

GULF SHORE BOULEVARD MARKET REPORT, NAPLES, FLORIDA - Q4 2021



JOHN R. WOOD
— PROPERTIES —

Gulf Shore Boulevard, Naples - Beachfront






MARKET REPORT - Q4 2021



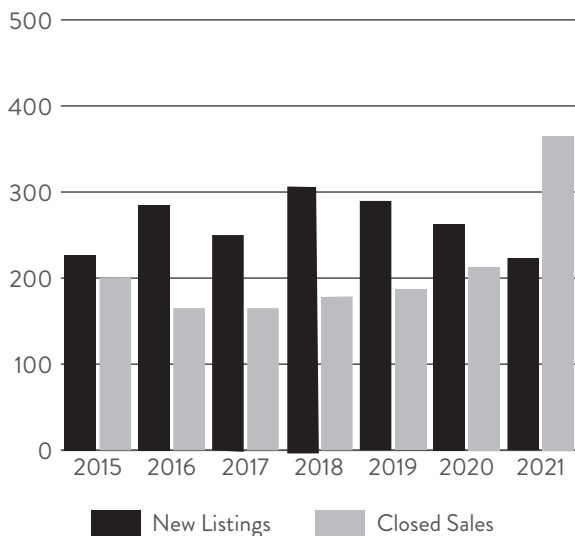
Data Represented on 12-Month Rolling Basis.

BEACHFRONT

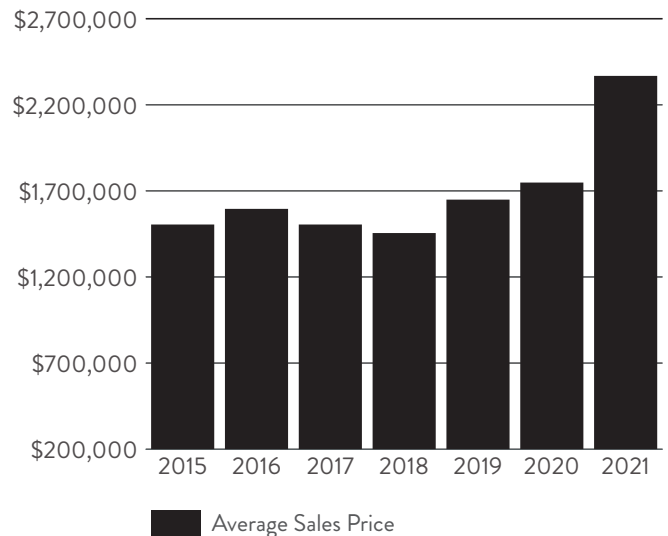
	2015	2016	2017	2018	2019	2020	2021
Listed	232	285	251	306	293	268	227
Sold	200	161	160	175	189	215	363
Avg. Sale \$	\$1,497,364	\$1,579,922	\$1,522,823	\$1,480,448	\$1,653,011	\$1,749,288	\$2,346,413

 NEW LISTINGS 227 ↓15.30%	 CLOSED SALES 363 ↑68.84%	 AVERAGE SALES PRICE \$2,346,413 ↑34.14%	 CURRENT INVENTORY 18 ↓80.43%	 MONTHS OF SUPPLY 0.60 ↓88.41%
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12 MONTH NEW LISTING AND CLOSED SALES - BEACHFRONT



12 MONTH AVERAGE SALES PRICE - BEACHFRONT



SUMMARY

With 363 properties sold, sales were up 68.84% from the preceding 12-month period when 215 properties were sold. New listings were down 15.3%, from 268 to 227. The average sales price, at \$2,346,413 was up 34.14% from \$1,749,288. As of December 31, 2021, inventory stood at 18 units while months of supply was .60 months.

John R. Wood Properties, *Bring Your Highest Expectations.*

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Gulf Shore Boulevard, Naples - Bayfront

MARKET REPORT - Q4 2021



Data Represented on 12-Month Rolling Basis.

BAYFRONT

	2015	2016	2017	2018	2019	2020	2021
Listed	91	116	84	101	96	117	83
Sold	88	60	64	61	59	66	108
Avg. Sale \$	\$548,048	\$604,389	\$604,100	\$637,405	\$650,475	\$622,031	\$780,118



NEW LISTINGS

83
↓29.06%



CLOSED SALES

108
↑63.64%



AVERAGE SALES PRICE

\$780,118
↑25.41%



CURRENT INVENTORY

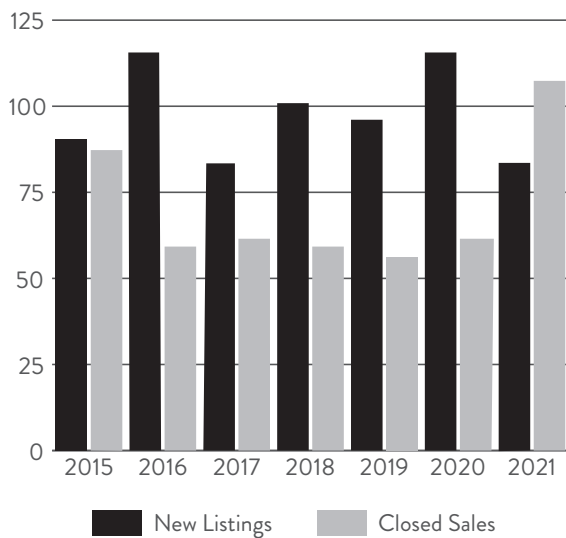
6
↓81.25%



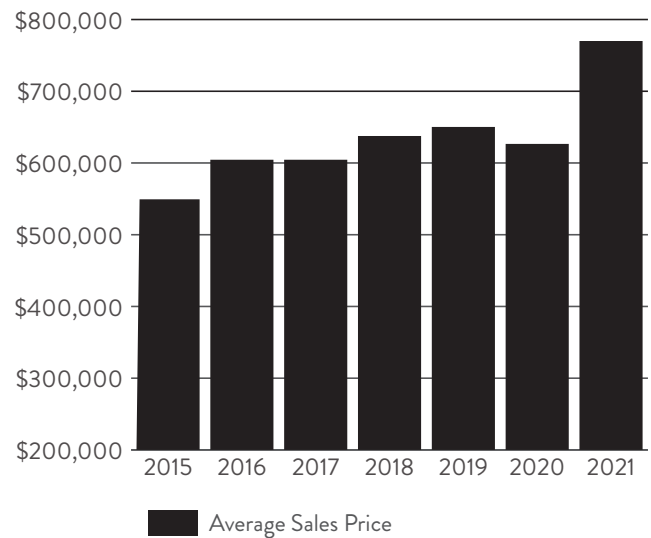
MONTHS OF SUPPLY

0.67
↓88.54%

12 MONTH NEW LISTING AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



SUMMARY

With 108 properties sold, sales were up 63.64% from the preceding 12-month period when 66 properties were sold. New listings were down 29.06%, from 117 to 83. The average sales price, at \$780,118 was up 25.41% from \$622,031. December 31, 2021, inventory stood at 6 units while months of supply was .67 months.

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*Source: MLS Statistics for Lee and Collier County from 1/1/21 to 12/31/21.