

Local Market Update – March 2024

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



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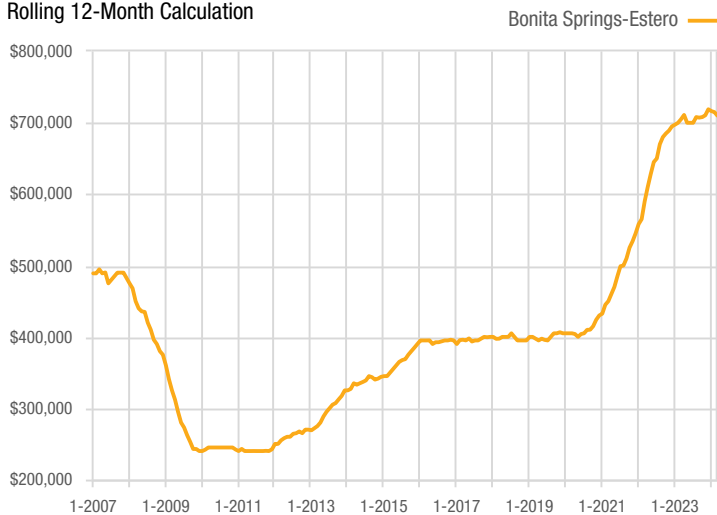
Single Family	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	249	215	- 13.7%	676	726	+ 7.4%
Pending Sales	159	197	+ 23.9%	453	477	+ 5.3%
Closed Sales	170	150	- 11.8%	370	311	- 15.9%
Days on Market Until Sale	33	62	+ 87.9%	37	58	+ 56.8%
Median Sales Price*	\$755,000	\$711,000	- 5.8%	\$750,000	\$710,000	- 5.3%
Average Sales Price*	\$1,002,483	\$898,081	- 10.4%	\$953,662	\$966,199	+ 1.3%
Percent of List Price Received*	96.5%	95.3%	- 1.2%	96.7%	95.7%	- 1.0%
Inventory of Homes for Sale	442	656	+ 48.4%	—	—	—
Months Supply of Inventory	3.7	5.7	+ 54.1%	—	—	—

Condo	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
Key Metrics						
New Listings	213	209	- 1.9%	614	751	+ 22.3%
Pending Sales	175	151	- 13.7%	429	407	- 5.1%
Closed Sales	146	128	- 12.3%	320	301	- 5.9%
Days on Market Until Sale	35	63	+ 80.0%	39	62	+ 59.0%
Median Sales Price*	\$478,750	\$525,000	+ 9.7%	\$465,000	\$475,000	+ 2.2%
Average Sales Price*	\$767,504	\$608,755	- 20.7%	\$798,568	\$630,043	- 21.1%
Percent of List Price Received*	97.7%	96.4%	- 1.3%	97.6%	96.4%	- 1.2%
Inventory of Homes for Sale	396	743	+ 87.6%	—	—	—
Months Supply of Inventory	3.5	7.3	+ 108.6%	—	—	—

* 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.

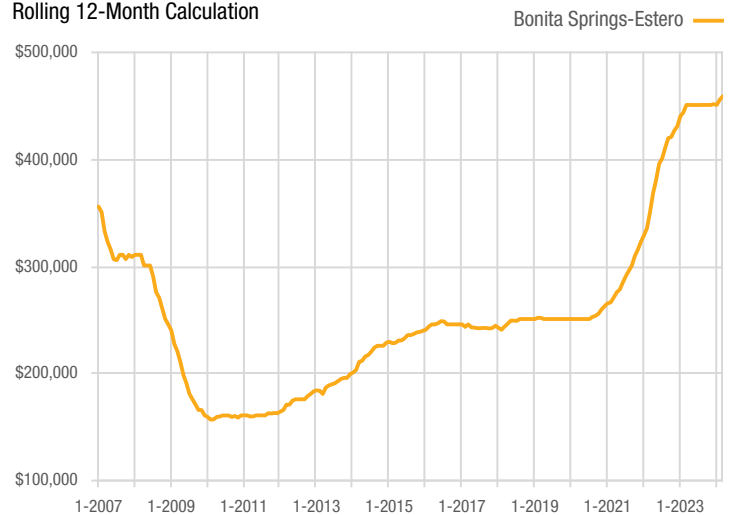
Median Sales Price - Single Family

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.