

PELICAN BAY MARKET REPORT - Q3 2023



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$5.8B+
IN WRITTEN
SALES VOLUME

23
LOCATIONS FROM
MARCO ISLAND TO
PINE ISLAND

800+
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

A LOCAL LEGACY
OF ACHIEVEMENT



PELICAN BAY

PELICAN BAY MONTHLY MARKET REPORT

Q3 2023

Pelican Bay Single-Family Homes	2
.....	
Pelican Bay Villas	3
.....	
Pelican Bay High-Rise Condominiums	6
.....	
Pelican Bay Low-Rise and Mid-Rise Condominiums	8
.....	
Bay Colony Single-Family Homes	10
.....	
Bay Colony Villas	12
.....	
Bay Colony Condominiums	14
.....	

PELICAN BAY SINGLE-FAMILY HOMES

MARKET REPORT - Q3 2023



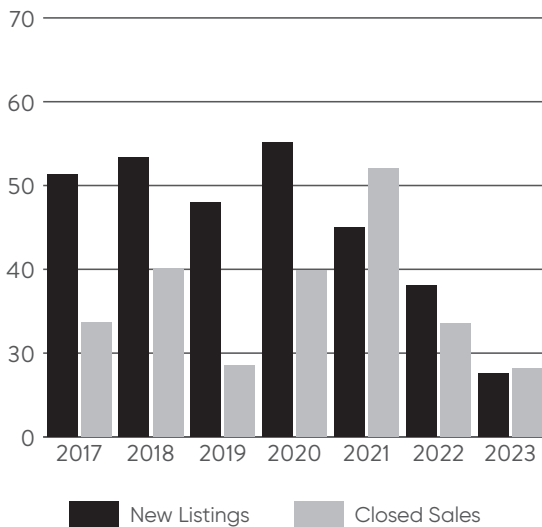
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

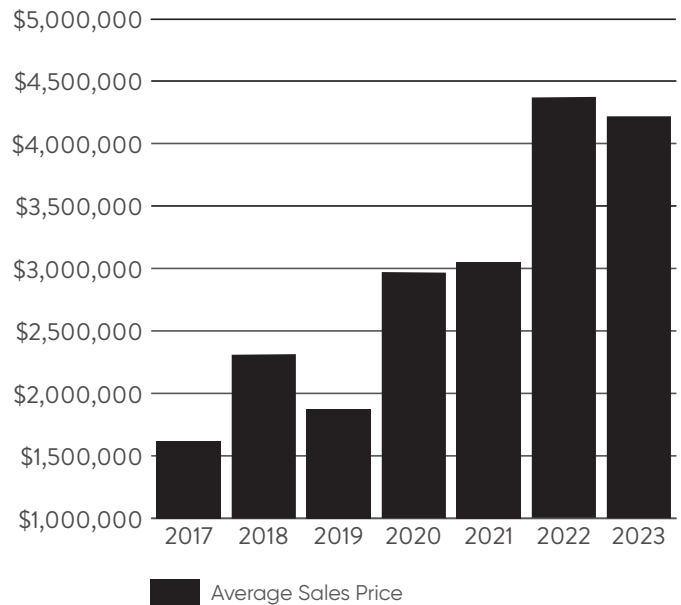
	2017	2018	2019	2020	2021	2022	2023
Listed	51	64	48	55	45	38	23
Sold	34	40	27	40	52	34	25
Avg. Sale \$	\$1,613,551	\$2,250,974	\$1,846,019	\$2,926,963	\$3,171,434	\$4,410,485	\$4,247,506



12 MONTH NEW LISTINGS AND CLOSED SALES



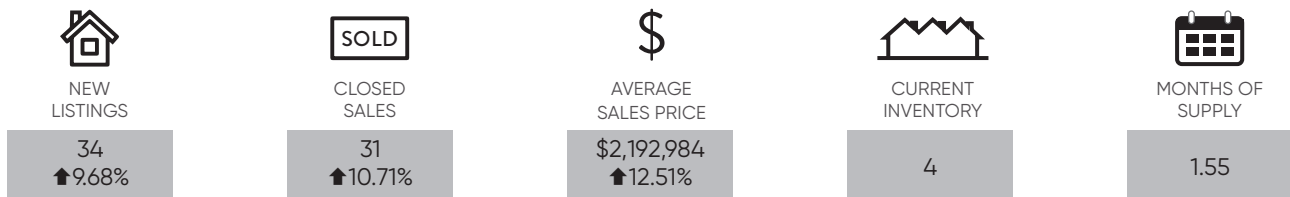
12 MONTH AVERAGE SALES PRICE



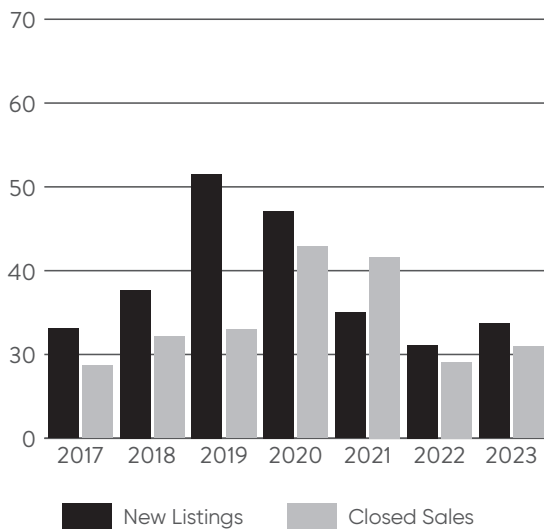
SUMMARY

With 25 properties sold, sales were down 26.47% from the preceding 12-month period when 34 properties were sold. New listings were down 39.47%, from 38 to 23. The average sales price, at \$4,247,506 was down 3.70% from \$4,410,485. As of September 30, 2023, inventory stood at 8 units while months of supply was 3.84 months.

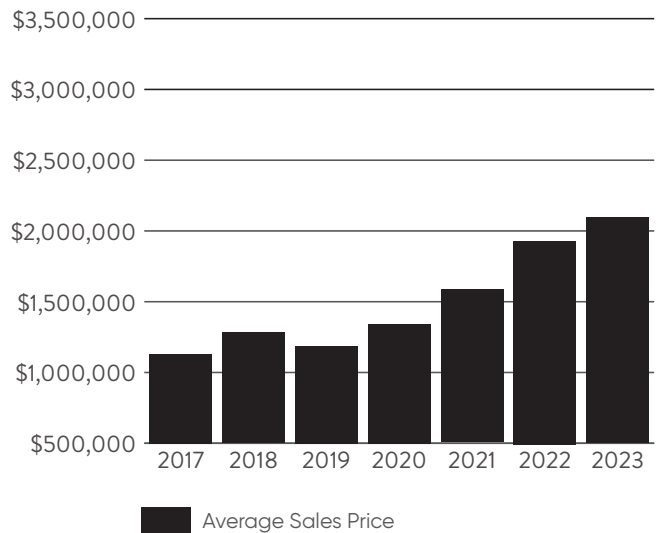
	2017	2018	2019	2020	2021	2022	2023
Listed	33	38	51	47	35	31	34
Sold	27	32	33	43	41	28	31
Avg. Sale \$	\$1,118,148	\$1,305,397	\$1,249,159	\$1,351,930	\$1,532,781	\$1,949,161	\$2,192,984



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 31 properties sold, sales were up 10.71% from the preceding 12-month period when 28 properties were sold. New listings were up 9.68%, from 31 to 34. The average sales price, at \$2,192,984 was up 12.51% from \$1,949,161. As of September 30, 2023, inventory stood at 4 units while months of supply was 1.55 months.

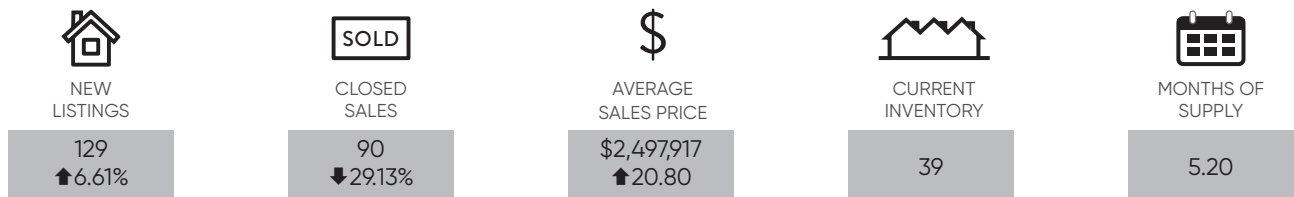
PELICAN BAY HIGH-RISE CONDOMINIUMS

MARKET REPORT - Q3 2023

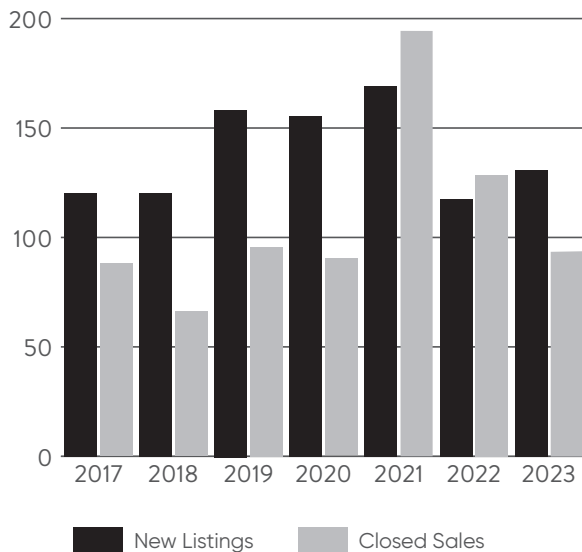


CHRISTIE'S
INTERNATIONAL REAL ESTATE

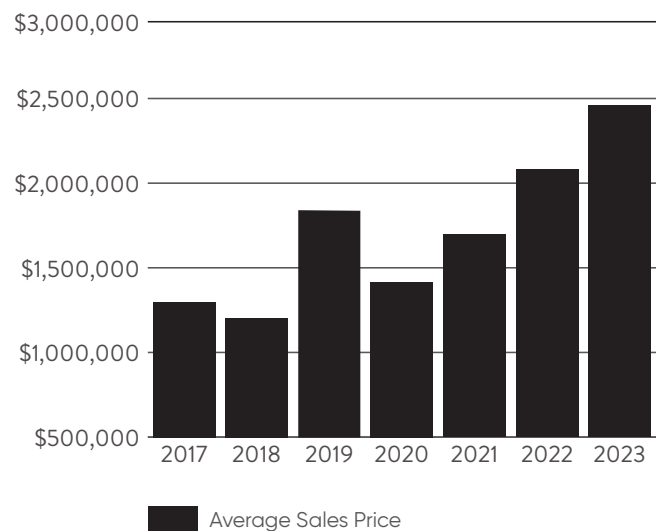
	2017	2018	2019	2020	2021	2022	2023
Listed	123	123	159	155	170	121	129
Sold	87	72	97	92	190	127	90
Avg. Sale \$	\$1,288,426	\$1,219,461	\$1,870,585	\$1,438,306	\$1,715,857	\$2,067,764	\$2,497,917



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 90 properties sold, sales were down 29.13% from the preceding 12-month period when 127 properties were sold. New listings were up 6.61%, from 121 to 129. The average sales price, at \$2,497,917 was up 20.80% from \$2,067,764. As of September 30, 2023, inventory stood at 39 units while months of supply was 5.20 months.

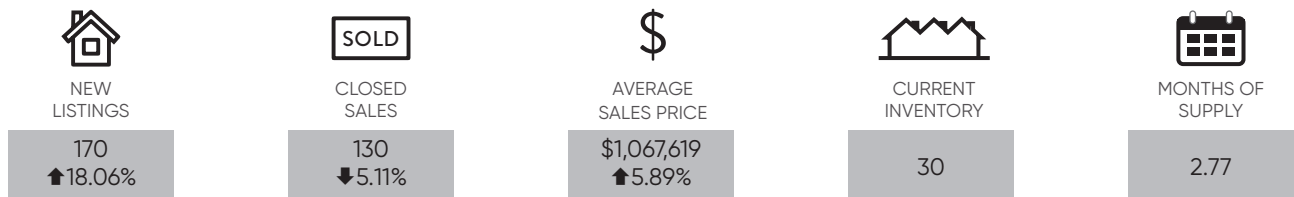
PELICAN BAY LOW-RISE AND MID-RISE CONDOMINIUMS

MARKET REPORT - Q3 2023

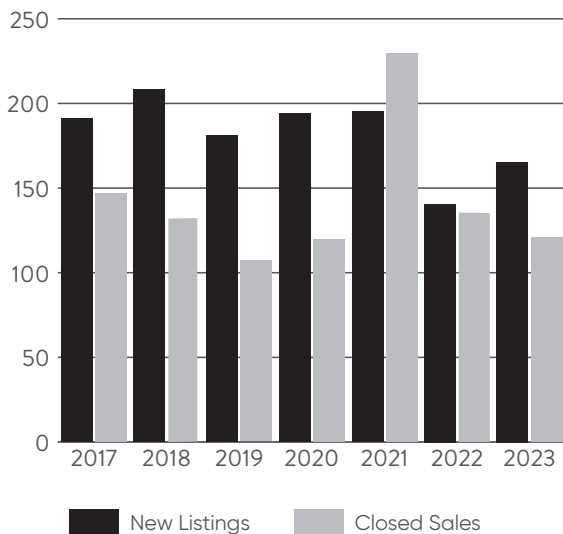


CHRISTIE'S
INTERNATIONAL REAL ESTATE

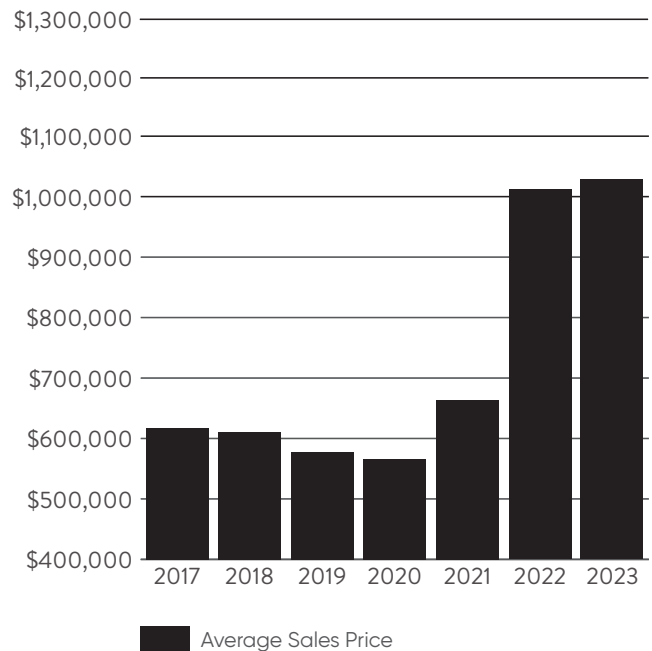
	2017	2018	2019	2020	2021	2022	2023
Listed	187	206	163	192	194	144	170
Sold	149	133	105	124	227	137	130
Avg. Sale \$	\$605,281	\$603,947	\$577,385	\$574,242	\$683,112	\$1,008,224	\$1,067,619



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 130 properties sold, sales were down 5.11% from the preceding 12-month period when 137 properties were sold. New listings were up 18.06%, from 144 to 170. The average sales price, at \$1,067,619 was up 5.89% from \$1,008,224. As of September 30, 2023, inventory stood at 30 units while months of supply was 2.77 months.

BAY COLONY SINGLE-FAMILY HOMES

MARKET REPORT - Q3 2023

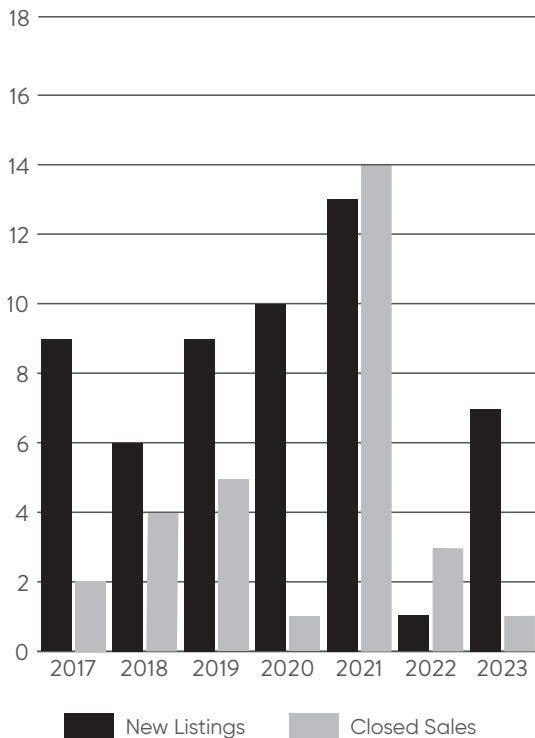


CHRISTIE'S
INTERNATIONAL REAL ESTATE

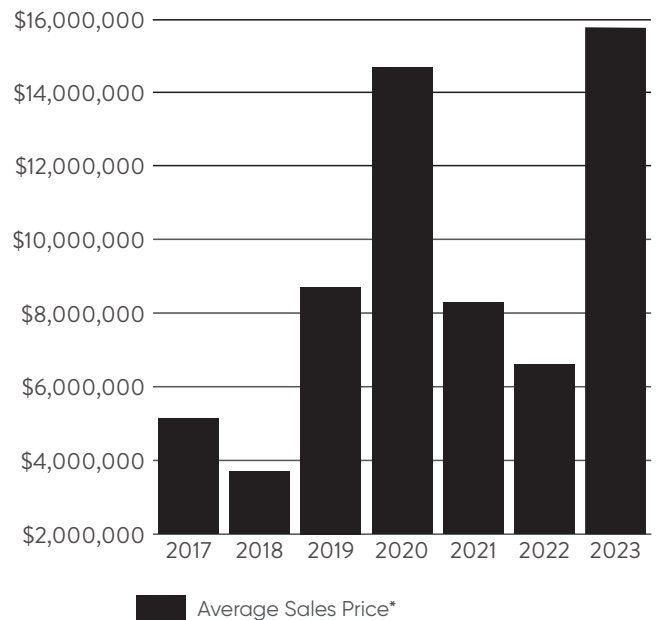
	2017	2018	2019	2020	2021	2022	2023
Listed	9	6	9	10	13	1	7
Sold	2	4	5	1	14	3	1
Avg. Sale \$	\$5,175,000	\$3,537,500	\$8,764,000	\$14,700,000	\$8,170,000	\$6,794,000	\$15,900,000



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 1 property sold, sales were down 66.67% from the preceding 12-month period when 3 properties were sold. New listings were up 600%, from 1 to 7. The average sales price, at \$15,900,000 was up 134% from \$6,794,000. As of September 30, 2023, inventory stood at 6 units while months of supply was 72 months.

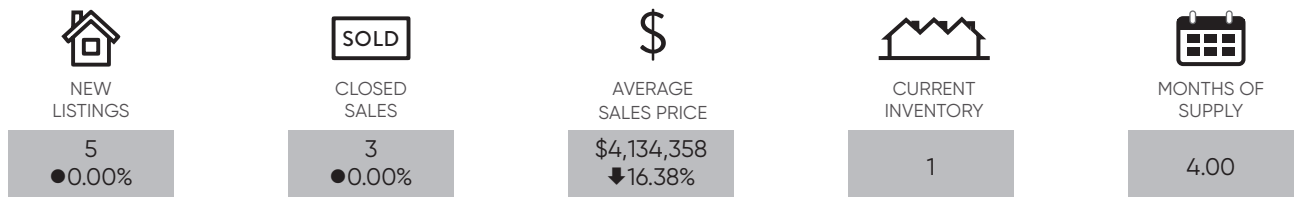
BAY COLONY VILLAS

MARKET REPORT - Q3 2023

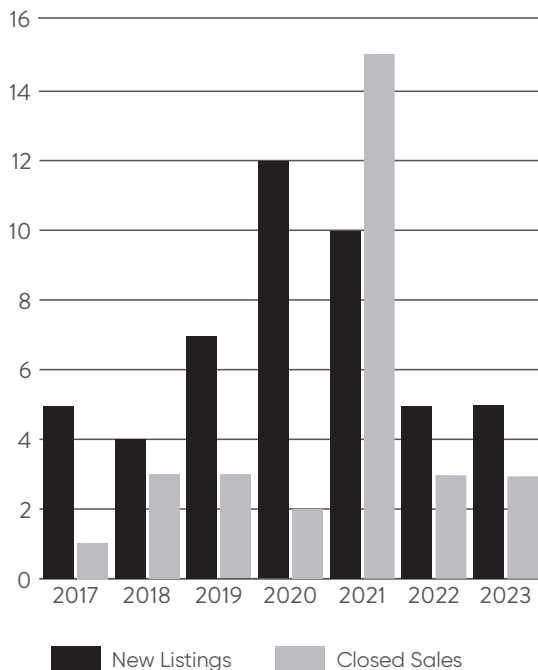


CHRISTIE'S
INTERNATIONAL REAL ESTATE

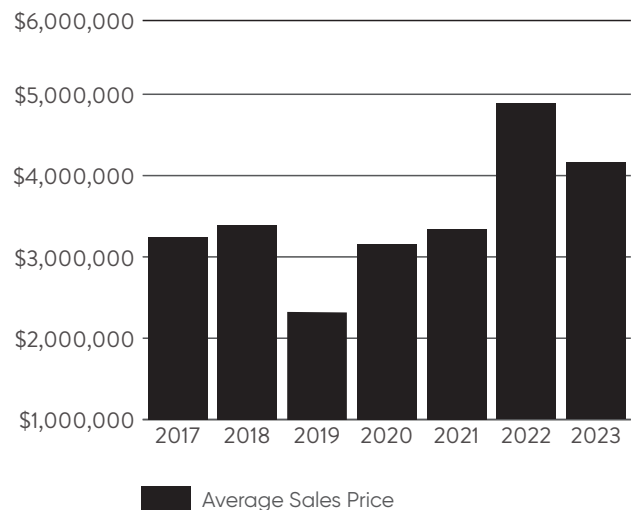
	2017	2018	2019	2020	2021	2022	2023
Listed	5	4	7	12	10	5	5
Sold	1	3	3	2	15	3	3
Avg. Sale \$	\$3,200,000	\$3,400,000	\$2,300,012	\$3,125,000	\$3,331,000	\$4,944,000	\$4,134,358



12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 3 properties sold, sales were static from the preceding 12-month period. New listings were also static, at 5. The average sales price, at \$4,134,358 was down 16.38% from \$4,944,000. As of September 30, 2023, inventory stood at 1 unit while months of supply was 4.00 months.

BAY COLONY CONDOMINIUMS

MARKET REPORT - Q3 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE

	2017	2018	2019	2020	2021	2022	2023
Listed	53	57	45	61	47	23	19
Sold	23	33	33	32	62	24	13
Avg. Sale \$	\$3,198,909	\$3,144,879	\$3,433,776	\$2,573,156	\$3,197,742	\$4,522,193	\$6,735,762



NEW LISTINGS

19
↓17.39%



CLOSED SALES

13
↓45.83%



AVERAGE SALES PRICE

\$6,735,762
↑48.59%



CURRENT INVENTORY

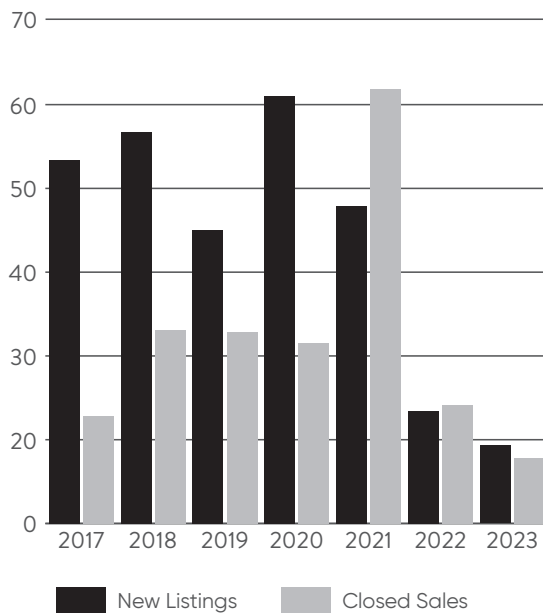
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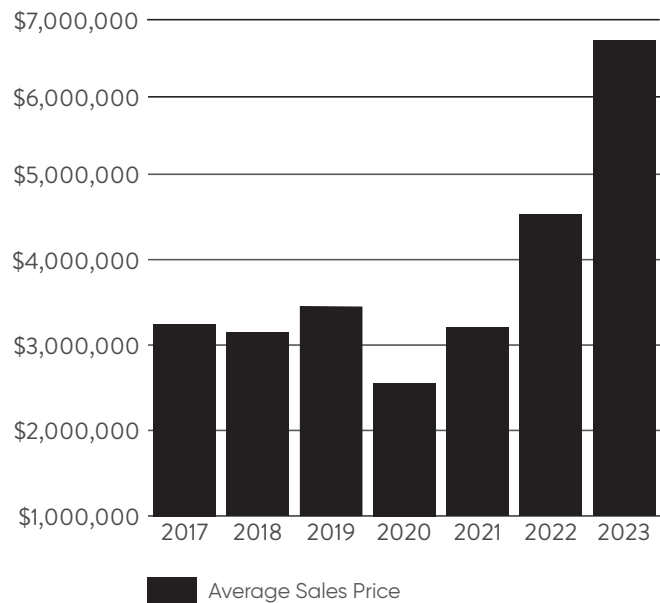
MONTHS OF SUPPLY

4.62

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



SUMMARY

With 13 properties sold, sales were down 45.83% from the preceding 12-month period when 24 properties were sold. New listings were down 17.39%, from 23 to 19. The average sales price, at \$6,735,762, was up 48.95% from \$4,522,193. As of September 30, 2023, inventory stood at 5 units while months of supply was 4.62 months.

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