

# Local Market Update – January 2022

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



**BONITA SPRINGS-ESTERO**  
REALTORS®

## Bonita Springs-Estero

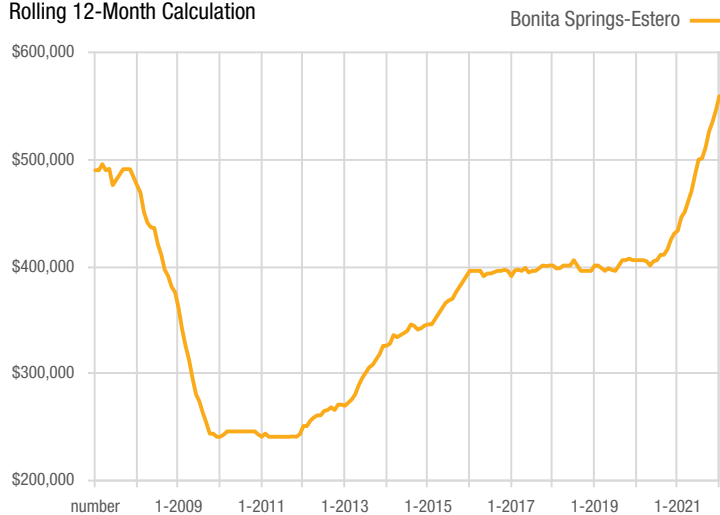
Single Family	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
<b>Key Metrics</b>						
New Listings	207	<b>163</b>	- 21.3%	207	<b>163</b>	- 21.3%
Pending Sales	219	<b>161</b>	- 26.5%	219	<b>161</b>	- 26.5%
Closed Sales	175	<b>114</b>	- 34.9%	175	<b>114</b>	- 34.9%
Days on Market Until Sale	65	<b>15</b>	- 76.9%	65	<b>15</b>	- 76.9%
Median Sales Price*	\$465,000	<b>\$662,450</b>	+ 42.5%	\$465,000	<b>\$662,450</b>	+ 42.5%
Average Sales Price*	\$606,470	<b>\$849,087</b>	+ 40.0%	\$606,470	<b>\$849,087</b>	+ 40.0%
Percent of List Price Received*	96.8%	<b>100.4%</b>	+ 3.7%	96.8%	<b>100.4%</b>	+ 3.7%
Inventory of Homes for Sale	332	<b>95</b>	- 71.4%	—	—	—
Months Supply of Inventory	2.0	<b>0.6</b>	- 70.0%	—	—	—

Condo	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
<b>Key Metrics</b>						
New Listings	229	<b>211</b>	- 7.9%	229	<b>211</b>	- 7.9%
Pending Sales	301	<b>191</b>	- 36.5%	301	<b>191</b>	- 36.5%
Closed Sales	166	<b>106</b>	- 36.1%	166	<b>106</b>	- 36.1%
Days on Market Until Sale	97	<b>13</b>	- 86.6%	97	<b>13</b>	- 86.6%
Median Sales Price*	\$302,500	<b>\$383,356</b>	+ 26.7%	\$302,500	<b>\$383,356</b>	+ 26.7%
Average Sales Price*	\$411,013	<b>\$456,603</b>	+ 11.1%	\$411,013	<b>\$456,603</b>	+ 11.1%
Percent of List Price Received*	96.2%	<b>102.4%</b>	+ 6.4%	96.2%	<b>102.4%</b>	+ 6.4%
Inventory of Homes for Sale	432	<b>109</b>	- 74.8%	—	—	—
Months Supply of Inventory	2.6	<b>0.6</b>	- 76.9%	—	—	—

\* 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.

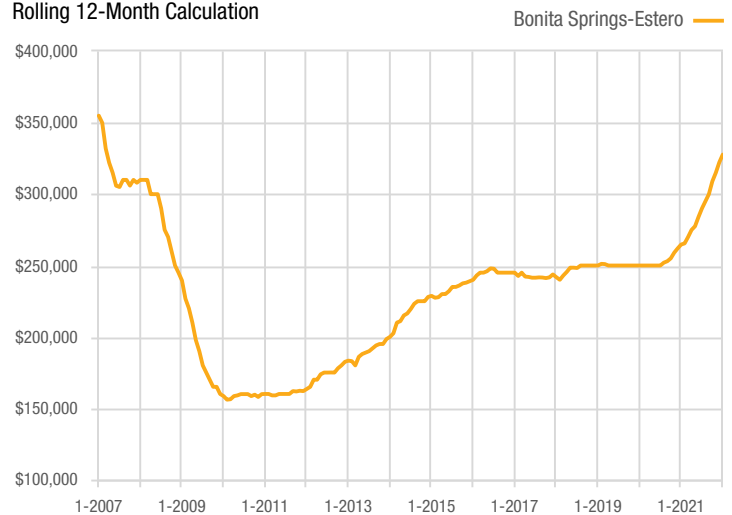
### Median Sales Price - Single Family

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.