

Local Market Update – August 2024

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



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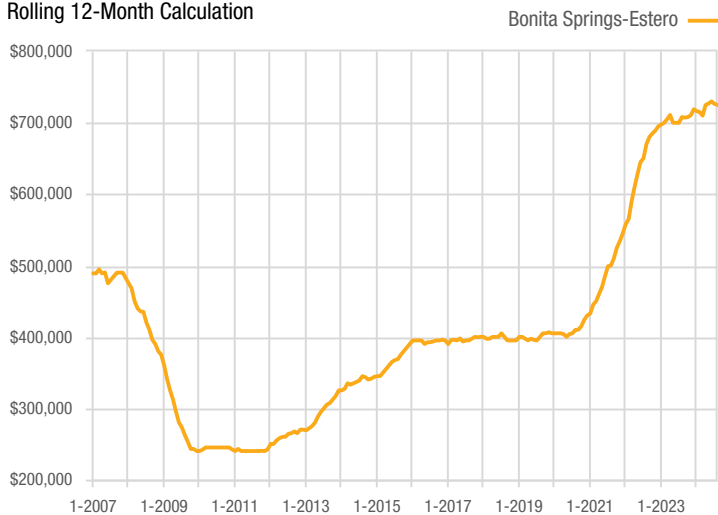
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	134	161	+ 20.1%	1,396	1,480	+ 6.0%
Pending Sales	89	92	+ 3.4%	1,018	967	- 5.0%
Closed Sales	117	92	- 21.4%	1,056	932	- 11.7%
Days on Market Until Sale	46	77	+ 67.4%	39	65	+ 66.7%
Median Sales Price*	\$749,000	\$667,500	- 10.9%	\$725,000	\$735,000	+ 1.4%
Average Sales Price*	\$870,343	\$887,032	+ 1.9%	\$902,672	\$965,704	+ 7.0%
Percent of List Price Received*	96.2%	94.3%	- 2.0%	96.6%	95.6%	- 1.0%
Inventory of Homes for Sale	397	532	+ 34.0%	—	—	—
Months Supply of Inventory	3.5	4.9	+ 40.0%	—	—	—

Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	105	108	+ 2.9%	1,261	1,436	+ 13.9%
Pending Sales	88	78	- 11.4%	932	807	- 13.4%
Closed Sales	99	84	- 15.2%	945	820	- 13.2%
Days on Market Until Sale	49	78	+ 59.2%	43	66	+ 53.5%
Median Sales Price*	\$455,000	\$450,000	- 1.1%	\$450,000	\$476,060	+ 5.8%
Average Sales Price*	\$605,447	\$590,406	- 2.5%	\$671,410	\$608,372	- 9.4%
Percent of List Price Received*	96.4%	95.2%	- 1.2%	97.2%	96.0%	- 1.2%
Inventory of Homes for Sale	352	571	+ 62.2%	—	—	—
Months Supply of Inventory	3.4	6.1	+ 79.4%	—	—	—

* 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.

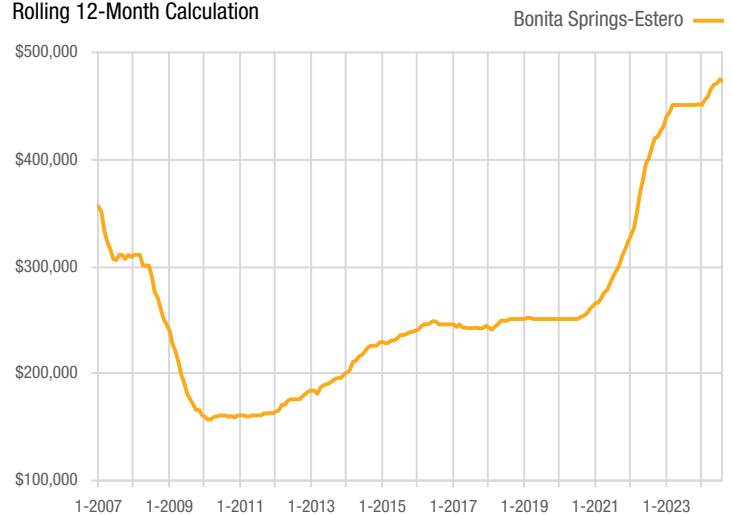
Median Sales Price - Single Family

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.