

# Local Market Update – August 2023

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



## Bonita Springs-Estero

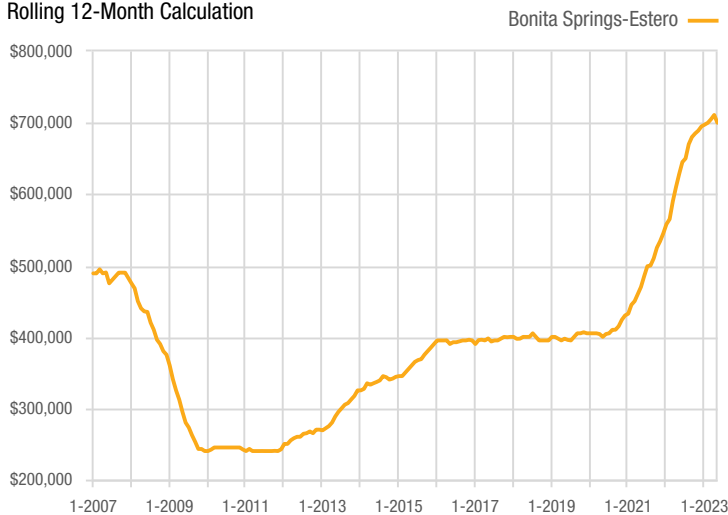
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
<b>Key Metrics</b>						
New Listings	133	<b>130</b>	- 2.3%	1,448	<b>1,389</b>	- 4.1%
Pending Sales	116	<b>99</b>	- 14.7%	1,119	<b>1,035</b>	- 7.5%
Closed Sales	104	<b>116</b>	+ 11.5%	1,121	<b>1,054</b>	- 6.0%
Days on Market Until Sale	26	<b>47</b>	+ 80.8%	16	<b>39</b>	+ 143.8%
Median Sales Price*	\$721,000	<b>\$749,500</b>	+ 4.0%	\$700,000	<b>\$725,000</b>	+ 3.6%
Average Sales Price*	\$907,619	<b>\$874,527</b>	- 3.6%	\$869,745	<b>\$903,324</b>	+ 3.9%
Percent of List Price Received*	98.0%	<b>96.2%</b>	- 1.8%	100.7%	<b>96.6%</b>	- 4.1%
Inventory of Homes for Sale	278	<b>356</b>	+ 28.1%	—	—	—
Months Supply of Inventory	2.0	<b>3.1</b>	+ 55.0%	—	—	—

Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
<b>Key Metrics</b>						
New Listings	111	<b>102</b>	- 8.1%	1,445	<b>1,254</b>	- 13.2%
Pending Sales	90	<b>102</b>	+ 13.3%	1,177	<b>948</b>	- 19.5%
Closed Sales	90	<b>96</b>	+ 6.7%	1,143	<b>940</b>	- 17.8%
Days on Market Until Sale	23	<b>50</b>	+ 117.4%	13	<b>43</b>	+ 230.8%
Median Sales Price*	\$425,000	<b>\$449,500</b>	+ 5.8%	\$430,000	<b>\$450,000</b>	+ 4.7%
Average Sales Price*	\$539,348	<b>\$608,594</b>	+ 12.8%	\$542,286	<b>\$672,296</b>	+ 24.0%
Percent of List Price Received*	98.9%	<b>96.1%</b>	- 2.8%	101.4%	<b>97.2%</b>	- 4.1%
Inventory of Homes for Sale	255	<b>312</b>	+ 22.4%	—	—	—
Months Supply of Inventory	1.8	<b>3.0</b>	+ 66.7%	—	—	—

\* 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.

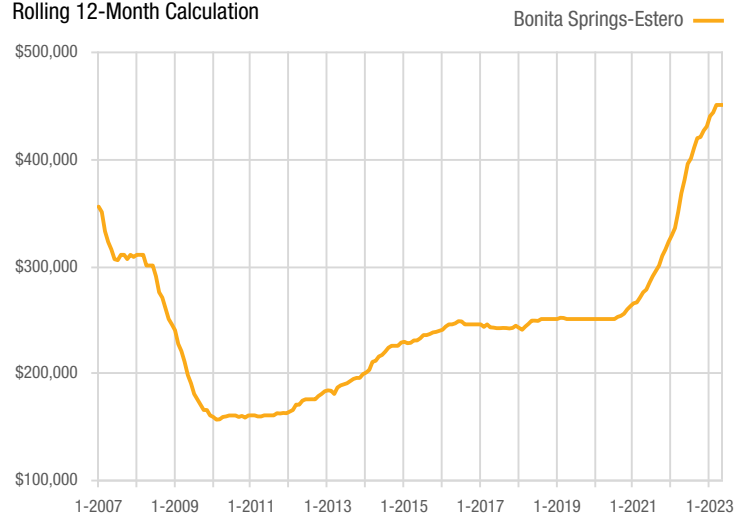
### Median Sales Price - Single Family

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.