

MONTHLY MARKET REPORT - JUNE 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

JUNE 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 - JUNE 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	38,472	39,361	36,842	33,286	39,227	41,411	38,160
Sold	26,346	41,956	33,577	24,316	23,535	21,445	24,634
Avg. Sale \$	\$455,177	\$592,323	\$724,022	\$794,858	\$818,655	\$812,284	\$798,654



NEW
LISTINGS

38,160
↓7.85%



CLOSED
SALES

24,634
↑14.87%



AVERAGE
SALES PRICE

\$798,654
↓1.68%



CURRENT
INVENTORY

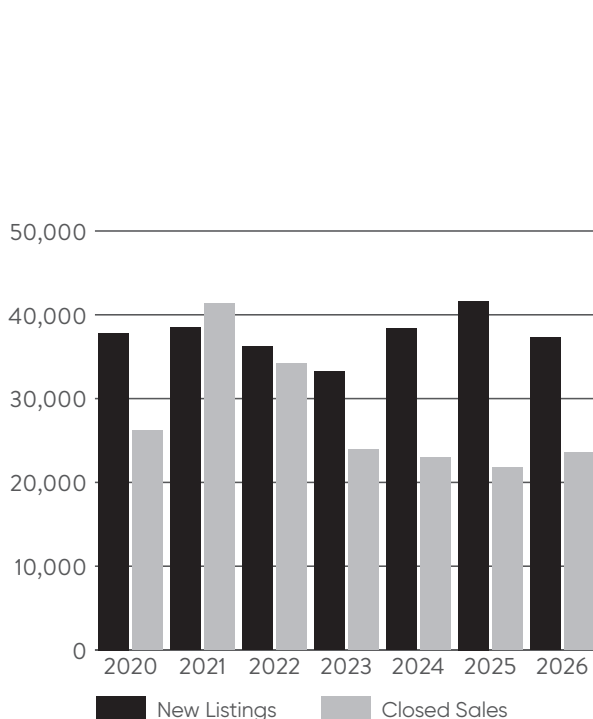
12,462
↓22.23%



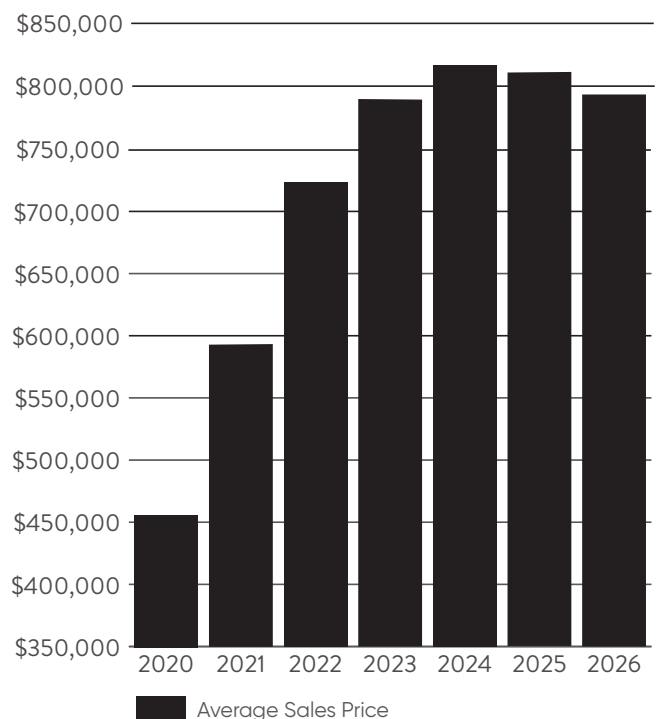
MONTHS OF
SUPPLY

6.07
↓32.30%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



NAPLES

MARKET REPORT - JUNE 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	14,606	15,614	13,960	11,956	13,956	14,883	14,225
Sold	9,865	17,038	12,907	9,339	8,791	7,859	9,241
Avg. Sale \$	\$613,453	\$787,049	\$959,139	\$1,078,365	\$1,117,879	\$1,170,210	\$1,131,594



NEW
LISTINGS

14,225
↓4.42%



CLOSED
SALES

9,241
↑17.58%



AVERAGE
SALES PRICE

\$1,131,594
↓3.30%



CURRENT
INVENTORY

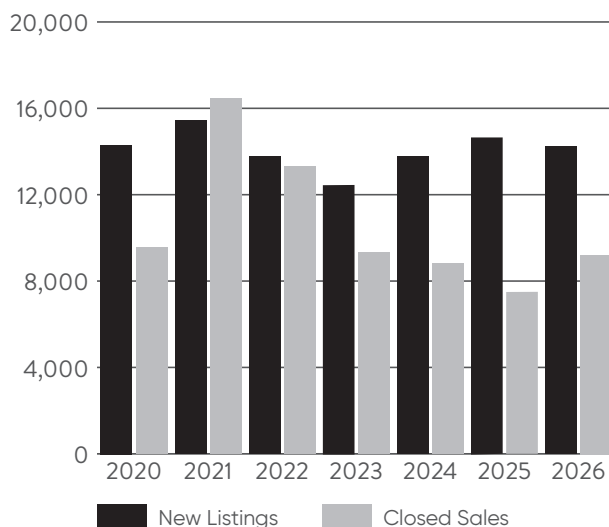
4,825
↓19.69%



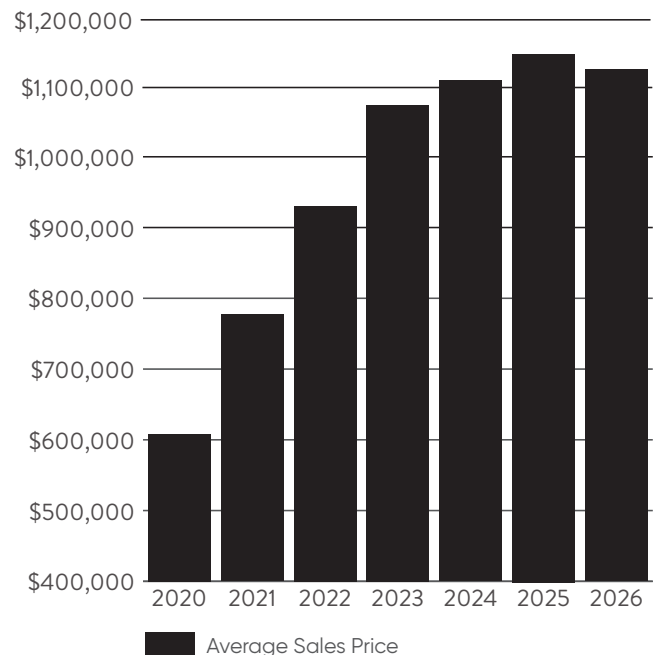
MONTHS OF
SUPPLY

6.27
↓31.70%

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 June 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	27	24	13.50	\$9,316,875
Audubon	1	23	0.52	\$2,291,609
Colliers Reserve	7	13	6.46	\$2,507,692
Crayton Road Area Non-Waterfront	71	36	23.67	\$4,568,958
Crayton Road Area Waterfront	12	7	20.57	\$7,717,857
Crossings	4	5	9.60	\$1,434,000
Esplanade	12	51	2.82	\$1,918,418
Grey Oaks	13	38	4.11	\$5,237,342
Isles of Collier Preserve	22	59	4.47	\$2,172,169
Kensington	2	16	1.50	\$1,892,188
Lely Resort	41	101	4.87	\$1,253,544
Mediterra	19	36	6.33	\$3,550,625
Monterey	9	16	6.75	\$1,787,031
Olde Cypress	4	26	1.85	\$1,424,635
Olde Naples	51	28	21.86	\$5,335,625
Pelican Bay	16	32	6.00	\$2,834,500
Pelican Bay - Bay Colony	4	10	4.80	\$7,027,500
Pelican Marsh	14	57	2.95	\$1,899,759
Pine Ridge	24	24	12.00	\$6,142,083
Port Royal	24	26	11.08	\$19,689,423
Quail Creek	5	23	2.61	\$2,529,750
Quail West	14	41	4.10	\$4,506,042
The Quarry	5	38	1.58	\$1,566,158
Riverstone	18	37	5.84	\$1,037,257
Royal Harbor	26	22	14.18	\$4,087,091
The Strand	3	11	3.27	\$1,137,064
Tiburon	1	9	1.33	\$3,488,333
Treviso Bay	1	15	0.80	\$1,734,659
Vanderbilt Beach	39	25	18.72	\$5,064,800
Vineyards	14	57	2.95	\$1,439,035

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	73	44	19.91	\$509,216
Crayton Road Area Waterfront	188	79	28.56	\$1,958,299
The Dunes	15	36	5.00	\$1,643,194
Esplanade	17	32	6.38	\$686,668
Grey Oaks	1	11	1.09	\$1,906,818
Isles of Collier Preserve	34	72	5.67	\$775,891
Kensington	2	24	1.00	\$805,167
Lely Resort	81	128	7.59	\$517,825
Mediterra	10	22	5.45	\$1,373,409
Olde Naples	106	43	29.58	\$1,380,376
Pelican Bay	113	248	5.47	\$1,610,006
Pelican Bay - Bay Colony	14	29	5.79	\$4,906,379
Pelican Marsh	18	58	3.72	\$770,853
Pine Ridge	8	6	16.00	\$300,583
The Quarry	11	17	7.76	\$651,297
The Strand	13	53	2.94	\$568,600
Tiburon	21	23	10.96	\$1,630,435
Treviso Bay	29	60	5.80	\$574,075
Vanderbilt Beach	58	100	6.96	\$1,928,460
Vineyards	51	90	6.80	\$619,360

MARCO ISLAND

MARKET REPORT - JUNE 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	1,301	1,498	1,226	1,157	1,372	1,478	1,246
Sold	836	1,680	1,064	724	839	761	868
Avg. Sale \$	\$799,076	\$954,816	\$1,253,588	\$1,449,905	\$1,562,924	\$1,415,570	\$1,440,411



NEW
LISTINGS

1,246
↓15.70%



CLOSED
SALES

868
↑14.06%



AVERAGE
SALES PRICE

\$1,440,411
↑1.75%



CURRENT
INVENTORY

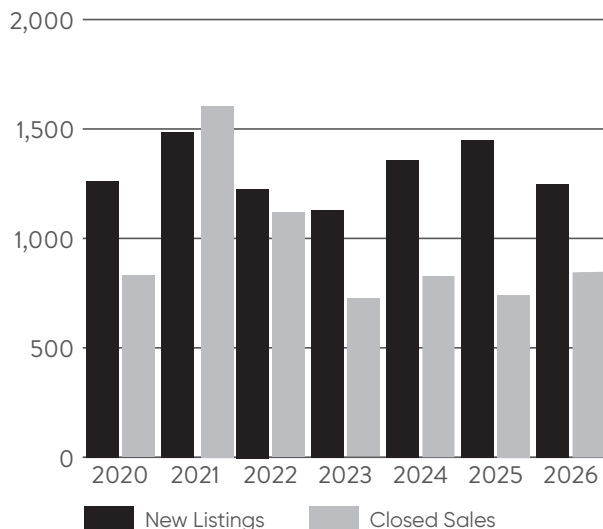
423
↓34.32%



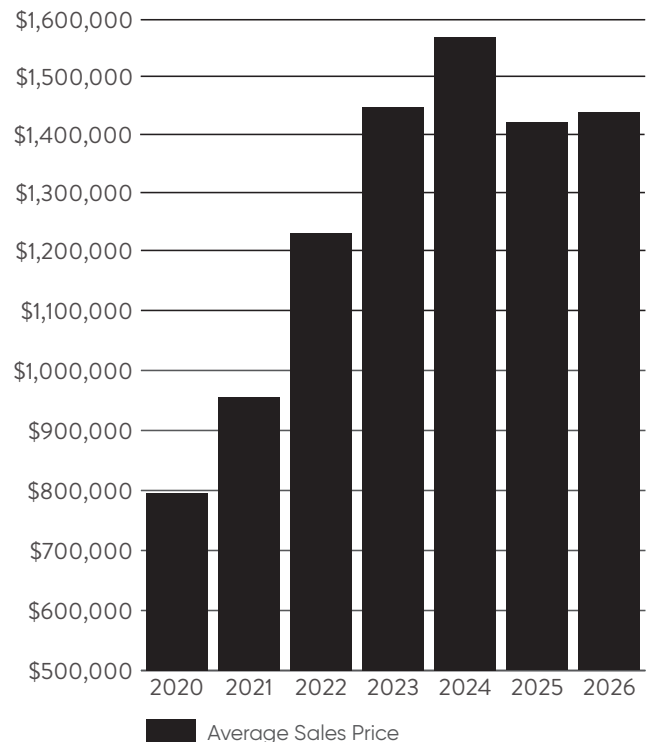
MONTHS OF
SUPPLY

5.85
↓42.41%

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 June 30, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	64	124	6.19	\$3,080,449
Golf Course	1	16	0.75	\$1,212,688
Gulf Front	1	0	0	—
Indirect Waterfront	43	154	3.35	\$1,907,810
Inland	35	117	3.59	\$1,101,069
Preserve	6	9	8.00	\$2,337,667

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	63	132	5.73	\$605,829
Golf Course	1	3	4.00	\$861,667
Gulf Front	109	148	8.84	\$1,493,979
Gulf View	19	38	6.00	\$1,172,818
Indirect Waterfront	4	14	3.43	\$605,464
Inland	72	102	8.47	\$405,247
Preserve	5	11	5.45	\$653,591

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	33	96	4.13	\$1,603,505
Isles Of Capri	15	16	11.25	\$1,241,773
Naples Reserve	22	51	5.18	\$1,142,604
Winding Cypress	7	37	2.27	\$918,849

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	47	84	6.71	\$605,434
Hammock Bay Golf and Country Club	25	17	17.65	\$666,206
Isles Of Capri	17	15	13.60	\$624,267

BONITA SPRINGS - ESTERO

MARKET REPORT - JUNE 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	4,237	4,426	4,000	3,563	4,156	4,629	4,494
Sold	3,052	4,942	3,715	2,903	2,802	2,667	3,245
Avg. Sale \$	\$411,777	\$502,162	\$642,063	\$765,248	\$787,401	\$760,934	\$735,203



NEW
LISTINGS

4,494
↓2.92%



CLOSED
SALES

3,245
↑21.67%



AVERAGE
SALES PRICE

\$735,203
↓3.38%



CURRENT
INVENTORY

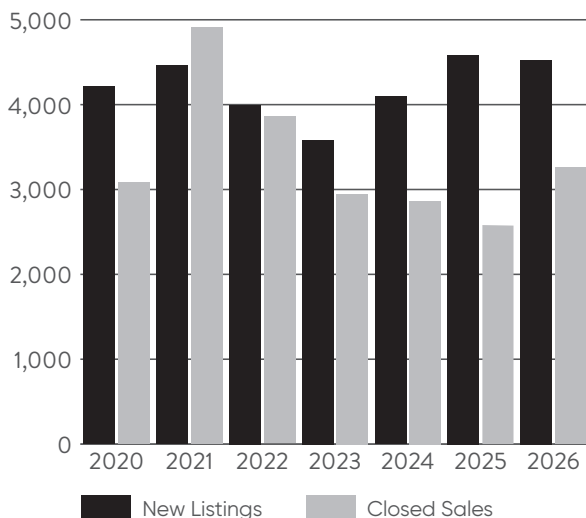
1,229
↓26.54%



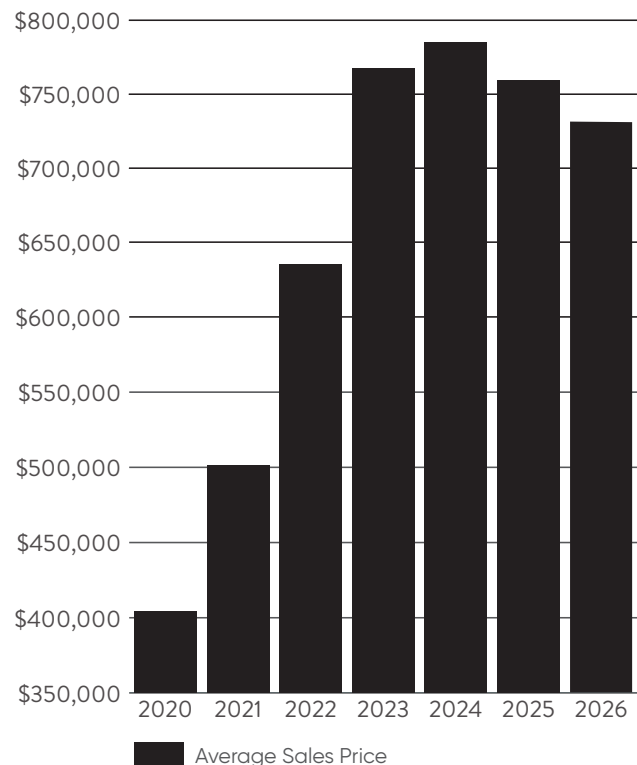
MONTHS OF
SUPPLY

4.54
↓39.62%

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 June 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	22	15	17.60	\$4,752,333
Bonita Bay	16	66	2.91	\$1,699,053
The Brooks	11	70	1.89	\$1,400,055
Palmira Golf and Country Club	13	19	8.21	\$1,159,289
Pelican Landing	8	61	1.57	\$1,252,529
Pelican Landing - The Colony	7	8	10.50	\$1,725,000
Pelican Sound	0	10	0.00	\$1,225,150
West Bay Club	5	23	2.61	\$2,028,457

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	29	22	15.82	\$1,856,705
Bonita Bay	65	154	5.06	\$975,454
The Brooks	34	115	3.55	\$466,975
Palmira Golf and Country Club	2	17	1.41	\$554,235
Pelican Landing	20	68	3.53	\$489,764
Pelican Landing - The Colony	41	75	6.56	\$1,718,000
Pelican Sound	5	40	1.50	\$573,893
West Bay Club	28	26	12.92	\$760,788

FORT MYERS

MARKET REPORT - JUNE 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	8,819	7,687	7,027	6,738	7,888	8,011	7,197
Sold	5,644	8,100	6,696	5,073	4,506	4,048	4,424
Avg. Sale \$	\$288,615	\$348,124	\$441,595	\$501,705	\$512,165	\$499,877	\$465,100



NEW
LISTINGS

7,197
↓10.16%



CLOSED
SALES

4,424
↑9.29%



AVERAGE
SALES PRICE

\$465,100
↓6.96%



CURRENT
INVENTORY

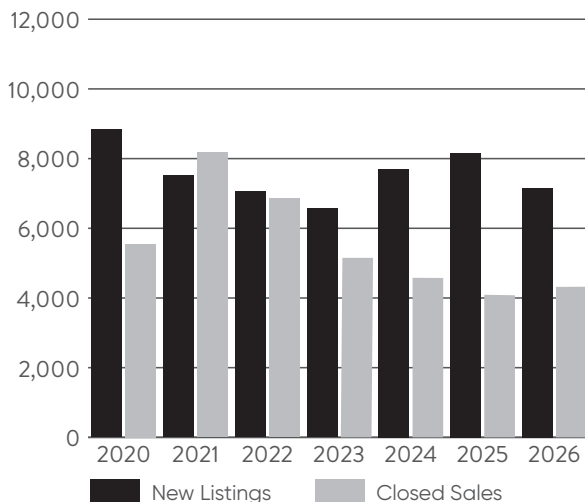
2,314
↓21.27%



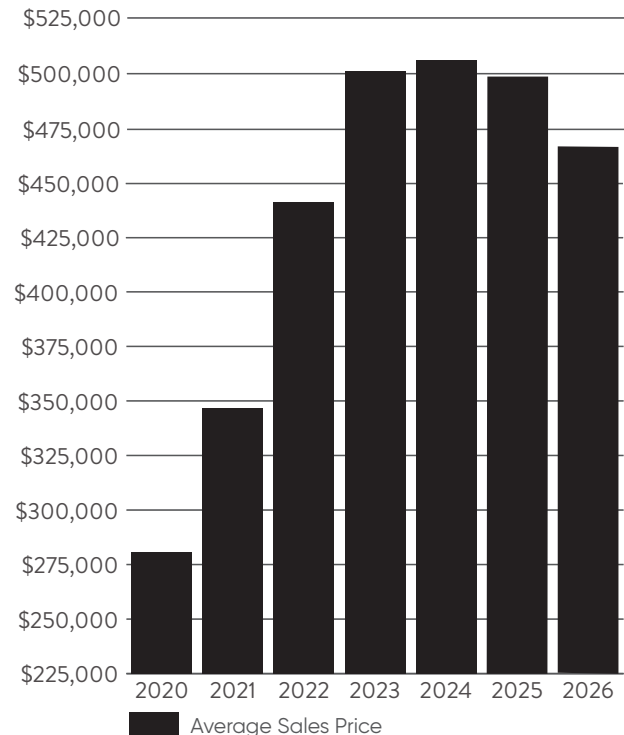
MONTHS OF
SUPPLY

6.28
↓27.96%

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 June 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	15	26	6.92	\$839,385
Colonial Country Club	12	34	4.24	\$551,059
Crown Colony	6	14	5.14	\$708,161
Esplanade Lake Club	9	55	1.96	\$1,199,609
Fiddlesticks Country Club	8	30	3.20	\$948,850
The Forest	12	16	9.00	\$723,031
Gulf Harbour Yacht And Country Club	7	22	3.82	\$1,356,045
Miromar Lakes Beach And Golf Club	27	30	10.80	\$2,280,693
Parker Lakes	6	20	3.60	\$362,575
Paseo	1	16	0.75	\$788,594
The Plantation	24	91	3.16	\$653,684
Shadow Wood Preserve	7	13	6.46	\$1,178,846
Town And River	11	24	5.50	\$1,152,000
Wildblue	30	65	5.54	\$1,471,197

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	42	79	6.38	\$276,919
Crown Colony	10	7	17.14	\$364,643
Downtown Fort Myers	90	76	14.21	\$344,154
Esplanade Lake Club	11	22	6.00	\$531,382
Fiddlesticks Country Club	3	13	2.77	\$271,042
The Forest	17	33	6.18	\$306,315
Gulf Harbour Yacht And Country Club	44	70	7.54	\$688,899
Miromar Lakes Beach And Golf Club	34	46	8.87	\$1,150,862
Parker Lakes	9	43	2.51	\$273,738
Paseo	19	25	9.12	\$408,740
The Plantation	14	18	9.33	\$414,972
Shadow Wood Preserve	5	5	12.00	\$321,180
Town And River	2	1	24.00	\$325,000

FORT MYERS BEACH

MARKET REPORT - JUNE 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	640	645	666	606	559	798	826
Sold	389	684	563	313	317	222	308
Avg. Sale \$	\$563,874	\$639,169	\$912,186	\$866,826	\$937,469	\$897,495	\$808,195

NEW LISTINGS

826
↑3.51%

CLOSED SALES

308
↑38.74%

AVERAGE SALES PRICE

\$808,195
↓9.95%

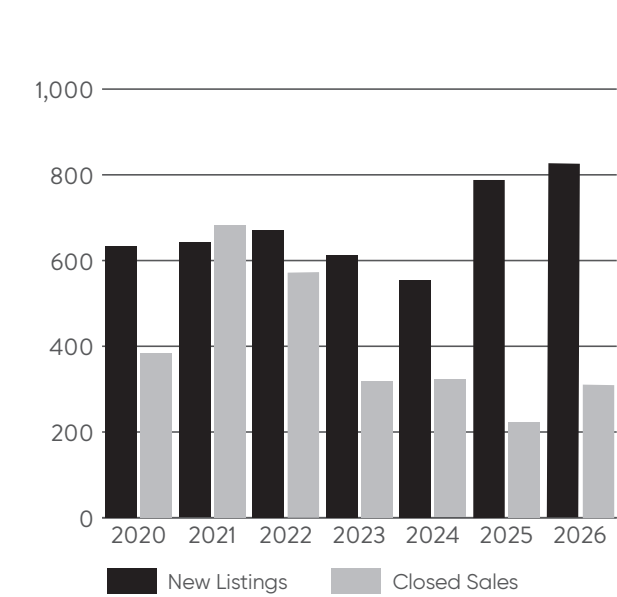
CURRENT INVENTORY

423
↓12.06%

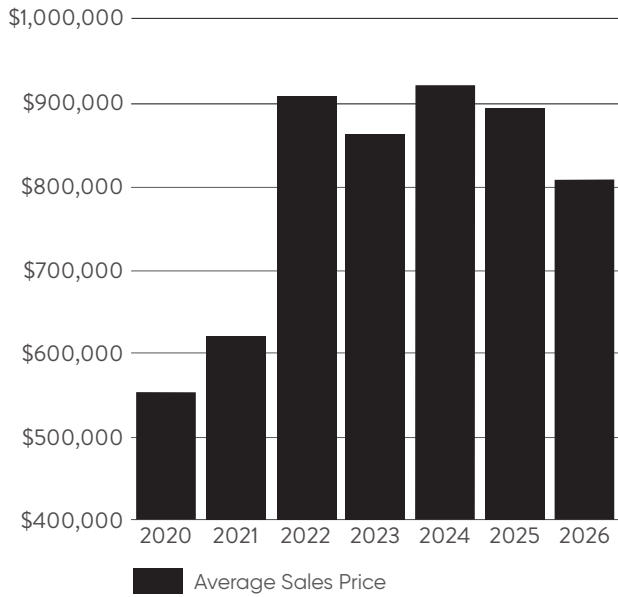
MONTHS OF SUPPLY

16.48
↓36.61%

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 June 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	15	18	10.00	\$977,556
Laguna Shores	17	7	29.14	\$1,101,000
Mcphie Park	6	6	12.00	\$1,237,583

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	5	9.60	\$478,400
Ocean Harbor Condo	12	5	28.80	\$643,800
Sandarac Condo	18	5	43.20	\$537,400
Waterside At Bay Beach	29	19	18.32	\$828,237

SANIBEL-CAPTIVA

MARKET REPORT - JUNE 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	750	680	537	627	655	887	793
Sold	392	858	536	349	335	252	409
Avg. Sale \$	\$955,059	\$1,097,533	\$1,530,007	\$1,257,040	\$1,358,115	\$1,308,868	\$1,204,599



NEW
LISTINGS

793
↓10.60%



CLOSED
SALES

409
↑62.30%



AVERAGE
SALES PRICE

\$1,204,599
↓7.97%



CURRENT
INVENTORY

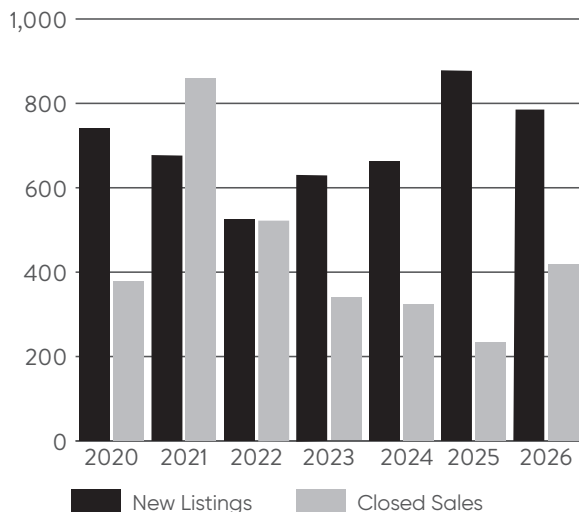
423
↓18.65%



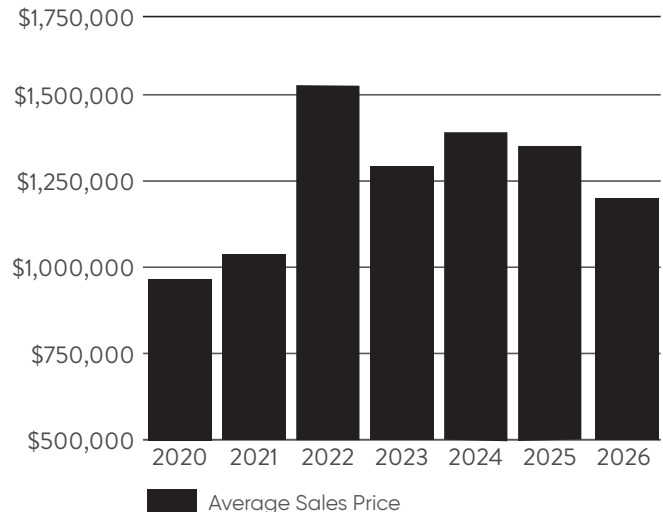
MONTHS OF
SUPPLY

12.41
↓49.88%

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 June 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	13	15	10.40	\$1,272,390
Captiva Island	56	23	29.22	\$1,852,152
Dunes At Sanibel Island	18	13	16.62	\$987,038
Other Sanibel Island Single-Family	144	201	8.60	\$1,465,206

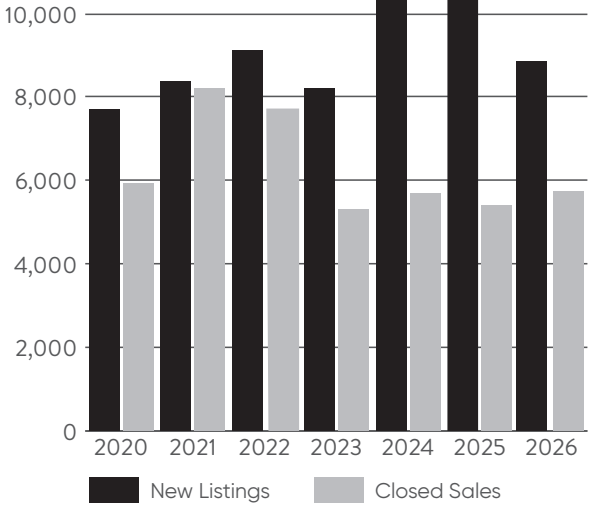
Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	40	28	17.14	\$794,304
Sundial Of Sanibel Condos	5	23	2.61	\$798,804
Other Sanibel Island Condos	147	106	16.64	\$783,441



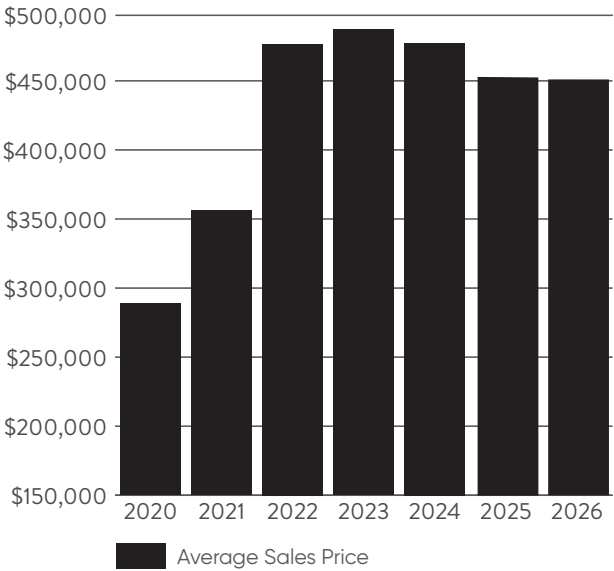
	2020	2021	2022	2023	2024	2025	2026
Listed	7,777	8,412	9,079	8,281	10,208	10,248	8,937
Sold	5,958	8,287	7,778	5,419	5,732	5,463	5,894
Avg. Sale \$	\$288,262	\$360,799	\$477,909	\$483,190	\$478,302	\$451,810	\$450,933



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 June 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	12	15	9.60	\$1,681,667
Cape Royal	10	20	6.00	\$695,275
Yacht Club	7	27	3.11	\$966,030

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	20	21	11.43	\$513,500
Tarpon Point Marina	9	17	6.35	\$1,075,559

PINE ISLAND-MATLACHA

MARKET REPORT - JUNE 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	342	399	347	358	433	477	442
Sold	210	367	318	196	213	173	245
Avg. Sale \$	\$359,454	\$455,979	\$641,699	\$571,932	\$566,181	\$550,709	\$505,972



NEW
LISTINGS

442
↓7.34%



CLOSED
SALES

245
↑41.62%



AVERAGE
SALES PRICE

\$505,972
↓8.12%



CURRENT
INVENTORY

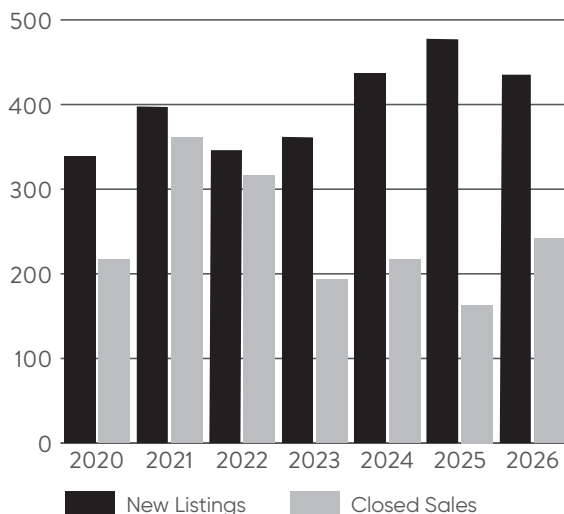
192
↓20.66%



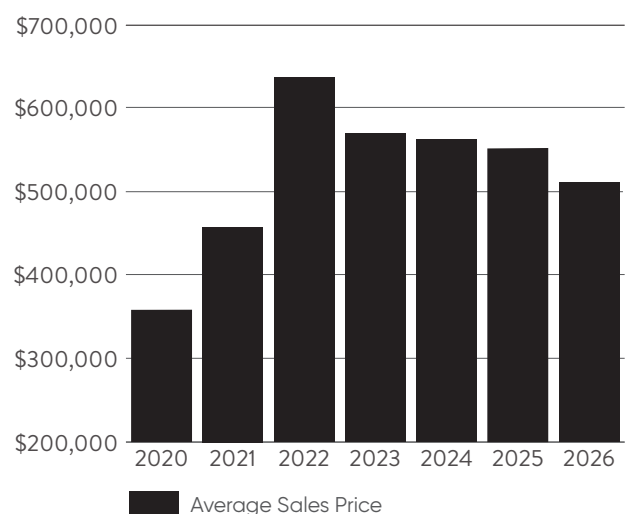
MONTHS OF
SUPPLY

9.40
↓43.98%

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 June 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	58	87	8.00	\$478,371
Matlacha	29	28	12.43	\$496,875
St James City	81	110	8.84	\$565,284

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	17	16	12.75	\$309,761
St James City	6	3	0	\$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
Family Owned & Operated Since 1958

Contact us to market your home today.

JohnRWood.com | (239) 262-1900

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

