

MONTHLY MARKET REPORT - AUGUST 2021



MONTHLY MARKET REPORT

AUGUST 2021

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SOUTHWEST FLORIDA

MARKET REPORT - AUGUST 2021

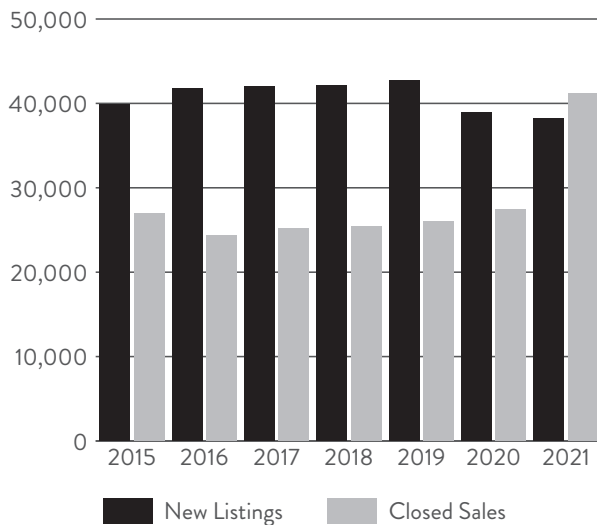


Data Represented on 12-Month Rolling Basis.

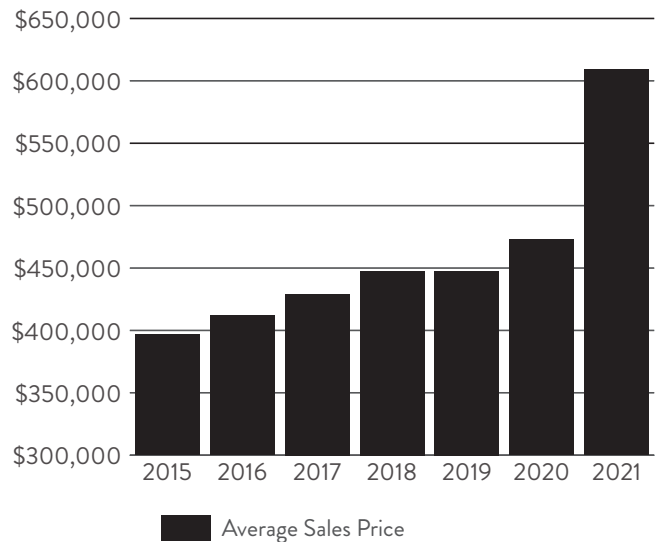
	2015	2016	2017	2018	2019	2020	2021
Listed	39,828	41,765	42,054	42,109	42,676	38,976	38,174
Sold	26,898	24,369	25,147	25,395	25,970	27,401	41,209
Avg. Sale \$	\$396,705	\$412,170	\$429,137	\$447,583	\$447,592	\$472,766	\$609,329

 NEW LISTINGS 38,174 ↓2.06%	 CLOSED SALES 41,209 ↑50.39%	 AVERAGE SALES PRICE \$609,329 ↑28.89%	 CURRENT INVENTORY 2,509 ↓70.48%	 MONTHS OF SUPPLY 0.73 ↓80.37%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 41,209 properties sold, sales were up 50.39% over the preceding 12-month period when 27,401 properties were sold. New listings were down 2.06%, from 38,976 to 38,174. The average sales price was up 28.89%, from \$472,766 to \$609,329. As of August 31, 2021, inventory stood at 2,509 units while months of supply was .73 months.

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NAPLES

MARKET REPORT - AUGUST 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	14,435	15,296	15,434	14,878	15,498	15,066	15,280
Sold	10,216	9,049	9,414	9,311	9,808	10,543	16,833
Avg. Sale \$	\$541,835	\$560,069	\$5677,429	\$621,315	\$612,327	\$639,621	\$805,751



NEW LISTINGS

15,280
↑1.42%



CLOSED SALES

16,833
↑59.66%



AVERAGE SALES PRICE

\$805,751
↑25.97%



CURRENT INVENTORY

1,008
↓74.14%



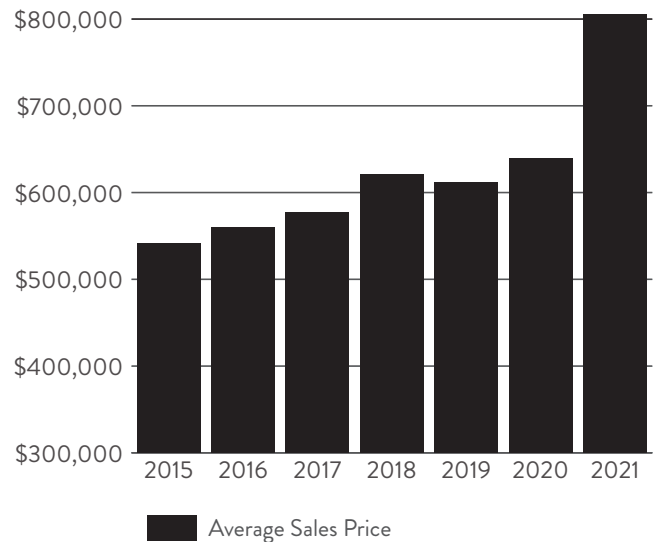
MONTHS OF SUPPLY

0.72
↓83.80%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 16,833 properties sold, sales were up 59.66% over the preceding 12-month period when 10,543 properties were sold. New listings were up 1.42%, from 15,066 to 15,280. The average sales price was up 25.97%, from \$639,621 to \$805,751. As of August 31, 2021, inventory stood at 1,008 units while months of supply was .72 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	9	60	1.80	\$5,947,955
Audubon	2	62	0.39	\$1,288,661
Colliers Reserve	0	22	—	\$1,543,750
Crayton Road Area Non-Waterfront	20	211	1.14	\$2,774,263
Crayton Road Area Waterfront	5	20	3.00	\$5,768,877
Crossings	0	12	—	\$999,500
Grey Oaks	5	90	0.67	\$2,901,056
Kensington	0	19	—	\$982,605
Lely Resort	9	246	0.44	\$785,172
Mediterra	5	91	0.66	\$2,258,195
Monterey	2	39	0.62	\$950,738
Olde Cypress	0	60	—	\$973,671
Olde Naples	16	128	1.50	\$4,514,516
Pelican Bay	4	64	0.75	\$2,858,767
Pelican Bay - Bay Colony	3	29	1.24	\$5,667,069
Pelican Marsh	1	103	0.12	\$1,583,784
Pine Ridge	7	65	1.29	\$2,792,064
Port Royal	6	69	1.04	\$12,339,319
Quail Creek	3	34	1.06	\$1,621,147
Quail West	8	96	—	\$2,536,401
Royal Harbor	8	61	1.57	\$2,796,079
Tiburon	1	23	0.52	\$2,138,228
Vanderbilt Beach	5	51	1.18	\$2,387,332
Vineyards	7	96	0.88	\$839,335

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2021





Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	11	203	0.65	\$567,046
Crayton Road Area Waterfront	27	490	0.66	\$1,694,137
The Dunes	3	70	0.51	\$1,218,697
Grey Oaks	0	20	—	\$1,050,795
Kensington	1	38	0.32	\$475,709
Lely Resort	20	293	0.82	\$335,193
Mediterra	2	36	0.67	\$619,292
Olde Naples	30	226	1.59	\$1,108,858
Pelican Bay	21	459	0.55	\$1,184,029
Pelican Bay - Bay Colony	2	43	0.56	\$3,311,349
Pelican Marsh	1	132	0.09	\$453,071
Pine Ridge	1	27	0.44	\$247,311
Tiburon	1	63	0.19	\$829,976
Vanderbilt Beach	15	211	0.85	\$1,167,520
Vineyards	6	184	0.39	\$423,702

MARCO ISLAND

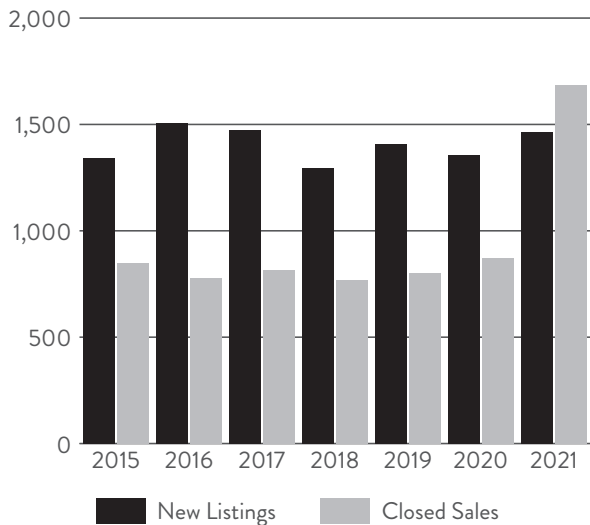
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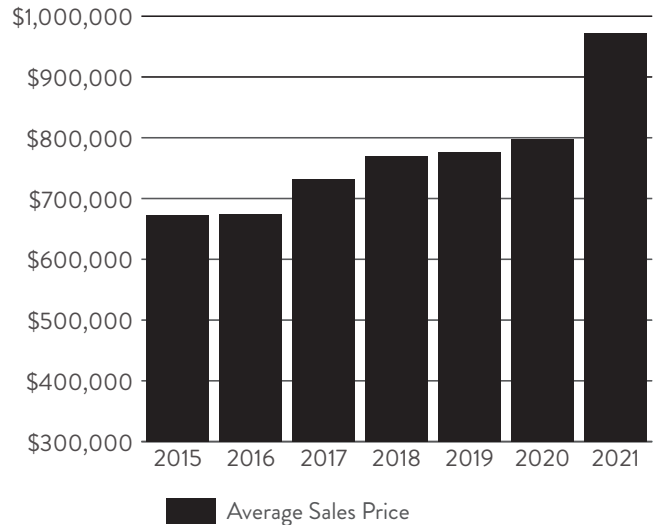
	2015	2016	2017	2018	2019	2020	2021
Listed	1,341	1,507	1,472	1,296	1,410	1,354	1,465
Sold	848	778	814	767	803	871	1,686
Avg. Sale \$	\$683,063	\$692,741	\$719,935	\$783,897	\$769,757	\$793,376	\$986,430

 NEW LISTINGS 1,465 ↑8.20%	 CLOSED SALES 1,686 ↑93.57%	 AVERAGE SALES PRICE \$986,430 ↑24.33%	 CURRENT INVENTORY 169 ↓62.94%	 MONTHS OF SUPPLY 1.20 ↓80.85%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1,686 properties sold, sales were up 93.57% over the preceding 12-month period when 871 properties were sold. New listings were up 8.20%, from 1,354 to 1,465. The average sales price was up 24.33%, from \$793,376 to \$986,430. As of August 31, 2021, inventory stood at 169 units while months of supply was 1.20 months.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2021

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	67	245	3.28	\$1,941,133
Golf Course	2	13	1.85	\$790,385
Gulf Front	2	3	8.00	\$5,433,333
Indirect Waterfront	54	265	2.45	\$1,300,922
Inland	20	193	1.24	\$740,445
Preserve	4	23	2.09	\$2,054,522

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	36	195	2.22	\$456,379
Golf Course	0	4	—	\$813,725
Gulf Front	40	410	1.17	\$964,987
Gulf View	1	57	0.21	\$794,067
Indirect Waterfront	1	51	0.24	\$454,996
Inland	42	207	2.43	\$292,526
Preserve	1	20	0.60	\$457,595

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	11	187	0.71	\$910,808
Isles Of Capri	6	37	1.95	\$948,703
Naples Reserve	4	152	0.32	\$767,779
Winding Cypress	2	71	0.34	\$654,470

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	11	201	0.66	\$394,899
Hammock Bay Golf and Country Club	4	78	0.62	\$548,525
Isles Of Capri	3	34	1.06	\$490,394

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Statistics include Marco Island and Key Marco.

BONITA SPRINGS - ESTERO

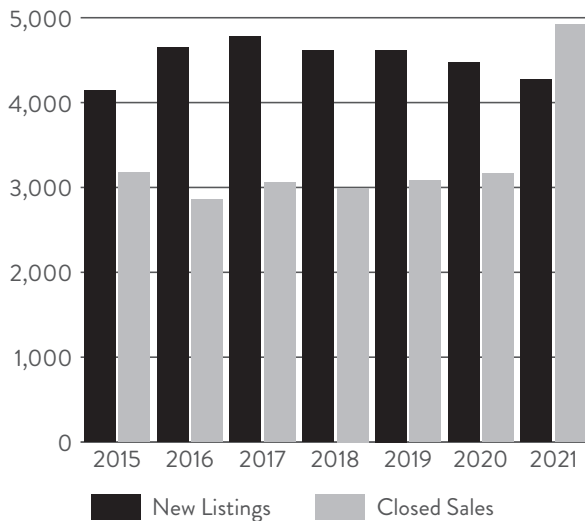
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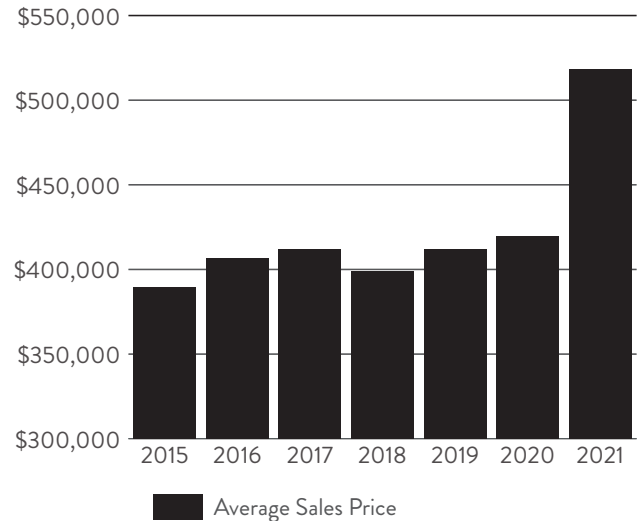
	2015	2016	2017	2018	2019	2020	2021
Listed	4,146	4,647	4,776	4,617	4,620	4,471	4,275
Sold	3,177	2,861	3,061	2,993	3,081	3,162	4,916
Avg. Sale \$	\$389,641	\$406,773	\$411,986	\$398,841	\$412,190	\$419,370	\$518,533

 NEW LISTINGS 4,275 ↓4.38%	 CLOSED SALES 4,916 ↑55.47%	 AVERAGE SALES PRICE \$518,533 ↑23.65%	 CURRENT INVENTORY 181 ↓82.43%	 MONTHS OF SUPPLY 0.44 ↓88.70%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,916 properties sold, sales were up 55.47% from the preceding 12-month period when 3,162 properties were sold. New listings were down 4.38%, from 4,471 to 4,275. The average sales price was up 23.65%, from \$419,370 to \$518,533. As of August 31, 2021, inventory stood at 181 units while months of supply was .44 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	5	43	1.40	\$4,414,617
Bonita Bay	6	96	0.75	\$1,660,021
Brooks	3	110	0.33	\$898,155
Palmira Golf and Country Club	0	56	—	\$600,438
Pelican Landing	2	95	0.25	\$873,905
Pelican Landing - The Colony	0	24	—	\$1,597,292
Pelican Sound	0	10	—	\$758,700
West Bay Club	1	47	0.26	\$1,193,661






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	0	27	—	\$1,436,153
Bonita Bay	16	202	0.95	\$940,766
Brooks	3	158	0.23	\$302,767
Palmira Golf and Country Club	0	28	—	\$349,632
Pelican Landing	1	117	0.10	\$385,145
Pelican Landing - The Colony	6	129	0.56	\$1,004,995
Pelican Sound	0	35	—	\$311,483
West Bay Club	0	38	—	\$662,234

FORT MYERS

MARKET REPORT - AUGUST 2021



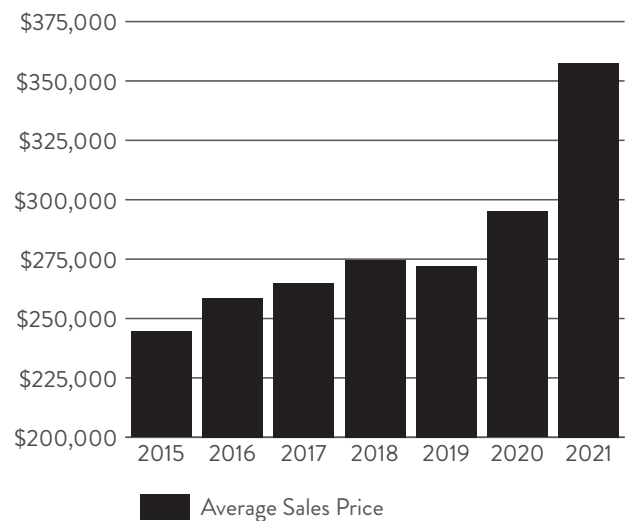
	2015	2016	2017	2018	2019	2020	2021
Listed	10,687	10,788	10,999	11,268	11,068	8,637	7,435
Sold	5,938	5,390	5,366	5,570	5,695	5,794	8,110
Avg. Sale \$	\$244,578	\$258,682	\$265,052	\$274,669	\$272,133	\$295,121	\$357,510

 NEW LISTINGS 7,435 ↓13.92%	 CLOSED SALES 8,110 ↑39.97%	 AVERAGE SALES PRICE \$357,510 ↑21.14%	 CURRENT INVENTORY 412 ↓73.47%	 MONTHS OF SUPPLY 0.61 ↓81.05%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,110 properties sold, sales were up 39.97% from the preceding 12-month period when 5,794 properties were sold. New listings were down 13.92%, from 8,637 to 7,435. The average sales price was up 21.14%, from \$295,121 to \$357,510. As of August 31, 2021, inventory stood at 412 units while months of supply was .61 months.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	0	40	—	\$578,685
Colonial Country Club	0	46	—	\$374,222
Crown Colony	0	27	—	\$527,283
Downtown Fort Myers	37	297	0.00	\$334,656
Fiddlesticks Country Club	2	47	0.51	\$627,615
The Forest	0	32	—	\$524,669
Gulf Harbour Yacht And Country Club	4	59	0.81	\$689,614
Miromar Lakes Beach And Golf Club	6	85	0.85	\$1,658,381
Parker Lakes	0	30	—	\$313,440
Paseo	0	32	—	\$468,672
The Plantation	2	183	0.13	\$482,892
Shadow Wood Preserve	1	27	0.44	\$953,944
Town And River	4	41	1.17	\$988,143

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	3	139	0.26	\$215,212
Crown Colony	0	16	—	\$286,594
Downtown Fort Myers	41	280	1.76	\$333,441
Fiddlesticks Country Club	0	23	—	\$120,822
Gulf Harbour Yacht And Country Club	8	128	0.75	\$555,780
Miromar Lakes Beach And Golf Club	2	110	0.22	\$675,513
Parker Lakes	0	53	—	\$206,298
Paseo	4	183	0.26	\$255,173
The Plantation	1	34	0.35	\$313,109
Shadow Wood Preserve	0	12	—	\$276,458
Town And River	0	6	—	\$214,467

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FORT MYERS BEACH

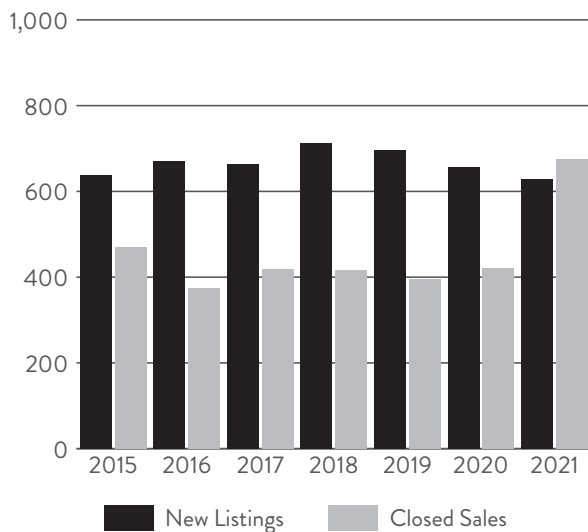
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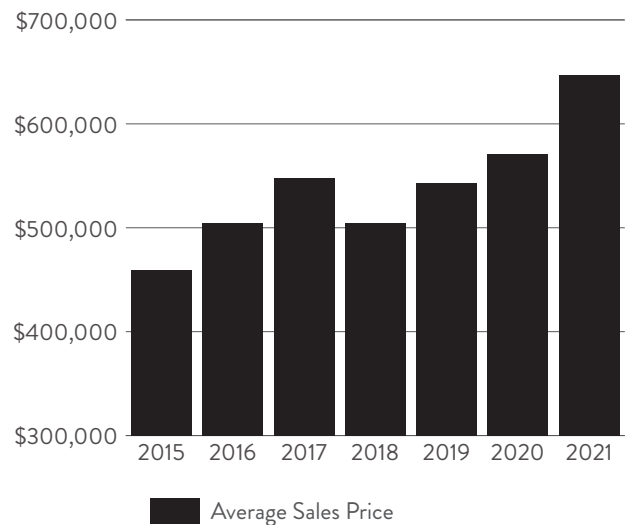
	2015	2016	2017	2018	2019	2020	2021
Listed	638	671	663	712	697	656	628
Sold	471	375	418	417	396	321	676
Avg. Sale \$	\$459,521	\$504,370	\$548,231	\$505,003	\$542,827	\$570,491	\$646,890

 NEW LISTINGS 628 ↓4.27%	 CLOSED SALES 676 ↑60.57%	 AVERAGE SALES PRICE \$646,890 ↑13.39%	 CURRENT INVENTORY 79 ↓61.65%	 MONTHS OF SUPPLY 1.40 ↓76.12%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 676 properties sold, sales were up 60.57% from the preceding 12-month period when 421 properties were sold. New listings were down 4.27%, from 656 to 628. The average sales price was up 13.39%, from \$570,491 to \$646,890. As of August 31, 2021, inventory stood at 79 units while months of supply was 1.40 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	1	12	1.00	\$954,917
Laguna Shores	6	26	2.77	\$911,612
Mcphie Park	4	13	3.69	\$873,385






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	1	11	1.09	\$492,815
Ocean Harbor Condo	3	23	1.57	\$563,022
Sandarac Condo	0	10	—	\$542,582
Waterside At Bay Beach	6	43	1.67	\$656,356

SANIBEL-CAPTIVA

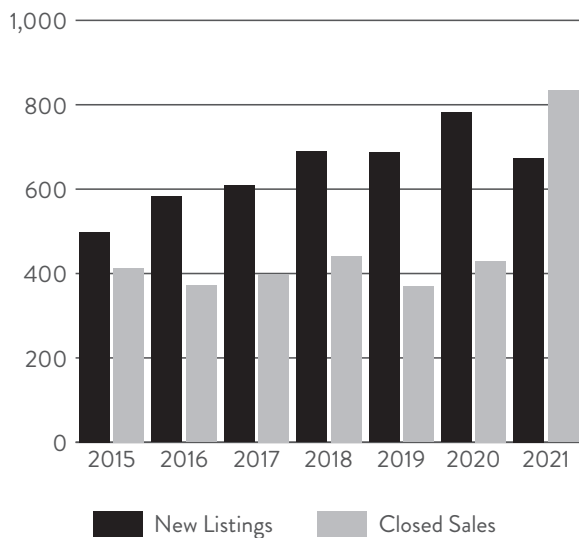
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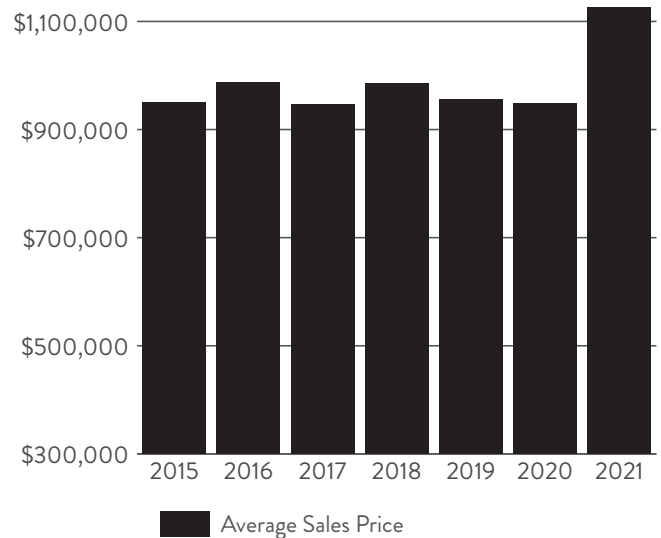
	2015	2016	2017	2018	2019	2020	2021
Listed	498	583	609	689	687	782	674
Sold	413	372	399	442	369	430	834
Avg. Sale \$	\$950,336	\$986,642	\$947,279	\$986,151	\$956,471	\$948,113	\$1,126,370

 NEW LISTINGS 674 ↓13.81%	 CLOSED SALES 834 ↑93.95%	 AVERAGE SALES PRICE \$1,126,370 ↑18.80%	 CURRENT INVENTORY 69 ↓77.96%	 MONTHS OF SUPPLY 0.99 ↓88.63%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 834 properties sold, sales were up 93.95% over the preceding 12-month period when 430 properties were sold. New listings were down 13.81%, from 782 to 674. The average sales price was up 18.80%, from \$948,113 to \$1,126,370. As of August 31, 2021, inventory stood at 69 units while months of supply was 0.99 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of August 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	4	16	3.00	\$1,225,750
Captiva Island	22	97	2.72	\$1,965,580
Dunes At Sanibel Island	1	36	0.33	\$797,870
Other Sanibel Island Single-Family	24	321	0.90	\$1,258,915






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	1	55	0.22	\$767,935
Sundial Of Sanibel Condos	2	31	0.77	\$712,689
Other Sanibel Island Condos	15	278	0.65	\$834,369

CAPE CORAL

MARKET REPORT - AUGUST 2021



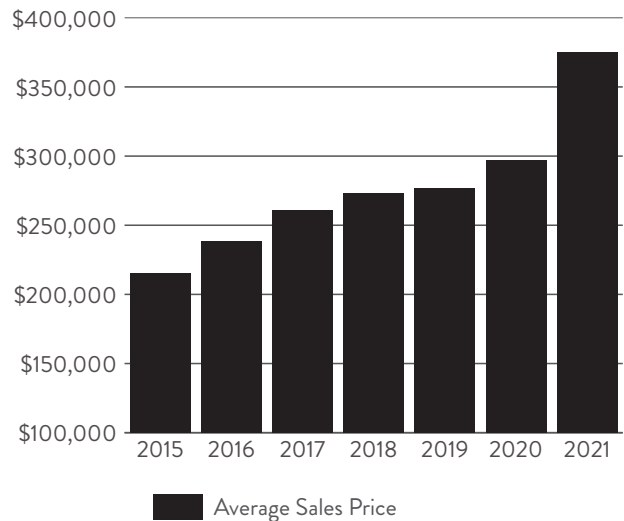
	2015	2016	2017	2018	2019	2020	2021
Listed	8,083	8,273	8,101	8,649	8,696	8,010	8,417
Sold	5,835	5,544	5,675	5,895	5,818	6,180	8,154
Avg. Sale \$	\$215,394	\$238,619	\$260,632	\$273,065	\$277,136	\$297,065	\$375,069

 NEW LISTINGS 8,417 ↑5.08%	 CLOSED SALES 8,154 ↑31.94%	 AVERAGE SALES PRICE \$376,069 ↑26.26%	 CURRENT INVENTORY 591 ↓43.34%	 MONTHS OF SUPPLY 0.87 ↓57.05%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,154 properties sold, sales were up 31.94% over the preceding 12-month period when 6,180 properties were sold. New listings were up 5.08%, from 8,010 to 8,417. The average sales price was up 26.26%, from \$297,065 to \$375,069. As of August 31, 2021, inventory stood at 591 units while months of supply was .87 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

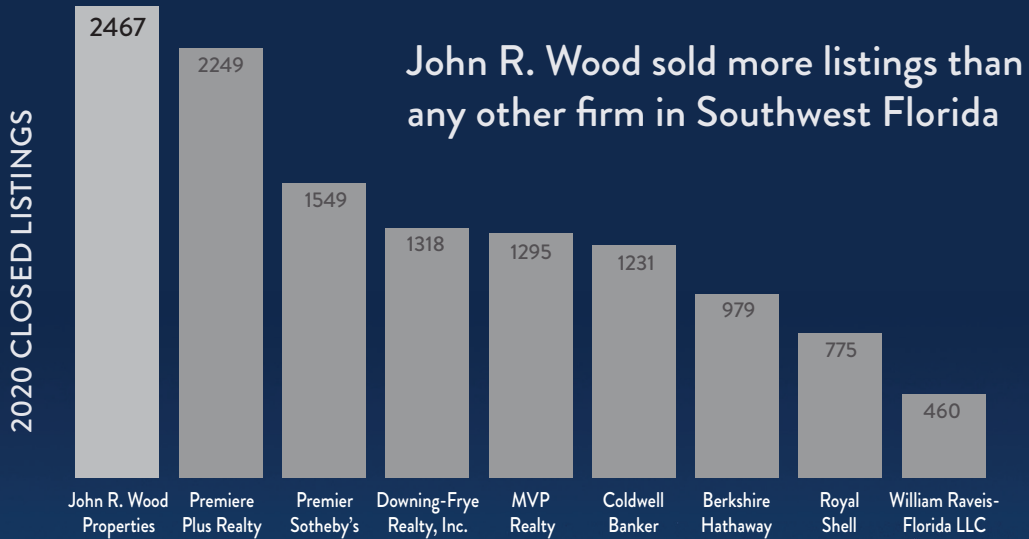
Monthly Snapshot as of August 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	1	30	0.40	\$1,174,955
Cape Royal	4	29	1.66	\$601,534
Tarpon Point Marina	0	2	—	\$1,600,000
Yacht Club	2	33	0.73	\$609,136

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	4	60	0.80	\$467,083
Tarpon Point Marina	2	55	0.44	\$674,657



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The #1 brokerage in Southwest Florida.

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