

MONTHLY MARKET REPORT - SEPTEMBER 2024



**JOHN R. WOOD**  
— PROPERTIES —

**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

## SEPTEMBER 2024

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# SOUTHWEST FLORIDA

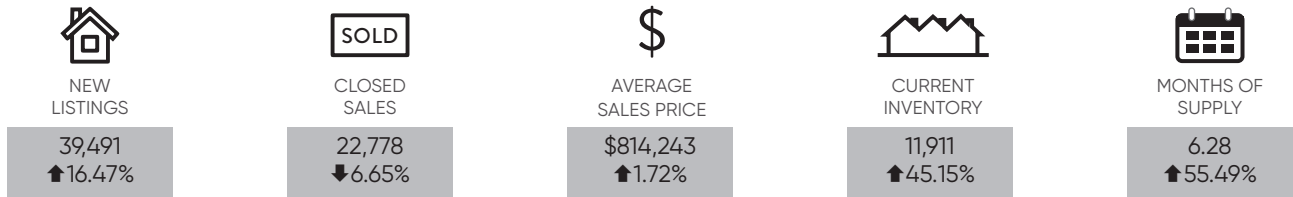
## MARKET REPORT - SEPTEMBER 2024



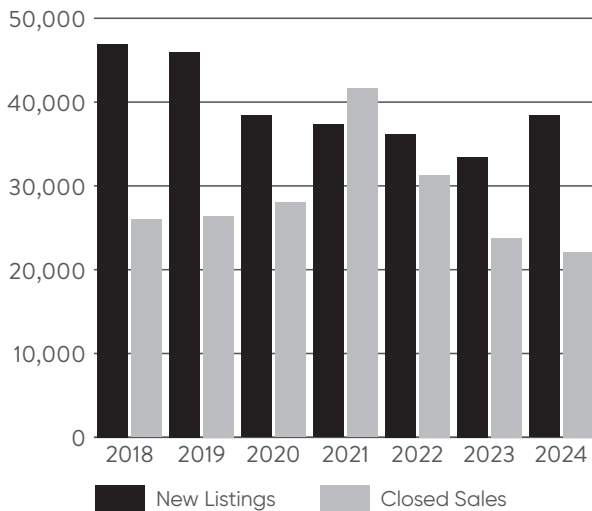
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

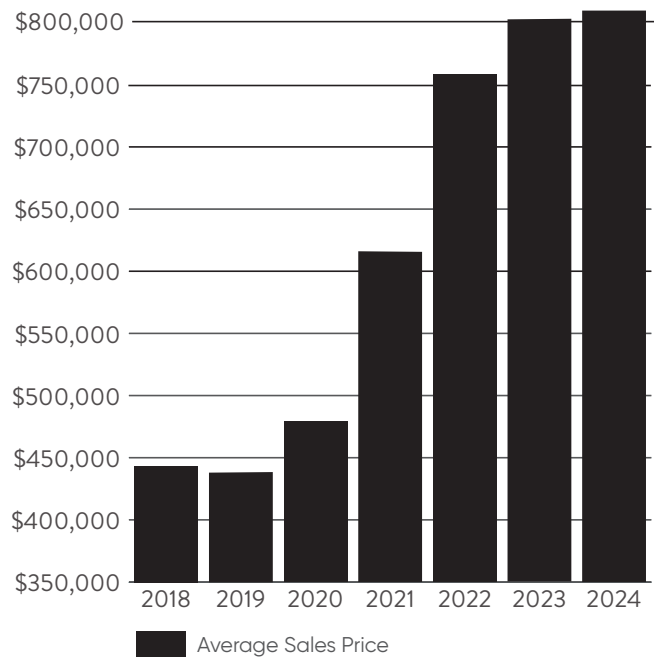
	2018	2019	2020	2021	2022	2023	2024
Listed	43,820	43,024	39,669	37,884	35,759	33,906	39,491
Sold	26,035	26,430	28,621	41,559	30,650	24,400	22,778
Avg. Sale \$	\$446,967	\$445,504	\$480,186	\$615,992	\$754,596	\$800,451	\$814,243



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 22,778 properties sold, sales were down 6.65% from the preceding 12-month period when 24,400 properties were sold. New listings were up 16.47%, from 33,906 to 39,491. The average sales price was up 1.72%, from \$800,451 to \$814,243. As of September 30, 2024, inventory stood at 11,911 units while months of supply was 6.28 months.

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# NAPLES

## MARKET REPORT - SEPTEMBER 2024



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	15,564	15,471	15,260	14,940	13,438	12,042	14,089
Sold	9,528	9,868	10,974	16,835	11,633	9,372	8,458
Avg. Sale \$	\$621,364	\$607,449	\$650,223	\$815,191	\$1,001,766	\$1,080,514	\$1,128,373



NEW LISTINGS

14,089  
↑17.00%



CLOSED SALES

8,458  
↓9.75%



AVERAGE SALES PRICE

\$1,128,373  
↑4.43%



CURRENT INVENTORY

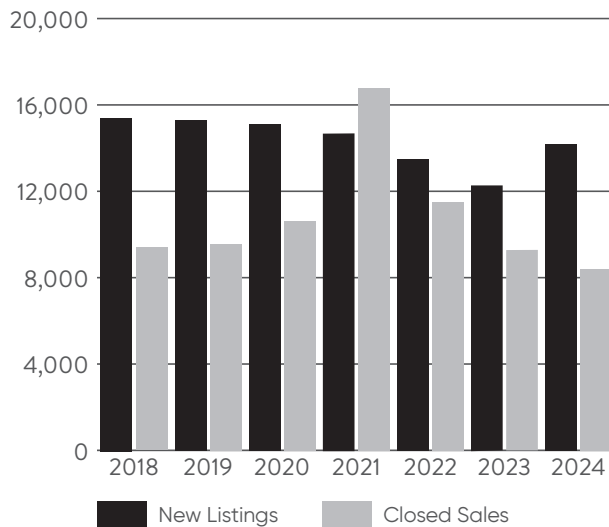
4,227  
↑57.37%



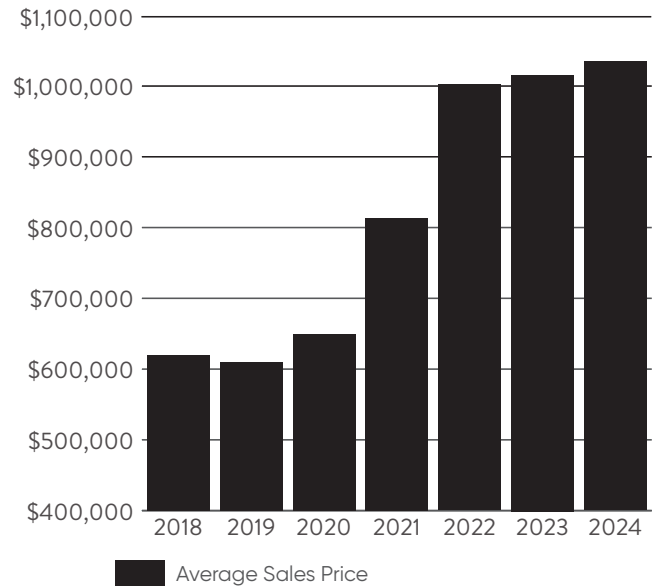
MONTHS OF SUPPLY

6.00  
↑74.38%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 8,458 properties sold, sales were down 9.75% from the preceding 12-month period when 9,372 properties were sold. New listings were up 17.00% from 12,042 to 14,089. The average sales price was up 4.43%, from \$1,080,514 to \$1,128,373. As of September 30, 2024, inventory stood at 4,227 units while months of supply was 6.00 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 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	7	20	4.20	\$2,603,750
Colliers Reserve	3	16	2.25	\$2,922,086
Crayton Road Area Non-Waterfront	59	63	11.24	\$4,329,976
Crayton Road Area Waterfront	12	16	9.00	\$9,358,438
Crossings	1	10	1.20	\$1,251,500
Esplanade	9	43	2.51	\$1,884,139
Grey Oaks	13	46	3.39	\$4,260,880
Isles of Collier Preserve	21	65	3.88	\$2,398,861
Kensington	2	12	2.00	\$1,510,917
Lely Resort	34	80	5.10	\$1,419,496
Mediterra	22	29	9.10	\$4,083,699
Monterey	6	11	6.55	\$1,654,091
Olde Cypress	7	20	4.20	\$1,661,225
Olde Naples	40	31	15.48	\$8,364,032
Pelican Bay	20	22	10.91	\$4,727,045
Pelican Bay - Bay Colony	8	2	48.00	\$6,525,000
Pelican Marsh	10	30	4.00	\$1,943,933
Pine Ridge	32	19	20.21	\$5,797,670
Port Royal	29	14	24.86	\$17,927,857
Quail Creek	8	18	5.33	\$2,648,889
Quail West	14	39	4.31	\$4,663,282
The Quarry	8	33	2.91	\$1,605,936
Riverstone	19	24	9.50	\$1,343,044
Royal Harbor	21	15	16.80	\$5,647,800
The Strand	5	10	6.00	\$1,410,500
Tiburon	3	10	3.60	\$3,679,000
Treviso Bay	2	14	1.71	\$2,213,036
Vanderbilt Beach	23	16	17.25	\$4,411,594
Vineyards	16	48	4.00	\$1,264,756

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2024

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	72	81	10.67	\$704,200
Crayton Road Area Waterfront	113	226	6.00	\$2,483,853
The Dunes	17	33	6.18	\$1,784,879
Esplanade	18	48	4.50	\$718,106
Grey Oaks	3	13	2.77	\$2,515,692
Isles of Collier Preserve	20	64	3.75	\$916,422
Kensington	3	19	1.89	\$892,158
Lely Resort	51	118	5.19	\$592,713
Mediterra	9	15	7.20	\$1,568,000
Olde Naples	67	112	7.18	\$1,552,524
Pelican Bay	91	217	5.03	\$1,656,509
Pelican Bay - Bay Colony	16	13	14.77	\$6,706,154
Pelican Marsh	12	45	3.20	\$817,378
Pine Ridge	3	7	5.14	\$325,714
The Quarry	11	10	13.20	\$760,550
The Strand	8	49	1.96	\$651,255
Tiburon	13	16	9.75	\$1,516,003
Treviso Bay	19	66	3.45	\$615,374
Vanderbilt Beach	50	65	9.23	\$1,409,773
Vineyards	37	75	5.92	\$680,036



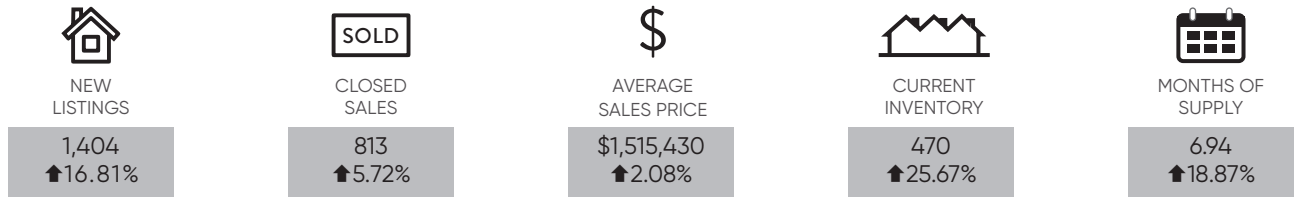
# MARCO ISLAND

## MARKET REPORT - SEPTEMBER 2024

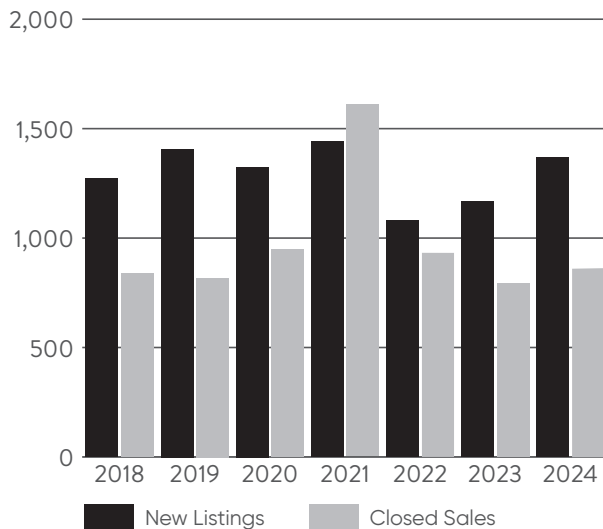


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

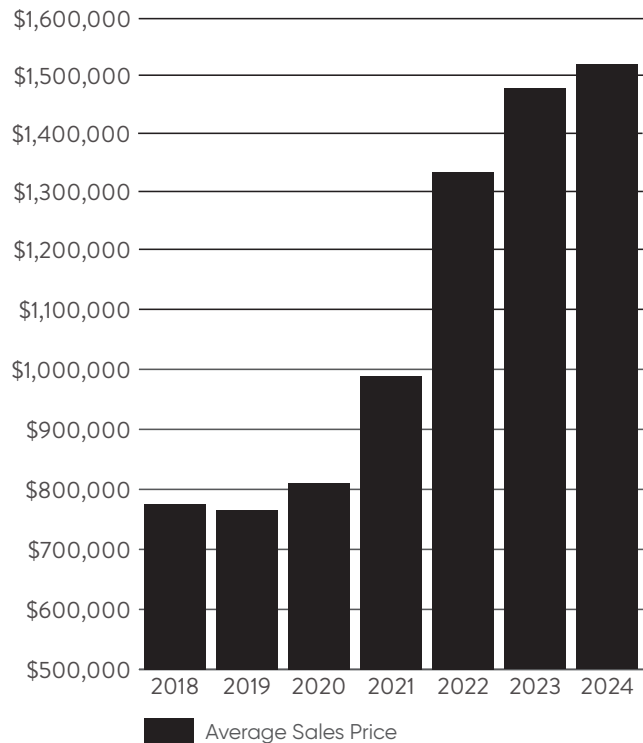
	2018	2019	2020	2021	2022	2023	2024
Listed	1,336	1,433	1,380	1,427	1,136	1,202	1,404
Sold	799	793	941	1,638	939	769	813
Avg. Sale \$	\$781,542	\$779,338	\$805,922	\$994,768	\$1,336,084	\$1,484,596	\$1,515,430



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 813 properties sold, sales were up 5.72% from the preceding 12-month period when 769 properties were sold. New listings were up 16.81%, from 1,202 to 1,404. The average sales price was up 2.08%, from \$1,484,596 to \$1,515,430. As of September 30, 2024, inventory stood at 470 units while months of supply was 6.94 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2024

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	65	132	5.91	\$3,122,565
Golf Course	1	12	1.00	\$1,615,479
Gulf Front	0	0	-	-
Indirect Waterfront	61	139	5.27	\$1,880,887
Inland	53	101	6.30	\$1,040,711
Preserve	7	7	12.00	\$4,016,429

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	68	83	9.83	\$688,895
Golf Course	3	0	-	-
Gulf Front	98	174	6.76	\$1,416,051
Gulf View	23	26	10.62	\$1,300,885
Indirect Waterfront	13	26	6.00	\$695,135
Inland	76	103	8.85	\$431,187
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	37	75	5.92	\$1,685,309
Isles Of Capri	9	23	4.70	\$1,496,413
Naples Reserve	31	32	11.63	\$1,315,606
Winding Cypress	8	30	3.20	\$1,112,017

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	41	67	7.34	\$731,185
Hammock Bay Golf and Country Club	27	27	12.00	\$751,389
Isles Of Capri	12	12	12.00	\$662,958

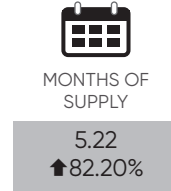
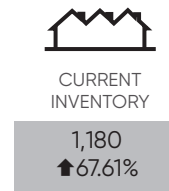
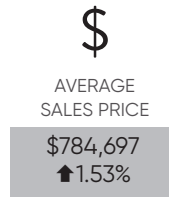
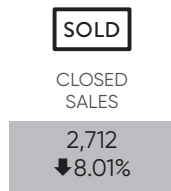
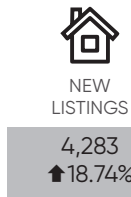
# BONITA SPRINGS - ESTERO

MARKET REPORT - SEPTEMBER 2024

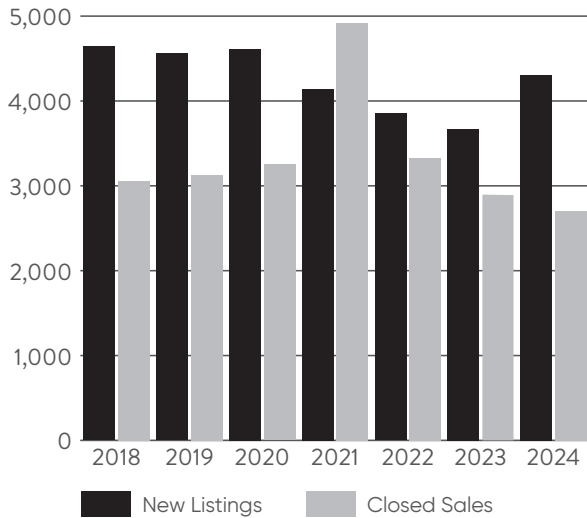


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

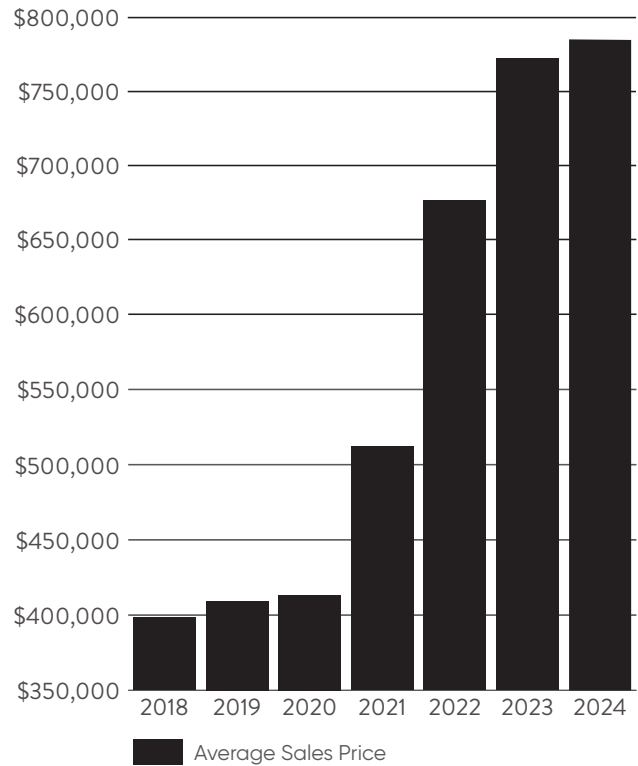
	2018	2019	2020	2021	2022	2023	2024
Listed	4,643	4,572	4,614	4,161	3,838	3,607	4,283
Sold	3,025	3,107	3,281	4,928	3,375	2,948	2,712
Avg. Sale \$	\$395,847	\$414,690	\$422,471	\$525,646	\$676,667	\$772,894	\$784,697



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 2,712 properties sold, sales were down 8.01% from the preceding 12-month period when 2,948 properties were sold. New listings were up 18.74%, from 3,607 to 4,283. The average sales price was up 1.53%, from \$772,894 to \$784,697. As of September 30, 2024, inventory stood at 1,180 units while months of supply was 5.22 months.



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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	11	10	13.20	\$5,636,750
Bonita Bay	27	80	4.05	\$2,053,738
The Brooks	8	61	1.57	\$1,441,999
Palmira Golf and Country Club	7	28	3.00	\$1,067,723
Pelican Landing	7	40	2.10	\$1,435,210
Pelican Landing - The Colony	6	9	8.00	\$2,318,111
Pelican Sound		6	0.00	\$1,139,483
West Bay Club	5	13	4.62	\$1,915,866

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	19	13	17.54	\$2,994,615
Bonita Bay	63	126	6.00	\$1,388,047
The Brooks	30	92	3.91	\$537,170
Palmira Golf and Country Club	6	15	4.80	\$654,233
Pelican Landing	17	49	4.16	\$591,806
Pelican Landing - The Colony	37	43	10.33	\$1,314,000
Pelican Sound	5	40	1.50	\$620,188
West Bay Club	18	25	8.64	\$795,640

# FORT MYERS

## MARKET REPORT - SEPTEMBER 2024



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	11,580	11,133	8,457	7,279	6,772	7,056	7,822
Sold	5,662	5,754	5,925	8,137	6,134	4,983	4,296
Avg. Sale \$	\$274,267	\$274,137	\$299,715	\$362,239	\$472,314	\$499,312	\$505,837



NEW LISTINGS

7,822  
↑10.86%



CLOSED SALES

4,296  
↓13.79%



AVERAGE SALES PRICE

\$505,837  
↑1.31%



CURRENT INVENTORY

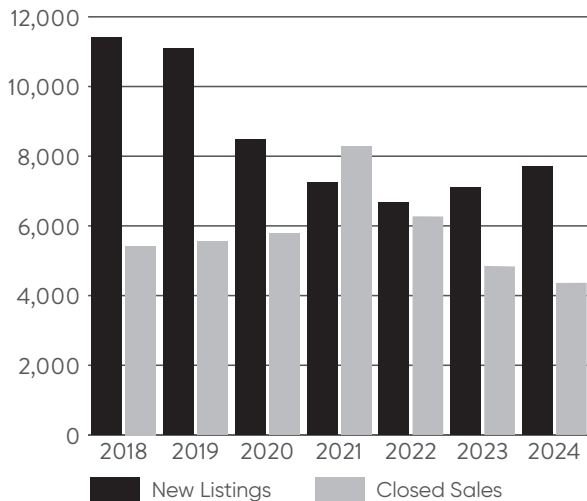
2,348  
↑48.05%



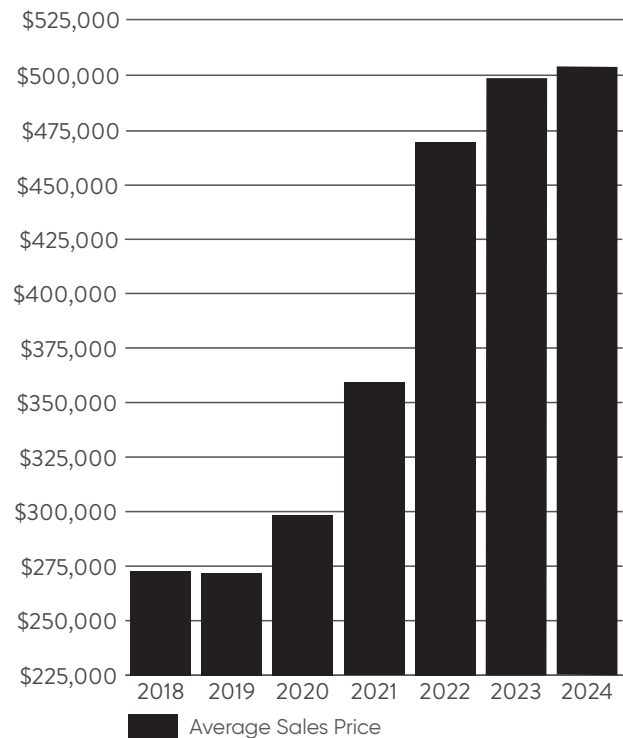
MONTHS OF SUPPLY

6.56  
↑71.72%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 4,296 properties sold, sales were down 13.79% from the preceding 12-month period when 4,983 properties were sold. New listings were up 10.86%, from 7,056 to 7,822. The average sales price was up 1.31%, from \$499,312 to \$505,837. As of September 30, 2024, inventory stood at 2,348 units while months of supply was 6.56 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	11	23	5.74	\$896,717
Colonial Country Club	11	27	4.89	\$620,275
Crown Colony	5	12	5.00	\$687,708
Esplanade Lake Club	19	35	6.51	\$1,421,851
Fiddlesticks Country Club	7	33	2.55	\$1,026,993
The Forest	9	24	4.50	\$678,417
Gulf Harbour Yacht And Country Club	6	21	3.43	\$1,206,429
Miromar Lakes Beach And Golf Club	22	32	8.25	\$2,672,450
Parker Lakes	9	16	6.75	\$367,439
Paseo	6	13	5.54	\$901,015
The Plantation	33	80	4.95	\$711,334
Shadow Wood Preserve	5	12	5.00	\$1,129,658
Town And River	12	28	5.14	\$1,185,050
Wildblue	29	101	3.45	\$1,548,661

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	40	55	8.73	\$336,987
Crown Colony	3	3	12.00	\$453,000
Downtown Fort Myers	90	68	15.88	\$407,629
Esplanade Lake Club	12	33	4.36	\$516,607
Fiddlesticks Country Club	2	16	1.50	\$335,938
The Forest	18	38	5.68	\$311,721
Gulf Harbour Yacht And Country Club	40	74	6.49	\$806,395
Miromar Lakes Beach And Golf Club	25	37	8.11	\$1,181,538
Parker Lakes	16	39	4.92	\$323,674
Paseo	30	33	10.91	\$419,358
The Plantation	7	23	3.65	\$472,311
Shadow Wood Preserve	5	3	20.00	\$367,667
Town And River	5	3	20.00	\$317,500



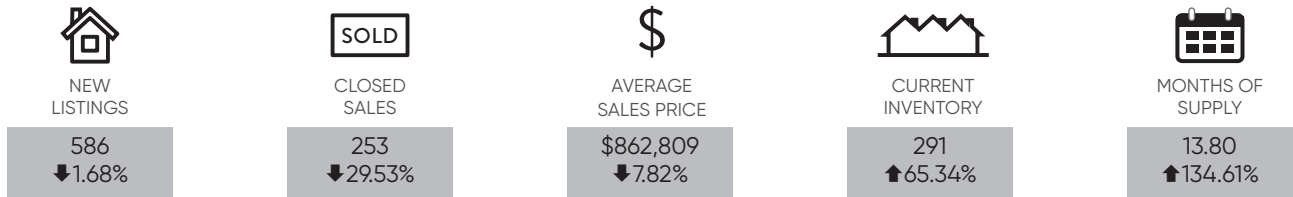
# FORT MYERS BEACH

## MARKET REPORT - SEPTEMBER 2024

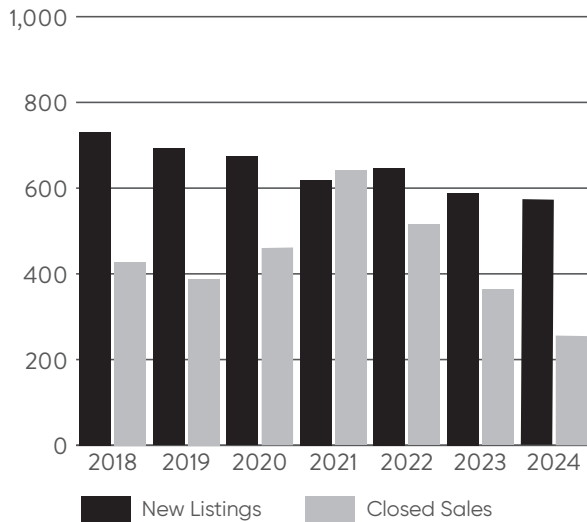


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

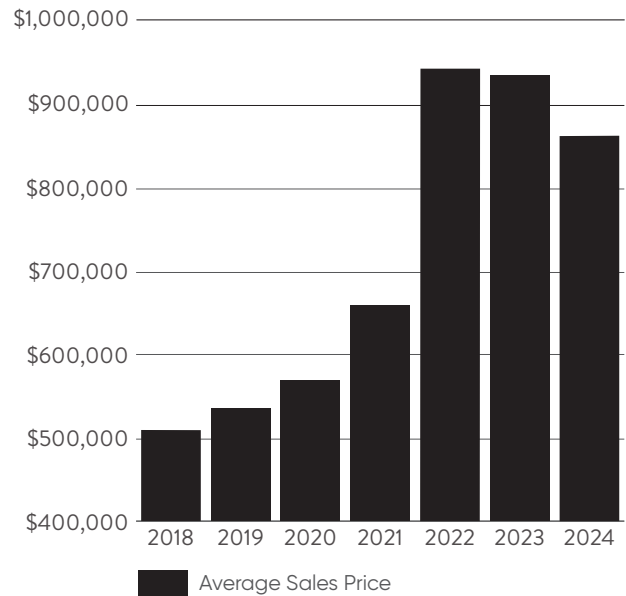
	2018	2019	2020	2021	2022	2023	2024
Listed	733	690	676	609	648	596	586
Sold	423	394	457	644	513	359	253
Avg. Sale \$	\$505,908	\$541,619	\$574,044	\$665,564	\$942,073	\$936,033	\$862,809



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 253 properties sold, sales were down 29.53% from the preceding 12-month period when 359 properties were sold. New listings were down 1.68%, from 596 to 586. The average sales price was down 7.81%, from \$936,033 to \$862,809. As of September 30, 2024, inventory stood at 291 units while months of supply was 13.80 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	13	4	39.00	\$1,025,000
Laguna Shores	7	6	14.00	\$860,817
Mcphie Park	7	8	10.50	\$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	4	7	6.86	\$866,062
Sandarac Condo	7	8	10.50	\$644,813
Waterside At Bay Beach	28	22	15.27	\$1,283,412

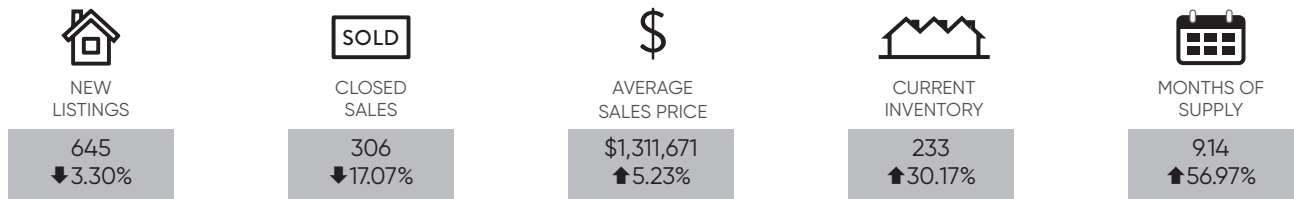
# SANIBEL-CAPTIVA

## MARKET REPORT - SEPTEMBER 2024

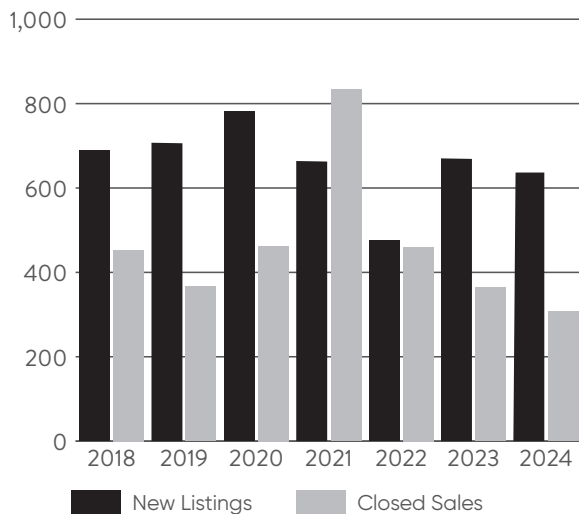


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

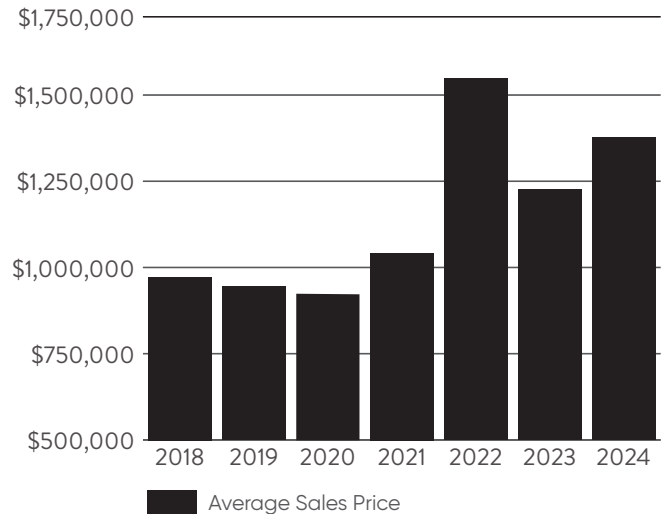
	2018	2019	2020	2021	2022	2023	2024
Listed	689	703	791	659	483	667	645
Sold	451	372	463	830	461	369	306
Avg. Sale \$	\$990,003	\$948,808	\$931,426	\$1,159,575	\$1,622,725	\$1,246,445	\$1,311,671



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 306 properties sold, sales were down 17.07% from the preceding 12-month period when 369 properties were sold. New listings were down 3.30%, from 667 to 645. The average sales price was up 5.23%, from \$1,246,445 to \$1,311,671. As of September 30, 2024, inventory stood at 233 units while months of supply was 9.14 months.

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

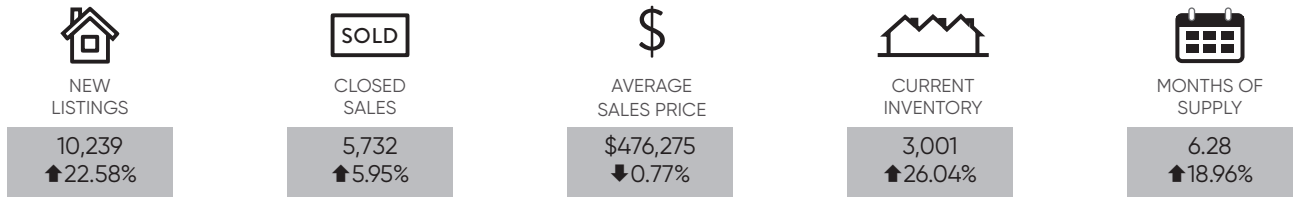
12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2024

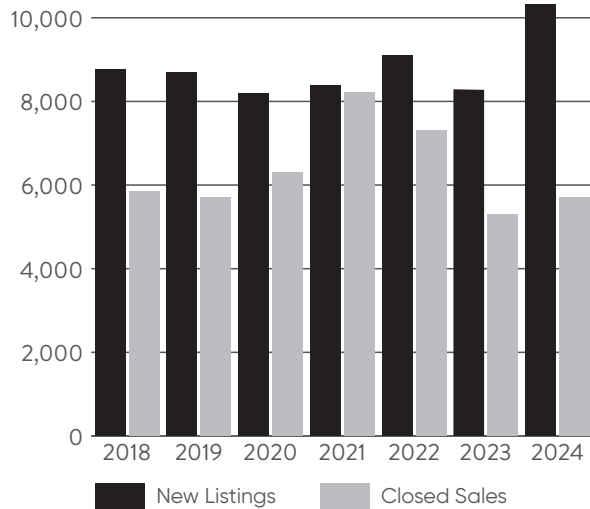
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	6	9	8.00	\$1,578,556
Captiva Island	41	21	23.43	\$1,980,214
Dunes At Sanibel Island	10	22	5.45	\$959,955
Other Sanibel Island Single-Family	74	154	5.77	\$1,459,542

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	28	18	18.67	\$1,457,944
Sundial Of Sanibel Condos	65	70	11.14	\$904,227
Other Sanibel Island Condos	9	12	9.00	\$846,042

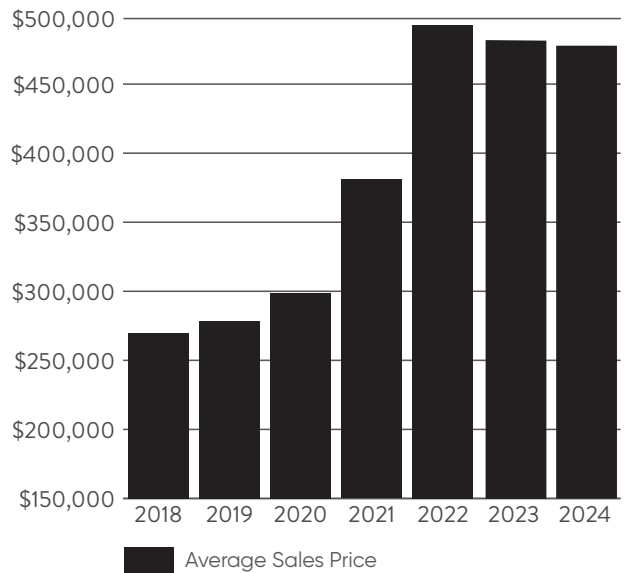
	2018	2019	2020	2021	2022	2023	2024
Listed	8,860	8,623	8,128	8,416	9,129	8,353	10,239
Sold	5,954	5,903	6,347	8,165	7,311	5,410	5,732
Avg. Sale \$	\$271,289	\$279,584	\$299,990	\$383,877	\$494,618	\$479,990	\$476,275



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 5,732 properties sold, sales were up 5.95% from the preceding 12-month period when 5,410 properties were sold. New listings were up 22.58%, from 8,353 to 10,239. The average sales price was down 0.77%, from \$479,990 to \$476,275. As of September 30, 2024, inventory stood at 3,001 units while months of supply was 6.28 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	10	14	8.57	\$1,906,500
Cape Royal	12	16	9.00	\$857,419
Yacht Club	15	22	8.18	\$754,229

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	19	29	7.86	\$801,723
Tarpon Point Marina	20	12	20.00	\$982,417



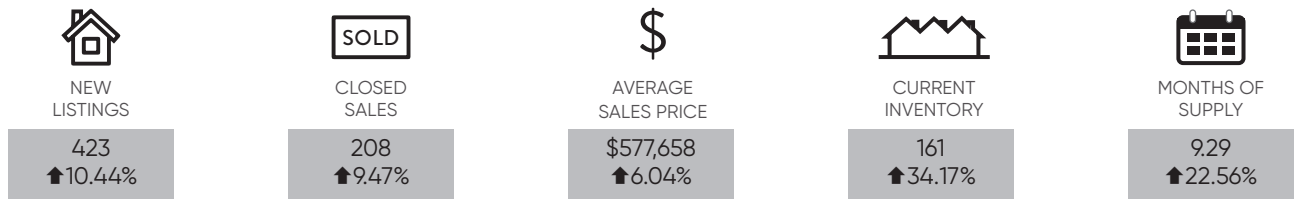
# PINE ISLAND-MATLACHA

## MARKET REPORT - SEPTEMBER 2024

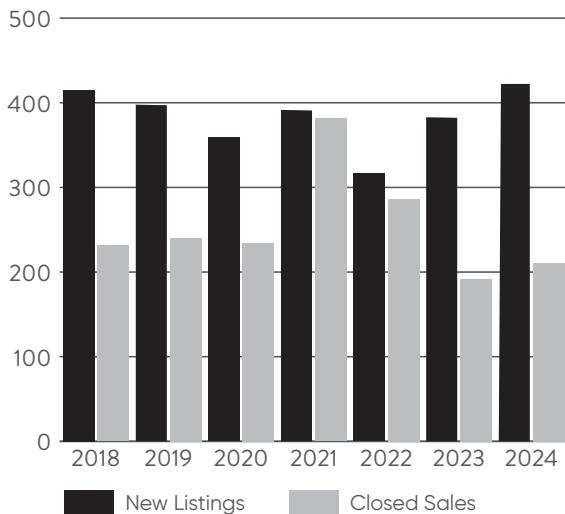


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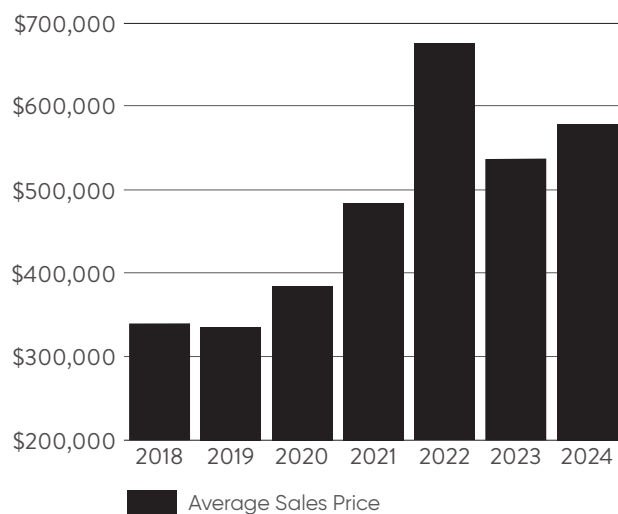
	2018	2019	2020	2021	2022	2023	2024
Listed	415	399	363	393	315	383	423
Sold	230	239	233	382	284	190	208
Avg. Sale \$	\$339,307	\$333,812	\$385,977	\$480,278	\$675,360	\$544,730	\$577,658



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 208 properties sold, sales were up 9.47% from the preceding 12-month period when 190 properties were sold. New listings were up 10.44%, from 383 to 423. The average sales price was up 6.04%, from \$544,730 to \$577,658. As of September 30, 2024, inventory stood at 161 units while months of supply was 9.29 months.

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	50	77	7.79	\$545,640
Matlacha	22	25	10.56	\$585,140
St James City	75	83	10.84	\$638,838

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	11	22	6.00	\$465,295
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.