

MONTHLY MARKET REPORT - MAY 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
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



NAPLES, FL

MONTHLY MARKET REPORT

MAY 2026

Southwest Florida	2
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SOUTHWEST FLORIDA

MARKET REPORT - MAY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	38,148	39,584	36,528	33,870	39,402	41,460	38,283
Sold	26,438	40,300	34,830	24,727	23,902	21,357	24,341
Avg. Sale \$	\$450,001	\$584,842	\$708,796	\$794,528	\$815,289	\$810,889	\$796,311



NEW LISTINGS

38,283
↓7.66%



CLOSED SALES

24,341
↑13.97%



AVERAGE SALES PRICE

\$796,311
↓1.80%



CURRENT INVENTORY

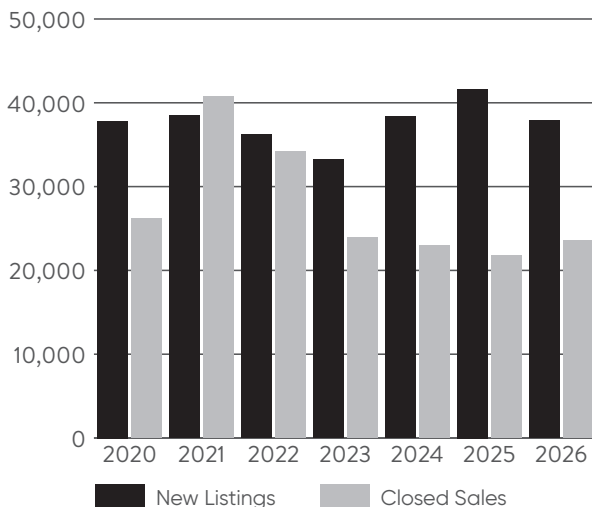
13,646
↓21.97%



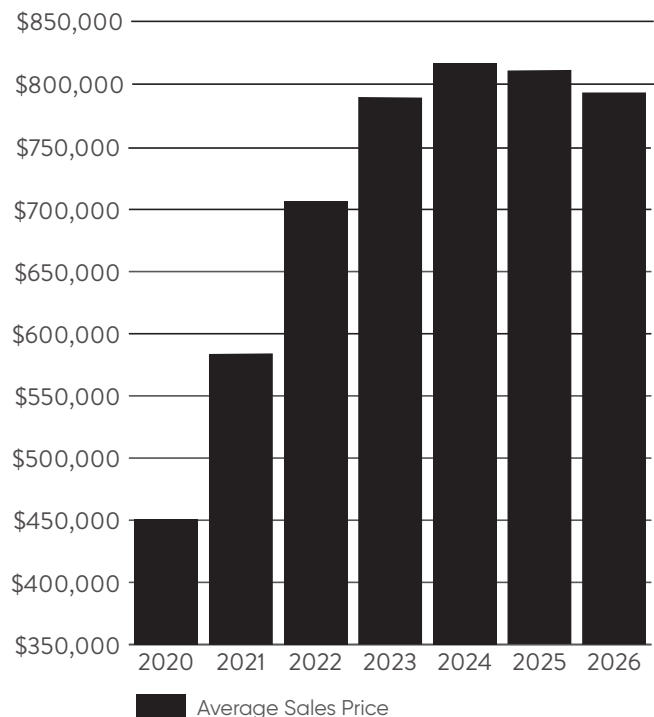
MONTHS OF SUPPLY

6.73
↓31.54%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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NAPLES

MARKET REPORT - MAY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	14,311	15,790	13,889	12,281	13,950	14,887	14,259
Sold	9,885	16,311	13,518	9,470	8,944	7,825	9,114
Avg. Sale \$	\$605,737	\$784,268	\$934,307	\$1,075,912	\$1,109,841	\$1,157,551	\$1,135,540



NEW LISTINGS

14,259
↓4.22%



CLOSED SALES

9,114
↑16.47%



AVERAGE SALES PRICE

\$1,135,540
↓1.90%



CURRENT INVENTORY

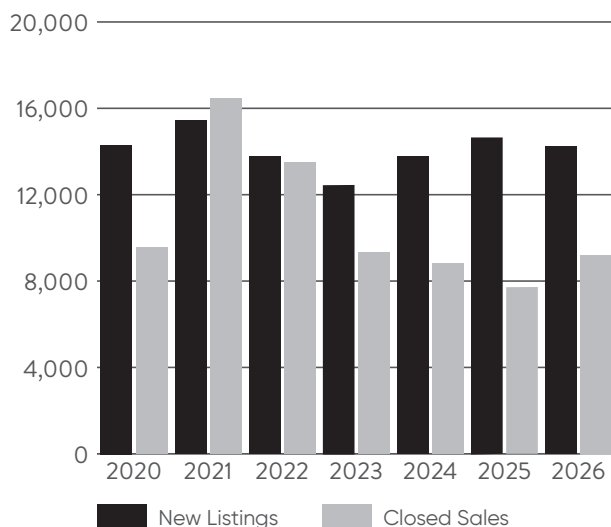
5,401
↓18.70%



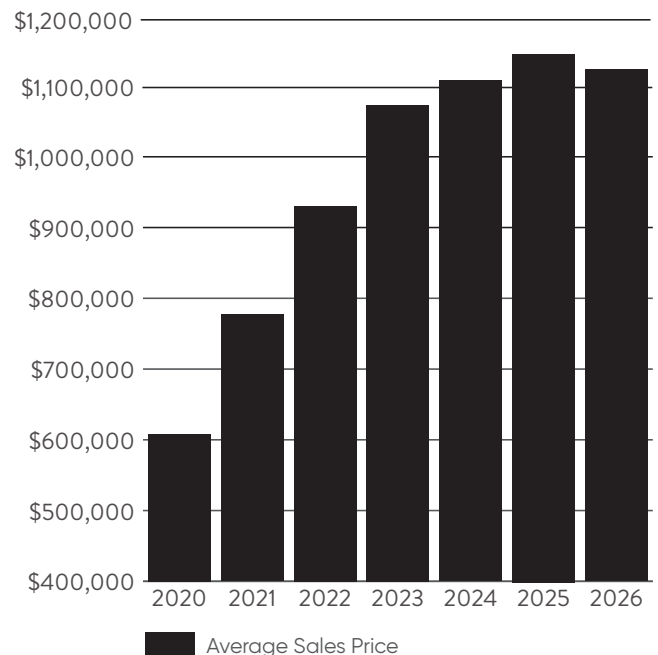
MONTHS OF SUPPLY

7.11
↓30.20%

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 May 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	32	30	12.80	\$9,988,500
Audubon	1	22	0.55	\$2,280,545
Colliers Reserve	9	11	9.82	\$2,390,909
Crayton Road Area Non-Waterfront	78	42	22.29	\$4,565,655
Crayton Road Area Waterfront	13	10	15.60	\$8,490,000
Crossings	6	7	10.29	\$1,468,571
Esplanade	12	51	2.82	\$1,943,812
Grey Oaks	16	38	5.05	\$4,969,974
Isles of Collier Preserve	25	55	5.45	\$2,208,872
Kensington	3	17	2.12	\$1,827,059
Lely Resort	44	101	5.23	\$1,239,787
Mediterra	18	38	5.68	\$3,540,724
Monterey	6	14	5.14	\$1,708,750
Olde Cypress	5	27	2.22	\$1,445,870
Olde Naples	63	38	19.89	\$6,107,303
Pelican Bay	22	34	7.76	\$3,046,824
Pelican Bay - Bay Colony	5	12	5.00	\$7,293,333
Pelican Marsh	18	54	4.00	\$1,869,949
Pine Ridge	33	23	17.22	\$6,217,826
Port Royal	27	24	13.50	\$19,784,375
Quail Creek	9	26	4.15	\$2,564,913
Quail West	15	43	4.19	\$4,473,435
The Quarry	9	41	2.63	\$1,501,378
Riverstone	17	34	6.00	\$1,070,206
Royal Harbor	29	23	15.13	\$4,639,011
The Strand	5	10	6.00	\$1,153,270
Tiburon	4	6	8.00	\$3,636,667
Treviso Bay	3	13	2.77	\$1,788,761
Vanderbilt Beach	43	22	23.45	\$5,464,545
Vineyards	13	60	2.60	\$1,377,167

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

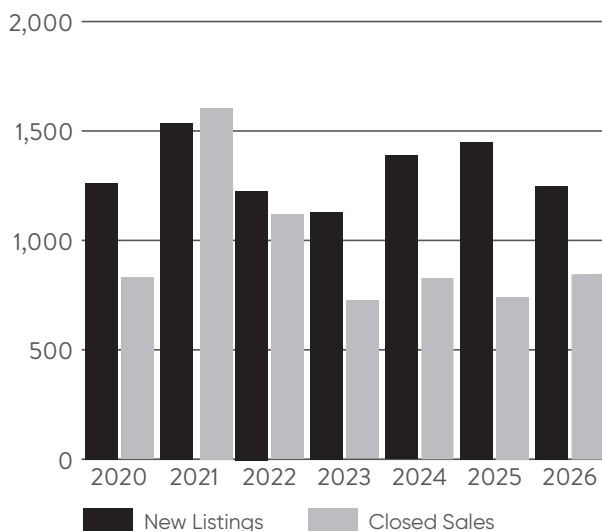
Monthly Snapshot as of May 31, 2026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	80	58	16.55	\$594,204
Crayton Road Area Waterfront	219	95	27.66	\$1,904,875
The Dunes	20	35	6.86	\$1,601,000
Esplanade	21	28	9.00	\$721,406
Grey Oaks	-	9	0	\$1,861,111
Isles of Collier Preserve	38	67	6.81	\$784,506
Kensington	3	25	1.44	\$786,080
Lely Resort	87	135	7.73	\$528,038
Mediterra	11	21	6.29	\$1,392,143
Olde Naples	124	53	28.08	\$1,339,135
Pelican Bay	141	236	7.17	\$1,612,908
Pelican Bay - Bay Colony	20	31	7.74	\$4,868,065
Pelican Marsh	21	55	4.58	\$776,991
Pine Ridge	10	7	17.14	\$316,214
The Quarry	13	15	10.40	\$646,470
The Strand	11	51	2.59	\$558,574
Tiburon	24	23	12.52	\$1,653,261
Treviso Bay	33	63	6.29	\$563,611
Vanderbilt Beach	71	93	9.16	\$1,930,355
Vineyards	67	88	9.14	\$608,107

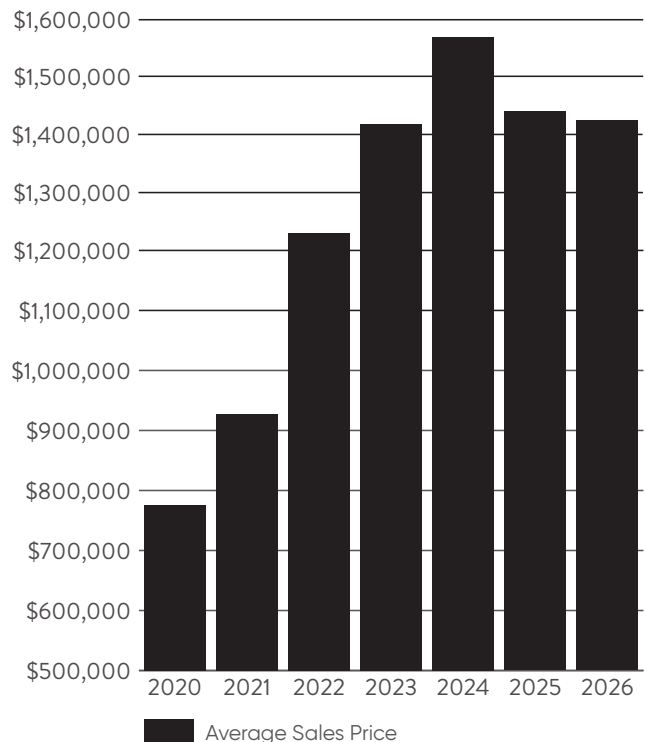
	2020	2021	2022	2023	2024	2025	2026
Listed	1,264	1,529	1,214	1,163	1,392	1,459	1,255
Sold	824	1,600	1,146	728	836	755	856
Avg. Sale \$	\$783,091	\$934,706	\$1,230,799	\$1,417,851	\$1,564,209	\$1,443,235	\$1,424,887

 NEW LISTINGS 1,255 ↓13.98%	 CLOSED SALES 856 ↑13.38%	 AVERAGE SALES PRICE \$1,424,887 ↓1.27%	 CURRENT INVENTORY 464 ↓32.46%	 MONTHS OF SUPPLY 6.50 ↓40.43%
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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 May 31, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	64	114	6.74	\$3,085,370
Golf Course	2	17	1.41	\$1,216,059
Gulf Front	1	0	0	-
Indirect Waterfront	44	159	3.32	\$1,909,757
Inland	35	120	3.50	\$1,083,347
Preserve	9	7	15.43	\$2,095,571

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	72	125	6.91	\$610,235
Golf Course	0	3	0	\$861,667
Gulf Front	122	146	10.03	\$1,488,755
Gulf View	24	39	7.38	\$1,183,900
Indirect Waterfront	5	13	4.62	\$617,423
Inland	80	101	9.50	\$406,487
Preserve	6	12	6.00	\$624,958

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	38	90	5.07	\$1,592,208
Isles Of Capri	19	17	13.41	\$1,242,257
Naples Reserve	25	51	5.88	\$1,120,378
Winding Cypress	6	35	2.06	\$925,497

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	60	81	8.89	\$625,672
Hammock Bay Golf and Country Club	27	18	18.00	\$650,861
Isles Of Capri	17	12	17.00	\$566,250

BONITA SPRINGS - ESTERO

MARKET REPORT - MAY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	4,195	4,499	3,994	3,630	4,149	4,633	4,515
Sold	3,031	4,781	3,807	2,957	2,853	2,686	3,201
Avg. Sale \$	\$405,720	\$494,478	\$626,440	\$767,056	\$783,861	\$761,729	\$722,035



NEW LISTINGS

4,515
↓2.55%



CLOSED SALES

3,201
↑19.17%



AVERAGE SALES PRICE

\$722,035
↓5.21%



CURRENT INVENTORY

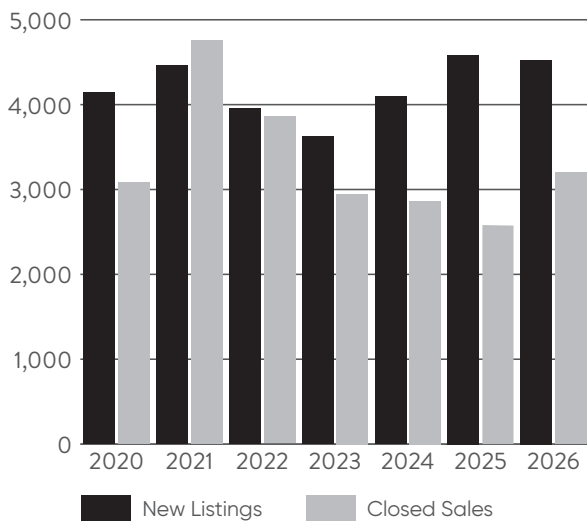
1,377
↓25.97%



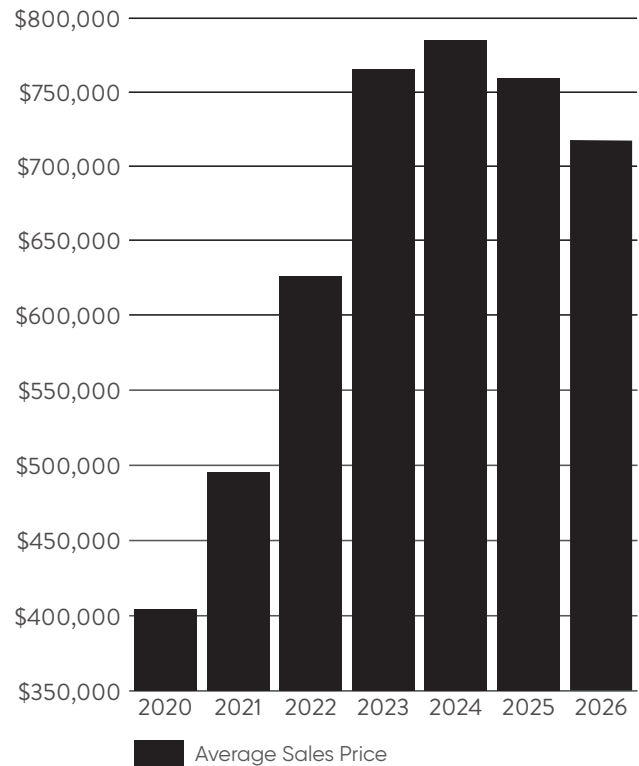
MONTHS OF SUPPLY

5.16
↓37.88%

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 May 31, 2026

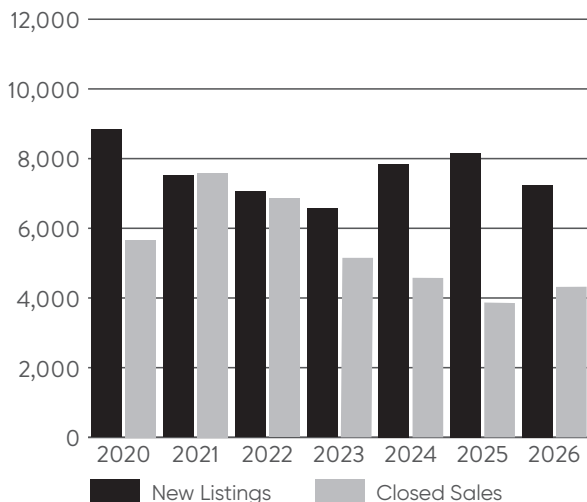
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	22	14	18.86	\$4,626,786
Bonita Bay	16	67	2.87	\$1,678,470
The Brooks	14	74	2.27	\$1,388,093
Palmira Golf and Country Club	13	21	7.43	\$1,176,500
Pelican Landing	10	63	1.90	\$1,253,877
Pelican Landing - The Colony	7	7	12.00	\$1,671,429
Pelican Sound	0	11	0.00	\$1,229,227
West Bay Club	7	22	3.82	\$2,132,841

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	33	22	18.00	\$1,854,432
Bonita Bay	75	144	6.25	\$1,012,792
The Brooks	44	115	4.59	\$466,997
Palmira Golf and Country Club	3	16	2.25	\$548,250
Pelican Landing	25	66	4.55	\$503,249
Pelican Landing - The Colony	50	75	8.00	\$1,745,326
Pelican Sound	10	44	2.73	\$578,084
West Bay Club	32	25	15.36	\$769,420

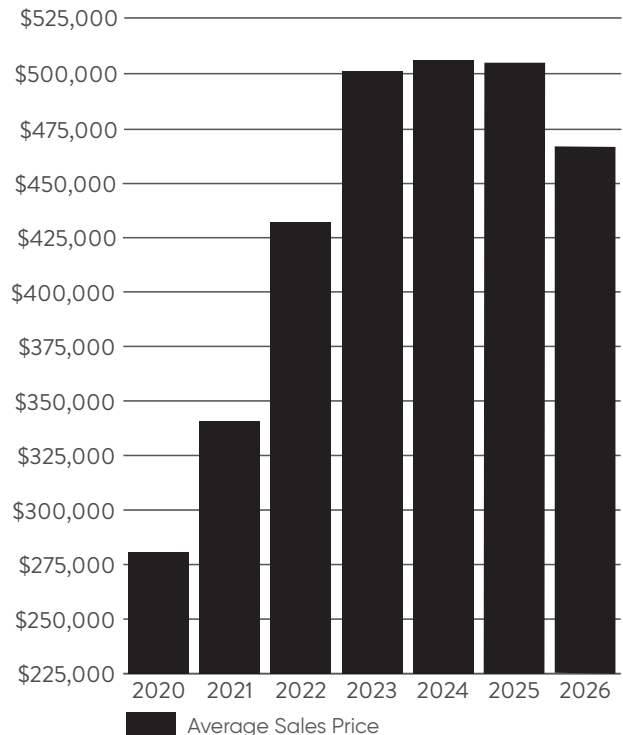
	2020	2021	2022	2023	2024	2025	2026
Listed	8,974	7,627	7,039	6,777	7,979	8,057	7,224
Sold	5,708	7,779	6,950	5,127	4,642	3,992	4,396
Avg. Sale \$	\$286,790	\$341,818	\$430,762	\$502,008	\$509,472	\$508,224	\$460,997

 NEW LISTINGS	 CLOSED SALES	 AVERAGE SALES PRICE	 CURRENT INVENTORY	 MONTHS OF SUPPLY
7,224 ↓10.34%	4,396 ↑10.12%	\$460,997 ↓9.29%	2,517 ↓22.72%	6.87 ↓29.82%

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 May 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	17	27	7.56	\$851,667
Colonial Country Club	16	33	5.82	\$558,848
Crown Colony	6	14	5.14	\$748,482
Esplanade Lake Club	10	59	2.03	\$1,130,390
Fiddlesticks Country Club	13	28	5.57	\$916,054
The Forest	10	13	9.23	\$688,154
Gulf Harbour Yacht And Country Club	11	21	6.29	\$1,336,357
Miromar Lakes Beach And Golf Club	29	29	12.00	\$2,141,062
Parker Lakes	8	18	5.33	\$364,250
Paseo	1	21	0.57	\$792,500
The Plantation	28	91	3.69	\$642,684
Shadow Wood Preserve	9	13	8.31	\$1,175,000
Town And River	12	18	8.00	\$1,161,417
Wildblue	33	70	5.66	\$1,459,740

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	46	73	7.56	\$274,892
Crown Colony	9	7	15.43	\$375,214
Downtown Fort Myers	94	72	15.67	\$341,587
Esplanade Lake Club	10	22	5.45	\$522,882
Fiddlesticks Country Club	8	16	6.00	\$276,628
The Forest	19	32	7.13	\$315,091
Gulf Harbour Yacht And Country Club	49	66	8.91	\$679,438
Miromar Lakes Beach And Golf Club	39	42	11.14	\$1,113,686
Parker Lakes	11	44	3.00	\$282,551
Paseo	20	32	7.50	\$384,013
The Plantation	14	16	10.50	\$420,594
Shadow Wood Preserve	5	4	15.00	\$321,475
Town And River	2	1	24.00	\$325,000

FORT MYERS BEACH

MARKET REPORT - MAY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	622	665	655	615	554	779	839
Sold	394	661	571	332	326	216	305
Avg. Sale \$	\$566,457	\$623,189	\$904,708	\$868,494	\$920,468	\$929,950	\$799,808



NEW LISTINGS

839
↑7.70%



CLOSED SALES

305
↑41.20%



AVERAGE SALES PRICE

\$799,808
↓13.99%



CURRENT INVENTORY

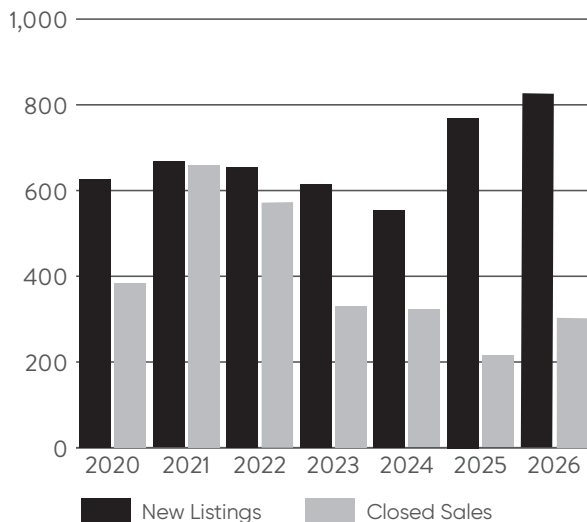
462
↓9.06%



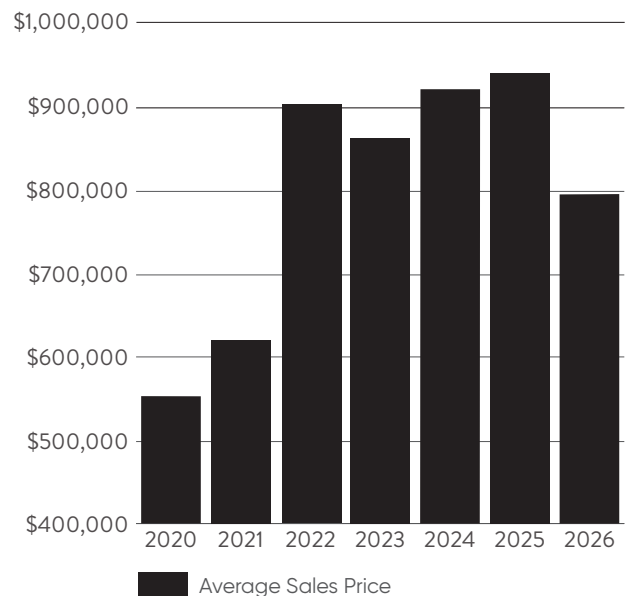
MONTHS OF SUPPLY

18.18
↓35.59%

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 May 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	19	17	13.41	\$953,882
Laguna Shores	21	8	31.50	\$925,813
Mcphie Park	11	4	33.00	\$1,044,375

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	5	9.60	\$478,400
Ocean Harbor Condo	14	5	33.60	\$643,800
Sandarac Condo	19	8	28.50	\$585,250
Waterside At Bay Beach	36	19	22.74	\$809,553

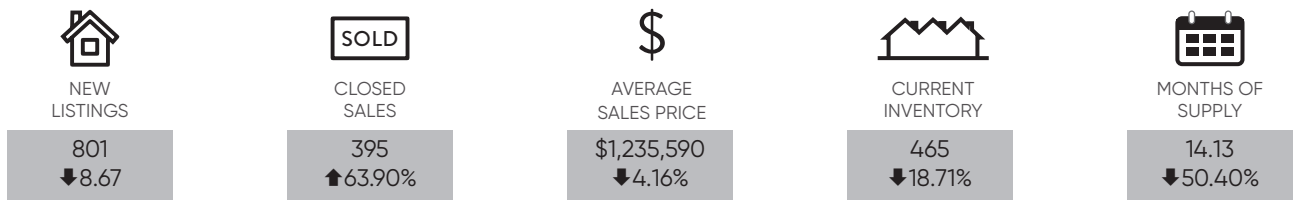
SANIBEL-CAPTIVA

MARKET REPORT - MAY 2026

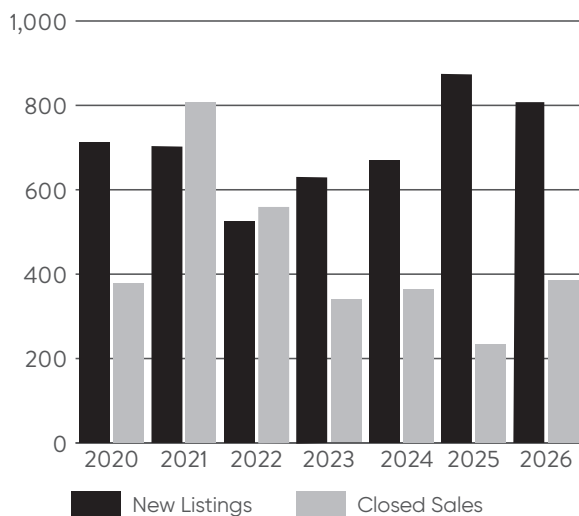


CHRISTIE'S
INTERNATIONAL REAL ESTATE

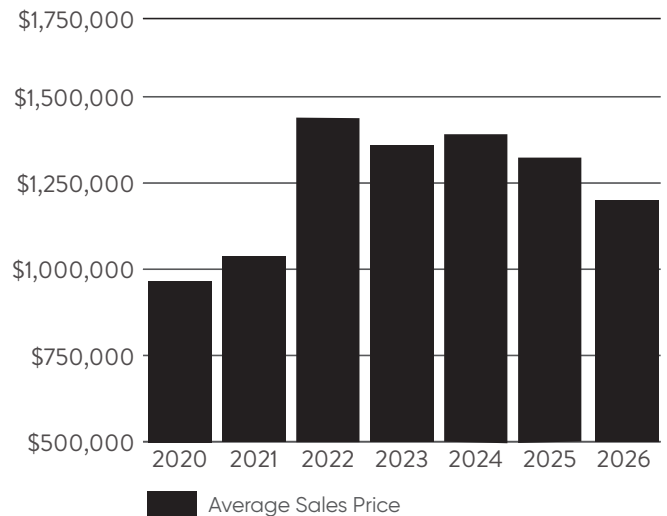
	2020	2021	2022	2023	2024	2025	2026
Listed	708	702	540	627	668	877	801
Sold	391	804	578	349	357	241	395
Avg. Sale \$	\$948,021	\$1,086,371	\$1,455,504	\$1,329,446	\$1,351,804	\$1,289,260	\$1,235,590



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 May 31, 2026

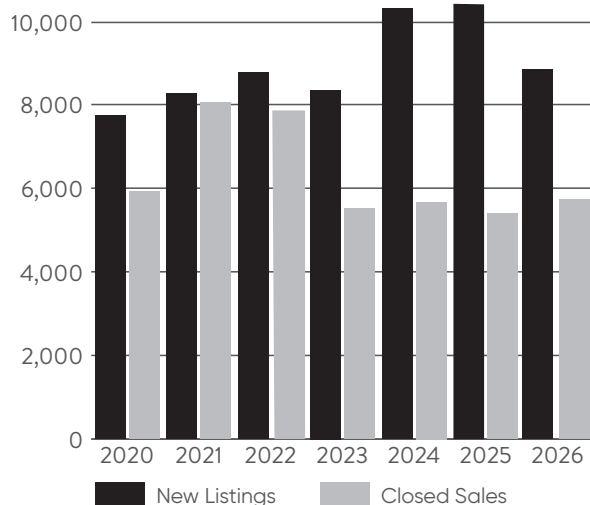
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	14	13	12.92	\$1,329,681
Captiva Island	62	25	29.76	\$2,111,980
Dunes At Sanibel Island	24	17	16.94	\$1,039,809
Other Sanibel Island Single-Family	160	193	9.95	\$1,481,448

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	46	26	21.23	\$813,096
Sundial Of Sanibel Condos	6	21	3.43	\$795,595
Other Sanibel Island Condos	152	100	18.24	\$765,288

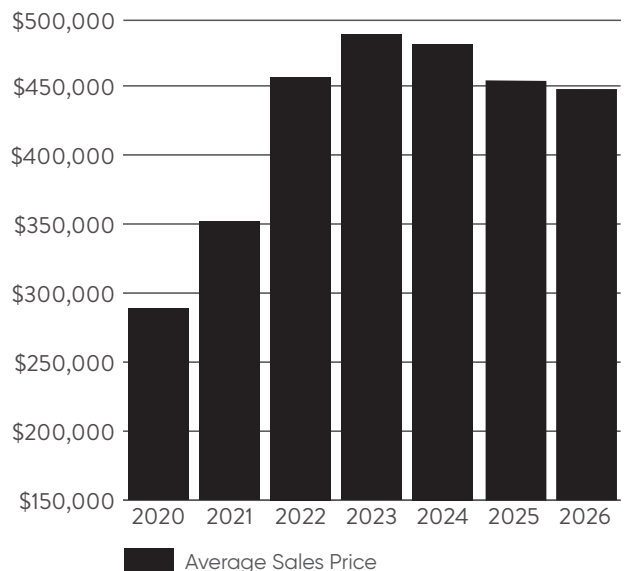
	2020	2021	2022	2023	2024	2025	2026
Listed	7,741	8,375	8,848	8,411	10,277	10,296	8,953
Sold	5,982	8,020	7,918	5,570	5,726	5,479	5,830
Avg. Sale \$	\$288,026	\$351,089	\$467,296	\$487,962	\$479,478	\$455,129	\$449,084

 NEW LISTINGS 8,953 ↓13.04%	 CLOSED SALES 5,830 ↑6.41%	 AVERAGE SALES PRICE \$449,084 ↓1.33%	 CURRENT INVENTORY 2,758 ↓25.62%	 MONTHS OF SUPPLY 5.68 ↓30.10%
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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 May 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	11	14	9.43	\$1,658,929
Cape Royal	10	19	6.32	\$695,816
Yacht Club	13	29	5.38	\$937,979

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	20	19	12.63	\$524,658
Tarpon Point Marina	12	16	9.00	\$1,113,719

PINE ISLAND-MATLACHA

MARKET REPORT - MAY 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	333	397	349	366	433	472	437
Sold	223	344	342	194	218	163	244
Avg. Sale \$	\$361,326	\$456,940	\$614,985	\$582,318	\$566,259	\$555,868	\$516,622



NEW LISTINGS

437
↓7.42%



CLOSED SALES

244
↑49.69%



AVERAGE SALES PRICE

\$516,622
↓7.06%



CURRENT INVENTORY

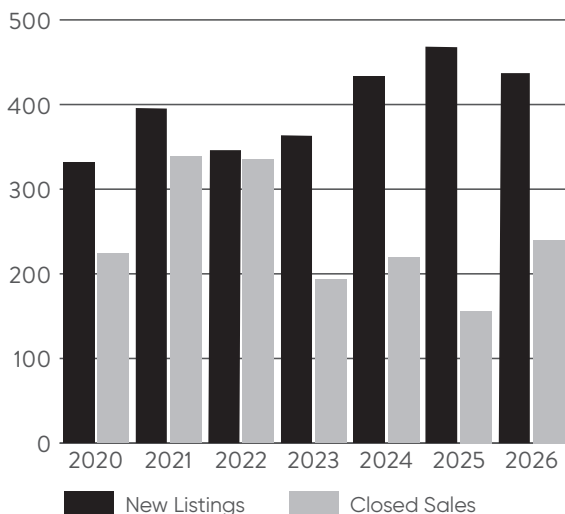
202
↓20.16%



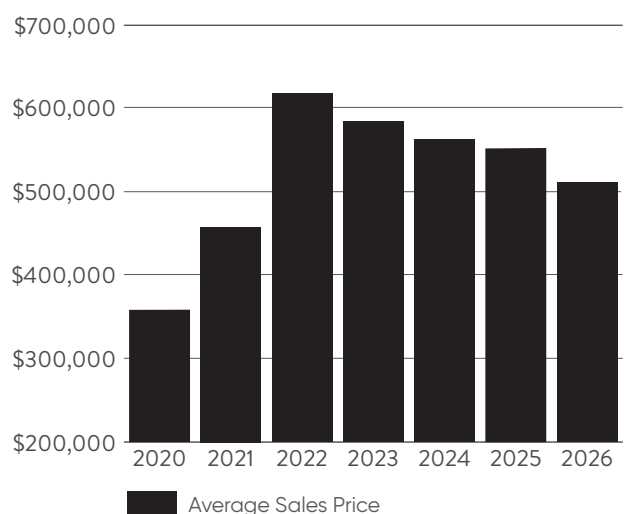
MONTHS OF SUPPLY

993
↓46.66%

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 May 31, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	67	91	8.84	\$490,202
Matlacha	30	26	13.85	\$506,481
St James City	78	110	8.51	\$572,025

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	16	14	13.71	\$304,370
St James City	7	2		\$247,500

#1

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