

Local Market Update – July 2021

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



BONITA SPRINGS-ESTERO
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Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
Key Metrics						
New Listings	152	144	- 5.3%	1,280	1,313	+ 2.6%
Pending Sales	166	157	- 5.4%	1,030	1,429	+ 38.7%
Closed Sales	141	163	+ 15.6%	928	1,443	+ 55.5%
Days on Market Until Sale	80	23	- 71.3%	83	43	- 48.2%
Median Sales Price*	\$409,900	\$557,500	+ 36.0%	\$405,000	\$524,850	+ 29.6%
Average Sales Price*	\$442,721	\$648,347	+ 46.4%	\$519,371	\$689,546	+ 32.8%
Percent of List Price Received*	96.1%	99.4%	+ 3.4%	96.0%	98.4%	+ 2.5%
Inventory of Homes for Sale	578	119	- 79.4%	—	—	—
Months Supply of Inventory	4.4	0.6	- 86.4%	—	—	—

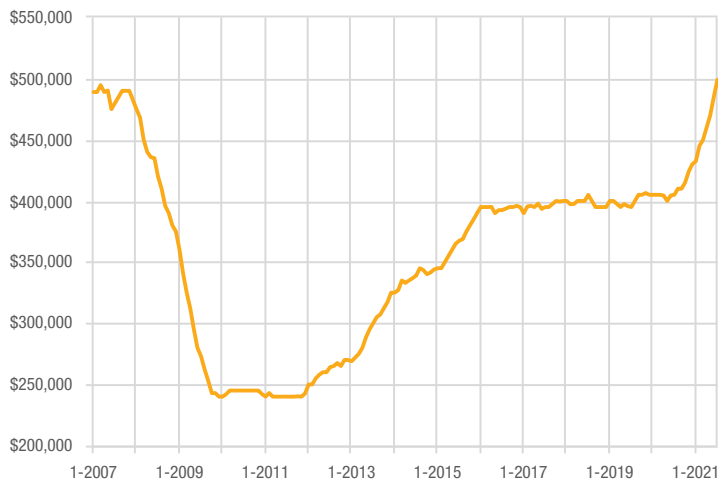
Condo	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
Key Metrics						
New Listings	168	112	- 33.3%	1,303	1,254	- 3.8%
Pending Sales	118	122	+ 3.4%	967	1,554	+ 60.7%
Closed Sales	128	151	+ 18.0%	910	1,574	+ 73.0%
Days on Market Until Sale	70	17	- 75.7%	77	53	- 31.2%
Median Sales Price*	\$239,000	\$340,000	+ 42.3%	\$255,000	\$305,000	+ 19.6%
Average Sales Price*	\$308,511	\$468,259	+ 51.8%	\$327,259	\$407,760	+ 24.6%
Percent of List Price Received*	95.7%	100.2%	+ 4.7%	95.8%	98.1%	+ 2.4%
Inventory of Homes for Sale	661	91	- 86.2%	—	—	—
Months Supply of Inventory	5.3	0.4	- 92.5%	—	—	—

* 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

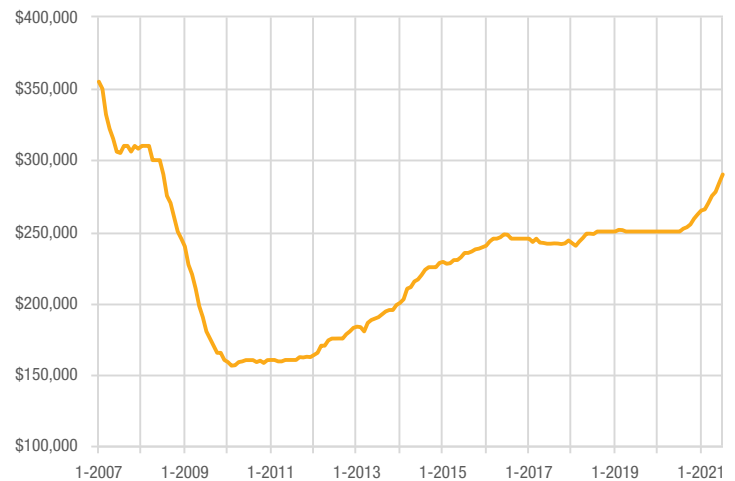
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Median Sales Price - Condo

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.