

MONTHLY MARKET REPORT - JULY 2021



MONTHLY MARKET REPORT

JULY 2021

Southwest Florida	2
Naples	3
Marco Island	6
Bonita-Estero	8
Fort Myers	10
Fort Myers Beach	12
Sanibel & Captiva Islands	14
Cape Coral	16






SOUTHWEST FLORIDA

MARKET REPORT - JULY 2021

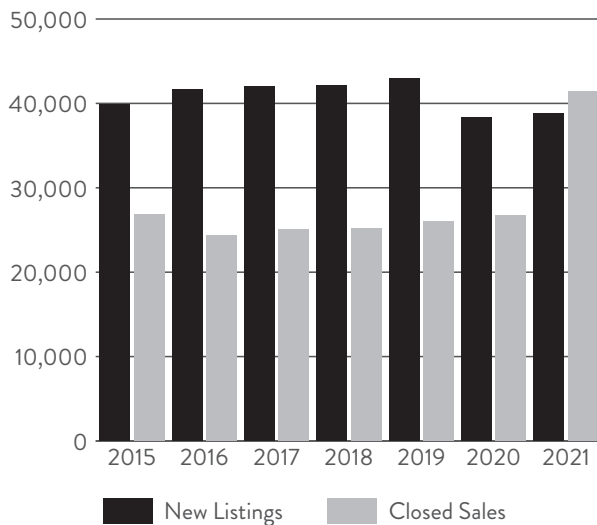


Data Represented on 12-Month Rolling Basis.

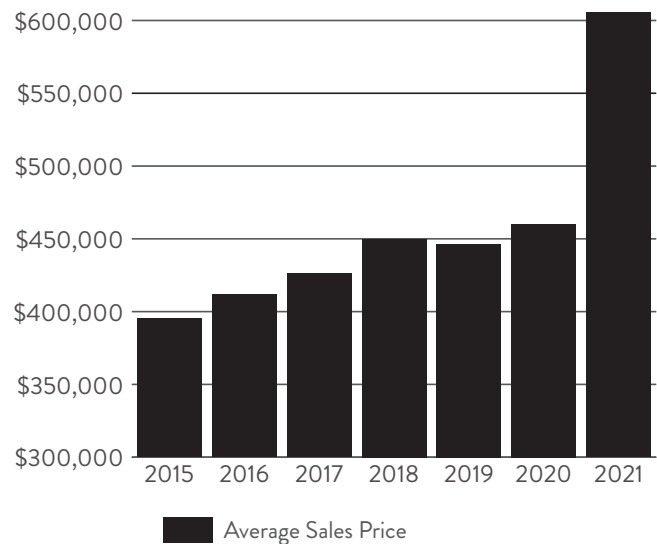
	2015	2016	2017	2018	2019	2020	2021
Listed	39,870	41,609	41,961	42,105	42,987	38,371	38,768
Sold	26,874	24,393	25,084	25,235	25,965	26,757	41,366
Avg. Sale \$	\$395,134	\$411,894	\$426,030	\$449,875	\$446,489	\$460,174	\$605,328

 NEW LISTINGS 38,768 ↑1.03%	 CLOSED SALES 41,366 ↑54.60%	 AVERAGE SALES PRICE \$605,328 ↑31.54%	 CURRENT INVENTORY 2,520 ↓72.49%	 MONTHS OF SUPPLY 0.73 ↓82.21%
---	--	--	--	--

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 41,366 properties sold, sales were up 54.6% over the preceding 12-month period when 26,757 properties were sold. New listings were up 1.03%, from 38,371 to 38,768. The average sales price was up 31.54%, from \$460,174 to \$605,328. As of July 31, 2021, inventory stood at 2,520 units while months of supply was .73 months.

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 2021, 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. Statistics include Naples, Bonita, Estero, Fort Myers (excluding North and East Fort Myers), Fort Myers Beach, Cape Coral, Sanibel-Captiva Islands, Marco Island.

NAPLES

MARKET REPORT - JULY 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	14,454	15,275	15,366	14,892	15,578	14,817	15,514
Sold	10,237	9,086	9,393	9,309	9,743	10,207	16,897
Avg. Sale \$	\$538,141	\$562,386	\$569,605	\$626,832	\$611,761	\$617,638	\$804,643



NEW LISTINGS

15,514
↑4.70%



CLOSED SALES

16,897
↑65.54%



AVERAGE SALES PRICE

\$804,643
↑30.28%



CURRENT INVENTORY

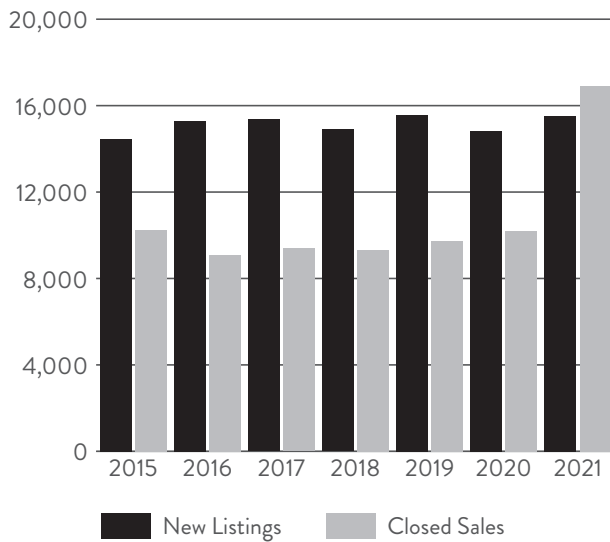
1,060
↓74.74%



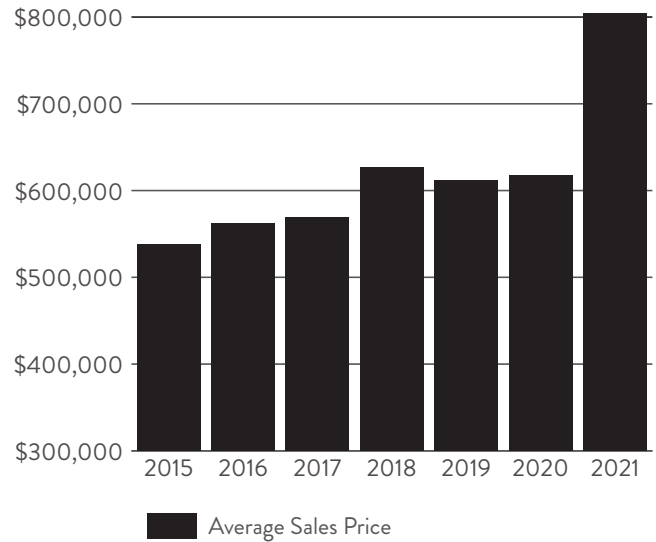
MONTHS OF SUPPLY

0.75
↓84.74%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 16,897 properties sold, sales were up 65.54% over the preceding 12-month period when 10,207 properties were sold. New listings were up 4.7%, from 14,817 to 15,514. The average sales price was up 30.28%, from \$617,638 to \$804,643. As of July 31, 2021, inventory stood at 1,060 units while months of supply was .75 months.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	7	61	1.38	\$5,896,349
Audubon	3	63	0.57	\$1,272,455
Colliers Reserve	0	23	—	\$1,532,065
Crayton Road Area Non-Waterfront	20	219	1.10	\$2,721,891
Crayton Road Area Waterfront	6	21	3.43	\$5,265,597
Crossings	1	14	0.86	\$864,500
Grey Oaks	3	91	0.40	\$2,835,516
Kensington	1	20	0.60	\$906,925
Lely Resort	6	248	0.29	\$785,227
Mediterra	9	93	1.16	\$2,264,645
Monterey	1	39	0.31	\$942,149
Olde Cypress	2	64	0.38	\$958,129
Olde Naples	19	130	1.75	\$4,397,604
Pelican Bay	6	63	1.14	\$2,894,700
Pelican Bay - Bay Colony	3	29	1.24	\$5,667,069
Pelican Marsh	3	99	0.36	\$1,441,766
Pine Ridge	10	69	1.74	\$2,754,480
Port Royal	8	73	1.32	\$11,948,808
Quail Creek	4	37	1.30	\$1,618,081
Quail West	7	99	0.85	\$2,518,984
Royal Harbor	5	64	0.94	\$2,817,950
Tiburon	2	21	1.14	\$2,006,155
Vanderbilt Beach	6	55	1.31	\$2,381,799
Vineyards	3	98	0.37	\$794,206

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 2021, 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.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2021


Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	11	199	0.66	\$559,793
Crayton Road Area Waterfront	27	492	0.66	\$1,690,683
The Dunes	2	73	0.33	\$1,204,244
Grey Oaks	0	19	—	\$1,062,679
Kensington	0	40	—	\$471,924
Lely Resort	13	291	0.54	\$328,133
Mediterra	2	35	0.69	\$603,514
Olde Naples	35	220	1.91	\$1,097,934
Pelican Bay	23	454	0.61	\$1,179,083
Pelican Bay - Bay Colony	2	49	0.49	\$3,166,592
Pelican Marsh	4	132	0.36	\$448,597
Pine Ridge	1	29	0.41	\$245,428
Tiburon	1	64	0.19	\$816,273
Vanderbilt Beach	17	210	0.97	\$1,111,302
Vineyards	2	180	0.13	\$419,449

MARCO ISLAND

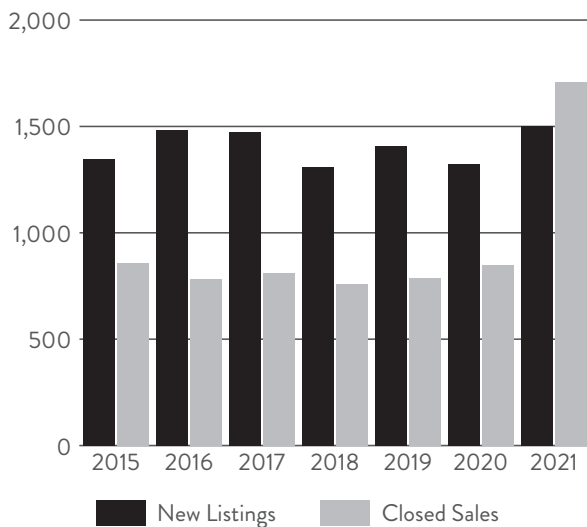
MARKET REPORT - JULY 2021



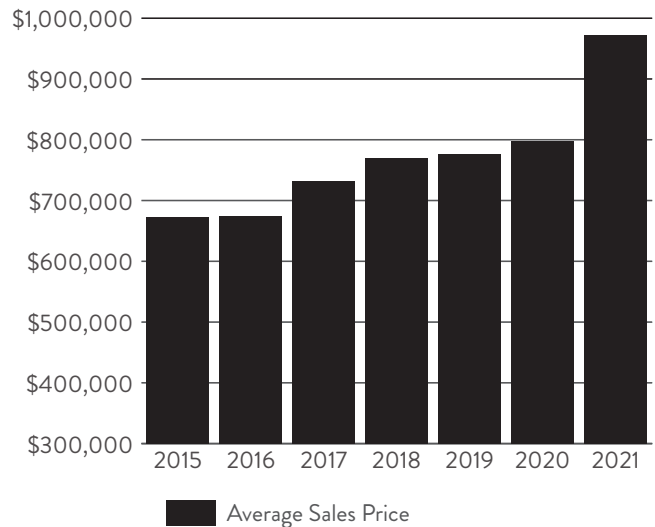
	2015	2016	2017	2018	2019	2020	2021
Listed	1,349	1,482	1,473	1,311	1,408	1,322	1,503
Sold	856	785	809	759	788	849	1,708
Avg. Sale \$	\$673,207	\$675,189	\$732,261	\$770,395	\$776,169	\$798,026	\$971,772

 NEW LISTINGS 1,503 ↑13.69%	 CLOSED SALES 1,708 ↑101.18%	 AVERAGE SALES PRICE \$971,772 ↑21.77%	 CURRENT INVENTORY 170 ↓65.09%	 MONTHS OF SUPPLY 1.19 ↓82.65%
--	---	---	---	---

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1,708 properties sold, sales were up 101.18% over the preceding 12-month period when 849 properties were sold. New listings were up 13.69%, from 1,322 to 1,503. The average sales price was up 21.77%, from \$798,026 to \$971,772. As of July 31, 2021, inventory stood at 170 units while months of supply was 1.19 months.

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 2021, 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.

Statistics include Marco Island and Key Marco.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2021

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	38	254	1.80	\$1,906,140
Golf Course	2	12	2.00	\$772,917
Gulf Front	2	3	8.00	\$5,433,333
Indirect Waterfront	29	271	1.28	\$1,262,145
Inland	18	198	1.09	\$727,848
Preserve	1	23	0.52	\$2,056,696

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	21	130	1.94	\$489,740
Golf Course	1	3	4.00	\$854,967
Gulf Front	33	276	1.43	\$1,004,111
Gulf View	3	37	0.97	\$860,795
Indirect Waterfront	2	33	0.73	\$458,827
Inland	20	138	1.74	\$295,796
Preserve	0	13	—	\$448,608

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	7	201	0.42	\$859,914
Isles Of Capri	4	43	1.12	\$1,015,512
Naples Reserve	6	159	0.45	\$744,632
Winding Cypress	3	69	0.52	\$632,234

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	9	134	0.81	\$423,804
Hammock Bay Golf and Country Club	3	54	0.67	\$576,498
Isles Of Capri	6	22	3.27	\$465,064

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 2021, 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.






Statistics include Marco Island and Key Marco.

BONITA SPRINGS - ESTERO

MARKET REPORT - JULY 2021



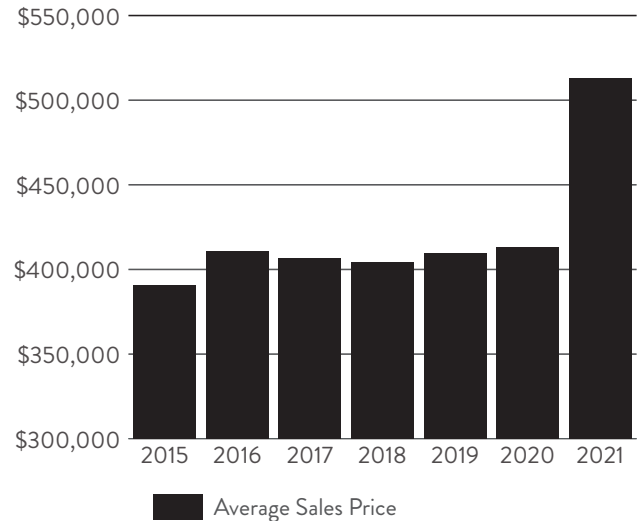
	2015	2016	2017	2018	2019	2020	2021
Listed	4,147	4,658	4,762	4,643	4,668	4,317	4,376
Sold	3,194	2,821	3,093	2,916	3,130	3,070	4,942
Avg. Sale \$	\$390,720	\$410,846	\$406,889	\$404,561	\$409,648	\$413,096	\$513,055

 NEW LISTINGS 4,376 ↑1.37%	 CLOSED SALES 4,942 ↑60.98%	 AVERAGE SALES PRICE \$513,055 ↑24.20%	 CURRENT INVENTORY 186 ↓83.33%	 MONTHS OF SUPPLY 0.45 ↓89.65%
---	--	---	---	---

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,942 properties sold, sales were up 60.98% from the preceding 12-month period when 3,070 properties were sold. New listings were up 1.37%, from 4,317 to 4,376. The average sales price was up 24.2%, from \$413,096 to \$513,055. As of July 31, 2021, inventory stood at 186 units while months of supply was .45 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	4	44	1.09	\$4,398,830
Bonita Bay	5	101	0.59	\$1,642,743
Brooks	1	114	0.11	\$899,825
Palmira Golf and Country Club	1	60	0.20	\$593,658
Pelican Landing	1	98	0.12	\$872,153
Pelican Landing - The Colony	0	26	—	\$1,577,500
Pelican Sound	0	8	—	\$746,000
West Bay Club	0	49	—	\$1,174,940

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	0	28	—	\$1,440,183
Bonita Bay	14	192	0.88	\$929,317
Brooks	1	167	0.07	\$297,237
Palmira Golf and Country Club	0	31	—	\$351,248
Pelican Landing	1	116	0.10	\$377,556
Pelican Landing - The Colony	5	132	0.45	\$1,001,992
Pelican Sound	0	36	—	\$309,636
West Bay Club	0	39	—	\$663,331

FORT MYERS

MARKET REPORT - JULY 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	10,659	10,764	11,006	11,228	11,163	8,667	7,587
Sold	5,886	5,421	5,332	5,543	5,695	5,744	8,081
Avg. Sale \$	\$243,248	\$257,483	\$264,819	\$273,262	\$272,125	\$292,285	\$352,584



NEW LISTINGS

7,587
↓12.46%



CLOSED SALES

8,081
↑40.69%



AVERAGE SALES PRICE

\$352,584
↑20.63%



CURRENT INVENTORY

393
↓76.35%



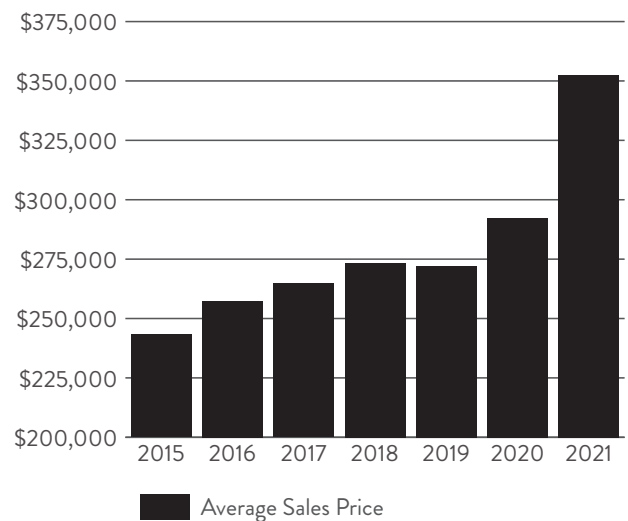
MONTHS OF SUPPLY

0.58
↓83.19%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,081 properties sold, sales were up 40.69% from the preceding 12-month period when 5,744 properties were sold. New listings were down 12.46%, from 8,667 to 7,587. The average sales price was up 20.63%, from \$292,285 to \$352,584. As of July 31, 2021, inventory stood at 393 units while months of supply was .58 months.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	1	40	0.30	\$573,685
Colonial Country Club	1	42	0.29	\$370,843
Crown Colony	0	33	—	\$530,671
Fiddlesticks Country Club	0	48	—	\$624,956
The Forest	1	35	0.34	\$524,726
Gulf Harbour Yacht And Country Club	5	59	1.02	\$697,072
Miromar Lakes Beach And Golf Club	8	88	1.09	\$1,648,663
Parker Lakes	1	31	0.39	\$310,813
Paseo	1	35	0.34	\$455,871
The Plantation	3	183	0.20	\$476,012
Shadow Wood Preserve	0	28	—	\$935,768
Town And River	5	44	1.36	\$976,406

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	3	138	0.26	\$213,790
Crown Colony	0	19	—	\$282,026
Downtown Fort Myers	34	271	1.51	\$326,916
Fiddlesticks Country Club	0	24	—	\$127,663
Gulf Harbour Yacht And Country Club	6	133	0.54	\$550,228
Miromar Lakes Beach And Golf Club	2	109	0.22	\$651,573
Parker Lakes	1	54	0.22	\$205,330
Paseo	6	177	0.41	\$249,002
The Plantation	0	36	—	\$307,353
Shadow Wood Preserve	0	15	—	\$280,833
Town And River	0	6	—	\$214,467

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 2021, 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.

FORT MYERS BEACH

MARKET REPORT - JULY 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	641	668	669	706	707	645	640
Sold	465	388	411	420	398	391	693
Avg. Sale \$	\$460,606	\$501,305	\$545,670	\$507,405	\$531,794	\$562,803	\$644,114



NEW LISTINGS

640
↓0.78%



CLOSED SALES

693
↑77.24%



AVERAGE SALES PRICE

\$644,114
↑14.45%



CURRENT INVENTORY

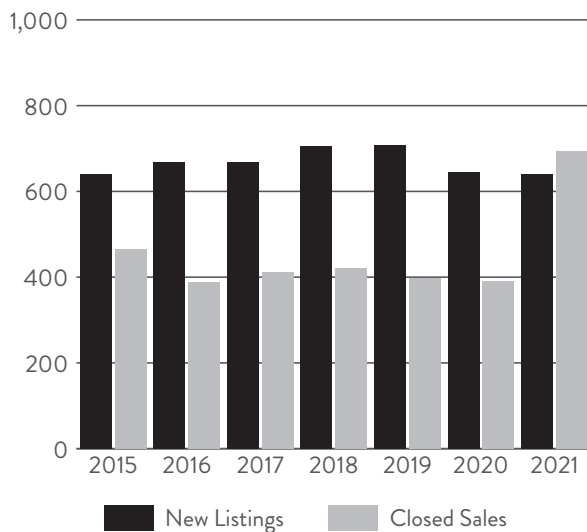
66
↓70.93%



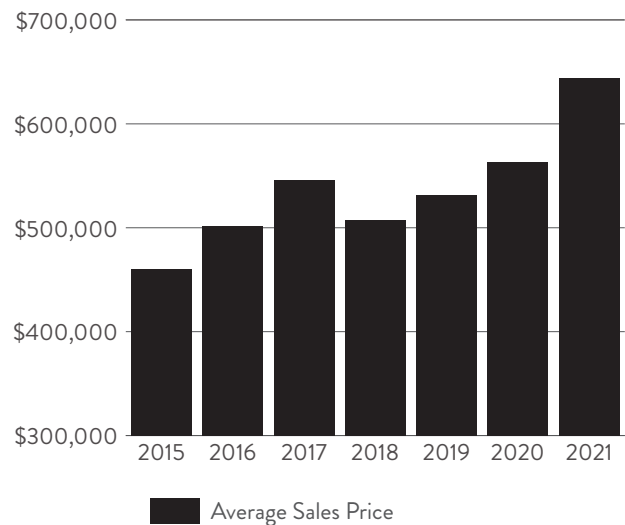
MONTHS OF SUPPLY

1.14
↓83.60%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 693 properties sold, sales were up 77.24% from the preceding 12-month period when 391 properties were sold. New listings were down .78%, from 645 to 640. The average sales price was up 14.45%, from \$562,803 to \$644,114. As of July 31, 2021, inventory stood at 66 units while months of supply was 1.14 months.

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 2021, 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.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	1	12	1.00	\$934,083
Laguna Shores	4	29	1.66	\$874,652
Mcphie Park	3	16	2.25	\$880,625





Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	2	14	1.71	\$490,998
Ocean Harbor Condo	0	23	—	\$563,022
Sandarac Condo	0	10	—	\$537,082
Waterside At Bay Beach	5	40	1.50	\$645,331

SANIBEL-CAPTIVA

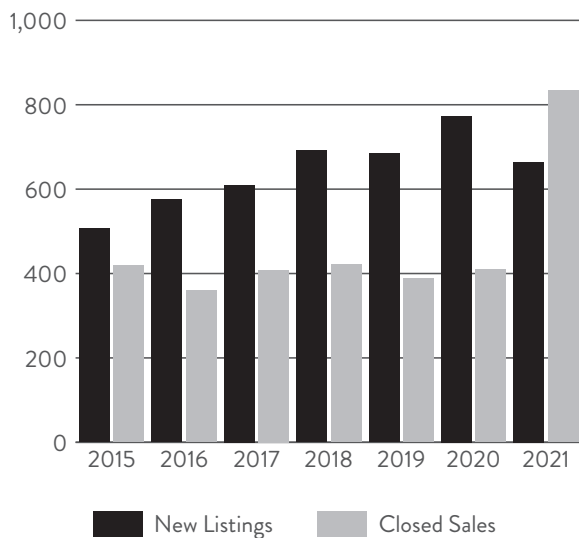
MARKET REPORT - JULY 2021



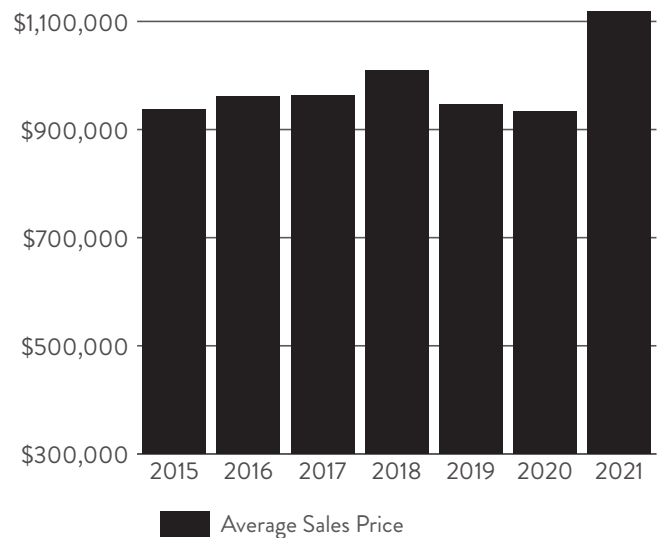
	2015	2016	2017	2018	2019	2020	2021
Listed	507	575	610	692	684	774	665
Sold	419	360	309	421	388	410	834
Avg. Sale \$	\$937,607	\$960,865	\$963,709	\$1,008,484	\$945,828	\$934,302	\$1,117,633

 NEW LISTINGS 665 ↓14.08%	 CLOSED SALES 834 ↑103.41%	 AVERAGE SALES PRICE \$1,117,633 ↑19.62%	 CURRENT INVENTORY 79 ↓78.30%	 MONTHS OF SUPPLY 1.14 ↓89.33%
--	---	---	--	---

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 834 properties sold, sales were up 103.41% over the preceding 12-month period when 410 properties were sold. New listings were down 14.08%, from 774 to 665. The average sales price was up 19.62%, from \$934,302 to \$1,117,633. As of July 31, 2021, inventory stood at 79 units while months of supply was 1.14 months.

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 2021, 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.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of July 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	2	15	1.60	\$1,223,467
Captiva Island	27	106	3.06	\$1,853,356
Dunes At Sanibel Island	2	38	0.63	\$781,008
Other Sanibel Island Single-Family	29	324	1.07	\$1,239,550






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	3	51	0.71	\$773,116
Sundial Of Sanibel Condos	1	30	0.40	\$738,407
Other Sanibel Island Condos	15	270	0.67	\$831,203

CAPE CORAL

MARKET REPORT - JULY 2021



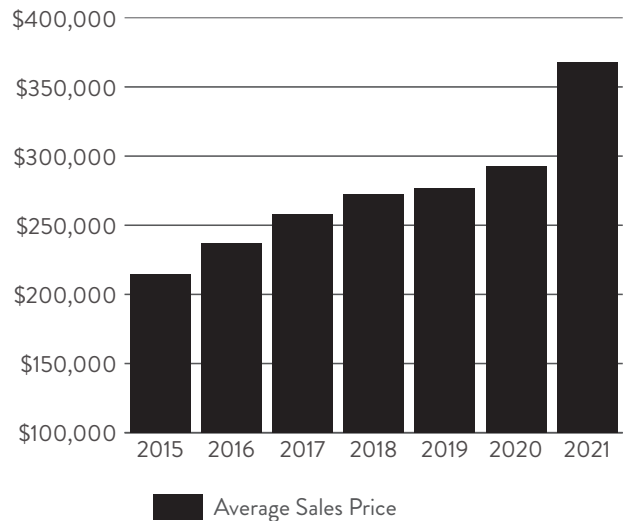
	2015	2016	2017	2018	2019	2020	2021
Listed	8,113	8,187	8,075	8,633	8,779	7,829	8,483
Sold	5,817	5,532	5,637	5,867	5,823	6,086	8,211
Avg. Sale \$	\$214,346	\$237,211	\$258,093	\$272,776	\$276,552	\$292,623	\$367,912

 NEW LISTINGS 8,483 ↑ 8.35%	 CLOSED SALES 8,211 ↑ 34.92%	 AVERAGE SALES PRICE \$367,912 ↑ 25.73%	 CURRENT INVENTORY 566 ↓ 48.96%	 MONTHS OF SUPPLY 0.83 ↓ 62.17%
---	--	---	---	---

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,211 properties sold, sales were up 34.92% over the preceding 12-month period when 6,086 properties were sold. New listings were up 8.35%, from 7,829 to 8,483. The average sales price was up 25.73%, from \$292,623 to \$367,912. As of July 31, 2021, inventory stood at 566 units while months of supply was .83 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

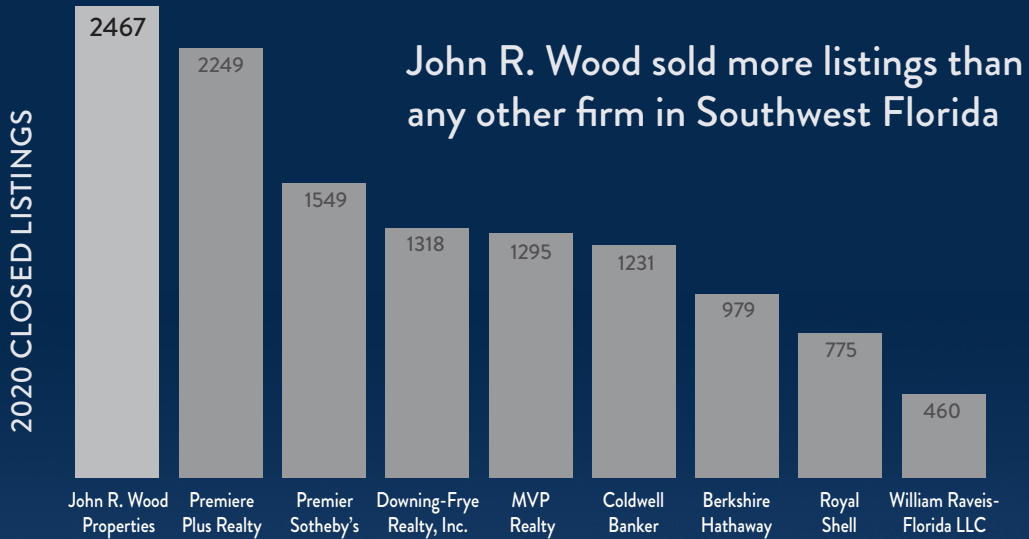
Monthly Snapshot as of July 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	0	29	—	\$1,167,195
Cape Royal	4	29	1.66	\$601,534
Tarpon Point Marina	0	2	—	\$1,600,000
Yacht Club	2	33	0.73	\$624,558

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	5	61	0.98	\$458,197
Tarpon Point Marina	3	56	0.64	\$672,118



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.

"The source of this real property information is the copyrighted and proprietary database compilation of Southwest Florida MLS. Copyright 2021 Southwest Florida MLS. All rights reserved. The accuracy of this information is not warranted or guaranteed." Data is MLS for Collier and Lee County, for 1/1/20 through 12/31/20.