

PELICAN BAY MARKET REPORT - Q3 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

## Q3 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 - Q3 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

|              | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        | 2026        |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Listed       | 55          | 45          | 38          | 23          | 34          | 51          | 29          |
| Sold         | 40          | 52          | 34          | 25          | 13          | 29          | 29          |
| Avg. Sale \$ | \$2,926,963 | \$3,171,434 | \$4,410,485 | \$4,247,506 | \$6,021,923 | \$4,588,103 | \$3,466,207 |



NEW  
LISTINGS

29  
↓43.14%



CLOSED  
SALES

29  
■00.00%



AVERAGE  
SALES PRICE

\$3,466,207  
↓24.45%



CURRENT  
INVENTORY

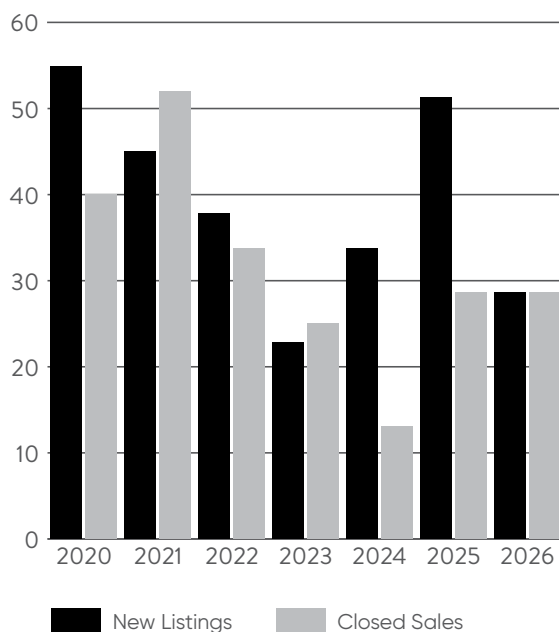
8  
↓38.46%



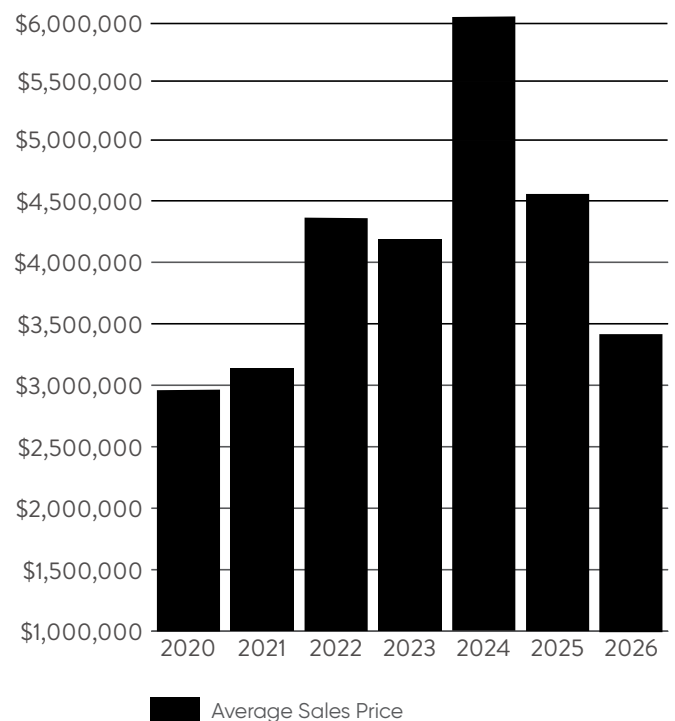
MONTHS OF  
SUPPLY

3.31  
↓38.46%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



# PELICAN BAY VILLAS

## MARKET REPORT - Q3 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

|              | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        | 2026        |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Listed       | 47          | 35          | 31          | 34          | 40          | 43          | 39          |
| Sold         | 43          | 41          | 28          | 31          | 25          | 36          | 44          |
| Avg. Sale \$ | \$1,351,930 | \$1,532,781 | \$1,949,161 | \$2,192,984 | \$2,339,000 | \$1,936,342 | \$2,197,784 |



NEW  
LISTINGS

39  
↓9.30%



CLOSED  
SALES

44  
↑22.22%



AVERAGE  
SALES PRICE

\$2,197,784  
↑13.50%



CURRENT  
INVENTORY

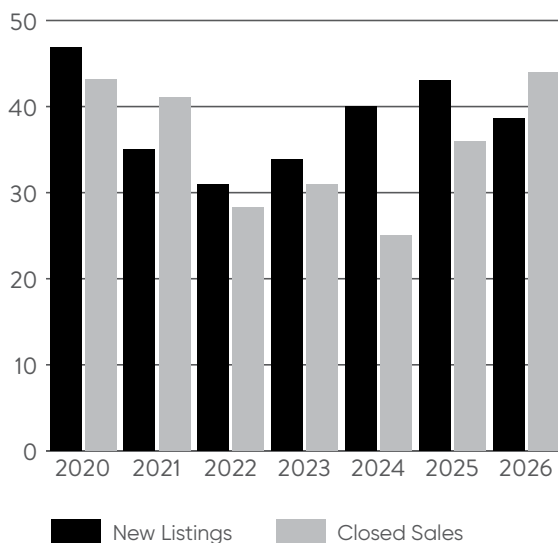
6  
■00.00%



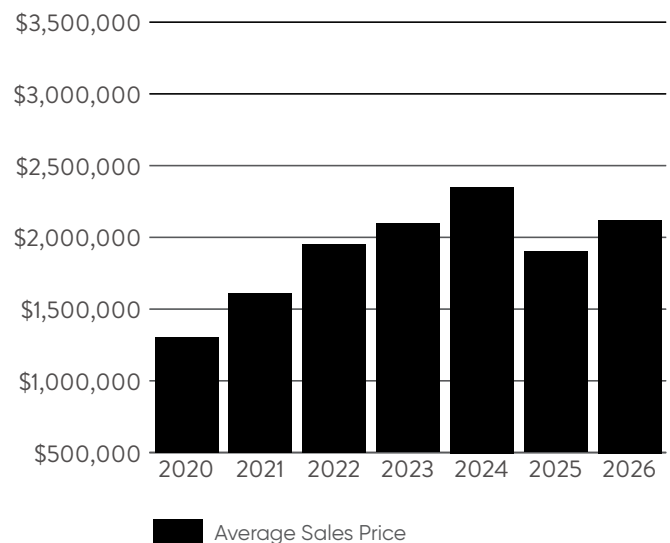
MONTHS OF  
SUPPLY

1.64  
↓18.18%

### 12 MONTH NEW LISTINGS AND CLOSED SALES



### 12 MONTH AVERAGE SALES PRICE



# PELICAN BAY HIGH-RISE CONDOMINIUMS

## MARKET REPORT - Q3 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

|              | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        | 2026        |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Listed       | 155         | 170         | 121         | 130         | 149         | 153         | 145         |
| Sold         | 92          | 190         | 127         | 89          | 95          | 83          | 96          |
| Avg. Sale \$ | \$1,438,306 | \$1,715,857 | \$2,067,764 | \$2,472,051 | \$2,256,703 | \$2,348,777 | \$2,197,448 |



NEW  
LISTINGS

145  
↓5.23%



CLOSED  
SALES

96  
↑15.66%



AVERAGE  
SALES PRICE

\$2,197,448  
↓6.44%



CURRENT  
INVENTORY

43  
↓12.24%



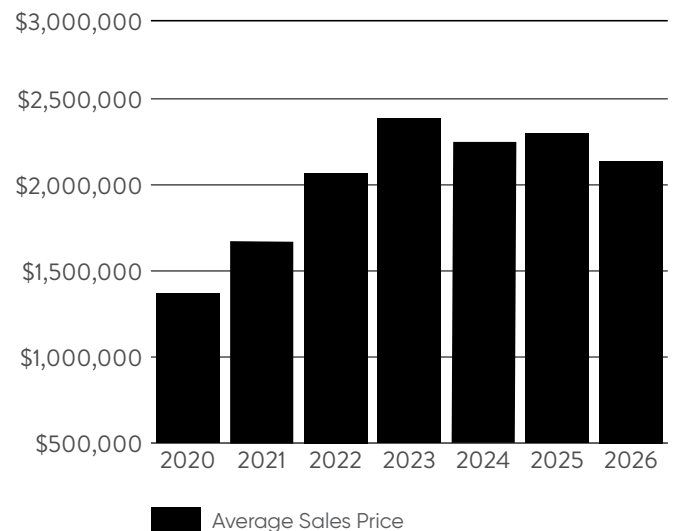
MONTHS OF  
SUPPLY

5.38  
↓24.13%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



# PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS

## MARKET REPORT - Q3 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

|              | 2020      | 2021      | 2022        | 2023        | 2024        | 2025        | 2026      |
|--------------|-----------|-----------|-------------|-------------|-------------|-------------|-----------|
| Listed       | 192       | 194       | 144         | 170         | 155         | 186         | 177       |
| Sold         | 124       | 227       | 137         | 131         | 104         | 94          | 134       |
| Avg. Sale \$ | \$574,242 | \$683,112 | \$1,008,224 | \$1,070,920 | \$1,013,806 | \$1,035,584 | \$956,212 |



NEW  
LISTINGS

177  
↓4.84%



CLOSED  
SALES

134  
↑42.55%



AVERAGE  
SALES PRICE

\$956,212  
↓7.66%



CURRENT  
INVENTORY

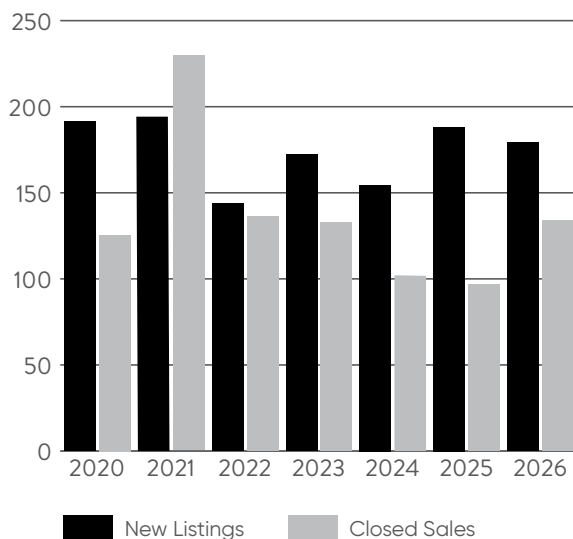
40  
↓20.00%



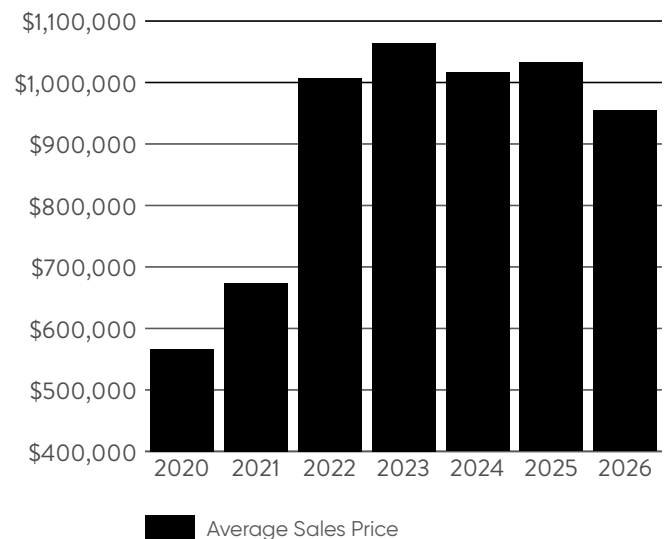
MONTHS OF  
SUPPLY

3.58  
↓43.88%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



# BAY COLONY SINGLE-FAMILY HOMES

## MARKET REPORT - Q3 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

|              | 2020         | 2021        | 2022        | 2023         | 2024        | 2025        | 2026         |
|--------------|--------------|-------------|-------------|--------------|-------------|-------------|--------------|
| Listed       | 10           | 13          | 1           | 7            | 8           | 6           | 9            |
| Sold         | 1            | 14          | 3           | 1            | 1           | 5           | 6            |
| Avg. Sale \$ | \$14,700,000 | \$8,170,000 | \$6,794,000 | \$15,900,000 | \$7,500,000 | \$9,544,000 | \$12,058,333 |



NEW  
LISTINGS

9  
↑50.00%



CLOSED  
SALES

6  
↑20.00%



AVERAGE  
SALES PRICE

\$12,058,333  
↑26.34%



CURRENT  
INVENTORY

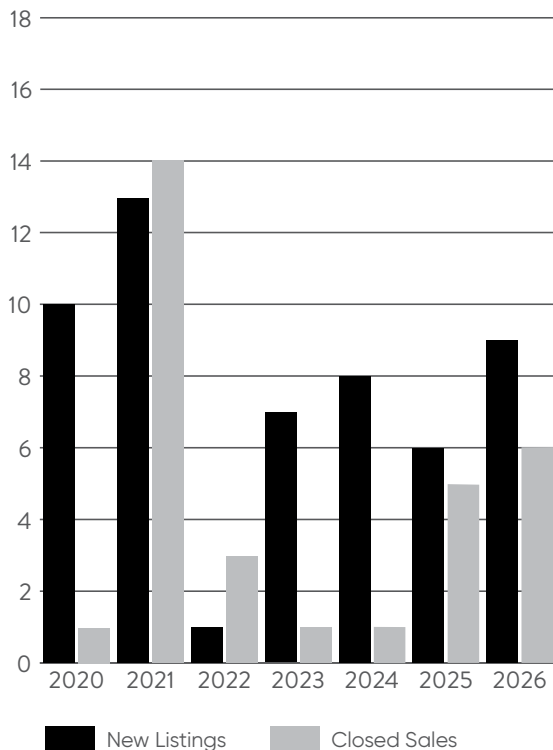
3  
↓50.00%



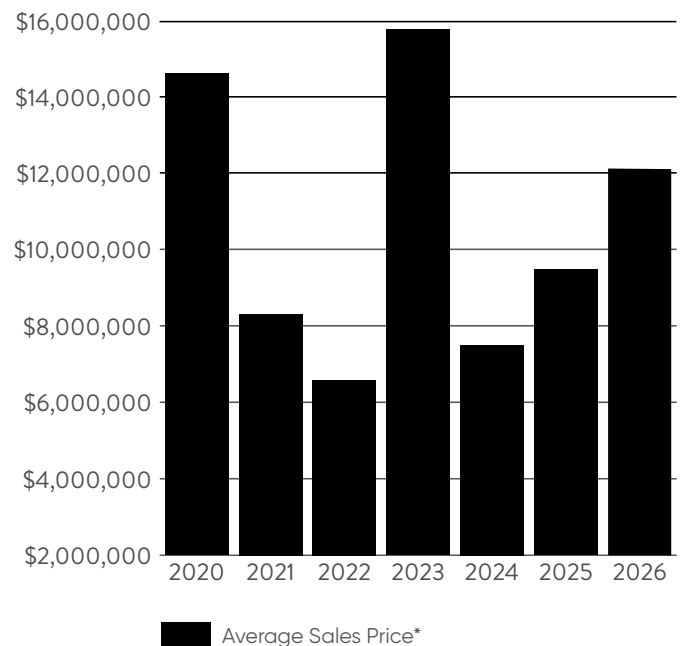
MONTHS OF  
SUPPLY

6.00  
↓58.33%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



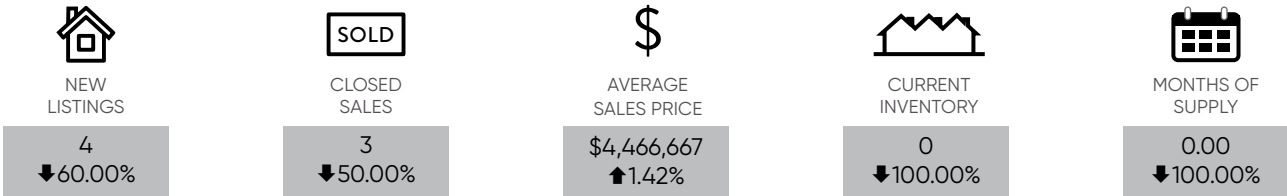
# BAY COLONY VILLAS

## MARKET REPORT - Q3 2026

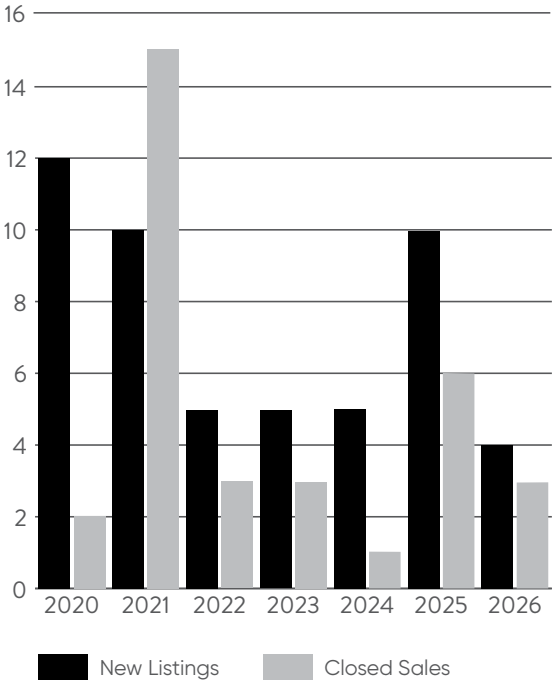


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

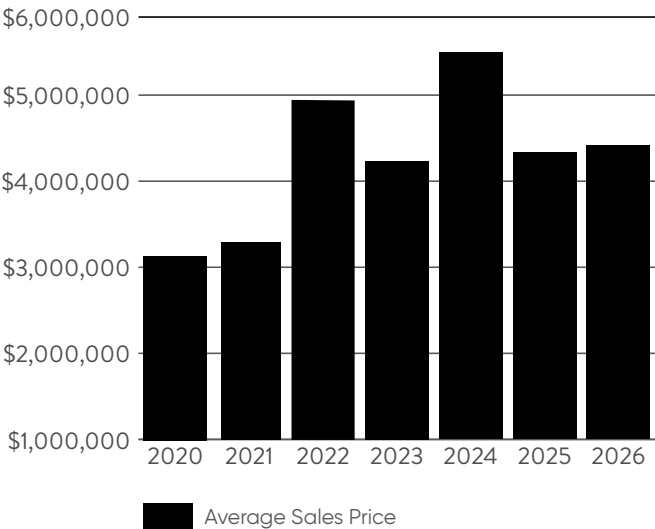
|              | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        | 2026        |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Listed       | 12          | 10          | 5           | 5           | 5           | 10          | 4           |
| Sold         | 2           | 15          | 3           | 3           | 1           | 6           | 3           |
| Avg. Sale \$ | \$3,125,000 | \$3,331,000 | \$4,944,000 | \$4,134,358 | \$5,550,000 | \$4,404,167 | \$4,466,667 |



12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



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# BAY COLONY MID-RISE AND HIGH-RISE CONDOMINIUMS

## MARKET REPORT - Q3 2026



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

|              | 2020        | 2021        | 2022        | 2023        | 2024        | 2025        | 2026        |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Listed       | 61          | 47          | 23          | 19          | 39          | 54          | 38          |
| Sold         | 32          | 62          | 24          | 14          | 15          | 33          | 34          |
| Avg. Sale \$ | \$2,573,156 | \$3,197,742 | \$4,522,193 | \$6,597,493 | \$6,270,333 | \$5,720,197 | \$4,418,882 |



NEW  
LISTINGS

38

↓29.63%



CLOSED  
SALES

34

↑3.03%



AVERAGE  
SALES PRICE

\$4,418,882

↓22.75%



CURRENT  
INVENTORY

10

↓50.00%

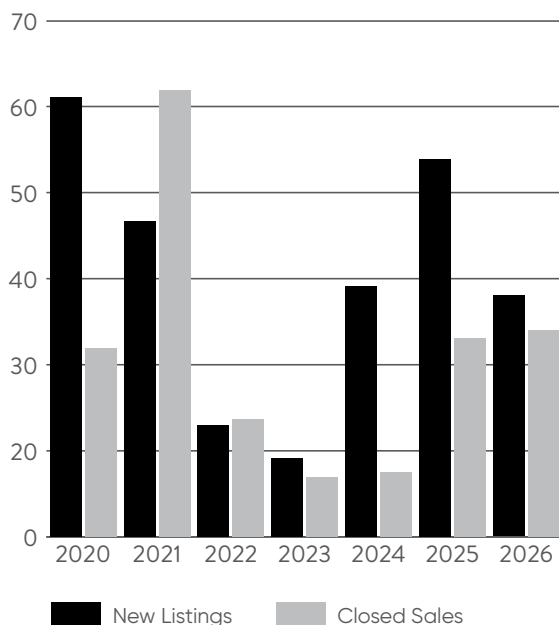


MONTHS OF  
SUPPLY

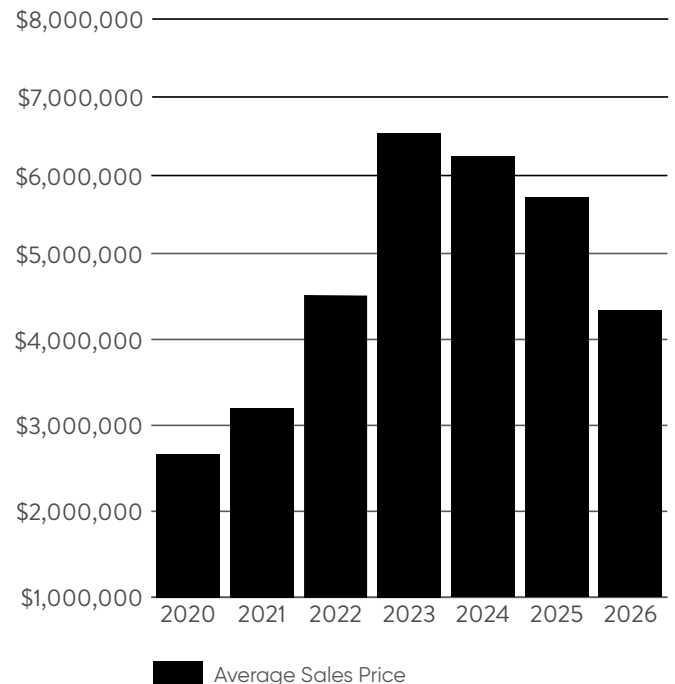
3.53

↓51.47%

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](http://JohnRWood.com) | (239) 262-1900

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

