

MONTHLY MARKET REPORT - FEBRUARY 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**\$4.5B+**  
IN CLOSED  
SALES VOLUME

**21**  
LOCATIONS FROM  
MARCO ISLAND TO  
PINE ISLAND

**850+**  
AGENTS  
THROUGHOUT  
SOUTHWEST FL

**#1**  
REAL ESTATE  
COMPANY IN  
SOUTHWEST  
FLORIDA

**1958**  
YEAR ESTABLISHED  
BY VISIONARY  
JOHN R. WOOD

HEADQUARTERED  
IN NAPLES, FLORIDA

INDEPENDENTLY  
OWNED & OPERATED;  
NOT A FRANCHISE

A LOCAL LEGACY  
OF ACHIEVEMENT



NAPLES, FL

## MONTHLY MARKET REPORT

### FEBRUARY 2025

Southwest Florida	2
Naples	3
Marco Island	6
Bonita-Estero	8
Fort Myers	10
Fort Myers Beach	12
Sanibel & Captiva Islands	14
Cape Coral	16
Pine Island	18

# SOUTHWEST FLORIDA

## MARKET REPORT - FEBRUARY 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	44,097	41,244	36,836	35,861	35,262	38,510	41,720
Sold	25,787	28,148	33,959	38,237	26,549	24,157	21,994
Avg. Sale \$	\$448,925	\$447,389	\$539,022	\$655,854	\$801,774	\$790,113	\$829,916



NEW  
LISTINGS

41,720  
↑8.34%



CLOSED  
SALES

21,994  
↓8.95%



AVERAGE  
SALES PRICE

\$829,916  
↑5.04%



CURRENT  
INVENTORY

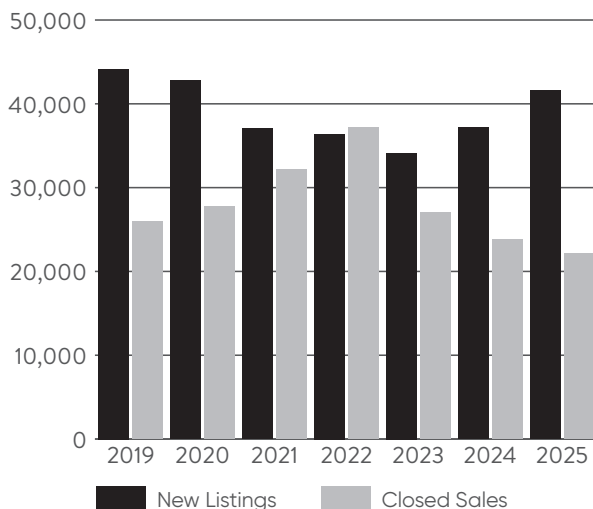
19,026  
↑39.93%



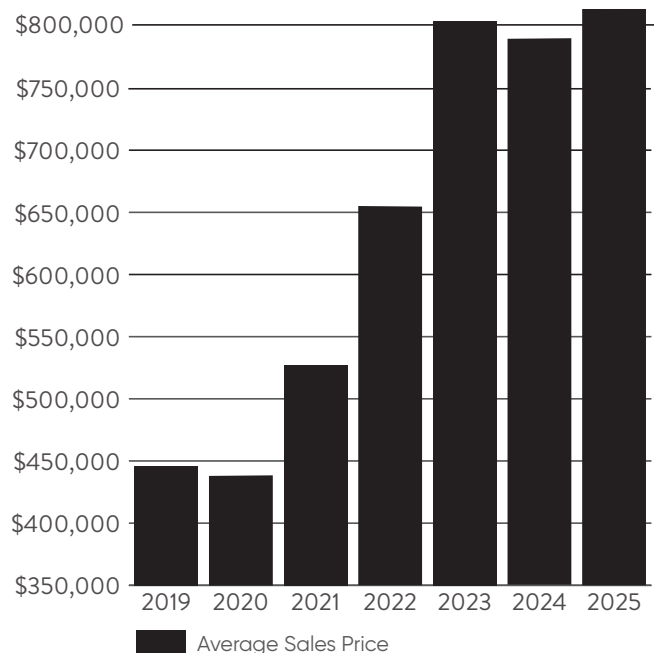
MONTHS OF  
SUPPLY

10.38  
↑53.69%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



# NAPLES

## MARKET REPORT - FEBRUARY 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	15,771	15,090	14,609	13,742	13,287	13,372	15,063
Sold	9,485	10,550	13,387	15,190	10,277	9,023	8,236
Avg. Sale \$	\$618,708	\$608,014	\$730,321	\$858,833	\$1,083,317	\$1,053,569	\$1,068,477



NEW  
LISTINGS

15,063  
↑12.65%



CLOSED  
SALES

8,236  
↓8.72%



AVERAGE  
SALES PRICE

\$1,068,477  
↑1.41%



CURRENT  
INVENTORY

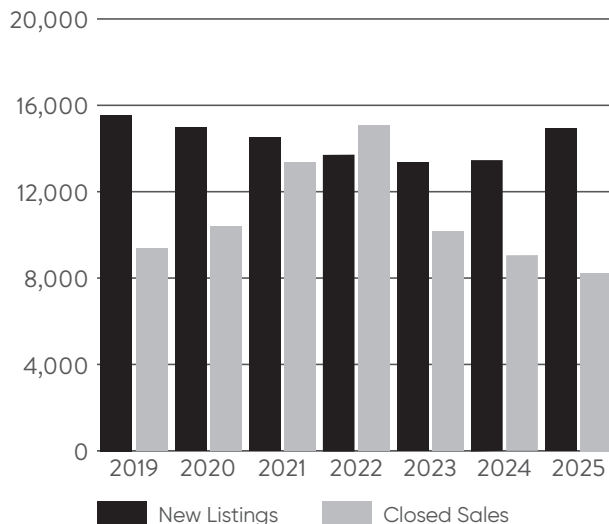
7,190  
↑44.26%



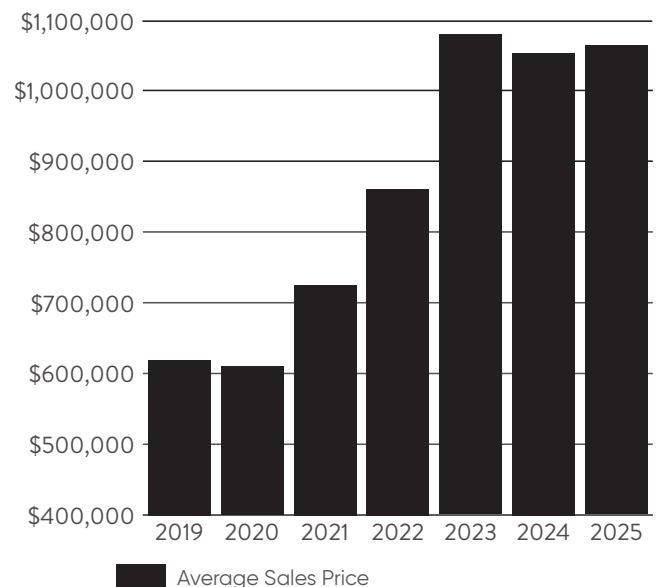
MONTHS OF  
SUPPLY

10.48  
↑58.05%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of January 31, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	41	19	25.89	\$11,068,511
Audubon	11	19	6.95	\$2,469,605
Colliers Reserve	12	14	10.29	\$2,833,313
Crayton Road Area Non-Waterfront	116	68	20.47	\$4,520,120
Crayton Road Area Waterfront	25	15	20.00	\$10,001,333
Crossings	5	7	8.57	\$1,392,143
Esplanade	17	47	4.34	\$1,892,383
Grey Oaks	19	46	4.96	\$4,547,783
Isles of Collier Preserve	44	61	8.66	\$2,263,701
Kensington	7	15	5.60	\$1,610,067
Lely Resort	84	69	14.61	\$1,422,996
Mediterra	27	29	11.17	\$4,162,328
Monterey	6	16	4.50	\$1,634,063
Olde Cypress	15	15	12.00	\$1,683,833
Olde Naples	105	37	34.05	\$7,463,324
Pelican Bay	36	33	13.09	\$4,955,909
Pelican Bay - Bay Colony	18	5	43.20	\$5,495,000
Pelican Marsh	14	27	6.22	\$1,933,352
Pine Ridge	34	25	16.32	\$6,757,206
Port Royal	36	20	21.60	\$18,050,250
Quail Creek	12	14	10.29	\$2,592,000
Quail West	29	38	9.16	\$4,522,643
The Quarry	25	30	10.00	\$1,642,980
Riverstone	28	27	12.44	\$1,206,111
Royal Harbor	36	17	25.41	\$5,445,000
The Strand	3	11	3.27	\$1,216,727
Tiburon	2	8	3.00	\$3,498,750
Treviso Bay	13	15	10.40	\$2,196,993
Vanderbilt Beach	54	17	38.12	\$3,691,794
Vineyards	22	57	4.63	\$1,350,461

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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2025

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	132	88	18.00	\$586,039
Crayton Road Area Waterfront	302	202	17.94	\$2,474,488
The Dunes	44	32	16.50	\$1,888,391
Esplanade	21	48	5.25	\$719,525
Grey Oaks	1	10	1.20	\$2,386,000
Isles of Collier Preserve	41	67	7.34	\$886,940
Kensington	12	18	8.00	\$839,306
Lely Resort	126	116	13.03	\$562,420
Mediterra	13	13	12.00	\$1,628,846
Olde Naples	137	112	14.68	\$1,536,863
Pelican Bay	216	222	11.68	\$1,787,059
Pelican Bay - Bay Colony	30	22	16.36	\$6,176,364
Pelican Marsh	20	51	4.71	\$780,157
Pine Ridge	6	9	8.00	\$318,889
The Quarry	24	9	32.00	\$755,889
The Strand	15	40	4.50	\$633,473
Tiburon	20	15	16.00	\$1,300,070
Treviso Bay	32	54	7.11	\$656,798
Vanderbilt Beach	108	63	20.57	\$1,381,175
Vineyards	62	67	11.10	\$676,527

# MARCO ISLAND

MARKET REPORT - FEBRUARY 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	1,469	1,337	1,347	1,246	1,219	1,368	1,468
Sold	790	866	1,264	1,395	768	818	793
Avg. Sale \$	\$804,997	\$733,378	\$865,392	\$1,110,589	\$1,428,963	\$1,504,037	\$1,499,879



NEW  
LISTINGS

1,468  
↑7.31%



CLOSED  
SALES

793  
↓3.06%



AVERAGE  
SALES PRICE

\$1,499,879  
↓0.28%



CURRENT  
INVENTORY

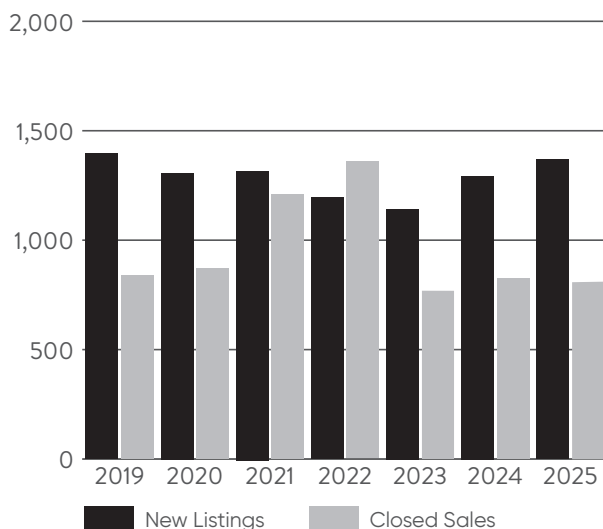
774  
↑24.64%



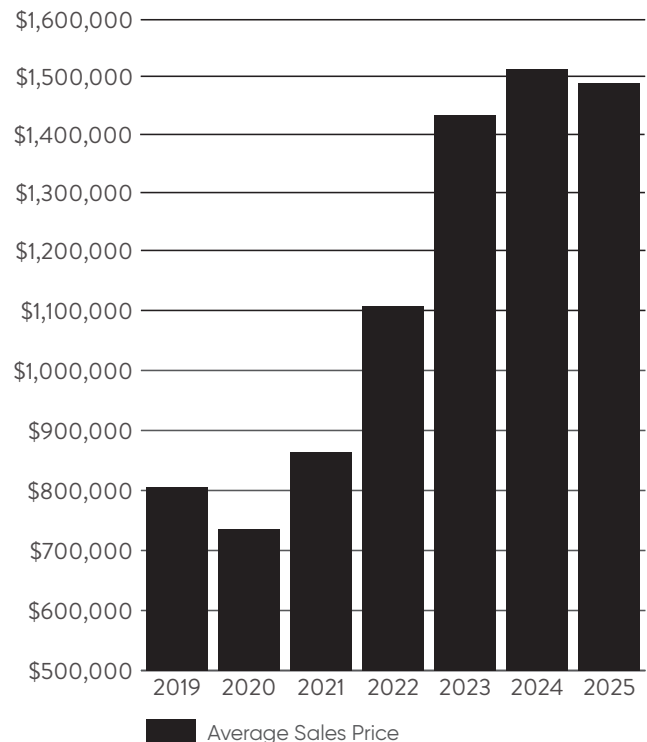
MONTHS OF  
SUPPLY

11.71  
↑28.57%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE





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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2025

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	113	121	11.21	\$3,122,475
Golf Course	5	13	4.62	\$1,399,288
Gulf Front	0	0	0.00	–
Indirect Waterfront	116	132	10.55	\$1,906,646
Inland	76	111	8.22	\$1,081,528
Preserve	12	7	20.57	\$3,524,286

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	111	91	14.64	\$687,876
Golf Course	2	0	0.00	–
Gulf Front	169	161	12.60	\$1,466,362
Gulf View	42	29	17.38	\$1,302,914
Indirect Waterfront	19	24	9.50	\$608,479
Inland	102	94	13.02	\$427,180
Preserve	7	10	8.40	\$577,300

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	68	71	11.49	\$1,657,178
Isles Of Capri	34	17	24.00	\$1,470,147
Naples Reserve	51	46	13.30	\$1,326,298
Winding Cypress	20	34	7.06	\$1,031,471

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	71	58	14.69	\$818,930
Hammock Bay Golf and Country Club	45	26	20.77	\$703,827
Isles Of Capri	24	16	18.00	\$710,031

# BONITA SPRINGS - ESTERO

MARKET REPORT - FEBRUARY 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	4,900	4,586	4,198	3,834	3,827	4,156	4,578
Sold	3,076	3,257	4,001	4,306	3,072	2,928	2,681
Avg. Sale \$	\$408,360	\$409,896	\$459,368	\$571,163	\$724,858	\$778,842	\$790,481



NEW  
LISTINGS

4,578  
↑10.15%



CLOSED  
SALES

2,681  
↓8.44%



AVERAGE  
SALES PRICE

\$790,481  
↑1.49%



CURRENT  
INVENTORY

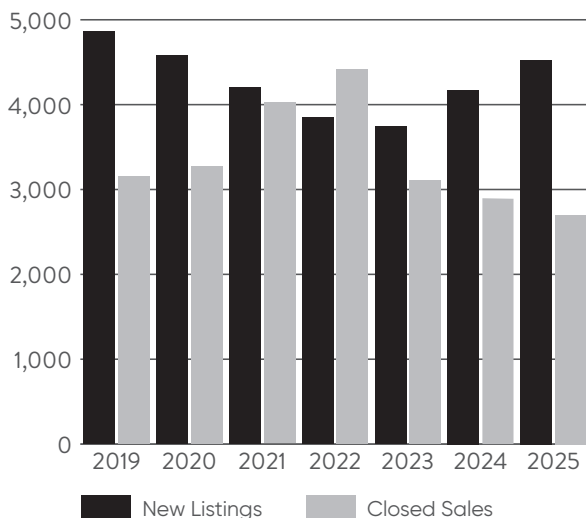
2,102  
↑50.90%



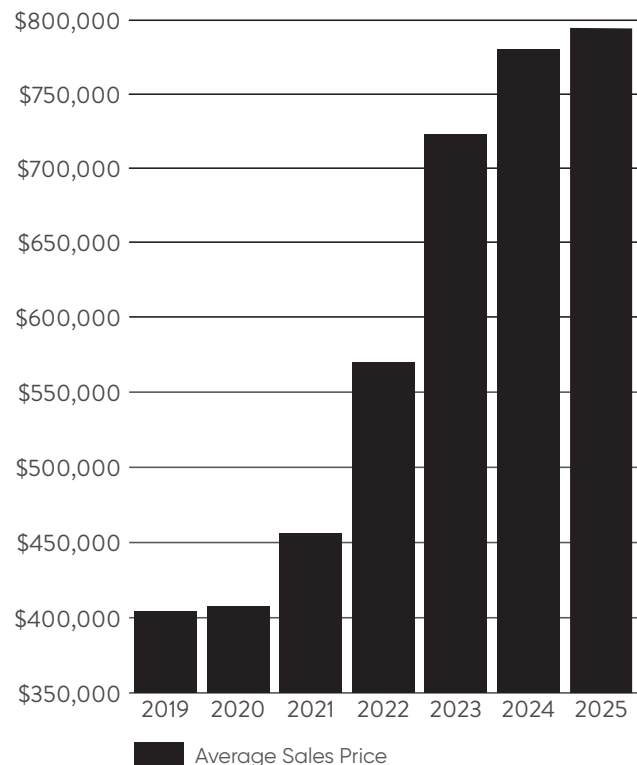
MONTHS OF  
SUPPLY

9.41  
↑64.80%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	23	8	34.50	\$4,805,313
Bonita Bay	52	88	7.09	\$2,231,493
The Brooks	34	58	7.03	\$1,423,925
Palmira Golf and Country Club	18	21	10.29	\$1,064,381
Pelican Landing	31	41	9.07	\$1,480,512
Pelican Landing - The Colony	7	9	9.33	\$2,506,444
Pelican Sound	0	2	0.00	\$1,112,500
West Bay Club	12	15	9.60	\$2,111,084

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	36	10	43.20	\$2,945,000
Bonita Bay	133	111	14.38	\$1,356,101
The Brooks	64	74	10.38	\$543,518
Palmira Golf and Country Club	11	12	11.00	\$607,553
Pelican Landing	50	51	11.76	\$578,512
Pelican Landing - The Colony	63	40	18.90	\$1,236,500
Pelican Sound	18	36	6.00	\$610,539
West Bay Club	29	24	14.50	\$821,125

# FORT MYERS

MARKET REPORT - FEBRUARY 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	11,353	10,094	7,281	6,974	6,726	7,988	8,165
Sold	5,652	6,130	6,692	7,506	5,471	4,819	4,023
Avg. Sale \$	\$274,530	\$279,027	\$325,395	\$394,183	\$496,441	\$508,759	\$507,725



NEW  
LISTINGS

8,165  
↑2.22%



CLOSED  
SALES

4,023  
↓16.52%



AVERAGE  
SALES PRICE

\$507,725  
↓0.20%



CURRENT  
INVENTORY

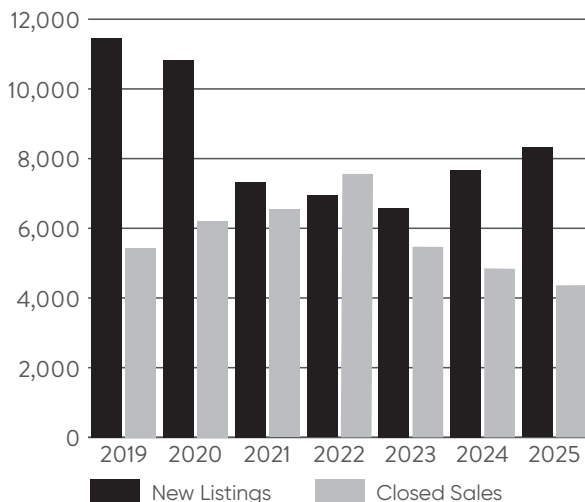
3,564  
↑39.44%



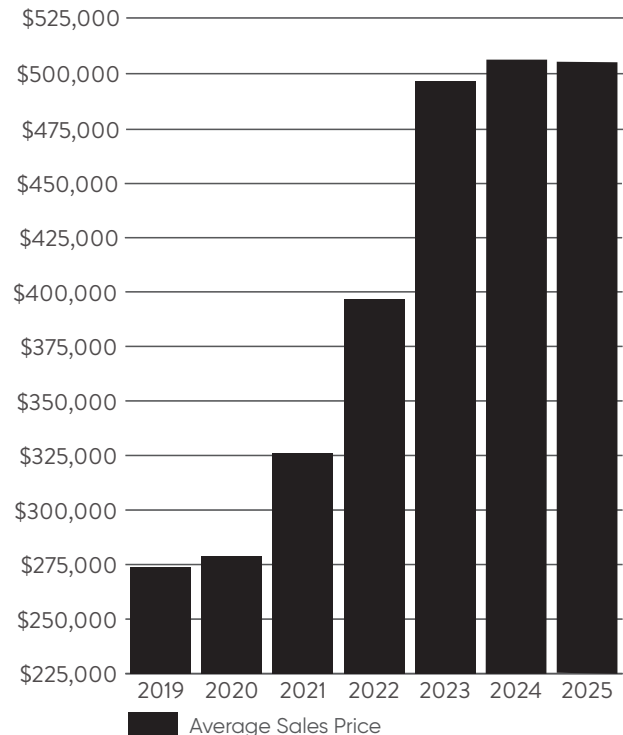
MONTHS OF  
SUPPLY

10.63  
↑67.03%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	20	21	11.43	\$898,048
Colonial Country Club	22	28	9.43	\$632,354
Crown Colony	12	16	9.00	\$672,219
Esplanade Lake Club	25	41	7.32	\$1,470,144
Fiddlesticks Country Club	11	28	4.71	\$950,599
The Forest	23	24	11.50	\$686,333
Gulf Harbour Yacht And Country Club	17	25	8.16	\$1,245,420
Miromar Lakes Beach And Golf Club	24	33	8.73	\$2,667,762
Parker Lakes	9	15	7.20	\$393,967
Paseo	12	15	9.60	\$851,613
The Plantation	54	87	7.45	\$692,617
Shadow Wood Preserve	8	12	8.00	\$1,219,492
Town And River	19	23	9.91	\$1,456,583
Wildblue	48	92	6.26	\$1,553,424

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	59	57	12.42	\$315,789
Crown Colony	14	5	33.60	\$433,500
Downtown Fort Myers	141	53	31.92	\$369,799
Esplanade Lake Club	8	40	2.40	\$460,307
Fiddlesticks Country Club	6	9	8.00	\$347,056
The Forest	31	30	12.40	\$314,847
Gulf Harbour Yacht And Country Club	65	64	12.19	\$789,788
Miromar Lakes Beach And Golf Club	41	28	17.57	\$1,171,571
Parker Lakes	23	30	9.20	\$319,011
Paseo	36	34	12.71	\$410,879
The Plantation	11	17	7.76	\$451,662
Shadow Wood Preserve	6	4	18.00	\$480,363
Town And River	4	2	24.00	\$265,000



# FORT MYERS BEACH

## MARKET REPORT - FEBRUARY 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	704	696	614	595	651	600	724
Sold	423	425	550	606	379	365	236
Avg. Sale \$	\$512,033	\$554,965	\$616,030	\$768,129	\$956,082	\$915,570	\$909,155



NEW  
LISTINGS

724  
↑20.67%



CLOSED  
SALES

236  
↓35.34%



AVERAGE  
SALES PRICE

\$909,155  
↓0.70%



CURRENT  
INVENTORY

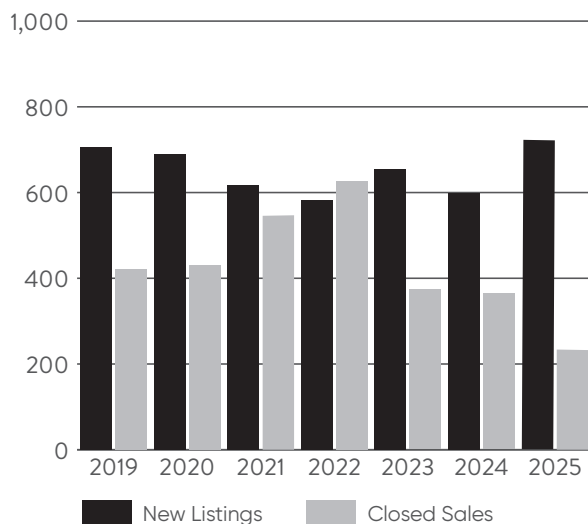
506  
↑78.17%



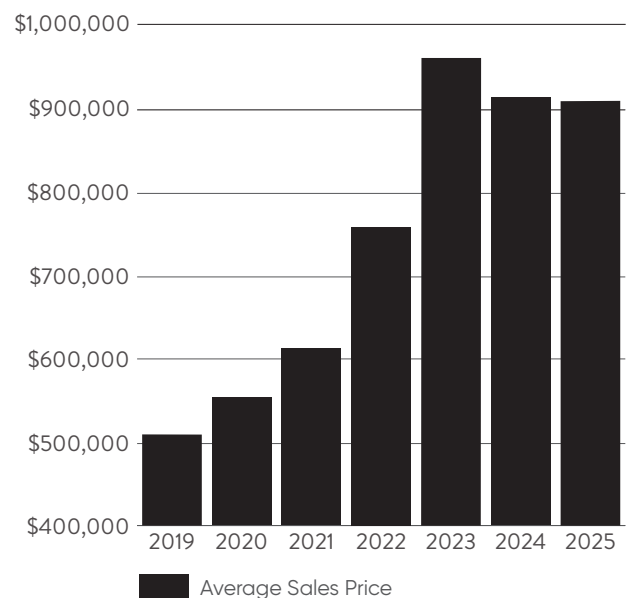
MONTHS OF  
SUPPLY

25.73  
↑175.56%

### 12 MONTH NEW LISTINGS AND CLOSED SALES



### 12 MONTH AVERAGE SALES PRICE



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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	23	6	46.00	\$890,833
Laguna Shores	21	3	84.00	\$918,300
Mcphie Park	16	4	48.00	\$3,893,750

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	2	24.00	\$498,000
Ocean Harbor Condo	13	5	31.20	\$951,237
Sandarac Condo	18	8	27.00	\$644,063
Waterside At Bay Beach	39	22	21.27	\$1,142,136

# SANIBEL-CAPTIVA

## MARKET REPORT - FEBRUARY 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	712	721	671	566	597	695	797
Sold	396	428	627	727	365	355	275
Avg. Sale \$	\$1,000,067	\$923,679	\$996,857	\$1,284,292	\$1,588,109	\$1,325,242	\$1,351,895



NEW  
LISTINGS

797  
↑14.68%



CLOSED  
SALES

275  
↓22.54%



AVERAGE  
SALES PRICE

\$1,351,895  
↑2.01%



CURRENT  
INVENTORY

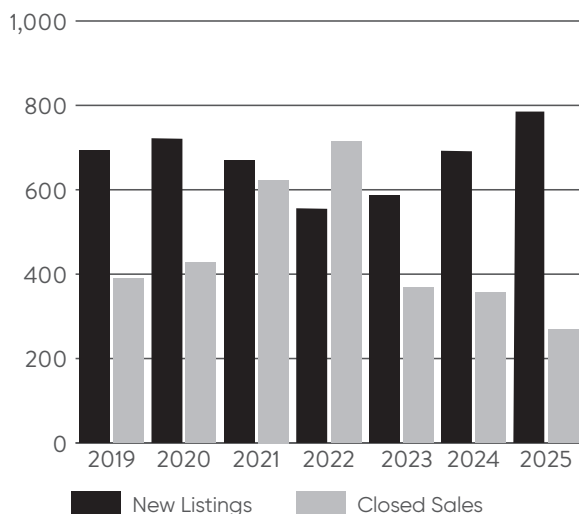
564  
↑59.32%



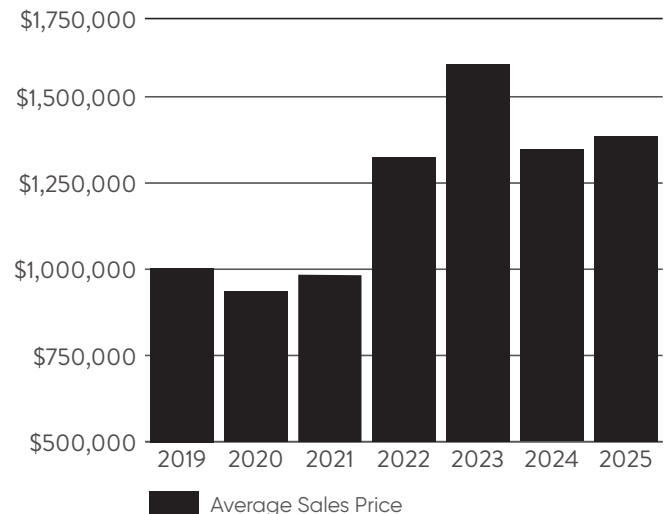
MONTHS OF  
SUPPLY

24.61  
↑105.67%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	18	7	30.86	\$1,551,429
Captiva Island	59	28	25.29	\$2,458,464
Dunes At Sanibel Island	21	20	12.60	\$933,450
Other Sanibel Island Single-Family	248	134	22.21	\$1,454,138

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	46	10	55.20	\$1,607,300
Sundial Of Sanibel Condos	161	66	29.27	\$831,669
Other Sanibel Island Condos	11	10	13.20	\$758,750

	2019	2020	2021	2022	2023	2024	2025
Listed	8,773	8,362	7,753	8,529	8,646	9,889	10,438
Sold	5,721	6,257	7,152	8,135	6,008	5,630	5,563
Avg. Sale \$	\$274,262	\$285,086	\$326,032	\$426,513	\$504,228	\$478,427	\$468,050



NEW  
LISTINGS

10,438  
↑5.55%



CLOSED  
SALES

5,563  
↓1.19%



AVERAGE  
SALES PRICE

\$468,050  
↓2.17%



CURRENT  
INVENTORY

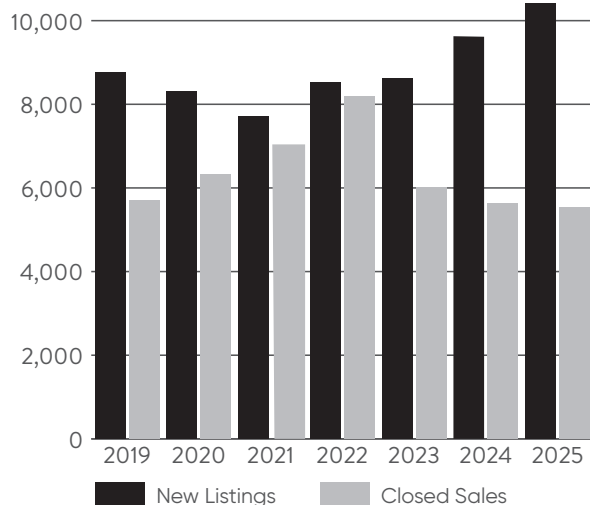
4,032  
↑24.95%



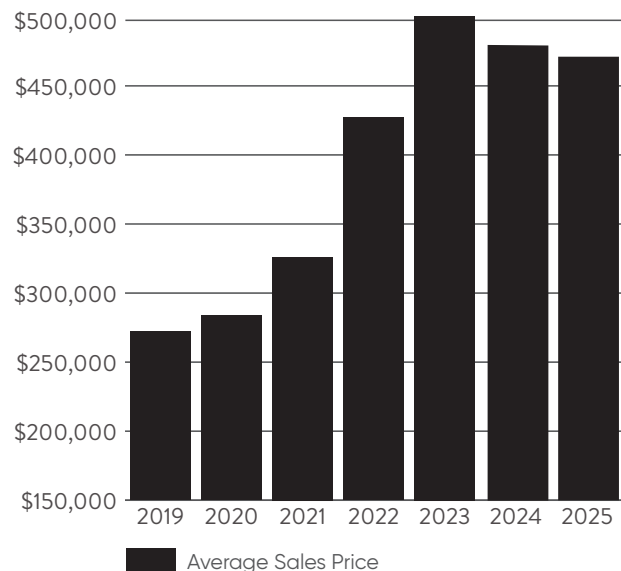
MONTHS OF  
SUPPLY

8.70  
↑26.45%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE





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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	16	14	13.71	\$1,955,357
Cape Royal	20	13	18.46	\$810,346
Yacht Club	31	14	26.57	\$702,257

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	26	31	10.06	\$779,963
Tarpon Point Marina	16	12	16.00	\$1,077,417

# PINE ISLAND-MATLACHA

## MARKET REPORT - FEBRUARY 2025



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	415	358	363	375	309	442	487
Sold	244	235	286	372	209	219	187
Avg. Sale \$	\$338,589	\$353,277	\$429,606	\$526,684	\$676,599	\$546,839	\$580,611



NEW  
LISTINGS

487  
↑10.18%



CLOSED  
SALES

187  
↓14.61%



AVERAGE  
SALES PRICE

\$580,611  
↑6.18%



CURRENT  
INVENTORY

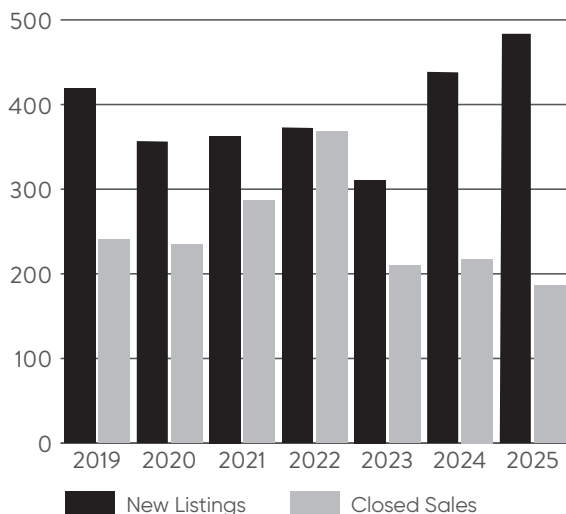
294  
↑65.17%



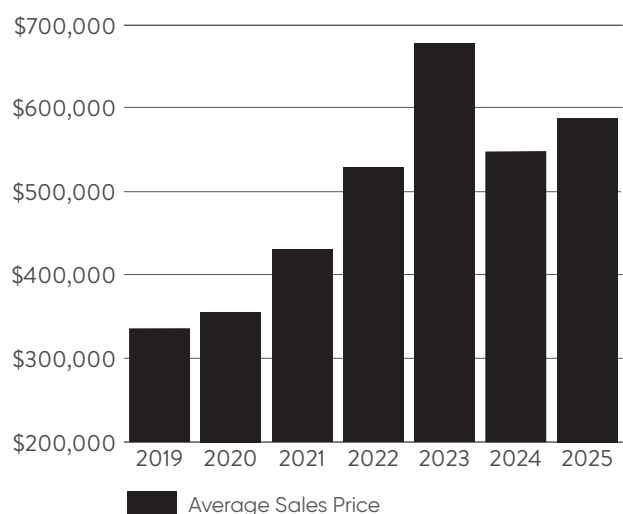
MONTHS OF  
SUPPLY

18.87  
↑93.43%

12 MONTH NEW LISTINGS  
AND CLOSED SALES



12 MONTH AVERAGE  
SALES PRICE



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

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	87	74	14.11	\$550,478
Matlacha	43	27	19.11	\$562,200
St James City	134	67	24.00	\$653,106

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	22	19	13.89	\$468,500
St James City	7	0	0.00	—



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Source: SWFLA MLS. Sales Volume In Lee and Collier Counties Combined. 1/1/2024 through 12/31/2024.