

MONTHLY MARKET REPORT - FEBRUARY 2022





## Naples Cay

**\$15,000,000**

Not a one-of-a-kind, an only-of-a-kind opportunity to seize this Seasons penthouse mansion in the sky featuring interiors over 12,000 square feet under air with the best 360-degree views Naples has to offer. Spacious plus an office, theater room and cigar/wine bar room. Grand main entry with soaring ceilings, chef's kitchen, walk-in wine cellar, spa treatment room, work-out room and more. 4+Den/5(+1Half) JRWeb# C1386

Patrick Dearborn, 877-4340, Bill Earls, 777-6622, Larry Lappin, 571-8247

# MONTHLY MARKET REPORT

## FEBRUARY 2022

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# SOUTHWEST FLORIDA

## MARKET REPORT - FEBRUARY 2022

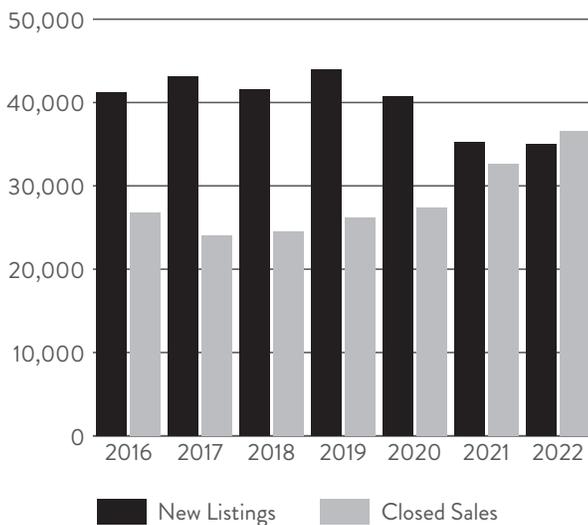


Data Represented on 12-Month Rolling Basis.

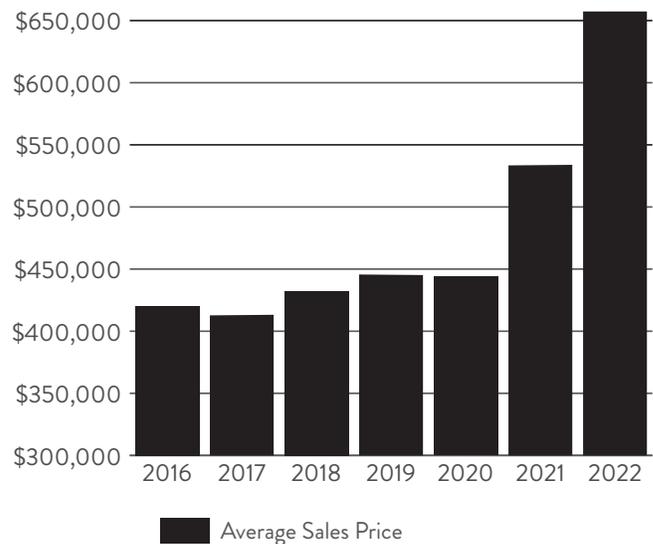
	2016	2017	2018	2019	2020	2021	2022
Listed	40,812	42,197	41,283	43,682	40,886	36,473	35,486
Sold	26,226	24,139	24,754	25,543	27,913	33,673	37,666
Avg. Sale \$	\$414,339	\$411,684	\$438,530	\$449,990	\$448,185	\$539,951	\$657,640

 <b>NEW LISTINGS</b> <b>35,486</b> ↓ 2.71%	 <b>CLOSED SALES</b> <b>37,666</b> ↑ 11.86%	 <b>AVERAGE SALES PRICE</b> <b>\$657,640</b> ↑ 21.80%	 <b>CURRENT INVENTORY</b> <b>2,008</b> ↓ 45.92%	 <b>MONTHS OF SUPPLY</b> <b>0.64</b> ↓ 51.65%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



### SUMMARY

With 37,666 properties sold, sales were up 11.86% over the preceding 12-month period when 33,673 properties were sold. New listings were down 2.71%, from 36,473 to 35,486. The average sales price was up 21.80%, from \$539,951 to \$657,640. As of February 28, 2022, inventory stood at 2,008 units while months of supply was .64 months.

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# NAPLES

MARKET REPORT - FEBRUARY 2022



	2016	2017	2018	2019	2020	2021	2022
Listed	14,957	15,523	14,726	15,771	15,090	14,609	13,742
Sold	9,903	8,948	9,232	9,485	10,550	13,387	15,122
Avg. Sale \$	\$563,380	\$548,857	\$604,329	\$618,708	\$608,014	\$730,321	\$858,670



NEW LISTINGS

13,892  
↓5.93%



CLOSED SALES

15,122  
↑12.96%



AVERAGE SALES PRICE

\$858,670  
↑17.57%



CURRENT INVENTORY

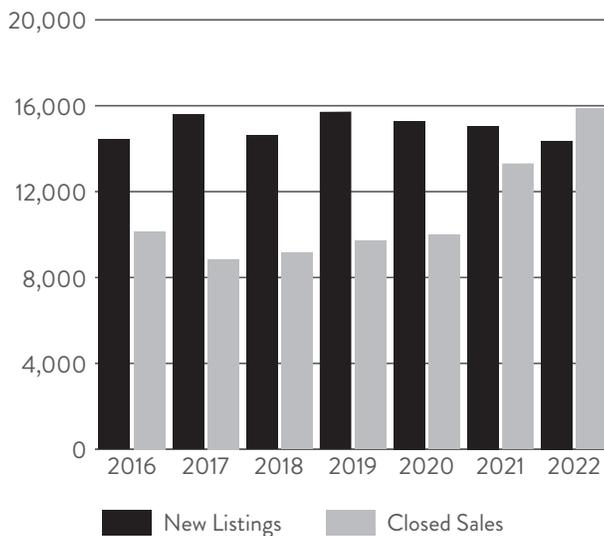
881  
↓49.66%



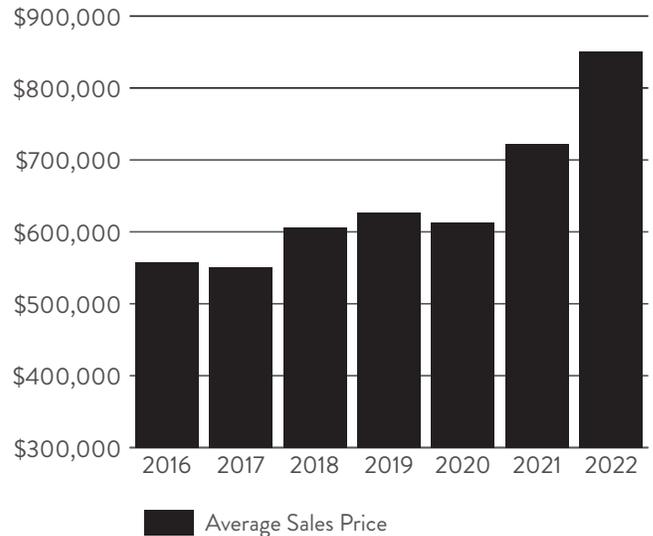
MONTHS OF SUPPLY

0.70  
↓55.43%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 15,122 properties sold, sales were up 12.95% over the preceding 12-month period when 13,387 properties were sold. New listings were down 5.93%, from 14,609 to 13,742. The average sales price was up 17.57%, from \$730,321 to \$858,670. As of February 28, 2022, inventory stood at 881 units while months of supply was .70 months.



## Neighborhood Snapshot Report<sup>©</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	9	44	2.45	\$6,274,352
Audubon	1	41	0.29	\$1,481,726
Colliers Reserve	0	16	—	\$1,706,313
Crayton Road Area Non-Waterfront	34	165	2.47	\$3,180,387
Crayton Road Area Waterfront	9	18	6.00	\$7,355,611
Crossings	2	15	1.60	\$1,173,133
Grey Oaks	4	57	0.84	\$3,315,421
Kensington	1	20	0.60	\$1,054,575
Lely Resort	4	183	0.26	\$929,504
Mediterra	3	70	0.51	\$2,527,776
Monterey	0	33	—	\$1,041,830
Olde Cypress	0	45	—	\$1,074,095
Olde Naples	17	95	2.15	\$5,058,295
Pelican Bay	3	58	0.62	\$3,490,012
Pelican Bay - Bay Colony	2	17	1.41	\$5,670,000
Pelican Marsh	1	72	0.17	\$1,875,976
Pine Ridge	11	41	3.22	\$3,425,989
Port Royal	7	49	1.71	\$14,712,510
Quail Creek	4	31	1.55	\$1,757,484
Quail West	3	69	0.52	\$2,968,304
Royal Harbor	6	42	1.71	\$3,574,209
Tiburon	1	16	0.75	\$2,673,641
Vanderbilt Beach	8	40	2.40	\$3,151,423
Vineyards	3	81	0.44	\$902,037

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## Neighborhood Snapshot Report<sup>©</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2022

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	8	179	0.54	\$651,084
Crayton Road Area Waterfront	22	409	0.65	\$1,935,517
The Dunes	3	54	0.67	\$1,292,739
Grey Oaks	0	176	—	\$1,175,313
Kensington	1	32	0.38	\$522,486
Lely Resort	4	299	0.16	\$382,960
Mediterra	1	32	0.38	\$740,109
Olde Naples	21	215	1.17	\$1,256,889
Pelican Bay	7	420	0.20	\$1,330,091
Pelican Bay - Bay Colony	0	36	—	\$3,823,000
Pelican Marsh	1	106	0.11	\$528,392
Pine Ridge	0	24	—	\$288,825
Tiburon	0	50	—	\$980,425
Vanderbilt Beach	14	192	0.88	\$1,316,248
Vineyards	3	171	0.21	\$477,380

# MARCO ISLAND

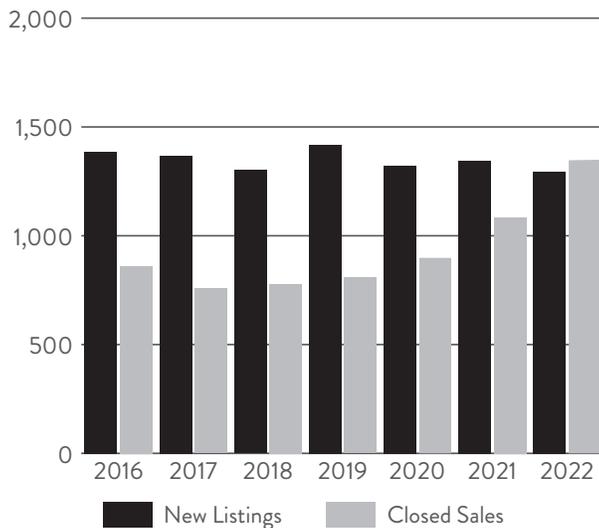
MARKET REPORT - FEBRUARY 2022



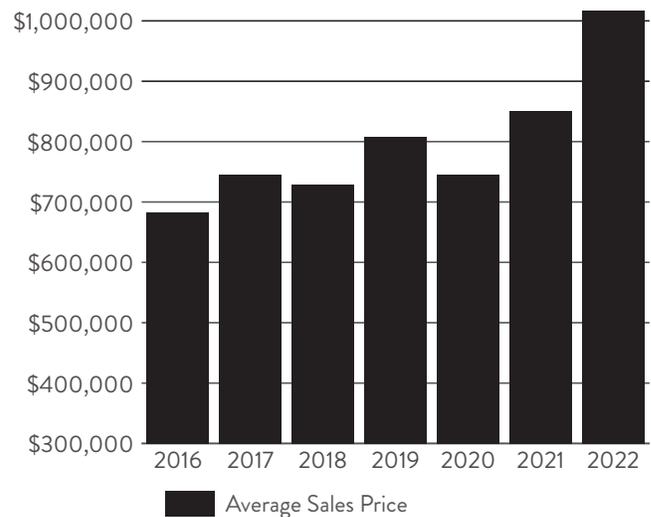
	2016	2017	2018	2019	2020	2021	2022
Listed	1,463	1,453	1,302	1,469	1,337	1,347	1,246
Sold	851	762	755	790	866	1,264	1,390
Avg. Sale \$	\$685,999	\$736,918	\$727,945	\$804,997	\$733,378	\$865,392	\$1,109,085

 <b>NEW LISTINGS</b> 1,246 ↓7.50%	 <b>CLOSED SALES</b> 1,390 ↑9.97%	 <b>AVERAGE SALES PRICE</b> \$1,109,085 ↑28.16%	 <b>CURRENT INVENTORY</b> 112 ↓44.28%	 <b>MONTHS OF SUPPLY</b> 0.97 ↓49.33%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 1,390 properties sold, sales were up 9.97% over the preceding 12-month period when 1,264 properties were sold. New listings were down 7.50%, from 1,347 to 1,246. The average sales price was up 28.16%, from \$865,392 to \$1,109,085. As of February 28, 2022, inventory stood at 112 units while months of supply was .97 months.

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## Neighborhood Snapshot Report<sup>®</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2022

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	23	193	1.43	\$2,245,722
Golf Course	1	13	0.92	\$1,067,685
Gulf Front	1	3	4.00	\$6,666,667
Indirect Waterfront	19	238	0.96	\$1,508,974
Inland	15	154	1.17	\$844,120
Preserve	3	16	2.25	\$2,231,813

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	13	166	0.94	\$522,817
Golf Course	0	3	—	\$873,300
Gulf Front	20	316	0.76	\$1,029,972
Gulf View	0	43	—	\$937,102
Indirect Waterfront	3	40	0.90	\$552,862
Inland	12	199	0.72	\$335,524
Preserve	2	19	1.26	\$502,021

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	8	153	0.63	\$1,104,082
Isles Of Capri	4	39	1.23	\$1,142,974
Naples Reserve	5	122	0.49	\$913,430
Winding Cypress	0	57	—	\$700,320

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	8	176	0.39	\$476,090
Hammock Bay Golf and Country Club	4	73	0.66	\$625,655
Isles Of Capri	2	26	0.92	\$486,473

# BONITA SPRINGS - ESTERO

MARKET REPORT - FEBRUARY 2022



	2016	2017	2018	2019	2020	2021	2022
Listed	4,372	4,895	4,563	4,900	4,586	4,198	3,834
Sold	3,073	2,915	2,897	3,076	3,257	4,001	4,299
Avg. Sale \$	\$416,441	\$401,059	\$409,289	\$408,360	\$409,896	\$459,368	\$571,576



NEW LISTINGS

3,834  
↓8.67%



CLOSED SALES

4,299  
↑7.45%



AVERAGE SALES PRICE

\$571,576  
↑24.43%



CURRENT INVENTORY

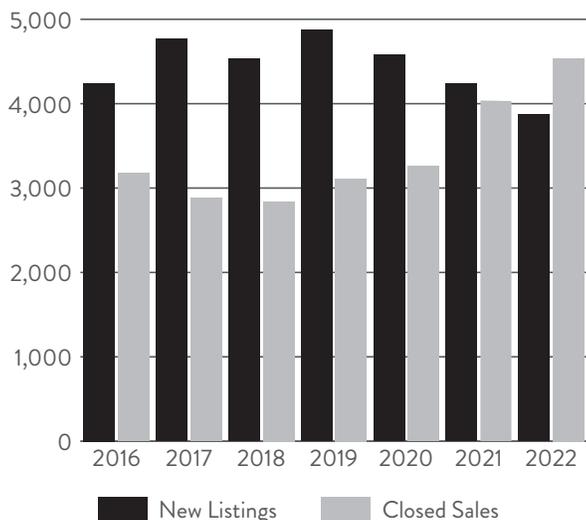
204  
↓50.24%



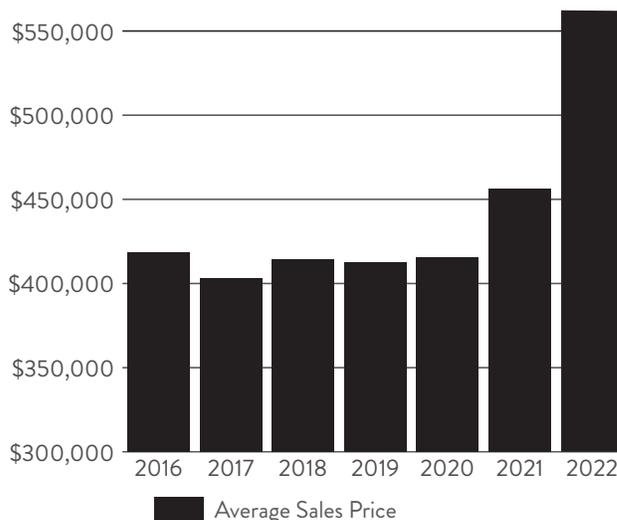
MONTHS OF SUPPLY

0.57  
↓53.69%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 4,299 properties sold, sales were up 7.45% from the preceding 12-month period when 4,001 properties were sold. New listings were down 8.67%, from 4,198 to 3,834. The average sales price was up 24.43%, from \$459,368 to \$571,576. As of February 28, 2022, inventory stood at 204 units while months of supply was .57 months.

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# Neighborhood Snapshot Report<sup>©</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	1	32	0.38	\$5,196,094
Bonita Bay	6	81	0.89	\$1,810,406
Brooks	2	73	0.33	\$988,175
Palmira Golf and Country Club	1	37	0.32	\$679,324
Pelican Landing	2	65	0.37	\$1,041,203
Pelican Landing - The Colony	0	14	—	\$1,656,786
Pelican Sound	0	10	—	\$809,260
West Bay Club	1	24	0.50	\$1,234,021

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	2	13	1.85	\$1,758,000
Bonita Bay	10	195	0.62	\$1,057,235
Brooks	3	128	0.28	\$351,125
Palmira Golf and Country Club	0	13	—	\$423,323
Pelican Landing	1	83	0.14	\$442,117
Pelican Landing - The Colony	1	95	0.13	\$1,041,403
Pelican Sound	0	22	—	\$366,932
West Bay Club	0	26	—	\$696,592

# FORT MYERS

MARKET REPORT - FEBRUARY 2022



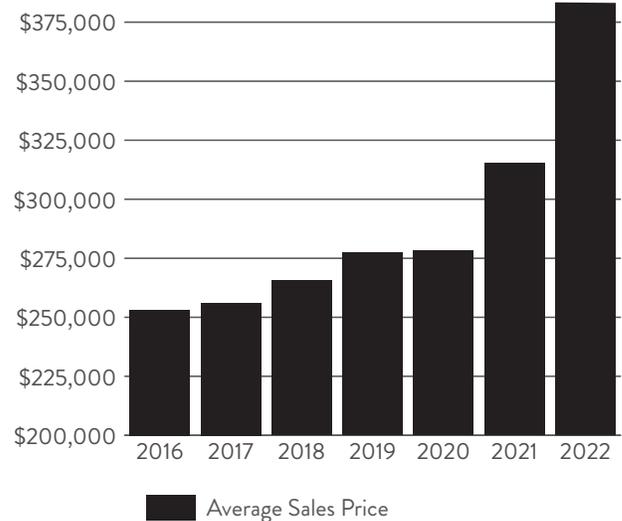
	2016	2017	2018	2019	2020	2021	2022
Listed	10,679	11,019	10,979	11,353	10,094	7,281	6,974
Sold	5,768	5,258	5,314	5,652	6,130	6,692	7,481
Avg. Sale \$	\$255,701	\$260,890	\$265,370	\$274,530	\$279,027	\$325,395	\$394,061

 NEW LISTINGS <b>6,974</b> ↓4.22%	 CLOSED SALES <b>7,481</b> ↑11.79%	 AVERAGE SALES PRICE <b>\$394,061</b> ↑ 21.10%	 CURRENT INVENTORY <b>255</b> ↓59.13%	 MONTHS OF SUPPLY <b>0.41</b> ↓63.44%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 7,481 properties sold, sales were up 11.79% from the preceding 12-month period when 6,692 properties were sold. New listings were down 4.22%, from 7,281 to 6,974. The average sales price was up 21.10%, from \$325,395 to \$394,061. As of February 28, 2022, inventory stood at 255 units while months of supply was .41 months.

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## Neighborhood Snapshot Report<sup>©</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	3	34	1.06	\$623,479
Colonial Country Club	1	40	0.30	\$413,270
Crown Colony	0	20	—	\$624,513
Fiddlesticks Country Club	2	42	0.57	\$650,952
The Forest	0	17	—	\$573,641
Gulf Harbour Yacht And Country Club	3	43	0.84	\$980,514
Miromar Lakes Beach And Golf Club	3	62	0.58	\$2,235,137
Parker Lakes	1	21	0.57	\$378,643
Paseo	2	19	1.26	\$532,711
The Plantation	5	127	0.47	\$588,044
Shadow Wood Preserve	0	15	—	\$1,063,340
Town And River	2	33	0.73	\$1,102,720

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	1	112	0.11	\$242,053
Crown Colony	0	9	—	\$364,278
Downtown Fort Myers	18	284	0.76	\$361,327
Fiddlesticks Country Club	1	21	0.57	\$168,733
Gulf Harbour Yacht And Country Club	6	103	0.70	\$634,932
Miromar Lakes Beach And Golf Club	5	99	0.61	\$728,844
Parker Lakes	3	42	0.86	\$244,562
Paseo	0	221	—	\$292,411
The Plantation	2	29	0.83	\$376,307
Shadow Wood Preserve	1	7	1.71	\$275,214
Town And River	0	4	—	\$217,450

# FORT MYERS BEACH

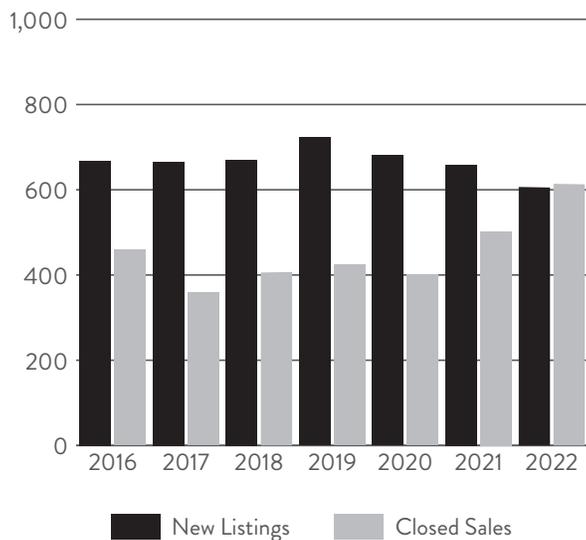
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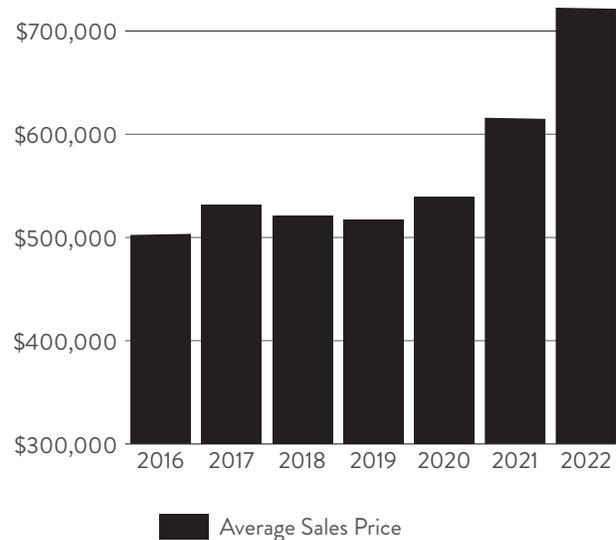
	2016	2017	2018	2019	2020	2021	2022
Listed	668	668	680	704	696	614	595
Sold	442	364	409	423	425	550	604
Avg. Sale \$	\$492,540	\$546,373	\$504,883	\$512,033	\$554,965	\$616,030	\$768,528

 <b>NEW LISTINGS</b> <b>595</b> ↓3.09%	 <b>CLOSED SALES</b> <b>604</b> ↑9.82%	 <b>AVERAGE SALES PRICE</b> <b>\$768,528</b> ↑24.75%	 <b>CURRENT INVENTORY</b> <b>51</b> ↓47.96%	 <b>MONTHS OF SUPPLY</b> <b>1.01</b> ↓52.61%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 604 properties sold, sales were up 9.82% from the preceding 12-month period when 550 properties were sold. New listings were down 3.09%, from 614 to 595. The average sales price was up 24.75%, from \$616,030 to \$768,528. As of February 28, 2022, inventory stood at 51 units while months of supply was 1.01 months.

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## Neighborhood Snapshot Report<sup>©</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	0	11	—	\$1,055,682
Laguna Shores	3	19	1.89	\$1,445,179
Mcphie Park	3	13	2.77	\$1,776,923

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	0	13	—	\$588,985
Ocean Harbor Condo	1	20	0.60	\$578,775
Sandarac Condo	1	7	1.71	\$597,046
Waterside At Bay Beach	1	33	0.36	\$732,355

# SANIBEL-CAPTIVA

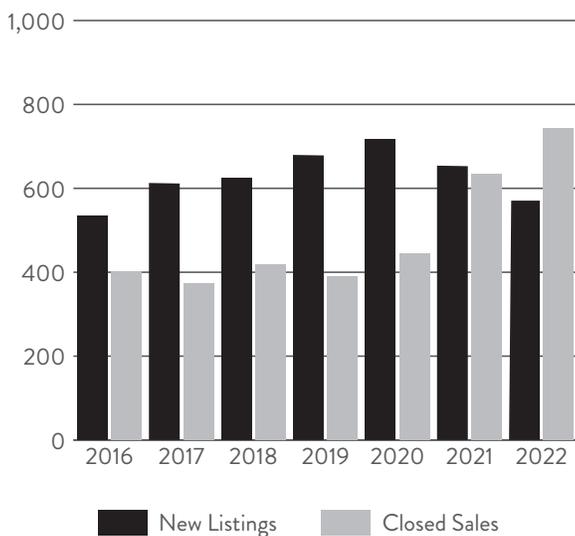
MARKET REPORT - FEBRUARY 2022



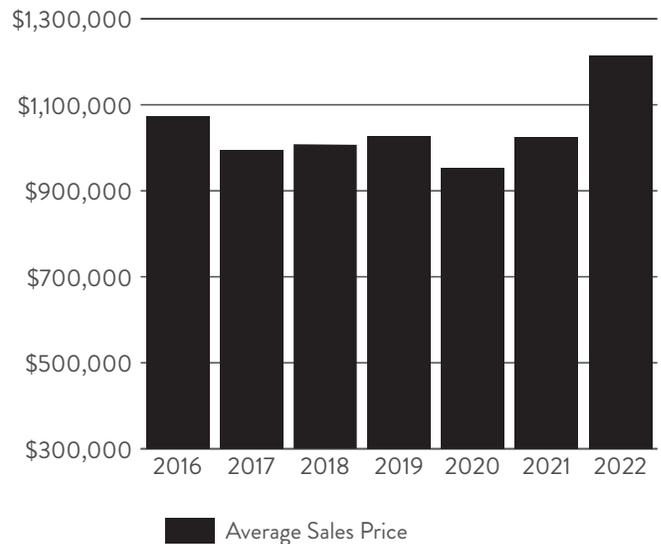
	2016	2017	2018	2019	2020	2021	2022
Listed	540	618	657	712	721	671	566
Sold	402	382	408	396	428	627	724
Avg. Sale \$	\$1,007,992	\$965,860	\$966,708	\$1,000,067	\$923,679	\$996,857	\$1,284,641

 NEW LISTINGS <b>566</b> ↓15.65%	 CLOSED SALES <b>724</b> ↑15.47%	 AVERAGE SALES PRICE <b>\$1,284,641</b> ↑28.87%	 CURRENT INVENTORY <b>39</b> ↓75.00%	 MONTHS OF SUPPLY <b>0.65</b> ↓78.35%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 724 properties sold, sales were up 15.47% over the preceding 12-month period when 627 properties were sold. New listings were down 15.65%, from 671 to 566. The average sales price was up 28.87%, from \$996,857 to \$1,284,641. As of February 28, 2022, inventory stood at 39 units while months of supply was .65 months.



## Neighborhood Snapshot Report<sup>©</sup>

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	2	16	1.50	\$1,564,188
Captiva Island	10	92	1.30	\$2,161,600
Dunes At Sanibel Island	2	27	0.89	\$994,389
Other Sanibel Island Single-Family	9	271	0.40	\$1,454,842

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	3	60	0.60	\$947,957
Sundial Of Sanibel Condos	0	24	—	\$714,908
Other Sanibel Island Condos	13	250	0.62	\$894,259

# CAPE CORAL

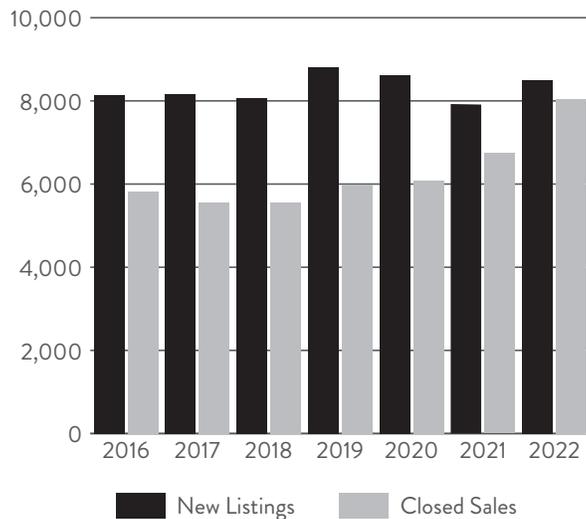
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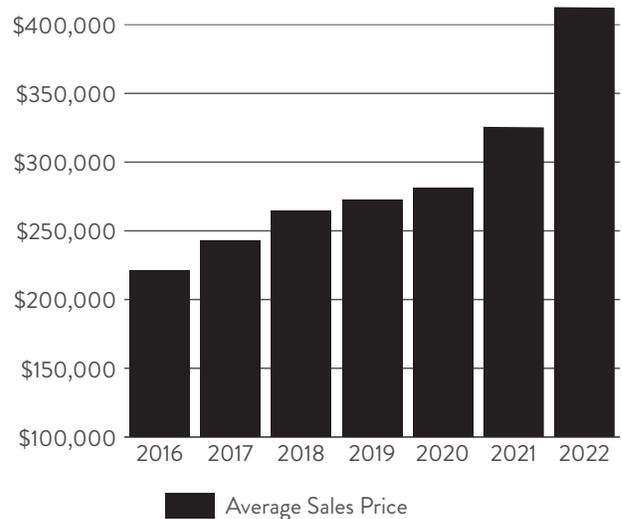
	2016	2017	2018	2019	2020	2021	2022
Listed	8,133	8,021	8,376	8,773	8,362	7,753	8,529
Sold	5,787	5,510	5,739	5,721	6,257	7,152	8,046
Avg. Sale \$	\$229,135	\$246,143	\$266,564	\$274,262	\$285,086	\$326,032	\$428,136

 NEW LISTINGS <b>8,529</b> ↑10.01%	 CLOSED SALES <b>8,046</b> ↑12.50%	 AVERAGE SALES PRICE <b>\$428,136</b> ↑31.32%	 CURRENT INVENTORY <b>466</b> ↓1.69%	 MONTHS OF SUPPLY <b>0.70</b> ↓12.61%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



## SUMMARY

With 8,046 properties sold, sales were up 12.50% over the preceding 12-month period when 7,152 properties were sold. New listings were up 10.01%, from 7,753 to 8,529. The average sales price was up 31.32%, from \$326,032 to \$428,136. As of February 28, 2022, inventory stood at 466 units while months of supply was .70 months.



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12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of February 28, 2022

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	1	24	0.50	\$1,558,944
Cape Royal	5	28	2.14	\$695,870
Yacht Club	3	35	1.03	\$861,271

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	1	50	0.24	\$549,390
Tarpon Point Marina	1	50	0.24	\$756,084



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