

PELICAN BAY MARKET REPORT - Q3 2025



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$4.5B+
IN CLOSED
SALES VOLUME

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 2025

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 2025

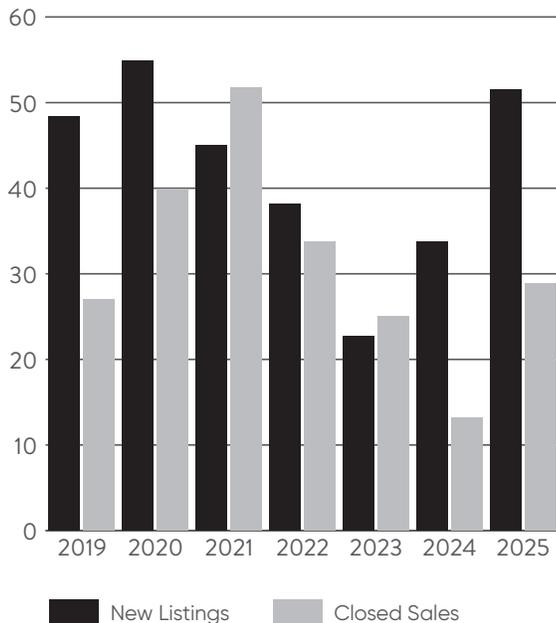


Data Represented on 12-Month Rolling Basis.

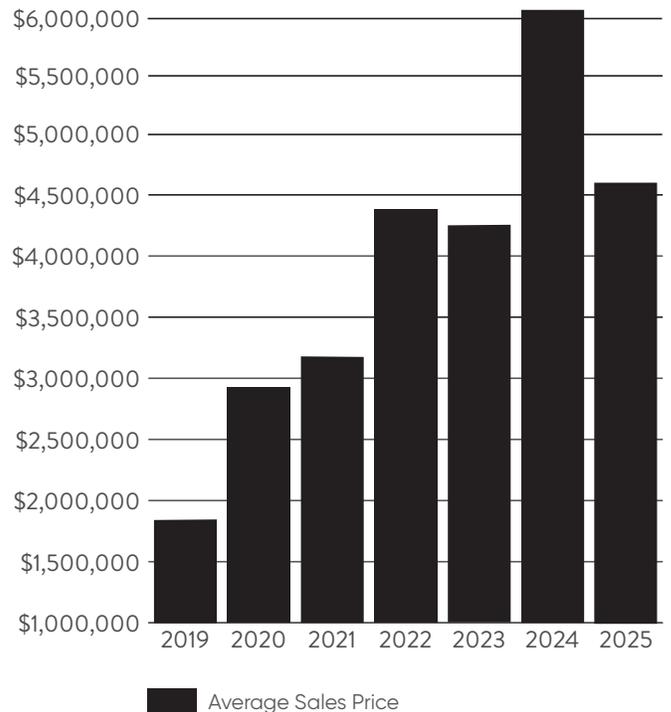
	2019	2020	2021	2022	2023	2024	2025
Listed	48	55	45	38	23	34	51
Sold	27	40	52	34	25	13	29
Avg. Sale \$	\$1,846,019	\$2,926,963	\$3,171,434	\$4,410,485	\$4,247,506	\$6,021,923	\$4,588,103

 NEW LISTINGS 51 ↑50.00%	 CLOSED SALES 29 ↑123.08%	 AVERAGE SALES PRICE \$4,588,103 ↓23.81%	 CURRENT INVENTORY 13 ↓7.14%	 MONTHS OF SUPPLY 5.38 ↓58.37%
---	--	---	---	---

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE

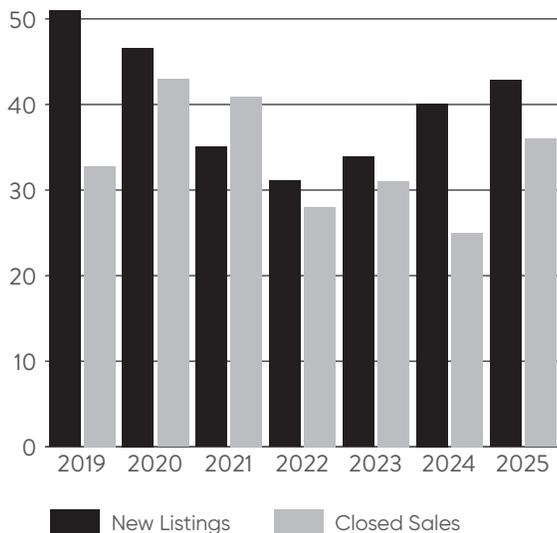


The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2025, and the proprietary compilation of that data by John R. Wood Christie's International Real Estate, its employees, and professional statisticians hired by the 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.

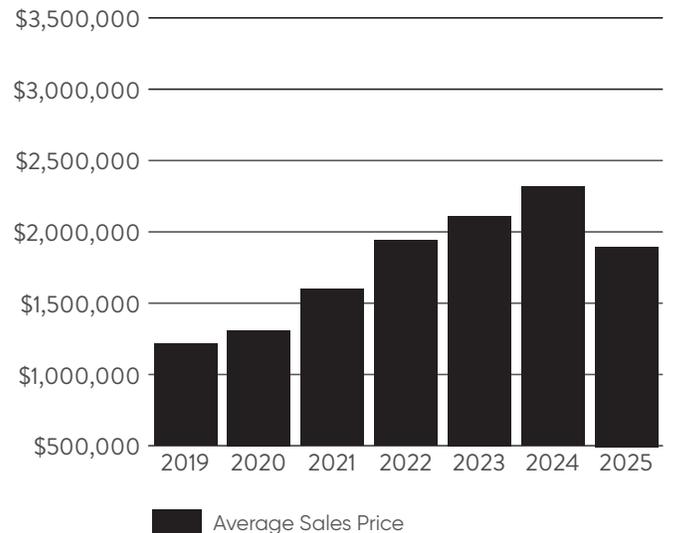
	2019	2020	2021	2022	2023	2024	2025
Listed	51	47	35	31	34	40	43
Sold	33	43	41	28	31	25	36
Avg. Sale \$	\$1,249,159	\$1,351,930	\$1,532,781	\$1,949,161	\$2,192,984	\$2,339,000	\$1,936,342

 NEW LISTINGS 43 ↑7.50%	 CLOSED SALES 36 ↑44.00%	 AVERAGE SALES PRICE \$1,936,342 ↓17.21%	 CURRENT INVENTORY 6 ↓45.45%	 MONTHS OF SUPPLY 2.00 ↓62.12%
---	--	--	--	--

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



PELICAN BAY HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q3 2025

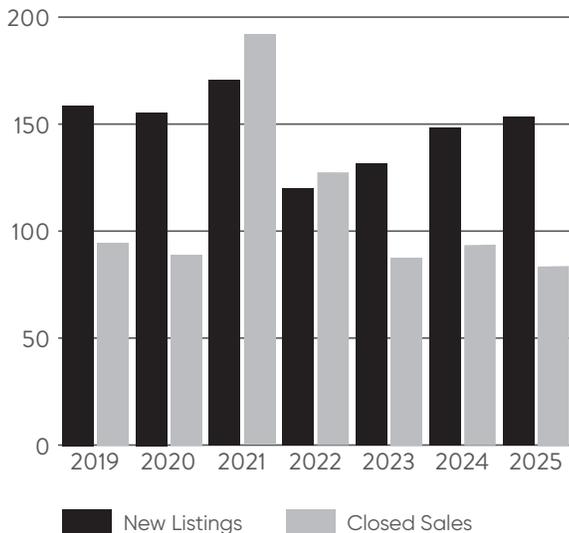


CHRISTIE'S
INTERNATIONAL REAL ESTATE

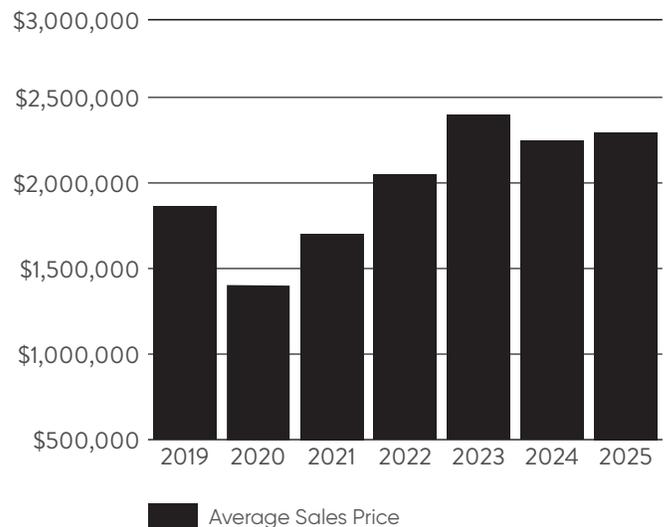
	2019	2020	2021	2022	2023	2024	2025
Listed	159	155	170	121	130	149	153
Sold	97	92	190	127	89	95	82
Avg. Sale \$	\$1,870,585	\$1,438,306	\$1,715,857	\$2,067,764	\$2,472,051	\$2,256,703	\$2,357,299



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 2025, 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

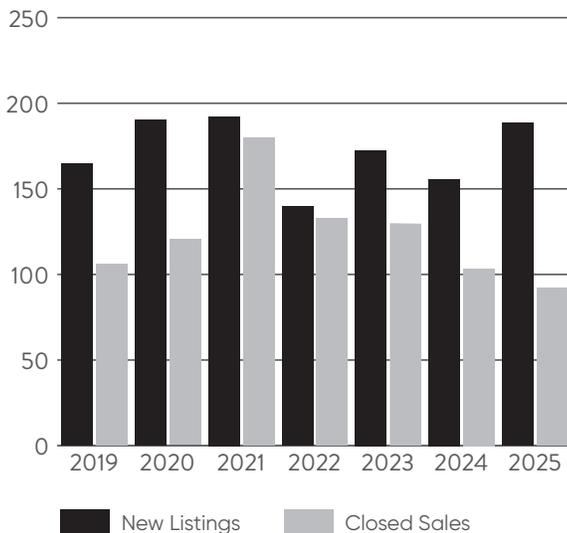
MARKET REPORT - Q3 2025



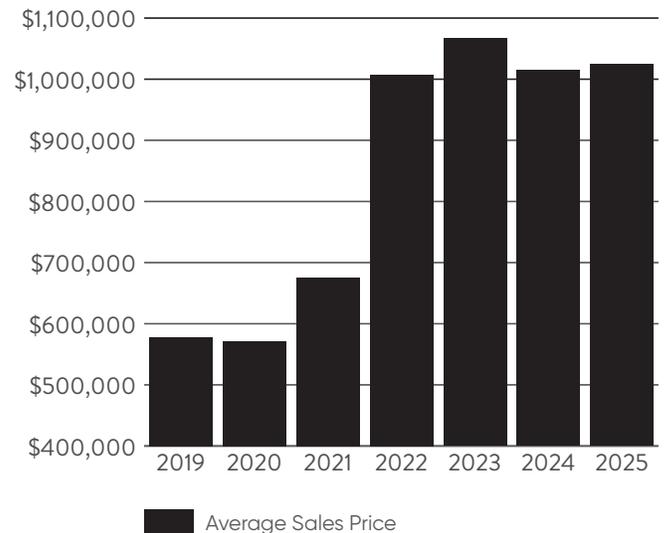
	2019	2020	2021	2022	2023	2024	2025
Listed	163	192	194	144	170	155	186
Sold	105	124	227	137	131	104	94
Avg. Sale \$	\$577,385	\$574,242	\$683,112	\$1,008,224	\$1,070,920	\$1,013,806	\$1,035,584

 NEW LISTINGS 186 ↑20.00%	 CLOSED SALES 94 ↓9.62%	 AVERAGE SALES PRICE \$1,035,584 ↑2.15%	 CURRENT INVENTORY 50 ↑38.89%	 MONTHS OF SUPPLY 6.38 ↑53.66%
--	--	--	--	---

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 2025, 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.

BAY COLONY SINGLE-FAMILY HOMES

MARKET REPORT - Q3 2025

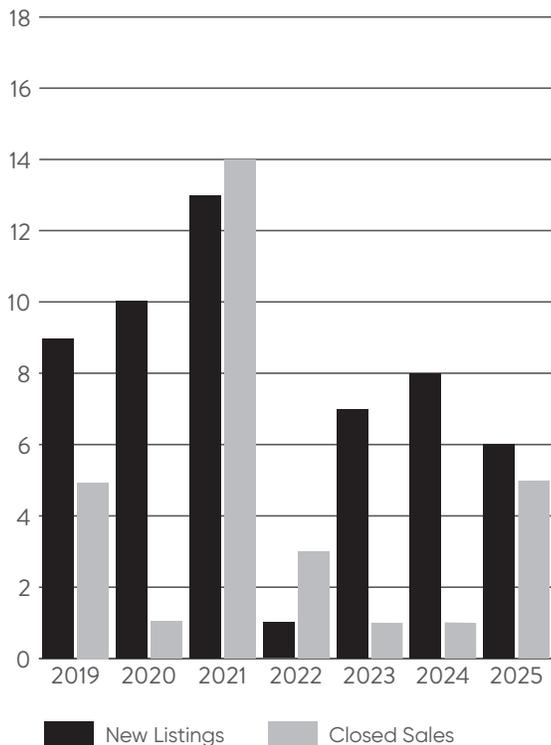


CHRISTIE'S
INTERNATIONAL REAL ESTATE

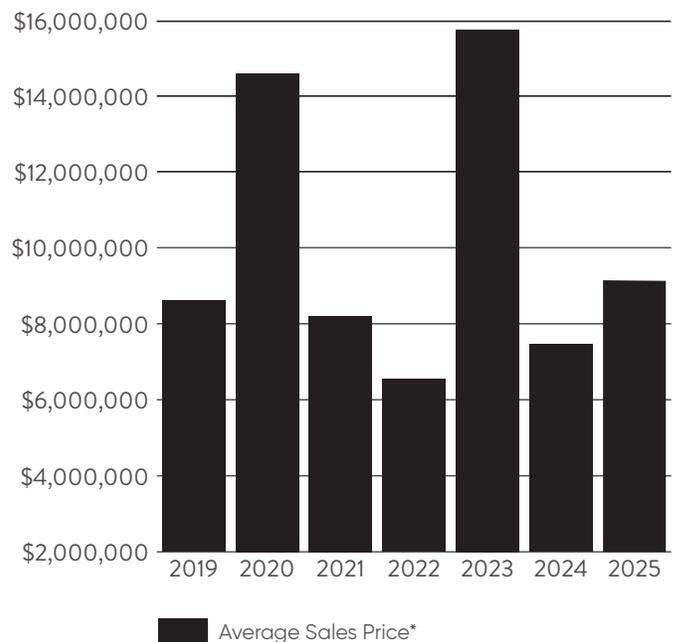
	2019	2020	2021	2022	2023	2024	2025
Listed	9	10	13	1	7	8	6
Sold	5	1	14	3	1	1	5
Avg. Sale \$*	\$8,764,000	\$14,700,000	\$8,170,000	\$6,794,000	\$15,900,000	\$7,500,000	\$9,544,000



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 2025, 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.

BAY COLONY VILLAS

MARKET REPORT - Q3 2025

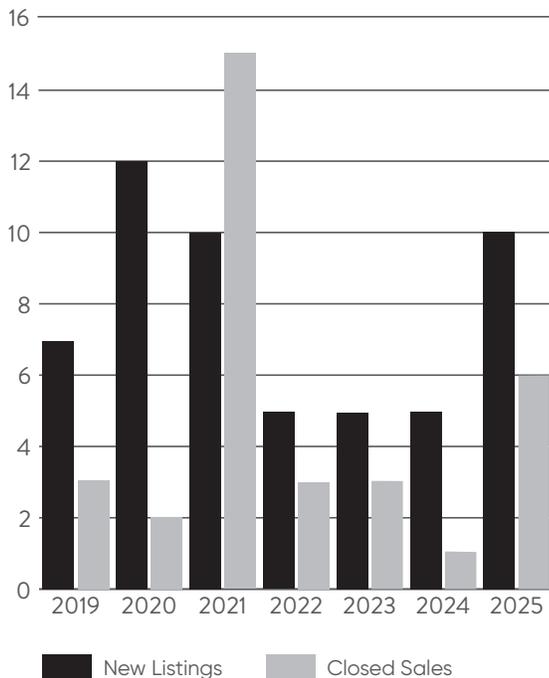


CHRISTIE'S
INTERNATIONAL REAL ESTATE

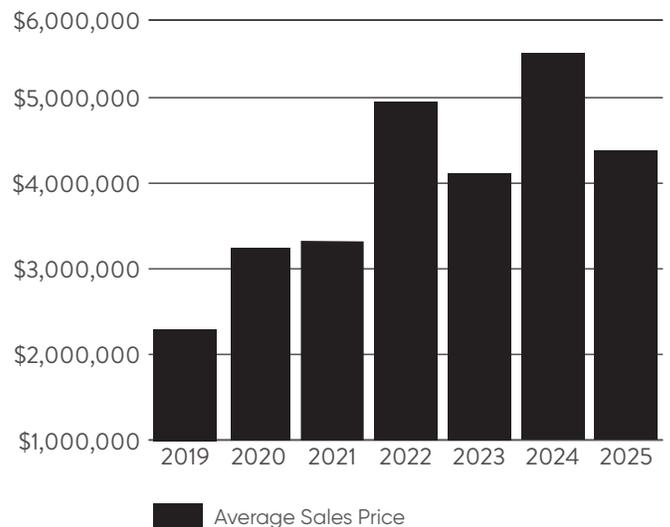
	2019	2020	2021	2022	2023	2024	2025
Listed	7	12	10	5	5	5	10
Sold	3	2	15	3	3	1	6
Avg. Sale \$	\$2,300,012	\$3,125,000	\$3,331,000	\$4,944,000	\$4,134,358	\$5,550,000	\$4,404,167

 NEW LISTINGS <div style="background-color: #ccc; padding: 5px; width: 100px; margin: 5px auto;"> <p style="text-align: center;">10 ↑100.00%</p> </div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">SOLD</div> CLOSED SALES <div style="background-color: #ccc; padding: 5px; width: 100px; margin: 5px auto;"> <p style="text-align: center;">6 ↑500.00%</p> </div>	 AVERAGE SALES PRICE <div style="background-color: #ccc; padding: 5px; width: 100px; margin: 5px auto;"> <p style="text-align: center;">\$4,404,167 ↓20.65%</p> </div>	 CURRENT INVENTORY <div style="background-color: #ccc; padding: 5px; width: 100px; margin: 5px auto;"> <p style="text-align: center;">3 ↑300.00%</p> </div>	 MONTHS OF SUPPLY <div style="background-color: #ccc; padding: 5px; width: 100px; margin: 5px auto;"> <p style="text-align: center;">6.00 ↑600.00%</p> </div>
---	--	--	---	---

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 2025, 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.

BAY COLONY MID-RISE AND HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q3 2025

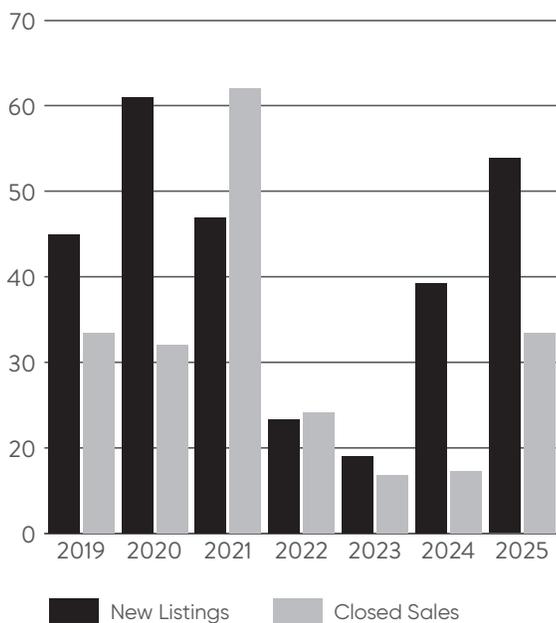


CHRISTIE'S
INTERNATIONAL REAL ESTATE

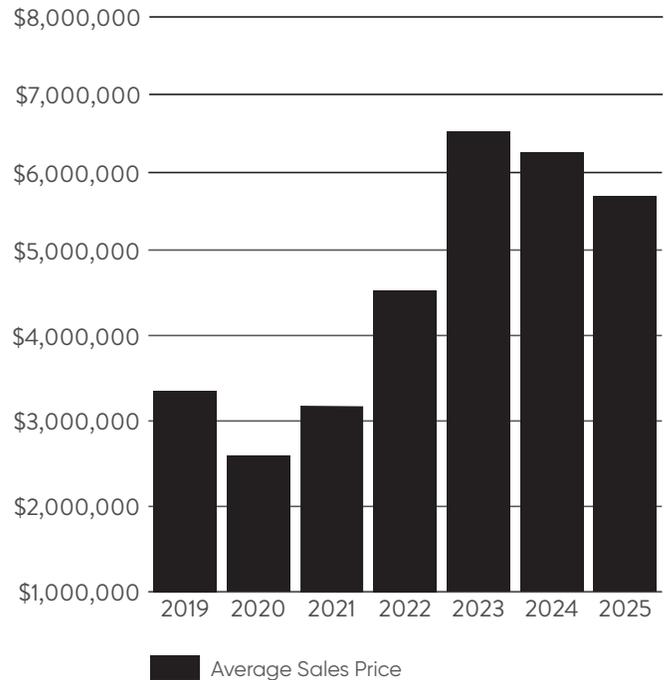
	2019	2020	2021	2022	2023	2024	2025
Listed	45	61	47	23	19	39	54
Sold	33	32	62	24	14	15	33
Avg. Sale \$	\$3,433,776	\$2,573,156	\$3,197,742	\$4,522,193	\$6,597,493	\$6,270,333	\$5,720,197



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 2025, 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.

#1 REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

**\$4.5 Billion in Sales Volume in 2024.
Over \$1.6 Billion ahead
of our nearest competitor.**



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. 1/1/2024 through 12/31/2024.