

**OLIVER REPORTS FL**

**Q1 2023 MARKET STATS**

**PELICAN BAY**

<u>Single Family</u>	<u>Median Price 2020</u>	<u>Median Price 2021</u>	<u>Median Price 2022</u>	<u>Median Price 2023</u>	<u>Sales 2020</u>	<u>Sales 2021</u>	<u>Sales 2022</u>	<u>Sales 2023</u>
Q1	\$2,937,500	\$3,000,000	\$4,975,000	\$3,825,000	14	22	8	8
Q2	\$1,737,500	\$4,750,000	\$4,466,000		10	20	12	
Q3	\$1,949,750	\$2,450,000	\$2,450,000		12	11	3	
Q4	\$3,275,000	\$3,431,250	\$4,900,000		19	14	9	
Year	<b>\$2,250,000</b>	<b>\$3,110,000</b>	<b>\$4,875,000</b>		55	67	32	
<u>Villa</u>	<u>Median Price 2020</u>	<u>Median Price 2021</u>	<u>Median Price 2022</u>	<u>Median Price 2023</u>	<u>Sales 2020</u>	<u>Sales 2021</u>	<u>Sales 2022</u>	<u>Sales 2023</u>
Q1	\$1,537,500	\$1,437,500	\$1,595,000	\$1,600,000	17	11	7	11
Q2	\$1,275,000	\$1,635,000	\$2,360,000		13	18	6	
Q3	\$1,230,000	\$1,995,000	\$2,100,000		8	7	3	
Q4	\$1,572,500	\$1,700,000	\$2,200,000		14	12	5	
Year	<b>\$1,507,500</b>	<b>\$1,600,000</b>	<b>\$2,200,001</b>		52	48	21	
<u>Condo/TH</u>	<u>Median Price 2020</u>	<u>Median Price 2021</u>	<u>Median Price 2022</u>	<u>Median Price 2023</u>	<u>Sales 2020</u>	<u>Sales 2021</u>	<u>Sales 2022</u>	<u>Sales 2023</u>
Q1	\$732,500	\$825,000	\$1,325,000	\$1,475,000	86	143	73	73
Q2	\$663,500	\$906,000	\$1,321,000		48	165	107	
Q3	\$777,000	\$865,900	\$1,255,000		71	77	33	
Q4	\$795,000	\$1,099,000	\$1,100,000		93	77	30	
Year	<b>\$750,000</b>	<b>\$899,750</b>	<b>\$1,275,000</b>		298	462	243	

*DTO- Days To Offer – the number of days a property is listed before an accepted offer is received*

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