

MONTHLY MARKET REPORT - MARCH 2026



JOHN R. WOODTM
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

A LOCAL LEGACY
OF ACHIEVEMENT

\$4.1B+

IN CLOSED
SALES VOLUME
IN 2025

21

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

MARCH 2026

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SOUTHWEST FLORIDA

MARKET REPORT - MARCH 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	40,531	37,406	36,089	35,112	38,513	42,010	38,813
Sold	28,656	35,561	36,886	26,001	23,882	21,976	23,683
Avg. Sale \$	\$455,636	\$553,592	\$670,142	\$802,924	\$795,868	\$825,651	\$797,571



NEW LISTINGS

38,813
↓7.61%



CLOSED SALES

23,683
↑7.77%



AVERAGE SALES PRICE

\$797,571
↓3.40%



CURRENT INVENTORY

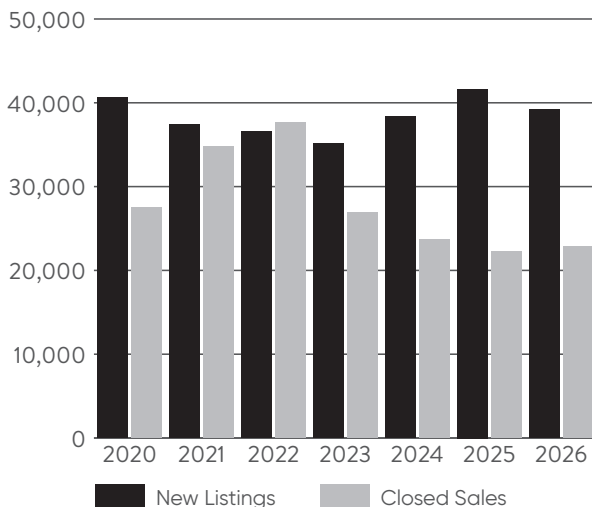
15,774
↓19.12%



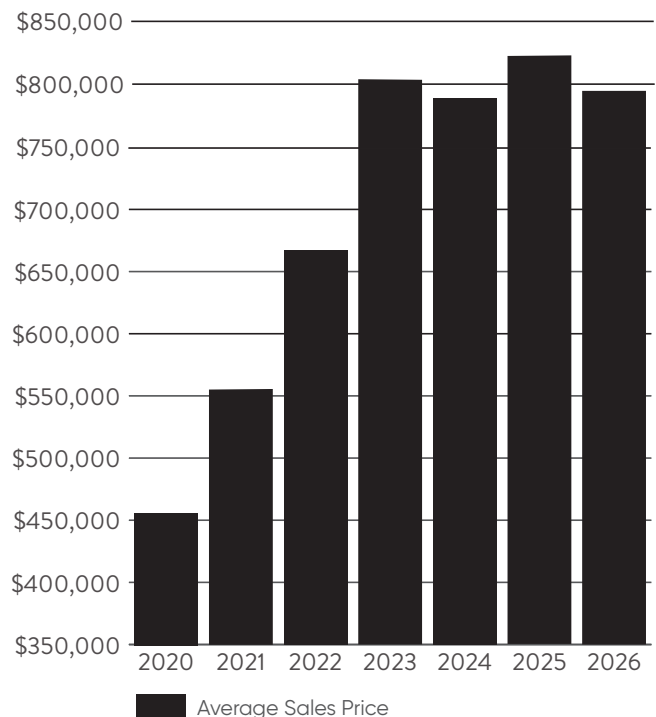
MONTHS OF SUPPLY

7.99
↓24.95%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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NAPLES

MARKET REPORT - MARCH 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	14,951	14,938	13,802	12,993	13,470	15,194	14,357
Sold	10,761	14,131	14,531	10,055	8,896	8,198	8,806
Avg. Sale \$	\$622,756	\$748,880	\$873,395	\$1,086,900	\$1,069,861	\$1,162,392	\$1,145,121



NEW LISTINGS

14,357
↓5.51%



CLOSED SALES

8,806
↑7.42%



AVERAGE SALES PRICE

\$1,145,121
↓1.49%



CURRENT INVENTORY

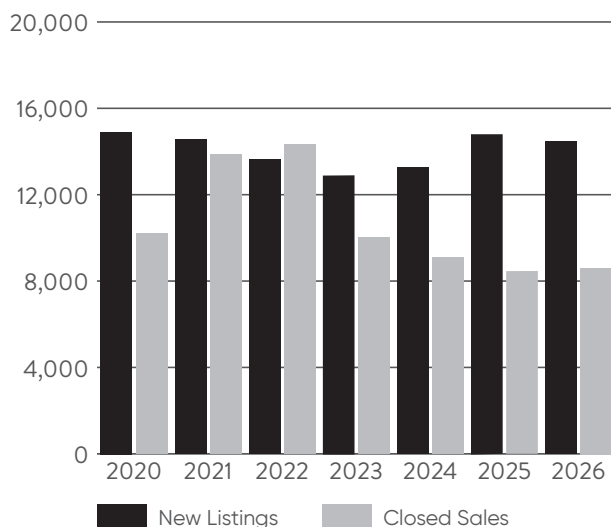
6,362
↓14.89%



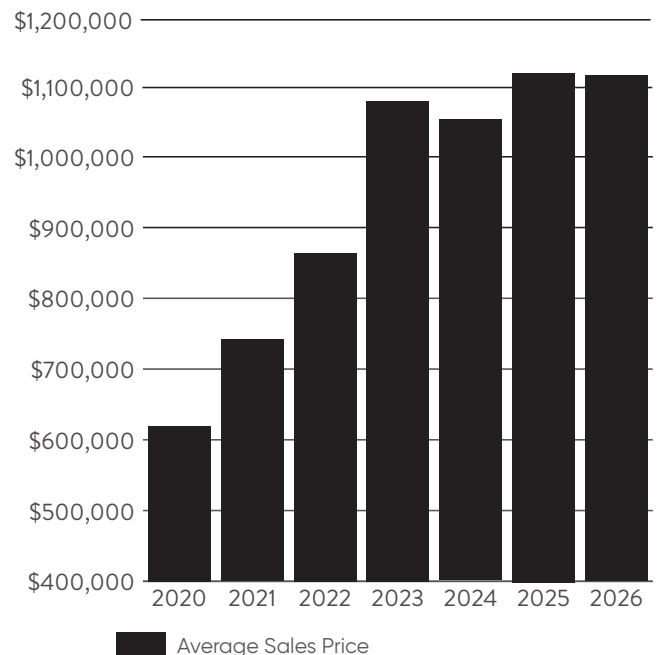
MONTHS OF SUPPLY

8.67
↓20.77%

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 March 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	35	28	15.00	\$8,881,429
Audubon	5	16	3.75	\$2,426,063
Colliers Reserve	10	11	10.91	\$2,522,727
Crayton Road Area Non-Waterfront	17	18	11.33	\$8,910,222
Crayton Road Area Waterfront	101	85	14.26	\$4,570,499
Crossings	5	10	6.00	\$1,401,500
Esplanade	13	46	3.39	\$1,976,935
Grey Oaks	21	35	7.20	\$4,336,143
Isles of Collier Preserve	41	46	10.70	\$2,291,266
Kensington	4	20	2.40	\$1,882,200
Lely Resort	54	101	6.42	\$1,220,740
Mediterra	21	29	8.69	\$3,605,776
Monterey	4	16	3.00	\$1,761,094
Olde Cypress	3	33	1.09	\$1,506,470
Olde Naples	73	62	14.13	\$6,450,766
Pelican Bay	25	40	7.50	\$3,309,163
Pelican Bay - Bay Colony	7	12	7.00	\$7,657,917
Pelican Marsh	27	45	7.20	\$2,022,272
Pine Ridge	41	33	14.91	\$6,892,275
Port Royal	27	28	11.57	\$25,166,964
Quail Creek	16	26	7.38	\$2,636,135
Quail West	19	41	5.56	\$4,456,187
The Quarry	6	40	1.80	\$1,484,263
Riverstone	22	37	7.14	\$1,091,905
Royal Harbor	27	25	12.96	\$4,466,230
The Strand	7	8	10.50	\$1,218,463
Tiburon	7	8	10.50	\$3,696,250
Treviso Bay	7	16	5.25	\$1,916,493
Vanderbilt Beach	48	26	22.15	\$5,170,962
Vineyards	19	60	3.80	\$1,435,600

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

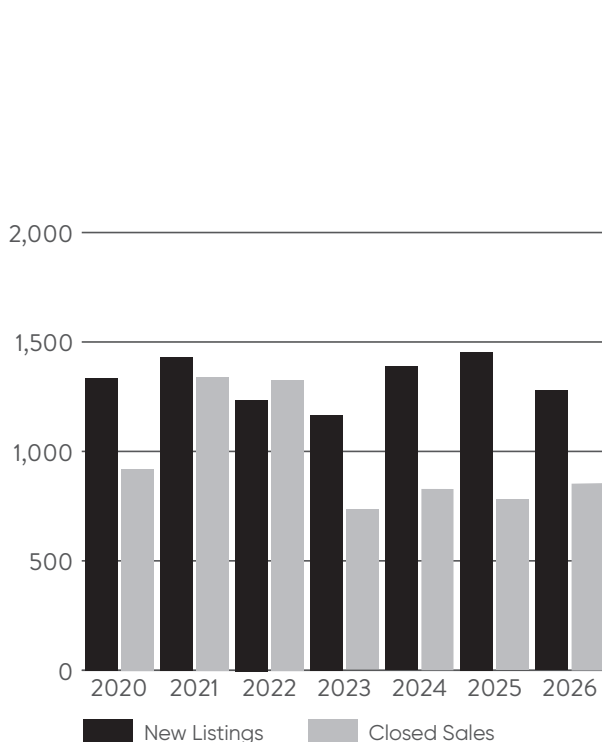
Monthly Snapshot as of March 31, 2026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	293	237	14.84	\$2,160,825
Crayton Road Area Waterfront	102	107	11.44	\$657,886
The Dunes	27	28	11.57	\$1,539,464
Esplanade	21	28	9.00	\$719,728
Grey Oaks	2	8	3.00	\$1,856,250
Isles of Collier Preserve	46	63	8.76	\$770,854
Kensington	2	26	0.92	\$726,519
Lely Resort	106	124	10.26	\$519,235
Mediterra	10	20	6.00	\$1,310,500
Olde Naples	151	104	17.42	\$1,191,293
Pelican Bay	159	237	8.05	\$1,529,974
Pelican Bay - Bay Colony	26	33	9.45	\$5,551,333
Pelican Marsh	29	47	7.40	\$738,011
Pine Ridge	6	10	7.20	\$327,650
The Quarry	19	12	19.00	\$655,500
The Strand	20	52	4.62	\$568,926
Tiburon	26	20	15.60	\$1,527,250
Treviso Bay	37	58	7.66	\$596,284
Vanderbilt Beach	95	81	14.07	\$1,956,370
Vineyards	81	84	11.57	\$619,224

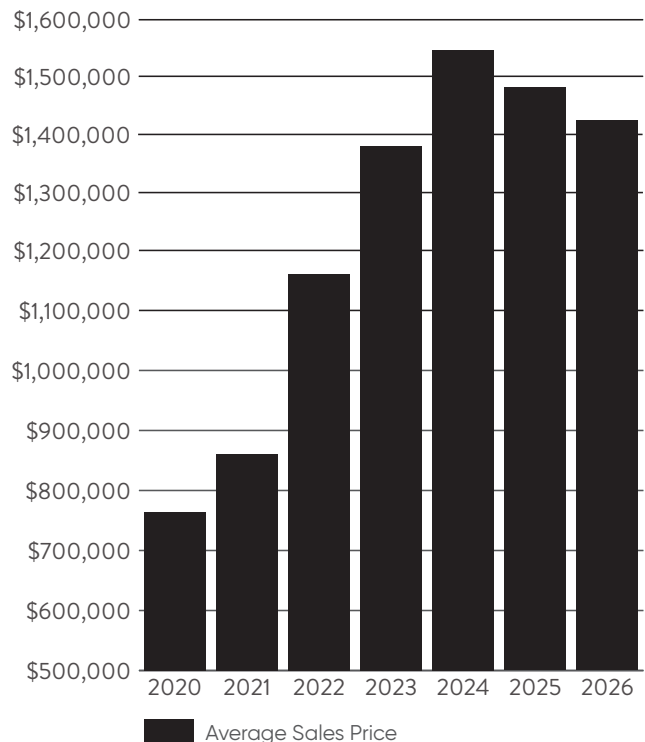
	2020	2021	2022	2023	2024	2025	2026
Listed	1,315	1,420	1,219	1,188	1,395	1,464	1,293
Sold	908	1,333	1,316	746	816	789	854
Avg. Sale \$	\$762,302	\$880,548	\$1,165,221	\$1,388,160	\$1,543,685	\$1,485,873	\$1,429,402

 NEW LISTINGS 1,293 ↓11.68%	 CLOSED SALES 854 ↑8.24%	 AVERAGE SALES PRICE \$1,429,402 ↓3.80%	 CURRENT INVENTORY 562 ↓28.22%	 MONTHS OF SUPPLY 7.90 ↓33.69%
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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 March 31, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	85	117	8.72	\$3,121,382
Golf Course	3	22	1.64	\$1,171,500
Gulf Front	0	0	0.00	-
Indirect Waterfront	52	163	3.83	\$1,913,799
Inland	49	120	4.90	\$1,072,984
Preserve	11	8	16.50	\$1,862,988

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	84	112	9.00	\$640,378
Golf Course	0	3	0.00	\$835,667
Gulf Front	153	130	14.12	\$1,491,495
Gulf View	35	32	13.13	\$1,114,484
Indirect Waterfront	5	26	2.31	\$592,885
Inland	82	108	9.11	\$433,497
Preserve	3	12	3.00	\$621,958

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	56	82	8.20	\$1,660,740
Isles Of Capri	24	15	19.20	\$1,253,892
Naples Reserve	32	50	7.68	\$1,023,796
Winding Cypress	13	33	4.73	\$914,394

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	68	69	11.83	\$633,934
Hammock Bay Golf and Country Club	35	18	23.33	\$647,750
Isles Of Capri	22	12	22.00	\$570,667

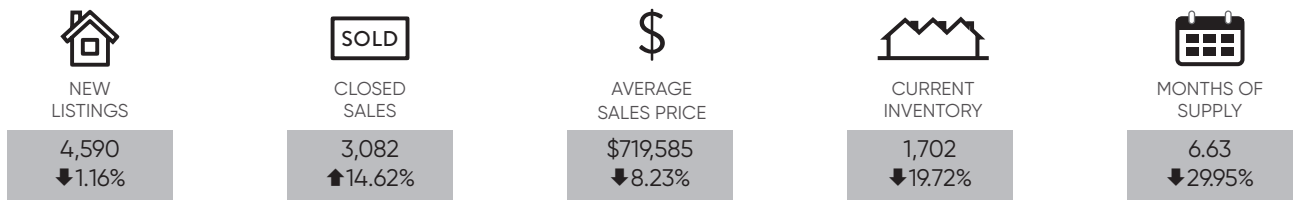
BONITA SPRINGS - ESTERO

MARKET REPORT - MARCH 2026

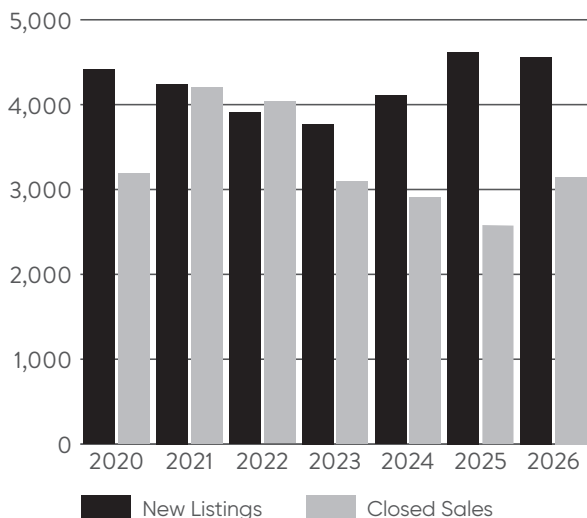


CHRISTIE'S
INTERNATIONAL REAL ESTATE

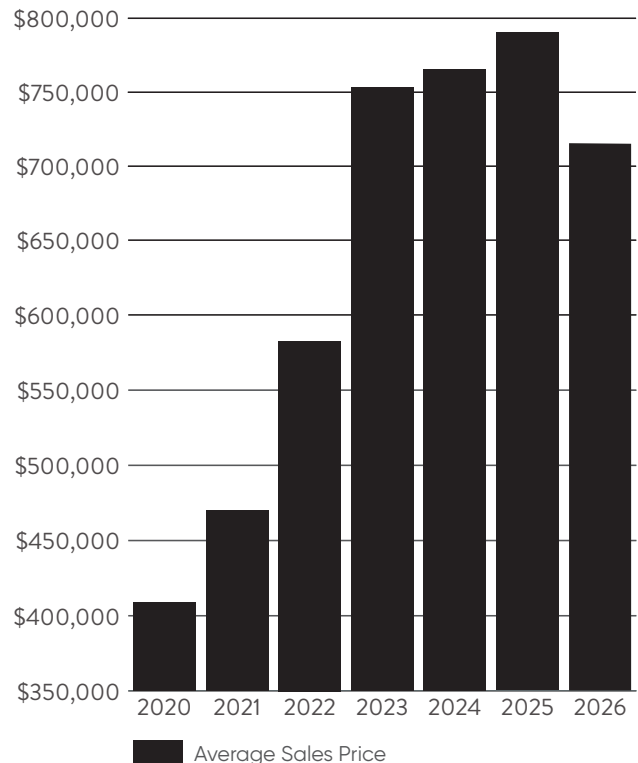
	2020	2021	2022	2023	2024	2025	2026
Listed	4,483	4,247	3,926	3,800	4,104	4,644	4,590
Sold	3,312	4,240	4,082	3,044	2,891	2,689	3,082
Avg. Sale \$	\$407,855	\$471,526	\$586,619	\$754,926	\$762,335	\$784,118	\$719,585



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 March 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	26	12	26.00	\$4,443,833
Bonita Bay	23	68	4.06	\$1,890,691
The Brooks	22	86	3.07	\$1,397,161
Palmira Golf and Country Club	11	23	5.74	\$1,158,370
Pelican Landing	15	59	3.05	\$1,196,564
Pelican Landing - The Colony	7	5	16.80	\$1,470,000
Pelican Sound	1	7	1.71	\$1,276,071
West Bay Club	6	17	4.24	\$2,247,206

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	33	19	20.84	\$1,676,842
Bonita Bay	85	128	7.97	\$1,013,964
The Brooks	55	111	5.95	\$486,114
Palmira Golf and Country Club	6	14	5.14	\$550,411
Pelican Landing	32	64	6.00	\$513,227
Pelican Landing - The Colony	70	65	12.92	\$1,672,969
Pelican Sound	14	41	4.10	\$609,432
West Bay Club	41	18	27.33	\$839,167

	2020	2021	2022	2023	2024	2025	2026
Listed	9,791	7,283	6,960	6,890	7,918	8,188	7,324
Sold	6,204	6,998	7,221	5,396	4,697	4,078	4,275
Avg. Sale \$	\$281,580	\$330,056	\$406,557	\$500,634	\$510,620	\$508,313	\$470,726



NEW LISTINGS

7,324
↓10.55%



CLOSED SALES

4,275
↑4.83%



AVERAGE SALES PRICE

\$470,726
↓7.39%



CURRENT INVENTORY

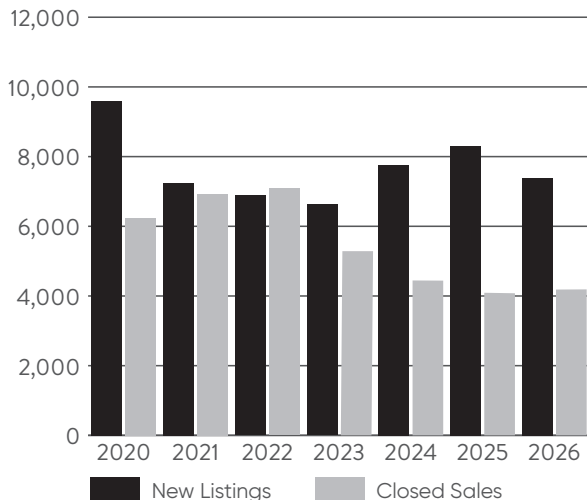
2,897
↓21.19%



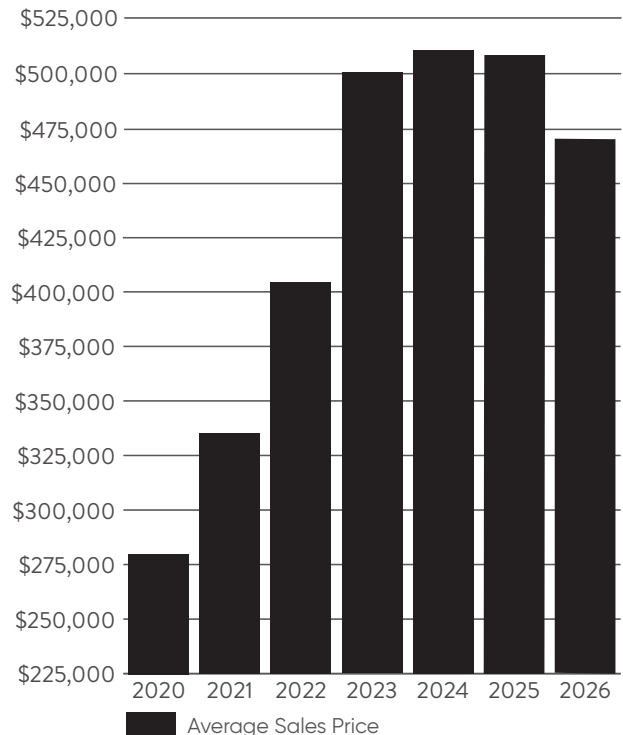
MONTHS OF SUPPLY

8.13
↓24.82%

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 March 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	17	33	6.18	\$813,621
Colonial Country Club	20	33	7.27	\$571,879
Crown Colony	7	17	4.94	\$786,890
Esplanade Lake Club	11	62	2.13	\$1,167,337
Fiddlesticks Country Club	20	25	9.60	\$921,320
The Forest	12	20	7.20	\$665,600
Gulf Harbour Yacht And Country Club	11	27	4.89	\$1,312,722
Miromar Lakes Beach And Golf Club	30	28	12.86	\$2,344,589
Parker Lakes	6	12	6.00	\$329,533
Paseo	2	22	1.09	\$800,568
The Plantation	37	88	5.05	\$621,759
Shadow Wood Preserve	6	12	6.00	\$1,284,583
Town And River	20	16	15.00	\$1,218,844
Wildblue	27	81	4.00	\$1,446,412

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	50	64	9.38	\$294,986
Crown Colony	9	7	15.43	\$375,214
Downtown Fort Myers	101	65	18.65	\$362,974
Esplanade Lake Club	12	24	6.00	\$495,083
Fiddlesticks Country Club	12	16	9.00	\$267,634
The Forest	25	31	9.68	\$304,126
Gulf Harbour Yacht And Country Club	64	62	12.39	\$659,497
Miromar Lakes Beach And Golf Club	44	32	16.50	\$1,152,807
Parker Lakes	11	39	3.38	\$272,276
Paseo	25	60	5.00	\$351,980
The Plantation	19	16	14.25	\$417,463
Shadow Wood Preserve	7	2	42.00	\$407,450
Town And River	2	1	24.00	\$325,000

FORT MYERS BEACH

MARKET REPORT - MARCH 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	673	634	612	660	576	746	823
Sold	434	582	577	375	348	224	285
Avg. Sale \$	\$552,750	\$617,829	\$815,473	\$920,821	\$932,673	\$929,641	\$799,028



NEW LISTINGS

823
↑10.32%



CLOSED SALES

285
↑27.23%



AVERAGE SALES PRICE

\$799,028
↓14.05%



CURRENT INVENTORY

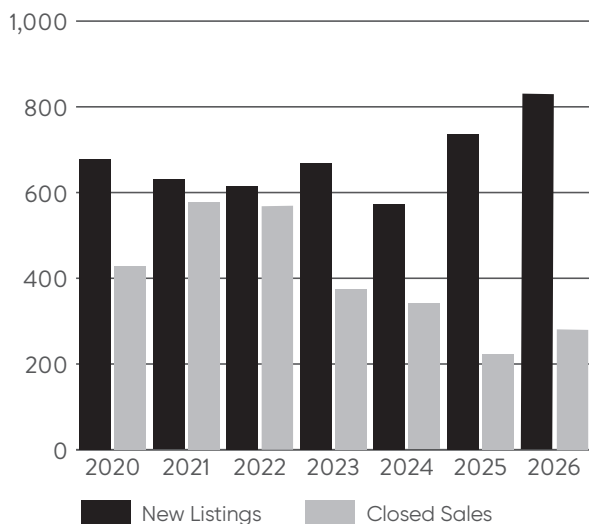
503
↓4.91%



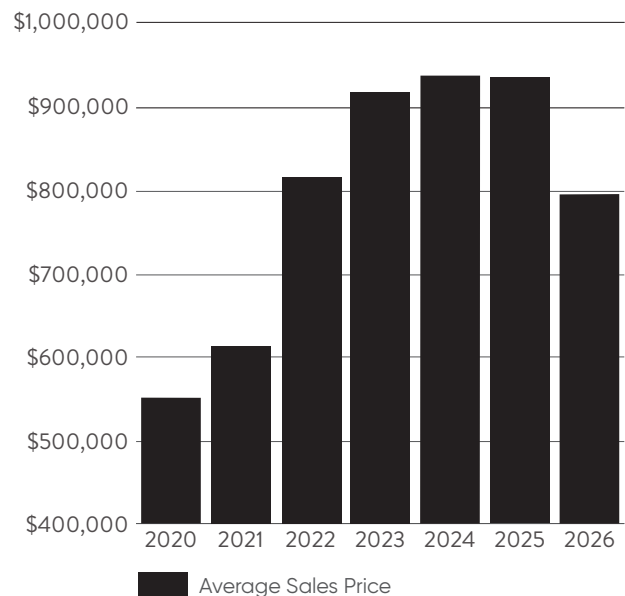
MONTHS OF SUPPLY

21.18
↓25.27%

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 March 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	22	12	22.00	\$843,833
Laguna Shores	22	7	37.71	\$1,213,214
Mcphie Park	12	5	28.80	\$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	11	3	44.00	\$658,333
Sandarac Condo	19	9	25.33	\$601,889
Waterside At Bay Beach	39	19	24.63	\$830,868

SANIBEL-CAPTIVA

MARKET REPORT - MARCH 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	735	656	567	619	685	836	821
Sold	439	680	692	347	348	264	356
Avg. Sale \$	\$952,507	\$1,021,969	\$1,324,315	\$1,512,316	\$1,340,047	\$1,363,646	\$1,212,043



NEW LISTINGS

821
↓1.79%



CLOSED SALES

356
↑34.85%



AVERAGE SALES PRICE

\$1,212,043
↓11.12%



CURRENT INVENTORY

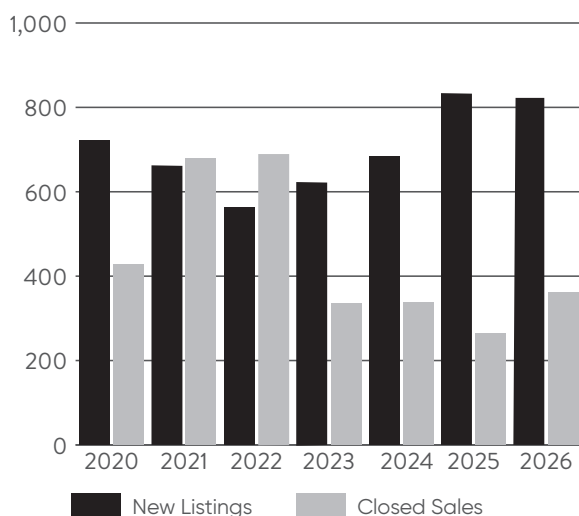
536
↓15.19%



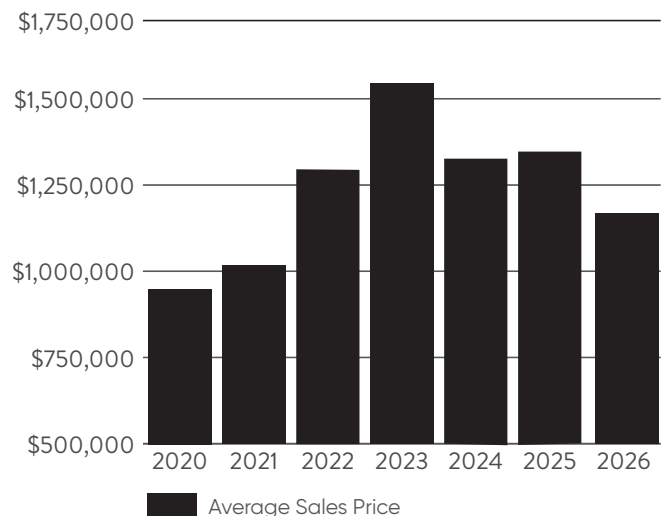
MONTHS OF SUPPLY

18.07
↓37.11%

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 March 31, 2026

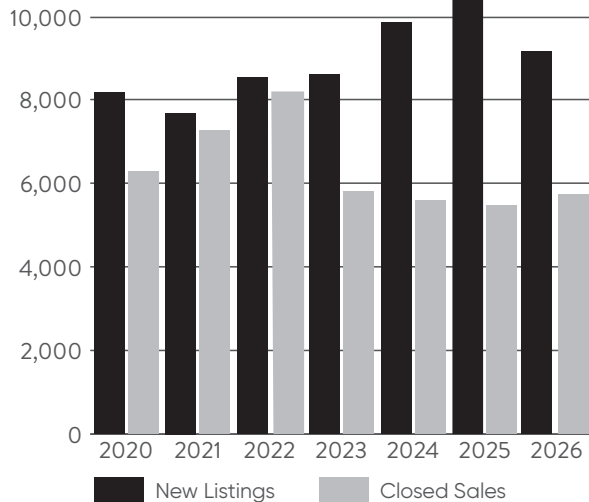
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	16	13	14.77	\$1,282,527
Captiva Island	65	23	33.91	\$2,142,309
Dunes At Sanibel Island	19	15	15.20	\$1,004,517
Other Sanibel Island Single-Family	199	173	13.80	\$1,453,158

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	44	24	22.00	\$822,833
Sundial Of Sanibel Condos	10	19	6.32	\$769,342
Other Sanibel Island Condos	182	89	24.54	\$727,098

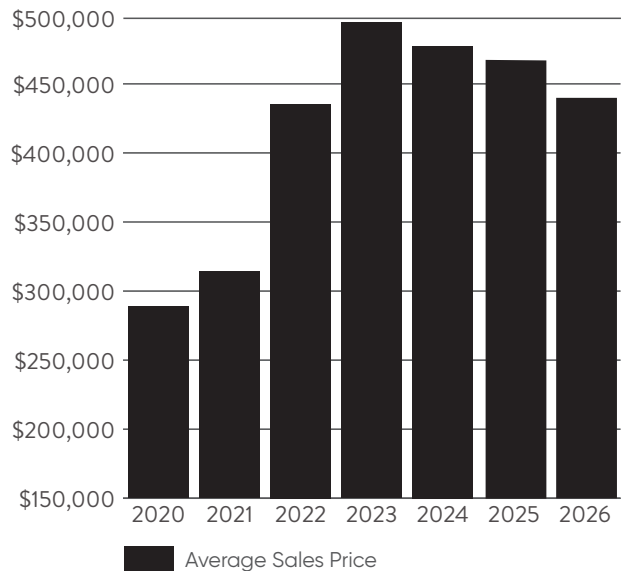
	2020	2021	2022	2023	2024	2025	2026
Listed	8,221	7,871	8,624	8,643	9,918	10,457	9,155
Sold	6,352	7,300	8,109	5,842	5,652	5,563	5,787
Avg. Sale \$	\$286,680	\$333,809	\$440,735	\$499,306	\$477,954	\$467,229	\$444,355

 NEW LISTINGS 9,155 ↓12.45%	 CLOSED SALES 5,787 ↑4.03%	 AVERAGE SALES PRICE \$444,355 ↓4.90%	 CURRENT INVENTORY 2,973 ↓25.23%	 MONTHS OF SUPPLY 6.16 ↓28.12%
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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 March 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	12	21	6.86	\$1,671,071
Cape Royal	16	19	10.11	\$681,053
Yacht Club	21	26	9.69	\$721,669

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	24	19	15.16	\$518,079
Tarpon Point Marina	15	17	10.59	\$1,011,147

PINE ISLAND-MATLACHA

MARKET REPORT - MARCH 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	362	357	379	319	447	481	450
Sold	246	297	358	196	234	171	238
Avg. Sale \$	\$350,763	\$436,984	\$566,839	\$643,013	\$577,706	\$549,933	\$518,579



NEW LISTINGS

450

↓6.44%



CLOSED SALES

238

↑39.18%



AVERAGE SALES PRICE

\$518,579

↓5.70%



CURRENT INVENTORY

239

↓23.40%

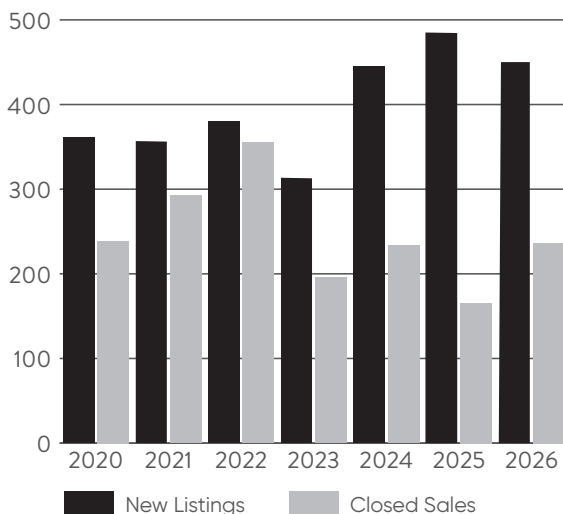


MONTHS OF SUPPLY

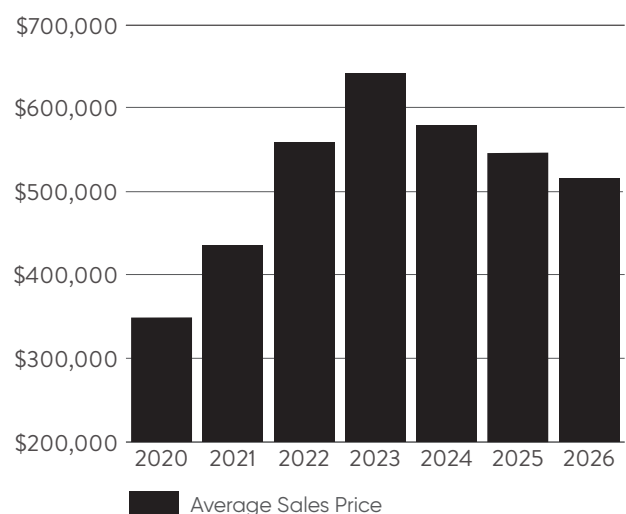
12.05

↓44.96%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of March 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	73	85	10.31	\$505,146
Matlacha	41	25	19.68	\$471,420
St James City	94	106	10.64	\$580,667

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	19	19	12.00	\$325,434
St James City	8	1	96.00	\$200,000

#1

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