

MONTHLY MARKET REPORT - AUGUST 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

A LOCAL LEGACY
OF ACHIEVEMENT

\$5.8B+

IN WRITTEN
SALES VOLUME

21

LOCATIONS FROM
MARCO ISLAND TO
PINE ISLAND

650+

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

AUGUST 2022

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 - AUGUST 2022



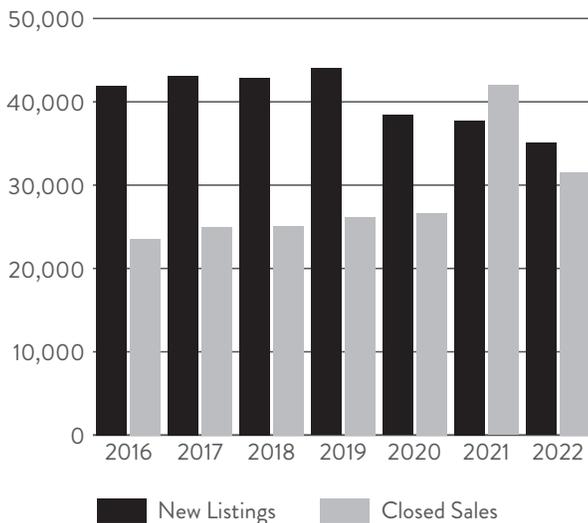
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

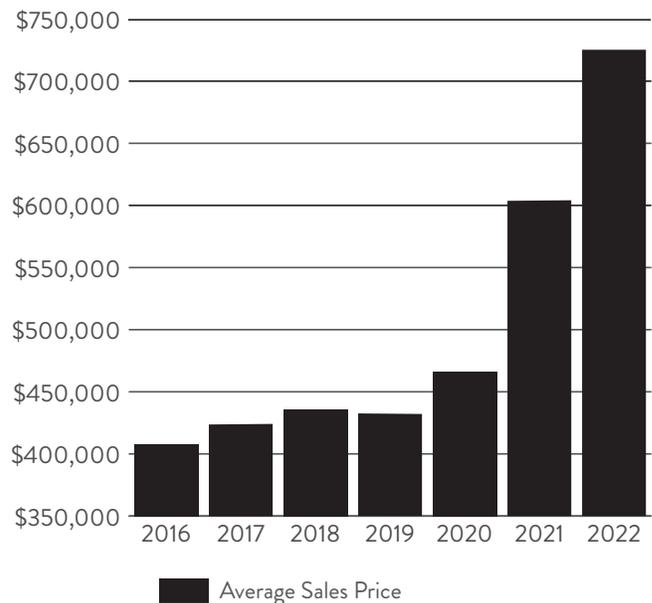
	2016	2017	2018	2019	2020	2021	2022
Listed	42,025	42,429	42,512	43,073	39,341	38,564	36,467
Sold	24,369	25,147	25,575	26,206	27,632	41,906	31,541
Avg. Sale \$	\$412,170	\$429,137	\$446,797	\$446,598	\$471,989	\$608,210	\$745,219



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 31,541 properties sold, sales were down 24.73% from the preceding 12-month period when 41,906 properties were sold. New listings were down 5.44%, from 38,564 to 36,467. The average sales price was up 22.53%, from \$608,210 to \$745,219. As of August 31, 2022, inventory stood at 5,420 units while months of supply was 2.06 months.

	2016	2017	2018	2019	2020	2021	2022
Listed	15,296	15,434	14,878	15,498	15,066	15,281	13,678
Sold	9,049	9,414	9,311	9,808	10,543	17,024	11,943
Avg. Sale \$	\$560,069	\$577,429	\$621,315	\$612,327	\$639,621	\$805,003	\$989,203



NEW LISTINGS

13,678
↓10.49%



CLOSED SALES

11,943
↓29.85%



AVERAGE SALES PRICE

\$989,203
↑22.88%



CURRENT INVENTORY

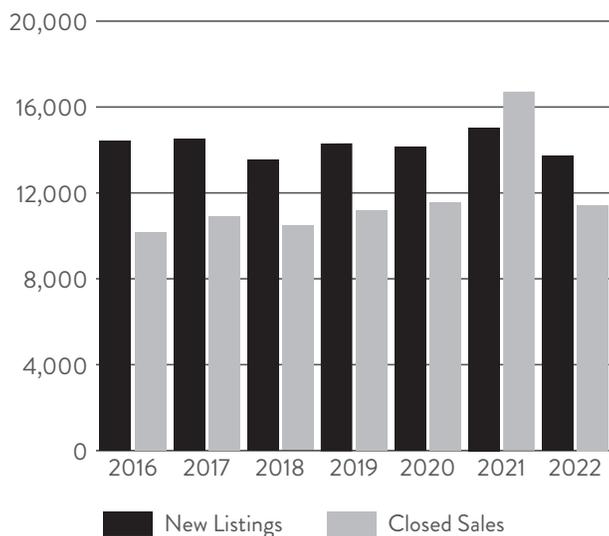
2,091
↑107.44%



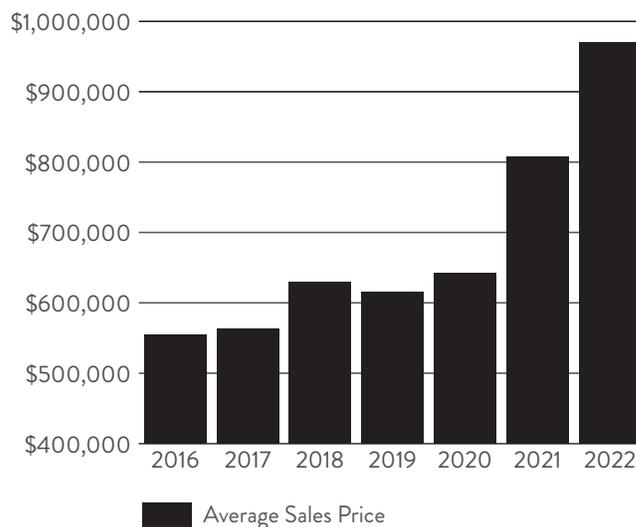
MONTHS OF SUPPLY

2.10
↑195.69%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 11,943 properties sold, sales were down 29.85% from the preceding 12-month period when 17,024 properties were sold. New listings were down 10.49%, from 15,281 to 13,678. The average sales price was up 22.88%, from \$805,003 to \$989,203. As of August 31, 2022, inventory stood at 2,091 units while months of supply was 2.10 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	13	18	8.67	\$8,631,944
Audubon	3	26	1.38	\$2,229,635
Colliers Reserve	1	13	0.92	\$2,164,308
Crayton Road Area Non-Waterfront	42	105	4.80	\$4,080,908
Crayton Road Area Waterfront	16	18	10.67	\$8,413,611
Crossings	2	14	1.71	\$1,177,982
Grey Oaks	9	40	2.70	\$4,628,825
Kensington	1	23	0.52	\$1,212,898
Lely Resort	23	112	2.46	\$1,282,149
Mediterra	14	47	3.57	\$3,212,938
Monterey	3	15	2.40	\$1,271,673
Olde Cypress	5	36	1.67	\$1,479,014
Olde Naples	15	59	3.05	\$7,339,015
Pelican Bay	4	40	1.20	\$4,119,688
Pelican Bay - Bay Colony	0	5	—	\$6,316,400
Pelican Marsh	6	37	1.95	\$2,074,527
Pine Ridge	19	25	9.12	\$4,919,733
Port Royal	10	28	4.29	\$20,163,574
Quail Creek	9	32	3.38	\$2,123,375
Quail West	6	50	1.44	\$3,774,820
Royal Harbor	6	25	2.88	\$5,081,845
Tiburon	1	12	1.00	\$2,676,167
Vanderbilt Beach	13	30	5.20	\$4,095,970
Vineyards	10	63	1.90	\$1,131,854

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

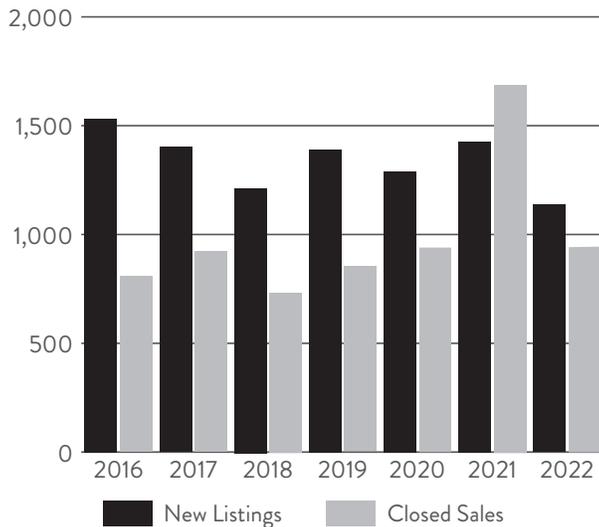
Monthly Snapshot as of August 31, 2022

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	23	121	2.28	\$677,602
Crayton Road Area Waterfront	31	277	1.34	\$2,321,619
The Dunes	5	37	1.62	\$1,842,832
Grey Oaks	1	14	0.86	\$1,686,786
Kensington	0	18	—	\$726,278
Lely Resort	25	215	1.40	\$500,598
Mediterra	4	27	1.78	\$1,210,852
Olde Naples	22	149	1.77	\$1,554,611
Pelican Bay	29	308	1.13	\$1,623,648
Pelican Bay - Bay Colony	1	18	0.67	\$4,868,333
Pelican Marsh	5	68	0.88	\$714,410
Pine Ridge	0	21	—	\$368,621
Tiburon	3	37	0.97	\$1,165,554
Vanderbilt Beach	18	123	1.76	\$1,350,976
Vineyards	17	115	1.77	\$592,083

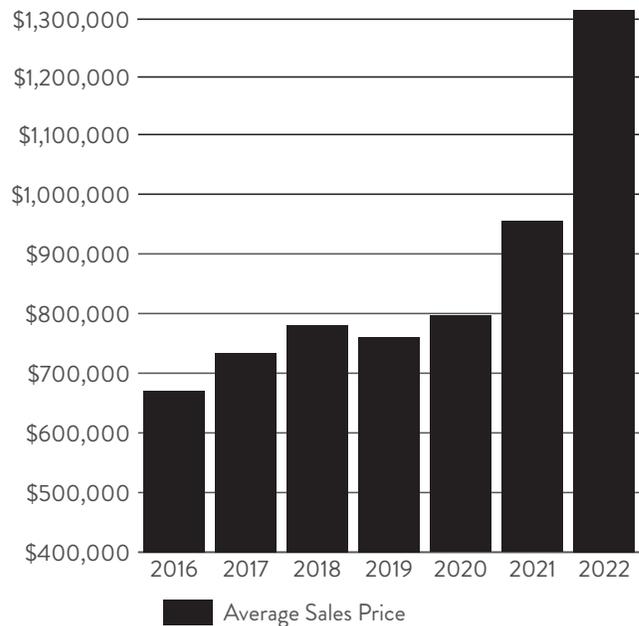
	2016	2017	2018	2019	2020	2021	2022
Listed	1,507	1,472	1,296	1,410	1,354	1,465	1,170
Sold	778	814	767	803	871	1,688	970
Avg. Sale \$	\$692,741	\$719,935	\$783,897	\$769,757	\$793,376	\$985,347	\$1,317,467

 NEW LISTINGS 1,170 ↓20.14%	 CLOSED SALES 970 ↓42.54%	 AVERAGE SALES PRICE \$1,317,467 ↑33.71%	 CURRENT INVENTORY 241 ↑42.06%	 MONTHS OF SUPPLY 2.98 ↑148.16%
--	--	---	---	--

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 970 properties sold, sales were down 42.54% from the preceding 12-month period when 1,688 properties were sold. New listings were down 20.14%, from 1,465 to 1,170. The average sales price was up 33.71%, from \$985,347 to \$1,317,467. As of August 31, 2022, inventory stood at 241 units while months of supply was 2.98 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2022

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	34	108	3.78	\$2,792,195
Golf Course	4	10	4.80	\$1,203,790
Gulf Front	0	4	—	\$11,468,750
Indirect Waterfront	45	170	3.18	\$1,854,468
Inland	32	114	3.37	\$1,031,915
Preserve	4	6	8.00	\$2,672,500

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	36	128	3.38	\$654,354
Golf Course	0	6	—	\$1,351,667
Gulf Front	52	205	3.04	\$1,227,322
Gulf View	5	26	2.31	\$1,219,770
Indirect Waterfront	5	38	1.58	\$712,184
Inland	21	149	1.69	\$422,137
Preserve	3	10	3.60	\$600,090

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	11	142	0.93	\$1,524,214
Isles Of Capri	8	26	3.69	\$1,480,500
Naples Reserve	13	69	2.26	\$1,199,067
Winding Cypress	1	27	0.44	\$819,370

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	25	117	2.56	\$618,251
Hammock Bay Golf and Country Club	10	42	2.86	\$779,674
Isles Of Capri	2	14	1.71	\$539,779

BONITA SPRINGS - ESTERO

MARKET REPORT - AUGUST 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2016	2017	2018	2019	2020	2021	2022
Listed	4,647	4,776	4,617	4,620	4,471	4,275	3,947
Sold	2,861	3,061	2,993	3,081	3,162	4,976	3,472
Avg. Sale \$	\$406,773	\$411,986	\$398,841	\$412,190	\$419,370	\$518,696	\$664,984



NEW LISTINGS

3,947
↓7.67%



CLOSED SALES

3,472
↓30.23%



AVERAGE SALES PRICE

\$664,984
↑28.20%



CURRENT INVENTORY

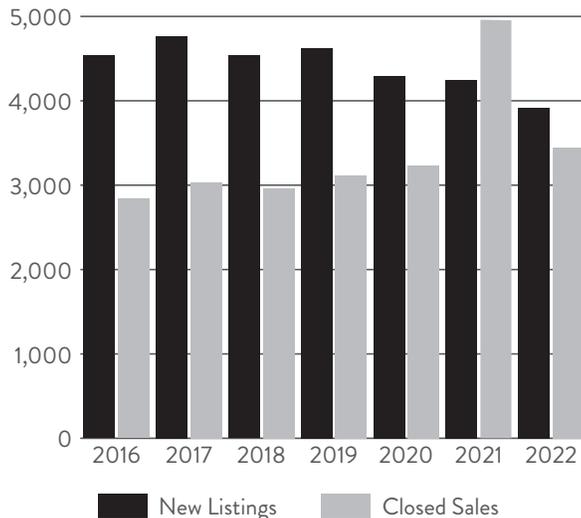
445
↑145.86%



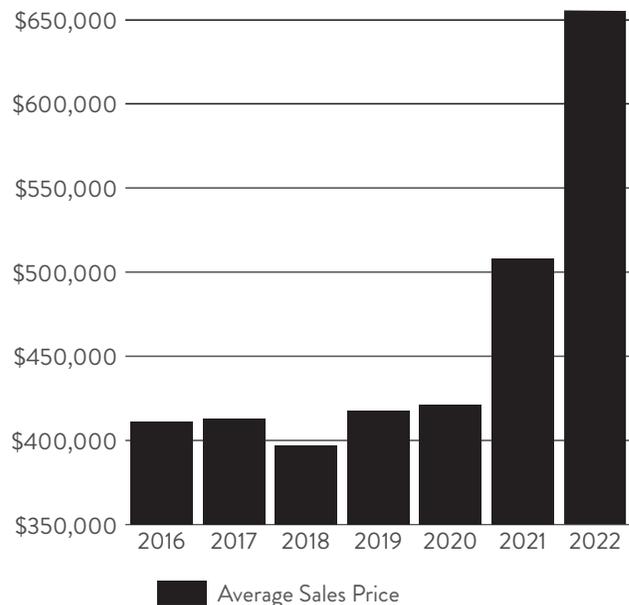
MONTHS OF SUPPLY

1.56
↑252.36%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 3,472 properties sold, sales were down 30.23% from the preceding 12-month period when 4,976 properties were sold. New listings were down 7.67%, from 4,276 to 3,947. The average sales price was up 28.20%, from \$518,696 to \$664,984. As of August 31, 2022, inventory stood at 445 units while months of supply was 1.54 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	4	20	2.40	\$6,553,890
Bonita Bay	8	47	2.04	\$2,105,601
The Brooks	3	75	0.48	\$1,300,085
Palmira Golf and Country Club	1	33	0.36	\$878,247
Pelican Landing	5	47	1.28	\$1,413,128
Pelican Landing - The Colony	0	7	—	\$2,310,714
Pelican Sound	0	10	—	\$934,350
West Bay Club	2	9	2.67	\$1,599,554

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	1	10	1.20	\$2,672,500
Bonita Bay	6	158	0.61	\$1,169,808
The Brooks	10	111	1.08	\$464,586
Palmira Golf and Country Club	5	13	4.62	\$590,100
Pelican Landing	2	59	0.41	\$532,490
Pelican Landing - The Colony	14	49	3.43	\$1,247,671
Pelican Sound	1	32	0.38	\$545,488
West Bay Club	6	17	4.24	\$963,176

FORT MYERS

MARKET REPORT - AUGUST 2022

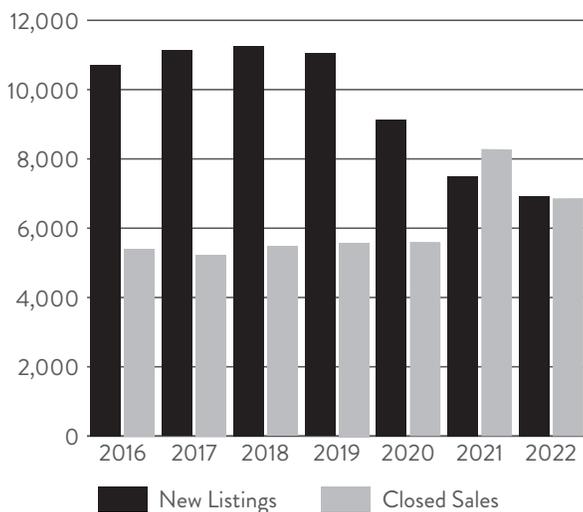


CHRISTIE'S
INTERNATIONAL REAL ESTATE

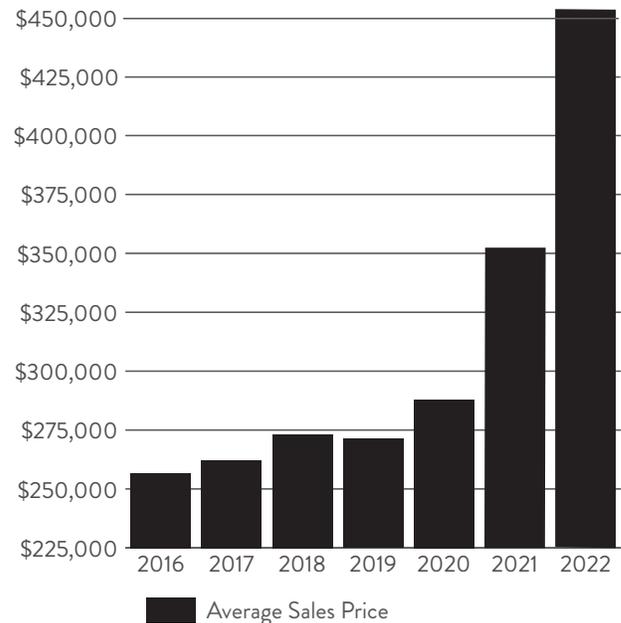
	2016	2017	2018	2019	2020	2021	2022
Listed	10,788	10,999	11,268	11,068	8,637	7,435	6,919
Sold	5,390	5,366	5,570	5,695	5,794	8,148	6,327
Avg. Sale \$	\$258,682	\$265,052	\$274,669	\$272,133	\$295,121	\$357,935	\$463,844



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 6,327 properties sold, sales were down 22.35% from the preceding 12-month period when 8,148 properties were sold. New listings were down 6.94%, from 7,435 to 6,919. The average sales price was up 29.59%, from \$357,935 to \$463,844. As of August 31, 2022, inventory stood at 779 units while months of supply was 1.48 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	6	25	2.88	\$927,112
Colonial Country Club	3	39	0.92	\$539,128
Crown Colony	1	21	0.57	\$800,452
Fiddlesticks Country Club	5	24	2.50	\$850,396
The Forest	3	15	2.40	\$707,393
Gulf Harbour Yacht And Country Club	7	38	2.21	\$1,544,300
Miromar Lakes Beach And Golf Club	8	55	1.75	\$2,569,516
Parker Lakes	1	24	0.50	\$455,647
Paseo	2	16	1.50	\$932,244
The Plantation	11	104	1.27	\$729,305
Shadow Wood Preserve	0	6	—	\$1,301,667
Town And River	4	25	1.92	\$957,216

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	4	89	0.54	\$305,825
Crown Colony	0	14	—	\$433,571
Downtown Fort Myers	45	209	2.58	\$419,714
Fiddlesticks Country Club	2	10	2.40	\$261,140
Gulf Harbour Yacht And Country Club	13	94	1.66	\$726,714
Miromar Lakes Beach And Golf Club	6	51	1.41	\$893,135
Parker Lakes	3	42	0.86	\$309,961
Paseo	12	53	2.72	\$348,154
The Plantation	1	24	0.50	\$497,850
Shadow Wood Preserve	0	3	—	\$392,333
Town And River	3	1	36.00	\$400,000

FORT MYERS BEACH

MARKET REPORT - AUGUST 2022

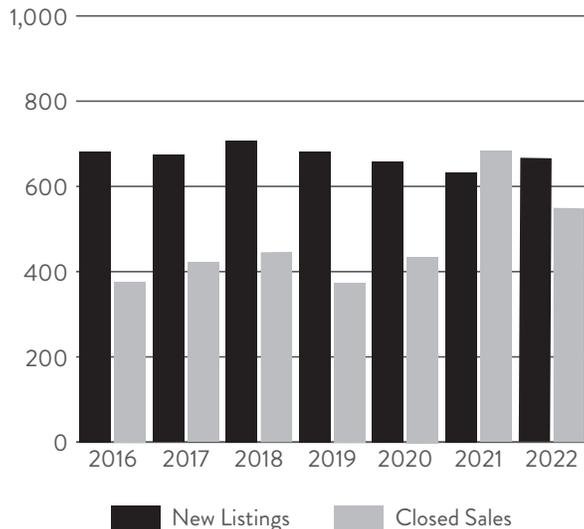


CHRISTIE'S
INTERNATIONAL REAL ESTATE

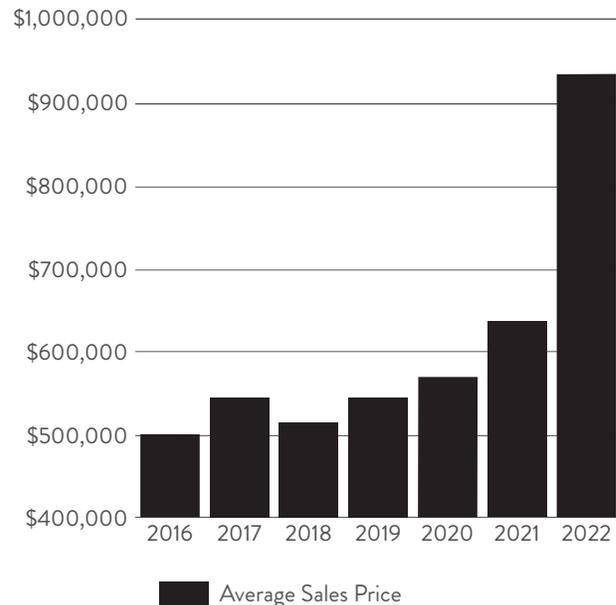
	2016	2017	2018	2019	2020	2021	2022
Listed	671	663	712	697	656	628	664
Sold	375	418	417	396	421	676	520
Avg. Sale \$	\$504,370	\$548,231	\$505,003	\$542,827	\$570,491	\$646,890	\$944,479



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 520 properties sold, sales were down 23.08% from the preceding 12-month period when 676 properties were sold. New listings were up 5.73%, from 628 to 664. The average sales price was up 46%, from \$646,980 to \$944,779. As of August 31, 2022, inventory stood at 128 units while months of supply was 2.95 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2022

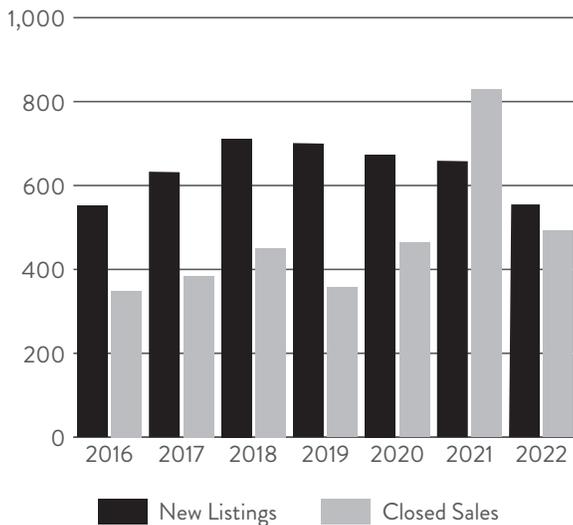
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	2	11	2.18	\$1,139,318
Laguna Shores	5	14	4.29	\$1,878,857
Mcphie Park	2	12	2.00	\$1,624,667

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	10	4.80	\$664,380
Ocean Harbor Condo	0	9	—	\$768,433
Sandarac Condo	3	3	12.00	\$742,000
Waterside At Bay Beach	6	21	3.43	\$910,600

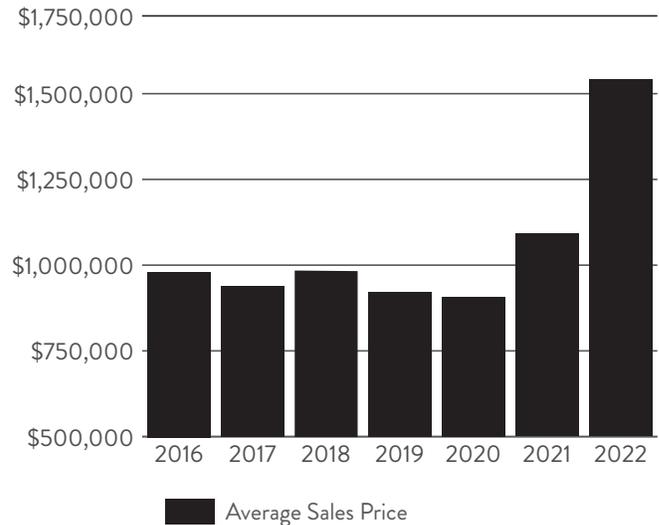
	2016	2017	2018	2019	2020	2021	2022
Listed	583	609	689	687	782	674	504
Sold	372	399	442	369	430	836	500
Avg. Sale \$	\$986,642	\$947,279	\$986,151	\$956,471	\$948,113	\$1,125,598	\$1,584,892



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 500 properties sold, sales were down 40.19% from the preceding 12-month period when 836 properties were sold. New listings were down 25.22%, from 674 to 504. The average sales price was up 40.80%, from \$1,125,598 to \$1,584,891. As of August 31, 2022, inventory stood at 85 units while months of supply was 2.04 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2022

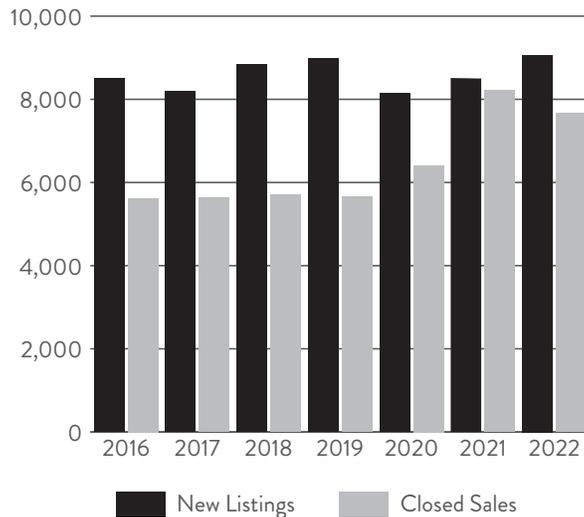
Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	3	14	2.57	\$1,721,357
Captiva Island	19	77	2.96	\$2,819,532
Dunes At Sanibel Island	5	26	2.31	\$1,258,947
Other Sanibel Island Single-Family	25	177	1.69	\$1,688,044

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	7	40	2.10	\$1,069,038
Sundial Of Sanibel Condos	5	14	4.29	\$1,001,425
Other Sanibel Island Condos	21	156	1.62	\$1,066,532

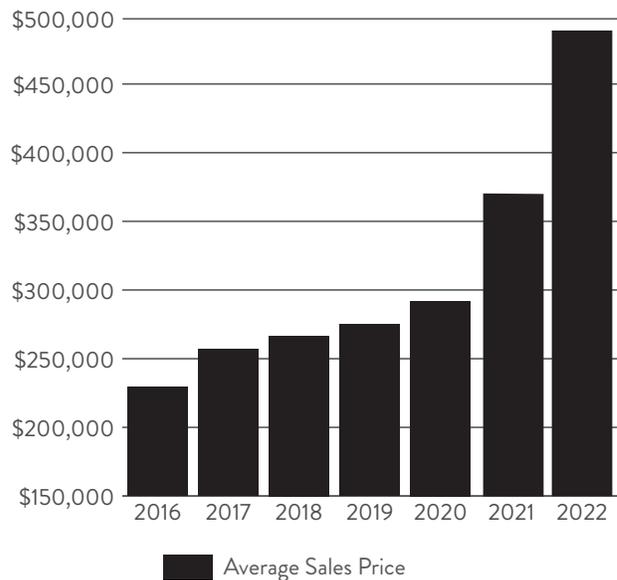
	2016	2017	2018	2019	2020	2021	2022
Listed	8,273	8,101	8,649	8,696	8,010	8,417	9,252
Sold	5,544	5,675	5,895	5,818	6,180	8,188	7,512
Avg. Sale \$	\$238,619	\$260,632	\$273,065	\$277,136	\$297,065	\$375,024	\$490,704



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 7,512 properties sold, sales were down 8.26% from the preceding 12-month period when 8,188 properties were sold. New listings were up 9.92%, from 8,417 to 9,252. The average sales price was up 30.85%, from \$375,024 to \$490,704. As of August 31, 2022, inventory stood at 1,599 units while months of supply was 2.55 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities
Monthly Snapshot as of August 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	6	17	4.24	\$2,023,824
Cape Royal	12	25	5.76	\$829,124
Yacht Club	6	27	2.67	\$952,381

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	10	38	3.16	\$621,081
Tarpon Point Marina	3	27	1.33	\$912,111

PINE ISLAND-MATLACHA

MARKET REPORT - AUGUST 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2016	2017	2018	2019	2020	2021	2022
Listed	260	375	403	397	365	389	333
Sold	163	222	228	236	231	370	297
Avg. Sale \$	\$311,475	\$326,233	\$333,188	\$337,676	\$379,883	\$469,039	\$672,153



NEW LISTINGS

333
↓14.40%



CLOSED SALES

297
↓19.73%



AVERAGE SALES PRICE

\$672,153
↑43.30%



CURRENT INVENTORY

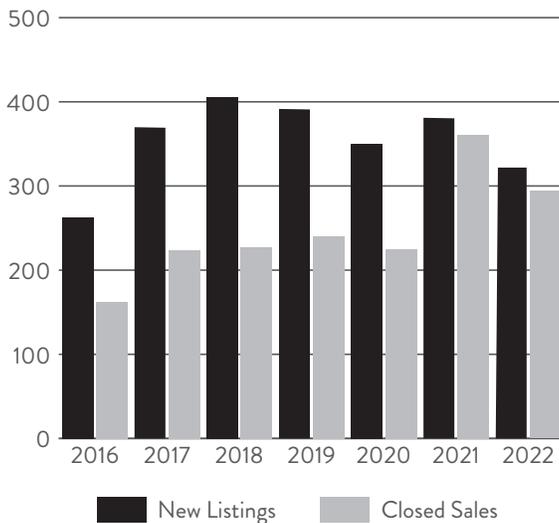
52



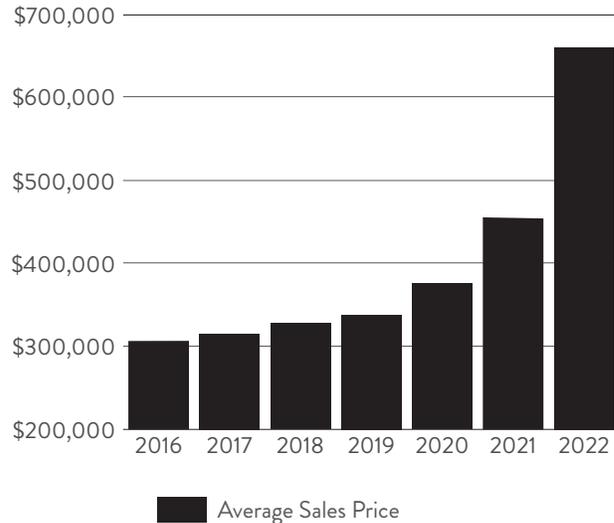
MONTHS OF SUPPLY

2.10

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 297 properties sold, sales were down 19.73% from the preceding 12-month period when 370 properties were sold. New listings were down 14.40%, from 389 to 333. The average sales price was up 43.30%, from \$469,039 to \$672,153. As of August 31, 2022, inventory stood at 52 units while months of supply was 2.10 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	21	75	3.36	\$604,999
Matlacha	6	22	3.27	\$951,564
St James City	25	85	3.53	\$804,195

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	0	11	—	\$351,764
Matlacha	0	1	—	\$995,000
St James City	0	6	—	\$365,767



welcome to *our world*

John R. Wood Properties is now an affiliate of Christie's International Real Estate, the preeminent global brokerage for luxury buyers and sellers. As a customer, you will have seamless access to the world's foremost brand in homes and estates, fine art and luxury goods.

Welcome to John R. Wood Christie's International Real Estate.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

THE UNRIVALED LEADER IN REAL ESTATE