

MONTHLY MARKET REPORT - NOVEMBER 2024



**JOHN R. WOOD**<sup>TM</sup>  
— 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

## NOVEMBER 2024

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# SOUTHWEST FLORIDA

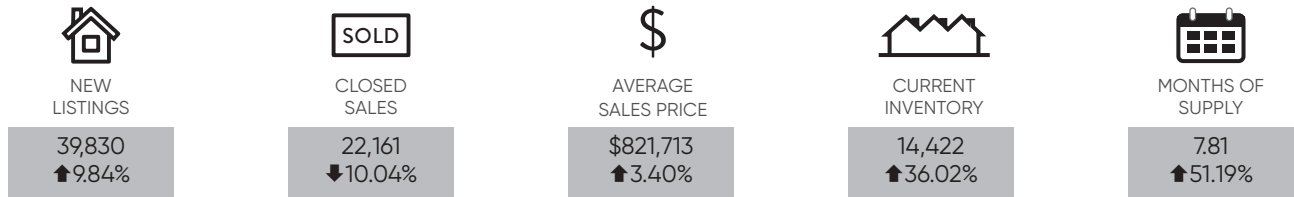
## MARKET REPORT - NOVEMBER 2024



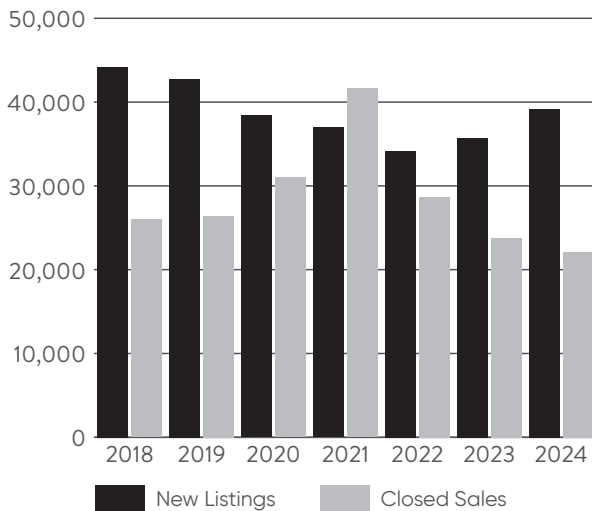
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

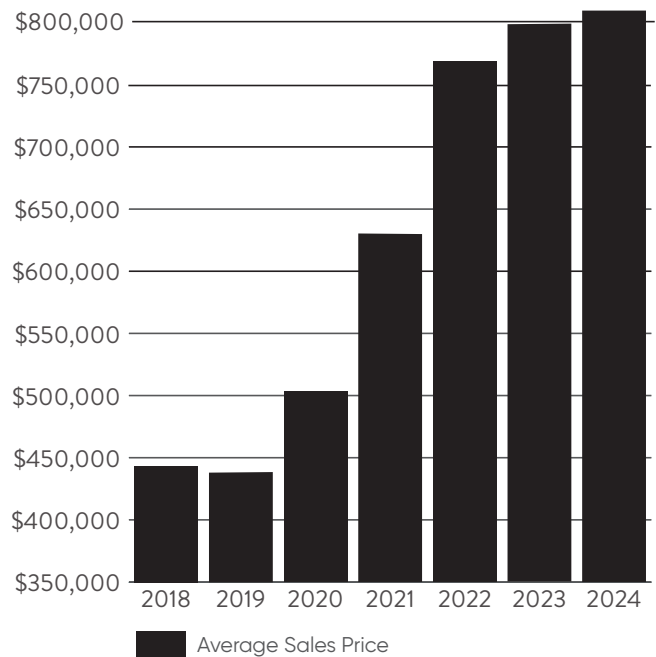
	2018	2019	2020	2021	2022	2023	2024
Listed	44,422	42,736	38,502	36,942	34,666	36,263	39,830
Sold	26,432	26,713	30,939	40,266	28,703	24,633	22,161
Avg. Sale \$	\$449,672	\$443,009	\$501,930	\$630,211	\$776,353	\$794,682	\$821,713



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 22,161 properties sold, sales were down 10.04% from the preceding 12-month period when 24,633 properties were sold. New listings were up 9.84%, from 36,263 to 39,830. The average sales price was up 3.4%, from \$794,682 to \$821,713. As of November 30, 2024, inventory stood at 14,422 units while months of supply was 7.81 months.

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# NAPLES

## MARKET REPORT - NOVEMBER 2024



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	15,947	15,291	15,059	14,364	13,228	12,617	14,274
Sold	9,704	9,985	11,951	16,264	11,034	9,329	8,198
Avg. Sale \$	\$626,360	\$601,639	\$680,554	\$828,392	\$1,034,841	\$1,070,021	\$1,147,463



NEW LISTINGS

14,274  
↑13.13%



CLOSED SALES

8,198  
↓12.12%



AVERAGE SALES PRICE

\$1,147,463  
↑7.24%



CURRENT INVENTORY

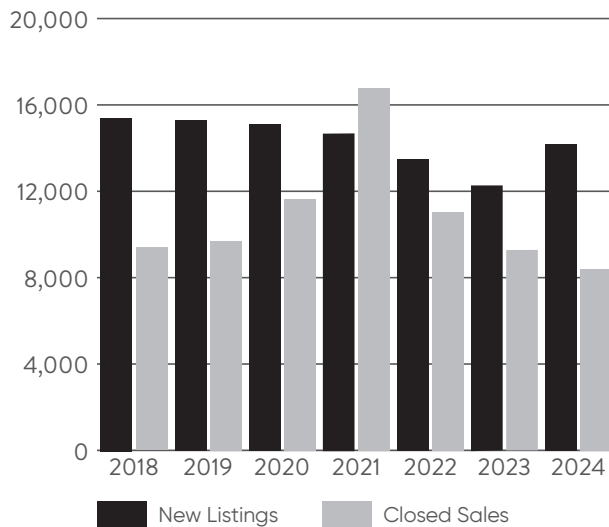
5,257  
↑43.20%



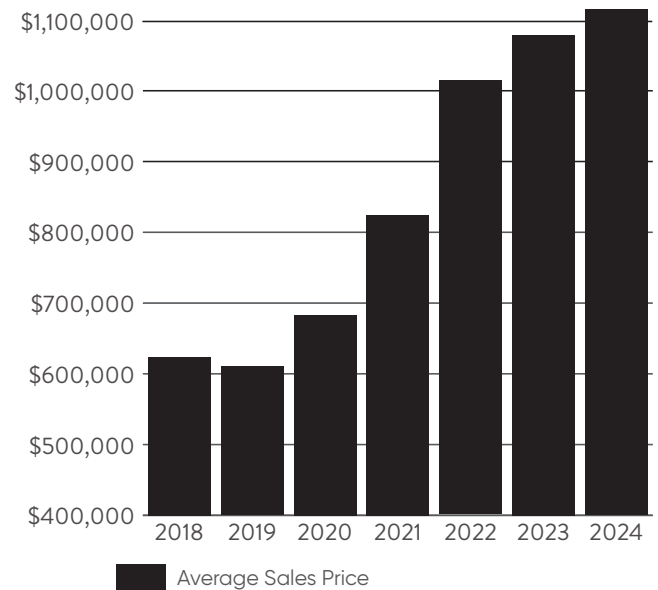
MONTHS OF SUPPLY

7.70  
↑62.96%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 8,198 properties sold, sales were down 12.12% from the preceding 12-month period when 9,329 properties were sold. New listings were up 13.13% from 12,617 to 14,274. The average sales price was up 7.24%, from \$1,070,021 to \$1,147,463. As of November 30, 2024, inventory stood at 5,257 units while months of supply was 7.70 months.

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

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	33	13	30.46	\$10,461,538
Audubon	5	20	3.00	\$2,623,125
Colliers Reserve	5	14	4.29	\$2,935,956
Crayton Road Area Non-Waterfront	71	65	13.11	\$4,533,669
Crayton Road Area Waterfront	17	13	15.69	\$10,048,846
Crossings	4	9	5.33	\$1,272,778
Esplanade	15	44	4.09	\$1,881,295
Grey Oaks	13	47	3.32	\$4,310,489
Isles of Collier Preserve	36	64	6.75	\$2,340,699
Kensington	3	17	2.12	\$1,581,529
Lely Resort	51	75	8.16	\$1,431,789
Mediterra	29	28	12.43	\$4,170,259
Monterey	5	13	4.62	\$1,628,462
Olde Cypress	7	16	5.25	\$1,669,969
Olde Naples	64	35	21.94	\$8,237,543
Pelican Bay	27	21	15.43	\$4,761,667
Pelican Bay - Bay Colony	11	2	66.00	\$6,525,000
Pelican Marsh	14	28	6.00	\$1,815,911
Pine Ridge	34	16	25.50	\$6,028,750
Port Royal	32	17	22.59	\$17,997,647
Quail Creek	9	20	5.40	\$2,573,900
Quail West	23	41	6.73	\$4,418,865
The Quarry	16	34	5.65	\$1,682,615
Riverstone	20	24	10.00	\$1,289,086
Royal Harbor	28	16	21.00	\$5,910,437
The Strand	4	7	6.86	\$1,080,000
Tiburon	3	9	4.00	\$3,735,000
Treviso Bay	7	18	4.67	\$2,342,361
Vanderbilt Beach	21	18	14.00	\$4,358,917
Vineyards	19	46	4.96	\$1,273,170

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2024

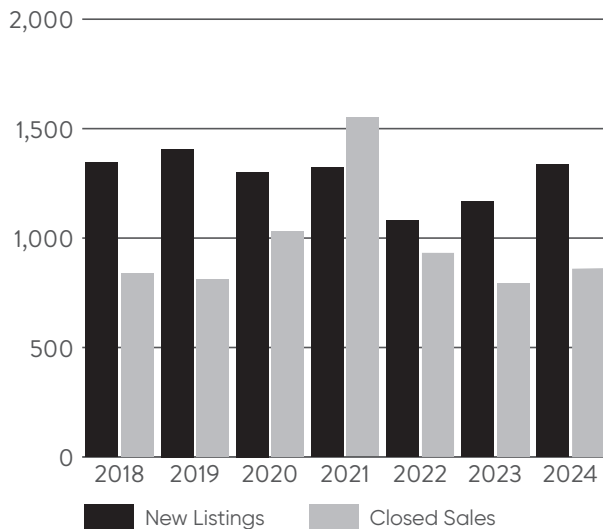
Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	83	81	12.30	\$640,412
Crayton Road Area Waterfront	180	222	9.73	\$2,551,835
The Dunes	27	32	10.13	\$1,823,000
Esplanade	21	42	6.00	\$718,552
Grey Oaks	3	12	3.00	\$2,502,417
Isles of Collier Preserve	28	62	5.42	\$918,008
Kensington	4	17	2.82	\$867,706
Lely Resort	83	111	8.97	\$590,404
Mediterra	15	12	15.00	\$1,579,167
Olde Naples	76	116	7.86	\$1,624,784
Pelican Bay	145	206	8.45	\$1,720,478
Pelican Bay - Bay Colony	18	13	16.62	\$6,552,308
Pelican Marsh	19	43	5.30	\$818,291
Pine Ridge	6	8	9.00	\$316,875
The Quarry	16	7	27.43	\$789,857
The Strand	10	46	2.61	\$628,891
Tiburon	20	14	17.14	\$1,353,646
Treviso Bay	27	69	4.70	\$626,820
Vanderbilt Beach	62	58	12.83	\$1,399,871
Vineyards	47	66	8.55	\$662,893



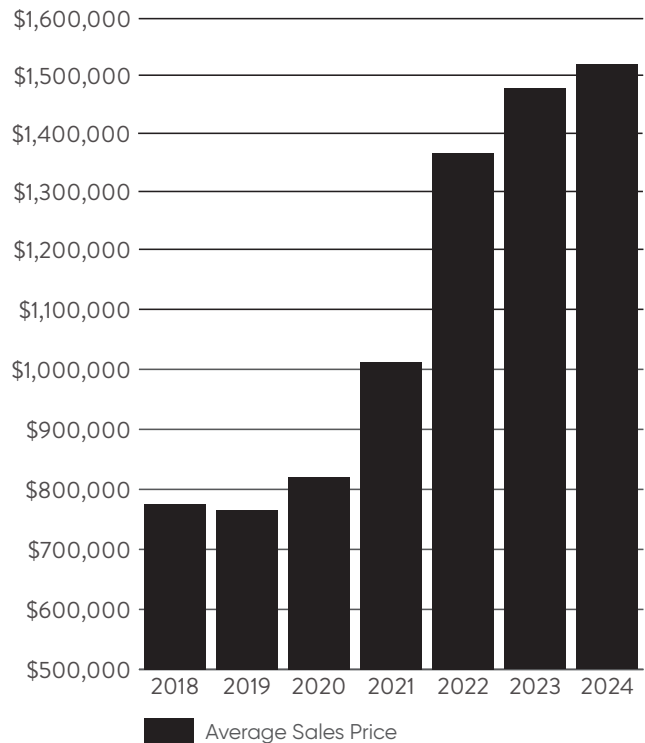
	2018	2019	2020	2021	2022	2023	2024
Listed	1,417	1,432	1,346	1,352	1,136	1,293	1,401
Sold	808	788	1,084	1,547	882	766	808
Avg. Sale \$	\$778,340	\$763,892	\$835,117	\$1,016,323	\$1,380,963	\$1,496,649	\$1,520,702

 <b>NEW LISTINGS</b> <b>1,401</b> ↑8.35%	 <b>CLOSED SALES</b> <b>808</b> ↑5.48%	 <b>AVERAGE SALES PRICE</b> <b>\$1,520,702</b> ↑1.61%	 <b>CURRENT INVENTORY</b> <b>573</b> ↑17.66%	 <b>MONTHS OF SUPPLY</b> <b>8.51</b> ↑11.54%
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12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 808 properties sold, sales were up 5.48% from the preceding 12-month period when 766 properties were sold. New listings were up 8.35%, from 1,293 to 1,401. The average sales price was up 1.61%, from \$1,496,649 to \$1,520,702. As of November 30, 2024, inventory stood at 573 units while months of supply was 8.51 months.

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

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	80	127	7.56	\$3,286,403
Golf Course	6	12	6.00	\$1,593,396
Gulf Front	0	0	0.00	-
Indirect Waterfront	82	136	7.24	\$1,836,127
Inland	66	113	7.01	\$1,054,989
Preserve	9	8	13.50	\$3,677,500

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	75	81	11.11	\$685,182
Golf Course	2	0	0.00	-
Gulf Front	123	169	8.73	\$1,409,138
Gulf View	28	27	12.44	\$1,261,963
Indirect Waterfront	15	25	7.20	\$672,820
Inland	83	100	9.96	\$434,683
Preserve	4	10	4.80	\$588,050

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	56	74	9.08	\$1,709,206
Isles Of Capri	13	20	7.80	\$1,462,125
Naples Reserve	40	38	12.63	\$1,224,061
Winding Cypress	17	32	6.38	\$1,069,547

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	50	64	9.38	\$779,214
Hammock Bay Golf and Country Club	33	27	14.67	\$748,463
Isles Of Capri	14	15	11.20	\$755,367

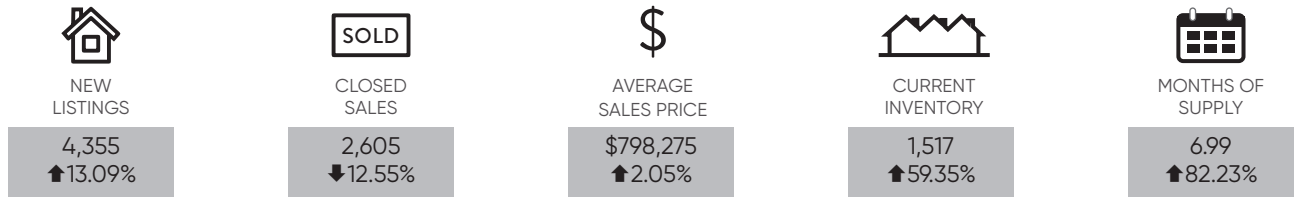
# BONITA SPRINGS - ESTERO

## MARKET REPORT - NOVEMBER 2024

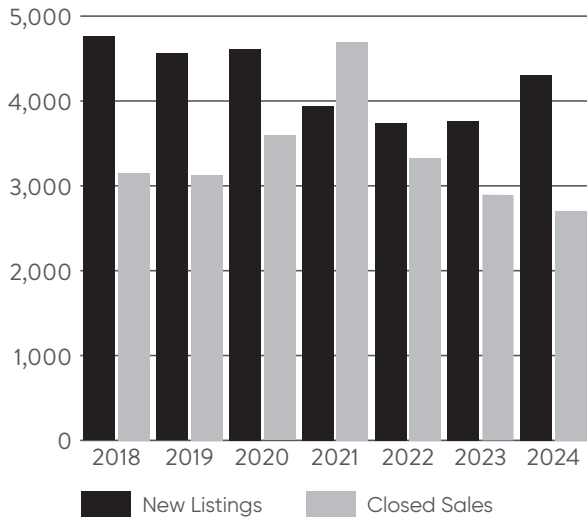


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

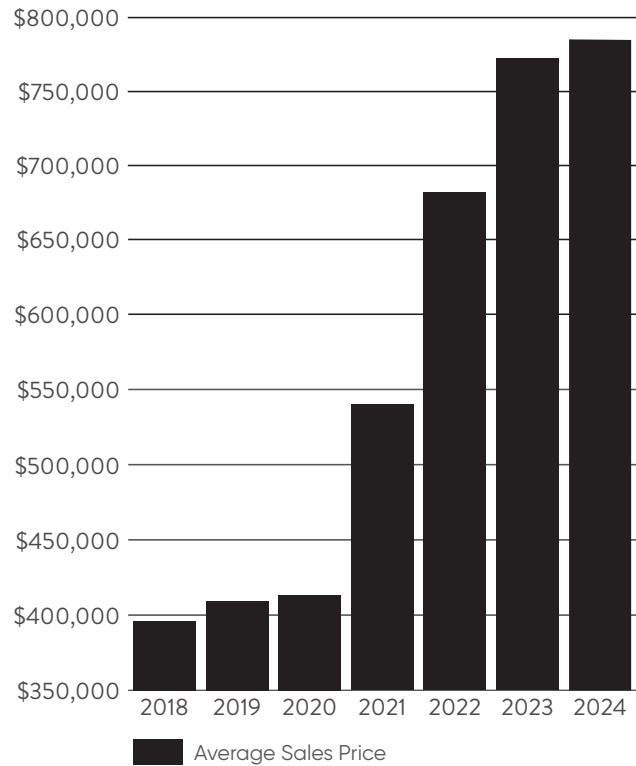
	2018	2019	2020	2021	2022	2023	2024
Listed	4,873	4,581	4,558	3,949	3,758	3,851	4,355
Sold	3,111	3,098	3,580	4,732	3,220	2,979	2,605
Avg. Sale \$	\$395,259	\$415,504	\$436,995	\$547,970	\$679,380	\$782,205	\$798,275



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 2,605 properties sold, sales were down 12.55% from the preceding 12-month period when 2,979 properties were sold. New listings were up 13.09%, from 3,851 to 4,355. The average sales price was up 2.05%, from \$782,205 to \$798,275. As of November 30, 2024, inventory stood at 1,537 units while months of supply was 6.99 months.



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

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	16	10	19.20	\$5,716,750
Bonita Bay	38	77	5.92	\$2,203,065
The Brooks	12	62	2.32	\$1,532,547
Palmira Golf and Country Club	12	27	5.33	\$1,091,713
Pelican Landing	15	40	4.50	\$1,415,335
Pelican Landing - The Colony	7	9	9.33	\$2,473,667
Pelican Sound	0	5	0.00	\$1,140,380
West Bay Club	8	15	6.40	\$1,937,084

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	26	11	28.36	\$3,213,636
Bonita Bay	88	114	9.26	\$1,383,928
The Brooks	39	77	6.08	\$538,023
Palmira Golf and Country Club	7	12	7.00	\$652,667
Pelican Landing	39	48	9.75	\$580,865
Pelican Landing - The Colony	46	37	14.92	\$1,298,730
Pelican Sound	5	41	1.46	\$618,939
West Bay Club	22	26	10.15	\$814,846

# FORT MYERS

## MARKET REPORT - NOVEMBER 2024



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	11,540	11,013	7,775	7,161	6,554	7,564	7,899
Sold	5,743	5,812	6,279	7,888	5,815	4,929	4,161
Avg. Sale \$	\$275,599	\$274,445	\$308,460	\$373,833	\$486,858	\$499,580	\$506,446



NEW LISTINGS

7,899  
↑4.43%



CLOSED SALES

4,161  
↓15.58%



AVERAGE SALES PRICE

\$506,446  
↑1.37%



CURRENT INVENTORY

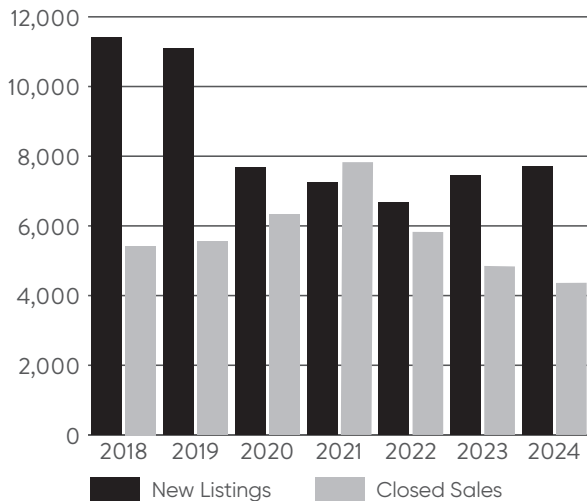
2,823  
↑36.71%



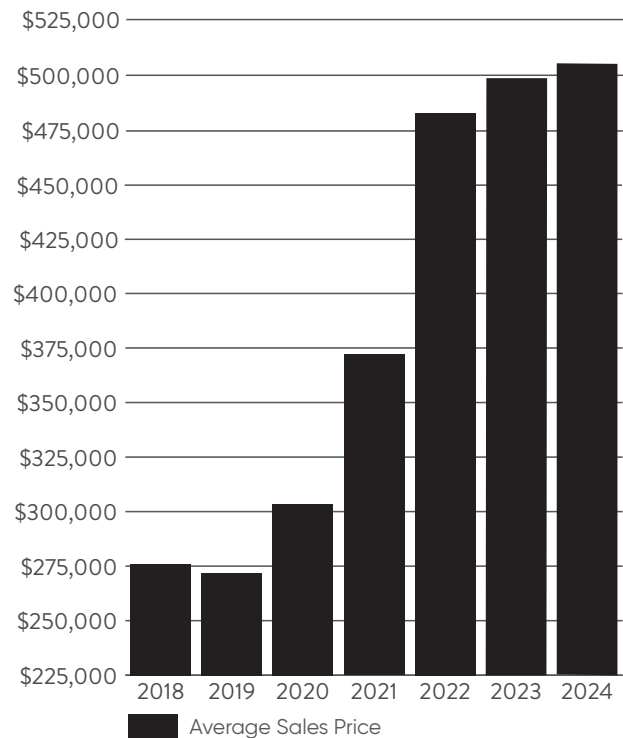
MONTHS OF SUPPLY

8.14  
↑61.94%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 4,161 properties sold, sales were down 15.58% from the preceding 12-month period when 4,929 properties were sold. New listings were up 4.43%, from 7,564 to 7,899. The average sales price was up 1.37%, from \$499,580 to \$506,446. As of November 30, 2024, inventory stood at 2,823 units while months of supply was 8.14 months.

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

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	12	23	6.26	\$887,196
Colonial Country Club	17	28	7.29	\$620,551
Crown Colony	13	13	12.00	\$693,192
Esplanade Lake Club	20	38	6.32	\$1,546,768
Fiddlesticks Country Club	7	29	2.90	\$1,026,406
The Forest	17	25	8.16	\$676,080
Gulf Harbour Yacht And Country Club	12	21	6.86	\$1,064,048
Miromar Lakes Beach And Golf Club	29	26	13.38	\$2,766,285
Parker Lakes	11	17	7.76	\$383,766
Paseo	9	14	7.71	\$856,586
The Plantation	48	83	6.94	\$732,622
Shadow Wood Preserve	10	11	10.91	\$1,180,355
Town And River	15	28	6.43	\$1,301,479
Wildblue	36	90	4.80	\$1,627,160

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	49	61	9.64	\$329,146
Crown Colony	10	5	24.00	\$449,700
Downtown Fort Myers	100	61	19.67	\$409,325
Esplanade Lake Club	6	34	2.12	\$497,285
Fiddlesticks Country Club	3	12	3.00	\$341,250
The Forest	26	34	9.18	\$316,718
Gulf Harbour Yacht And Country Club	59	70	10.11	\$782,684
Miromar Lakes Beach And Golf Club	35	34	12.35	\$1,199,794
Parker Lakes	17	37	5.51	\$323,969
Paseo	31	37	10.05	\$419,157
The Plantation	11	22	6.00	\$463,780
Shadow Wood Preserve	6	4	18.00	\$475,750
Town And River	4	3	16.00	\$317,500



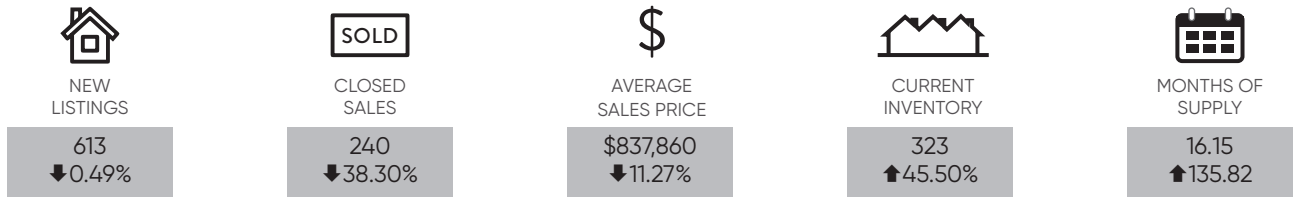
# FORT MYERS BEACH

## MARKET REPORT - NOVEMBER 2024

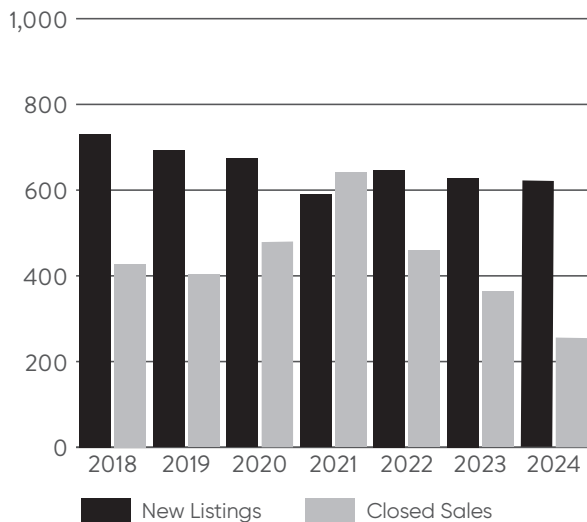


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

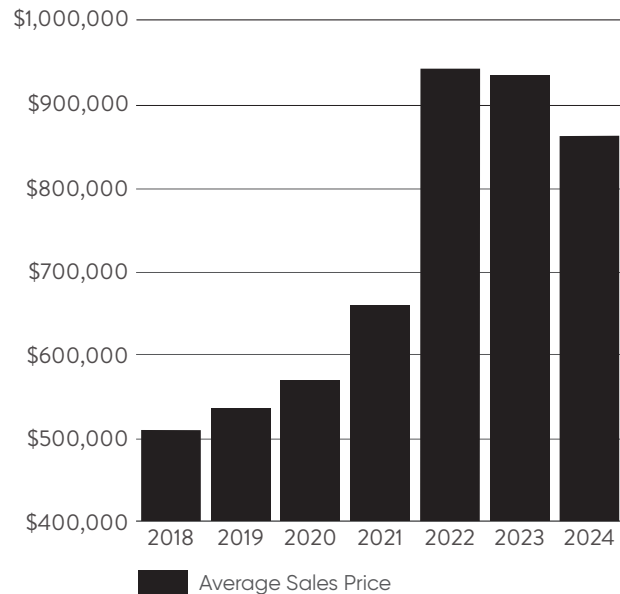
	2018	2019	2020	2021	2022	2023	2024
Listed	723	681	659	591	638	616	613
Sold	424	401	502	608	455	389	240
Avg. Sale \$	\$515,733	\$531,645	\$589,946	\$678,159	\$974,657	\$944,252	\$837,860



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 240 properties sold, sales were down 38.30% from the preceding 12-month period when 389 properties were sold. New listings were down 0.49%, from 616 to 613. The average sales price was down 11.27%, from \$944,252 to \$837,860. As of November 30, 2024, inventory stood at 323 units while months of supply was 16.15 months.

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

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	17	5	40.80	\$955,000
Laguna Shores	11	5	26.40	\$888,980
Mcphie Park	9	6	18.00	\$2,867,083

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	5	1	60.00	\$546,000
Ocean Harbor Condo	7	7	12.00	\$923,919
Sandarac Condo	8	8	12.00	\$639,188
Waterside At Bay Beach	31	20	18.60	\$1,170,300

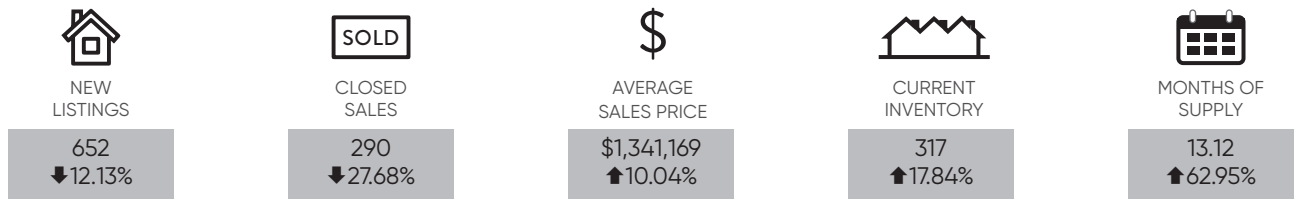
# SANIBEL-CAPTIVA

## MARKET REPORT - NOVEMBER 2024

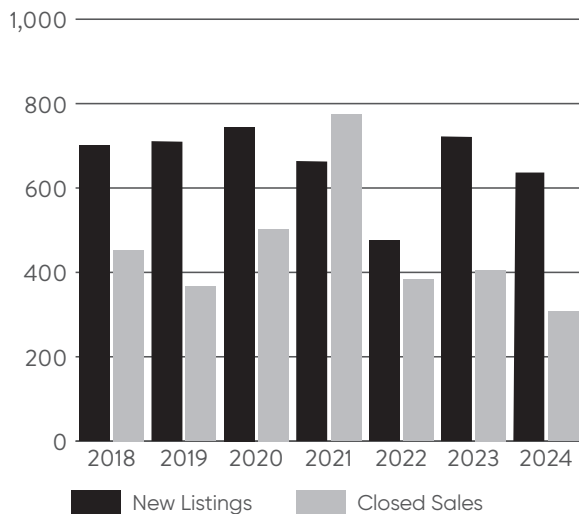


CHRISTIE'S  
INTERNATIONAL REAL ESTATE

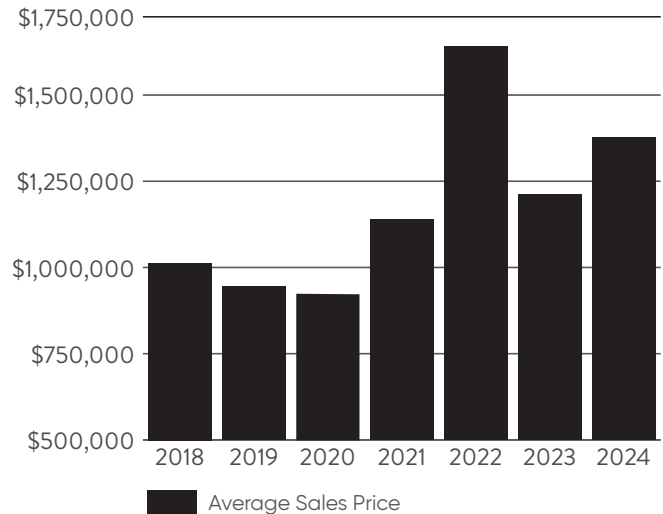
	2018	2019	2020	2021	2022	2023	2024
Listed	702	716	742	629	449	742	652
Sold	440	383	536	787	390	401	290
Avg. Sale \$	\$1,005,247	\$937,883	\$925,579	\$1,215,340	\$1,705,723	\$1,218,757	\$1,341,169



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 290 properties sold, sales were down 27.68 from the preceding 12-month period when 401 properties were sold. New listings were down 12.13%, from 742 to 652. The average sales price was up 10.04%, from \$1,218,757 to \$1,341,169. As of November 30, 2024, inventory stood at 317 units while months of supply was 13.12 months.

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

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	12	9	16.00	\$1,494,667
Captiva Island	42	24	21.00	\$1,910,292
Dunes At Sanibel Island	16	22	8.73	\$947,455
Other Sanibel Island Single-Family	115	145	9.52	\$1,514,810

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	34	16	25.50	\$1,579,563
Sundial Of Sanibel Condos	90	60	18.00	\$860,965
Other Sanibel Island Condos	8	14	6.86	\$872,679

# CAPE CORAL

## MARKET REPORT - NOVEMBER 2024



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	8,817	8,626	8,006	8,508	8,613	9,156	10,202
Sold	5,982	6,011	6,743	8,070	6,658	5,627	5,664
Avg. Sale \$	\$272,702	\$281,099	\$309,987	\$401,168	\$503,076	\$476,877	\$473,407



NEW LISTINGS

10,202  
↑11.42%



CLOSED SALES

5,664  
↑0.66%



AVERAGE SALES PRICE

\$473,407  
↓0.73%



CURRENT INVENTORY

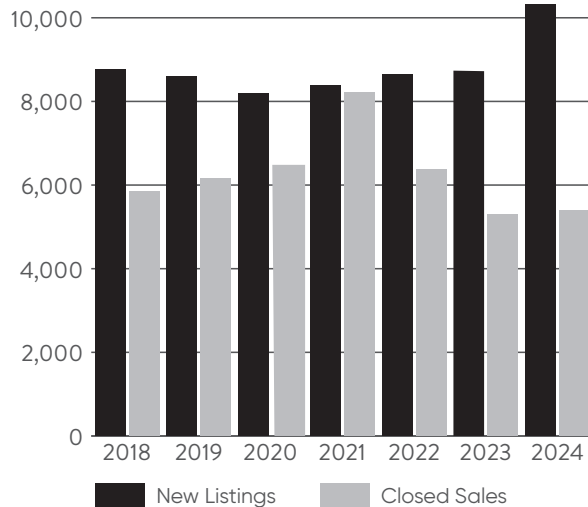
3,422  
↑22.21%



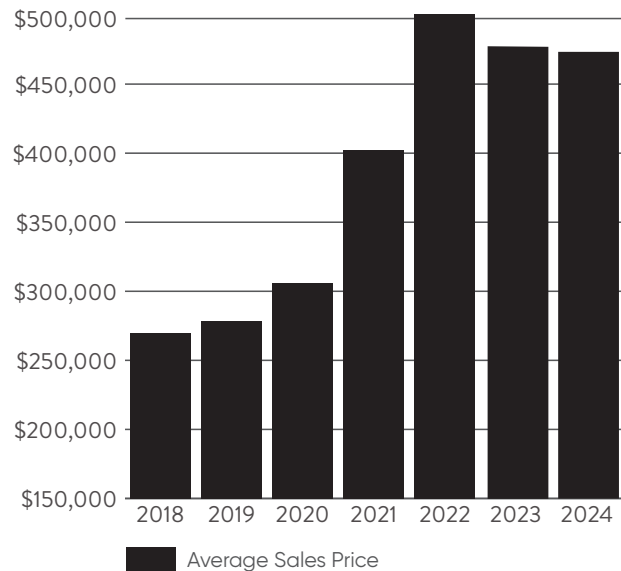
MONTHS OF SUPPLY

7.25  
↑21.42%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 5,664 properties sold, sales were up 0.66% from the preceding 12-month period when 5,627 properties were sold. New listings were up 11.42%, from 9,156 to 10,202. The average sales price was down 0.73%, from \$476,877 to \$473,407. As of November 30, 2024, inventory stood at 3,422 units while months of supply was 7.25 months.

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

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	11	14	9.43	\$1,906,500
Cape Royal	14	13	12.92	\$839,192
Yacht Club	22	20	13.20	\$780,651

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	27	32	10.13	\$793,180
Tarpon Point Marina	20	11	21.82	\$921,727



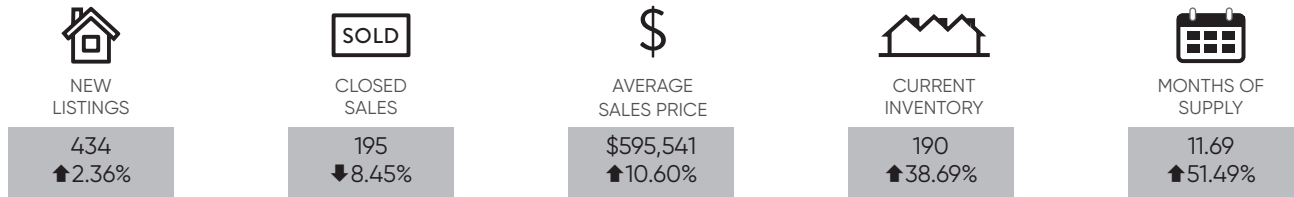
# PINE ISLAND-MATLACHA

## MARKET REPORT - NOVEMBER 2024

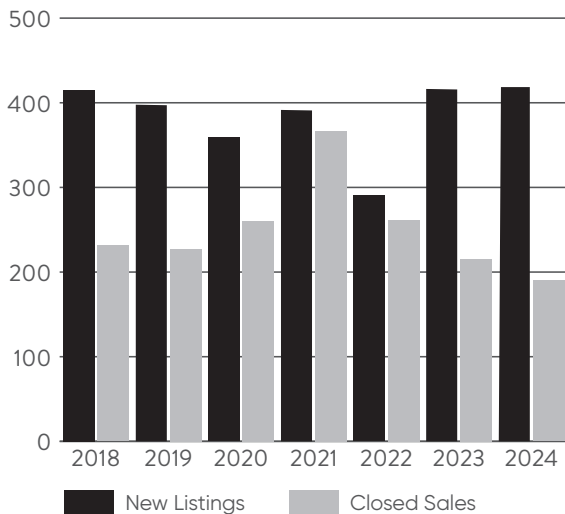


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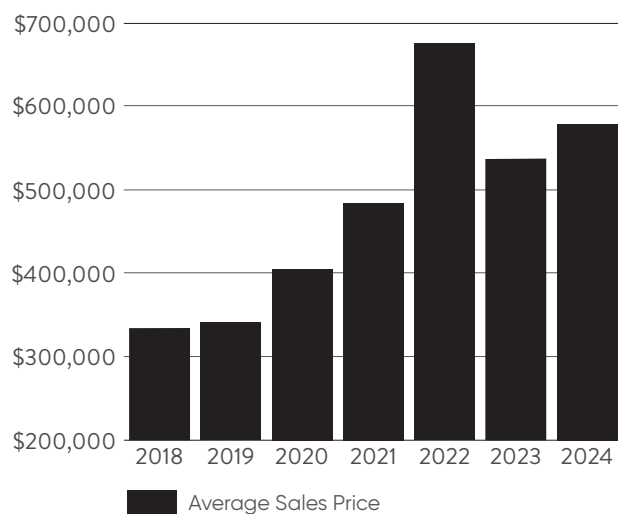
	2018	2019	2020	2021	2022	2023	2024
Listed	403	396	357	388	290	424	434
Sold	239	235	264	370	249	213	195
Avg. Sale \$	\$332,280	\$342,122	\$404,769	\$494,160	\$684,086	\$538,458	\$595,541



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 195 properties sold, sales were down 8.47% from the preceding 12-month period when 213 properties were sold. New listings were up 2.36%, from 424 to 434. The average sales price was up 10.60%, from \$538,458 to \$595,541. As of November 30, 2024, inventory stood at 190 units while months of supply was 11.69 months.

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

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	63	76	9.95	\$555,270
Matlacha	31	25	14.88	\$616,576
St James City	78	72	13.00	\$669,501

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	15	21	8.57	\$478,643
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.