

Local Market Update – August 2021

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



BONITA SPRINGS-ESTERO
REALTORS®

Bonita Springs-Estero

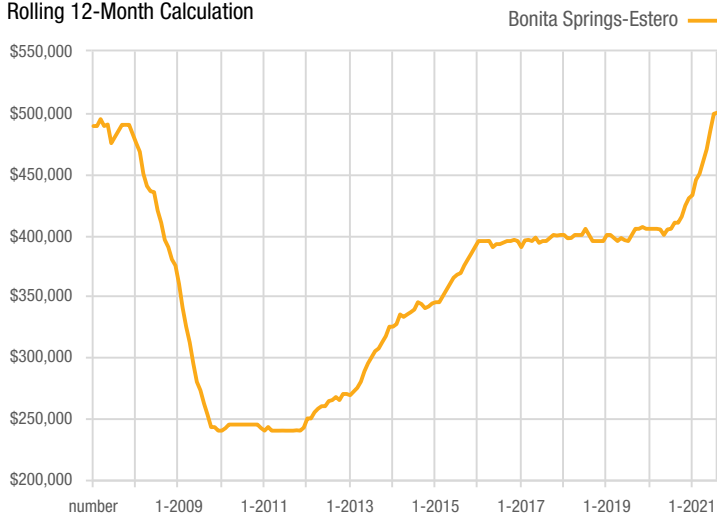
Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	183	138	- 24.6%	1,465	1,460	- 0.3%
Pending Sales	177	165	- 6.8%	1,207	1,576	+ 30.6%
Closed Sales	174	141	- 19.0%	1,102	1,587	+ 44.0%
Days on Market Until Sale	91	21	- 76.9%	84	41	- 51.2%
Median Sales Price*	\$425,000	\$545,000	+ 28.2%	\$410,000	\$525,000	+ 28.0%
Average Sales Price*	\$537,634	\$621,528	+ 15.6%	\$522,255	\$683,314	+ 30.8%
Percent of List Price Received*	96.7%	100.3%	+ 3.7%	96.1%	98.6%	+ 2.6%
Inventory of Homes for Sale	532	113	- 78.8%	—	—	—
Months Supply of Inventory	3.9	0.6	- 84.6%	—	—	—

Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	185	117	- 36.8%	1,488	1,375	- 7.6%
Pending Sales	172	125	- 27.3%	1,139	1,675	+ 47.1%
Closed Sales	129	132	+ 2.3%	1,039	1,706	+ 64.2%
Days on Market Until Sale	86	19	- 77.9%	78	50	- 35.9%
Median Sales Price*	\$259,000	\$348,500	+ 34.6%	\$255,000	\$309,950	+ 21.5%
Average Sales Price*	\$323,206	\$431,872	+ 33.6%	\$326,756	\$409,626	+ 25.4%
Percent of List Price Received*	96.7%	100.3%	+ 3.7%	95.9%	98.3%	+ 2.5%
Inventory of Homes for Sale	634	83	- 86.9%	—	—	—
Months Supply of Inventory	4.9	0.4	- 91.8%	—	—	—

* 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.

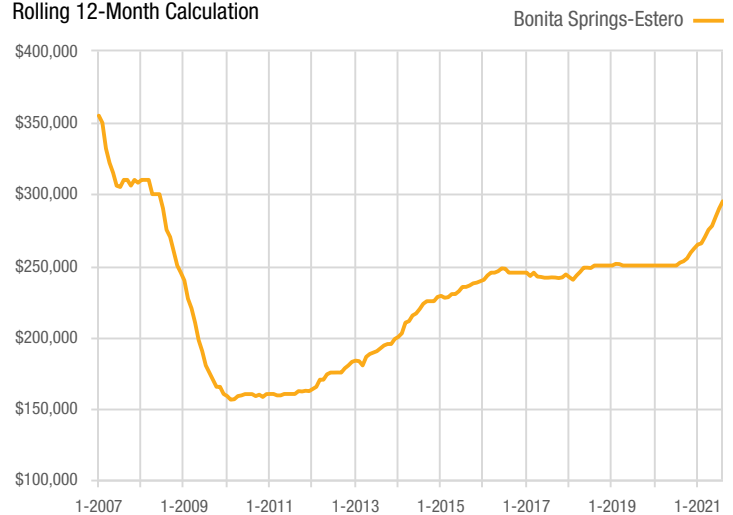
Median Sales Price - Single Family

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.