

Local Market Update – April 2022

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



Bonita Springs-Estero

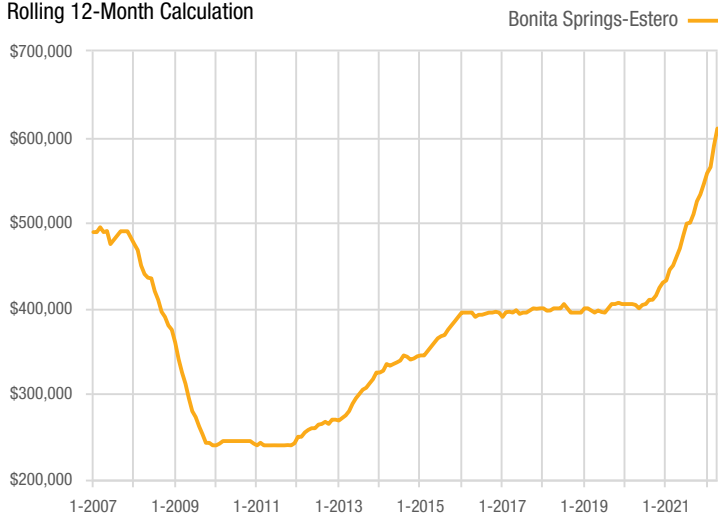
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	242	194	- 19.8%	831	811	- 2.4%
Pending Sales	235	191	- 18.7%	931	702	- 24.6%
Closed Sales	237	195	- 17.7%	830	586	- 29.4%
Days on Market Until Sale	41	11	- 73.2%	57	14	- 75.4%
Median Sales Price*	\$500,000	\$700,000	+ 40.0%	\$500,000	\$685,000	+ 37.0%
Average Sales Price*	\$722,228	\$840,405	+ 16.4%	\$683,853	\$843,495	+ 23.3%
Percent of List Price Received*	98.5%	101.6%	+ 3.1%	97.6%	101.5%	+ 4.0%
Inventory of Homes for Sale	189	158	- 16.4%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Condo	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	175	257	+ 46.9%	834	892	+ 7.0%
Pending Sales	196	202	+ 3.1%	1,107	763	- 31.1%
Closed Sales	321	187	- 41.7%	1,020	588	- 42.4%
Days on Market Until Sale	49	8	- 83.7%	66	11	- 83.3%
Median Sales Price*	\$293,500	\$460,000	+ 56.7%	\$290,000	\$420,000	+ 44.8%
Average Sales Price*	\$378,408	\$610,515	+ 61.3%	\$384,195	\$523,102	+ 36.2%
Percent of List Price Received*	98.2%	103.0%	+ 4.9%	97.4%	102.7%	+ 5.4%
Inventory of Homes for Sale	158	193	+ 22.2%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

* 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.

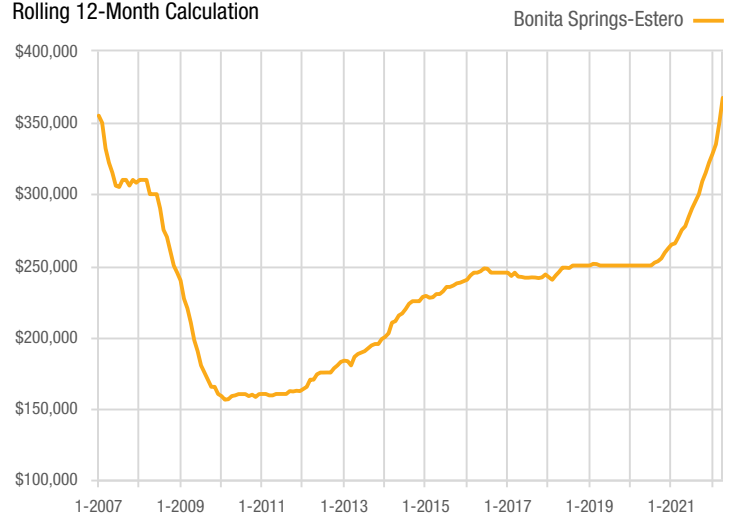
Median Sales Price - Single Family

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.