

MONTHLY MARKET REPORT - MAY 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

MAY 2024

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# SOUTHWEST FLORIDA

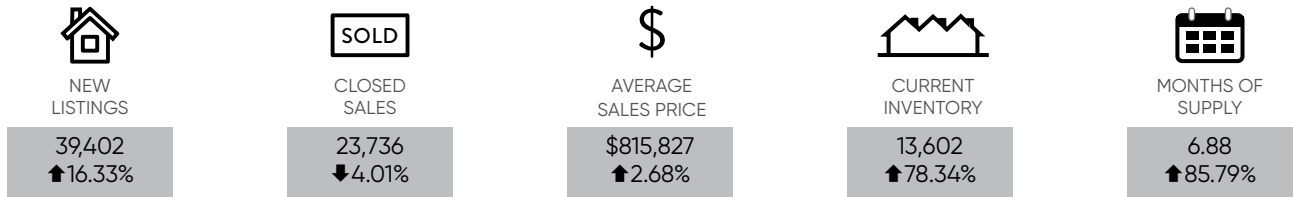
## MARKET REPORT - MAY 2024



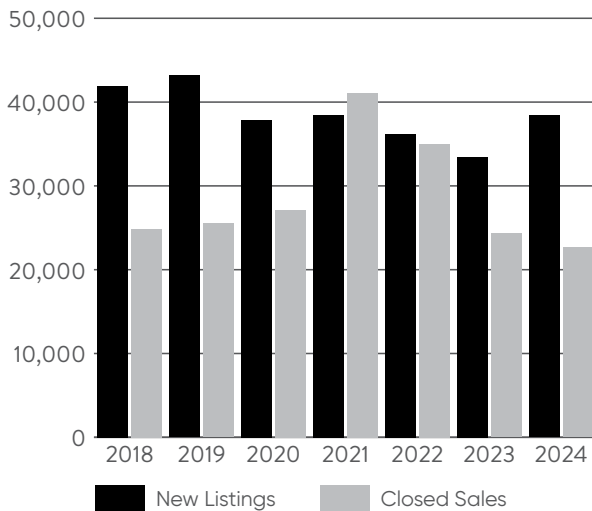
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

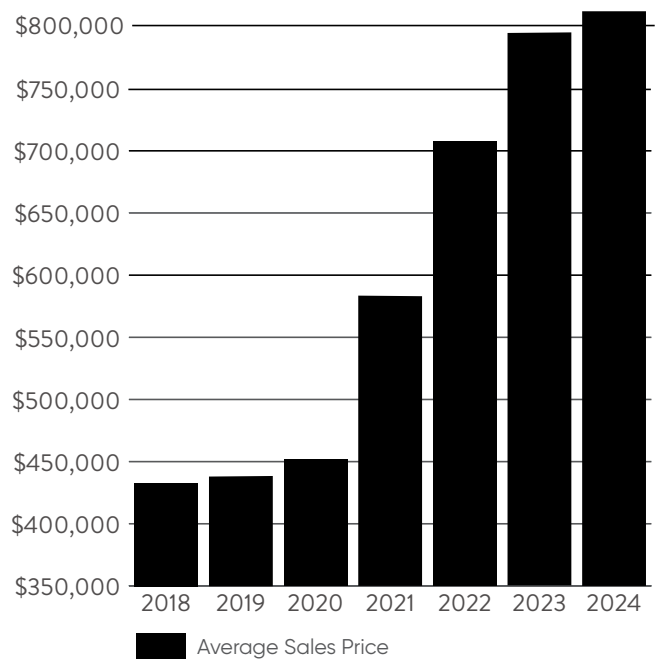
	2018	2019	2020	2021	2022	2023	2024
Listed	42,317	43,630	38,148	39,584	36,528	33,870	39,402
Sold	25,296	26,018	26,438	40,300	34,830	24,727	23,736
Avg. Sale \$	\$443,451	\$445,611	\$450,001	\$584,842	\$708,796	\$794,528	\$815,827



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 23,736 properties sold, sales were down 4.01% from the preceding 12-month period when 24,727 properties were sold. New listings were up 16.33%, from 33,870 to 39,402. The average sales price was up 2.68%, from \$794,528 to \$815,827. As of May 31, 2024, inventory stood at 13,602 units while months of supply was 6.88 months.

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# NAPLES

## MARKET REPORT - MAY 2024



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	14,844	15,644	14,311	15,790	13,889	12,281	13,950
Sold	9,277	9,740	9,885	16,311	13,518	9,470	8,859
Avg. Sale \$	\$614,239	\$609,970	\$605,737	\$784,268	\$934,307	\$1,075,912	\$1,113,971



NEW LISTINGS

13,950  
↑13.59%



CLOSED SALES

8,859  
↓6.45%



AVERAGE SALES PRICE

\$1,113,971  
↑3.54%



CURRENT INVENTORY

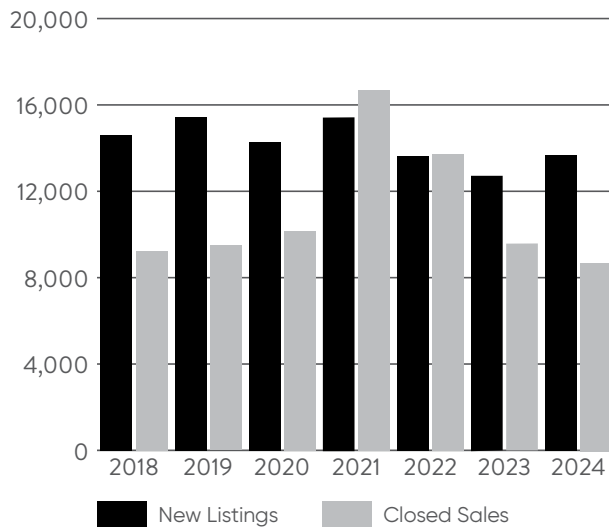
5,071  
↑87.12%



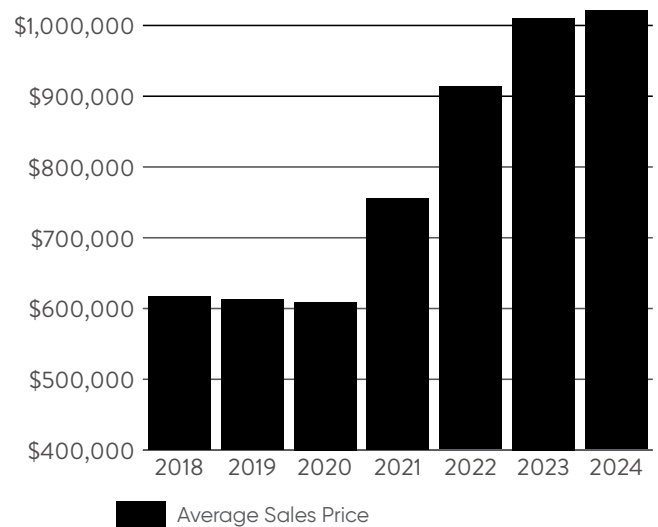
MONTHS OF SUPPLY

6.87  
↑100.03%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 8,859 properties sold, sales were down 6.45% from the preceding 12-month period when 9,470 properties were sold. New listings were up 13.59% from 12,281 to 13,950. The average sales price was up 3.54%, from \$1,075,912 to \$1,113,971. As of May 31, 2024, inventory stood at 5,071 units while months of supply was 6.87 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	33	12	33.00	\$10,454,167
Audubon	6	22	3.27	\$2,630,206
Colliers Reserve	6	14	5.14	\$2,949,170
Crayton Road Area Non-Waterfront	81	69	14.09	\$4,027,239
Crayton Road Area Waterfront	15	19	9.47	\$9,025,526
Crossings	4	13	3.69	\$1,454,615
Esplanade	8	45	2.13	\$1,895,600
Grey Oaks	25	46	6.52	\$4,591,359
Isles of Collier Preserve	31	78	4.77	\$2,156,889
Kensington	5	12	5.00	\$1,647,667
Lely Resort	37	83	5.35	\$1,315,671
Mediterra	29	32	10.88	\$4,046,096
Monterey	10	14	8.57	\$1,519,464
Olde Cypress	9	27	4.00	\$1,578,959
Olde Naples	65	32	24.38	\$7,472,500
Pelican Bay	25	30	10.00	\$4,132,750
Pelican Bay - Bay Colony	14	3	56.00	\$5,551,025
Pelican Marsh	17	36	5.67	\$2,066,194
Pine Ridge	31	23	16.17	\$6,725,380
Port Royal	38	13	35.08	\$13,730,769
Quail Creek	14	19	8.84	\$2,717,105
Quail West	18	44	4.91	\$4,789,769
The Quarry	9	30	3.60	\$1,507,063
Riverstone	18	37	5.84	\$1,204,564
Royal Harbor	24	14	20.57	\$5,613,536
The Strand	6	15	4.80	\$1,351,933
Tiburon	2	11	2.18	\$3,714,091
Treviso Bay	7	18	4.67	\$2,210,417
Vanderbilt Beach	30	16	22.50	\$4,201,906
Vineyards	27	40	8.10	\$1,281,248

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2024

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	103	90	13.73	\$865,284
Crayton Road Area Waterfront	193	216	10.72	\$2,365,779
The Dunes	28	30	11.20	\$1,854,783
Esplanade	21	45	5.60	\$709,104
Grey Oaks	4	10	4.80	\$2,672,900
Isles of Collier Preserve	22	61	4.33	\$884,194
Kensington	6	20	3.60	\$880,550
Lely Resort	87	129	8.09	\$607,261
Mediterra	9	12	9.00	\$1,643,333
Olde Naples	116	101	13.78	\$1,467,288
Pelican Bay	148	223	7.96	\$1,714,913
Pelican Bay - Bay Colony	20	14	17.14	\$7,262,857
Pelican Marsh	16	49	3.92	\$815,267
Pine Ridge	3	7	5.14	\$335,429
The Quarry	7	10	8.40	\$741,700
The Strand	12	50	2.88	\$632,710
Tiburon	20	22	10.91	\$1,552,773
Treviso Bay	19	70	3.26	\$606,453
Vanderbilt Beach	56	65	10.34	\$1,388,588
Vineyards	37	75	5.92	\$711,876

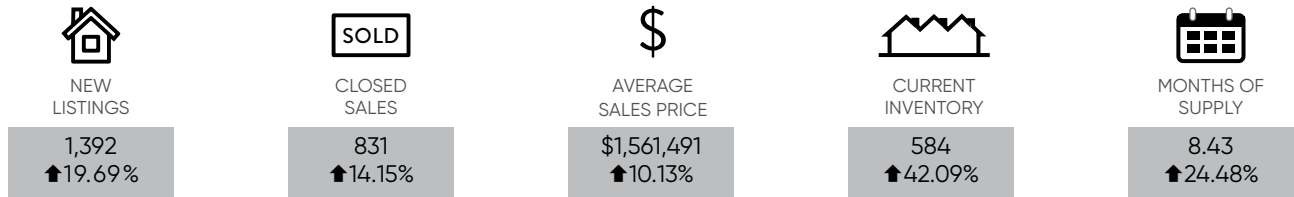
# MARCO ISLAND

## MARKET REPORT - MAY 2024

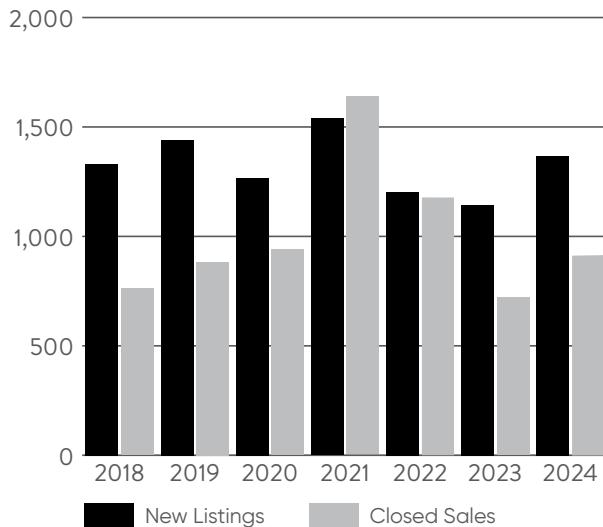


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

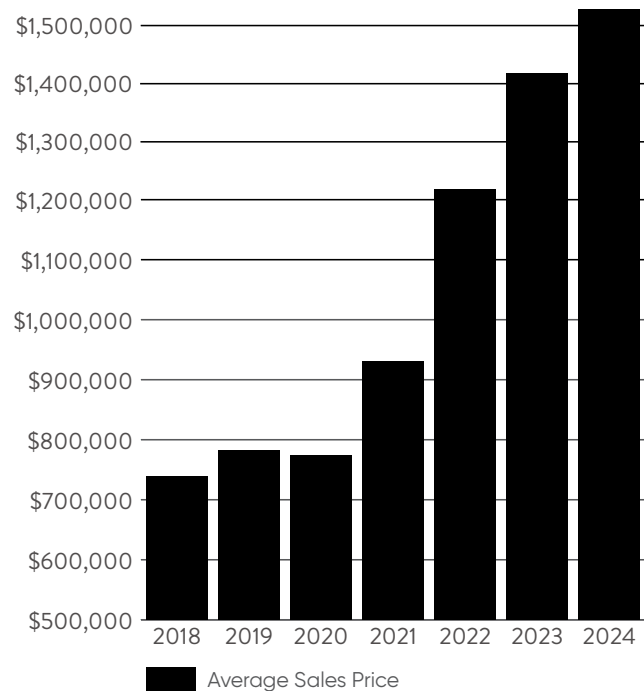
	2018	2019	2020	2021	2022	2023	2024
Listed	1,334	1,411	1,264	1,529	1,214	1,163	1,392
Sold	758	796	824	1,600	1,146	728	831
Avg. Sale \$	\$747,320	\$787,824	\$783,091	\$934,706	\$1,230,799	\$1,417,851	\$1,561,491



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 831 properties sold, sales were up 14.15% from the preceding 12-month period when 728 properties were sold. New listings were up 19.69%, from 1,163 to 1,392. The average sales price was up 10.13%, from \$1,417,851 to \$1,561,491. As of May 31, 2024, inventory stood at 584 units while months of supply was 8.43 months.



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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2024

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	72	120	7.20	\$3,403,945
Golf Course	2	14	1.71	\$1,520,464
Gulf Front	0	0	-	-
Indirect Waterfront	74	150	5.92	\$1,923,265
Inland	66	126	6.29	\$1,083,777
Preserve	7	7	12.00	\$3,664,286

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	86	82	12.59	\$718,366
Golf Course	2	1	24.00	\$1,550,000
Gulf Front	148	170	10.45	\$1,466,324
Gulf View	30	32	11.25	\$1,324,063
Indirect Waterfront	18	24	9.00	\$705,875
Inland	75	97	9.28	\$446,937
Preserve	4	8	6.00	\$593,563

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	33	85	4.66	\$1,738,296
Isles Of Capri	13	25	6.24	\$1,525,700
Naples Reserve	33	43	9.21	\$1,358,427
Winding Cypress	19	24	9.50	\$1,100,146

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	50	80	7.50	\$701,368
Hammock Bay Golf and Country Club	33	30	13.20	\$759,300
Isles Of Capri	15	10	18.00	\$621,424






# BONITA SPRINGS - ESTERO

MARKET REPORT - MAY 2024

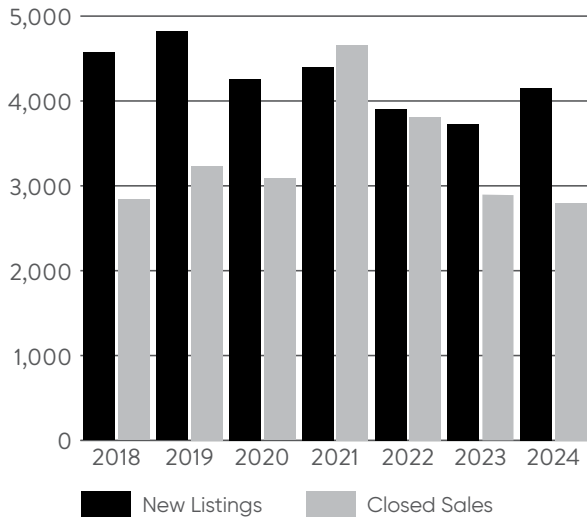


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

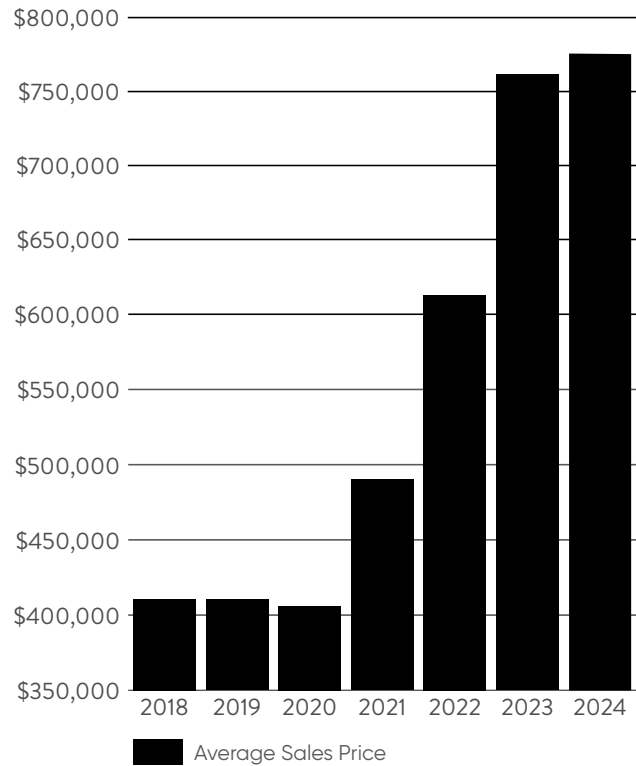
	2018	2019	2020	2021	2022	2023	2024
Listed	4,617	4,758	4,195	4,499	3,994	3,630	4,149
Sold	2,950	3,112	3,031	4,781	3,807	2,957	2,835
Avg. Sale \$	\$408,428	\$408,747	\$405,720	\$494,478	\$626,440	\$767,056	\$783,867

 <b>NEW LISTINGS</b> 4,149 ↑14.30%	 <b>CLOSED SALES</b> 2,835 ↓4.13%	 <b>AVERAGE SALES PRICE</b> \$783,867 ↑2.19%	 <b>CURRENT INVENTORY</b> 1,325 ↑81.76%	 <b>MONTHS OF SUPPLY</b> 5.61 ↑89.58%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 2,835 properties sold, sales were down 4.13% from the preceding 12-month period when 2,957 properties were sold. New listings were up 14.30%, from 3,630 to 4,149. The average sales price was up 2.19%, from \$767,056 to \$783,867. As of May 31, 2024, inventory stood at 1,325 units while months of supply was 5.61 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	20	7	34.29	\$6,306,071
Bonita Bay	32	74	5.19	\$2,137,949
The Brooks	9	67	1.61	\$1,383,500
Palmira Golf and Country Club	6	29	2.48	\$935,767
Pelican Landing	17	38	5.37	\$1,541,734
Pelican Landing - The Colony	2	9	2.67	\$2,795,000
Pelican Sound	0	6	-	\$1,063,650
West Bay Club	3	17	2.12	\$1,653,192

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	20	14	17.14	\$2,773,929
Bonita Bay	80	129	7.44	\$1,477,549
The Brooks	32	92	4.17	\$525,870
Palmira Golf and Country Club	6	16	4.50	\$679,219
Pelican Landing	26	54	5.78	\$596,963
Pelican Landing - The Colony	49	36	16.33	\$1,450,660
Pelican Sound	9	35	3.09	\$611,554
West Bay Club	20	20	12.00	\$816,150

# FORT MYERS

## MARKET REPORT - MAY 2024



CHRISTIE'S  
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	2018	2019	2020	2021	2022	2023	2024
Listed	11,169	11,171	8,974	7,627	7,039	6,777	7,979
Sold	5,497	5,613	5,708	7,779	6,950	5,127	4,618
Avg. Sale \$	\$269,284	\$273,431	\$286,790	\$341,818	\$430,762	\$502,008	\$509,515



NEW LISTINGS

7,979  
↑17.74%



CLOSED SALES

4,618  
↓9.93%



AVERAGE SALES PRICE

\$509,515  
↑1.50%



CURRENT INVENTORY

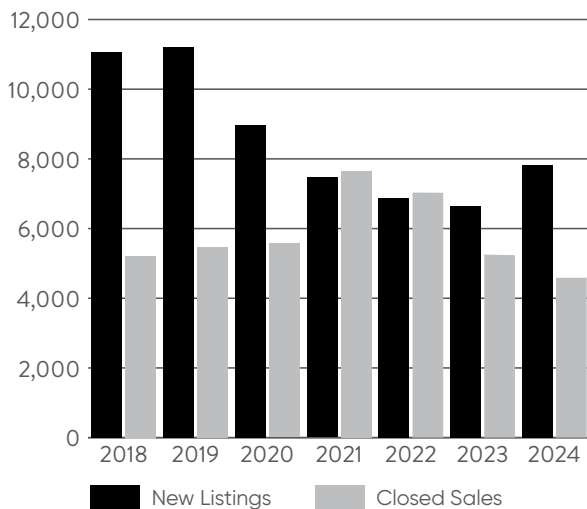
2,548  
↑90.01%



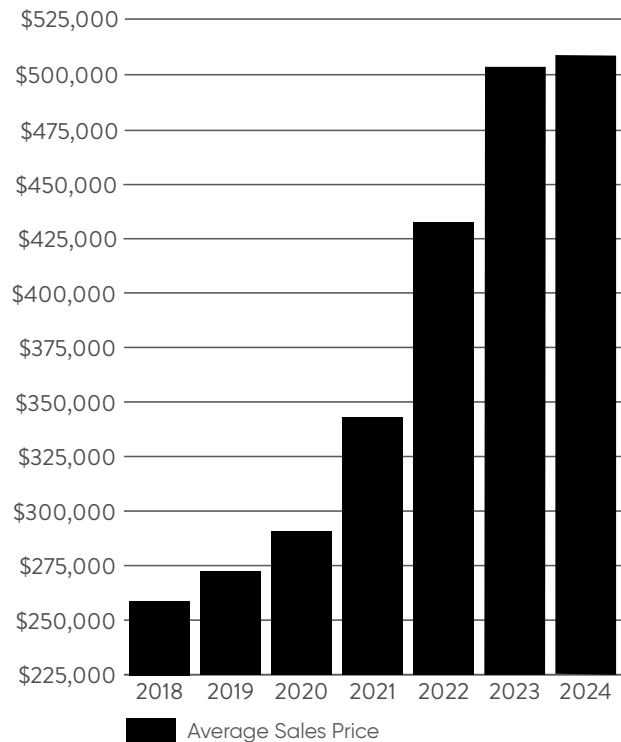
MONTHS OF SUPPLY

6.62  
↑110.95%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 4,618 properties sold, sales were down 9.93% from the preceding 12-month period when 5,127 properties were sold. New listings were up 17.74%, from 6,777 to 7,949. The average sales price was up 1.50%, from \$502,008 to \$509,515. As of May 31, 2024, inventory stood at 2,548 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 May 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	9	21	5.14	\$917,310
Colonial Country Club	8	30	3.20	\$619,831
Crown Colony	8	13	7.38	\$717,808
Esplanade Lake Club	23	34	8.12	\$1,467,542
Fiddlesticks Country Club	5	28	2.14	\$1,008,214
The Forest	7	24	3.50	\$682,750
Gulf Harbour Yacht And Country Club	7	26	3.23	\$1,459,846
Miromar Lakes Beach And Golf Club	22	36	7.33	\$2,522,039
Parker Lakes	7	13	6.46	\$394,410
Paseo	8	14	6.86	\$881,300
The Plantation	49	78	7.54	\$743,776
Shadow Wood Preserve	7	13	6.46	\$1,162,654
Town And River	17	22	9.27	\$1,027,291
Wildblue	28	113	2.97	\$1,564,104

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	34	57	7.16	\$331,495
Crown Colony	6	5	14.40	\$483,600
Downtown Fort Myers	110	82	16.10	\$445,956
Esplanade Lake Club	11	29	4.55	\$527,636
Fiddlesticks Country Club	2	14	1.71	\$358,214
The Forest	26	44	7.09	\$308,770
Gulf Harbour Yacht And Country Club	46	79	6.99	\$850,168
Miromar Lakes Beach And Golf Club	25	33	9.09	\$1,174,149
Parker Lakes	18	38	5.68	\$328,373
Paseo	29	54	6.44	\$426,789
The Plantation	14	22	7.64	\$490,780
Shadow Wood Preserve	7	3	28.00	\$367,667
Town And River	5	3	20.00	\$317,500

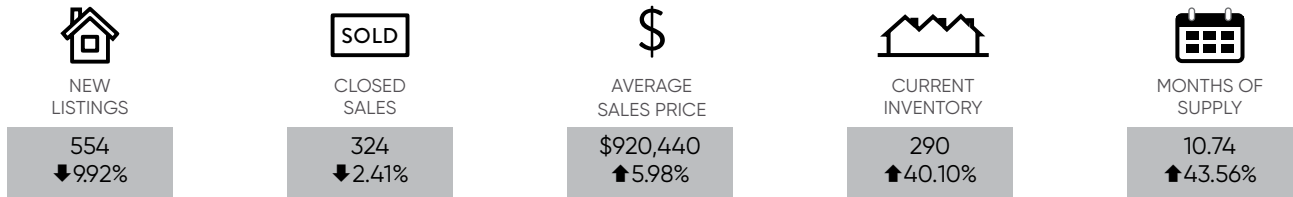
# FORT MYERS BEACH

## MARKET REPORT - MAY 2024

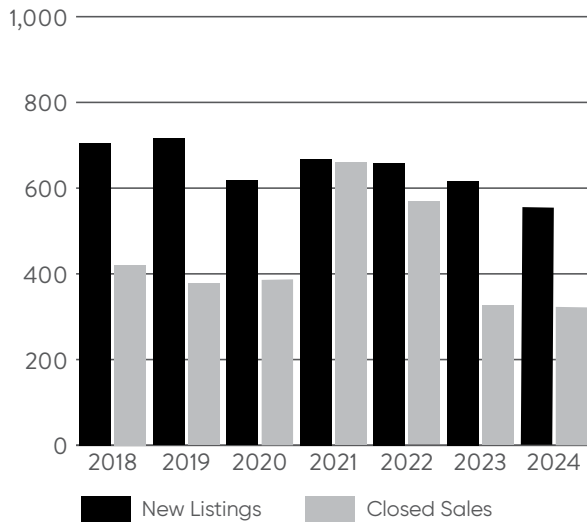


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

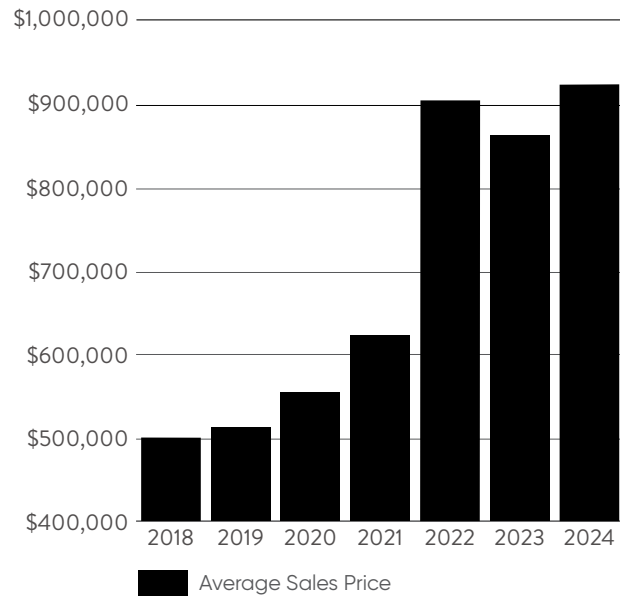
	2018	2019	2020	2021	2022	2023	2024
Listed	701	706	622	665	655	615	554
Sold	413	389	394	661	571	332	324
Avg. Sale \$	\$501,432	\$519,793	\$566,457	\$623,189	\$904,708	\$868,494	\$920,440



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 324 properties sold, sales were down 2.41% from the preceding 12-month period when 332 properties were sold. New listings were down 9.92%, from 615 to 554. The average sales price was up 5.98%, from \$868,494 to \$920,400. As of May 31, 2024, inventory stood at 290 units while months of supply was 10.74 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	14	8	21.00	\$976,875
Laguna Shores	7	11	7.64	\$1,171,445
Mcphie Park	7	9	9.33	\$1,124,094

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	4	27.00	\$732,563
Sandarac Condo	7	8	10.50	\$655,531
Waterside At Bay Beach	34	63	6.48	\$1,527,926

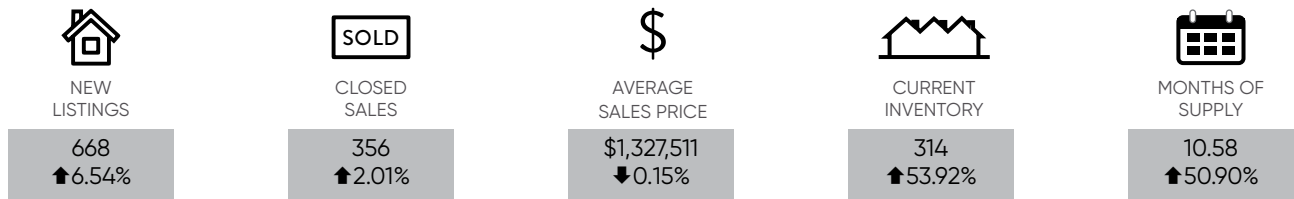
# SANIBEL-CAPTIVA

## MARKET REPORT - MAY 2024

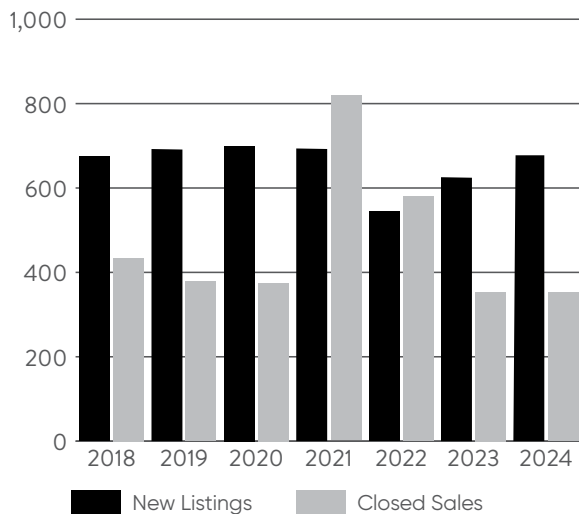


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

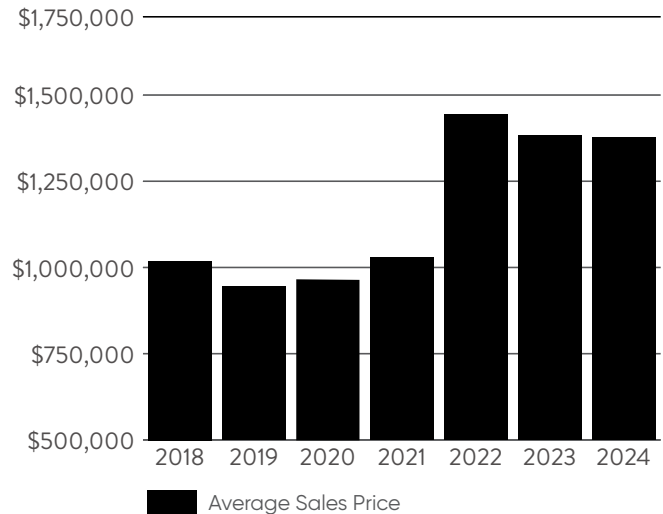
	2018	2019	2020	2021	2022	2023	2024
Listed	669	696	708	702	540	627	668
Sold	420	392	391	804	578	349	356
Avg. Sale \$	\$1,037,935	\$906,635	\$948,021	\$1,086,371	\$1,455,504	\$1,329,446	\$1,327,511



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 356 properties sold, sales were up 2.01% from the preceding 12-month period when 349 properties were sold. New listings were up 6.54%, from 627 to 668. The average sales price was static at \$1,327,511. As of May 31, 2024, inventory stood at 314 units while months of supply was 10.58 months.



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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	10	11	10.91	\$1,330,955
Captiva Island	35	24	17.50	\$2,215,423
Dunes At Sanibel Island	10	28	4.29	\$931,911
Other Sanibel Island Single-Family	123	191	7.73	\$1,443,893

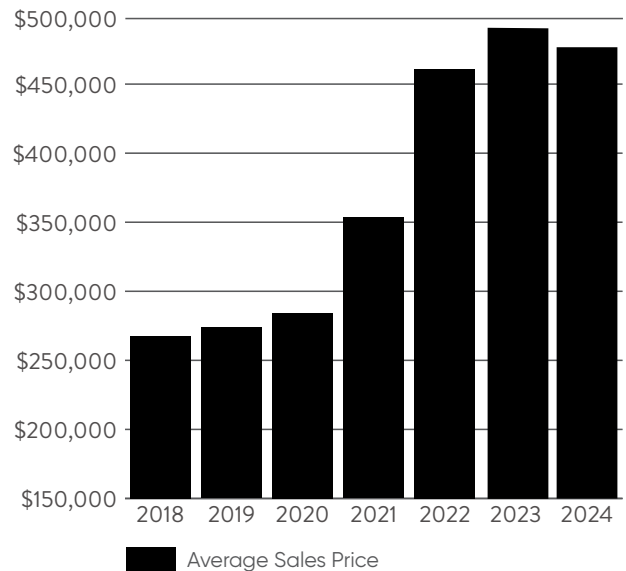
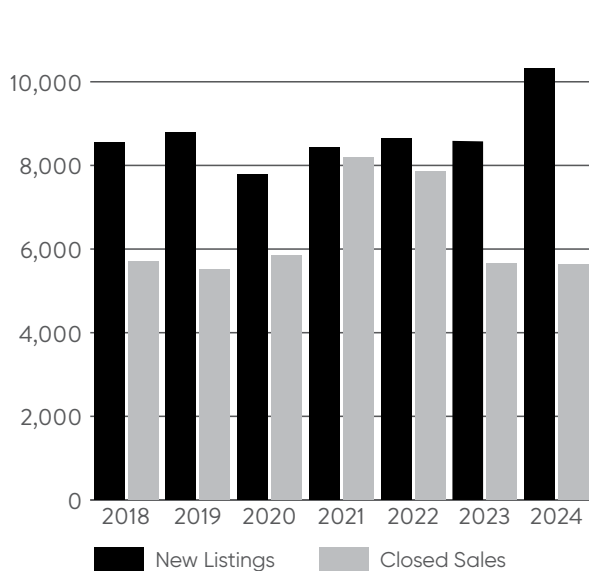
Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	32	25	15.36	\$1,239,470
Sundial Of Sanibel Condos	90	67	16.12	\$945,446
Other Sanibel Island Condos	14	10	16.80	\$857,450

	2018	2019	2020	2021	2022	2023	2024
Listed	8,587	8,834	7,741	8,375	8,848	8,411	10,277
Sold	5,869	5,734	5,982	8,020	7,918	5,570	5,698
Avg. Sale \$	\$270,560	\$275,532	\$288,026	\$351,089	\$467,296	\$487,962	\$479,195

 <b>NEW LISTINGS</b> 10,277 ↑22.19%	 <b>CLOSED SALES</b> 5,698 ↑2.30%	 <b>AVERAGE SALES PRICE</b> \$479,195 ↓1.80%	 <b>CURRENT INVENTORY</b> 3,281 ↑71.78%	 <b>MONTHS OF SUPPLY</b> 6.91 ↑67.92%
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12 MONTH NEW LISTINGS AND CLOSED SALES

12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 5,698 properties sold, sales were up 2.30% from the preceding 12-month period when 5,570 properties were sold. New listings were up 22.19%, from 8,411 to 10,277. The average sales price was down 1.80%, from \$487,962 to \$479,195. As of May 31, 2024, inventory stood at 3,281 units while months of supply was 6.91 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	16	11	17.45	\$1,737,818
Cape Royal	15	24	7.50	\$843,382
Yacht Club	20	20	12.00	\$807,171

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	22	26	10.15	\$652,197
Tarpon Point Marina	24	10	28.80	\$1,049,000

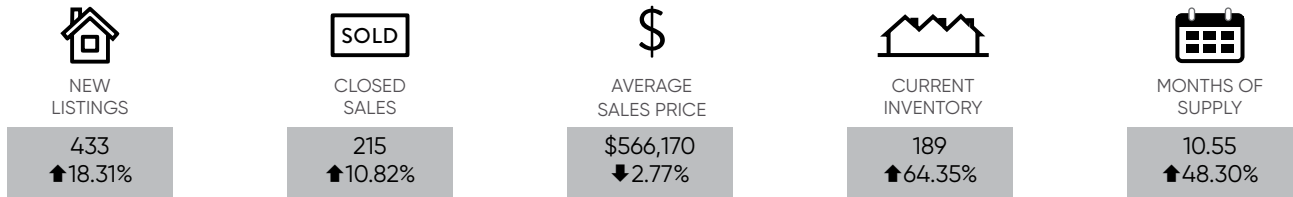
# PINE ISLAND-MATLACHA

MARKET REPORT - MAY 2024

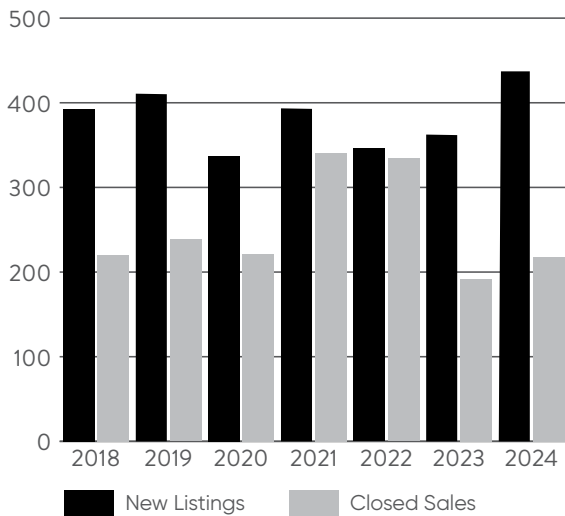


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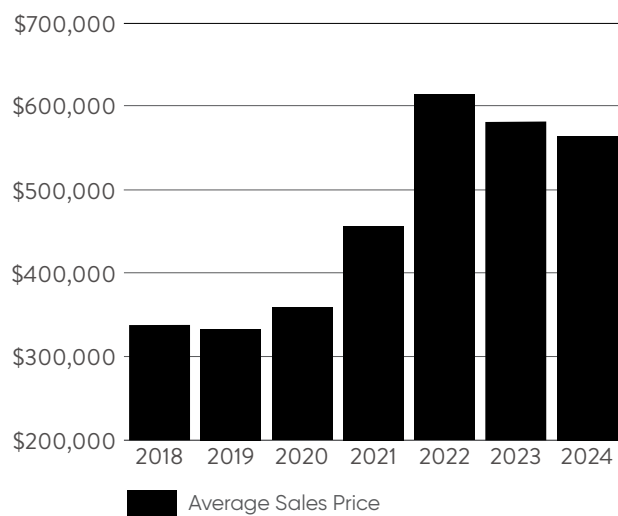
	2018	2019	2020	2021	2022	2023	2024
Listed	396	410	333	397	349	366	433
Sold	222	242	223	344	342	194	215
Avg. Sale \$	\$337,861	\$336,404	\$361,326	\$456,940	\$614,985	\$582,318	\$566,170



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 215 properties sold, sales were up 10.82% from the preceding 12-month period when 194 properties were sold. New listings were up 18.31%, from 366 to 433. The average sales price was down 2.77%, from \$582,318 to \$566,170. As of May 31, 2024, inventory stood at 189 units while months of supply was 10.55 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	63	79	9.57	\$534,480
Matlacha	23	23	12.00	\$606,935
St James City	89	90	11.87	\$623,019

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	11	22	6.00	\$418,705
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.