

# Local Market Update – November 2023

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



## Bonita Springs-Estero

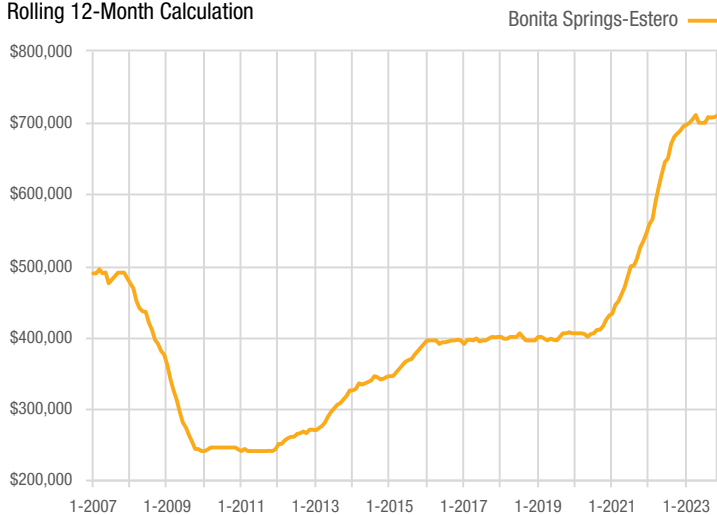
Single Family	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
<b>Key Metrics</b>						
New Listings	158	<b>178</b>	+ 12.7%	1,840	<b>1,882</b>	+ 2.3%
Pending Sales	98	<b>95</b>	- 3.1%	1,380	<b>1,302</b>	- 5.7%
Closed Sales	89	<b>106</b>	+ 19.1%	1,384	<b>1,342</b>	- 3.0%
Days on Market Until Sale	36	<b>51</b>	+ 41.7%	19	<b>43</b>	+ 126.3%
Median Sales Price*	\$649,000	<b>\$662,500</b>	+ 2.1%	\$695,000	<b>\$713,739</b>	+ 2.7%
Average Sales Price*	\$790,288	<b>\$802,026</b>	+ 1.5%	\$855,143	<b>\$883,051</b>	+ 3.3%
Percent of List Price Received*	97.1%	<b>96.1%</b>	- 1.0%	100.1%	<b>96.4%</b>	- 3.7%
Inventory of Homes for Sale	324	<b>481</b>	+ 48.5%	—	—	—
Months Supply of Inventory	2.6	<b>4.1</b>	+ 57.7%	—	—	—

Condo	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
<b>Key Metrics</b>						
New Listings	105	<b>149</b>	+ 41.9%	1,729	<b>1,721</b>	- 0.5%
Pending Sales	69	<b>84</b>	+ 21.7%	1,404	<b>1,193</b>	- 15.0%
Closed Sales	91	<b>95</b>	+ 4.4%	1,389	<b>1,196</b>	- 13.9%
Days on Market Until Sale	32	<b>51</b>	+ 59.4%	16	<b>45</b>	+ 181.3%
Median Sales Price*	\$460,000	<b>\$490,000</b>	+ 6.5%	\$430,000	<b>\$450,000</b>	+ 4.7%
Average Sales Price*	\$621,789	<b>\$647,766</b>	+ 4.2%	\$546,284	<b>\$651,184</b>	+ 19.2%
Percent of List Price Received*	97.7%	<b>97.1%</b>	- 0.6%	100.7%	<b>97.1%</b>	- 3.6%
Inventory of Homes for Sale	239	<b>466</b>	+ 95.0%	—	—	—
Months Supply of Inventory	1.9	<b>4.4</b>	+ 131.6%	—	—	—

\* 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.

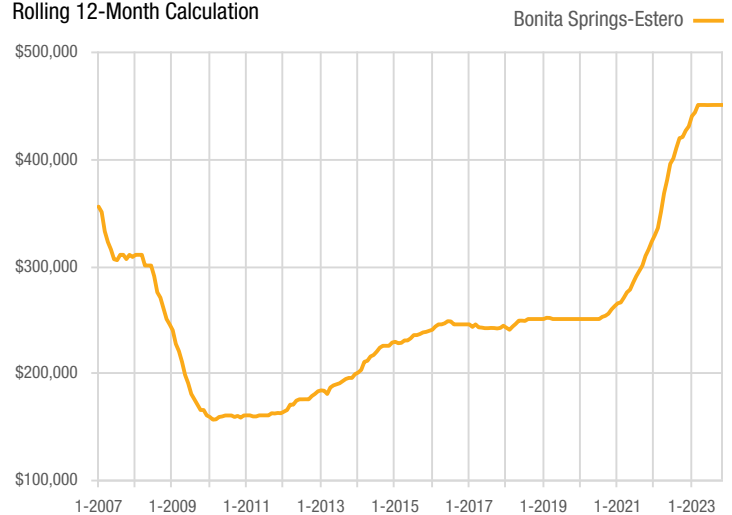
### Median Sales Price - Single Family

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.