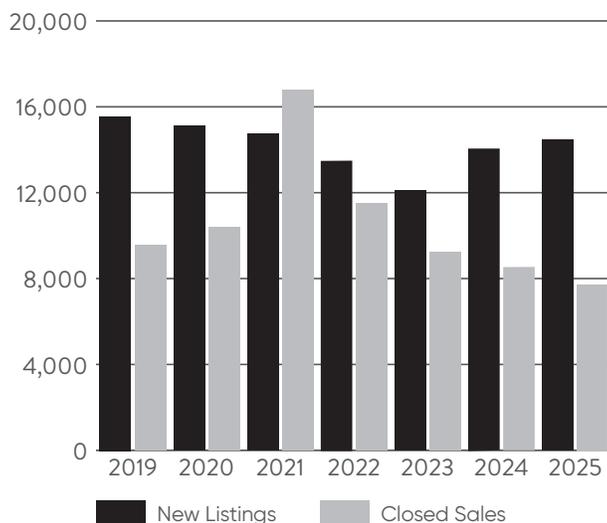
4,726
↑11.81%



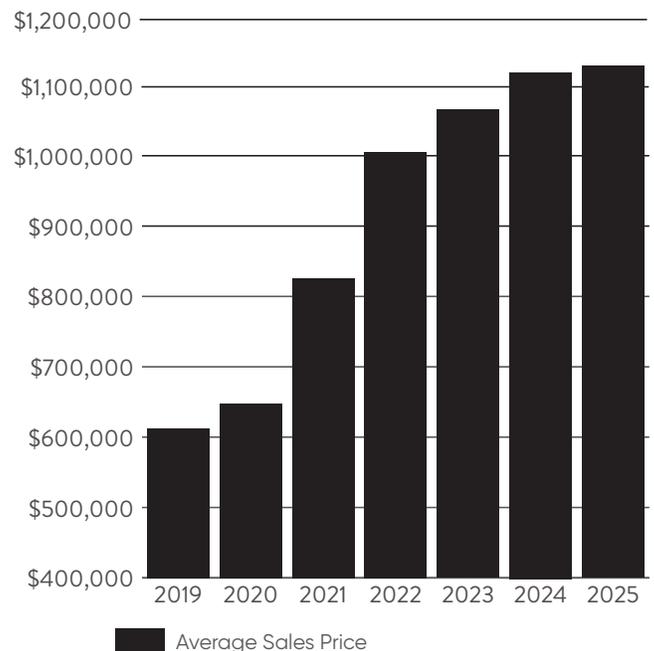
MONTHS OF SUPPLY

7.10
↑19.28%

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 September 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	23	28	9.86	\$10,162,733
Audubon	10	9	13.33	\$2,213,333
Colliers Reserve	9	11	9.82	\$2,801,364
Crayton Road Area Non-Waterfront	59	80	8.85	\$4,315,161
Crayton Road Area Waterfront	12	17	8.47	\$9,380,000
Crossings	4	9	5.33	\$1,519,444
Esplanade	15	34	5.29	\$1,816,191
Grey Oaks	12	36	4.00	\$4,539,694
Isles of Collier Preserve	27	42	7.71	\$2,241,202
Kensington	2	18	1.33	\$1,804,112
Lely Resort	36	79	5.47	\$1,213,462
Mediterra	13	30	5.20	\$4,056,533
Monterey	4	16	3.00	\$1,794,063
Olde Cypress	4	26	1.85	\$1,596,115
Olde Naples	44	52	10.15	\$6,191,115
Pelican Bay	14	41	4.10	\$3,974,305
Pelican Bay - Bay Colony	9	10	10.80	\$7,004,500
Pelican Marsh	10	28	4.29	\$1,928,482
Pine Ridge	32	24	16.00	\$7,289,592
Port Royal	17	28	7.29	\$23,971,964
Quail Creek	8	20	4.80	\$2,498,025
Quail West	18	34	6.35	\$4,353,718
The Quarry	16	33	5.82	\$1,596,227
Riverstone	15	43	4.19	\$1,121,302
Royal Harbor	20	17	14.12	\$4,840,573
The Strand	2	13	1.85	\$1,194,292
Tiburon	3	8	4.50	\$3,618,750
Treviso Bay	3	22	1.64	\$2,131,990
Vanderbilt Beach	29	23	15.13	\$3,983,043
Vineyards	15	51	3.53	\$1,445,441

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

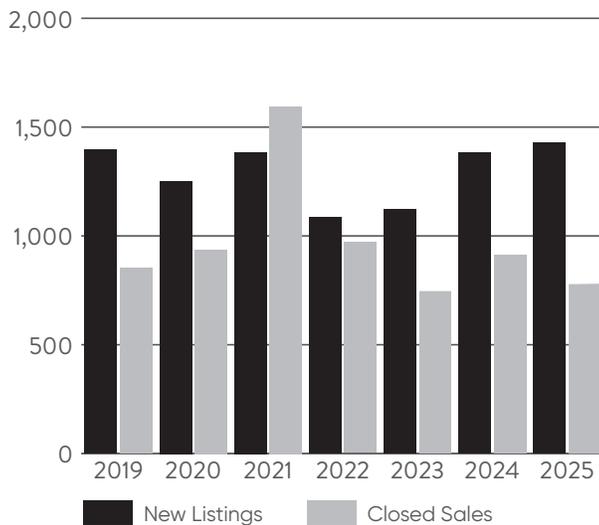
Monthly Snapshot as of September 30, 2025

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	64	98	7.84	\$585,774
Crayton Road Area Waterfront	157	175	10.77	\$2,366,048
The Dunes	19	23	9.91	\$1,570,000
Esplanade	19	31	7.35	\$733,795
Grey Oaks	1	6	2.00	\$1,995,000
Isles of Collier Preserve	18	65	3.32	\$794,629
Kensington	6	22	3.27	\$741,864
Lely Resort	81	114	8.53	\$532,024
Mediterra	11	13	10.15	\$1,405,000
Olde Naples	92	101	10.93	\$1,423,945
Pelican Bay	105	203	6.21	\$1,675,013
Pelican Bay - Bay Colony	19	31	7.35	\$5,912,871
Pelican Marsh	25	49	6.12	\$774,653
Pine Ridge	5	9	6.67	\$346,833
The Quarry	8	10	9.60	\$688,500
The Strand	18	32	6.75	\$566,945
Tiburon	14	17	9.88	\$1,360,000
Treviso Bay	23	47	5.87	\$659,581
Vanderbilt Beach	64	64	12.00	\$1,775,195
Vineyards	47	76	7.42	\$652,872

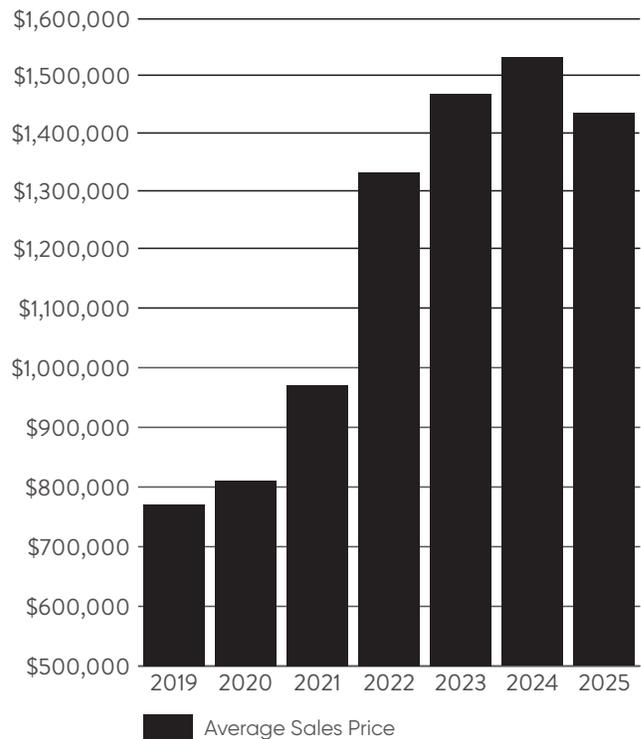
	2019	2020	2021	2022	2023	2024	2025
Listed	1,433	1,380	1,427	1,136	1,202	1,404	1,441
Sold	793	941	1,638	939	769	817	788
Avg. Sale \$	\$779,338	\$805,922	\$994,768	\$1,336,084	\$1,484,596	\$1,522,081	\$1,448,868

 NEW LISTINGS 1,441 ↑2.64%	 CLOSED SALES 788 ↓3.55%	 AVERAGE SALES PRICE \$1,448,868 ↓4.81%	 CURRENT INVENTORY 479 ↑1.91%	 MONTHS OF SUPPLY 7.29 ↑5.67%
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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 Marco Island and Key Marco.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2025

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	75	106	8.49	\$3,146,844
Golf Course	4	18	2.67	\$1,095,000
Gulf Front	0	0	0.00	-
Indirect Waterfront	62	145	5.13	\$1,930,392
Inland	41	127	3.87	\$1,146,849
Preserve	9	5	21.60	\$1,607,980

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	77	91	10.15	\$630,334
Golf Course	0	3	0.00	\$782,333
Gulf Front	110	130	10.15	\$1,539,551
Gulf View	27	27	12.00	\$1,126,296
Indirect Waterfront	8	31	3.10	\$568,968
Inland	60	98	7.35	\$437,449
Preserve	6	7	10.29	\$581,286

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	44	70	7.54	\$1,609,646
Isles Of Capri	13	18	8.67	\$1,424,410
Naples Reserve	22	58	4.55	\$1,114,952
Winding Cypress	11	29	4.55	\$903,500

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	58	32	21.75	\$707,212
Hammock Bay Golf and Country Club	29	20	17.40	\$663,200
Isles Of Capri	14	14	12.00	\$779,500

BONITA SPRINGS - ESTERO

MARKET REPORT - SEPTEMBER 2025

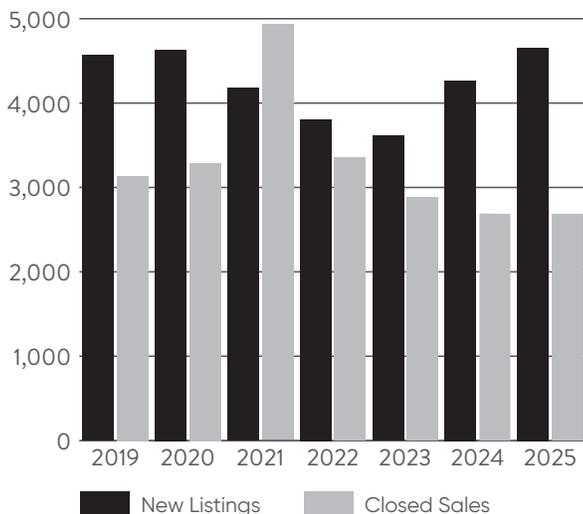


CHRISTIE'S
INTERNATIONAL REAL ESTATE

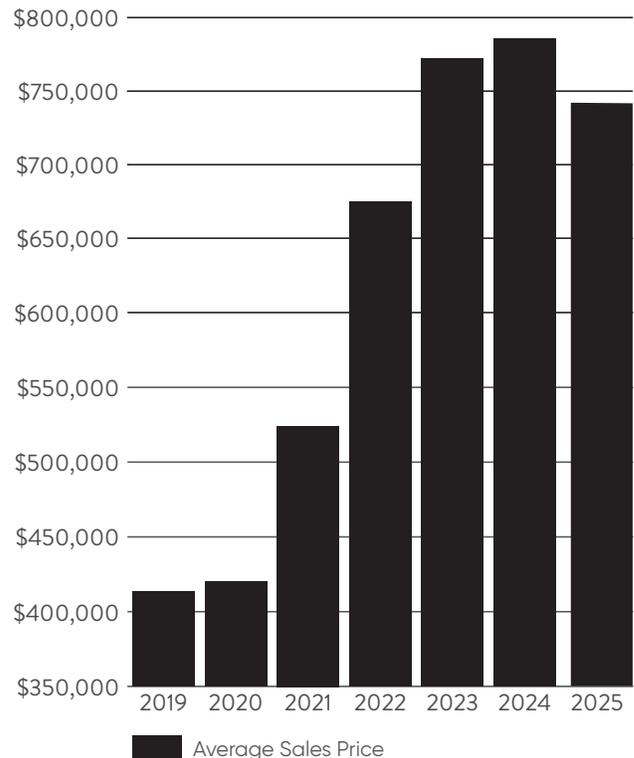
	2019	2020	2021	2022	2023	2024	2025
Listed	4,572	4,614	4,161	3,838	3,607	4,283	4,671
Sold	3,107	3,281	4,928	3,375	2,948	2,732	2,733
Avg. Sale \$	\$414,690	\$422,471	\$525,646	\$676,667	\$772,894	\$786,304	\$745,946



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 September 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	16	12	16.00	\$3,918,000
Bonita Bay	16	69	2.78	\$2,072,151
The Brooks	18	79	2.73	\$1,450,672
Palmira Golf and Country Club	7	25	3.36	\$1,251,280
Pelican Landing	12	45	3.20	\$1,392,598
Pelican Landing - The Colony	3	3	12.00	\$2,131,667
Pelican Sound	0	1	0.00	\$1,400,000
West Bay Club	7	16	5.25	\$2,289,375

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	25	15	20.00	\$1,976,667
Bonita Bay	59	101	7.01	\$1,201,301
The Brooks	38	85	5.36	\$485,106
Palmira Golf and Country Club	6	11	6.55	\$573,990
Pelican Landing	28	51	6.59	\$533,776
Pelican Landing - The Colony	37	51	8.71	\$1,302,498
Pelican Sound	11	31	4.26	\$671,545
West Bay Club	27	14	23.14	\$874,821

	2019	2020	2021	2022	2023	2024	2025
Listed	11,133	8,457	7,279	6,772	7,056	7,822	7,811
Sold	5,754	5,925	8,137	6,134	4,983	4,311	4,029
Avg. Sale \$	\$274,137	\$299,715	\$362,239	\$472,314	\$499,312	\$505,422	\$493,896



NEW LISTINGS

7,811
↓0.14%



CLOSED SALES

4,029
↓6.54%



AVERAGE SALES PRICE

\$493,896
↓2.28%



CURRENT INVENTORY

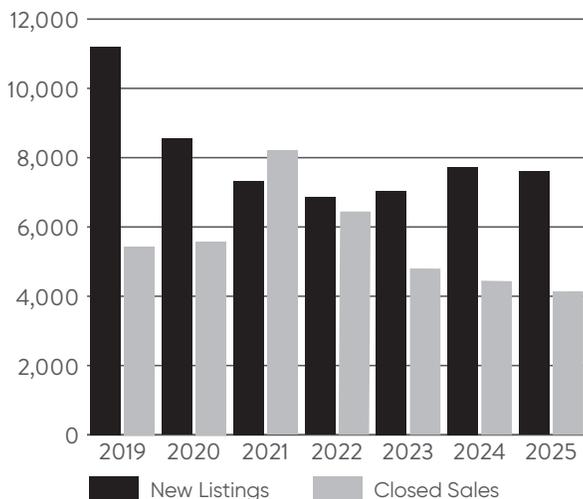
2,339
↓0.38%



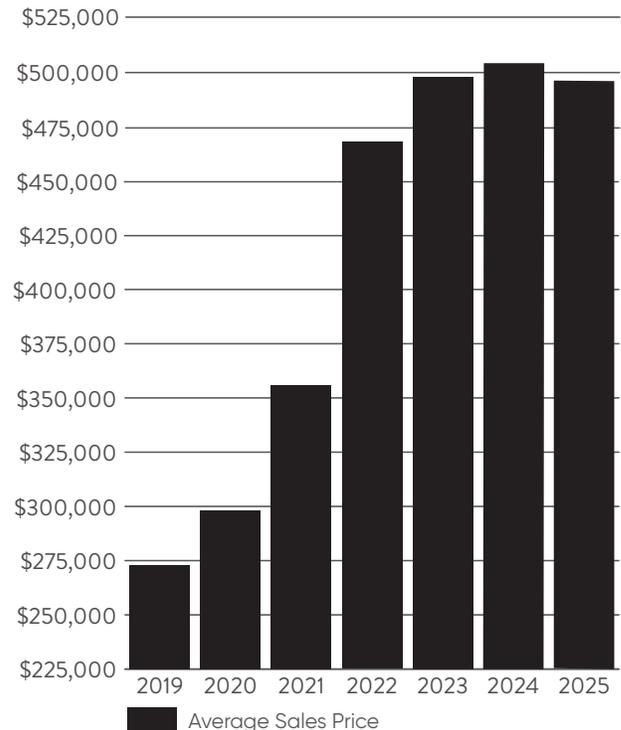
MONTHS OF SUPPLY

6.97
↑6.59%

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 September 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	8	29	3.31	\$835,069
Colonial Country Club	15	31	5.81	\$580,565
Crown Colony	5	20	3.00	\$759,406
Esplanade Lake Club	15	58	3.10	\$1,302,076
Fiddlesticks Country Club	12	21	6.86	\$1,030,429
The Forest	7	17	4.94	\$683,294
Gulf Harbour Yacht And Country Club	14	27	6.22	\$1,221,407
Miromar Lakes Beach And Golf Club	14	39	4.31	\$2,701,096
Parker Lakes	10	11	10.91	\$366,000
Paseo	2	20	1.20	\$779,425
The Plantation	21	88	2.86	\$638,941
Shadow Wood Preserve	6	10	7.20	\$1,275,500
Town And River	13	16	9.75	\$1,424,469
Wildblue	24	97	2.97	\$1,536,657

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	32	63	6.10	\$291,344
Crown Colony	4	7	6.86	\$417,500
Downtown Fort Myers	103	48	25.75	\$379,093
Esplanade Lake Club	9	31	3.48	\$429,374
Fiddlesticks Country Club	6	11	6.55	\$269,091
The Forest	23	24	11.50	\$279,871
Gulf Harbour Yacht And Country Club	45	63	8.57	\$676,894
Miromar Lakes Beach And Golf Club	34	20	20.40	\$1,270,843
Parker Lakes	17	29	7.03	\$281,517
Paseo	15	52	3.46	\$348,363
The Plantation	12	13	11.08	\$420,454
Shadow Wood Preserve	3	3	12.00	\$496,150
Town And River	0	1	0.00	\$300,000

FORT MYERS BEACH

MARKET REPORT - SEPTEMBER 2025

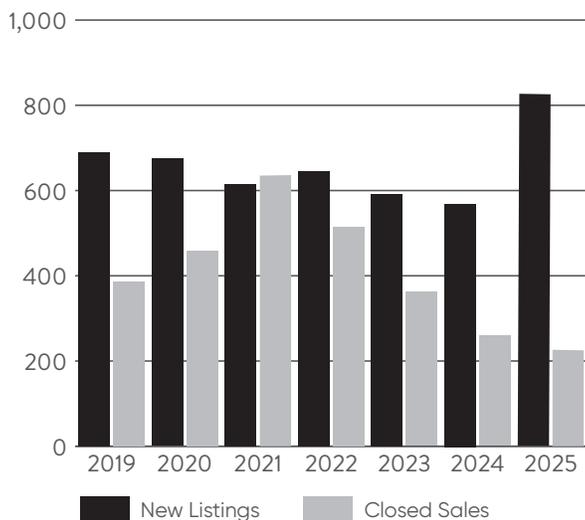


CHRISTIE'S
INTERNATIONAL REAL ESTATE

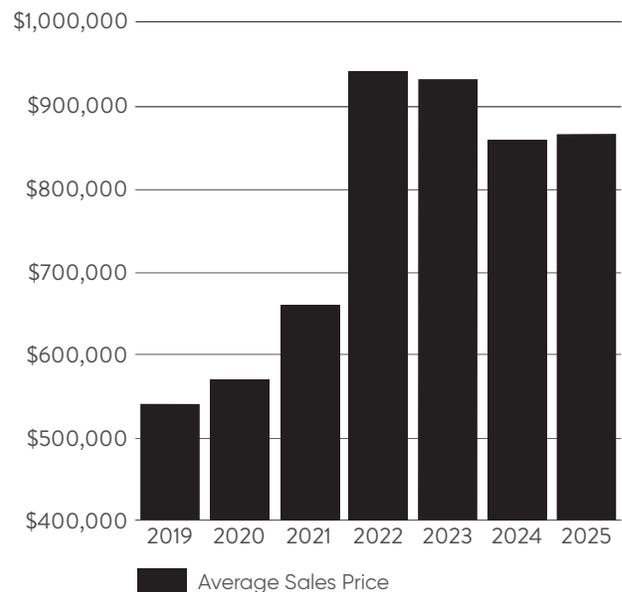
	2019	2020	2021	2022	2023	2024	2025
Listed	690	676	609	648	596	586	830
Sold	394	457	644	513	359	255	235
Avg. Sale \$	\$541,619	\$574,044	\$665,564	\$942,073	\$936,033	\$861,346	\$865,145

 NEW LISTINGS 830 ↑41.64%	 CLOSED SALES 235 ↓7.84%	 AVERAGE SALES PRICE \$865,145 ↑0.44%	 CURRENT INVENTORY 375 ↑28.87%	 MONTHS OF SUPPLY 1915 ↑39.83%
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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 September 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	25	14	21.43	\$776,429
Laguna Shores	12	4	36.00	\$1,372,375
Mcphie Park	5	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	7	3	28.00	\$675,000
Sandarac Condo	17	9	22.67	\$641,556
Waterside At Bay Beach	27	18	18.00	\$884,306

SANIBEL-CAPTIVA

MARKET REPORT - SEPTEMBER 2025

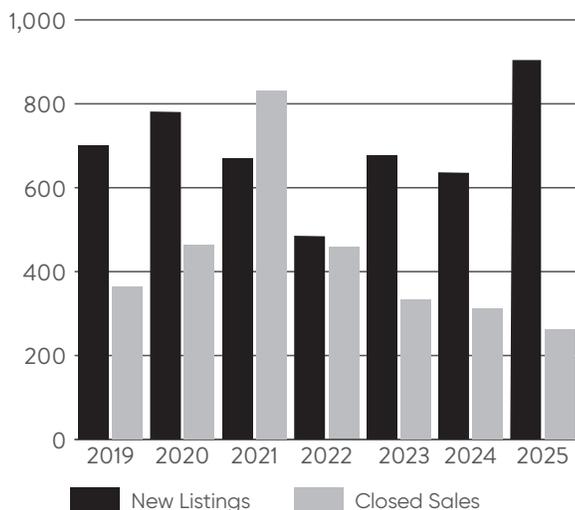


CHRISTIE'S
INTERNATIONAL REAL ESTATE

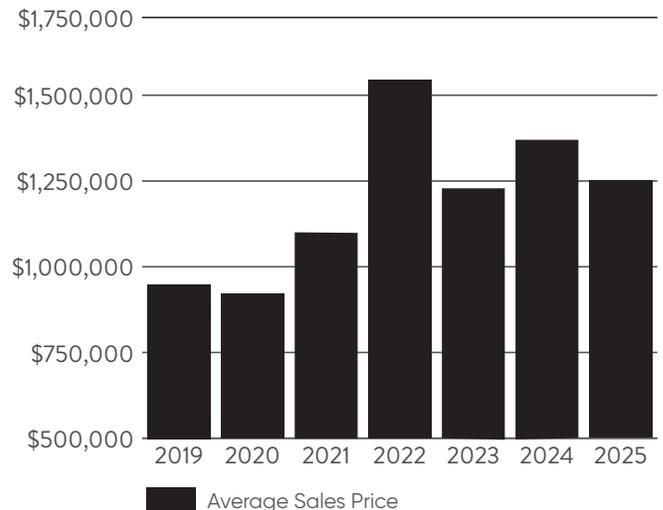
	2019	2020	2021	2022	2023	2024	2025
Listed	703	791	659	483	667	645	903
Sold	372	463	830	461	369	308	265
Avg. Sale \$	\$948,808	\$931,426	\$1,159,575	\$1,622,725	\$1,246,445	\$1,337,001	\$1,250,447



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 September 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	8	8	12.00	\$1,214,731
Captiva Island	55	25	26.40	\$2,333,664
Dunes At Sanibel Island	11	12	11.00	\$968,813
Other Sanibel Island Single-Family	132	122	12.98	\$1,434,554

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	42	10	50.40	\$639,500
Sundial Of Sanibel Condos	12	13	11.08	\$782,500
Other Sanibel Island Condos	114	75	18.24	\$801,334

	2019	2020	2021	2022	2023	2024	2025
Listed	8,623	8,128	8,416	9,129	8,353	10,239	9,893
Sold	5,903	6,347	8,165	7,311	5,410	5,754	5,408
Avg. Sale \$	\$279,584	\$299,990	\$383,877	\$494,618	\$479,990	\$475,886	\$442,357



NEW LISTINGS

9,893
↓3.38%



CLOSED SALES

5,408
↓6.01%



AVERAGE SALES PRICE

\$442,357
↓7.05%



CURRENT INVENTORY

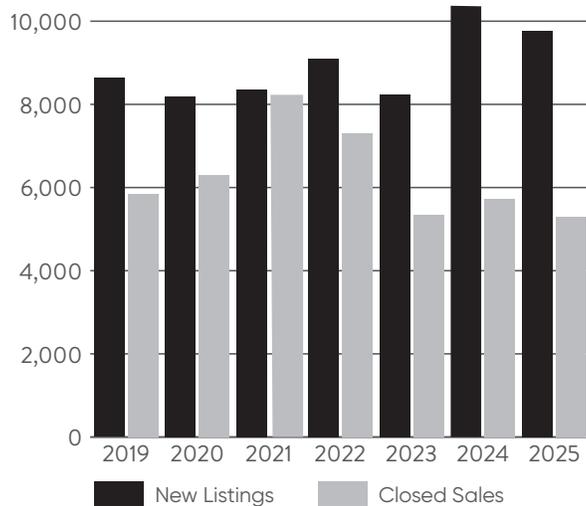
2,859
↓4.73%



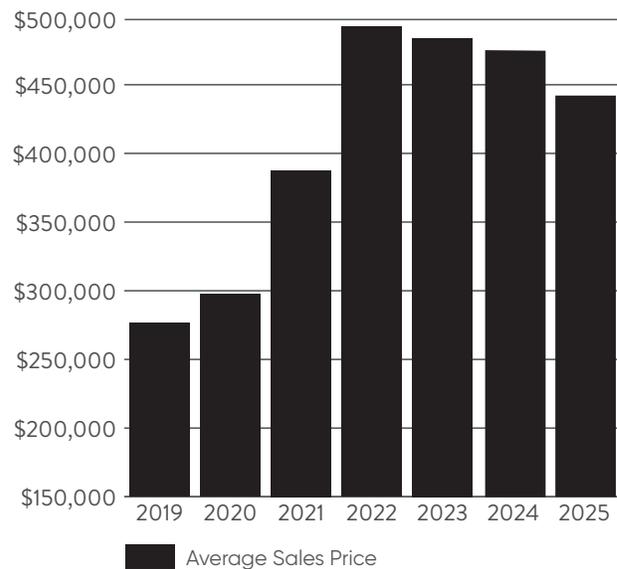
MONTHS OF SUPPLY

6.34
↑1.36%

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 September 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	8	15	6.40	\$1,642,167
Cape Royal	11	16	8.25	\$754,344
Yacht Club	15	26	6.92	\$522,788

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	21	23	10.96	\$554,765
Tarpon Point Marina	17	12	17.00	\$968,250

PINE ISLAND-MATLACHA

MARKET REPORT - SEPTEMBER 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	399	363	393	315	383	423	496
Sold	239	233	382	284	190	208	194
Avg. Sale \$	\$333,812	\$385,977	\$480,278	\$675,360	\$544,730	\$577,658	\$528,223



NEW LISTINGS

496
↑17.26%



CLOSED SALES

194
↓6.73%



AVERAGE SALES PRICE

\$528,223
↓8.56%



CURRENT INVENTORY

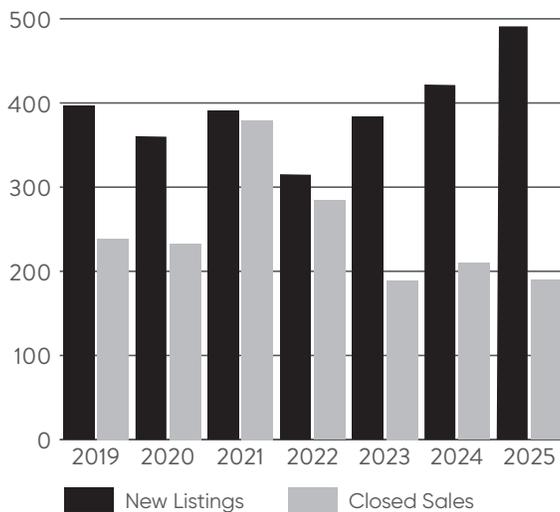
203
↑26.09%



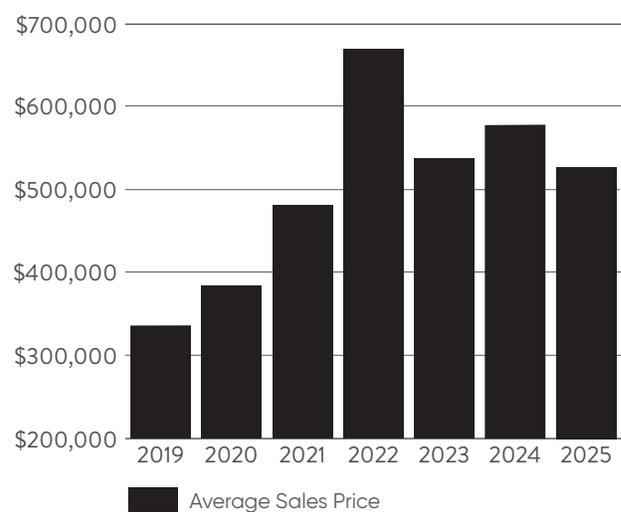
MONTHS OF SUPPLY

12.56
↑35.19%

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 September 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	63	69	10.96	\$472,775
Matlacha	34	26	15.69	\$518,823
St James City	88	84	12.57	\$603,695

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	15	14	12.86	\$361,000
St James City	3	0	-	-

#1 REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

**\$4.5 Billion in Sales Volume in 2024.
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Source: SWFLA MLS. Sales Volume In Lee and Collier Counties Combined. 1/1/2024 through 12/31/2024.