

MONTHLY MARKET REPORT - NOVEMBER 2021



MONTHLY MARKET REPORT

NOVEMBER 2021

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SOUTHWEST FLORIDA

MARKET REPORT - NOVEMBER 2021

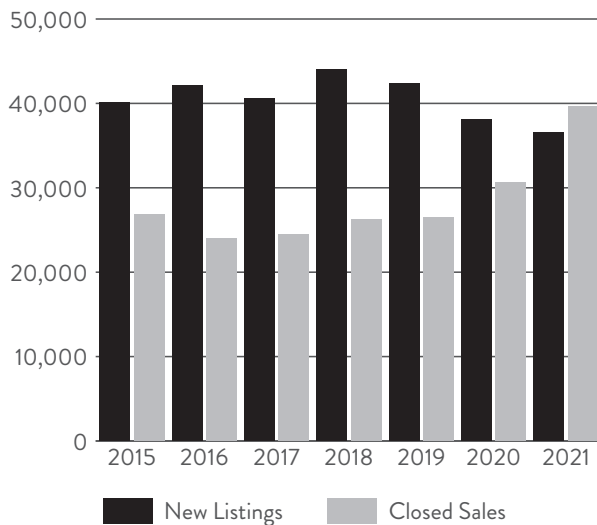


Data Represented on 12-Month Rolling Basis.

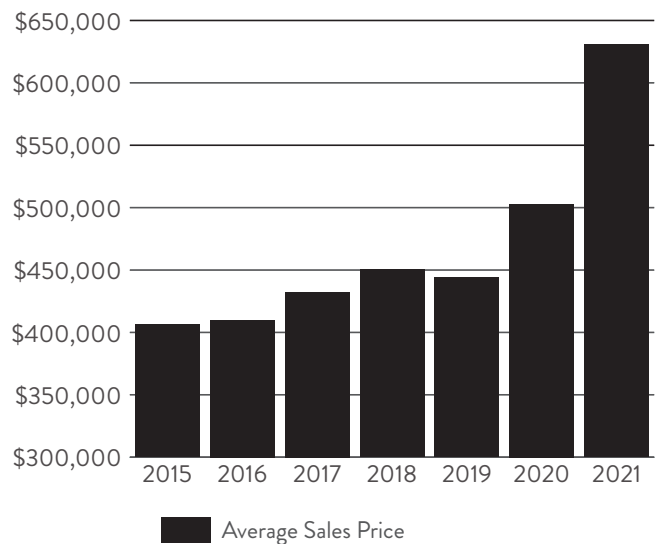
	2015	2016	2017	2018	2019	2020	2021
Listed	40,072	42,170	40,603	44,019	42,340	38,145	36,554
Sold	26,835	24,025	24,515	26,212	26,370	30,675	39,641
Avg. Sale \$	\$406,493	\$409,816	\$432,327	\$450,636	\$443,908	\$502,766	\$630,814

 NEW LISTINGS 36,554 ↓4.17%	 CLOSED SALES 39,641 ↑29.23%	 AVERAGE SALES PRICE \$630,814 ↑25.47%	 CURRENT INVENTORY 2,229 ↓68.60%	 MONTHS OF SUPPLY 0.67 ↓75.70%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 39,641 properties sold, sales were up 29.23% over the preceding 12-month period when 30,675 properties were sold. New listings were down 4.17%, from 38,145 to 36,554. The average sales price was up 25.47%, from \$502,766 to \$630,814. As of November 30, 2021, inventory stood at 2,229 units while months of supply was .67 months.

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NAPLES

MARKET REPORT - NOVEMBER 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	14,436	15,589	14,608	15,947	15,291	15,059	14,364
Sold	10,143	8,855	9,168	9,704	9,985	11,951	16,127
Avg. Sale \$	\$557,218	\$550,598	\$583,462	\$626,360	\$601,639	\$680,554	\$827,799



NEW LISTINGS

14,364
↓4.62%



CLOSED SALES

16,127
↑34.94%



AVERAGE SALES PRICE

\$827,799
↑21.64%



CURRENT INVENTORY

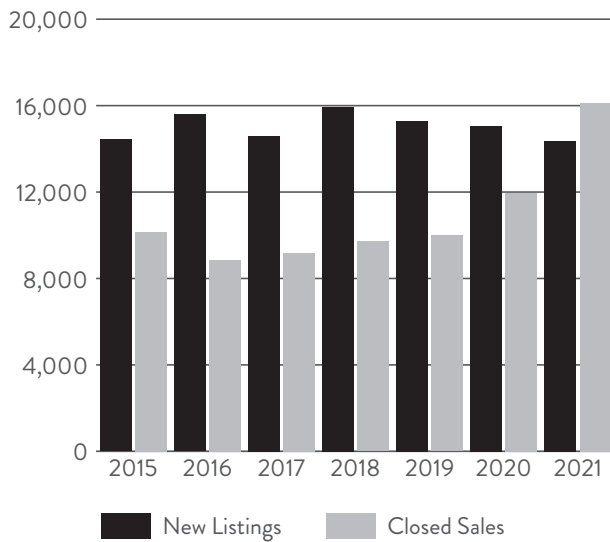
931
↓72.31%



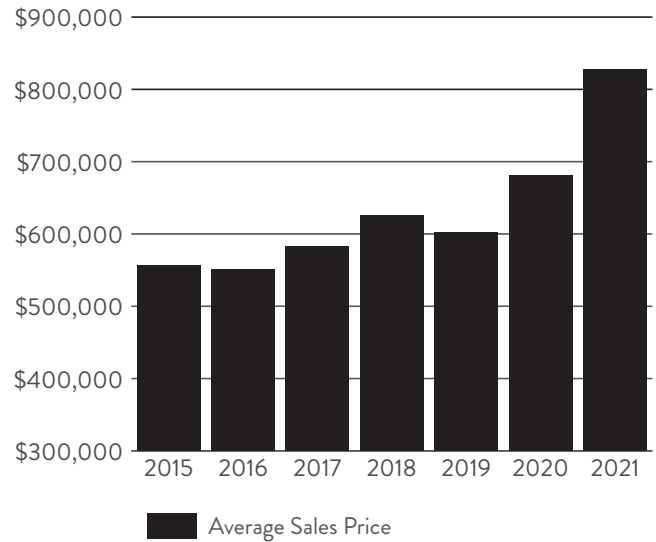
MONTHS OF SUPPLY

0.69
↓79.48%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 16,127 properties sold, sales were up 34.94% over the preceding 12-month period when 11,951 properties were sold. New listings were down 4.62%, from 15,059 to 14,364. The average sales price was up 21.64%, from \$680,554 to \$827,799. As of November 30, 2021, inventory stood at 931 units while months of supply was .69 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of November 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Aqualane Shores	8	57	1.68	\$6,153,953
Audubon	2	52	0.46	\$1,384,803
Colliers Reserve	0	16	—	\$1,517,656
Crayton Road Area Non-Waterfront	23	195	1.42	\$2,973,578
Crayton Road Area Waterfront	12	17	8.47	\$6,112,118
Crossings	0	14	—	\$1,096,357
Grey Oaks	3	75	0.48	\$2,942,680
Kensington	0	22	—	\$1,009,477
Lely Resort	5	215	0.28	\$836,667
Mediterra	5	87	0.69	\$2,388,549
Monterey	0	35	—	\$988,211
Olde Cypress	0	54	—	\$984,468
Olde Naples	15	106	1.70	\$4,581,849
Pelican Bay	5	62	0.97	\$2,992,801
Pelican Bay - Bay Colony	3	26	1.38	\$5,882,308
Pelican Marsh	1	94	0.13	\$1,672,870
Pine Ridge	5	48	1.25	\$3,152,937
Port Royal	4	64	0.75	\$13,727,117
Quail Creek	2	33	0.73	\$1,672,242
Quail West	3	87	0.41	\$2,718,342
Royal Harbor	8	48	2.00	\$3,105,069
Tiburon	0	18	—	\$2,453,681
Vanderbilt Beach	6	48	1.50	\$2,652,363
Vineyards	5	80	0.75	\$886,955

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of November 30, 2021

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Crayton Road Area Non-Waterfront	9	181	0.60	\$585,963
Crayton Road Area Waterfront	29	457	0.76	\$1,751,144
The Dunes	4	64	0.75	\$1,285,202
Grey Oaks	1	18	0.67	\$1,040,889
Kensington	0	35	—	\$491,259
Lely Resort	8	287	0.33	\$351,734
Mediterra	1	30	0.40	\$637,483
Olde Naples	30	223	1.61	\$1,160,697
Pelican Bay	13	467	0.33	\$1,230,236
Pelican Bay - Bay Colony	1	44	0.27	\$3,614,386
Pelican Marsh	0	121	—	\$479,377
Pine Ridge	0	24	—	\$271,996
Tiburon	0	60	—	\$916,854
Vanderbilt Beach	6	203	0.35	\$1,251,043
Vineyards	2	175	0.14	\$449,524

MARCO ISLAND

MARKET REPORT - NOVEMBER 2021



	2015	2016	2017	2018	2019	2020	2021
Listed	1,386	1,532	1,301	1,417	1,432	1,346	1,352
Sold	860	758	778	808	788	1,084	1,544
Avg. Sale \$	\$699,010	\$712,455	\$728,786	\$778,340	\$763,892	\$835,117	\$1,017,116

NEW LISTINGS

1,352
↑0.45%

CLOSED SALES

1,544
↑42.44%

AVERAGE SALES PRICE

\$1,017,116
↑21.79%

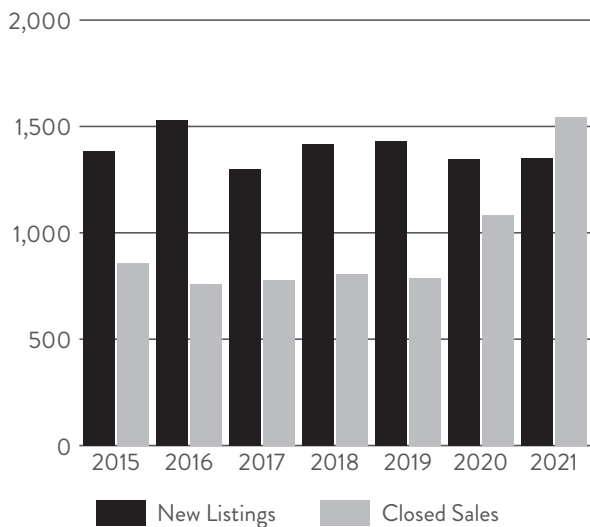
CURRENT INVENTORY

151
↓62.44%

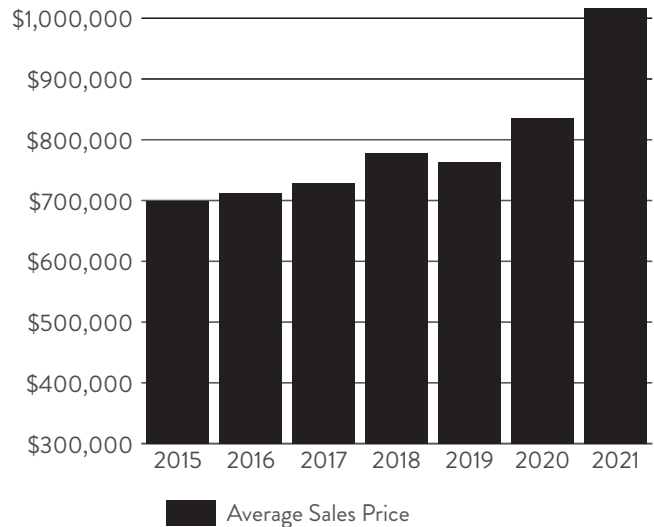
MONTHS OF SUPPLY

1.17
↓73.63%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1,554 properties sold, sales were up 42.44% over the preceding 12-month period when 1,084 properties were sold. New listings were up .45%, from 1,346 to 1,352. The average sales price was up 21.79%, from \$835,117 to \$1,017,116. As of November 30, 2021, inventory stood at 151 units while months of supply was 1.17 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of November 30, 2021

Island Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	30	211	1.71	\$2,019,299
Golf Course	0	14	—	\$1,015,064
Gulf Front	3	3	12.00	\$5,433,333
Indirect Waterfront	36	239	1.81	\$1,388,514
Inland	15	169	1.07	\$820,767
Preserve	3	21	1.71	\$2,013,048

Island Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Direct Waterfront	11	192	0.69	\$468,938
Golf Course	0	3	—	\$854,967
Gulf Front	33	376	1.05	\$993,701
Gulf View	0	49	—	\$851,210
Indirect Waterfront	4	46	1.04	\$488,311
Inland	13	199	0.78	\$302,004
Preserve	3	22	1.64	\$477,427

Island Proximity Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	6	161	0.45	\$973,361
Isles Of Capri	4	40	1.20	\$1,083,600
Naples Reserve	5	132	0.45	\$848,357
Winding Cypress	1	61	0.20	\$668,366

Island Proximity Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fiddler's Creek	10	188	0.64	\$428,383
Hammock Bay Golf and Country Club	1	74	0.16	\$585,119
Isles Of Capri	4	30	1.60	\$498,880

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Statistics include Marco Island and Key Marco.

BONITA SPRINGS - ESTERO

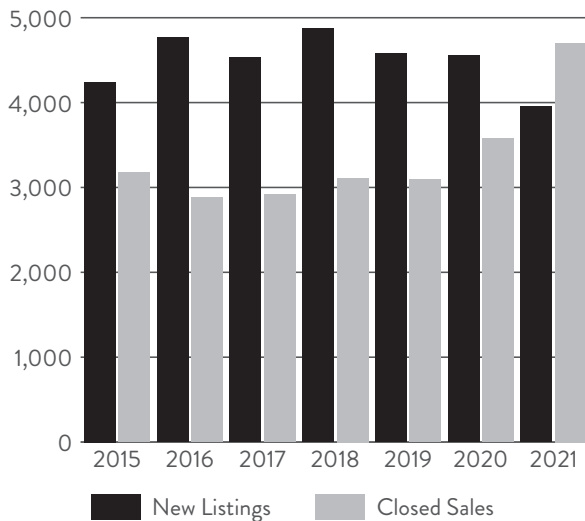
MARKET REPORT - NOVEMBER 2021



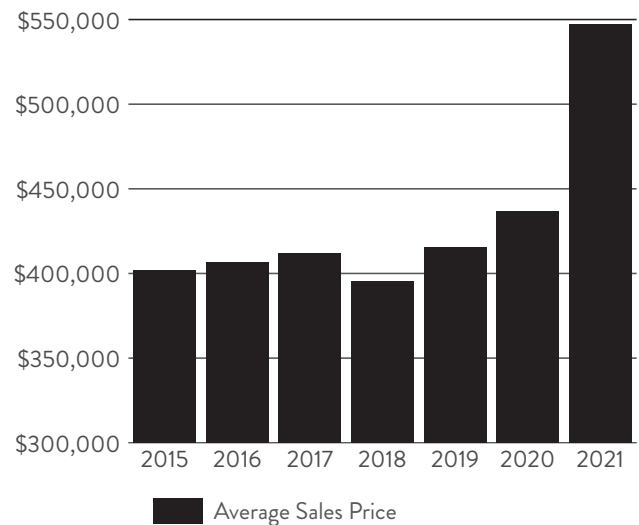
	2015	2016	2017	2018	2019	2020	2021
Listed	4,243	4,763	4,535	4,873	4,581	4,558	3,949
Sold	3,175	2,883	2,922	3,111	3,098	3,580	4,702
Avg. Sale \$	\$401,716	\$406,403	\$412,107	\$395,259	\$415,504	\$436,995	\$547,197

 NEW LISTINGS 3,949 ↓13.36%	 CLOSED SALES 4,702 ↑31.34%	 AVERAGE SALES PRICE \$547,197 ↑25.22%	 CURRENT INVENTORY 165 ↓81.33%	 MONTHS OF SUPPLY 0.42 ↓85.79%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 4,702 properties sold, sales were up 31.34% from the preceding 12-month period when 3,580 properties were sold. New listings were down 13.36%, from 4,558 to 3,949. The average sales price was up 25.22%, from \$436,995 to \$547,197. As of November 30, 2021, inventory stood at 165 units while months of supply was .42 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of November 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	2	37	0.65	\$4,726,852
Bonita Bay	7	102	0.82	\$1,673,941
Brooks	0	95	—	\$910,102
Palmira Golf and Country Club	0	41	—	\$641,622
Pelican Landing	2	76	0.32	\$930,722
Pelican Landing - The Colony	2	18	1.33	\$1,581,111
Pelican Sound	0	10	—	\$812,260
West Bay Club	2	36	0.67	\$1,178,583






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Barefoot Beach	0	21	—	\$1,642,673
Bonita Bay	13	199	0.78	\$1,018,328
Brooks	3	145	0.25	\$316,199
Palmira Golf and Country Club	0	25	—	\$368,808
Pelican Landing	2	99	0.24	\$398,664
Pelican Landing - The Colony	2	126	0.19	\$1,033,344
Pelican Sound	0	25	—	\$333,680
West Bay Club	0	32	—	\$700,388

FORT MYERS

MARKET REPORT - NOVEMBER 2021



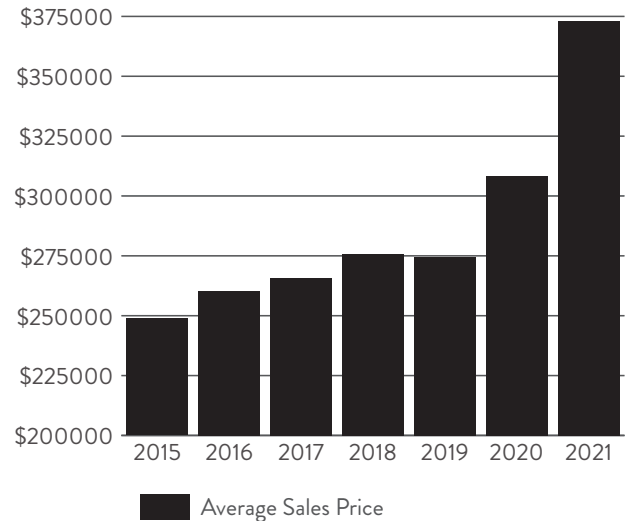
	2015	2016	2017	2018	2019	2020	2021
Listed	10,708	10,855	10,799	11,504	11,013	7,775	7,161
Sold	5,962	5,230	5,285	5,743	5,812	6,279	7,836
Avg. Sale \$	\$248,839	\$260,445	\$265,579	\$275,599	\$274,445	\$308,460	\$373,087

 NEW LISTINGS 7,161 ↓7.90%	 CLOSED SALES 7,836 ↑24.80%	 AVERAGE SALES PRICE \$373,087 ↑20.95%	 CURRENT INVENTORY 310 ↓74.36	 MONTHS OF SUPPLY 0.47 ↓79.45%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 7,836 properties sold, sales were up 24.80% from the preceding 12-month period when 6,279 properties were sold. New listings were down 7.90%, from 7,775 to 7,161. The average sales price was up 20.95%, from \$308,460 to \$373,087. As of November 30, 2021, inventory stood at 310 units while months of supply was .47 months.

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Neighborhood Snapshot Report[®]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of November 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Belle Lago	0	39	—	\$604,136
Colonial Country Club	2	40	0.60	\$386,155
Crown Colony	1	18	0.67	\$522,292
Fiddlesticks Country Club	0	45	—	\$659,309
The Forest	0	27	—	\$530,774
Gulf Harbour Yacht And Country Club	1	55	0.22	\$774,925
Miromar Lakes Beach And Golf Club	4	75	0.64	\$1,794,945
Parker Lakes	1	21	0.57	\$338,676
Paseo	1	26	0.46	\$499,577
The Plantation	3	151	0.24	\$524,525
Shadow Wood Preserve	0	23	—	\$979,304
Town And River	6	40	1.80	\$1,027,619

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Colonial Country Club	0	130	—	\$227,292
Crown Colony	0	13	—	\$295,308
Downtown Fort Myers	30	296	1.22	\$344,640
Fiddlesticks Country Club	0	22	—	\$132,582
Gulf Harbour Yacht And Country Club	5	108	0.56	\$570,500
Miromar Lakes Beach And Golf Club	2	101	0.24	\$686,319
Parker Lakes	0	50	—	\$226,850
Paseo	7	177	0.47	\$269,733
The Plantation	2	26	0.92	\$322,569
Shadow Wood Preserve	0	10	—	\$286,550
Town And River	0	5	—	\$214,960

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FORT MYERS BEACH


MARKET REPORT - NOVEMBER 2021





	2015	2016	2017	2018	2019	2020	2021
Listed	633	666	670	723	681	659	591
Sold	459	359	414	424	401	502	606
Avg. Sale \$	\$476,607	\$515,092	\$538,242	\$515,733	\$531,645	\$589,946	\$678,632


NEW LISTINGS
591
↓10.32%

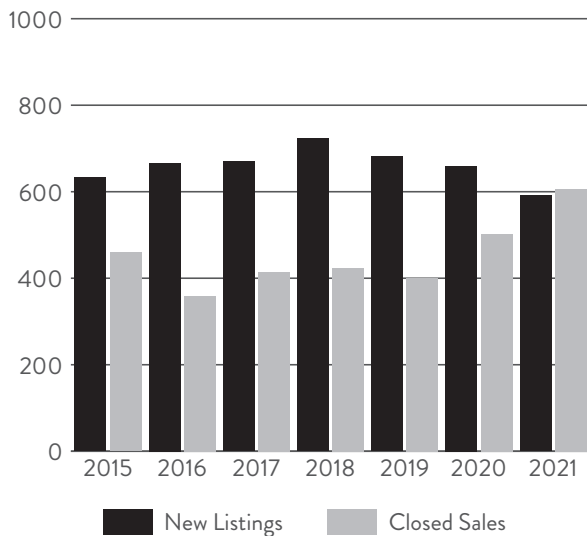

CLOSED SALES
606
↑20.72%


AVERAGE SALES PRICE
\$678,632
↑15.03%

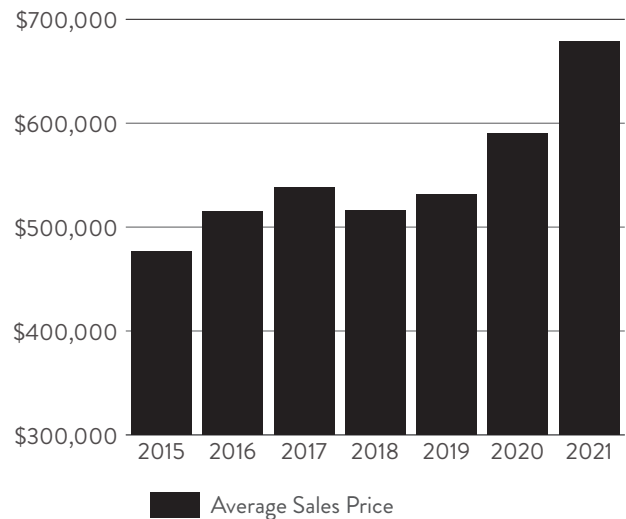

CURRENT INVENTORY
54
↓70.17%


MONTHS OF SUPPLY
1.07
↓75.29%

12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 606 properties sold, sales were up 20.72% from the preceding 12-month period when 502 properties were sold. New listings were down 10.32%, from 659 to 591. The average sales price was up 15.03%, from \$589,946 to \$678,632. As of November 30, 2021, inventory stood at 54 units while months of supply was 1.07 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of November 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Fairview Isles	1	10	1.20	\$950,500
Laguna Shores	4	26	1.85	\$996,573
Mcphie Park	1	11	1.09	\$1,084,318





Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Carlos Pointe	0	12	—	\$502,989
Ocean Harbor Condo	0	21	—	\$568,643
Sandarac Condo	0	8	—	\$568,665
Waterside At Bay Beach	4	40	1.20	\$672,870

SANIBEL-CAPTIVA

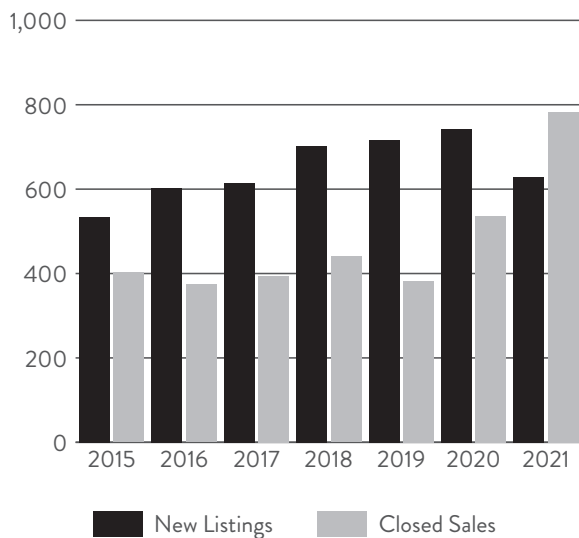
MARKET REPORT - NOVEMBER 2021



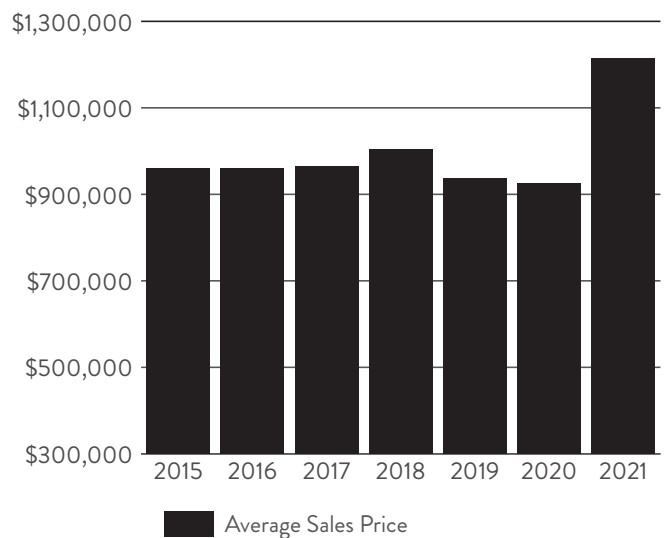
	2015	2016	2017	2018	2019	2020	2021
Listed	534	603	614	702	716	742	629
Sold	402	374	394	440	383	536	783
Avg. Sale \$	\$959,960	\$960,788	\$965,807	\$1,005,247	\$937,883	\$925,579	\$1,215,372

 NEW LISTINGS 629 ↓15.23%	 CLOSED SALES 783 ↑46.08%	 AVERAGE SALES PRICE \$1,215,372 ↑31.31%	 CURRENT INVENTORY 62 ↓74.59%	 MONTHS OF SUPPLY 0.95 ↓82.61%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 783 properties sold, sales were up 46.08% over the preceding 12-month period when 536 properties were sold. New listings were down 15.23%, from 742 to 629. The average sales price was up 31.31%, from \$925,579 to \$1,215,372. As of November 30, 2021, inventory stood at 62 units while months of supply was .95 months.

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Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of November 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	6	13	5.54	\$1,348,154
Captiva Island	15	99	1.82	\$2,112,257
Dunes At Sanibel Island	3	29	1.24	\$863,859
Other Sanibel Island Single-Family	18	296	0.73	\$1,369,935






Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	3	47	0.77	\$931,966
Sundial Of Sanibel Condos	0	29	—	\$735,478
Other Sanibel Island Condos	17	270	0.76	\$849,306

CAPE CORAL

MARKET REPORT - NOVEMBER 2021



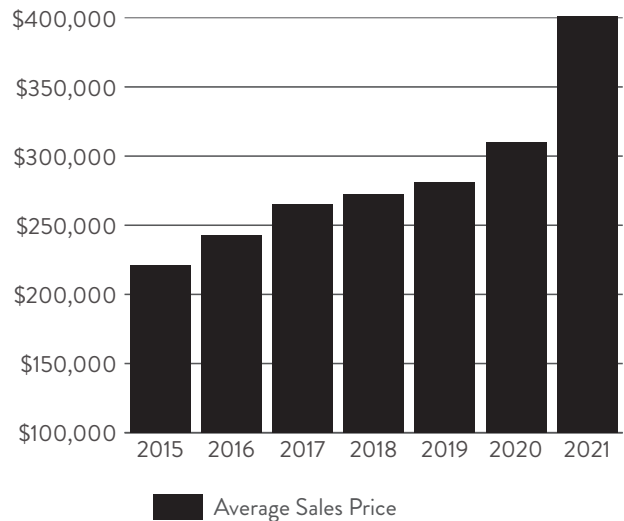
	2015	2016	2017	2018	2019	2020	2021
Listed	8,132	8,162	8,076	8,817	8,626	8,006	8,508
Sold	5,827	5,566	5,554	5,982	6,011	6,743	8,043
Avg. Sale \$	\$221,349	\$242,941	\$264,891	\$272,702	\$281,099	\$309,987	\$401,148

 NEW LISTINGS 8,508 ↑6.27%	 CLOSED SALES 8,043 ↑19.28%	 AVERAGE SALES PRICE \$401,148 ↑29.41%	 CURRENT INVENTORY 556 ↓31.95%	 MONTHS OF SUPPLY 0.83 ↓42.95%
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12 MONTH NEW LISTING AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 8,043 properties sold, sales were up 19.28% over the preceding 12-month period when 6,743 properties were sold. New listings were up 6.27%, from 8,006 to 8,508. The average sales price was up 29.41%, from \$309,987 to \$401,148. As of November 30, 2021, inventory stood at 556 units while months of supply was .83 months.



Neighborhood Snapshot Report[©]

12-Month Sold Comparison Report for Select Communities

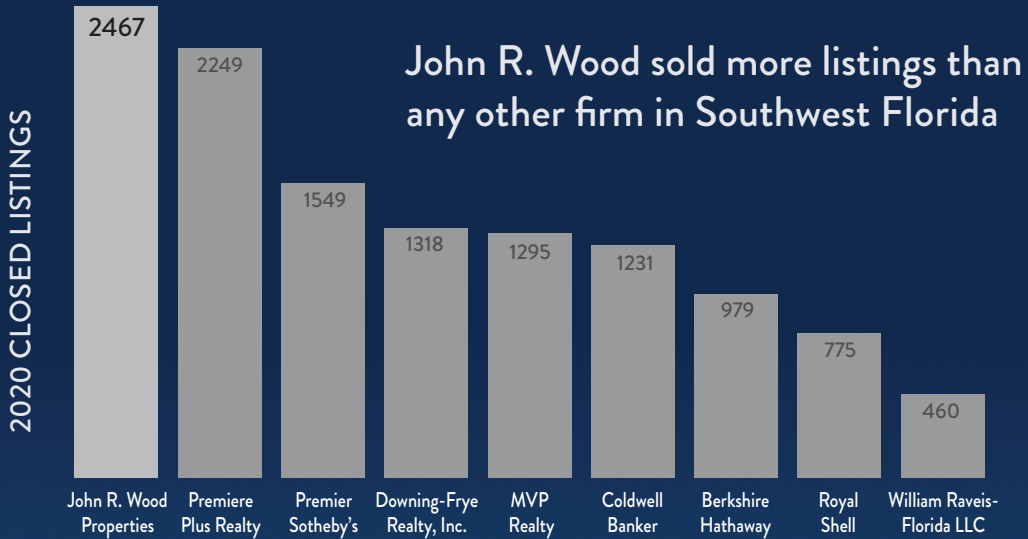
Monthly Snapshot as of November 30, 2021

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	0	30	—	\$1,286,918
Cape Royal	5	29	2.07	\$663,929
Tarpon Point Marina	1	0	—	—
Yacht Club	3	34	1.06	\$662,868

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Cape Harbour	1	53	0.23	\$492,755
Tarpon Point Marina	0	52	—	\$726,522



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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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