

NAPLES, FLORIDA - GULF SHORE BOULEVARD MARKET REPORT - Q3 2021



**JOHN R. WOOD**  
— PROPERTIES —

# Gulf Shore Boulevard, Naples - Beachfront

## MARKET REPORT - Q3 2021



Data Represented on 12-Month Rolling Basis.

### BEACHFRONT

	2015	2016	2017	2018	2019	2020	2021
Listed	224	272	264	280	308	280	249
Sold	196	161	175	167	186	178	313
Avg. Sale \$	\$1,511,048	\$1,549,986	\$1,514,719	\$1,455,750	\$1,659,878	\$1,780,036	\$2,009,043



NEW LISTINGS

249  
↓11.07%



CLOSED SALES

313  
↑75.84%



AVERAGE SALES PRICE

\$2,009,043  
↑12.87%



CURRENT INVENTORY

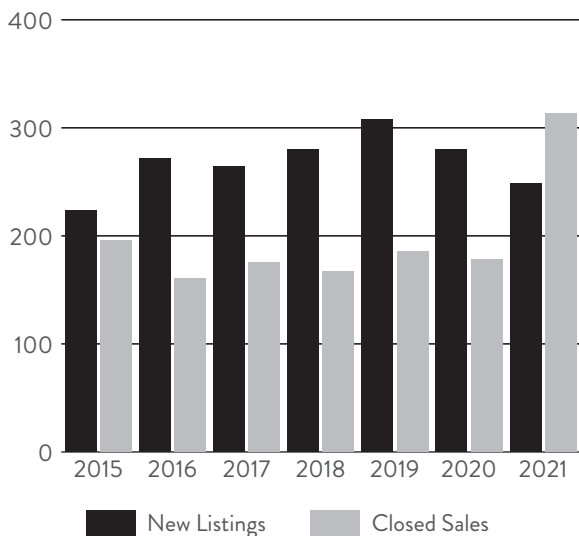
20  
↓80.20%



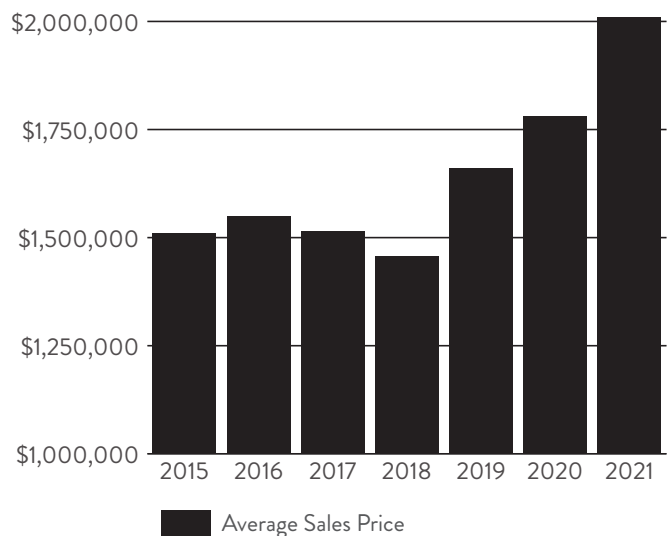
MONTHS OF SUPPLY

0.77  
↓88.74%

12 MONTH NEW LISTING AND CLOSED SALES - BEACHFRONT



12 MONTH AVERAGE SALES PRICE - BEACHFRONT



### SUMMARY

With 313 properties sold, sales were up 75.84% from the preceding 12-month period when 178 properties were sold. New listings were down 11.07%, from 280 to 249. The average sales price, at \$2,009,043 was up 12.87% from \$1,780,036. As of September 30, 2021, inventory stood at 20 units while months of supply was .77 months.

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

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# Gulf Shore Boulevard, Naples - Bayfront

## MARKET REPORT - Q3 2021



Data Represented on 12-Month Rolling Basis.

### BAYFRONT

	2015	2016	2017	2018	2019	2020	2021
Listed	89	117	91	91	103	108	97
Sold	87	65	69	57	63	52	107
Avg. Sale \$	\$526,910	\$585,620	\$629,419	\$650,705	\$565,056	\$580,464	\$753,465



NEW LISTINGS

97  
↓10.19%



CLOSED SALES

107  
↑105.77%



AVERAGE SALES PRICE

\$753,465  
↑29.80%



CURRENT INVENTORY

6  
↓83.33%



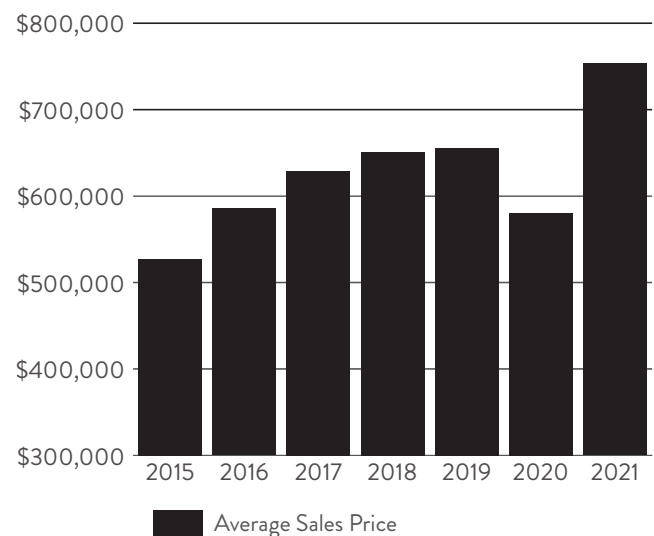
MONTHS OF SUPPLY

0.67  
↓91.90%

12 MONTH NEW LISTING AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



### SUMMARY

With 107 properties sold, sales were up 105.77% from the preceding 12-month period when 52 properties were sold. New listings were down 10.19%, from 108 to 97. The average sales price, at \$753,465 was up 29.8% from \$580,494. As of September 30, 2021, inventory stood at 6 units while months of supply was .67 months.

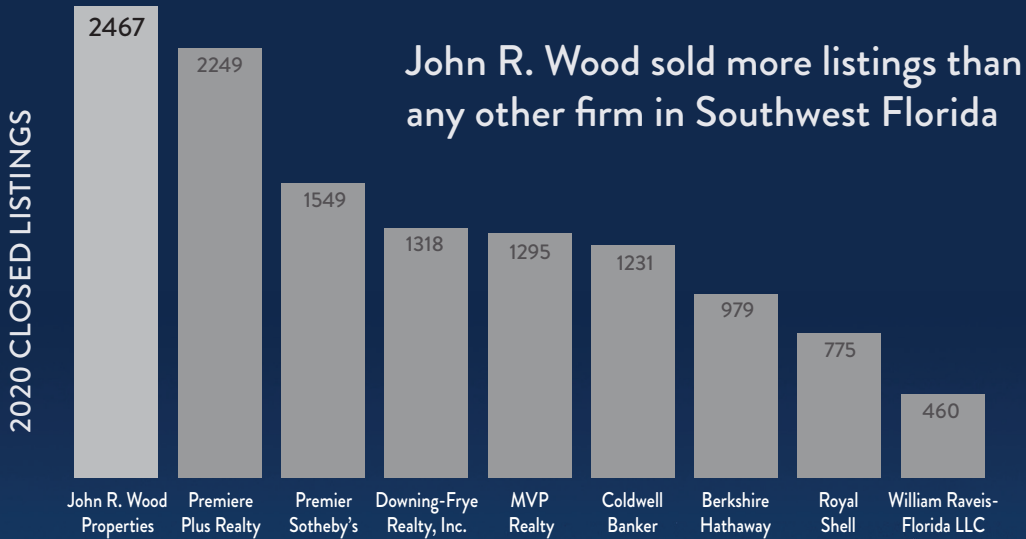
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