



1958  
JOHN R. WOOD  
PROPERTIES

*Bring Your Highest Expectations™*

SECOND QUARTER MARKET REVIEW FOR 2019  
Gulf Shore Boulevard



*Bring Your Highest Expectations™*

## Quarterly Number of Closed Sales

- With 34 units sold, the number of closings for bayfront condos was up 55% from the same period last year when 22 units were sold. Beachfront condo sales were down by one sale, from 64 sales to 63.
- For the second quarter of 2019, bayfront condominiums of Admiralty Pointe, Coquina Club, Harbour Cove, and Windsor Court each had three sales. For beachfront units, Vistas had three sales, and Admiralty Point had four sales.

## Quarterly Average Sales Price

- The average price for bayfront condos in the second quarter of 2019 was \$576,382, down 7.4% from the \$622,500 that posted for the second quarter of 2018.
- The average sale price for beachfront condos in the first quarter of 2019 was \$1,804,389, up 14.2% from the \$1,580,089 that posted for the second quarter of 2018.

## Average Price Per Square Foot

- Average price psf for bayfront condos decreased 4.8%, moving to \$394 in the second quarter of 2019 from \$414 a year ago.
- Average price psf for beachfront condos increased 3.9%, moving to \$699 in the second quarter of 2019 from \$673 a year ago

## Listing Inventory

- At the end of the second quarter there were 33 bayfront condos available for sale, down by one listing compared to a year ago. Months of supply was 5.74 months, down 26.9% compared to a year ago when 7.85 months was posted.
- At the end of the second quarter there were 109 beachfront condos available for sale, down 12.1% compared to a year ago when 124 condos were available. Months of supply was 7.56 months, down 15.7% compared to a year ago when 8.96 months was posted.

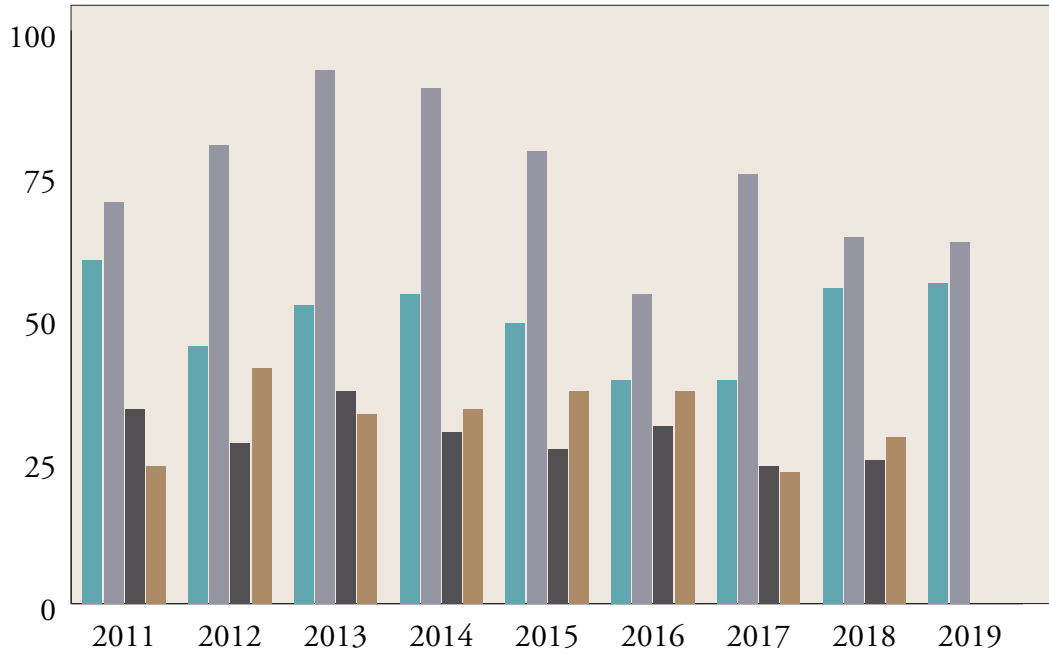
Buildings on the beach and bay vary considerably in age, condition and amenities, and the averages referenced in this report provide a broad view of market trends in this segment of the waterfront market. When contemplating a sale or purchase in this or any other neighborhood, buyers and sellers are advised to seek the services of a John R. Wood Properties sales professional who can provide the most current and accurate market data.



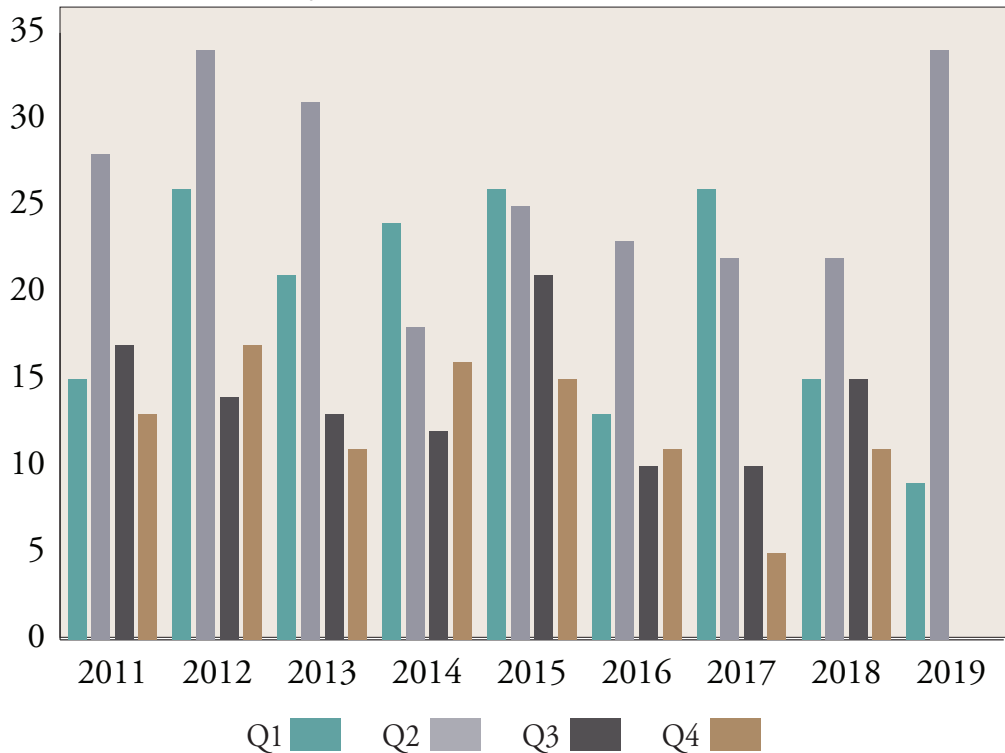
*Bring Your Highest Expectations™*

## QUARTERLY NUMBER OF CLOSED SALES

### Beachfront Condominiums



### Bayfront Condominiums



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

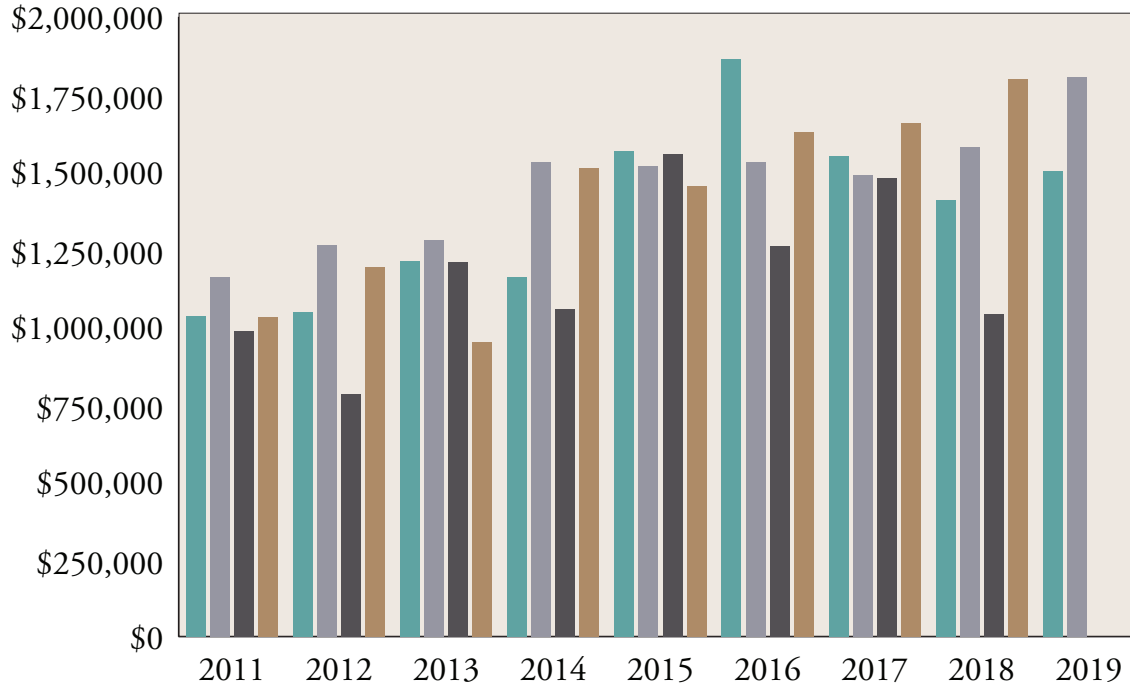
"The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS, Copyright 2019, and the proprietary compilation of that data by John R. Wood Properties, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data."



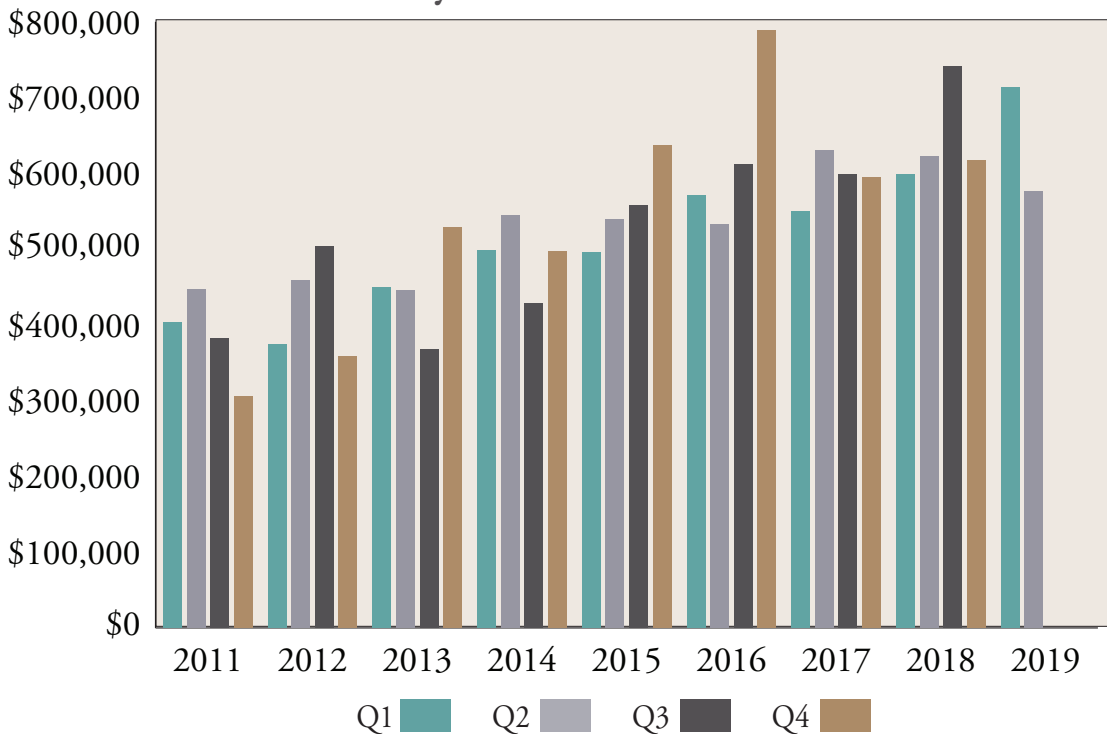
Bring Your Highest Expectations™

## QUARTERLY AVERAGE SALES PRICE - CLOSED SALES

### Beachfront Condominiums



### Bayfront Condominiums



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

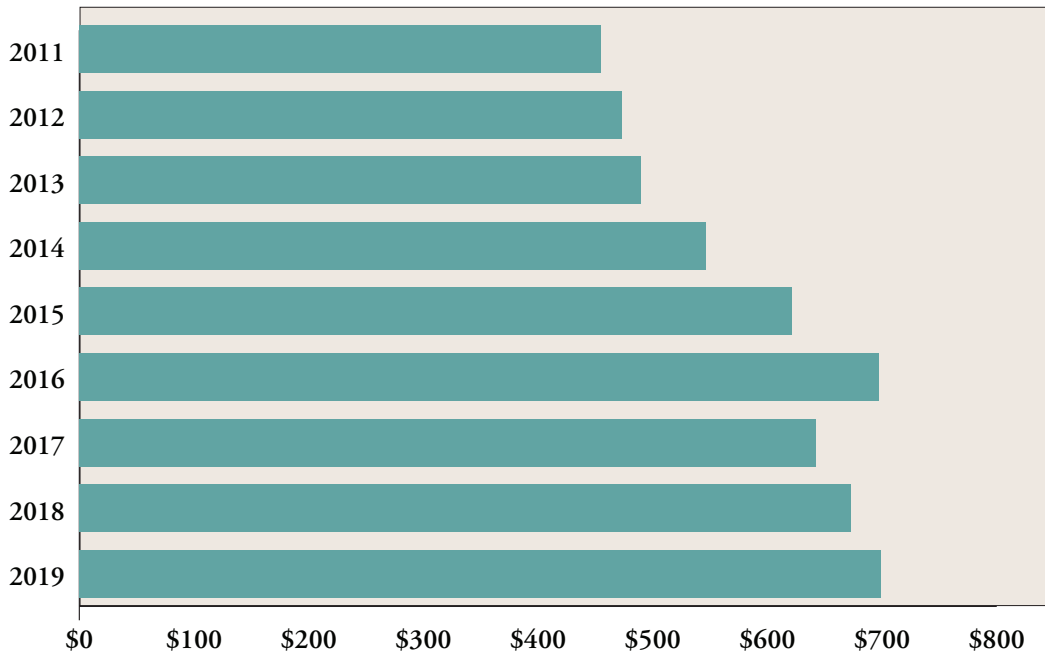
"The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS. Copyright 2019, and the proprietary compilation of that data by John R. Wood Properties, its employees, and professional statisticians hired by the Wood firm. Accuracy of the information is not guaranteed; it should be independently verified if any person intends to engage in a transaction, relying on such data."



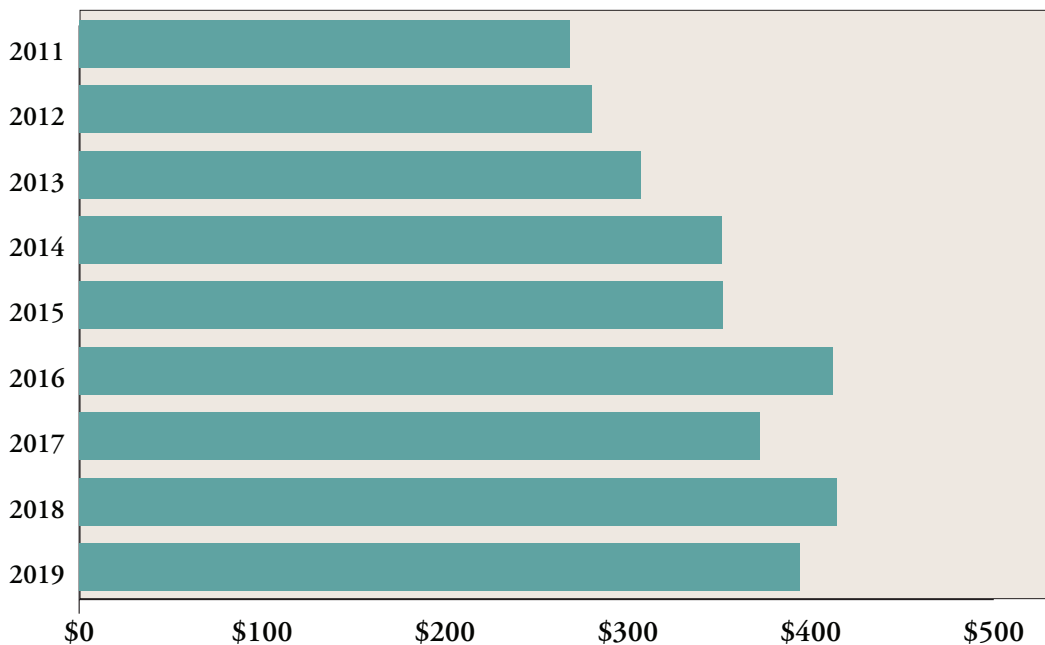
Bring Your Highest Expectations™

## QUARTERLY AVERAGE PRICE PER SQUARE FOOT Q2 CLOSED SALES

### Beachfront Condominiums



### Bayfront Condominiums



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 2019, 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."