

GULF SHORE BOULEVARD MARKET REPORT, NAPLES, FLORIDA - Q2 2022



JOHN R. WOOD
— PROPERTIES —

Gulf Shore Boulevard, Naples - Beachfront

MARKET REPORT - Q2 2022



Data Represented on 12-Month Rolling Basis.

BEACHFRONT

	2016	2017	2018	2019	2020	2021	2022
Listed	265	271	263	301	278	269	200
Sold	158	183	164	182	163	364	232
Avg. Sale \$	\$1,602,850	\$1,478,965	\$1,518,424	\$1,567,818	\$1,743,726	\$2,057,372	\$2,931,123



NEW LISTINGS

200
↓25.65%



CLOSED SALES

232
↓36.26%



AVERAGE SALES PRICE

\$2,931,123
↑42.47%



CURRENT INVENTORY

25
↑25.00%



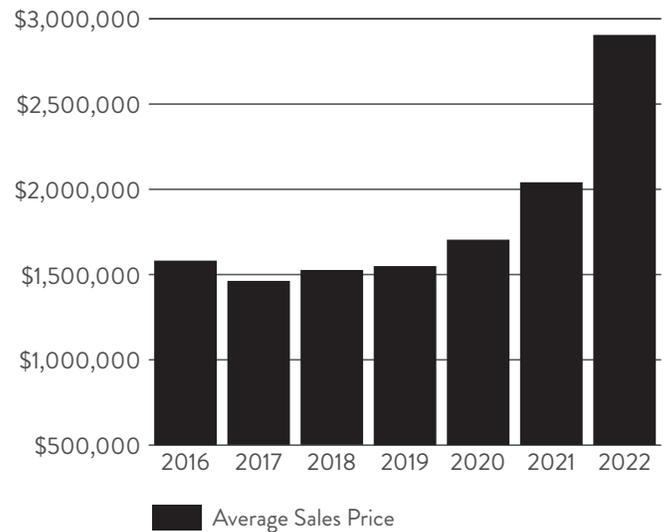
MONTHS OF SUPPLY

1.29
↑96.12%

12 MONTH NEW LISTING AND CLOSED SALES - BEACHFRONT



12 MONTH AVERAGE SALES PRICE - BEACHFRONT



SUMMARY

With 232 properties sold, sales were down 36.3% from the preceding 12-month period when 364 properties were sold. New listings were down 25.7%, from 269 to 200. The average sales price, at \$2,931,123 was up 42.5% from \$2,057,372. As of June 30, 2022, inventory stood at 25 units while months of supply was 1.29 months.

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

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Gulf Shore Boulevard, Naples - Bayfront

MARKET REPORT - Q2 2022



Data Represented on 12-Month Rolling Basis.

BAYFRONT

	2016	2017	2018	2019	2020	2021	2022
Listed	101	101	90	101	97	113	77
Sold	75	70	56	60	50	112	74
Avg. Sale \$	\$572,593	\$630,046	\$626,195	\$640,413	\$644,478	\$737,167	\$1,003,827



NEW LISTINGS

77
↓31.86%



CLOSED SALES

74
↓33.93%



AVERAGE SALES PRICE

\$1,003,827
↑36.17%



CURRENT INVENTORY

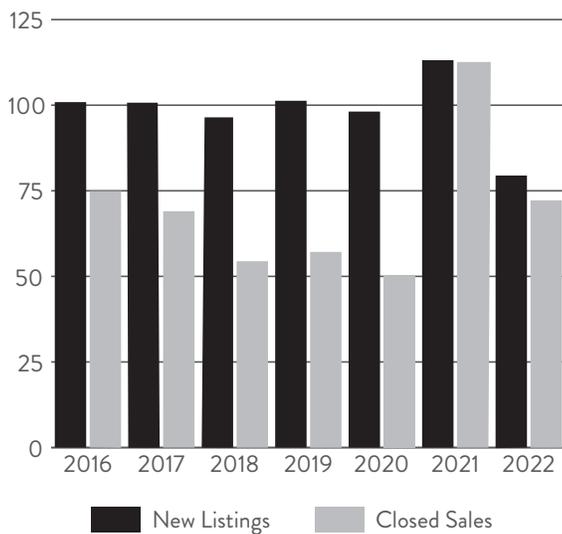
9
UNCHANGED



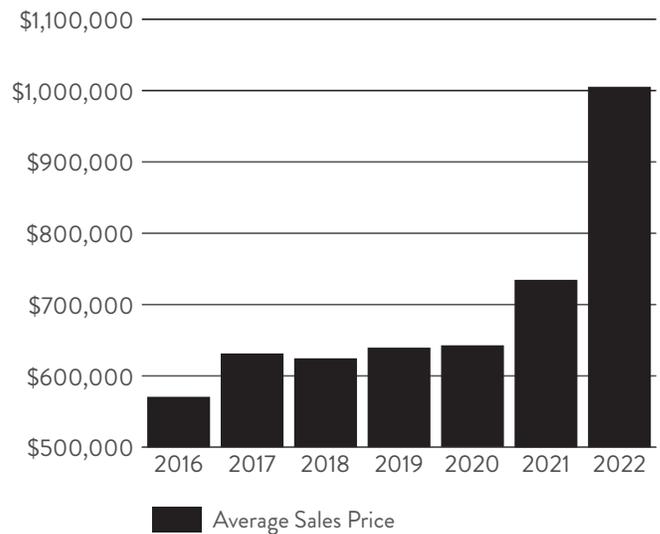
MONTHS OF SUPPLY

0.73
↓37.78%

12 MONTH NEW LISTING AND CLOSED SALES - BAYFRONT



12 MONTH AVERAGE SALES PRICE - BAYFRONT



SUMMARY

With 74 properties sold, sales were down 33.9% from the preceding 12-month period when 112 properties were sold. New listings were down 31.9%, from 113 to 77. The average sales price, at \$1,003,827 was up 36.2% from \$737,167. As of June 30, 2022, inventory stood at 9 units while months of supply was 1.46 months.

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