

GULF SHORE BOULEVARD MARKET REPORT, NAPLES, FLORIDA - Q1 2022



**JOHN R. WOOD**  
— PROPERTIES —

# Gulf Shore Boulevard, Naples - Beachfront

## MARKET REPORT - Q1 2022



Data Represented on 12-Month Rolling Basis.

### BEACHFRONT

	2016	2017	2018	2019	2020	2021	2022
Listed	262	283	257	302	270	270	209
Sold	188	162	176	177	197	259	360
Avg. Sale \$	\$1,574,661	\$1,501,613	\$1,481,981	\$1,507,706	\$1,780,019	\$1,819,962	\$2,649,765



NEW LISTINGS

209  
↓22.59%



CLOSED SALES

360  
↑39.00%



AVERAGE SALES PRICE

\$2,649,765  
↑45.59%



CURRENT INVENTORY

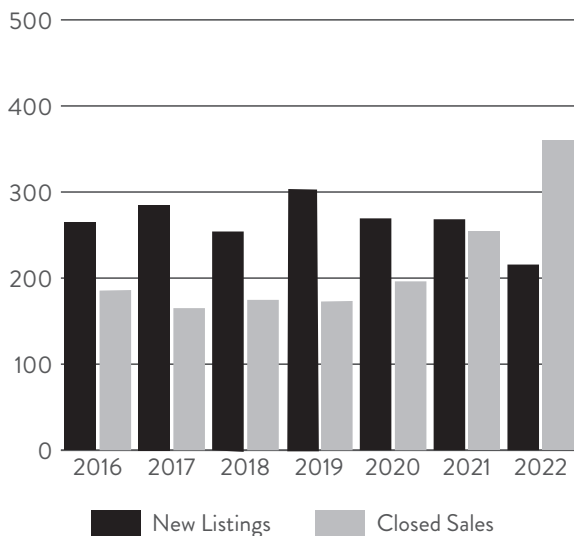
17  
↓52.78%



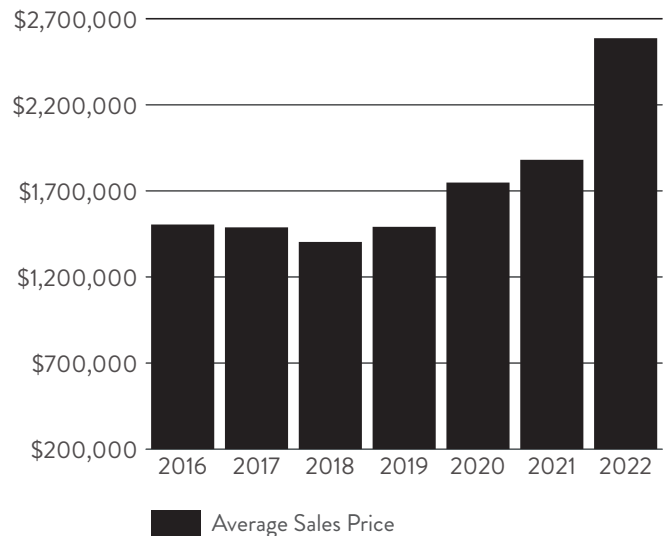
MONTHS OF SUPPLY

0.57  
↓66.03%

12 MONTH NEW LISTING AND CLOSED SALES - BEACHFRONT



12 MONTH AVERAGE SALES PRICE - BEACHFRONT



### SUMMARY

With 360 properties sold, sales were up 39% from the preceding 12-month period when 259 properties were sold. New listings were down 22.59%, from 270 to 209. The average sales price, at \$2,649,765 was up 45.59% from \$1,819,962. As of March 31, 2022, inventory stood at 17 units while months of supply was .57 months.

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

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# Gulf Shore Boulevard, Naples - Bayfront

## MARKET REPORT - Q1 2022



Data Represented on 12-Month Rolling Basis.

### BAYFRONT

	2016	2017	2018	2019	2020	2021	2022
Listed	103	98	96	102	97	111	79
Sold	75	74	54	50	69	92	115
Avg. Sale \$	\$569,203	\$608,820	\$619,728	\$622,846	\$668,404	\$658,702	\$976,481



NEW LISTINGS

79  
↓28.83%



CLOSED SALES

115  
↑25.00%



AVERAGE SALES PRICE

\$976,481  
↑48.24%



CURRENT INVENTORY

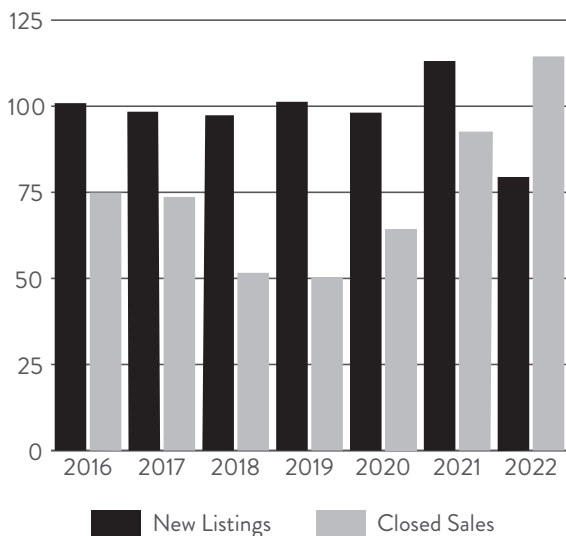
7  
↓22.22%



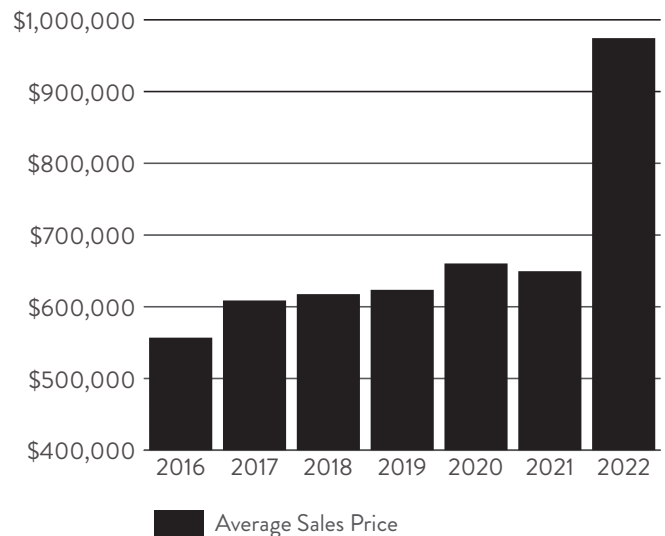
MONTHS OF SUPPLY

0.73  
↓37.78%

12 MONTH NEW LISTING AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



### SUMMARY

With 115 properties sold, sales were up 25% from the preceding 12-month period when 92 properties were sold. New listings were down 28.83%, from 111 to 79. The average sales price, at \$976,481 was up 48.24% from \$658,702. March 31, 2022, inventory stood at 7 units while months of supply was .73 months.

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