

Local Market Update – October 2022

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



Bonita Springs-Estero

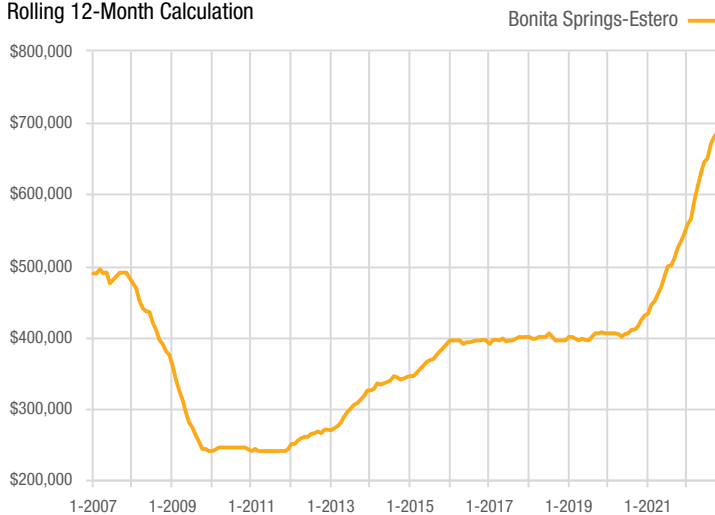
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	168	116	- 31.0%	1,802	1,673	- 7.2%
Pending Sales	136	91	- 33.1%	1,835	1,303	- 29.0%
Closed Sales	134	94	- 29.9%	1,869	1,292	- 30.9%
Days on Market Until Sale	16	29	+ 81.3%	37	18	- 51.4%
Median Sales Price*	\$590,000	\$670,000	+ 13.6%	\$530,000	\$699,500	+ 32.0%
Average Sales Price*	\$742,248	\$767,923	+ 3.5%	\$682,979	\$860,322	+ 26.0%
Percent of List Price Received*	99.8%	98.0%	- 1.8%	98.7%	100.3%	+ 1.6%
Inventory of Homes for Sale	172	241	+ 40.1%	—	—	—
Months Supply of Inventory	0.9	1.9	+ 111.1%	—	—	—

Condo	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	131	94	- 28.2%	1,662	1,619	- 2.6%
Pending Sales	127	111	- 12.6%	1,928	1,350	- 30.0%
Closed Sales	121	89	- 26.4%	1,943	1,295	- 33.4%
Days on Market Until Sale	16	33	+ 106.3%	46	15	- 67.4%
Median Sales Price*	\$367,957	\$405,000	+ 10.1%	\$315,000	\$430,000	+ 36.5%
Average Sales Price*	\$486,878	\$513,509	+ 5.5%	\$413,990	\$539,163	+ 30.2%
Percent of List Price Received*	100.1%	97.7%	- 2.4%	98.6%	101.0%	+ 2.4%
Inventory of Homes for Sale	108	194	+ 79.6%	—	—	—
Months Supply of Inventory	0.6	1.5	+ 150.0%	—	—	—

* 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.

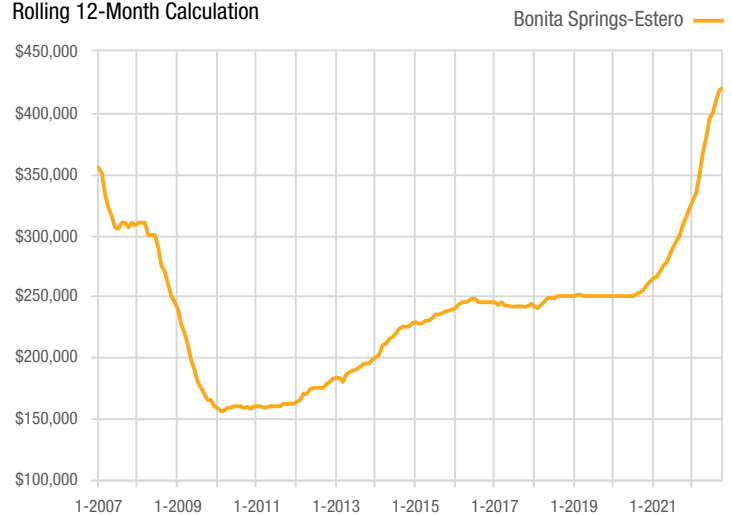
Median Sales Price - Single Family

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.