

Local Market Update – August 2022

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



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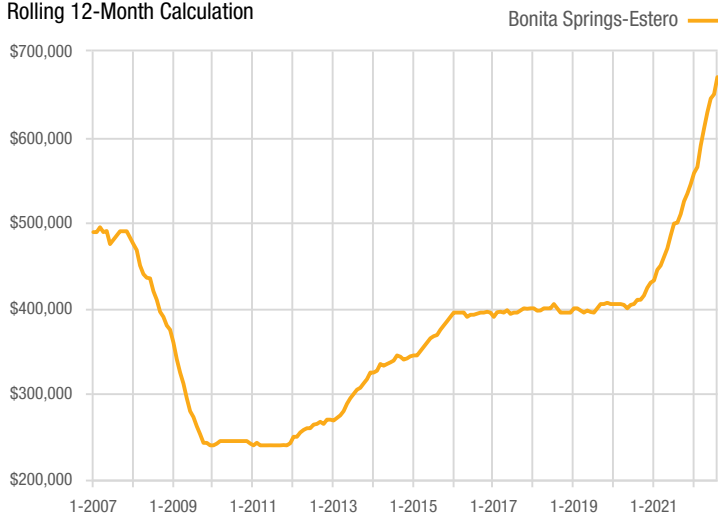
Single Family	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	141	128	- 9.2%	1,470	1,440	- 2.0%
Pending Sales	149	126	- 15.4%	1,563	1,134	- 27.4%
Closed Sales	144	102	- 29.2%	1,595	1,118	- 29.9%
Days on Market Until Sale	21	25	+ 19.0%	40	16	- 60.0%
Median Sales Price*	\$547,000	\$721,000	+ 31.8%	\$525,000	\$700,000	+ 33.3%
Average Sales Price*	\$621,569	\$907,919	+ 46.1%	\$682,617	\$870,747	+ 27.6%
Percent of List Price Received*	100.2%	97.7%	- 2.5%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	142	239	+ 68.3%	—	—	—
Months Supply of Inventory	0.7	1.7	+ 142.9%	—	—	—

Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
Key Metrics						
New Listings	122	109	- 10.7%	1,390	1,436	+ 3.3%
Pending Sales	122	102	- 16.4%	1,674	1,196	- 28.6%
Closed Sales	134	86	- 35.8%	1,709	1,137	- 33.5%
Days on Market Until Sale	19	22	+ 15.8%	50	13	- 74.0%
Median Sales Price*	\$347,000	\$427,000	+ 23.1%	\$309,900	\$430,000	+ 38.8%
Average Sales Price*	\$429,643	\$545,655	+ 27.0%	\$409,389	\$540,627	+ 32.1%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	98.3%	101.4%	+ 3.2%
Inventory of Homes for Sale	106	218	+ 105.7%	—	—	—
Months Supply of Inventory	0.5	1.5	+ 200.0%	—	—	—

* 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.

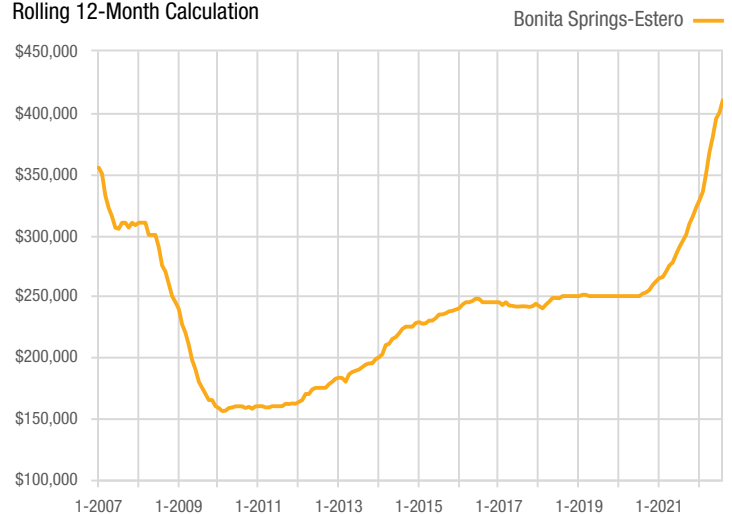
Median Sales Price - Single Family

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.