

Local Market Update – November 2020

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



Bonita Springs-Estero

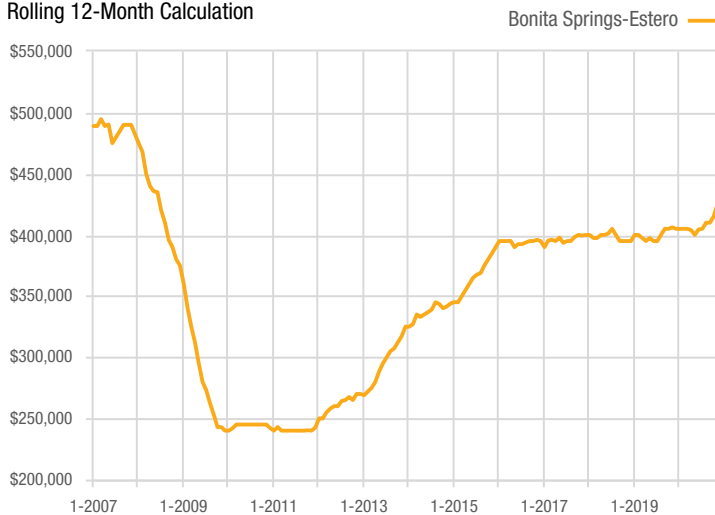
Single Family	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
Key Metrics						
New Listings	207	158	- 23.7%	2,078	2,053	- 1.2%
Pending Sales	107	191	+ 78.5%	1,390	1,800	+ 29.5%
Closed Sales	111	177	+ 59.5%	1,361	1,615	+ 18.7%
Days on Market Until Sale	80	71	- 11.3%	98	84	- 14.3%
Median Sales Price*	\$406,500	\$490,000	+ 20.5%	\$405,000	\$425,000	+ 4.9%
Average Sales Price*	\$491,407	\$695,211	+ 41.5%	\$516,052	\$547,915	+ 6.2%
Percent of List Price Received*	96.5%	97.0%	+ 0.5%	95.9%	96.4%	+ 0.5%
Inventory of Homes for Sale	779	390	- 49.9%	—	—	—
Months Supply of Inventory	6.4	2.4	- 62.5%	—	—	—

Condo	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
Key Metrics						
New Listings	173	194	+ 12.1%	1,942	2,089	+ 7.6%
Pending Sales	118	201	+ 70.3%	1,481	1,700	+ 14.8%
Closed Sales	96	165	+ 71.9%	1,433	1,530	+ 6.8%
Days on Market Until Sale	86	76	- 11.6%	92	77	- 16.3%
Median Sales Price*	\$251,750	\$272,000	+ 8.0%	\$249,900	\$259,000	+ 3.6%
Average Sales Price*	\$317,480	\$352,069	+ 10.9%	\$313,215	\$328,533	+ 4.9%
Percent of List Price Received*	96.1%	96.2%	+ 0.1%	95.6%	96.0%	+ 0.4%
Inventory of Homes for Sale	670	524	- 21.8%	—	—	—
Months Supply of Inventory	5.1	3.5	- 31.4%	—	—	—

* 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.

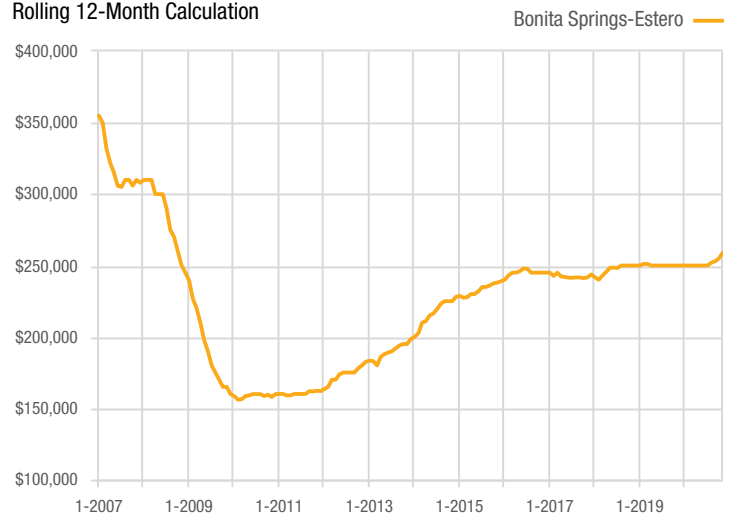
Median Sales Price - Single Family

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.