

MONTHLY MARKET REPORT - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$4.1B+

IN CLOSED
SALES VOLUME
IN 2025

21

LOCATIONS FROM
MARCO ISLAND TO
PUNTA GORDA

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



NAPLES, FL

MONTHLY MARKET REPORT

AUGUST 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 - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	39,341	38,564	36,467	33,076	39,401	41,004	38,190
Sold	27,632	41,906	31,726	24,202	23,177	21,546	24,966
Avg. Sale \$	\$471,989	\$608,210	\$746,900	\$796,914	\$814,504	\$803,516	\$816,727



NEW LISTINGS

38,190
↓6.86%



CLOSED SALES

24,966
↑15.87%



AVERAGE SALES PRICE

\$816,727
↑1.64%



CURRENT INVENTORY

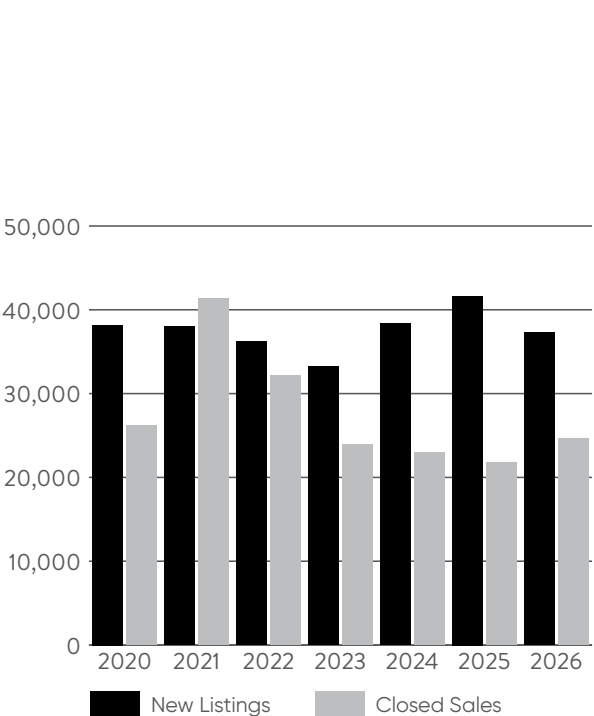
10,713
↓18.82%



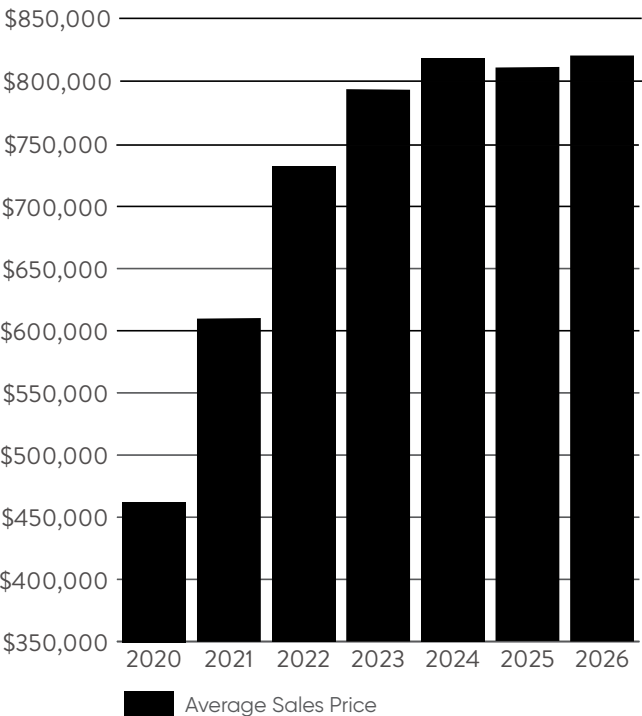
MONTHS OF SUPPLY

5.15
↓29.94%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



NAPLES

MARKET REPORT - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	15,066	15,281	13,678	11,827	13,957	14,885	14,233
Sold	10,543	17,024	12,019	9,310	8,581	7,983	9,366
Avg. Sale \$	\$639,621	\$805,003	\$992,724	\$1,074,880	\$1,122,278	\$1,157,033	\$1,170,985



NEW
LISTINGS

14,233
↓4.38%



CLOSED
SALES

9,366
↑17.32%



AVERAGE
SALES PRICE

\$1,170,985
↑1.21%



CURRENT
INVENTORY

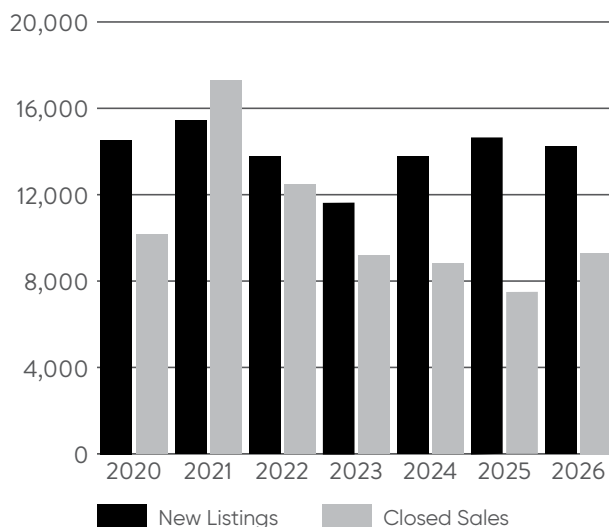
4,054
↓17.32%



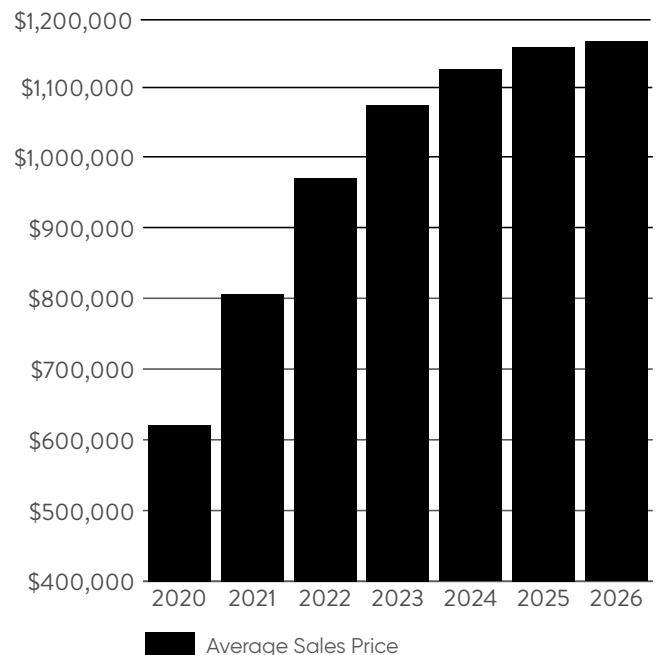
MONTHS OF
SUPPLY

5.19
↓29.53%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	23	25	11.04	\$10,464,200
Audubon	2	20	1.20	\$2,183,350
Colliers Reserve	5	17	3.53	\$2,494,412
Crayton Road Area Non-Waterfront	57	106	6.45	\$4,708,382
Crayton Road Area Waterfront	11	19	6.95	\$9,051,921
Crossings	1	10	1.20	\$1,501,500
Esplanade	8	55	1.75	\$1,948,642
Grey Oaks	10	40	3.00	\$5,202,225
Isles of Collier Preserve	15	66	2.73	\$2,151,371
Kensington	0	20	0.00	\$1,838,000
Lely Resort	21	105	2.40	\$1,309,527
Mediterra	15	37	4.86	\$3,594,324
Monterey	5	19	3.16	\$1,776,184
Olde Cypress	3	23	1.57	\$1,338,935
Olde Naples	37	62	7.16	\$7,266,573
Pelican Bay	10	37	3.24	\$2,912,946
Pelican Bay - Bay Colony	3	10	3.60	\$8,575,000
Pelican Marsh	8	60	1.60	\$2,022,271
Pine Ridge	19	31	7.35	\$5,597,132
Port Royal	19	29	7.86	\$20,407,069
Quail Creek	3	23	1.57	\$2,456,707
Quail West	13	44	3.55	\$4,520,516
The Quarry	7	35	2.40	\$1,498,829
Riverstone	14	33	5.09	\$993,652
Royal Harbor	23	21	13.14	\$4,113,857
The Strand	2	12	2.00	\$1,233,983
Tiburon	3	9	4.00	\$3,213,333
Treviso Bay	3	19	1.89	\$1,787,158
Vanderbilt Beach	26	23	13.57	\$5,029,130
Vineyards	11	55	2.40	\$1,432,473

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	52	117	5.33	\$791,446
Crayton Road Area Waterfront	163	282	6.94	\$2,303,599
The Dunes	15	34	5.29	\$1,651,143
Esplanade	12	32	4.50	\$671,646
Grey Oaks	1	12	1.00	\$1,956,250
Isles of Collier Preserve	19	70	3.26	\$780,938
Kensington	2	22	1.09	\$823,364
Lely Resort	77	129	7.16	\$513,768
Mediterra	6	21	3.43	\$1,365,000
Olde Naples	88	126	8.38	\$1,294,104
Pelican Bay	80	256	3.75	\$1,608,256
Pelican Bay - Bay Colony	11	31	4.26	\$4,594,258
Pelican Marsh	10	61	1.97	\$756,752
Pine Ridge	6	6	12.00	\$266,167
The Quarry	7	17	4.94	\$656,591
The Strand	7	49	1.71	\$567,363
Tiburon	17	23	8.87	\$1,626,087
Treviso Bay	22	60	4.40	\$580,433
Vanderbilt Beach	46	100	5.52	\$1,845,480
Vineyards	30	98	3.67	\$614,846

MARCO ISLAND

MARKET REPORT - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	1,354	1,465	1,170	1,171	1,415	1,429	1,278
Sold	871	1,688	971	744	849	752	893
Avg. Sale \$	\$793,376	\$985,347	\$1,316,738	\$1,479,054	\$1,519,680	\$1,424,326	\$1,427,466



NEW
LISTINGS

1,278
↓10.57%



CLOSED
SALES

893
↑18.75%



AVERAGE
SALES PRICE

\$1,427,466
↑0.22%



CURRENT
INVENTORY

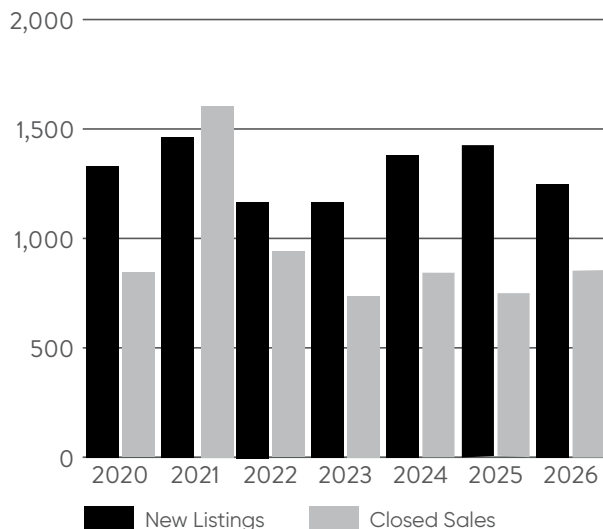
373
↓25.70%



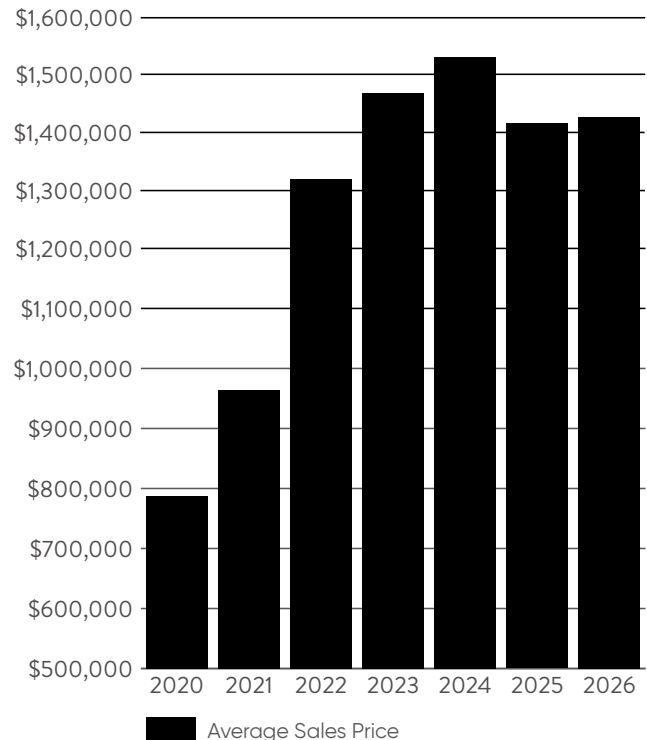
MONTHS OF
SUPPLY

5.01
↓37.43%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	62	121	6.15	\$3,173,382
Golf Course	1	15	0.80	\$1,195,533
Gulf Front	1	0	0	-
Indirect Waterfront	45	146	3.70	\$1,901,245
Inland	27	123	2.63	\$1,132,297
Preserve	5	11	5.45	\$2,111,273

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	55	135	4.89	\$622,414
Golf Course	1	3	4.00	\$861,667
Gulf Front	97	158	7.37	\$1,511,381
Gulf View	14	40	4.20	\$1,156,340
Indirect Waterfront	6	18	4.00	\$630,361
Inland	54	113	5.73	\$387,059
Preserve	5	10	6.00	\$598,950

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	28	99	3.39	\$1,619,914
Isles Of Capri	13	12	13.00	\$1,651,583
Naples Reserve	15	51	3.53	\$1,288,800
Winding Cypress	6	33	2.18	\$917,603

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	42	91	5.54	\$595,439
Hammock Bay Golf and Country Club	22	17	15.53	\$670,912
Isles Of Capri	13	14	11.14	\$652,250

BONITA SPRINGS - ESTERO

MARKET REPORT - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	4,471	4,275	3,947	3,560	4,207	4,654	4,428
Sold	3,162	4,976	3,496	2,928	2,745	2,704	3,262
Avg. Sale \$	\$419,370	\$518,696	\$665,335	\$776,254	\$784,894	\$740,125	\$736,952



NEW
LISTINGS

4,428
↓4.86%



CLOSED
SALES

3,262
↑20.64%



AVERAGE
SALES PRICE

\$736,952
↓0.43%



CURRENT
INVENTORY

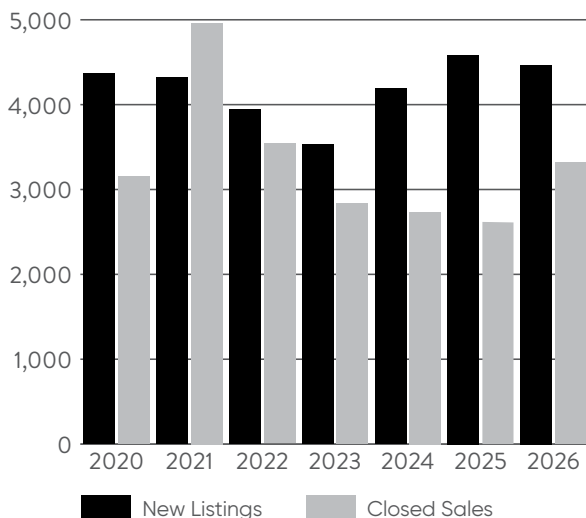
1,013
↓27.75%



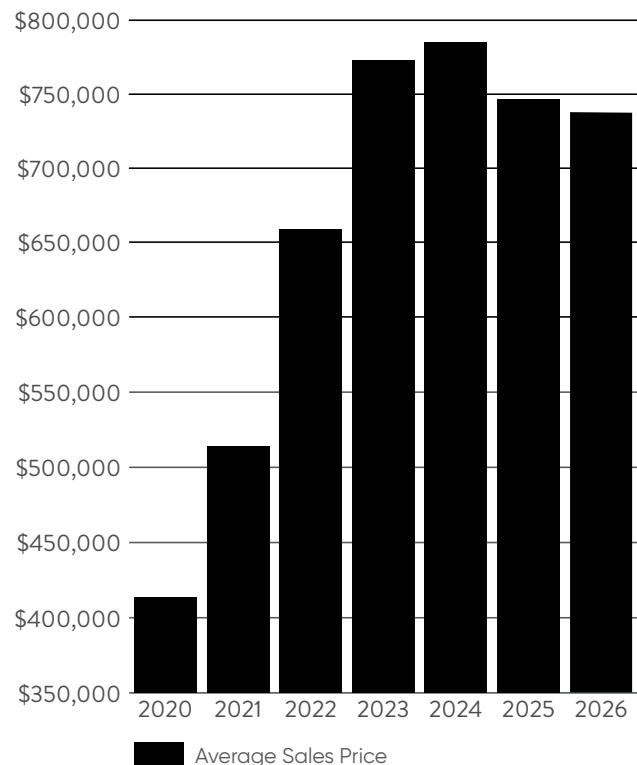
MONTHS OF
SUPPLY

3.73
↓40.11%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	14	17	9.88	\$5,243,235
Bonita Bay	10	67	1.79	\$1,808,500
The Brooks	17	70	2.91	\$1,447,606
Palmira Golf and Country Club	9	25	4.32	\$1,064,660
Pelican Landing	6	53	1.36	\$1,276,497
Pelican Landing - The Colony	6	9	8.00	\$1,819,444
Pelican Sound	0	9	0.00	\$1,205,722
West Bay Club	3	23	1.57	\$2,024,978

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	12	20	7.20	\$1,667,625
Bonita Bay	43	156	3.31	\$956,740
The Brooks	29	108	3.22	\$463,338
Palmira Golf and Country Club	3	17	2.12	\$554,235
Pelican Landing	14	71	2.37	\$482,591
Pelican Landing - The Colony	30	77	4.68	\$1,699,480
Pelican Sound	5	41	1.46	\$561,237
West Bay Club	30	29	12.41	\$747,879

FORT MYERS

MARKET REPORT - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	8,637	7,435	6,919	6,791	7,875	7,851	7,223
Sold	5,794	8,148	6,380	4,948	4,402	4,042	4,463
Avg. Sale \$	\$295,121	\$357,935	\$465,676	\$497,139	\$509,812	\$490,861	\$467,059



NEW
LISTINGS

7,223
↓8.00%



CLOSED
SALES

4,463
↑10.42%



AVERAGE
SALES PRICE

\$467,059
↓4.85%



CURRENT
INVENTORY

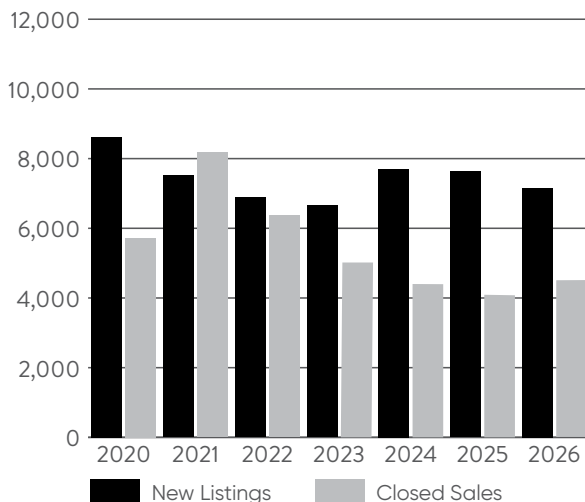
1,982
↓16.79%



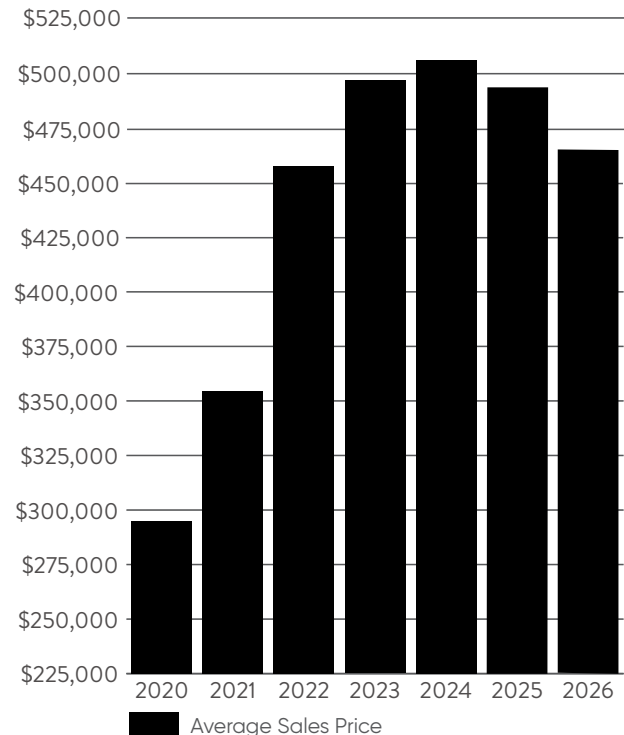
MONTHS OF
SUPPLY

5.33
↓24.64%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	8	27	3.56	\$870,537
Colonial Country Club	10	34	3.53	\$559,750
Crown Colony	7	13	6.46	\$716,600
Esplanade Lake Club	8	54	1.78	\$1,228,141
Fiddlesticks Country Club	11	27	4.89	\$980,185
The Forest	13	14	11.14	\$733,821
Gulf Harbour Yacht And Country Club	10	26	4.62	\$1,426,334
Miromar Lakes Beach And Golf Club	19	33	6.91	\$2,152,039
Parker Lakes	6	22	3.27	\$361,450
Paseo	0	18	0.00	\$795,967
The Plantation	14	93	1.81	\$648,476
Shadow Wood Preserve	5	12	5.00	\$1,128,750
Town And River	11	19	6.95	\$1,252,974
Wildblue	25	65	4.62	\$1,498,335

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	37	72	6.17	\$276,099
Crown Colony	6	7	10.29	\$364,643
Downtown Fort Myers	84	78	12.92	\$349,594
Esplanade Lake Club	9	23	4.70	\$528,930
Fiddlesticks Country Club	4	17	2.82	\$219,615
The Forest	14	32	5.25	\$310,422
Gulf Harbour Yacht And Country Club	29	67	5.19	\$702,943
Miromar Lakes Beach And Golf Club	24	48	6.00	\$1,193,673
Parker Lakes	12	43	3.35	\$269,425
Paseo	16	48	4.00	\$379,851
The Plantation	10	20	6.00	\$411,575
Shadow Wood Preserve	3	6	6.00	\$356,817
Town And River	2	1	24.00	\$325,000

FORT MYERS BEACH

MARKET REPORT - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	656	628	664	595	570	832	800
Sold	421	676	524	350	264	232	322
Avg. Sale \$	\$570,491	\$646,890	\$942,517	\$919,071	\$898,707	\$860,958	\$790,158



NEW
LISTINGS

800
↓3.85%



CLOSED
SALES

322
↑38.79%



AVERAGE
SALES PRICE

\$790,158
↓8.22%



CURRENT
INVENTORY

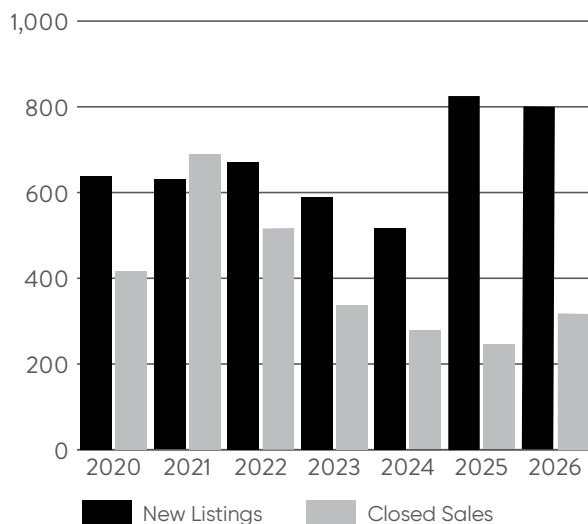
359
↓10.03%



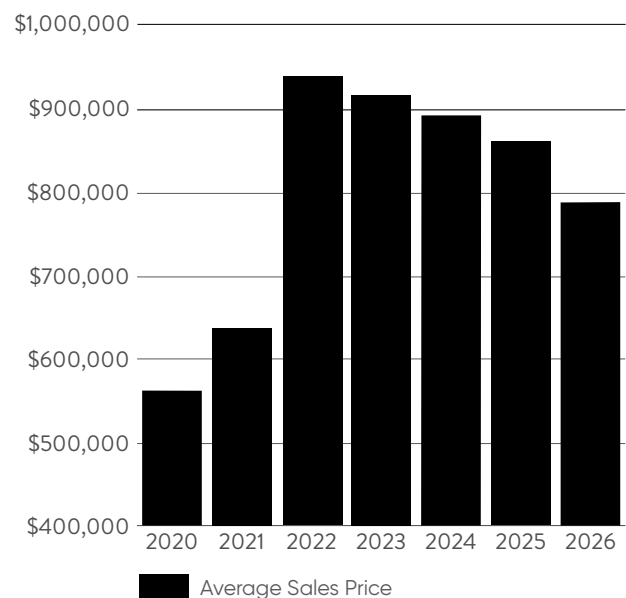
MONTHS OF
SUPPLY

13.38
↓35.17%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	12	18	8.00	\$1,237,833
Laguna Shores	13	9	17.33	\$1,025,222
McPhie Park	5	6	10.00	\$1,020,916

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	3	6	6.00	\$480,333
Ocean Harbor Condo	8	6	16.00	\$628,375
Sandarac Condo	13	6	26.00	\$554,500
Waterside At Bay Beach	25	18	16.67	\$807,444

SANIBEL-CAPTIVA

MARKET REPORT - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	782	674	504	651	645	903	759
Sold	430	836	501	362	311	256	426
Avg. Sale \$	\$948,113	\$1,125,598	\$1,593,046	\$1,227,400	\$1,366,471	\$1,269,869	\$1,234,248



NEW
LISTINGS

759
↓15.95%



CLOSED
SALES

426
↑66.41%



AVERAGE
SALES PRICE

\$1,234,248
↓2.81%



CURRENT
INVENTORY

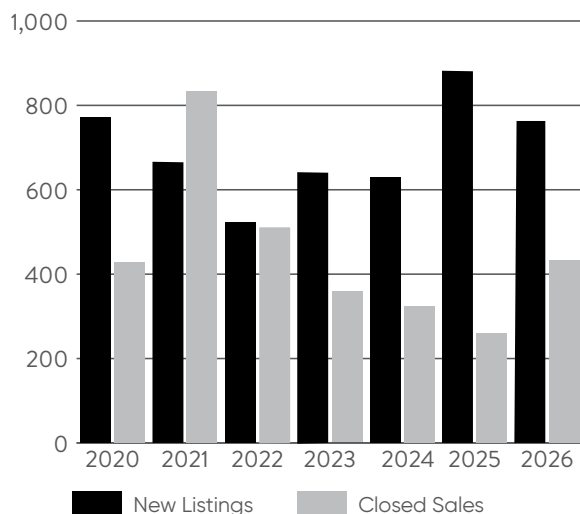
321
↓21.52%



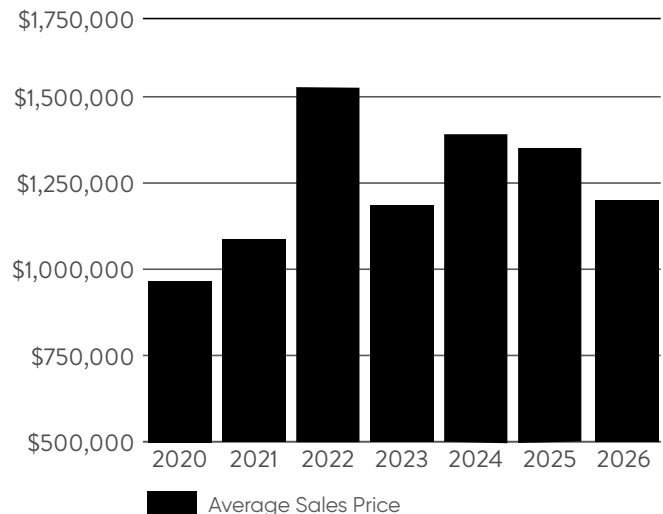
MONTHS OF
SUPPLY

9.04
↓52.84%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	7	15	5.60	\$1,269,000
Captiva Island	55	28	23.57	\$2,220,464
Dunes At Sanibel Island	11	13	10.15	\$1,032,192
Other Sanibel Island Single-Family	94	205	5.50	\$1,447,940

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	37	29	15.31	\$914,845
Sundial Of Sanibel Condos	4	21	2.29	\$804,524
Other Sanibel Island Condos	112	115	11.69	\$790,520

CAPE CORAL

MARKET REPORT - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	8,010	8,417	9,252	8,118	10,295	9,963	9,036
Sold	6,180	8,188	7,538	5,366	5,815	5,393	5,986
Avg. Sale \$	\$297,065	\$375,024	\$490,502	\$480,109	\$477,259	\$444,489	\$459,387



NEW
LISTINGS

9,036
↓9.30%



CLOSED
SALES

5,986
↑11.00%



AVERAGE
SALES PRICE

\$459,387
↑3.35%



CURRENT
INVENTORY

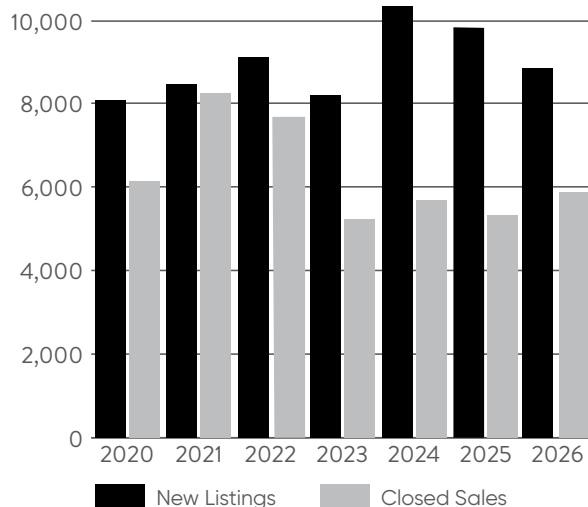
2,454
↓18.20%



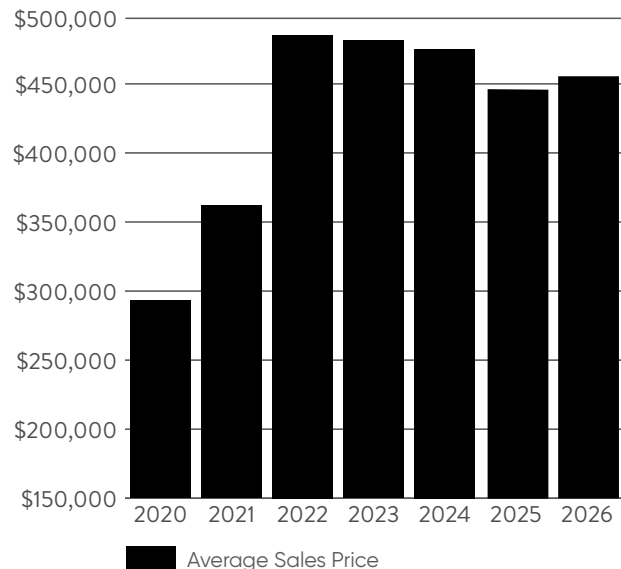
MONTHS OF
SUPPLY

4.92
↓26.30%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	14	15	11.20	\$1,708,933
Cape Royal	9	24	4.50	\$748,458
Yacht Club	10	24	5.00	\$1,035,575

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	14	23	7.30	\$507,370
Tarpon Point Marina	9	18	6.00	\$1,046,917

PINE ISLAND-MATLACHA

MARKET REPORT - AUGUST 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	365	389	333	363	437	487	433
Sold	231	370	297	194	210	184	248
Avg. Sale \$	\$379,883	\$469,039	\$672,153	\$538,101	\$576,461	\$530,173	\$523,031



NEW LISTINGS

433
↓11.09%



CLOSED SALES

248
↑34.78%



AVERAGE SALES PRICE

\$523,031
↓1.35%



CURRENT INVENTORY

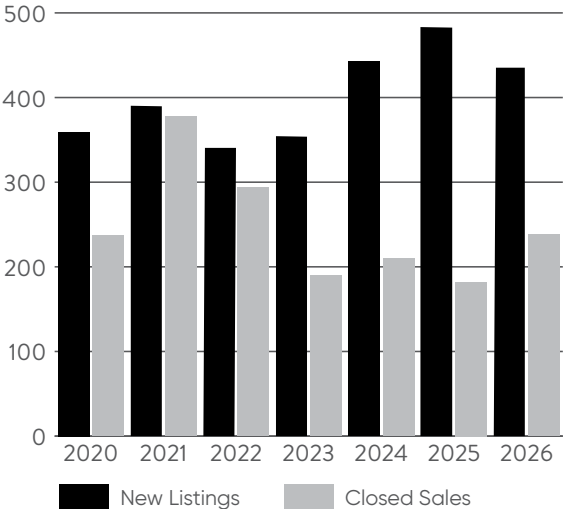
157
↓21.11%



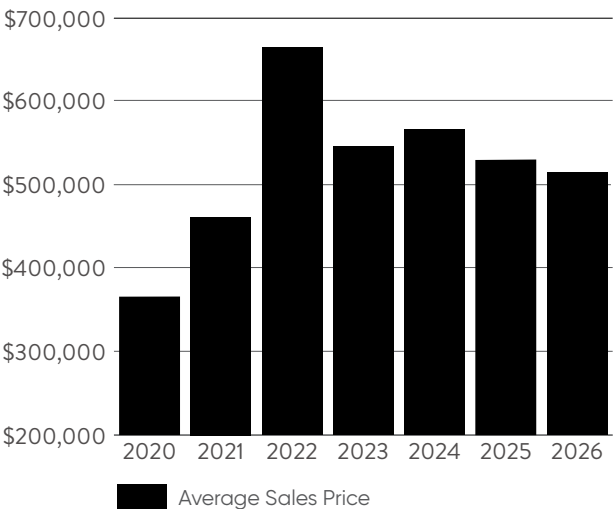
MONTHS OF SUPPLY

7.60
↓41.47%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	53	84	7.57	\$502,664
Matlacha	28	30	11.20	\$536,033
St James City	58	110	6.33	\$579,989

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	9	19	5.68	\$322,378
St James City	5	4	15.00	\$220,738

#1

REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

\$4.1 Billion in Sales Volume in 2025.



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

