

MONTHLY MARKET REPORT - AUGUST 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

AUGUST 2024

Southwest Florida	2
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Naples	3
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Marco Island	6
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Bonita-Estero	8
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.....	
Sanibel & Captiva Islands	14
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Cape Coral	16
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.....	

SOUTHWEST FLORIDA

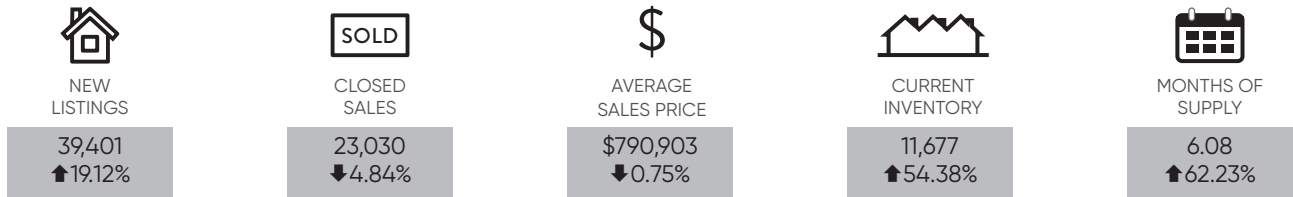
MARKET REPORT - AUGUST 2024



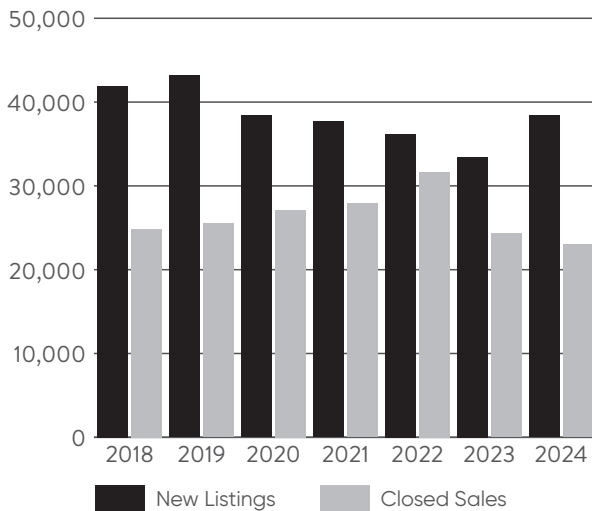
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

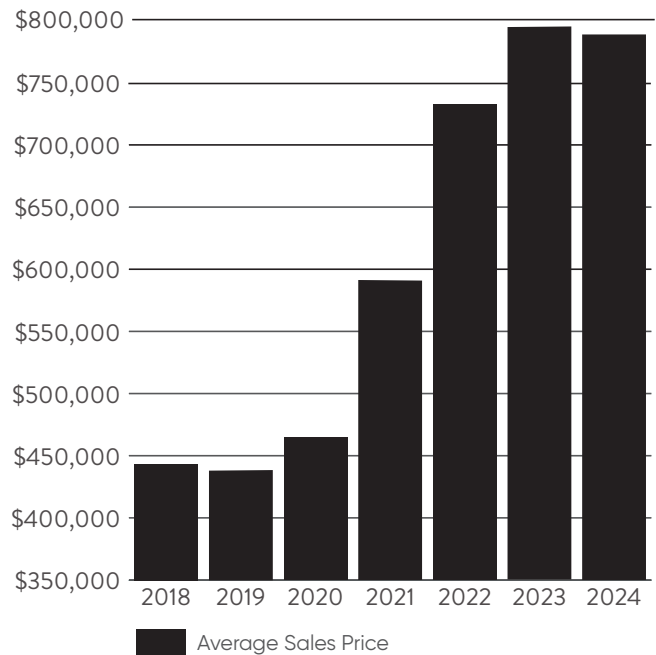
	2018	2019	2020	2021	2022	2023	2024
Listed	42,512	43,073	39,341	39,108	36,467	33,076	39,401
Sold	25,575	26,206	27,632	28,361	31,726	24,202	23,030
Avg. Sale \$	\$446,797	\$446,598	\$471,989	\$589,979	\$746,900	\$796,914	\$790,903



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 23,030 properties sold, sales were down 4.84% from the preceding 12-month period when 24,202 properties were sold. New listings were up 19.12%, from 33,076 to 39,401. The average sales price was down .75%, from \$796,914 to \$790,903. As of August 31, 2024, inventory stood at 11,677 units while months of supply was 6.08 months.

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	2018	2019	2020	2021	2022	2023	2024
Listed	14,878	15,498	15,066	15,281	13,678	11,827	13,957
Sold	9,311	9,808	10,543	17,024	12,019	9,310	8,519
Avg. Sale \$	\$621,315	\$612,327	\$639,621	\$805,003	\$992,724	\$1,074,880	\$1,171,890



NEW LISTINGS

13,957
↑18.01%



CLOSED SALES

8,519
↓8.50%



AVERAGE SALES PRICE

\$1,171,890
↑9.03%



CURRENT INVENTORY

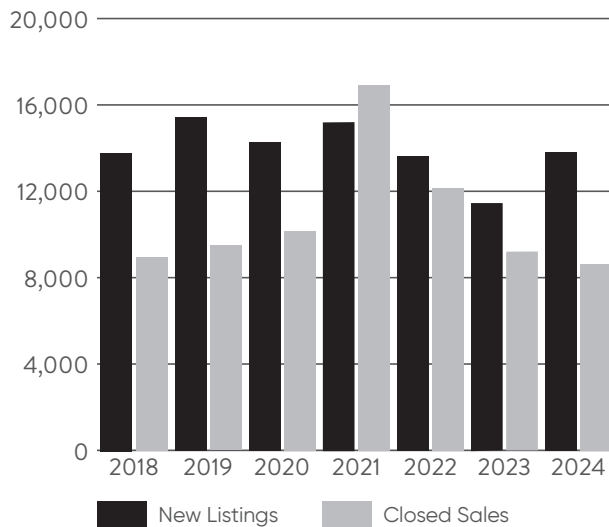
4,086
↑62.66%



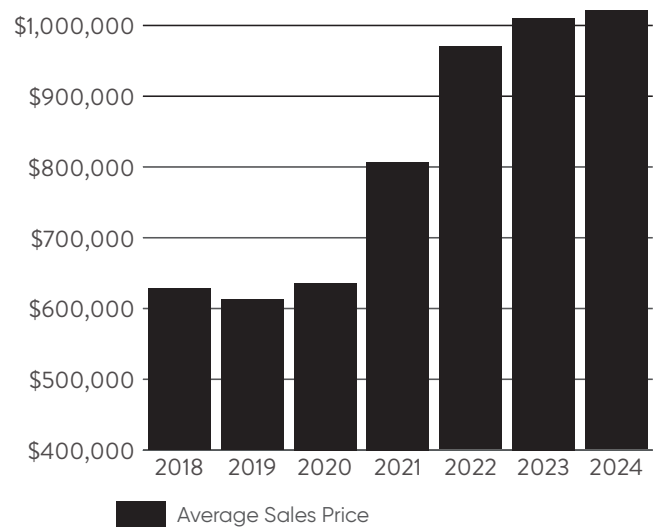
MONTHS OF SUPPLY

5.76
↑77.76%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,519 properties sold, sales were down 8.50% from the preceding 12-month period when 9,310 properties were sold. New listings were up 18.01% from 11,827 to 13,957. The average sales price was up 9.03%, from \$1,074,880 to \$1,171,890. As of August 31, 2024, inventory stood at 4,086 units while months of supply was 5.76 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	23	13	21.23	\$10,223,077
Audubon	6	21	3.43	\$2,608,333
Colliers Reserve	2	16	1.50	\$2,917,399
Crayton Road Area Non-Waterfront	61	64	11.44	\$4,313,570
Crayton Road Area Waterfront	11	17	7.76	\$9,269,706
Crossings	1	8	1.50	\$1,193,438
Esplanade	6	42	1.71	\$1,861,500
Grey Oaks	11	48	2.75	\$4,420,635
Isles of Collier Preserve	23	72	3.83	\$2,325,295
Kensington	3	10	3.60	\$1,552,100
Lely Resort	31	87	4.28	\$1,356,344
Mediterra	20	31	7.74	\$4,040,625
Monterey	6	12	6.00	\$1,618,125
Olde Cypress	9	19	5.68	\$1,640,763
Olde Naples	42	31	16.26	\$8,172,097
Pelican Bay	19	22	10.36	\$4,375,909
Pelican Bay - Bay Colony	8	1	96.00	\$7,500,000
Pelican Marsh	13	31	5.03	\$1,917,516
Pine Ridge	30	18	20.00	\$5,978,097
Port Royal	31	15	24.80	\$15,280,000
Quail Creek	10	16	7.50	\$2,742,500
Quail West	9	43	2.51	\$4,864,465
The Quarry	5	32	1.88	\$1,566,309
Riverstone	19	25	9.12	\$1,307,622
Royal Harbor	22	14	18.86	\$5,512,643
The Strand	5	12	5.00	\$1,451,667
Tiburon	2	10	2.40	\$3,679,000
Treviso Bay	3	13	2.77	\$2,268,269
Vanderbilt Beach	22	16	16.50	\$4,250,656
Vineyards	14	44	3.82	\$1,342,726

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	67	82	9.80	\$721,765
Crayton Road Area Waterfront	107	226	5.68	\$2,475,047
The Dunes	13	33	4.73	\$1,820,485
Esplanade	14	45	3.73	\$732,982
Grey Oaks	3	13	2.77	\$2,515,692
Isles of Collier Preserve	17	59	3.46	\$904,134
Kensington	3	20	1.80	\$889,550
Lely Resort	55	117	5.64	\$599,014
Mediterra	6	14	5.14	\$1,558,571
Olde Naples	68	113	7.22	\$1,552,354
Pelican Bay	88	220	4.80	\$1,682,989
Pelican Bay - Bay Colony	13	12	13.00	\$6,802,500
Pelican Marsh	12	48	3.00	\$815,354
Pine Ridge	4	6	8.00	\$338,333
The Quarry	7	10	8.40	\$760,550
The Strand	7	51	1.65	\$642,225
Tiburon	11	16	8.25	\$1,466,941
Treviso Bay	21	70	3.60	\$612,139
Vanderbilt Beach	53	63	10.10	\$1,415,163
Vineyards	30	77	4.68	\$688,230

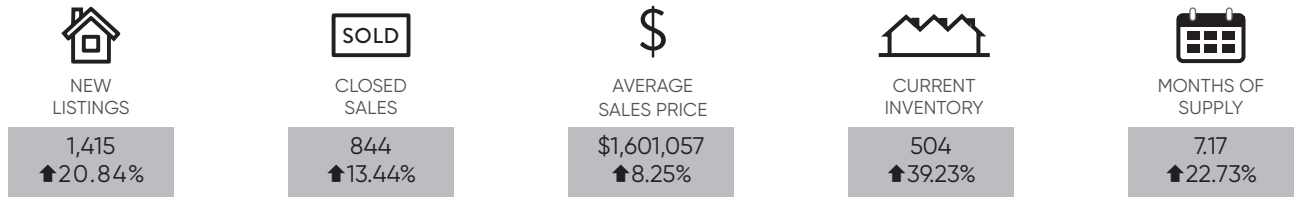
MARCO ISLAND

MARKET REPORT - AUGUST 2024

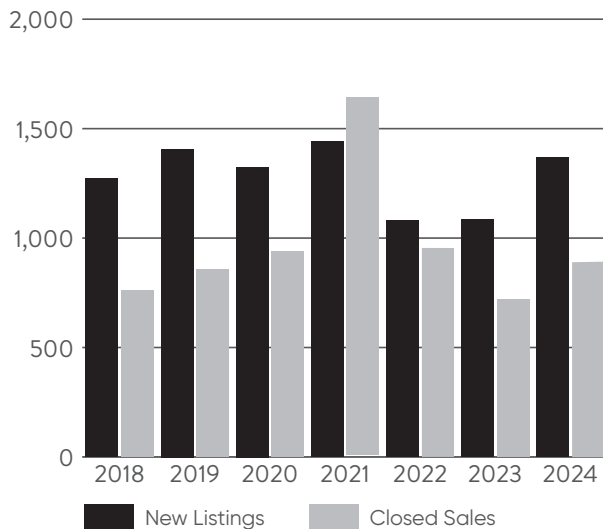


CHRISTIE'S
INTERNATIONAL REAL ESTATE

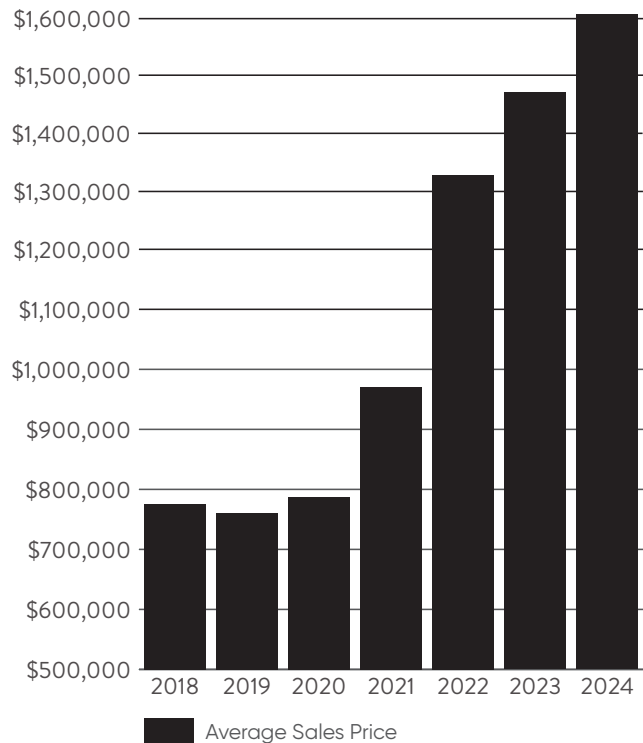
	2018	2019	2020	2021	2022	2023	2024
Listed	1,296	1,410	1,354	1,465	1,170	1,171	1,415
Sold	767	803	871	1,688	971	744	844
Avg. Sale \$	\$783,897	\$769,757	\$793,376	\$985,347	\$1,316,738	\$1,479,054	\$1,601,057



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 844 properties sold, sales were up 13.44% from the preceding 12-month period when 744 properties were sold. New listings were up 20.84%, from 1,171 to 1,415. The average sales price was up 8.25%, from \$1,479,054 to \$1,601,057. As of August 31, 2024, inventory stood at 504 units while months of supply was 7.17 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	62	135	5.51	\$3,120,286
Golf Course	1	13	0.92	\$1,533,519
Gulf Front	0	0	-	-
Indirect Waterfront	65	151	5.17	\$1,888,671
Inland	55	107	6.17	\$1,027,685
Preserve	7	7	12.00	\$4,016,429

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	76	85	10.73	\$709,262
Golf Course	3	0	-	-
Gulf Front	112	181	7.43	\$1,420,141
Gulf View	24	26	11.08	\$1,286,462
Indirect Waterfront	12	25	5.76	\$698,540
Inland	85	104	9.81	\$435,152
Preserve	2	10	2.40	\$593,050

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	36	83	5.20	\$1,696,123
Isles Of Capri	11	22	6.00	\$1,565,114
Naples Reserve	29	36	9.67	\$1,327,539
Winding Cypress	10	26	4.62	\$1,078,481

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	36	69	6.26	\$712,745
Hammock Bay Golf and Country Club	28	26	12.92	\$749,904
Isles Of Capri	11	11	12.00	\$694,591

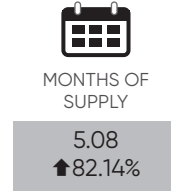
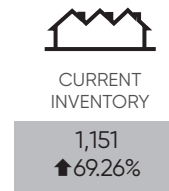
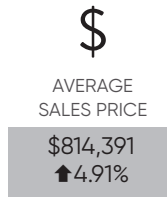
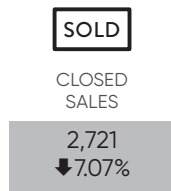
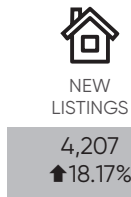
BONITA SPRINGS - ESTERO

MARKET REPORT - AUGUST 2024

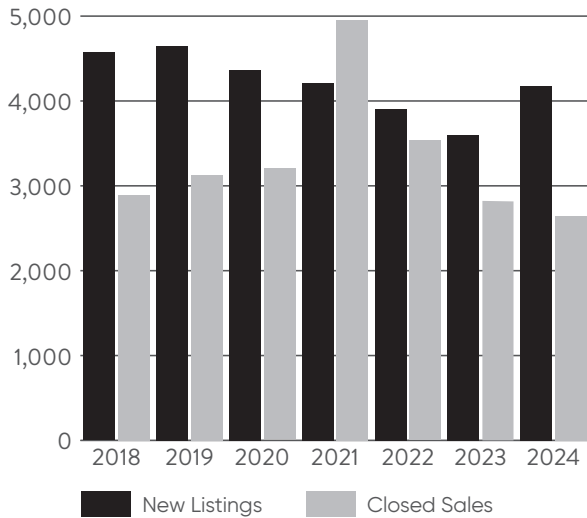


CHRISTIE'S
INTERNATIONAL REAL ESTATE

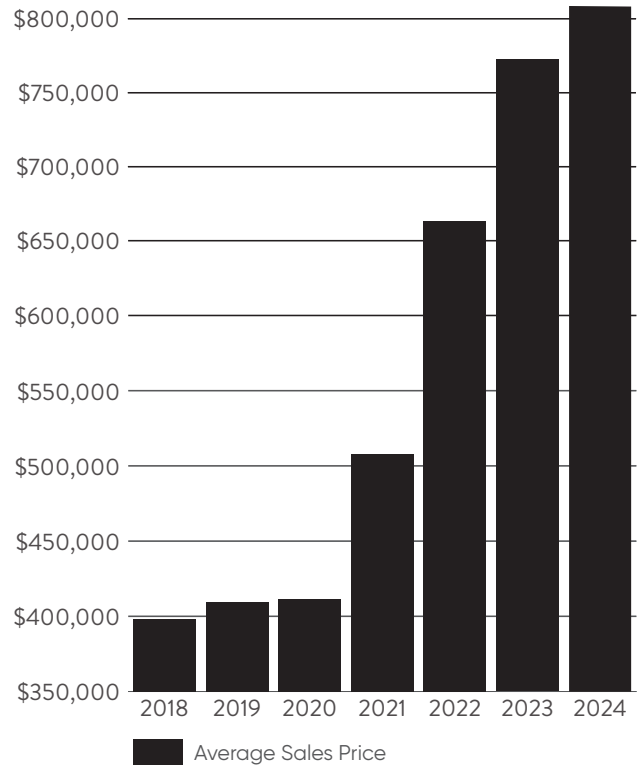
	2018	2019	2020	2021	2022	2023	2024
Listed	4,617	4,620	4,471	4,275	3,947	3,560	4,207
Sold	2,993	3,081	3,162	4,976	3,496	2,928	2,721
Avg. Sale \$	\$398,841	\$412,190	\$419,370	\$518,696	\$665,335	\$776,254	\$814,391



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 2,721 properties sold, sales were down 7.07% from the preceding 12-month period when 2,928 properties were sold. New listings were up 18.17%, from 3,560 to 4,207. The average sales price was up 4.91%, from \$776,254 to \$814,391. As of August 31, 2024, inventory stood at 1,151 units while months of supply was 5.08 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	13	9	17.33	\$5,949,167
Bonita Bay	23	79	3.49	\$2,028,443
The Brooks	8	61	1.57	\$1,433,556
Palmira Golf and Country Club	7	27	3.11	\$1,033,194
Pelican Landing	4	38	1.26	\$1,438,708
Pelican Landing - The Colony	4	8	6.00	\$2,439,375
Pelican Sound	0	6	0.00	\$1,139,483
West Bay Club	4	12	4.00	\$1,965,105

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	13	14	11.14	\$2,916,429
Bonita Bay	59	127	5.57	\$1,389,003
The Brooks	27	89	3.64	\$534,613
Palmira Golf and Country Club	3	17	2.12	\$654,794
Pelican Landing	18	51	4.24	\$593,931
Pelican Landing - The Colony	35	44	9.55	\$1,315,614
Pelican Sound	3	39	0.92	\$624,295
West Bay Club	15	23	7.83	\$777,652

FORT MYERS

MARKET REPORT - AUGUST 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	11,268	11,068	8,637	7,435	6,919	6,791	7,875
Sold	5,570	5,695	5,794	8,148	6,380	4,948	4,384
Avg. Sale \$	\$274,669	\$272,133	\$295,121	\$357,935	\$465,676	\$497,139	\$527,742



NEW LISTINGS

7,875
↑15.96%



CLOSED SALES

4,384
↓11.40%



AVERAGE SALES PRICE

\$527,742
↑6.16%



CURRENT INVENTORY

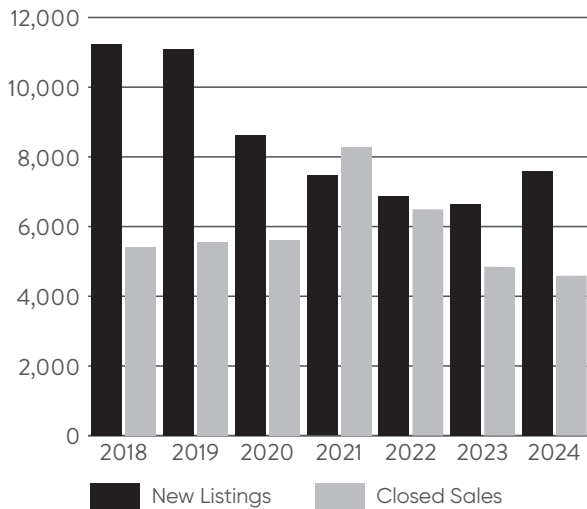
2,273
↑65.19%



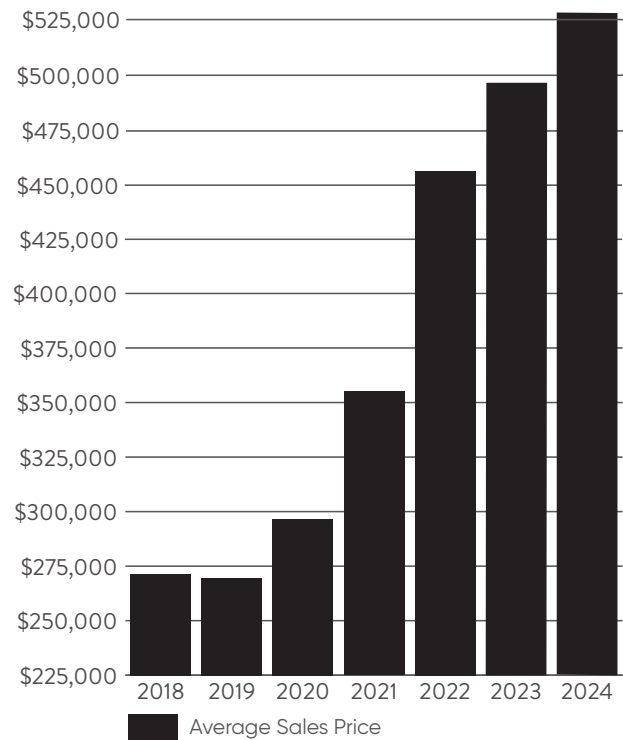
MONTHS OF SUPPLY

6.22
↑86.44%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,384 properties sold, sales were down 11.40% from the preceding 12-month period when 4,948 properties were sold. New listings were up 15.96%, from 6,791 to 7,875. The average sales price was up 6.16%, from \$497,139 to \$527,742. As of August 31, 2024, inventory stood at 2,273 units while months of supply was 6.22 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
Belle Lago	11	20	6.60	\$912,725
Colonial Country Club	11	26	5.08	\$618,074
Crown Colony	6	11	6.55	\$696,136
Esplanade Lake Club	22	33	8.00	\$1,426,755
Fiddlesticks Country Club	5	34	1.76	\$1,013,552
The Forest	8	26	3.69	\$650,808
Gulf Harbour Yacht And Country Club	8	22	4.36	\$1,380,000
Miromar Lakes Beach And Golf Club	18	34	6.35	\$2,696,718
Parker Lakes	7	15	5.60	\$359,802
Paseo	4	13	3.69	\$900,246
The Plantation	32	76	5.05	\$712,983
Shadow Wood Preserve	3	13	2.77	\$1,218,231
Town And River	9	28	3.86	\$1,185,050
Wildblue	30	106	3.40	\$1,587,252

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	34	59	6.92	\$337,632
Crown Colony	3	3	12.00	\$453,000
Downtown Fort Myers	90	68	15.88	\$421,049
Esplanade Lake Club	14	32	5.25	\$527,451
Fiddlesticks Country Club	2	15	1.60	\$353,000
The Forest	20	39	6.15	\$319,882
Gulf Harbour Yacht And Country Club	34	75	5.44	\$794,083
Miromar Lakes Beach And Golf Club	21	35	7.20	\$1,156,483
Parker Lakes	17	41	4.98	\$325,055
Paseo	28	42	8.00	\$417,198
The Plantation	7	26	3.23	\$477,313
Shadow Wood Preserve	5	3	20.00	\$367,667
Town And River	5	3	20.00	\$317,500

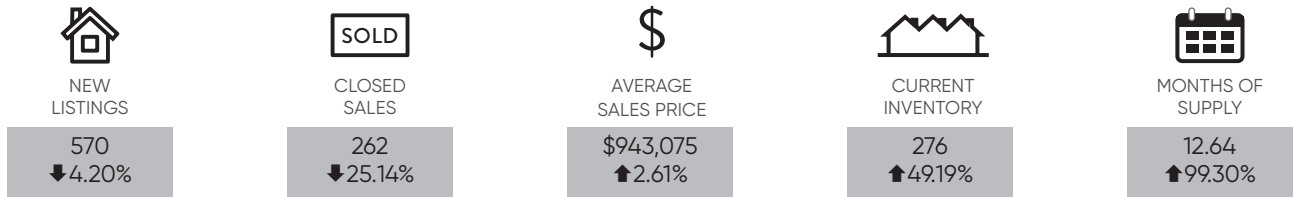
FORT MYERS BEACH

MARKET REPORT - AUGUST 2024

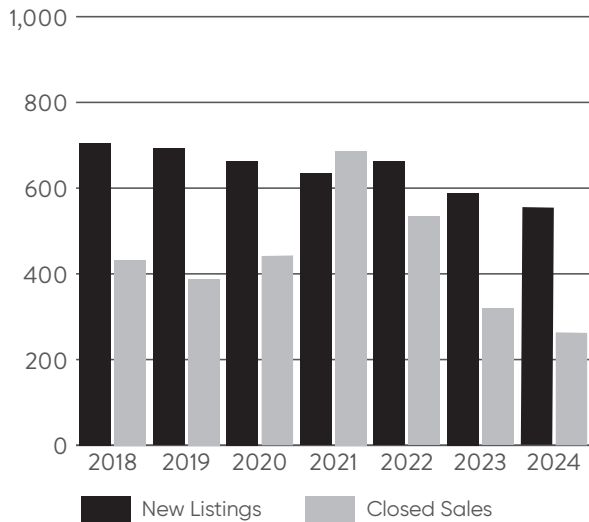


CHRISTIE'S
INTERNATIONAL REAL ESTATE

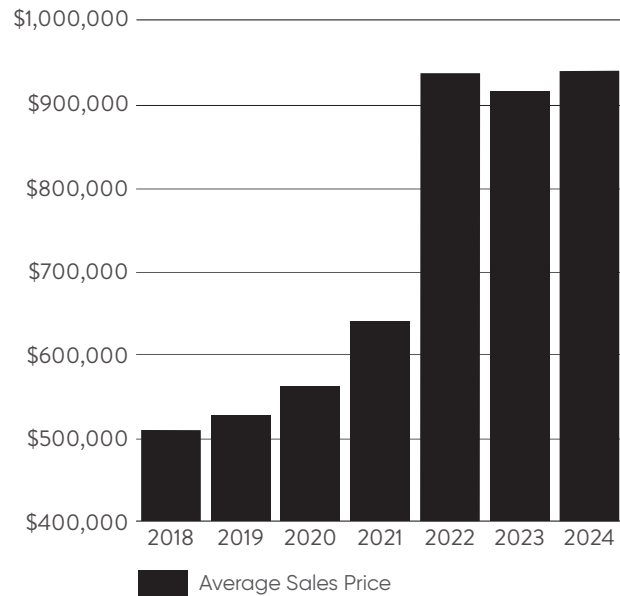
	2018	2019	2020	2021	2022	2023	2024
Listed	712	697	656	628	664	595	570
Sold	417	396	421	676	524	350	262
Avg. Sale \$	\$505,003	\$542,827	\$570,491	\$646,890	\$942,517	\$919,071	\$943,075



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 262 properties sold, sales were down 25.14% from the preceding 12-month period when 350 properties were sold. New listings were down 4.20%, from 595 to 570. The average sales price was up 2.61%, from \$919,071 to \$943,075. As of August 31, 2024, inventory stood at 276 units while months of supply was 12.64 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	16	4	48.00	\$1,025,000
Laguna Shores	5	7	8.57	\$959,129
Mcphie Park	6	8	9.00	\$2,406,563

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	5	2	30.00	\$535,500
Ocean Harbor Condo	5	7	8.57	\$866,062
Sandarac Condo	6	7	10.29	\$666,214
Waterside At Bay Beach	30	32	11.25	\$1,381,670

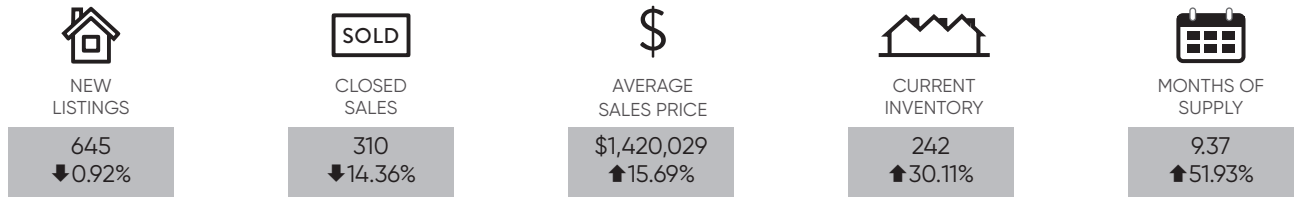
SANIBEL-CAPTIVA

MARKET REPORT - AUGUST 2024

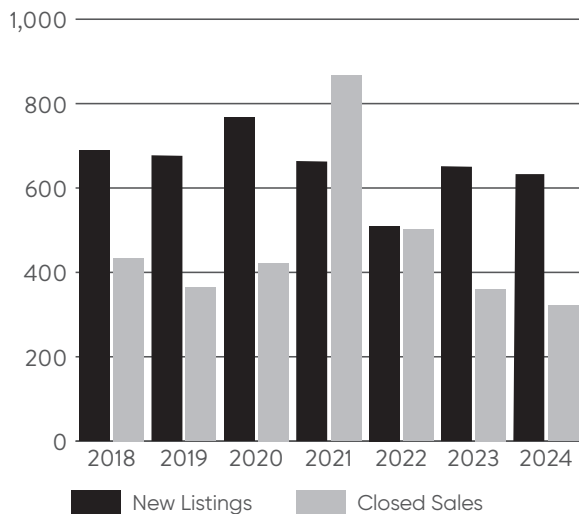


CHRISTIE'S
INTERNATIONAL REAL ESTATE

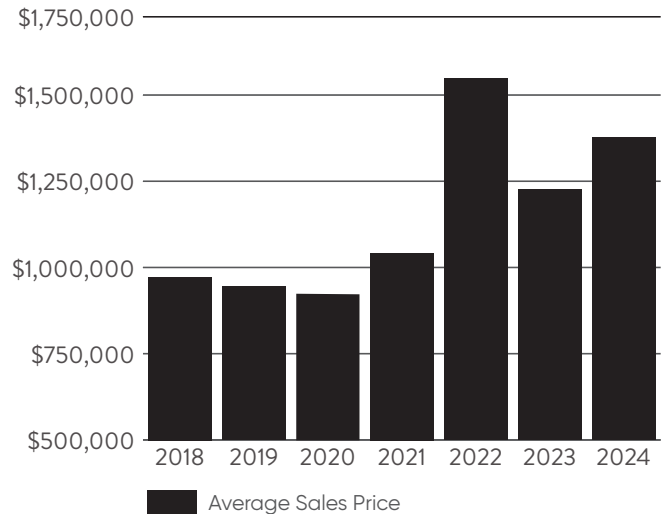
	2018	2019	2020	2021	2022	2023	2024
Listed	689	687	782	674	504	651	645
Sold	442	369	430	836	501	362	310
Avg. Sale \$	\$986,151	\$956,471	\$948,113	\$1,125,598	\$1,593,046	\$1,227,400	\$1,420,029



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 310 properties sold, sales were down 14.36% from the preceding 12-month period when 362 properties were sold. New listings were down 0.92%, from 651 to 645. The average sales price was up 15.69%, from \$1,227,400 to \$1,420,029. As of August 31, 2024, inventory stood at 242 units while months of supply was 9.37 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2024

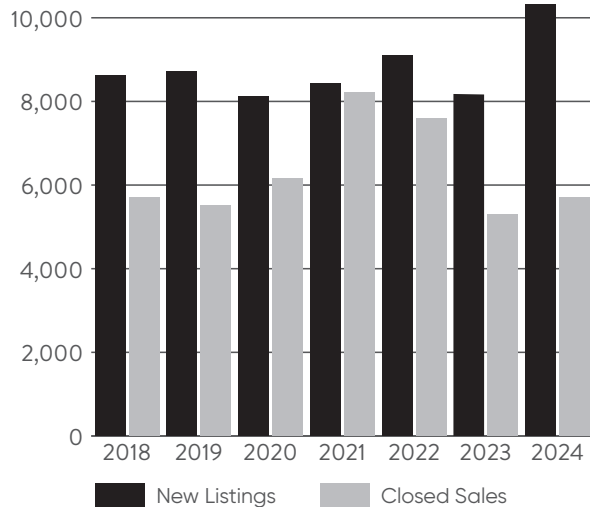
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	6	10	7.20	\$1,495,700
Captiva Island	36	21	20.57	\$2,029,024
Dunes At Sanibel Island	10	23	5.22	\$946,913
Other Sanibel Island Single-Family	83	158	6.30	\$1,492,163

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	29	19	18.32	\$1,404,895
Sundial Of Sanibel Condos	69	69	12.00	\$930,868
Other Sanibel Island Condos	9	10	10.80	\$894,250

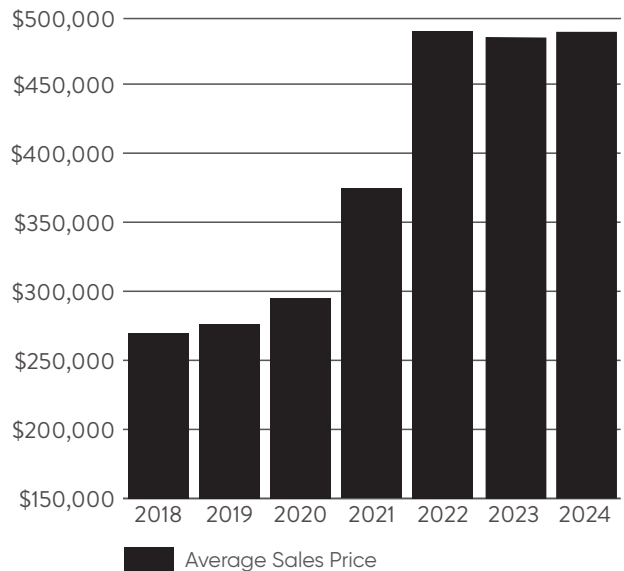
	2018	2019	2020	2021	2022	2023	2024
Listed	8,649	8,696	8,010	8,417	9,252	8,118	10,295
Sold	5,895	5,818	6,180	8,188	7,538	5,366	5,781
Avg. Sale \$	\$273,065	\$277,136	\$297,065	\$375,024	\$490,502	\$480,109	\$490,294

 NEW LISTINGS 10,295 ↑26.82%	 CLOSED SALES 5,781 ↑7.73%	 AVERAGE SALES PRICE \$490,294 ↑2.12%	 CURRENT INVENTORY 2,980 ↑38.48%	 MONTHS OF SUPPLY 6.19 ↑28.54%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 5,781 properties sold, sales were up 7.73% from the preceding 12-month period when 5,366 properties were sold. New listings were up 26.82%, from 8,118 to 10,295. The average sales price was up 2.12%, from \$480,109 to \$490,294. As of August 31, 2024, inventory stood at 2,980 units while months of supply was 6.19 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	11	14	9.43	\$1,863,643
Cape Royal	10	20	6.00	\$848,974
Yacht Club	16	20	9.60	\$718,026

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	21	35	7.20	\$709,826
Tarpon Point Marina	20	12	20.00	\$982,417

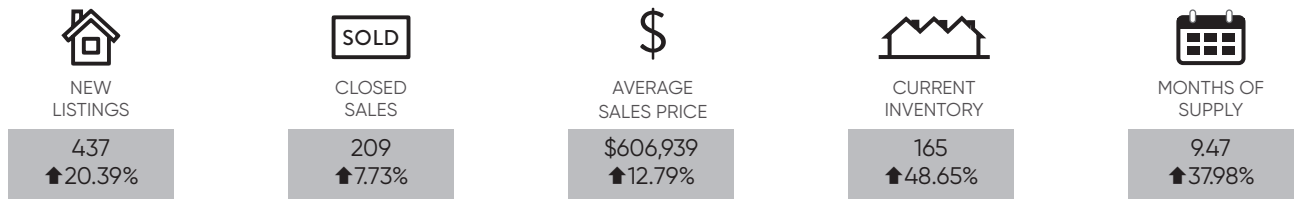
PINE ISLAND-MATLACHA

MARKET REPORT - AUGUST 2024

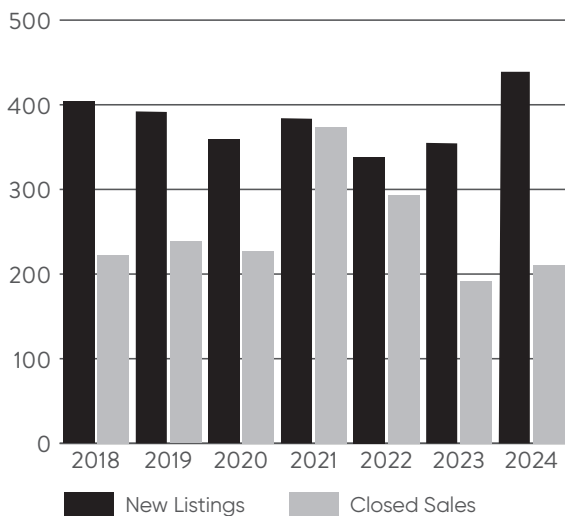


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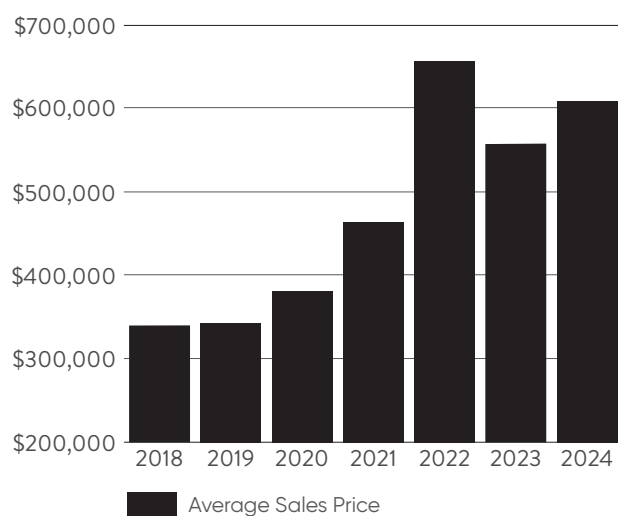
	2018	2019	2020	2021	2022	2023	2024
Listed	403	397	365	389	333	363	437
Sold	228	236	231	370	297	194	209
Avg. Sale \$	\$333,188	\$337,676	\$379,883	\$469,039	\$672,153	\$538,101	\$606,939



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 209 properties sold, sales were up 7.73% from the preceding 12-month period when 194 properties were sold. New listings were up 20.39%, from 363 to 437. The average sales price was up 12.79%, from \$538,101 to \$606,939. As of August 31, 2024, inventory stood at 165 units while months of supply was 9.47 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	52	74	8.43	\$546,936
Matlacha	23	25	11.04	\$585,140
St James City	76	87	10.48	\$627,799

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	11	22	6.00	\$464,841
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.