

Local Market Update – April 2023

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



Bonita Springs-Estero

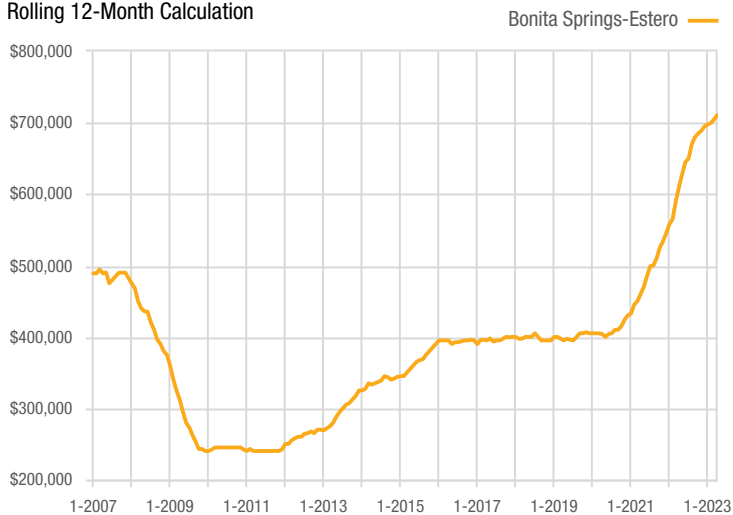
Single Family	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	193	182	- 5.7%	809	860	+ 6.3%
Pending Sales	169	188	+ 11.2%	677	649	- 4.1%
Closed Sales	199	147	- 26.1%	590	516	- 12.5%
Days on Market Until Sale	11	32	+ 190.9%	14	35	+ 150.0%
Median Sales Price*	\$697,000	\$716,400	+ 2.8%	\$685,000	\$745,000	+ 8.8%
Average Sales Price*	\$835,452	\$831,993	- 0.4%	\$841,804	\$919,824	+ 9.3%
Percent of List Price Received*	101.6%	96.9%	- 4.6%	101.5%	96.7%	- 4.7%
Inventory of Homes for Sale	197	383	+ 94.4%	—	—	—
Months Supply of Inventory	1.3	3.2	+ 146.2%	—	—	—

Condo	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	259	171	- 34.0%	903	781	- 13.5%
Pending Sales	187	156	- 16.6%	742	585	- 21.2%
Closed Sales	187	155	- 17.1%	589	475	- 19.4%
Days on Market Until Sale	8	42	+ 425.0%	11	40	+ 263.6%
Median Sales Price*	\$460,000	\$485,000	+ 5.4%	\$420,000	\$470,000	+ 11.9%
Average Sales Price*	\$610,515	\$713,650	+ 16.9%	\$527,137	\$770,856	+ 46.2%
Percent of List Price Received*	103.0%	97.4%	- 5.4%	102.7%	97.5%	- 5.1%
Inventory of Homes for Sale	230	360	+ 56.5%	—	—	—
Months Supply of Inventory	1.5	3.3	+ 120.0%	—	—	—

* 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.

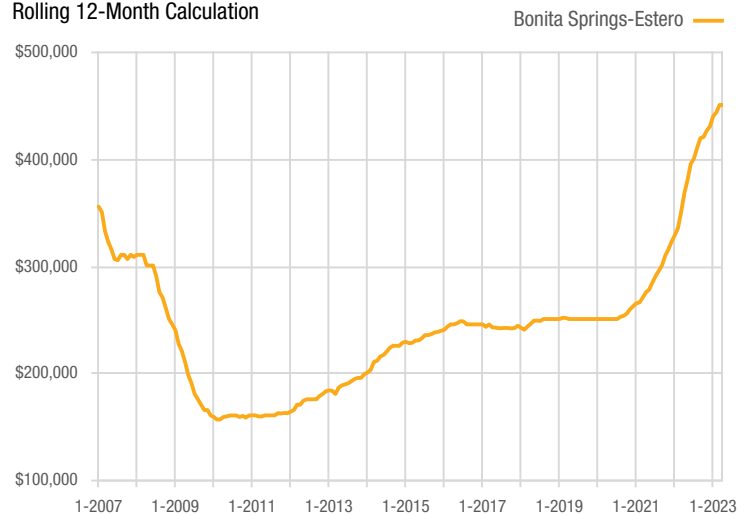
Median Sales Price - Single Family

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.