

MONTHLY MARKET REPORT - APRIL 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

APRIL 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 - APRIL 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	43,779	38,495	39,179	36,210	34,526	39,017	41,963
Sold	25,751	27,897	38,016	35,507	25,217	24,103	21,550
Avg. Sale \$	\$447,567	\$451,643	\$570,564	\$689,285	\$796,703	\$811,870	\$824,412



NEW
LISTINGS

41,963
↑7.55%



CLOSED
SALES

21,550
↓10.59%



AVERAGE
SALES PRICE

\$824,412
↑1.54%



CURRENT
INVENTORY

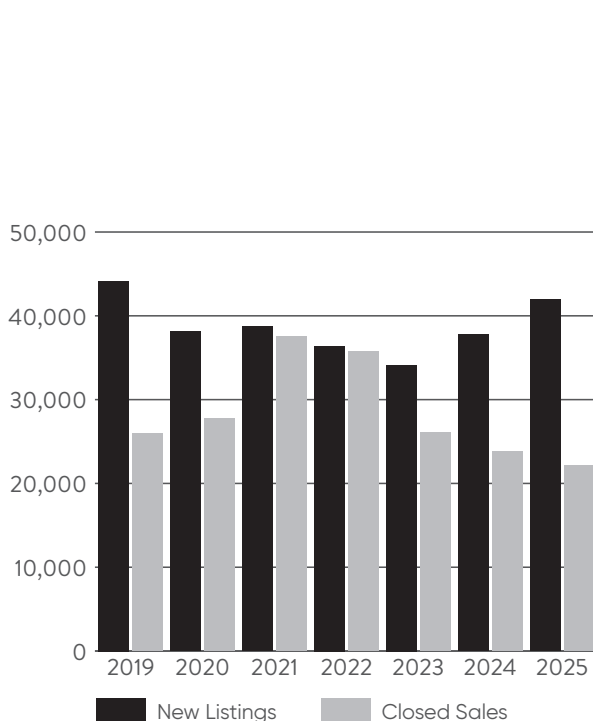
19,181
↑37.87%



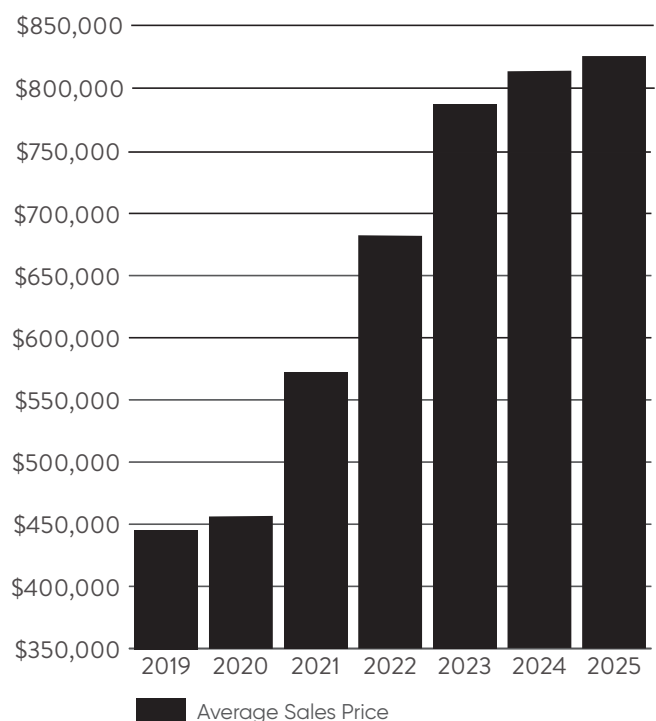
MONTHS OF
SUPPLY

10.68
↑54.21%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



NAPLES

MARKET REPORT - APRIL 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	15,652	14,272	15,696	13,781	12,669	13,715	15,183
Sold	9,623	10,449	15,239	13,876	9,734	9,031	7,935
Avg. Sale \$	\$615,508	\$609,288	\$769,790	\$903,015	\$1,073,885	\$1,101,120	\$1,180,762



NEW
LISTINGS

15,183
↑10.70%



CLOSED
SALES

7,935
↓12.14%



AVERAGE
SALES PRICE

\$1,180,762
↑7.23%



CURRENT
INVENTORY

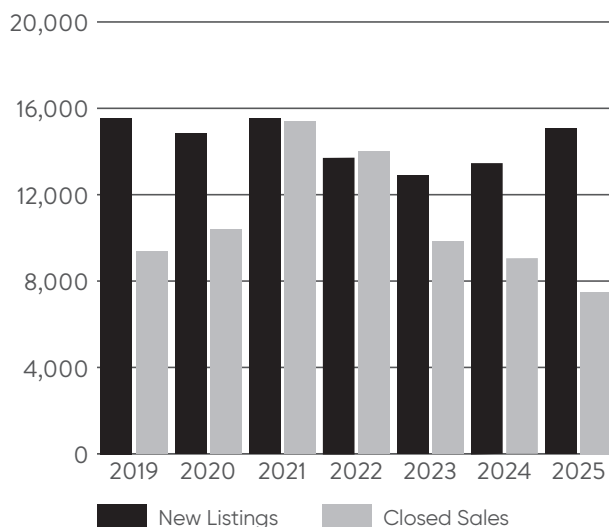
7,351
↑41.99%



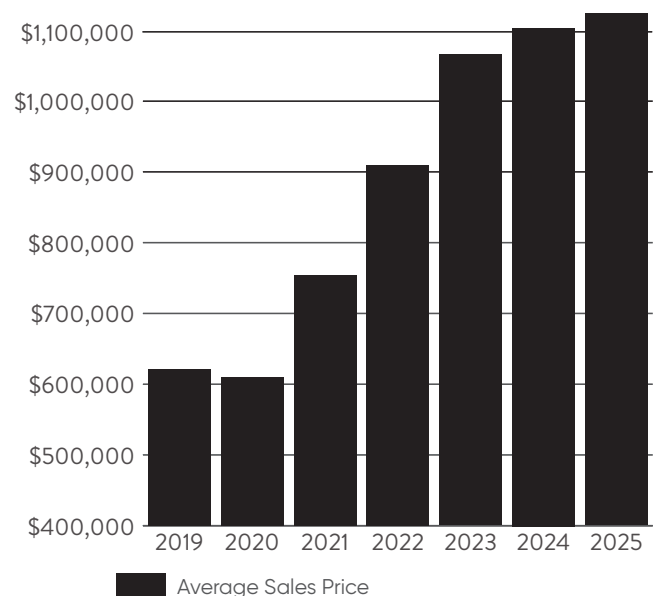
MONTHS OF
SUPPLY

11.12
↑61.61%

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 April 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	44	18	29.33	\$10,630,918
Audubon	14	14	12.00	\$2,254,643
Colliers Reserve	15	14	12.86	\$2,893,571
Crayton Road Area Non-Waterfront	106	75	16.96	\$4,683,445
Crayton Road Area Waterfront	25	10	30.00	\$9,266,000
Crossings	6	9	8.00	\$1,348,333
Esplanade	19	40	5.70	\$1,878,250
Grey Oaks	18	49	4.41	\$4,419,939
Isles of Collier Preserve	41	61	8.07	\$2,251,674
Kensington	10	15	8.00	\$1,663,933
Lely Resort	91	75	14.56	\$1,399,049
Mediterra	28	28	12.00	\$4,452,978
Monterey	3	15	2.40	\$1,580,000
Olde Cypress	10	21	5.71	\$1,718,381
Olde Naples	100	43	27.91	\$7,266,988
Pelican Bay	32	34	11.29	\$4,315,515
Pelican Bay - Bay Colony	13	6	26.00	\$5,954,167
Pelican Marsh	17	23	8.87	\$2,210,543
Pine Ridge	36	25	17.28	\$6,679,606
Port Royal	36	28	15.43	\$23,843,036
Quail Creek	13	14	11.14	\$2,670,929
Quail West	29	37	9.41	\$4,441,659
The Quarry	22	32	8.25	\$1,696,828
Riverstone	24	30	9.60	\$1,173,417
Royal Harbor	41	18	27.33	\$5,095,833
The Strand	4	12	4.00	\$1,245,583
Tiburon	5	4	15.00	\$2,725,000
Treviso Bay	11	20	6.60	\$2,269,995
Vanderbilt Beach	51	18	34.00	\$4,054,194
Vineyards	23	57	4.84	\$1,422,128

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2025

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	128	81	18.96	\$572,406
Crayton Road Area Waterfront	326	186	21.03	\$2,548,502
The Dunes	40	25	19.20	\$1,803,800
Esplanade	28	41	8.20	\$733,094
Grey Oaks	2	8	3.00	\$2,161,875
Isles of Collier Preserve	38	60	7.60	\$879,799
Kensington	7	20	4.20	\$774,000
Lely Resort	148	111	16.00	\$535,266
Mediterra	15	13	13.85	\$1,595,385
Olde Naples	136	116	14.07	\$1,575,673
Pelican Bay	209	202	12.42	\$1,695,923
Pelican Bay - Bay Colony	34	26	15.69	\$6,317,308
Pelican Marsh	35	53	7.92	\$792,585
Pine Ridge	7	9	9.33	\$337,889
The Quarry	21	11	22.91	\$728,000
The Strand	24	39	7.38	\$613,238
Tiburon	22	18	14.67	\$1,284,947
Treviso Bay	39	49	9.55	\$679,829
Vanderbilt Beach	108	66	19.64	\$1,635,697
Vineyards	57	65	10.52	\$680,311

MARCO ISLAND

MARKET REPORT - APRIL 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	1,425	1,262	1,491	1,225	1,169	1,411	1,459
Sold	805	870	1,478	1,214	726	830	783
Avg. Sale \$	\$801,376	\$770,946	\$904,580	\$1,208,722	\$1,396,410	\$1,580,292	\$1,438,181



NEW
LISTINGS

1,459
↑3.40%



CLOSED
SALES

783
↓5.66%



AVERAGE
SALES PRICE

\$1,438,181
↓8.99%



CURRENT
INVENTORY

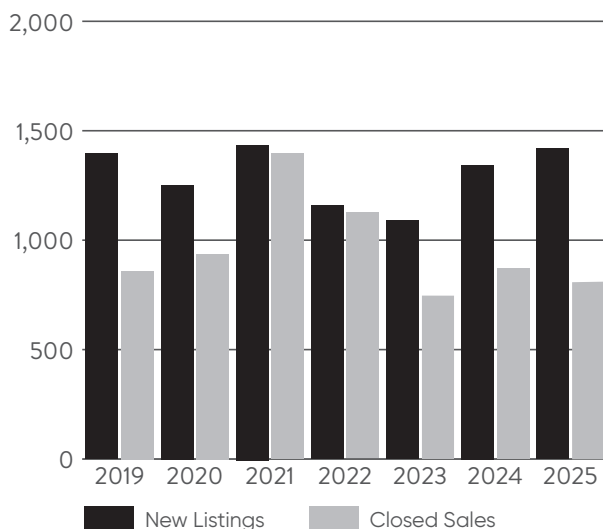
783
↑21.96%



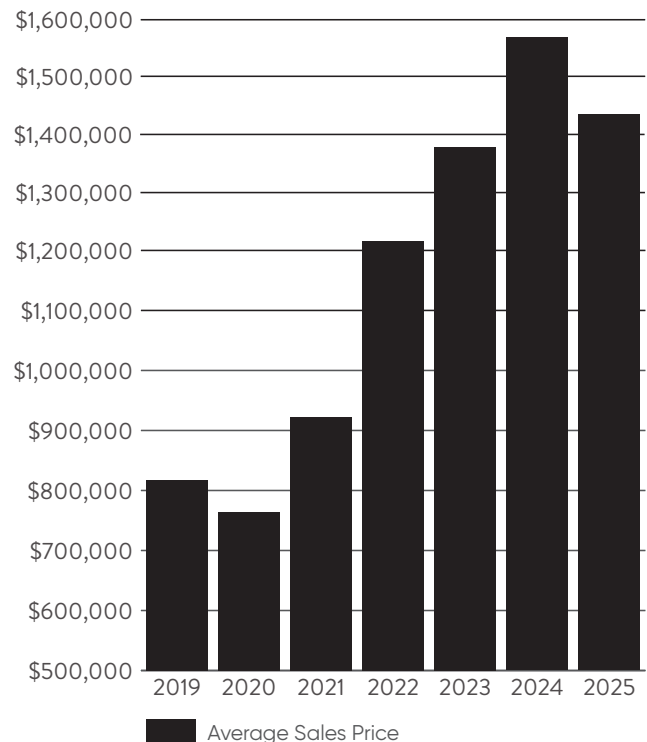
MONTHS OF
SUPPLY

12.00
↑29.28%

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 April 30, 2025

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	113	111	12.22	\$3,005,675
Golf Course	10	14	8.57	\$1,242,589
Gulf Front	0	0	0.00	–
Indirect Waterfront	116	129	10.79	\$1,988,746
Inland	69	116	7.14	\$1,133,464
Preserve	13	7	22.29	\$3,313,571

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	123	87	16.97	\$657,387
Golf Course	2	2	12.00	\$798,500
Gulf Front	173	151	13.75	\$1,366,944
Gulf View	46	26	21.23	\$1,209,173
Indirect Waterfront	8	32	3.00	\$601,313
Inland	102	100	12.24	\$433,698
Preserve	8	8	12.00	\$574,500

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	66	68	11.65	\$1,573,478
Isles Of Capri	31	17	21.88	\$1,498,382
Naples Reserve	40	47	10.21	\$1,238,898
Winding Cypress	21	30	8.40	\$1,000,250

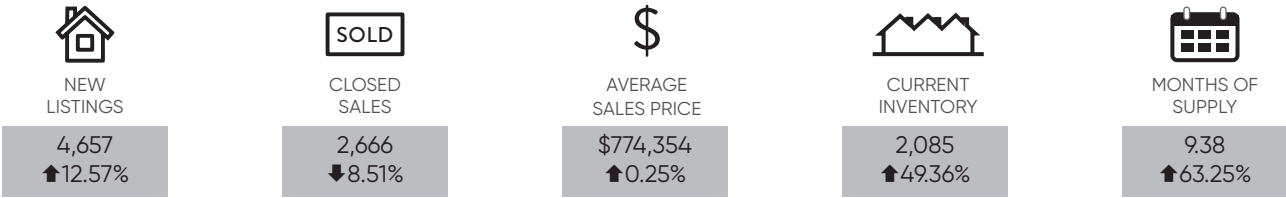
Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	62	51	14.59	\$771,054
Hammock Bay Golf and Country Club	36	26	16.62	\$708,250
Isles Of Capri	26	18	17.33	\$767,667

BONITA SPRINGS - ESTERO

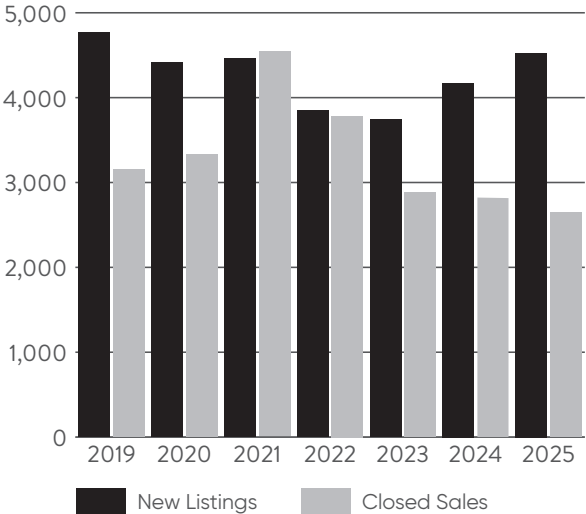
MARKET REPORT - APRIL 2025



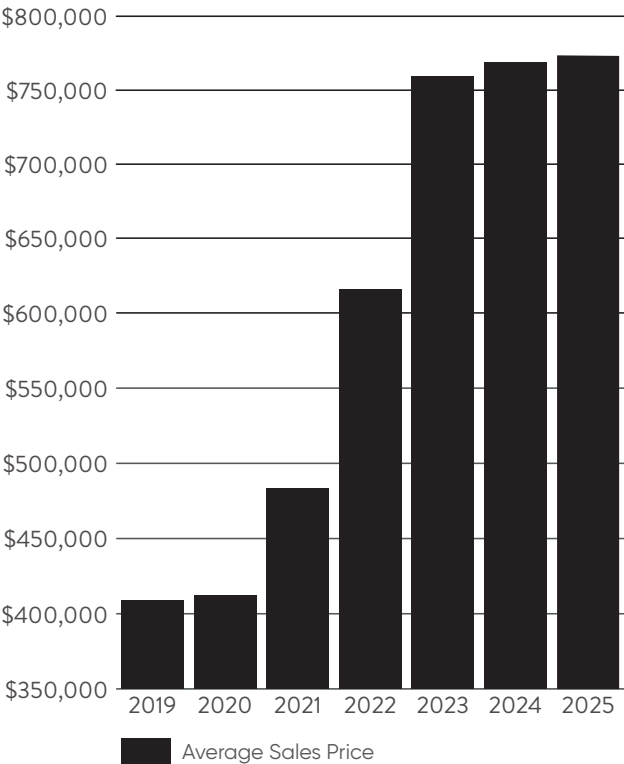
	2019	2020	2021	2022	2023	2024	2025
Listed	4,809	4,229	4,478	3,964	3,706	4,137	4,657
Sold	3,037	3,246	4,518	3,898	2,970	2,914	2,666
Avg. Sale \$	\$405,325	\$409,250	\$480,188	\$610,684	\$760,919	\$772,410	\$774,354



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 April 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	30	9	40.00	\$4,538,056
Bonita Bay	38	85	5.36	\$2,308,805
The Brooks	30	55	6.55	\$1,363,948
Palmira Golf and Country Club	15	23	7.83	\$1,115,304
Pelican Landing	29	36	9.67	\$1,462,472
Pelican Landing - The Colony	7	5	16.80	\$1,895,600
Pelican Sound	1	1	12.00	\$1,050,000
West Bay Club	13	14	11.14	\$2,169,026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	44	11	48.00	\$2,622,727
Bonita Bay	130	106	14.72	\$1,213,926
The Brooks	65	69	11.30	\$520,967
Palmira Golf and Country Club	8	11	8.73	\$585,285
Pelican Landing	45	53	10.19	\$536,398
Pelican Landing - The Colony	68	47	17.36	\$1,296,679
Pelican Sound	14	34	4.94	\$652,276
West Bay Club	37	22	20.18	\$853,409

	2019	2020	2021	2022	2023	2024	2025
Listed	11,237	9,179	7,597	6,992	6,842	7,958	8,131
Sold	5,602	5,994	7,415	7,026	5,212	4,708	4,037
Avg. Sale \$	\$274,388	\$283,203	\$336,938	\$417,343	\$500,799	\$513,868	\$507,141



NEW
LISTINGS

8,131
↑2.17%



CLOSED
SALES

4,037
↓14.25%



AVERAGE
SALES PRICE

\$507,141
↓1.31%



CURRENT
INVENTORY

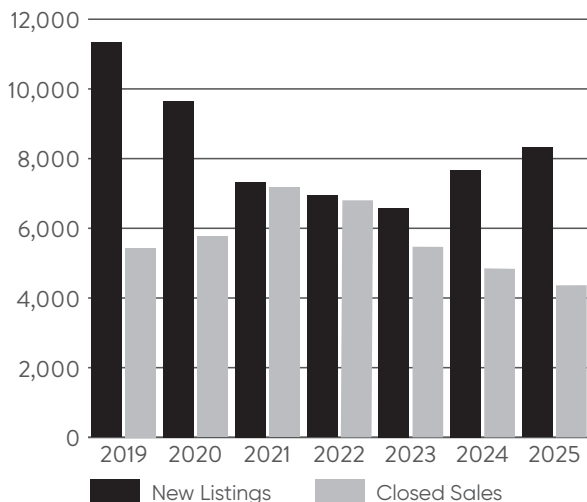
3,553
↑36.65%



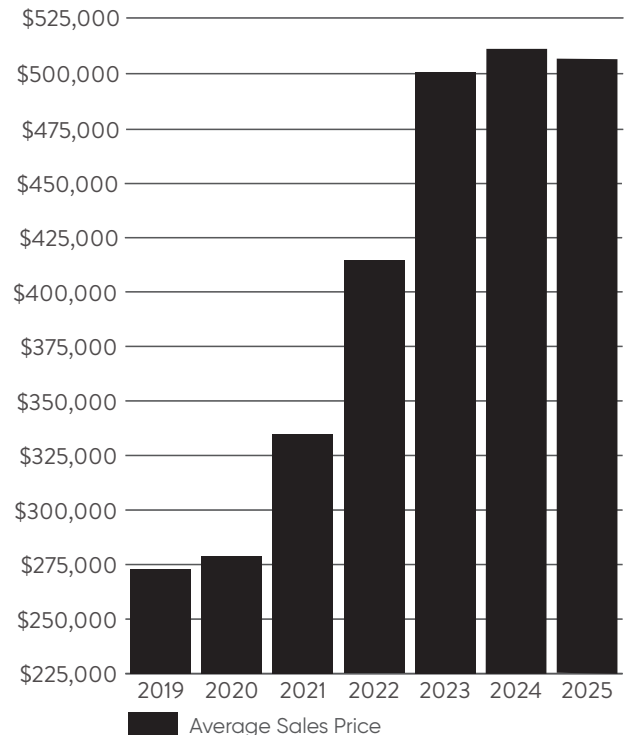
MONTHS OF
SUPPLY

10.56
↑59.37%

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 April 30, 2025


Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	19	21	10.86	\$857,143
Colonial Country Club	30	26	13.85	\$617,346
Crown Colony	10	18	6.67	\$720,340
Esplanade Lake Club	23	45	6.13	\$1,432,953
Fiddlesticks Country Club	15	22	8.18	\$964,399
The Forest	17	22	9.27	\$649,591
Gulf Harbour Yacht And Country Club	17	27	7.56	\$1,513,926
Miromar Lakes Beach And Golf Club	21	37	6.81	\$2,602,058
Parker Lakes	8	17	5.65	\$383,265
Paseo	9	15	7.20	\$810,100
The Plantation	50	96	6.25	\$656,096
Shadow Wood Preserve	11	11	22	\$1,262,173
Town And River	22	18	14.67	\$1,600,000
Wildblue	44	96	5.50	\$1,647,948

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	61	56	13.07	\$318,214
Crown Colony	14	7	24.00	\$414,643
Downtown Fort Myers	140	46	36.52	\$376,912
Esplanade Lake Club	3	42	0.86	\$449,695
Fiddlesticks Country Club	5	8	7.50	\$307,938
The Forest	33	28	14.14	\$303,339
Gulf Harbour Yacht And Country Club	74	57	15.58	\$748,067
Miromar Lakes Beach And Golf Club	38	21	21.71	\$1,272,947
Parker Lakes	30	24	15.00	\$313,323
Paseo	23	38	7.26	\$382,458
The Plantation	12	19	7.58	\$441,961
Shadow Wood Preserve	9	3	36.00	\$513,817
Town And River	5	1	60.00	\$300,000

FORT MYERS BEACH

MARKET REPORT - APRIL 2025

	2019	2020	2021	2022	2023	2024	2025
Listed	703	613	676	642	633	562	756
Sold	406	426	623	568	345	337	223
Avg. Sale \$	\$513,027	\$564,028	\$627,722	\$849,686	\$916,814	\$921,443	\$934,894



NEW LISTINGS

756
↑34.52%




CLOSED SALES

223
↓33.83%




AVERAGE SALES PRICE

\$934,894
↑1.46%



CURRENT INVENTORY

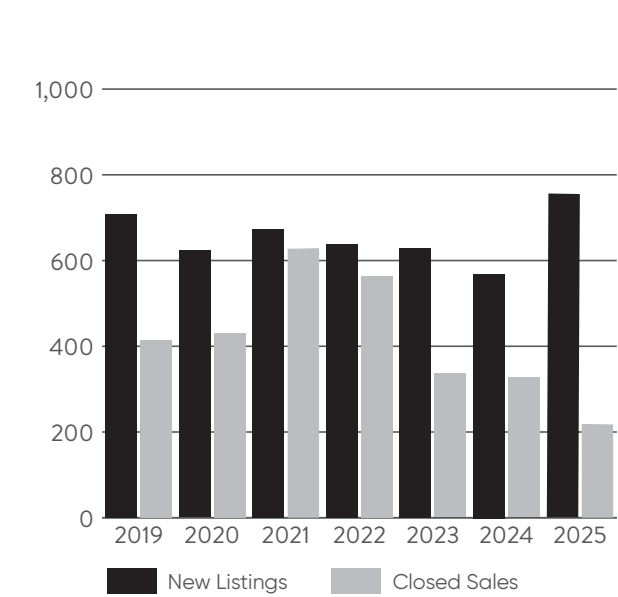
551
↑86.78%



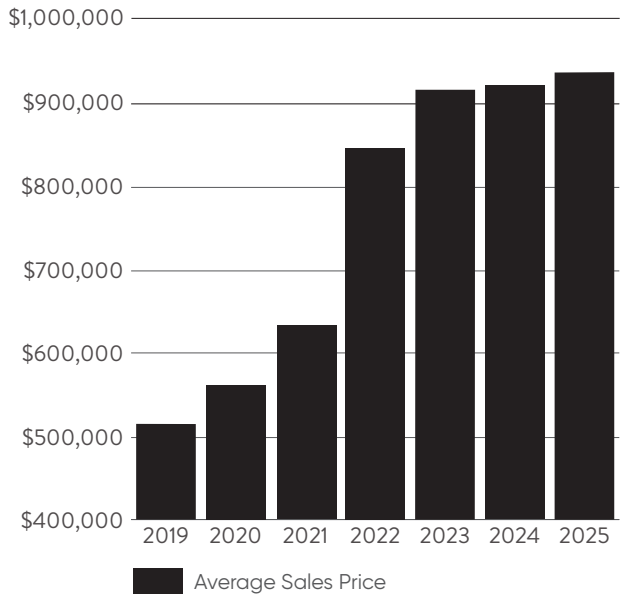
MONTHS OF SUPPLY

29.65
↑182.26%

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 April 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	29	8	43.50	\$774,375
Laguna Shores	22	3	88.00	\$1,751,633
Mcphie Park	16	3	64.00	\$4,181,692

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	1	48.00	\$450,000
Ocean Harbor Condo	17	4	51.00	\$1,001,796
Sandarac Condo	16	7	27.43	\$690,357
Waterside At Bay Beach	44	19	27.79	\$1,109,579

SANIBEL-CAPTIVA

MARKET REPORT - APRIL 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	694	699	695	556	622	682	862
Sold	376	433	732	629	355	355	243
Avg. Sale \$	\$901,395	\$971,004	\$1,068,793	\$1,366,726	\$1,422,275	\$1,357,031	\$1,324,552



NEW
LISTINGS

862
↑26.39%



CLOSED
SALES

243
↓31.55%



AVERAGE
SALES PRICE

\$1,324,552
↓2.39%



CURRENT
INVENTORY

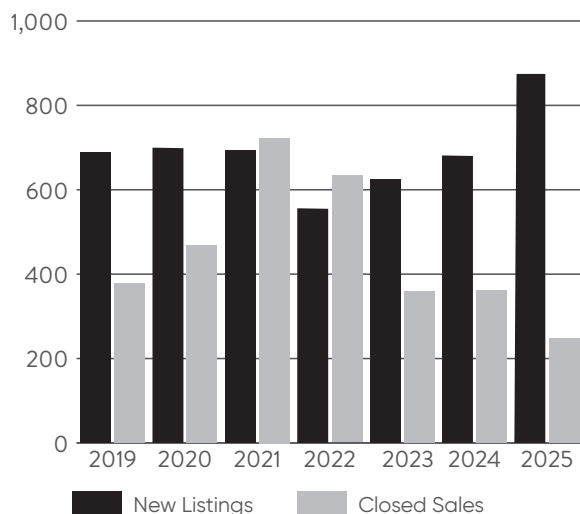
629
↑79.71%



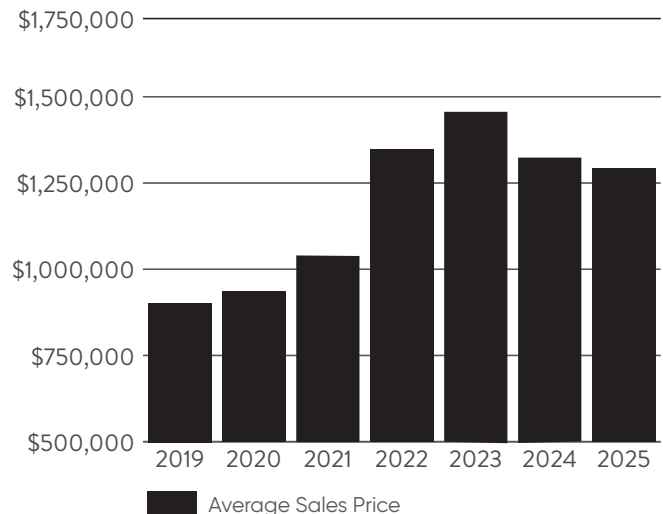
MONTHS OF
SUPPLY

31.06
↑162.55%

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 April 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	15	7	25.71	\$1,343,500
Captiva Island	71	25	34.08	\$2,434,664
Dunes At Sanibel Island	20	13	18.46	\$963,846
Other Sanibel Island Single-Family	269	109	29.61	\$1,523,275

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	53	6	106.00	\$657,167
Sundial Of Sanibel Condos	18	10	21.60	\$810,250
Other Sanibel Island Condos	183	73	30.08	\$835,378

	2019	2020	2021	2022	2023	2024	2025
Listed	8,845	7,895	8,167	8,690	8,541	10,107	10,440
Sold	5,665	6,240	7,694	7,941	5,681	5,708	5,497
Avg. Sale \$	\$275,741	\$287,049	\$342,887	\$455,583	\$494,288	\$477,462	\$461,595



NEW
LISTINGS

10,440
↑3.29%



CLOSED
SALES

5,497
↓3.70%



AVERAGE
SALES PRICE

\$461,595
↓3.32%



CURRENT
INVENTORY

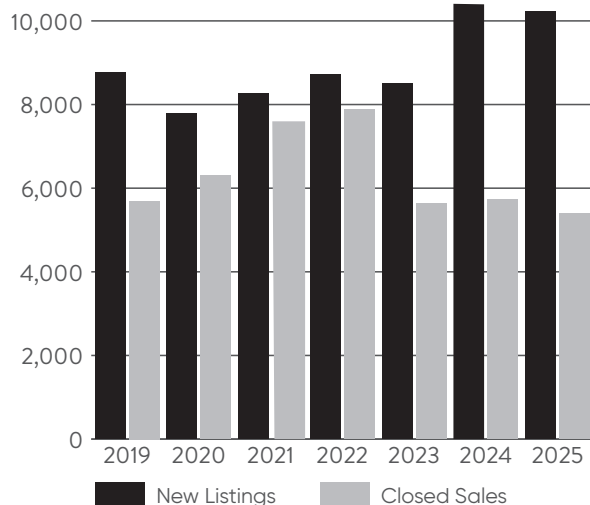
3,938
↑21.24%



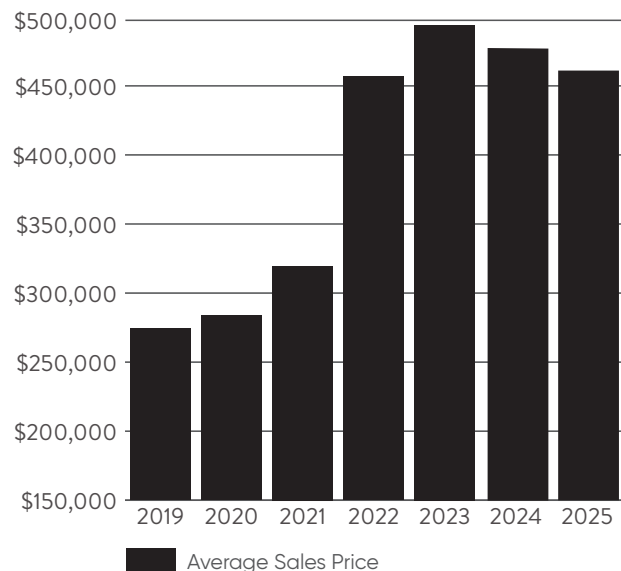
MONTHS OF
SUPPLY

8.60
↑25.90%

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 April 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	13	13	12.00	\$1,865,962
Cape Royal	14	17	9.88	\$785,059
Yacht Club	31	18	20.67	\$644,144

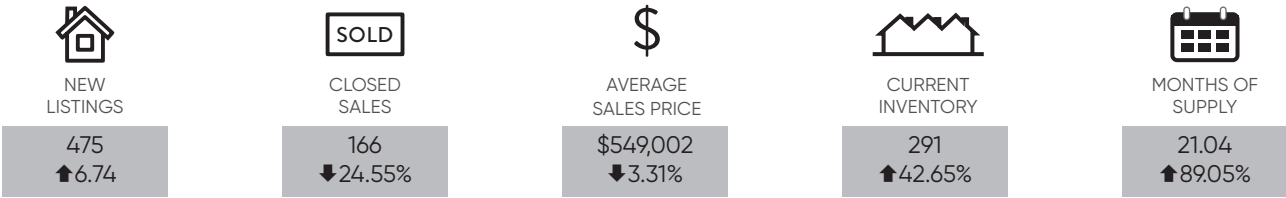
Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	24	29	9.93	\$715,092
Tarpon Point Marina	17	12	17.00	\$959,000

PINE ISLAND-MATLACHA

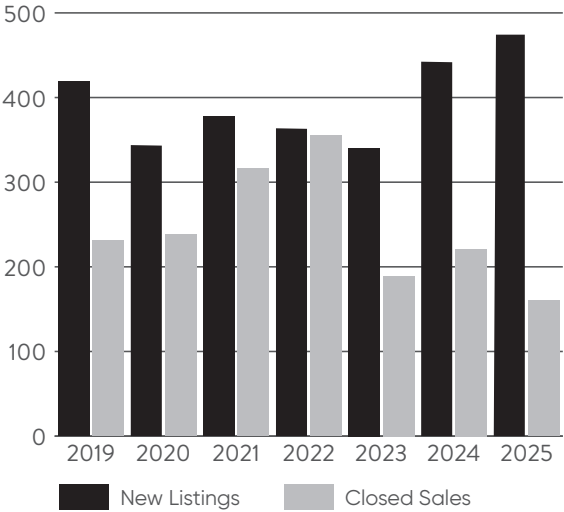
MARKET REPORT - APRIL 2025



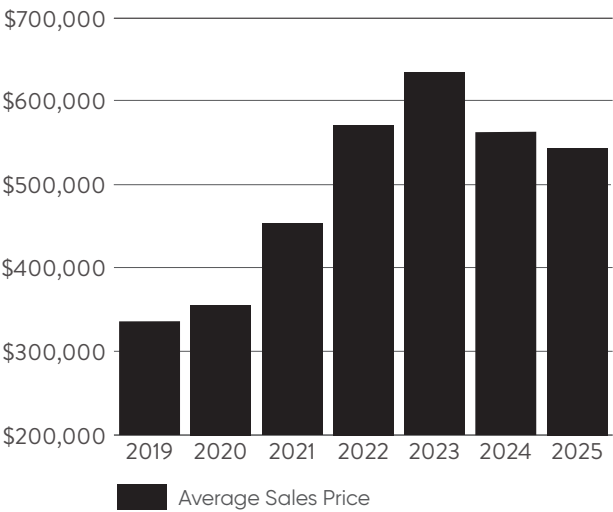
	2019	2020	2021	2022	2023	2024	2025
Listed	414	346	379	360	344	445	475
Sold	237	239	317	355	194	220	166
Avg. Sale \$	\$336,591	\$353,342	\$451,941	\$574,771	\$639,807	\$567,813	\$549,002



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 April 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	88	54	19.56	\$495,935
Matlacha	50	26	23.08	\$517,131
St James City	128	71	21.63	\$615,134

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	17	15	13.60	\$482,267
St James City	7	0	0.00	—



#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

Contact us to market your home today.
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Source: SWFLA MLS. Sales Volume In Lee and Collier Counties Combined. 1/1/2024 through 12/31/2024.