



Bring Your Highest Expectations™

MONTHLY MARKET REPORT
APRIL 2021



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MONTHLY MARKET REPORT

APRIL 2021

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SOUTHWEST FLORIDA

MARKET REPORT - APRIL 2021



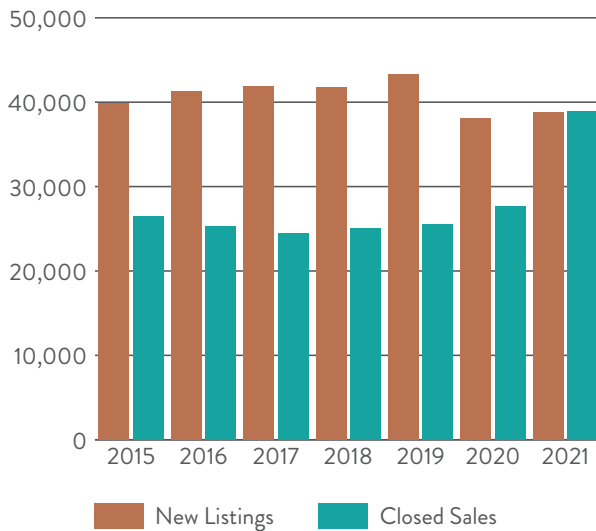
Data Represented on 12-Month Rolling Basis.

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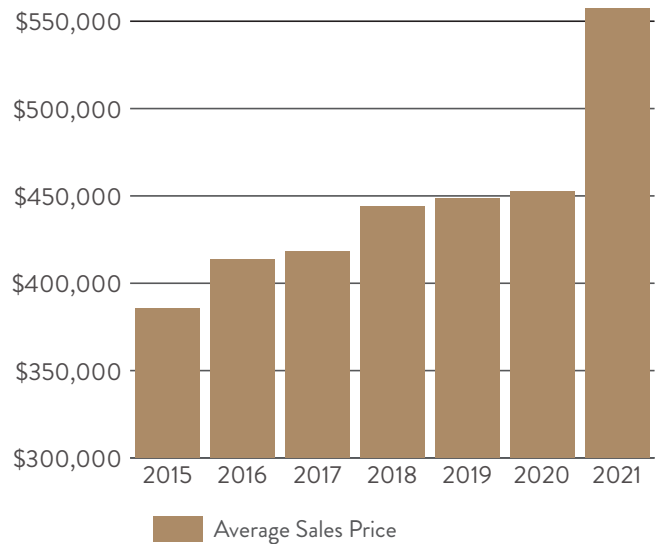
	2015	2016	2017	2018	2019	2020	2021
Listed	39,824	41,238	41,912	41,820	43,365	38,149	38,800
Sold	26,519	25,250	24,513	25,074	25,514	27,658	38,942
Avg. Sale \$	\$385,481	\$413,704	\$418,226	\$443,721	\$448,599	\$452,496	\$557,227



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 38,942 properties sold, sales were up 40.80% over the preceding 12-month period when 27,658 properties were sold. New listings were up 1.71%, from 38,149 to 38,800. The average sales price was up 23.15%, from \$452,496 to \$557,227. As of April 30, 2021, inventory stood at 2,390 units while months of supply was .74 months.

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NAPLES

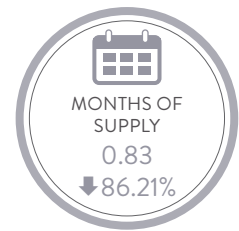
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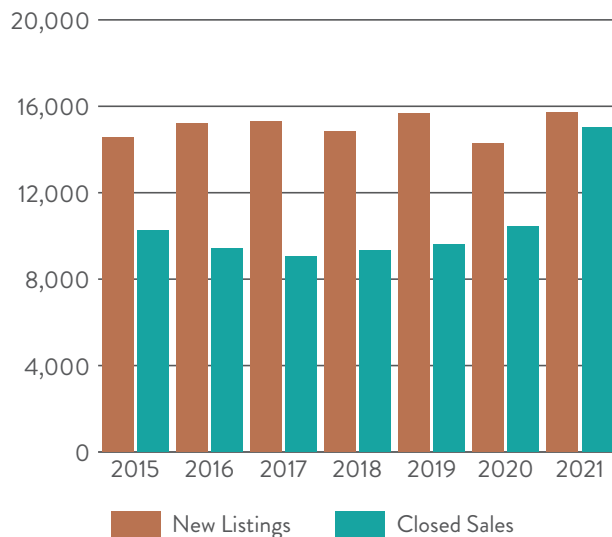


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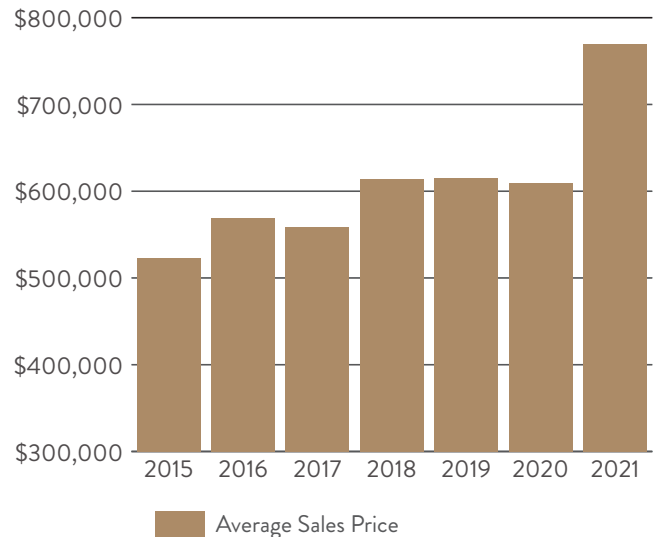
	2015	2016	2017	2018	2019	2020	2021
Listed	14,549	15,187	15,308	14,843	15,652	14,272	15,696
Sold	10,234	9,416	9,049	9,312	9,623	10,449	15,034
Avg. Sale \$	\$522,965	\$568,696	\$558,957	\$613,620	\$615,508	\$609,288	\$770,182



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 15,034 properties sold, sales were up 43.88% over the preceding 12-month period when 10,449 properties were sold. New listings were up 9.98%, from 14,272 to 15,696. The average sales price was up 26.41%, from \$609,288 to \$770,182. As of April 30, 2021, inventory stood at 1,046 units while months of supply was .83 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	7	54	1.56	\$5,425,396
Audubon	2	56	0.43	\$1,181,976
Colliers Reserve	1	24	0.50	\$1,556,438
Crayton Road Area Non-Waterfront	35	196	2.14	\$2,435,000
Crayton Road Area Waterfront	3	23	1.57	\$4,909,458
Crossings	0	16	—	\$881,275
Grey Oaks	5	85	0.71	\$2,809,447
Kensington	1	21	0.57	\$824,591
Lely Resort	16	199	0.96	\$738,385
Mediterra	11	81	1.63	\$2,084,338
Monterey	2	29	0.83	\$873,631
Olde Cypress	0	61	—	\$920,256
Olde Naples	19	122	1.87	\$4,288,188
Pelican Bay	7	62	1.35	\$2,745,008
Pelican Bay - Bay Colony	2	23	1.04	\$6,077,391
Pelican Marsh	6	82	0.88	\$1,335,763
Pine Ridge	6	57	1.26	\$2,485,529
Port Royal	11	76	1.74	\$10,949,934
Quail Creek	4	24	2.00	\$1,408,500
Quail West	6	93	0.77	\$2,315,994
Royal Harbor	8	67	1.43	\$2,760,517
Tiburon	0	17	—	\$1,892,956
Vanderbilt Beach	5	56	1.07	\$2,111,982
Vineyards	3	89	0.40	\$771,296

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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 April 30, 2021

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	13	176	0.89	\$525,035
Crayton Road Area Waterfront	40	433	1.11	\$1,587,444
The Dunes	5	66	0.91	\$1,211,643
Grey Oaks	1	14	0.86	\$1,045,779
Kensington	2	36	0.67	\$460,769
Lely Resort	19	243	0.94	\$315,618
Mediterra	0	31	—	\$590,806
Olde Naples	43	185	2.79	\$1,125,048
Pelican Bay	32	387	0.99	\$1,136,543
Pelican Bay - Bay Colony	4	40	1.20	\$3,169,800
Pelican Marsh	2	120	0.20	\$425,976
Pine Ridge	3	22	1.64	\$230,886
Tiburon	1	52	0.23	\$736,082
Vanderbilt Beach	24	149	1.93	\$970,938
Vineyards	4	141	0.34	\$382,927

MARCO ISLAND

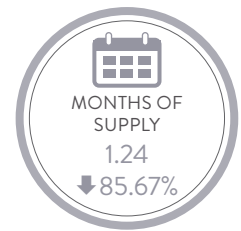
MARKET REPORT - APRIL 2021

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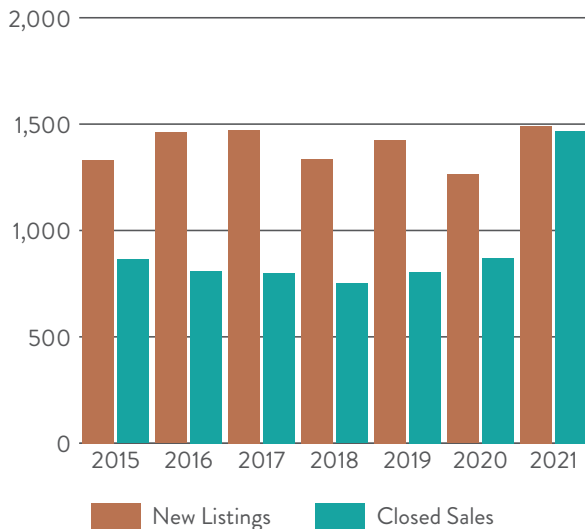


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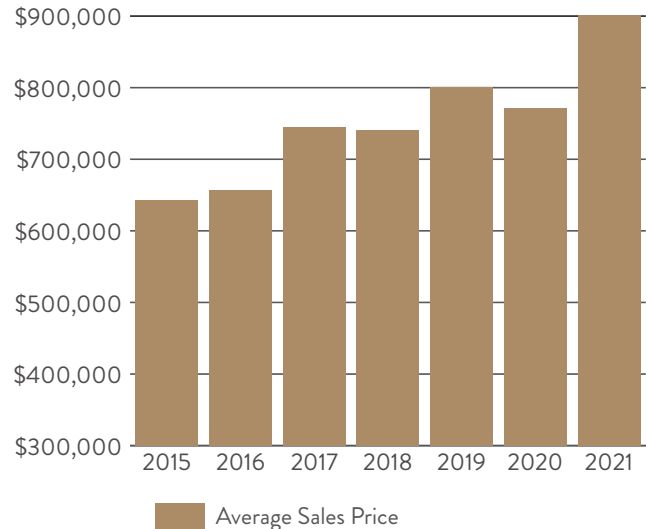
	2015	2016	2017	2018	2019	2020	2021
Listed	1,331	1,461	1,473	1,336	1,425	1,262	1,491
Sold	864	810	801	751	805	870	1,467
Avg. Sale \$	\$643,001	\$657,462	\$745,381	\$741,155	\$801,376	\$770,946	\$901,510



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1,467 properties sold, sales were up 68.62% over the preceding 12-month period when 870 properties were sold. New listings were up 18.15%, from 1,262 to 1,491. The average sales price was up 16.94%, from \$770,946 to \$901,510. As of April 30, 2021, inventory stood at 151 units while months of supply was 1.24 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 April 30, 2021

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	31	219	1.70	\$1,650,018
Golf Course	1	13	0.92	\$709,628
Gulf Front	0	3	—	\$4,700,000
Indirect Waterfront	26	240	1.30	\$1,167,120
Inland	23	171	1.61	\$671,712
Preserve	1	18	0.67	\$1,701,137

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	15	175	1.03	\$415,494
Golf Course	1	5	2.40	\$769,000
Gulf Front	33	333	1.19	\$971,090
Gulf View	2	48	0.50	\$755,058
Indirect Waterfront	2	44	0.55	\$433,515
Inland	14	184	0.91	\$277,176
Preserve	2	14	1.71	\$428,393

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	6	203	0.35	\$817,738
Isles Of Capri	4	37	1.30	\$850,649
Naples Reserve	5	159	0.38	\$664,458
Winding Cypress	1	47	0.26	\$600,651

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	8	171	0.56	\$347,392
Hammock Bay Golf and Country Club	7	47	1.79	\$487,626
Isles Of Capri	2	36	0.67	\$548,458

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BONITA SPRINGS - ESTERO

MARKET REPORT - APRIL 2021

Data Represented on 12-Month Rolling Basis.



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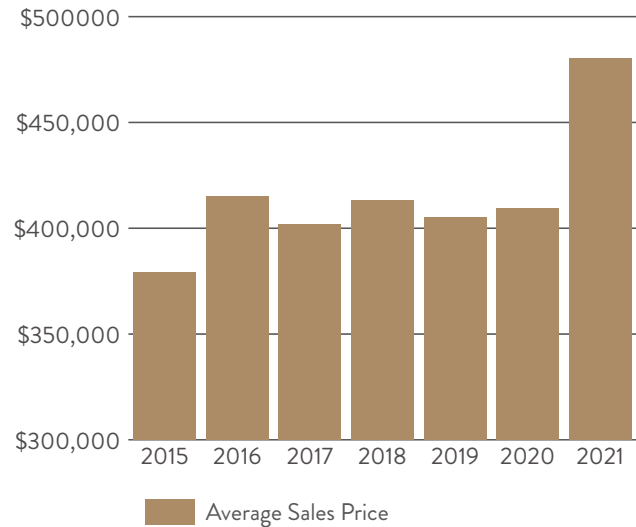
	2015	2016	2017	2018	2019	2020	2021
Listed	4,075	4,504	4,886	4,573	4,809	4,229	4,478
Sold	3,204	2,949	2,990	2,934	3,037	3,246	4,466
Avg. Sale \$	\$379,313	\$415,225	\$401,808	\$413,170	\$405,325	\$409,250	\$480,379



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,466 properties sold, sales were up 37.58% from the preceding 12-month period when 3,246 properties were sold. New listings were up 5.89%, from 4,229 to 4,478. The average sales price was up 17.38%, from \$409,250 to \$480,379. As of April 30, 2021, inventory stood at 203 units while months of supply was .55 months.

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BONITA SPRINGS - ESTERO

MARKET REPORT - APRIL 2021



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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	4	41	1.17	\$4,175,713
Bonita Bay	5	82	0.73	\$1,680,516
Brooks	2	103	0.23	\$873,204
Palmira Golf and Country Club	6	51	1.41	\$580,500
Pelican Landing	4	78	0.62	\$852,979
Pelican Landing - The Colony	2	20	1.20	\$1,574,750
Pelican Sound	0	10	—	\$720,400
West Bay Club	1	46	0.26	\$1,168,480

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	0	25	—	\$1,427,325
Bonita Bay	13	181	0.86	\$867,460
Brooks	3	165	0.22	\$280,285
Palmira Golf and Country Club	0	37	—	\$331,326
Pelican Landing	2	117	0.21	\$351,385
Pelican Landing - The Colony	8	107	0.90	\$935,130
Pelican Sound	0	42	—	\$305,299
West Bay Club	0	31	—	\$553,965

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FORT MYERS

MARKET REPORT - APRIL 2021

Data Represented on 12-Month Rolling Basis.

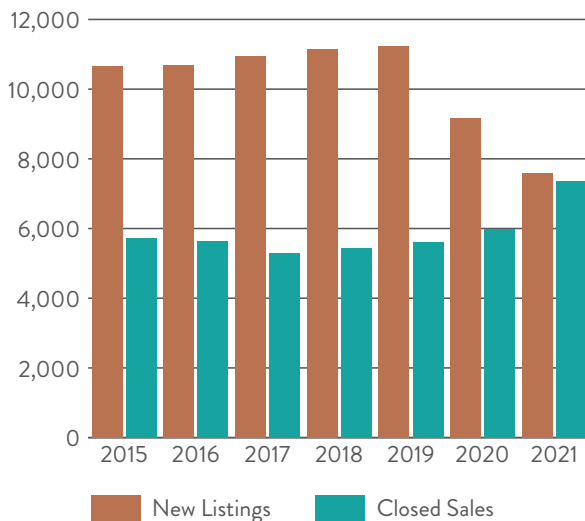


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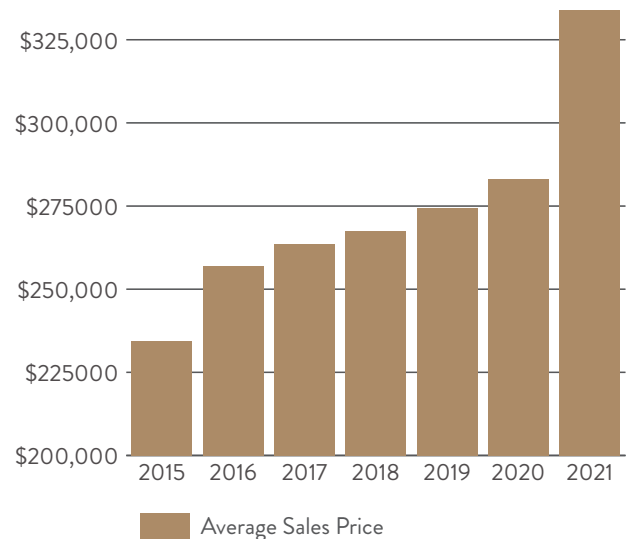
	2015	2016	2017	2018	2019	2020	2021
Listed	10,655	10,698	10,962	11,160	11,237	9,179	7,597
Sold	5,719	5,627	5,301	5,425	5,602	5,994	7,348
Avg. Sale \$	\$234,292	\$256,927	\$263,633	\$267,456	\$274,388	\$283,203	\$335,638



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 7,348 properties sold, sales were up 22.59% from the preceding 12-month period when 5,994 properties were sold. New listings were down 17.23%, from 9,179 to 7,597. The average sales price was up 18.51%, from \$283,203 to \$335,638. As of April 30, 2021, inventory stood at 425 units while months of supply was .69 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	2	39	0.62	\$550,726
Colonial Country Club	0	36	—	\$378,714
Crown Colony	0	30	—	\$534,747
Fiddlesticks Country Club	5	35	1.71	\$610,169
The Forest	4	34	1.41	\$481,071
Gulf Harbour Yacht And Country Club	8	57	1.68	\$684,320
Miromar Lakes Beach And Golf Club	3	88	0.41	\$1,696,601
Parker Lakes	1	27	0.44	\$293,141
Paseo	2	40	0.60	\$468,550
The Plantation	0	179	—	\$447,169
Shadow Wood Preserve	2	19	1.26	\$889,895
Town And River	0	40	—	\$764,224

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	5	113	0.53	\$206,741
Crown Colony	0	20	—	\$274,050
Downtown Fort Myers	55	198	3.33	\$314,414
Fiddlesticks Country Club	1	19	0.63	\$123,030
Gulf Harbour Yacht And Country Club	2	115	0.21	\$520,097
Miromar Lakes Beach And Golf Club	6	85	0.85	\$613,814
Parker Lakes	0	50	—	\$198,376
Paseo	5	143	0.42	\$238,620
The Plantation	0	41	—	\$292,549
Shadow Wood Preserve	0	13	—	\$284,769
Town And River	0	6	—	\$209,483

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FORT MYERS BEACH

MARKET REPORT - APRIL 2021



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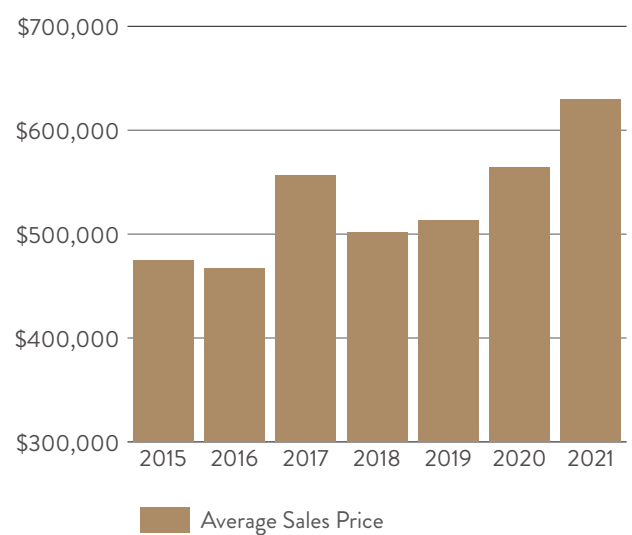
	2015	2016	2017	2018	2019	2020	2021
Listed	643	674	659	706	703	613	676
Sold	493	407	395	408	406	426	615
Avg. Sale \$	\$474,326	\$466,940	\$556,940	\$501,842	\$513,027	\$564,028	\$629,719



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 615 properties sold, sales were up 44.37% from the preceding 12-month period when 426 properties were sold. New listings were up 10.28%, from 613 to 676. The average sales price was up 11.65%, from \$564,028 to \$629,719. As of April 30, 2021, inventory stood at 80 units while months of supply was 1.56 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	0	14	—	\$897,643
Laguna Shores	1	29	0.41	\$829,083
Mcphie Park	3	15	2.40	\$688,400

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	1	12	1.00	\$476,872
Ocean Harbor Condo	2	17	1.41	\$530,853
Sandarac Condo	2	9	2.67	\$510,869
Waterside At Bay Beach	6	34	2.12	\$612,849

SANIBEL-CAPTIVA

MARKET REPORT - APRIL 2021



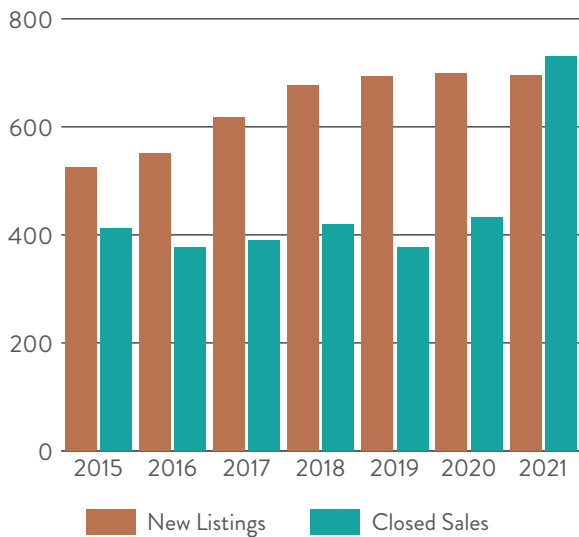
Data Represented on 12-Month Rolling Basis.

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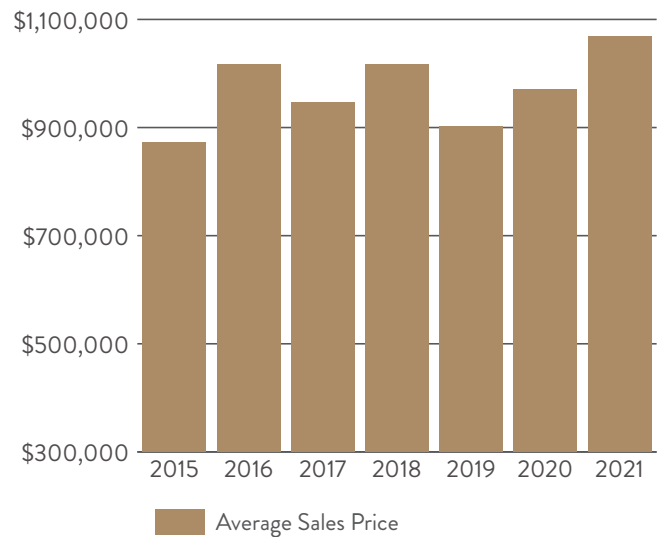
	2015	2016	2017	2018	2019	2020	2021
Listed	524	551	617	676	694	699	695
Sold	412	377	390	419	376	433	730
Avg. Sale \$	\$872,757	\$1,016,772	\$946,941	\$1,016,839	\$901,395	\$971,004	\$1,069,104



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 730 properties sold, sales were up 68.59% over the preceding 12-month period when 433 properties were sold. New listings were down .57%, from 699 to 695. The average sales price was up 10.10%, from \$971,004 to \$1,069,104. As of April 30, 2021, inventory stood at 86 units while months of supply was 1.41 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of April 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	1	16	0.75	\$1,111,422
Captiva Island	22	100	2.64	\$1,882,046
Dunes At Sanibel Island	0	42	—	\$752,543
Other Sanibel Island Single-Family	25	280	1.07	\$1,120,578

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	6	46	1.57	\$737,207
Sundial Of Sanibel Condos	1	23	0.52	\$703,022
Other Sanibel Island Condos	29	223	1.56	\$802,729

CAPE CORAL

MARKET REPORT - APRIL 2021

Data Represented on 12-Month Rolling Basis.

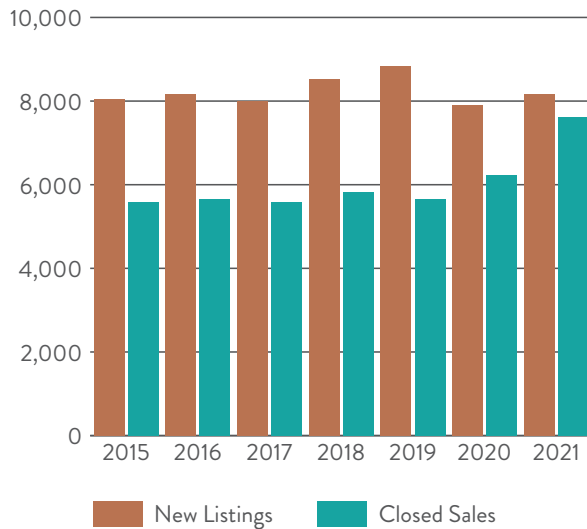


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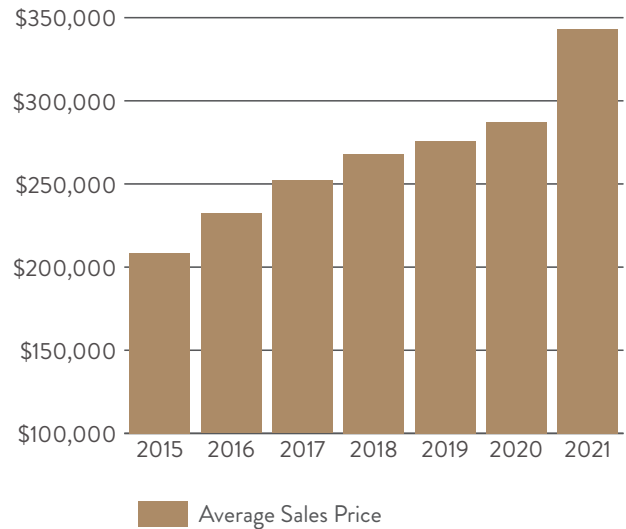
	2015	2016	2017	2018	2019	2020	2021
Listed	8,047	8,163	8,007	8,526	8,845	7,895	8,167
Sold	5,593	5,664	5,587	5,825	5,665	6,240	7,612
Avg. Sale \$	\$208,534	\$232,179	\$252,140	\$267,980	\$275,741	\$287,049	\$343,048



12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 7,612 properties sold, sales were up 21.99% over the preceding 12-month period when 6,240 properties were sold. New listings were up 3.45%, from 7,895 to 8,167. The average sales price was up 19.51%, from \$287,049 to \$343,048. As of April 30, 2021, inventory stood at 399 units while months of supply was .63 months.

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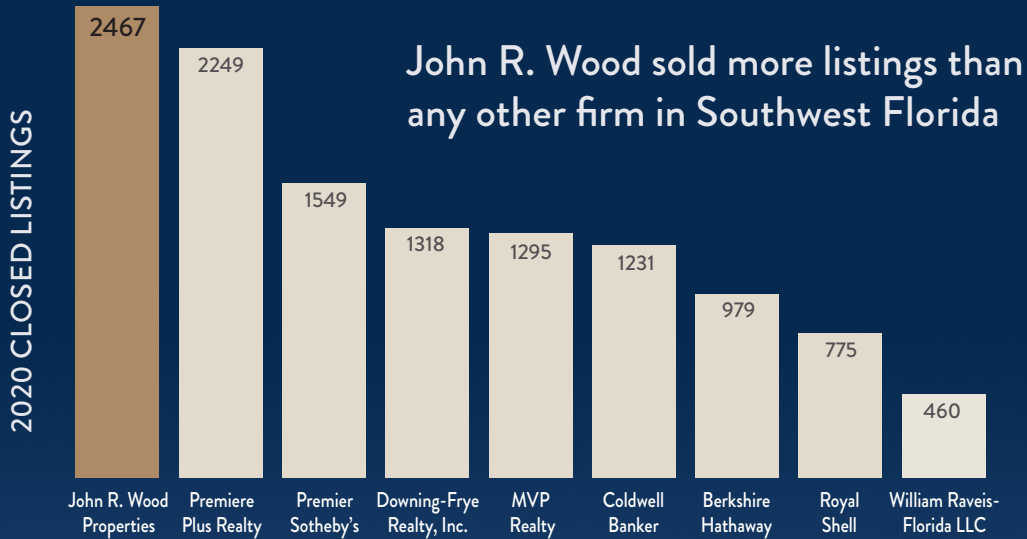
Monthly Snapshot as of April 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	2	27	0.89	\$1,074,848
Cape Royal	1	29	0.41	\$589,721
Tarpon Point Marina	1	4	3.00	\$1,271,250
Yacht Club	4	27	1.78	\$489,330

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	2	55	0.44	\$418,515
Tarpon Point Marina	1	47	0.26	\$664,220



JOHN R. WOOD PROPERTIES THE #1 CHOICE FOR SELLING YOUR HOME



When it comes to selling your home, choose John R. Wood Properties.
The #1 brokerage in Southwest Florida.

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