

Local Market Update – March 2021

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



BONITA SPRINGS-ESTERO
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Single Family	March			Year to Date		
	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
Key Metrics						
New Listings	168	200	+ 19.0%	707	584	- 17.4%
Pending Sales	117	285	+ 143.6%	461	743	+ 61.2%
Closed Sales	170	240	+ 41.2%	398	588	+ 47.7%
Days on Market Until Sale	89	62	- 30.3%	81	64	- 21.0%
Median Sales Price*	\$402,500	\$489,500	+ 21.6%	\$406,500	\$500,000	+ 23.0%
Average Sales Price*	\$502,929	\$691,052	+ 37.4%	\$527,603	\$670,838	+ 27.1%
Percent of List Price Received*	95.8%	97.9%	+ 2.2%	95.9%	97.2%	+ 1.4%
Inventory of Homes for Sale	831	137	- 83.5%	—	—	—
Months Supply of Inventory	6.5	0.7	- 89.2%	—	—	—

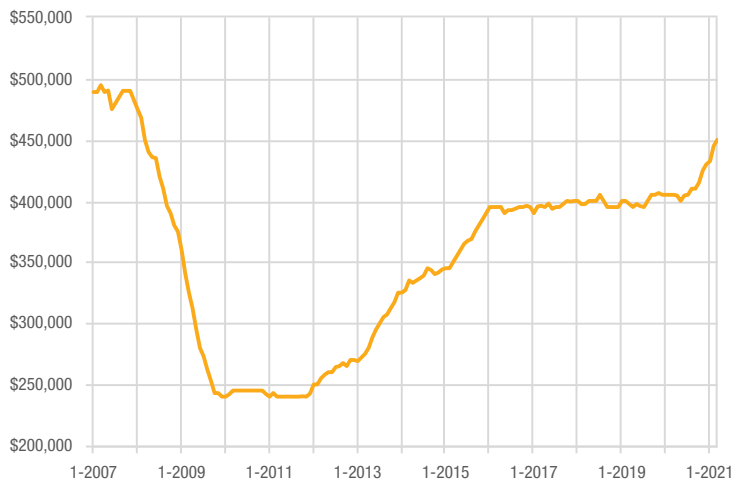
Condo	March			Year to Date		
	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
Key Metrics						
New Listings	189	224	+ 18.5%	685	648	- 5.4%
Pending Sales	129	344	+ 166.7%	515	938	+ 82.1%
Closed Sales	175	326	+ 86.3%	426	692	+ 62.4%
Days on Market Until Sale	83	67	- 19.3%	86	74	- 14.0%
Median Sales Price*	\$270,000	\$297,000	+ 10.0%	\$257,500	\$286,250	+ 11.2%
Average Sales Price*	\$314,157	\$394,826	+ 25.7%	\$330,340	\$386,381	+ 17.0%
Percent of List Price Received*	96.4%	97.5%	+ 1.1%	96.0%	97.0%	+ 1.0%
Inventory of Homes for Sale	745	142	- 80.9%	—	—	—
Months Supply of Inventory	5.7	0.7	- 87.7%	—	—	—

* 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

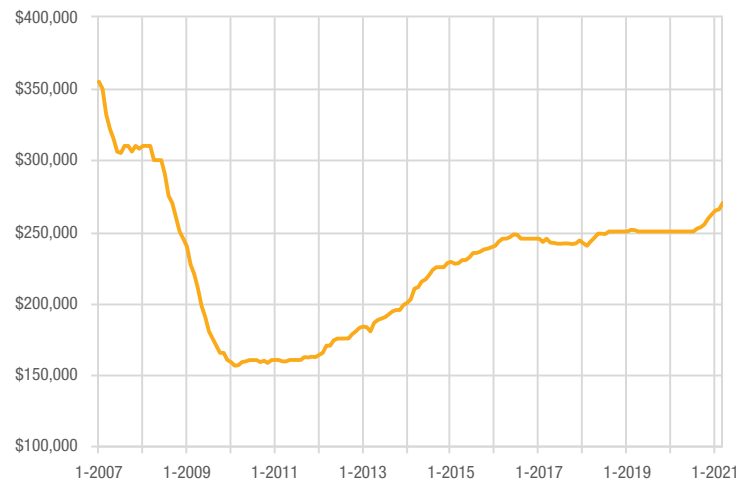
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Median Sales Price - Condo

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.