

Local Market Update – February 2022

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



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Bonita Springs-Estero

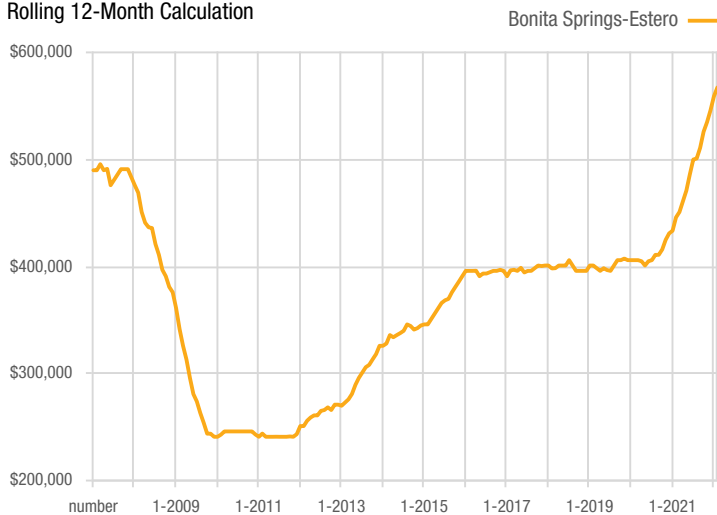
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2021 | 2022 | % Change | Thru 2-2021 | Thru 2-2022 | % Change |
| Key Metrics | | | | | | |
| New Listings | 180 | 191 | + 6.1% | 387 | 356 | - 8.0% |
| Pending Sales | 235 | 168 | - 28.5% | 454 | 324 | - 28.6% |
| Closed Sales | 174 | 110 | - 36.8% | 349 | 225 | - 35.5% |
| Days on Market Until Sale | 64 | 20 | - 68.8% | 64 | 17 | - 73.4% |
| Median Sales Price* | \$519,500 | \$669,500 | + 28.9% | \$500,900 | \$665,000 | + 32.8% |
| Average Sales Price* | \$705,718 | \$832,664 | + 18.0% | \$655,952 | \$839,306 | + 28.0% |
| Percent of List Price Received* | 96.8% | 102.0% | + 5.4% | 96.8% | 101.2% | + 4.5% |
| Inventory of Homes for Sale | 258 | 119 | - 53.9% | — | — | — |
| Months Supply of Inventory | 1.5 | 0.7 | - 53.3% | — | — | — |

| Condo | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2021 | 2022 | % Change | Thru 2-2021 | Thru 2-2022 | % Change |
| Key Metrics | | | | | | |
| New Listings | 201 | 178 | - 11.4% | 430 | 390 | - 9.3% |
| Pending Sales | 288 | 188 | - 34.7% | 589 | 366 | - 37.9% |
| Closed Sales | 202 | 114 | - 43.6% | 368 | 222 | - 39.7% |
| Days on Market Until Sale | 68 | 15 | - 77.9% | 81 | 14 | - 82.7% |
| Median Sales Price* | \$265,250 | \$420,000 | + 58.3% | \$281,250 | \$400,500 | + 42.4% |
| Average Sales Price* | \$354,403 | \$511,864 | + 44.4% | \$379,939 | \$484,200 | + 27.4% |
| Percent of List Price Received* | 96.8% | 101.9% | + 5.3% | 96.5% | 102.1% | + 5.8% |
| Inventory of Homes for Sale | 306 | 110 | - 64.1% | — | — | — |
| Months Supply of Inventory | 1.8 | 0.7 | - 61.1% | — | — | — |

* 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.

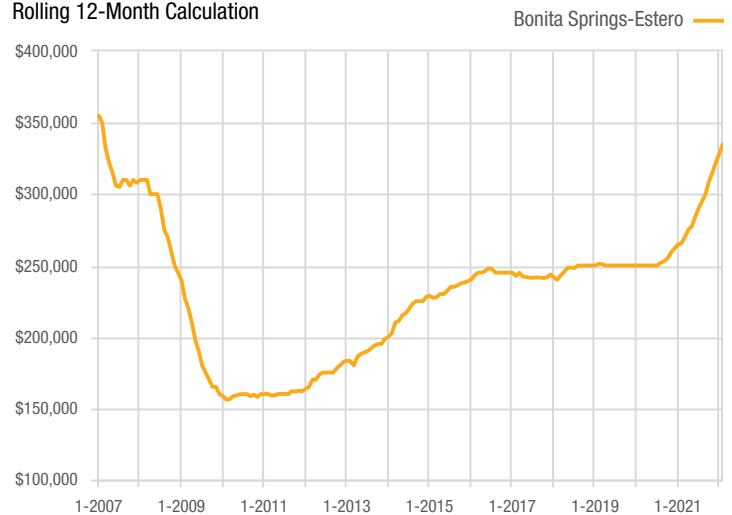
Median Sales Price - Single Family

Rolling 12-Month Calculation



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.