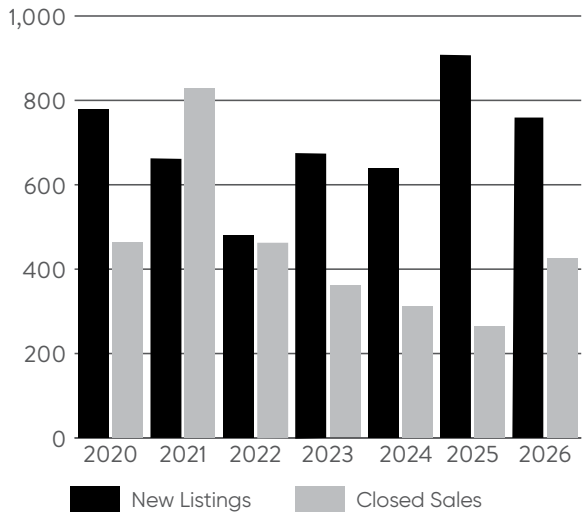
SANIBEL-CAPTIVA

MARKET REPORT - SEPTEMBER 2026

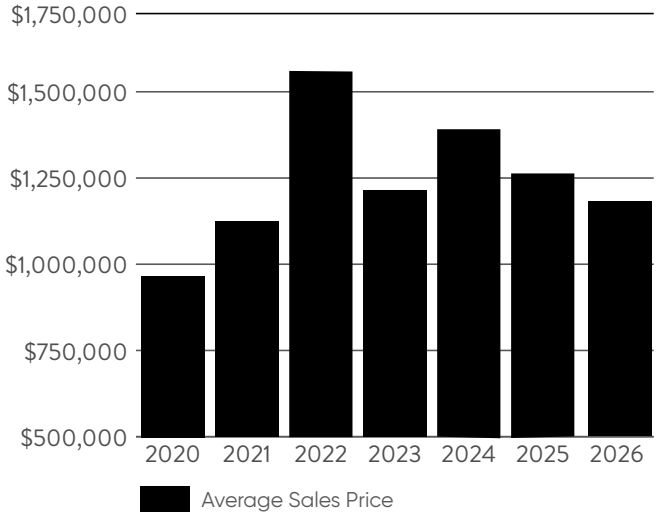
	2020	2021	2022	2023	2024	2025	2026
Listed	791	659	483	667	645	903	764
Sold	463	830	461	369	308	265	427
Avg. Sale $	$931,426	$1,159,575	$1,622,725	$1,246,445	$1,337,001	$1,250,447	$1,230,273

NEW LISTINGS	CLOSED SALES	AVERAGE SALES PRICE	CURRENT INVENTORY	MONTHS OF SUPPLY
764 ⬇15.39%	427 ⬆61.13%	$1,230,273 ⬇1.61%	291 ⬇22.19%	8.18 ⬇51.71%

12 MONTH NEW LISTINGS AND CLOSED SALES



12 MONTH AVERAGE SALES PRICE



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Neighborhood Snapshot Report©

12-Month Sold Comparison Report for Select Communities

Monthly Snapshot as of September 30, 2026

Single Family Homes	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Beachview Country Club Estates	7	15	5.60	$1,305,333
Captiva Island	56	25	26.88	$2,344,920
Dunes At Sanibel Island	13	13	12.00	$1,047,385
Other Sanibel Island Single-Family	78	209	4.48	$1,435,030

Condominiums	Available Inventory	Closed Past 12 Months	Months of Supply	Average Closed Price
Captiva Island	31	30	12.40	$909,033
Sundial Of Sanibel Condos	4	21	2.29	$804,405
Other Sanibel Island Condos	102	114	10.74	$784,410

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