

Local Market Update – January 2023

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



Bonita Springs-Estero

Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	165	201	+ 21.8%	165	201	+ 21.8%
Pending Sales	156	145	- 7.1%	156	145	- 7.1%
Closed Sales	115	93	- 19.1%	115	93	- 19.1%
Days on Market Until Sale	15	39	+ 160.0%	15	39	+ 160.0%
Median Sales Price*	\$655,000	\$750,000	+ 14.5%	\$655,000	\$750,000	+ 14.5%
Average Sales Price*	\$845,660	\$955,412	+ 13.0%	\$845,660	\$955,412	+ 13.0%
Percent of List Price Received*	100.3%	97.0%	- 3.3%	100.3%	97.0%	- 3.3%
Inventory of Homes for Sale	122	322	+ 163.9%	—	—	—
Months Supply of Inventory	0.7	2.6	+ 271.4%	—	—	—

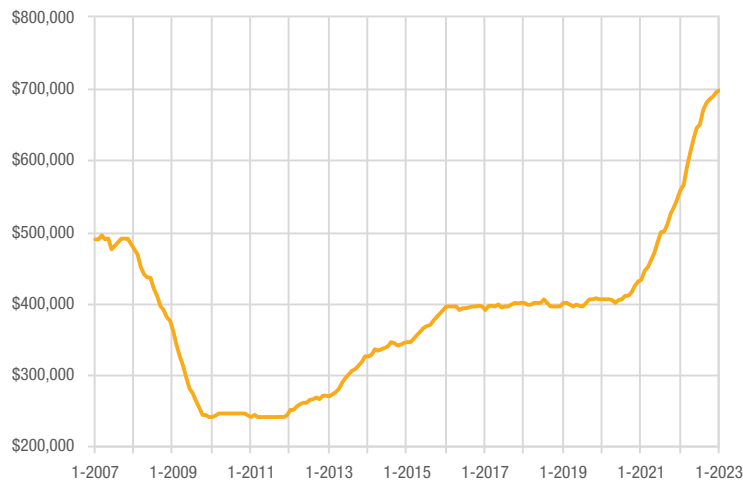
Condo	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
Key Metrics						
New Listings	215	196	- 8.8%	215	196	- 8.8%
Pending Sales	174	124	- 28.7%	174	124	- 28.7%
Closed Sales	108	78	- 27.8%	108	78	- 27.8%
Days on Market Until Sale	13	48	+ 269.2%	13	48	+ 269.2%
Median Sales Price*	\$380,500	\$509,950	+ 34.0%	\$380,500	\$509,950	+ 34.0%
Average Sales Price*	\$454,999	\$1,033,945	+ 127.2%	\$454,999	\$1,033,945	+ 127.2%
Percent of List Price Received*	102.3%	98.0%	- 4.2%	102.3%	98.0%	- 4.2%
Inventory of Homes for Sale	140	305	+ 117.9%	—	—	—
Months Supply of Inventory	0.8	2.6	+ 225.0%	—	—	—

* 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

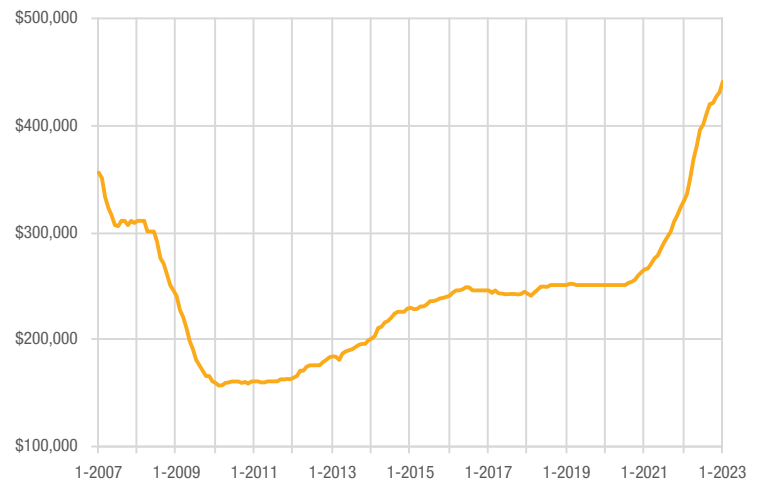
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Median Sales Price - Condo

Rolling 12-Month Calculation

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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.