

PELICAN BAY MARKET REPORT - Q1 2025



\$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



PELICAN BAY

PELICAN BAY MONTHLY MARKET REPORT

Q1 2025

Pelican Bay Single-Family Homes	2
Pelican Bay Villas	3
Pelican Bay High-Rise Condominiums	4
Pelican Bay Low-Rise and Mid-Rise Condominiums	5
Bay Colony Single-Family Homes	6
Bay Colony Villas	7
Bay Colony Condominiums	8

PELICAN BAY SINGLE-FAMILY HOMES MARKET REPORT - Q1 2025

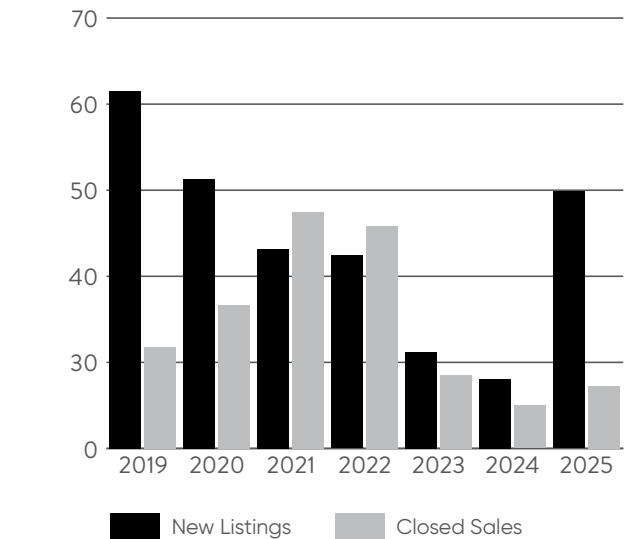


Data Represented on 12-Month Rolling Basis.

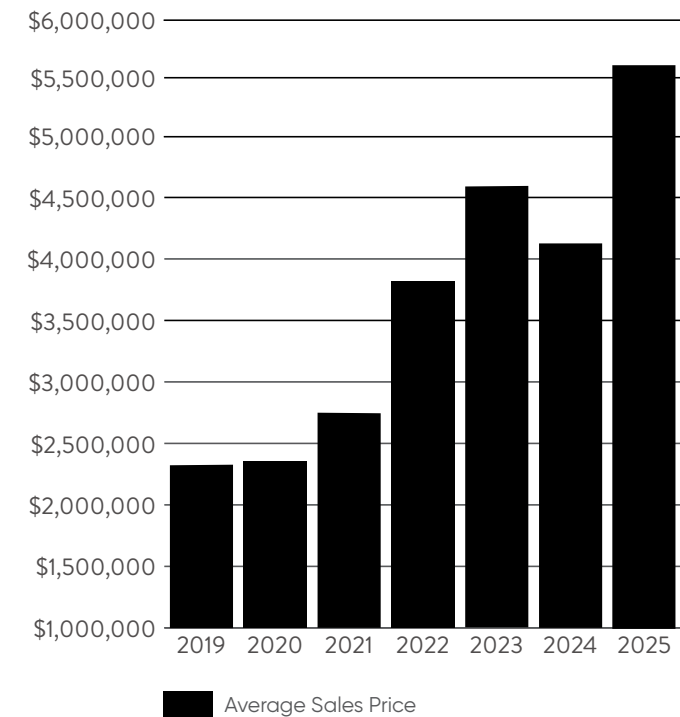
	2019	2020	2021	2022	2023	2024	2025
Listed	62	52	43	42	31	27	50
Sold	32	37	48	46	28	15	22
Avg. Sale \$	\$2,442,154	\$2,472,365	\$2,757,928	\$3,866,762	\$4,540,327	\$4,100,167	\$5,699,773



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



PELICAN BAY VILLAS

MARKET REPORT - Q1 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	51	49	31	35	33	37	52
Sold	34	41	42	38	25	22	32
Avg. Sale \$	\$1,299,454	\$1,299,622	\$1,392,905	\$1,698,408	\$2,015,340	\$2,490,227	\$2,339,844



NEW
LISTINGS

52
↑40.54%



CLOSED
SALES

32
↑45.45%



AVERAGE
SALES PRICE

\$2,339,844
↓6.04%



CURRENT
INVENTORY

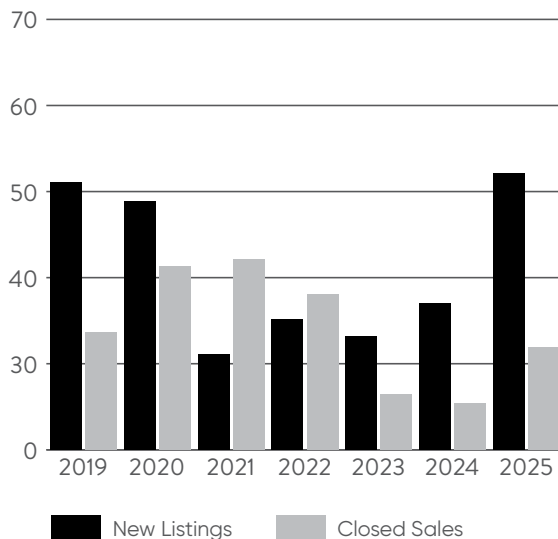
33
↑175.00%



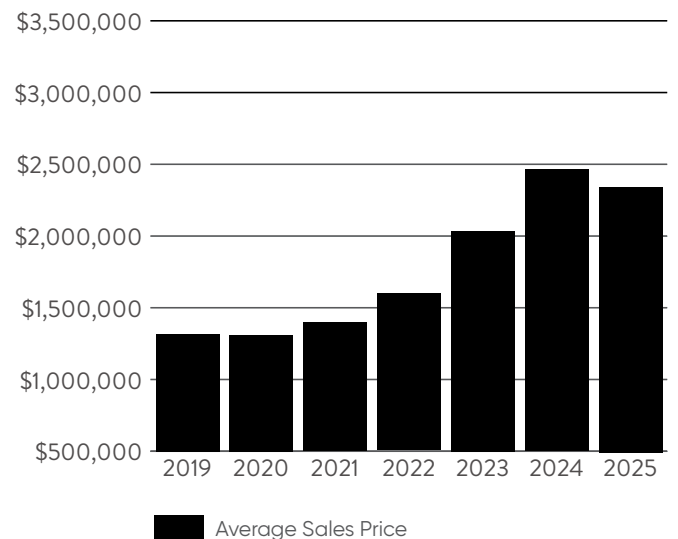
MONTHS OF
SUPPLY

12.38
↑89.06%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



PELICAN BAY HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q1 2025



	2019	2020	2021	2022	2023	2024	2025
Listed	144	148	160	156	109	165	157
Sold	74	112	136	165	95	94	88
Avg. Sale \$	\$1,221,101	\$1,958,151	\$1,616,734	\$1,845,945	\$2,380,931	\$2,290,348	\$2,264,875

NEW LISTINGS

157
↓4.85%

CLOSED SALES

88
↓6.38%

AVERAGE SALES PRICE

\$2,264,875
↓1.11%

CURRENT INVENTORY

106
↑26.19%

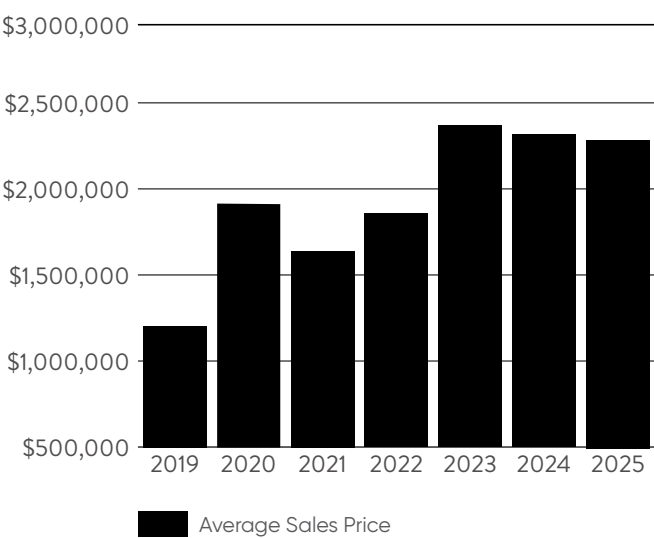
MONTHS OF SUPPLY

14.45
↑34.79%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



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PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS

MARKET REPORT - Q1 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	178	164	201	158	165	177	163
Sold	126	127	173	179	126	120	102
Avg. Sale \$	\$582,136	\$576,753	\$627,575	\$808,043	\$1,084,714	\$1,050,821	\$1,004,969



NEW
LISTINGS

163
↓7.91%



CLOSED
SALES

102
↓15.00%



AVERAGE
SALES PRICE

\$1,004,460
↓4.36%



CURRENT
INVENTORY

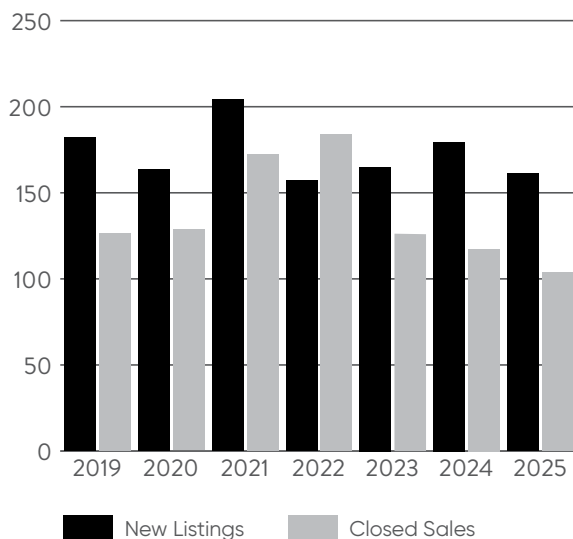
84
↑33.33%



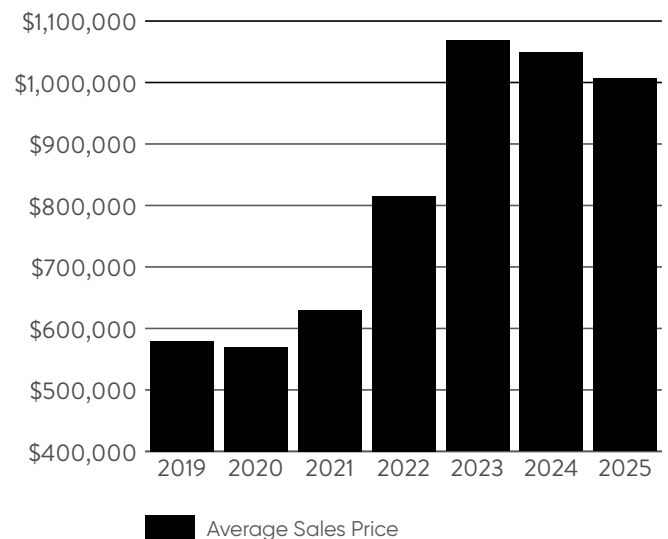
MONTHS OF
SUPPLY

9.88
↑56.86%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



BAY COLONY SINGLE-FAMILY HOMES
MARKET REPORT - Q1 2025

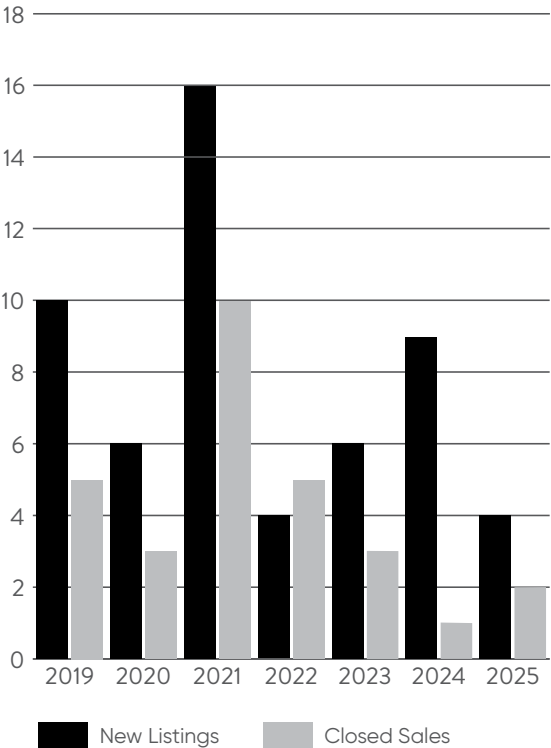


CHRISTIE'S
INTERNATIONAL REAL ESTATE

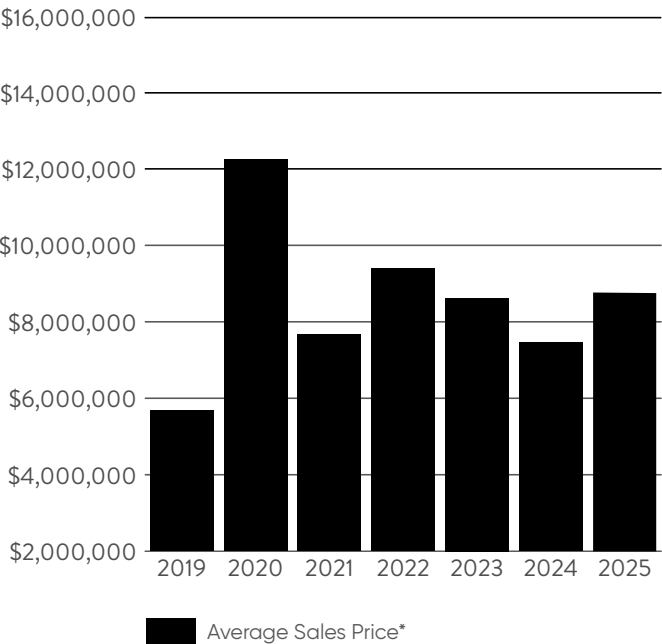
	2019	2020	2021	2022	2023	2024	2025
Listed	10	6	16	4	6	9	4
Sold	5	3	10	5	3	1	2
Avg. Sale \$*	\$5,735,000	\$12,065,000	\$7,808,000	\$9,310,000	\$8,677,333	\$7,500,000	\$8,850,000



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



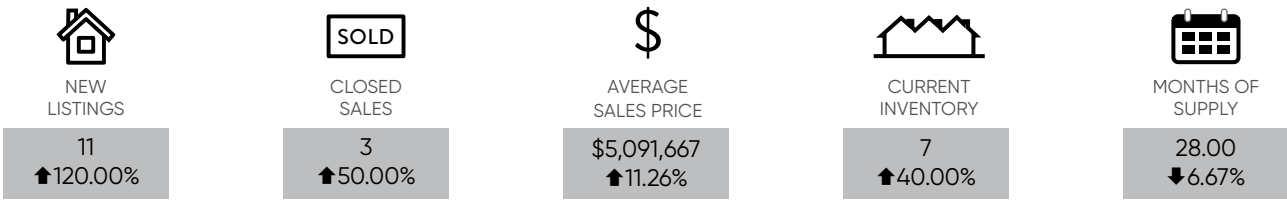
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BAY COLONY VILLAS
MARKET REPORT - Q1 2025

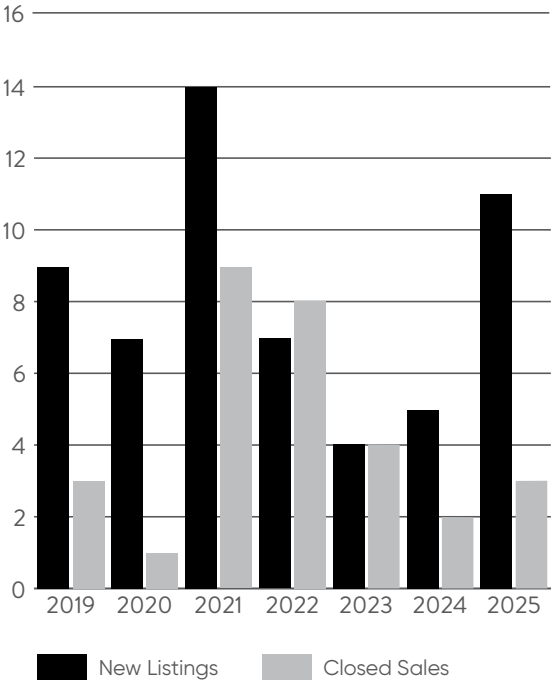


CHRISTIE'S
INTERNATIONAL REAL ESTATE

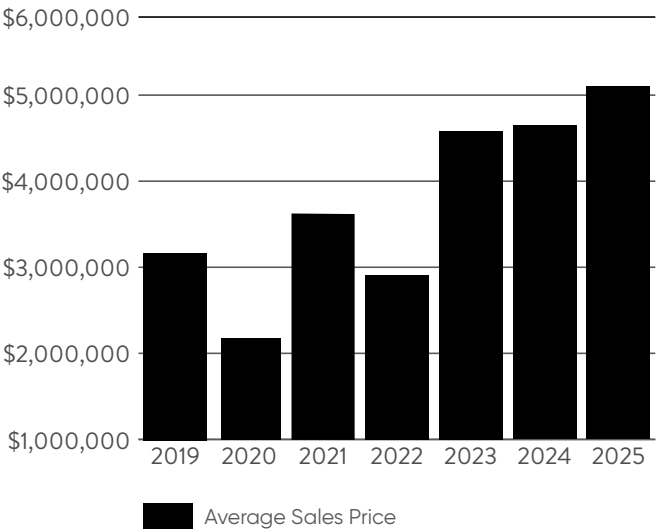
	2019	2020	2021	2022	2023	2024	2025
Listed	9	7	14	7	4	5	11
Sold	3	1	9	8	4	2	3
Avg. Sale \$	\$3,066,667	\$2,100,035	\$3,602,778	\$2,973,750	\$4,520,500	\$4,576,538	\$5,091,667



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



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BAY COLONY MID-RISE AND HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q1 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	50	52	54	30	18	36	50
Sold	36	27	48	47	21	10	27
Avg. Sale \$	\$3,188,111	\$3,344,504	\$2,924,125	\$3,505,234	\$4,927,501	\$7,257,000	\$5,867,963



NEW
LISTINGS

50
↑38.89%



CLOSED
SALES

27
↑170.00



AVERAGE
SALES PRICE

\$5,867,963
↓19.14%



CURRENT
INVENTORY

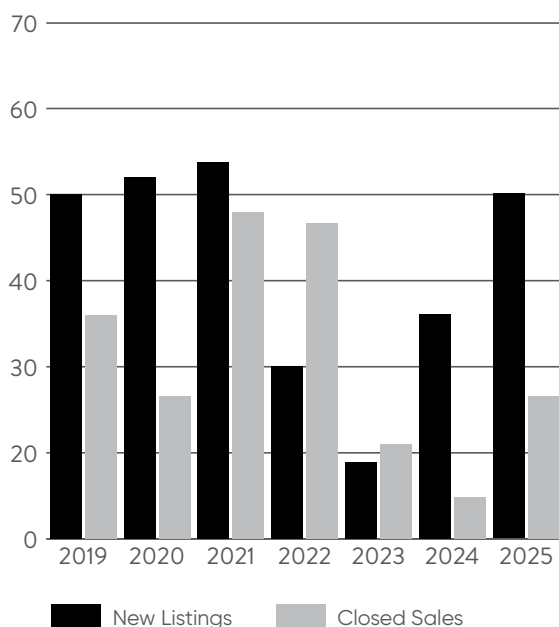
33
↑43.48%



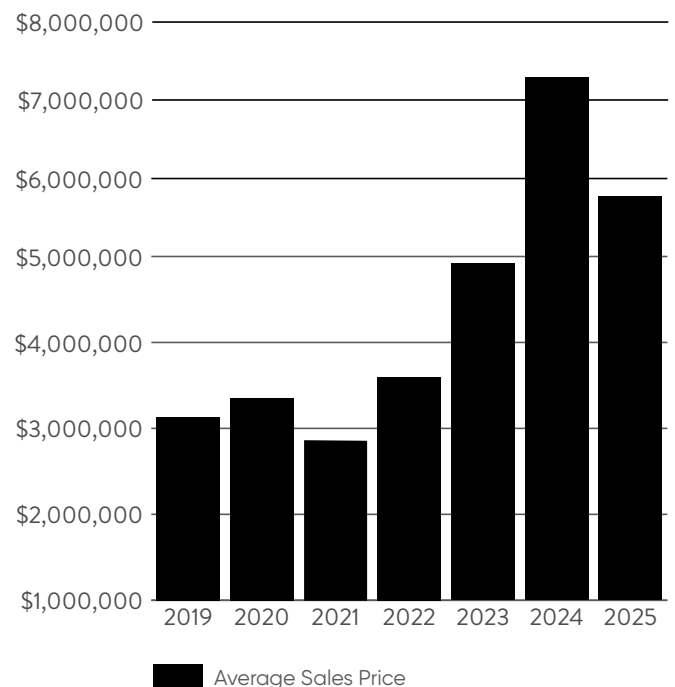
MONTHS OF
SUPPLY

14.67
↓46.86%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE





#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.