

GULF SHORE BOULEVARD MARKET REPORT - Q3 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	280	249	192	187	255	289	302
Sold	178	372	192	106	118	118	207
Avg. Sale \$	\$1,780,036	\$2,175,103	\$2,994,003	\$2,849,221	\$3,079,869	\$2,750,788	\$2,685,829


NEW LISTINGS

302
↑4.50%


CLOSED SALES

207
↑75.42%


AVERAGE SALES PRICE

\$2,685,829
↓2.36%


CURRENT INVENTORY

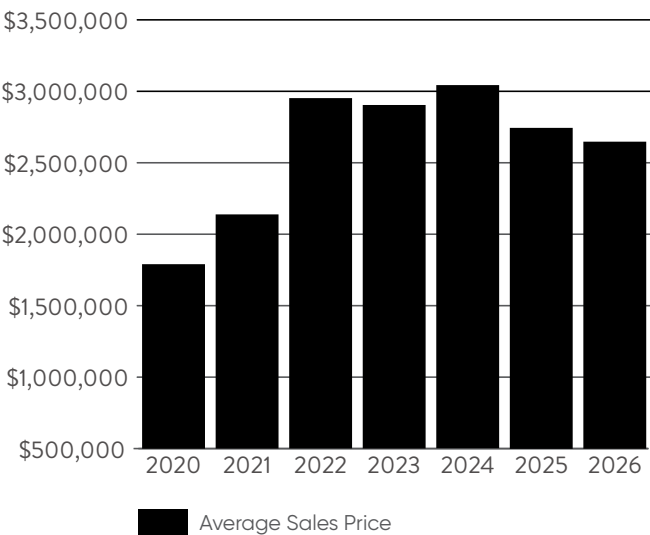
99
↓9.17%


MONTHS OF SUPPLY

5.74
↓48.22%

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 - Q3 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BAYFRONT

	2020	2021	2022	2023	2024	2025	2026
Listed	108	97	73	77	126	117	112
Sold	52	115	65	42	72	46	47
Avg. Sale \$	\$580,464	\$779,325	\$1,020,442	\$1,565,316	\$1,821,864	\$1,289,614	\$979,245



NEW
LISTINGS

112
↓4.27%



CLOSED
SALES

47
↑2.17%



AVERAGE
SALES PRICE

\$979,245
↓24.07%



CURRENT
INVENTORY

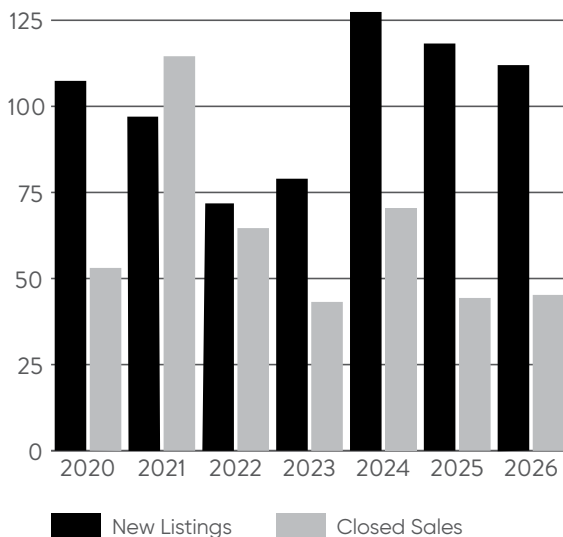
41
↓10.81%



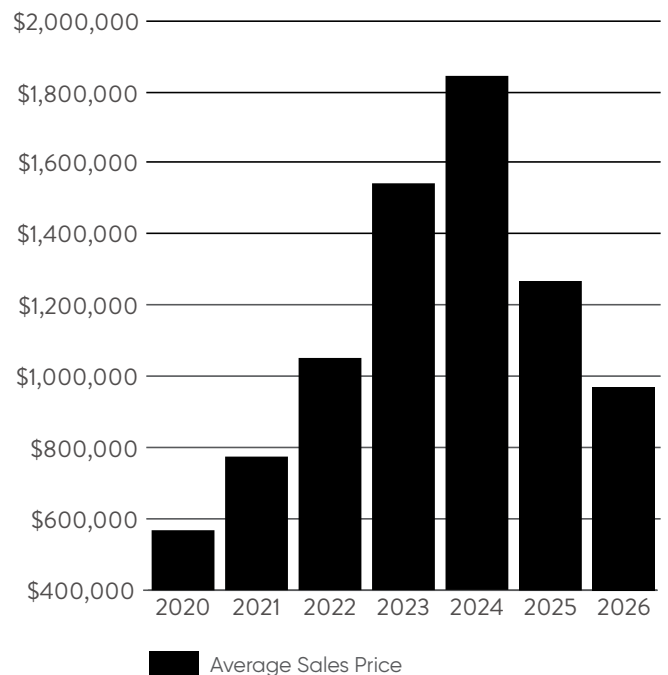
MONTHS OF
SUPPLY

10.47
↓8.45%

12 MONTH NEW LISTINGS AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



#1

REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

\$4.1 Billion in Sales Volume in 2025.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

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Family Owned & Operated Since 1958

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

