

Local Market Update – November 2022

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



Bonita Springs-Estero

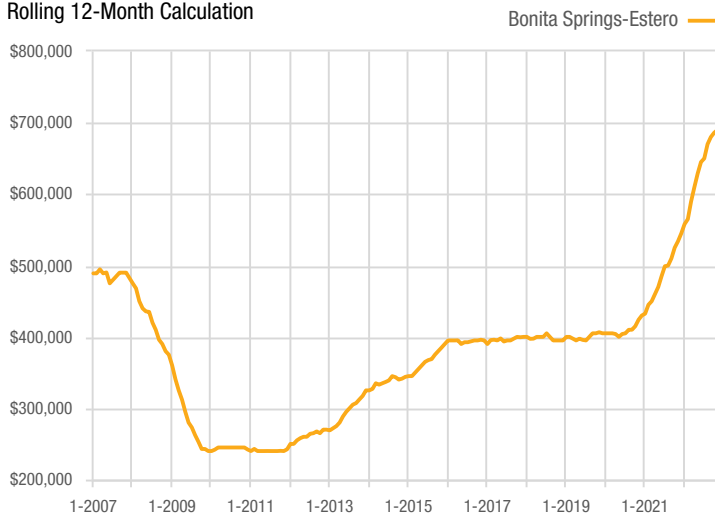
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	120	156	+ 30.0%	1,922	1,835	- 4.5%
Pending Sales	139	111	- 20.1%	1,974	1,401	- 29.0%
Closed Sales	140	86	- 38.6%	2,009	1,379	- 31.4%
Days on Market Until Sale	23	36	+ 56.5%	36	19	- 47.2%
Median Sales Price*	\$632,618	\$649,500	+ 2.7%	\$540,000	\$697,000	+ 29.1%
Average Sales Price*	\$924,415	\$797,333	- 13.7%	\$699,812	\$856,154	+ 22.3%
Percent of List Price Received*	99.8%	96.5%	- 3.3%	98.8%	100.0%	+ 1.2%
Inventory of Homes for Sale	139	278	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	2.2	+ 175.0%	—	—	—

Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	134	103	- 23.1%	1,796	1,722	- 4.1%
Pending Sales	123	75	- 39.0%	2,051	1,415	- 31.0%
Closed Sales	120	90	- 25.0%	2,063	1,385	- 32.9%
Days on Market Until Sale	12	29	+ 141.7%	44	16	- 63.6%
Median Sales Price*	\$377,500	\$459,500	+ 21.7%	\$319,200	\$430,000	+ 34.7%
Average Sales Price*	\$477,964	\$622,809	+ 30.3%	\$417,712	\$544,598	+ 30.4%
Percent of List Price Received*	101.1%	97.6%	- 3.5%	98.7%	100.7%	+ 2.0%
Inventory of Homes for Sale	114	212	+ 86.0%	—	—	—
Months Supply of Inventory	0.6	1.7	+ 183.3%	—	—	—

* 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.

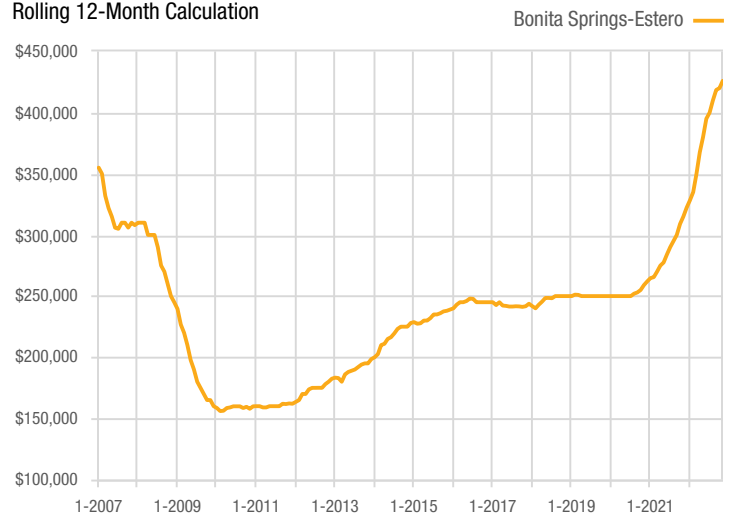
Median Sales Price - Single Family

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.