

MONTHLY MARKET REPORT - JUNE 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

JUNE 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 - JUNE 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2019	2020	2021	2022	2023	2024	2025
Listed	43,598	38,472	39,361	36,842	33,286	39,273	41,411
Sold	25,940	26,346	41,956	33,577	24,316	23,504	21,336
Avg. Sale \$	\$444,777	\$455,177	\$592,323	\$724,022	\$794,858	\$814,149	\$813,435



NEW
LISTINGS

41,411
↑5.57%



CLOSED
SALES

21,336
↓9.34%



AVERAGE
SALES PRICE

\$813,435
↓0.64%



CURRENT
INVENTORY

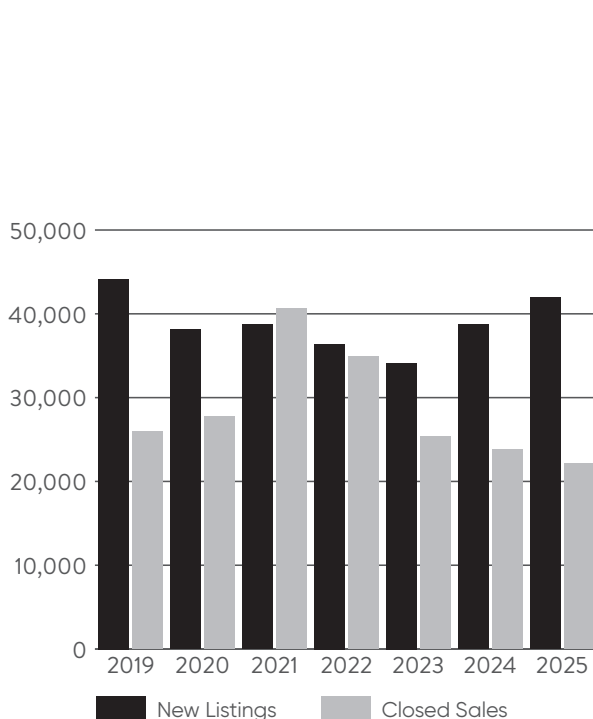
16,025
↑23.82%



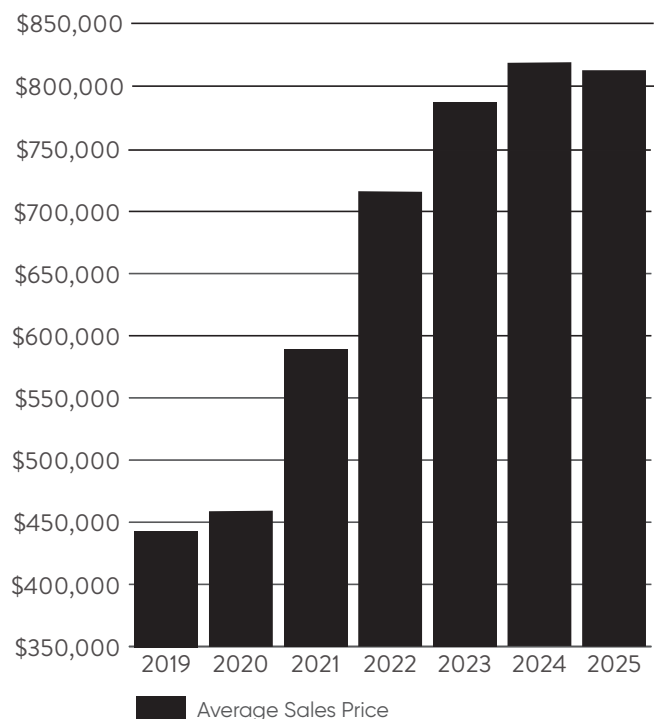
MONTHS OF
SUPPLY

9.01
↑36.58%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



NAPLES

MARKET REPORT - JUNE 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	15,622	14,606	15,614	13,960	11,956	13,966	14,883
Sold	9,669	9,865	17,038	12,907	9,339	8,767	7,810
Avg. Sale \$	\$610,188	\$613,453	\$787,049	\$959,139	\$1,078,365	\$1,114,793	\$1,173,447



NEW
LISTINGS

14,883
↑6.64%



CLOSED
SALES

7,810
↓11.16%



AVERAGE
SALES PRICE

\$1,173,447
↑4.97%



CURRENT
INVENTORY

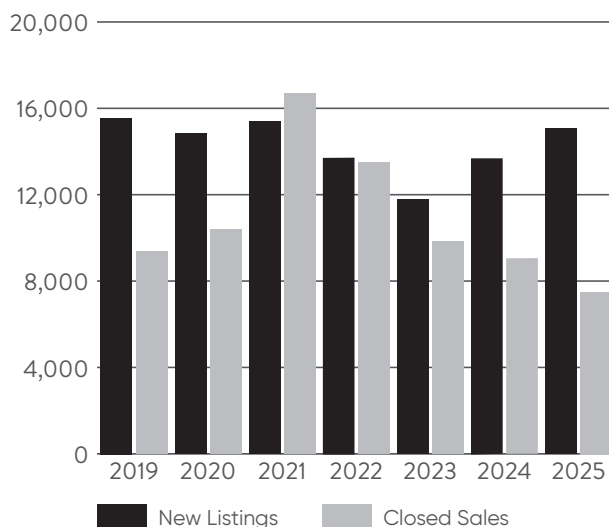
6,008
↑27.29%



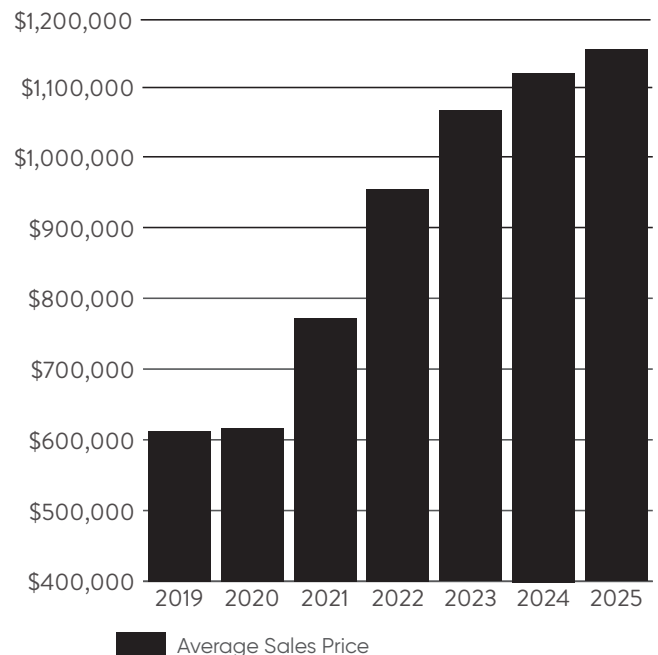
MONTHS OF
SUPPLY

9.23
↑43.28%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	32	24	16.00	\$10,933,605
Audubon	12	11	13.09	\$2,123,636
Colliers Reserve	12	12	12.00	\$2,953,750
Crayton Road Area Non-Waterfront	80	77	12.47	\$4,508,401
Crayton Road Area Waterfront	17	13	15.69	\$9,829,615
Crossings	4	14	3.43	\$1,497,857
Esplanade	16	35	5.49	\$1,864,114
Grey Oaks	11	41	3.22	\$4,410,951
Isles of Collier Preserve	25	40	7.50	\$2,204,184
Kensington	7	17	4.94	\$1,693,176
Lely Resort	62	74	10.05	\$1,319,132
Mediterra	21	28	9.00	\$4,215,875
Monterey	10	17	7.06	\$1,682,353
Olde Cypress	10	21	5.71	\$1,615,190
Olde Naples	74	46	19.30	\$7,047,510
Pelican Bay	19	38	6.00	\$4,324,908
Pelican Bay - Bay Colony	8	10	9.60	\$7,007,000
Pelican Marsh	15	28	6.43	\$1,990,089
Pine Ridge	35	26	16.15	\$7,079,431
Port Royal	30	28	12.86	\$24,534,107
Quail Creek	12	16	9.00	\$2,594,719
Quail West	24	34	8.47	\$4,525,041
The Quarry	16	32	6.00	\$1,519,406
Riverstone	25	34	8.82	\$1,122,456
Royal Harbor	33	18	22.00	\$5,106,097
The Strand	3	12	3.00	\$1,350,167
Tiburon	4	5	9.60	\$3,285,000
Treviso Bay	10	21	5.71	\$2,230,233
Vanderbilt Beach	44	20	26.40	\$3,897,000
Vineyards	15	59	3.05	\$1,354,540

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2025

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	93	96	11.63	\$626,951
Crayton Road Area Waterfront	230	173	15.95	\$2,502,693
The Dunes	29	20	17.40	\$1,642,500
Esplanade	18	36	6.00	\$728,135
Grey Oaks	4	5	9.60	\$2,149,000
Isles of Collier Preserve	29	61	5.70	\$845,920
Kensington	8	19	5.05	\$738,737
Lely Resort	114	117	11.69	\$530,436
Mediterra	12	12	12.00	\$1,463,750
Olde Naples	115	113	12.21	\$1,568,019
Pelican Bay	150	196	9.18	\$1,656,549
Pelican Bay – Bay Colony	24	29	9.93	\$6,124,276
Pelican Marsh	25	54	5.56	\$793,815
Pine Ridge	5	8	7.50	\$326,000
The Quarry	16	10	19.20	\$729,800
The Strand	23	28	9.86	\$589,723
Tiburon	19	19	12.00	\$1,354,161
Treviso Bay	30	46	7.83	\$673,441
Vanderbilt Beach	91	61	17.90	\$1,562,254
Vineyards	61	72	10.17	\$646,476

MARCO ISLAND

MARKET REPORT - JUNE 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	1,403	1,301	1,498	1,226	1,157	1,393	1,478
Sold	774	836	1,680	1,064	724	847	760
Avg. Sale \$	\$780,213	\$799,076	\$954,816	\$1,253,588	\$1,449,905	\$1,528,692	\$1,415,983



NEW
LISTINGS

1,478
↑7.731%



CLOSED
SALES

760
↓9.42%



AVERAGE
SALES PRICE

\$1,415,983
↓9.40%



CURRENT
INVENTORY

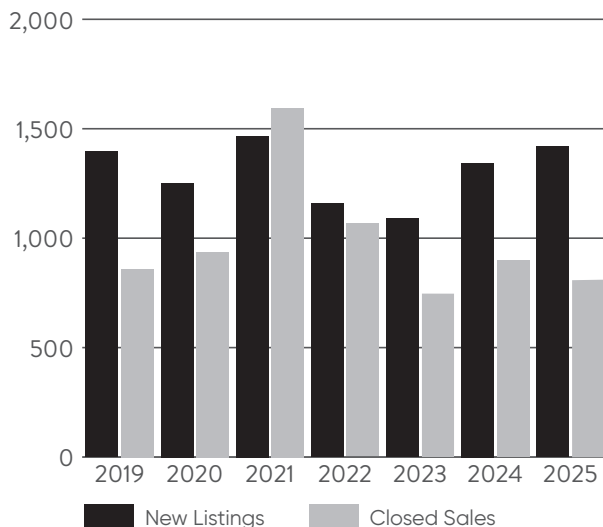
644
↑17.30%



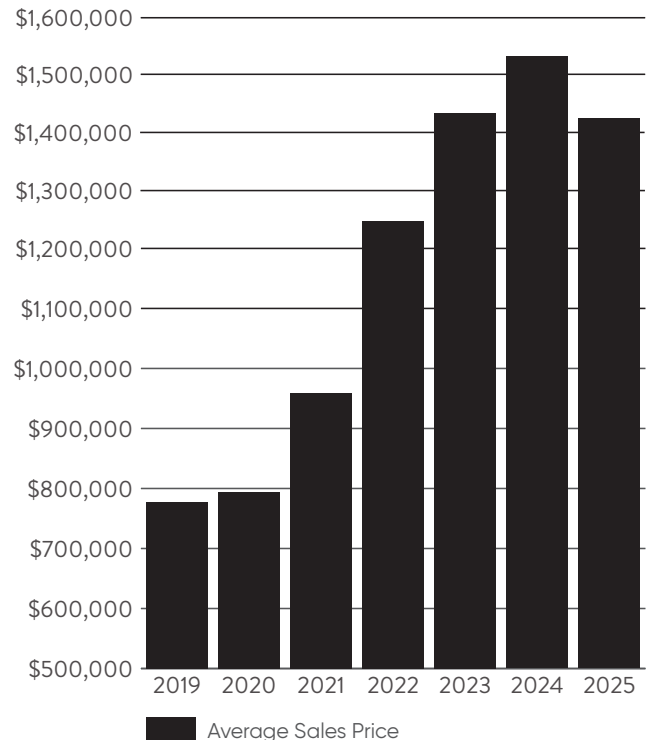
MONTHS OF
SUPPLY

10.17
↑29.50%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2025

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	90	95	11.37	\$3,069,580
Golf Course	7	15	5.60	\$1,109,417
Gulf Front	0	0	0.00	–
Indirect Waterfront	90	138	7.83	\$1,964,960
Inland	55	119	5.55	\$1,146,175
Preserve	9	5	21.60	\$1,607,980

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	101	76	15.95	\$645,755
Golf Course	2	2	12.00	\$798,500
Gulf Front	141	140	12.09	\$1,437,151
Gulf View	41	28	17.57	\$1,171,911
Indirect Waterfront	7	38	2.21	\$577,974
Inland	96	95	12.13	\$428,584
Preserve	5	9	6.67	\$547,667

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	58	57	12.21	\$1,635,407
Isles Of Capri	16	15	12.80	\$1,535,333
Naples Reserve	27	51	6.35	\$1,206,661
Winding Cypress	16	28	6.86	\$966,696

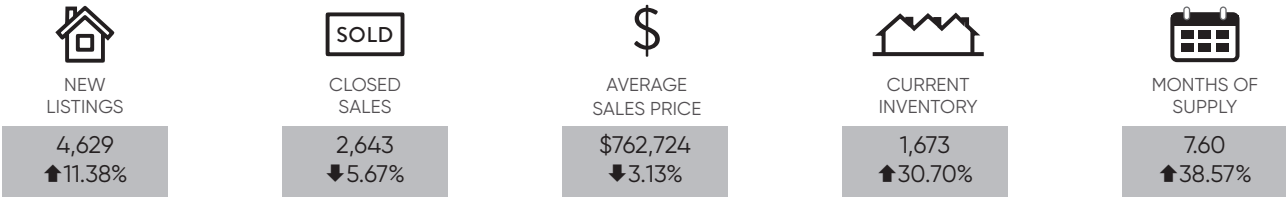
Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	66	41	19.32	\$808,598
Hammock Bay Golf and Country Club	30	24	15.00	\$686,000
Isles Of Capri	22	13	20.31	\$829,846

BONITA SPRINGS - ESTERO

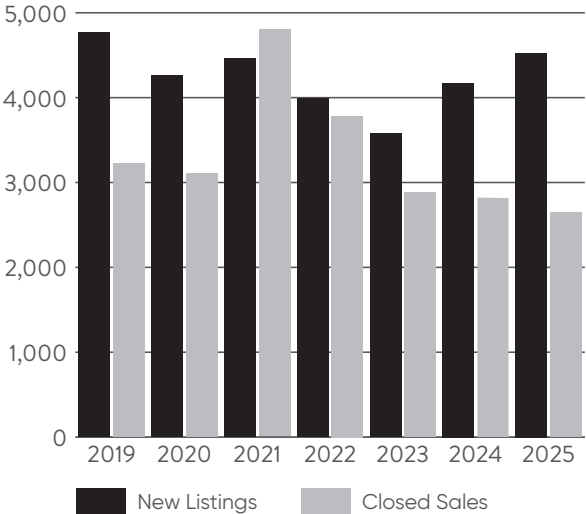
MARKET REPORT - JUNE 2025



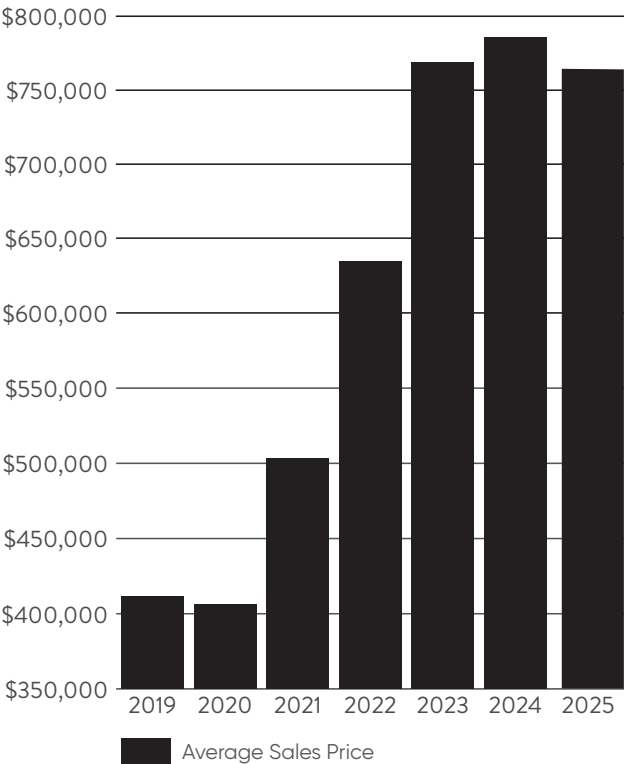
	2019	2020	2021	2022	2023	2024	2025
Listed	4,744	4,237	4,426	4,000	3,563	4,167	4,629
Sold	3,083	3,052	4,942	3,715	2,903	2,785	2,643
Avg. Sale \$	\$413,124	\$411,777	\$502,162	\$642,063	\$765,248	\$787,299	\$762,724



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	25	12	25.00	\$3,795,083
Bonita Bay	29	73	4.77	\$2,144,499
The Brooks	23	73	3.78	\$1,444,194
Palmira Golf and Country Club	13	26	6.00	\$1,308,923
Pelican Landing	22	38	6.95	\$1,479,961
Pelican Landing - The Colony	3	4	9.00	\$1,919,500
Pelican Sound	0	1	0.00	\$1,050,000
West Bay Club	25	12	25.00	\$3,795,083

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	38	9	50.67	\$2,216,667
Bonita Bay	88	101	10.46	\$1,241,415
The Brooks	48	75	7.68	\$499,837
Palmira Golf and Country Club	9	13	8.31	\$582,145
Pelican Landing	38	53	8.60	\$539,615
Pelican Landing - The Colony	53	46	13.83	\$1,317,074
Pelican Sound	10	34	3.53	\$651,821
West Bay Club	28	19	17.68	\$840,132

FORT MYERS

MARKET REPORT - JUNE 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	11,186	8,819	7,687	7,027	6,738	7,849	8,011
Sold	5,635	5,644	8,100	6,696	5,073	4,459	4,040
Avg. Sale \$	\$273,214	\$288,615	\$348,124	\$441,595	\$501,705	\$507,459	\$499,712



NEW
LISTINGS

8,011
↑1.56%



CLOSED
SALES

4,040
↓10.34%



AVERAGE
SALES PRICE

\$499,7126
↓2.43%



CURRENT
INVENTORY

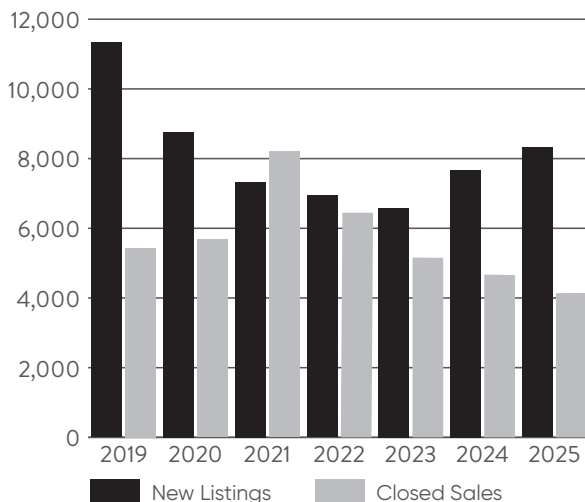
2,939
↑19.47%



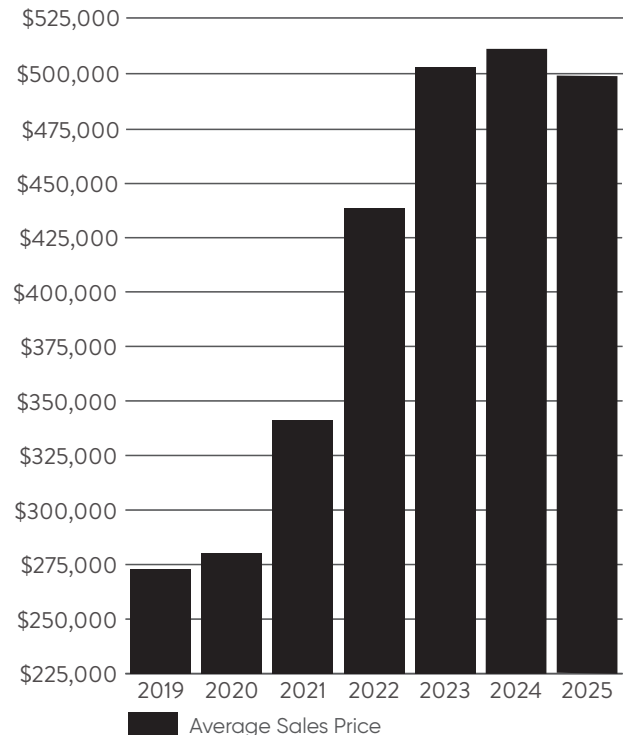
MONTHS OF
SUPPLY

8.73
↑33.25%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	15	27	6.67	\$823,315
Colonial Country Club	22	23	11.48	\$630,978
Crown Colony	7	19	4.42	\$755,428
Esplanade Lake Club	21	58	4.34	\$1,320,219
Fiddlesticks Country Club	13	21	7.43	\$968,727
The Forest	11	19	6.95	\$657,684
Gulf Harbour Yacht And Country Club	19	27	8.44	\$1,337,519
Miromar Lakes Beach And Golf Club	14	36	4.67	\$2,666,979
Parker Lakes	11	16	8.25	\$375,031
Paseo	9	18	6.00	\$825,917
The Plantation	35	100	4.20	\$642,397
Shadow Wood Preserve	6	9	8.00	\$1,301,544
Town And River	23	15	18.40	\$1,537,333
Wildblue	32	97	3.96	\$1,559,016

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	45	50	10.80	\$309,912
Crown Colony	5	7	8.57	\$417,500
Downtown Fort Myers	117	45	31.20	\$379,054
Esplanade Lake Club	10	40	3.00	\$426,900
Fiddlesticks Country Club	5	12	5.00	\$227,917
The Forest	24	29	9.93	\$297,155
Gulf Harbour Yacht And Country Club	65	54	14.44	\$703,876
Miromar Lakes Beach And Golf Club	26	21	14.86	\$1,241,281
Parker Lakes	24	28	10.29	\$291,777
Paseo	16	42	4.57	\$355,567
The Plantation	12	15	9.60	\$442,727
Shadow Wood Preserve	7	2	42.00	\$586,725
Town And River	6	1	72.00	\$300,000

FORT MYERS BEACH

MARKET REPORT - JUNE 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	700	640	645	666	606	562	798
Sold	393	389	684	563	313	313	220
Avg. Sale \$	\$511,706	\$563,874	\$639,169	\$912,186	\$866,826	\$934,376	\$897,700



NEW
LISTINGS

798
↑42.75%



CLOSED
SALES

220
↓30.60%



AVERAGE
SALES PRICE

\$897,700
↓4.24%



CURRENT
INVENTORY

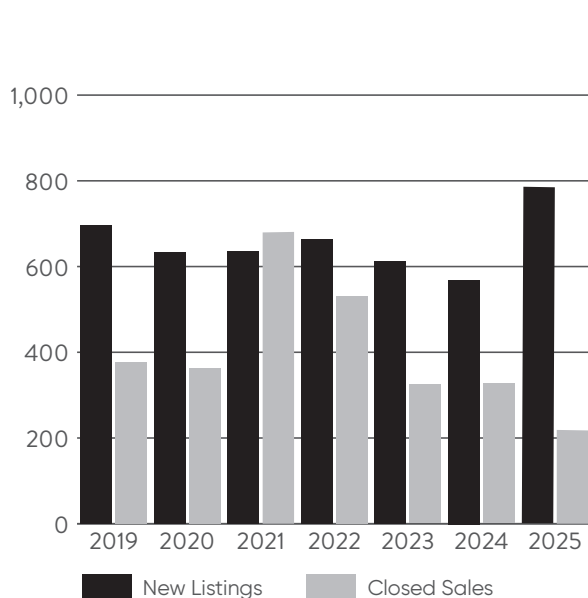
481
↑61.95%



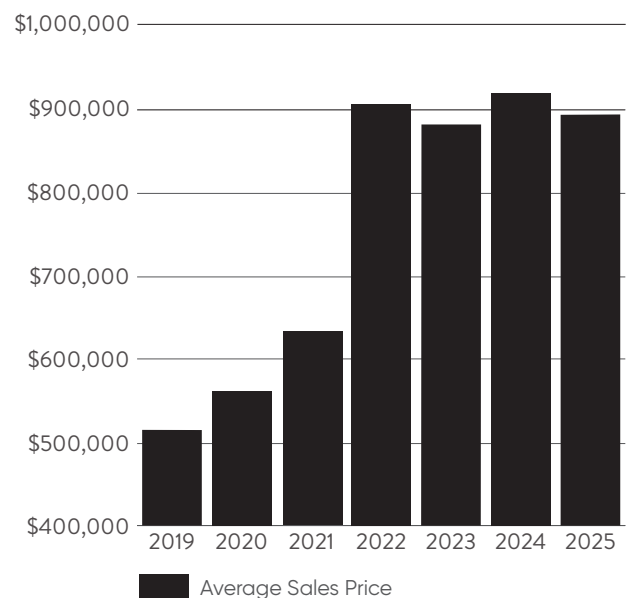
MONTHS OF
SUPPLY

26.24
↑133.36%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	27	11	29.45	\$739,091
Laguna Shores	19	4	57.00	\$1,439,875
Mcphie Park	11	3	44.00	\$4,148,358

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	3	1	36.00	\$450,000
Ocean Harbor Condo	15	3	60.00	\$931,728
Sandarac Condo	18	10	21.60	\$669,900
Waterside At Bay Beach	34	15	27.20	\$921,667

SANIBEL-CAPTIVA

MARKET REPORT - JUNE 2025



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2019	2020	2021	2022	2023	2024	2025
Listed	689	750	680	537	627	646	887
Sold	374	392	858	536	349	325	252
Avg. Sale \$	\$915,571	\$955,059	\$1,097,533	\$1,530,007	\$1,257,040	\$1,336,823	\$1,308,868



NEW
LISTINGS

887
↑35.42%



CLOSED
SALES

252
↓24.78%



AVERAGE
SALES PRICE

\$1,308,868
↓3.64%



CURRENT
INVENTORY

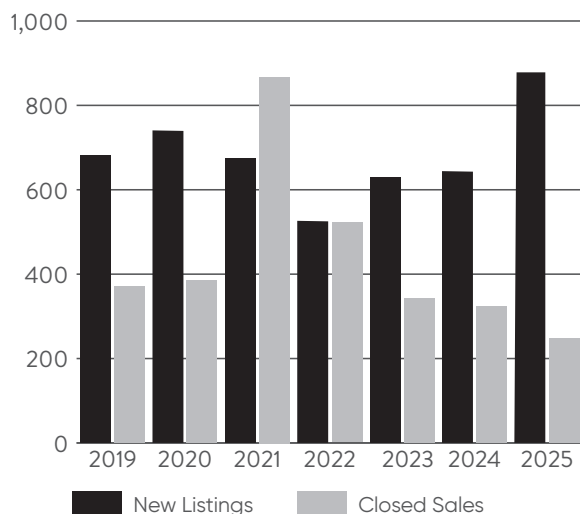
520
↑72.19%



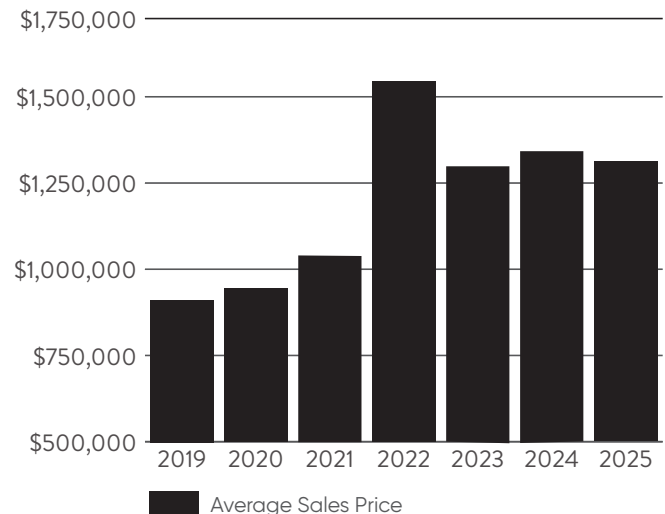
MONTHS OF
SUPPLY

24.76
↑128.90%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	10	8	15.00	\$1,340,563
Captiva Island	71	22	38.73	\$2,477,664
Dunes At Sanibel Island	18	12	18.00	\$971,271
Other Sanibel Island Single-Family	204	116	21.10	\$1,521,485

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	47	7	80.57	\$803,571
Sundial Of Sanibel Condos	18	12	18.00	\$803,750
Other Sanibel Island Condos	152	75	24.32	\$815,788



	2019	2020	2021	2022	2023	2024	2025
Listed	8,847	7,777	8,412	9,079	8,281	10,247	10,248
Sold	5,763	5,958	8,287	7,778	5,419	5,800	5,438
Avg. Sale \$	\$276,089	\$288,262	\$360,799	\$477,909	\$483,190	\$476,970	\$451,886



NEW LISTINGS

10,248
↑0.39%



CLOSED SALES

5,438
↓5.13%



AVERAGE SALES PRICE

\$451,886
↓5.52%



CURRENT INVENTORY

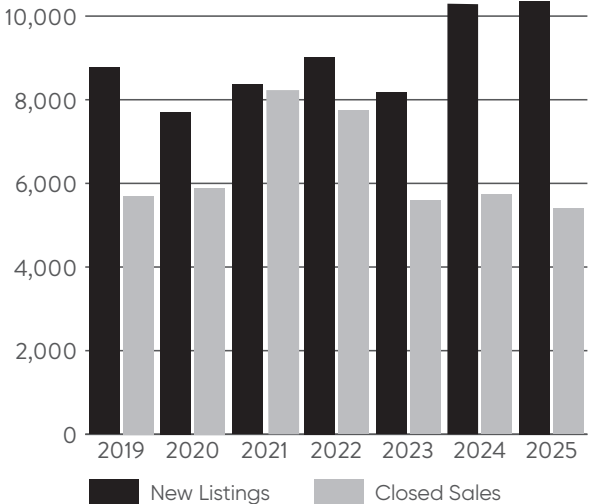
3,518
↑11.86%



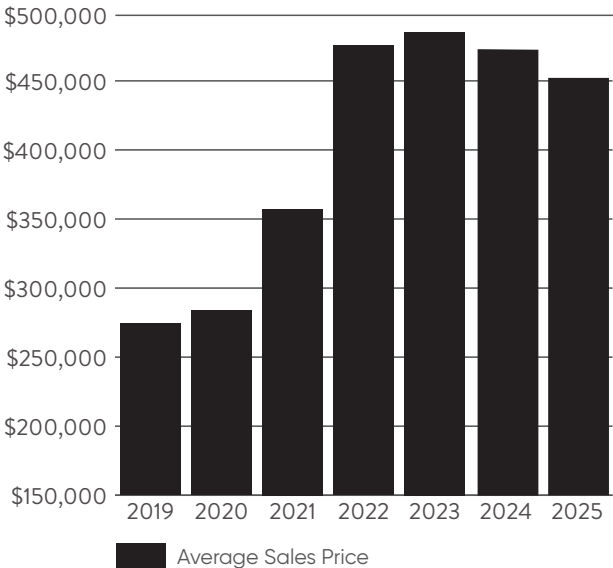
MONTHS OF SUPPLY

7.76
↑17.91%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	11	16	8.25	\$1,898,906
Cape Royal	14	18	9.33	\$747,889
Yacht Club	18	25	8.61	\$588,840

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	25	27	11.11	\$640,412
Tarpon Point Marina	20	14	17.14	\$922,714

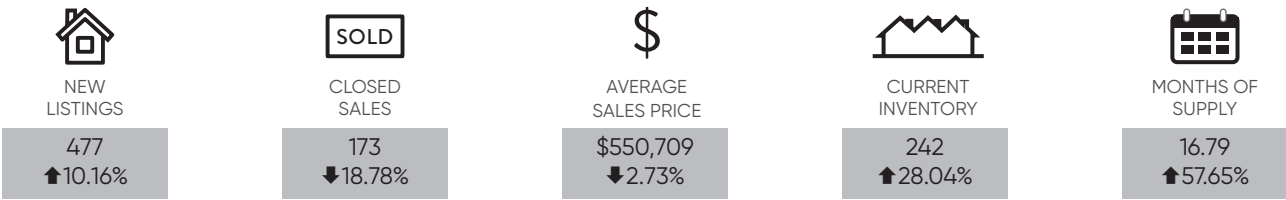
PINE ISLAND-MATLACHA

MARKET REPORT - JUNE 2025

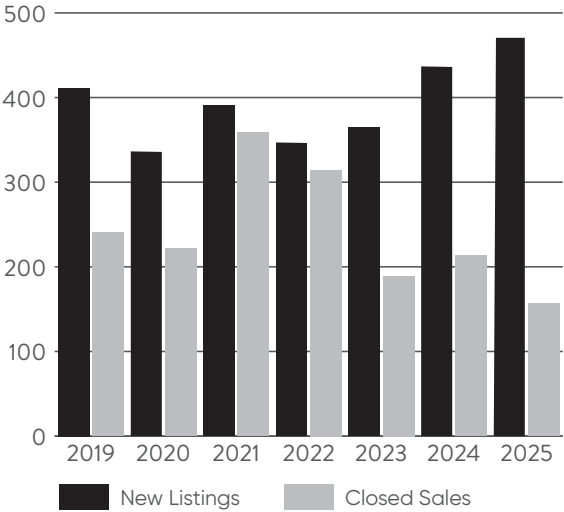


CHRISTIE'S
INTERNATIONAL REAL ESTATE

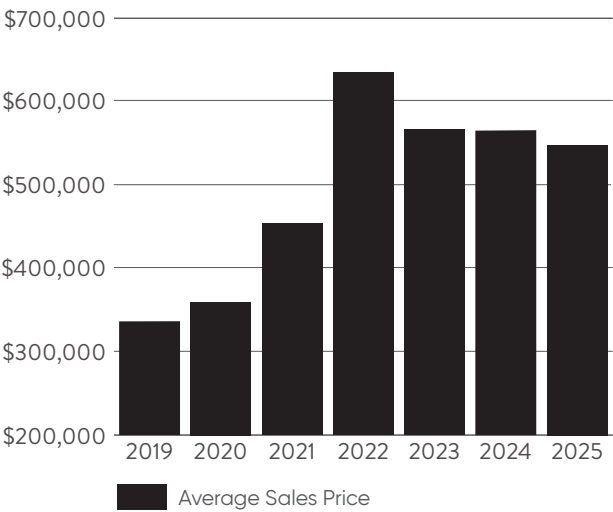
	2019	2020	2021	2022	2023	2024	2025
Listed	407	342	399	347	358	443	477
Sold	249	210	367	318	196	208	173
Avg. Sale \$	\$344,855	\$359,454	\$455,979	\$641,699	\$571,932	\$571,222	\$550,709



12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2025

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	74	63	14.10	\$512,778
Matlacha	40	23	20.87	\$500,126
St James City	108	71	18.25	\$624,096

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	14	16	10.50	\$447,125
St James City	5	0	—	—

#1 REAL ESTATE COMPANY IN SOUTHWEST FLORIDA

**\$4.5 Billion in Sales Volume in 2024.
Over \$1.6 Billion ahead
of our nearest competitor.**



CHRISTIE'S
INTERNATIONAL REAL ESTATE

THE UNRIVALED LEADER IN REAL ESTATE
Family Owned & Operated Since 1958

Contact us to market your home today.
JohnRWood.com | (239) 262-1900

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