

Local Market Update – April 2021

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



Bonita Springs-Estero

Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	87	234	+ 169.0%	794	819	+ 3.1%
Pending Sales	82	249	+ 203.7%	543	952	+ 75.3%
Closed Sales	143	234	+ 63.6%	541	825	+ 52.5%
Days on Market Until Sale	75	41	- 45.3%	80	57	- 28.8%
Median Sales Price*	\$410,000	\$500,000	+ 22.0%	\$407,000	\$500,000	+ 22.9%
Average Sales Price*	\$516,264	\$723,124	+ 40.1%	\$524,606	\$684,791	+ 30.5%
Percent of List Price Received*	96.1%	98.5%	+ 2.5%	96.0%	97.6%	+ 1.7%
Inventory of Homes for Sale	752	148	- 80.3%	—	—	—
Months Supply of Inventory	6.3	0.8	- 87.3%	—	—	—

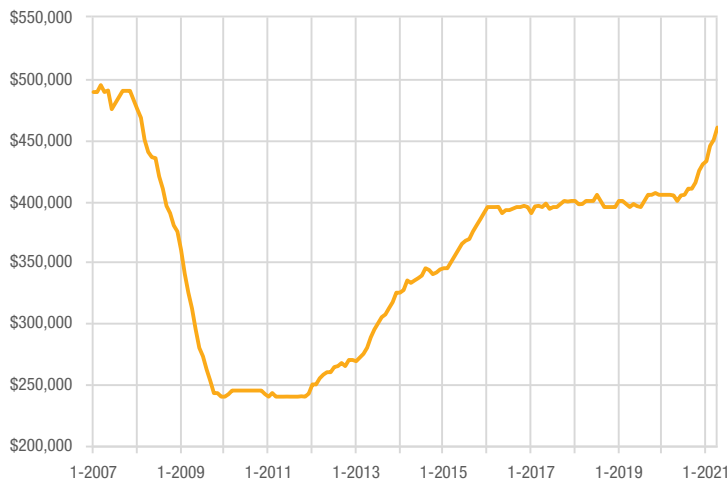
Condo	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	89	170	+ 91.0%	774	823	+ 6.3%
Pending Sales	79	212	+ 168.4%	594	1,128	+ 89.9%
Closed Sales	148	318	+ 114.9%	574	1,015	+ 76.8%
Days on Market Until Sale	69	50	- 27.5%	82	67	- 18.3%
Median Sales Price*	\$279,500	\$292,750	+ 4.7%	\$260,000	\$290,000	+ 11.5%
Average Sales Price*	\$353,373	\$378,157	+ 7.0%	\$336,279	\$384,392	+ 14.3%
Percent of List Price Received*	95.9%	98.2%	+ 2.4%	95.9%	97.4%	+ 1.6%
Inventory of Homes for Sale	679	118	- 82.6%	—	—	—
Months Supply of Inventory	5.6	0.6	- 89.3%	—	—	—

* 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

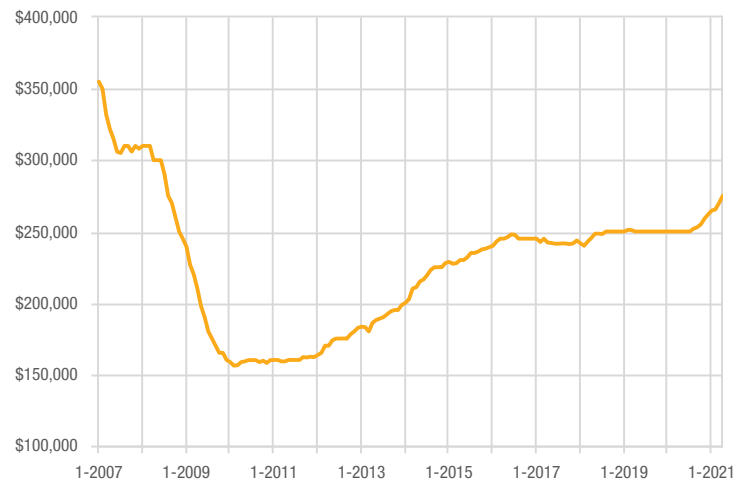
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Median Sales Price - Condo

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.