

GULF SHORE BOULEVARD MARKET REPORT, NAPLES, FLORIDA - Q4 2022



**JOHN R. WOOD**  
— PROPERTIES —

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

# Gulf Shore Boulevard, Naples - Beachfront

## MARKET REPORT - Q4 2022



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

### BEACHFRONT

|              | 2016        | 2017        | 2018        | 2019        | 2020        | 2021        | 2022        |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Listed       | 285         | 251         | 306         | 293         | 268         | 227         | 164         |
| Sold         | 161         | 160         | 175         | 189         | 215         | 363         | 146         |
| Avg. Sale \$ | \$1,579,922 | \$1,522,823 | \$1,480,448 | \$1,653,011 | \$1,749,288 | \$2,346,413 | \$3,147,688 |



NEW  
LISTINGS

164  
↓27.75%



CLOSED  
SALES

146  
↓59.78%



AVERAGE  
SALES PRICE

\$3,147,688  
↑34.15%



CURRENT  
INVENTORY

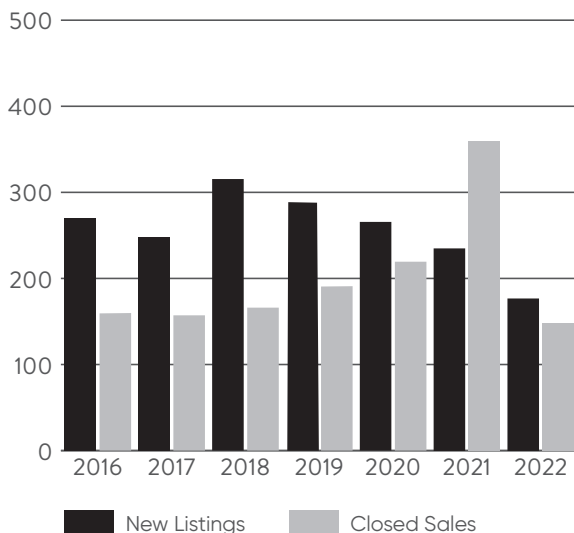
28  
↑55.56%



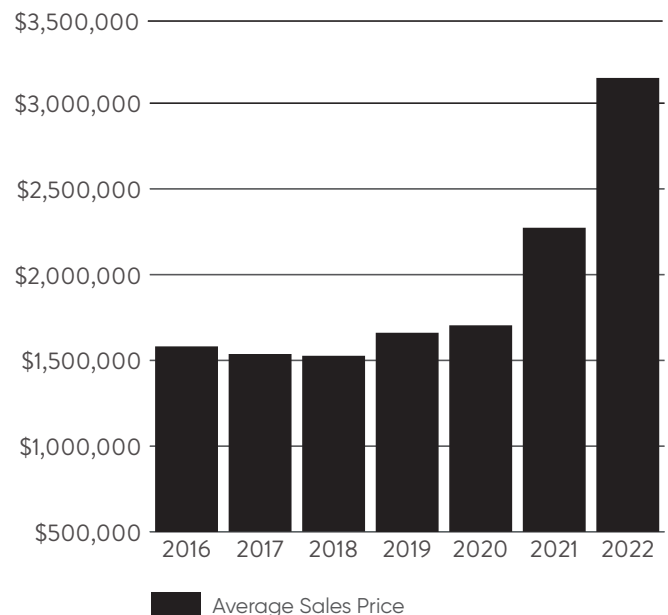
MONTHS OF  
SUPPLY

2.30  
↑286.76%

#### 12 MONTH NEW LISTING AND CLOSED SALES - BEACHFRONT



#### 12 MONTH AVERAGE SALES PRICE - BEACHFRONT



### SUMMARY

With 146 properties sold, sales were down 59.78% from the preceding 12-month period when 363 properties were sold. New listings were down 27.75%, from 227 to 164. The average sales price, at \$3,147,688 was up 34.15% from \$2,346,413. As of December 31, 2022, inventory stood at 28 units while months of supply was 2.30 months.

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

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# Gulf Shore Boulevard, Naples - Bayfront

## MARKET REPORT - Q4 2022



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

### BAYFRONT

|              | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022        |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| Listed       | 116       | 84        | 101       | 96        | 117       | 83        | 59          |
| Sold         | 60        | 64        | 61        | 59        | 66        | 108       | 58          |
| Avg. Sale \$ | \$604,389 | \$604,100 | \$637,405 | \$650,475 | \$622,031 | \$780,118 | \$1,171,427 |



NEW  
LISTINGS

59  
↓28.92%



CLOSED  
SALES

58  
↓46.30%



AVERAGE  
SALES PRICE

\$1,171,427  
↑50.16%



CURRENT  
INVENTORY

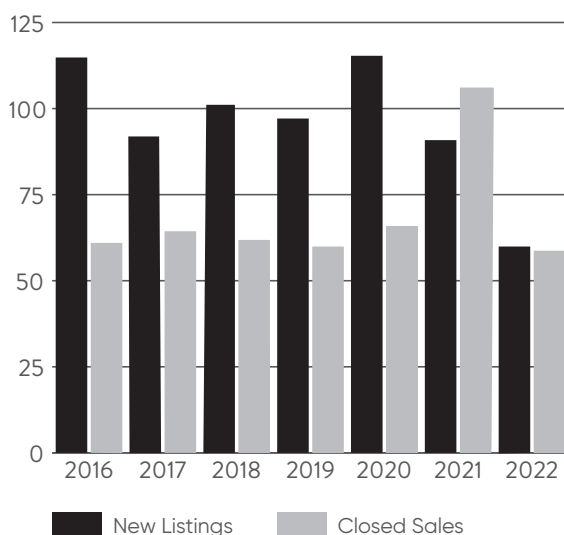
8  
↑33.33%



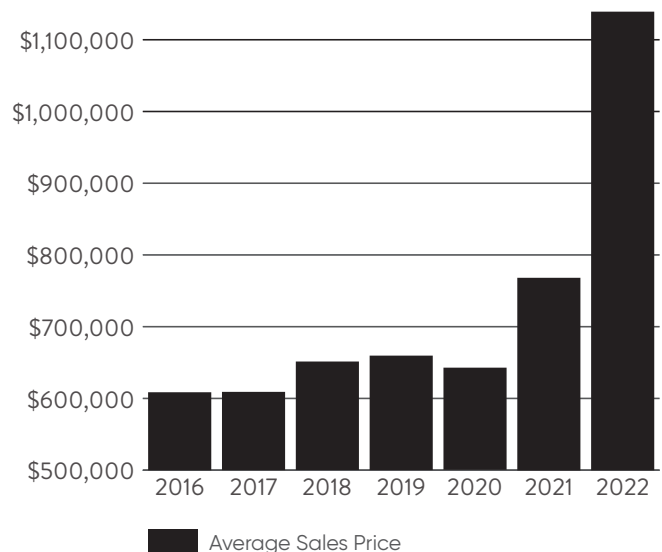
MONTHS OF  
SUPPLY

1.66  
↑148.28%

#### 12 MONTH NEW LISTING AND CLOSED SALES - BAYFRONT



#### 12 MONTH AVERAGE SALES PRICE - BAYFRONT



### SUMMARY

With 58 properties sold, sales were down 46.30% from the preceding 12-month period when 108 properties were sold. New listings were down 28.92%, from 83 to 59. The average sales price, at \$1,171,427 was up 50.16% from \$780,118. As of December 31, 2022, inventory stood at 8 units while months of supply was 1.66 months.

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