

MONTHLY MARKET REPORT - OCTOBER 2021



MONTHLY MARKET REPORT

OCTOBER 2021

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SOUTHWEST FLORIDA

MARKET REPORT - OCTOBER 2021

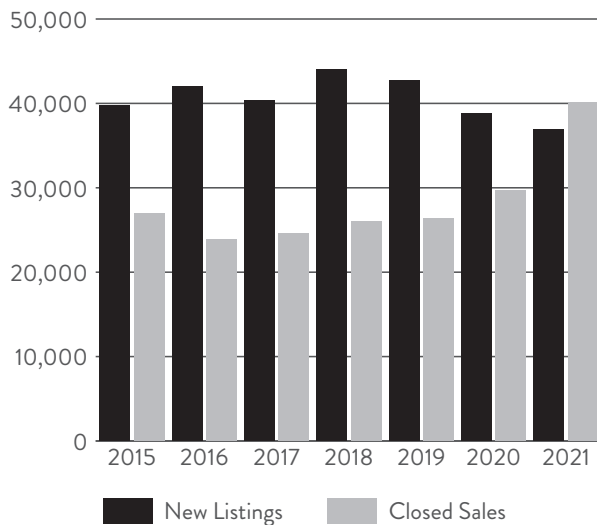


Data Represented on 12-Month Rolling Basis.

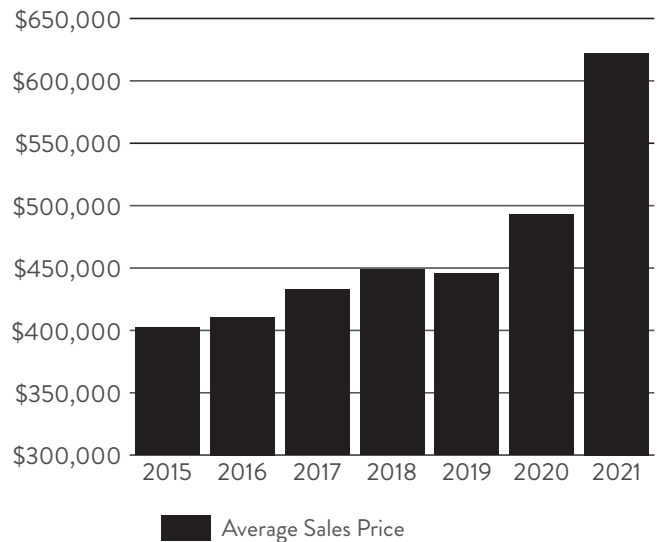
	2015	2016	2017	2018	2019	2020	2021
Listed	39,787	41,992	40,392	43,983	42,717	38,785	36,926
Sold	26,962	23,903	24,636	25,995	26,370	29,633	40,061
Avg. Sale \$	\$402,543	\$410,716	\$432,842	\$442,773	\$445,392	\$492,774	\$622,425

 NEW LISTINGS 36,926 ↓4.79%	 CLOSED SALES 40,061 ↑35.19%	 AVERAGE SALES PRICE \$622,425 ↑26.31%	 CURRENT INVENTORY 2,496 ↓67.11%	 MONTHS OF SUPPLY 0.75 ↓75.67%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 40,061 properties sold, sales were up 35.19% over the preceding 12-month period when 29,633 properties were sold. New listings were down 4.79%, from 38,785 to 36,926. The average sales price was up 26.31%, from \$492,774 to \$622,425. As of October 31, 2021, inventory stood at 2,496 units while months of supply was .75 months.

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NAPLES

MARKET REPORT - OCTOBER 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	14,325	15,473	14,572	15,897	15,467	15,167	14,566
Sold	10,171	8,860	9,222	9,604	9,949	11,485	16,298
Avg. Sale \$	\$551,298	\$553,756	\$584,346	\$623,324	\$604,739	\$669,400	\$818,203



NEW LISTINGS

14,566
↓3.96%



CLOSED SALES

16,298
↑41.91%



AVERAGE SALES PRICE

\$818,203
↑22.23%



CURRENT INVENTORY

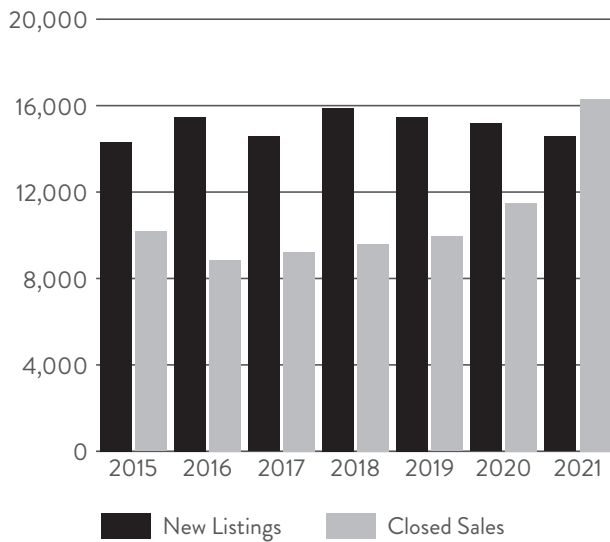
1,005
↓71.53%



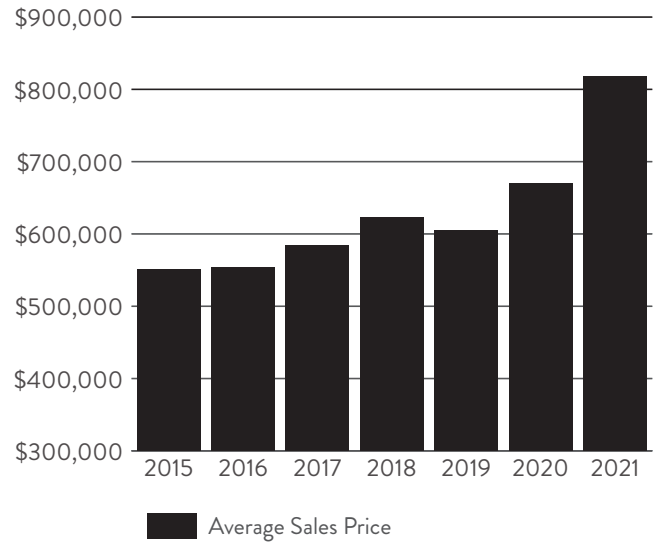
MONTHS OF SUPPLY

0.74
↓79.94%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 16,298 properties sold, sales were up 41.91% over the preceding 12-month period when 11,485 properties were sold. New listings were down 3.96%, from 15,167 to 14,566. The average sales price was up 22.23%, from \$669,400 to \$818,203. As of October 31, 2021, inventory stood at 1,005 units while months of supply was .74 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	8	58	1.66	\$6,093,367
Audubon	4	56	0.86	\$1,332,299
Colliers Reserve	0	20	—	\$1,576,875
Crayton Road Area Non-Waterfront	24	203	1.42	\$2,923,511
Crayton Road Area Waterfront	9	17	6.35	\$6,123,973
Crossings	0	13	—	\$1,080,692
Grey Oaks	6	82	0.88	\$2,879,829
Kensington	1	20	0.60	\$1,004,975
Lely Resort	7	226	0.37	\$817,718
Mediterra	7	92	0.91	\$2,334,824
Monterey	0	34	—	\$981,982
Olde Cypress	0	56	—	\$995,130
Olde Naples	19	111	2.05	\$4,621,856
Pelican Bay	5	62	0.97	\$2,969,017
Pelican Bay - Bay Colony	3	26	1.38	\$5,622,500
Pelican Marsh	2	97	0.25	\$1,626,843
Pine Ridge	8	53	1.81	\$3,032,848
Port Royal	8	67	1.43	\$13,100,754
Quail Creek	3	35	1.03	\$1,644,400
Quail West	5	88	0.68	\$2,694,611
Royal Harbor	10	48	2.50	\$3,086,475
Tiburon	0	16	—	\$2,232,203
Vanderbilt Beach	5	51	1.18	\$2,635,753
Vineyards	6	87	0.83	\$875,256

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2021

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	6	182	0.40	\$590,242
Crayton Road Area Waterfront	22	455	0.58	\$1,731,153
The Dunes	6	70	1.03	\$1,250,684
Grey Oaks	1	19	0.63	\$1,050,579
Kensington	0	37	—	\$486,326
Lely Resort	12	279	0.52	\$342,373
Mediterra	2	34	0.71	\$635,132
Olde Naples	26	224	1.39	\$1,140,122
Pelican Bay	12	467	0.31	\$1,223,603
Pelican Bay - Bay Colony	1	43	0.28	\$3,558,907
Pelican Marsh	0	127	—	\$466,315
Pine Ridge	0	25	—	\$255,176
Tiburon	1	62	0.19	\$899,250
Vanderbilt Beach	10	208	0.58	\$1,176,844
Vineyards	3	173	0.21	\$439,048

MARCO ISLAND

MARKET REPORT - OCTOBER 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	1,345	1,528	1,362	1,376	1,451	1,351	1,402
Sold	857	755	780	800	790	1,013	1,591
Avg. Sale \$	\$691,686	\$707,156	\$715,855	\$785,967	\$771,821	\$809,323	\$1,008,829

NEW LISTINGS

1,402
↑3.77%

CLOSED SALES

1,591
↑57.06%

AVERAGE SALES PRICE

\$1,008,829
↑24.65%

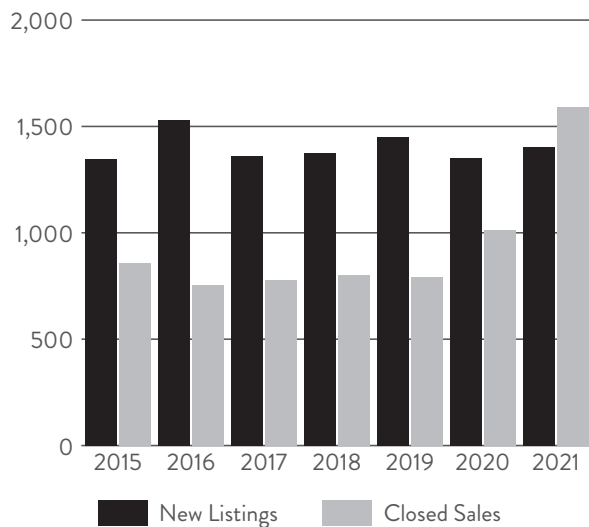
CURRENT INVENTORY

173
↓57.60%

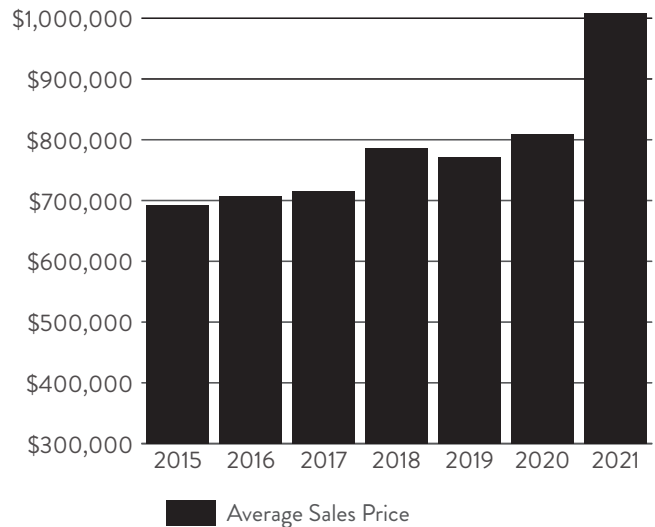
MONTHS OF SUPPLY

1.30
↓73.00%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1,591 properties sold, sales were up 57.06% over the preceding 12-month period when 1,013 properties were sold. New listings were up 3.77%, from 1,351 to 1,402. The average sales price was up 24.65%, from \$809,323 to \$1,008,829. As of October 31, 2021, inventory stood at 173 units while months of supply was 1.30 months.

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Statistics include Marco Island and Key Marco.



Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2021

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	37	222	2.00	\$1,990,922
Golf Course	0	16	—	\$955,625
Gulf Front	3	3	12.00	\$5,433,333
Indirect Waterfront	35	251	1.67	\$1,357,103
Inland	14	175	0.96	\$800,357
Preserve	3	21	1.71	\$2,013,048

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	22	195	1.35	\$464,582
Golf Course	0	3	—	\$854,967
Gulf Front	35	385	1.09	\$987,151
Gulf View	3	51	0.71	\$838,378
Indirect Waterfront	4	46	1.04	\$470,452
Inland	14	203	0.83	\$300,984
Preserve	3	19	1.89	\$475,179

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	12	166	0.87	\$947,814
Isles Of Capri	7	36	2.33	\$1,103,583
Naples Reserve	8	139	0.69	\$813,279
Winding Cypress	2	67	0.36	\$668,234

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	8	192	0.50	\$417,617
Hammock Bay Golf and Country Club	3	76	0.47	\$560,998
Isles Of Capri	5	32	1.88	\$494,263

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Statistics include Marco Island and Key Marco.

BONITA SPRINGS - ESTERO

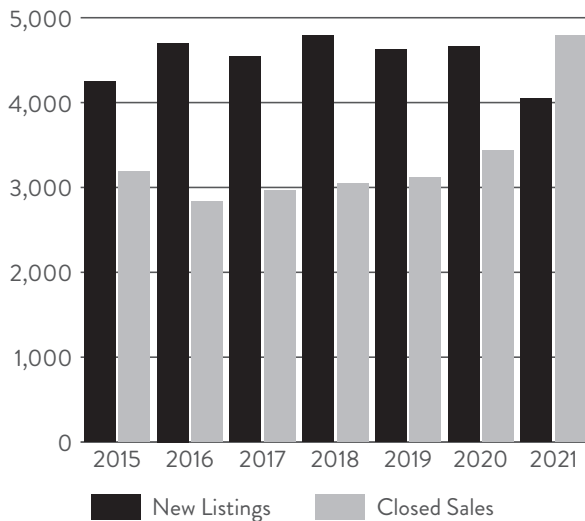
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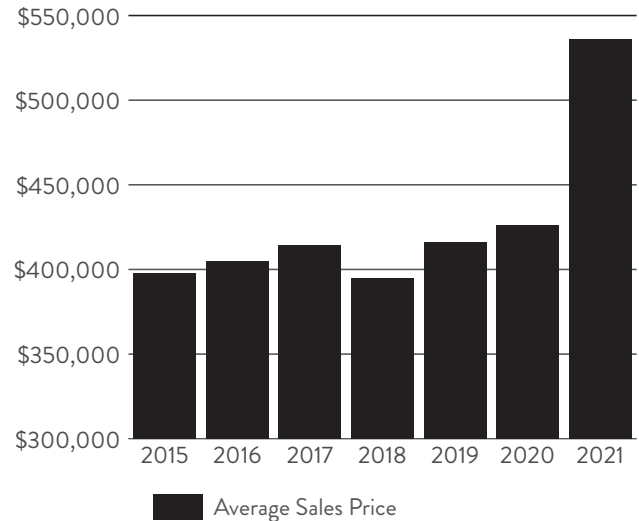
	2015	2016	2017	2018	2019	2020	2021
Listed	4,250	4,702	4,541	4,795	4,622	4,666	4,051
Sold	3,192	2,836	2,976	3,046	3,122	3,433	4,794
Avg. Sale \$	\$397,814	\$404,846	\$414,158	\$395,076	\$415,934	\$426,148	\$536,132

 NEW LISTINGS 4,051 ↓13.18%	 CLOSED SALES 4,794 ↑39.64%	 AVERAGE SALES PRICE \$536,132 ↑25.81%	 CURRENT INVENTORY 195 ↓79.71%	 MONTHS OF SUPPLY 0.49 ↓85.47%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,794 properties sold, sales were up 39.64% from the preceding 12-month period when 3,433 properties were sold. New listings were down 13.18%, from 4,666 to 4,051. The average sales price was up 25.81%, from \$426,148 to \$536,132. As of October 31, 2021, inventory stood at 195 units while months of supply was .49 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	5	37	1.62	\$4,622,122
Bonita Bay	11	98	1.35	\$1,676,449
Brooks	3	107	0.34	\$903,851
Palmira Golf and Country Club	2	47	0.51	\$634,904
Pelican Landing	2	85	0.28	\$897,269
Pelican Landing - The Colony	1	22	0.55	\$1,581,364
Pelican Sound	0	10	—	\$779,700
West Bay Club	2	38	0.63	\$1,177,943

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	0	25	—	\$1,627,845
Bonita Bay	22	201	1.31	\$992,389
Brooks	1	149	0.08	\$310,738
Palmira Golf and Country Club	0	24	—	\$355,571
Pelican Landing	1	101	0.12	\$391,403
Pelican Landing - The Colony	1	131	0.09	\$1,021,388
Pelican Sound	0	29	—	\$328,169
West Bay Club	0	34	—	\$679,262

FORT MYERS

MARKET REPORT - OCTOBER 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	10,626	10,860	10,683	11,585	11,114	8,074	7,230
Sold	6,006	5,223	5,299	5,688	5,807	6,096	7,952
Avg. Sale \$	\$248,440	\$259,976	\$265,782	\$274,442	\$274,516	\$306,222	\$366,619



NEW LISTINGS

7,230
↓10.45%



CLOSED SALES

7,952
↑30.45%



AVERAGE SALES PRICE

\$366,619
↑19.72%



CURRENT INVENTORY

370
↓72.73



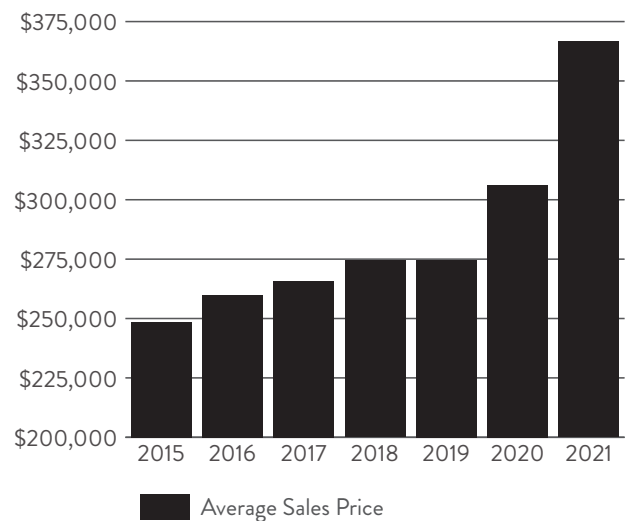
MONTHS OF SUPPLY

0.56
↓79.10%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 7,952 properties sold, sales were up 30.45% from the preceding 12-month period when 6,096 properties were sold. New listings were down 10.45%, from 8,074 to 7,230. The average sales price was up 19.72%, from \$306,222 to \$366,619. As of October 31, 2021, inventory stood at 370 units while months of supply was .56 months.

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Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	0	35	—	\$600,812
Colonial Country Club	2	43	0.56	\$380,970
Crown Colony	0	22	—	\$521,239
Fiddlesticks Country Club	3	48	0.75	\$658,519
The Forest	0	29	—	\$531,928
Gulf Harbour Yacht And Country Club	2	56	0.43	\$721,094
Miromar Lakes Beach And Golf Club	6	71	1.01	\$1,670,907
Parker Lakes	2	22	1.09	\$340,055
Paseo	1	30	0.40	\$493,333
The Plantation	3	159	0.23	\$496,955
Shadow Wood Preserve	0	25	—	\$960,160
Town And River	5	42	1.43	\$997,732

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	1	138	0.09	\$220,593
Crown Colony	0	16	—	\$286,594
Downtown Fort Myers	37	297	1.49	\$337,519
Fiddlesticks Country Club	0	22	—	\$126,559
Gulf Harbour Yacht And Country Club	6	112	0.64	\$570,522
Miromar Lakes Beach And Golf Club	3	104	0.35	\$685,893
Parker Lakes	0	48	—	\$216,415
Paseo	3	180	0.20	\$266,163
The Plantation	1	28	0.43	\$320,886
Shadow Wood Preserve	0	10	—	\$286,550
Town And River	0	5	—	\$214,960

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FORT MYERS BEACH

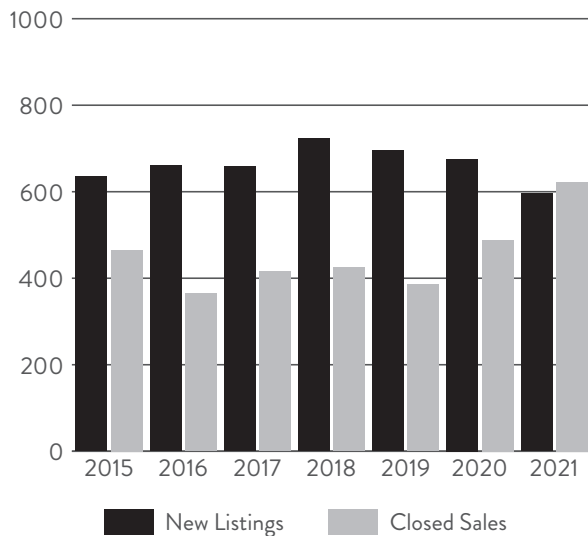
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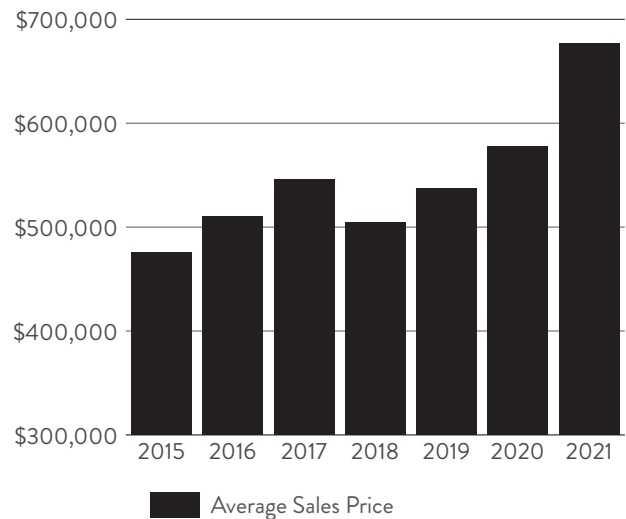
	2015	2016	2017	2018	2019	2020	2021
Listed	635	661	658	723	695	676	596
Sold	465	365	416	425	386	488	623
Avg. Sale \$	\$475,387	\$510,717	\$545,630	\$504,627	\$537,128	\$577,332	\$676,725

 NEW LISTINGS 596 ↓11.83%	 CLOSED SALES 623 ↑27.66%	 AVERAGE SALES PRICE \$676,725 ↑17.22%	 CURRENT INVENTORY 79 ↓57.53%	 MONTHS OF SUPPLY 1.52 ↓66.73%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 623 properties sold, sales were up 27.66% from the preceding 12-month period when 488 properties were sold. New listings were down 11.83%, from 676 to 596. The average sales price was up 17.22%, from \$577,332 to \$676,725. As of October 31, 2021, inventory stood at 79 units while months of supply was 1.52 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	3	10	3.60	\$936,000
Laguna Shores	3	27	1.33	\$947,626
Mcphie Park	5	12	5.00	\$1,105,125






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	2	12	2.00	\$502,989
Ocean Harbor Condo	0	21	—	\$568,643
Sandarac Condo	0	9	—	\$552,869
Waterside At Bay Beach	4	41	1.17	\$671,093

SANIBEL-CAPTIVA

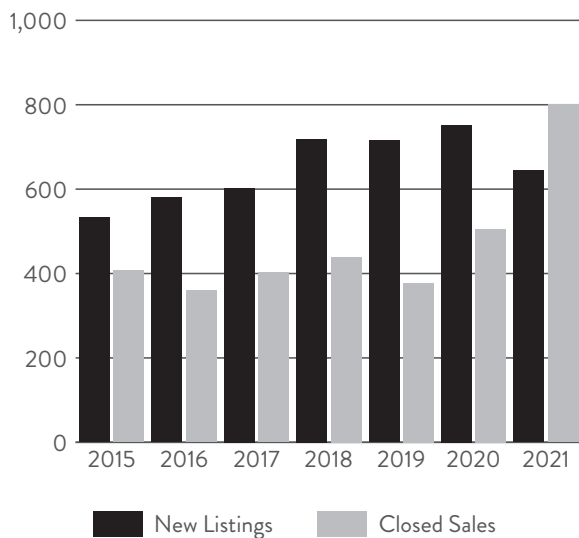
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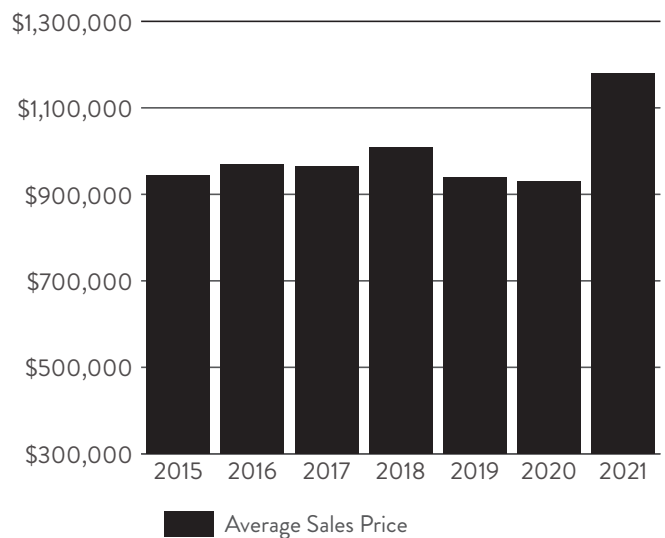
	2015	2016	2017	2018	2019	2020	2021
Listed	533	580	603	719	715	752	644
Sold	407	360	402	439	377	505	801
Avg. Sale \$	\$943,413	\$969,924	\$964,261	\$1,007,893	\$939,096	\$929,433	\$1,179,272

 NEW LISTINGS 644 ↓14.36%	 CLOSED SALES 801 ↑58.61%	 AVERAGE SALES PRICE \$1,179,272 ↑26.88%	 CURRENT INVENTORY 64 ↓73.66%	 MONTHS OF SUPPLY 0.96 ↓83.40%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 801 properties sold, sales were up 58.61% over the preceding 12-month period when 505 properties were sold. New listings were down 14.36%, from 752 to 644. The average sales price was up 26.88%, from \$929,433 to \$1,179,272. As of October 31, 2021, inventory stood at 64 units while months of supply was .96 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of October 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	5	14	4.29	\$1,304,000
Captiva Island	15	90	2.00	\$2,052,777
Dunes At Sanibel Island	3	29	1.24	\$840,942
Other Sanibel Island Single-Family	22	307	0.86	\$1,348,861






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	3	52	0.69	\$914,315
Sundial Of Sanibel Condos	1	33	0.36	\$723,571
Other Sanibel Island Condos	15	276	0.65	\$839,422

CAPE CORAL

MARKET REPORT - OCTOBER 2021



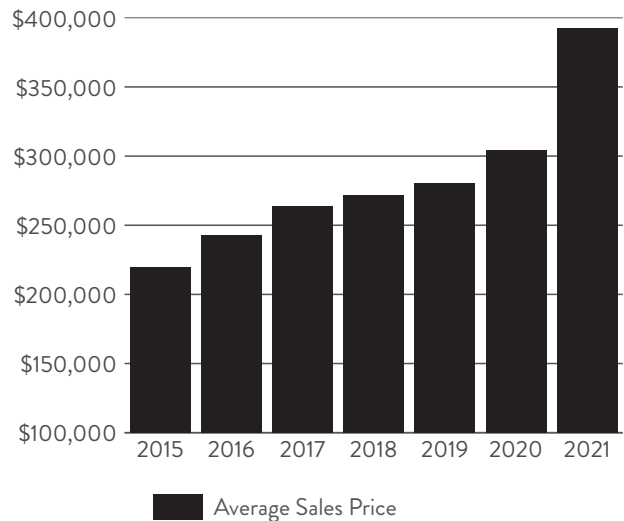
	2015	2016	2017	2018	2019	2020	2021
Listed	8,073	8,188	7,973	8,888	8,653	8,099	8,437
Sold	5,864	5,504	5,550	5,993	5,939	6,613	8,002
Avg. Sale \$	\$219,366	\$242,658	\$263,871	\$271,831	\$280,273	\$304,502	\$392,784

 NEW LISTINGS 8,437 ↑4.17%	 CLOSED SALES 8,002 ↑21.00%	 AVERAGE SALES PRICE \$392,784 ↑28.99%	 CURRENT INVENTORY 610 ↓32.45%	 MONTHS OF SUPPLY 0.91 ↓44.17%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,002 properties sold, sales were up 21.00% over the preceding 12-month period when 6,613 properties were sold. New listings were up 4.17%, from 8,099 to 8,437. The average sales price was up 28.99%, from \$304,502 to \$392,784. As of October 31, 2021, inventory stood at 610 units while months of supply was .91 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

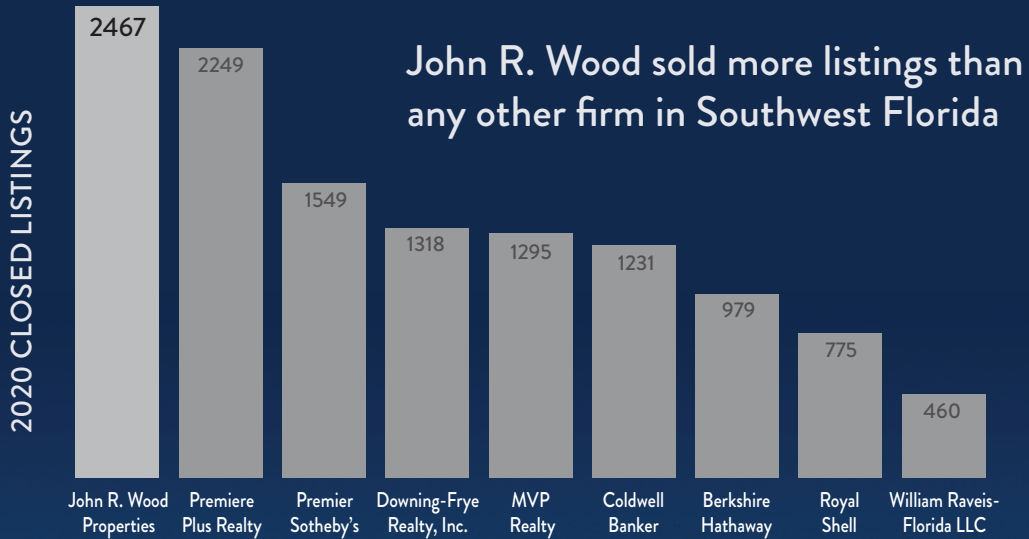
Monthly Snapshot as of October 31, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	2	29	0.83	\$1,226,850
Cape Royal	6	29	2.48	\$667,219
Tarpon Point Marina	0	0	—	—
Yacht Club	3	35	1.03	\$654,786

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	4	56	0.86	\$485,893
Tarpon Point Marina	1	51	0.24	\$707,865



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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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