



# 2022 YEAR END MARKET REPORT

## SANIBEL STATS

Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
<b>Key Metrics</b>						
New Listings	15	58	+ 286.7%	295	278	- 5.8%
Pending Sales	19	22	+ 15.8%	326	174	- 46.6%
Closed Sales	23	24	+ 4.3%	335	176	- 47.5%
Days on Market Until Sale	59	30	- 49.2%	89	54	- 39.3%
Median Sales Price*	\$1,310,000	\$799,222	- 39.0%	\$1,040,000	\$1,330,000	+ 27.9%
Average Sales Price*	\$1,731,870	\$991,401	- 42.8%	\$1,375,380	\$1,625,650	+ 18.2%
Percent of List Price Received*	97.5%	94.5%	- 3.1%	97.2%	98.0%	+ 0.8%
Inventory of Homes for Sale	31	90	+ 190.3%	—	—	—
Months Supply of Inventory	1.1	5.2	+ 372.7%	—	—	—



Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
<b>Key Metrics</b>						
New Listings	12	13	+ 8.3%	242	149	- 38.4%
Pending Sales	18	6	- 66.7%	290	116	- 60.0%
Closed Sales	19	5	- 73.7%	287	123	- 57.1%
Days on Market Until Sale	37	36	- 2.7%	103	44	- 57.3%
Median Sales Price*	\$875,000	\$1,245,000	+ 42.3%	\$765,000	\$950,000	+ 24.2%
Average Sales Price*	\$1,095,547	\$1,467,000	+ 33.9%	\$875,128	\$1,136,199	+ 29.8%
Percent of List Price Received*	99.8%	96.6%	- 3.2%	98.1%	98.1%	0.0%
Inventory of Homes for Sale	26	30	+ 15.4%	—	—	—
Months Supply of Inventory	1.1	2.8	+ 154.5%	—	—	—

## CAPTIVA STATS

Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
<b>Key Metrics</b>						
New Listings	3	3	0.0%	22	27	+ 22.7%
Pending Sales	1	2	+ 100.0%	37	23	- 37.8%
Closed Sales	2	0	- 100.0%	40	22	- 45.0%
Days on Market Until Sale	92	—	—	271	133	- 50.9%
Median Sales Price*	\$4,150,000	—	—	\$2,187,500	\$5,147,250	+ 135.3%
Average Sales Price*	\$4,150,000	—	—	\$2,705,373	\$5,636,386	+ 108.3%
Percent of List Price Received*	100.4%	—	—	94.3%	96.2%	+ 2.0%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	3.0	3.9	+ 30.0%	—	—	—



Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
<b>Key Metrics</b>						
New Listings	3	2	- 33.3%	50	34	- 32.0%
Pending Sales	6	0	- 100.0%	62	28	- 54.8%
Closed Sales	6	0	- 100.0%	64	28	- 56.3%
Days on Market Until Sale	43	—	—	130	52	- 60.0%
Median Sales Price*	\$609,500	—	—	\$880,000	\$1,200,000	+ 36.4%
Average Sales Price*	\$671,500	—	—	\$1,150,373	\$1,458,983	+ 26.8%
Percent of List Price Received*	100.5%	—	—	98.1%	99.7%	+ 1.6%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.