

Local Market Update – January 2021

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



Bonita Springs-Estero

Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	287	200	- 30.3%	287	200	- 30.3%
Pending Sales	165	247	+ 49.7%	165	247	+ 49.7%
Closed Sales	93	172	+ 84.9%	93	172	+ 84.9%
Days on Market Until Sale	67	65	- 3.0%	67	65	- 3.0%
Median Sales Price*	\$400,000	\$467,500	+ 16.9%	\$400,000	\$467,500	+ 16.9%
Average Sales Price*	\$553,661	\$609,412	+ 10.1%	\$553,661	\$609,412	+ 10.1%
Percent of List Price Received*	96.2%	96.8%	+ 0.6%	96.2%	96.8%	+ 0.6%
Inventory of Homes for Sale	832	276	- 66.8%	—	—	—
Months Supply of Inventory	6.4	1.6	- 75.0%	—	—	—

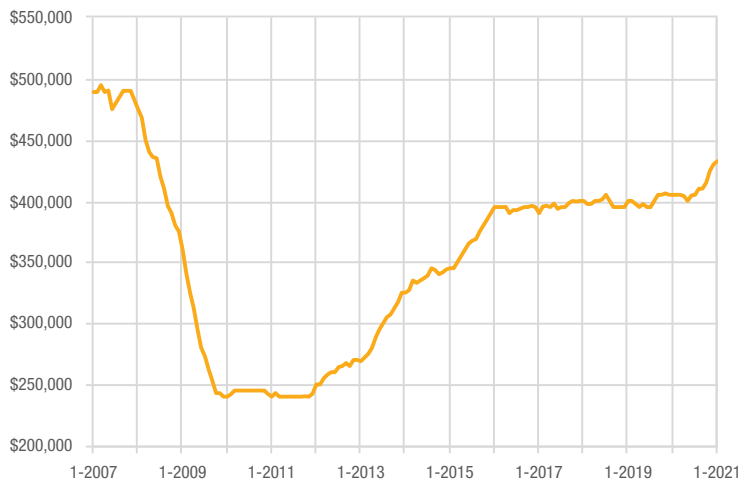
Condo	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	258	223	- 13.6%	258	223	- 13.6%
Pending Sales	170	328	+ 92.9%	170	328	+ 92.9%
Closed Sales	97	164	+ 69.1%	97	164	+ 69.1%
Days on Market Until Sale	82	98	+ 19.5%	82	98	+ 19.5%
Median Sales Price*	\$265,000	\$305,000	+ 15.1%	\$265,000	\$305,000	+ 15.1%
Average Sales Price*	\$390,885	\$413,306	+ 5.7%	\$390,885	\$413,306	+ 5.7%
Percent of List Price Received*	95.4%	96.2%	+ 0.8%	95.4%	96.2%	+ 0.8%
Inventory of Homes for Sale	751	379	- 49.5%	—	—	—
Months Supply of Inventory	5.5	2.3	- 58.2%	—	—	—

* 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

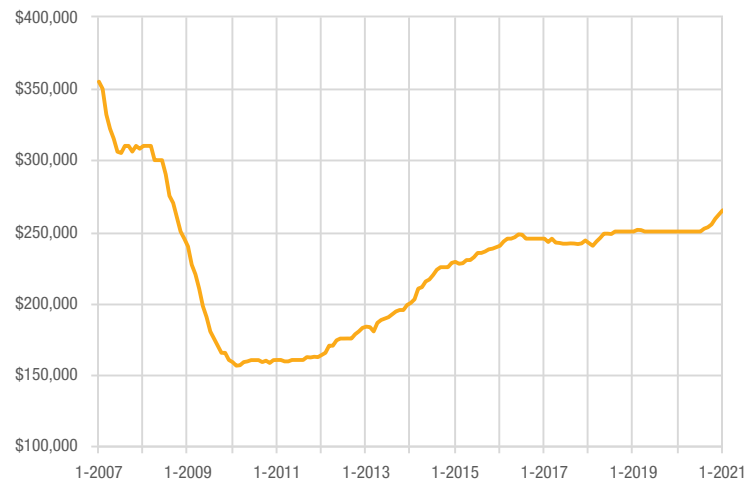
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Median Sales Price - Condo

Rolling 12-Month Calculation

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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.