

Local Market Update – December 2021

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



Bonita Springs-Estero

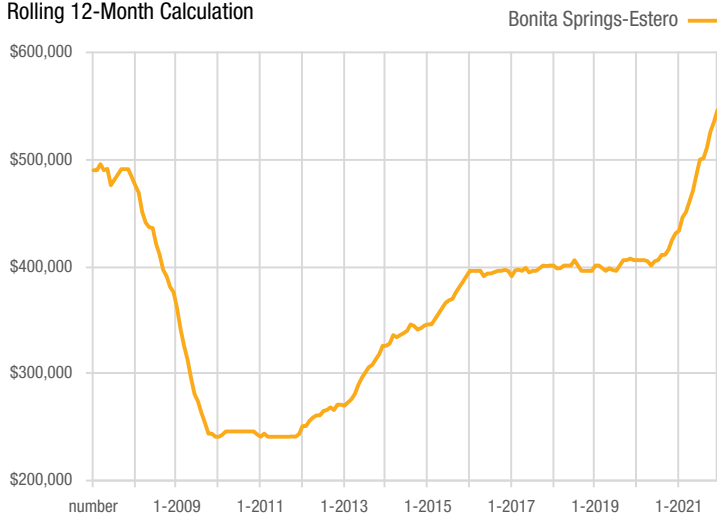
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	131	94	- 28.2%	2,195	2,007	- 8.6%
Pending Sales	178	115	- 35.4%	1,957	2,093	+ 6.9%
Closed Sales	208	135	- 35.1%	1,833	2,142	+ 16.9%
Days on Market Until Sale	72	24	- 66.7%	82	35	- 57.3%
Median Sales Price*	\$475,000	\$640,000	+ 34.7%	\$430,000	\$545,000	+ 26.7%
Average Sales Price*	\$668,716	\$708,467	+ 5.9%	\$560,959	\$700,564	+ 24.9%
Percent of List Price Received*	96.7%	100.0%	+ 3.4%	96.4%	98.9%	+ 2.6%
Inventory of Homes for Sale	366	86	- 76.5%	—	—	—
Months Supply of Inventory	2.2	0.5	- 77.3%	—	—	—

Condo	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	164	116	- 29.3%	2,262	1,906	- 15.7%
Pending Sales	174	131	- 24.7%	1,852	2,183	+ 17.9%
Closed Sales	229	130	- 43.2%	1,760	2,193	+ 24.6%
Days on Market Until Sale	84	15	- 82.1%	78	42	- 46.2%
Median Sales Price*	\$284,000	\$384,500	+ 35.4%	\$262,000	\$322,000	+ 22.9%
Average Sales Price*	\$387,931	\$468,714	+ 20.8%	\$336,290	\$420,735	+ 25.1%
Percent of List Price Received*	96.6%	100.7%	+ 4.2%	96.1%	98.8%	+ 2.8%
Inventory of Homes for Sale	537	78	- 85.5%	—	—	—
Months Supply of Inventory	3.5	0.4	- 88.6%	—	—	—

* 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.

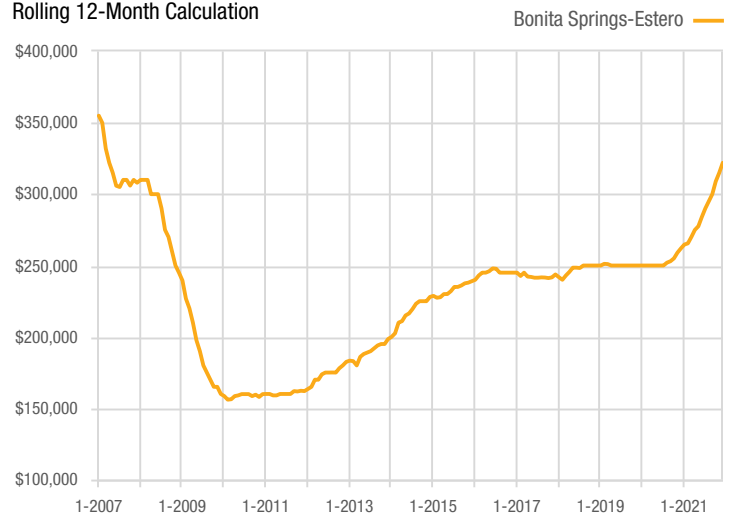
Median Sales Price - Single Family

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.