

Local Market Update – October 2020

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



Bonita Springs-Estero

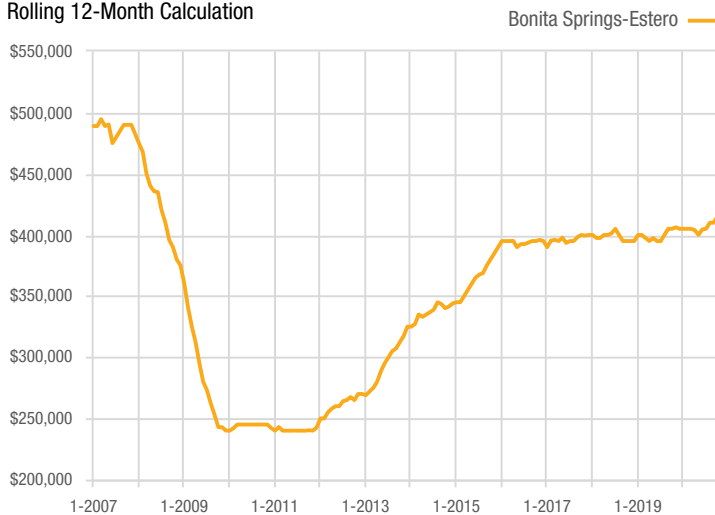
Single Family	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	254	222	- 12.6%	1,871	1,891	+ 1.1%
Pending Sales	114	225	+ 97.4%	1,283	1,615	+ 25.9%
Closed Sales	103	184	+ 78.6%	1,250	1,436	+ 14.9%
Days on Market Until Sale	110	91	- 17.3%	100	85	- 15.0%
Median Sales Price*	\$409,900	\$449,000	+ 9.5%	\$405,000	\$415,000	+ 2.5%
Average Sales Price*	\$534,013	\$570,201	+ 6.8%	\$518,241	\$529,785	+ 2.2%
Percent of List Price Received*	95.7%	96.7%	+ 1.0%	95.9%	96.3%	+ 0.4%
Inventory of Homes for Sale	735	446	- 39.3%	—	—	—
Months Supply of Inventory	6.1	2.9	- 52.5%	—	—	—

Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	185	212	+ 14.6%	1,769	1,894	+ 7.1%
Pending Sales	103	208	+ 101.9%	1,363	1,506	+ 10.5%
Closed Sales	112	175	+ 56.3%	1,337	1,364	+ 2.0%
Days on Market Until Sale	93	73	- 21.5%	93	77	- 17.2%
Median Sales Price*	\$234,950	\$262,000	+ 11.5%	\$248,000	\$255,000	+ 2.8%
Average Sales Price*	\$278,447	\$311,059	+ 11.7%	\$312,909	\$325,784	+ 4.1%
Percent of List Price Received*	95.5%	96.4%	+ 0.9%	95.6%	96.0%	+ 0.4%
Inventory of Homes for Sale	654	561	- 14.2%	—	—	—
Months Supply of Inventory	5.1	3.9	- 23.5%	—	—	—

* 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.

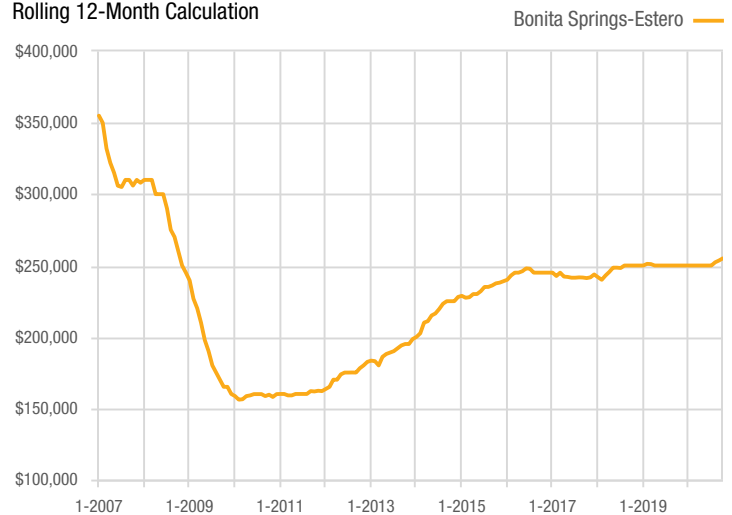
Median Sales Price - Single Family

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.