

MONTHLY MARKET REPORT - JUNE 2021



MONTHLY MARKET REPORT

JUNE 2021

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

SOUTHWEST FLORIDA

MARKET REPORT - JUNE 2021



Data Represented on 12-Month Rolling Basis.

	2015	2016	2017	2018	2019	2020	2021
Listed	39,818	41,673	41,992	41,790	43,191	38,130	38,962
Sold	26,655	24,723	24,983	25,146	25,691	26,136	41,257
Avg. Sale \$	\$390,499	\$412,336	\$425,710	\$448,901	\$445,750	\$455,946	\$593,190



NEW LISTINGS

38,962
↑2.18%



CLOSED SALES

41,257
↑57.86%



AVERAGE SALES PRICE

\$593,190
↑30.10%



CURRENT INVENTORY

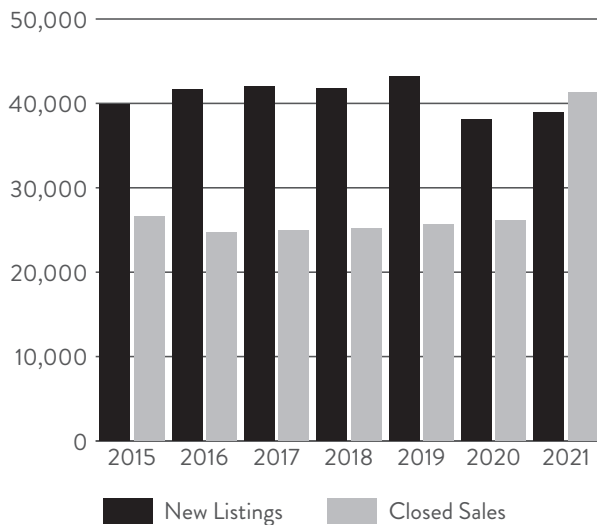
2,390
↓75.96%



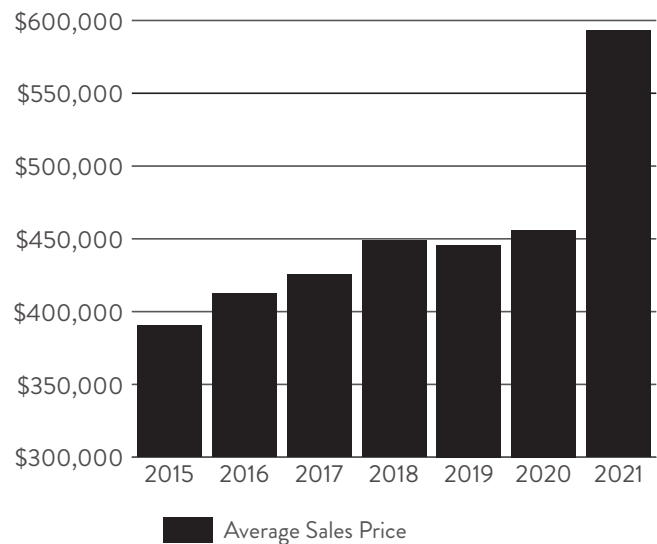
MONTHS OF SUPPLY

0.70
↓84.77%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 41,257 properties sold, sales were up 57.86% over the preceding 12-month period when 26,136 properties were sold. New listings were up 2.18%, from 38,130 to 38,962. The average sales price was up 30.1%, from \$455,946 to \$593,190. As of June 30, 2021, inventory stood at 2,390 units while months of supply was .70 months.

John R. Wood Properties, *Bring Your Highest Expectations.*

The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2021, and the proprietary compilation of that data by John R. Wood Properties, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data.

NAPLES

MARKET REPORT - JUNE 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	14,387	15,377	15,336	14,814	15,622	14,606	15,614
Sold	10,202	9,205	9,332	9,277	9,669	9,865	16,843
Avg. Sale \$	\$530,751	\$562,386	\$570,821	\$626,098	\$610,188	\$613,453	\$787,524



NEW LISTINGS

15,614
↑6.90%



CLOSED SALES

16,843
↑70.73%



AVERAGE SALES PRICE

\$787,524
↑28.38%



CURRENT INVENTORY

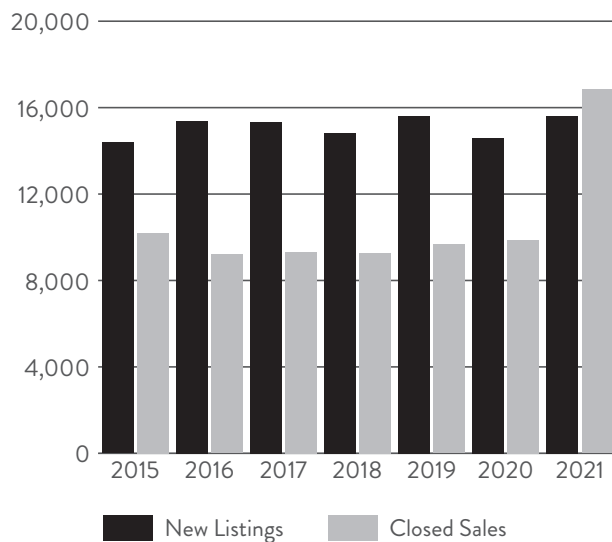
992
↓78.18%



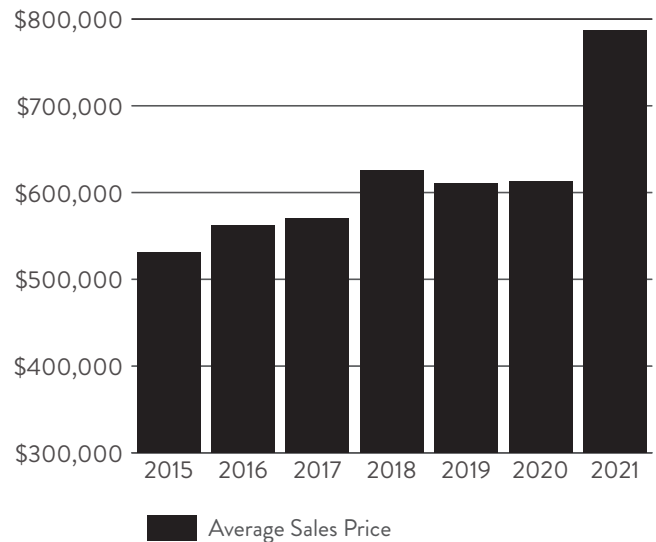
MONTHS OF SUPPLY

0.71
↓87.22%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 16,843 properties sold, sales were up 70.73% over the preceding 12-month period when 9,865 properties were sold. New listings were up 6.9%, from 14,606 to 15,614. The average sales price was up 28.38%, from \$613,453 to \$787,524. As of June 30, 2021, inventory stood at 992 units while months of supply was .71 months.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	7	62	1.35	\$5,786,135
Audubon	5	61	0.98	\$1,243,371
Colliers Reserve	0	21	—	\$1,540,119
Crayton Road Area Non-Waterfront	27	221	1.47	\$2,611,230
Crayton Road Area Waterfront	4	27	1.78	\$5,035,650
Crossings	1	16	0.75	\$912,681
Grey Oaks	1	89	0.13	\$2,860,191
Kensington	0	19	—	\$854,553
Lely Resort	8	239	0.40	\$752,988
Mediterra	9	98	1.10	\$2,201,480
Monterey	1	38	0.32	\$953,113
Olde Cypress	0	64	—	\$958,129
Olde Naples	20	132	1.82	\$4,177,918
Pelican Bay	6	64	1.13	\$2,828,914
Pelican Bay - Bay Colony	2	29	0.83	\$5,684,310
Pelican Marsh	4	95	0.51	\$1,402,181
Pine Ridge	8	67	1.43	\$2,526,614
Port Royal	9	77	1.40	\$11,054,714
Quail Creek	3	34	1.06	\$1,554,971
Quail West	7	101	0.83	\$2,432,173
Royal Harbor	4	66	0.73	\$2,821,889
Tiburon	3	21	1.71	\$2,006,155
Vanderbilt Beach	7	57	1.47	\$2,221,307
Vineyards	3	100	0.36	\$774,648

John R. Wood Properties, *Bring Your Highest Expectations.*

The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2021, and the proprietary compilation of that data by John R. Wood Properties, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2021


Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	12	196	0.73	\$514,171
Crayton Road Area Waterfront	29	496	0.70	\$1,628,313
The Dunes	5	72	0.83	\$1,223,588
Grey Oaks	0	18	—	\$1,071,994
Kensington	0	39	—	\$463,377
Lely Resort	9	291	0.37	\$323,331
Mediterra	2	34	0.71	\$597,588
Olde Naples	28	208	1.62	\$1,134,854
Pelican Bay	28	451	0.75	\$1,152,021
Pelican Bay - Bay Colony	1	47	0.26	\$3,173,447
Pelican Marsh	0	139	—	\$445,335
Pine Ridge	0	28	—	\$245,746
Tiburon	0	59	—	\$782,411
Vanderbilt Beach	12	195	0.74	\$1,073,351
Vineyards	3	176	0.20	\$409,271

MARCO ISLAND

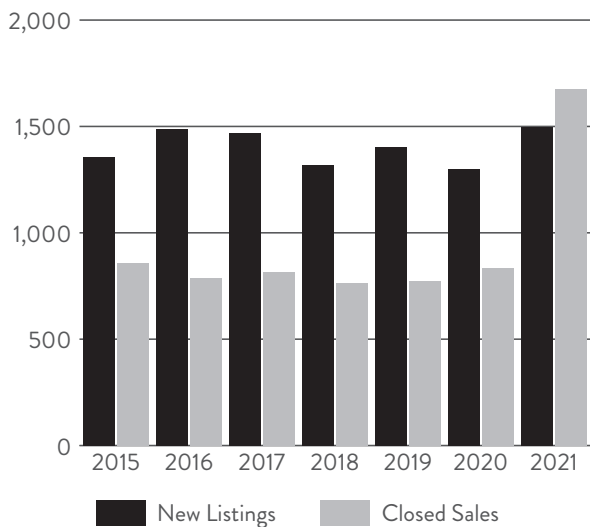
MARKET REPORT - JUNE 2021



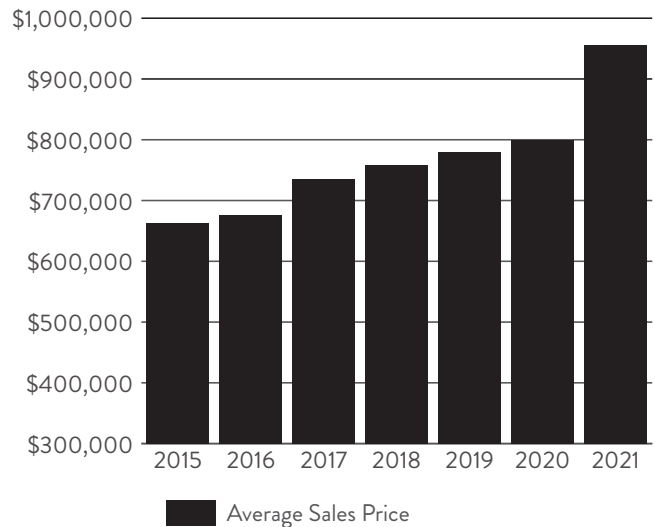
	2015	2016	2017	2018	2019	2020	2021
Listed	1,355	1,489	1,471	1,317	1,403	1,301	1,498
Sold	856	787	814	762	774	836	1,674
Avg. Sale \$	\$662,161	\$675,943	\$735,610	\$757,689	\$780,213	\$799,076	\$955,621

 NEW LISTINGS 1,498 ↑15.14%	 CLOSED SALES 1,674 ↑100.24%	 AVERAGE SALES PRICE \$955,621 ↑19.59%	 CURRENT INVENTORY 149 ↓72.66%	 MONTHS OF SUPPLY 1.07 ↓86.35%
--	---	---	---	---

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1,674 properties sold, sales were up 100.24% over the preceding 12-month period when 836 properties were sold. New listings were up 15.14%, from 1,301 to 1,498. The average sales price was up 19.59%, from \$799,076 to \$955,621. As of June 30, 2021, inventory stood at 149 units while months of supply was 1.07 months.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2021

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	41	242	2.03	\$1,870,775
Golf Course	0	10	-	\$765,000
Gulf Front	2	4	6.00	\$5,025,000
Indirect Waterfront	26	269	1.16	\$1,227,165
Inland	21	193	1.31	\$707,249
Preserve	2	22	1.09	\$2,110,409

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	16	197	0.97	\$445,294
Golf Course	1	5	2.40	\$828,980
Gulf Front	16	397	0.48	\$962,078
Gulf View	4	55	0.87	\$790,933
Indirect Waterfront	1	48	0.25	\$435,199
Inland	18	214	1.01	\$281,727
Preserve	1	18	0.67	\$427,967

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	11	203	0.65	\$824,724
Isles Of Capri	1	43	0.28	\$988,884
Naples Reserve	8	164	0.59	\$719,875
Winding Cypress	5	53	1.13	\$619,985

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	13	203	0.77	\$376,872
Hammock Bay Golf and Country Club	4	72	0.67	\$538,714
Isles Of Capri	4	38	1.26	\$497,484

John R. Wood Properties, *Bring Your Highest Expectations.*



The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2021, and the proprietary compilation of that data by John R. Wood Properties, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data.

BONITA SPRINGS - ESTERO

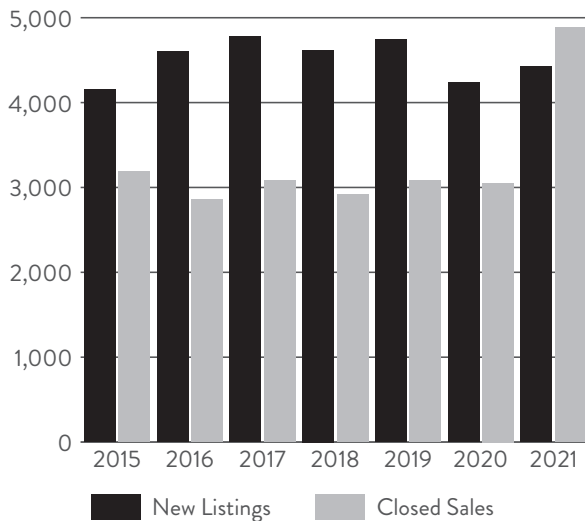
MARKET REPORT - JUNE 2021



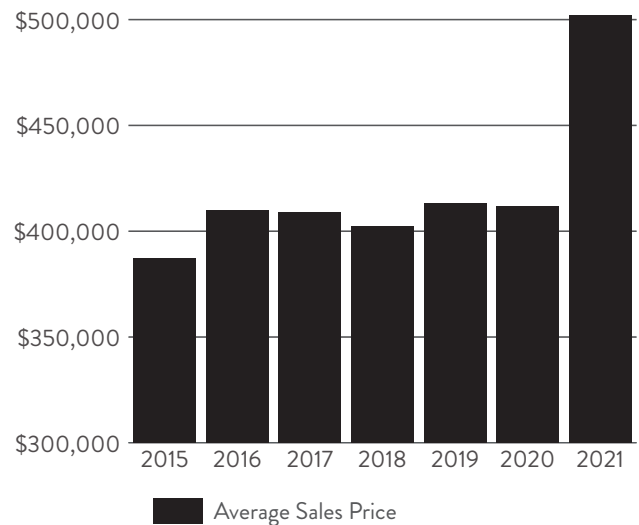
	2015	2016	2017	2018	2019	2020	2021
Listed	4,150	4,600	4,777	4,620	4,744	4,237	4,426
Sold	3,189	2,863	3,079	2,918	3,083	3,052	4,889
Avg. Sale \$	\$387,145	\$409,769	\$408,712	\$402,303	\$413,124	\$411,777	\$501,918

 NEW LISTINGS 4,426 ↑4.46%	 CLOSED SALES 4,889 ↑60.19%	 AVERAGE SALES PRICE \$501,918 ↑21.89%	 CURRENT INVENTORY 196 ↓83.20%	 MONTHS OF SUPPLY 0.48 ↓89.52%
---	--	---	---	---

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,889 properties sold, sales were up 60.19% from the preceding 12-month period when 3,052 properties were sold. New listings were up 4.46%, from 4,237 to 4,426. The average sales price was up 21.89%, from \$411,777 to \$501,918. As of June 30, 2021, inventory stood at 196 units while months of supply was .48 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	2	43	0.56	\$4,108,105
Bonita Bay	9	97	1.11	\$1,646,479
Brooks	0	111	—	\$884,523
Palmira Golf and Country Club	3	63	0.57	\$604,738
Pelican Landing	1	91	0.13	\$865,989
Pelican Landing - The Colony	0	24	—	\$1,610,833
Pelican Sound	0	8	—	\$746,000
West Bay Club	0	50	—	\$1,147,602






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	0	29	—	\$1,433,280
Bonita Bay	16	194	0.99	\$922,068
Brooks	0	162	—	\$286,686
Palmira Golf and Country Club	0	37	—	\$333,816
Pelican Landing	1	115	0.10	\$363,599
Pelican Landing - The Colony	3	123	0.29	\$967,999
Pelican Sound	0	36	—	\$309,011
West Bay Club	0	33	—	\$618,967

FORT MYERS

MARKET REPORT - JUNE 2021



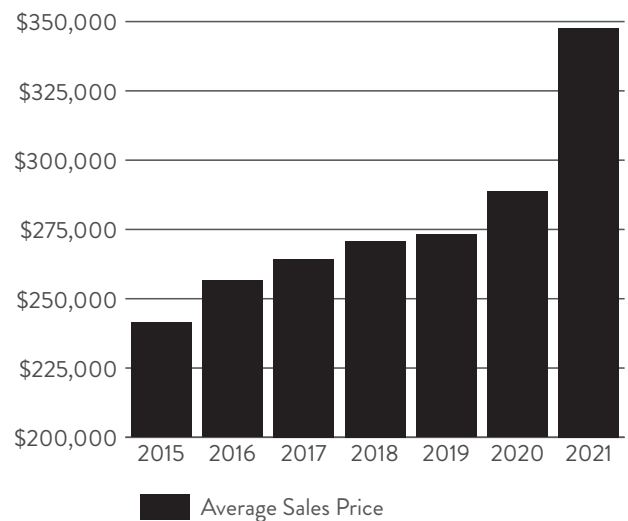
	2015	2016	2017	2018	2019	2020	2021
Listed	10,711	10,760	11,065	11,096	11,186	8,819	7,687
Sold	5,830	5,475	5,333	5,501	5,635	5,644	8,052
Avg. Sale \$	\$241,446	\$256,523	\$264,371	\$270,775	\$273,214	\$288,615	\$347,705

 NEW LISTINGS 7,687 ↓12.84%	 CLOSED SALES 8,052 ↑42.66%	 AVERAGE SALES PRICE \$347,705 ↑20.47%	 CURRENT INVENTORY 392 ↓77.60%	 MONTHS OF SUPPLY 0.58 ↓84.30%
--	--	---	---	---

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,052 properties sold, sales were up 42.66% from the preceding 12-month period when 5,644 properties were sold. New listings were down 12.84%, from 8,819 to 7,687. The average sales price was up 20.47%, from \$288,615 to \$347,705. As of June 30, 2021, inventory stood at 392 units while months of supply was .58 months.

John R. Wood Properties, *Bring Your Highest Expectations.*

The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2021, and the proprietary compilation of that data by John R. Wood Properties, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	0	39	—	\$571,318
Colonial Country Club	0	44	—	\$370,237
Crown Colony	0	34	—	\$527,357
Fiddlesticks Country Club	0	44	—	\$603,611
The Forest	1	34	0.35	\$511,541
Gulf Harbour Yacht And Country Club	4	56	0.86	\$706,844
Miromar Lakes Beach And Golf Club	7	96	0.88	\$1,736,978
Parker Lakes	0	31	—	\$302,732
Paseo	0	37	—	\$476,986
The Plantation	5	177	0.34	\$462,402
Shadow Wood Preserve	0	26	—	\$929,942
Town And River	5	39	1.54	\$884,535



Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	1	131	0.09	\$211,948
Crown Colony	0	20	—	\$278,425
Downtown Fort Myers	31	260	1.43	\$323,246
Fiddlesticks Country Club	0	22	—	\$123,976
Gulf Harbour Yacht And Country Club	6	129	0.56	\$547,658
Miromar Lakes Beach And Golf Club	4	109	0.44	\$635,710
Parker Lakes	0	57	—	\$202,523
Paseo	8	172	0.56	\$243,896
The Plantation	1	39	0.31	\$302,397
Shadow Wood Preserve	0	16	—	\$275,781
Town And River	0	5	—	\$216,380

FORT MYERS BEACH

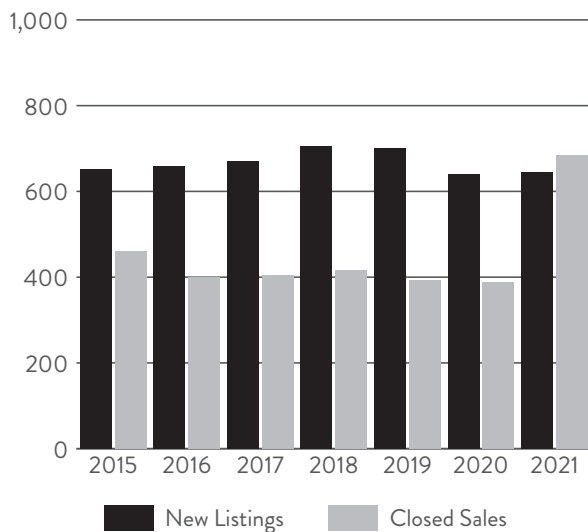
MARKET REPORT - JUNE 2021



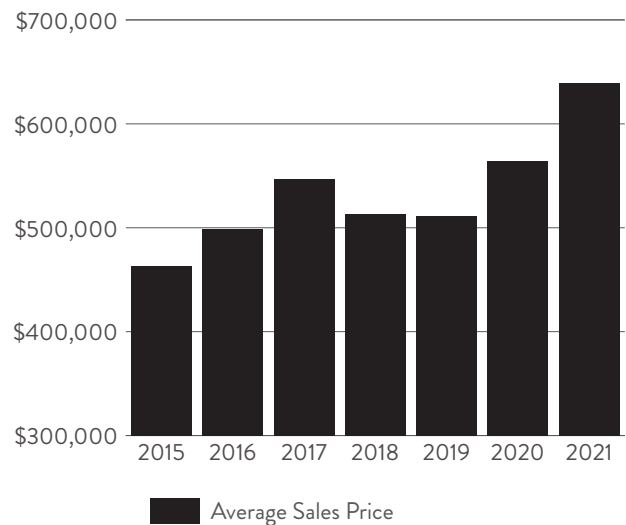
	2015	2016	2017	2018	2019	2020	2021
Listed	653	660	671	705	700	640	645
Sold	460	399	404	417	393	389	684
Avg. Sale \$	\$463,231	\$499,229	\$546,970	\$513,536	\$511,706	\$563,874	\$639,169

 NEW LISTINGS 645 ↑0.78%	 CLOSED SALES 684 ↑75.84%	 AVERAGE SALES PRICE \$639,169 ↑13.35%	 CURRENT INVENTORY 64 ↓73.98%	 MONTHS OF SUPPLY 1.12 ↓85.20%
---	--	---	--	---

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 684 properties sold, sales were up 75.84% from the preceding 12-month period when 389 properties were sold. New listings were up .78%, from 640 to 645. The average sales price was up 13.35%, from \$563,874 to \$639,169. As of June 30, 2021, inventory stood at 64 units while months of supply was 1.12 months.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	0	13	—	\$920,846
Laguna Shores	2	31	0.77	\$819,948
Mcphie Park	2	17	1.41	\$865,882






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	1	12	1.00	\$479,497
Ocean Harbor Condo	0	20	—	\$546,475
Sandarac Condo	0	10	—	\$527,782
Waterside At Bay Beach	9	39	2.77	\$636,250

SANIBEL-CAPTIVA

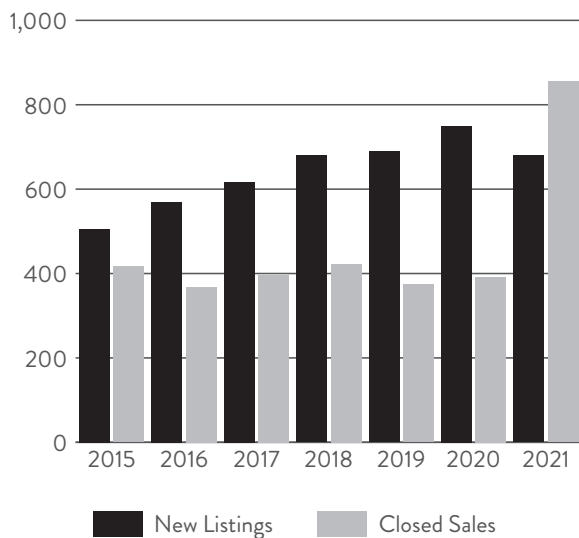
MARKET REPORT - JUNE 2021



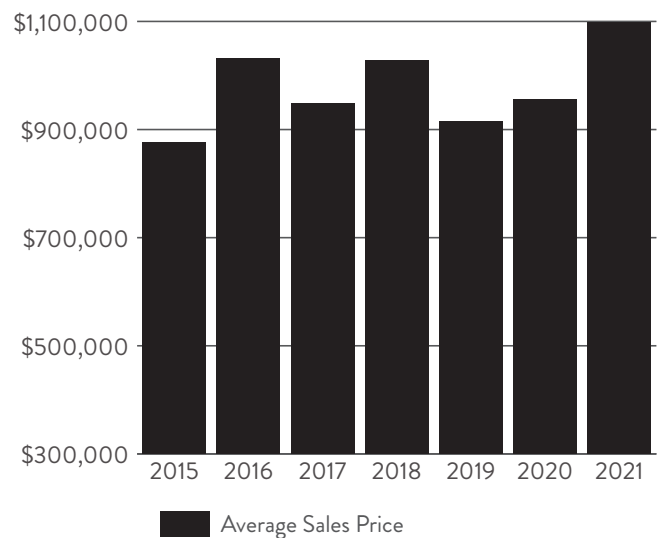
	2015	2016	2017	2018	2019	2020	2021
Listed	505	569	617	680	689	750	680
Sold	417	368	397	423	374	392	855
Avg. Sale \$	\$876,013	\$1,031,708	\$948,097	\$1,028,182	\$915,571	\$955,059	\$1,097,553

 NEW LISTINGS 680 ↓9.33%	 CLOSED SALES 855 ↑118.11%	 AVERAGE SALES PRICE \$1,097,553 ↑14.92%	 CURRENT INVENTORY 89 ↓77.00%	 MONTHS OF SUPPLY 1.25 ↓89.46%
---	---	---	--	---

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 855 properties sold, sales were up 118.11% over the preceding 12-month period when 392 properties were sold. New listings were down 9.33%, from 750 to 680. The average sales price was up 14.92%, from \$955,059 to \$1,097,533. As of June 30, 2021, inventory stood at 89 units while months of supply was 1.25 months.

John R. Wood Properties, *Bring Your Highest Expectations.*

The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2021, and the proprietary compilation of that data by John R. Wood Properties, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of June 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	3	18	2.00	\$1,123,375
Captiva Island	30	109	3.30	\$1,841,154
Dunes At Sanibel Island	2	42	0.57	\$763,686
Other Sanibel Island Single-Family	28	332	1.01	\$1,215,445

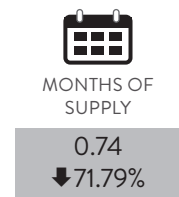
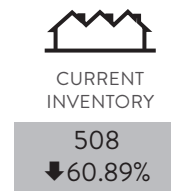
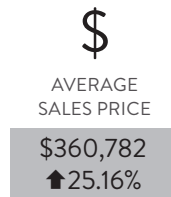
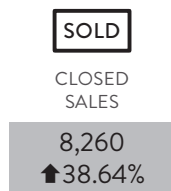
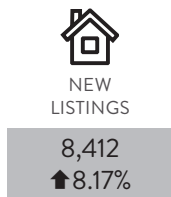
Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	6	53	1.36	\$732,432
Sundial Of Sanibel Condos	1	29	0.41	\$690,938
Other Sanibel Island Condos	19	272	0.84	\$820,010

CAPE CORAL

MARKET REPORT - JUNE 2021



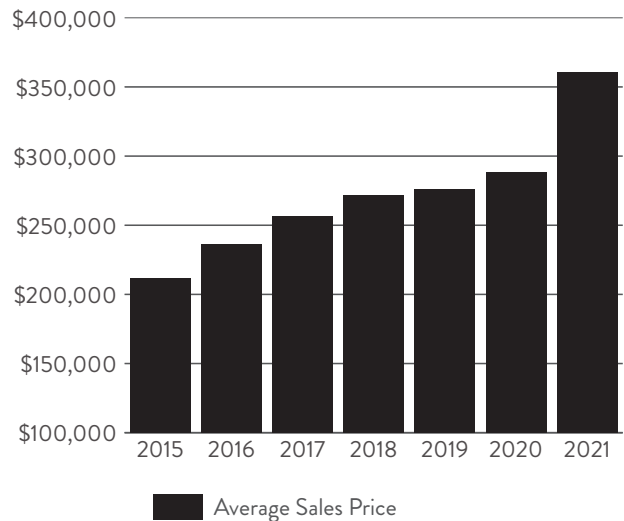
	2015	2016	2017	2018	2019	2020	2021
Listed	8,057	8,218	8,055	8,558	8,847	7,777	8,412
Sold	5,701	5,626	5,624	5,848	5,763	5,958	8,260
Avg. Sale \$	\$211,646	\$236,215	\$256,780	\$271,825	\$276,089	\$288,262	\$360,782



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,260 properties sold, sales were up 38.64% over the preceding 12-month period when 5,958 properties were sold. New listings were up 8.17%, from 7,777 to 8,412. The average sales price was up 25.16%, from \$288,262 to \$360,782. As of June 30, 2021, inventory stood at 508 units while months of supply was .74 months.

John R. Wood Properties, *Bring Your Highest Expectations.*

The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2021, and the proprietary compilation of that data by John R. Wood Properties, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

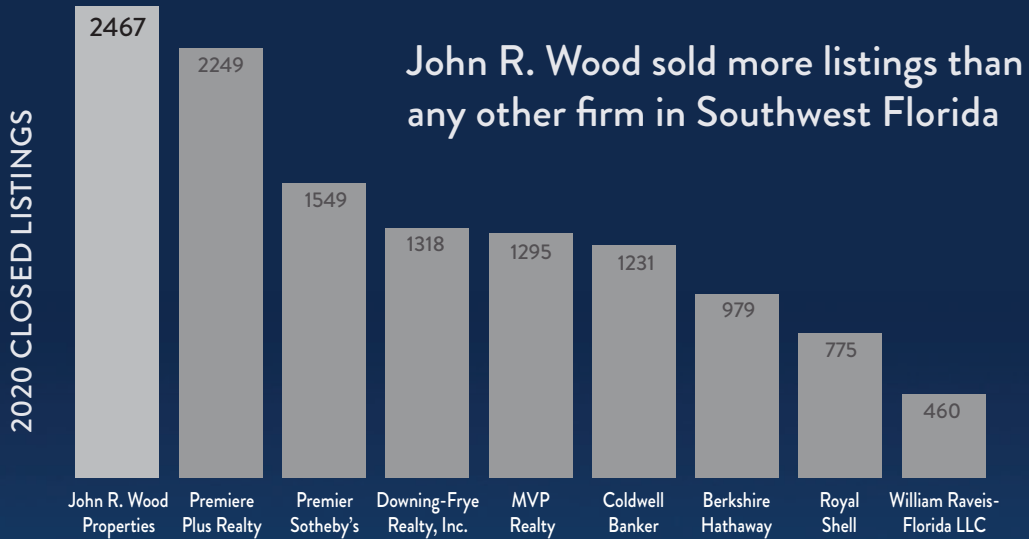
Monthly Snapshot as of June 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	2	27	0.89	\$1,094,181
Cape Royal	0	30	—	\$592,393
Tarpon Point Marina	1	3	4.00	\$1,358,333
Yacht Club	4	31	1.55	\$566,077

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	2	66	0.36	\$449,620
Tarpon Point Marina	1	53	0.23	\$662,757



JOHN R. WOOD PROPERTIES THE #1 CHOICE FOR SELLING YOUR HOME



When it comes to selling your home, choose John R. Wood Properties.
The #1 brokerage in Southwest Florida.

"The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS. Copyright 2021 Southwest Florida MLS. All rights reserved. The accuracy of this information is not warranted or guaranteed." Data is MLS for Collier and Lee County, for 1/1/20 through 12/31/20.