



Bring Your Highest Expectations™

MONTHLY MARKET REPORT
FEBRUARY 2021



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MONTHLY MARKET REPORT

FEBRUARY 2021

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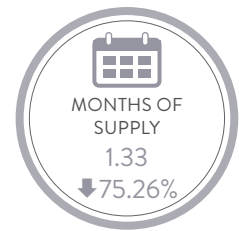
SOUTHWEST FLORIDA MARKET REPORT - FEBRUARY 2021

Data Represented on 12-Month Rolling Basis.



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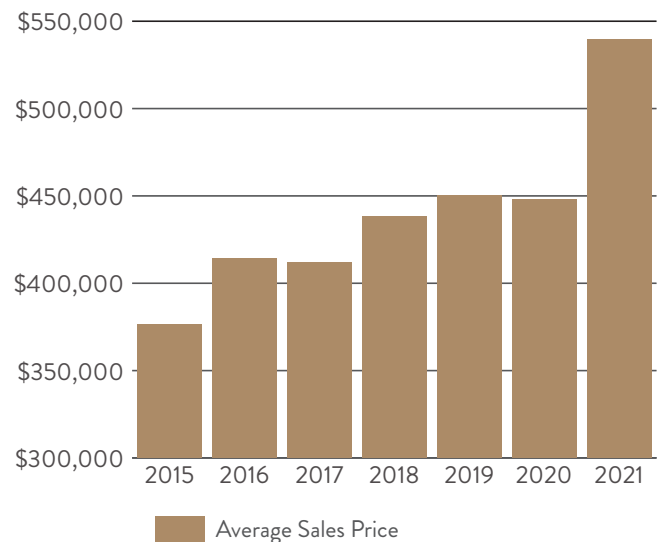
	2015	2016	2017	2018	2019	2020	2021
Listed	39,303	40,812	42,197	41,283	43,682	40,886	36,473
Sold	26,043	26,226	24,139	24,754	25,543	27,913	33,527
Avg. Sale \$	\$376,335	\$414,339	\$411,684	\$438,530	\$449,990	\$448,185	\$539,727



12 MONTH NEW LISTING AND
CLOSED SALES



12 MONTH AVERAGE
SALES PRICE



SUMMARY

With 33,527 properties sold, sales were up 20.11% over the preceding 12-month period when 27,913 properties were sold. New listings were down 10.79%, from 40,886 to 36,473. The average sales price was up 20.42%, from \$448,185 to \$539,727. As of February 28, 2021, inventory stood at 3,713 units while months of supply was 1.33 months.

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NAPLES

MARKET REPORT - FEBRUARY 2021

Data Represented on 12-Month Rolling Basis.



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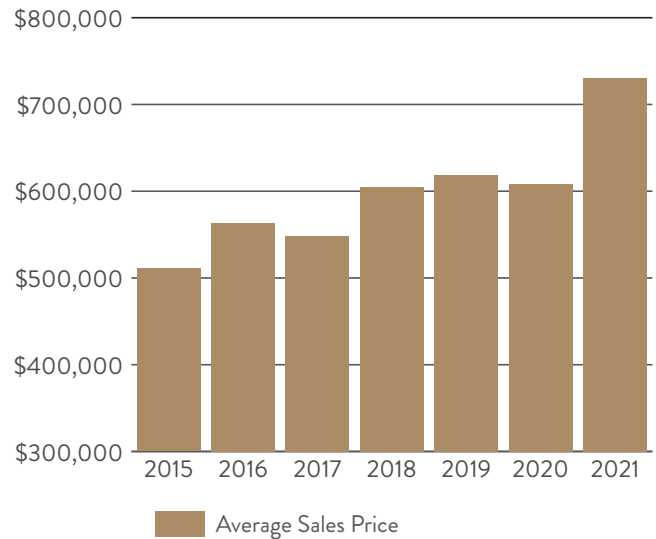
	2015	2016	2017	2018	2019	2020	2021
Listed	14,332	14,957	15,523	14,726	15,771	15,090	14,609
Sold	10,111	9,903	8,948	9,232	9,485	10,550	13,313
Avg. Sale \$	\$510,923	\$563,380	\$548,857	\$604,329	\$618,708	\$608,014	\$730,124



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 13,313 properties sold, sales were up 26.19% over the preceding 12-month period when 10,550 properties were sold. New listings were down 3.19%, from 15,090 to 14,609. The average sales price was up 20.08%, from \$608,014 to \$730,124. As of February 28, 2021, inventory stood at 1,750 units while months of supply was 1.58 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	16	47	4.09	\$5,383,593
Audubon	4	52	0.92	\$1,128,301
Colliers Reserve	0	21	—	\$1,577,833
Crayton Road Area Non-Waterfront	35	160	2.63	\$2,321,201
Crayton Road Area Waterfront	5	22	2.73	\$4,891,661
Crossings	1	16	0.75	\$792,963
Grey Oaks	8	86	1.12	\$2,583,733
Kensington	1	16	0.75	\$818,432
Lely Resort	24	172	1.67	\$699,705
Mediterra	11	67	1.97	\$2,054,812
Monterey	7	19	4.42	\$810,132
Olde Cypress	5	47	1.28	\$828,641
Olde Naples	25	102	2.94	\$4,094,044
Pelican Bay	8	58	1.66	\$2,483,860
Pelican Bay - Bay Colony	3	15	2.40	\$5,630,333
Pelican Marsh	8	72	1.33	\$1,165,161
Pine Ridge	14	56	3.00	\$2,319,007
Port Royal	10	59	2.03	\$10,962,288
Quail Creek	5	24	2.50	\$1,360,458
Quail West	7	88	0.95	\$2,313,413
Royal Harbor	4	61	0.79	\$2,662,740
Tiburon	0	18	—	\$1,755,778
Vanderbilt Beach	7	45	1.87	\$1,841,674
Vineyards	7	78	1.08	\$737,459

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Statistics include Naples, Golden Gate, Golden Gate Estates, and Ave Maria areas.



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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2021

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	19	133	1.71	\$458,989
Crayton Road Area Waterfront	90	369	2.93	\$1,482,949
The Dunes	9	52	2.08	\$1,152,845
Grey Oaks	1	12	1.00	\$1,017,158
Kensington	5	20	3.00	\$426,645
Lely Resort	22	205	1.29	\$307,160
Mediterra	0	19	—	\$585,816
Olde Naples	43	151	3.42	\$1,010,870
Pelican Bay	68	331	2.47	\$1,088,645
Pelican Bay - Bay Colony	7	36	2.33	\$2,913,389
Pelican Marsh	10	102	1.18	\$411,879
Pine Ridge	2	22	1.09	\$224,432
Tiburon	5	48	1.25	\$774,099
Vanderbilt Beach	25	129	2.33	\$988,439
Vineyards	26	130	2.40	\$373,326

MARCO ISLAND

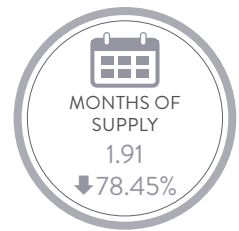
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Data Represented on 12-Month Rolling Basis.

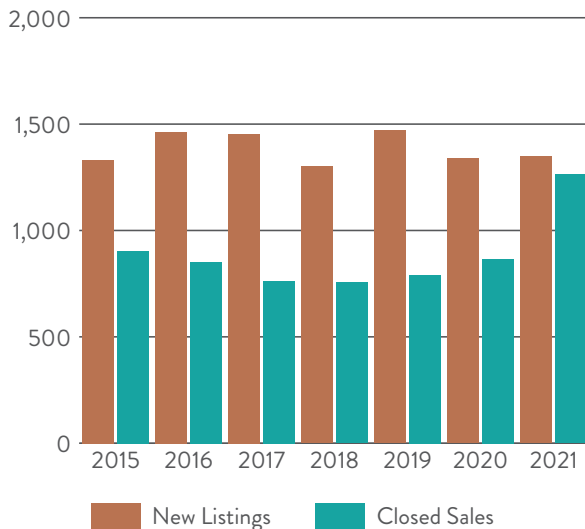


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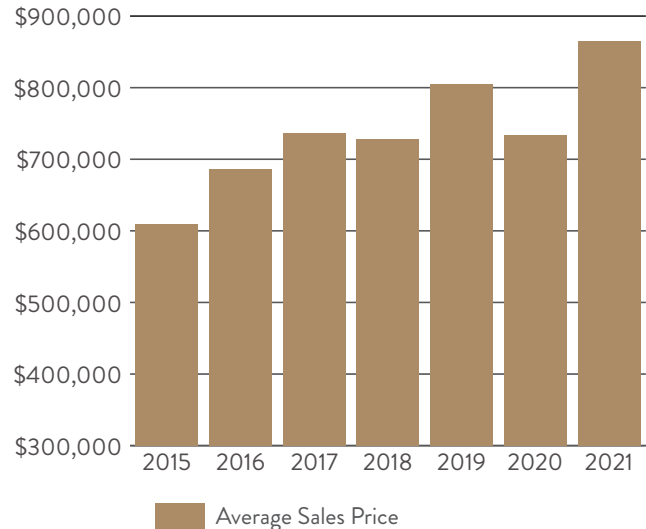
	2015	2016	2017	2018	2019	2020	2021
Listed	1,332	1,463	1,453	1,302	1,469	1,337	1,347
Sold	903	851	762	755	790	866	1,264
Avg. Sale \$	\$609,272	\$685,999	\$736,918	\$727,945	\$804,997	\$733,378	\$865,392



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1,264 properties sold, sales were up 45.96% over the preceding 12-month period when 866 properties were sold. New listings were down .75%, from 1,337 to 1,347. The average sales price was up 18%, from \$733,378 to \$865,392. As of February 28, 2021, inventory stood at 201 units while months of supply was 1.91 months.

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Statistics include Marco Island and Key Marco.



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Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2021

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	35	198	2.12	\$1,639,578
Golf Course	0	11	—	\$626,833
Gulf Front	1	2	6.00	\$4,900,000
Indirect Waterfront	17	214	0.95	\$1,078,548
Inland	15	153	1.18	\$633,644
Preserve	3	14	2.57	\$1,278,962

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	26	142	2.20	\$403,205
Golf Course	0	4	—	\$767,500
Gulf Front	60	281	2.56	\$908,225
Gulf View	8	39	2.46	\$721,408
Indirect Waterfront	3	37	0.97	\$416,382
Inland	29	159	2.19	\$274,274
Preserve	4	10	4.80	\$417,550

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	9	180	0.60	\$814,099
Isles Of Capri	6	28	2.57	\$918,036
Naples Reserve	6	152	0.47	\$604,700
Winding Cypress	4	47	1.02	\$574,701

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	10	148	0.81	\$326,098
Hammock Bay Golf and Country Club	22	36	7.33	\$456,958
Isles Of Capri	5	30	2.00	\$562,563

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BONITA SPRINGS - ESTERO

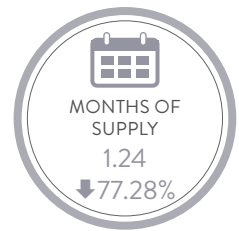
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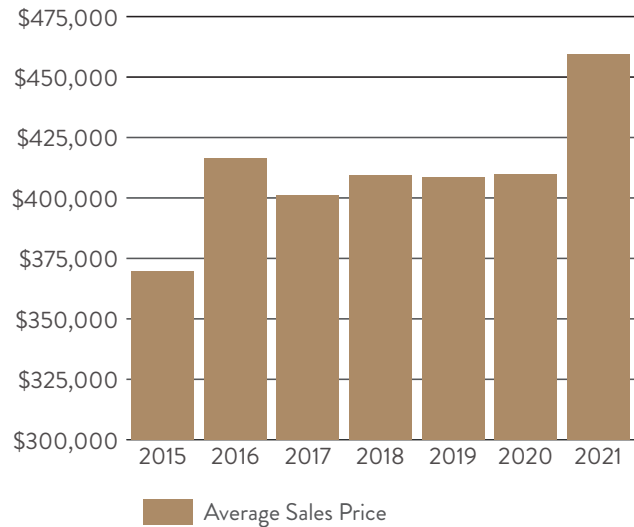
	2015	2016	2017	2018	2019	2020	2021
Listed	4,002	4,372	4,895	4,563	4,900	4,586	4,198
Sold	3,174	3,073	2,915	2,897	3,076	3,257	3,979
Avg. Sale \$	\$369,796	\$416,441	\$401,059	\$409,289	\$408,360	\$409,896	\$459,528



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 3,979 properties sold, sales were up 22.17% from the preceding 12-month period when 3,257 properties were sold. New listings were down 8.46%, from 4,586 to 4,198. The average sales price was up 12.11%, from \$409,896 to \$459,528. As of February 28, 2021, inventory stood at 410 units while months of supply was 1.24 months.

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BONITA SPRINGS - ESTERO

MARKET REPORT - FEBRUARY 2021



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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	7	33	2.55	\$3,921,167
Bonita Bay	11	70	1.89	\$1,401,049
Brooks	6	100	0.72	\$840,861
Palmira Golf and Country Club	3	49	0.73	\$613,990
Pelican Landing	8	69	1.39	\$791,934
Pelican Landing - The Colony	2	18	1.33	\$1,606,944
Pelican Sound	0	11	—	\$699,545
West Bay Club	4	39	1.23	\$1,177,643

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	0	23	—	\$1,531,527
Bonita Bay	39	153	3.06	\$804,442
Brooks	4	145	0.33	\$276,359
Palmira Golf and Country Club	0	36	—	\$333,047
Pelican Landing	5	107	0.56	\$346,544
Pelican Landing - The Colony	28	89	3.78	\$900,152
Pelican Sound	1	51	0.24	\$312,540
West Bay Club	5	29	2.07	\$558,048

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FORT MYERS

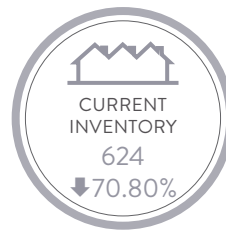
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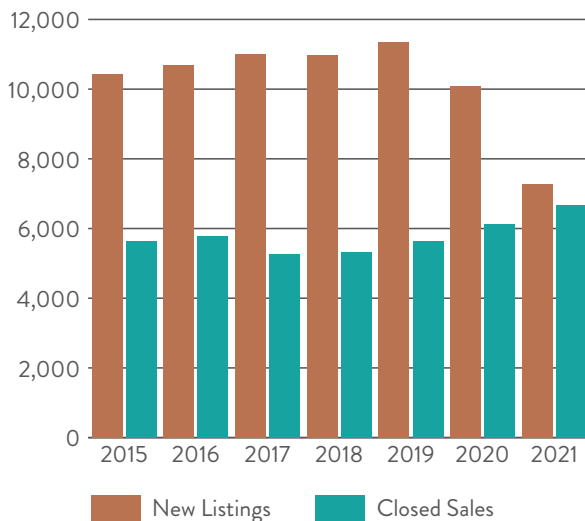


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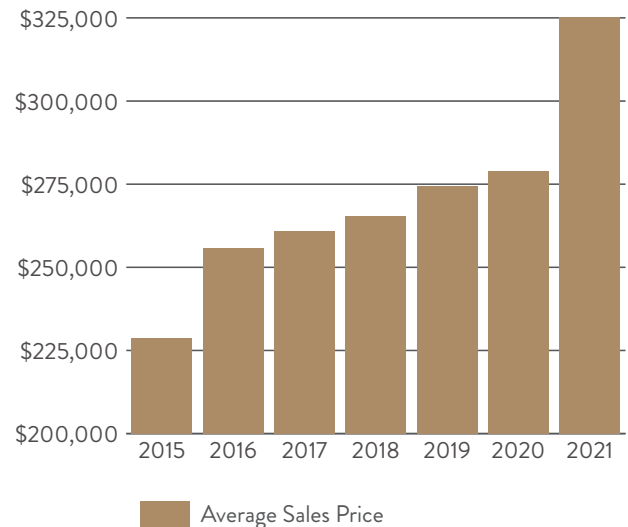
	2015	2016	2017	2018	2019	2020	2021
Listed	10,440	10,679	11,019	10,979	11,353	10,094	7,281
Sold	5,639	5,768	5,258	5,314	5,652	6,130	6,667
Avg. Sale \$	\$228,737	\$255,701	\$260,890	\$265,370	\$274,530	\$279,027	\$325,180



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 6,667 properties sold, sales were up 8.76% from the preceding 12-month period when 6,130 properties were sold. New listings were down 27.87%, from 10,094 to 7,281. The average sales price was up 16.54%, from \$279,027 to \$325,180. As of February 28, 2021, inventory stood at 624 units while months of supply was 1.12 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	2	32	0.75	\$529,278
Colonial Country Club	1	29	0.41	\$370,497
Crown Colony	4	32	1.50	\$541,294
Fiddlesticks Country Club	4	31	1.55	\$626,800
The Forest	3	34	1.06	\$474,512
Gulf Harbour Yacht And Country Club	6	51	1.41	\$708,315
Miromar Lakes Beach And Golf Club	16	76	2.53	\$1,675,209
Parker Lakes	3	26	1.38	\$265,104
Paseo	1	35	0.34	\$487,257
The Plantation	3	155	0.23	\$435,460
Shadow Wood Preserve	2	18	1.33	\$764,072
Town And River	6	36	2.00	\$713,975

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	4	104	0.46	\$202,003
Crown Colony	0	21	—	\$266,643
Downtown Fort Myers	69	166	4.99	\$304,914
Fiddlesticks Country Club	1	20	0.60	\$122,574
Gulf Harbour Yacht And Country Club	17	104	1.96	\$512,784
Miromar Lakes Beach And Golf Club	23	64	4.31	\$605,414
Parker Lakes	4	45	1.07	\$197,540
Paseo	15	117	1.54	\$231,137
The Plantation	2	40	0.60	\$285,820
Shadow Wood Preserve	1	11	1.09	\$263,727
Town And River	1	3	4.00	\$197,333

FORT MYERS BEACH

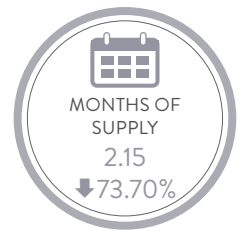
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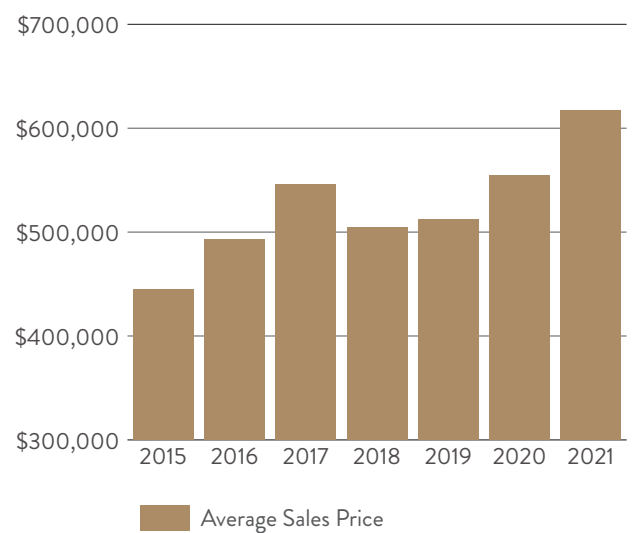
	2015	2016	2017	2018	2019	2020	2021
Listed	675	668	668	680	704	696	614
Sold	484	442	364	409	423	425	548
Avg. Sale \$	\$445,305	\$492,540	\$546,373	\$504,883	\$512,033	\$554,965	\$616,850



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 548 properties sold, sales were up 28.94% from the preceding 12-month period when 425 properties were sold. New listings were down 11.78%, from 696 to 614. The average sales price was up 11.15%, from \$554,965 to \$616,850. As of February 28, 2021, inventory stood at 98 units while months of supply was 2.15 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	1	12	1.00	\$918,083
Laguna Shores	3	28	1.29	\$796,911
Mcphie Park	2	16	1.50	\$648,031

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	1	11	1.09	\$471,951
Ocean Harbor Condo	3	10	3.60	\$504,100
Sandarac Condo	1	8	1.50	\$492,875
Waterside At Bay Beach	7	31	2.71	\$605,634

SANIBEL-CAPTIVA

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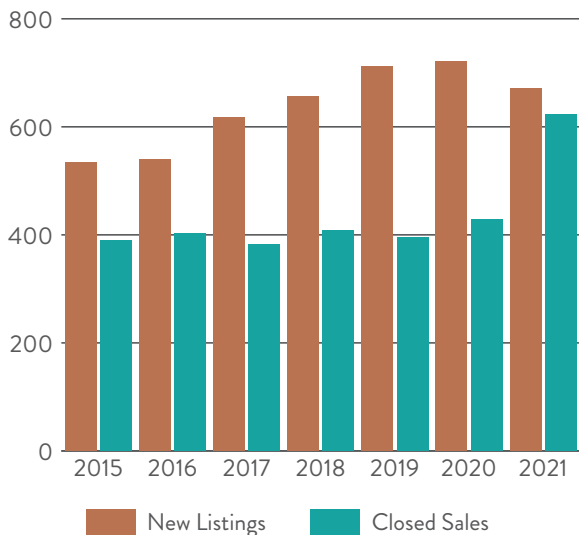


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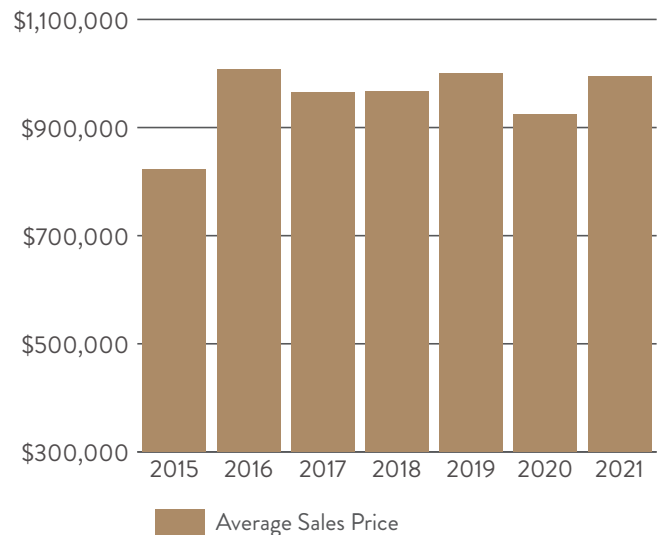
	2015	2016	2017	2018	2019	2020	2021
Listed	534	540	618	657	712	721	671
Sold	389	402	382	408	396	428	623
Avg. Sale \$	\$823,231	\$1,007,992	\$965,860	\$966,708	\$1,000,067	\$923,679	\$995,330



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 623 properties sold, sales were up 45.56% over the preceding 12-month period when 428 properties were sold. New listings were down 6.93%, from 721 to 671. The average sales price was up 7.76%, from \$923,679 to \$995,330. As of February 28, 2021, inventory stood at 156 units while months of supply was 3.00 months.

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Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	3	15	2.40	\$951,797
Captiva Island	36	75	5.76	\$1,683,273
Dunes At Sanibel Island	0	39	—	\$747,559
Other Sanibel Island Single-Family	48	254	2.27	\$1,071,804

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	9	35	3.09	\$675,871
Sundial Of Sanibel Condos	5	24	2.50	\$692,229
Other Sanibel Island Condos	55	180	3.67	\$757,922

CAPE CORAL

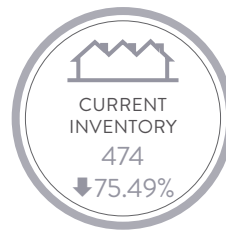
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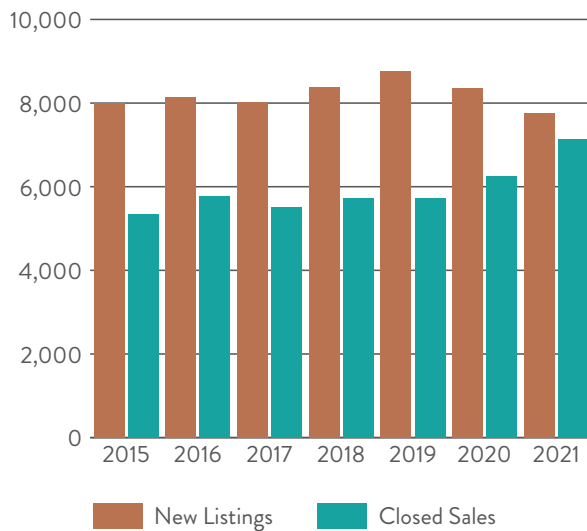


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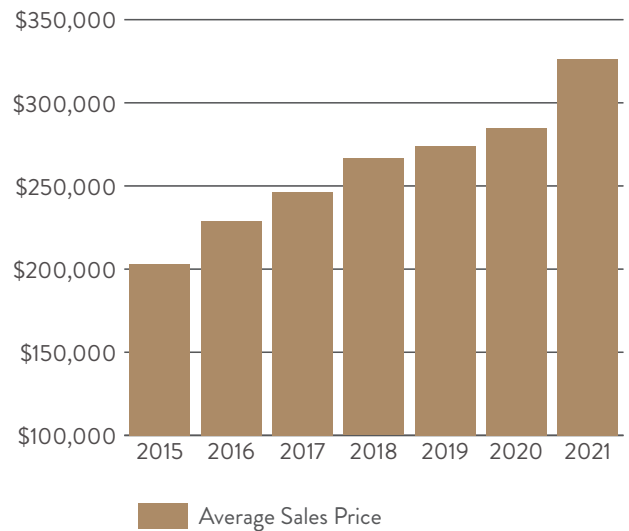
	2015	2016	2017	2018	2019	2020	2021
Listed	7,988	7,988	8,133	8,021	8,376	8,362	7,753
Sold	5,343	5,787	5,510	5,739	5,721	6,257	7,133
Avg. Sale \$	\$203,149	\$229,135	\$246,143	\$266,564	\$274,262	\$285,086	\$326,212



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 7,133 properties sold, sales were up 14 % over the preceding 12-month period when 6,257 properties were sold. New listings were down 7.28%, from 8,362 to 7,753. The average sales price was up 14.43%, from \$285,086 to \$326,212. As of February 28, 2021, inventory stood at 474 units while months of supply was .80 months.

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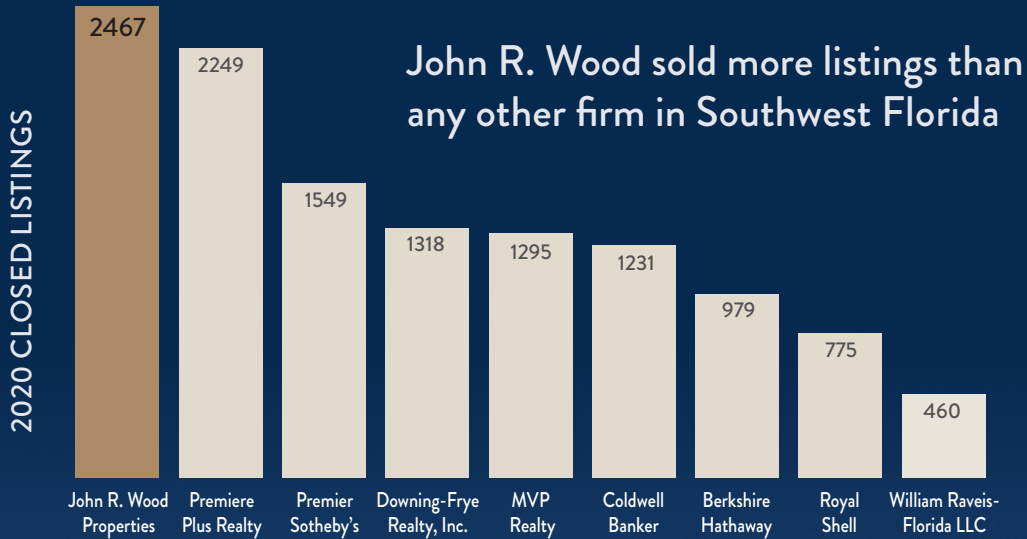
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Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	4	22	2.18	\$1,031,909
Cape Royal	2	30	0.80	\$536,627
Tarpon Point Marina	0	4	—	\$1,271,250
Yacht Club	2	28	0.86	\$433,621

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	3	50	0.72	\$411,356
Tarpon Point Marina	8	38	2.53	\$604,840



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