

MONTHLY MARKET REPORT - APRIL 2026



**JOHN R. WOOD**<sup>TM</sup>  
— PROPERTIES —

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

A LOCAL LEGACY  
OF ACHIEVEMENT

**\$4.1B+**

IN CLOSED  
SALES VOLUME  
IN 2025

**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



NAPLES, FL

# MONTHLY MARKET REPORT

APRIL 2026

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 - APRIL 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	38,495	39,179	36,210	34,526	39,017	41,963	38,405
Sold	27,897	38,016	35,507	25,217	24,103	21,662	24,142
Avg. Sale \$	\$451,643	\$570,564	\$689,285	\$796,703	\$811,870	\$823,797	\$791,688



NEW LISTINGS

38,405  
↓8.48%



CLOSED SALES

24,142  
↑11.45%



AVERAGE SALES PRICE

\$791,688  
↓3.90%



CURRENT INVENTORY

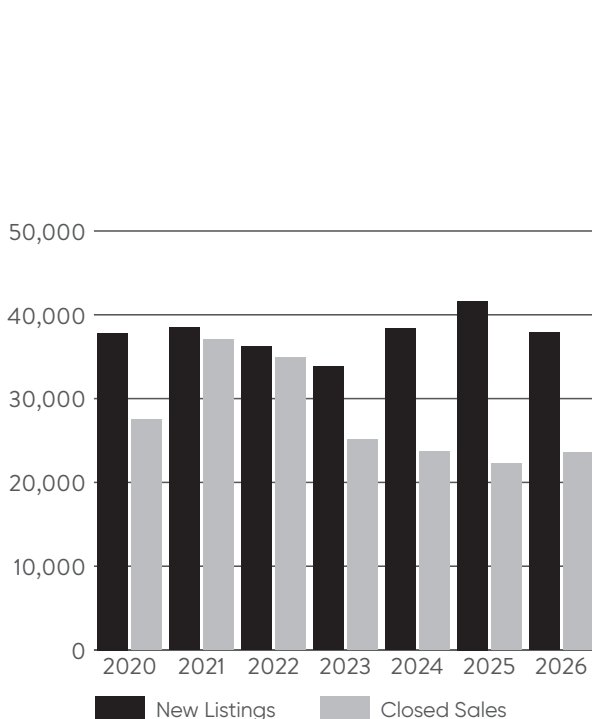
14,996  
↓21.82%



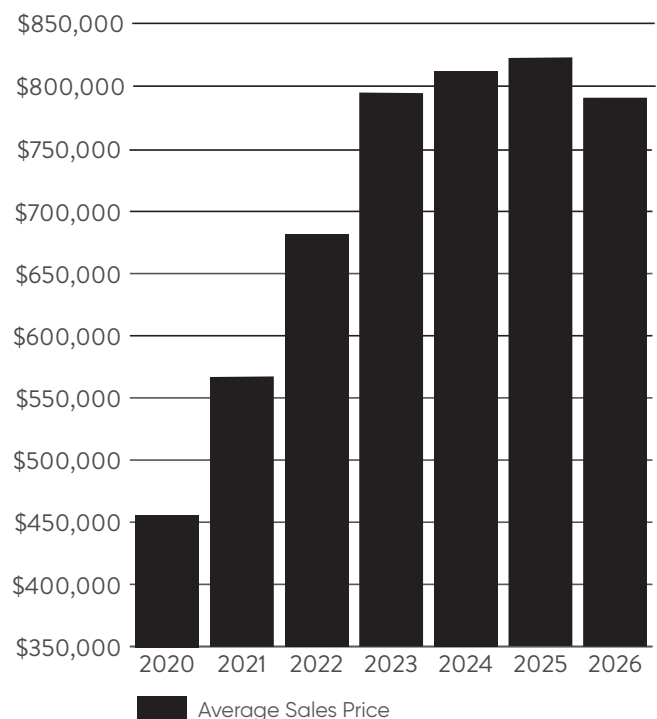
MONTHS OF SUPPLY

7.45  
↓29.85%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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# NAPLES

## MARKET REPORT - APRIL 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	14,272	15,696	13,781	12,669	13,715	15,183	14,179
Sold	10,449	15,239	13,876	9,734	9,031	7,993	8,993
Avg. Sale \$	\$609,288	\$769,790	\$903,015	\$1,073,885	\$1,101,120	\$1,177,165	\$1,128,501



NEW LISTINGS

14,179  
↓6.61%



CLOSED SALES

8,993  
↑12.51%



AVERAGE SALES PRICE

\$1,128,501  
↓4.13%



CURRENT INVENTORY

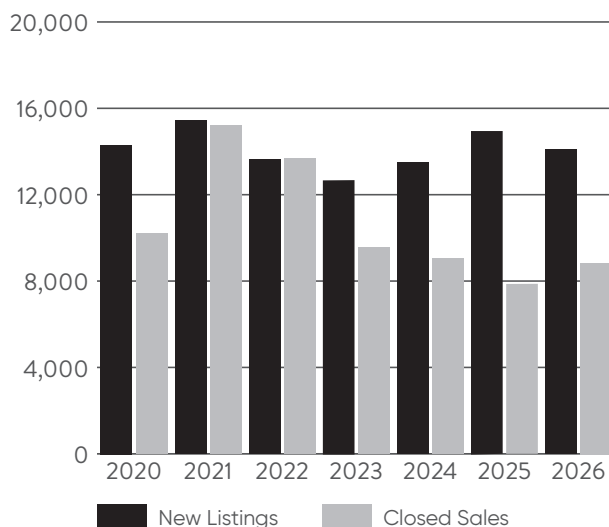
6,001  
↓18.36%



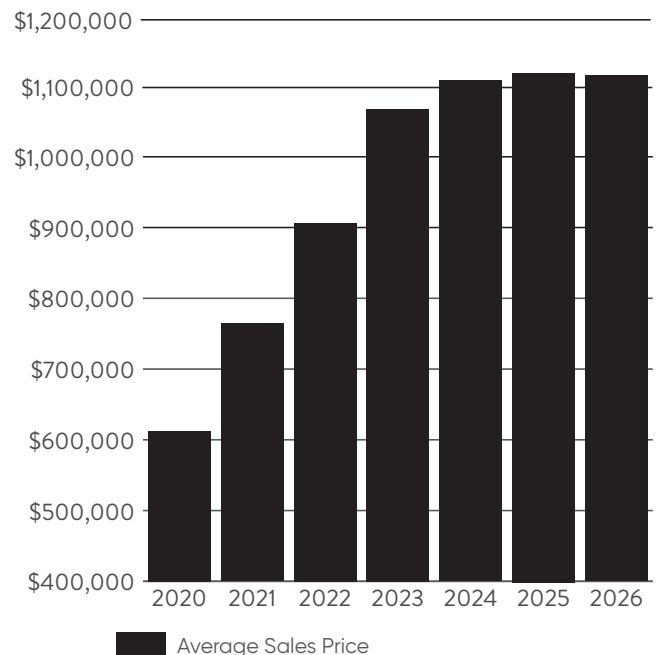
MONTHS OF SUPPLY

8.01  
↓27.44%

### 12 MONTH NEW LISTINGS AND CLOSED SALES



### 12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	34	30	13.60	\$9,840,167
Audubon	5	22	2.73	\$2,280,545
Colliers Reserve	13	12	13.00	\$2,441,667
Crayton Road Area Non-Waterfront	87	48	21.75	\$4,473,479
Crayton Road Area Waterfront	16	11	17.45	\$8,831,818
Crossings	6	10	7.20	\$1,515,000
Esplanade	12	48	3.00	\$1,968,530
Grey Oaks	16	34	5.65	\$4,689,382
Isles of Collier Preserve	34	49	8.33	\$2,247,515
Kensington	4	18	2.67	\$1,855,556
Lely Resort	47	104	5.42	\$1,228,594
Mediterra	21	34	7.41	\$3,760,735
Monterey	4	17	2.82	\$1,758,676
Olde Cypress	4	27	1.78	\$1,468,648
Olde Naples	69	41	20.20	\$6,190,915
Pelican Bay	27	39	8.31	\$3,192,718
Pelican Bay - Bay Colony	6	13	5.54	\$7,570,769
Pelican Marsh	22	50	5.28	\$1,888,145
Pine Ridge	38	24	19.00	\$6,810,627
Port Royal	26	24	13.00	\$20,219,792
Quail Creek	12	24	6.00	\$2,569,979
Quail West	15	41	4.39	\$4,556,286
The Quarry	7	39	2.15	\$1,473,449
Riverstone	20	38	6.32	\$1,076,658
Royal Harbor	29	26	13.38	\$4,445,029
The Strand	8	9	10.67	\$1,209,189
Tiburon	5	8	7.50	\$3,696,250
Treviso Bay	5	16	3.75	\$1,811,806
Vanderbilt Beach	43	23	22.43	\$5,351,957
Vineyards	16	58	3.31	\$1,365,948

## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

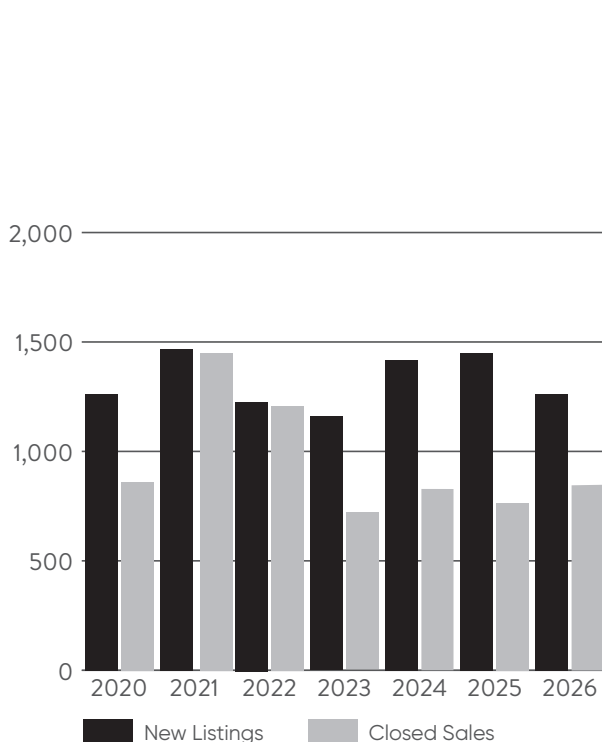
Monthly Snapshot as of April 30, 2026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	91	71	15.38	\$593,857
Crayton Road Area Waterfront	261	117	26.77	\$2,072,817
The Dunes	26	30	10.40	\$1,559,000
Esplanade	24	27	10.67	\$714,347
Grey Oaks	-	8	0	\$1,856,250
Isles of Collier Preserve	42	68	7.41	\$777,880
Kensington	2	23	1.04	\$779,870
Lely Resort	104	132	9.45	\$522,281
Mediterra	12	21	6.86	\$1,379,048
Olde Naples	139	61	27.34	\$1,290,207
Pelican Bay	162	243	8.00	\$1,512,687
Pelican Bay - Bay Colony	23	30	9.20	\$5,209,133
Pelican Marsh	27	53	6.11	\$764,755
Pine Ridge	9	8	13.50	\$311,063
The Quarry	15	14	12.86	\$655,146
The Strand	16	52	3.69	\$561,505
Tiburon	27	21	15.43	\$1,585,238
Treviso Bay	32	61	6.30	\$574,344
Vanderbilt Beach	82	81	12.15	\$1,830,309
Vineyards	73	88	9.95	\$626,823

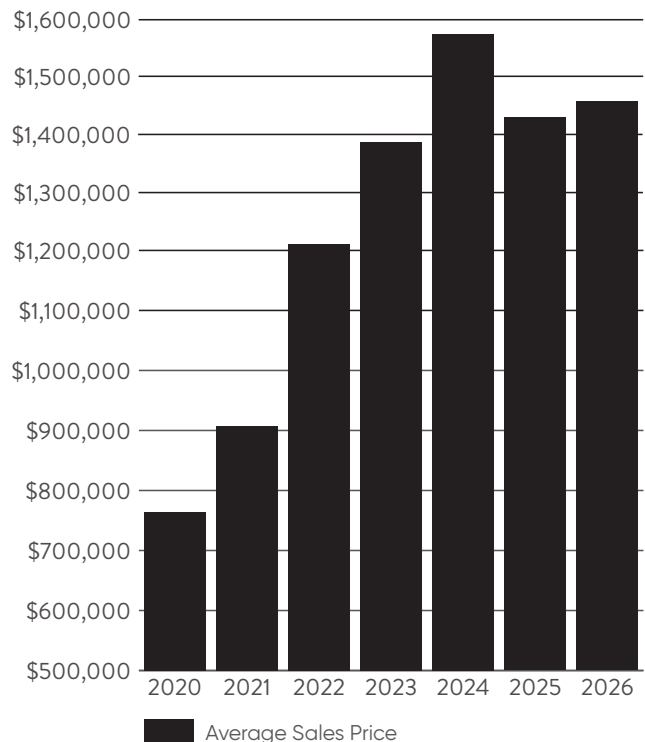
	2020	2021	2022	2023	2024	2025	2026
Listed	1,262	1,491	1,225	1,169	1,411	1,459	1,266
Sold	870	1,478	1,214	726	830	785	852
Avg. Sale \$	\$770,946	\$904,580	\$1,208,722	\$1,396,410	\$1,580,292	\$1,438,281	\$1,452,680

<p>NEW LISTINGS</p> <p><b>1,266</b> ↓13.23%</p>	<p>CLOSED SALES</p> <p><b>852</b> ↑8.44%</p>	<p>AVERAGE SALES PRICE</p> <p><b>\$1,452,680</b> ↑1.00%</p>	<p>CURRENT INVENTORY</p> <p><b>511</b> ↓34.74%</p>	<p>MONTHS OF SUPPLY</p> <p><b>7.20</b> ↓39.87</p>
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	78	118	7.93	\$3,158,730
Golf Course	5	19	3.16	\$1,203,842
Gulf Front	0	0	0.00	-
Indirect Waterfront	48	164	3.51	\$1,925,795
Inland	42	117	4.31	\$1,062,535
Preserve	8	8	12.00	\$2,109,863

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	76	118	7.73	\$615,647
Golf Course	0	2	0.00	\$812,500
Gulf Front	136	136	12.00	\$1,531,951
Gulf View	23	36	7.67	\$1,137,836
Indirect Waterfront	6	19	3.79	\$581,710
Inland	83	103	9.67	\$417,085
Preserve	6	12	6.00	\$621,958

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	46	90	6.13	\$1,615,330
Isles Of Capri	22	17	15.53	\$1,264,316
Naples Reserve	26	47	6.64	\$1,105,134
Winding Cypress	8	33	2.91	\$919,012

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	64	77	9.97	\$619,538
Hammock Bay Golf and Country Club	35	19	22.11	\$646,816
Isles Of Capri	18	12	18.00	\$596,500

# BONITA SPRINGS - ESTERO

MARKET REPORT - APRIL 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	4,229	4,478	3,964	3,706	4,137	4,657	4,528
Sold	3,246	4,518	3,898	2,970	2,914	2,691	3,144
Avg. Sale \$	\$409,250	\$480,188	\$610,684	\$760,919	\$772,410	\$774,630	\$720,443



NEW LISTINGS

4,528  
↓2.77%



CLOSED SALES

3,144  
↑16.83%



AVERAGE SALES PRICE

\$720,443  
↓7.00%



CURRENT INVENTORY

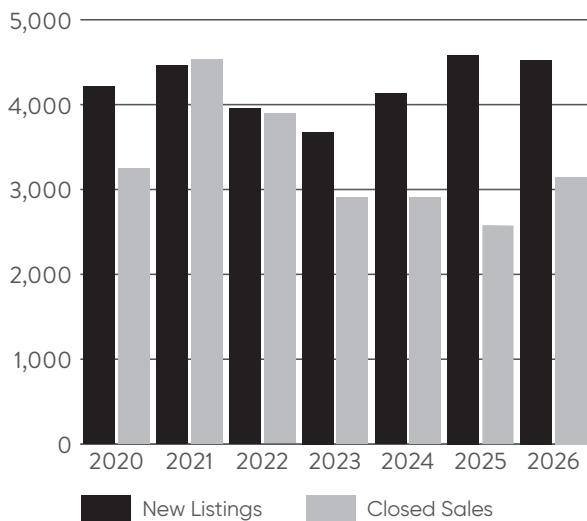
1,562  
↓25.08%



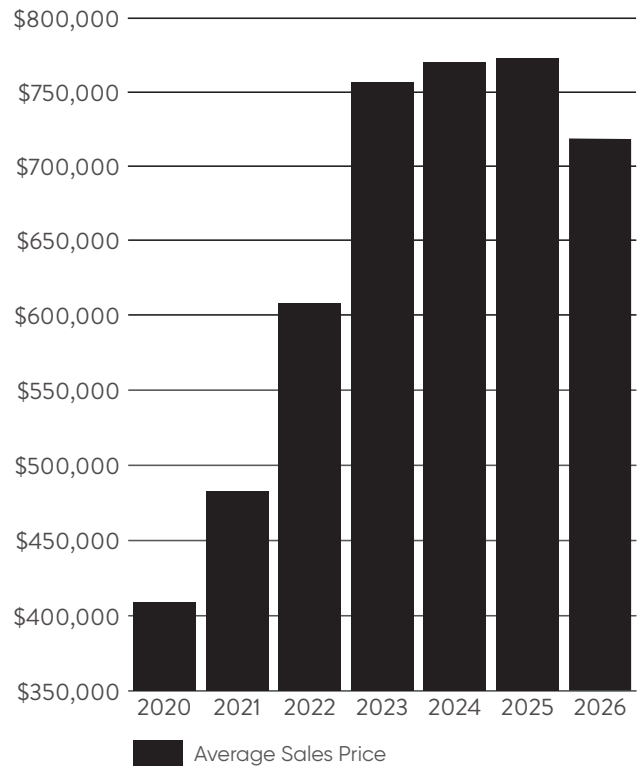
MONTHS OF SUPPLY

5.96  
↓35.88%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	27	14	23.14	\$4,642,929
Bonita Bay	23	64	4.31	\$1,747,539
The Brooks	16	87	2.21	\$1,451,067
Palmira Golf and Country Club	14	19	8.84	\$1,037,184
Pelican Landing	13	62	2.52	\$1,243,972
Pelican Landing - The Colony	9	7	15.43	\$1,671,429
Pelican Sound	0	10	0.00	\$1,257,150
West Bay Club	5	22	2.73	\$2,161,250

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	32	19	20.21	\$1,607,763
Bonita Bay	82	132	7.45	\$1,021,867
The Brooks	48	122	4.72	\$467,891
Palmira Golf and Country Club	3	17	2.12	\$553,397
Pelican Landing	32	65	5.91	\$509,145
Pelican Landing - The Colony	68	71	11.49	\$1,681,429
Pelican Sound	14	42	4.00	\$595,731
West Bay Club	36	19	22.74	\$804,421

# FORT MYERS

## MARKET REPORT - APRIL 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	9,179	7,597	6,992	6,842	7,958	8,131	7,289
Sold	5,994	7,415	7,026	5,212	4,708	4,048	4,356
Avg. Sale \$	\$283,203	\$336,938	\$417,343	\$500,799	\$513,868	\$507,410	\$465,465



NEW LISTINGS

7,289  
↓10.36%



CLOSED SALES

4,356  
↑7.61%



AVERAGE SALES PRICE

\$465,465  
↓8.27%



CURRENT INVENTORY

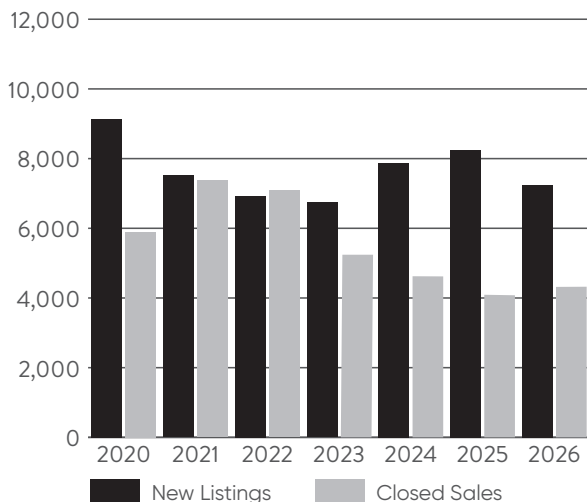
2,724  
↓23.33%



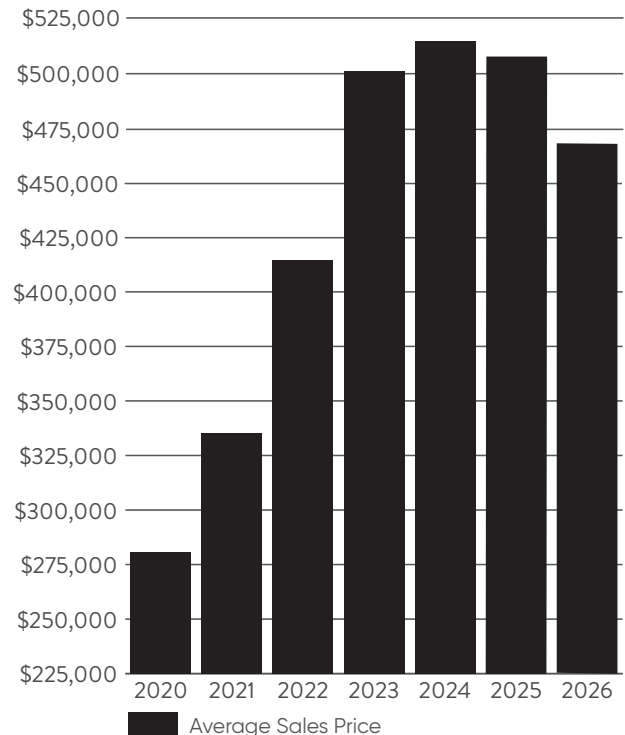
MONTHS OF SUPPLY

7.50  
↓28.75%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	16	31	6.19	\$830,790
Colonial Country Club	19	33	6.91	\$570,424
Crown Colony	7	17	4.94	\$760,456
Esplanade Lake Club	11	65	2.03	\$1,144,415
Fiddlesticks Country Club	14	26	6.46	\$926,615
The Forest	9	17	6.35	\$694,000
Gulf Harbour Yacht And Country Club	9	24	4.50	\$1,311,500
Miromar Lakes Beach And Golf Club	32	28	13.71	\$2,387,921
Parker Lakes	7	18	4.67	\$359,583
Paseo	1	22	0.55	\$811,023
The Plantation	33	87	4.55	\$624,995
Shadow Wood Preserve	7	12	7.00	\$1,217,917
Town And River	16	13	14.77	\$1,112,808
Wildblue	28	73	4.60	\$1,407,903

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	50	71	8.45	\$278,302
Crown Colony	10	7	17.14	\$375,214
Downtown Fort Myers	106	70	18.17	\$352,204
Esplanade Lake Club	12	20	7.20	\$499,950
Fiddlesticks Country Club	10	17	7.06	\$274,179
The Forest	23	31	8.90	\$295,158
Gulf Harbour Yacht And Country Club	58	65	10.71	\$689,052
Miromar Lakes Beach And Golf Club	41	39	12.62	\$1,088,329
Parker Lakes	12	44	3.27	\$274,506
Paseo	19	37	6.16	\$362,308
The Plantation	16	16	12.00	\$414,338
Shadow Wood Preserve	5	3	20.00	\$349,967
Town And River	2	1	24.00	\$325,000

# FORT MYERS BEACH

## MARKET REPORT - APRIL 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	613	676	642	633	562	756	821
Sold	426	623	568	345	337	225	293
Avg. Sale \$	\$564,028	\$627,722	\$849,686	\$916,814	\$921,443	\$940,865	\$779,091



NEW LISTINGS

821  
↑8.60%



CLOSED SALES

293  
↑30.22%



AVERAGE SALES PRICE

\$779,091  
↓17.19%



CURRENT INVENTORY

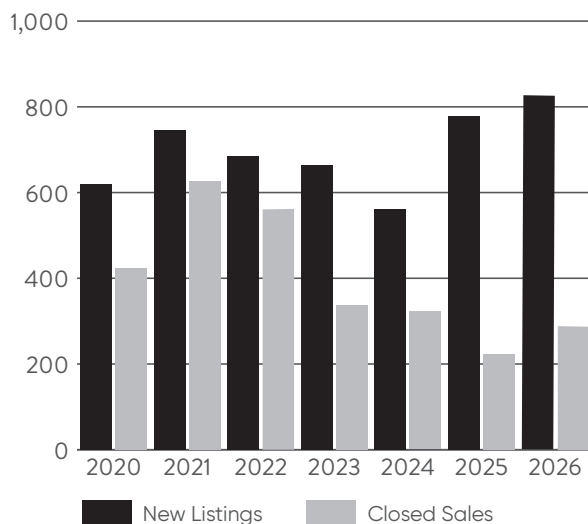
491  
↓10.89%



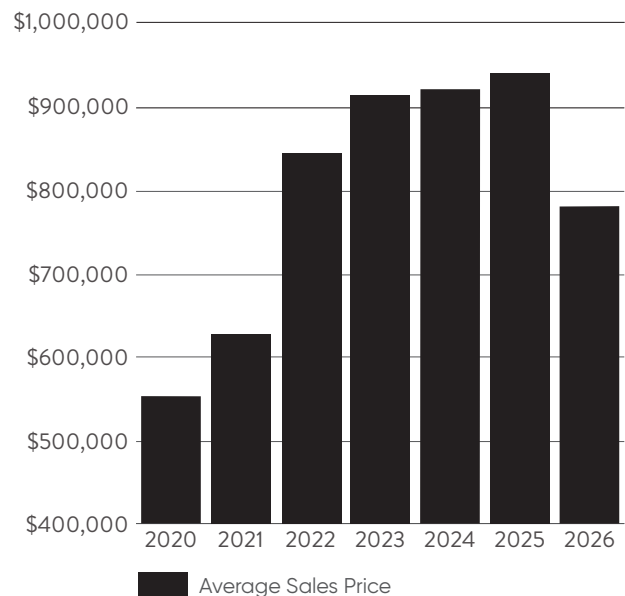
MONTHS OF SUPPLY

20.11  
↓31.57%

### 12 MONTH NEW LISTINGS AND CLOSED SALES



### 12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	21	17	14.82	\$915,059
Laguna Shores	22	6	44.00	\$790,417
Mcphie Park	12	4	36.00	\$1,096,250

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	5	9.60	\$478,400
Ocean Harbor Condo	13	5	31.20	\$643,800
Sandarac Condo	19	8	28.50	\$564,625
Waterside At Bay Beach	39	20	23.40	\$810,325

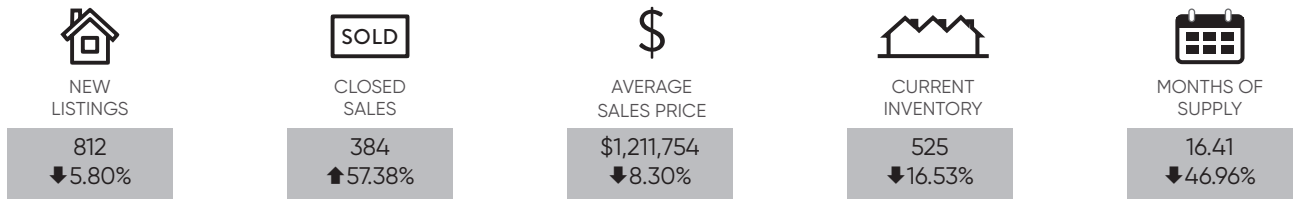
# SANIBEL-CAPTIVA

## MARKET REPORT - APRIL 2026

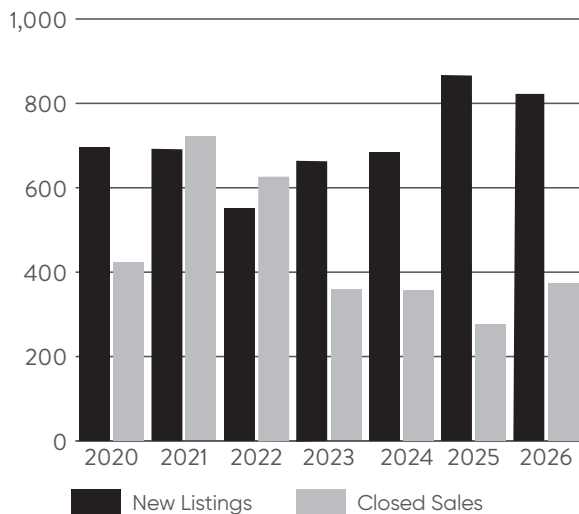


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

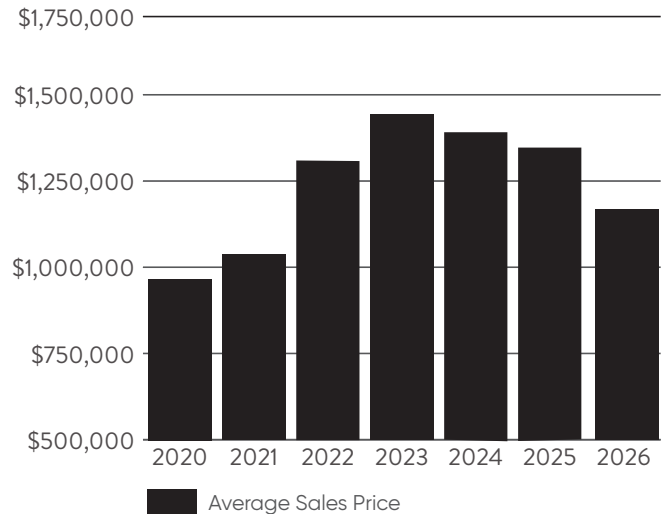
	2020	2021	2022	2023	2024	2025	2026
Listed	699	695	556	622	682	862	812
Sold	433	732	629	355	355	244	384
Avg. Sale \$	\$971,004	\$1,068,793	\$1,366,726	\$1,422,275	\$1,357,031	\$1,321,398	\$1,211,754



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	14	13	12.92	\$1,346,988
Captiva Island	63	26	29.08	\$2,112,788
Dunes At Sanibel Island	24	17	16.94	\$1,039,809
Other Sanibel Island Single-Family	187	191	11.75	\$1,415,586

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	48	24	24.00	\$854,083
Sundial Of Sanibel Condos	7	22	3.82	\$785,795
Other Sanibel Island Condos	181	91	23.87	\$736,607

	2020	2021	2022	2023	2024	2025	2026
Listed	7,895	8,167	8,690	8,541	10,107	10,440	9,064
Sold	6,240	7,694	7,941	5,681	5,708	5,509	5,874
Avg. Sale \$	\$287,049	\$342,887	\$455,583	\$494,288	\$477,462	\$461,566	\$444,812



NEW LISTINGS

9,064  
↓13.18%



CLOSED SALES

5,874  
↑6.63%



AVERAGE SALES PRICE

\$444,812  
↓3.63%



CURRENT INVENTORY

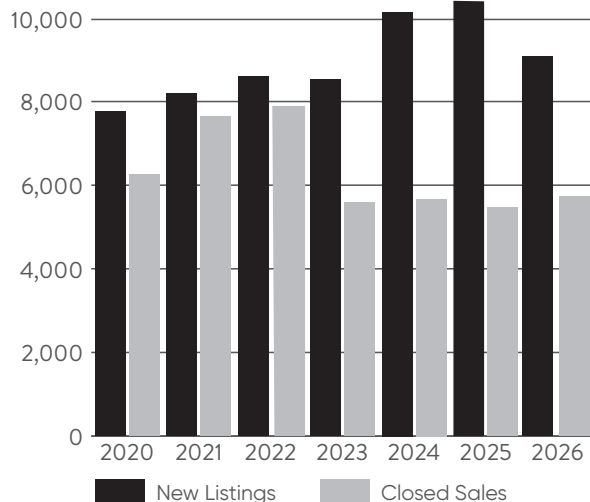
2,957  
↓24.91%



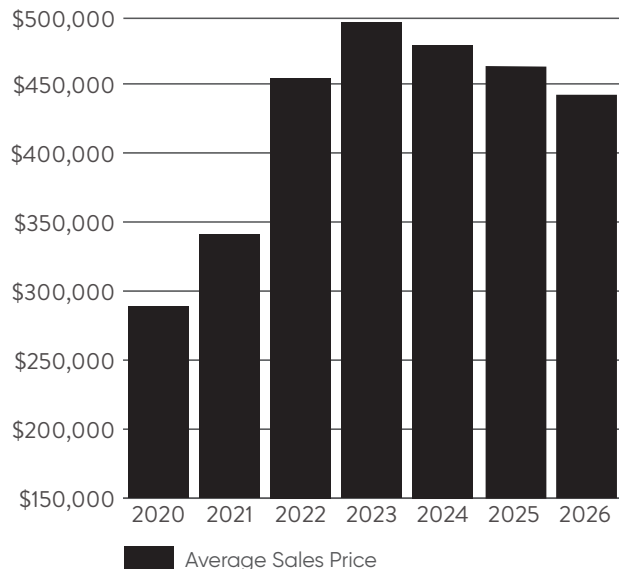
MONTHS OF SUPPLY

6.04  
↓29.58%

### 12 MONTH NEW LISTINGS AND CLOSED SALES



### 12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	12	18	8.00	\$1,736,111
Cape Royal	12	18	8.00	\$678,750
Yacht Club	19	30	7.60	\$782,130

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	23	20	13.80	\$518,925
Tarpon Point Marina	15	17	10.59	\$1,078,206

# PINE ISLAND-MATLACHA

## MARKET REPORT - APRIL 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	346	379	360	344	445	475	446
Sold	239	317	355	194	220	167	246
Avg. Sale \$	\$353,342	\$451,941	\$574,771	\$639,807	\$567,813	\$548,200	\$518,694



NEW LISTINGS

446

↓6.11%



CLOSED SALES

246

↑47.31%



AVERAGE SALES PRICE

\$518,694

↓5.38%



CURRENT INVENTORY

225

↓22.68%

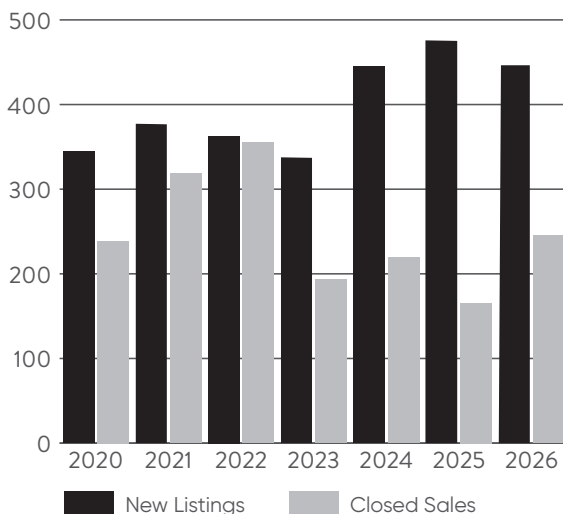


MONTHS OF SUPPLY

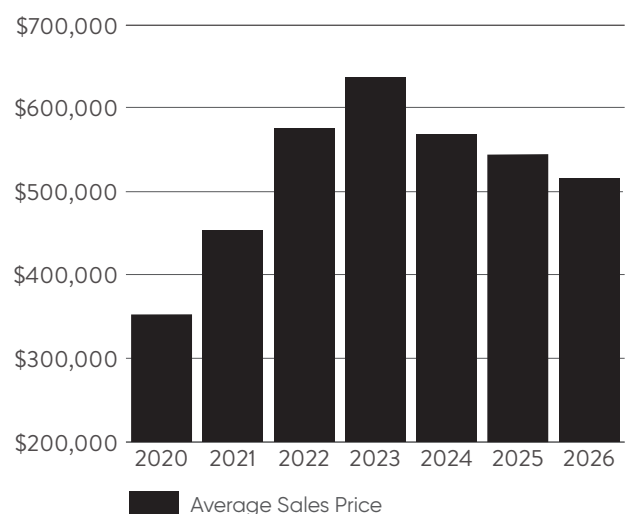
10.98

↓47.51%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	68	94	8.68	\$492,345
Matlacha	33	23	17.22	\$488,500
St James City	92	109	10.13	\$583,502

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	20	17	14.12	\$316,834
St James City	8	2	0	\$247,500

#1

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COMPANY IN  
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.