

GULF SHORE BOULEVARD MARKET REPORT - Q2 2026



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Gulf Shore Boulevard, Naples – Beachfront

MARKET REPORT – Q2 2026

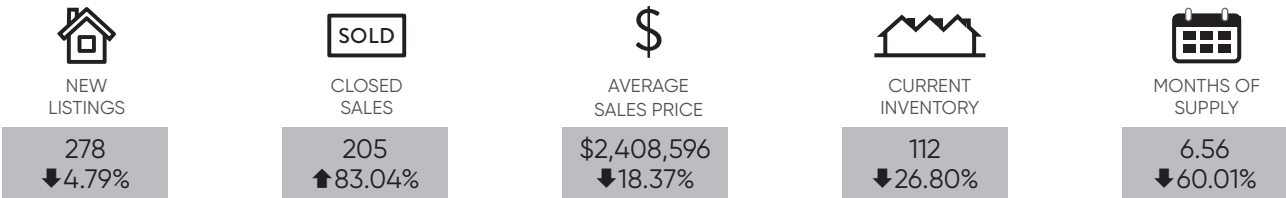


CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

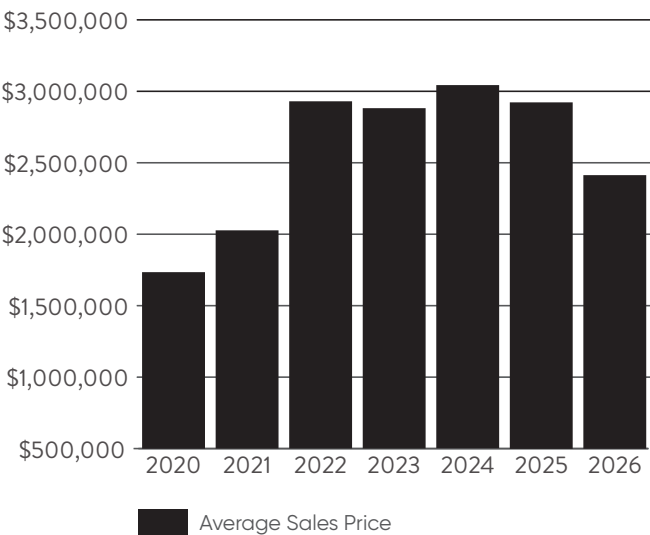
BEACHFRONT

	2020	2021	2022	2023	2024	2025	2026
Listed	278	269	200	181	249	292	278
Sold	163	364	232	101	116	112	205
Avg. Sale \$	\$1,743,726	\$2,057,372	\$2,931,123	\$2,869,999	\$3,051,290	\$2,950,580	\$2,408,596



12 MONTH NEW LISTINGS AND
CLOSED SALES – BEACHFRONT

12 MONTH AVERAGE
SALES PRICE – BEACHFRONT



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Statistics include condominium units in buildings on the Gulf side of Gulf Shore Boulevard in the Naples neighborhoods of Park Shore, The Moorings, and Coquina Sands.

Gulf Shore Boulevard, Naples – Bayfront

MARKET REPORT – Q2 2026



CHRISTIE’S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BAYFRONT

	2020	2021	2022	2023	2024	2025	2026
Listed	97	113	77	66	124	125	120
Sold	50	112	75	42	72	43	50
Avg. Sale \$	\$644,478	\$737,167	\$1,001,976	\$1,495,435	\$1,840,475	\$1,326,750	\$938,600



NEW LISTINGS

120
↓4.00%



CLOSED SALES

50
↑16.28%



AVERAGE SALES PRICE

\$938,600
↓29.26%



CURRENT INVENTORY

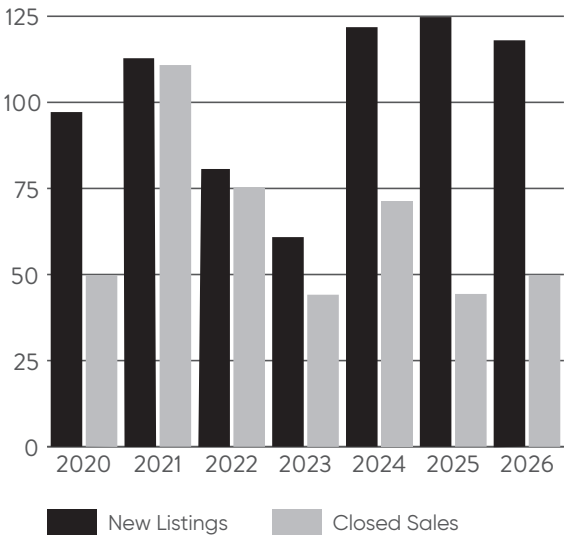
56
↓1.75%



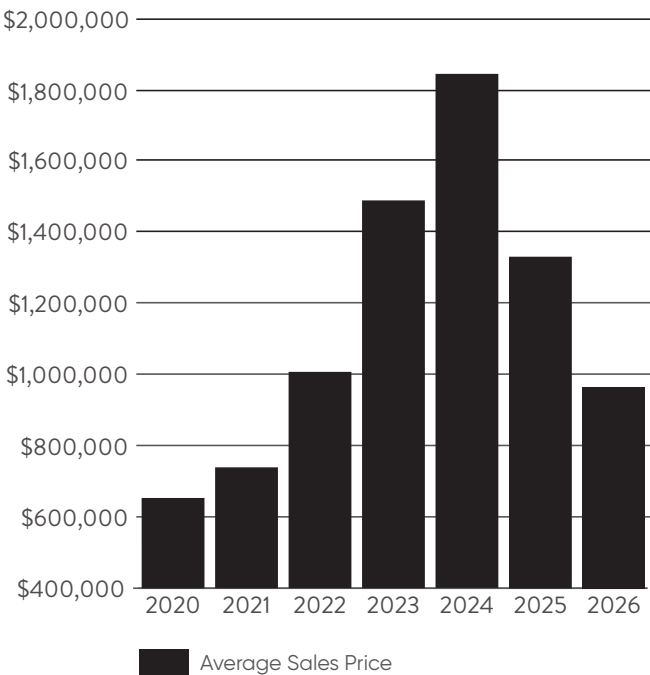
MONTHS OF SUPPLY

13.44
↓15.51%

12 MONTH NEW LISTINGS AND
CLOSED SALES – BAYFRONT



12 MONTH AVERAGE
SALES PRICE – BAYFRONT



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#1

REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

\$4.1 Billion in Sales Volume in 2025.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

