

MONTHLY MARKET REPORT - FEBRUARY 2026



JOHN R. WOODTM
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

A LOCAL LEGACY
OF ACHIEVEMENT

\$4.1B+

IN CLOSED
SALES VOLUME
IN 2025

20

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

FEBRUARY 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 - FEBRUARY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	41,244	36,836	35,861	35,262	38,510	41,720	39,417
Sold	28,148	33,959	38,237	26,549	24,157	22,075	23,262
Avg. Sale \$	\$447,389	\$539,022	\$655,854	\$801,774	\$790,113	\$829,591	\$797,076



NEW LISTINGS

39,417
↓5.52%



CLOSED SALES

23,262
↑5.38%



AVERAGE SALES PRICE

\$797,076
↓3.92%



CURRENT INVENTORY

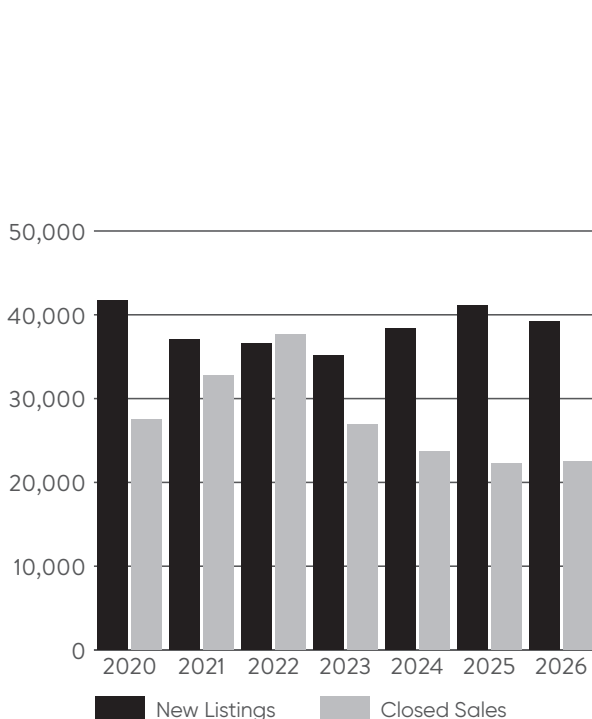
16,164
↓15.04%



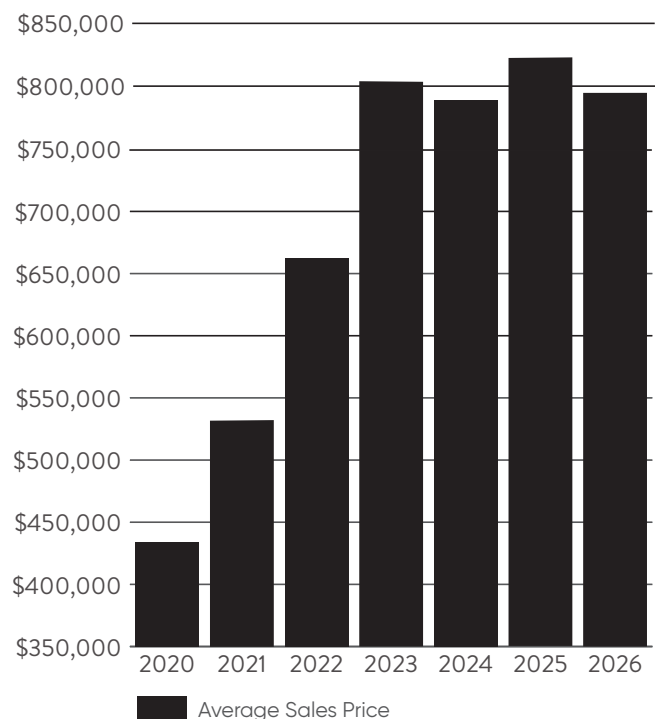
MONTHS OF SUPPLY

8.34
↓19.38%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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NAPLES

MARKET REPORT - FEBRUARY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	15,090	14,609	13,742	13,287	13,372	15,063	14,543
Sold	10,550	13,387	15,190	10,277	9,023	8,278	8,585
Avg. Sale \$	\$608,014	\$730,321	\$858,833	\$1,083,317	\$1,053,569	\$1,063,863	\$1,149,247



NEW LISTINGS

14,543
↓3.45%



CLOSED SALES

8,585
↑3.71%



AVERAGE SALES PRICE

\$1,149,247
↑8.03%



CURRENT INVENTORY

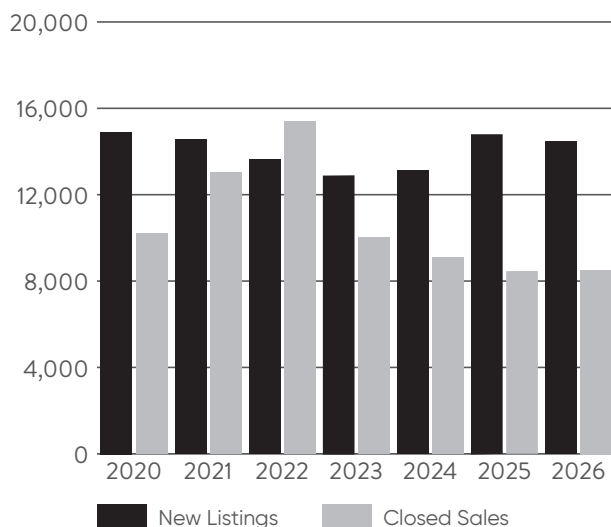
6,395
↓11.06%



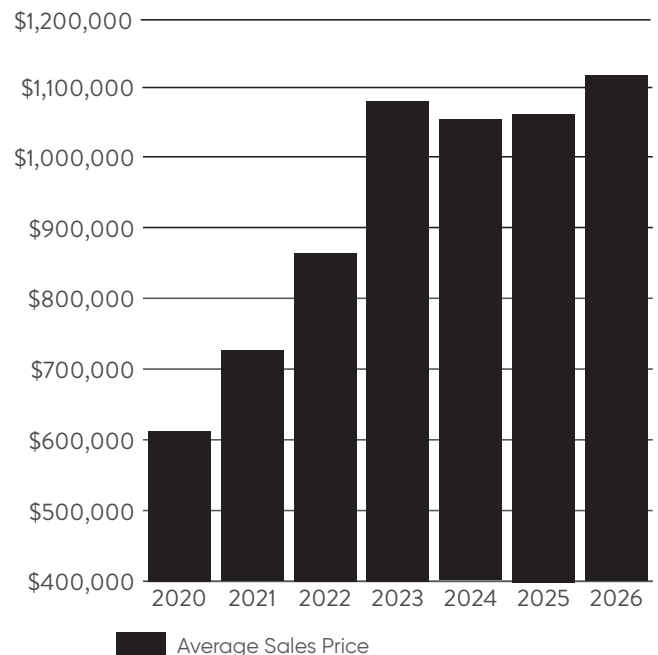
MONTHS OF SUPPLY

8.94
↓14.24%

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 February 28, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	38	27	16.89	\$9,693,697
Audubon	8	14	6.86	\$2,336,929
Colliers Reserve	10	11	10.91	\$2,550,000
Crayton Road Area Non-Waterfront	100	85	14.12	\$4,678,825
Crayton Road Area Waterfront	11	18	7.33	\$8,881,944
Crossings	6	9	8.00	\$1,426,667
Esplanade	10	45	2.67	\$1,932,311
Grey Oaks	23	36	7.67	\$4,643,167
Isles of Collier Preserve	35	47	8.94	\$2,331,507
Kensington	4	20	2.40	\$1,828,450
Lely Resort	62	97	7.67	\$1,231,056
Mediterra	23	30	9.20	\$3,865,783
Monterey	4	17	2.82	\$1,715,735
Olde Cypress	8	31	3.10	\$1,539,468
Olde Naples	78	62	15.10	\$6,335,323
Pelican Bay	18	38	5.68	\$3,260,039
Pelican Bay - Bay Colony	6	10	7.20	\$8,184,500
Pelican Marsh	26	40	7.80	\$1,883,181
Pine Ridge	41	22	22.36	\$6,685,912
Port Royal	28	30	11.20	\$24,551,667
Quail Creek	14	26	6.46	\$2,603,442
Quail West	21	41	6.15	\$4,384,358
The Quarry	11	36	3.67	\$1,559,458
Riverstone	24	39	7.38	\$1,089,577
Royal Harbor	23	21	13.14	\$4,597,298
The Strand	6	9	8.00	\$1,160,633
Tiburon	7	8	10.50	\$3,696,250
Treviso Bay	10	16	7.50	\$1,946,493
Vanderbilt Beach	49	26	22.62	\$4,035,769
Vineyards	20	51	4.71	\$1,442,569

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

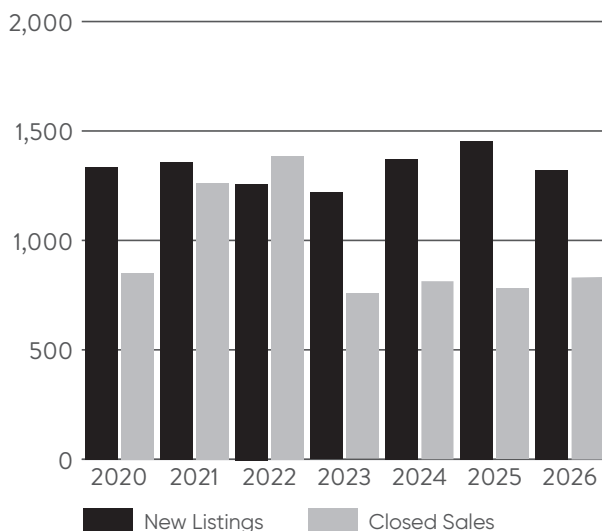
Monthly Snapshot as of February 28, 2026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	96	100	11.52	\$632,028
Crayton Road Area Waterfront	302	214	16.93	\$2,168,058
The Dunes	31	27	13.78	\$1,506,389
Esplanade	24	26	11.08	\$706,089
Grey Oaks	1	7	1.71	\$1,902,857
Isles of Collier Preserve	38	58	7.86	\$764,973
Kensington	3	25	1.44	\$723,620
Lely Resort	104	119	10.49	\$524,499
Mediterra	8	19	5.05	\$1,340,000
Olde Naples	153	101	18.18	\$1,311,151
Pelican Bay	164	243	8.10	\$1,503,401
Pelican Bay - Bay Colony	26	35	8.91	\$5,659,829
Pelican Marsh	31	52	7.15	\$765,875
Pine Ridge	7	9	9.33	\$330,167
The Quarry	20	8	30.00	\$666,500
The Strand	16	50	3.84	\$571,693
Tiburon	27	22	14.73	\$1,460,227
Treviso Bay	33	60	6.60	\$598,325
Vanderbilt Beach	103	78	15.85	\$1,894,756
Vineyards	84	82	12.29	\$623,407

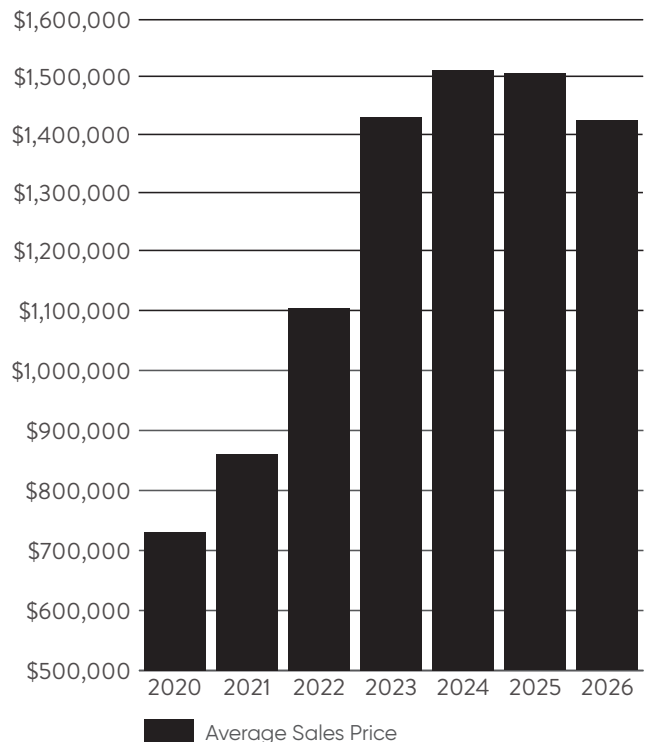
	2020	2021	2022	2023	2024	2025	2026
Listed	1,337	1,347	1,246	1,219	1,368	1,468	1,325
Sold	866	1,264	1,395	768	818	795	833
Avg. Sale \$	\$733,378	\$865,392	\$1,110,589	\$1,428,963	\$1,504,037	\$1,500,441	\$1,425,972

 NEW LISTINGS 1,325 ↓9.74%	 CLOSED SALES 833 ↑4.78%	 AVERAGE SALES PRICE \$1,425,972 ↓4.96%	 CURRENT INVENTORY 596 ↓23.00%	 MONTHS OF SUPPLY 8.59 ↓26.51%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	86	118	8.75	\$1,990,939
Golf Course	3	23	1.57	\$2,100,022
Gulf Front	0	0	0.00	-
Indirect Waterfront	59	150	4.72	\$1,872,400
Inland	55	115	5.74	\$2,057,682
Preserve	10	7	17.14	\$1,745,000

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	89	106	10.08	\$637,870
Golf Course	0	3	0.00	\$782,333
Gulf Front	156	131	14.29	\$1,483,203
Gulf View	38	31	14.71	\$1,133,952
Indirect Waterfront	8	29	3.31	\$637,793
Inland	90	105	10.29	\$437,211
Preserve	2	12	2.00	\$621,958

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	59	77	9.19	\$1,586,035
Isles Of Capri	25	18	16.67	\$1,442,688
Naples Reserve	36	47	9.19	\$1,025,147
Winding Cypress	11	31	4.26	\$897,903

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	68	58	14.07	\$642,076
Hammock Bay Golf and Country Club	35	19	22.11	\$650,500
Isles Of Capri	19	12	19.00	\$704,833

BONITA SPRINGS - ESTERO

MARKET REPORT - FEBRUARY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	4,586	4,198	3,834	3,827	4,156	4,578	4,658
Sold	3,257	4,001	4,306	3,072	2,928	2,692	2,978
Avg. Sale \$	\$409,896	\$459,368	\$571,163	\$724,858	\$778,842	\$790,413	\$723,149



NEW LISTINGS

4,658
↑1.75%



CLOSED SALES

2,978
↑10.62%



AVERAGE SALES PRICE

\$723,149
↓8.51%



CURRENT INVENTORY

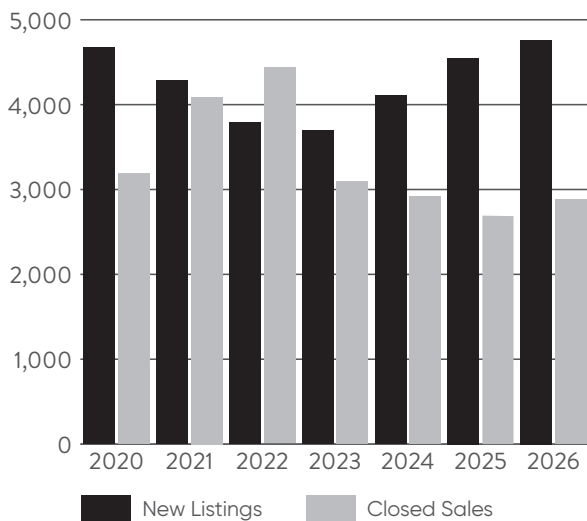
1,790
↓14.84%



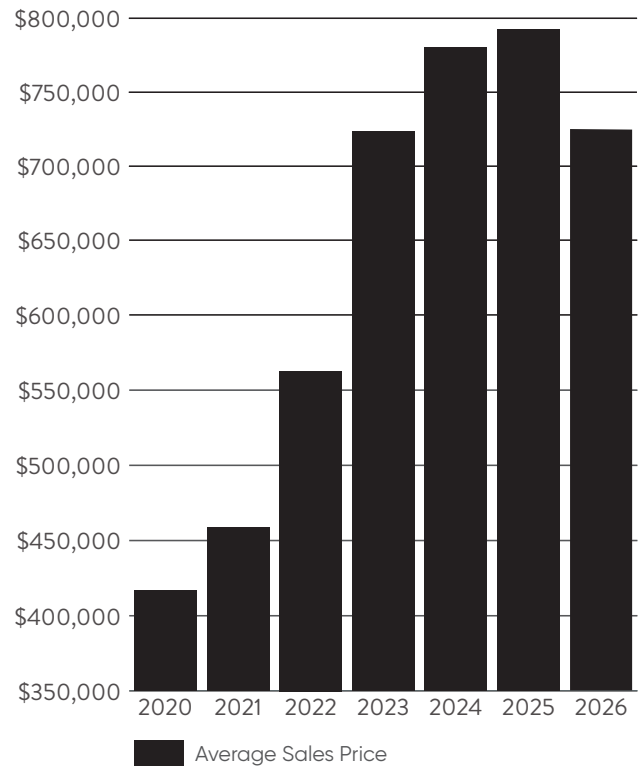
MONTHS OF SUPPLY

7.21
↓23.02%

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 February 28, 2026

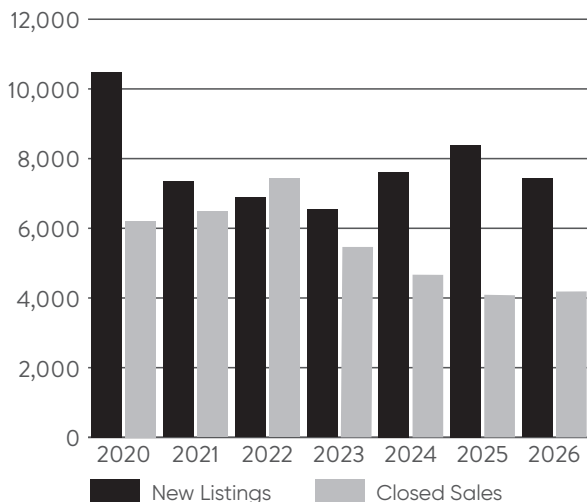
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	28	11	30.55	\$4,352,364
Bonita Bay	26	72	4.33	\$1,985,917
The Brooks	24	82	3.51	\$1,432,382
Palmira Golf and Country Club	16	28	6.86	\$1,208,982
Pelican Landing	13	54	2.89	\$1,213,764
Pelican Landing - The Colony	8	5	19.20	\$1,470,000
Pelican Sound	1	6	2.00	\$1,286,083
West Bay Club	7	17	4.94	\$2,185,441

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	36	18	24.00	\$1,736,667
Bonita Bay	100	117	10.26	\$966,045
The Brooks	56	109	6.17	\$473,565
Palmira Golf and Country Club	5	10	6.00	\$551,375
Pelican Landing	34	56	7.29	\$511,295
Pelican Landing - The Colony	73	60	14.60	\$1,657,990
Pelican Sound	15	38	4.74	\$620,821
West Bay Club	44	17	31.06	\$811,176

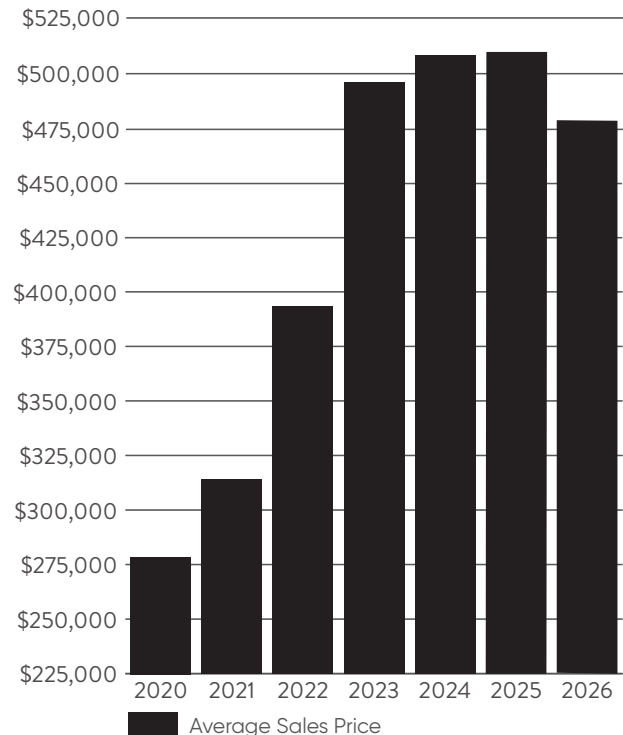
	2020	2021	2022	2023	2024	2025	2026
Listed	10,094	7,281	6,974	6,726	7,988	8,165	7,462
Sold	6,130	6,692	7,506	5,471	4,819	4,035	4,255
Avg. Sale \$	\$279,027	\$325,395	\$394,183	\$496,441	\$508,759	\$508,903	\$475,176

 NEW LISTINGS 7,462 ↓8.61%	 CLOSED SALES 4,255 ↑5.45%	 AVERAGE SALES PRICE \$475,176 ↓6.63%	 CURRENT INVENTORY 2,978 ↓16.44%	 MONTHS OF SUPPLY 8.40 ↓20.76%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	19	33	6.91	\$799,076
Colonial Country Club	22	30	8.80	\$575,033
Crown Colony	9	18	6.00	\$772,340
Esplanade Lake Club	16	58	3.31	\$1,176,665
Fiddlesticks Country Club	20	23	10.43	\$930,783
The Forest	11	22	6.00	\$659,636
Gulf Harbour Yacht And Country Club	11	27	4.89	\$1,111,167
Miromar Lakes Beach And Golf Club	26	33	9.45	\$2,492,227
Parker Lakes	8	13	7.38	\$334,608
Paseo	3	24	1.50	\$807,813
The Plantation	33	93	4.26	\$614,029
Shadow Wood Preserve	8	13	7.38	\$1,285,769
Town And River	19	15	15.20	\$1,230,100
Wildblue	24	83	3.47	\$1,532,524

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	54	61	10.62	\$289,813
Crown Colony	8	8	12.00	\$375,188
Downtown Fort Myers	99	63	18.86	\$361,213
Esplanade Lake Club	11	23	5.74	\$462,478
Fiddlesticks Country Club	13	14	11.14	\$273,011
The Forest	30	32	11.25	\$293,966
Gulf Harbour Yacht And Country Club	65	61	12.79	\$677,620
Miromar Lakes Beach And Golf Club	42	34	14.82	\$1,178,816
Parker Lakes	12	37	3.89	\$266,250
Paseo	25	57	5.26	\$351,689
The Plantation	21	18	14.00	\$435,356
Shadow Wood Preserve	7	2	42.00	\$407,450
Town And River	2	1	24.00	\$325,000

FORT MYERS BEACH

MARKET REPORT - FEBRUARY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	696	614	595	651	600	724	819
Sold	425	550	606	379	365	239	274
Avg. Sale \$	\$554,965	\$616,030	\$768,129	\$956,082	\$915,570	\$934,982	\$810,350



NEW LISTINGS

819
↑13.12%



CLOSED SALES

274
↑14.64%



AVERAGE SALES PRICE

\$810,350
↓13.33%



CURRENT INVENTORY

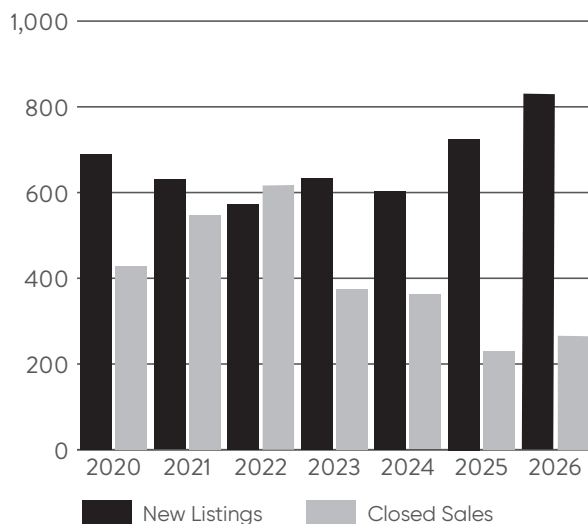
490
↓3.16%



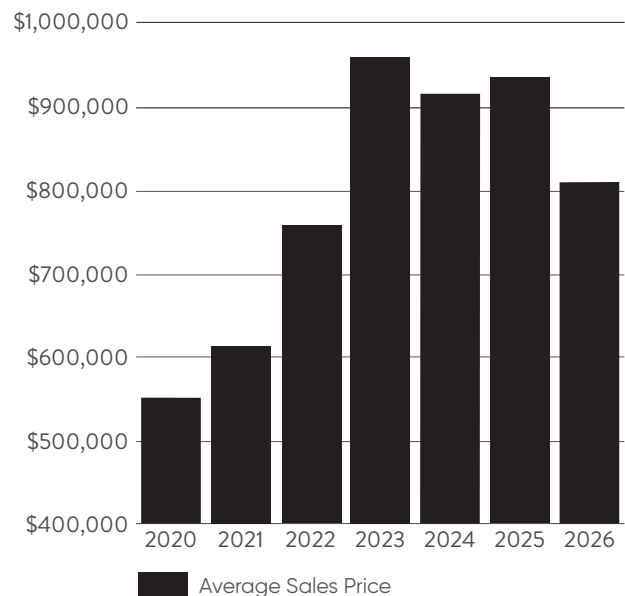
MONTHS OF SUPPLY

21.46
↓15.53%

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 February 28, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	25	14	21.43	\$826,500
Laguna Shores	21	7	36.00	\$1,213,214
Mcphie Park	10	5	24.00	\$981,015

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	1	48.00	\$390,000
Ocean Harbor Condo	10	2	60.00	\$575,000
Sandarac Condo	18	8	27.00	\$597,125
Waterside At Bay Beach	38	18	25.33	\$819,528

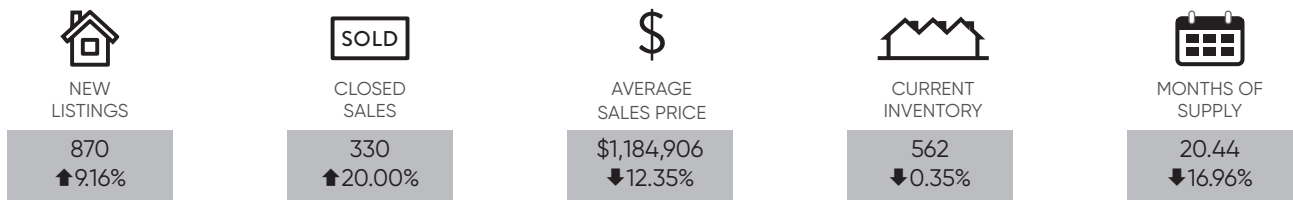
SANIBEL-CAPTIVA

MARKET REPORT - FEBRUARY 2026

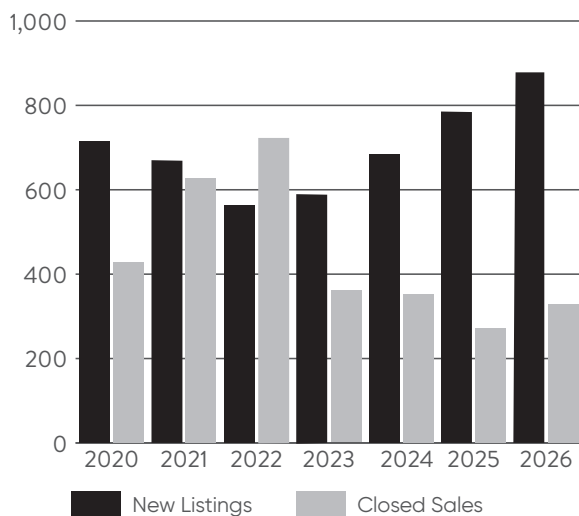


CHRISTIE'S
INTERNATIONAL REAL ESTATE

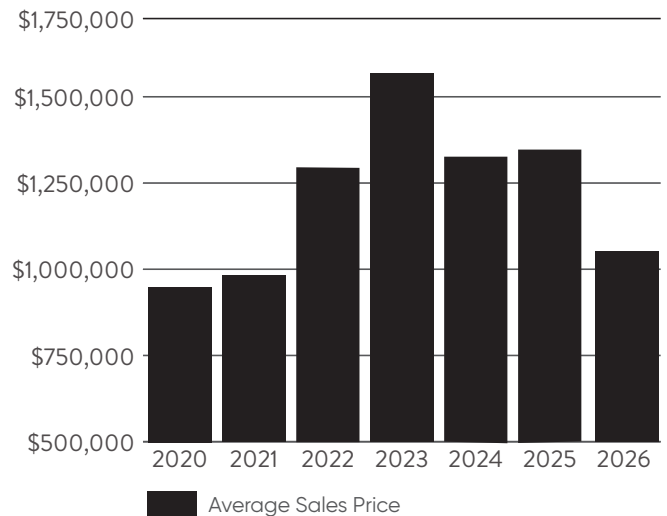
	2020	2021	2022	2023	2024	2025	2026
Listed	721	671	566	597	695	797	870
Sold	428	627	727	365	355	275	330
Avg. Sale \$	\$923,679	\$996,857	\$1,284,292	\$1,588,109	\$1,325,242	\$1,351,895	\$1,184,906



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 February 28, 2026

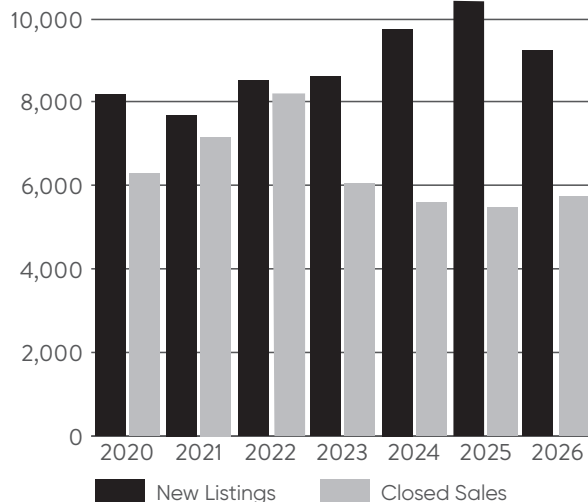
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	15	11	16.36	\$1,211,168
Captiva Island	64	22	34.91	\$1,956,141
Dunes At Sanibel Island	24	13	22.15	\$1,021,212
Other Sanibel Island Single-Family	218	155	16.88	\$1,436,093

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	40	20	24.00	\$796,450
Sundial Of Sanibel Condos	11	19	6.95	\$765,079
Other Sanibel Island Condos	190	90	25.33	\$759,173

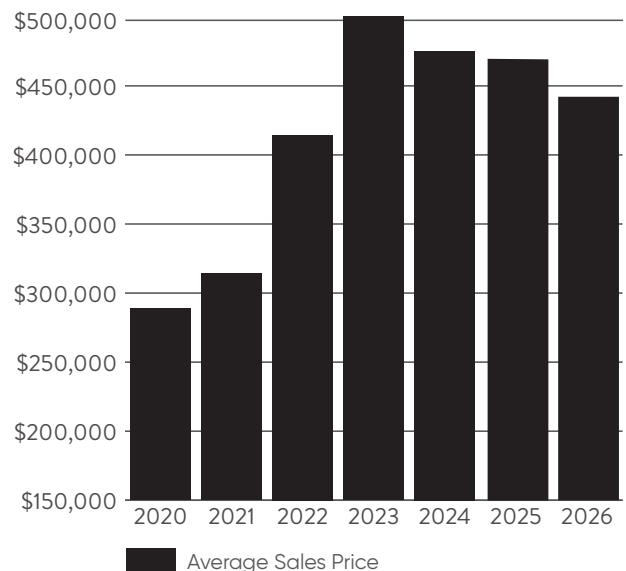
	2020	2021	2022	2023	2024	2025	2026
Listed	8,362	7,753	8,529	8,646	9,889	10,438	9,288
Sold	6,257	7,152	8,135	6,008	5,630	5,574	5,784
Avg. Sale \$	\$285,086	\$326,032	\$426,513	\$504,228	\$478,427	\$467,911	\$446,723

 NEW LISTINGS 9,288 ↓11.02%	 CLOSED SALES 5,784 ↑3.77%	 AVERAGE SALES PRICE \$446,723 ↓4.53%	 CURRENT INVENTORY 3,123 ↓22.54%	 MONTHS OF SUPPLY 6.48 ↓25.36%
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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 February 28, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	10	21	5.71	\$1,685,357
Cape Royal	15	19	9.47	\$719,789
Yacht Club	20	28	8.57	\$729,804

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	30	19	18.95	\$525,079
Tarpon Point Marina	17	14	14.57	\$1,064,964

PINE ISLAND-MATLACHA

MARKET REPORT - FEBRUARY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	358	363	375	309	442	487	452
Sold	235	286	372	209	219	187	223
Avg. Sale \$	\$353,277	\$429,606	\$526,684	\$676,599	\$546,839	\$580,611	\$516,374



NEW LISTINGS

452
↓7.19%



CLOSED SALES

223
↑19.25%



AVERAGE SALES PRICE

\$516,374
↓11.06%



CURRENT INVENTORY

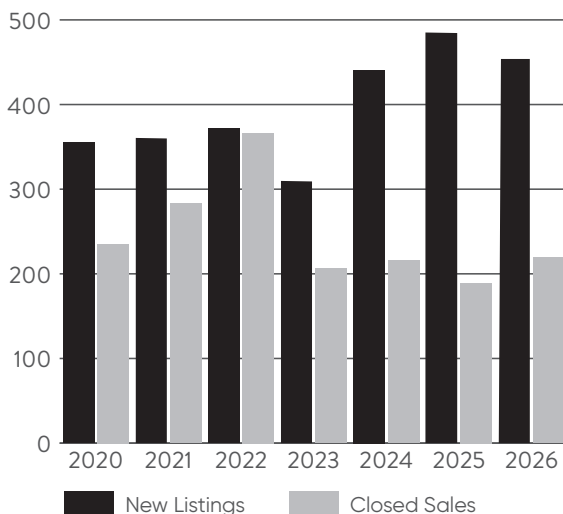
230
↓21.77%



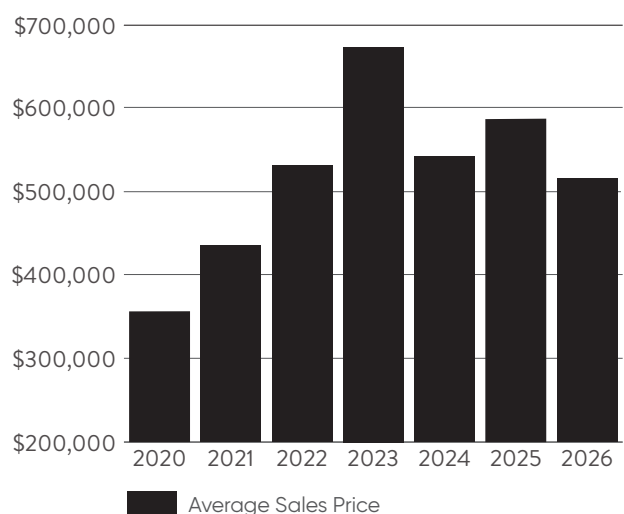
MONTHS OF SUPPLY

12.38
↓34.40%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

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Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	58	77	9.04	\$490,252
Matlacha	42	23	21.91	\$502,717
St James City	100	105	11.43	\$569,147

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	20	17	14.12	\$322,294
St James City	7	0	-	-

#1

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