

Local Market Update – May 2023

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



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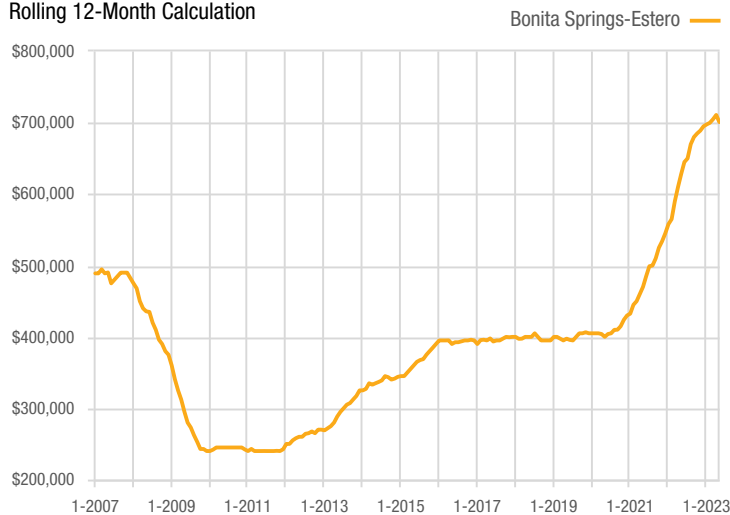
Single Family	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
Key Metrics						
New Listings	205	146	- 28.8%	1,014	1,006	- 0.8%
Pending Sales	129	131	+ 1.6%	806	761	- 5.6%
Closed Sales	174	176	+ 1.1%	764	692	- 9.4%
Days on Market Until Sale	14	37	+ 164.3%	14	36	+ 157.1%
Median Sales Price*	\$750,000	\$704,250	- 6.1%	\$697,213	\$740,000	+ 6.1%
Average Sales Price*	\$931,355	\$957,601	+ 2.8%	\$862,199	\$929,446	+ 7.8%
Percent of List Price Received*	100.9%	96.6%	- 4.3%	101.4%	96.7%	- 4.6%
Inventory of Homes for Sale	243	377	+ 55.1%	—	—	—
Months Supply of Inventory	1.7	3.2	+ 88.2%	—	—	—

Condo	May			Year to Date		
	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
Key Metrics						
New Listings	174	152	- 12.6%	1,077	936	- 13.1%
Pending Sales	155	120	- 22.6%	897	692	- 22.9%
Closed Sales	185	164	- 11.4%	774	640	- 17.3%
Days on Market Until Sale	10	34	+ 240.0%	11	38	+ 245.5%
Median Sales Price*	\$447,500	\$447,500	0.0%	\$425,000	\$465,000	+ 9.4%
Average Sales Price*	\$564,873	\$588,389	+ 4.2%	\$536,157	\$723,347	+ 34.9%
Percent of List Price Received*	101.1%	97.4%	- 3.7%	102.3%	97.5%	- 4.7%
Inventory of Homes for Sale	231	367	+ 58.9%	—	—	—
Months Supply of Inventory	1.6	3.5	+ 118.8%	—	—	—

* 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.

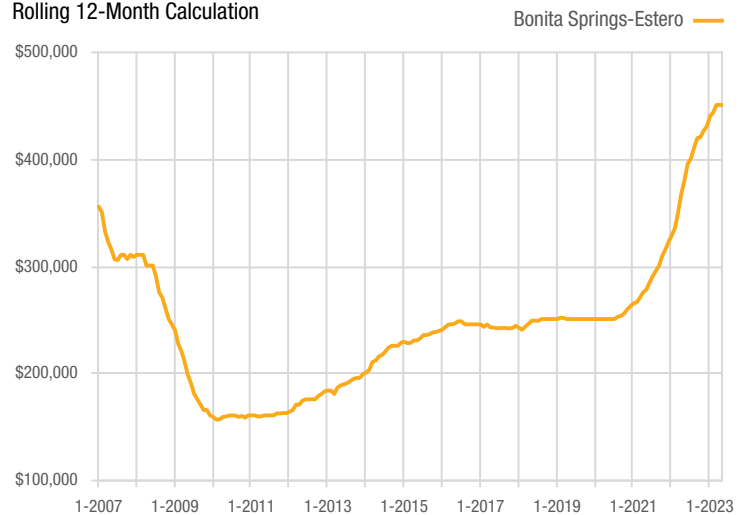
Median Sales Price - Single Family

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.