

PELICAN BAY MARKET REPORT - Q2 2026



\$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

Q2 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 - Q2 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2020	2021	2022	2023	2024	2025	2026
Listed	54	45	43	26	31	49	33
Sold	31	53	42	23	16	27	24
Avg. Sale \$	\$2,982,790	\$3,070,387	\$4,040,859	\$4,254,311	\$5,249,844	\$5,024,259	\$3,070,625

NEW LISTINGS

33
↓32.65%

CLOSED SALES

24
↓11.11%

AVERAGE SALES PRICE

\$3,070,625
↓38.88%

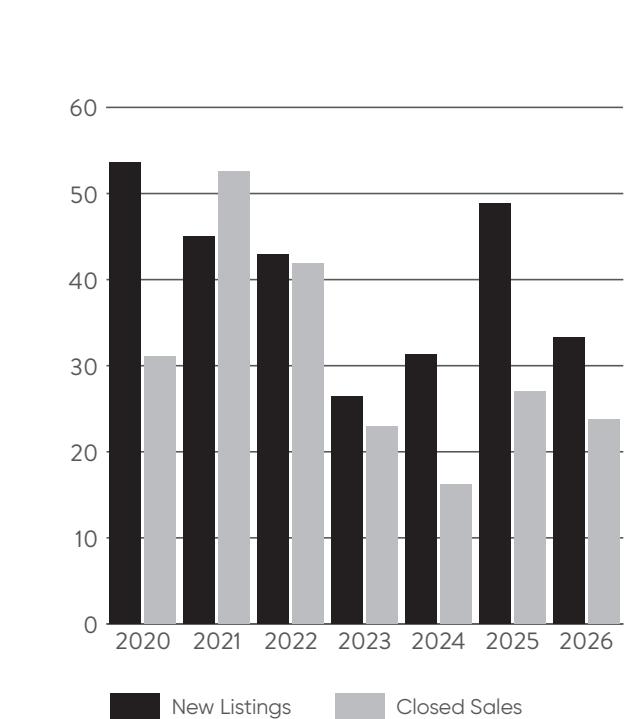
CURRENT INVENTORY

13
↓23.53%

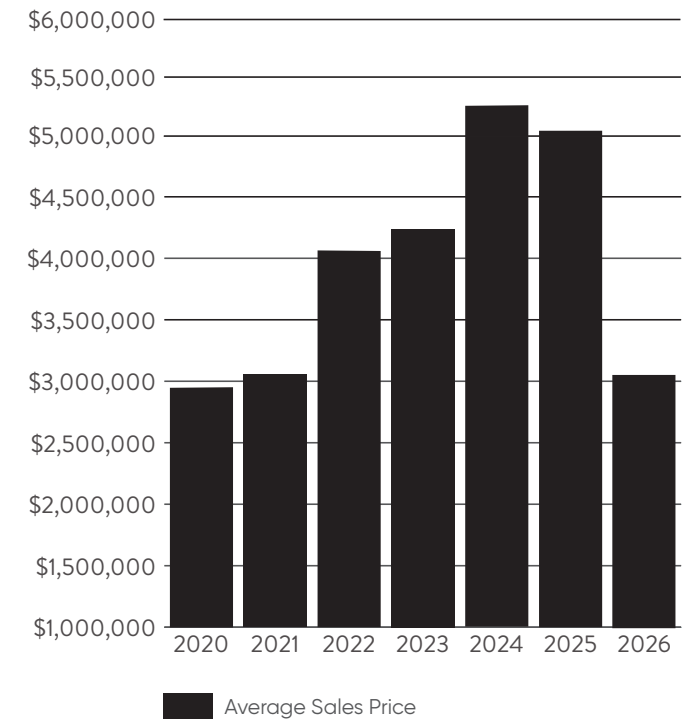
MONTHS OF SUPPLY

6.50
↓13.97%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



PELICAN BAY VILLAS

MARKET REPORT - Q2 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	47	35	30	34	41	45	37
Sold	46	42	32	29	23	33	45
Avg. Sale \$	\$1,323,011	\$1,449,810	\$1,914,047	\$2,179,776	\$2,416,522	\$2,080,000	\$1,996,018



NEW
LISTINGS

37
↓17.78%



CLOSED
SALES

45
↑36.36%



AVERAGE
SALES PRICE

\$1,996,018
↓4.04%



CURRENT
INVENTORY

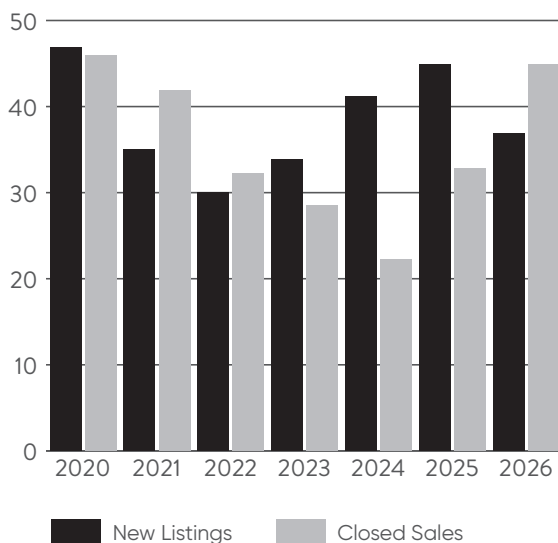
4
↓63.64%



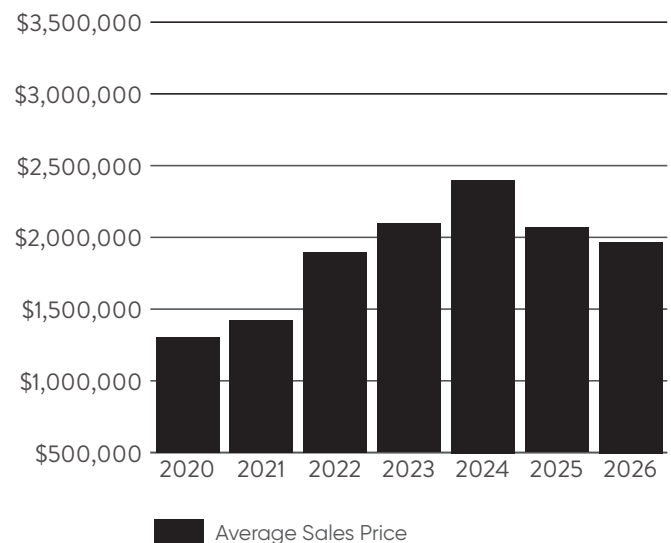
MONTHS OF
SUPPLY

1.07
↓73.33%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



PELICAN BAY HIGH-RISE CONDOMINIUMS MARKET REPORT - Q2 2026



	2020	2021	2022	2023	2024	2025	2026
Listed	141	178	138	112	170	152	135
Sold	85	180	148	89	94	80	93
Avg. Sale \$	\$1,745,861	\$1,596,874	\$2,032,402	\$2,391,758	\$2,415,551	\$2,289,094	\$2,188,441

NEW LISTINGS

135
↓11.18%

CLOSED SALES

93
↑16.25%

AVERAGE SALES PRICE

\$2,188,441
↓4.40%

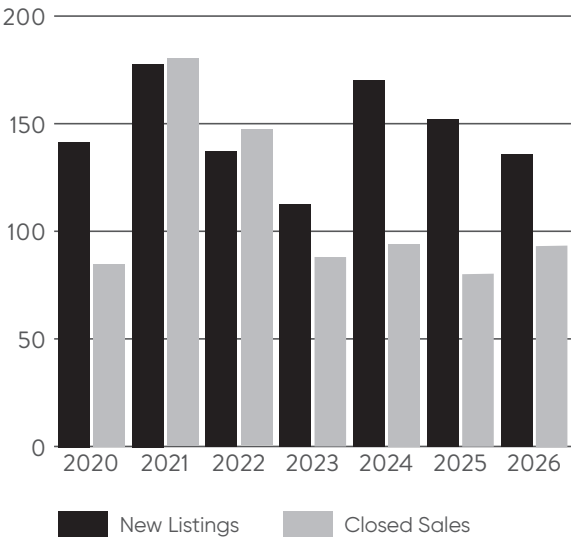
CURRENT INVENTORY

60
↓20.00%

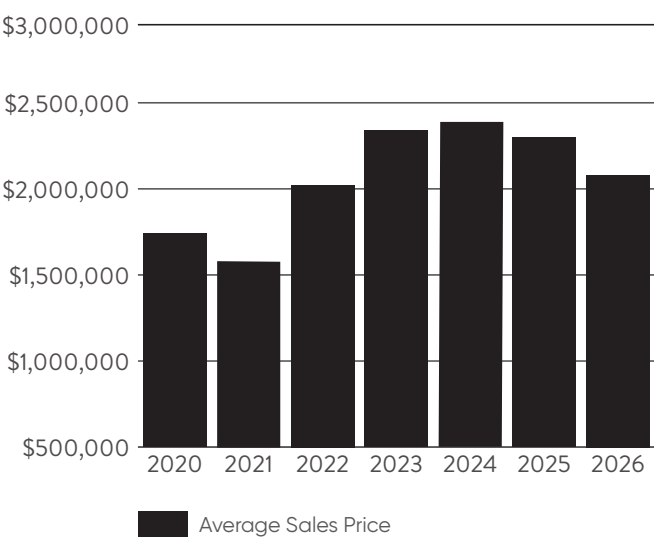
MONTHS OF SUPPLY

7.74
↓31.18%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2026, and the proprietary compilation of that data by John R. Wood Christie's International Real Estate, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data. Statistics include properties categorized in MLS as mid-rise or high-rise in Bay Colony.

PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS

MARKET REPORT - Q2 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	158	209	156	170	158	172	179
Sold	108	224	155	124	115	92	113
Avg. Sale \$	\$560,291	\$655,337	\$952,493	\$1,088,778	\$1,019,468	\$1,018,371	\$967,519



NEW
LISTINGS

179
↑4.07%



CLOSED
SALES

113
↑22.83%



AVERAGE
SALES PRICE

\$981,161
↓4.99%



CURRENT
INVENTORY

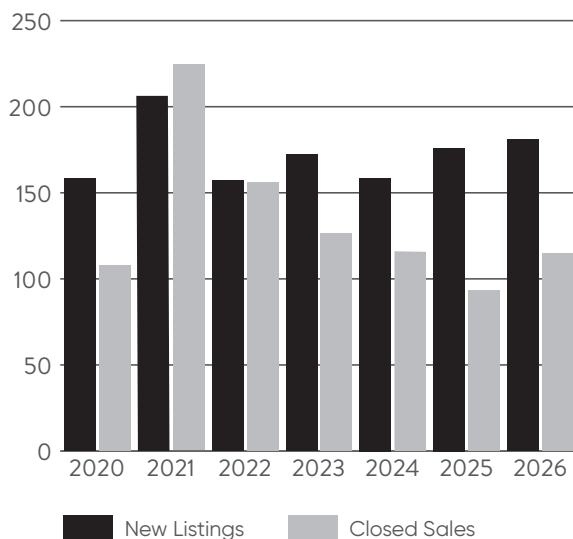
51
↓21.54%



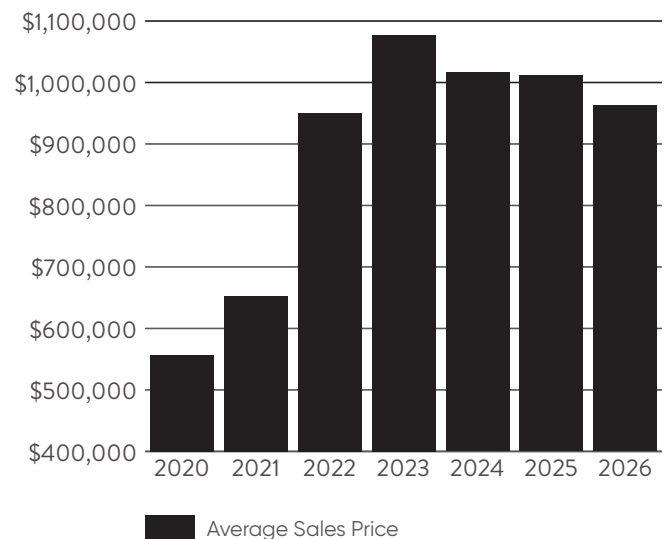
MONTHS OF
SUPPLY

5.42
↓36.12%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



BAY COLONY SINGLE-FAMILY HOMES

MARKET REPORT - Q2 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	5	17	2	7	8	5	8
Sold	1	14	3	1	1	3	7
Avg. Sale \$*	\$14,700,000	\$8,170,000	\$6,794,000	\$15,900,000	\$7,500,000	\$14,065,000	\$8,125,000



NEW
LISTINGS

8
↑60.00%



CLOSED
SALES

7
↑133.33%



AVERAGE
SALES PRICE

\$8,125,000
↓42.23%



CURRENT
INVENTORY

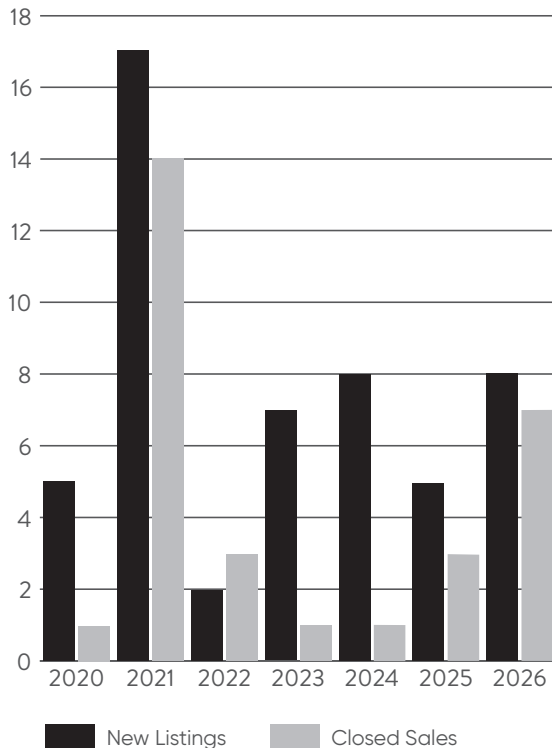
3
↓50.00%



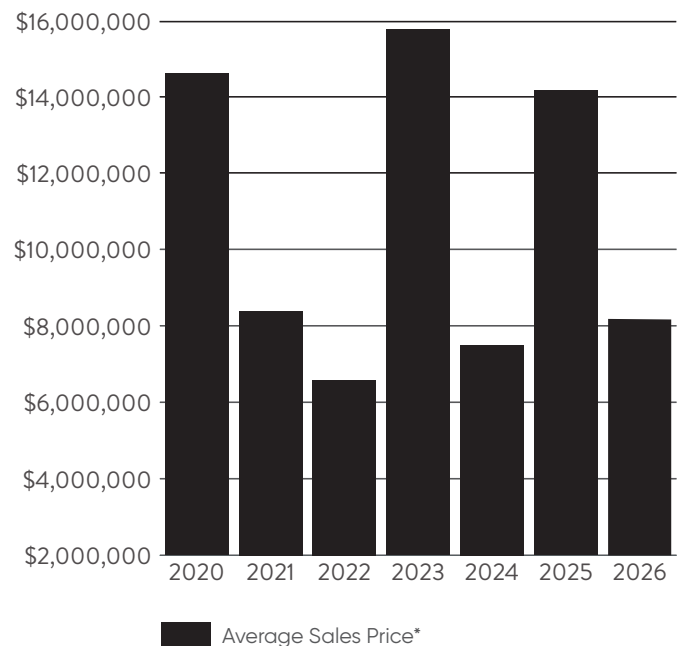
MONTHS OF
SUPPLY

5.14
↓78.57%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



BAY COLONY VILLAS

MARKET REPORT - Q2 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	9	14	5	4	6	10	4
Sold	2	15	3	2	2	7	3
Avg. Sale \$	\$2,525,018	\$3,364,333	\$4,310,667	\$3,975,000	\$4,576,538	\$4,567,857	\$4,466,667



NEW LISTINGS

4
↓60.00%



CLOSED SALES

3
↓57.14%



AVERAGE SALES PRICE

\$4,466,667
↓2.22%



CURRENT INVENTORY

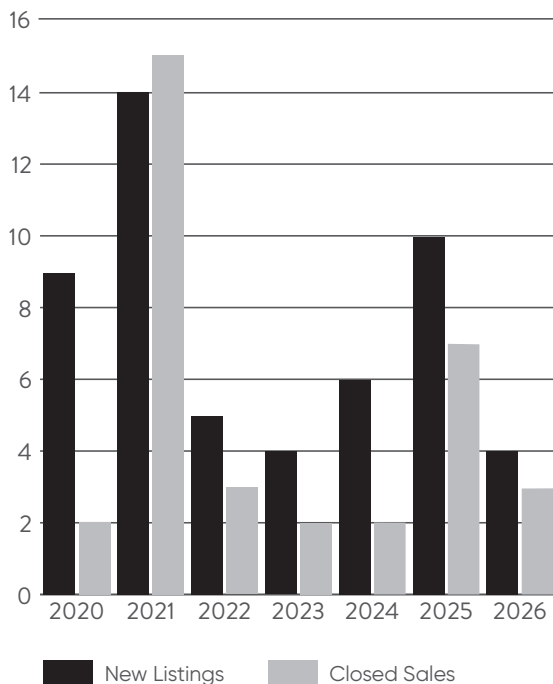
1
↓66.67%



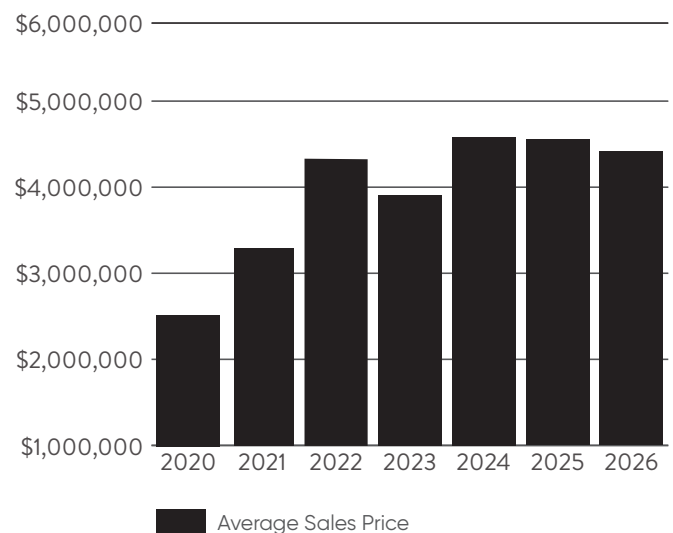
MONTHS OF SUPPLY

4.00
↓22.22%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



BAY COLONY MID-RISE AND HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q2 2026



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2020	2021	2022	2023	2024	2025	2026
Listed	56	47	28	15	39	52	41
Sold	20	69	29	17	14	31	32
Avg. Sale \$	\$2,711,575	\$2,942,261	\$4,375,987	\$5,380,288	\$6,821,786	\$5,905,532	\$4,731,406



NEW
LISTINGS

41

↓21.15%



CLOSED
SALES

32

↑3.23%



AVERAGE
SALES PRICE

\$4,731,406

↓19.88%



CURRENT
INVENTORY

14

↓41.67%

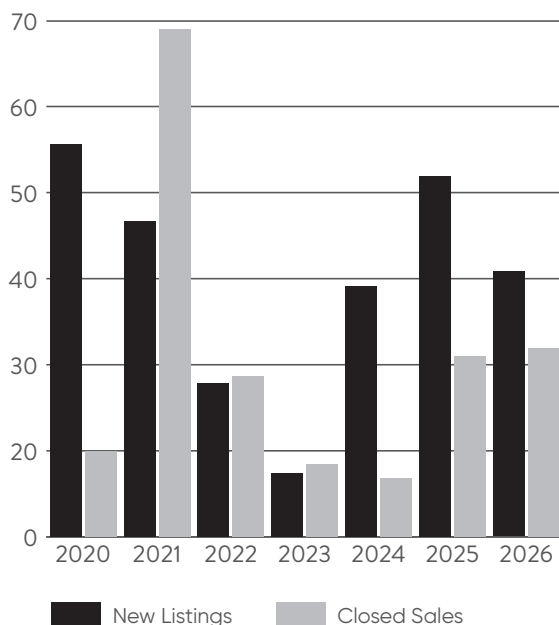


MONTHS OF
SUPPLY

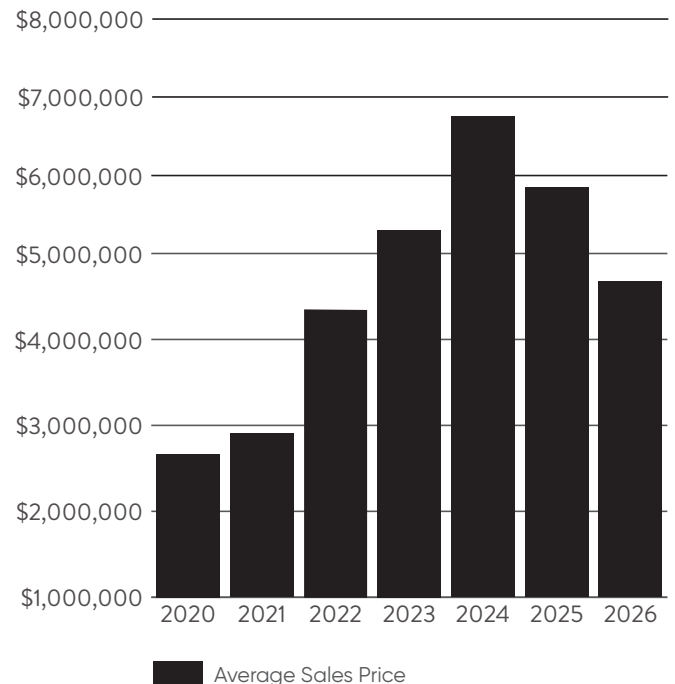
5.25

↓43.49%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



#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.

