

MONTHLY MARKET REPORT - DECEMBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$4.5B+
IN CLOSED
SALES VOLUME

22
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

DECEMBER 2024

Southwest Florida	2
Naples	3
Marco Island	6
Bonita-Estero	8
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Cape Coral	16
Pine Island	18

SOUTHWEST FLORIDA

MARKET REPORT - DECEMBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

	2018	2019	2020	2021	2022	2023	2024
Listed	44,265	42,400	38,222	36,654	34,652	36,550	40,610
Sold	26,197	27,337	32,105	39,551	27,585	24,488	22,276
Avg. Sale \$	\$452,245	\$444,226	\$517,865	\$640,098	\$780,567	\$796,406	\$820,062



NEW
LISTINGS

40,610
↑11.11%



CLOSED
SALES

22,276
↓9.03%



AVERAGE
SALES PRICE

\$820,062
↑2.97%



CURRENT
INVENTORY

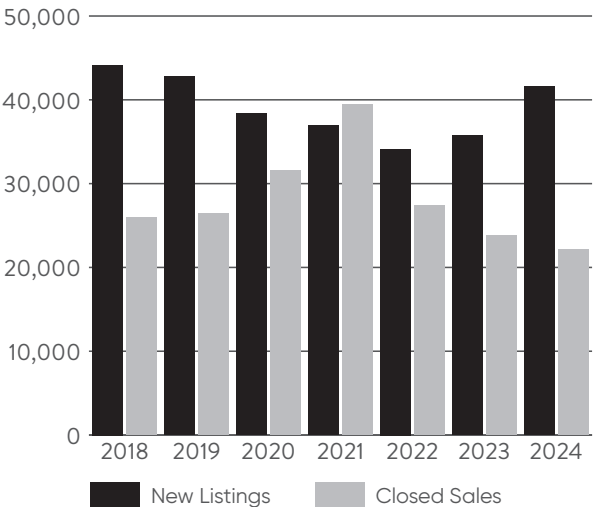
15,381
↑39.27%



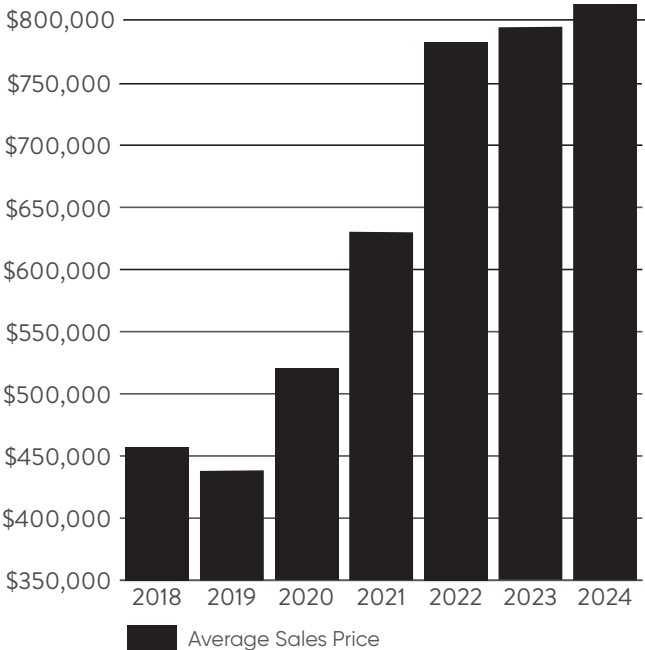
MONTHS OF
SUPPLY

8.29
↑53.10%

12 MONTH NEW LISTINGS
AND CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



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NAPLES

MARKET REPORT - DECEMBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	15,825	15,195	15,141	14,186	13,167	12,691	14,591
Sold	9,684	10,207	12,430	15,959	10,610	9,228	8,267
Avg. Sale \$	\$625,037	\$606,011	\$708,251	\$835,839	\$1,045,690	\$1,071,714	\$1,139,349



NEW
LISTINGS

14,591
↑14.97%



CLOSED
SALES

8,267
↓10.41%



AVERAGE
SALES PRICE

\$1,139,349
↑6.31%



CURRENT
INVENTORY

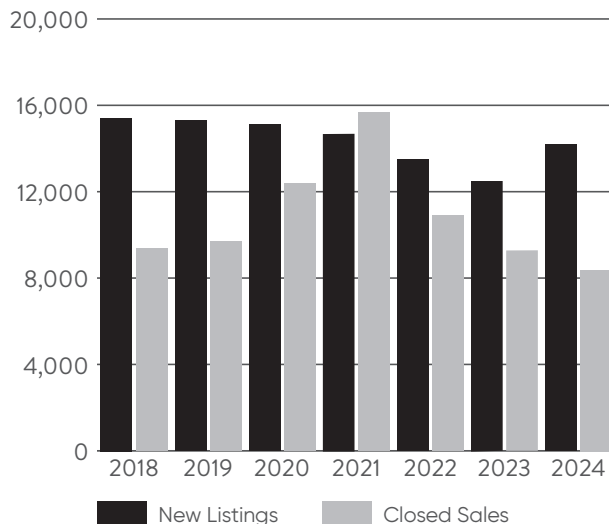
5,631
↑46.60%



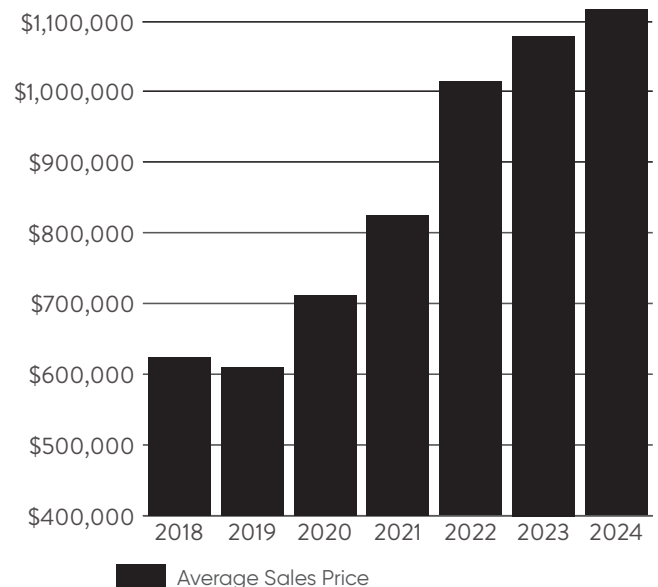
MONTHS OF
SUPPLY

8.17
↑63.64%

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 December 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	34	13	31.38	\$10,123,077
Audubon	6	20	3.60	\$2,623,125
Colliers Reserve	6	13	5.54	\$2,762,799
Crayton Road Area Non-Waterfront	81	67	14.51	\$4,546,479
Crayton Road Area Waterfront	22	13	20.31	\$10,120,000
Crossings	4	8	6.00	\$1,328,750
Esplanade	11	43	3.07	\$1,891,907
Grey Oaks	13	46	3.39	\$4,240,609
Isles of Collier Preserve	37	62	7.16	\$2,288,884
Kensington	3	17	2.12	\$1,581,529
Lely Resort	64	75	10.24	\$1,436,123
Mediterra	27	26	12.46	\$4,183,091
Monterey	6	16	4.50	\$1,590,313
Olde Cypress	9	16	6.75	\$1,669,969
Olde Naples	74	37	24.00	\$7,959,945
Pelican Bay	29	24	14.50	\$4,772,708
Pelican Bay - Bay Colony	14	4	42.00	\$5,962,500
Pelican Marsh	12	24	6.00	\$1,899,813
Pine Ridge	27	18	18.00	\$5,800,556
Port Royal	42	18	28.00	\$18,053,333
Quail Creek	9	17	6.35	\$2,473,706
Quail West	27	42	7.71	\$4,590,558
The Quarry	16	33	5.82	\$1,648,633
Riverstone	20	27	8.89	\$1,279,056
Royal Harbor	28	15	22.40	\$5,922,800
The Strand	2	8	3.00	\$1,287,375
Tiburon	1	8	1.50	\$3,826,875
Treviso Bay	9	16	6.75	\$2,361,719
Vanderbilt Beach	33	17	23.29	\$4,409,441
Vineyards	17	50	4.08	\$1,308,286

Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of December 31, 2024

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	98	87	13.52	\$598,436
Crayton Road Area Waterfront	228	210	13.03	\$2,465,487
The Dunes	34	32	12.75	\$1,848,391
Esplanade	27	45	7.20	\$722,716
Grey Oaks	2	12	2.00	\$2,550,333
Isles of Collier Preserve	32	65	5.91	\$910,484
Kensington	7	16	5.25	\$875,063
Lely Resort	91	111	9.84	\$581,188
Mediterra	17	11	18.55	\$1,598,636
Olde Naples	85	110	9.27	\$1,610,654
Pelican Bay	152	213	8.56	\$1,710,852
Pelican Bay - Bay Colony	21	15	16.80	\$6,805,333
Pelican Marsh	22	44	6.00	\$795,148
Pine Ridge	7	7	12.00	\$320,000
The Quarry	18	7	30.86	\$773,857
The Strand	9	44	2.45	\$628,023
Tiburon	19	13	17.54	\$1,341,235
Treviso Bay	27	60	5.40	\$632,328
Vanderbilt Beach	69	58	14.28	\$1,408,319
Vineyards	53	68	9.35	\$676,889

MARCO ISLAND

MARKET REPORT - DECEMBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	1,426	1,417	1,347	1,319	1,146	1,302	1,445
Sold	798	822	1,152	1,495	824	774	809
Avg. Sale \$	\$784,999	\$752,351	\$837,024	\$1,057,530	\$1,393,308	\$1,500,279	\$1,510,312



NEW
LISTINGS

1,445
↑10.98%



CLOSED
SALES

809
↑4.52%



AVERAGE
SALES PRICE

\$1,510,312
↑0.67%



CURRENT
INVENTORY

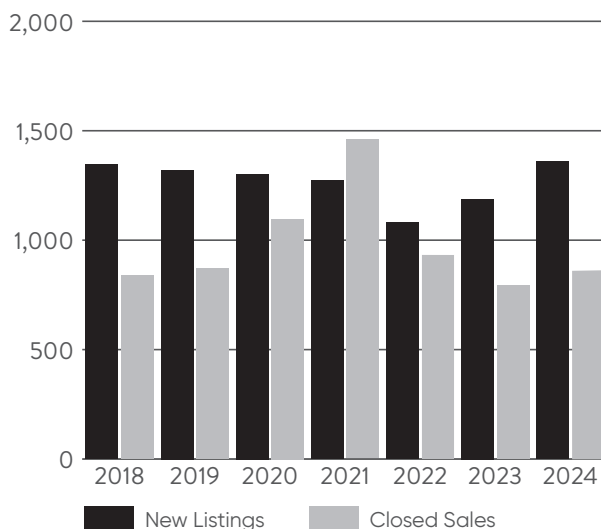
638
↑24.37%



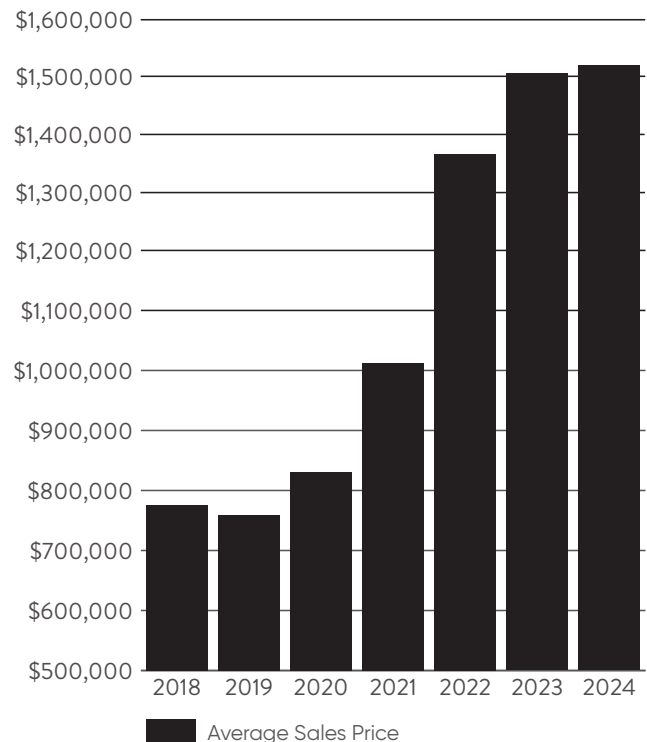
MONTHS OF
SUPPLY

9.46
↑18.99%

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 December 31, 2024

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	89	122	8.75	\$3,225,700
Golf Course	6	11	6.55	\$1,608,705
Gulf Front	0	0	0.00	–
Indirect Waterfront	90	138	7.83	\$1,830,567
Inland	76	117	7.79	\$1,077,278
Preserve	11	7	18.86	\$3,995,714

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	72	85	10.16	\$686,673
Golf Course	2	0	0.00	–
Gulf Front	154	166	11.13	\$1,476,884
Gulf View	32	28	13.71	\$1,281,625
Indirect Waterfront	15	26	6.92	\$624,404
Inland	87	98	10.65	\$428,273
Preserve	4	11	4.36	\$578,227

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	62	71	10.48	\$1,684,364
Isles Of Capri	18	19	11.37	\$1,468,026
Naples Reserve	40	38	12.63	\$1,313,403
Winding Cypress	16	32	6.00	\$1,071,109

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	59	65	10.89	\$783,303
Hammock Bay Golf and Country Club	33	24	16.50	\$742,063
Isles Of Capri	15	17	10.59	\$724,147

BONITA SPRINGS - ESTERO

MARKET REPORT - DECEMBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	4,901	4,519	4,457	3,879	3,761	3,901	4,465
Sold	3,115	3,154	3,754	4,573	3,130	2,967	2,671
Avg. Sale \$	\$405,424	\$409,545	\$445,736	\$553,289	\$687,041	\$791,447	\$795,874



NEW
LISTINGS

4,465
↑14.46%



CLOSED
SALES

2,671
↓9.98%



AVERAGE
SALES PRICE

\$795,874
↑0.56%



CURRENT
INVENTORY

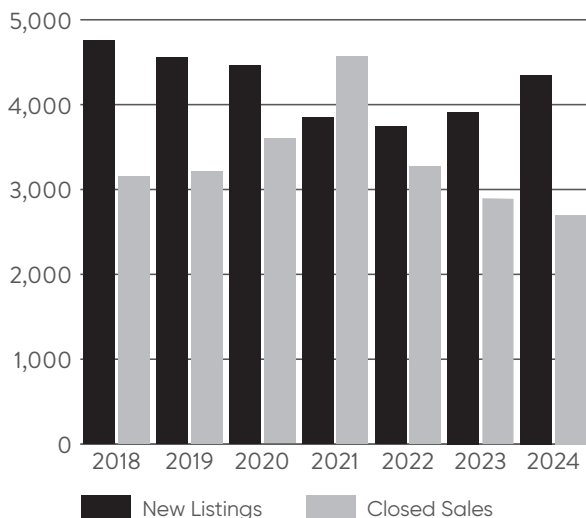
1,637
↑62.40%



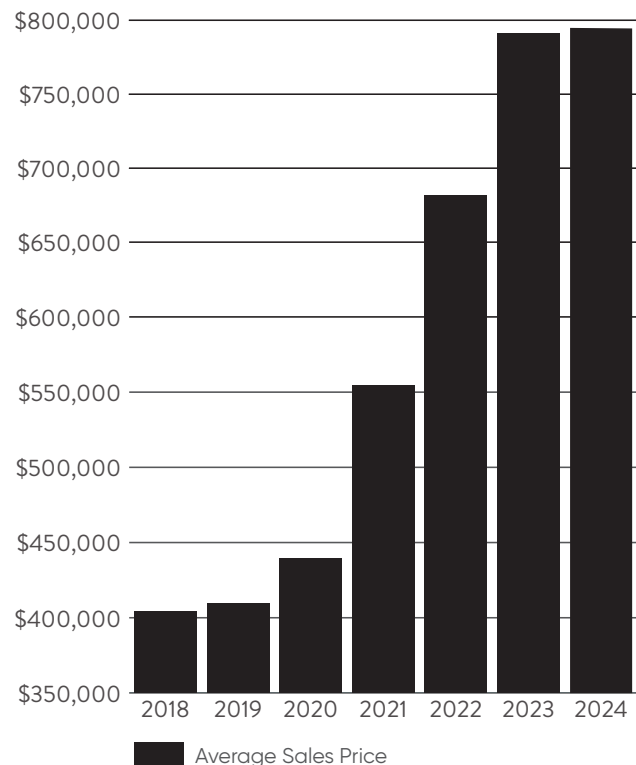
MONTHS OF
SUPPLY

7.35
↑80.40%

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 December 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	13	9	17.33	\$5,296,389
Bonita Bay	40	81	5.93	\$2,190,593
The Brooks	14	67	2.51	\$1,461,835
Palmira Golf and Country Club	13	24	6.50	\$1,101,250
Pelican Landing	21	40	6.30	\$1,498,335
Pelican Landing - The Colony	7	10	8.40	\$2,395,800
Pelican Sound	0	5	0.00	\$1,140,380
West Bay Club	9	16	6.75	\$2,095,704

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	26	10	31.20	\$3,265,000
Bonita Bay	104	110	11.35	\$1,376,612
The Brooks	46	74	7.46	\$536,389
Palmira Golf and Country Club	7	12	7.00	\$606,553
Pelican Landing	45	45	12.00	\$584,922
Pelican Landing - The Colony	51	41	14.93	\$1,236,098
Pelican Sound	12	39	3.69	\$615,833
West Bay Club	23	27	10.22	\$821,704

FORT MYERS

MARKET REPORT - DECEMBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	11,503	10,909	7,566	7,145	6,550	7,661	7,925
Sold	5,656	5,971	6,485	7,755	5,602	4,863	4,158
Avg. Sale \$	\$276,799	\$275,394	\$314,760	\$383,552	\$489,035	\$503,228	\$504,740



NEW
LISTINGS

7,925
↑3.45%



CLOSED
SALES

4,158
↓14.50%



AVERAGE
SALES PRICE

\$504,740
↑0.30%



CURRENT
INVENTORY

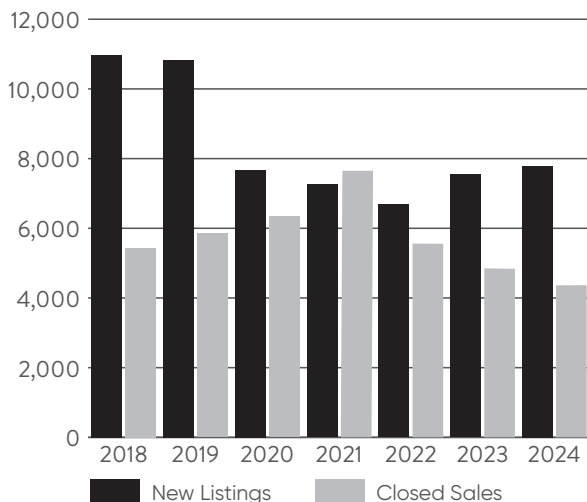
2,923
↑36.65%



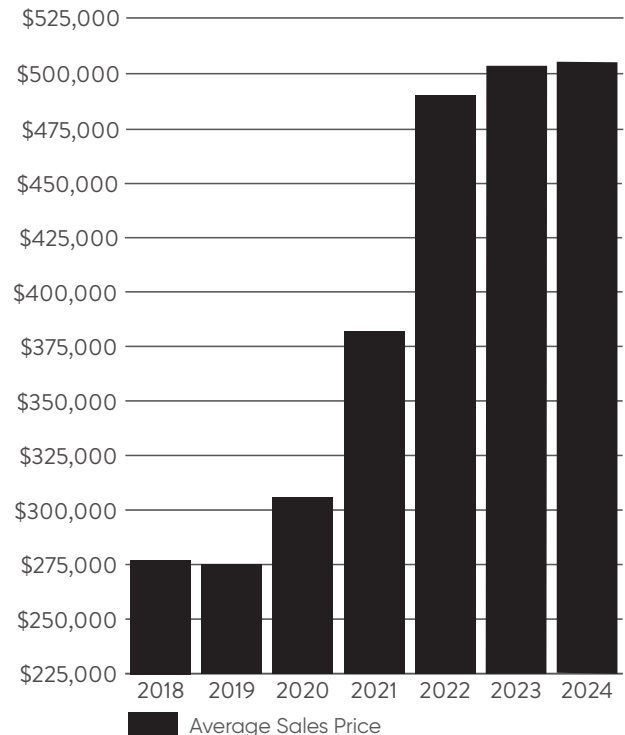
MONTHS OF
SUPPLY

8.44
↑59.82%

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 December 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	16	24	8.00	\$894,917
Colonial Country Club	18	28	7.71	\$623,730
Crown Colony	12	13	11.08	\$719,346
Esplanade Lake Club	20	40	6.00	\$1,572,397
Fiddlesticks Country Club	9	31	3.48	\$1,059,863
The Forest	16	25	7.68	\$684,480
Gulf Harbour Yacht And Country Club	15	22	8.18	\$1,087,864
Miromar Lakes Beach And Golf Club	28	29	11.59	\$2,792,548
Parker Lakes	10	17	7.06	\$388,847
Paseo	7	15	5.60	\$845,480
The Plantation	51	85	7.20	\$721,825
Shadow Wood Preserve	10	11	10.91	\$1,180,355
Town And River	15	24	7.50	\$1,368,600
Wildblue	41	91	5.41	\$1,493,404

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	44	55	9.60	\$319,218
Crown Colony	11	4	33.00	\$441,875
Downtown Fort Myers	110	62	21.29	\$399,852
Esplanade Lake Club	7	39	2.15	\$470,050
Fiddlesticks Country Club	4	9	5.33	\$351,667
The Forest	29	33	10.55	\$319,830
Gulf Harbour Yacht And Country Club	57	67	10.21	\$789,969
Miromar Lakes Beach And Golf Club	40	32	15.00	\$1,214,500
Parker Lakes	16	37	5.19	\$327,422
Paseo	29	36	9.67	\$412,675
The Plantation	12	21	6.86	\$466,817
Shadow Wood Preserve	6	5	14.40	\$455,290
Town And River	3	2	18.00	\$301,250

FORT MYERS BEACH

MARKET REPORT - DECEMBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	724	686	640	611	633	596	660
Sold	430	405	506	634	407	386	246
Avg. Sale \$	\$514,024	\$530,781	\$602,539	\$715,049	\$983,617	\$917,488	\$857,525



NEW LISTINGS

660
↑10.74%



CLOSED SALES

246
↓36.27%



AVERAGE SALES PRICE

\$857,525
↓6.54%



CURRENT INVENTORY

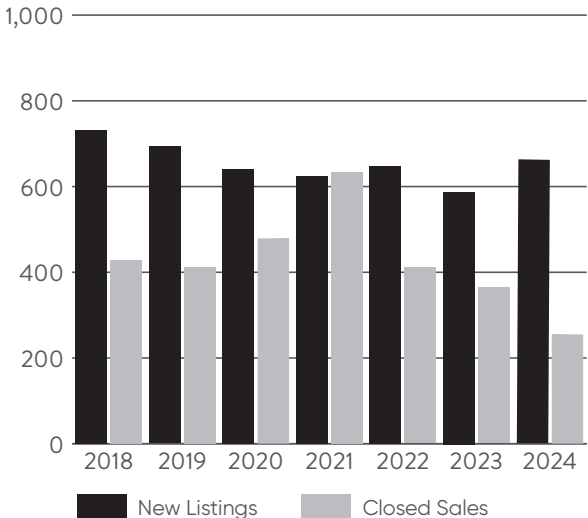
378
↑56.85%



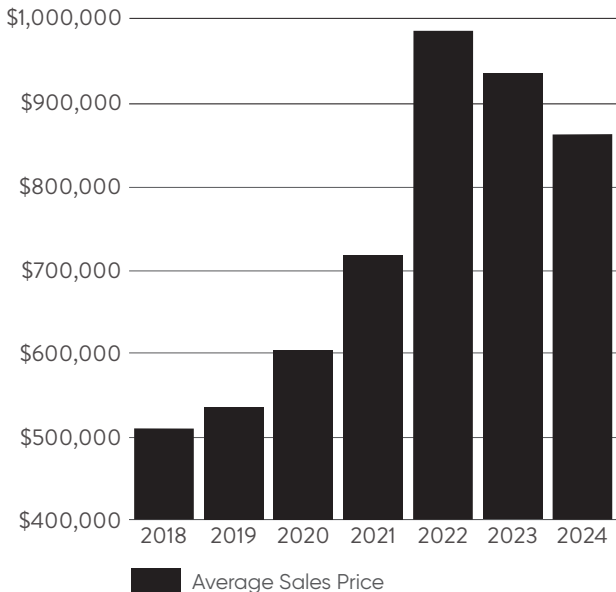
MONTHS OF SUPPLY

18.44
↑146.11%

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 December 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	20	8	30.00	\$813,125
Laguna Shores	10	5	24.00	\$888,980
Mcphie Park	10	5	24.00	\$3,285,500

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	5	1	60.00	\$546,000
Ocean Harbor Condo	9	6	18.00	\$984,364
Sandarac Condo	11	9	14.67	\$645,833
Waterside At Bay Beach	36	23	18.78	\$1,079,978

SANIBEL-CAPTIVA

MARKET REPORT - DECEMBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	694	712	622	603	497	727	689
Sold	433	393	586	760	366	394	286
Avg. Sale \$	\$1,014,696	\$938,372	\$930,980	\$1,270,012	\$1,668,280	\$1,241,902	\$1,400,626



NEW
LISTINGS

689
↓5.23%



CLOSED
SALES

286
↓27.41%



AVERAGE
SALES PRICE

\$1,400,626
↑12.78%



CURRENT
INVENTORY

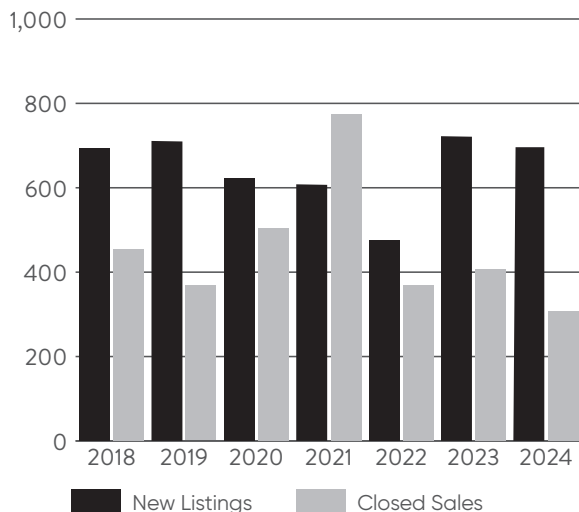
387
↑31.19%



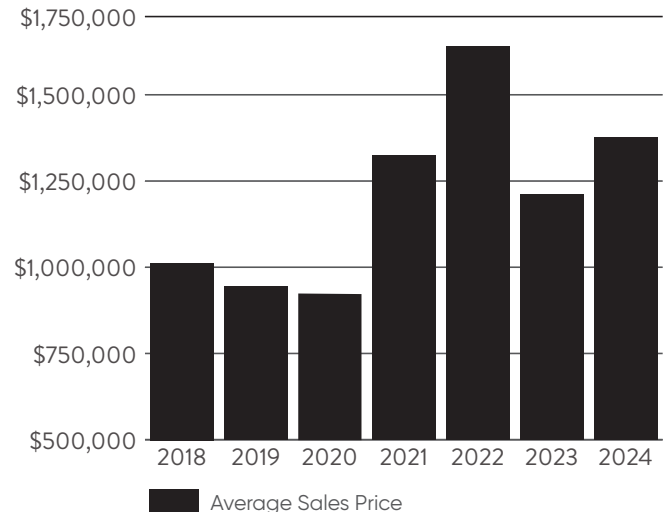
MONTHS OF
SUPPLY

16.24
↑80.73%

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 December 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	15	10	18.00	\$1,504,700
Captiva Island	42	27	18.67	\$2,637,667
Dunes At Sanibel Island	17	20	10.20	\$943,450
Other Sanibel Island Single-Family	155	140	13.29	\$1,506,118

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	38	14	32.57	\$1,617,357
Sundial Of Sanibel Condos	111	64	20.81	\$842,327
Other Sanibel Island Condos	9	11	9.82	\$730,682

	2018	2019	2020	2021	2022	2023	2024
Listed	8,792	8,576	7,987	8,539	8,595	9,250	10,371
Sold	5,841	6,154	6,921	8,003	6,415	5,659	5,641
Avg. Sale \$	\$273,754	\$282,820	\$315,335	\$410,378	\$503,510	\$476,250	\$474,087



NEW
LISTINGS

10,371
↑12.12%



CLOSED
SALES

5,641
↓0.32%



AVERAGE
SALES PRICE

\$474,087
↓0.45%



CURRENT
INVENTORY

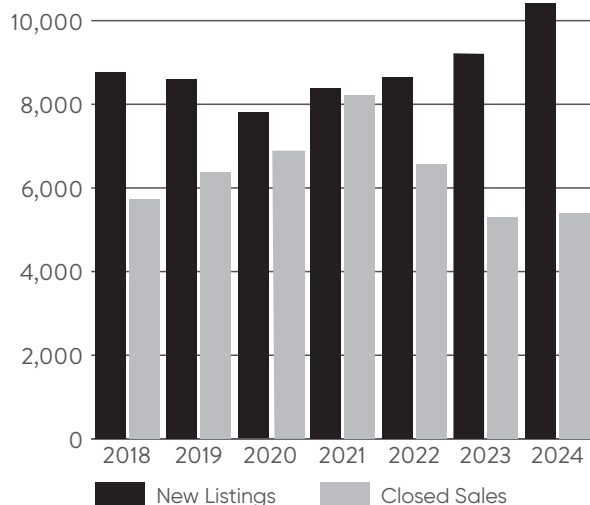
3,566
↑24.29%



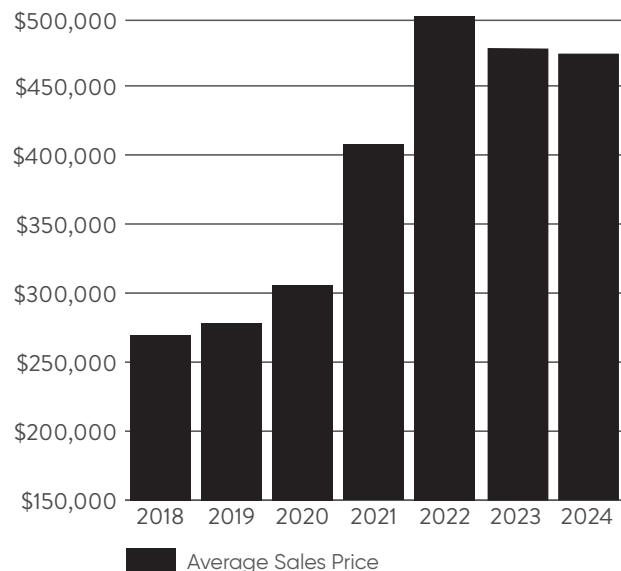
MONTHS OF
SUPPLY

7.59
↑24.69%

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 December 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	14	15	11.20	\$1,908,733
Cape Royal	18	14	15.43	\$825,679
Yacht Club	24	19	15.16	\$750,686

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	27	29	11.17	\$810,391
Tarpon Point Marina	19	12	19.00	\$980,333

PINE ISLAND-MATLACHA

MARKET REPORT - DECEMBER 2024



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2018	2019	2020	2021	2022	2023	2024
Listed	400	386	323	372	303	422	464
Sold	240	231	271	372	231	217	198
Avg. Sale \$	\$334,652	\$344,228	\$409,049	\$507,807	\$684,535	\$541,124	\$588,464



NEW LISTINGS

464
↑9.95%



CLOSED SALES

198
↓8.76%



AVERAGE SALES PRICE

\$588,464
↑8.75%



CURRENT INVENTORY

221
↑60.14%



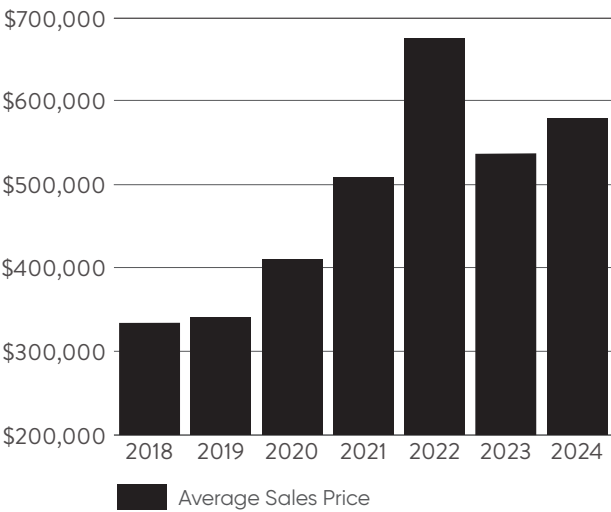
MONTHS OF SUPPLY

13.39
↑75.51%

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 December 31, 2024

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	74	75	11.84	\$557,407
Matlacha	33	25	15.84	\$588,576
St James City	90	76	14.21	\$653,218

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	18	22	9.82	\$470,523
St James City	5	0	0.00	-

#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

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