

Local Market Update – October 2023

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



Bonita Springs-Estero

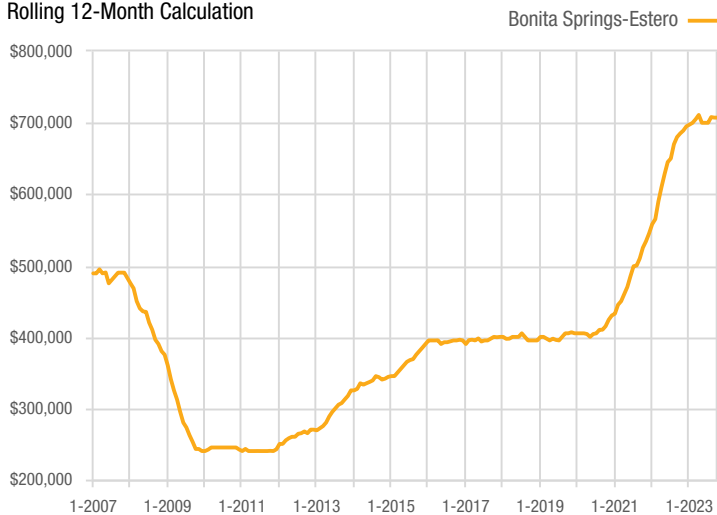
Single Family Key Metrics	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	122	198	+ 62.3%	1,682	1,700	+ 1.1%
Pending Sales	79	100	+ 26.6%	1,282	1,213	- 5.4%
Closed Sales	96	84	- 12.5%	1,295	1,233	- 4.8%
Days on Market Until Sale	30	67	+ 123.3%	18	43	+ 138.9%
Median Sales Price*	\$667,500	\$691,950	+ 3.7%	\$699,000	\$715,000	+ 2.3%
Average Sales Price*	\$763,080	\$918,680	+ 20.4%	\$859,600	\$890,416	+ 3.6%
Percent of List Price Received*	98.1%	95.7%	- 2.4%	100.3%	96.5%	- 3.8%
Inventory of Homes for Sale	289	428	+ 48.1%	—	—	—
Months Supply of Inventory	2.3	3.7	+ 60.9%	—	—	—

Condo Key Metrics	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	95	174	+ 83.2%	1,624	1,568	- 3.4%
Pending Sales	99	100	+ 1.0%	1,335	1,115	- 16.5%
Closed Sales	89	87	- 2.2%	1,298	1,099	- 15.3%
Days on Market Until Sale	33	60	+ 81.8%	15	45	+ 200.0%
Median Sales Price*	\$405,000	\$460,000	+ 13.6%	\$430,000	\$450,000	+ 4.7%
Average Sales Price*	\$513,509	\$563,353	+ 9.7%	\$540,991	\$651,769	+ 20.5%
Percent of List Price Received*	97.7%	96.6%	- 1.1%	101.0%	97.1%	- 3.9%
Inventory of Homes for Sale	223	425	+ 90.6%	—	—	—
Months Supply of Inventory	1.7	4.1	+ 141.2%	—	—	—

* 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.

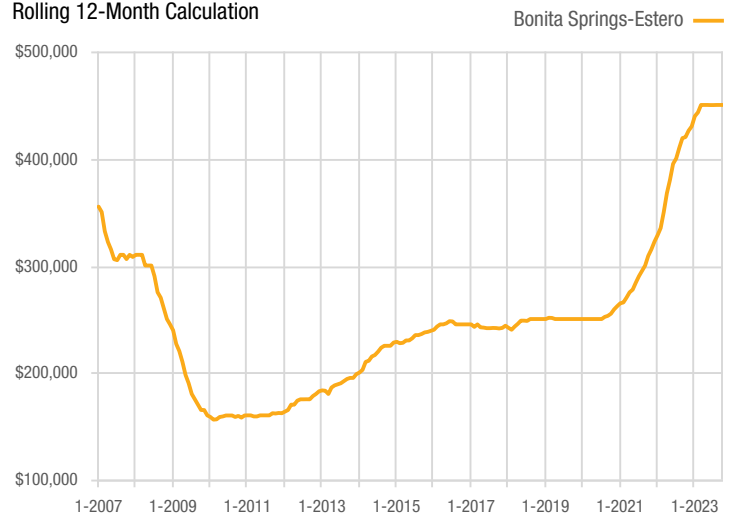
Median Sales Price - Single Family

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.