Local Market Update – May 2023

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

BONITA SPRINGS-ESTERO REALTORS®

Bonita Springs-Estero

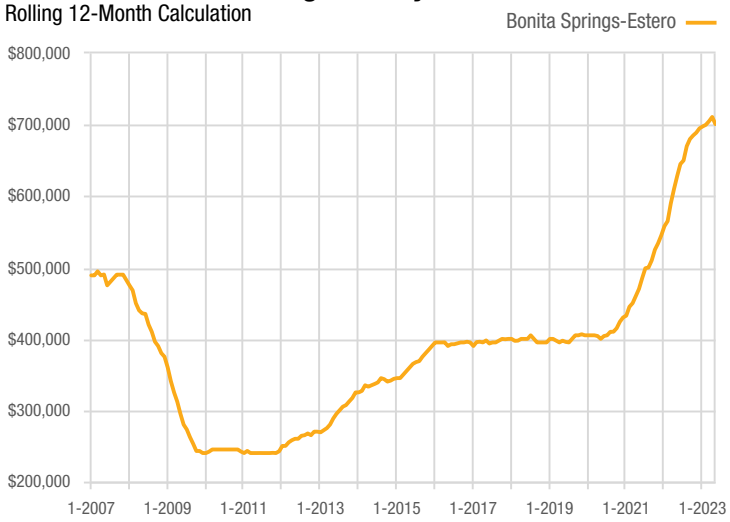
Single Family	May			Year to Date		
Key Metrics	**2022**	**2023**	**% Change**	**Thru 5-2022**	**Thru 5-2023**	**% Change**
New Listings	205	**146**	- 28.8%	1,014	**1,006**	- 0.8%
Pending Sales	129	**131**	+ 1.6%	806	**761**	- 5.6%
Closed Sales	174	**176**	+ 1.1%	764	**692**	- 9.4%
Days on Market Until Sale	14	**37**	+ 164.3%	14	**36**	+ 157.1%
Median Sales Price*	$750,000	**$704,250**	- 6.1%	$697,213	**$740,000**	+ 6.1%
Average Sales Price*	$931,355	**$957,601**	+ 2.8%	$862,199	**$929,446**	+ 7.8%
Percent of List Price Received*	100.9%	**96.6%**	- 4.3%	101.4%	**96.7%**	- 4.6%
Inventory of Homes for Sale	243	**377**	+ 55.1%	—	**—**	—
Months Supply of Inventory	1.7	**3.2**	+ 88.2%	—	**—**	—

Condo	May			Year to Date		
Key Metrics	**2022**	**2023**	**% Change**	**Thru 5-2022**	**Thru 5-2023**	**% Change**
New Listings	174	**152**	- 12.6%	1,077	**936**	- 13.1%
Pending Sales	155	**120**	- 22.6%	897	**692**	- 22.9%
Closed Sales	185	**164**	- 11.4%	774	**640**	- 17.3%
Days on Market Until Sale	10	**34**	+ 240.0%	11	**38**	+ 245.5%
Median Sales Price*	$447,500	**$447,500**	0.0%	$425,000	**$465,000**	+ 9.4%
Average Sales Price*	$564,873	**$588,389**	+ 4.2%	$536,157	**$723,347**	+ 34.9%
Percent of List Price Received*	101.1%	**97.4%**	- 3.7%	102.3%	**97.5%**	- 4.7%
Inventory of Homes for Sale	231	**367**	+ 58.9%	—	**—**	—
Months Supply of Inventory	1.6	**3.5**	+ 118.8%	—	**—**	—

* 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.

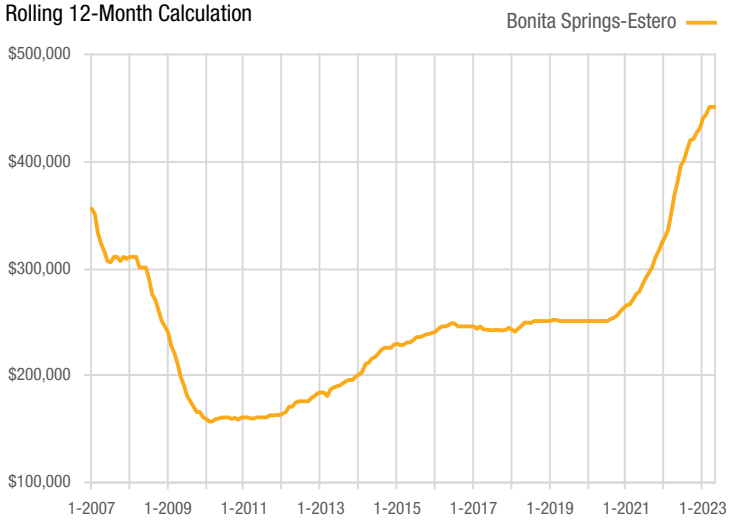
Median Sales Price - Single Family

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.

Current as of June 11, 2023. All data from Bonita Springs-Estero Board of Realtors® MLS. Report © 2023 ShowingTime.