

Local Market Update – December 2022

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



Bonita Springs-Estero

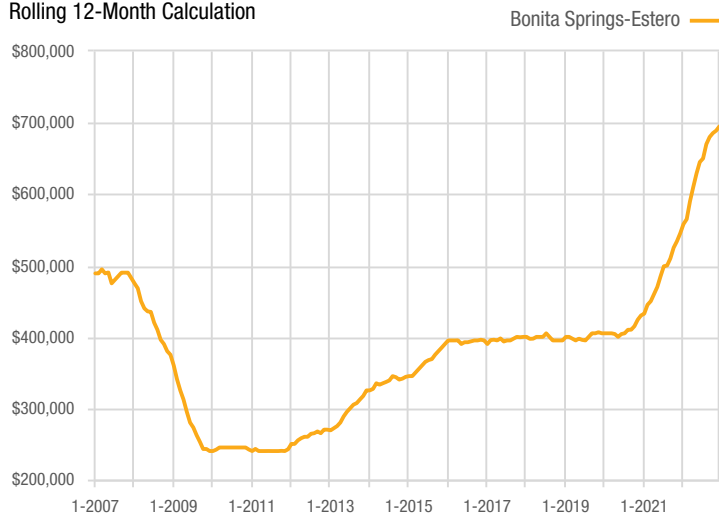
Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	97	110	+ 13.4%	2,019	1,948	- 3.5%
Pending Sales	105	98	- 6.7%	2,077	1,486	- 28.5%
Closed Sales	136	103	- 24.3%	2,145	1,486	- 30.7%
Days on Market Until Sale	24	38	+ 58.3%	35	20	- 42.9%
Median Sales Price*	\$635,000	\$650,000	+ 2.4%	\$545,000	\$695,000	+ 27.5%
Average Sales Price*	\$705,574	\$747,387	+ 5.9%	\$700,178	\$847,863	+ 21.1%
Percent of List Price Received*	100.0%	96.0%	- 4.0%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	121	280	+ 131.4%	—	—	—
Months Supply of Inventory	0.7	2.3	+ 228.6%	—	—	—

Condo	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	119	109	- 8.4%	1,915	1,836	- 4.1%
Pending Sales	124	78	- 37.1%	2,175	1,486	- 31.7%
Closed Sales	131	80	- 38.9%	2,194	1,468	- 33.1%
Days on Market Until Sale	15	37	+ 146.7%	42	17	- 59.5%
Median Sales Price*	\$384,000	\$449,500	+ 17.1%	\$322,250	\$430,000	+ 33.4%
Average Sales Price*	\$467,808	\$576,183	+ 23.2%	\$420,703	\$547,860	+ 30.2%
Percent of List Price Received*	100.7%	97.4%	- 3.3%	98.8%	100.6%	+ 1.8%
Inventory of Homes for Sale	105	238	+ 126.7%	—	—	—
Months Supply of Inventory	0.6	1.9	+ 216.7%	—	—	—

* 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.

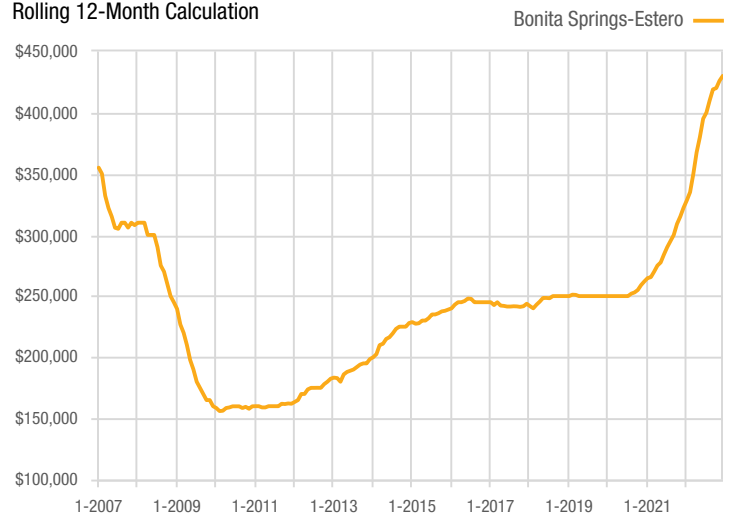
Median Sales Price - Single Family

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.