

MONTHLY MARKET REPORT - JUNE 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

## JUNE 2024

Southwest Florida	2
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# SOUTHWEST FLORIDA



## MARKET REPORT - JUNE 2024



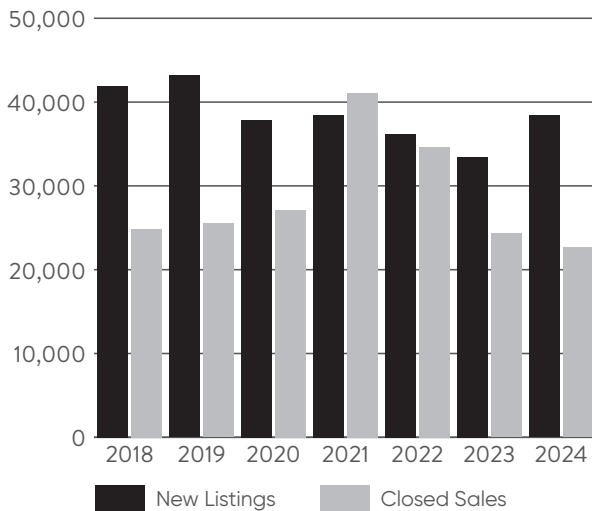
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

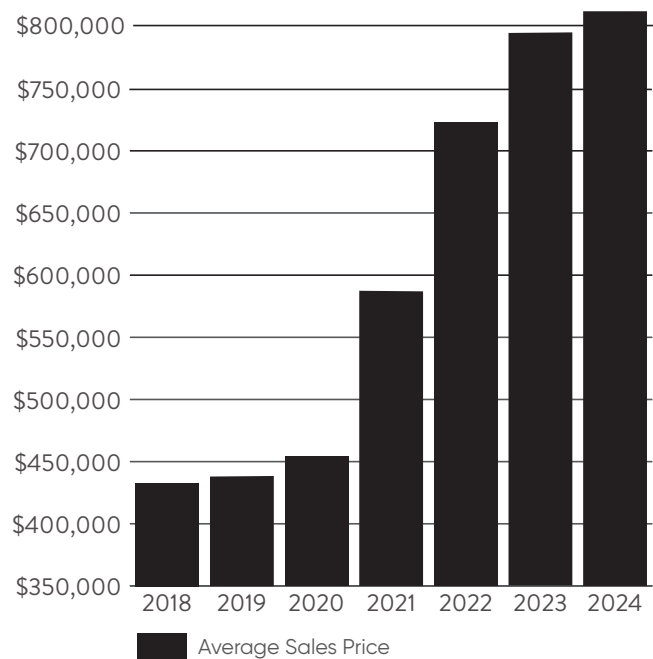
	2018	2019	2020	2021	2022	2023	2024
Listed	42,176	43,380	38,472	39,361	36,842	33,286	39,227
Sold	25,279	26,204	26,346	41,956	33,577	24,316	23,362
Avg. Sale \$	\$448,259	\$445,495	\$455,177	\$592,323	\$724,022	\$794,858	\$819,511

 <b>NEW LISTINGS</b> <b>39,227</b> ↑17.85%	 <b>CLOSED SALES</b> <b>23,362</b> ↓3.92%	 <b>AVERAGE SALES PRICE</b> <b>\$819,511</b> ↑3.10%	 <b>CURRENT INVENTORY</b> <b>12,942</b> ↑69.09%	 <b>MONTHS OF SUPPLY</b> <b>6.65</b> ↑75.99%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 23,362 properties sold, sales were down 3.92% from the preceding 12-month period when 24,316 properties were sold. New listings were up 17.85%, from 33,286 to 39,227. The average sales price was up 3.10%, from \$794,858 to \$819,511. As of June 30, 2024, inventory stood at 12,942 units while months of supply was 6.65 months.

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	2018	2019	2020	2021	2022	2023	2024
Listed	14,814	15,578	14,606	15,614	13,960	11,956	13,956
Sold	9,277	9,743	9,865	17,038	12,907	9,339	8,713
Avg. Sale \$	\$626,098	\$611,761	\$613,453	\$787,049	\$959,139	\$1,078,365	\$1,122,023



NEW LISTINGS

13,956  
↑16.73%



CLOSED SALES

8,713  
↓6.70%



AVERAGE SALES PRICE

\$1,122,023  
↑4.05%



CURRENT INVENTORY

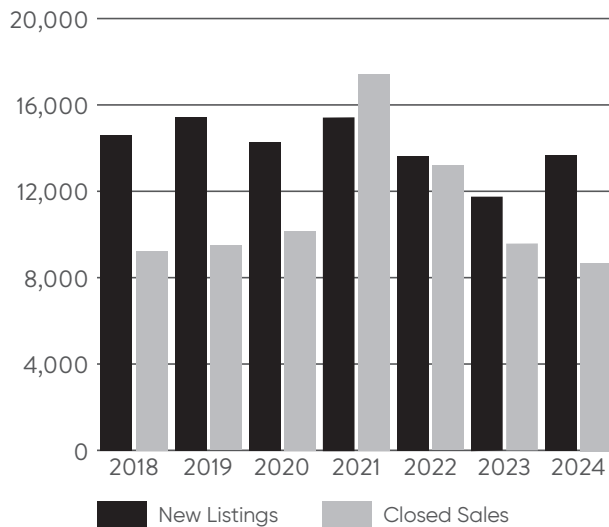
4,720  
↑81.12%



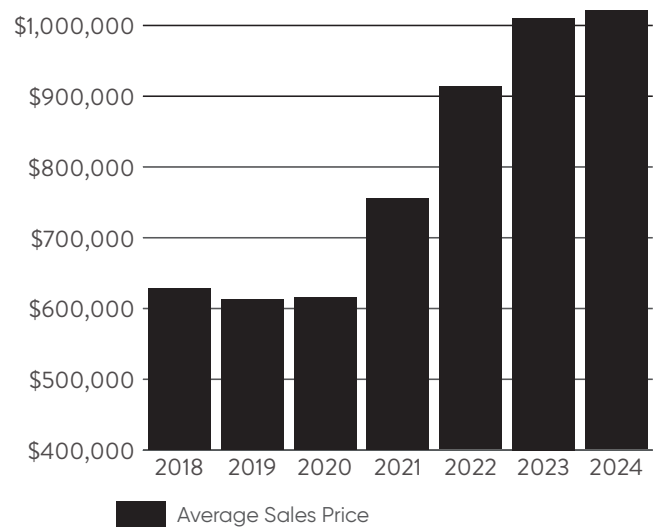
MONTHS OF SUPPLY

6.50  
↑94.13%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 8,713 properties sold, sales were down 6.70% from the preceding 12-month period when 9,339 properties were sold. New listings were up 16.73% from 11,956 to 13,956. The average sales price was up 4.05%, from \$1,078,365 to \$1,122,023. As of June 30, 2024, inventory stood at 4,720 units while months of supply was 6.50 months.

## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	28	14	24.00	\$10,228,571
Audubon	9	20	5.40	\$2,665,250
Colliers Reserve	4	14	3.43	\$2,949,170
Crayton Road Area Non-Waterfront	70	64	13.13	\$4,143,430
Crayton Road Area Waterfront	14	18	9.33	\$9,254,722
Crossings	3	9	4.00	\$1,113,611
Esplanade	6	46	1.57	\$1,902,761
Grey Oaks	19	47	4.85	\$4,512,351
Isles of Collier Preserve	28	80	4.20	\$2,254,762
Kensington	4	10	4.80	\$1,557,100
Lely Resort	29	86	4.05	\$1,362,173
Mediterra	27	34	9.53	\$4,019,120
Monterey	8	13	7.38	\$1,522,115
Olde Cypress	9	28	3.86	\$1,609,175
Olde Naples	57	33	20.73	\$7,730,000
Pelican Bay	25	26	11.54	\$4,368,942
Pelican Bay - Bay Colony	14	3	56.00	\$5,551,025
Pelican Marsh	13	34	4.59	\$2,055,382
Pine Ridge	31	19	19.58	\$6,502,144
Port Royal	38	14	32.57	\$13,892,857
Quail Creek	13	19	8.21	\$2,695,526
Quail West	18	47	4.60	\$4,795,847
The Quarry	7	32	2.63	\$1,609,747
Riverstone	21	36	7.00	\$1,246,066
Royal Harbor	25	14	21.43	\$5,783,179
The Strand	5	12	5.00	\$1,330,833
Tiburon	1	11	1.09	\$3,714,091
Treviso Bay	4	15	3.20	\$2,309,833
Vanderbilt Beach	32	16	24.00	\$4,364,406
Vineyards	21	41	6.15	\$1,320,730

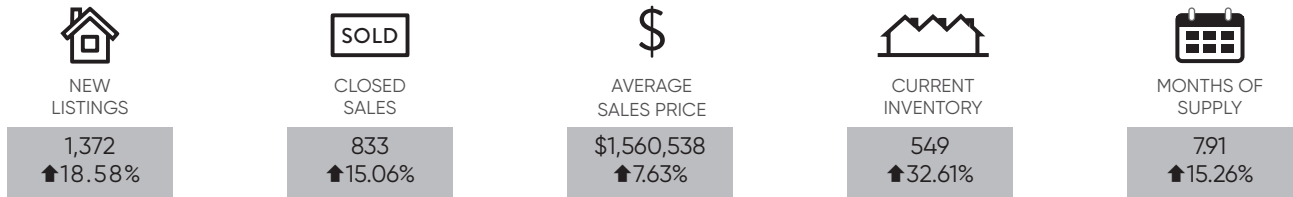
## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

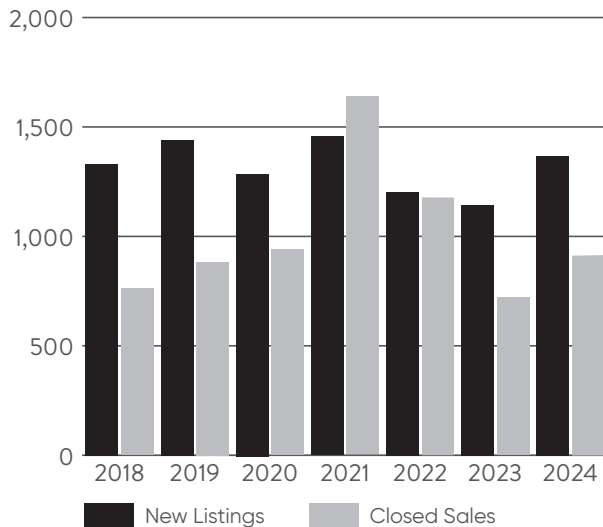
Monthly Snapshot as of June 30, 2024

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	83	82	12.15	\$706,446
Crayton Road Area Waterfront	155	224	8.30	\$2,462,146
The Dunes	24	30	9.60	\$1,875,117
Esplanade	18	46	4.70	\$708,298
Grey Oaks	3	11	3.27	\$2,643,545
Isles of Collier Preserve	24	61	4.72	\$893,075
Kensington	5	21	2.86	\$880,190
Lely Resort	81	122	7.97	\$609,859
Mediterra	9	13	8.31	\$1,597,692
Olde Naples	98	101	11.64	\$1,471,793
Pelican Bay	118	224	6.32	\$1,683,752
Pelican Bay - Bay Colony	21	12	21.00	\$7,385,833
Pelican Marsh	17	46	4.43	\$821,815
Pine Ridge	4	7	6.86	\$335,429
The Quarry	6	9	8.00	\$711,611
The Strand	11	52	2.54	\$644,683
Tiburon	18	17	12.71	\$1,563,294
Treviso Bay	19	70	3.26	\$605,746
Vanderbilt Beach	51	68	9.00	\$1,388,357
Vineyards	36	75	5.76	\$714,809

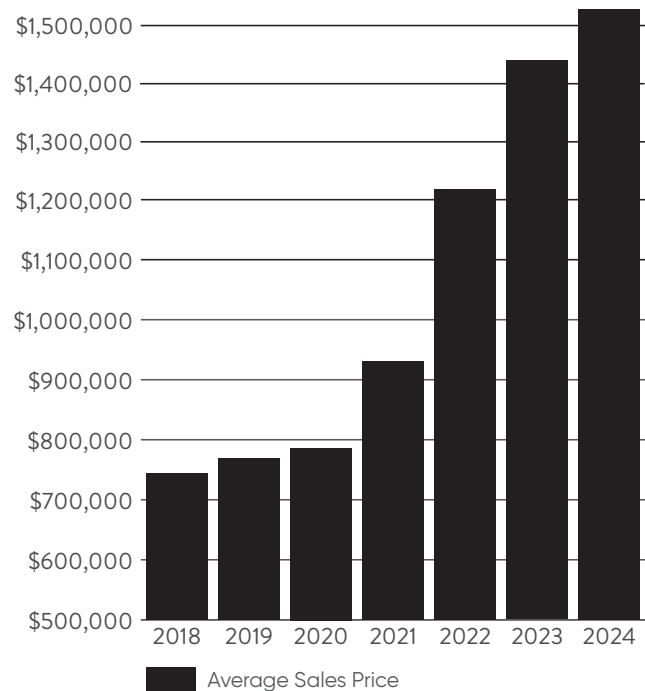
	2018	2019	2020	2021	2022	2023	2024
Listed	1,317	1,408	1,301	1,498	1,226	1,157	1,372
Sold	762	788	836	1,680	1,064	724	833
Avg. Sale \$	\$757,689	\$776,169	\$799,076	\$954,816	\$1,253,588	\$1,449,905	\$1,560,538



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 833 properties sold, sales were up 15.06% from the preceding 12-month period when 724 properties were sold. New listings were up 18.58%, from 1,157 to 1,372. The average sales price was up 7.63%, from \$1,449,905 to \$1,560,538. As of June 30, 2024, inventory stood at 549 units while months of supply was 7.91 months.



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2024

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	62	131	5.68	\$3,308,962
Golf Course	2	15	1.60	\$1,575,767
Gulf Front	1	0	-	-
Indirect Waterfront	73	146	6.00	\$1,901,537
Inland	59	114	6.21	\$1,030,872
Preserve	5	8	7.50	\$3,658,125

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	76	86	10.60	\$709,373
Golf Course	2	1	24.00	\$1,550,000
Gulf Front	154	171	10.81	\$1,475,567
Gulf View	25	29	10.34	\$1,342,931
Indirect Waterfront	14	21	8.00	\$685,390
Inland	75	103	8.74	\$443,129
Preserve	1	8	1.50	\$568,813

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	33	82	4.83	\$1,703,820
Isles Of Capri	18	24	9.00	\$1,570,521
Naples Reserve	27	38	8.53	\$1,332,207
Winding Cypress	18	26	8.31	\$1,091,288

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	50	76	7.89	\$697,598
Hammock Bay Golf and Country Club	32	29	13.24	\$764,621
Isles Of Capri	13	11	14.18	\$671,409

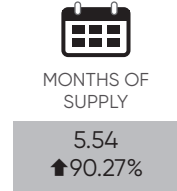
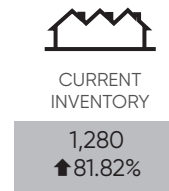
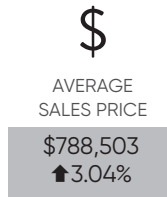
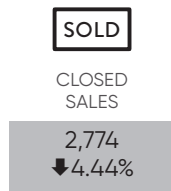
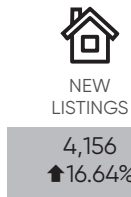
# BONITA SPRINGS - ESTERO

MARKET REPORT - JUNE 2024

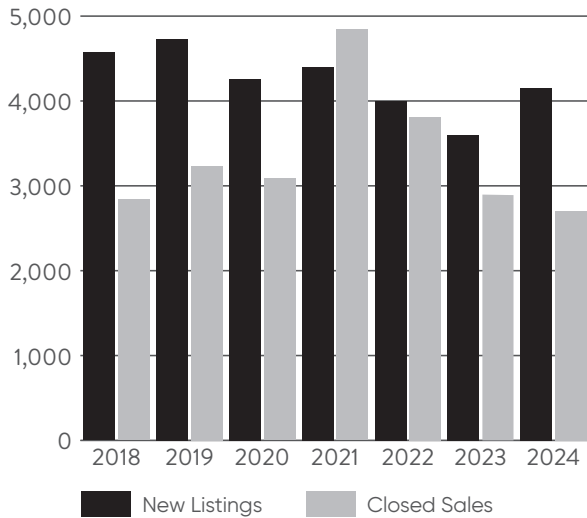


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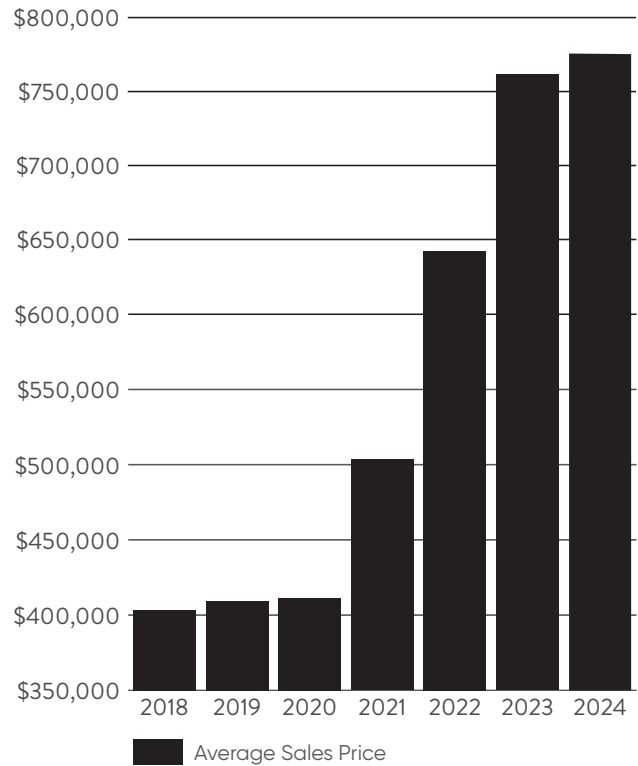
	2018	2019	2020	2021	2022	2023	2024
Listed	4,620	4,668	4,237	4,426	4,000	3,563	4,156
Sold	2,918	3,130	3,052	4,942	3,715	2,903	2,774
Avg. Sale \$	\$402,303	\$409,648	\$411,777	\$502,162	\$642,063	\$765,248	\$788,503



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 2,774 properties sold, sales were down 4.44% from the preceding 12-month period when 2,903 properties were sold. New listings were up 16.64%, from 3,563 to 4,156. The average sales price was up 3.04%, from \$765,248 to \$788,503. As of June 30, 2024, inventory stood at 1,280 units while months of supply was 5.54 months.

## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	17	7	29.14	\$6,306,071
Bonita Bay	27	79	4.10	\$2,149,329
The Brooks	9	64	1.69	\$1,410,071
Palmira Golf and Country Club	6	29	2.48	\$943,733
Pelican Landing	12	37	3.89	\$1,526,646
Pelican Landing - The Colony	4	8	6.00	\$2,503,750
Pelican Sound	1	5	2.40	\$1,083,380
West Bay Club	2	15	1.60	\$1,734,751

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	19	15	15.20	\$2,895,667
Bonita Bay	74	130	6.83	\$1,412,415
The Brooks	32	90	4.27	\$539,978
Palmira Golf and Country Club	5	16	3.75	\$679,531
Pelican Landing	23	53	5.21	\$598,387
Pelican Landing - The Colony	43	39	13.23	\$1,363,750
Pelican Sound	8	36	2.67	\$620,067
West Bay Club	18	22	9.82	\$813,773

# FORT MYERS

## MARKET REPORT - JUNE 2024



CHRISTIE'S  
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	2018	2019	2020	2021	2022	2023	2024
Listed	11,096	11,163	8,819	7,687	7,027	6,738	7,888
Sold	5,501	5,695	5,644	8,100	6,696	5,073	4,480
Avg. Sale \$	\$270,775	\$272,125	\$288,615	\$348,124	\$441,595	\$501,705	\$512,556



NEW LISTINGS

7,888  
↑17.07%



CLOSED SALES

4,480  
↓11.69%



AVERAGE SALES PRICE

\$512,556  
↑2.16%



CURRENT INVENTORY

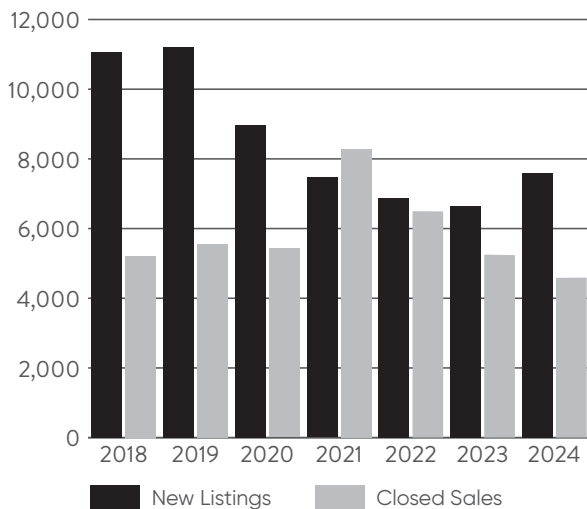
2,460  
↑76.85%



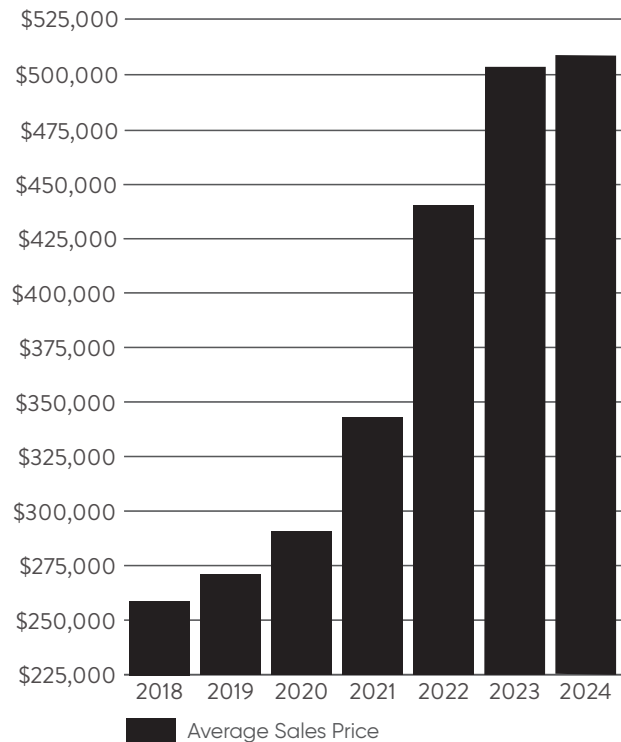
MONTHS OF SUPPLY

6.59  
↑100.26%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 4,480 properties sold, sales were down 11.69% from the preceding 12-month period when 5,073 properties were sold. New listings were up 17.74%, from 6,738 to 7,888. The average sales price was up 2.16%, from \$501,705 to \$512,556. As of June 30, 2024, inventory stood at 2,460 units while months of supply was 6.59 months.

## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	12	19	7.58	\$948,079
Colonial Country Club	8	29	3.31	\$614,653
Crown Colony	7	11	7.64	\$707,500
Esplanade Lake Club	23	32	8.63	\$1,477,999
Fiddlesticks Country Club	5	31	1.94	\$1,020,645
The Forest	8	25	3.84	\$691,920
Gulf Harbour Yacht And Country Club	6	24	3.00	\$1,508,333
Miromar Lakes Beach And Golf Club	25	38	7.89	\$2,571,668
Parker Lakes	8	15	6.40	\$380,822
Paseo	9	13	8.31	\$867,938
The Plantation	45	72	7.50	\$748,090
Shadow Wood Preserve	4	14	3.43	\$1,168,893
Town And River	12	23	6.26	\$1,144,409
Wildblue	32	113	3.40	\$1,599,669

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	36	60	7.20	\$332,122
Crown Colony	4	4	12.00	\$468,500
Downtown Fort Myers	100	79	15.19	\$439,359
Esplanade Lake Club	11	31	4.26	\$519,843
Fiddlesticks Country Club	3	14	2.57	\$358,214
The Forest	25	40	7.50	\$315,198
Gulf Harbour Yacht And Country Club	40	75	6.40	\$857,657
Miromar Lakes Beach And Golf Club	23	33	8.36	\$1,154,149
Parker Lakes	15	37	4.86	\$333,196
Paseo	29	50	6.96	\$424,504
The Plantation	11	25	5.28	\$477,706
Shadow Wood Preserve	6	3	24.00	\$367,667
Town And River	5	3	20.00	\$317,500

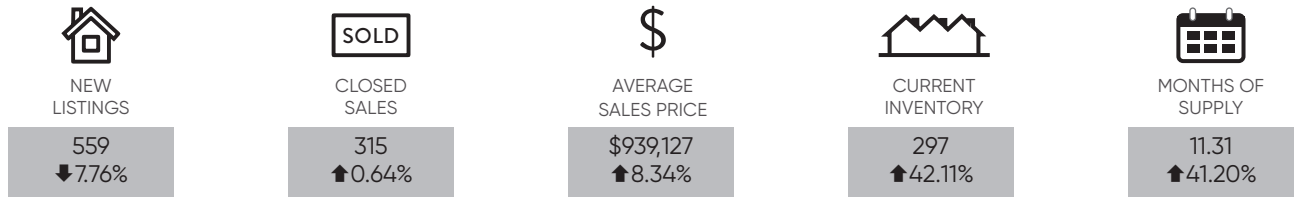
# FORT MYERS BEACH

## MARKET REPORT - JUNE 2024

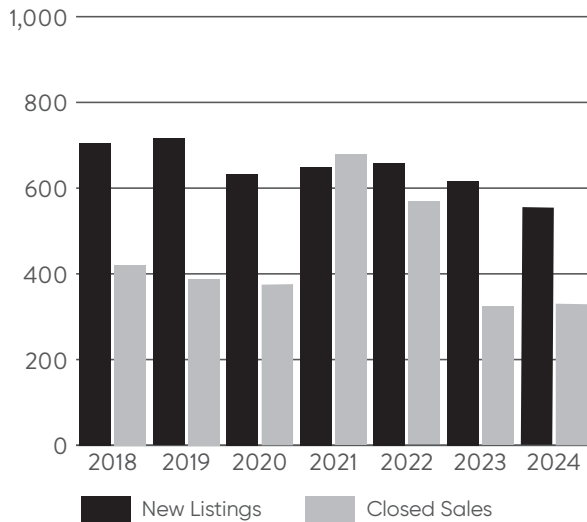


CHRISTIE'S  
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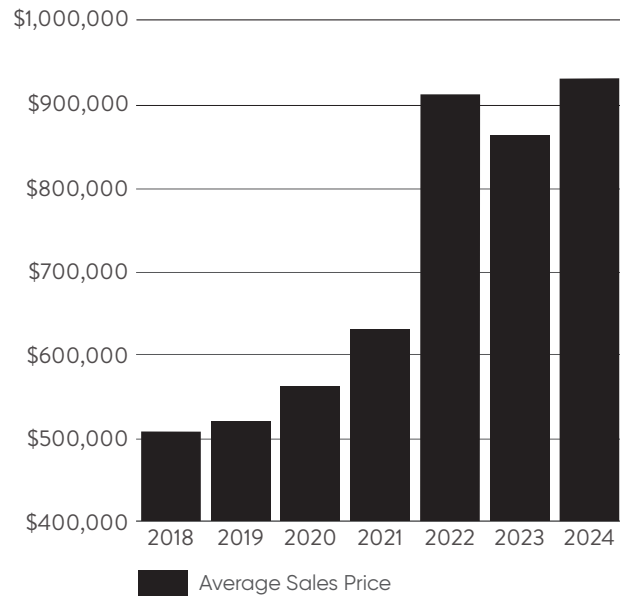
	2018	2019	2020	2021	2022	2023	2024
Listed	705	707	640	645	666	606	559
Sold	417	398	389	684	563	313	315
Avg. Sale \$	\$513,536	\$531,794	\$563,874	\$639,169	\$912,186	\$866,826	\$939,127



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 315 properties sold, sales were up .64% from the preceding 12-month period when 313 properties were sold. New listings were down 7.76%, from 606 to 559. The average sales price was up 8.34%, from \$866,826 to \$939,127. As of June 30, 2024, inventory stood at 297 units while months of supply was 11.31 months.

## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	15	7	25.71	\$980,714
Laguna Shores	6	8	9.00	\$1,276,738
Mcphie Park	5	8	7.50	\$1,142,731

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	5	3	20.00	\$538,667
Ocean Harbor Condo	9	5	21.60	\$828,450
Sandarac Condo	7	6	14.00	\$649,875
Waterside At Bay Beach	30	62	5.81	\$1,546,441

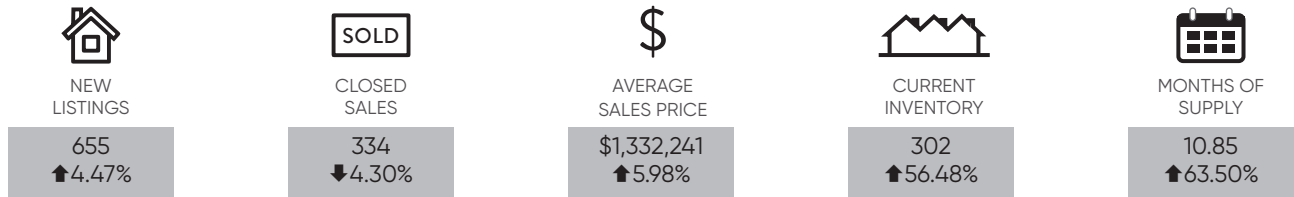
# SANIBEL-CAPTIVA

## MARKET REPORT - JUNE 2024

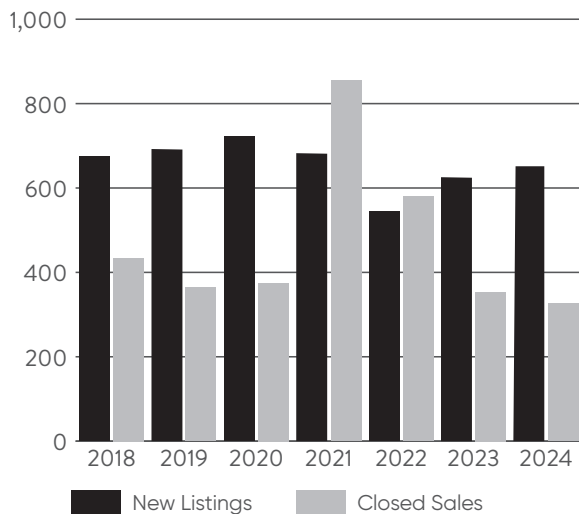


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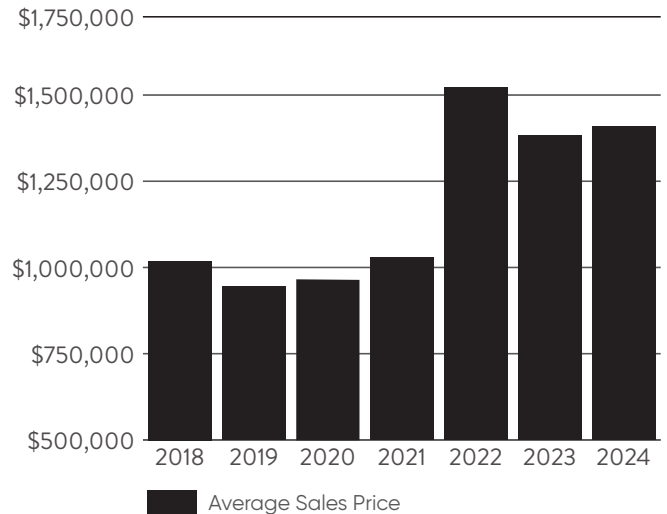
	2018	2019	2020	2021	2022	2023	2024
Listed	680	684	750	680	537	627	655
Sold	423	388	392	858	536	349	334
Avg. Sale \$	\$1,028,182	\$945,828	\$955,059	\$1,097,533	\$1,530,007	\$1,257,040	\$1,332,241



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 334 properties sold, sales were down 4.30% from the preceding 12-month period when 349 properties were sold. New listings were up 4.47%, from 627 to 349. The average sales price was up 5.98%, from \$1,257,040 to \$1,332,241. As of June 30, 2024, inventory stood at 302 units while months of supply was 10.85 months.



## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	8	11	8.73	\$1,330,955
Captiva Island	40	24	20.00	\$2,138,985
Dunes At Sanibel Island	12	23	6.26	\$945,370
Other Sanibel Island Single-Family	106	179	7.11	\$1,441,350

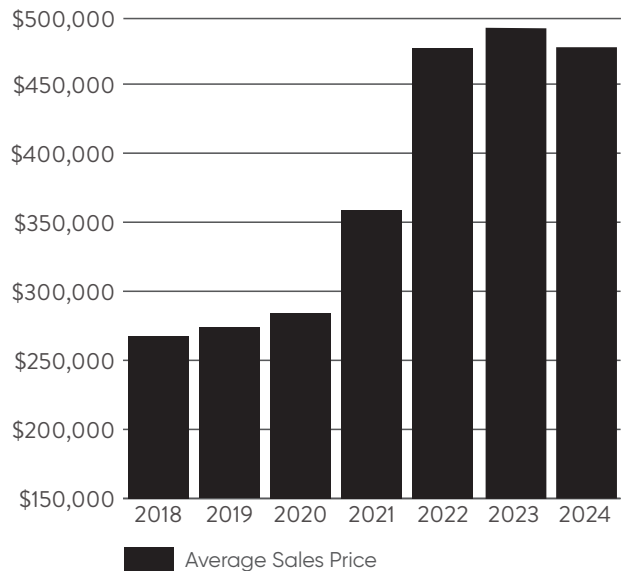
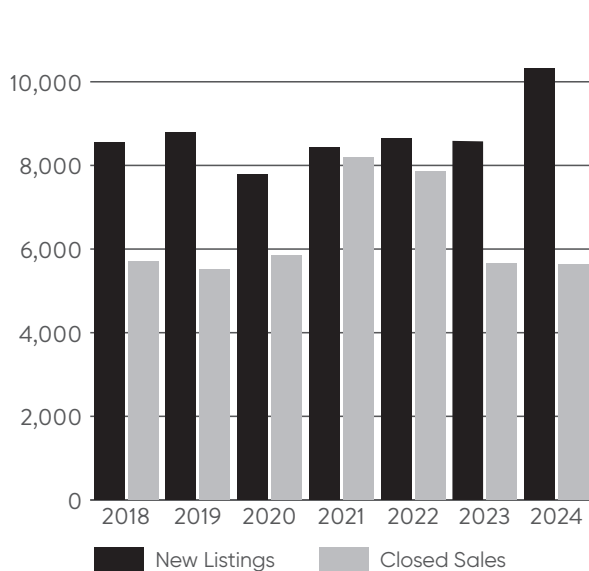
Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	31	23	16.17	\$1,301,598
Sundial Of Sanibel Condos	90	65	16.62	\$948,045
Other Sanibel Island Condos	15	9	20.00	\$854,167

	2018	2019	2020	2021	2022	2023	2024
Listed	8,558	8,779	7,777	8,412	9,079	8,281	10,208
Sold	5,848	5,823	5,958	8,287	7,778	5,419	5,700
Avg. Sale \$	\$271,825	\$276,552	\$288,262	\$360,799	\$477,909	\$483,190	\$477,980

 <b>NEW LISTINGS</b> 10,208 ↑23.27%	 <b>CLOSED SALES</b> 5,700 ↑5.19%	 <b>AVERAGE SALES PRICE</b> \$477,980 ↓1.08%	 <b>CURRENT INVENTORY</b> 3,145 ↑55.85%	 <b>MONTHS OF SUPPLY</b> 6.62 ↑48.16%
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12 MONTH NEW LISTINGS AND CLOSED SALES

12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 5,700 properties sold, sales were up 5.19% from the preceding 12-month period when 5,419 properties were sold. New listings were up 23.27%, from 8,281 to 10,208. The average sales price was down 1.08%, from \$483,190 to \$477,980. As of June 30, 2024, inventory stood at 3,145 units while months of supply was 6.62 months.

## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	13	12	13.00	\$1,751,333
Cape Royal	13	22	7.09	\$831,817
Yacht Club	20	21	11.43	\$834,311

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	20	29	8.28	\$698,460
Tarpon Point Marina	24	10	28.80	\$1,049,000

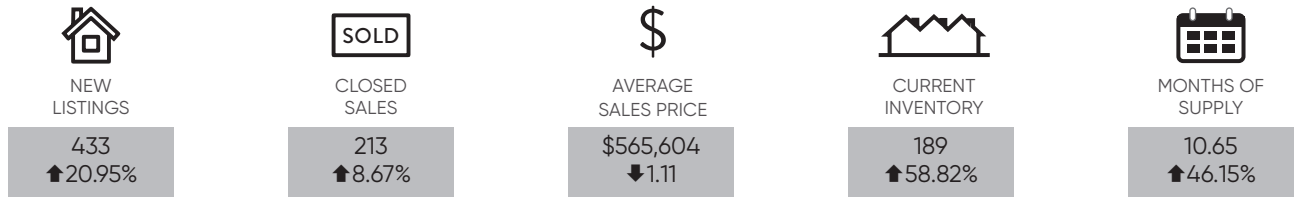
# PINE ISLAND-MATLACHA

## MARKET REPORT - JUNE 2024

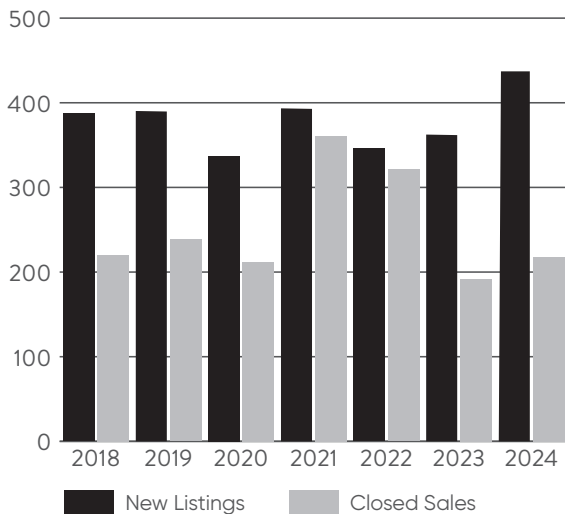


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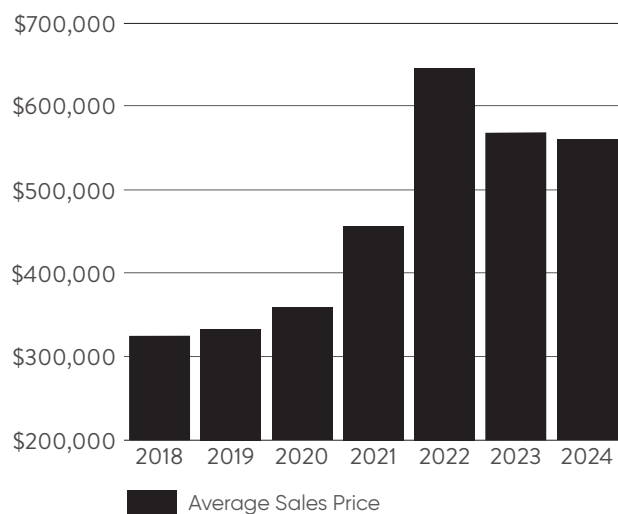
	2018	2019	2020	2021	2022	2023	2024
Listed	386	393	342	399	347	358	433
Sold	224	239	210	367	318	196	213
Avg. Sale \$	\$334,005	\$338,035	\$359,454	\$455,979	\$641,699	\$571,932	\$565,604



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 213 properties sold, sales were up 8.67% from the preceding 12-month period when 196 properties were sold. New listings were up 20.95%, from 358 to 433. The average sales price was down 1.11%, from \$571,932 to \$565,604. As of June 30, 2024, inventory stood at 189 units while months of supply was 10.65 months.

## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	57	80	8.55	\$539,905
Matlacha	24	24	12.00	\$609,146
St James City	93	87	12.83	\$616,153

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	12	21	6.86	\$418,881
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.