

**Florida
Gulf Coast
University**



2025 Regional Economic Overview

Amir B. Ferreira Neto, PhD

Prepared for: Chamber of SWFL, September 2025

Takeaway Message

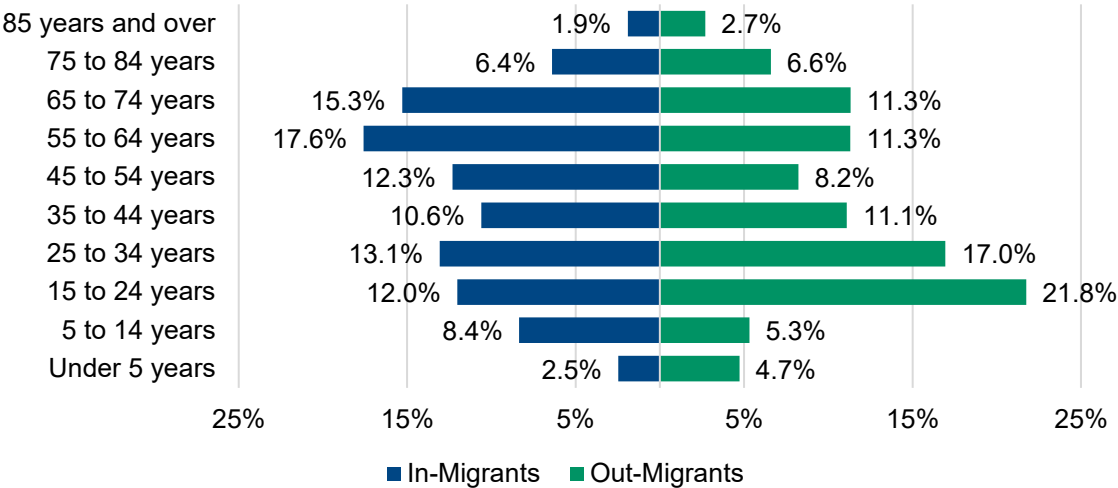
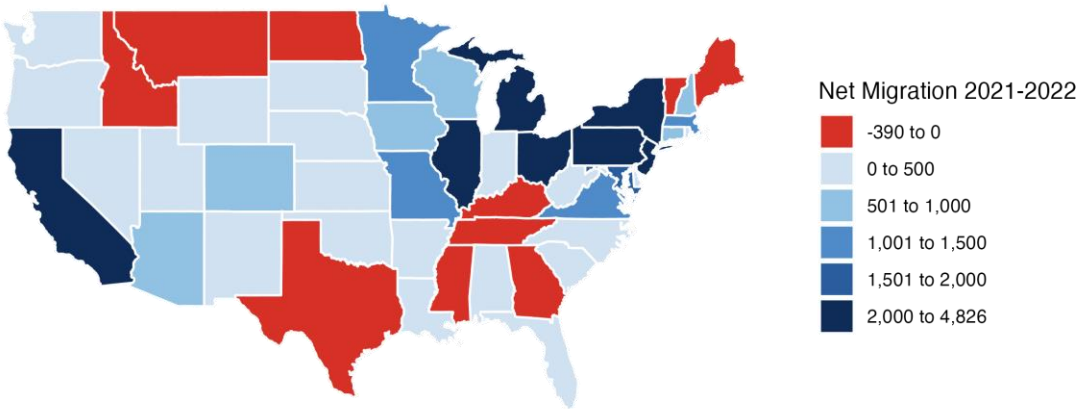
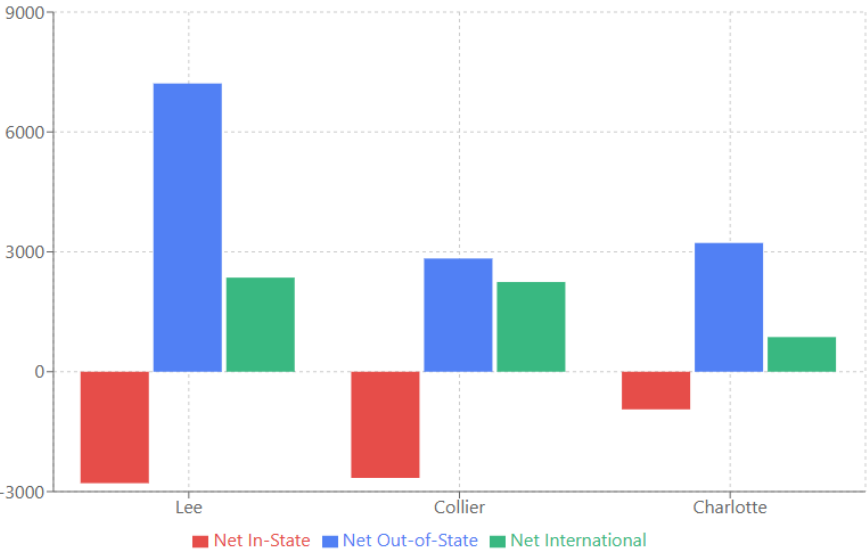
- While data shows some economic growth nationally, many signs of slowdown in the country and the region
- Insurance costs and natural disaster risks and reconstructions are major drivers of current FL and SWFL real estate markets
- Housing attainability critical to SWFL long-term growth



The Local Economy

SWFL Population

Net Migration by Source

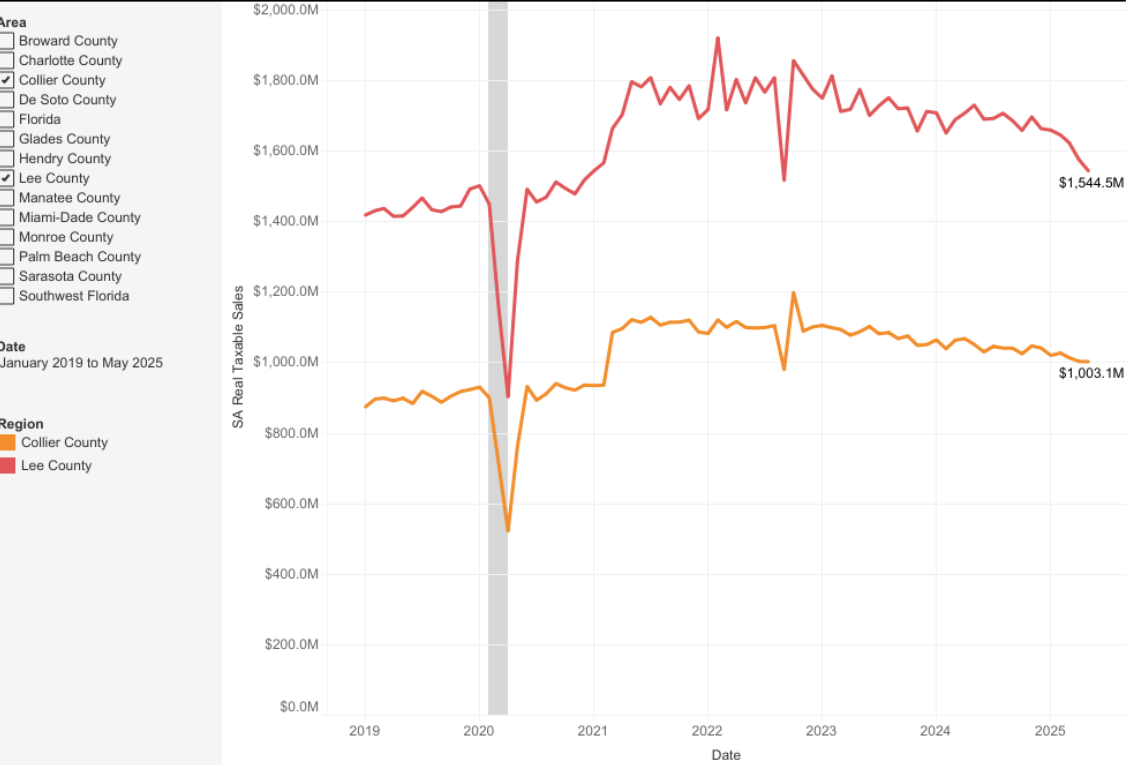


SWFL economy is showing some declining...

Real Taxable Sales

Seasonally-adjusted real taxable sales

FGCU | LUTGERT COLLEGE OF BUSINESS
Regional Economic Research Institute

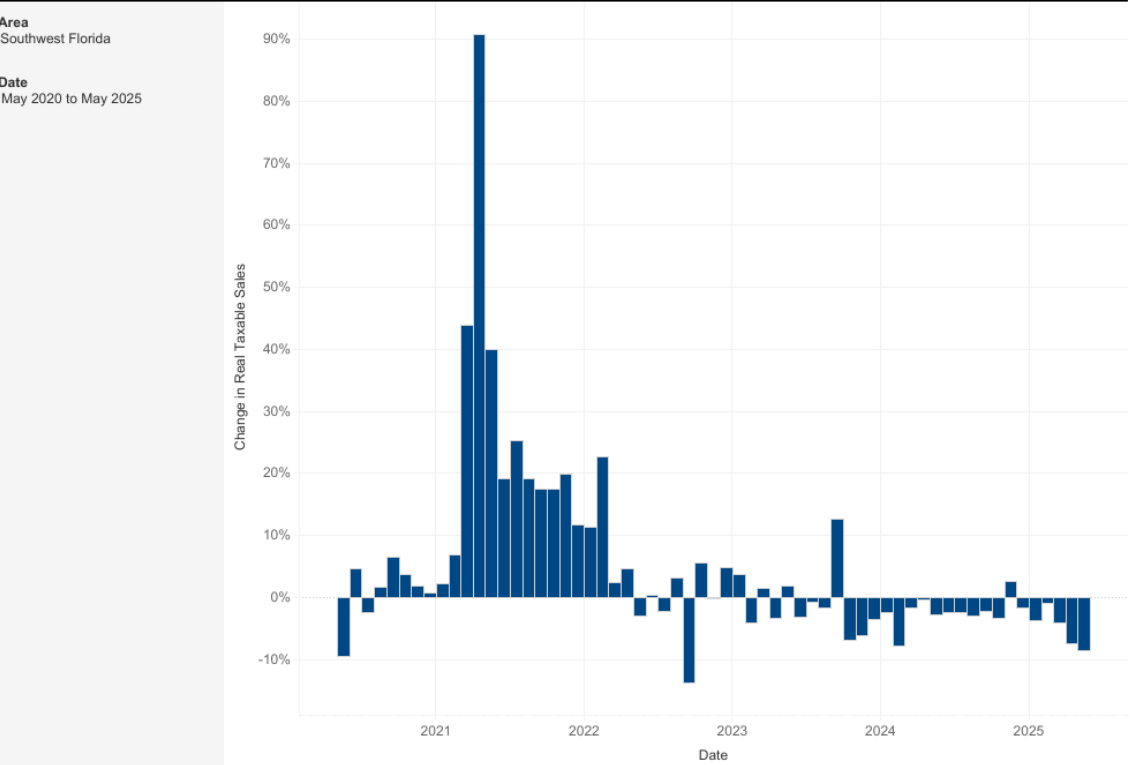


Prepared by the Regional Economic Research Institute
Note: Southwest Florida includes Charlotte, Collier, Glades, Hendry and Lee counties. Shaded areas indicate recession as defined by the NBER Business Cycle Dating Committee.
Source: Florida Department of Revenue, Office of Tax Research. All data seasonally adjusted by the Regional Economic Research Institute

Real Taxable Sales

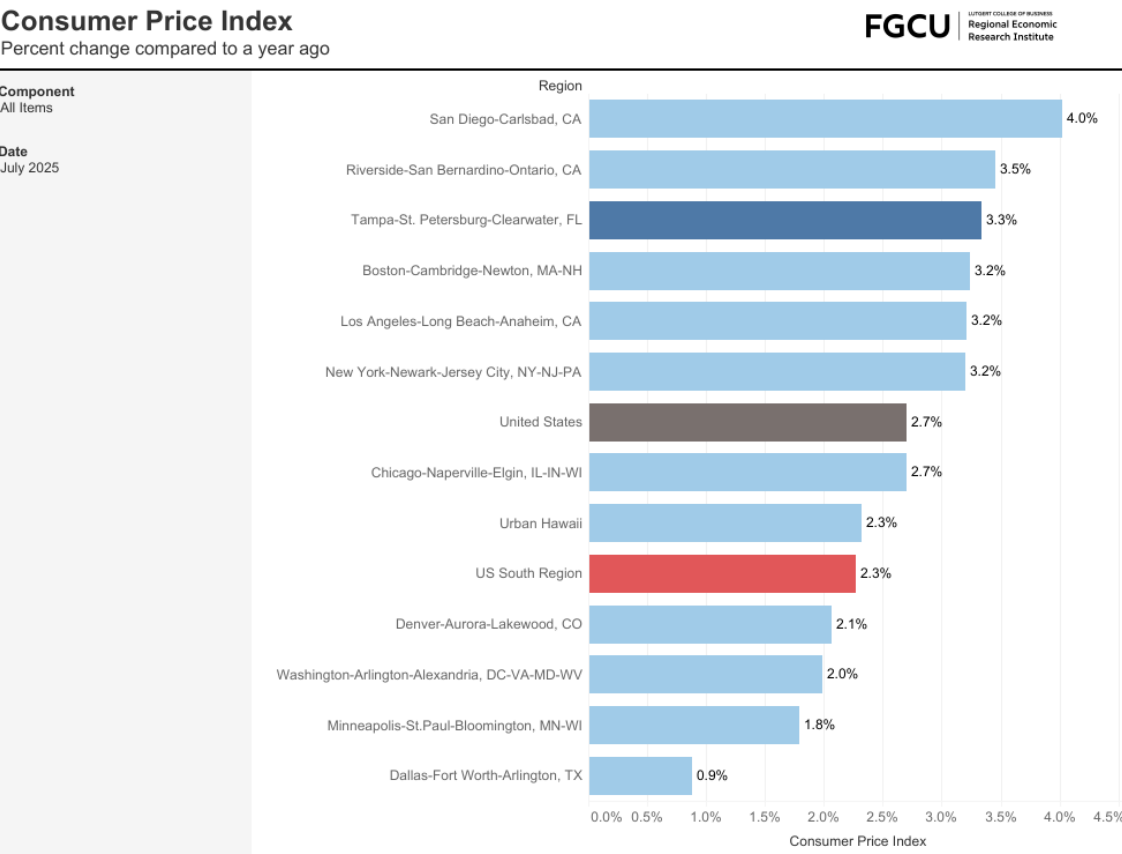
Year-to-year change in seasonally-adjusted real taxable sales

FGCU | LUTGERT COLLEGE OF BUSINESS
Regional Economic Research Institute

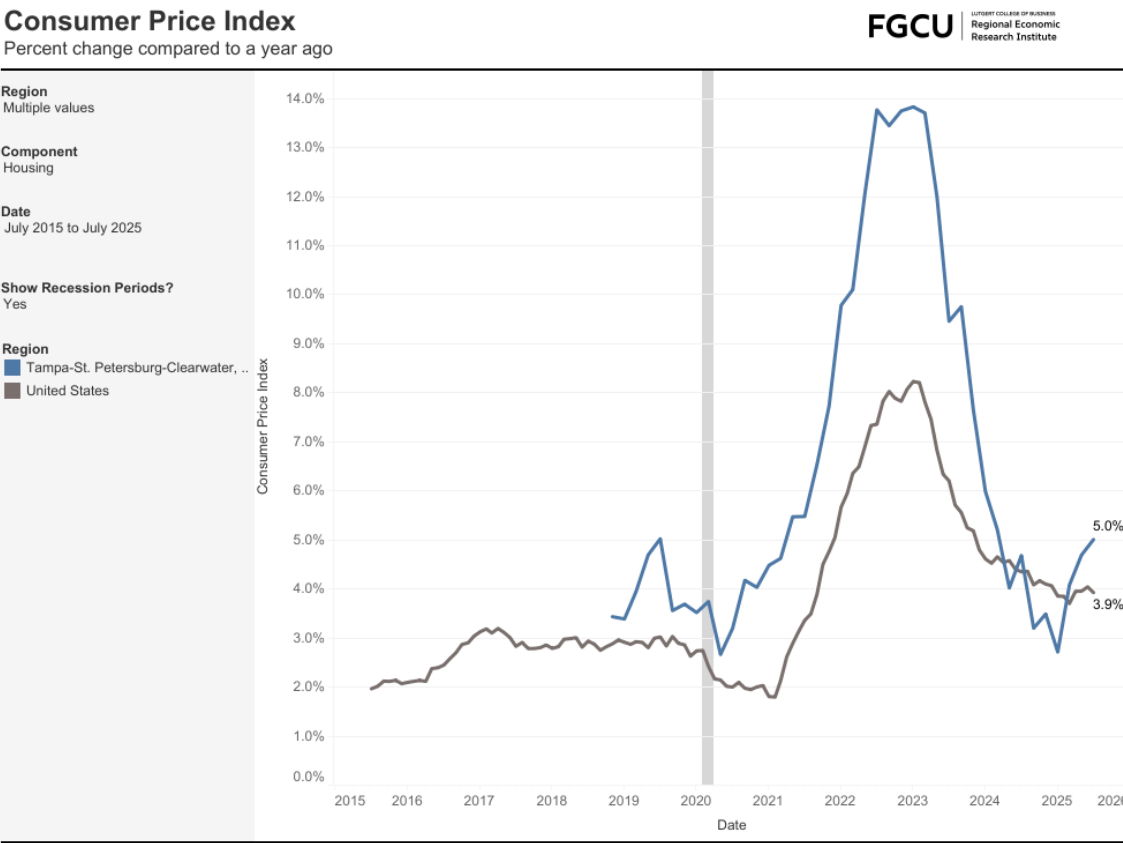


Prepared by the Regional Economic Research Institute
Note: Southwest Florida includes Charlotte, Collier, Glades, Hendry and Lee counties. Shaded areas indicate recession as defined by the NBER Business Cycle Dating Committee.
Source: Florida Department of Revenue, Office of Tax Research. All data seasonally adjusted by the Regional Economic Research Institute

SW-FL still running hotter than the US...



Prepared by the Regional Economic Research Institute
Source: U.S. Bureau of Labor Statistics

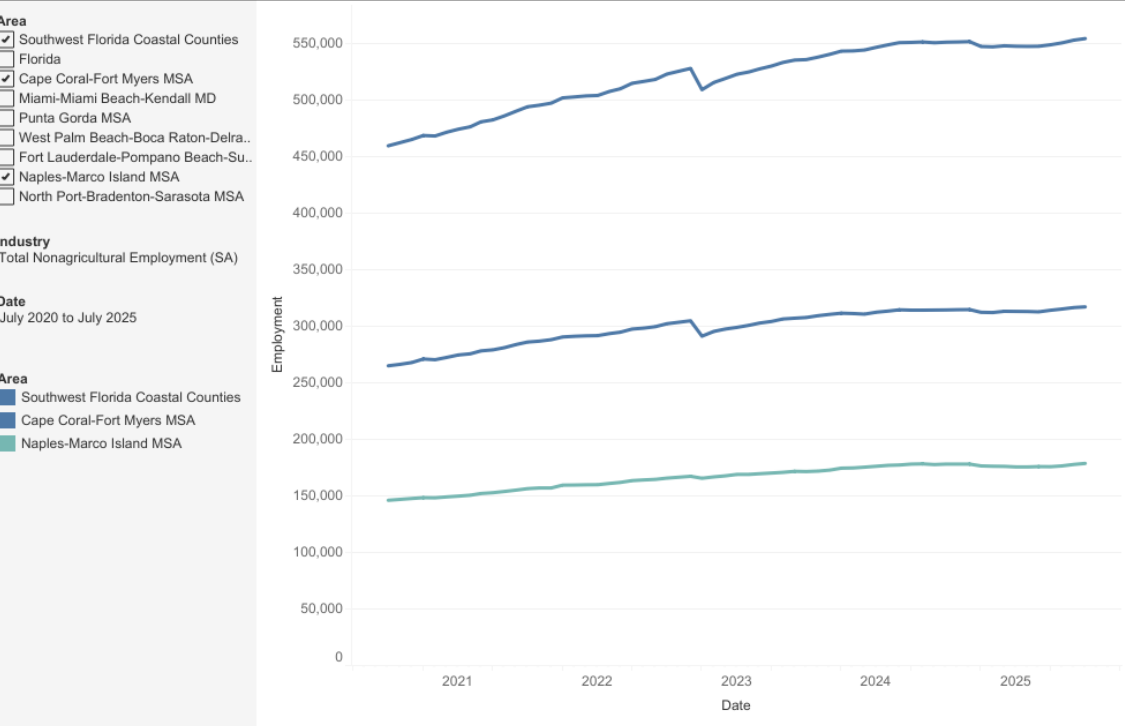


Prepared by the Regional Economic Research Institute
Note: Other goods and services includes tobacco and smoking products, personal care products and services, and miscellaneous personal goods.
Source: U.S. Bureau of Labor Statistics

Decreasing growing number of jobs (demand)

Employment by Industry

FGCU | LUTGERT COLLEGE OF BUSINESS
Regional Economic
Research Institute

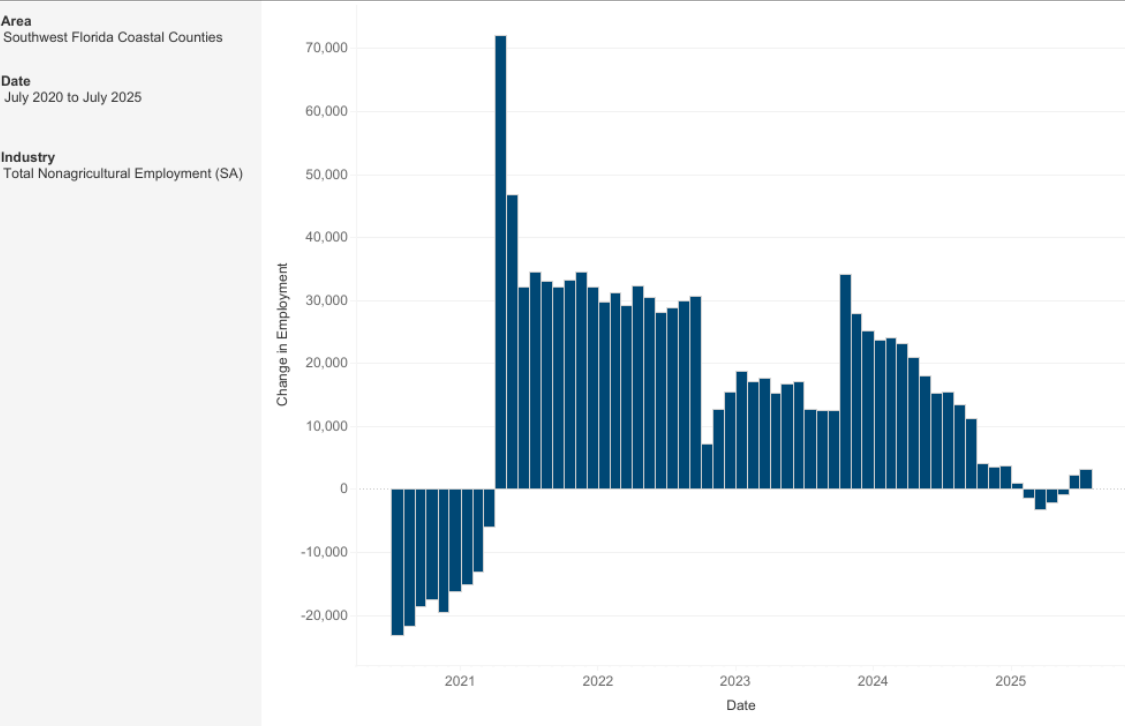


Prepared by the Regional Economic Research Institute
Note: Southwest Florida Coastal Counties includes Cape Coral-Fort Myers MSA, Naples-Marco Island MSA and Punta Gorda MSA. Shaded areas indicate recession as defined by the NBER Business Cycle Dating Committee. Total employment data seasonally adjusted by the Regional Economic Research Institute. All other industry-level data is not seasonally-adjusted...

Employment by Industry

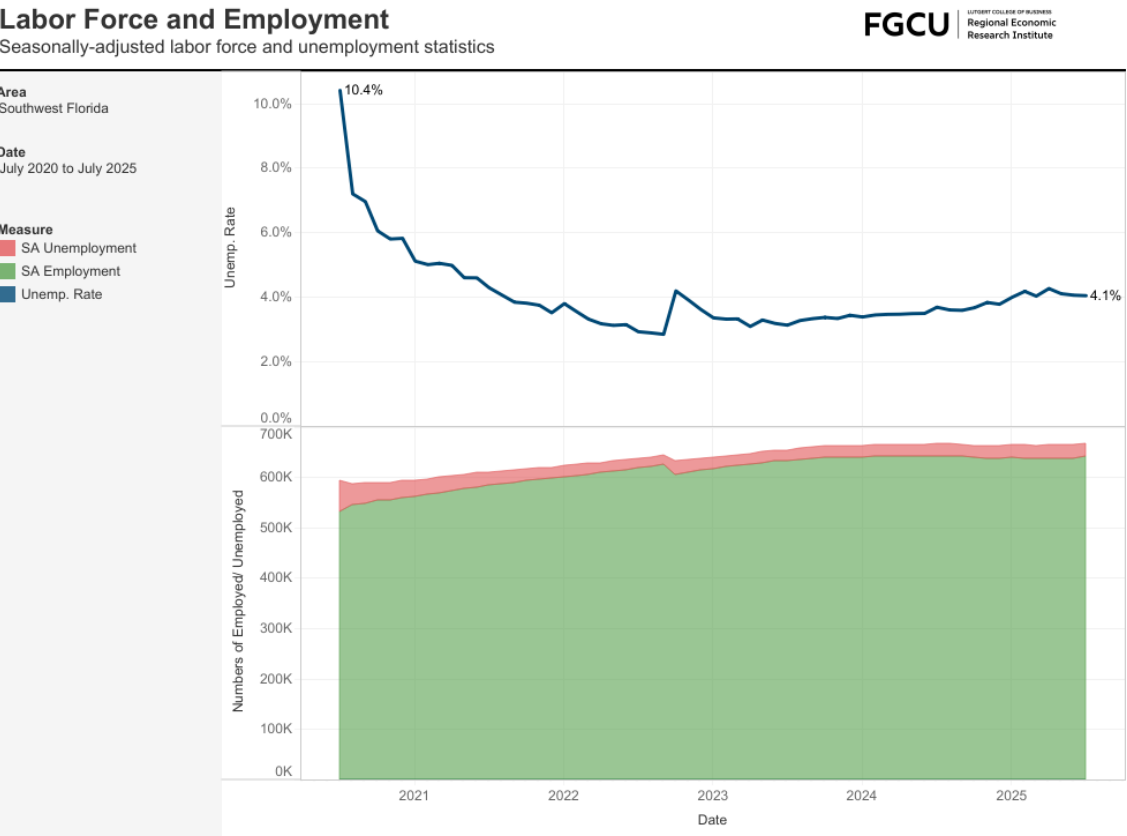
Year-to-year change in employment

FGCU | LUTGERT COLLEGE OF BUSINESS
Regional Economic
Research Institute

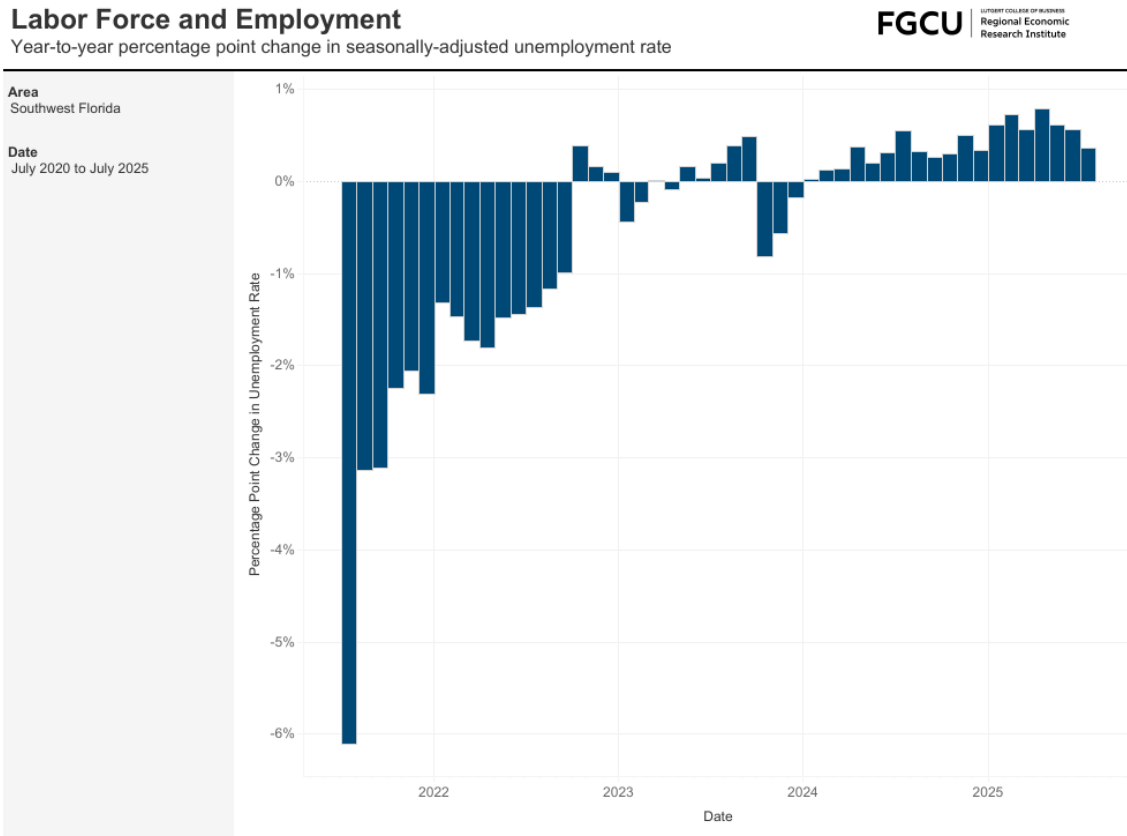


Prepared by the Regional Economic Research Institute
Note: Southwest Florida Coastal Counties includes Cape Coral-Fort Myers MSA, Naples-Marco Island MSA and Punta Gorda MSA. Shaded areas indicate recession as defined by the NBER Business Cycle Dating Committee. Total employment data seasonally adjusted by the Regional Economic Research Institute. All other industry-level data is not seasonally-adjusted...

UR increasing consistently, stable LF (supply-ish)



Prepared by the Regional Economic Research Institute
Note: Southwest Florida includes Charlotte, Collier, Glades, Hendry and Lee counties. Shaded areas indicate recession as defined by the NBER Business Cycle Dating Committee.
Source: Florida Department of Economic Opportunity. All data seasonally adjusted by the Regional Economic Research Institute



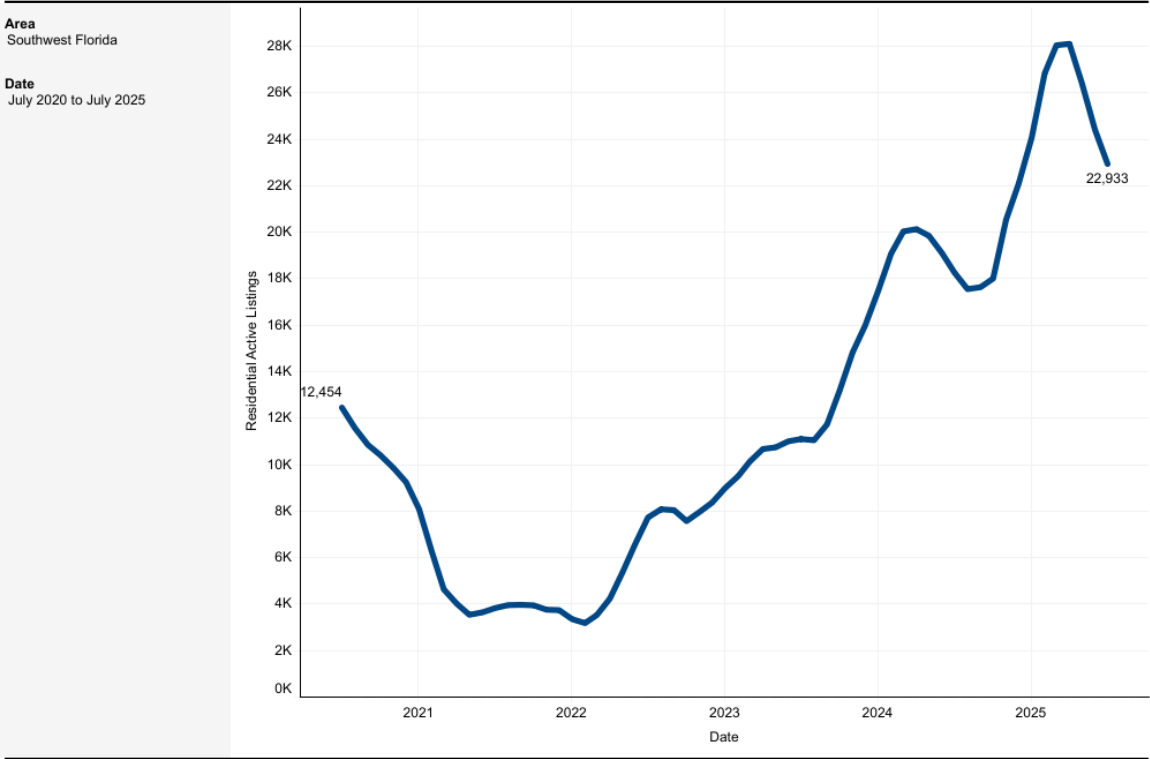
Prepared by the Regional Economic Research Institute
Note: Southwest Florida includes Charlotte, Collier, Glades, Hendry and Lee counties. Shaded areas indicate recession as defined by the NBER Business Cycle Dating Committee.
Source: Florida Department of Economic Opportunity. All data seasonally adjusted by the Regional Economic Research Institute

The Housing Market under correction...

Residential Active Listings

Total residential active listings

FGCU | LUTGERT COLLEGE OF BUSINESS
Regional Economic
Research Institute

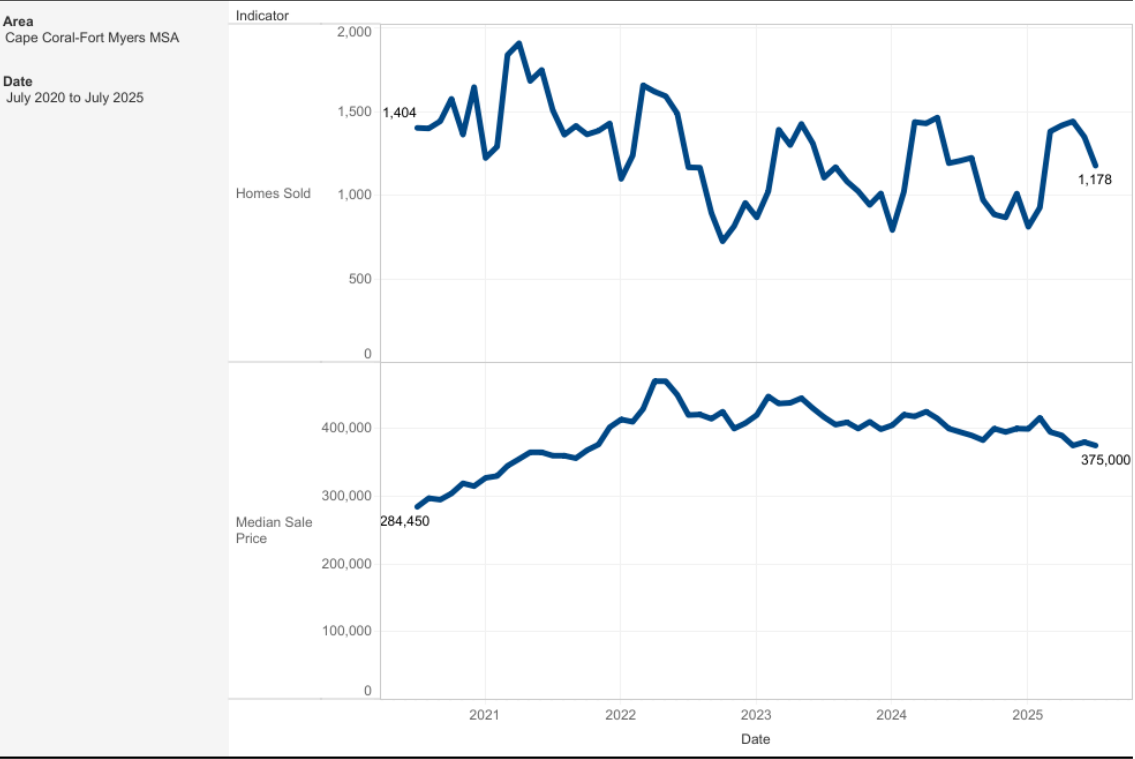


Prepared by the Regional Economic Research Institute
Note: Southwest Florida includes Charlotte, Collier, Glades, Hendry and Lee counties.
Source: Realtor.com residential listings database

Existing Single-Family Home Sales

Existing single-family home sales and median prices

FGCU | LUTGERT COLLEGE OF BUSINESS
Regional Economic
Research Institute



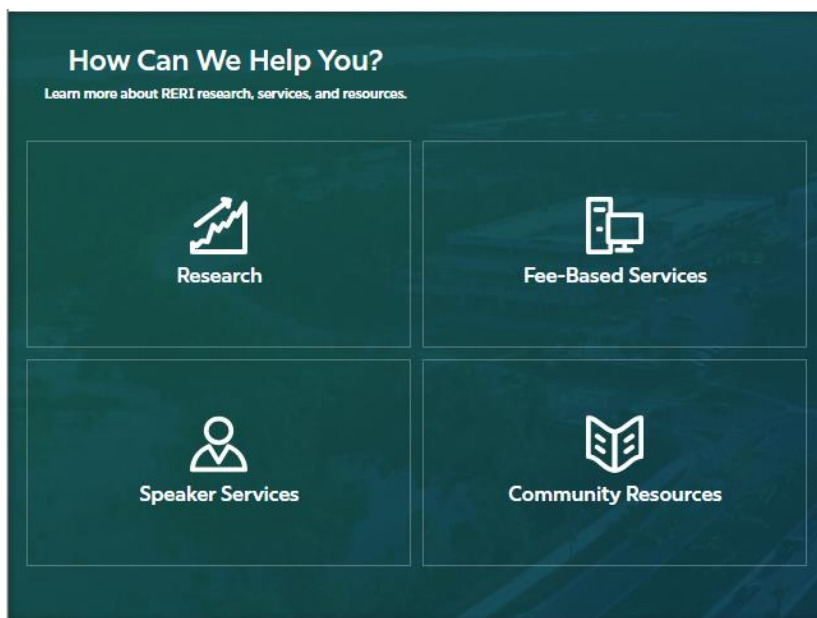
Prepared by the Regional Economic Research Institute
Note: Southwest Florida coastal counties include Cape Coral-Fort Myers MSA, Naples-Immokalee-Marco Island MSA and Punta Gorda MSA
Source: Florida Realtors®

Regional Economic Research Institute

Robust Regional Research for a Strong Regional Economy

Tracking trends, interpreting impact, and forecasting the future.

The Regional Economic Research Institute (RERI) studies the regional and state economy and conducts on-demand economic research of issues pertaining to Southwest Florida. Economic Research includes areas such as economic development and forecasting, economic impact analysis, surveys, among others. If you are a decision-maker in need of relevant data and analysis, the RERI can help assist you.



- + Economic Impact Analysis
- + Survey-Based Research
- + Industry Analysis
- + Economic and Demographic Profile
- + Population and Workforce Studies
- + Other Secondary Data Collection
- + Policy and Program Evaluation
- + Dashboard Design and Maintenance
- + Other Specialized Services

For more information on the
regional economy, visit our
website at

www.fgcu.edu/cob/reri

Sign-up for our newsletter!

