

MONTHLY MARKET REPORT - OCTOBER 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

OCTOBER 2024

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Cape Coral	16
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SOUTHWEST FLORIDA

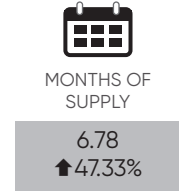
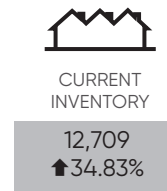
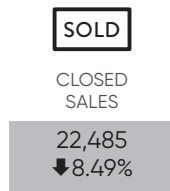
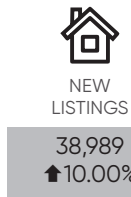
MARKET REPORT - OCTOBER 2024



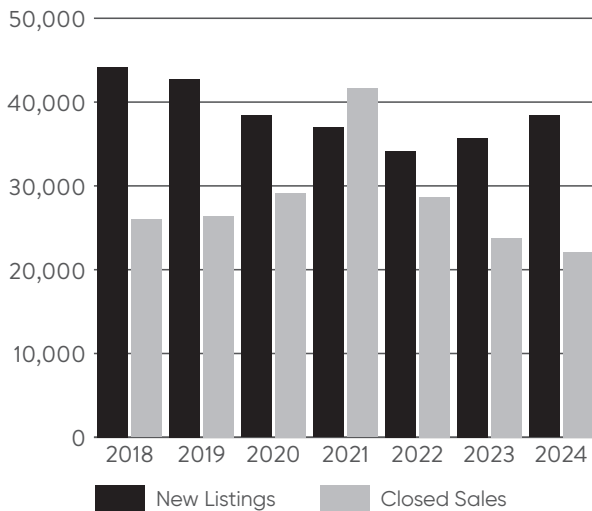
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

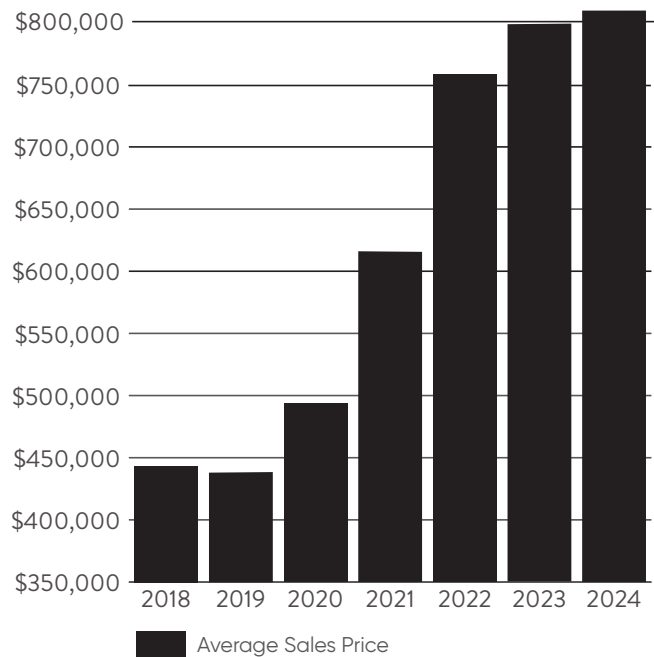
	2018	2019	2020	2021	2022	2023	2024
Listed	44,401	43,107	39,143	37,318	34,788	35,444	38,989
Sold	26,204	26,607	29,877	40,710	29,731	24,570	22,485
Avg. Sale \$	\$447,898	\$444,417	\$491,939	\$621,936	\$765,842	\$799,204	\$813,996



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 22,485 properties sold, sales were down 8.49% from the preceding 12-month period when 24,570 properties were sold. New listings were up 10.00%, from 35,444 to 38,989. The average sales price was up 1.85%, from \$799,204 to \$813,996. As of October 31, 2024, inventory stood at 12,709 units while months of supply was 6.78 months.

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NAPLES

MARKET REPORT - OCTOBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	15,897	15,467	15,167	14,566	13,298	12,379	13,968
Sold	9,604	9,949	11,485	16,461	11,423	9,326	8,317
Avg. Sale \$	\$623,324	\$604,739	\$669,400	\$818,593	\$1,015,484	\$1,082,071	\$1,129,315



NEW LISTINGS

13,968
↑12.84%



CLOSED SALES

8,317
↓10.82%



AVERAGE SALES PRICE

\$1,129,315
↑4.37%



CURRENT INVENTORY

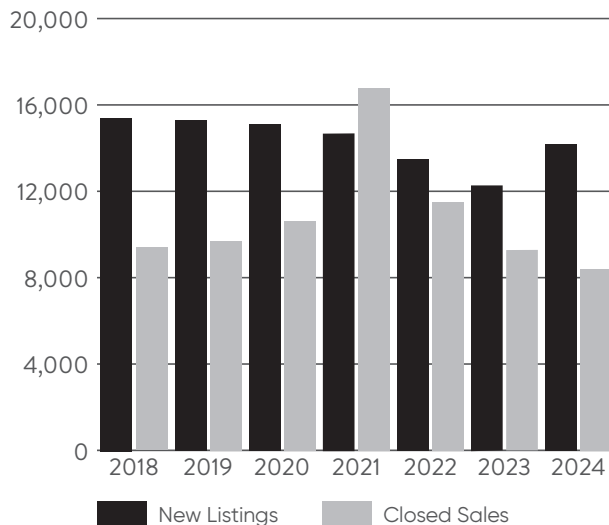
4,631
↑43.73%



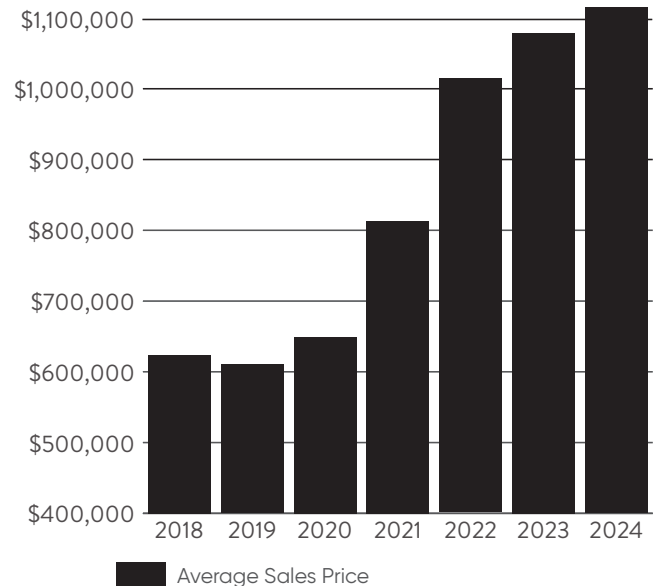
MONTHS OF SUPPLY

6.68
↑61.17%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,317 properties sold, sales were down 10.82% from the preceding 12-month period when 9,326 properties were sold. New listings were up 12.84% from 12,379 to 13,968. The average sales price was up 4.37%, from \$1,082,071 to \$1,129,315. As of October 31, 2024, inventory stood at 4,631 units while months of supply was 6.68 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 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	20	3.60	\$2,603,750
Colliers Reserve	6	16	4.50	\$2,922,086
Crayton Road Area Non-Waterfront	65	66	11.82	\$4,506,871
Crayton Road Area Waterfront	16	13	14.77	\$10,048,846
Crossings	0	9	0.00	\$1,272,778
Esplanade	9	45	2.40	\$1,870,822
Grey Oaks	16	48	4.00	\$4,313,656
Isles of Collier Preserve	32	61	6.30	\$2,362,953
Kensington	3	14	2.57	\$1,534,714
Lely Resort	46	77	7.17	\$1,419,665
Mediterra	28	28	12.00	\$4,031,509
Monterey	6	11	6.55	\$1,542,727
Olde Cypress	7	19	4.42	\$1,724,711
Olde Naples	49	32	18.38	\$8,265,156
Pelican Bay	25	22	13.64	\$4,727,045
Pelican Bay - Bay Colony	12	2	72.00	\$6,525,000
Pelican Marsh	8	27	3.56	\$1,882,056
Pine Ridge	34	15	27.20	\$5,119,000
Port Royal	29	14	24.86	\$17,927,857
Quail Creek	10	18	6.67	\$2,693,333
Quail West	21	41	6.15	\$4,625,805
The Quarry	11	32	4.13	\$1,632,841
Riverstone	17	24	8.50	\$1,288,878
Royal Harbor	23	15	18.40	\$5,647,800
The Strand	4	9	5.33	\$1,135,556
Tiburon	3	10	3.60	\$3,679,000
Treviso Bay	4	16	3.00	\$2,418,906
Vanderbilt Beach	16	18	10.67	\$4,203,361
Vineyards	17	47	4.34	\$1,271,187

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2024

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	75	82	10.98	\$646,712
Crayton Road Area Waterfront	130	218	7.16	\$2,485,752
The Dunes	21	33	7.64	\$1,818,212
Esplanade	22	45	5.87	\$724,980
Grey Oaks	3	13	2.77	\$2,515,692
Isles of Collier Preserve	27	61	5.31	\$913,382
Kensington	3	19	1.89	\$892,158
Lely Resort	69	118	7.02	\$600,412
Mediterra	14	14	12.00	\$1,551,429
Olde Naples	70	116	7.24	\$1,610,388
Pelican Bay	112	212	6.34	\$1,651,946
Pelican Bay - Bay Colony	18	12	18.00	\$6,581,667
Pelican Marsh	14	45	3.73	\$817,378
Pine Ridge	3	7	5.14	\$325,714
The Quarry	14	8	21.00	\$770,500
The Strand	7	48	1.75	\$637,531
Tiburon	16	16	12.00	\$1,496,941
Treviso Bay	17	66	3.09	\$615,789
Vanderbilt Beach	50	65	9.23	\$1,407,942
Vineyards	40	68	7.06	\$660,411

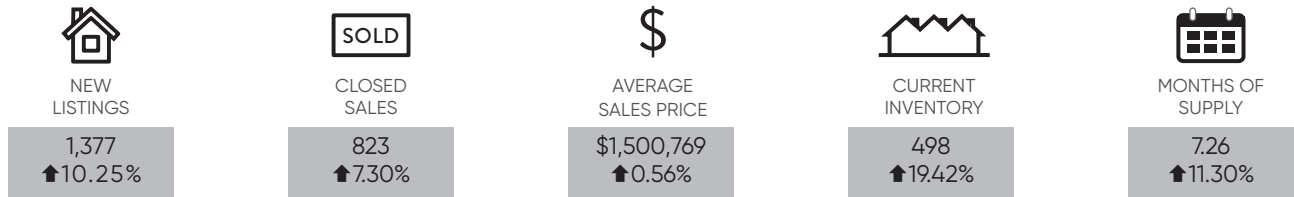
MARCO ISLAND

MARKET REPORT - OCTOBER 2024

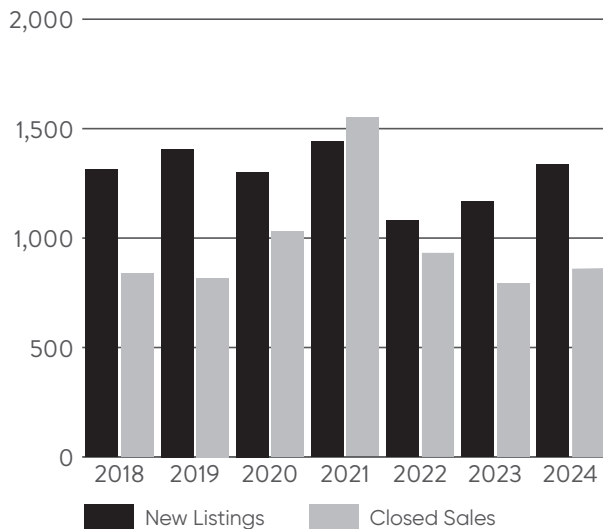


CHRISTIE'S
INTERNATIONAL REAL ESTATE

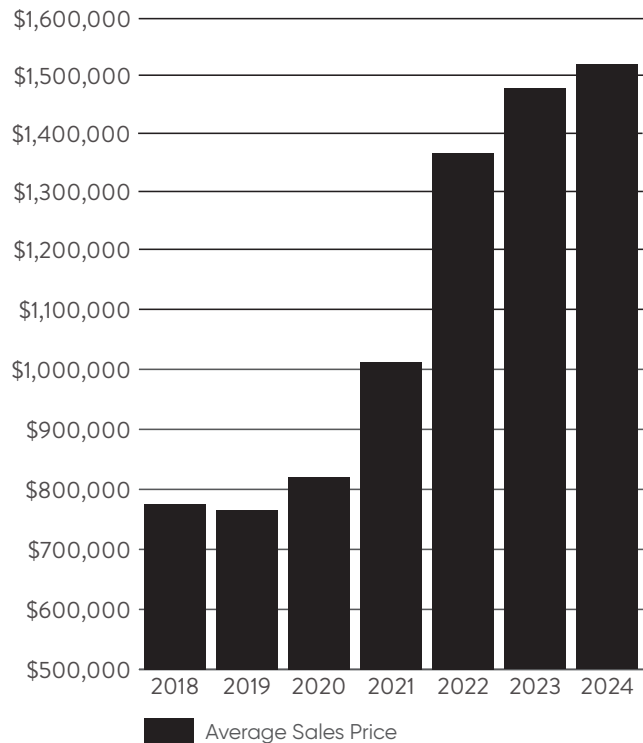
	2018	2019	2020	2021	2022	2023	2024
Listed	1,376	1,451	1,351	1,402	1,108	1,249	1,377
Sold	800	790	1,013	1,592	915	767	823
Avg. Sale \$	\$785,967	\$771,821	\$809,323	\$1,008,541	\$1,363,309	\$1,492,460	\$1,500,769



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 823 properties sold, sales were up 7.30% from the preceding 12-month period when 767 properties were sold. New listings were up 10.25%, from 1,249 to 1,377. The average sales price was up .56%, from \$1,492,460 to \$1,500,769. As of October 31, 2024, inventory stood at 498 units while months of supply was 7.26 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2024

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	69	126	6.57	\$3,180,830
Golf Course	3	13	2.77	\$1,585,058
Gulf Front	0	0	0.00	-
Indirect Waterfront	65	138	5.65	\$1,828,429
Inland	54	111	5.84	\$1,073,998
Preserve	6	7	10.29	\$4,016,429

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	67	80	10.05	\$700,251
Golf Course	2	0	0.00	-
Gulf Front	101	178	6.81	\$1,428,578
Gulf View	26	26	12.00	\$1,266,269
Indirect Waterfront	18	30	7.20	\$661,473
Inland	84	103	9.79	\$432,969
Preserve	3	11	3.27	\$583,682

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	47	74	7.62	\$1,709,206
Isles Of Capri	11	21	6.29	\$1,444,881
Naples Reserve	37	35	12.69	\$1,261,411
Winding Cypress	10	31	3.87	\$1,099,371

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	43	67	7.70	\$765,070
Hammock Bay Golf and Country Club	27	27	12.00	\$731,796
Isles Of Capri	11	13	10.15	\$683,115

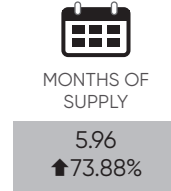
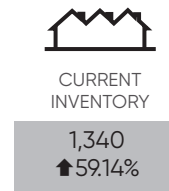
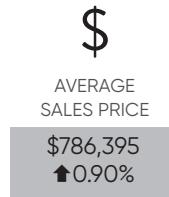
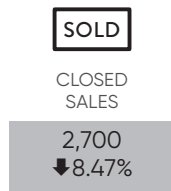
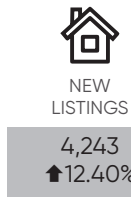
BONITA SPRINGS - ESTERO

MARKET REPORT - OCTOBER 2024

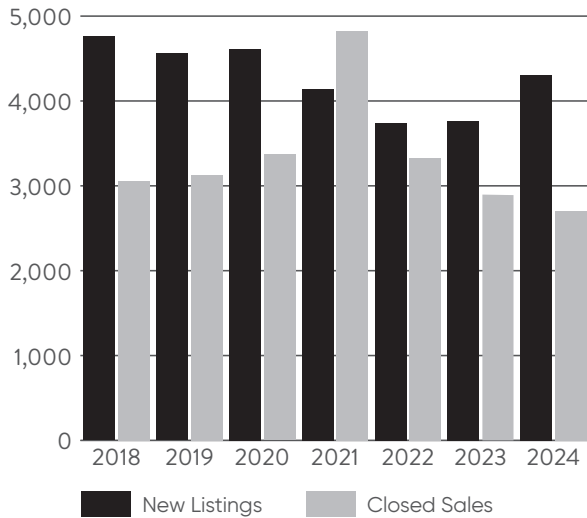


CHRISTIE'S
INTERNATIONAL REAL ESTATE

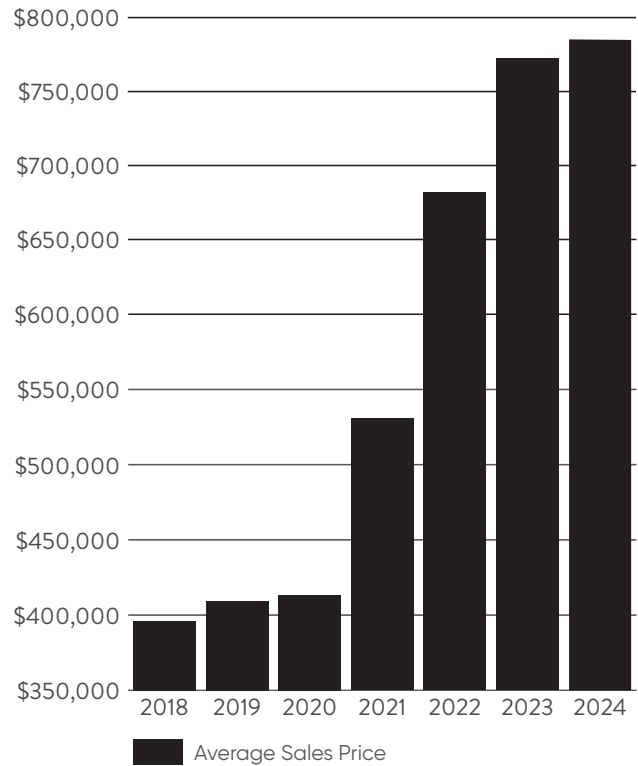
	2018	2019	2020	2021	2022	2023	2024
Listed	4,795	4,622	4,666	4,051	3,743	3,775	4,243
Sold	3,046	3,122	3,433	4,823	3,298	2,950	2,700
Avg. Sale \$	\$395,076	\$415,934	\$426,148	\$536,885	\$680,625	\$779,344	\$786,395



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 2,700 properties sold, sales were down 8.47% from the preceding 12-month period when 2,950 properties were sold. New listings were up 12.40%, from 3,775 to 4,243. The average sales price was up .90%, from \$779,344 to \$786,395. As of October 31, 2024, inventory stood at 1,340 units while months of supply was 5.96 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	11	9	14.67	\$5,574,167
Bonita Bay	33	80	4.95	\$2,130,363
The Brooks	14	60	2.80	\$1,486,199
Palmira Golf and Country Club	7	27	3.11	\$1,078,565
Pelican Landing	8	40	2.40	\$1,408,460
Pelican Landing - The Colony	6	9	8.00	\$2,318,111
Pelican Sound	0	6	0.00	\$1,139,483
West Bay Club	7	15	5.60	\$1,917,084

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	20	12	20.00	\$3,075,000
Bonita Bay	74	121	7.34	\$1,415,197
The Brooks	35	89	4.72	\$536,216
Palmira Golf and Country Club	5	14	4.29	\$652,929
Pelican Landing	28	50	6.72	\$588,180
Pelican Landing - The Colony	44	41	12.88	\$1,351,878
Pelican Sound	5	41	1.46	\$620,159
West Bay Club	20	25	9.60	\$809,440

FORT MYERS

MARKET REPORT - OCTOBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	11,585	11,114	8,074	7,230	6,542	7,444	7,659
Sold	5,688	5,807	6,096	7,992	5,963	4,997	4,197
Avg. Sale \$	\$274,442	\$274,516	\$306,222	\$367,222	\$478,349	\$500,955	\$505,778



NEW LISTINGS

7,659
↑2.89%



CLOSED SALES

4,197
↓16.01%



AVERAGE SALES PRICE

\$505,778
↑0.96%



CURRENT INVENTORY

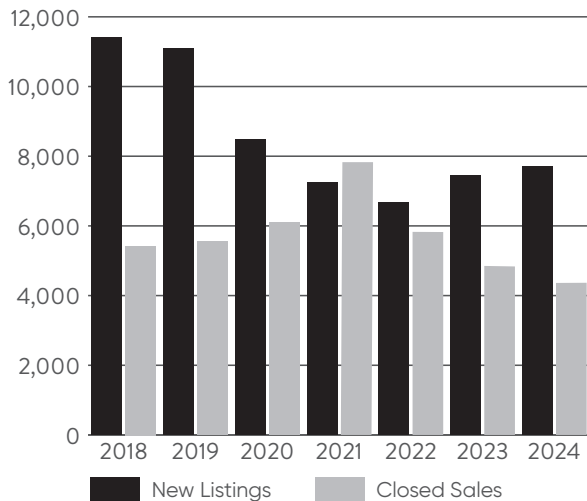
2,463
↑32.63%



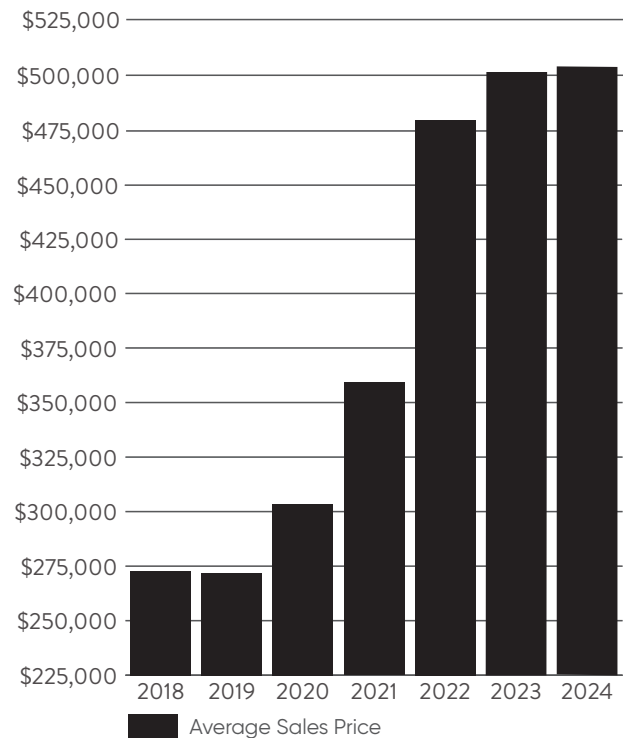
MONTHS OF SUPPLY

7.04
↑57.91%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,197 properties sold, sales were down 16.01% from the preceding 12-month period when 4,997 properties were sold. New listings were up 2.89%, from 7,444 to 7,659. The average sales price was up 0.96%, from \$500,955 to \$505,778. As of October 31, 2024, inventory stood at 2,463 units while months of supply was 7.04 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	11	24	5.50	\$877,271
Colonial Country Club	11	29	4.55	\$618,429
Crown Colony	9	12	9.00	\$687,708
Esplanade Lake Club	17	36	5.67	\$1,418,131
Fiddlesticks Country Club	7	32	2.63	\$1,004,399
The Forest	11	25	5.28	\$675,480
Gulf Harbour Yacht And Country Club	8	21	4.57	\$1,090,238
Miromar Lakes Beach And Golf Club	22	27	9.78	\$2,645,089
Parker Lakes	10	15	8.00	\$366,268
Paseo	9	13	8.31	\$882,285
The Plantation	40	82	5.85	\$725,460
Shadow Wood Preserve	5	11	5.45	\$1,180,355
Town And River	11	27	4.89	\$1,320,793
Wildblue	26	92	3.39	\$1,596,485

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	39	57	8.21	\$336,991
Crown Colony	6	4	18.00	\$449,625
Downtown Fort Myers	90	65	16.62	\$409,905
Esplanade Lake Club	11	36	3.67	\$505,672
Fiddlesticks Country Club	2	13	1.85	\$336,538
The Forest	26	40	7.80	\$310,860
Gulf Harbour Yacht And Country Club	46	69	8.00	\$771,383
Miromar Lakes Beach And Golf Club	27	39	8.31	\$1,387,100
Parker Lakes	19	39	5.85	\$323,674
Paseo	32	35	10.97	\$414,109
The Plantation	8	23	4.17	\$472,311
Shadow Wood Preserve	7	3	28.00	\$367,667
Town And River	4	3	16.00	\$317,500

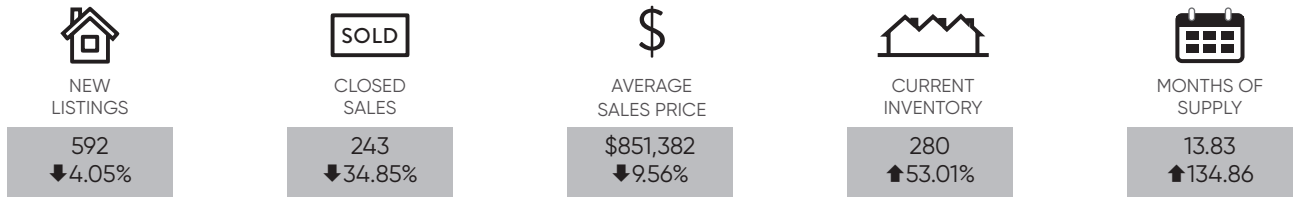
FORT MYERS BEACH

MARKET REPORT - OCTOBER 2024

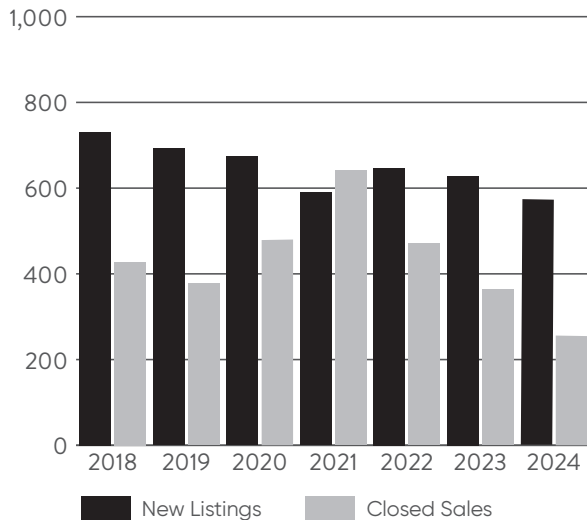


CHRISTIE'S
INTERNATIONAL REAL ESTATE

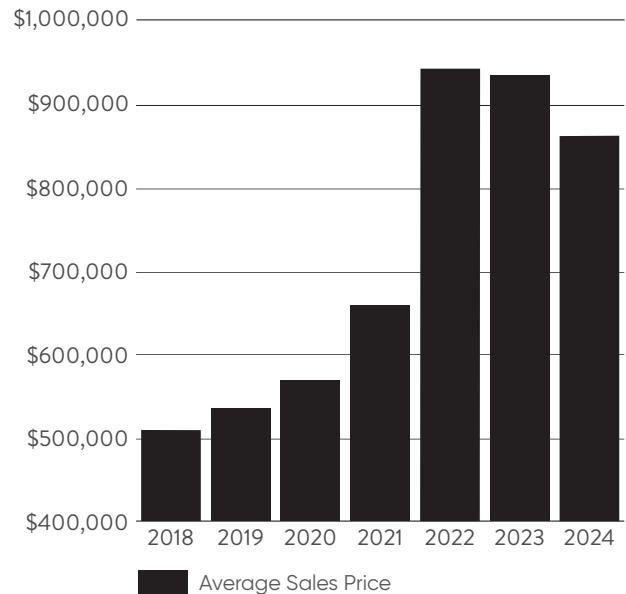
	2018	2019	2020	2021	2022	2023	2024
Listed	723	695	676	596	623	617	592
Sold	425	386	488	624	482	373	243
Avg. Sale \$	\$504,627	\$537,128	\$577,332	\$676,918	\$956,878	\$941,383	\$851,382



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 243 properties sold, sales were down 34.85% from the preceding 12-month period when 373 properties were sold. New listings were down 4.05%, from 617 to 592. The average sales price was down 9.56%, from \$941,383 to \$851,382. As of October 31, 2024, inventory stood at 280 units while months of supply was 13.83 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	15	4	45.00	\$1,025,000
Laguna Shores	6	5	14.40	\$888,980
Mcphie Park	8	7	13.71	\$2,625,357

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	5	2	30.00	\$535,500
Ocean Harbor Condo	3	7	5.14	\$866,062
Sandarac Condo	7	8	10.50	\$644,813
Waterside At Bay Beach	26	21	14.86	\$1,262,185

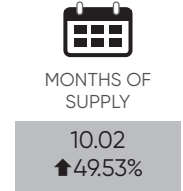
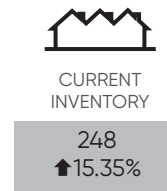
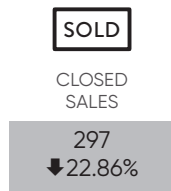
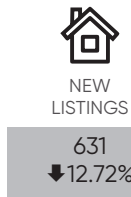
SANIBEL-CAPTIVA

MARKET REPORT - OCTOBER 2024

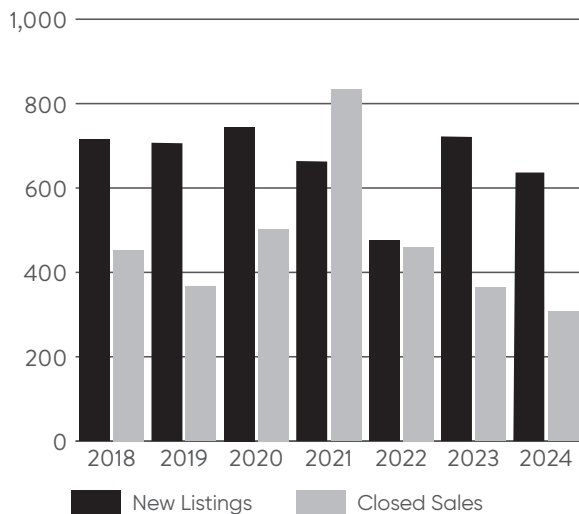


CHRISTIE'S
INTERNATIONAL REAL ESTATE

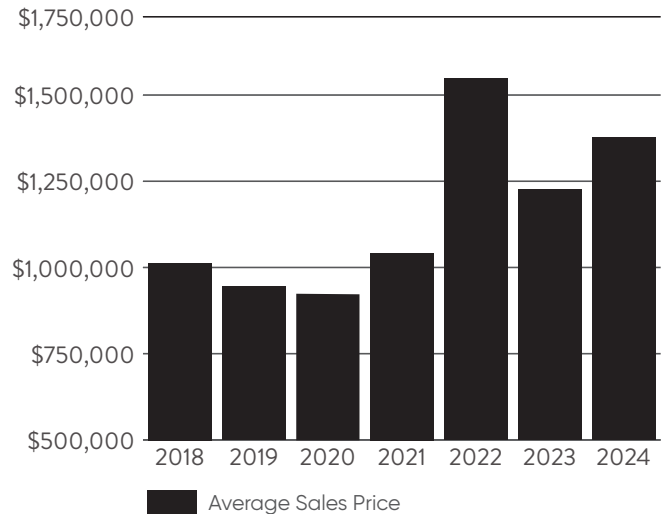
	2018	2019	2020	2021	2022	2023	2024
Listed	719	715	752	644	442	723	631
Sold	439	377	505	806	423	385	297
Avg. Sale \$	\$1,007,893	\$939,096	\$929,433	\$1,182,938	\$1,653,672	\$1,242,320	\$1,320,100



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 297 properties sold, sales were down 22.86% from the preceding 12-month period when 385 properties were sold. New listings were down 12.72%, from 723 to 631. The average sales price was up 6.26%, from \$1,242,320 to \$1,320,100. As of October 31, 2024, inventory stood at 248 units while months of supply was 10.02 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	8	9	10.67	\$1,494,667
Captiva Island	40	22	21.82	\$1,924,636
Dunes At Sanibel Island	12	21	6.86	\$952,095
Other Sanibel Island Single-Family	87	148	7.05	\$1,490,185

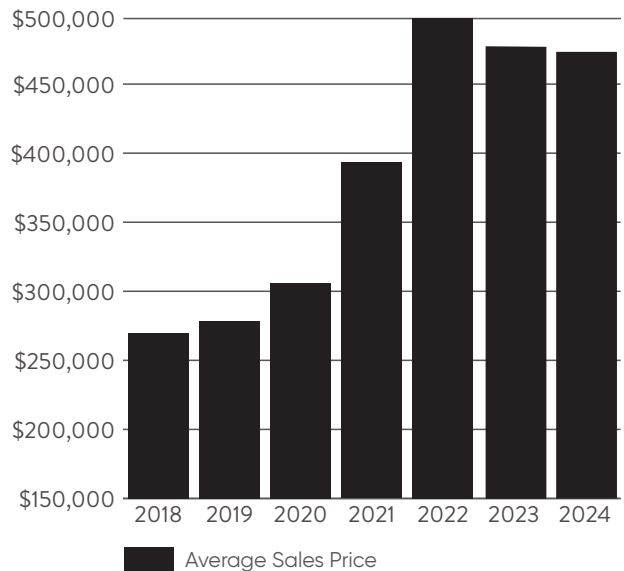
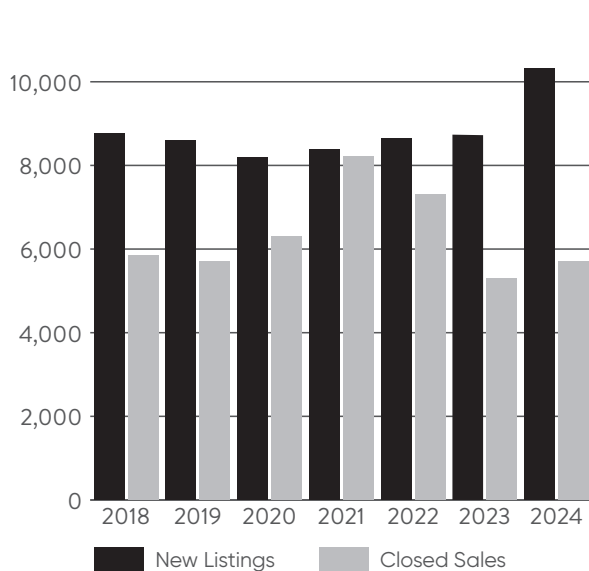
Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	28	18	18.67	\$1,457,944
Sundial Of Sanibel Condos	65	66	11.82	\$878,392
Other Sanibel Island Condos	8	13	7.38	\$885,962

	2018	2019	2020	2021	2022	2023	2024
Listed	8,888	8,653	8,099	8,437	8,740	8,842	10,101
Sold	5,993	5,939	6,613	8,035	6,962	5,565	5,706
Avg. Sale \$	\$271,831	\$280,273	\$304,502	\$392,723	\$500,073	\$477,407	\$475,118

 NEW LISTINGS 10,101 ↑14.24%	 CLOSED SALES 5,706 ↑2.53%	 AVERAGE SALES PRICE \$475,118 ↓0.48%	 CURRENT INVENTORY 3,090 ↑20.56%	 MONTHS OF SUPPLY 6.50 ↑17.58%
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12 MONTH NEW LISTINGS AND CLOSED SALES

12 MONTH AVERAGE SALES PRICE



SUMMARY

With 5,706 properties sold, sales were up 2.53% from the preceding 12-month period when 5,565 properties were sold. New listings were up 14.24%, from 8,842 to 10,101. The average sales price was down 0.48%, from \$477,407 to \$475,118. As of October 31, 2024, inventory stood at 3,090 units while months of supply was 6.50 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	8	14	6.86	\$1,906,500
Cape Royal	12	15	9.60	\$847,447
Yacht Club	15	22	8.18	\$754,319

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	22	29	9.10	\$820,926
Tarpon Point Marina	18	11	19.64	\$921,727

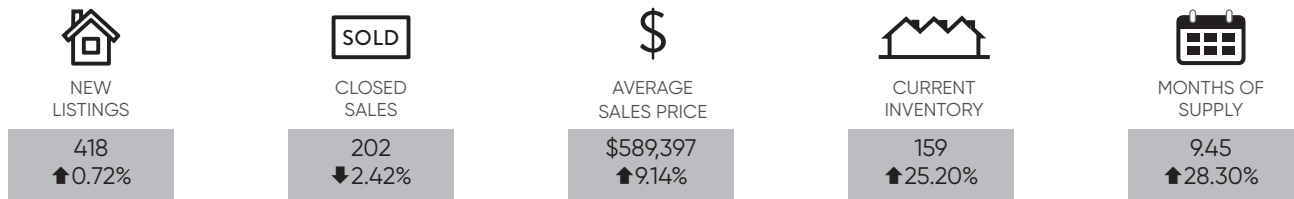
PINE ISLAND-MATLACHA

MARKET REPORT - OCTOBER 2024

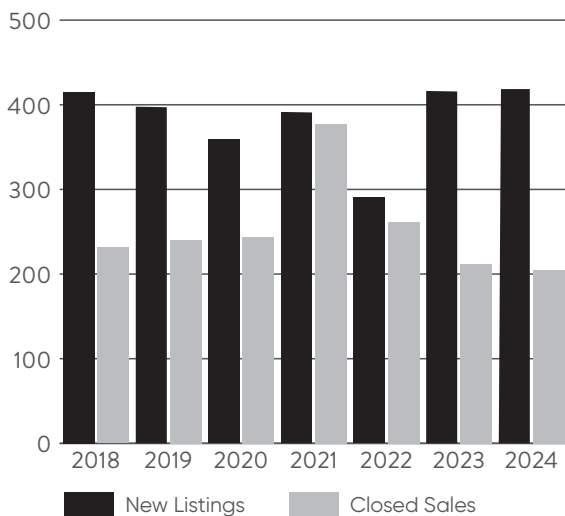


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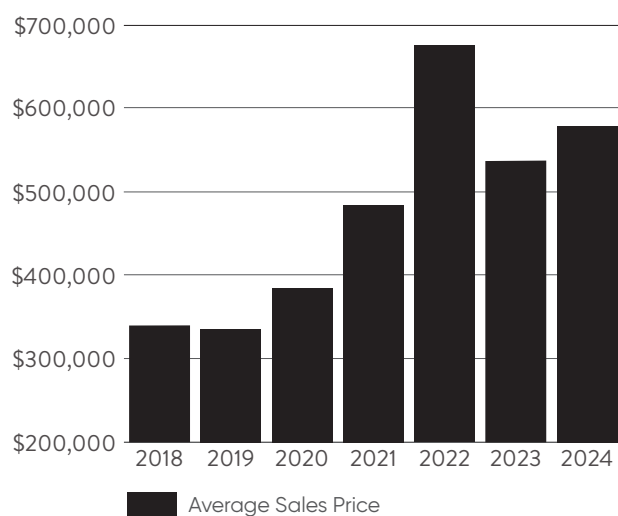
	2018	2019	2020	2021	2022	2023	2024
Listed	418	390	358	392	292	415	418
Sold	236	237	244	377	265	207	202
Avg. Sale \$	\$337,106	\$336,488	\$390,512	\$485,228	\$689,112	\$540,049	\$589,397



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 202 properties sold, sales were down 2.42% from the preceding 12-month period when 207 properties were sold. New listings were up 0.72%, from 415 to 418. The average sales price was up 9.14%, from \$540,049 to \$589,397. As of October 31, 2024, inventory stood at 159 units while months of supply was 9.45 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	56	80	8.40	\$546,929
Matlacha	19	25	9.12	\$613,136
St James City	68	75	10.88	\$662,188

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	14	21	8.00	\$478,643
St James City	1	1	12.00	\$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.