

Local Market Update – December 2023

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



Bonita Springs-Estero

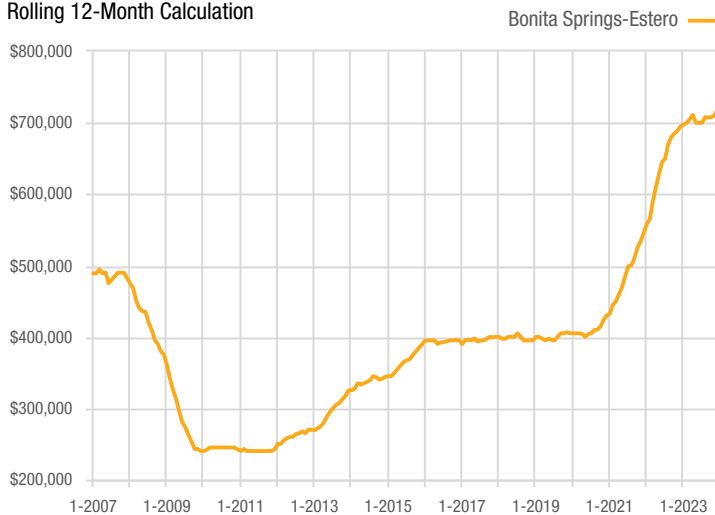
Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	112	147	+ 31.3%	1,952	2,031	+ 4.0%
Pending Sales	91	69	- 24.2%	1,471	1,366	- 7.1%
Closed Sales	103	83	- 19.4%	1,487	1,426	- 4.1%
Days on Market Until Sale	38	50	+ 31.6%	20	44	+ 120.0%
Median Sales Price*	\$650,000	\$762,500	+ 17.3%	\$695,000	\$718,900	+ 3.4%
Average Sales Price*	\$746,417	\$915,917	+ 22.7%	\$847,612	\$885,009	+ 4.4%
Percent of List Price Received*	95.9%	96.5%	+ 0.6%	99.8%	96.4%	- 3.4%
Inventory of Homes for Sale	313	517	+ 65.2%	—	—	—
Months Supply of Inventory	2.6	4.5	+ 73.1%	—	—	—

Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	112	129	+ 15.2%	1,841	1,854	+ 0.7%
Pending Sales	67	77	+ 14.9%	1,471	1,266	- 13.9%
Closed Sales	80	72	- 10.0%	1,469	1,269	- 13.6%
Days on Market Until Sale	37	68	+ 83.8%	17	47	+ 176.5%
Median Sales Price*	\$449,500	\$472,565	+ 5.1%	\$430,000	\$451,500	+ 5.0%
Average Sales Price*	\$576,183	\$645,944	+ 12.1%	\$547,912	\$650,713	+ 18.8%
Percent of List Price Received*	97.4%	96.5%	- 0.9%	100.6%	97.1%	- 3.5%
Inventory of Homes for Sale	266	480	+ 80.5%	—	—	—
Months Supply of Inventory	2.2	4.5	+ 104.5%	—	—	—

* 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.

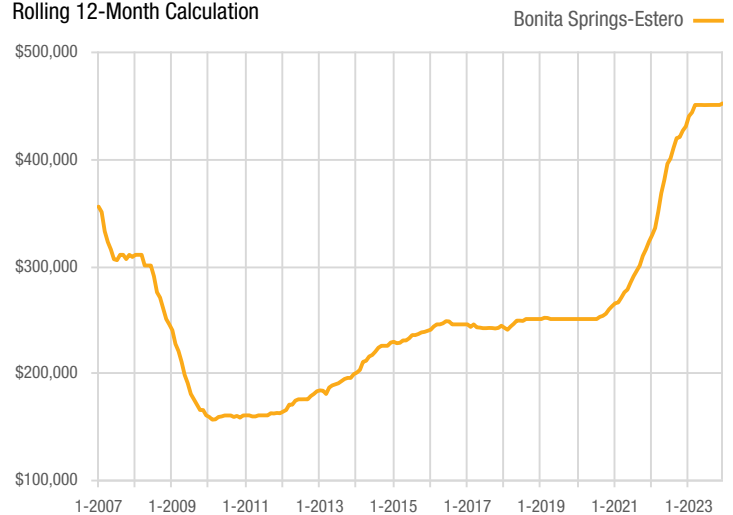
Median Sales Price - Single Family

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.