

MONTHLY MARKET REPORT - JULY 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

JULY 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 - JULY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	38,734	39,158	36,672	33,047	39,273	41,253	38,277
Sold	26,971	42,071	32,445	24,145	23,504	21,504	24,887
Avg. Sale \$	\$459,454	\$604,220	\$733,242	\$797,682	\$814,149	\$807,590	\$809,734



NEW LISTINGS

38,277
↓7.21%



CLOSED SALES

24,887
↑15.73%



AVERAGE SALES PRICE

\$809,734
↑0.27%



CURRENT INVENTORY

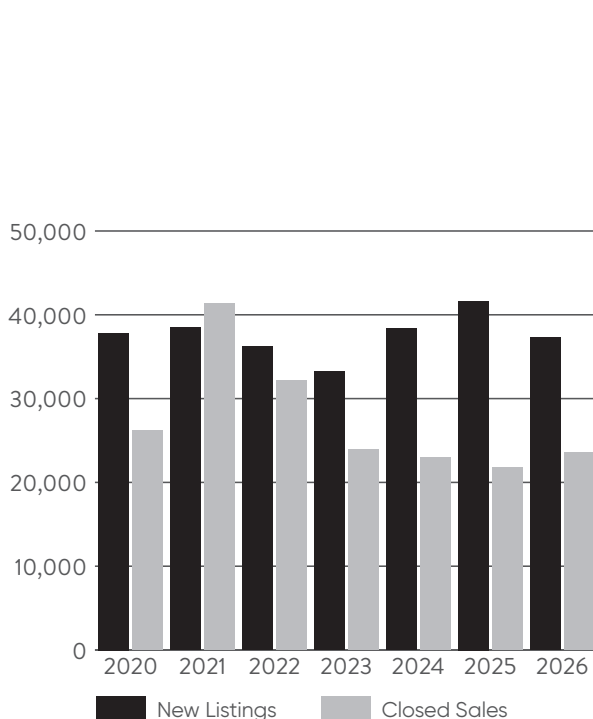
11,498
↓20.61%



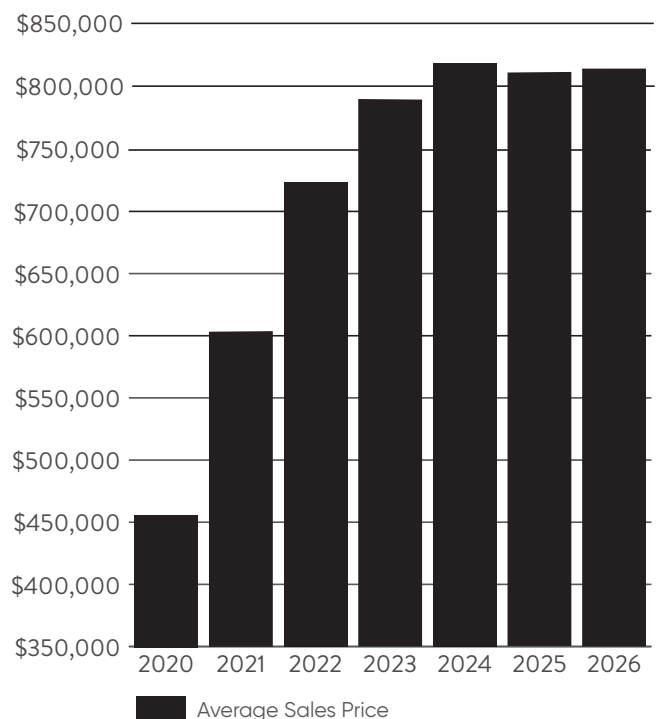
MONTHS OF SUPPLY

5.54
↓31.40%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



NAPLES

MARKET REPORT - JULY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	14,817	15,514	13,825	11,805	13,966	14,862	14,344
Sold	10,207	17,077	12,383	9,286	8,767	7,908	9,338
Avg. Sale \$	\$617,638	\$804,314	\$972,204	\$1,075,877	\$1,114,793	\$1,164,539	\$1,156,140



NEW
LISTINGS

14,344
↓3.49%



CLOSED
SALES

9,338
↑18.08%



AVERAGE
SALES PRICE

\$1,156,140
↓0.72%



CURRENT
INVENTORY

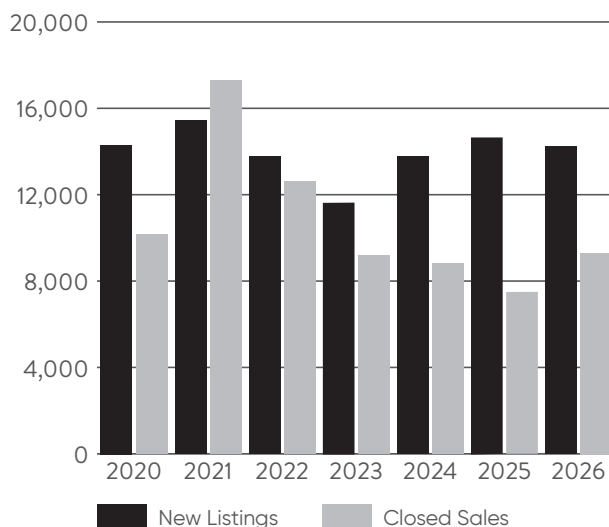
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↓16.34



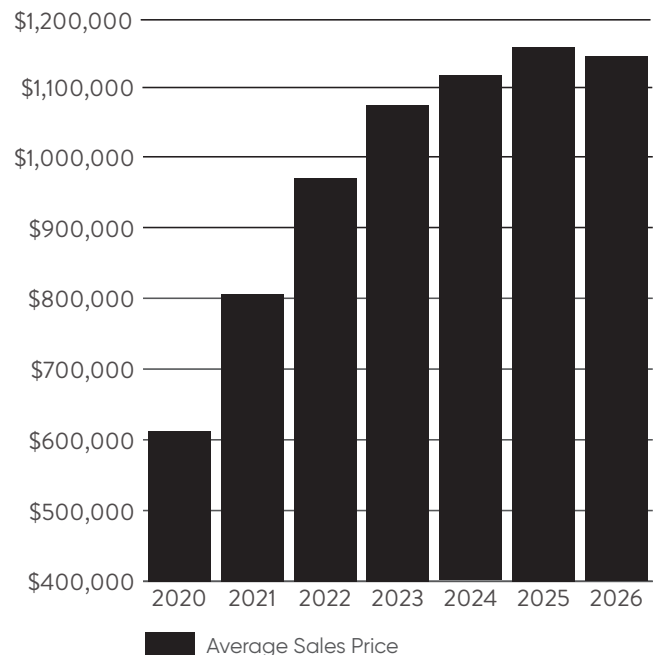
MONTHS OF
SUPPLY

5.71
↓29.15%

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 July 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	22	24	11.00	\$10,010,625
Audubon	2	23	1.04	\$2,291,609
Colliers Reserve	4	15	3.20	\$2,410,000
Crayton Road Area Non-Waterfront	60	101	7.13	\$4,699,435
Crayton Road Area Waterfront	10	19	6.32	\$8,946,658
Crossings	3	6	6.00	\$1,415,833
Esplanade	11	52	2.54	\$1,908,160
Grey Oaks	13	40	3.90	\$5,103,475
Isles of Collier Preserve	19	61	3.74	\$2,126,770
Kensington	2	19	1.26	\$1,900,000
Lely Resort	33	104	3.81	\$1,298,658
Mediterra	16	36	5.33	\$3,588,125
Monterey	6	16	4.50	\$1,787,031
Olde Cypress	4	25	1.92	\$1,396,020
Olde Naples	43	65	7.94	\$7,041,000
Pelican Bay	15	35	5.14	\$2,840,829
Pelican Bay - Bay Colony	3	10	3.60	\$7,027,500
Pelican Marsh	10	57	2.11	\$1,877,303
Pine Ridge	25	28	10.71	\$5,784,325
Port Royal	21	30	8.40	\$20,726,833
Quail Creek	3	23	1.57	\$2,524,098
Quail West	15	43	4.19	\$4,451,226
The Quarry	7	37	2.27	\$1,561,189
Riverstone	17	35	5.83	\$1,041,043
Royal Harbor	22	22	12.00	\$4,258,682
The Strand	2	12	2.00	\$1,233,983
Tiburon	1	10	1.20	\$3,172,000
Treviso Bay	4	19	2.53	\$1,799,731
Vanderbilt Beach	29	25	13.92	\$4,777,800
Vineyards	13	57	2.74	\$1,423,333

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	67	114	7.05	\$690,411
Crayton Road Area Waterfront	192	284	8.11	\$2,056,491
The Dunes	16	37	5.19	\$1,624,429
Esplanade	15	33	5.45	\$684,014
Grey Oaks	1	12	1.00	\$1,956,250
Isles of Collier Preserve	22	66	4.00	\$773,433
Kensington	2	22	1.09	\$815,409
Lely Resort	73	129	6.79	\$517,478
Mediterra	7	22	3.82	\$1,354,091
Olde Naples	109	120	10.90	\$1,276,666
Pelican Bay	97	255	4.56	\$1,625,058
Pelican Bay - Bay Colony	14	31	5.42	\$4,714,419
Pelican Marsh	11	58	2.28	\$763,740
Pine Ridge	9	5	21.60	\$290,000
The Quarry	11	18	7.33	\$660,947
The Strand	8	51	1.88	\$569,722
Tiburon	20	23	10.43	\$1,626,087
Treviso Bay	24	59	4.88	\$577,390
Vanderbilt Beach	47	102	5.53	\$1,862,775
Vineyards	36	94	4.60	\$606,052

MARCO ISLAND

MARKET REPORT - JULY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	1,322	1,503	1,186	1,167	1,393	1,454	1,259
Sold	849	1,712	988	741	847	763	878
Avg. Sale \$	\$798,026	\$970,354	\$1,281,216	\$1,483,196	\$1,528,692	\$1,405,662	\$1,435,671



NEW
LISTINGS

1,259
↓13.41%



CLOSED
SALES

878
↑15.07%



AVERAGE
SALES PRICE

\$1,435,671
↑2.13%



CURRENT
INVENTORY

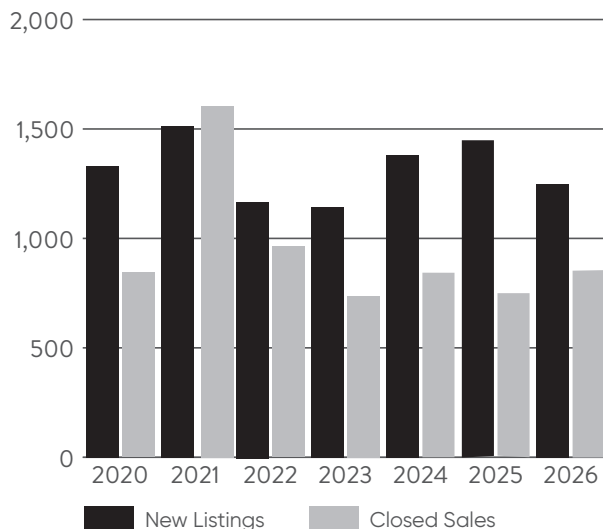
391
↓31.76%



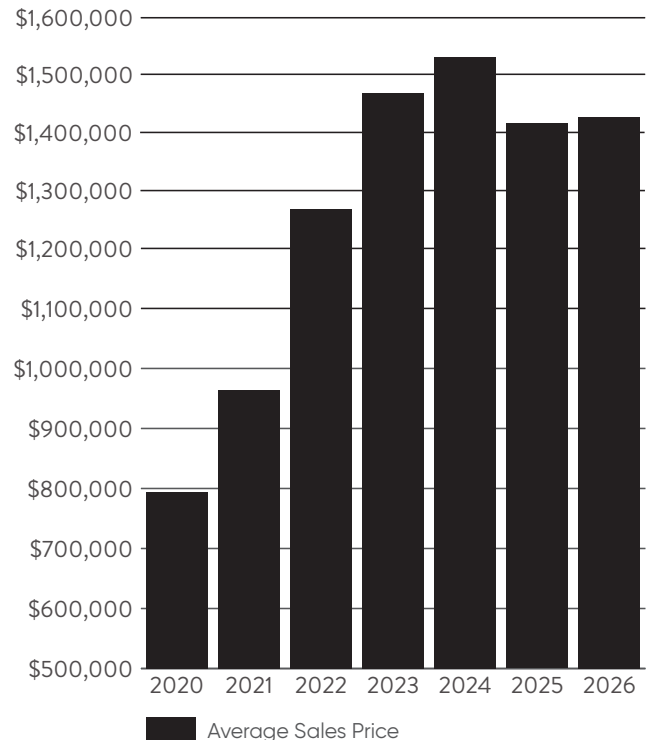
MONTHS OF
SUPPLY

5.34
↓40.70%

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 July 31, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	60	121	5.95	\$3,225,931
Golf Course	1	16	0.75	\$1,195,813
Gulf Front	1	0	0	–
Indirect Waterfront	44	149	3.54	\$1,918,921
Inland	38	117	3.90	\$1,119,979
Preserve	5	10	6.00	\$2,241,400

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	57	134	5.10	\$615,212
Golf Course	1	3	4.00	\$861,667
Gulf Front	95	153	7.45	\$1,451,929
Gulf View	18	40	5.40	\$1,149,678
Indirect Waterfront	5	17	3.53	\$619,794
Inland	61	108	6.78	\$388,853
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	35	100	4.20	\$1,639,425
Isles Of Capri	13	13	12.00	\$1,239,923
Naples Reserve	18	52	4.15	\$1,242,083
Winding Cypress	6	37	1.95	\$912,159

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	48	89	6.47	\$599,898
Hammock Bay Golf and Country Club	24	17	16.94	\$670,912
Isles Of Capri	13	15	10.40	\$624,267

BONITA SPRINGS - ESTERO

MARKET REPORT - JULY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	4,317	4,376	3,966	3,564	4,167	4,660	4,459
Sold	3,070	4,998	3,595	2,884	2,785	2,701	3,256
Avg. Sale \$	\$413,096	\$513,021	\$650,278	\$773,302	\$787,299	\$750,416	\$732,312



NEW
LISTINGS

4,459
↓4.31%



CLOSED
SALES

3,256
↑20.55%



AVERAGE
SALES PRICE

\$732,312
↓2.41%



CURRENT
INVENTORY

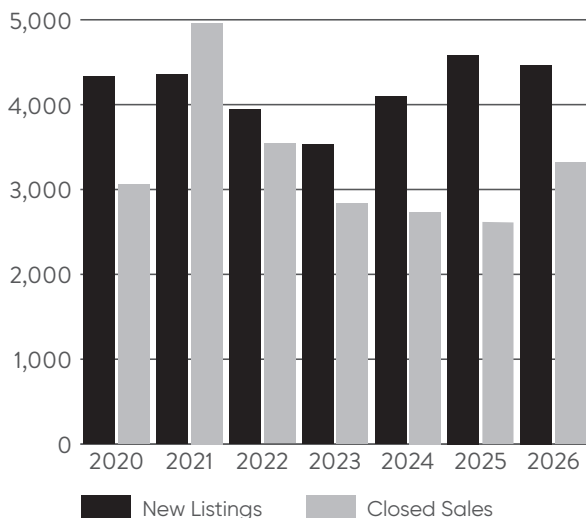
1,138
↓26.86%



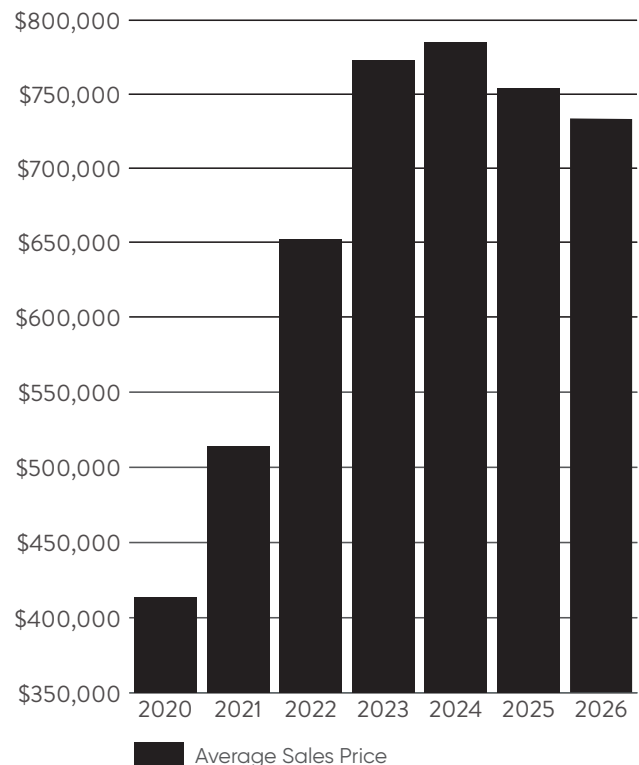
MONTHS OF
SUPPLY

4.19
↓39.33%

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 July 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	21	16	15.75	\$5,367,813
Bonita Bay	12	69	2.09	\$1,709,239
The Brooks	14	69	2.43	\$1,428,547
Palmira Golf and Country Club	12	20	7.20	\$1,128,825
Pelican Landing	9	60	1.80	\$1,260,921
Pelican Landing - The Colony	7	8	10.50	\$1,725,000
Pelican Sound	0	9	0	\$1,205,722
West Bay Club	3	22	1.64	\$2,026,114

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	23	20	13.80	\$1,846,125
Bonita Bay	49	155	3.79	\$960,161
The Brooks	30	112	3.21	\$469,610
Palmira Golf and Country Club	2	17	1.41	\$554,235
Pelican Landing	18	70	3.09	\$485,271
Pelican Landing - The Colony	34	74	5.51	\$1,717,148
Pelican Sound	7	41	2.05	\$573,676
West Bay Club	28	28	12.00	\$753,054

FORT MYERS

MARKET REPORT - JULY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	8,667	7,587	6,984	6,761	7,849	7,929	7,243
Sold	5,744	8,128	6,472	5,031	4,459	4,043	4,477
Avg. Sale \$	\$292,285	\$352,939	\$453,782	\$503,699	\$507,459	\$493,415	\$468,377



NEW
LISTINGS

7,243
↓8.65%



CLOSED
SALES

4,477
↑10.73%



AVERAGE
SALES PRICE

\$468,377
↓5.07%



CURRENT
INVENTORY

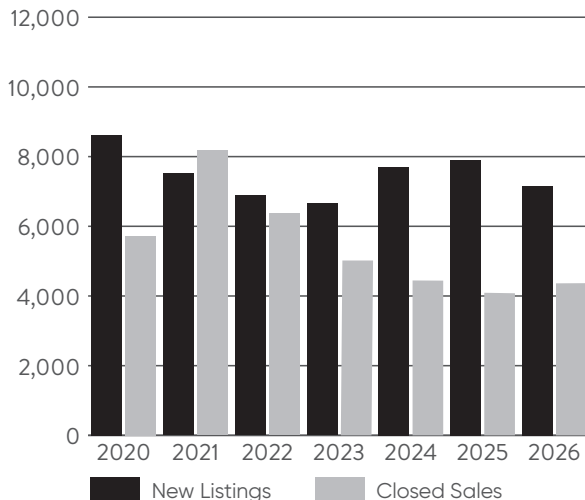
2,087
↓19.67%



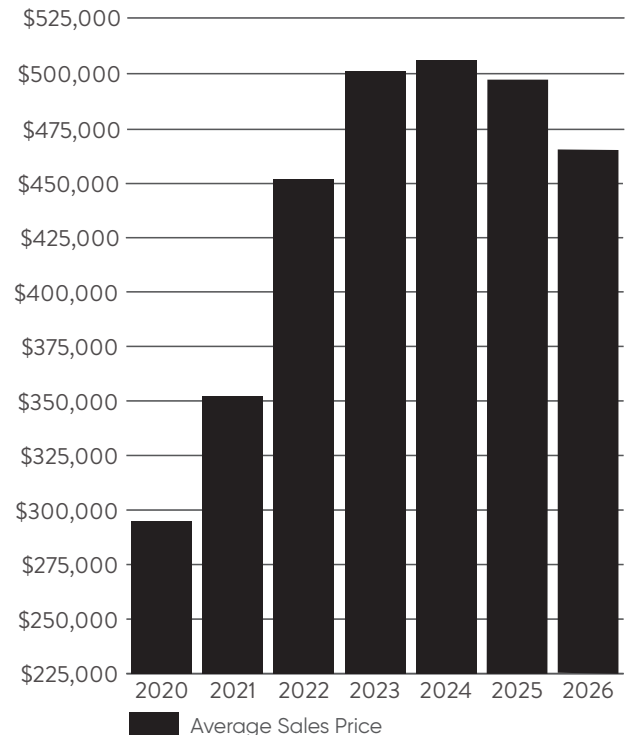
MONTHS OF
SUPPLY

5.59
↓27.46%

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 July 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	11	28	4.71	\$863,214
Colonial Country Club	11	39	3.38	\$546,051
Crown Colony	6	15	4.80	\$695,720
Esplanade Lake Club	11	58	2.28	\$1,210,864
Fiddlesticks Country Club	12	29	4.97	\$966,207
The Forest	13	13	12.00	\$756,808
Gulf Harbour Yacht And Country Club	7	25	3.36	\$1,404,388
Miromar Lakes Beach And Golf Club	21	31	8.13	\$2,201,461
Parker Lakes	5	21	2.86	\$365,805
Paseo	1	19	0.63	\$792,758
The Plantation	15	91	1.98	\$653,739
Shadow Wood Preserve	6	15	4.80	\$1,161,667
Town And River	11	21	6.29	\$1,205,190
Wildblue	30	63	5.71	\$1,496,949

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	38	75	6.08	\$276,455
Crown Colony	9	7	15.43	\$364,643
Downtown Fort Myers	86	78	13.23	\$340,169
Esplanade Lake Club	7	23	3.65	\$528,930
Fiddlesticks Country Club	3	16	2.25	\$252,409
The Forest	17	32	6.38	\$310,422
Gulf Harbour Yacht And Country Club	36	68	6.35	\$701,771
Miromar Lakes Beach And Golf Club	24	46	6.26	\$1,147,495
Parker Lakes	10	45	2.67	\$269,264
Paseo	16	50	3.84	\$375,617
The Plantation	11	18	7.33	\$412,750
Shadow Wood Preserve	3	6	6.00	\$317,650
Town And River	2	1	24.00	\$325,000

FORT MYERS BEACH

MARKET REPORT - JULY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	645	640	662	601	562	807	817
Sold	391	693	543	307	313	222	317
Avg. Sale \$	\$562,803	\$644,114	\$928,974	\$855,846	\$934,376	\$905,380	\$809,893



NEW
LISTINGS

817
↑1.24%



CLOSED
SALES

317
↑42.79%



AVERAGE
SALES PRICE

\$809,893
↓10.55%



CURRENT
INVENTORY

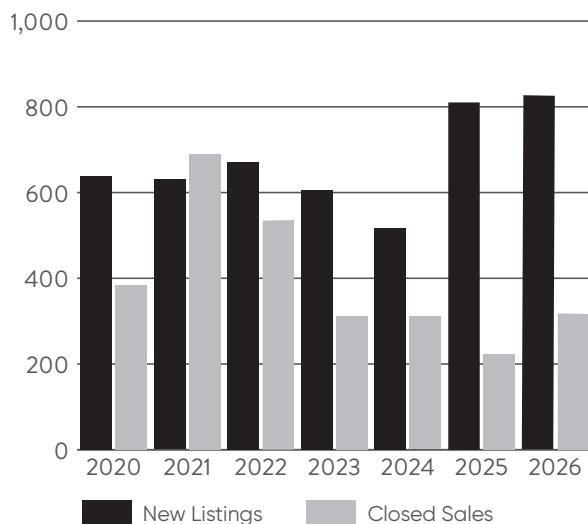
399
↓9.11%



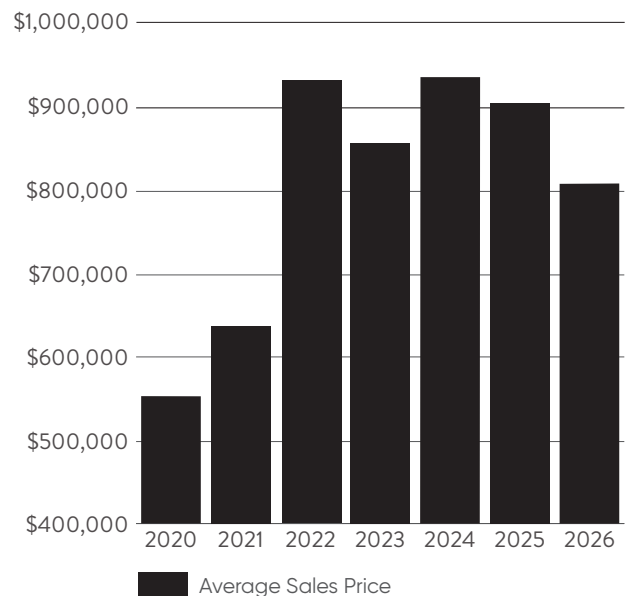
MONTHS OF
SUPPLY

15.10
↓36.35%

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 July 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	14	17	9.88	\$1,282,118
Laguna Shores	17	8	25.50	\$1,095,250
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	5	7.20	\$478,400
Ocean Harbor Condo	7	7	12.00	\$610,036
Sandarac Condo	16	6	32.00	\$554,500
Waterside At Bay Beach	31	19	19.58	\$815,474

SANIBEL-CAPTIVA

MARKET REPORT - JULY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	774	665	525	641	646	899	772
Sold	410	835	518	358	325	255	418
Avg. Sale \$	\$934,302	\$1,118,747	\$1,550,719	\$1,269,266	\$1,336,823	\$1,294,366	\$1,236,662



NEW
LISTINGS

772
↓14.13%



CLOSED
SALES

418
↑63.92%



AVERAGE
SALES PRICE

\$1,236,662
↓4.46%



CURRENT
INVENTORY

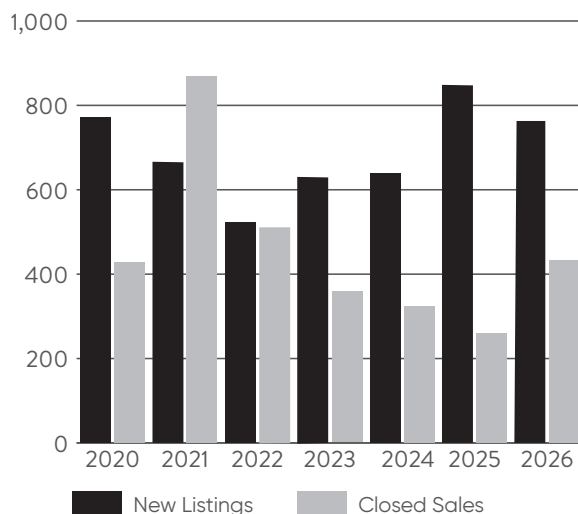
359
↓24.26%



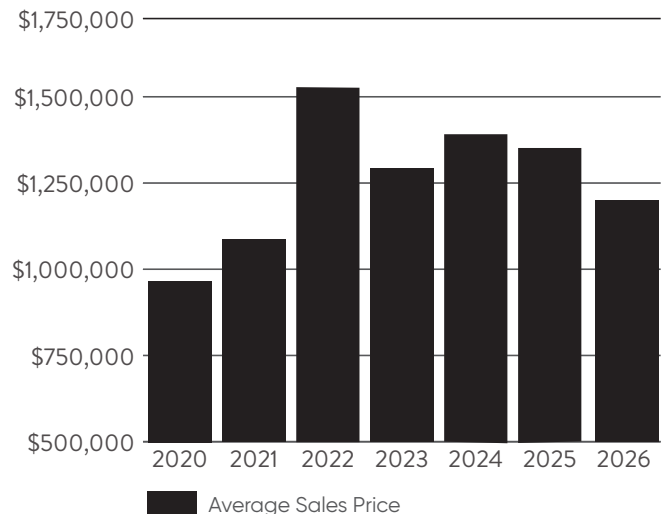
MONTHS OF
SUPPLY

10.31
↓53.80%

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 July 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	10	16	7.50	\$1,277,241
Captiva Island	56	28	24.00	\$2,188,893
Dunes At Sanibel Island	13	14	11.14	\$997,607
Other Sanibel Island Single-Family	113	196	6.92	\$1,471,055

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	39	28	16.71	\$922,161
Sundial Of Sanibel Condos	5	24	2.50	\$781,771
Other Sanibel Island Condos	122	112	13.07	\$788,605

	2020	2021	2022	2023	2024	2025	2026
Listed	7,829	8,483	9,181	8,153	10,247	10,160	8,946
Sold	6,086	8,249	7,641	5,344	5,800	5,427	5,965
Avg. Sale \$	\$292,623	\$367,931	\$484,658	\$482,987	\$476,970	\$448,036	\$455,944



NEW LISTINGS

8,946
↓11.95%



CLOSED SALES

5,965
↑9.91%



AVERAGE SALES PRICE

\$455,944
↑1.77%



CURRENT INVENTORY

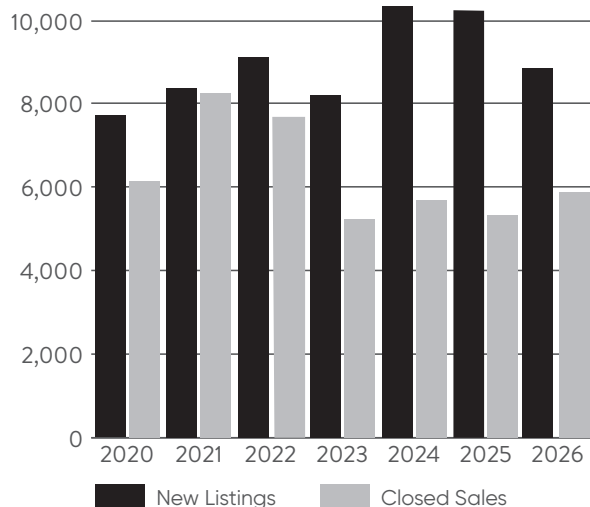
2,502
↓24.30%



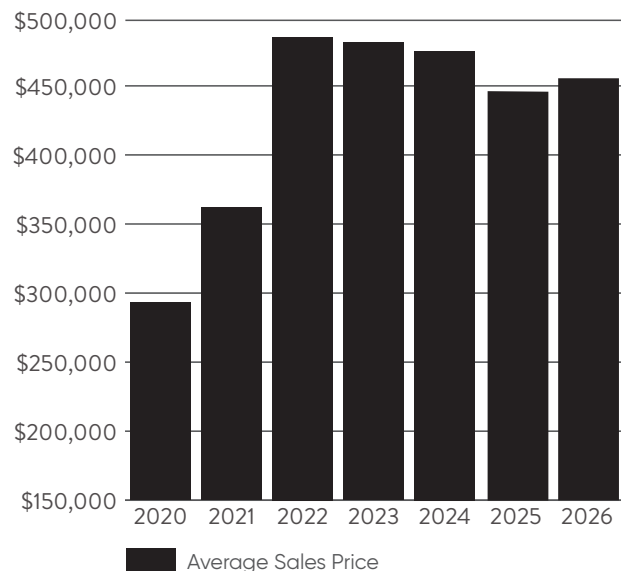
MONTHS OF SUPPLY

5.03
↓31.12%

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 July 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	13	15	10.40	\$1,681,667
Cape Royal	7	22	3.82	\$689,909
Yacht Club	8	27	3.56	\$967,326

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	15	22	8.18	\$505,841
Tarpon Point Marina	10	18	6.67	\$1,046,917

PINE ISLAND-MATLACHA

MARKET REPORT - JULY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	363	390	343	355	443	482	437
Sold	214	379	305	194	208	185	238
Avg. Sale \$	\$369,549	\$462,432	\$655,085	\$555,931	\$571,222	\$542,798	\$506,732



NEW
LISTINGS

437
↓9.34%



CLOSED
SALES

238
↑28.65%



AVERAGE
SALES PRICE

\$506,732
↓6.64%



CURRENT
INVENTORY

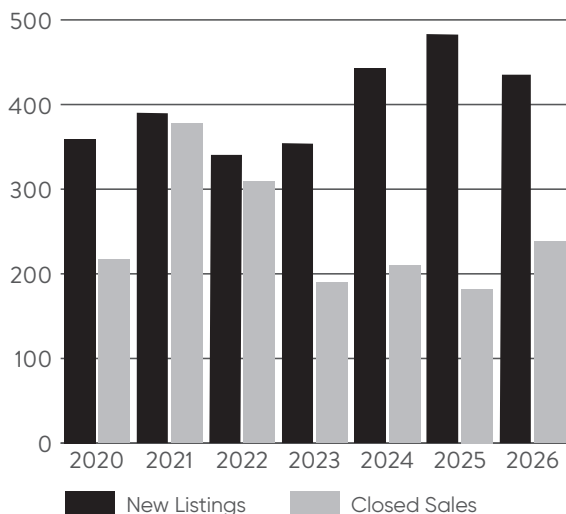
178
↓21.24%



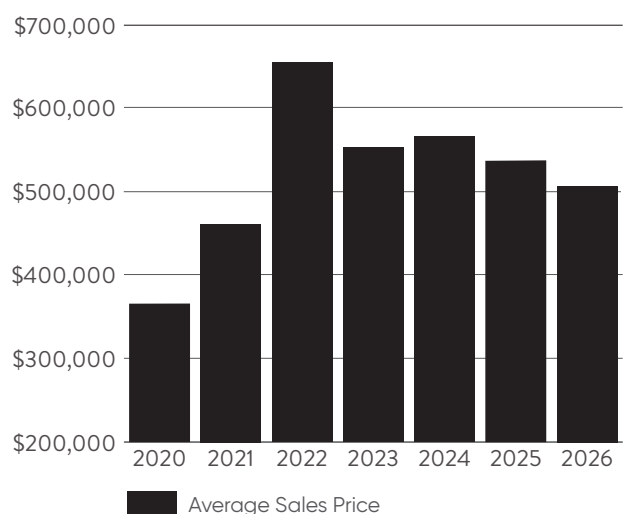
MONTHS OF
SUPPLY

8.97
↓38.78%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Co = parison Report for Select Communities

Monthly Snapshot as of July 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	60	84	8.57	\$487,117
Matlacha	29	28	12.43	\$499,054
St James City	68	103	7.92	\$567,377

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	12	18	8.00	\$313,954
St James City	5	3	20	\$231,667

#1

REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

\$4.1 Billion in Sales Volume in 2025.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

THE UNRIVALED LEADER IN REAL ESTATE
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Source: SWFLA MLS. Sales Volume In Lee and Collier Counties Combined. 1/1/2025 through 12/31/2025.

