

Local Market Update – July 2023

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



Bonita Springs-Estero

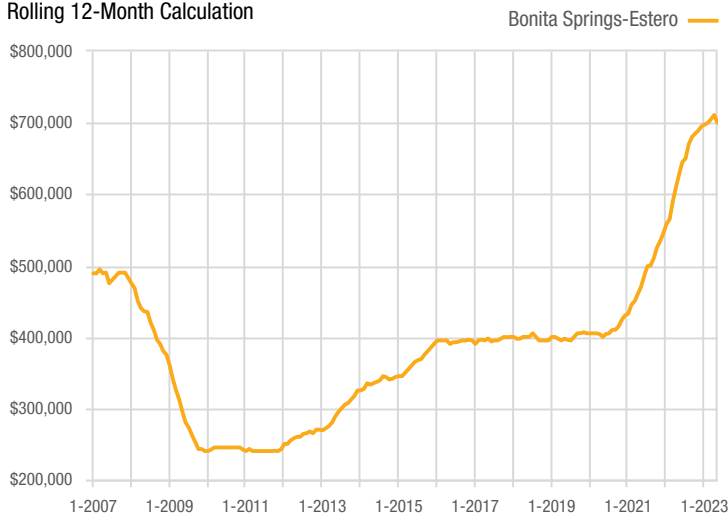
Single Family Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	133	115	- 13.5%	1,315	1,260	- 4.2%
Pending Sales	98	102	+ 4.1%	1,003	946	- 5.7%
Closed Sales	100	94	- 6.0%	1,017	935	- 8.1%
Days on Market Until Sale	18	60	+ 233.3%	15	38	+ 153.3%
Median Sales Price*	\$700,887	\$717,000	+ 2.3%	\$700,000	\$720,808	+ 3.0%
Average Sales Price*	\$844,295	\$877,565	+ 3.9%	\$865,872	\$906,590	+ 4.7%
Percent of List Price Received*	99.0%	96.2%	- 2.8%	101.0%	96.6%	- 4.4%
Inventory of Homes for Sale	304	347	+ 14.1%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

Condo Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	105	105	0.0%	1,334	1,149	- 13.9%
Pending Sales	87	88	+ 1.1%	1,087	850	- 21.8%
Closed Sales	114	83	- 27.2%	1,053	843	- 19.9%
Days on Market Until Sale	20	49	+ 145.0%	12	42	+ 250.0%
Median Sales Price*	\$435,000	\$430,000	- 1.1%	\$430,000	\$450,000	+ 4.7%
Average Sales Price*	\$491,144	\$515,715	+ 5.0%	\$542,538	\$679,963	+ 25.3%
Percent of List Price Received*	98.7%	97.1%	- 1.6%	101.6%	97.3%	- 4.2%
Inventory of Homes for Sale	254	328	+ 29.1%	—	—	—
Months Supply of Inventory	1.8	3.2	+ 77.8%	—	—	—

* 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.

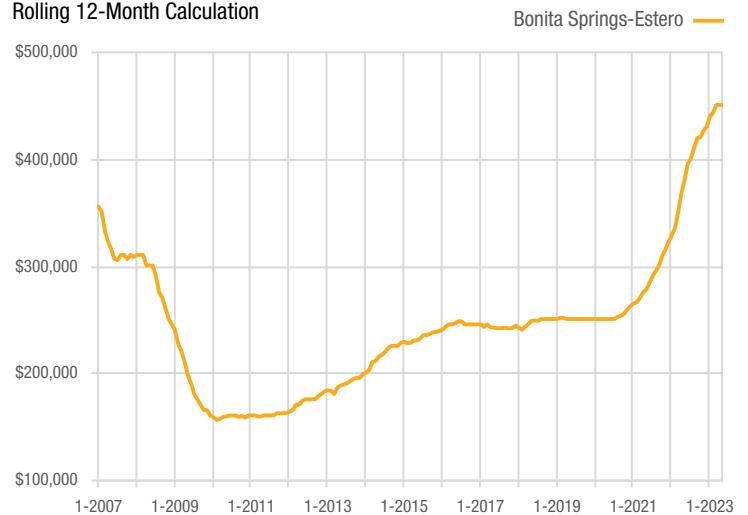
Median Sales Price - Single Family

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.