

MONTHLY MARKET REPORT - MAY 2021



MONTHLY MARKET REPORT

MAY 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 - MAY 2021



Data Represented on 12-Month Rolling Basis.

	2015	2016	2017	2018	2019	2020	2021
Listed	39,692	41,640	41,833	41,921	43,220	37,815	39,187
Sold	26,380	25,033	24,787	25,184	25,776	27,215	39,680
Avg. Sale \$	\$389,864	\$410,468	\$425,128	\$443,975	\$446,642	\$450,755	\$585,606



NEW LISTINGS

39,187
↑3.63%



CLOSED SALES

39,680
↑51.36%



AVERAGE SALES PRICE

\$585,606
↑29.92%



CURRENT INVENTORY

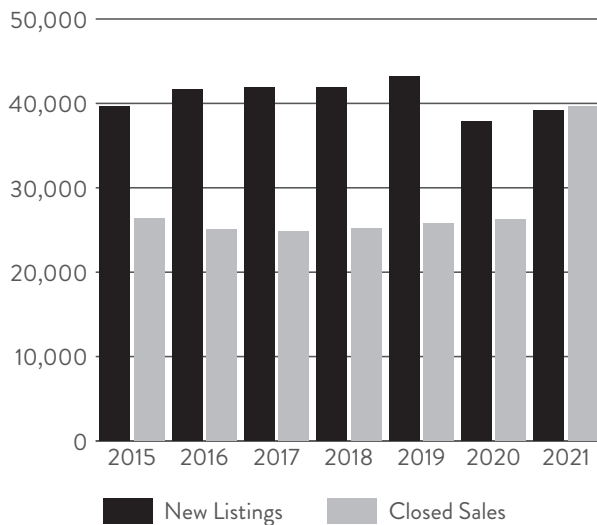
2,265
↓79.36%



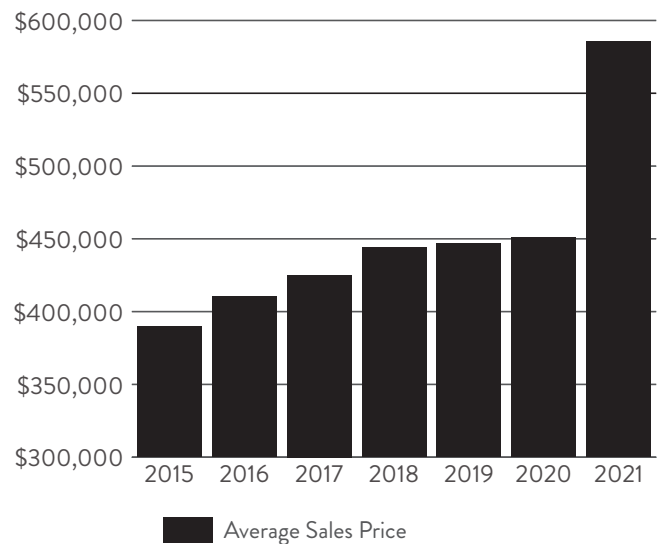
MONTHS OF SUPPLY

0.68
↓86.36%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 39,680 properties sold, sales were up 51.36% over the preceding 12-month period when 26,215 properties were sold. New listings were up 3.63%, from 37,815 to 39,187. The average sales price was up 29.92%, from \$450,755 to \$585,606. As of May 31, 2021, inventory stood at 2,265 units while months of supply was .68 months.

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NAPLES

MARKET REPORT - MAY 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	14,403	15,396	15,272	14,844	15,644	14,311	15,790
Sold	10,196	9,242	9,256	9,277	9,740	9,885	16,159
Avg. Sale \$	\$529,170	\$562,783	\$570,886	\$614,239	\$609,970	\$605,737	\$784,696



NEW LISTINGS

15,790
↑10.33%



CLOSED SALES

16,159
↑63.47%



AVERAGE SALES PRICE

\$784,696
↑29.54%



CURRENT INVENTORY

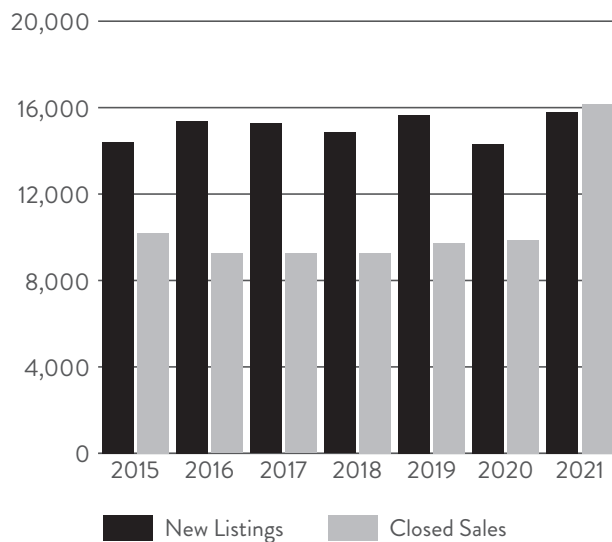
950
↓80.90%



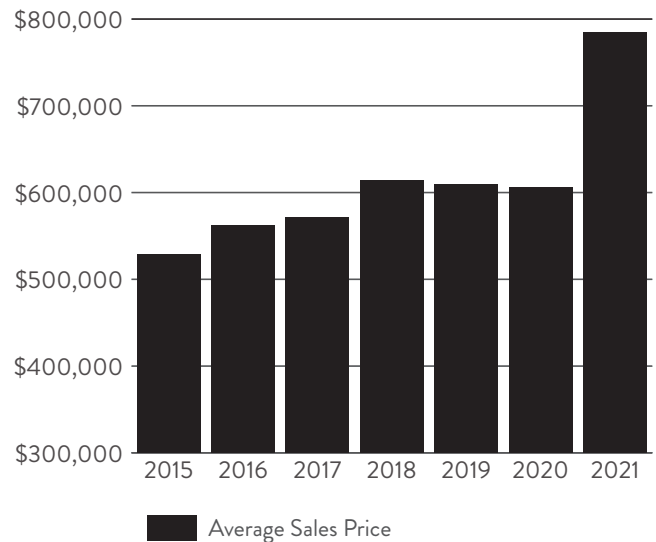
MONTHS OF SUPPLY

0.71
↓88.32%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 16,159 properties sold, sales were up 63.47% over the preceding 12-month period when 9,885 properties were sold. New listings were up 10.33%, from 14,311 to 15,790. The average sales price was up 29.54%, from \$605,737 to \$784,696. As of May 31, 2021, inventory stood at 950 units while months of supply was .71 months.

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Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	7	58	1.45	\$5,625,006
Audubon	5	58	1.03	\$1,199,149
Colliers Reserve	0	23	—	\$1,562,152
Crayton Road Area Non-Waterfront	28	209	1.61	\$2,495,463
Crayton Road Area Waterfront	3	24	1.50	\$4,920,731
Crossings	1	17	0.71	\$900,024
Grey Oaks	0	93	—	\$2,876,140
Kensington	1	20	0.60	\$904,325
Lely Resort	6	226	0.32	\$748,593
Mediterra	6	89	0.81	\$2,143,909
Monterey	3	34	1.06	\$920,832
Olde Cypress	0	62	—	\$955,877
Olde Naples	17	133	1.53	\$4,294,872
Pelican Bay	7	67	1.25	\$2,889,784
Pelican Bay - Bay Colony	2	29	0.83	\$5,684,310
Pelican Marsh	6	88	0.82	\$1,440,840
Pine Ridge	7	67	1.25	\$2,501,673
Port Royal	8	78	1.23	\$11,109,295
Quail Creek	3	28	1.29	\$1,453,857
Quail West	5	103	0.58	\$2,370,509
Royal Harbor	5	69	0.87	\$2,809,995
Tiburon	2	19	1.26	\$2,043,697
Vanderbilt Beach	5	60	1.00	\$2,130,975
Vineyards	1	96	0.13	\$769,108

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2021






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	17	186	1.10	\$543,549
Crayton Road Area Waterfront	37	473	0.94	\$1,622,206
The Dunes	6	68	1.06	\$1,208,652
Grey Oaks	2	15	1.60	\$1,058,060
Kensington	1	40	0.30	\$464,418
Lely Resort	12	274	0.53	\$319,431
Mediterra	0	32	—	\$592,000
Olde Naples	35	203	2.07	\$1,134,630
Pelican Bay	30	429	0.84	\$1,142,857
Pelican Bay - Bay Colony	1	45	0.27	\$3,150,600
Pelican Marsh	0	135	—	\$437,853
Pine Ridge	1	25	0.48	\$235,860
Tiburon	0	59	—	\$771,987
Vanderbilt Beach	15	178	1.01	\$1,086,329
Vineyards	5	161	0.37	\$389,089

MARCO ISLAND

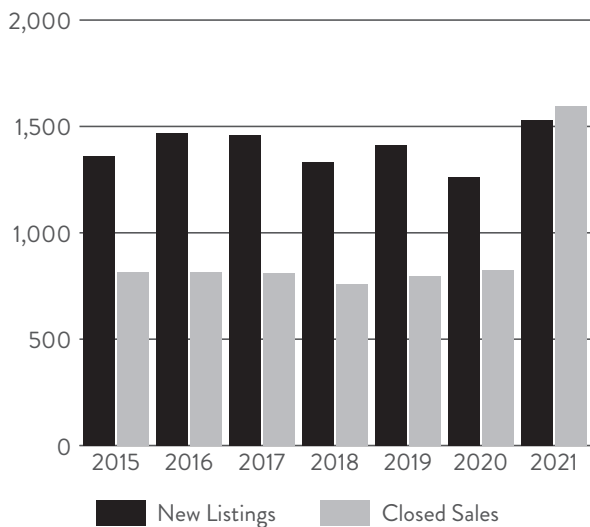
MARKET REPORT - MAY 2021



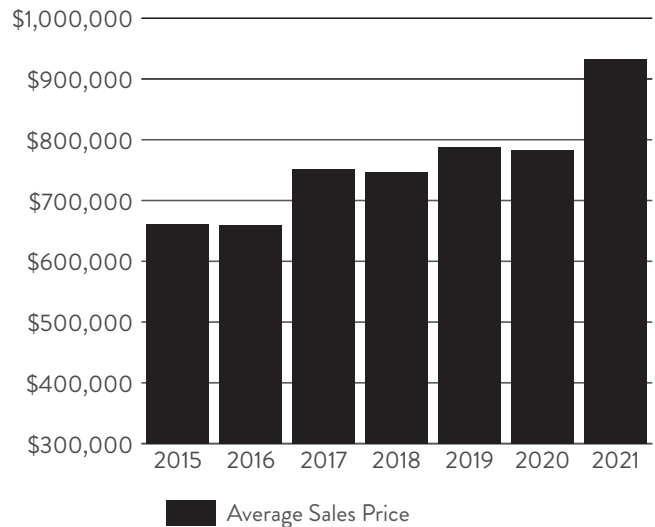
	2015	2016	2017	2018	2019	2020	2021
Listed	1,362	1,467	1,461	1,334	1,411	1,264	1,529
Sold	814	816	810	758	796	824	1,594
Avg. Sale \$	\$661,111	\$659,491	\$752,239	\$747,320	\$787,824	\$783,091	\$933,549

 NEW LISTINGS 1,529 ↑ 20.97%	 CLOSED SALES 1,594 ↑ 93.45%	 AVERAGE SALES PRICE \$933,549 ↑ 19.21%	 CURRENT INVENTORY 161 ↓ 73.03%	 MONTHS OF SUPPLY 1.21 ↓ 86.06%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1,594 properties sold, sales were up 93.45% over the preceding 12-month period when 824 properties were sold. New listings were up 20.97%, from 1,264 to 1,529. The average sales price was up 19.21%, from \$783,091 to \$933,549. As of May 31, 2021, inventory stood at 161 units while months of supply was 1.21 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2021

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	37	237	1.87	\$1,753,273
Golf Course	2	12	2.00	\$715,833
Gulf Front	2	3	8.00	\$4,700,000
Indirect Waterfront	26	261	1.20	\$1,222,654
Inland	22	179	1.47	\$695,941
Preserve	3	20	1.80	\$1,898,023

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	17	187	1.09	\$436,681
Golf Course	1	5	2.40	\$769,000
Gulf Front	26	375	0.83	\$961,917
Gulf View	2	53	0.45	\$761,081
Indirect Waterfront	4	45	1.07	\$434,148
Inland	18	202	1.07	\$275,705
Preserve	1	15	0.80	\$428,300

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	8	210	0.46	\$831,892
Isles Of Capri	0	40	—	\$923,425
Naples Reserve	8	166	0.58	\$693,337
Winding Cypress	5	51	1.18	\$606,253

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	11	191	0.69	\$363,579
Hammock Bay Golf and Country Club	7	59	1.42	\$517,558
Isles Of Capri	2	38	0.63	\$524,855

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Statistics include Marco Island and Key Marco.

BONITA SPRINGS - ESTERO

MARKET REPORT - MAY 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	4,080	4,582	4,782	4,617	4,758	4,195	4,499
Sold	3,203	2,879	3,040	2,950	3,112	3,031	4,726
Avg. Sale \$	\$382,411	\$410,299	\$408,023	\$408,428	\$408,747	\$405,720	\$494,835



NEW LISTINGS

4,499
↑7.25%



CLOSED SALES

4,726
↑55.92%



AVERAGE SALES PRICE

\$494,835
↑21.96%



CURRENT INVENTORY

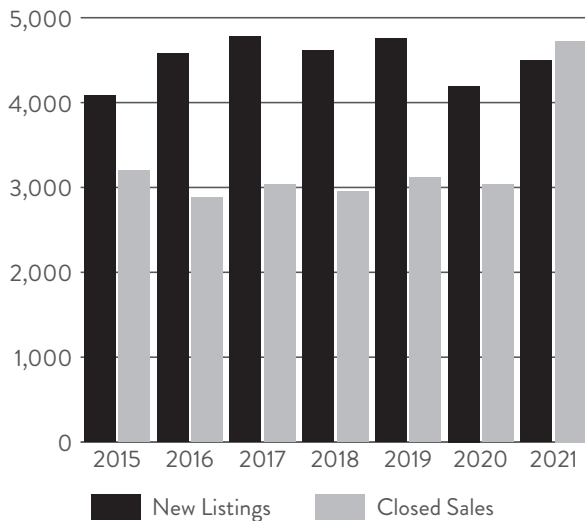
197
↓84.23%



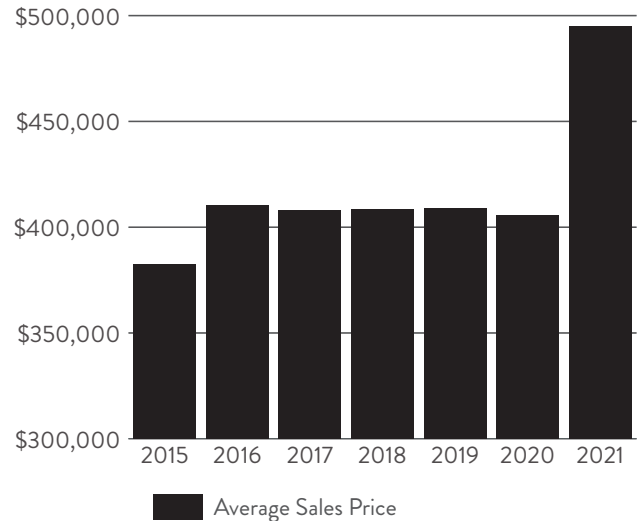
MONTHS OF SUPPLY

0.50
↓89.88%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,726 properties sold, sales were up 55.92% from the preceding 12-month period when 3,031 properties were sold. New listings were up 7.25%, from 4,195 to 4,499. The average sales price was up 21.96%, from \$405,720 to \$494,835. As of May 31, 2021, inventory stood at 197 units while months of supply was .50 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	3	41	0.88	\$4,188,500
Bonita Bay	7	90	0.93	\$1,656,015
Brooks	1	113	0.11	\$875,310
Palmira Golf and Country Club	5	58	1.03	\$594,284
Pelican Landing	3	87	0.41	\$846,878
Pelican Landing - The Colony	1	22	0.55	\$1,582,273
Pelican Sound	0	10	—	\$716,800
West Bay Club	1	47	0.26	\$1,145,746






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	0	27	—	\$1,448,153
Bonita Bay	13	195	0.80	\$909,160
Brooks	3	165	0.22	\$281,141
Palmira Golf and Country Club	0	36	—	\$331,561
Pelican Landing	4	119	0.40	\$354,004
Pelican Landing - The Colony	4	113	0.42	\$960,715
Pelican Sound	0	41	—	\$309,937
West Bay Club	0	33	—	\$571,755

FORT MYERS

MARKET REPORT - MAY 2021



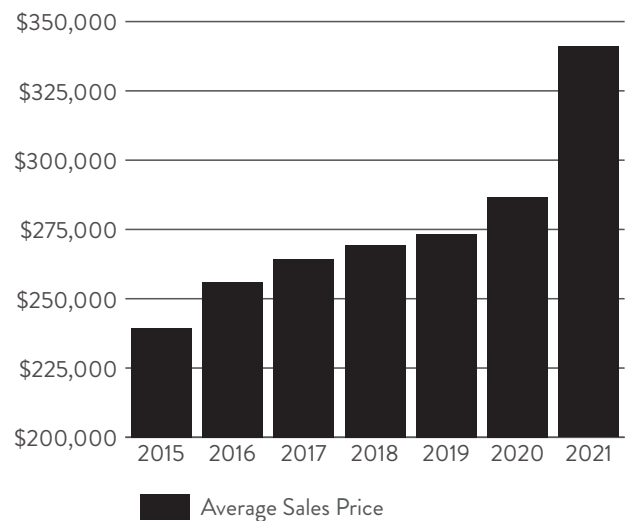
	2015	2016	2017	2018	2019	2020	2021
Listed	10,684	10,732	11,039	11,169	11,171	8,974	7,627
Sold	5,710	5,604	5,297	5,497	5,613	5,708	7,738
Avg. Sale \$	\$239,469	\$256,012	\$264,364	\$269,284	\$273,431	\$286,790	\$341,054

 NEW LISTINGS 7,627 ↓15.01%	 CLOSED SALES 7,738 ↑35.56%	 AVERAGE SALES PRICE \$341,054 ↑18.92%	 CURRENT INVENTORY 390 ↓80.01%	 MONTHS OF SUPPLY 0.60 ↓85.25%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 7,738 properties sold, sales were up 35.56% from the preceding 12-month period when 5,708 properties were sold. New listings were down 15.01%, from 8,974 to 7,627. The average sales price was up 18.92%, from \$286,790 to \$341,054. As of May 31, 2021, inventory stood at 390 units while months of supply was .60 months.

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Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	0	42	—	\$554,757
Colonial Country Club	1	40	0.30	\$381,030
Crown Colony	1	31	0.39	\$527,932
Fiddlesticks Country Club	3	42	0.86	\$604,438
The Forest	2	34	0.71	\$481,071
Gulf Harbour Yacht And Country Club	10	56	2.14	\$710,935
Miromar Lakes Beach And Golf Club	6	93	0.77	\$1,709,956
Parker Lakes	0	28	—	\$301,957
Paseo	1	36	0.33	\$455,819
The Plantation	3	177	0.20	\$455,987
Shadow Wood Preserve	0	23	—	\$931,000
Town And River	1	43	0.28	\$783,464

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	1	120	0.10	\$208,177
Crown Colony	0	19	—	\$275,053
Downtown Fort Myers	42	235	2.14	\$318,045
Fiddlesticks Country Club	2	23	1.04	\$121,629
Gulf Harbour Yacht And Country Club	3	126	0.29	\$545,044
Miromar Lakes Beach And Golf Club	4	94	0.51	\$624,616
Parker Lakes	1	53	0.23	\$199,402
Paseo	4	163	0.29	\$242,631
The Plantation	0	41	—	\$299,817
Shadow Wood Preserve	0	14	—	\$279,786
Town And River	1	5	2.40	\$216,380

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FORT MYERS BEACH

MARKET REPORT - MAY 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	644	663	670	701	706	622	665
Sold	476	398	411	413	389	394	660
Avg. Sale \$	\$460,364	\$484,146	\$549,334	\$501,432	\$519,793	\$566,457	\$623,618


NEW LISTINGS

665
↓6.91%



CLOSED SALES

660
↑67.51%



AVERAGE SALES PRICE

\$623,618
↑10.09%



CURRENT INVENTORY

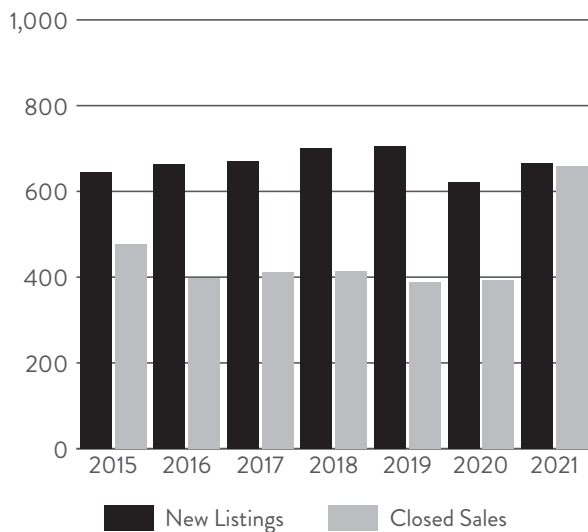
65
↓74.81%



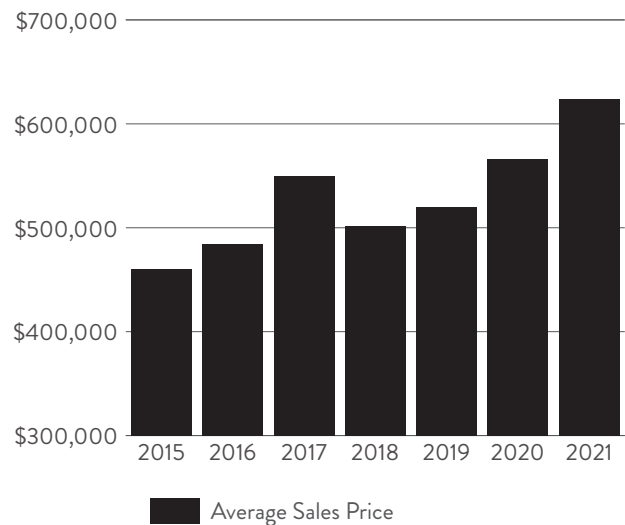
MONTHS OF SUPPLY

1.18
↓84.96%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 660 properties sold, sales were up 67.51% from the preceding 12-month period when 394 properties were sold. New listings were up 6.91%, from 622 to 665. The average sales price was up 10.09%, from \$566,457 to \$623,618. As of May 31, 2021, inventory stood at 65 units while months of supply was 1.18 months.

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Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 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	31	0.39	\$819,948
Mcphie Park	3	17	2.12	\$682,118

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	1	13	0.92	\$477,497
Ocean Harbor Condo	1	19	0.63	\$539,711
Sandarac Condo	1	9	1.33	\$510,869
Waterside At Bay Beach	8	35	2.74	\$612,050

SANIBEL-CAPTIVA

MARKET REPORT - MAY 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	509	574	609	669	696	708	702
Sold	419	377	386	420	392	391	802
Avg. Sale \$	\$882,764	\$1,042,588	\$922,984	\$1,037,935	\$906,635	\$948,021	\$1,085,870



NEW LISTINGS

702
↓0.85%



CLOSED SALES

802
↑105.12%



AVERAGE SALES PRICE

\$1,085,870
↑14.54%



CURRENT INVENTORY

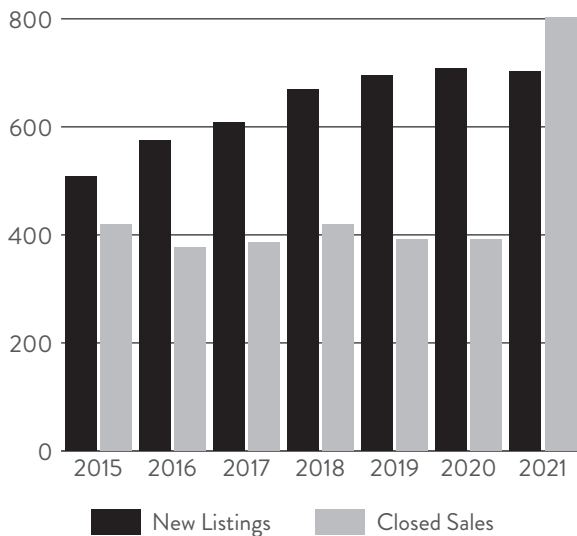
73
↓81.80%



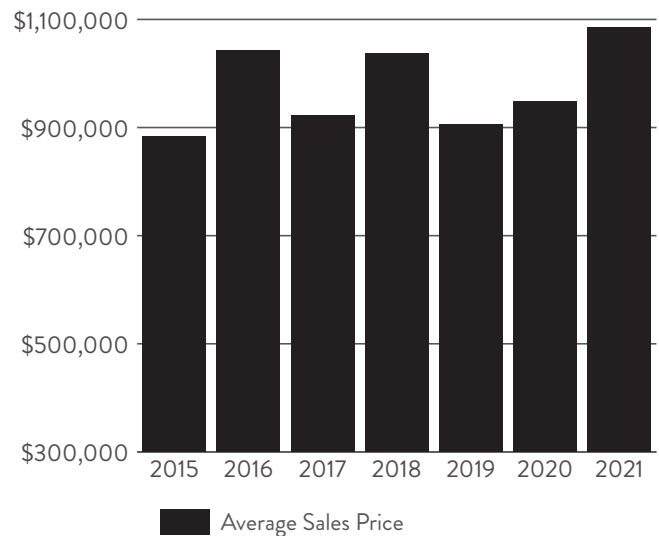
MONTHS OF SUPPLY

1.09
↓91.12%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 802 properties sold, sales were up 105.12 over the preceding 12-month period when 391 properties were sold. New listings were down .85%, from 708 to 702. The average sales price was up 14.54%, from \$948,021 to \$1,085,870. As of May 31, 2021, inventory stood at 73 units while months of supply was 1.09 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	3	18	2.00	\$1,123,375
Captiva Island	23	109	2.53	\$1,846,684
Dunes At Sanibel Island	1	40	0.30	\$756,770
Other Sanibel Island Single-Family	27	309	1.05	\$1,173,352






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	3	49	0.73	\$725,235
Sundial Of Sanibel Condos	1	26	0.46	\$716,046
Other Sanibel Island Condos	15	251	0.72	\$806,247

CAPE CORAL

MARKET REPORT - MAY 2021



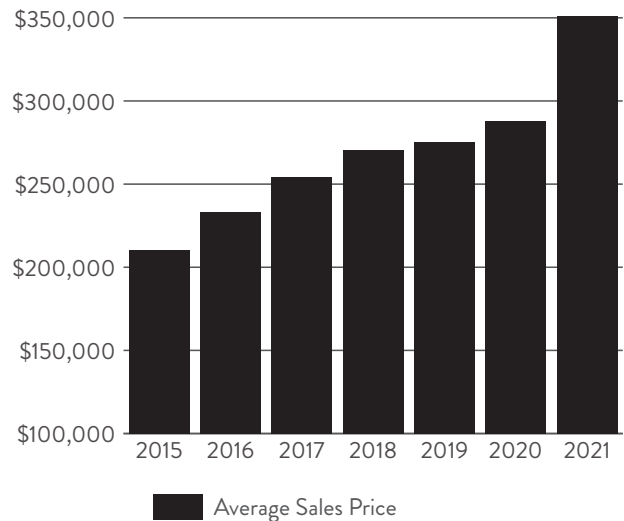
	2015	2016	2017	2018	2019	2020	2021
Listed	8,010	8,226	8,000	8,587	8,834	7,741	8,375
Sold	5,562	5,717	5,587	5,869	5,734	5,982	8,001
Avg. Sale \$	\$210,321	\$233,368	\$254,421	\$270,560	\$275,532	\$288,026	\$351,052

 NEW LISTINGS 8,375 ↑8.19%	 CLOSED SALES 8,001 ↑33.75%	 AVERAGE SALES PRICE \$351,052 ↑21.88%	 CURRENT INVENTORY 429 ↓72.20%	 MONTHS OF SUPPLY 0.64 ↓79.21%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,001 properties sold, sales were up 33.75% over the preceding 12-month period when 5,982 properties were sold. New listings were up 8.19%, from 7,741 to 8,375. The average sales price was up 21.88%, from \$288,026 to \$351,052. As of May 31, 2021, inventory stood at 429 units while months of supply was .64 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

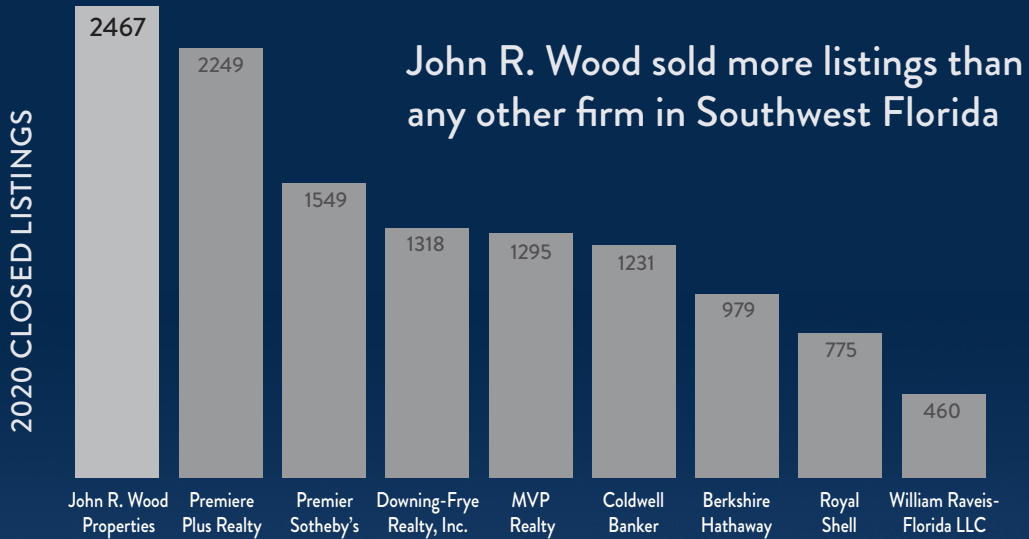
Monthly Snapshot as of May 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	2	28	0.86	\$1,079,425
Cape Royal	0	30	—	\$586,060
Tarpon Point Marina	1	4	3.00	\$1,271,250
Yacht Club	6	33	2.18	\$562,573

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	1	58	0.21	\$428,160
Tarpon Point Marina	1	48	0.25	\$665,986



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

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