

Local Market Update – May 2022

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



BONITA SPRINGS-ESTERO
REALTORS®

Bonita Springs-Estero

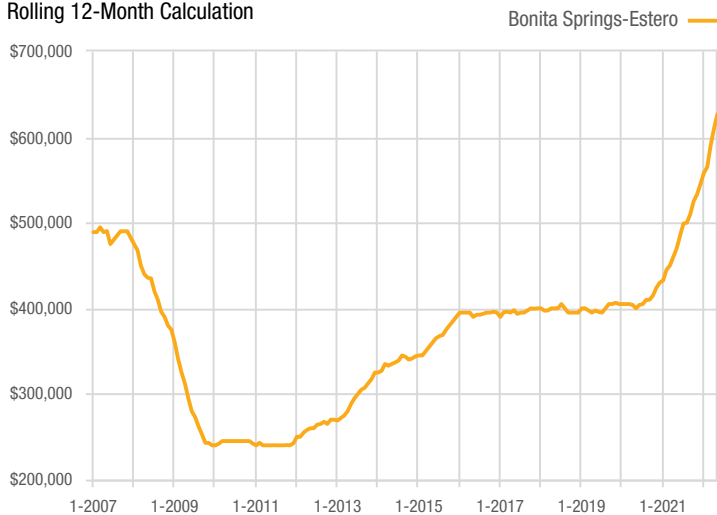
Single Family	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	187	202	+ 8.0%	1,018	1,012	- 0.6%
Pending Sales	197	141	- 28.4%	1,128	829	- 26.5%
Closed Sales	237	171	- 27.8%	1,067	760	- 28.8%
Days on Market Until Sale	24	14	- 41.7%	50	14	- 72.0%
Median Sales Price*	\$560,811	\$750,000	+ 33.7%	\$506,000	\$697,213	+ 37.8%
Average Sales Price*	\$727,540	\$933,673	+ 28.3%	\$693,556	\$862,858	+ 24.4%
Percent of List Price Received*	99.6%	100.9%	+ 1.3%	98.0%	101.4%	+ 3.5%
Inventory of Homes for Sale	162	203	+ 25.3%	—	—	—
Months Supply of Inventory	0.8	1.4	+ 75.0%	—	—	—

Condo	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
Key Metrics						
New Listings	164	171	+ 4.3%	998	1,067	+ 6.9%
Pending Sales	177	159	- 10.2%	1,284	905	- 29.5%
Closed Sales	212	185	- 12.7%	1,232	773	- 37.3%
Days on Market Until Sale	37	10	- 73.0%	61	11	- 82.0%
Median Sales Price*	\$317,000	\$447,500	+ 41.2%	\$292,750	\$425,000	+ 45.2%
Average Sales Price*	\$439,176	\$564,873	+ 28.6%	\$393,656	\$533,099	+ 35.4%
Percent of List Price Received*	99.0%	101.1%	+ 2.1%	97.6%	102.3%	+ 4.8%
Inventory of Homes for Sale	130	209	+ 60.8%	—	—	—
Months Supply of Inventory	0.6	1.4	+ 133.3%	—	—	—

* 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.

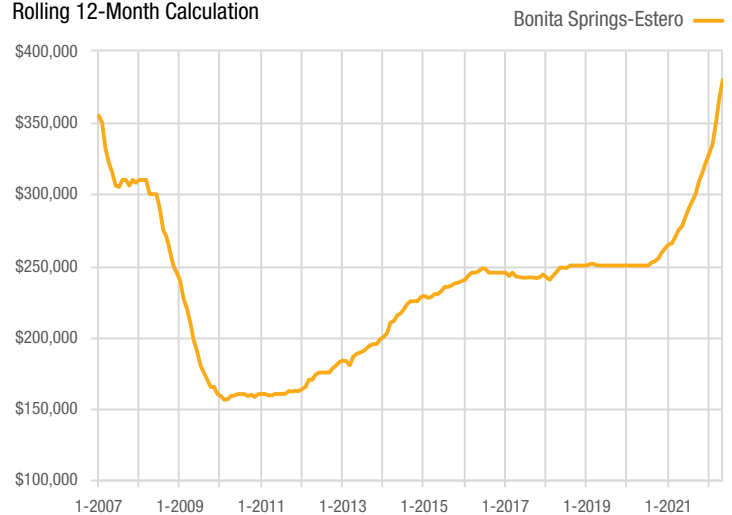
Median Sales Price - Single Family

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.