

MONTHLY MARKET REPORT - MAY 2022



A LOCAL LEGACY
OF ACHIEVEMENT

\$5.8B+

IN WRITTEN
SALES VOLUME

21

LOCATIONS FROM
MARCO ISLAND TO
PINE ISLAND

650+

AGENTS
THROUGHOUT
SOUTHWEST FL

#54

AMONG REAL
TRENDS
TOP 500
BROKERS (2021)

1958

YEAR ESTABLISHED
BY VISIONARY
JOHN R. WOOD

HEADQUARTERED
IN NAPLES, FLORIDA

INDEPENDENTLY
OWNED & OPERATED;
NOT A FRANCHISE



NAPLES, FL

MONTHLY MARKET REPORT

MAY 2022

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Pine Island	18
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SOUTHWEST FLORIDA

MARKET REPORT - MAY 2022

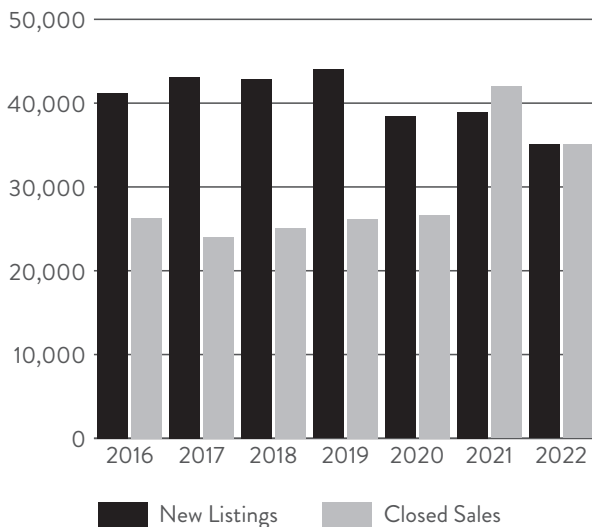


Data Represented on 12-Month Rolling Basis.

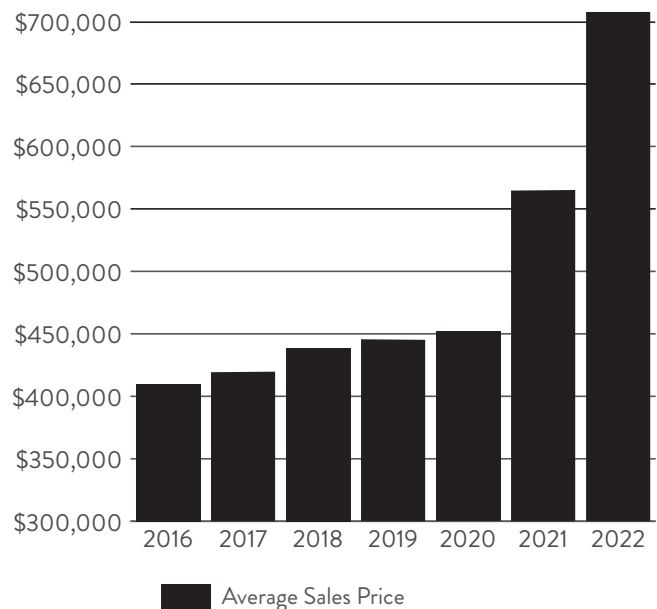
	2016	2017	2018	2019	2020	2021	2022
Listed	41,839	42,198	42,317	43,630	38,148	39,584	36,528
Sold	25,033	24,787	25,296	26,018	26,438	40,300	34,635
Avg. Sale \$	\$410,468	\$425,128	\$443,451	\$445,611	\$450,001	\$584,842	\$708,762

 NEW LISTINGS 36,528 ↓7.72%	 CLOSED SALES 34,635 ↓14.06%	 AVERAGE SALES PRICE \$708,762 ↑21.19%	 CURRENT INVENTORY 4,161 ↑75.50%	 MONTHS OF SUPPLY 1.44 ↑104.20%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 34,635 properties sold, sales were down 14.06% from the preceding 12-month period when 40,300 properties were sold. New listings were down 7.72%, from 39,584 to 36,528. The average sales price was up 21.19%, from \$584,841 to \$708,762. As of May 31, 2022, inventory stood at 4,161 units while months of supply was 1.44 months.

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NAPLES

MARKET REPORT - MAY 2022



	2016	2017	2018	2019	2020	2021	2022
Listed	15,396	15,272	14,844	15,644	14,311	15,790	13,889
Sold	9,242	9,256	9,277	9,740	9,885	16,311	13,417
Avg. Sale \$	\$562,783	\$570,886	\$614,239	\$609,970	\$605,737	\$784,268	\$935,853



NEW LISTINGS

13,889
↓12.04%



CLOSED SALES

13,417
↓17.74%



AVERAGE SALES PRICE

\$935,853
↑19.33%



CURRENT INVENTORY

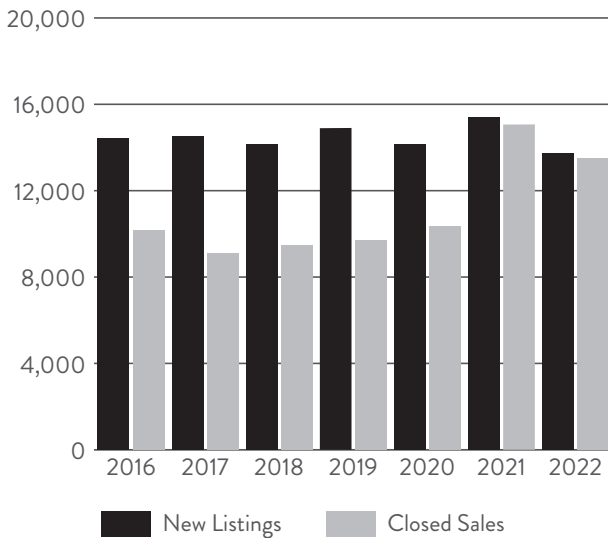
1,823
↑91.89%



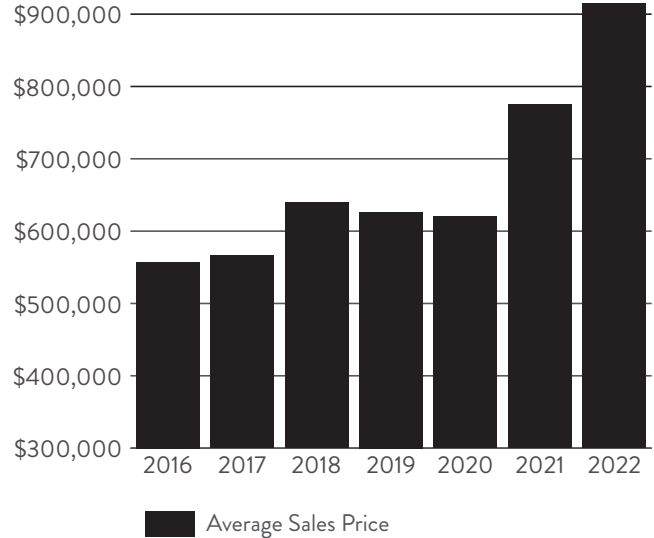
MONTHS OF SUPPLY

1.63
↑133.29%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 13,417 properties sold, sales were down 17.74% from the preceding 12-month period when 16,311 properties were sold. New listings were down 12.04%, from 15,790 to 13,889. The average sales price was up 19.33%, from \$784,268 to \$935,853. As of May 31, 2022, inventory stood at 1,823 units while months of supply was 1.63 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	11	26	5.08	\$7,652,308
Audubon	4	38	1.26	\$1,914,770
Colliers Reserve	2	11	2.18	\$1,808,727
Crayton Road Area Non-Waterfront	37	133	3.34	\$3,744,958
Crayton Road Area Waterfront	14	20	8.40	\$8,449,750
Crossings	3	14	2.57	\$1,148,857
Grey Oaks	7	45	1.87	\$4,220,422
Kensington	1	22	0.55	\$1,153,864
Lely Resort	22	134	1.97	\$1,130,961
Mediterra	8	57	1.68	\$2,969,418
Monterey	3	22	1.64	\$1,131,368
Olde Cypress	5	33	1.82	\$1,303,955
Olde Naples	17	65	3.14	\$6,829,299
Pelican Bay	4	48	1.00	\$3,844,272
Pelican Bay - Bay Colony	1	5	2.40	\$5,936,400
Pelican Marsh	5	55	1.09	\$2,171,154
Pine Ridge	20	28	8.57	\$4,766,343
Port Royal	8	30	3.20	\$19,913,367
Quail Creek	7	33	2.55	\$2,095,273
Quail West	5	54	1.11	\$3,563,278
Royal Harbor	9	30	3.60	\$4,507,743
Tiburon	3	14	2.57	\$2,612,357
Vanderbilt Beach	10	31	3.87	\$3,715,417
Vineyards	6	69	1.04	\$984,439

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2022





Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	19	142	1.61	\$635,692
Crayton Road Area Waterfront	35	327	1.28	\$2,181,033
The Dunes	5	41	1.46	\$1,568,458
Grey Oaks	2	15	1.60	\$1,402,333
Kensington	1	16	0.75	\$659,078
Lely Resort	16	240	0.80	\$460,838
Mediterra	4	29	1.66	\$1,068,828
Olde Naples	21	170	1.48	\$1,292,280
Pelican Bay	18	347	0.62	\$1,512,332
Pelican Bay - Bay Colony	2	25	0.96	\$4,344,640
Pelican Marsh	5	76	0.79	\$656,687
Pine Ridge	4	22	2.18	\$345,043
Tiburon	4	39	1.23	\$1,122,417
Vanderbilt Beach	22	165	1.60	\$1,369,421
Vineyards	13	139	1.12	\$537,264

MARCO ISLAND

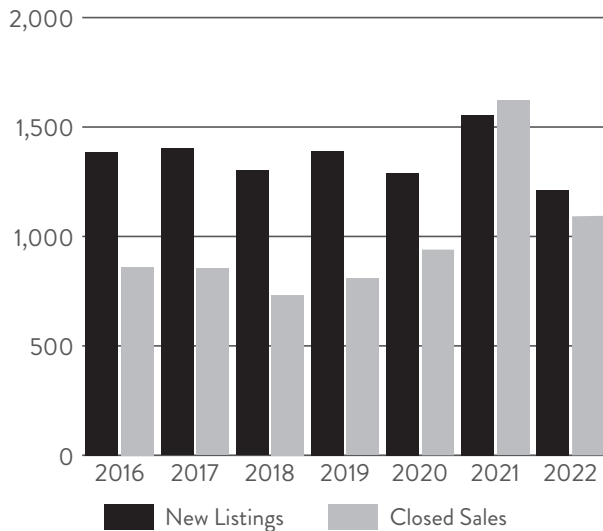
MARKET REPORT - MAY 2022



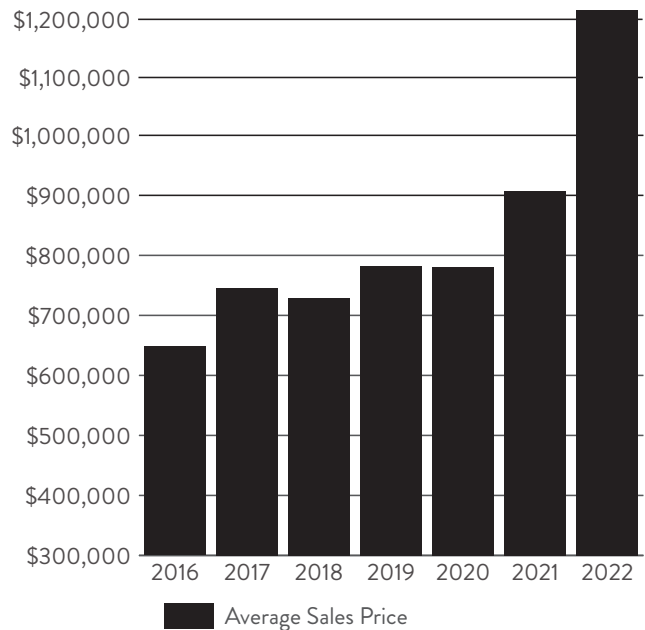
	2016	2017	2018	2019	2020	2021	2022
Listed	1,467	1,461	1,334	1,411	1,264	1,529	1,214
Sold	816	810	758	796	824	1,600	1,141
Avg. Sale \$	\$659,491	\$752,239	\$747,320	\$787,824	\$783,091	\$934,706	\$1,233,101

 NEW LISTINGS 1,214 ↓20.60%	 CLOSED SALES 1,141 ↓28.69%	 AVERAGE SALES PRICE \$1,233,101 ↑31.92%	 CURRENT INVENTORY 225 ↑39.75%	 MONTHS OF SUPPLY 2.37 ↑95.97%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1,141 properties sold, sales were down 28.69% from the preceding 12-month period when 1,600 properties were sold. New listings were down 20.60%, from 1,529 to 1,214. The average sales price was up 31.92%, from \$934,706 to \$1,233,101. As of May 31, 2022, inventory stood at 225 units while months of supply was 2.37 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2022

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	37	150	2.96	\$2,577,271
Golf Course	4	13	3.69	\$1,127,915
Gulf Front	0	3	—	\$9,191,667
Indirect Waterfront	42	196	2.57	\$1,659,845
Inland	19	139	1.64	\$942,355
Preserve	6	10	7.20	\$2,469,400

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	31	143	2.60	\$596,152
Golf Course	0	6	—	\$1,176,650
Gulf Front	52	237	2.63	\$1,138,551
Gulf View	8	32	3.00	\$1,176,657
Indirect Waterfront	2	36	0.67	\$684,525
Inland	22	166	1.59	\$395,264
Preserve	2	17	1.41	\$564,018

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	16	151	1.27	\$1,456,048
Isles Of Capri	11	34	3.88	\$1,420,529
Naples Reserve	7	88	0.95	\$1,055,170
Winding Cypress	1	45	0.27	\$786,036

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	20	140	1.71	\$563,997
Hammock Bay Golf and Country Club	11	59	2.24	\$696,277
Isles Of Capri	2	16	1.50	\$479,550

BONITA SPRINGS - ESTERO

MARKET REPORT - MAY 2022



	2016	2017	2018	2019	2020	2021	2022
Listed	4,582	4,782	4,617	4,758	4,195	4,499	3,994
Sold	2,879	3,040	2,950	3,112	3,031	4,781	3,790
Avg. Sale \$	\$410,299	\$408,023	\$408,428	\$408,747	\$405,720	\$494,478	\$626,032



NEW LISTINGS

3,994
↓11.22%



CLOSED SALES

3,790
↓20.73%



AVERAGE SALES PRICE

\$626,032
↑26.60%



CURRENT INVENTORY

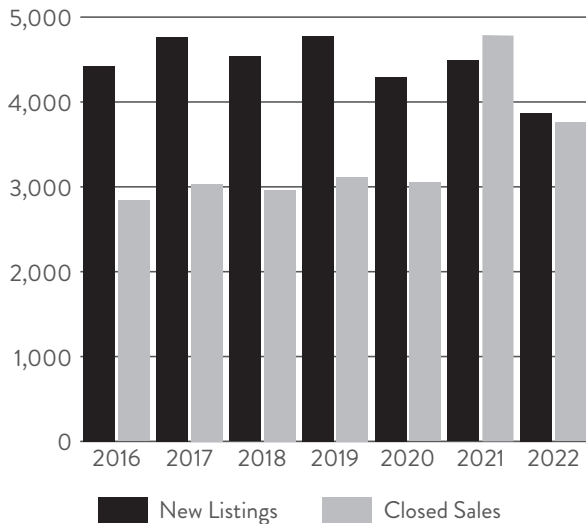
385
↑95.43%



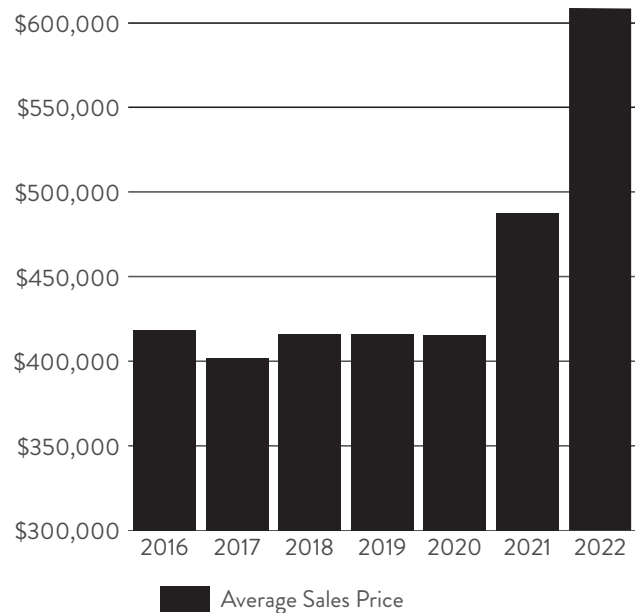
MONTHS OF SUPPLY

1.22
↑146.53%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 3,790 properties sold, sales were down 20.73% from the preceding 12-month period when 4,781 properties were sold. New listings were down 11.22%, from 4,499 to 3,994. The average sales price was up 26.60%, from \$494,478 to \$626,032. As of May 31, 2022, inventory stood at 385 units while months of supply was 1.22 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	3	24	1.50	\$6,153,958
Bonita Bay	3	62	0.58	\$1,882,367
Brooks	6	67	1.07	\$1,173,842
Palmira Golf and Country Club	0	30	—	\$789,197
Pelican Landing	4	47	1.02	\$1,241,762
Pelican Landing - The Colony	0	11	—	\$2,034,545
Pelican Sound	0	11	—	\$896,182
West Bay Club	1	12	1.00	\$1,556,042






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	2	11	2.18	\$2,335,909
Bonita Bay	11	165	0.80	\$1,154,941
Brooks	10	114	1.05	\$429,180
Palmira Golf and Country Club	2	10	2.40	\$532,590
Pelican Landing	4	68	0.71	\$532,590
Pelican Landing - The Colony	7	64	1.31	\$1,206,975
Pelican Sound	1	20	0.60	\$524,985
West Bay Club	0	23	—	\$949,257

FORT MYERS

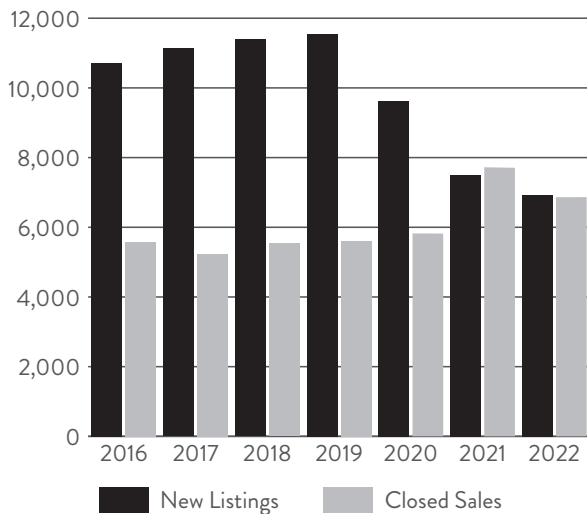
MARKET REPORT - MAY 2022



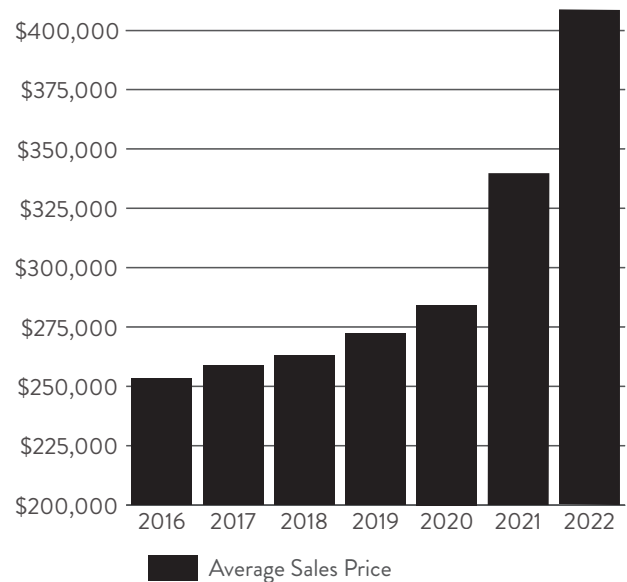
	2016	2017	2018	2019	2020	2021	2022
Listed	10,732	11,039	11,169	11,171	8,974	7,627	7,039
Sold	5,604	5,297	5,497	5,613	5,708	7,779	6,910
Avg. Sale \$	\$256,012	\$264,364	\$269,284	\$273,431	\$286,790	\$341,818	\$430,431

 NEW LISTINGS 7,039 ↓7.71%	 CLOSED SALES 6,910 ↓11.17%	 AVERAGE SALES PRICE \$430,431 ↑25.92%	 CURRENT INVENTORY 576 ↑47.69%	 MONTHS OF SUPPLY 1.00 ↑66.27%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 6,910 properties sold, sales were down 11.17% from the preceding 12-month period when 7,779 properties were sold. New listings were down 7.71%, from 7,627 to 7,039. The average sales price was up 25.92%, from \$341,818 to \$430,431. As of May 31, 2022, inventory stood at 576 units while months of supply was 1.00 month.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	7	27	3.11	\$793,585
Colonial Country Club	2	40	0.60	\$482,835
Crown Colony	2	16	1.50	\$728,922
Fiddlesticks Country Club	2	32	0.75	\$796,156
The Forest	0	16	—	\$574,181
Gulf Harbour Yacht And Country Club	7	35	2.40	\$1,219,809
Miromar Lakes Beach And Golf Club	7	50	1.68	\$2,606,408
Parker Lakes	1	20	0.60	\$422,725
Paseo	7	17	4.94	\$806,824
The Plantation	4	115	0.42	\$683,018
Shadow Wood Preserve	2	11	2.18	\$1,016,409
Town And River	4	29	1.66	\$1,144,703






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	4	105	0.46	\$282,239
Crown Colony	1	12	1.00	\$423,375
Downtown Fort Myers	35	246	1.71	\$394,856
Fiddlesticks Country Club	1	11	1.09	\$200,400
Gulf Harbour Yacht And Country Club	9	94	1.15	\$680,818
Miromar Lakes Beach And Golf Club	11	71	1.86	\$862,837
Parker Lakes	1	43	0.28	\$290,892
Paseo	7	180	0.47	\$334,564
The Plantation	3	22	1.64	\$455,523
Shadow Wood Preserve	0	4	—	\$315,125
Town And River	1	1	12.00	\$204,900

FORT MYERS BEACH

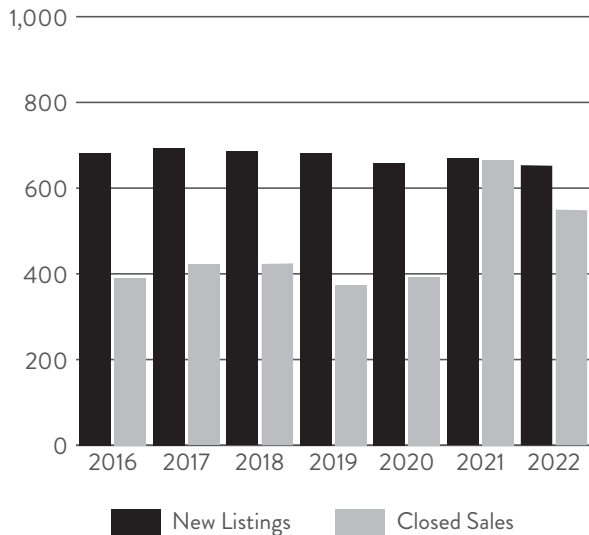
MARKET REPORT - MAY 2022



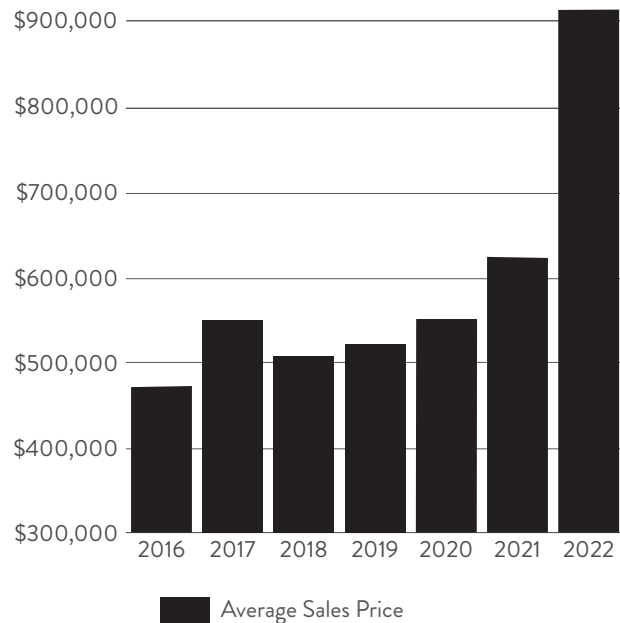
	2016	2017	2018	2019	2020	2021	2022
Listed	663	670	701	706	622	665	655
Sold	398	411	413	389	394	661	567
Avg. Sale \$	\$484,146	\$549,334	\$501,432	\$519,793	\$566,457	\$623,189	\$906,135

 NEW LISTINGS 655 ↓1.50%	 CLOSED SALES 567 ↓14.22	 AVERAGE SALES PRICE \$906,135 ↑45.40%	 CURRENT INVENTORY 115 ↑76.92%	 MONTHS OF SUPPLY 2.43 ↑106.25%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 567 properties sold, sales were down 14.22% from the preceding 12-month period when 661 properties were sold. New listings were down 1.50%, from 665 to 655. The average sales price was up 45.40%, from \$623,189 to \$906,135. As of May 31, 2022, inventory stood at 115 units while months of supply was 2.43 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	7	10	8.40	\$1,100,250
Laguna Shores	4	13	3.69	\$1,878,192
Mcphie Park	3	13	2.77	\$1,791,923






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	0	10	—	\$635,580
Ocean Harbor Condo	1	11	1.09	\$663,264
Sandarac Condo	1	5	2.40	\$684,600
Waterside At Bay Beach	6	27	2.67	\$799,300

SANIBEL-CAPTIVA

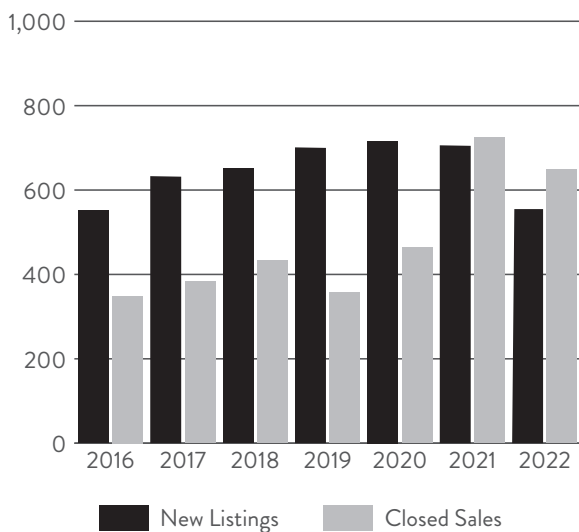
MARKET REPORT - MAY 2022



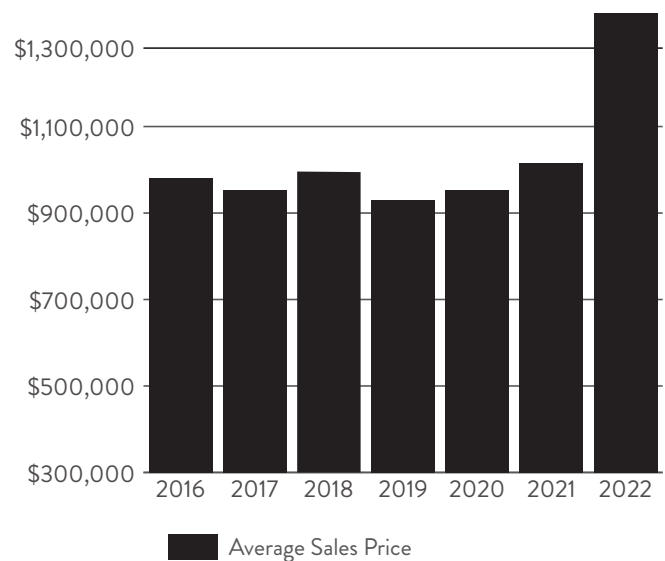
	2016	2017	2018	2019	2020	2021	2022
Listed	574	609	669	696	708	702	540
Sold	377	386	420	392	391	804	573
Avg. Sale \$	\$1,042,588	\$922,984	\$1,037,935	\$906,635	\$948,021	\$1,086,371	\$1,439,009

 NEW LISTINGS 540 ↓23.08%	 CLOSED SALES 573 ↓28.73%	 AVERAGE SALES PRICE \$1,439,009 ↑32.46%	 CURRENT INVENTORY 60 ↓17.81%	 MONTHS OF SUPPLY 1.26 ↑15.33%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 573 properties sold, sales were down 28.73% from the preceding 12-month period when 804 properties were sold. New listings were down 23.08%, from 702 to 540. The average sales price was up 32.46%, from \$1,086,371 to \$1,439,009. As of May 31, 2022, inventory stood at 60 units while months of supply was 1.26 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	2	13	1.85	\$1,644,538
Captiva Island	15	77	2.34	\$2,438,471
Dunes At Sanibel Island	1	27	0.44	\$1,241,463
Other Sanibel Island Single-Family	15	219	0.82	\$1,567,065





Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	4	48	1.00	\$1,207,790
Sundial Of Sanibel Condos	1	17	0.71	\$771,182
Other Sanibel Island Condos	22	179	1.48	\$962,602

CAPE CORAL

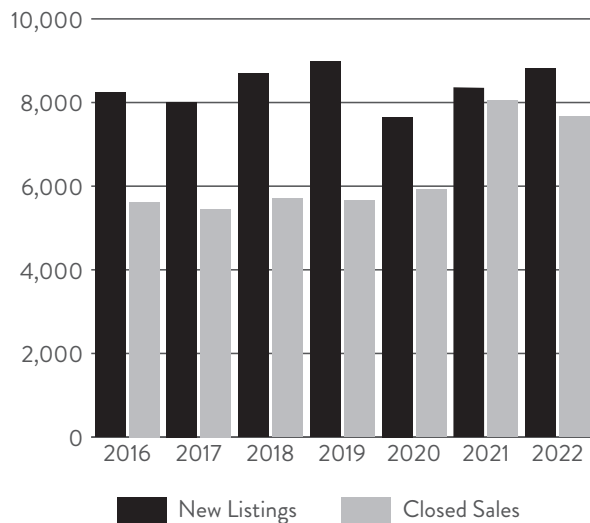
MARKET REPORT - MAY 2022



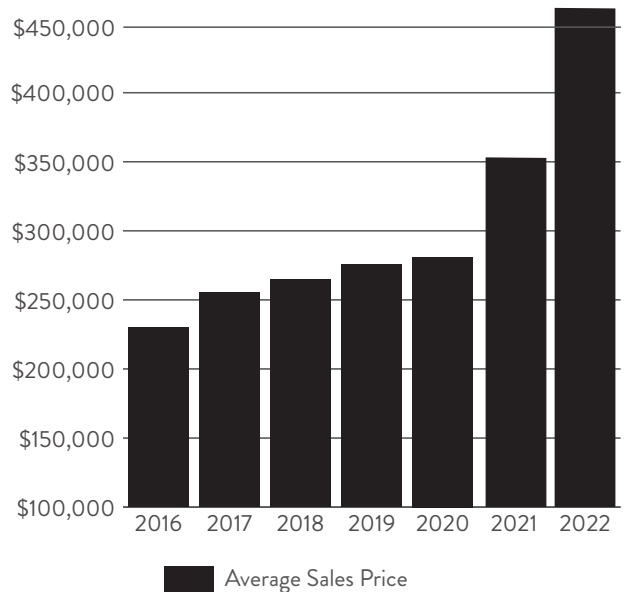
	2016	2017	2018	2019	2020	2021	2022
Listed	8,226	8,000	8,587	8,834	7,741	8,375	8,848
Sold	5,717	5,587	5,869	5,734	5,982	8,020	7,895
Avg. Sale \$	\$233,368	\$254,421	\$270,560	\$275,532	\$288,026	\$351,089	\$467,267

 NEW LISTINGS 8,848 ↑5.65%	 CLOSED SALES 7,895 ↓1.56%	 AVERAGE SALES PRICE \$467,267 ↑33.09%	 CURRENT INVENTORY 932 ↑117.25%	 MONTHS OF SUPPLY 1.42 ↑120.69%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 7,895 properties sold, sales were down 1.56% from the preceding 12-month period when 8,020 properties were sold. New listings were up 5.65%, from 8,375 to 8,848. The average sales price was up 33.09%, from \$351,089 to \$467,267. As of May 31, 2022, inventory stood at 932 units while months of supply was 1.42 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	2	21	1.14	\$1,959,798
Cape Royal	7	26	3.23	\$782,377
Yacht Club	4	31	1.55	\$921,094

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	8	47	2.04	\$593,634
Tarpon Point Marina	3	39	0.92	\$832,713

PINE ISLAND-MATLACHA

MARKET REPORT - MAY 2022



	2016	2017	2018	2019	2020	2021	2022
Listed	199	365	396	410	333	397	349
Sold	100	223	222	242	223	344	342
Avg. Sale \$	\$310,246	\$310,132	\$337,861	\$336,404	\$361,326	\$456,940	\$614,985



NEW LISTINGS

349
↓12.09%



CLOSED SALES

342
↓0.58%



AVERAGE SALES PRICE

\$614,985
↑34.59%



CURRENT INVENTORY

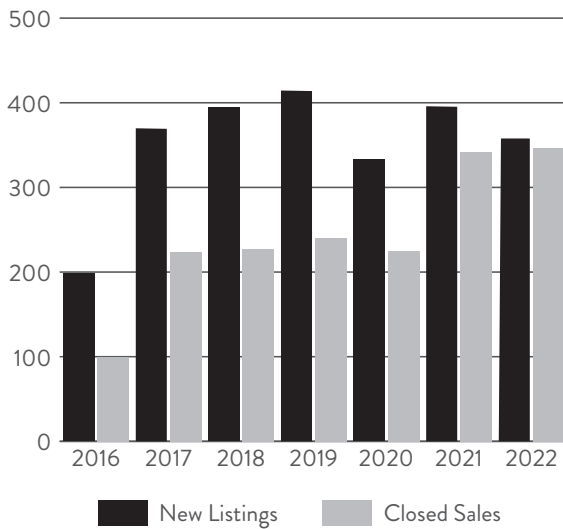
45



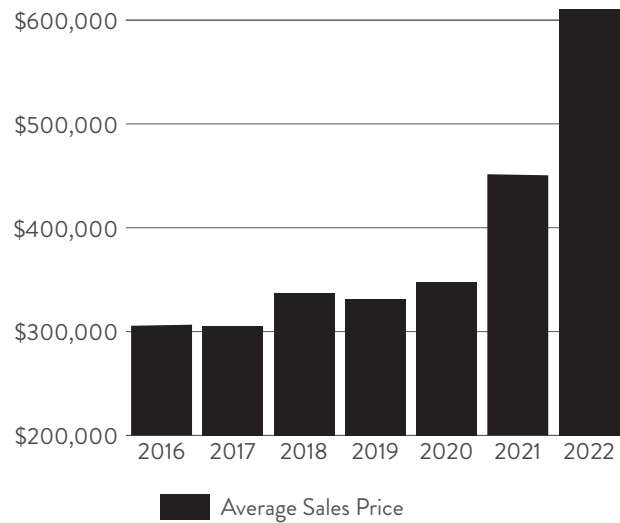
MONTHS OF SUPPLY

1.58

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 342 properties sold, sales were down 0.58% from the preceding 12-month period when 344 properties were sold. New listings were down 12.09%, from 397 to 349. The average sales price was up 34.59%, from \$456,940 to \$614,985. As of May 31, 2022, inventory stood at 45 units while months of supply was 1.58 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of May 31, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	23	50	5.52	\$568,094
Matlacha	4	21	2.29	\$949,257
St James City	17	66	3.09	\$828,941

Condominiums & Attached	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Bokeelia	2	7	0.29	\$271,843
Matlacha	0	0	—	—
St James City	0	4	—	\$337,475



Pine Island Realty merges with John R. Wood Properties



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Established in 1958 in Naples, John R. Wood Properties is proud to serve the communities of Pine Island.