

MONTHLY MARKET REPORT - JULY 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

A LOCAL LEGACY
OF ACHIEVEMENT

\$4.8B+
IN CLOSED
SALES VOLUME

23
LOCATIONS FROM
MARCO ISLAND TO
PINE ISLAND

850+
AGENTS
THROUGHOUT
SOUTHWEST FL

#54
AMONG
REAL TRENDS
TOP 500 BROKERS (2021)

1958
YEAR ESTABLISHED
BY VISIONARY
JOHN R. WOOD

HEADQUARTERED
IN NAPLES, FLORIDA

INDEPENDENTLY
OWNED & OPERATED;
NOT A FRANCHISE



NAPLES, FL

MONTHLY MARKET REPORT

JULY 2024

| | |
|---------------------------|----|
| 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

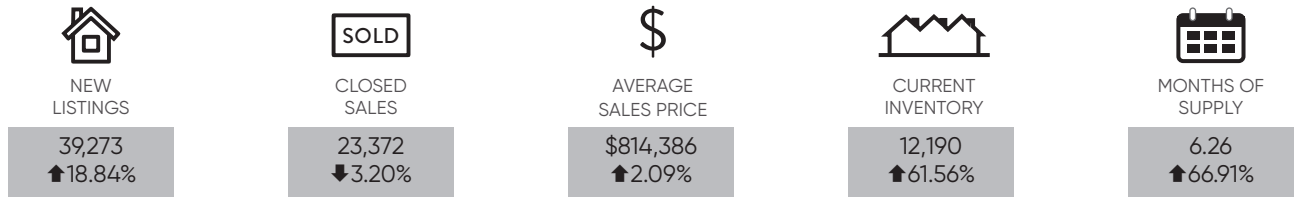
MARKET REPORT - JULY 2024



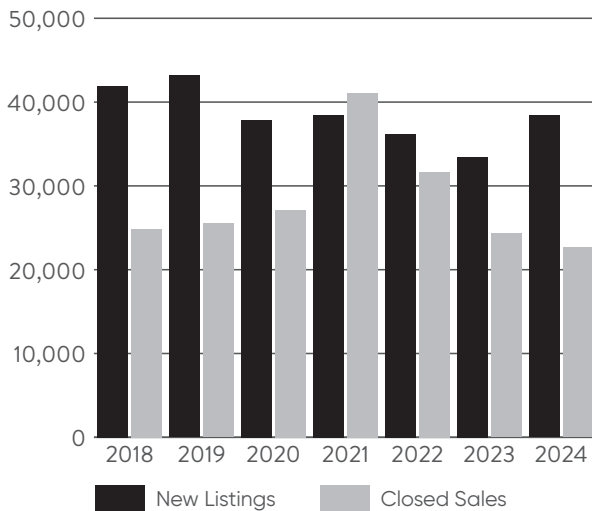
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

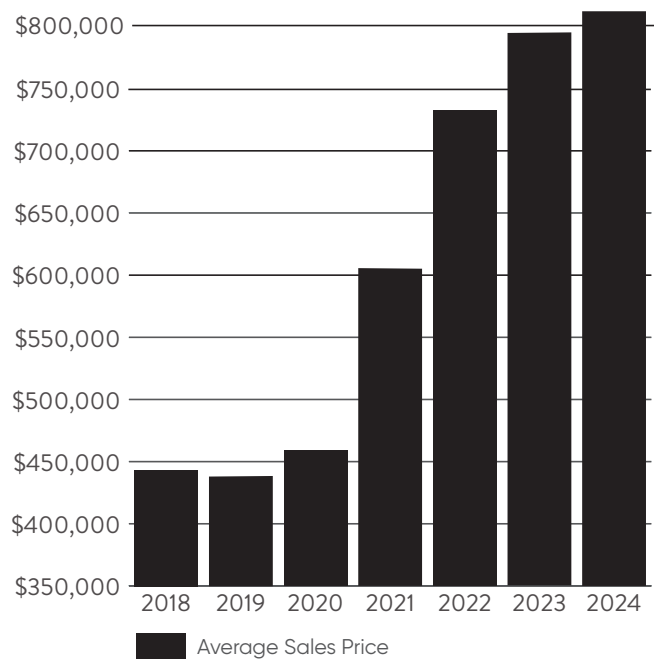
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 42,505 | 43,380 | 38,734 | 39,158 | 36,672 | 33,047 | 39,273 |
| Sold | 25,395 | 26,204 | 26,971 | 42,071 | 32,445 | 24,145 | 23,372 |
| Avg. Sale \$ | \$449,176 | \$445,495 | \$459,454 | \$604,220 | \$733,242 | \$797,682 | \$814,386 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 23,372 properties sold, sales were down 3.20% from the preceding 12-month period when 24,145 properties were sold. New listings were up 18.84%, from 33,047 to 39,273. The average sales price was up 2.09%, from \$797,682 to \$814,386. As of July 31, 2024, inventory stood at 12,190 units while months of supply was 6.26 months.

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NAPLES

MARKET REPORT - JULY 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|
| Listed | 14,892 | 15,578 | 14,817 | 15,514 | 13,825 | 11,805 | 13,966 |
| Sold | 9,309 | 9,743 | 10,207 | 17,077 | 12,383 | 9,286 | 8,714 |
| Avg. Sale \$ | \$626,832 | \$611,761 | \$617,638 | \$804,314 | \$972,204 | \$1,075,877 | \$1,116,736 |



NEW LISTINGS

13,966
↑18.31%



CLOSED SALES

8,714
↓6.16%



AVERAGE SALES PRICE

\$1,116,736
↑3.80%



CURRENT INVENTORY

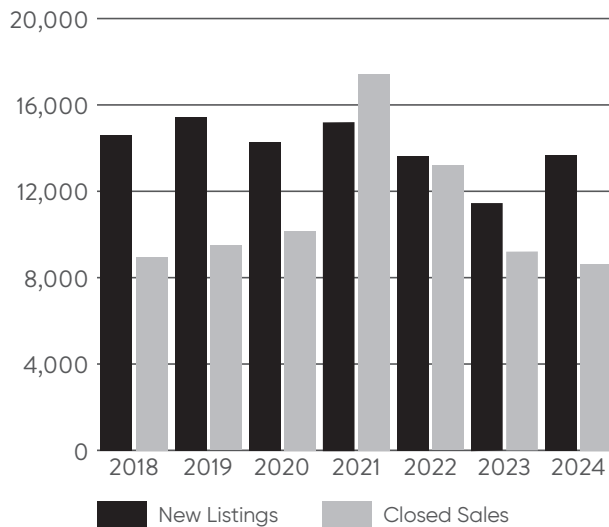
4,363
↑73.13%



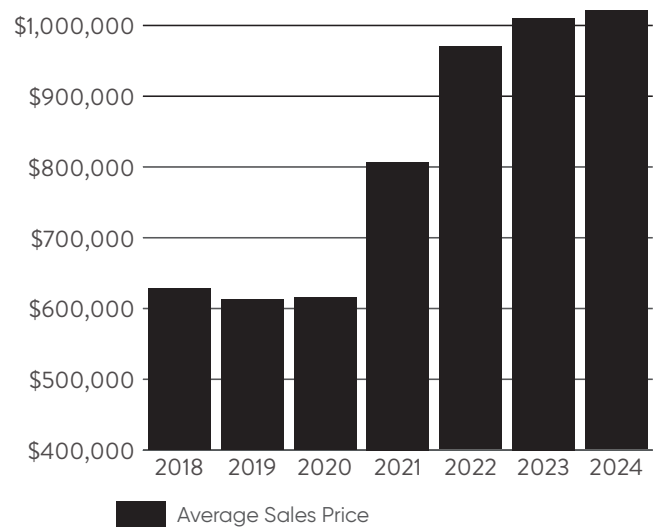
MONTHS OF SUPPLY

6.01
↑84.50%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,714 properties sold, sales were down 6.16% from the preceding 12-month period when 9,286 properties were sold. New listings were up 18.31% from 11,805 to 13,966. The average sales price was up 3.80%, from \$1,075,877 to \$1,116,736. As of July 31, 2024, inventory stood at 4,363 units while months of supply was 6.01 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|----------------------------------|---------------------|-----------------------|------------------|----------------------|
| Aqualane Shores | 24 | 13 | 22.15 | \$10,223,077 |
| Audubon | 9 | 22 | 4.91 | \$2,569,773 |
| Colliers Reserve | 1 | 16 | 0.75 | \$2,985,211 |
| Crayton Road Area Non-Waterfront | 63 | 62 | 12.19 | \$4,361,589 |
| Crayton Road Area Waterfront | 14 | 17 | 9.88 | \$9,269,706 |
| Crossings | 1 | 10 | 1.20 | \$1,159,250 |
| Esplanade | 6 | 41 | 1.76 | \$1,882,268 |
| Grey Oaks | 16 | 51 | 3.76 | \$4,466,480 |
| Isles of Collier Preserve | 24 | 75 | 3.84 | \$2,244,412 |
| Kensington | 3 | 10 | 3.60 | \$1,552,100 |
| Lely Resort | 30 | 92 | 3.91 | \$1,371,216 |
| Mediterra | 27 | 31 | 10.45 | \$4,043,551 |
| Monterey | 5 | 16 | 3.75 | \$1,622,969 |
| Olde Cypress | 9 | 25 | 4.32 | \$1,657,356 |
| Olde Naples | 53 | 33 | 19.27 | \$7,942,879 |
| Pelican Bay | 22 | 25 | 10.56 | \$4,370,200 |
| Pelican Bay - Bay Colony | 11 | 1 | 132.00 | \$7,500,000 |
| Pelican Marsh | 15 | 31 | 5.81 | \$1,930,419 |
| Pine Ridge | 32 | 16 | 24.00 | \$5,852,546 |
| Port Royal | 32 | 14 | 27.43 | \$14,514,286 |
| Quail Creek | 11 | 17 | 7.76 | \$2,726,176 |
| Quail West | 11 | 48 | 2.75 | \$4,785,875 |
| The Quarry | 8 | 30 | 3.20 | \$1,628,597 |
| Riverstone | 20 | 26 | 9.23 | \$1,258,483 |
| Royal Harbor | 24 | 14 | 20.57 | \$5,474,250 |
| The Strand | 5 | 12 | 5.00 | \$1,330,833 |
| Tiburon | 2 | 11 | 2.18 | \$3,714,091 |
| Treviso Bay | 4 | 17 | 2.82 | \$2,296,912 |
| Vanderbilt Beach | 23 | 15 | 18.40 | \$4,485,367 |
| Vineyards | 20 | 41 | 5.85 | \$1,352,047 |

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|----------------------------------|---------------------|-----------------------|------------------|----------------------|
| Crayton Road Area Non-Waterfront | 79 | 85 | 11.15 | \$721,244 |
| Crayton Road Area Waterfront | 127 | 218 | 6.99 | \$2,437,251 |
| The Dunes | 14 | 33 | 5.09 | \$1,836,924 |
| Esplanade | 13 | 46 | 3.39 | \$714,591 |
| Grey Oaks | 2 | 13 | 1.85 | \$2,515,692 |
| Isles of Collier Preserve | 21 | 60 | 4.20 | \$906,016 |
| Kensington | 3 | 20 | 1.80 | \$889,550 |
| Lely Resort | 65 | 127 | 6.14 | \$596,761 |
| Mediterra | 7 | 13 | 6.46 | \$1,597,692 |
| Olde Naples | 79 | 107 | 8.86 | \$1,421,800 |
| Pelican Bay | 103 | 229 | 5.40 | \$1,677,609 |
| Pelican Bay - Bay Colony | 16 | 12 | 16.00 | \$7,385,833 |
| Pelican Marsh | 14 | 51 | 3.29 | \$818,559 |
| Pine Ridge | 5 | 7 | 8.57 | \$344,643 |
| The Quarry | 9 | 9 | 12.00 | \$742,833 |
| The Strand | 10 | 51 | 2.35 | \$646,147 |
| Tiburon | 10 | 17 | 7.06 | \$1,563,294 |
| Treviso Bay | 18 | 70 | 3.09 | \$612,539 |
| Vanderbilt Beach | 54 | 65 | 9.97 | \$1,458,604 |
| Vineyards | 29 | 78 | 4.46 | \$705,586 |

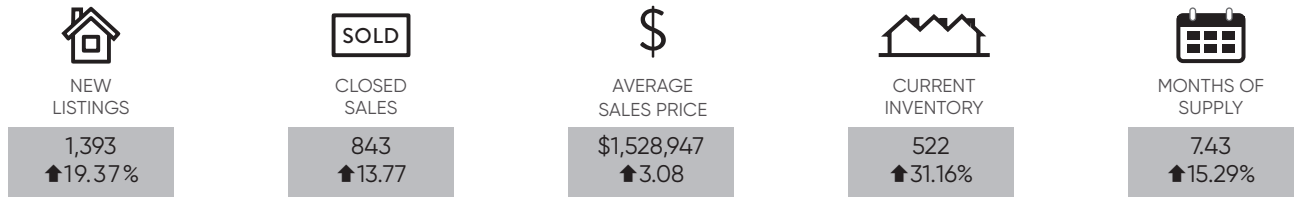
MARCO ISLAND

MARKET REPORT - JULY 2024

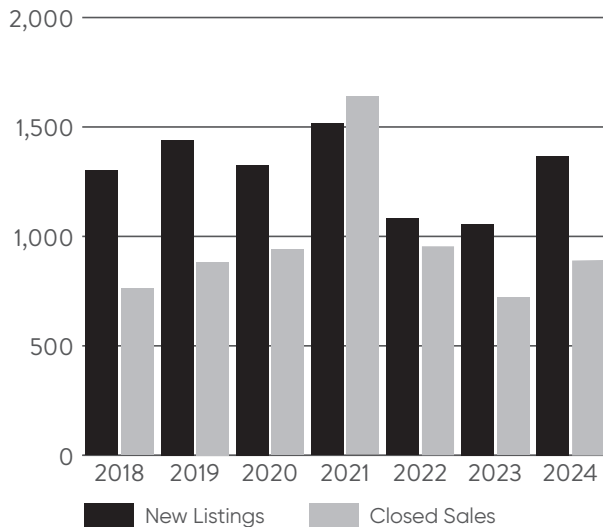


CHRISTIE'S
INTERNATIONAL REAL ESTATE

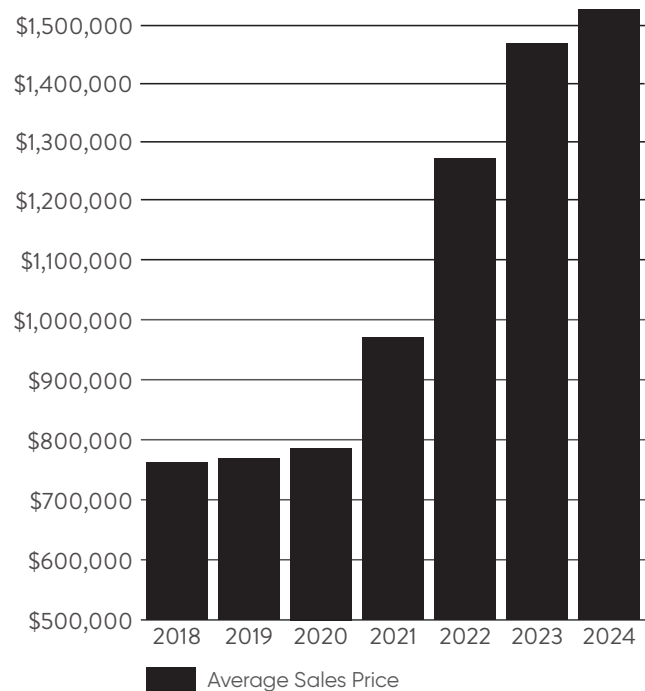
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|
| Listed | 1,311 | 1,408 | 1,322 | 1,503 | 1,186 | 1,167 | 1,393 |
| Sold | 759 | 788 | 849 | 1,712 | 988 | 741 | 843 |
| Avg. Sale \$ | \$770,395 | \$776,169 | \$798,026 | \$970,354 | \$1,281,216 | \$1,483,196 | \$1,528,947 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 843 properties sold, sales were up 13.77% from the preceding 12-month period when 741 properties were sold. New listings were up 19.37%, from 1,167 to 1,393. The average sales price was up 3.08%, from \$1,483,196 to \$1,528,947. As of July 31, 2024, inventory stood at 522 units while months of supply was 7.43 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

| Island Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|----------------------------|---------------------|-----------------------|------------------|----------------------|
| Direct Waterfront | 64 | 133 | 5.77 | \$3,202,850 |
| Golf Course | 1 | 14 | 0.86 | \$1,452,607 |
| Gulf Front | 0 | 0 | - | - |
| Indirect Waterfront | 70 | 149 | 5.64 | \$1,865,879 |
| Inland | 59 | 110 | 6.44 | \$1,035,394 |
| Preserve | 7 | 7 | 12.00 | \$4,016,429 |

| Island Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Direct Waterfront | 75 | 86 | 10.47 | \$699,328 |
| Golf Course | 3 | 0 | - | - |
| Gulf Front | 116 | 178 | 7.82 | \$1,454,351 |
| Gulf View | 21 | 27 | 9.33 | \$1,291,463 |
| Indirect Waterfront | 16 | 24 | 8.00 | \$708,896 |
| Inland | 86 | 106 | 9.74 | \$439,833 |
| Preserve | 4 | 9 | 5.33 | \$560,056 |

| Island Proximity Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|--------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Fiddler's Creek | 35 | 85 | 4.94 | \$1,706,567 |
| Isles Of Capri | 14 | 24 | 7.00 | \$1,570,521 |
| Naples Reserve | 27 | 37 | 8.76 | \$1,374,770 |
| Winding Cypress | 10 | 25 | 4.80 | \$1,095,940 |

| Island Proximity Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-----------------------------------|---------------------|-----------------------|------------------|----------------------|
| Fiddler's Creek | 41 | 76 | 6.47 | \$699,437 |
| Hammock Bay Golf and Country Club | 31 | 29 | 12.83 | \$752,155 |
| Isles Of Capri | 13 | 10 | 15.60 | \$677,050 |

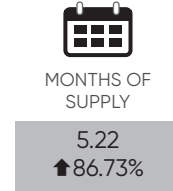
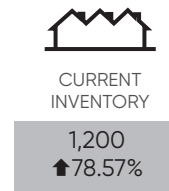
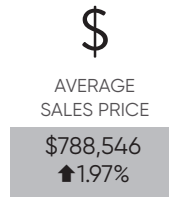
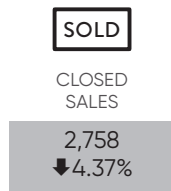
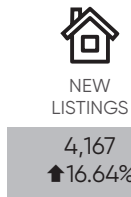
BONITA SPRINGS - ESTERO

MARKET REPORT - JULY 2024

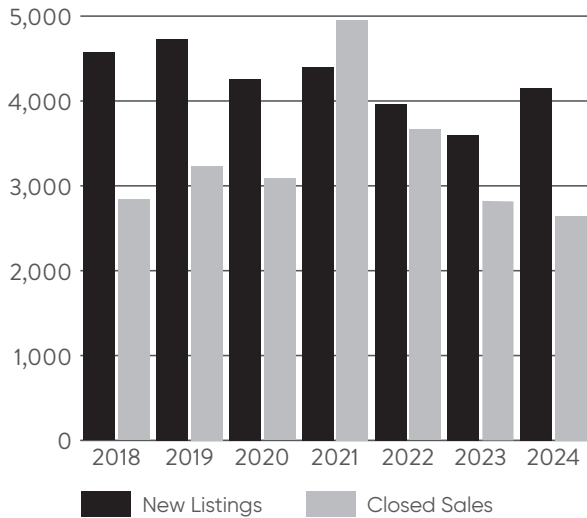


CHRISTIE'S
INTERNATIONAL REAL ESTATE

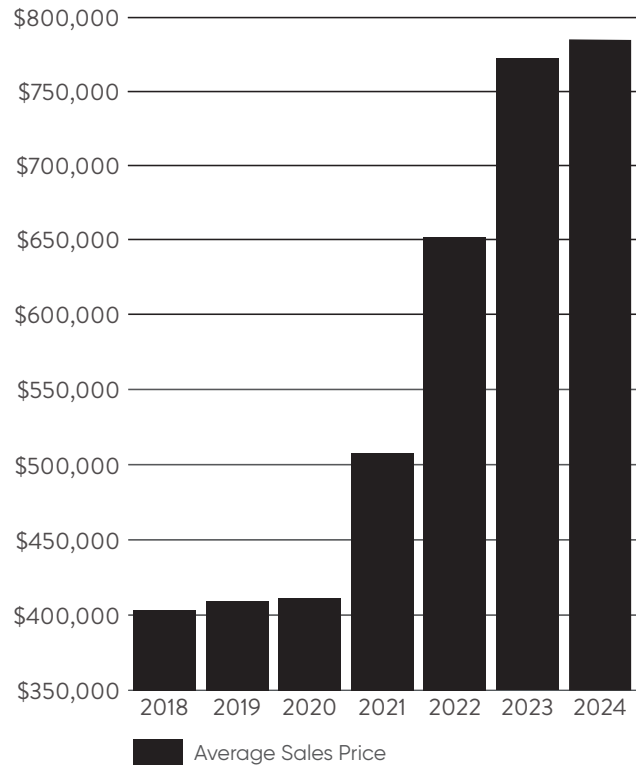
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 4,643 | 4,668 | 4,317 | 4,376 | 3,966 | 3,564 | 4,167 |
| Sold | 2,916 | 3,130 | 3,070 | 4,998 | 3,595 | 2,884 | 2,758 |
| Avg. Sale \$ | \$404,561 | \$409,648 | \$413,096 | \$513,021 | \$650,278 | \$773,302 | \$788,546 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 2,758 properties sold, sales were down 4.37% from the preceding 12-month period when 2,884 properties were sold. New listings were up 16.92%, from 3,564 to 4,167. The average sales price was up 1.97%, from \$773,302 to \$788,546. As of July 31, 2024, inventory stood at 1,200 units while months of supply was 5.22 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------|---------------------|-----------------------|------------------|----------------------|
| Barefoot Beach | 14 | 8 | 21.00 | \$5,880,313 |
| Bonita Bay | 24 | 78 | 3.69 | \$2,121,179 |
| The Brooks | 10 | 66 | 1.82 | \$1,421,129 |
| Palmira Golf and Country Club | 10 | 30 | 4.00 | \$1,004,942 |
| Pelican Landing | 8 | 35 | 2.74 | \$1,456,026 |
| Pelican Landing - The Colony | 3 | 8 | 4.50 | \$2,439,375 |
| Pelican Sound | 0 | 6 | 0.00 | \$1,121,150 |
| West Bay Club | 4 | 12 | 4.00 | \$1,826,772 |

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------|---------------------|-----------------------|------------------|----------------------|
| Barefoot Beach | 17 | 15 | 13.60 | \$2,895,667 |
| Bonita Bay | 60 | 128 | 5.63 | \$1,405,492 |
| The Brooks | 29 | 89 | 3.91 | \$536,550 |
| Palmira Golf and Country Club | 3 | 18 | 2.00 | \$655,361 |
| Pelican Landing | 17 | 51 | 4.00 | \$594,382 |
| Pelican Landing - The Colony | 41 | 43 | 11.44 | \$1,335,890 |
| Pelican Sound | 8 | 37 | 2.59 | \$625,743 |
| West Bay Club | 17 | 21 | 9.71 | \$811,667 |

FORT MYERS

MARKET REPORT - JULY 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 11,228 | 11,163 | 8,667 | 7,587 | 6,984 | 6,761 | 7,849 |
| Sold | 5,543 | 5,695 | 5,744 | 8,128 | 6,472 | 5,031 | 4,448 |
| Avg. Sale \$ | \$273,262 | \$272,125 | \$292,285 | \$352,939 | \$453,782 | \$503,699 | \$507,538 |



NEW LISTINGS

7,849
↑16.09%



CLOSED SALES

4,448
↓11.59%



AVERAGE SALES PRICE

\$507,538
↑0.76%



CURRENT INVENTORY

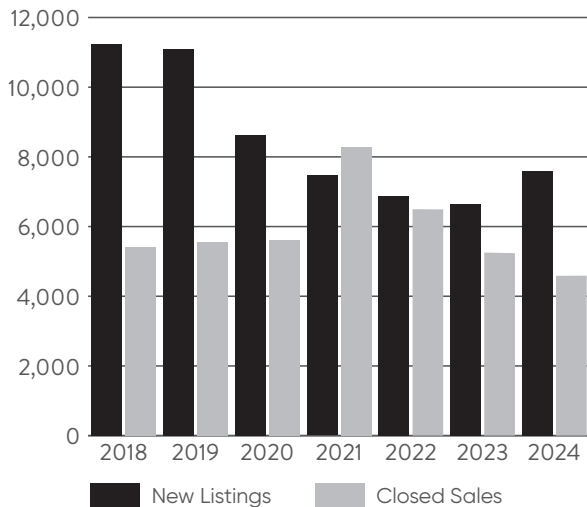
2,333
↑69.06%



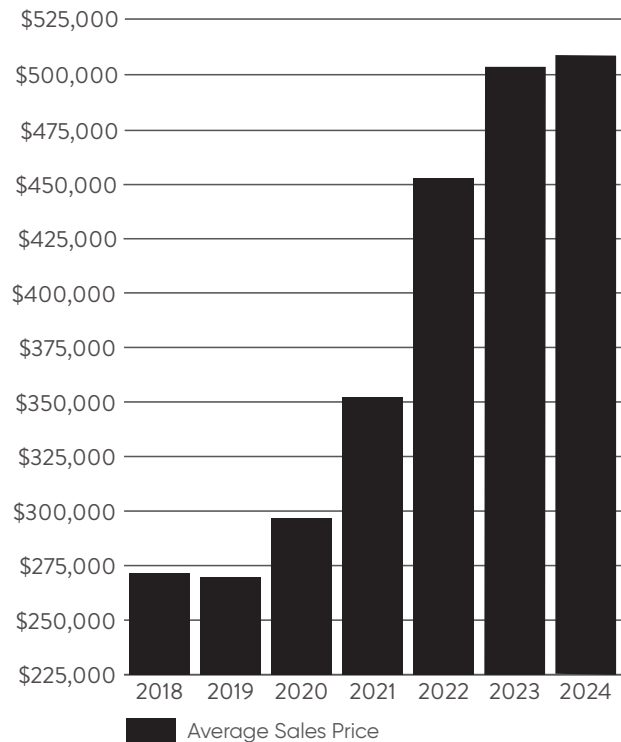
MONTHS OF SUPPLY

6.29
↑91.22%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,448 properties sold, sales were down 11.59% from the preceding 12-month period when 5,031 properties were sold. New listings were up 16.09%, from 6,761 to 7,849. The average sales price was up 0.76%, from \$503,699 to \$507,538. As of July 31, 2024, inventory stood at 2,333 units while months of supply was 6.29 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Belle Lago | 13 | 20 | 7.80 | \$929,225 |
| Colonial Country Club | 8 | 25 | 3.84 | \$616,797 |
| Crown Colony | 7 | 11 | 7.64 | \$707,500 |
| Esplanade Lake Club | 22 | 33 | 8.00 | \$1,412,950 |
| Fiddlesticks Country Club | 4 | 31 | 1.55 | \$1,019,887 |
| The Forest | 10 | 27 | 4.44 | \$670,296 |
| Gulf Harbour Yacht And Country Club | 8 | 22 | 4.36 | \$1,482,045 |
| Miromar Lakes Beach And Golf Club | 21 | 33 | 7.64 | \$2,639,042 |
| Parker Lakes | 5 | 17 | 3.53 | \$365,584 |
| Paseo | 8 | 13 | 7.38 | \$900,246 |
| The Plantation | 35 | 73 | 5.75 | \$737,017 |
| Shadow Wood Preserve | 4 | 13 | 3.69 | \$1,179,769 |
| Town And River | 9 | 27 | 4.00 | \$1,215,607 |
| Wildblue | 27 | 115 | 2.82 | \$1,535,026 |

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Colonial Country Club | 37 | 59 | 7.53 | \$336,808 |
| Crown Colony | 3 | 3 | 12.00 | \$453,000 |
| Downtown Fort Myers | 96 | 77 | 14.96 | \$425,794 |
| Esplanade Lake Club | 11 | 31 | 4.26 | \$519,843 |
| Fiddlesticks Country Club | 3 | 15 | 2.40 | \$353,000 |
| The Forest | 24 | 42 | 6.86 | \$310,843 |
| Gulf Harbour Yacht And Country Club | 35 | 76 | 5.53 | \$815,457 |
| Miromar Lakes Beach And Golf Club | 21 | 33 | 7.64 | \$1,154,149 |
| Parker Lakes | 16 | 38 | 5.05 | \$330,876 |
| Paseo | 30 | 46 | 7.83 | \$417,148 |
| The Plantation | 8 | 26 | 3.69 | \$479,525 |
| Shadow Wood Preserve | 4 | 3 | 16.00 | \$367,667 |
| Town And River | 4 | 3 | 16.00 | \$317,500 |

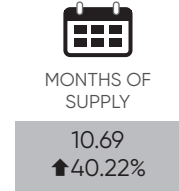
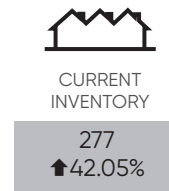
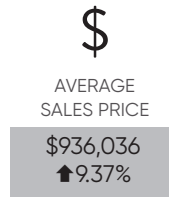
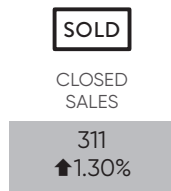
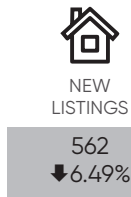
FORT MYERS BEACH

MARKET REPORT - JULY 2024

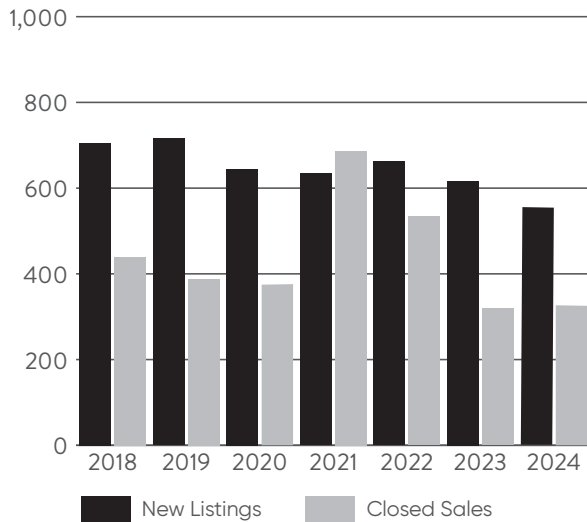


CHRISTIE'S
INTERNATIONAL REAL ESTATE

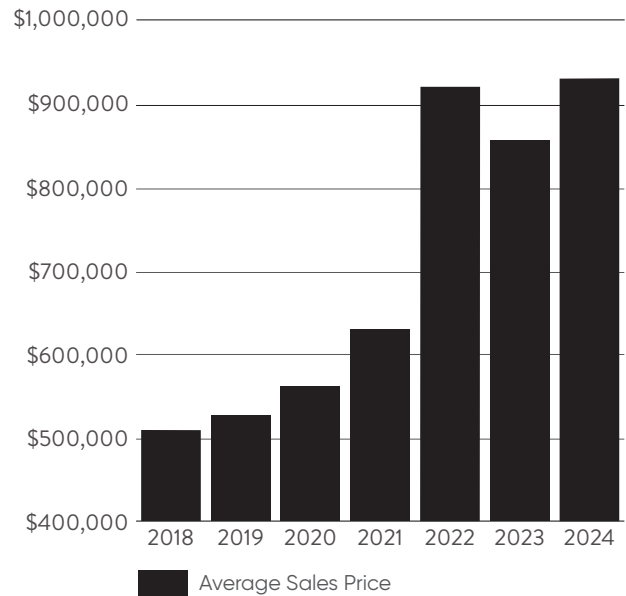
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 706 | 707 | 645 | 640 | 662 | 601 | 562 |
| Sold | 420 | 398 | 391 | 693 | 543 | 307 | 311 |
| Avg. Sale \$ | \$507,405 | \$531,794 | \$562,803 | \$644,114 | \$928,974 | \$855,846 | \$936,036 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 311 properties sold, sales were up 1.30% from the preceding 12-month period when 307 properties were sold. New listings were down 6.49%, from 601 to 562. The average sales price was up 9.37%, from \$855,846 to \$936,036. As of July 31, 2024, inventory stood at 277 units while months of supply was 10.69 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Fairview Isles | 14 | 7 | 24.00 | \$980,714 |
| Laguna Shores | 5 | 8 | 7.50 | \$1,276,738 |
| Mcphie Park | 4 | 7 | 6.86 | \$1,143,214 |

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|------------------------|---------------------|-----------------------|------------------|----------------------|
| Carlos Pointe | 6 | 3 | 24.00 | \$538,667 |
| Ocean Harbor Condo | 6 | 5 | 14.40 | \$828,450 |
| Sandarac Condo | 7 | 8 | 10.50 | \$663,656 |
| Waterside At Bay Beach | 30 | 58 | 6.21 | \$1,602,937 |

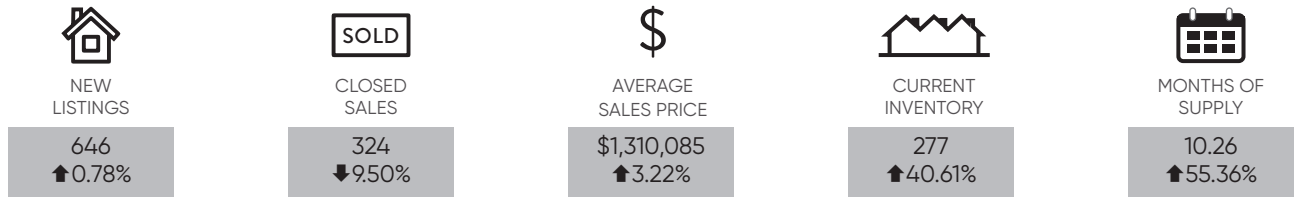
SANIBEL-CAPTIVA

MARKET REPORT - JULY 2024

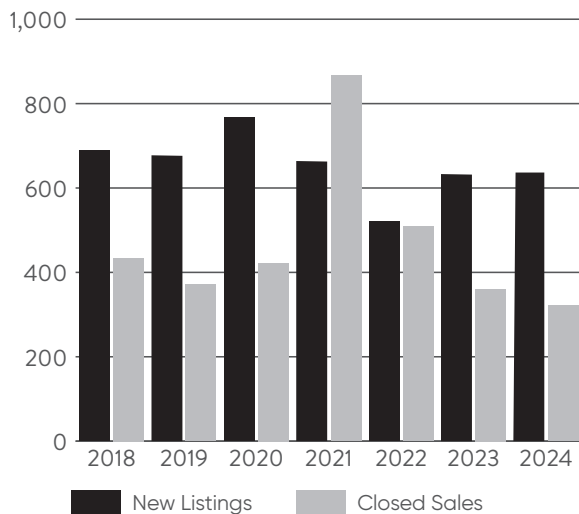


CHRISTIE'S
INTERNATIONAL REAL ESTATE

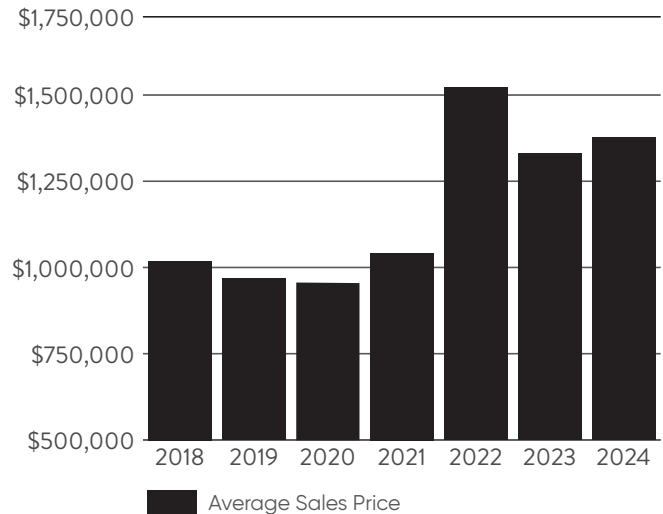
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-------------|-----------|-----------|-------------|-------------|-------------|-------------|
| Listed | 692 | 684 | 774 | 665 | 525 | 641 | 646 |
| Sold | 421 | 388 | 410 | 835 | 518 | 358 | 324 |
| Avg. Sale \$ | \$1,008,484 | \$945,828 | \$934,302 | \$1,118,747 | \$1,550,719 | \$1,269,266 | \$1,310,085 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 324 properties sold, sales were down 9.50% from the preceding 12-month period when 358 properties were sold. New listings were up 0.78%, from 641 to 646. The average sales price was up 3.22%, from \$1,269,266 to \$1,310,085. As of July 31, 2024, inventory stood at 277 units while months of supply was 10.26 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|------------------------------------|---------------------|-----------------------|------------------|----------------------|
| Beachview Country Club Estates | 6 | 9 | 8.00 | \$1,384,389 |
| Captiva Island | 41 | 25 | 19.68 | \$1,978,865 |
| Dunes At Sanibel Island | 12 | 23 | 6.26 | \$945,370 |
| Other Sanibel Island Single-Family | 96 | 167 | 6.90 | \$1,429,531 |

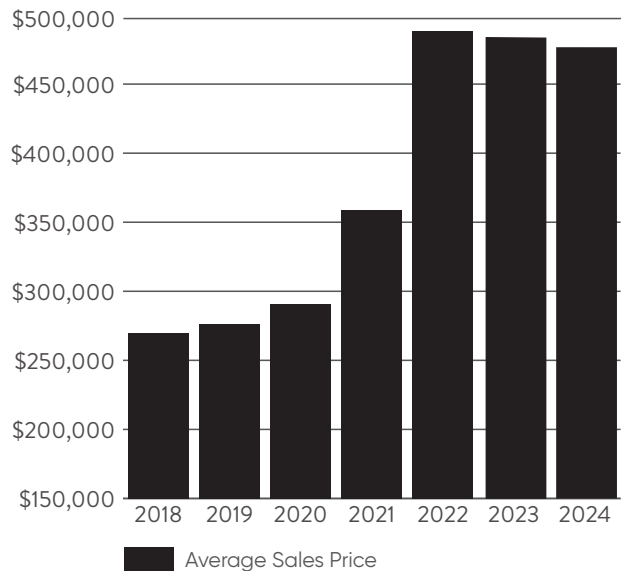
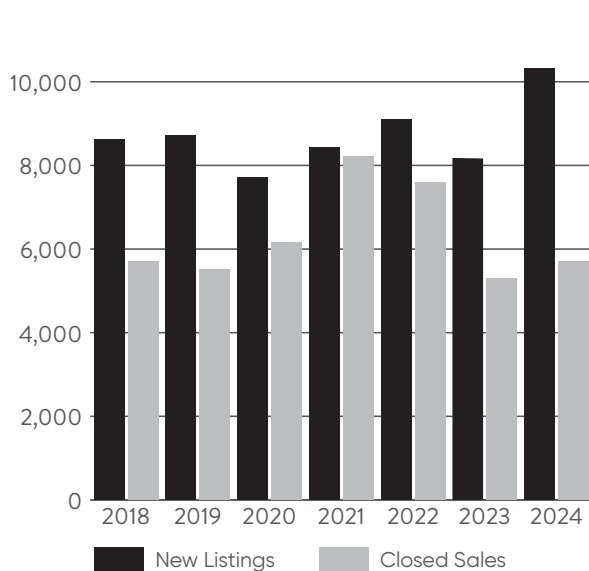
| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-----------------------------|---------------------|-----------------------|------------------|----------------------|
| Captiva Island | 30 | 20 | 18.00 | \$1,393,088 |
| Sundial Of Sanibel Condos | 80 | 70 | 13.71 | \$935,884 |
| Other Sanibel Island Condos | 12 | 10 | 14.40 | \$868,750 |

| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 8,633 | 8,779 | 7,829 | 8,483 | 9,181 | 8,153 | 10,247 |
| Sold | 5,867 | 5,823 | 6,086 | 8,249 | 7,641 | 5,344 | 5,766 |
| Avg. Sale \$ | \$272,776 | \$276,552 | \$292,623 | \$367,931 | \$484,658 | \$482,987 | \$476,408 |

| | | | | |
|--|--|---|--|--|
| <p>NEW LISTINGS</p> <p>10,247 ↑25.68%</p> | <p>CLOSED SALES</p> <p>5,766 ↑7.90%</p> | <p>AVERAGE SALES PRICE</p> <p>\$476,408 ↓1.36%</p> | <p>CURRENT INVENTORY</p> <p>3,039 ↑46.32%</p> | <p>MONTHS OF SUPPLY</p> <p>6.32 ↑35.61%</p> |
|--|--|---|--|--|

12 MONTH NEW LISTINGS AND CLOSED SALES

12 MONTH AVERAGE SALES PRICE



SUMMARY

With 5,766 properties sold, sales were up 7.90% from the preceding 12-month period when 5,344 properties were sold. New listings were up 25.68%, from 8,153 to 10,247. The average sales price was down 1.36%, from \$482,987 to \$476,408. As of July 31, 2024, inventory stood at 3,039 units while months of supply was 6.32 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Cape Harbour | 12 | 13 | 11.08 | \$1,918,538 |
| Cape Royal | 14 | 20 | 8.40 | \$841,474 |
| Yacht Club | 18 | 20 | 10.80 | \$709,276 |

| Condominiums | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Cape Harbour | 20 | 33 | 7.27 | \$708,467 |
| Tarpon Point Marina | 20 | 11 | 21.82 | \$1,015,000 |

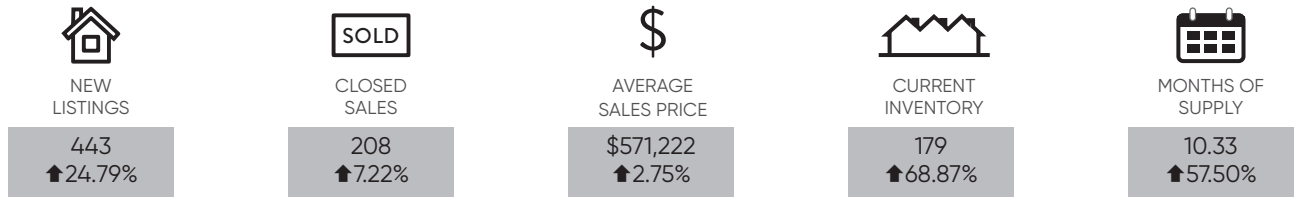
PINE ISLAND-MATLACHA

MARKET REPORT - JULY 2024

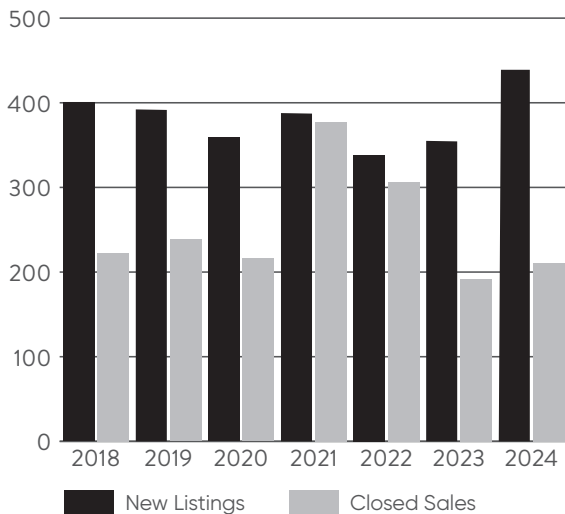


CHRISTIE'S
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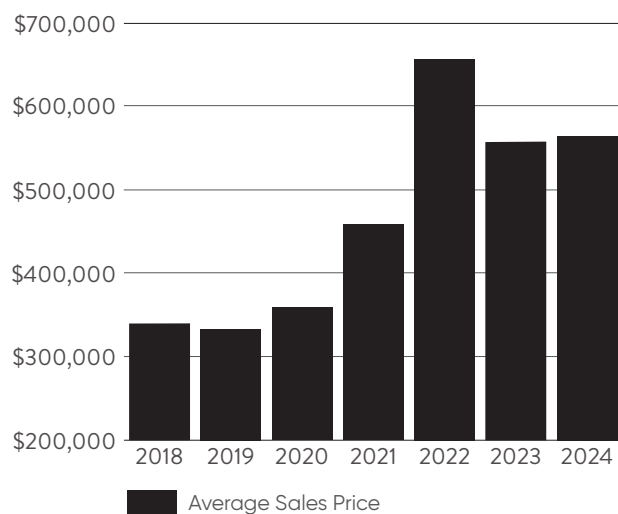
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Listed | 400 | 393 | 363 | 390 | 343 | 355 | 443 |
| Sold | 234 | 239 | 214 | 379 | 305 | 194 | 208 |
| Avg. Sale \$ | \$343,977 | \$338,035 | \$369,549 | \$462,432 | \$655,085 | \$555,931 | \$571,222 |



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 208 properties sold, sales were up 7.22% from the preceding 12-month period when 194 properties were sold. New listings were up 24.79%, from 355 to 443. The average sales price was up 2.75%, from \$555,931 to \$571,222. As of July 31, 2024, inventory stood at 179 units while months of supply was 10.33 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

| Single Family Homes | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|---------------------|---------------------|-----------------------|------------------|----------------------|
| Bokeelia | 54 | 78 | 8.31 | \$540,773 |
| Matlacha | 25 | 25 | 12.00 | \$601,140 |
| St James City | 85 | 85 | 12.00 | \$616,339 |

| Condominiums & Attached | Available Inventory | Closed Past 12 Months | Months of Supply | Average Closed Price |
|-------------------------|---------------------|-----------------------|------------------|----------------------|
| Bokeelia | 12 | 19 | 7.58 | \$471,395 |
| St James City | 2 | 1 | 24.00 | \$260,000 |



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Source: SWFL MLS. Residential Sales Volume Excluding Manufactured Housing in Lee and Collier Counties. 1/1/2023 through 12/31/2023.