

Location: Boca Grande
Property Types: All Res. Protype - All Properties - All Properties - All Property Statuses
Price Range: \$0 - No Limit **SQFT Range:** 0 - No Limit **Bedrooms:** 0 - No Limit
Full Baths: 0 - No Limit **Half Baths:** 0 - No Limit **Year Built:** 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended vs. New Listing (Last 2 years)

Prepared for you by: Mike Nabers



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 2 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago		
	Dec. 25	Nov. 25	% Change	Dec. 25	Dec. 24	% Change	Oct. 25 to Dec. 25	Oct. 24 to Dec. 24	% Change	Dec. 25	Dec. 23	% Change	Jan. 25 to Dec. 25	Jan. 24 to Dec. 24	% Change
For Sale	99	86	15.1% ▲	99	60	65% ▲	99	60	65% ▲	99	63	57.1% ▲	99	60	65% ▲
New Listing	22	35	-37.1% ▼	22	25	-12% ▼	77	42	83.3% ▲	22	13	69.2% ▲	195	128	52.3% ▲
Sold	4	1	300% ▲	4	2	100% ▲	8	3	166.7% ▲	4	6	-33.3% ▼	60	56	7.1% ▲
Pended	7	4	75% ▲	7	5	40% ▲	12	6	100% ▲	7	4	75% ▲	64	47	36.2% ▲

	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/26 - 1/15/26	12/1/25 - 12/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change
For Sale	110	90	22.2% ▲	110	79	39.2% ▲	110	79	39.2% ▲
New Listing	12	12	0%	12	11	9.1% ▲	12	11	9.1% ▲
Sold	2	4	-50% ▼	2	1	100% ▲	2	1	100% ▲
Pended	3	4	-25% ▼	3	2	50% ▲	3	2	50% ▲

December 2025 was a Buyer's market**

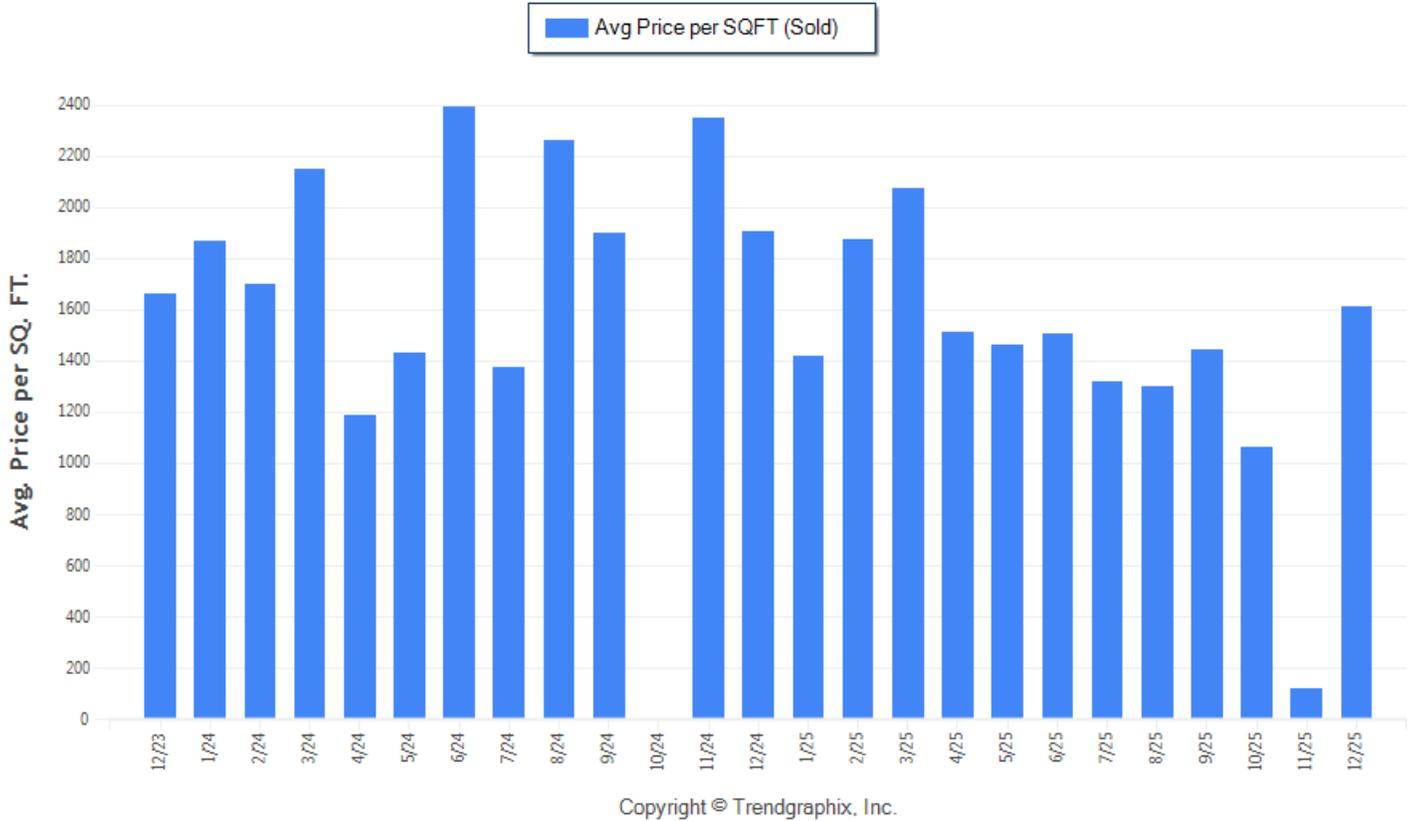
Home For Sale in December 2025 was 99 units. It was up **15.1%** compared to last month and up **65%** compared to last year.
Home Listed in December 2025 was 22 units. It was down **37.1%** compared to last month and down **12%** compared to last year.
Home Closed in December 2025 was 4 units. It was up **300%** compared to last month and up **100%** compared to last year.
Home Placed under Contract in December 2025 was 7 units. It was up **75%** compared to last month and up **40%** compared to last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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Average Price per SQFT (Sold) (Last 2 years)

Prepared for you by: Mike Nabers



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 2 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago		
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Avg. Sq. Ft. Price (Sold)	1,613	119	1,255.5% ▲	1,613	1,905	-15.3% ▼	1,221	2,054	-40.6% ▼	1,613	1,660	-2.8% ▼	1,462	1,721	-15.1% ▼

	TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/26 - 1/15/26	12/1/25 - 12/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change
Avg. Sq. Ft. Price (Sold)	1,636	1,761	-7.1% ▼	1,636	1,549	5.6% ▲	1,636	1,549	5.6% ▲

December 2025 Average Sold Price per Square Footage was Neutral**

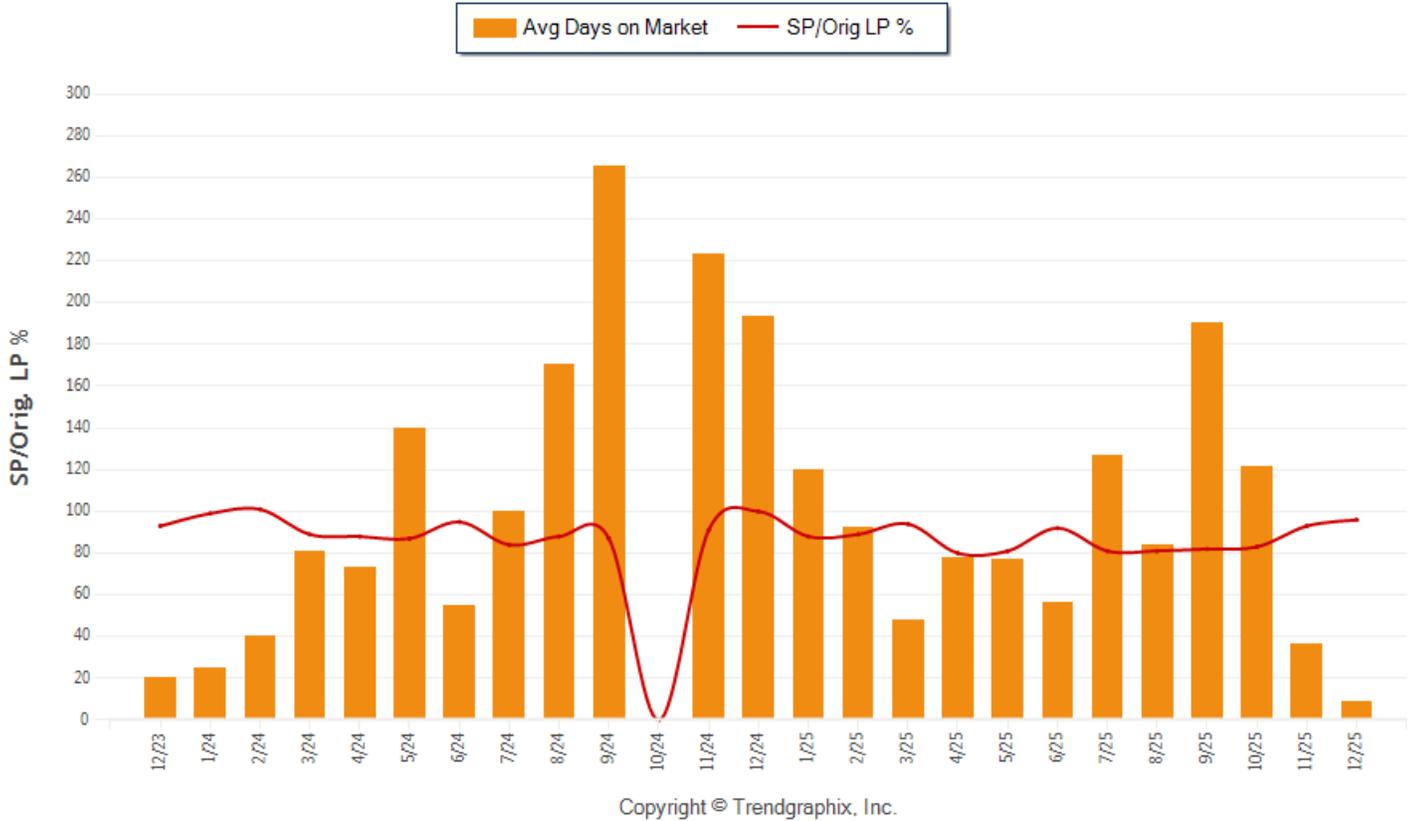
Average Sold Price per Square Footage in December 2025 was \$1613. It was up **1,255.5%** compared to last month and down **15.3%** compared to last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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Avg Days On Market & SP/Orig LP % (Last 2 years)

Prepared for you by: Mike Nabers



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 2 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago		
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Avg Days on Market	9	36	-75% ▼	9	193	-95.3% ▼	54	203	-73.4% ▼	9	20	-55% ▼	87	101	-13.9% ▼
Sold/Orig LP Diff. %	96	93	3.2% ▲	96	100	-4% ▼	91	97	-6.2% ▼	96	93	3.2% ▲	85	91	-6.6% ▼

	TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/26 - 1/15/26	12/1/25 - 12/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change
Avg Days on Market	79	7	1,028.6% ▲	79	38	107.9% ▲	79	38	107.9% ▲
Sold/Orig LP Diff. %	89	100	-11% ▼	89	87	2.3% ▲	89	87	2.3% ▲

December 2025 Average Days on Market trend was Falling**

Average Days on Market in December 2025 was 9. It was down 75% compared to last month and down 95.3% compared to last year.

December 2025 Sold/Original List Price Ratio was Rising**

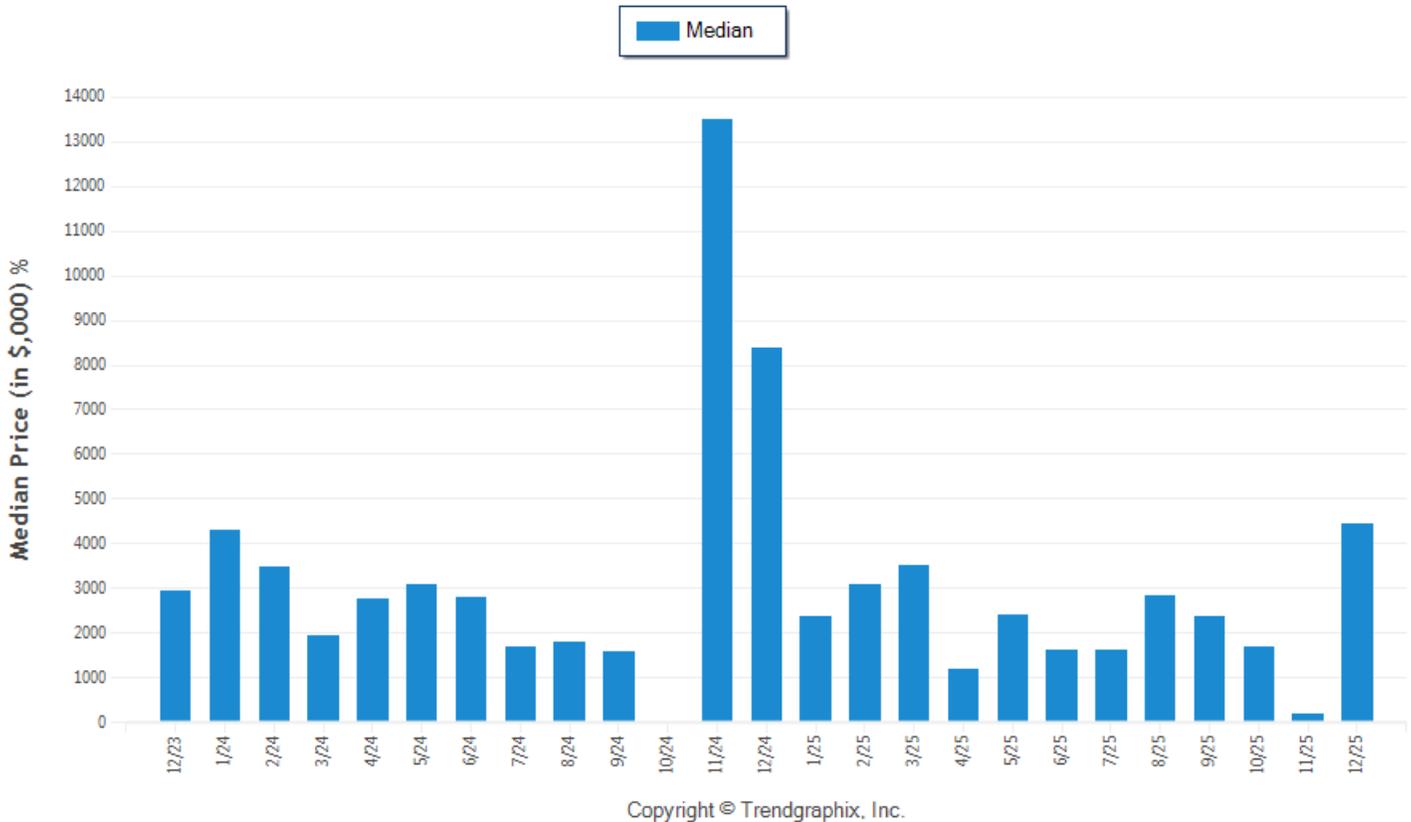
Sold/Original List Price % in December 2025 was 96%. It was up 3.2% compared to last month and down 4% compared to last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

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Median Price of Sold (Last 2 years)

Prepared for you by: Mike Nabers



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Median Sold Price	4,450	175	2,442.9% ▲	4,450	8,385	-46.9% ▼	1,898	13,450	-85.9% ▼	4,450	2,938	51.5% ▲	2,075	2,725	-23.9% ▼

	TODAY'S STATS								
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	1/1/26 - 1/15/26	12/1/25 - 12/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change
Median Sold Price	2,800	4,500	-37.8% ▼	2,800	2,385	17.4% ▲	2,800	2,385	17.4% ▲

December 2025 Median Sold Price was Appreciating**

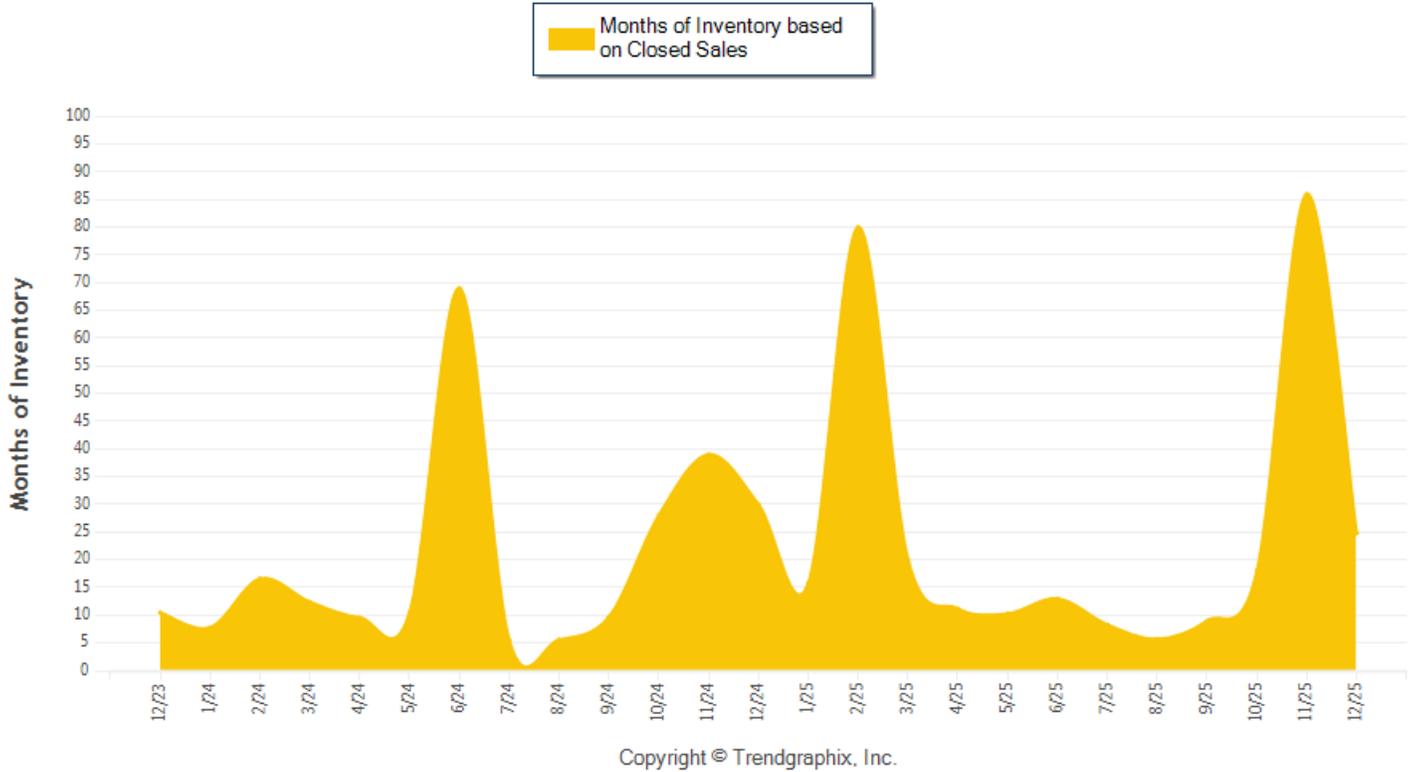
Median Sold Price in December 2025 was \$4450. It was up **2,442.9%** compared to last month and down **46.9%** compared to last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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Months of Inventory Based on Closed Sales (Last 2 years)

Prepared for you by: **Mike Nabers**



If there are no sales, the figure represents # of for sale listings

	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 2 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago		
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Months of Inventory (Closed Sales)	24.8	86	-71.2% ▼	24.8	30	-17.3% ▼	37.1	60	-38.2% ▼	24.8	10.5	136.2% ▲	19.8	12.9	53.7% ▲

	TODAY'S STATS								
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	1/1/26 - 1/15/26	12/1/25 - 12/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change	1/1/26 - 1/15/26	1/1/25 - 1/15/25	% Change
Months of Inventory (Closed Sales)	26.6	10.9	144.2% ▲	26.6	38.2	-30.3% ▼	26.6	38.2	-30.3% ▼

December 2025 was a Buyer's market**

Months of Inventory based on Closed Sales in December 2025 was 24.8. It was down **71.2%** compared to last month and down **17.3%** compared to last year.

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All reports are published January 2026, based on data available at the end of December 2025, except for the today's stats. All reports presented are based on data supplied by the My Florida Regional MLS DBA Stellar MLS. The My Florida Regional MLS DBA Stellar MLS does not guarantee or is not in anyway responsible for its accuracy. Data maintained by the My Florida Regional MLS DBA Stellar MLS may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed.