

GULF SHORE BOULEVARD MARKET REPORT, NAPLES, FLORIDA - Q3 2022



JOHN R. WOOD
— PROPERTIES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Gulf Shore Boulevard, Naples – Beachfront

MARKET REPORT – Q3 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BEACHFRONT

	2016	2017	2018	2019	2020	2021	2022
Listed	272	264	280	308	280	249	192
Sold	161	175	167	186	178	372	194
Avg. Sale \$	\$1,549,986	\$1,514,719	\$1,455,750	\$1,659,878	\$1,780,036	\$2,175,103	\$3,030,627



NEW
LISTINGS

192
↓22.89%



CLOSED
SALES

194
↓47.85%



AVERAGE
SALES PRICE

\$3,030,627
↑39.33%



CURRENT
INVENTORY

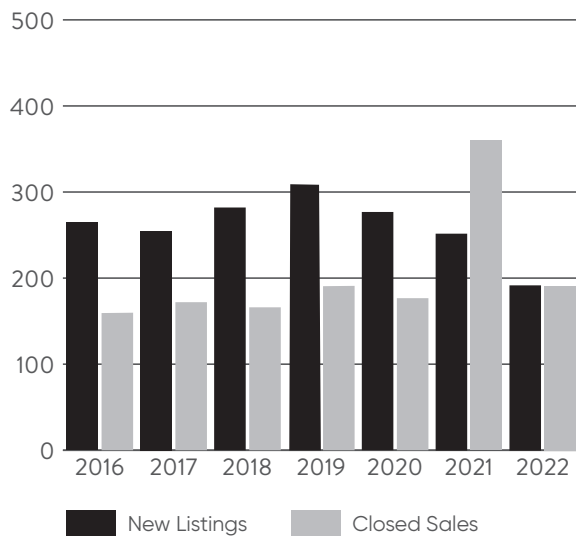
26
↑30.00%



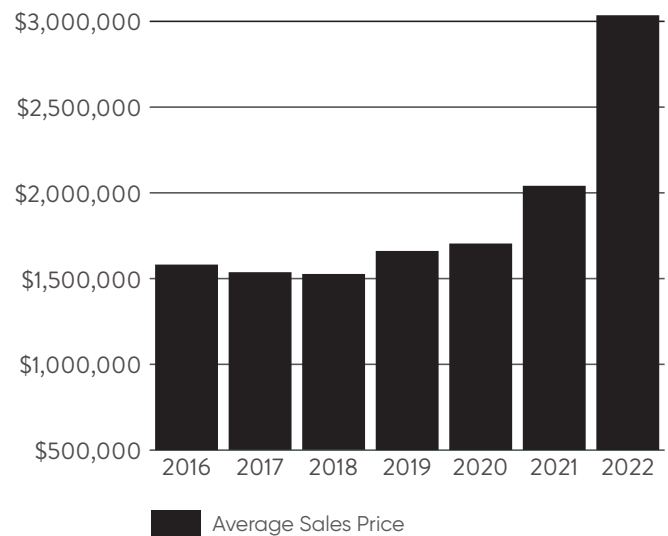
MONTHS OF
SUPPLY

1.61
↑149.28%

12 MONTH NEW LISTING AND CLOSED
SALES – BEACHFRONT



12 MONTH AVERAGE
SALES PRICE – BEACHFRONT



SUMMARY

With 194 properties sold, sales were down 47.85% from the preceding 12-month period when 372 properties were sold. New listings were down 22.89%, from 249 to 192. The average sales price, at \$3,030,627 was up 39.33% from \$2,175,103. As of September 30, 2022, inventory stood at 26 units while months of supply was 1.61 months.

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

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Gulf Shore Boulevard, Naples – Bayfront

MARKET REPORT – Q3 2022



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Represented on 12-Month Rolling Basis.

BAYFRONT

	2016	2017	2018	2019	2020	2021	2022
Listed	117	91	91	103	108	97	73
Sold	65	69	57	63	52	115	64
Avg. Sale \$	\$585,620	\$629,419	\$650,705	\$656,056	\$580,464	\$779,325	\$1,022,870



NEW
LISTINGS

73
↓24.74%



CLOSED
SALES

64
↓44.35%



AVERAGE
SALES PRICE

\$1,022,870
↑31.25%



CURRENT
INVENTORY

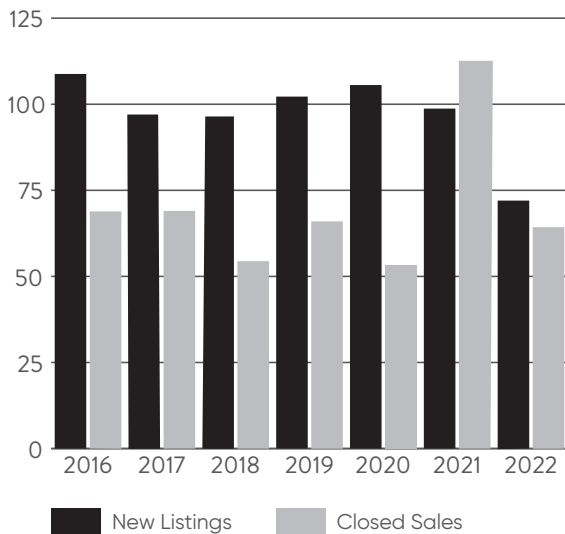
8
↑33.33%



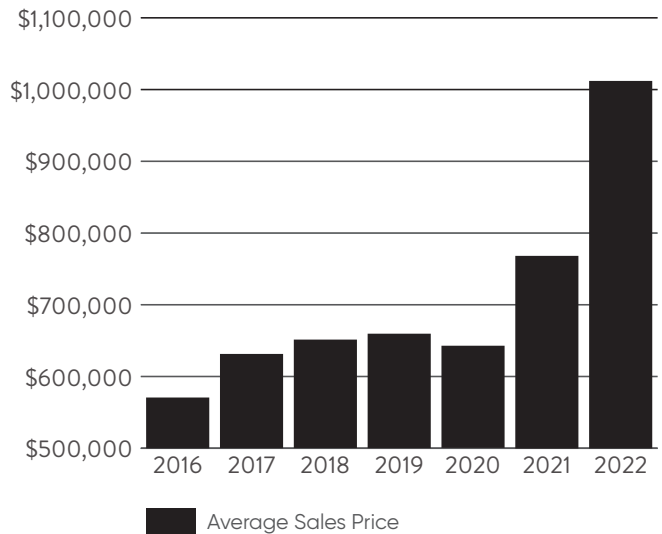
MONTHS OF
SUPPLY

1.50
↑139.58%

12 MONTH NEW LISTING AND CLOSED SALES – BAYFRONT



12 MONTH AVERAGE SALES PRICE – BAYFRONT



SUMMARY

With 64 properties sold, sales were down 44.35% from the preceding 12-month period when 115 properties were sold. New listings were down 24.74%, from 97 to 73. The average sales price, at \$1,022,870 was up 31.25% from \$779,325. As of September 30, 2022, inventory stood at 8 units while months of supply was 1.50 months.

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