

Local Market Update – May 2021

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



BONITA SPRINGS-ESTERO
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Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	161	175	+ 8.7%	955	1,002	+ 4.9%
Pending Sales	157	203	+ 29.3%	700	1,138	+ 62.6%
Closed Sales	105	235	+ 123.8%	646	1,063	+ 64.6%
Days on Market Until Sale	85	24	- 71.8%	80	50	- 37.5%
Median Sales Price*	\$395,000	\$560,811	+ 42.0%	\$405,000	\$507,000	+ 25.2%
Average Sales Price*	\$465,549	\$729,242	+ 56.6%	\$515,007	\$694,526	+ 34.9%
Percent of List Price Received*	96.1%	99.6%	+ 3.6%	96.0%	98.0%	+ 2.1%
Inventory of Homes for Sale	687	130	- 81.1%	—	—	—
Months Supply of Inventory	5.6	0.7	- 87.5%	—	—	—

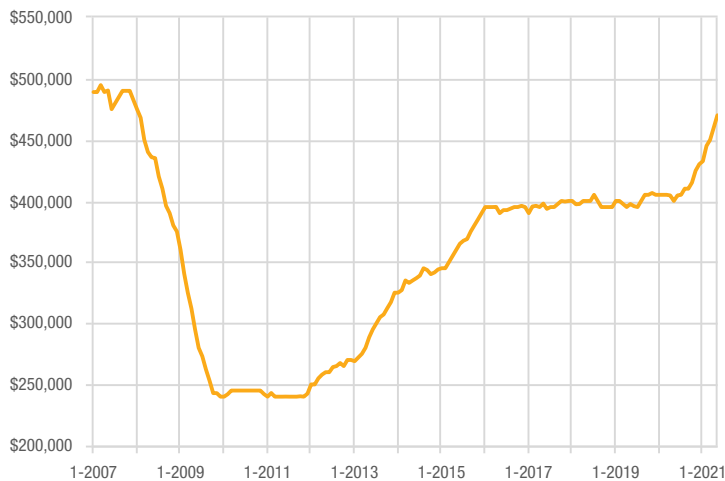
Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	159	160	+ 0.6%	933	984	+ 5.5%
Pending Sales	101	184	+ 82.2%	695	1,292	+ 85.9%
Closed Sales	89	206	+ 131.5%	663	1,223	+ 84.5%
Days on Market Until Sale	68	37	- 45.6%	80	62	- 22.5%
Median Sales Price*	\$257,000	\$314,750	+ 22.5%	\$260,000	\$292,500	+ 12.5%
Average Sales Price*	\$295,393	\$440,841	+ 49.2%	\$330,791	\$393,731	+ 19.0%
Percent of List Price Received*	95.1%	98.9%	+ 4.0%	95.8%	97.6%	+ 1.9%
Inventory of Homes for Sale	668	98	- 85.3%	—	—	—
Months Supply of Inventory	5.6	0.5	- 91.1%	—	—	—

* 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

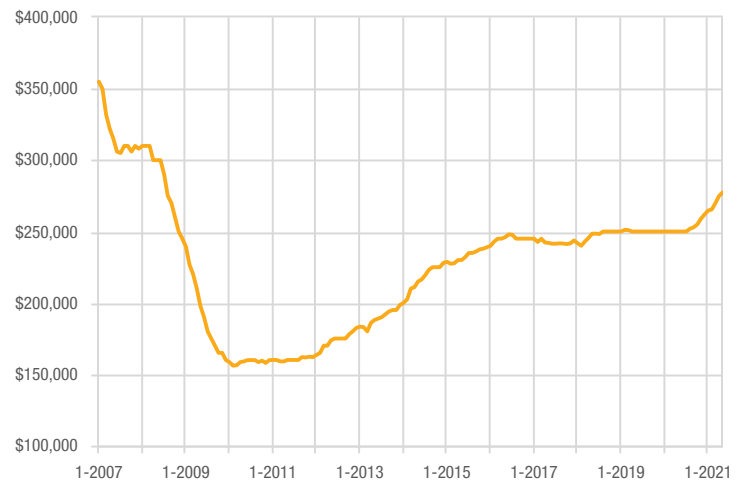
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Median Sales Price - Condo

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.