

MONTHLY MARKET REPORT - SEPTEMBER 2026



\$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

SEPTEMBER 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 - SEPTEMBER 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	39,669	37,884	35,759	33,906	39,491	40,868	38,280
Sold	28,621	41,559	30,650	24,400	22,905	21,769	25,067
Avg. Sale \$	\$480,186	\$615,992	\$754,596	\$800,451	\$814,748	\$804,703	\$825,543



NEW
LISTINGS

38,280
↓6.33%



CLOSED
SALES

25,067
↑15.15%



AVERAGE
SALES PRICE

\$825,543
↑2.59%



CURRENT
INVENTORY

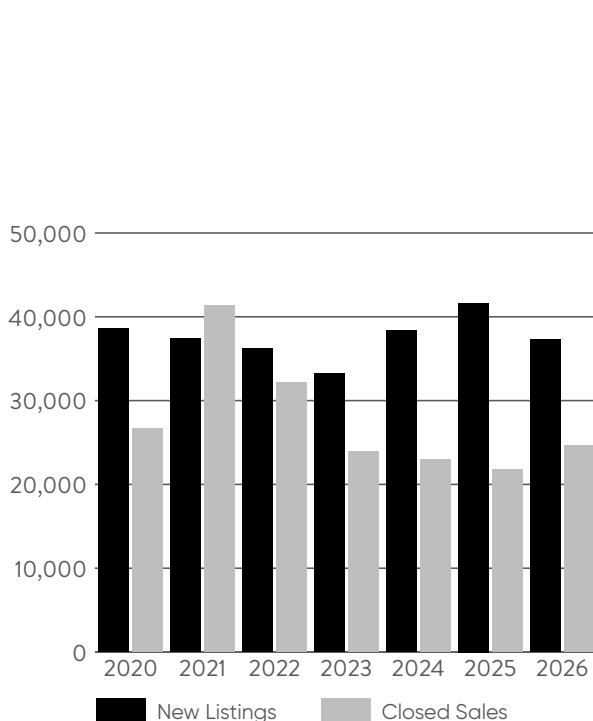
10,802
↓15.08%



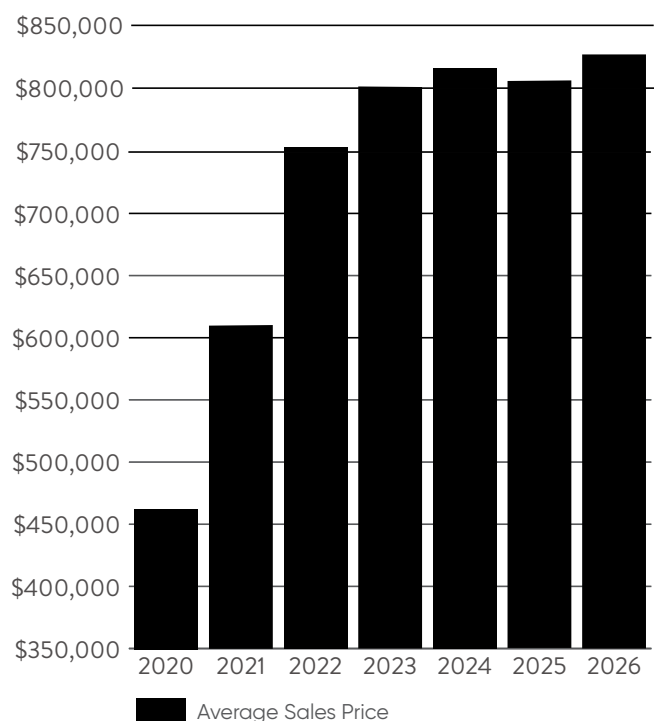
MONTHS OF
SUPPLY

5.17
↓26.25%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



NAPLES

MARKET REPORT - SEPTEMBER 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	15,260	14,940	13,438	12,042	14,089	14,823	14,301
Sold	10,974	16,835	11,633	9,372	8,520	8,046	9,406
Avg. Sale \$	\$650,223	\$815,191	\$1,001,766	\$1,080,514	\$1,126,922	\$1,152,841	\$1,192,632



NEW
LISTINGS

14,301
↓3.52%



CLOSED
SALES

9,406
↑16.90%



AVERAGE
SALES PRICE

\$1,192,632
↑3.45%



CURRENT
INVENTORY

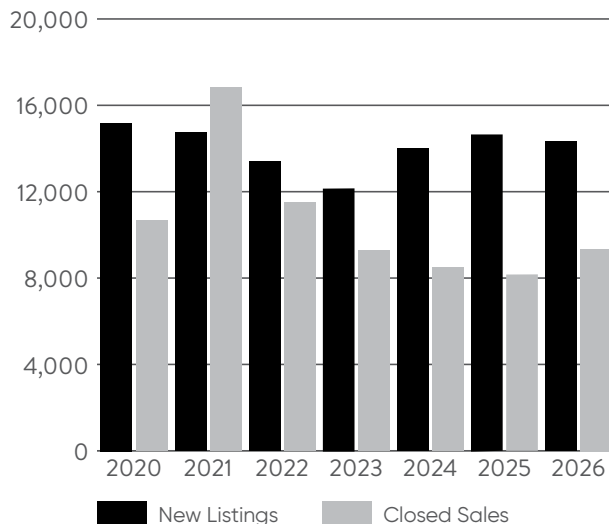
4,153
↓12.12%



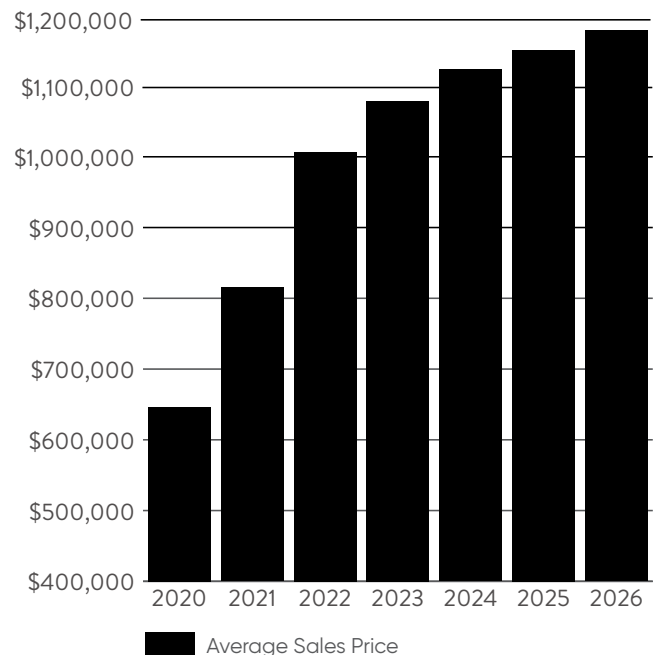
MONTHS OF
SUPPLY

5.30
↓24.83%

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 September 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	26	27	11.56	\$10,346,481
Audubon	4	20	2.40	\$2,183,350
Colliers Reserve	4	15	3.20	\$2,520,333
Crayton Road Area Non-Waterfront	59	101	7.01	\$4,708,341
Crayton Road Area Waterfront	12	21	6.86	\$9,451,738
Crossings	1	11	1.09	\$1,484,091
Esplanade	5	55	1.09	\$1,967,140
Grey Oaks	10	41	2.93	\$5,407,659
Isles of Collier Preserve	15	68	2.65	\$2,090,742
Kensington	0	20	0.00	\$1,805,500
Lely Resort	29	110	3.16	\$1,308,815
Mediterra	11	37	3.57	\$3,628,108
Monterey	7	19	4.42	\$1,794,177
Olde Cypress	4	22	2.18	\$1,346,386
Olde Naples	46	62	8.90	\$8,328,266
Pelican Bay	10	39	3.08	\$3,211,513
Pelican Bay - Bay Colony	3	10	3.60	\$8,575,000
Pelican Marsh	8	60	1.60	\$2,061,021
Pine Ridge	21	31	8.13	\$5,560,036
Port Royal	18	30	7.20	\$20,961,833
Quail Creek	3	22	1.64	\$2,511,557
Quail West	15	46	3.91	\$4,715,711
The Quarry	7	35	2.40	\$1,522,400
Riverstone	13	35	4.46	\$1,043,000
Royal Harbor	21	23	10.96	\$4,108,304
The Strand	1	13	0.92	\$1,319,915
Tiburon	4	8	6.00	\$3,177,500
Treviso Bay	4	20	2.40	\$1,954,800
Vanderbilt Beach	15	26	6.92	\$4,703,846
Vineyards	15	55	3.27	\$1,442,018

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	50	122	4.92	\$937,971
Crayton Road Area Waterfront	168	286	7.05	\$2,343,678
The Dunes	14	33	5.09	\$1,697,011
Esplanade	9	34	3.18	\$651,770
Grey Oaks	0	9	0.00	\$2,069,444
Isles of Collier Preserve	23	71	3.89	\$801,347
Kensington	2	23	1.04	\$819,087
Lely Resort	72	129	6.70	\$518,144
Mediterra	6	21	3.43	\$1,365,000
Olde Naples	98	129	9.12	\$1,270,189
Pelican Bay	87	269	3.88	\$1,578,721
Pelican Bay - Bay Colony	10	31	3.87	\$4,552,323
Pelican Marsh	9	59	1.83	\$764,185
Pine Ridge	7	8	10.50	\$266,875
The Quarry	5	17	3.53	\$643,738
The Strand	8	49	1.96	\$571,180
Tiburon	17	23	8.87	\$1,593,696
Treviso Bay	28	63	5.33	\$582,706
Vanderbilt Beach	54	99	6.55	\$1,699,419
Vineyards	35	98	4.29	\$608,519

MARCO ISLAND

MARKET REPORT - SEPTEMBER 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	1,380	1,427	1,136	1,202	1,404	1,441	1,298
Sold	941	1,638	939	769	817	790	893
Avg. Sale \$	\$805,922	\$994,768	\$1,336,084	\$1,484,596	\$1,522,081	\$1,448,997	\$1,400,684



NEW
LISTINGS

1,298
↓9.92%



CLOSED
SALES

893
↑13.04%



AVERAGE
SALES PRICE

\$1,400,684
↓3.33%



CURRENT
INVENTORY

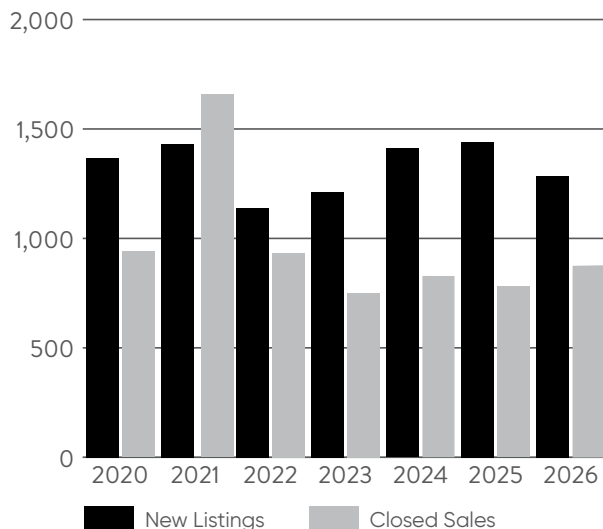
399
↓16.70%



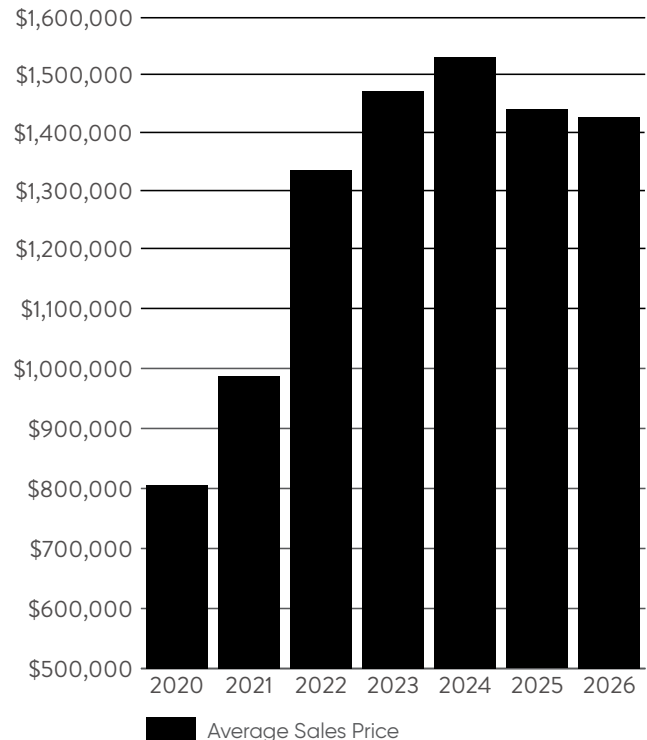
MONTHS OF
SUPPLY

5.36
↓26.31%

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 September 30, 2026

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	60	115	6.26	\$3,106,111
Golf Course	3	13	2.77	\$1,233,692
Gulf Front	1	0	0	-
Indirect Waterfront	48	141	4.09	\$1,981,876
Inland	32	124	3.10	\$1,110,783
Preserve	6	11	6.55	\$2,111,273

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	56	132	5.09	\$606,946
Golf Course	1	3	4.00	\$1,000,000
Gulf Front	101	169	7.17	\$1,435,983
Gulf View	16	44	4.36	\$1,148,036
Indirect Waterfront	13	18	8.67	\$630,361
Inland	54	113	5.73	\$385,108
Preserve	8	10	9.60	\$598,950

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	26	95	3.28	\$1,580,000
Isles Of Capri	16	15	12.80	\$1,627,133
Naples Reserve	17	53	3.85	\$1,329,875
Winding Cypress	7	33	2.55	\$903,664

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	48	94	6.13	\$593,989
Hammock Bay Golf and Country Club	27	21	15.43	\$651,214
Isles Of Capri	15	15	12.00	\$641,933

BONITA SPRINGS - ESTERO

MARKET REPORT - SEPTEMBER 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	4,614	4,161	3,838	3,607	4,283	4,671	4,434
Sold	3,281	4,928	3,375	2,948	2,732	2,756	3,274
Avg. Sale \$	\$422,471	\$525,646	\$676,667	\$772,894	\$786,304	\$745,377	\$747,483



NEW
LISTINGS

4,434
↓5.07%



CLOSED
SALES

3,274
↑18.80%



AVERAGE
SALES PRICE

\$747,483
↑0.28%



CURRENT
INVENTORY

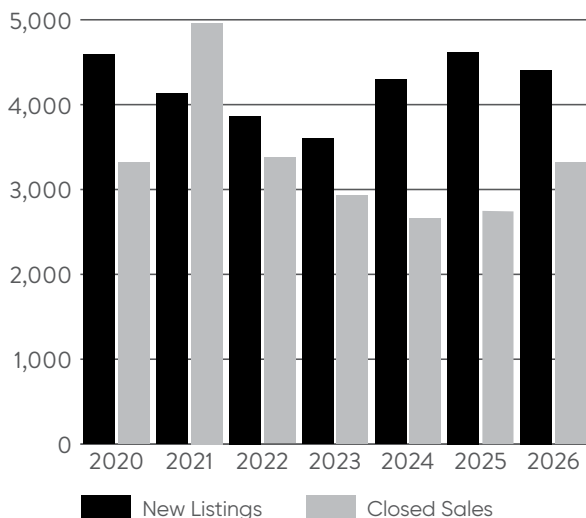
1,040
↓23.81%



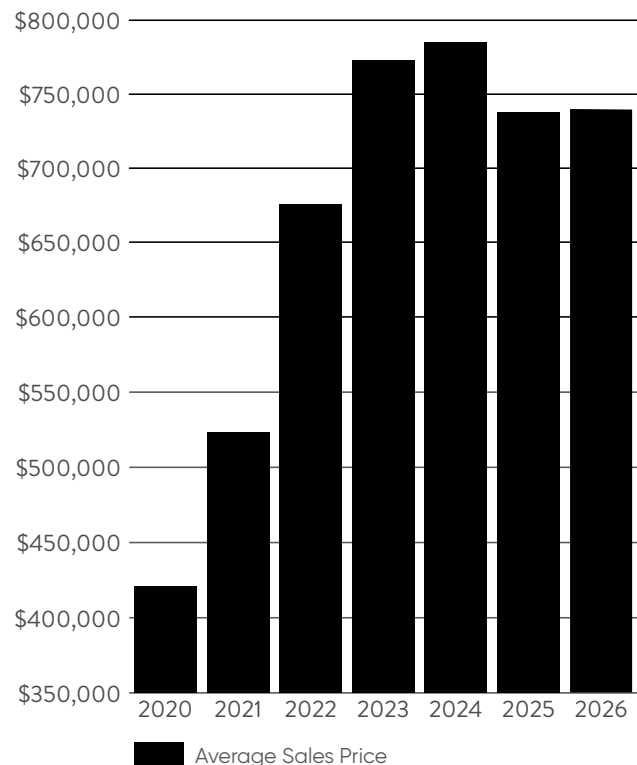
MONTHS OF
SUPPLY

3.81
↓35.86%

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 September 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	18	17	12.71	\$5,410,882
Bonita Bay	12	70	2.06	\$1,842,350
The Brooks	12	63	2.29	\$1,478,175
Palmira Golf and Country Club	7	27	3.11	\$1,043,111
Pelican Landing	6	50	1.44	\$1,274,327
Pelican Landing - The Colony	6	9	8.00	\$1,936,111
Pelican Sound	0	9	0.00	\$1,205,722
West Bay Club	3	23	1.57	\$1,979,326

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	16	20	9.60	\$1,660,125
Bonita Bay	49	158	3.72	\$949,051
The Brooks	29	106	3.28	\$467,326
Palmira Golf and Country Club	4	17	2.82	\$569,824
Pelican Landing	15	71	2.54	\$479,070
Pelican Landing - The Colony	30	93	3.87	\$1,916,828
Pelican Sound	12	41	3.51	\$561,237
West Bay Club	24	30	9.60	\$742,450

FORT MYERS

MARKET REPORT - SEPTEMBER 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	8,457	7,279	6,772	7,056	7,822	7,811	7,203
Sold	5,925	8,137	6,134	4,983	4,311	4,040	4,518
Avg. Sale \$	\$299,715	\$362,239	\$472,314	\$499,312	\$505,422	\$494,523	\$466,129



NEW
LISTINGS

7,203
↓7.78%



CLOSED
SALES

4,518
↑11.83%



AVERAGE
SALES PRICE

\$466,129
↓5.74%



CURRENT
INVENTORY

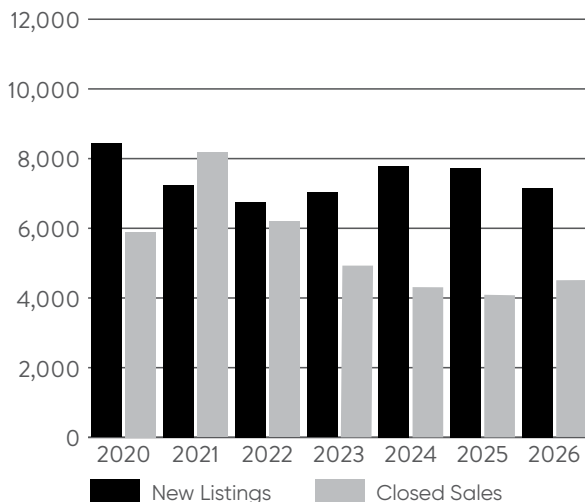
1,986
↓15.09%



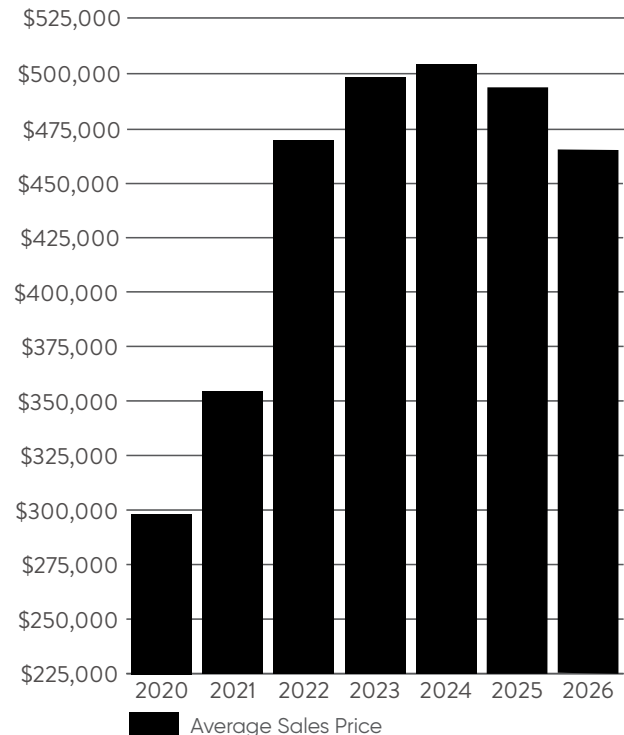
MONTHS OF
SUPPLY

5.27
↓24.08%

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 September 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	9	23	4.70	\$886,500
Colonial Country Club	10	34	3.53	\$550,691
Crown Colony	5	13	4.62	\$682,754
Esplanade Lake Club	7	57	1.47	\$1,251,509
Fiddlesticks Country Club	12	26	5.54	\$964,038
The Forest	11	14	9.43	\$733,821
Gulf Harbour Yacht And Country Club	11	25	5.28	\$1,480,188
Miromar Lakes Beach And Golf Club	18	38	5.68	\$2,196,876
Parker Lakes	7	22	3.82	\$361,450
Paseo	4	17	2.82	\$789,847
The Plantation	14	93	1.81	\$649,820
Shadow Wood Preserve	6	14	5.14	\$1,096,357
Town And River	12	18	8.00	\$1,112,861
Wildblue	26	65	4.80	\$1,474,566

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	38	68	6.71	\$276,090
Crown Colony	6	7	10.29	\$364,643
Downtown Fort Myers	84	77	13.09	\$343,134
Esplanade Lake Club	10	23	5.22	\$522,626
Fiddlesticks Country Club	3	18	2.00	\$237,969
The Forest	17	31	6.58	\$318,113
Gulf Harbour Yacht And Country Club	24	61	4.72	\$720,381
Miromar Lakes Beach And Golf Club	22	49	5.39	\$1,120,350
Parker Lakes	11	43	3.07	\$267,937
Paseo	19	48	4.75	\$385,174
The Plantation	13	20	7.80	\$413,575
Shadow Wood Preserve	1	6	2.00	\$356,817
Town And River	4	1	48.00	\$325,000

FORT MYERS BEACH

MARKET REPORT - SEPTEMBER 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	676	609	648	596	586	830	815
Sold	457	644	513	359	255	237	320
Avg. Sale \$	\$574,044	\$665,564	\$942,073	\$936,033	\$861,346	\$863,499	\$781,055



NEW
LISTINGS

815
↓1.81%



CLOSED
SALES

320
↑35.02%



AVERAGE
SALES PRICE

\$781,055
↓9.55%



CURRENT
INVENTORY

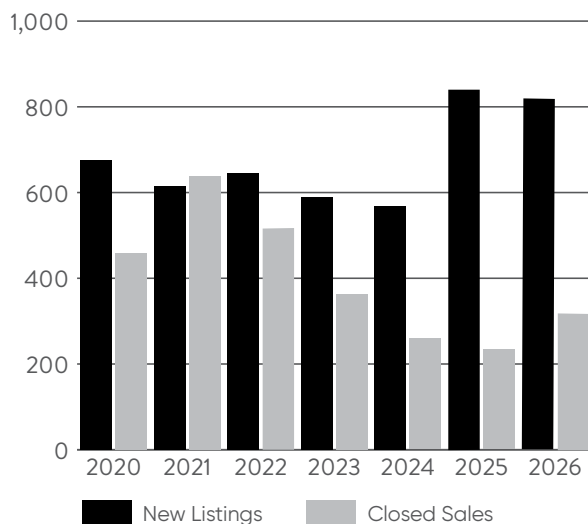
342
↓8.80%



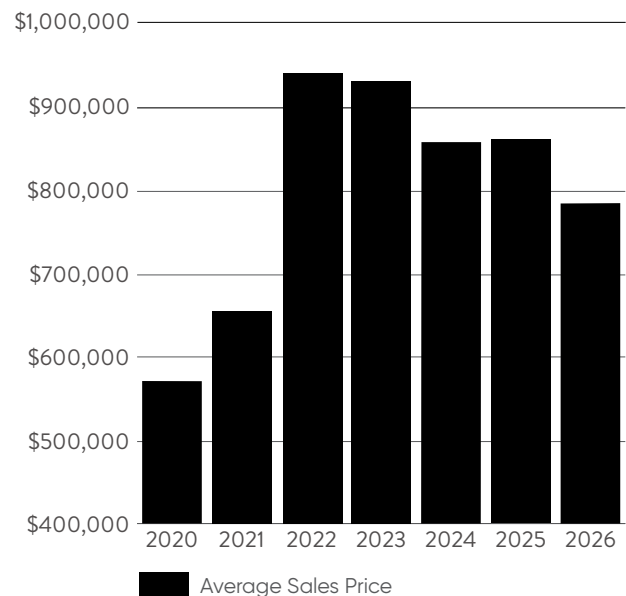
MONTHS OF
SUPPLY

12.83
↓32.46%

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 September 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	12	18	8.00	\$1,223,944
Laguna Shores	10	8	15.00	\$1,068,375
McPhie Park	4	5	9.60	\$998,100

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	2	6	4.00	\$480,333
Ocean Harbor Condo	5	5	12.00	\$624,050
Sandarac Condo	11	4	33.00	\$586,750
Waterside At Bay Beach	22	16	16.50	\$827,281

SANIBEL-CAPTIVA

MARKET REPORT - SEPTEMBER 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	791	659	483	667	645	903	764
Sold	463	830	461	369	308	265	427
Avg. Sale \$	\$931,426	\$1,159,575	\$1,622,725	\$1,246,445	\$1,337,001	\$1,250,447	\$1,230,273



NEW
LISTINGS

764

↓15.39%



CLOSED
SALES

427

↑61.13%



AVERAGE
SALES PRICE

\$1,230,273

↓1.61%



CURRENT
INVENTORY

291

↓22.19%

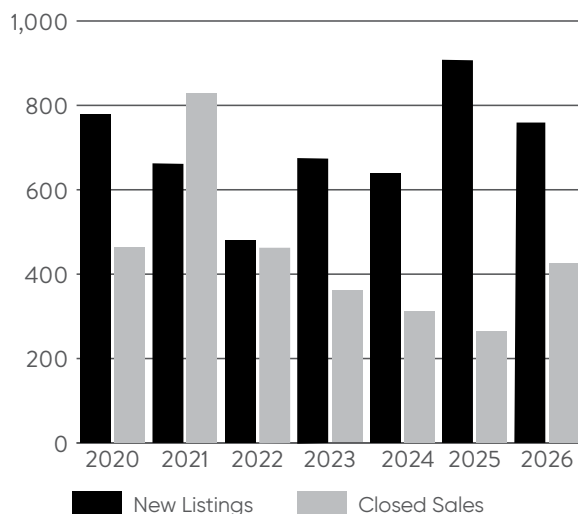


MONTHS OF
SUPPLY

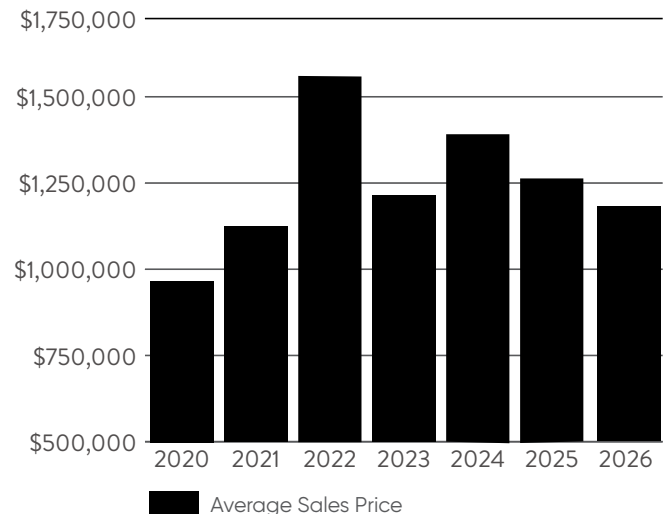
8.18

↓51.71%

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 September 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	7	15	5.60	\$1,305,333
Captiva Island	56	25	26.88	\$2,344,920
Dunes At Sanibel Island	13	13	12.00	\$1,047,385
Other Sanibel Island Single-Family	78	209	4.48	\$1,435,030

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	31	30	12.40	\$909,033
Sundial Of Sanibel Condos	4	21	2.29	\$804,405
Other Sanibel Island Condos	102	114	10.74	\$784,410

	2020	2021	2022	2023	2024	2025	2026
Listed	8,128	8,416	9,129	8,353	10,239	9,893	9,030
Sold	6,347	8,165	7,311	5,410	5,754	5,441	5,986
Avg. Sale \$	\$299,990	\$383,877	\$494,618	\$479,990	\$475,886	\$442,287	\$462,829



NEW
LISTINGS

9,030
↓8.72%



CLOSED
SALES

5,986
↑10.02%



AVERAGE
SALES PRICE

\$462,829
↑4.64%



CURRENT
INVENTORY

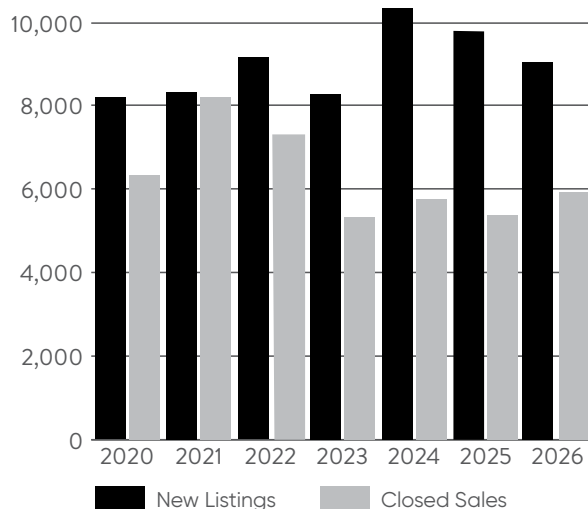
2,424
↓15.22%



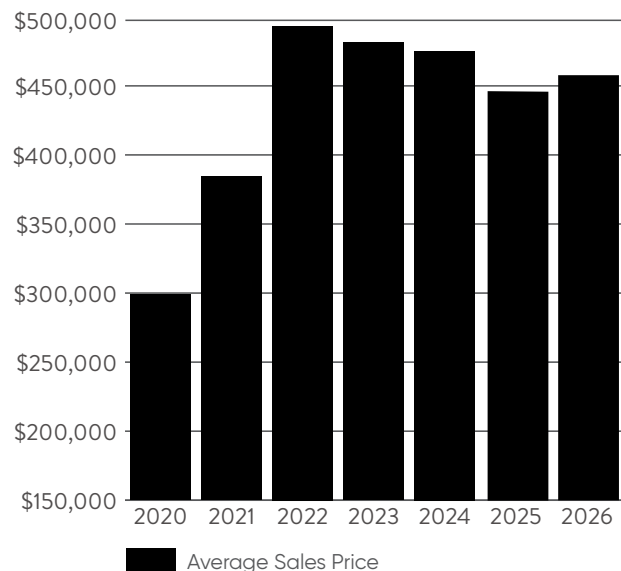
MONTHS OF
SUPPLY

4.86
↓22.93%

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 September 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	9	15	7.20	\$1,767,267
Cape Royal	9	25	4.32	\$723,500
Yacht Club	9	24	4.50	\$1,073,700

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	14	23	7.30	\$489,674
Tarpon Point Marina	12	22	6.55	\$1,023,273

PINE ISLAND-MATLACHA

MARKET REPORT - SEPTEMBER 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	363	393	315	353	423	496	435
Sold	233	382	284	190	208	194	243
Avg. Sale \$	\$385,977	\$480,278	\$675,360	\$544,730	\$577,658	\$528,223	\$519,252



NEW LISTINGS

435
↓12.30%



CLOSED SALES

243
↑25.26%



AVERAGE SALES PRICE

\$519,252
↓1.70%



CURRENT INVENTORY

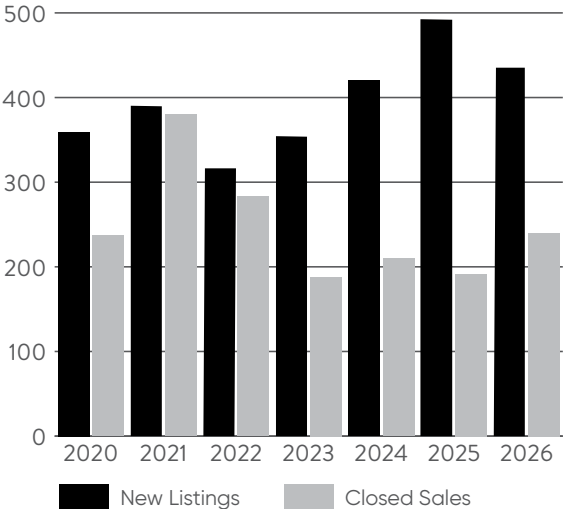
167
↓17.73%



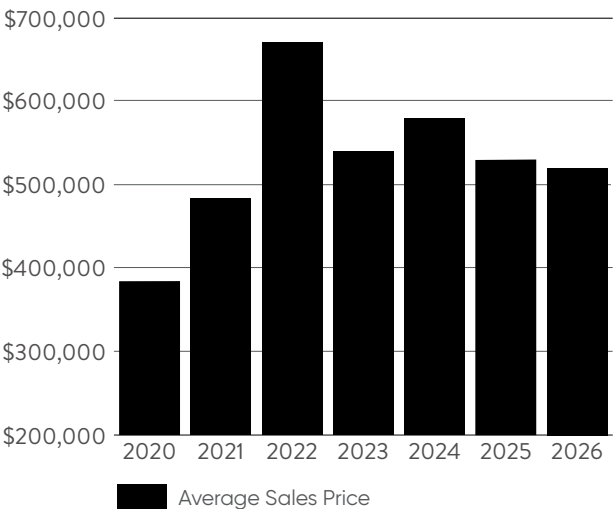
MONTHS OF SUPPLY

8.25
↓34.32%

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 September 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	57	85	8.05	\$516,074
Matlacha	29	29	12.00	\$528,224
St James City	65	102	7.65	\$575,493

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	12	22	6.55	\$312,781
St James City	4	4	12.00	\$220,738

#1

REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

\$4.1 Billion in Sales Volume in 2025.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

