

Local Market Update – May 2024

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



BONITA SPRINGS-ESTERO
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Single Family	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	148	139	- 6.1%	1,009	1,037	+ 2.8%
Pending Sales	119	133	+ 11.8%	738	728	- 1.4%
Closed Sales	179	155	- 13.4%	696	632	- 9.2%
Days on Market Until Sale	37	72	+ 94.6%	36	62	+ 72.2%
Median Sales Price*	\$700,000	\$765,000	+ 9.3%	\$739,000	\$755,000	+ 2.2%
Average Sales Price*	\$952,530	\$1,075,215	+ 12.9%	\$927,636	\$1,018,188	+ 9.8%
Percent of List Price Received*	96.5%	96.1%	- 0.4%	96.7%	95.8%	- 0.9%
Inventory of Homes for Sale	415	551	+ 32.8%	—	—	—
Months Supply of Inventory	3.5	4.9	+ 40.0%	—	—	—

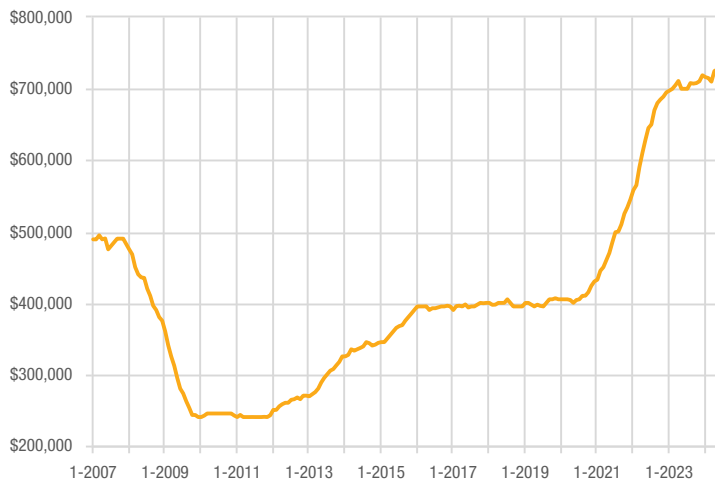
Condo	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Key Metrics						
New Listings	157	148	- 5.7%	945	1,100	+ 16.4%
Pending Sales	114	102	- 10.5%	684	612	- 10.5%
Closed Sales	166	114	- 31.3%	642	573	- 10.7%
Days on Market Until Sale	35	60	+ 71.4%	38	62	+ 63.2%
Median Sales Price*	\$447,500	\$450,000	+ 0.6%	\$462,700	\$484,000	+ 4.6%
Average Sales Price*	\$586,435	\$620,950	+ 5.9%	\$722,423	\$626,509	- 13.3%
Percent of List Price Received*	97.3%	96.3%	- 1.0%	97.5%	96.4%	- 1.1%
Inventory of Homes for Sale	402	699	+ 73.9%	—	—	—
Months Supply of Inventory	3.8	7.1	+ 86.8%	—	—	—

* 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

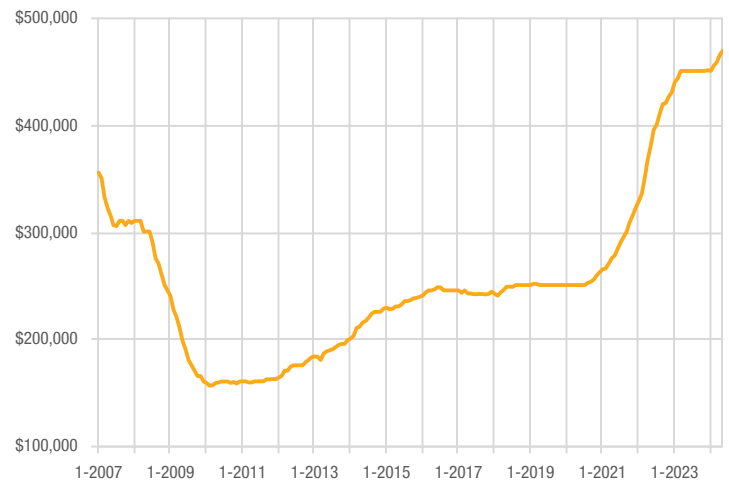
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Median Sales Price - Condo

Rolling 12-Month Calculation

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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.