

MONTHLY MARKET REPORT - JANUARY 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

**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

## JANUARY 2026

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# SOUTHWEST FLORIDA

## MARKET REPORT - JANUARY 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	41,724	37,306	36,071	35,070	37,678	41,438	40,055
Sold	27,695	32,989	39,032	27,001	24,240	22,294	22,872
Avg. Sale \$	\$446,301	\$526,943	\$647,330	\$793,967	\$791,165	\$823,716	\$798,958



NEW LISTINGS

40,055  
↓3.34%



CLOSED SALES

22,872  
↑2.59%



AVERAGE SALES PRICE

\$798,958  
↓3.01%



CURRENT INVENTORY

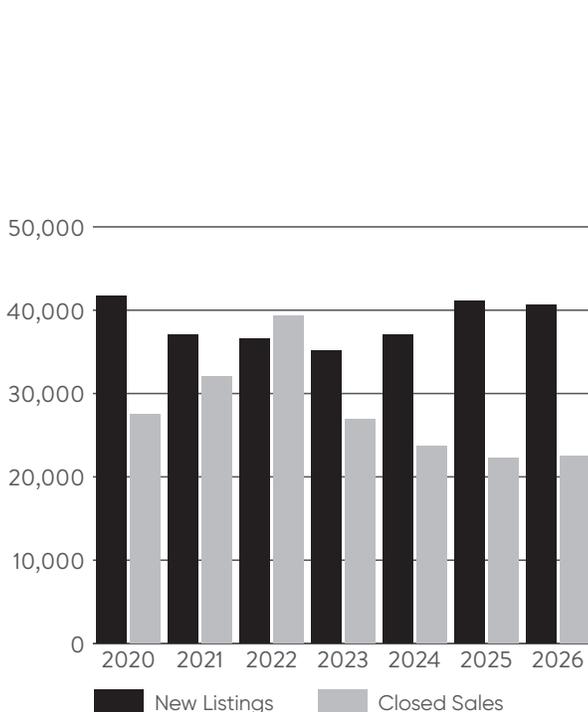
16,001  
↓10.61%



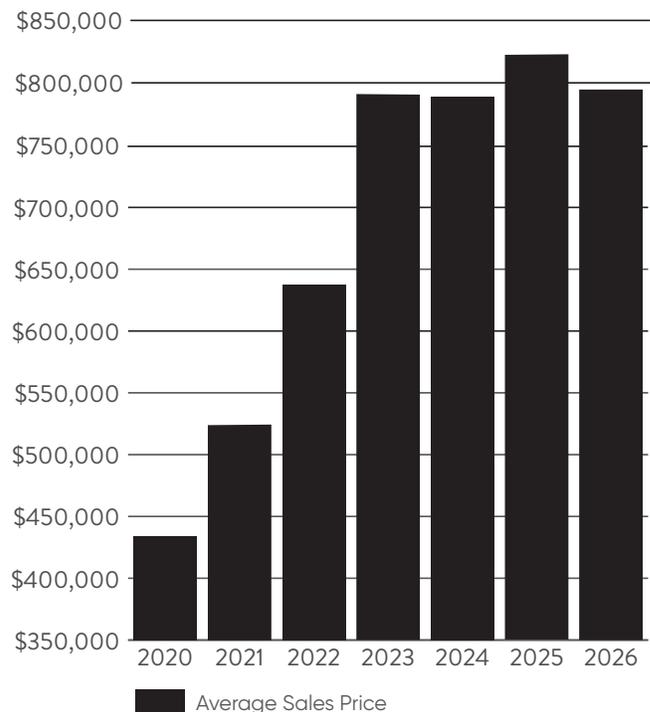
MONTHS OF SUPPLY

8.40  
↓12.87%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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# NAPLES

## MARKET REPORT - JANUARY 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	15,055	14,770	13,892	13,293	13,014	14,974	14,716
Sold	10,353	12,838	15,690	10,411	9,066	8,331	8,485
Avg. Sale \$	\$607,531	\$716,568	\$847,023	\$1,071,145	\$1,054,666	\$1,150,884	\$1,243,475



NEW LISTINGS

14,716  
↓1.72%



CLOSED SALES

8,485  
↑1.85%



AVERAGE SALES PRICE

\$1,243,475  
↑8.05%



CURRENT INVENTORY

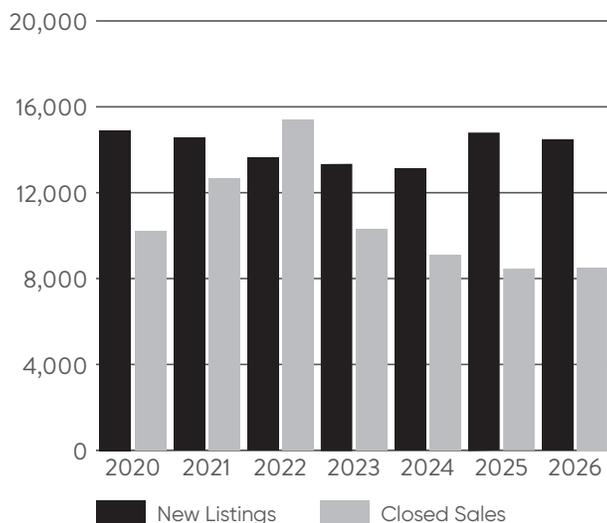
6,279  
↓5.72%



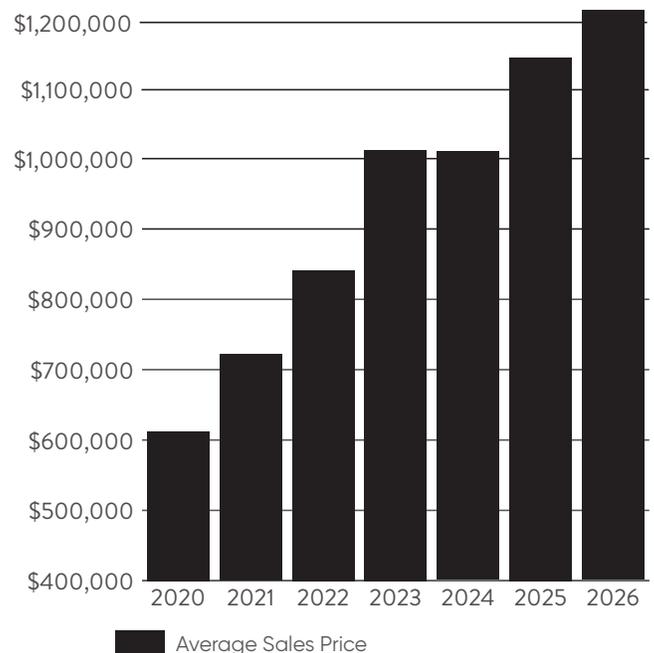
MONTHS OF SUPPLY

8.88  
↓7.43%

### 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 January 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	38	29	15.72	\$9,505,339
Audubon	10	13	9.23	\$2,420,769
Colliers Reserve	13	12	13.00	\$2,676,250
Crayton Road Area Non-Waterfront	82	88	11.18	\$4,536,723
Crayton Road Area Waterfront	13	21	7.43	\$9,020,238
Crossings	9	10	10.80	\$1,454,500
Esplanade	10	41	2.93	\$1,906,317
Grey Oaks	22	36	7.33	\$4,695,250
Isles of Collier Preserve	33	40	9.90	\$2,250,896
Kensington	4	18	2.67	\$1,769,112
Lely Resort	62	96	7.75	\$1,252,110
Mediterra	22	29	9.10	\$3,794,775
Monterey	5	16	3.75	\$1,722,969
Olde Cypress	7	29	2.90	\$1,566,362
Olde Naples	69	60	13.80	\$6,380,500
Pelican Bay	21	41	6.15	\$3,731,256
Pelican Bay - Bay Colony	7	11	7.64	\$7,770,000
Pelican Marsh	20	35	6.86	\$1,815,164
Pine Ridge	39	25	18.72	\$7,227,572
Port Royal	29	30	11.60	\$23,508,167
Quail Creek	16	25	7.68	\$2,571,580
Quail West	21	40	6.30	\$4,435,591
The Quarry	15	35	5.14	\$1,554,243
Riverstone	22	42	6.29	\$1,100,262
Royal Harbor	29	18	19.33	\$4,141,097
The Strand	5	9	6.67	\$1,155,078
Tiburon	7	7	12.00	\$3,838,571
Treviso Bay	10	16	7.50	\$1,946,493
Vanderbilt Beach	45	29	18.62	\$3,906,207
Vineyards	23	44	6.27	\$1,412,114

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

12-Month Sold Comparison Report for Select Communities

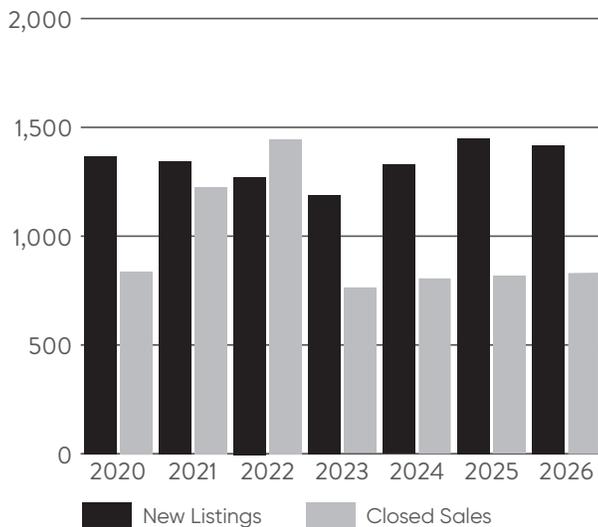
Monthly Snapshot as of January 31, 2026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	104	100	12.48	\$648,928
Crayton Road Area Waterfront	293	197	17.85	\$2,178,798
The Dunes	31	25	14.88	\$1,464,900
Esplanade	25	32	9.38	\$714,948
Grey Oaks	0	7	0.00	\$1,988,571
Isles of Collier Preserve	37	63	7.05	\$776,644
Kensington	3	24	1.50	\$741,750
Lely Resort	104	124	10.06	\$514,930
Mediterra	10	18	6.67	\$1,368,889
Olde Naples	140	98	17.14	\$1,368,834
Pelican Bay	160	225	8.53	\$1,503,714
Pelican Bay - Bay Colony	25	36	8.33	\$5,787,889
Pelican Marsh	34	49	8.33	\$778,051
Pine Ridge	5	10	6.00	\$334,150
The Quarry	18	9	24.00	\$681,889
The Strand	19	45	5.07	\$565,981
Tiburon	24	24	12.00	\$1,429,375
Treviso Bay	26	56	5.57	\$623,963
Vanderbilt Beach	98	78	15.08	\$1,807,417
Vineyards	86	84	12.29	\$628,033

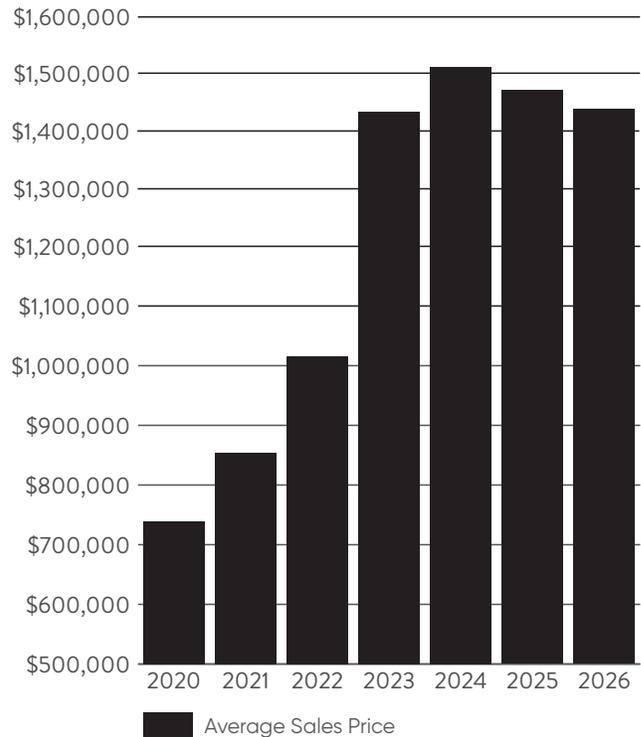
	2020	2021	2022	2023	2024	2025	2026
Listed	1,361	1,337	1,286	1,193	1,325	1,458	1,405
Sold	839	1,221	1,450	777	803	812	822
Avg. Sale \$	\$740,404	\$855,474	\$1,072,487	\$1,432,585	\$1,515,898	\$1,475,757	\$1,440,029

 <b>NEW LISTINGS</b> <b>1,405</b> ↓3.64	 <b>CLOSED SALES</b> <b>822</b> ↑1.23%	 <b>AVERAGE SALES PRICE</b> <b>\$1,440,029</b> ↓2.42%	 <b>CURRENT INVENTORY</b> <b>620</b> ↓12.43%	 <b>MONTHS OF SUPPLY</b> <b>9.05</b> ↓13.49%
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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 January 31, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	91	115	9.50	\$3,145,649
Golf Course	2	20	1.20	\$1,213,750
Gulf Front	0	0	0.00	-
Indirect Waterfront	68	155	5.26	\$1,886,253
Inland	66	116	6.83	\$1,098,628
Preserve	11	4	33.00	\$1,446,225

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	88	107	9.87	\$650,815
Golf Course	0	3	0.00	\$782,333
Gulf Front	160	131	14.66	\$1,530,435
Gulf View	42	29	17.38	\$1,137,845
Indirect Waterfront	8	29	3.31	\$592,931
Inland	82	102	9.65	\$419,678
Preserve	2	10	2.40	\$597,350

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	62	79	9.42	\$1,560,661
Isles Of Capri	20	18	13.33	\$1,442,688
Naples Reserve	35	49	8.57	\$1,051,090
Winding Cypress	12	31	4.65	\$875,645

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	69	46	18.00	\$647,781
Hammock Bay Golf and Country Club	38	19	24.00	\$664,711
Isles Of Capri	22	12	22.00	\$704,833

# BONITA SPRINGS - ESTERO

MARKET REPORT - JANUARY 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	4,703	4,325	3,835	3,789	4,071	4,557	4,714
Sold	3,155	3,908	4,458	3,087	2,931	2,710	2,911
Avg. Sale \$	\$413,903	\$450,429	\$561,852	\$709,697	\$784,800	\$789,809	\$725,644



NEW LISTINGS

4,714  
↑3.45%



CLOSED SALES

2,911  
↑7.42%



AVERAGE SALES PRICE

\$725,644  
↓8.12%



CURRENT INVENTORY

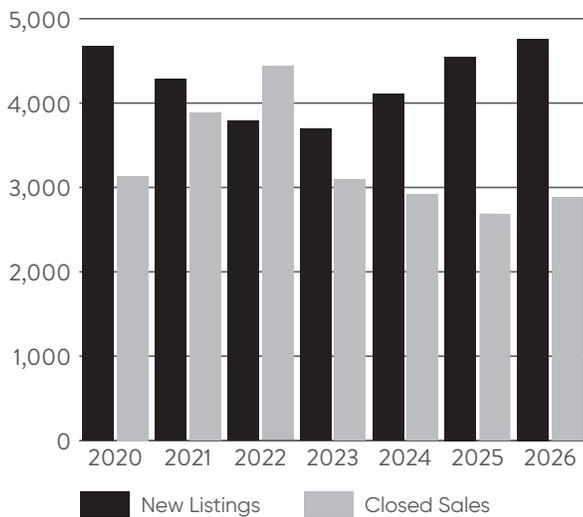
1,779  
↓8.30%



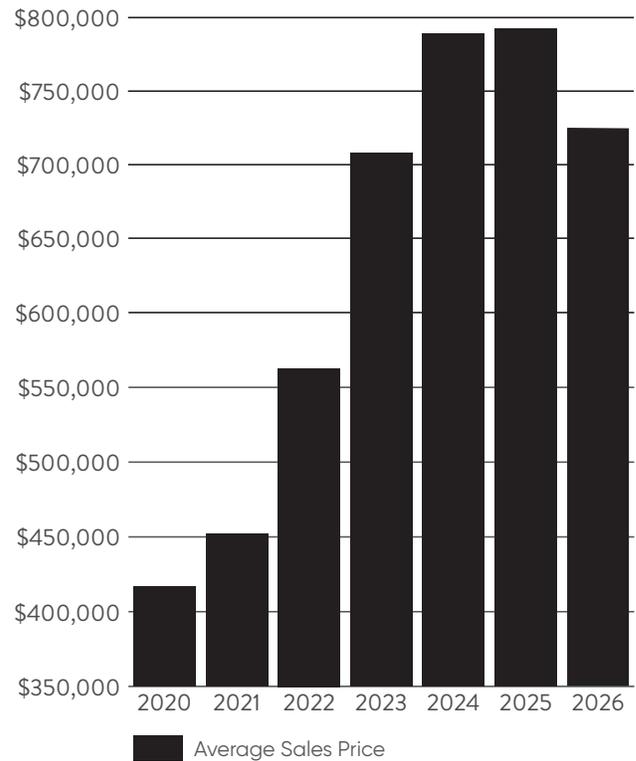
MONTHS OF SUPPLY

7.33  
↓14.63%

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 January 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	26	13	24.00	\$4,116,615
Bonita Bay	22	75	3.52	\$2,042,313
The Brooks	19	79	2.89	\$1,392,758
Palmira Golf and Country Club	14	28	6.00	\$1,216,196
Pelican Landing	13	49	3.18	\$1,185,046
Pelican Landing - The Colony	7	4	21.00	\$1,437,500
Pelican Sound	1	5	2.40	\$1,293,500
West Bay Club	9	17	6.35	\$2,278,676

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	34	18	22.67	\$1,803,333
Bonita Bay	95	116	9.83	\$1,059,617
The Brooks	53	102	6.24	\$486,138
Palmira Golf and Country Club	8	10	9.60	\$551,375
Pelican Landing	35	49	8.57	\$519,224
Pelican Landing - The Colony	74	54	16.44	\$1,356,748
Pelican Sound	20	38	6.32	\$609,111
West Bay Club	43	16	32.25	\$830,938

	2020	2021	2022	2023	2024	2025	2026
Listed	10,419	7,356	6,989	6,682	7,845	8,110	7,577
Sold	6,076	6,566	7,655	5,530	4,842	4,091	4,190
Avg. Sale \$	\$277,031	\$319,767	\$387,334	\$493,450	\$507,323	\$508,046	\$475,389



NEW LISTINGS

7,577  
↓6.57%



CLOSED SALES

4,190  
↑2.42%



AVERAGE SALES PRICE

\$475,389  
↓6.43%



CURRENT INVENTORY

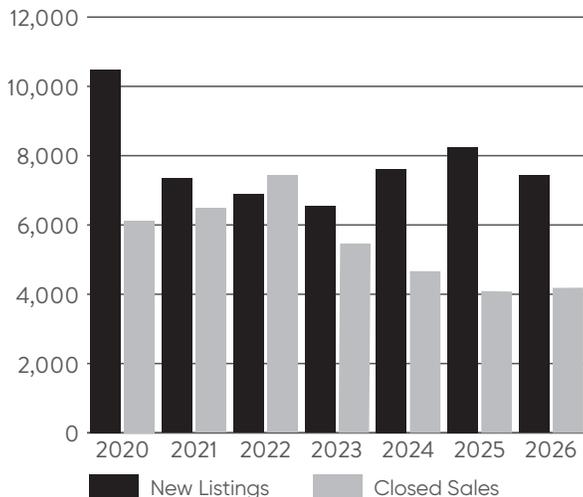
2,907  
↓15.12%



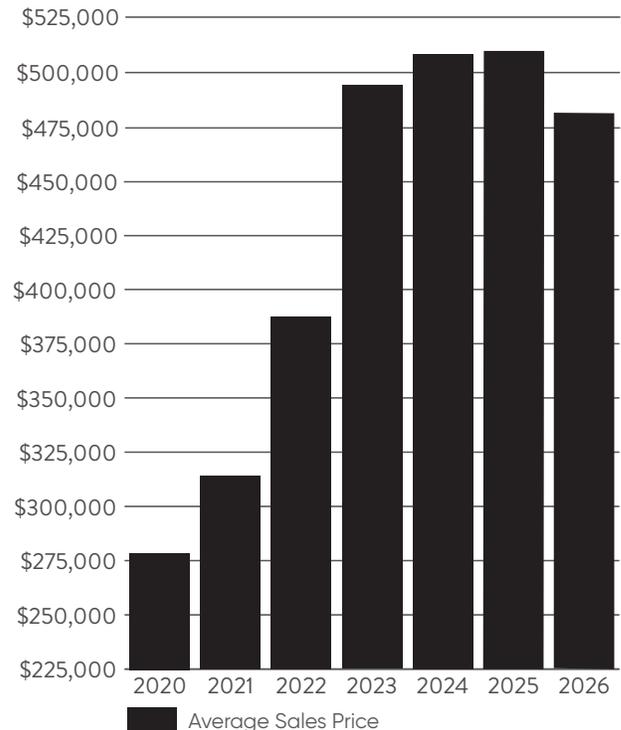
MONTHS OF SUPPLY

8.33  
↓17.13%

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 January 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	14	34	4.94	\$815,132
Colonial Country Club	19	32	7.13	\$586,813
Crown Colony	6	19	3.79	\$745,375
Esplanade Lake Club	16	59	3.25	\$1,183,501
Fiddlesticks Country Club	15	24	7.50	\$935,792
The Forest	10	17	7.06	\$661,235
Gulf Harbour Yacht And Country Club	11	23	5.74	\$1,054,478
Miromar Lakes Beach And Golf Club	23	36	7.67	\$2,556,764
Parker Lakes	6	13	5.54	\$337,838
Paseo	4	23	2.09	\$753,913
The Plantation	34	93	4.39	\$605,282
Shadow Wood Preserve	9	13	8.31	\$1,241,923
Town And River	19	15	15.20	\$1,325,100
Wildblue	25	87	3.45	\$1,510,378

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	59	60	11.80	\$289,460
Crown Colony	5	7	8.57	\$385,214
Downtown Fort Myers	107	61	21.05	\$362,941
Esplanade Lake Club	15	22	8.18	\$455,318
Fiddlesticks Country Club	11	14	9.43	\$287,118
The Forest	29	28	12.43	\$273,104
Gulf Harbour Yacht And Country Club	60	57	12.63	\$677,549
Miromar Lakes Beach And Golf Club	41	32	15.38	\$1,225,460
Parker Lakes	11	35	3.77	\$269,721
Paseo	28	53	6.34	\$341,603
The Plantation	19	16	14.25	\$432,463
Shadow Wood Preserve	7	2	42.00	\$407,450
Town And River	1	1	12.00	\$300,000

# FORT MYERS BEACH

## MARKET REPORT - JANUARY 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	694	637	585	636	619	686	846
Sold	424	518	625	384	379	241	254
Avg. Sale \$	\$539,714	\$611,879	\$743,602	\$974,841	\$908,235	\$879,828	\$850,450



NEW LISTINGS

846  
↑23.32%



CLOSED SALES

254  
↑5.39%



AVERAGE SALES PRICE

\$850,450  
↓3.34%



CURRENT INVENTORY

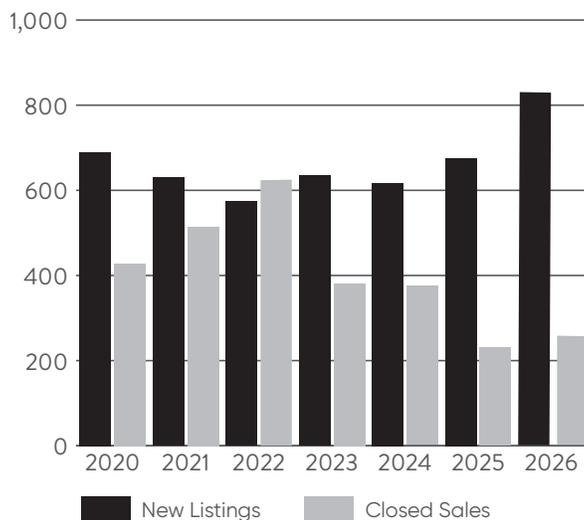
475  
↑2.81%



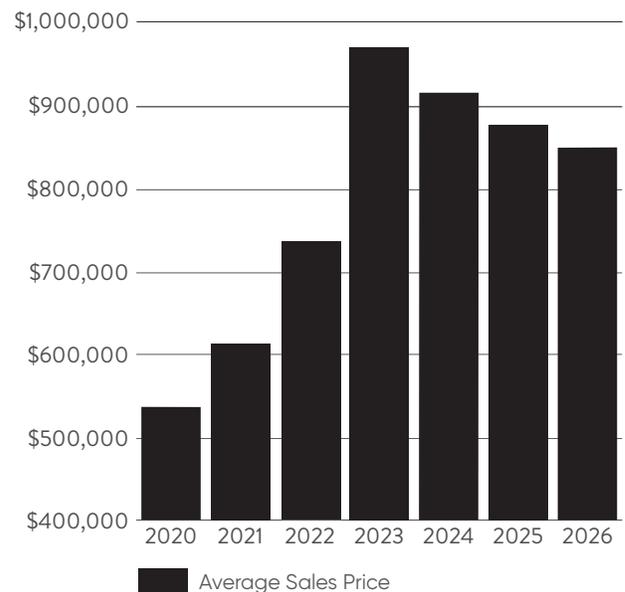
MONTHS OF SUPPLY

22.44  
↓2.45%

### 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 January 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	24	13	22.15	\$877,308
Laguna Shores	18	6	36.00	\$1,161,250
Mcphie Park	10	4	30.00	\$1,070,019

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	6	2	36.00	\$420,000
Ocean Harbor Condo	11	2	66.00	\$575,000
Sandarac Condo	18	8	27.00	\$597,125
Waterside At Bay Beach	38	17	26.82	\$858,676

# SANIBEL-CAPTIVA

## MARKET REPORT - JANUARY 2026

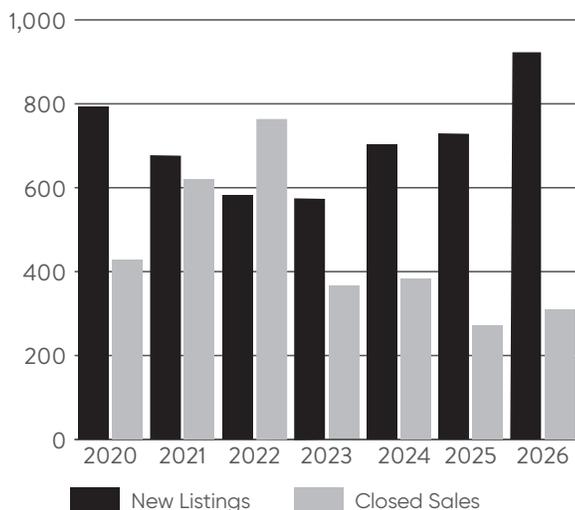


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

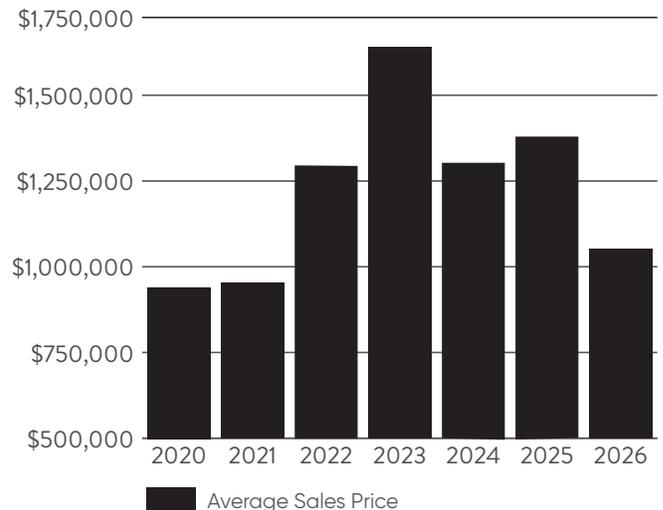
	2020	2021	2022	2023	2024	2025	2026
Listed	799	686	582	562	702	741	913
Sold	412	607	737	362	388	277	306
Avg. Sale \$	\$939,092	\$957,287	\$1,273,877	\$1,645,501	\$1,276,320	\$1,375,352	\$1,120,630



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 January 31, 2026

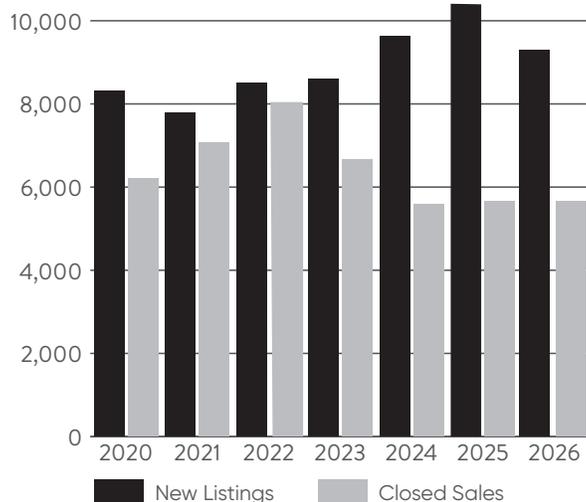
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	16	10	19.20	\$1,247,285
Captiva Island	65	22	35.45	\$1,686,141
Dunes At Sanibel Island	26	13	24.00	\$1,000,827
Other Sanibel Island Single-Family	216	143	18.13	\$1,319,408

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	45	15	36.00	\$801,600
Sundial Of Sanibel Condos	10	17	7.06	\$776,853
Other Sanibel Island Condos	180	86	25.12	\$772,421

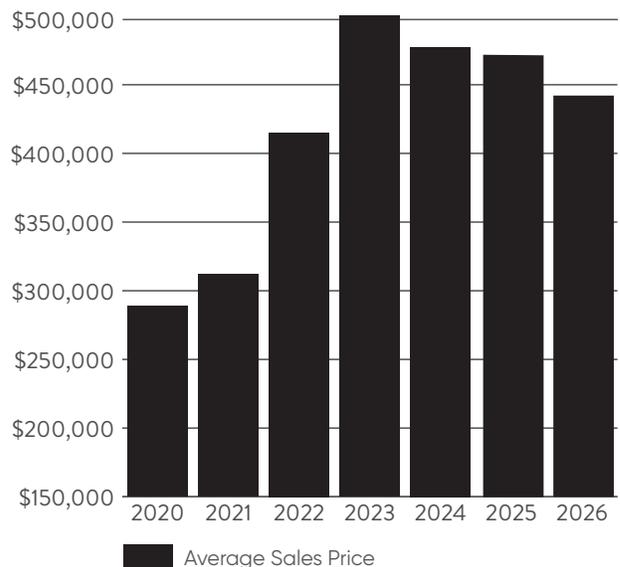
	2020	2021	2022	2023	2024	2025	2026
Listed	8,409	7,834	8,536	8,601	9,663	10,441	9,411
Sold	6,203	7,051	8,049	6,226	5,616	5,639	5,685
Avg. Sale \$	\$284,212	\$321,027	\$417,667	\$502,787	\$478,014	\$470,359	\$445,120

 <b>NEW LISTINGS</b> 9,411 ↓9.86%	 <b>CLOSED SALES</b> 5,685 ↑0.82%	 <b>AVERAGE SALES PRICE</b> \$445,120 ↓5.37%	 <b>CURRENT INVENTORY</b> 3,151 ↓20.69%	 <b>MONTHS OF SUPPLY</b> 6.65 ↓21.33%
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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 January 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	11	19	6.95	\$1,702,237
Cape Royal	15	20	9.00	\$722,550
Yacht Club	24	30	9.60	\$712,683

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	31	20	18.60	\$530,550
Tarpon Point Marina	18	15	14.40	\$1,099,733

# PINE ISLAND-MATLACHA

## MARKET REPORT - JANUARY 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	400	361	366	314	439	471	473
Sold	233	280	368	224	215	193	215
Avg. Sale \$	\$349,859	\$421,545	\$506,814	\$683,603	\$550,249	\$587,686	\$511,292



NEW LISTINGS

473

↑0.42%



CLOSED SALES

215

↑11.40%



AVERAGE SALES PRICE

\$511,292

↓13.00%



CURRENT INVENTORY

232

↓12.45%

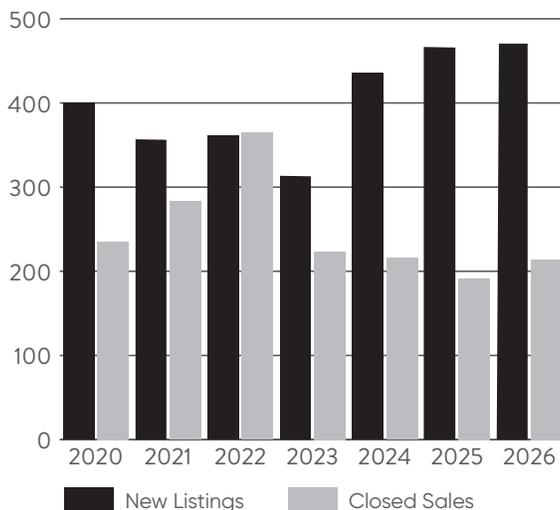


MONTHS OF SUPPLY

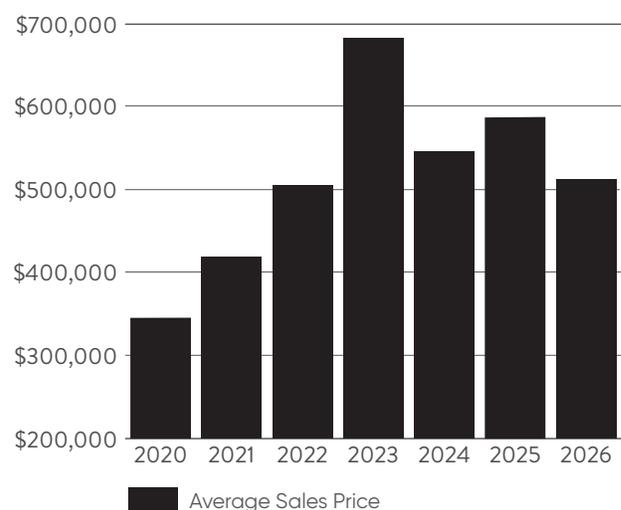
12.95

↓21.41%

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 January 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	68	79	10.33	\$474,233
Matlacha	34	22	18.55	\$483,750
St James City	100	98	12.24	\$573,591

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	20	15	16.00	\$333,933
St James City	7	0	-	-

#1

REAL ESTATE  
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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.