

PELICAN BAY MARKET REPORT - Q1 2026



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$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

A LOCAL LEGACY
OF ACHIEVEMENT



PELICAN BAY

PELICAN BAY MONTHLY MARKET REPORT

Q1 2026

Pelican Bay Single-Family Homes	2
.....	
Pelican Bay Villas	3
.....	
Pelican Bay High-Rise Condominiums	4
.....	
Pelican Bay Low-Rise and Mid-Rise Condominiums	5
.....	
Bay Colony Single-Family Homes	6
.....	
Bay Colony Villas	7
.....	
Bay Colony Condominiums	8
.....	

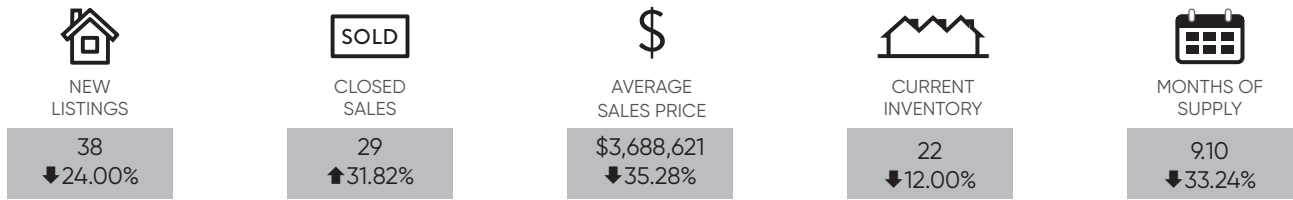
PELICAN BAY SINGLE-FAMILY HOMES

MARKET REPORT - Q1 2026

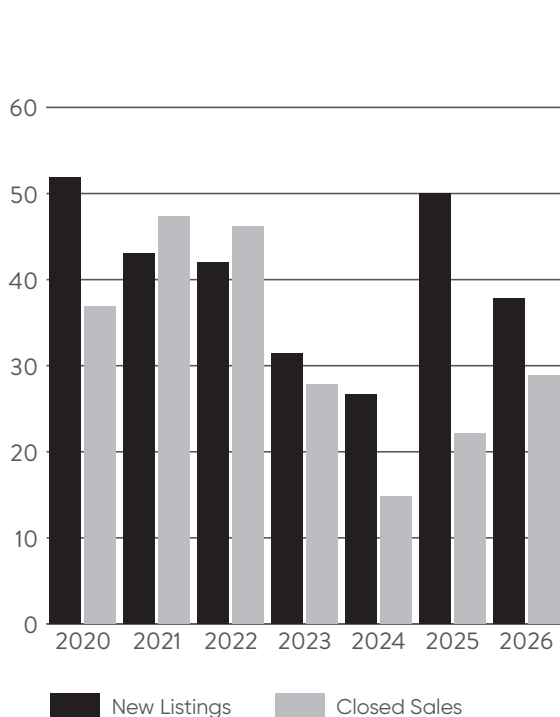


Data Represented on 12-Month Rolling Basis.

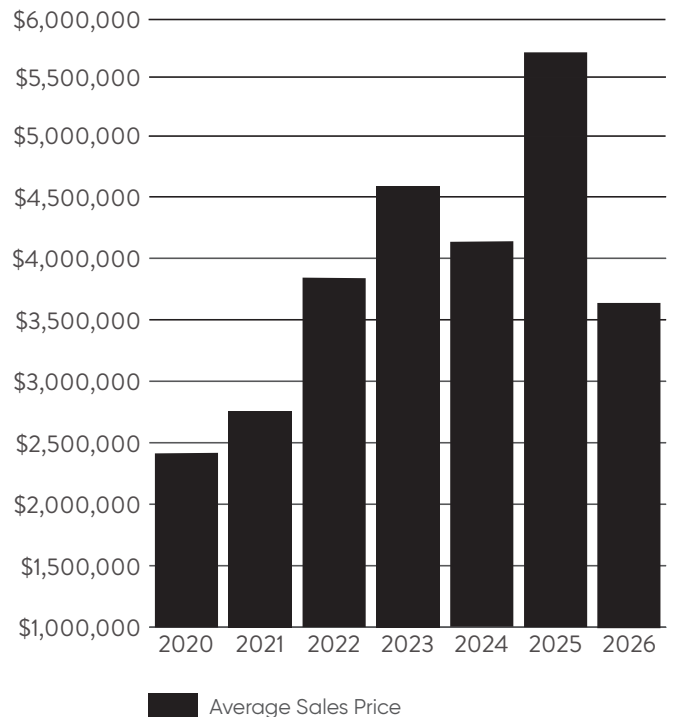
	2020	2021	2022	2023	2024	2025	2026
Listed	52	43	42	31	27	50	38
Sold	37	48	46	28	15	22	29
Avg. Sale \$	\$2,472,365	\$2,757,928	\$3,866,762	\$4,540,327	\$4,100,167	\$5,699,773	\$3,688,621



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE

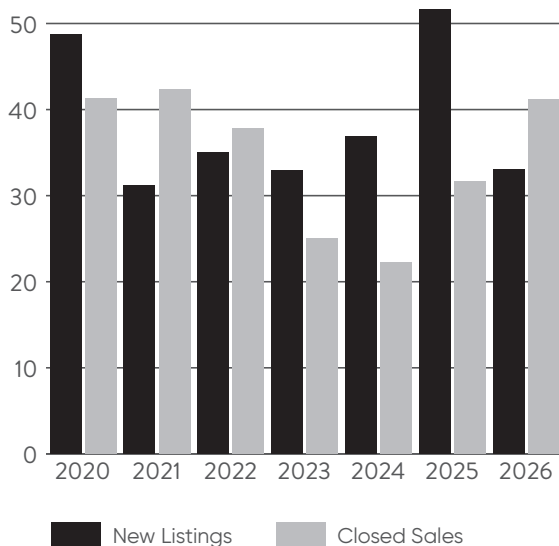


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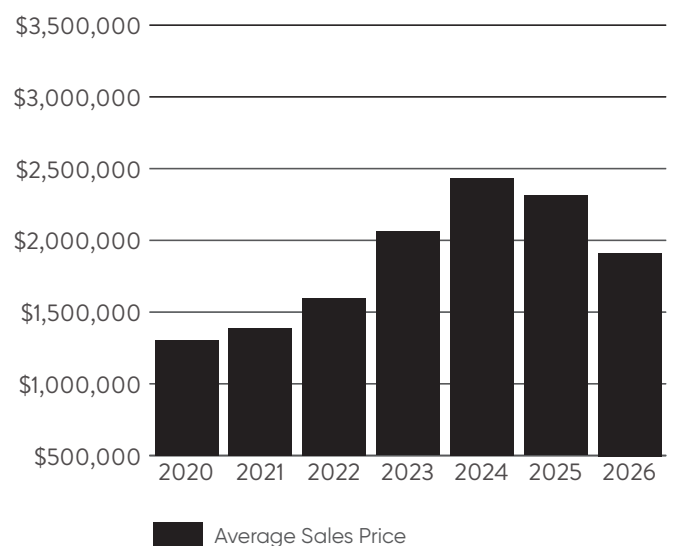
	2020	2021	2022	2023	2024	2025	2026
Listed	49	31	35	33	37	52	33
Sold	41	42	38	25	22	32	41
Avg. Sale \$	\$1,299,622	\$1,392,905	\$1,698,408	\$2,015,340	\$2,490,227	\$2,339,844	\$1,852,654

 NEW LISTINGS 33 ↓36.54%	 CLOSED SALES 41 ↑28.13%	 AVERAGE SALES PRICE \$1,852,654 ↓20.82%	 CURRENT INVENTORY 13 ↓60.61%	 MONTHS OF SUPPLY 3.80 ↓69.25%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



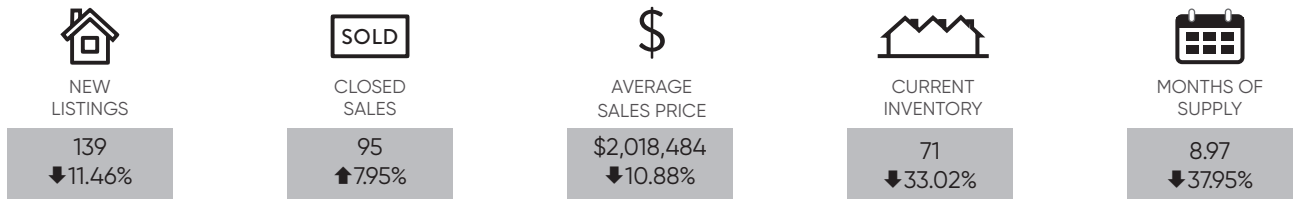
PELICAN BAY HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q1 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

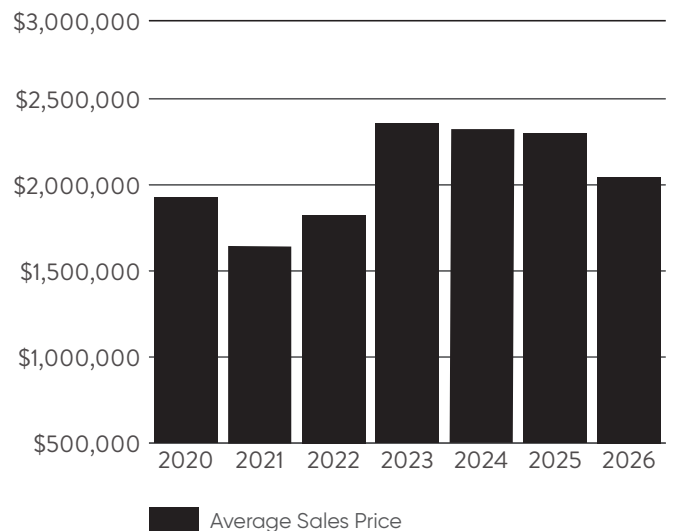
	2020	2021	2022	2023	2024	2025	2026
Listed	148	160	156	109	165	157	139
Sold	112	136	165	95	94	88	95
Avg. Sale \$	\$1,958,151	\$1,616,734	\$1,845,945	\$2,380,931	\$2,290,348	\$2,264,875	\$2,018,484



12 MONTH NEW LISTINGS AND CLOSED SALES



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PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS

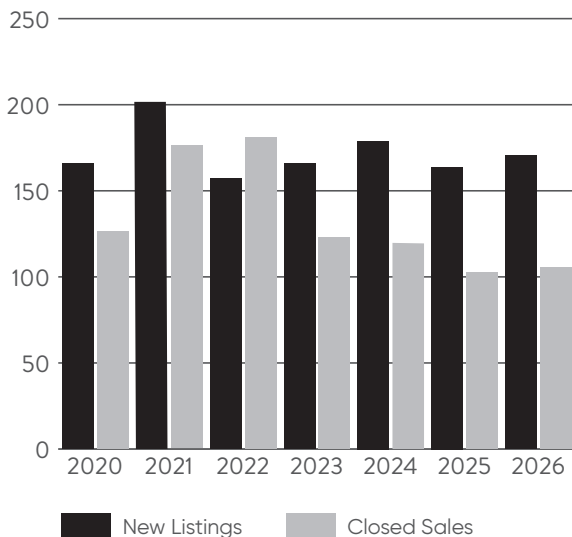
MARKET REPORT - Q1 2026



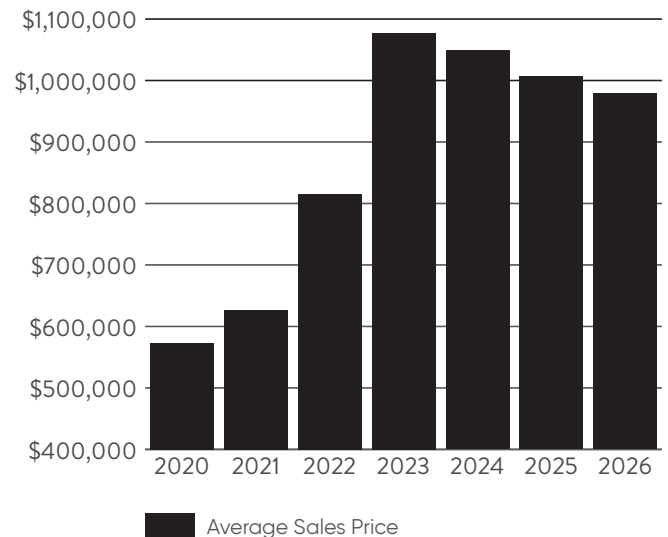
	2020	2021	2022	2023	2024	2025	2026
Listed	164	201	158	165	177	163	169
Sold	127	173	179	126	120	102	106
Avg. Sale \$	\$576,753	\$627,575	\$808,043	\$1,084,714	\$1,050,821	\$1,004,969	\$981,161

 NEW LISTINGS 169 ↑3.68%	SOLD CLOSED SALES 106 ↑3.92%	 AVERAGE SALES PRICE \$981,161 ↓2.37%	 CURRENT INVENTORY 78 ↓7.14%	 MONTHS OF SUPPLY 8.83 ↓10.65%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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BAY COLONY SINGLE-FAMILY HOMES

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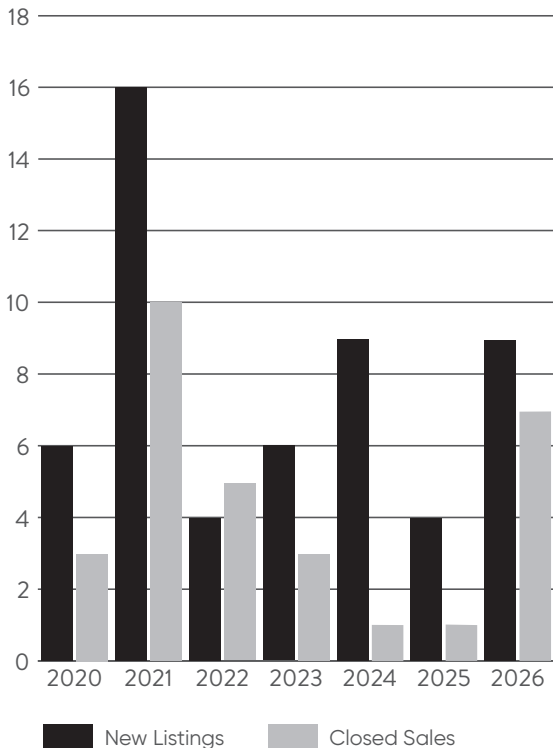


CHRISTIE'S
INTERNATIONAL REAL ESTATE

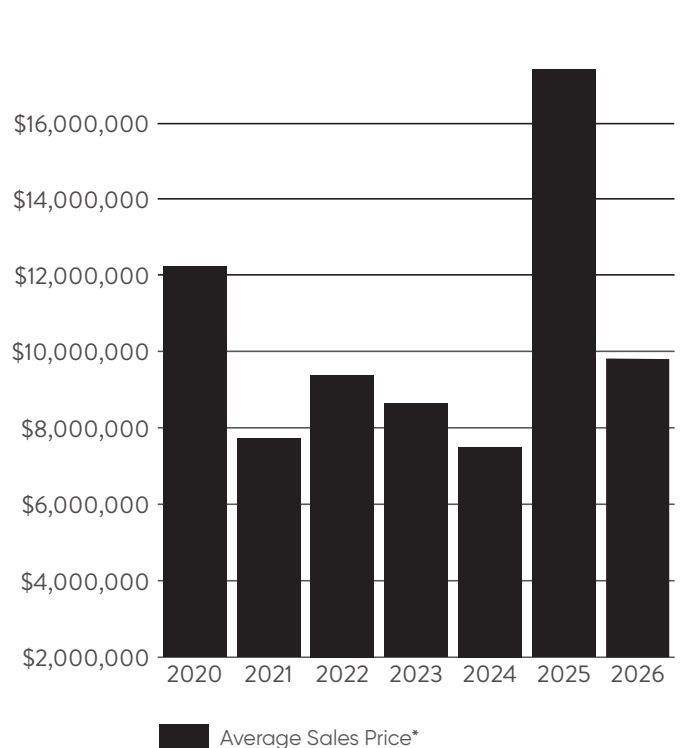
	2020	2021	2022	2023	2024	2025	2026
Listed	6	16	4	6	9	4	9
Sold	3	10	5	3	1	1	7
Avg. Sale \$*	\$12,065,000	\$7,808,000	\$9,310,000	\$8,677,333	\$7,500,000	\$17,700,000	\$9,913,571

 NEW LISTINGS 9 ↓125.00%	 CLOSED SALES 7 ↑600.00%	 AVERAGE SALES PRICE \$9,913,571 ↓43.99%	 CURRENT INVENTORY 4 ↓63.64%	 MONTHS OF SUPPLY 6.86 ↓94.81%
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12 MONTH NEW LISTINGS AND CLOSED SALES



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BAY COLONY VILLAS

MARKET REPORT - Q1 2026

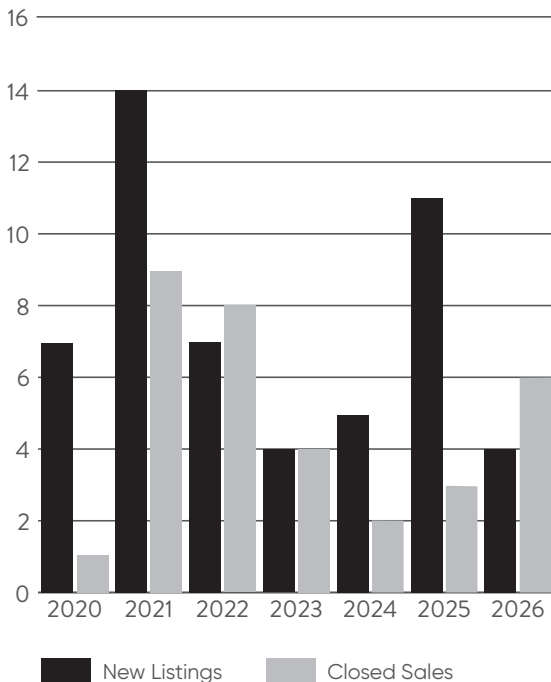


CHRISTIE'S
INTERNATIONAL REAL ESTATE

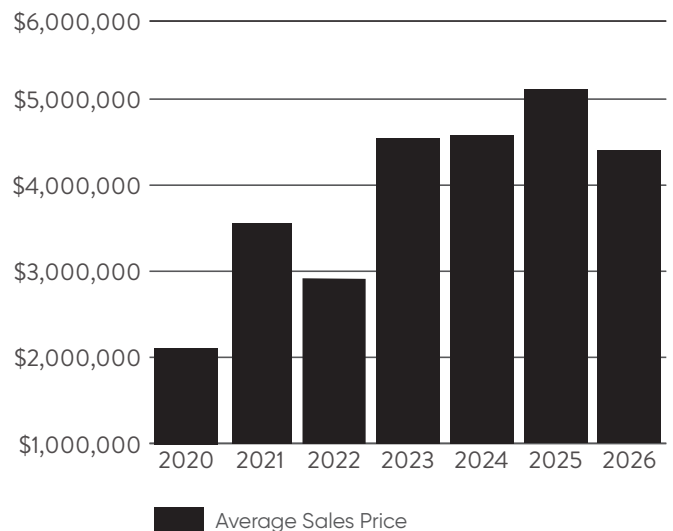
	2020	2021	2022	2023	2024	2025	2026
Listed	7	14	7	4	5	11	4
Sold	1	9	8	4	2	3	6
Avg. Sale \$	\$2,100,035	\$3,602,778	\$2,973,750	\$4,520,500	\$4,576,538	\$5,091,667	\$4,433,333

 NEW LISTINGS 4 ↓63.64%	 CLOSED SALES 6 ↑100.00%	 AVERAGE SALES PRICE \$4,433,333 ↓12.93%	 CURRENT INVENTORY 3 ↓57.14%	 MONTHS OF SUPPLY 6.00 ↓78.57%
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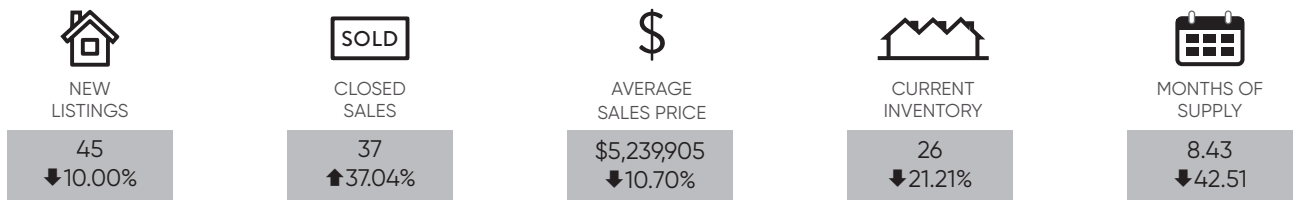
BAY COLONY MID-RISE AND HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q1 2026

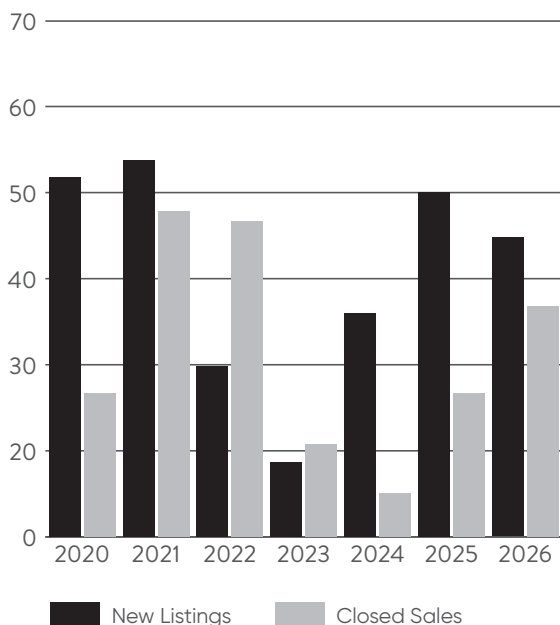


CHRISTIE'S
INTERNATIONAL REAL ESTATE

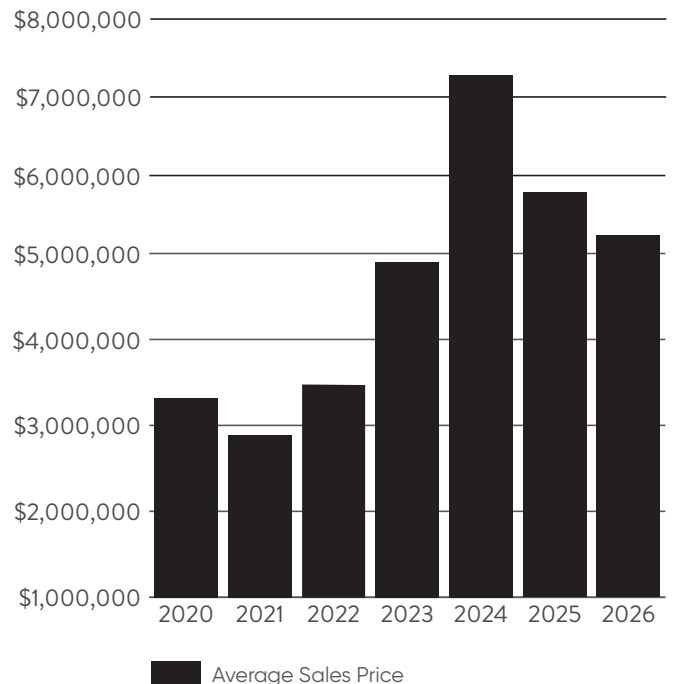
	2020	2021	2022	2023	2024	2025	2026
Listed	52	54	30	18	36	50	45
Sold	27	48	47	21	10	27	37
Avg. Sale \$	\$3,344,504	\$2,924,125	\$3,505,234	\$4,927,501	\$7,257,000	\$5,867,963	\$5,239,905



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#1

REAL ESTATE
COMPANY IN
SOUTHWEST
FLORIDA

\$4.1 Billion in Sales Volume in 2025.



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