

GULF SHORE BOULEVARD MARKET REPORT - Q1 2026



**JOHN R. WOOD**  
— PROPERTIES —

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

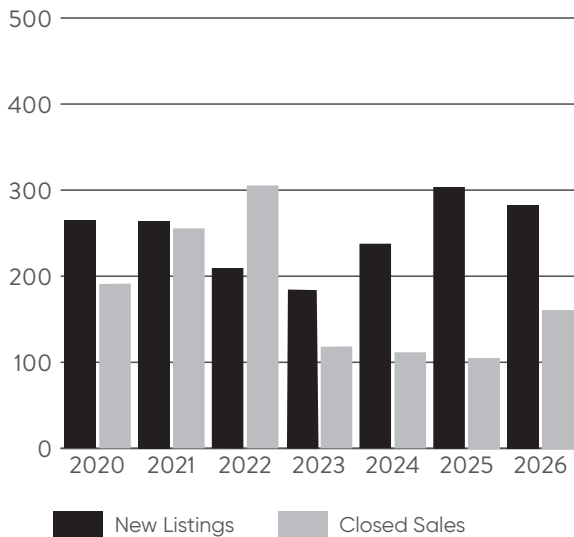
Data Represented on 12-Month Rolling Basis.

### BEACHFRONT

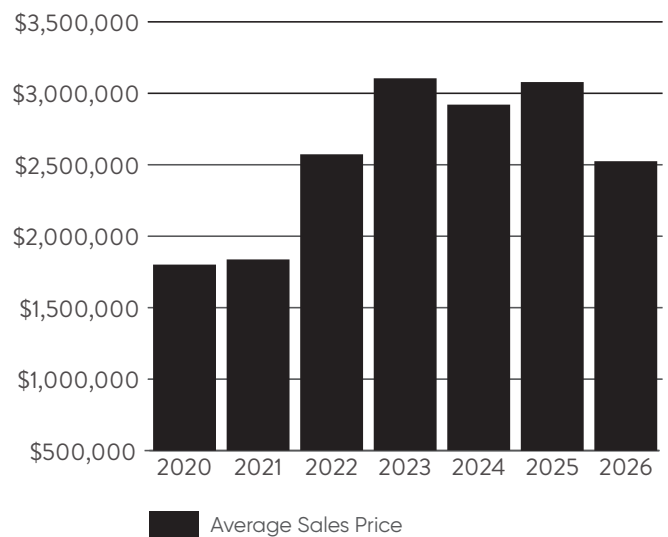
	2020	2021	2022	2023	2024	2025	2026
Listed	270	270	209	181	245	304	279
Sold	197	259	307	123	117	104	167
Avg. Sale \$	\$1,780,019	\$1,819,962	\$2,584,167	\$3,199,837	\$2,980,483	\$3,164,116	\$2,502,076

 NEW LISTINGS <b>279</b> ↓8.22%	 CLOSED SALES <b>167</b> ↑60.85%	 AVERAGE SALES PRICE <b>\$2,502,076</b> ↓20.92%	 CURRENT INVENTORY <b>184</b> ↓17.86%	 MONTHS OF SUPPLY <b>13.22</b> ↓48.85%
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12 MONTH NEW LISTINGS AND CLOSED SALES - BEACHFRONT



12 MONTH AVERAGE SALES PRICE - BEACHFRONT



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Data Represented on 12-Month Rolling Basis.

### BAYFRONT

	2020	2021	2022	2023	2024	2025	2026
Listed	97	111	79	61	123	122	123
Sold	69	92	90	48	58	56	54
Avg. Sale \$	\$668,404	\$658,702	\$920,537	\$1,159,204	\$1,943,883	\$1,603,632	\$971,089



NEW LISTINGS

123

↑0.82%



CLOSED SALES

54

↓3.57%



AVERAGE SALES PRICE

\$971,089

↓39.44%



CURRENT INVENTORY

73

↑1.39%

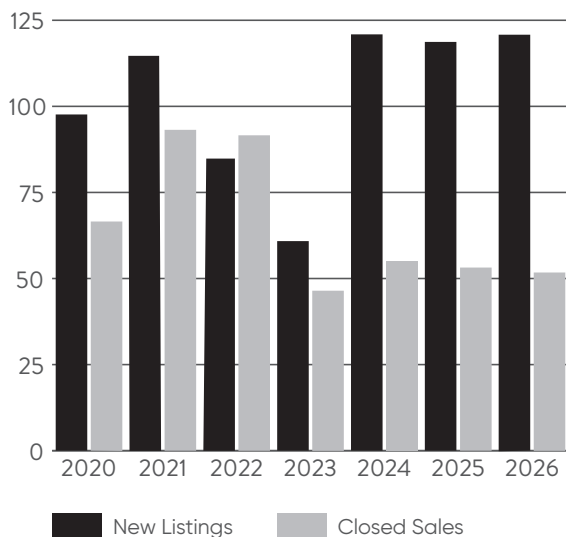


MONTHS OF SUPPLY

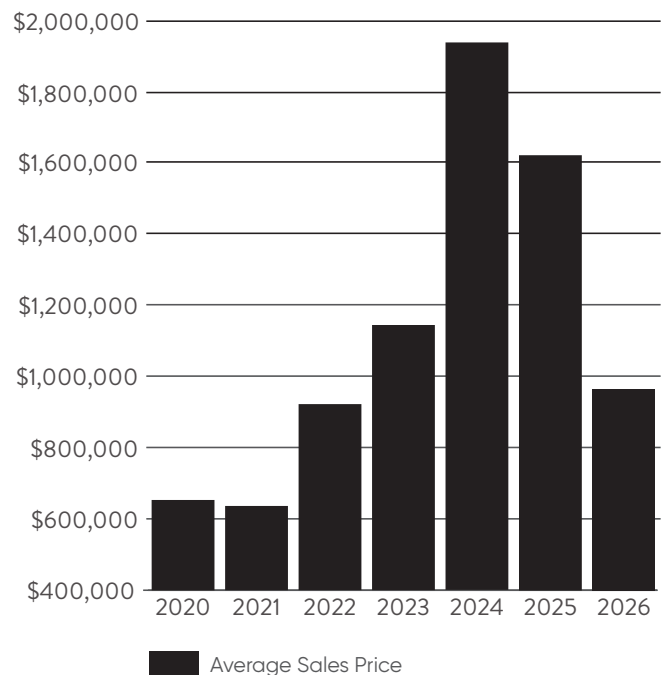
16.22

↑5.14%

12 MONTH NEW LISTINGS AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



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#1

REAL ESTATE  
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SOUTHWEST  
FLORIDA

\$4.1 Billion in Sales Volume in 2025.



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Source: SWFLA MLS. Sales Volume In Lee and Collier Counties Combined. 1/1/2025 through 12/31/2025.