

MONTHLY MARKET REPORT - OCTOBER 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$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

A LOCAL LEGACY
OF ACHIEVEMENT



NAPLES, FL

MONTHLY MARKET REPORT

OCTOBER 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 - OCTOBER 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2016	2017	2018	2019	2020	2021	2022
Listed	42,316	40,756	44,401	43,107	39,143	37,318	34,876
Sold	23,903	24,636	26,204	26,607	29,877	40,710	29,606
Avg. Sale \$	\$410,716	\$432,842	\$447,898	\$444,417	\$491,939	\$621,936	\$766,357



NEW
LISTINGS

34,876
↓6.54%



CLOSED
SALES

29,606
↓27.28%



AVERAGE
SALES PRICE

\$766,357
↑23.22%



CURRENT
INVENTORY

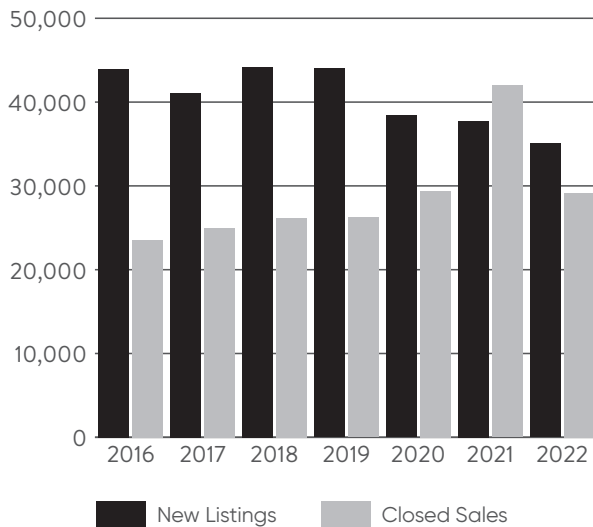
5,215
↑102.45%



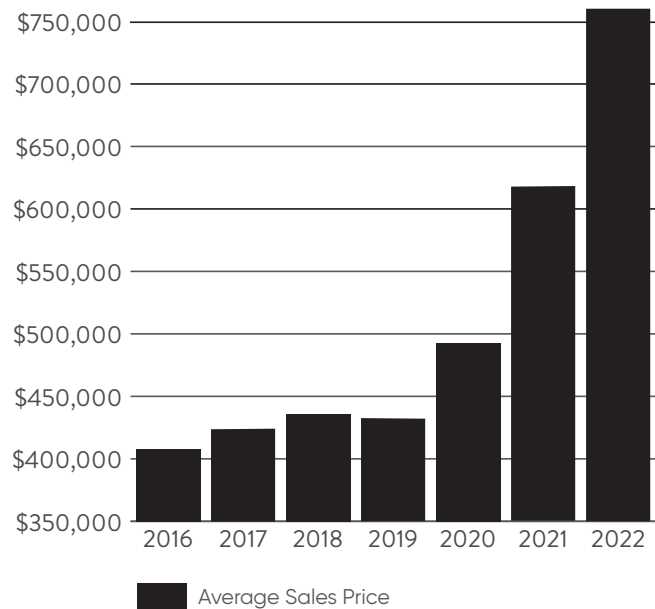
MONTHS OF
SUPPLY

2.11
↑178.37%

12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 29,606 properties sold, sales were down 27.28% from the preceding 12-month period when 40,710 properties were sold. New listings were down 6.54%, from 37,318 to 34,876. The average sales price was up 23.22%, from \$621,936 to \$766,357. As of October 31, 2022, inventory stood at 5,215 units while months of supply was 2.11 months.

NAPLES

MARKET REPORT - OCTOBER 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2016	2017	2018	2019	2020	2021	2022
Listed	15,473	14,572	15,897	15,467	15,167	14,566	13,298
Sold	8,860	9,222	9,604	9,949	11,485	16,461	11,375
Avg. Sale \$	\$553,756	\$584,346	\$623,324	\$604,739	\$669,400	\$818,593	\$1,016,836



NEW
LISTINGS

13,298
↓8.71%



CLOSED
SALES

11,375
↓30.90%



AVERAGE
SALES PRICE

\$1,016,836
↑24.22%



CURRENT
INVENTORY

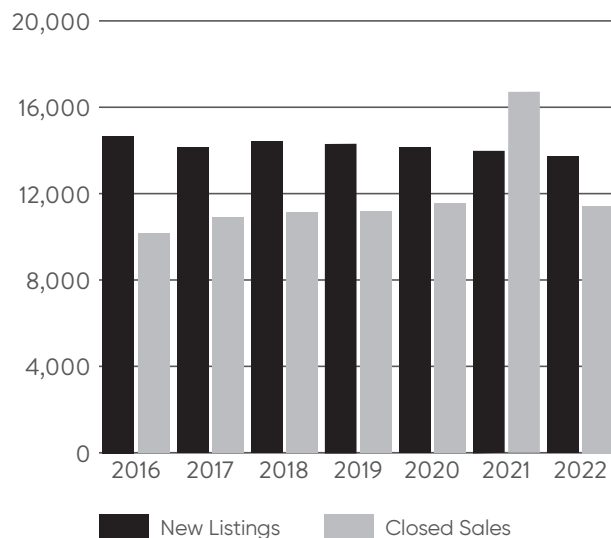
2,230
↑121.89%



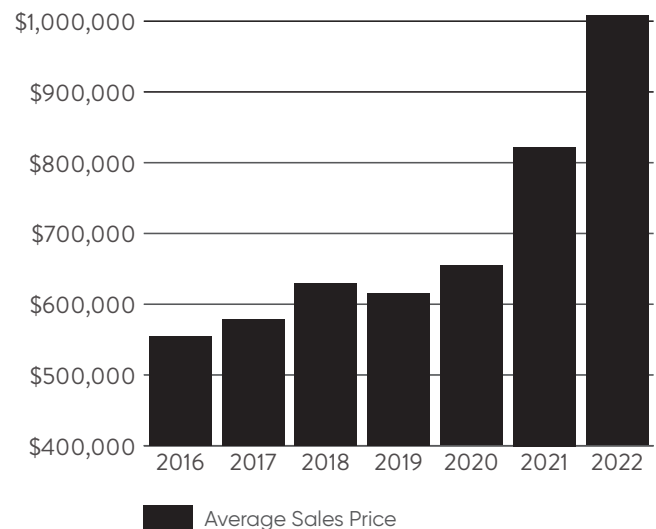
MONTHS OF
SUPPLY

2.35
↑221.10%

12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 11,375 properties sold, sales were down 30.90% from the preceding 12-month period when 16,461 properties were sold. New listings were down 8.71%, from 14,566 to 13,298. The average sales price was up 24.22%, from \$818,593 to \$1,016,836. As of October 31, 2022, inventory stood at 2,230 units while months of supply was 2.35 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	15	16	11.25	\$12,507,500
Audubon	3	23	1.57	\$2,273,109
Colliers Reserve	1	15	0.80	\$2,241,733
Crayton Road Area Non-Waterfront	51	96	6.38	\$4,129,696
Crayton Road Area Waterfront	24	16	18.00	\$8,560,313
Crossings	0	12	—	\$1,372,229
Grey Oaks	9	45	2.40	\$4,682,289
Kensington	2	23	1.04	\$1,296,593
Lely Resort	24	103	2.80	\$1,350,494
Mediterra	15	45	4.00	\$3,275,713
Monterey	6	16	4.50	\$1,287,562
Olde Cypress	8	36	2.67	\$1,558,389
Olde Naples	27	55	5.89	\$7,657,816
Pelican Bay	7	39	2.15	\$4,279,615
Pelican Bay - Bay Colony	1	5	2.40	\$6,316,400
Pelican Marsh	6	40	1.80	\$2,112,813
Pine Ridge	16	24	8.00	\$5,077,771
Port Royal	13	26	6.00	\$19,943,945
Quail Creek	10	28	4.29	\$2,171,536
Quail West	12	48	3.00	\$4,047,854
Royal Harbor	14	27	6.22	\$5,123,078
Tiburon	1	10	1.20	\$2,871,400
Vanderbilt Beach	18	24	9.00	\$3,999,129
Vineyards	13	65	2.40	\$1,209,658

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2022

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	29	122	2.85	\$665,786
Crayton Road Area Waterfront	26	269	1.16	\$2,440,791
The Dunes	8	32	3.00	\$1,918,274
Grey Oaks	0	16	—	\$1,777,813
Kensington	3	16	2.25	\$774,813
Lely Resort	21	202	1.25	\$515,193
Mediterra	3	26	1.38	\$1,292,231
Olde Naples	20	143	1.68	\$1,578,847
Pelican Bay	39	277	1.69	\$1,625,986
Pelican Bay – Bay Colony	0	16	—	\$4,833,750
Pelican Marsh	3	62	0.58	\$768,153
Pine Ridge	1	18	0.67	\$380,114
Tiburon	4	31	1.55	\$1,152,242
Vanderbilt Beach	16	108	1.78	\$1,430,616
Vineyards	11	115	1.15	\$606,970

MARCO ISLAND

MARKET REPORT - OCTOBER 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2016	2017	2018	2019	2020	2021	2022
Listed	1,528	1,362	1,376	1,451	1,351	1,402	1,108
Sold	755	780	800	790	1,013	1,592	915
Avg. Sale \$	\$707,156	\$715,855	\$785,967	\$771,821	\$809,323	\$1,008,541	\$1,363,309



NEW
LISTINGS

1,108
↓20.97%



CLOSED
SALES

915
↓42.53%



AVERAGE
SALES PRICE

\$1,363,309
↑35.18%



CURRENT
INVENTORY

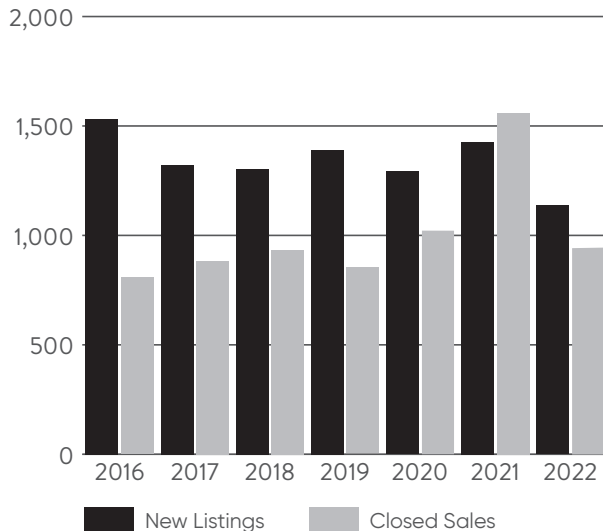
251
↑45.09%



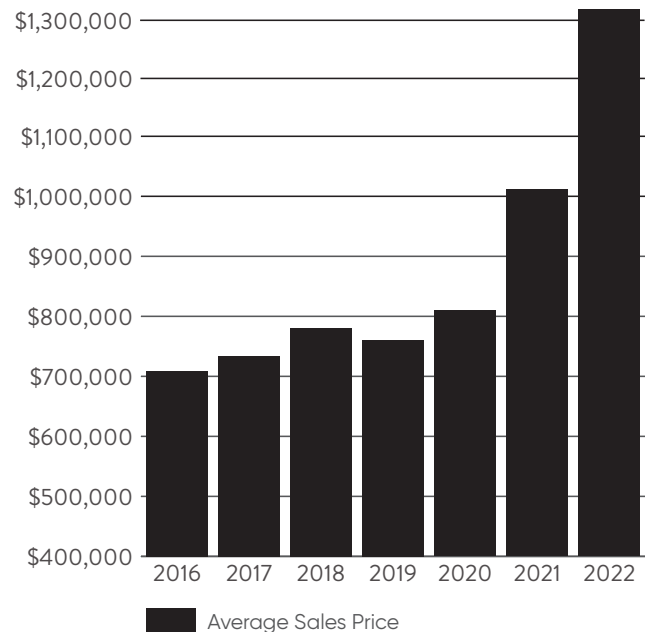
MONTHS OF
SUPPLY

3.29
↑152.44%

12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 915 properties sold, sales were down 42.53% from the preceding 12-month period when 1,592 properties were sold. New listings were down 20.97%, from 1,402 to 1,108. The average sales price was up 35.18%, from \$1,008,561 to \$1,363,309. As of October 31, inventory stood at 251 units while months of supply was 3.29 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2022

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	50	114	5.26	\$2,849,558
Golf Course	5	7	8.57	\$1,034,929
Gulf Front	0	4	—	\$793,725
Indirect Waterfront	44	153	3.45	\$1,911,459
Inland	39	102	4.59	\$1,144,555
Preserve	2	7	3.43	\$2,367,857

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	28	126	2.67	\$690,421
Golf Course	1	6	2.00	\$1,351,667
Gulf Front	48	184	3.13	\$1,274,552
Gulf View	4	33	1.45	\$1,255,546
Indirect Waterfront	3	34	1.06	\$644,900
Inland	25	137	2.19	\$437,013
Preserve	2	9	2.67	\$589,378

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	15	134	1.34	\$1,590,216
Isles Of Capri	3	29	1.24	\$1,331,138
Naples Reserve	20	63	3.81	\$1,244,806
Winding Cypress	3	26	1.38	\$870,389

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	24	102	2.82	\$641,996
Hammock Bay Golf and Country Club	11	38	3.47	\$791,905
Isles Of Capri	3	12	3.00	\$587,242

BONITA SPRINGS - ESTERO

MARKET REPORT - OCTOBER 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2016	2017	2018	2019	2020	2021	2022
Listed	4,702	4,541	4,795	4,622	4,666	4,051	3,743
Sold	2,836	2,967	3,046	3,122	3,433	4,823	3,275
Avg. Sale \$	\$404,846	\$414,158	\$395,076	\$415,934	\$426,148	\$536,885	\$680,765



NEW
LISTINGS

3,743
↓7.60%



CLOSED
SALES

3,275
↓32.10%



AVERAGE
SALES PRICE

\$680,765
↑26.80%



CURRENT
INVENTORY

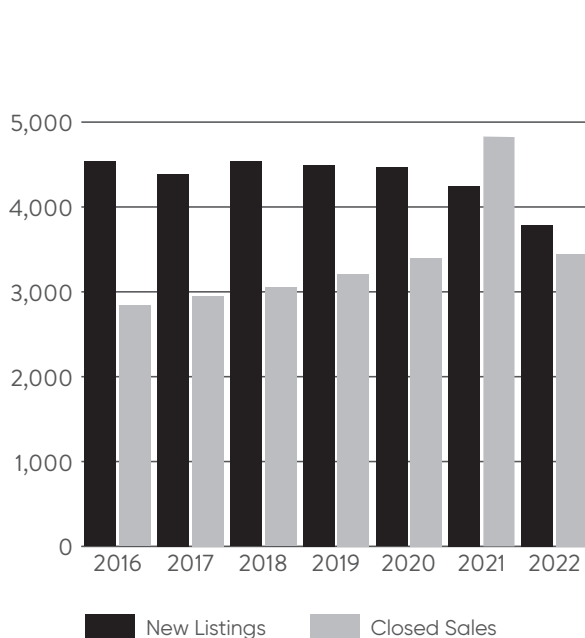
419
↑114.87%



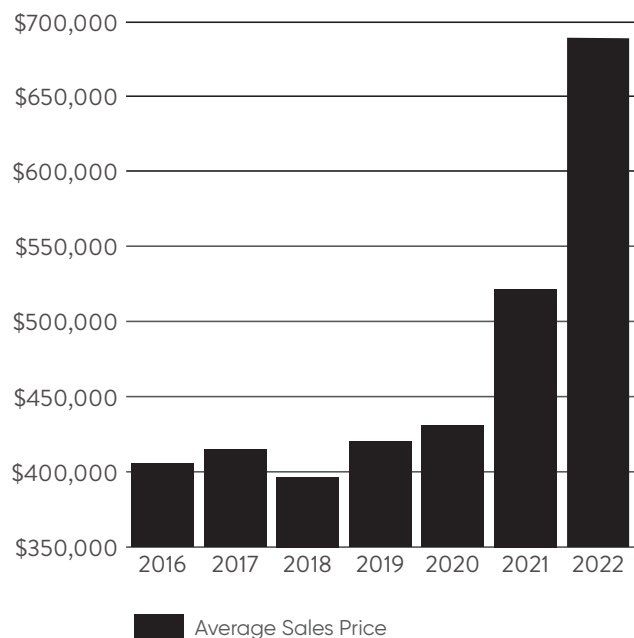
MONTHS OF
SUPPLY

1.54
↑216.44%

12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 3,275 properties sold, sales were down 32.10% from the preceding 12-month period when 4,823 properties were sold. New listings were down 7.60%, from 4,051 to 3,743. The average sales price was up 26.80%, from \$536,885 to \$680,765. As of October 31, 2022, inventory stood at 419 units while months of supply was 1.54 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	3	18	2.00	\$6,790,433
Bonita Bay	2	45	0.53	\$2,175,628
The Brooks	7	75	1.12	\$1,328,719
Palmira Golf and Country Club	3	32	1.13	\$866,473
Pelican Landing	4	49	0.98	\$1,365,439
Pelican Landing - The Colony	0	6	—	\$2,482,500
Pelican Sound	0	8	—	\$957,937
West Bay Club	2	12	2.00	\$1,717,082

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	0	7	—	\$2,656,429
Bonita Bay	16	142	1.35	\$1,203,480
The Brooks	6	106	0.68	\$477,743
Palmira Golf and Country Club	5	15	4.00	\$584,747
Pelican Landing	4	61	0.79	\$534,372
Pelican Landing - The Colony	13	48	3.25	\$1,286,029
Pelican Sound	2	31	0.77	\$560,600
West Bay Club	6	18	4.00	\$993,772

FORT MYERS

MARKET REPORT - OCTOBER 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2016	2017	2018	2019	2020	2021	2022
Listed	10,860	10,683	11,585	11,114	8,074	7,230	6,630
Sold	5,223	5,299	5,688	5,807	6,096	7,992	5,933
Avg. Sale \$	\$259,976	\$265,782	\$274,442	\$274,516	\$306,222	\$367,222	\$478,210



NEW
LISTINGS

6,630
↓8.30%



CLOSED
SALES

5,933
↓25.76%



AVERAGE
SALES PRICE

\$478,210
↑30.22%



CURRENT
INVENTORY

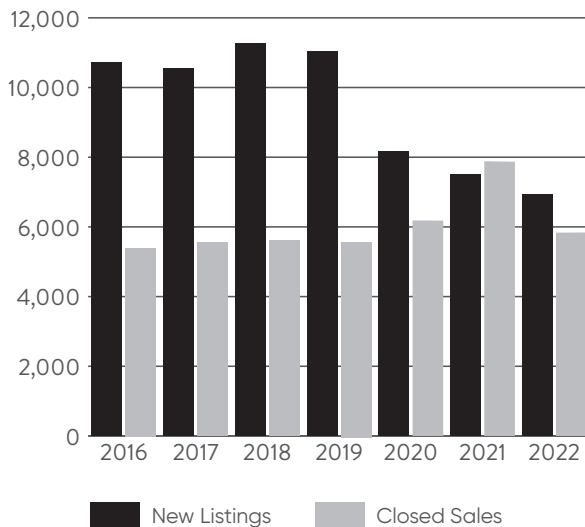
694
↑87.57%



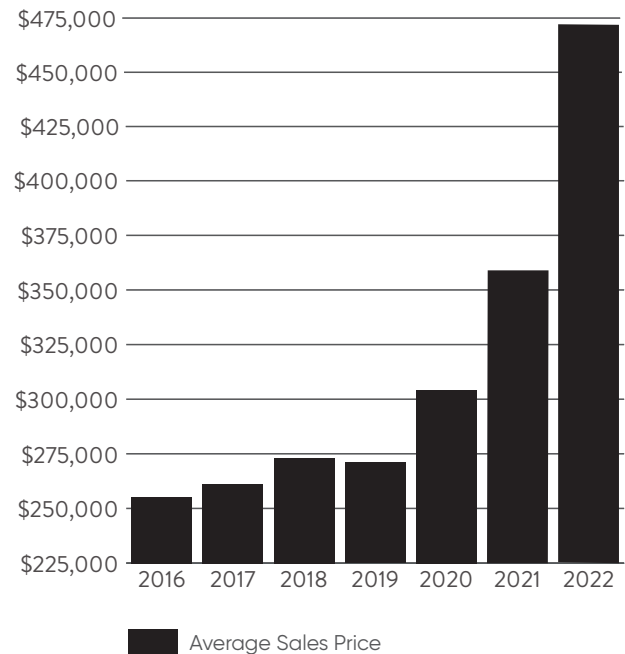
MONTHS OF
SUPPLY

1.40
↑152.66%

12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 5,933 properties sold, sales were down 25.76% from the preceding 12-month period when 7,992 properties were sold. New listings were down 8.30%, from 7,230 to 6,630. The average sales price was up 30.22%, from \$367,222 to \$478,210. As of October 31, 2022, inventory stood at 694 units while months of supply was 1.40 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	5	28	2.14	\$933,993
Colonial Country Club	2	38	0.63	\$565,289
Crown Colony	0	21	—	\$796,857
Fiddlesticks Country Club	3	20	1.80	\$906,225
The Forest	1	18	0.67	\$764,772
Gulf Harbour Yacht And Country Club	4	32	1.50	\$1,658,981
Miromar Lakes Beach And Golf Club	4	56	0.86	\$2,494,668
Parker Lakes	2	25	0.96	\$451,697
Paseo	3	15	2.40	\$965,260
The Plantation	18	115	1.88	\$732,504
Shadow Wood Preserve	0	6	—	\$1,301,667
Town And River	5	26	2.31	\$909,615

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	8	79	1.22	\$321,481
Crown Colony	0	15	—	\$434,600
Downtown Fort Myers	46	180	3.07	\$436,428
Fiddlesticks Country Club	2	7	3.43	\$283,000
Gulf Harbour Yacht And Country Club	5	94	0.64	\$774,981
Miromar Lakes Beach And Golf Club	5	47	1.28	\$932,883
Parker Lakes	4	41	1.17	\$318,857
Paseo	10	120	1.00	\$379,544
The Plantation	3	29	1.24	\$504,390
Shadow Wood Preserve	0	4	—	\$396,000
Town And River	3	2	18.00	\$399,889

FORT MYERS BEACH

MARKET REPORT - OCTOBER 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2016	2017	2018	2019	2020	2021	2022
Listed	661	658	723	695	676	596	623
Sold	365	416	425	386	488	624	480
Avg. Sale \$	\$510,717	\$545,630	\$504,627	\$537,128	\$577,332	\$676,918	\$957,834



NEW
LISTINGS

623
↑4.53%



CLOSED
SALES

480
↓23.08%



AVERAGE
SALES PRICE

\$957,834
↑41.50%



CURRENT
INVENTORY

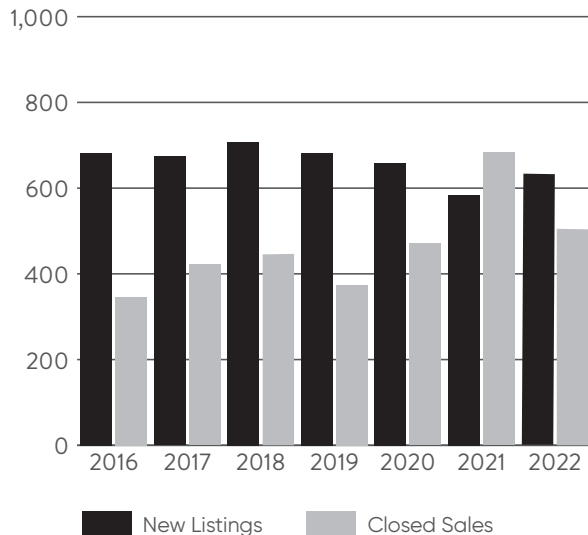
97
↑22.78%



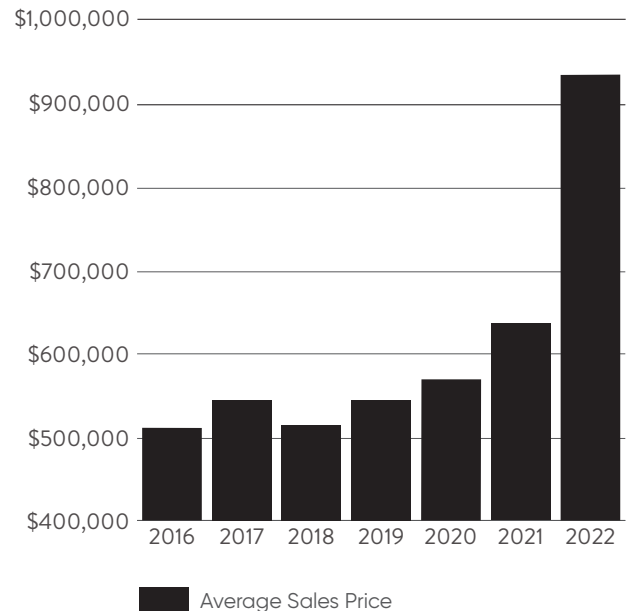
MONTHS OF
SUPPLY

2.43
↑59.62%

12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 480 properties sold, sales were down 23.08% from the preceding 12-month period when 624 properties were sold. New listings were up 4.53%, from 596 to 623. The average sales price was up 41.50%, from \$676,918 to \$957,834. As of October 31, 2022, inventory stood at 97 units while months of supply was 2.43 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	7	13	6.46	\$1,173,577
Laguna Shores	3	11	3.27	\$2,101,818
Mcphie Park	1	10	1.20	\$1,620,850

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	4	9	5.33	\$691,378
Ocean Harbor Condo	1	6	2.00	\$881,483
Sandarac Condo	1	3	4.00	\$742,000
Waterside At Bay Beach	5	20	3.00	\$910,930

SANIBEL-CAPTIVA

MARKET REPORT - OCTOBER 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2016	2017	2018	2019	2020	2021	2022
Listed	580	603	719	715	752	644	442
Sold	360	402	439	377	505	806	422
Avg. Sale \$	\$969,924	\$964,261	\$1,007,893	\$939,096	\$929,433	\$1,182,938	\$1,644,155



NEW
LISTINGS

442
↓31.37%



CLOSED
SALES

422
↓47.64%



AVERAGE
SALES PRICE

\$1,644,155
↑38.99%



CURRENT
INVENTORY

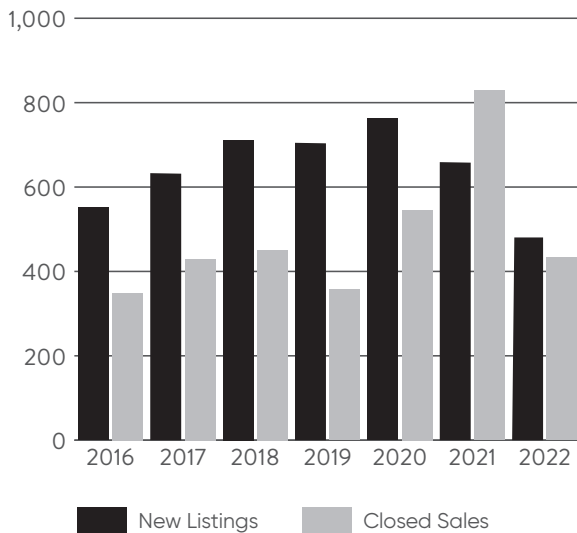
70
↑9.38%



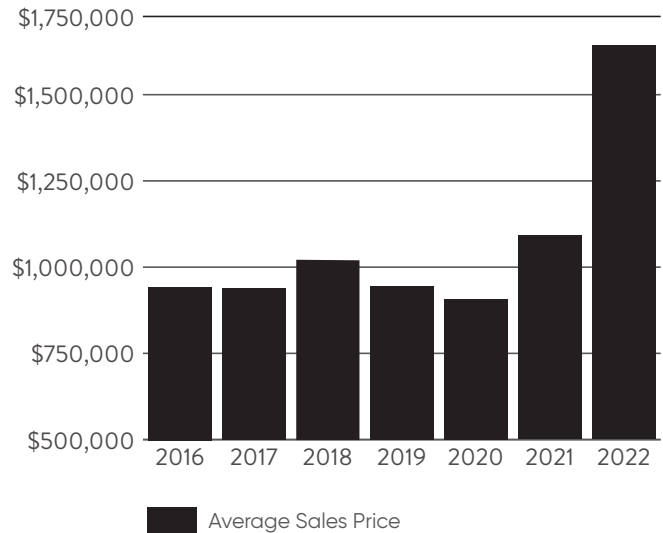
MONTHS OF
SUPPLY

1.99
↑108.90%

12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 422 properties sold, sales were down 47.64% from the preceding 12-month period when 806 properties were sold. New listings were down 31.37%, from 644 to 442. The average sales price was up 38.99%, from \$1,182,938 to \$1,644,155. As of October 31, 2022, inventory stood at 70 units while months of supply was 1.99 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	3	12	3.00	\$1,794,996
Captiva Island	16	65	2.95	\$3,066,892
Dunes At Sanibel Island	3	23	1.57	\$1,318,027
Other Sanibel Island Single-Family	19	148	1.54	\$1,695,661

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	8	30	3.20	\$1,012,701
Sundial Of Sanibel Condos	2	12	2.00	\$1,012,701
Other Sanibel Island Condos	19	132	1.73	\$1,128,117

	2016	2017	2018	2019	2020	2021	2022
Listed	8,188	7,973	8,888	8,653	8,099	8,437	8,740
Sold	5,504	5,550	5,993	5,939	6,613	8,035	6,941
Avg. Sale \$	\$242,658	\$263,871	\$271,831	\$280,273	\$304,502	\$392,723	\$500,202



NEW LISTINGS

8,740
↑3.59%



CLOSED SALES

6,941
↓13.62%



AVERAGE SALES PRICE

\$500,202
↑27.37%



CURRENT INVENTORY

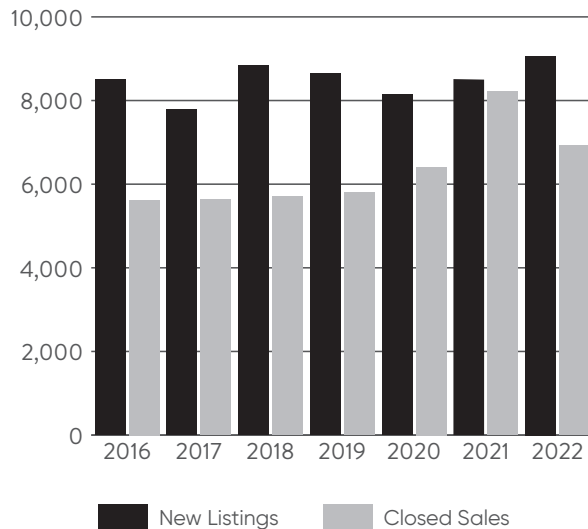
1,423
↑133.28%



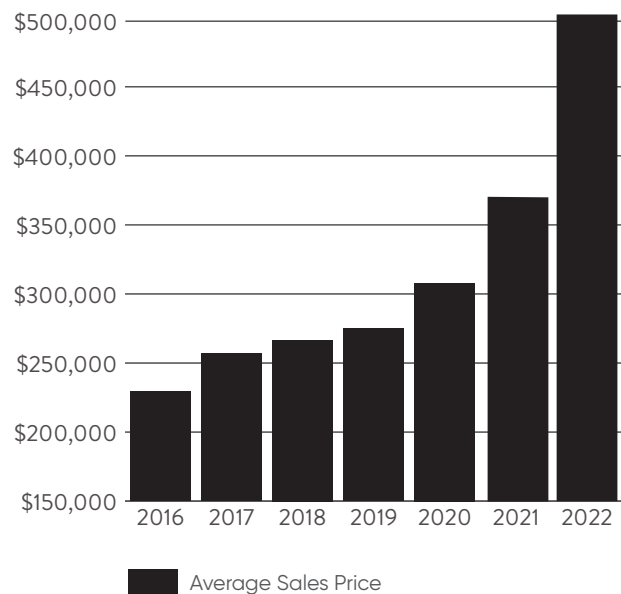
MONTHS OF SUPPLY

2.46
↑170.05%

12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 6,941 properties sold, sales were down 13.62% from the preceding 12-month period when 8,035 properties were sold. New listings were up 3.59%, from 8,437 to 8,740. The average sales price was up 27.37%, from \$392,723 to \$500,202. As of October 31, 2022, inventory stood at 1,423 units while months of supply was 2.46 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	3	14	2.57	\$2,069,643
Cape Royal	7	25	3.36	\$774,626
Yacht Club	4	22	2.18	\$1,000,195

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	9	36	3.00	\$635,003
Tarpon Point Marina	4	21	2.29	\$1,061,238

PINE ISLAND-MATLACHA

MARKET REPORT - OCTOBER 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2016	2017	2018	2019	2020	2021	2022
Listed	324	364	418	390	358	392	292
Sold	189	217	236	237	244	377	265
Avg. Sale \$	\$311,751	\$327,562	\$337,106	\$336,488	\$390,512	\$485,228	\$689,112



NEW
LISTINGS

292
↓25.51%



CLOSED
SALES

265
↓29.71%



AVERAGE
SALES PRICE

\$689,112
↑42.02%



CURRENT
INVENTORY

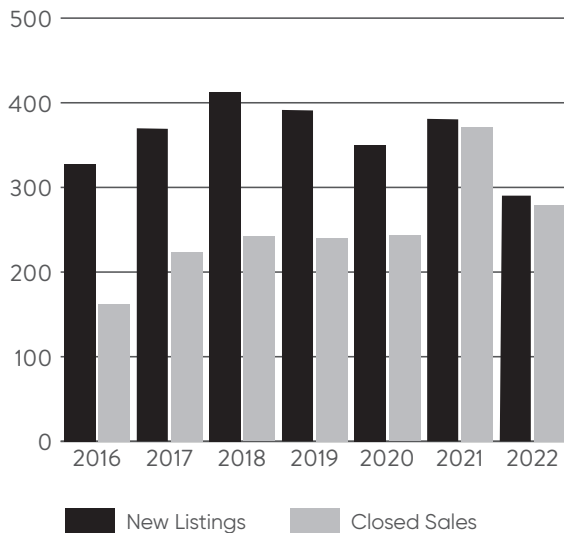
31



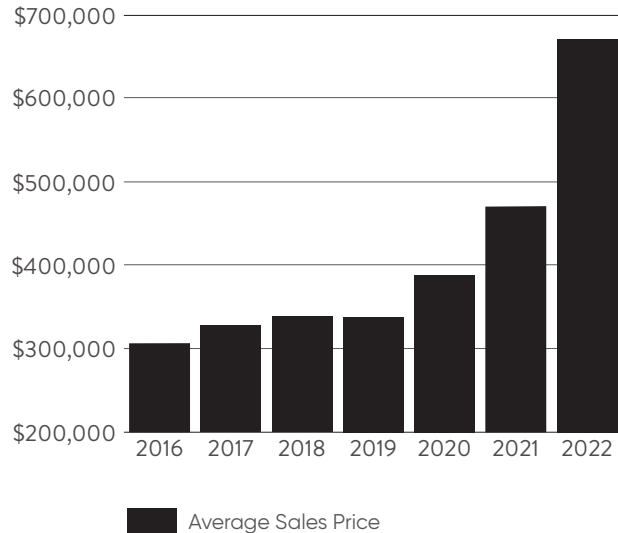
MONTHS OF
SUPPLY

1.40

12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 265 properties sold, sales were down 29.71% from the preceding 12-month period when 377 properties were sold. New listings were down 25.51%, from 392 to 292. The average sales price was up 42.02%, from \$485,228 to \$689,112. As of October 31, 2022, inventory stood at 31 units while months of supply was 1.40 months.

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	20	78	3.04	\$598,658
Matlacha	4	23	2.09	\$999,322
St James City	7	98	0.86	\$762,707

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



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