

Local Market Update – January 2024

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



Bonita Springs-Estero

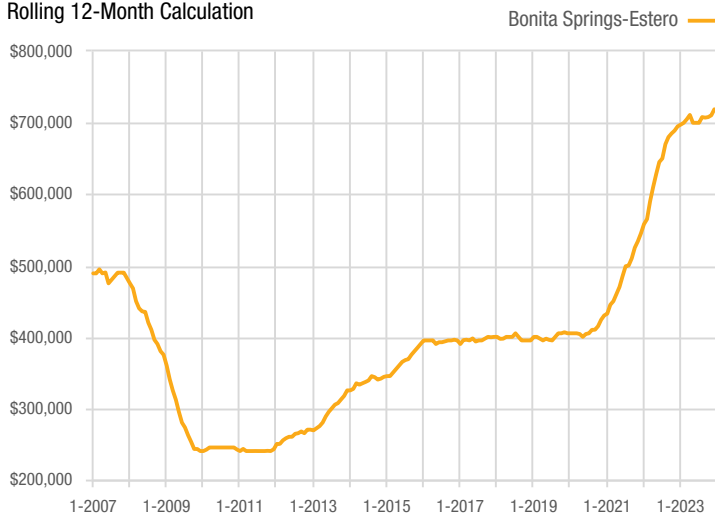
Single Family	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
Key Metrics						
New Listings	206	270	+ 31.1%	206	270	+ 31.1%
Pending Sales	132	144	+ 9.1%	132	144	+ 9.1%
Closed Sales	95	64	- 32.6%	95	64	- 32.6%
Days on Market Until Sale	39	46	+ 17.9%	39	46	+ 17.9%
Median Sales Price*	\$750,000	\$692,000	- 7.7%	\$750,000	\$692,000	- 7.7%
Average Sales Price*	\$959,982	\$1,160,889	+ 20.9%	\$959,982	\$1,160,889	+ 20.9%
Percent of List Price Received*	96.9%	96.1%	- 0.8%	96.9%	96.1%	- 0.8%
Inventory of Homes for Sale	363	619	+ 70.5%	—	—	—
Months Supply of Inventory	3.0	5.4	+ 80.0%	—	—	—

Condo	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
Key Metrics						
New Listings	197	289	+ 46.7%	197	289	+ 46.7%
Pending Sales	114	118	+ 3.5%	114	118	+ 3.5%
Closed Sales	79	75	- 5.1%	79	75	- 5.1%
Days on Market Until Sale	47	50	+ 6.4%	47	50	+ 6.4%
Median Sales Price*	\$509,900	\$474,000	- 7.0%	\$509,900	\$474,000	- 7.0%
Average Sales Price*	\$1,025,097	\$714,803	- 30.3%	\$1,025,097	\$714,803	- 30.3%
Percent of List Price Received*	98.0%	95.9%	- 2.1%	98.0%	95.9%	- 2.1%
Inventory of Homes for Sale	331	638	+ 92.7%	—	—	—
Months Supply of Inventory	2.8	6.1	+ 117.9%	—	—	—

* 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.

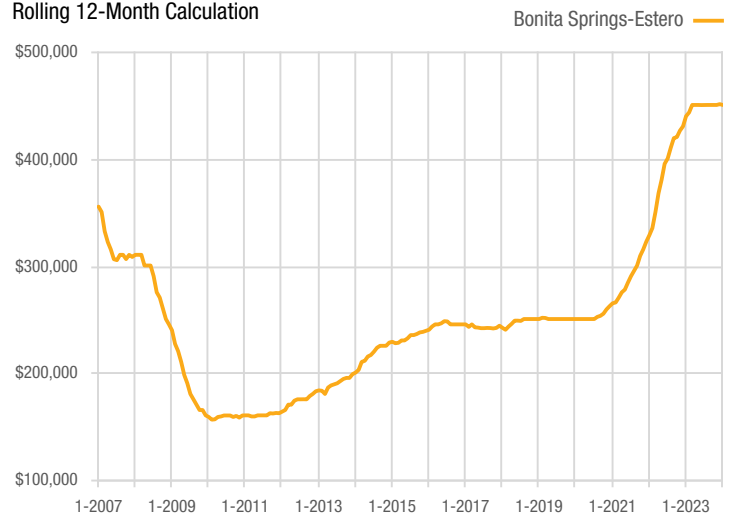
Median Sales Price - Single Family

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.