

MONTHLY MARKET REPORT - MAY 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

MAY 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 - MAY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	43,630	38,148	39,584	36,528	33,870	39,402	41,460
Sold	26,018	26,438	40,300	34,830	24,727	23,902	21,251
Avg. Sale \$	\$445,611	\$450,001	\$584,842	\$708,796	\$794,528	\$815,289	\$811,597



NEW
LISTINGS

41,460
↑5.22%



CLOSED
SALES

21,251
↓11.09%



AVERAGE
SALES PRICE

\$811,597
↓0.45%



CURRENT
INVENTORY

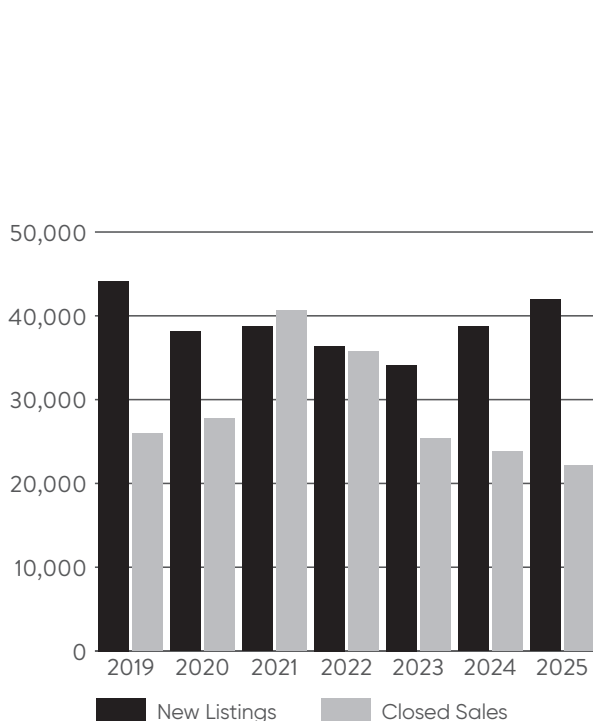
17,488
↑28.57%



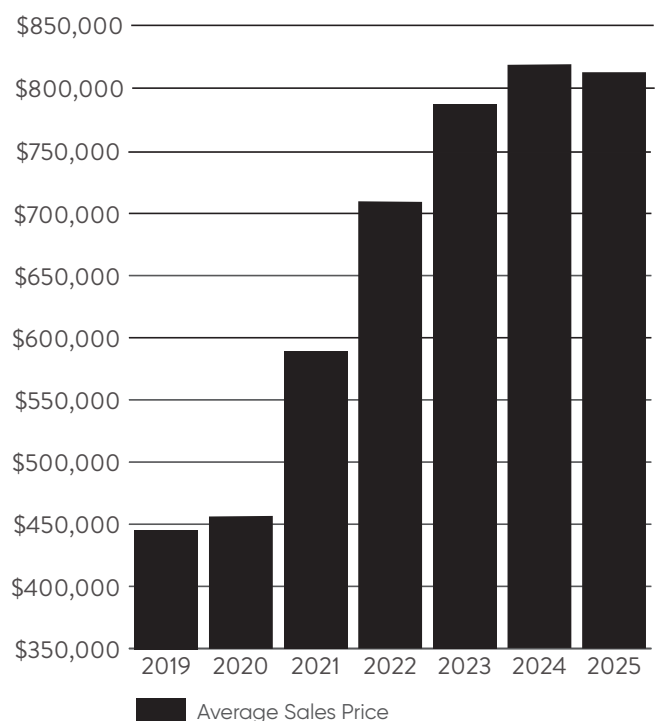
MONTHS OF
SUPPLY

9.88
↑44.61%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



NAPLES

MARKET REPORT - MAY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	15,644	14,311	15,790	13,889	12,281	13,950	14,887
Sold	9,740	9,885	16,311	13,518	9,470	8,944	7,783
Avg. Sale \$	\$609,970	\$605,737	\$784,268	\$934,307	\$1,075,912	\$1,109,841	\$1,160,137



NEW
LISTINGS

14,887
↑6.72%



CLOSED
SALES

7,783
↓12.98%



AVERAGE
SALES PRICE

\$1,160,137
↑4.53%



CURRENT
INVENTORY

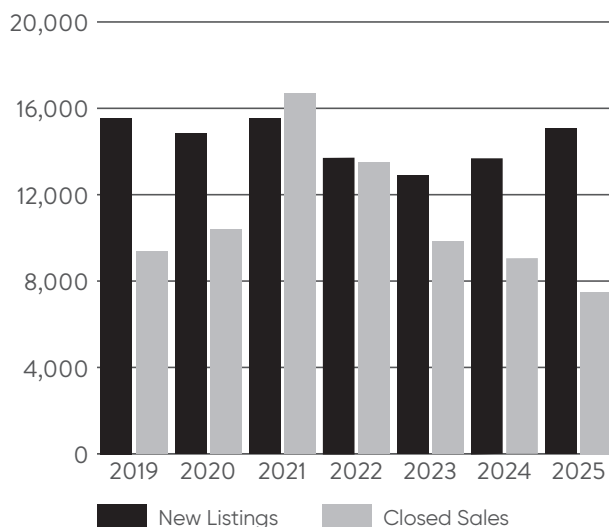
6,643
↑31.00%



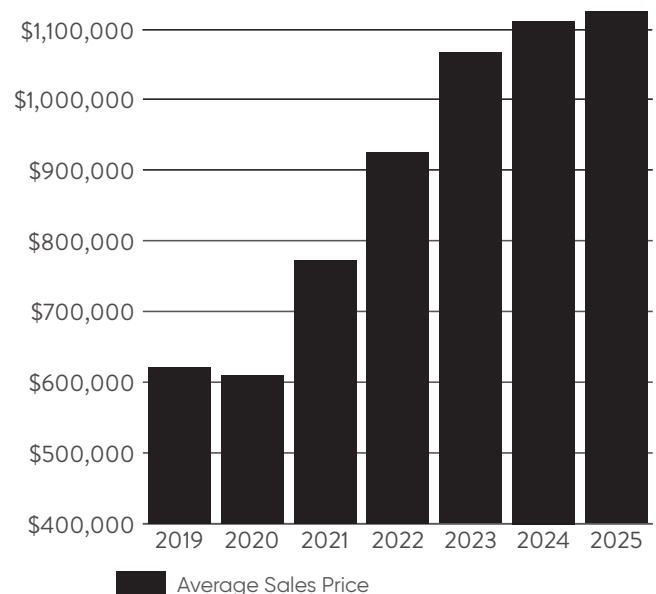
MONTHS OF
SUPPLY

10.24
↑50.54%

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 May 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	39	19	24.63	\$10,350,344
Audubon	13	12	13.00	\$2,276,250
Colliers Reserve	13	12	13.00	\$2,953,750
Crayton Road Area Non-Waterfront	95	76	15.00	\$4,553,577
Crayton Road Area Waterfront	17	10	20.40	\$9,691,000
Crossings	6	12	6.00	\$1,488,333
Esplanade	16	34	5.65	\$1,873,059
Grey Oaks	16	43	4.47	\$4,449,233
Isles of Collier Preserve	34	51	8.00	\$2,167,726
Kensington	11	16	8.25	\$1,696,813
Lely Resort	72	77	11.22	\$1,357,681
Mediterra	25	26	11.54	\$4,270,942
Monterey	7	17	4.94	\$1,682,353
Olde Cypress	10	22	5.45	\$1,644,136
Olde Naples	86	39	26.46	\$6,867,320
Pelican Bay	27	36	9.00	\$4,206,569
Pelican Bay - Bay Colony	10	8	15.00	\$6,603,125
Pelican Marsh	15	23	7.83	\$2,030,109
Pine Ridge	37	24	18.50	\$7,267,300
Port Royal	33	29	13.66	\$23,760,517
Quail Creek	10	12	10.00	\$2,416,917
Quail West	24	36	8.00	\$4,567,817
The Quarry	18	30	7.20	\$1,670,950
Riverstone	26	34	9.18	\$1,129,368
Royal Harbor	40	18	26.67	\$4,877,972
The Strand	4	11	4.36	\$1,284,273
Tiburon	5	5	12.00	\$3,285,000
Treviso Bay	11	22	6.00	\$2,203,859
Vanderbilt Beach	49	21	28.00	\$3,918,571
Vineyards	15	56	3.21	\$1,411,658

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2025

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	104	86	14.51	\$576,552
Crayton Road Area Waterfront	287	179	19.24	\$2,618,944
The Dunes	36	21	20.57	\$1,752,143
Esplanade	24	36	8.00	\$720,413
Grey Oaks	4	6	8.00	\$2,182,500
Isles of Collier Preserve	30	62	5.81	\$856,783
Kensington	9	18	6.00	\$759,000
Lely Resort	121	110	13.20	\$529,650
Mediterra	15	12	15.00	\$1,463,750
Olde Naples	128	111	13.84	\$1,599,082
Pelican Bay	175	205	10.24	\$1,671,874
Pelican Bay - Bay Colony	28	27	12.44	\$6,351,074
Pelican Marsh	27	53	6.11	\$801,028
Pine Ridge	7	8	10.50	\$324,688
The Quarry	18	11	19.64	\$713,909
The Strand	20	33	7.27	\$604,358
Tiburon	21	18	14.00	\$1,323,836
Treviso Bay	31	46	8.09	\$664,635
Vanderbilt Beach	105	65	19.38	\$1,544,192
Vineyards	55	69	9.57	\$672,657

MARCO ISLAND

MARKET REPORT - MAY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	1,411	1,264	1,529	1,214	1,163	1,392	1,459
Sold	796	824	1,600	1,146	728	836	752
Avg. Sale \$	\$787,824	\$783,091	\$934,706	\$1,230,799	\$1,417,851	\$1,564,209	\$1,444,150



NEW
LISTINGS

1,459
↑4.81%



CLOSED
SALES

752
↓10.05%



AVERAGE
SALES PRICE

\$1,444,150
↓7.68%



CURRENT
INVENTORY

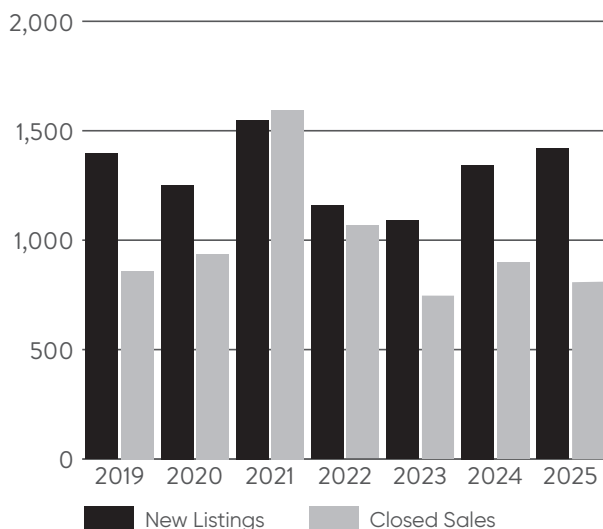
687
↑17.64%



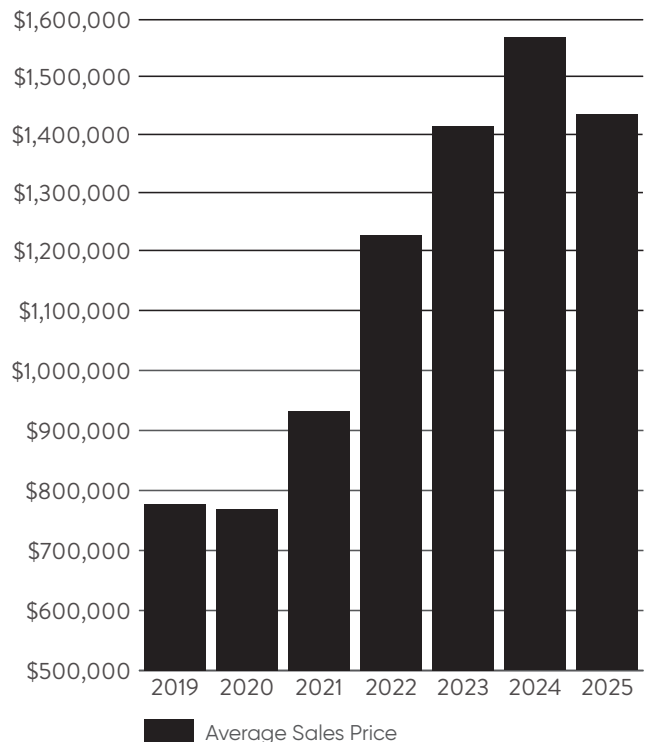
MONTHS OF
SUPPLY

10.96
↑30.78%

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 May 31, 2025

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	100	104	11.54	\$3,123,757
Golf Course	8	13	7.38	\$1,222,788
Gulf Front	0	0	0.00	–
Indirect Waterfront	105	123	10.24	\$1,991,882
Inland	57	113	6.05	\$1,147,830
Preserve	9	6	18.00	\$3,017,483

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	110	82	16.10	\$639,452
Golf Course	2	2	12.00	\$798,500
Gulf Front	150	141	12.77	\$1,413,901
Gulf View	43	25	20.64	\$1,211,540
Indirect Waterfront	5	40	1.50	\$582,450
Inland	93	95	11.75	\$431,452
Preserve	5	8	7.50	\$557,000

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	66	56	14.14	\$1,653,723
Isles Of Capri	25	14	21.43	\$1,591,429
Naples Reserve	29	48	7.25	\$1,211,608
Winding Cypress	18	29	7.45	\$967,672

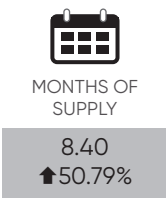
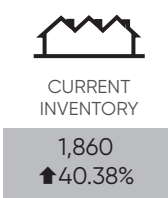
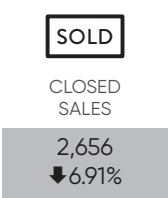
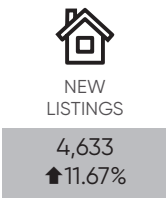
Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	64	41	18.73	\$778,890
Hammock Bay Golf and Country Club	32	25	15.36	\$707,560
Isles Of Capri	26	15	20.80	\$821,867

BONITA SPRINGS - ESTERO
MARKET REPORT - MAY 2025

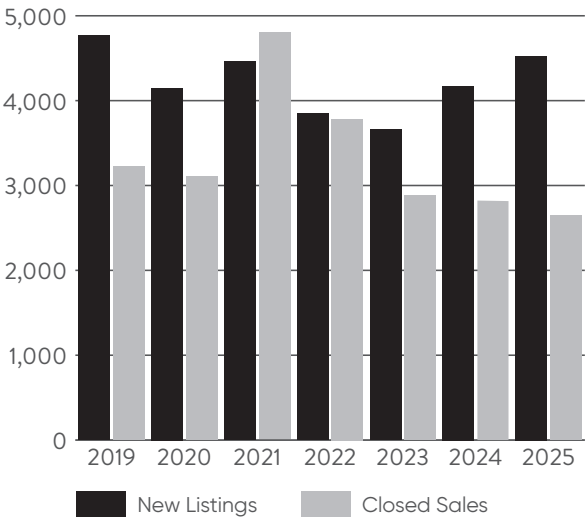


CHRISTIE'S
INTERNATIONAL REAL ESTATE

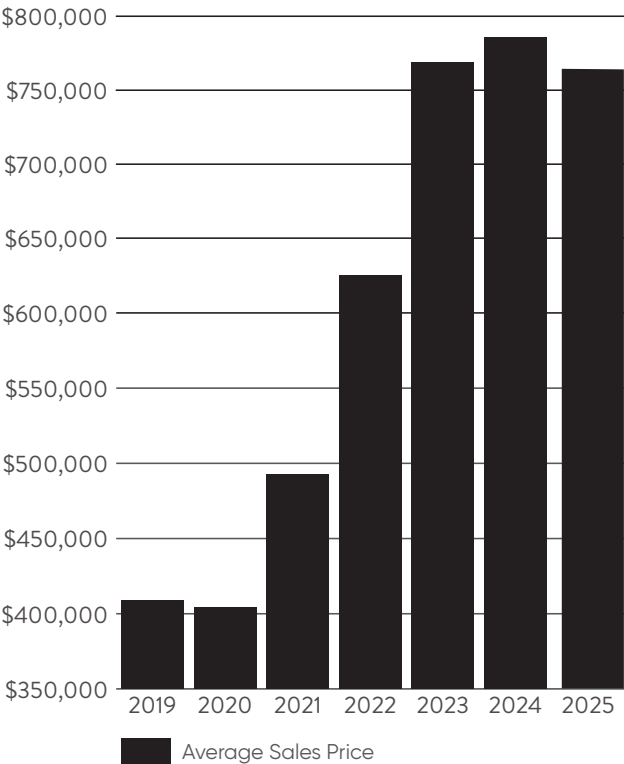
	2019	2020	2021	2022	2023	2024	2025
Listed	4,758	4,195	4,499	3,994	3,630	4,149	4,633
Sold	3,112	3,031	4,781	3,807	2,957	2,853	2,656
Avg. Sale \$	\$408,747	\$405,720	\$494,478	\$626,440	\$767,056	\$783,861	\$762,107



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 May 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	28	9	37.33	\$3,769,556
Bonita Bay	33	78	5.08	\$2,185,044
The Brooks	27	70	4.63	\$1,447,159
Palmira Golf and Country Club	13	22	7.09	\$1,154,409
Pelican Landing	26	36	8.67	\$1,458,014
Pelican Landing - The Colony	6	4	18.00	\$1,919,500
Pelican Sound	1	1	12.00	\$1,050,000
West Bay Club	9	12	9.00	\$2,312,500

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	41	9	54.67	\$2,605,556
Bonita Bay	108	104	12.46	\$1,215,943
The Brooks	56	76	8.84	\$514,312
Palmira Golf and Country Club	9	14	7.71	\$588,778
Pelican Landing	39	51	9.18	\$532,629
Pelican Landing - The Colony	63	48	15.75	\$1,260,810
Pelican Sound	12	32	4.50	\$659,372
West Bay Club	30	23	15.65	\$810,978



	2019	2020	2021	2022	2023	2024	2025
Listed	11,171	8,974	7,627	7,039	6,777	7,979	8,057
Sold	5,613	5,708	7,779	6,950	5,127	4,642	3,980
Avg. Sale \$	\$273,431	\$286,790	\$341,818	\$430,762	\$502,008	\$509,472	\$508,086



NEW LISTINGS

8,057
↑0.98%



CLOSED SALES

3,980
↓14.26%



AVERAGE SALES PRICE

\$508,086
↓0.27%



CURRENT INVENTORY

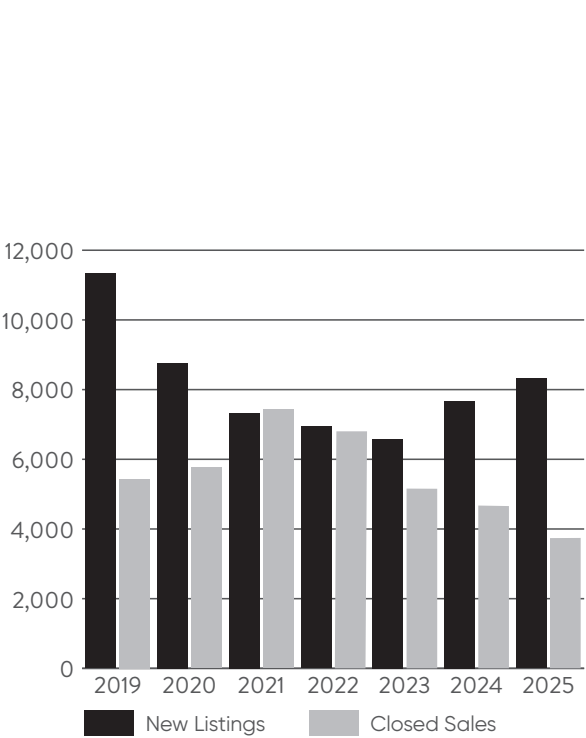
3,257
↑27.83%



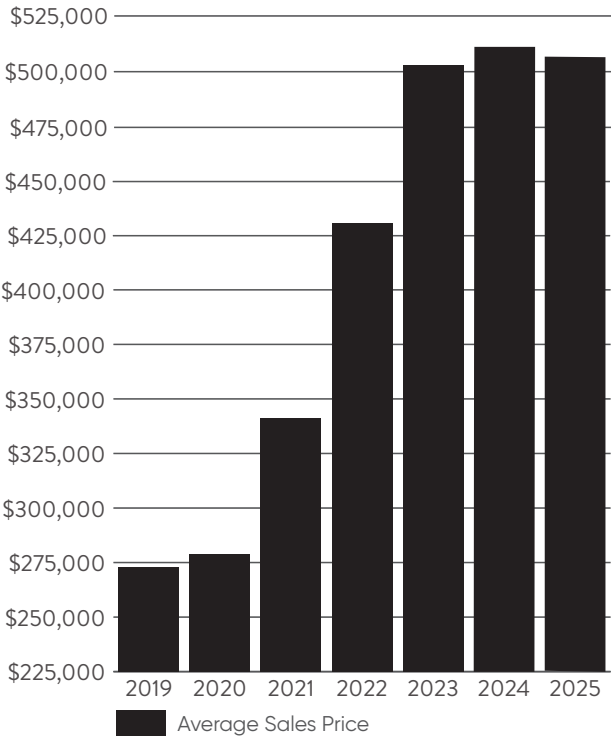
MONTHS OF SUPPLY

9.82
↑49.09%

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 May 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	16	25	7.68	\$820,780
Colonial Country Club	23	25	11.04	\$623,140
Crown Colony	10	17	7.06	\$751,478
Esplanade Lake Club	20	51	4.71	\$1,369,078
Fiddlesticks Country Club	12	22	6.55	\$1,012,012
The Forest	12	22	6.55	\$656,955
Gulf Harbour Yacht And Country Club	17	29	7.03	\$1,367,103
Miromar Lakes Beach And Golf Club	20	37	6.49	\$2,654,087
Parker Lakes	8	18	5.33	\$377,806
Paseo	10	14	8.57	\$830,821
The Plantation	45	98	5.51	\$656,844
Shadow Wood Preserve	7	9	9.33	\$1,301,544
Town And River	22	18	14.67	\$1,600,000
Wildblue	40	101	4.75	\$1,602,679

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	50	55	10.91	\$318,793
Crown Colony	8	7	13.71	\$414,643
Downtown Fort Myers	122	49	29.88	\$392,295
Esplanade Lake Club	9	36	3.00	\$429,172
Fiddlesticks Country Club	5	8	7.50	\$225,313
The Forest	28	29	11.59	\$297,672
Gulf Harbour Yacht And Country Club	73	53	16.53	\$751,213
Miromar Lakes Beach And Golf Club	36	22	19.64	\$1,283,495
Parker Lakes	25	25	12.00	\$293,550
Paseo	23	39	7.08	\$371,421
The Plantation	13	18	8.67	\$443,550
Shadow Wood Preserve	10	2	60.00	\$586,725
Town And River	6	1	72.00	\$300,000

FORT MYERS BEACH

MARKET REPORT - MAY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	706	622	665	655	615	554	779
Sold	389	394	661	571	332	326	213
Avg. Sale \$	\$519,793	\$566,457	\$623,189	\$904,708	\$868,494	\$920,468	\$925,549



NEW
LISTINGS

779
↑40.61%



CLOSED
SALES

213
↓34.66%



AVERAGE
SALES PRICE

\$925,549
↑0.55%



CURRENT
INVENTORY

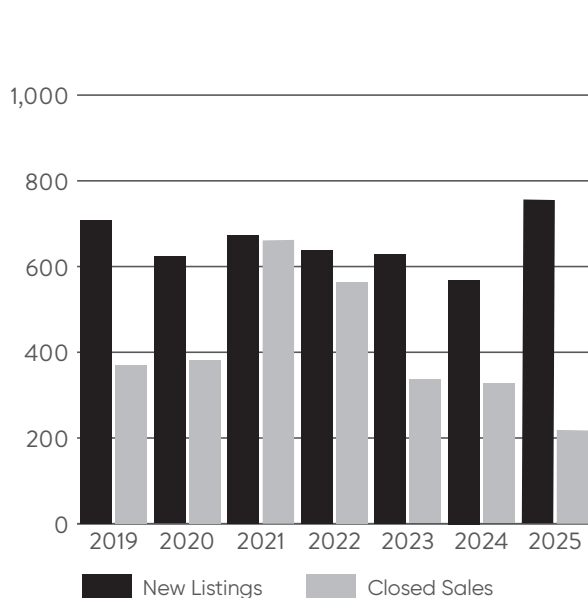
508
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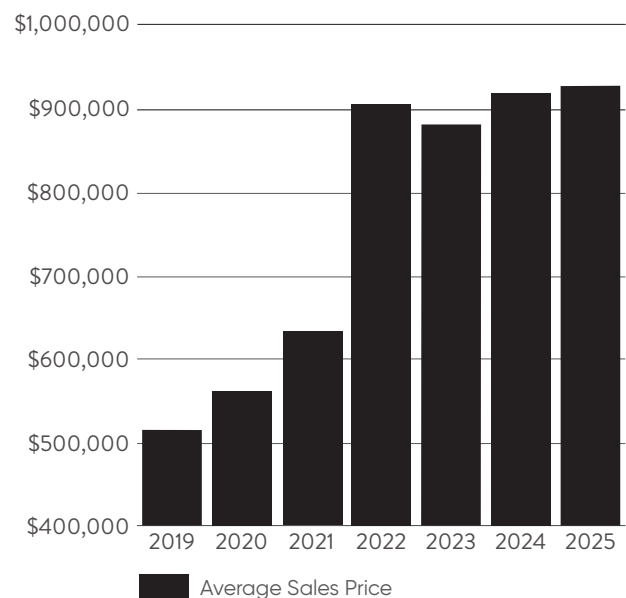
MONTHS OF
SUPPLY

28.62
↑168.10%

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 May 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	30	10	36.00	\$763,000
Laguna Shores	18	2	108.00	\$2,350,000
Mcphie Park	13	3	52.00	\$4,148,358

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	17	7	29.14	\$672,000
Waterside At Bay Beach	38	16	28.50	\$920,781

SANIBEL-CAPTIVA

MARKET REPORT - MAY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	696	708	702	540	627	668	877
Sold	392	391	804	578	349	357	241
Avg. Sale \$	\$906,635	\$948,021	\$1,086,371	\$1,455,504	\$1,329,446	\$1,351,804	\$1,289,260



NEW
LISTINGS

877
↑31.29%



CLOSED
SALES

241
↓32.49%



AVERAGE
SALES PRICE

\$1,289,260
↓4.63%



CURRENT
INVENTORY

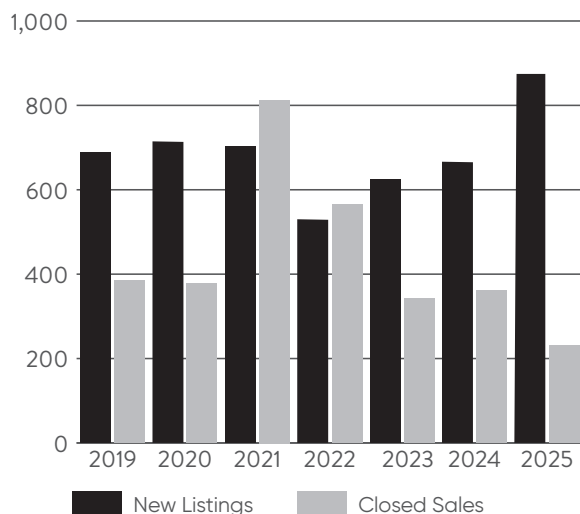
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↑82.17%



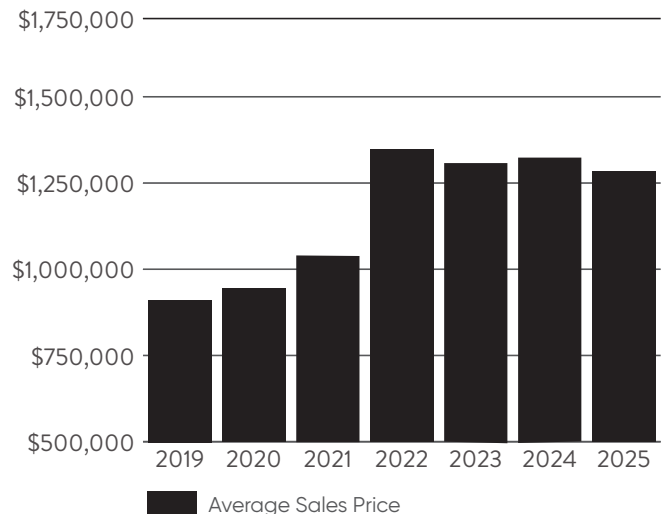
MONTHS OF
SUPPLY

28.48
↑169.85%

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 May 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	13	8	19.50	\$1,340,563
Captiva Island	73	23	38.09	\$2,153,417
Dunes At Sanibel Island	17	8	25.50	\$851,250
Other Sanibel Island Single-Family	239	112	25.61	\$1,516,259

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	47	6	94.00	\$923,333
Sundial Of Sanibel Condos	18	12	18.00	\$803,750
Other Sanibel Island Condos	165	72	27.50	\$814,480

	2019	2020	2021	2022	2023	2024	2025
Listed	8,834	7,741	8,375	8,848	8,411	10,277	10,296
Sold	5,734	5,982	8,020	7,918	5,570	5,726	5,463
Avg. Sale \$	\$275,532	\$288,026	\$351,089	\$467,296	\$487,962	\$479,478	\$455,262



NEW
LISTINGS

10,296
↑0.18%



CLOSED
SALES

5,463
↓4.59%



AVERAGE
SALES PRICE

\$455,262
↓5.05%



CURRENT
INVENTORY

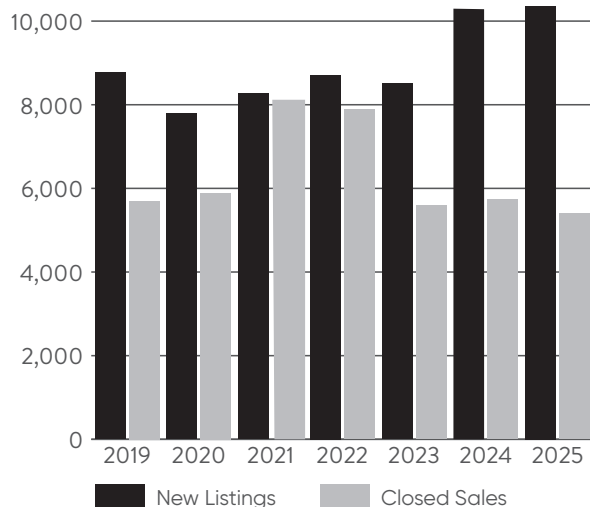
3,708
↑13.01%



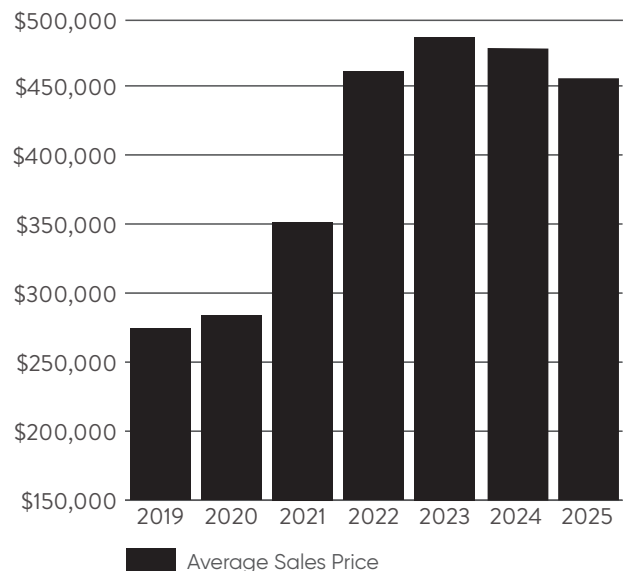
MONTHS OF
SUPPLY

8.14
↑18.46%

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 May 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	14	17	9.88	\$1,898,971
Cape Royal	12	18	8.00	\$747,889
Yacht Club	28	22	15.27	\$617,595

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	29	31	11.23	\$684,333
Tarpon Point Marina	15	13	13.85	\$924,462

PINE ISLAND-MATLACHA

MARKET REPORT - MAY 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	410	333	397	349	366	433	472
Sold	242	223	344	342	194	218	163
Avg. Sale \$	\$336,404	\$361,326	\$456,940	\$614,985	\$582,318	\$566,259	\$555,868



NEW LISTINGS

472
↑9.01%



CLOSED SALES

163
↓25.23%



AVERAGE SALES PRICE

\$555,868
↓1.84%



CURRENT INVENTORY

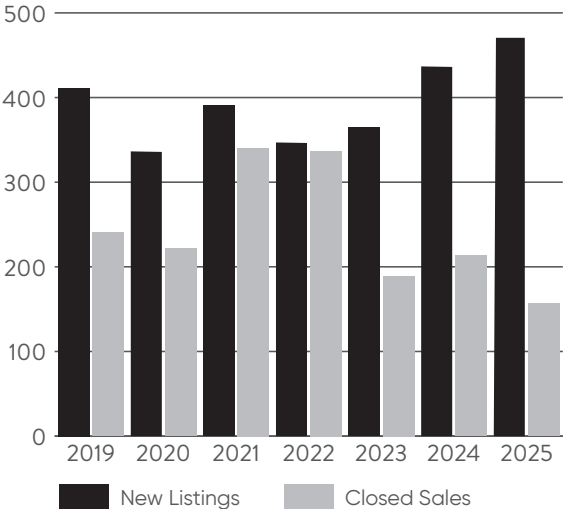
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↑33.86%



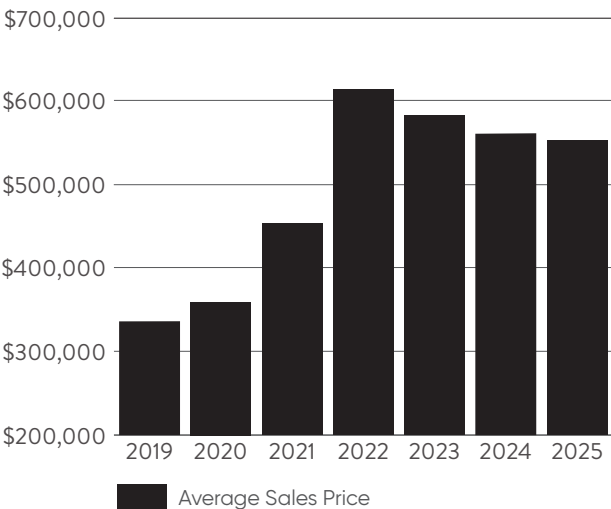
MONTHS OF SUPPLY

18.63
↑79.03%

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 May 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	72	57	15.16	\$514,053
Matlacha	42	24	21.00	\$510,537
St James City	119	66	21.64	\$634,826

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	14	16	10.50	\$447,125
St James City	5	0	0.00	—



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