

Local Market Update – August 2020

A Research Tool Provided by Bonita Springs-Estero Board of Realtors®



Bonita Springs-Estero

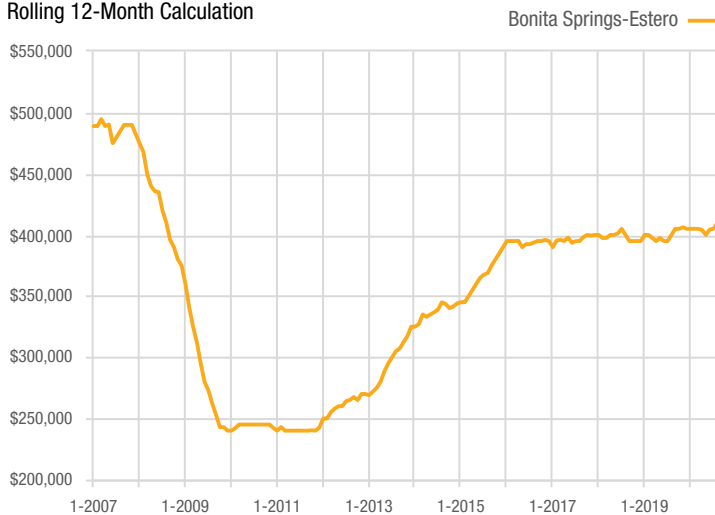
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	134	182	+ 35.8%	1,452	1,454	+ 0.1%
Pending Sales	100	205	+ 105.0%	1,070	1,238	+ 15.7%
Closed Sales	125	167	+ 33.6%	1,043	1,095	+ 5.0%
Days on Market Until Sale	102	93	- 8.8%	97	84	- 13.4%
Median Sales Price*	\$395,000	\$425,000	+ 7.6%	\$404,900	\$410,000	+ 1.3%
Average Sales Price*	\$427,317	\$542,421	+ 26.9%	\$524,017	\$522,863	- 0.2%
Percent of List Price Received*	96.1%	96.7%	+ 0.6%	95.9%	96.1%	+ 0.2%
Inventory of Homes for Sale	628	462	- 26.4%	—	—	—
Months Supply of Inventory	5.2	3.3	- 36.5%	—	—	—

Condo	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	128	181	+ 41.4%	1,406	1,478	+ 5.1%
Pending Sales	105	185	+ 76.2%	1,154	1,157	+ 0.3%
Closed Sales	100	128	+ 28.0%	1,132	1,038	- 8.3%
Days on Market Until Sale	107	87	- 18.7%	94	78	- 17.0%
Median Sales Price*	\$231,000	\$259,500	+ 12.3%	\$250,000	\$255,000	+ 2.0%
Average Sales Price*	\$296,509	\$324,208	+ 9.3%	\$314,206	\$326,912	+ 4.0%
Percent of List Price Received*	95.6%	96.7%	+ 1.2%	95.6%	95.9%	+ 0.3%
Inventory of Homes for Sale	608	577	- 5.1%	—	—	—
Months Supply of Inventory	4.8	4.4	- 8.3%	—	—	—

* 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.

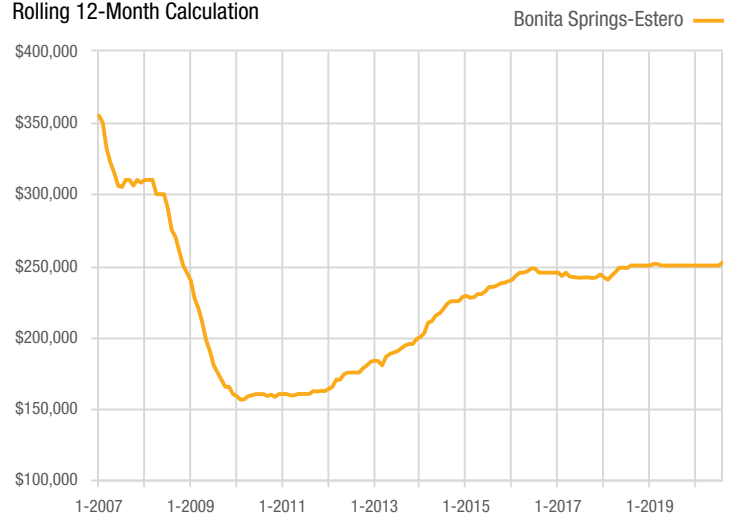
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.