

Local Market Update – October 2021

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



Bonita Springs-Estero

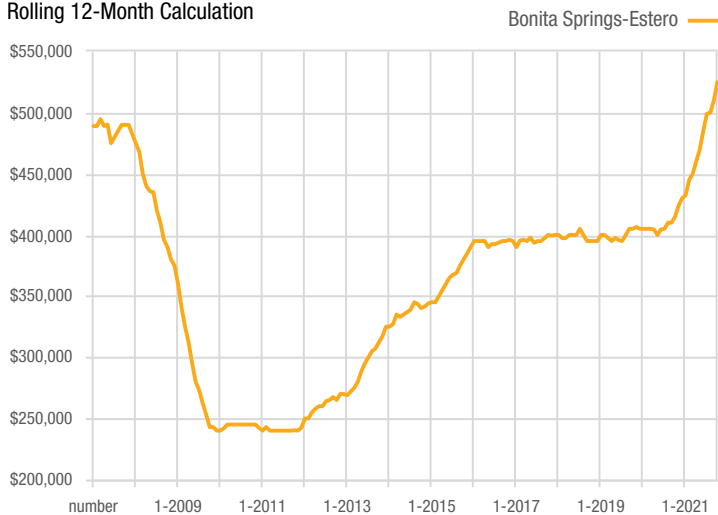
Key Metrics	October			Year to Date		
	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	225	165	- 26.7%	1,900	1,790	- 5.8%
Pending Sales	218	150	- 31.2%	1,605	1,850	+ 15.3%
Closed Sales	187	134	- 28.3%	1,442	1,865	+ 29.3%
Days on Market Until Sale	93	16	- 82.8%	85	37	- 56.5%
Median Sales Price*	\$449,900	\$590,000	+ 31.1%	\$415,000	\$530,000	+ 27.7%
Average Sales Price*	\$571,479	\$742,248	+ 29.9%	\$529,720	\$683,327	+ 29.0%
Percent of List Price Received*	96.7%	99.8%	+ 3.2%	96.3%	98.7%	+ 2.5%
Inventory of Homes for Sale	482	141	- 70.7%	—	—	—
Months Supply of Inventory	3.2	0.8	- 75.0%	—	—	—

Key Metrics	October			Year to Date		
	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
New Listings	215	126	- 41.4%	1,900	1,648	- 13.3%
Pending Sales	201	134	- 33.3%	1,496	1,935	+ 29.3%
Closed Sales	175	119	- 32.0%	1,365	1,940	+ 42.1%
Days on Market Until Sale	73	15	- 79.5%	77	46	- 40.3%
Median Sales Price*	\$262,000	\$367,957	+ 40.4%	\$255,000	\$315,000	+ 23.5%
Average Sales Price*	\$311,059	\$489,515	+ 57.4%	\$325,688	\$414,174	+ 27.2%
Percent of List Price Received*	96.4%	100.2%	+ 3.9%	96.0%	98.6%	+ 2.7%
Inventory of Homes for Sale	602	79	- 86.9%	—	—	—
Months Supply of Inventory	4.2	0.4	- 90.5%	—	—	—

* 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.

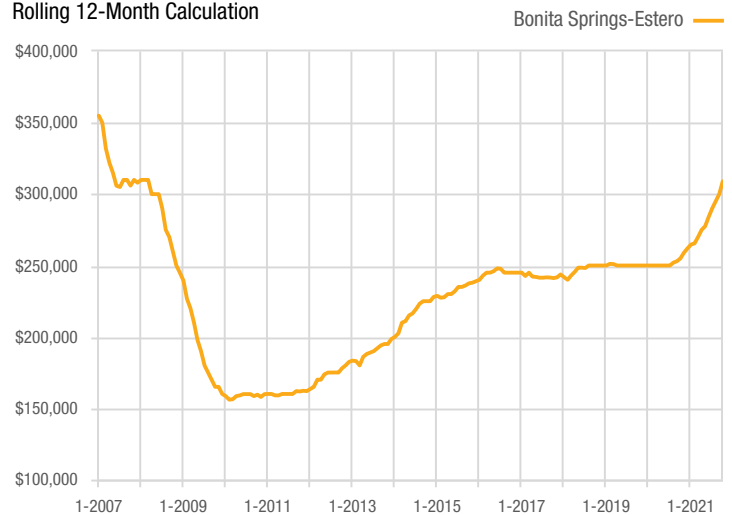
Median Sales Price - Single Family

Rolling 12-Month Calculation



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.