

# Local Market Update – January 2023

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



## Bonita Springs-Estero

Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
<b>Key Metrics</b>						
New Listings	165	<b>201</b>	+ 21.8%	165	<b>201</b>	+ 21.8%
Pending Sales	156	<b>145</b>	- 7.1%	156	<b>145</b>	- 7.1%
Closed Sales	115	<b>93</b>	- 19.1%	115	<b>93</b>	- 19.1%
Days on Market Until Sale	15	<b>39</b>	+ 160.0%	15	<b>39</b>	+ 160.0%
Median Sales Price*	\$655,000	<b>\$750,000</b>	+ 14.5%	\$655,000	<b>\$750,000</b>	+ 14.5%
Average Sales Price*	\$845,660	<b>\$955,412</b>	+ 13.0%	\$845,660	<b>\$955,412</b>	+ 13.0%
Percent of List Price Received*	100.3%	<b>97.0%</b>	- 3.3%	100.3%	<b>97.0%</b>	- 3.3%
Inventory of Homes for Sale	122	<b>322</b>	+ 163.9%	—	—	—
Months Supply of Inventory	0.7	<b>2.6</b>	+ 271.4%	—	—	—

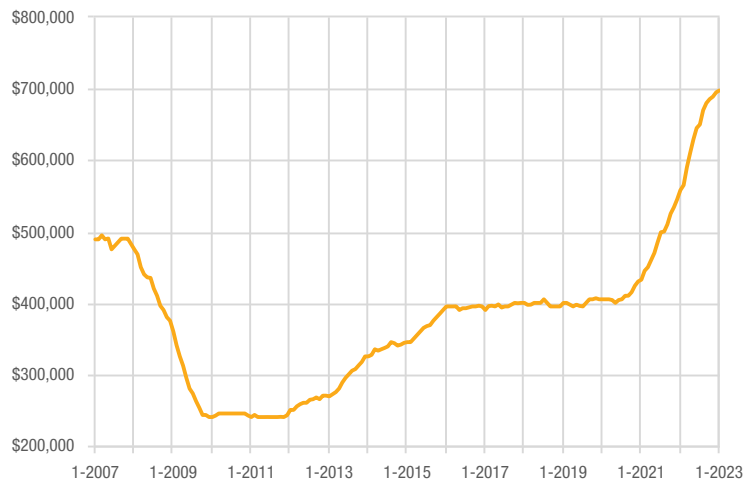
Condo	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
<b>Key Metrics</b>						
New Listings	215	<b>196</b>	- 8.8%	215	<b>196</b>	- 8.8%
Pending Sales	174	<b>124</b>	- 28.7%	174	<b>124</b>	- 28.7%
Closed Sales	108	<b>78</b>	- 27.8%	108	<b>78</b>	- 27.8%
Days on Market Until Sale	13	<b>48</b>	+ 269.2%	13	<b>48</b>	+ 269.2%
Median Sales Price*	\$380,500	<b>\$509,950</b>	+ 34.0%	\$380,500	<b>\$509,950</b>	+ 34.0%
Average Sales Price*	\$454,999	<b>\$1,033,945</b>	+ 127.2%	\$454,999	<b>\$1,033,945</b>	+ 127.2%
Percent of List Price Received*	102.3%	<b>98.0%</b>	- 4.2%	102.3%	<b>98.0%</b>	- 4.2%
Inventory of Homes for Sale	140	<b>305</b>	+ 117.9%	—	—	—
Months Supply of Inventory	0.8	<b>2.6</b>	+ 225.0%	—	—	—

\* 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

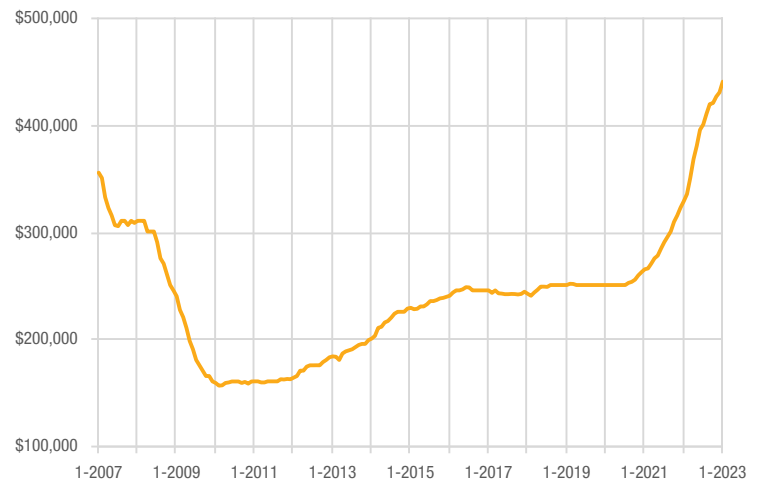
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### Median Sales Price - Condo

Rolling 12-Month Calculation

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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.