

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY BONITA SPRINGS-ESTERO REALTORS®



June 2020

Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers. While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season. For the 12-month period spanning July 2019 through June 2020, Pending Sales in the Bonita Springs-Estero were up 1.2 percent overall. The price range with the largest gain in sales was the \$2,000,000 or More range, where they increased 60.0 percent.

The overall Median Sales Price was up 3.3 percent to \$309,875. The property type with the largest price gain was the Single Family Homes segment, where prices increased 2.5 percent to \$405,000. The price range that tended to sell the quickest was the Less than \$300,000 range at 80 days; the price range that tended to sell the slowest was the \$2,000,000 or More range at 145 days.

Market-wide, inventory levels were down 20.8 percent. The property type that lost the least inventory was the Condos segment, where it decreased 16.8 percent. That amounts to 4.5 months supply for Single-Family homes and 4.9 months supply for Condos.

Quick Facts

+ 60.0%

+ 6.6%

+ 2.2%

Price Range With the Strongest Sales:

\$2,000,000 or More

Bedroom Count With Strongest Sales:

4 Bedrooms or More

Property Type With Strongest Sales:

Single Family

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7



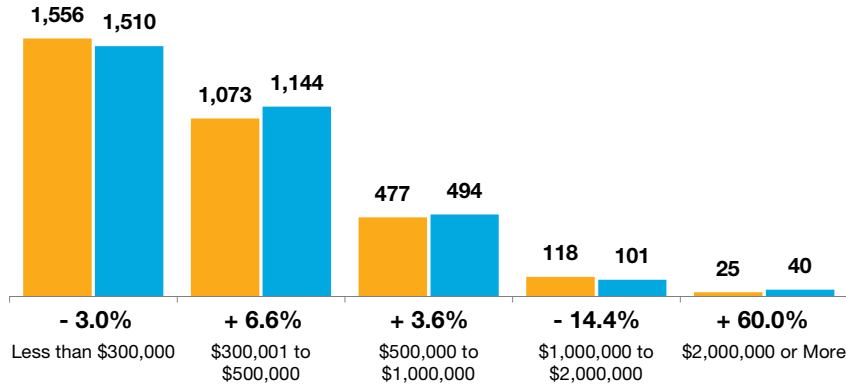
Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



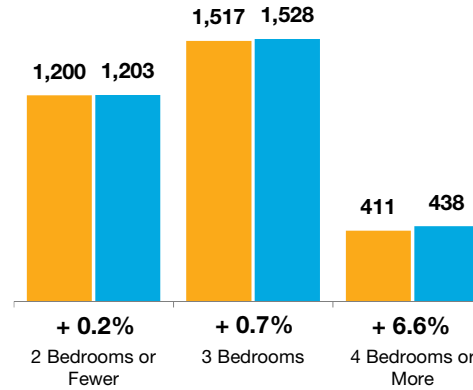
By Price Range

6-2019 6-2020



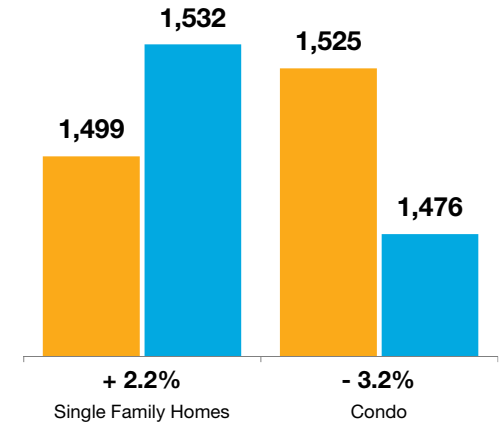
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
Less than \$300,000	1,556	1,510	- 3.0%
\$300,001 to \$500,000	1,073	1,144	+ 6.6%
\$500,000 to \$1,000,000	477	494	+ 3.6%
\$1,000,000 to \$2,000,000	118	101	- 14.4%
\$2,000,000 or More	25	40	+ 60.0%
All Price Ranges	3,249	3,289	+ 1.2%

Single Family Homes

	6-2019	6-2020	Change	6-2019	6-2020	Change
	326	281	- 13.8%	1,013	955	- 5.7%
	710	780	+ 9.9%	355	357	+ 0.6%
	367	385	+ 4.9%	110	109	- 0.9%
	78	59	- 24.4%	40	42	+ 5.0%
	18	27	+ 50.0%	7	13	+ 85.7%
	1,499	1,532	+ 2.2%	1,525	1,476	- 3.2%

Condo

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Fewer	1,200	1,203	+ 0.2%
3 Bedrooms	1,517	1,528	+ 0.7%
4 Bedrooms or More	411	438	+ 6.6%
All Bedroom Counts	3,249	3,289	+ 1.2%

	6-2019	6-2020	Change	6-2019	6-2020	Change
	240	244	+ 1.7%	872	831	- 4.7%
	859	871	+ 1.4%	563	548	- 2.7%
	395	415	+ 5.1%	10	19	+ 90.0%
	1,499	1,532	+ 2.2%	1,525	1,476	- 3.2%

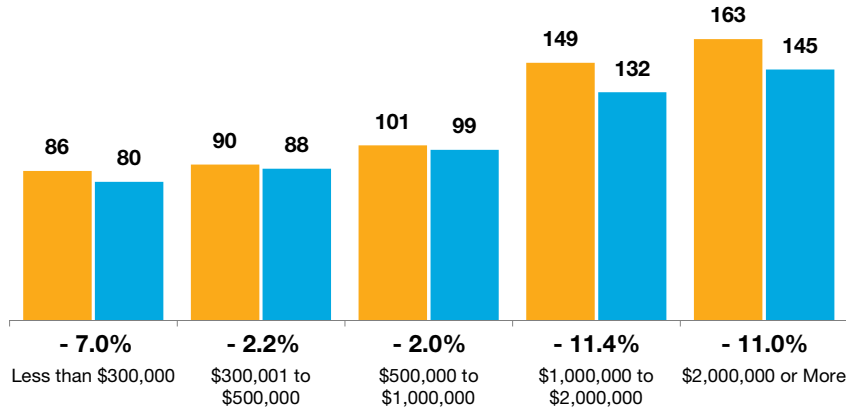
Days on Market Until Sale



Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.

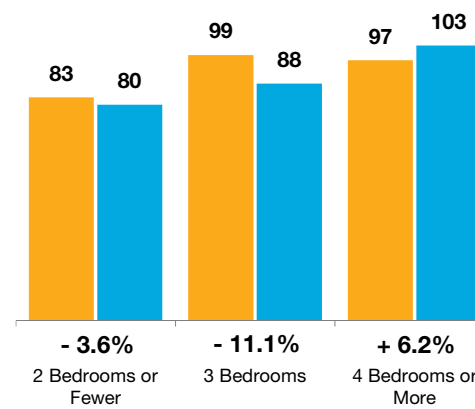
By Price Range

6-2019 6-2020



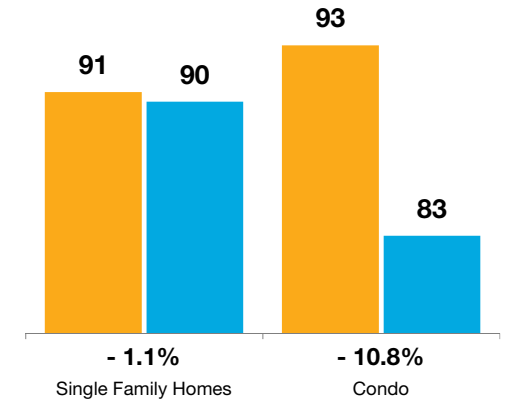
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
Less than \$300,000	86	80	- 7.0%
\$300,001 to \$500,000	90	88	- 2.2%
\$500,000 to \$1,000,000	101	99	- 2.0%
\$1,000,000 to \$2,000,000	149	132	- 11.4%
\$2,000,000 or More	163	145	- 11.0%
All Price Ranges	92	87	- 5.4%

Single Family Homes

	6-2019	6-2020	Change
2 Bedrooms or Fewer	77	70	- 9.1%
3 Bedrooms	92	93	+ 1.1%
4 Bedrooms or More	93	94	+ 1.1%
	123	116	- 5.7%
	154	138	- 10.4%
All Single Family Homes	91	90	- 1.1%

Condo

	6-2019	6-2020	Change
	87	79	- 9.2%
	87	75	- 13.8%
	126	114	- 9.5%
	201	153	- 23.9%
	182	191	+ 4.9%
All Condos	93	83	- 10.8%

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Fewer	83	80	- 3.6%
3 Bedrooms	99	88	- 11.1%
4 Bedrooms or More	97	103	+ 6.2%
All Bedroom Counts	92	87	- 5.4%

	6-2019	6-2020	Change
2 Bedrooms or Fewer	86	78	- 9.3%
3 Bedrooms	90	89	- 1.1%
4 Bedrooms or More	97	101	+ 4.1%
All Single Family Homes	91	90	- 1.1%

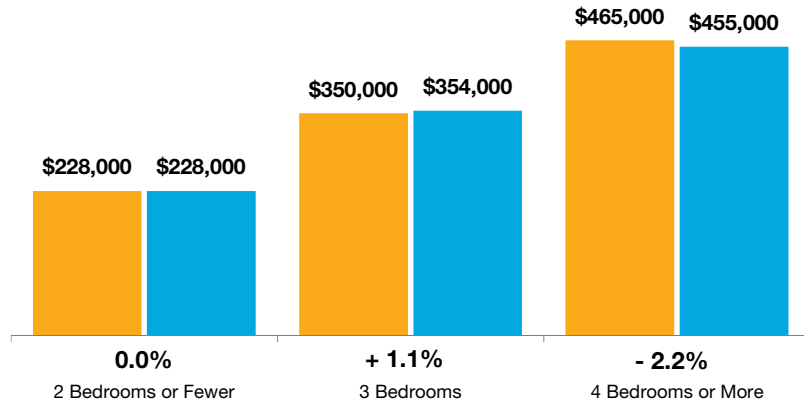
Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

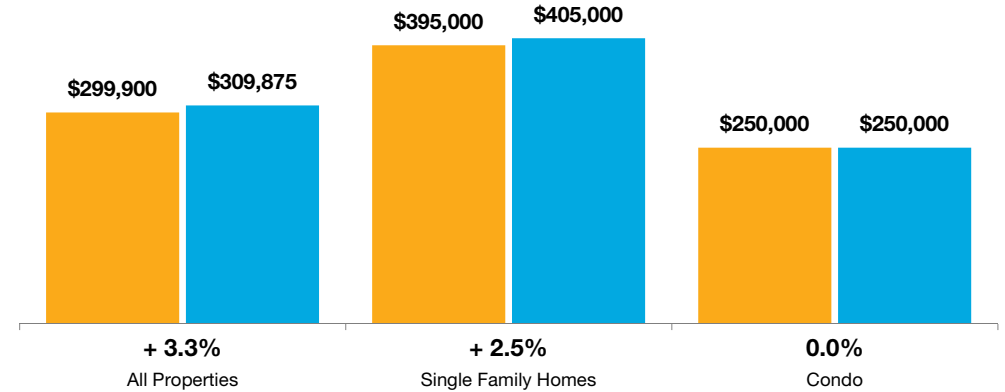
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Fewer	\$228,000	\$228,000	0.0%
3 Bedrooms	\$350,000	\$354,000	+ 1.1%
4 Bedrooms or More	\$465,000	\$455,000	- 2.2%
All Bedroom Counts	\$299,900	\$309,875	+ 3.3%

Single Family Homes

	6-2019	6-2020	Change	6-2019	6-2020	Change
	\$310,000	\$317,500	+ 2.4%	\$220,000	\$220,000	0.0%
	\$391,000	\$398,800	+ 2.0%	\$305,000	\$324,000	+ 6.2%
	\$465,000	\$460,000	- 1.1%	\$701,500	\$545,000	- 22.3%
All	\$395,000	\$405,000	+ 2.5%	\$250,000	\$250,000	0.0%

Condo

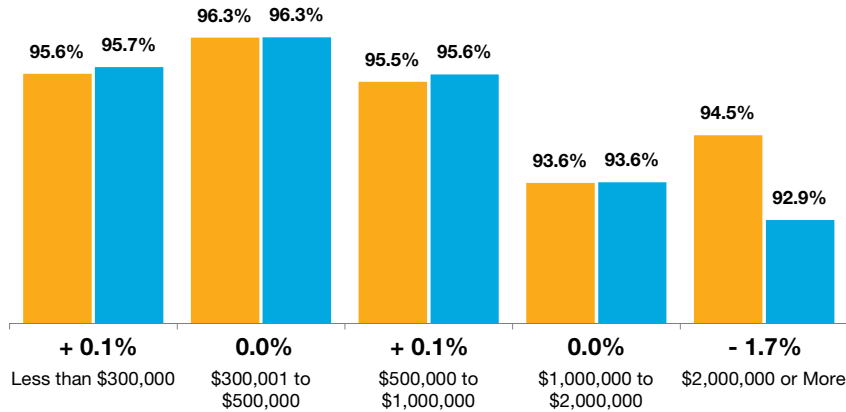
Percent of List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

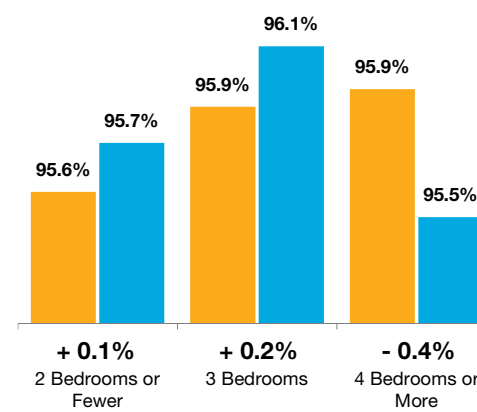
By Price Range

6-2019 6-2020



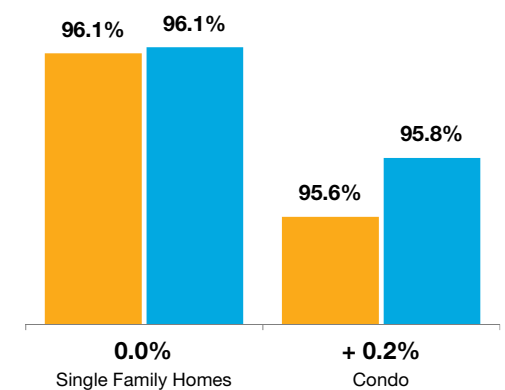
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
Less than \$300,000	95.6%	95.7%	+ 0.1%
\$300,001 to \$500,000	96.3%	96.3%	0.0%
\$500,000 to \$1,000,000	95.5%	95.6%	+ 0.1%
\$1,000,000 to \$2,000,000	93.6%	93.6%	0.0%
\$2,000,000 or More	94.5%	92.9%	- 1.7%
All Price Ranges	95.7%	95.8%	+ 0.1%

Single Family Homes

	6-2019	6-2020	Change	6-2019	6-2020	Change
	96.5%	96.7%	+ 0.2%	95.6%	95.7%	+ 0.1%
	96.3%	96.3%	0.0%	96.3%	96.3%	0.0%
	95.7%	95.8%	+ 0.1%	94.9%	95.1%	+ 0.2%
	93.7%	92.6%	- 1.2%	93.4%	95.0%	+ 1.7%
	94.2%	92.9%	- 1.4%	95.0%	92.8%	- 2.3%
All Price Ranges	96.1%	96.1%	0.0%	95.6%	95.8%	+ 0.2%

Condo

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Fewer	95.6%	95.7%	+ 0.1%
3 Bedrooms	95.9%	96.1%	+ 0.2%
4 Bedrooms or More	95.9%	95.5%	- 0.4%
All Bedroom Counts	95.7%	95.8%	+ 0.1%

	6-2019	6-2020	Change	6-2019	6-2020	Change
	95.9%	96.4%	+ 0.5%	95.7%	95.8%	+ 0.1%
	96.1%	96.2%	+ 0.1%	95.5%	95.7%	+ 0.2%
	95.9%	95.5%	- 0.4%	95.8%	94.3%	- 1.6%
All Bedroom Counts	96.1%	96.1%	0.0%	95.6%	95.8%	+ 0.2%

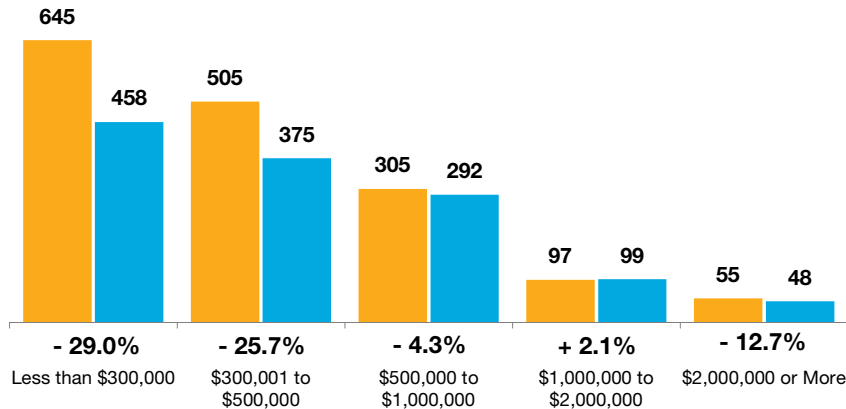
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

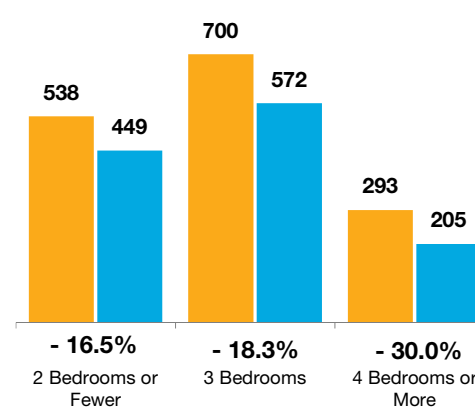
By Price Range

6-2019 6-2020



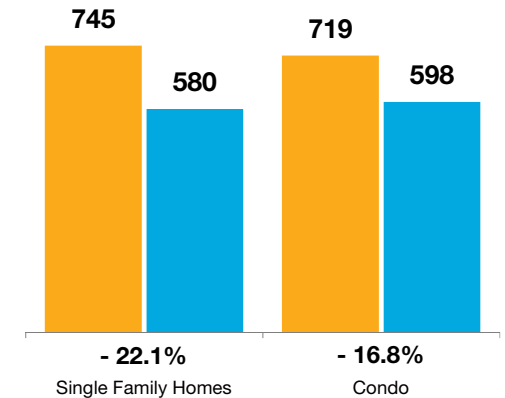
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
Less than \$300,000	645	458	- 29.0%
\$300,001 to \$500,000	505	375	- 25.7%
\$500,000 to \$1,000,000	305	292	- 4.3%
\$1,000,000 to \$2,000,000	97	99	+ 2.1%
\$2,000,000 or More	55	48	- 12.7%
All Price Ranges	1,607	1,272	- 20.8%

Single Family Homes

	6-2019	6-2020	Change	6-2019	6-2020	Change
2 Bedrooms or Fewer	83	50	- 39.8%	421	316	- 24.9%
3 Bedrooms	340	219	- 35.6%	164	154	- 6.1%
4 Bedrooms or More	226	214	- 5.3%	78	78	0.0%
	61	60	- 1.6%	36	39	+ 8.3%
	35	37	+ 5.7%	20	11	- 45.0%
All Single Family Homes	745	580	- 22.1%	719	598	- 16.8%

Condo

By Bedroom Count

	6-2019	6-2020	Change
2 Bedrooms or Fewer	538	449	- 16.5%
3 Bedrooms	700	572	- 18.3%
4 Bedrooms or More	293	205	- 30.0%
All Bedroom Counts	1,607	1,272	- 20.8%

	6-2019	6-2020	Change	6-2019	6-2020	Change
2 Bedrooms or Fewer	85	81	- 4.7%	385	317	- 17.7%
3 Bedrooms	389	307	- 21.1%	274	236	- 13.9%
4 Bedrooms or More	270	191	- 29.3%	19	10	- 47.4%
All Condo	745	580	- 22.1%	719	598	- 16.8%

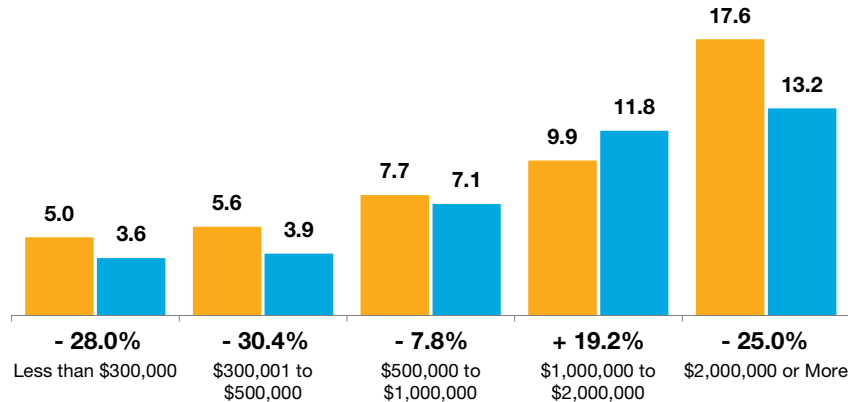
Months Supply of Inventory



The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**

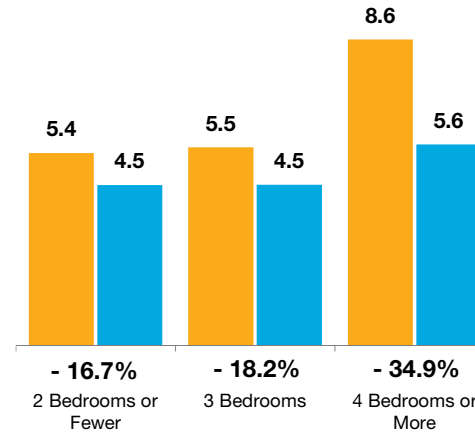
By Price Range

6-2019 6-2020



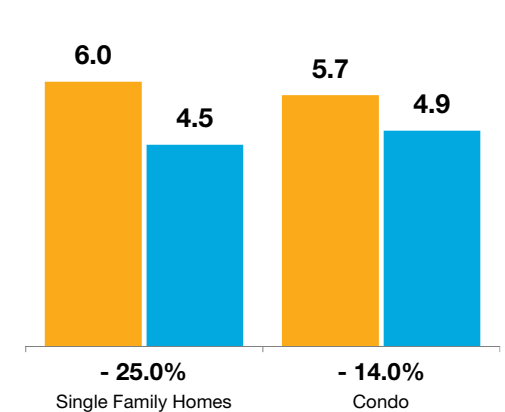
By Bedroom Count

6-2019 6-2020



By Property Type

6-2019 6-2020



All Properties

By Price Range	6-2019	6-2020	Change
Less than \$300,000	5.0	3.6	- 28.0%
\$300,001 to \$500,000	5.6	3.9	- 30.4%
\$500,000 to \$1,000,000	7.7	7.1	- 7.8%
\$1,000,000 to \$2,000,000	9.9	11.8	+ 19.2%
\$2,000,000 or More	17.6	13.2	- 25.0%
All Price Ranges	5.9	4.6	- 22.0%

Single Family Homes

6-2019	6-2020	Change	6-2019	6-2020	Change
3.1	2.1	- 32.3%	5.0	4.0	- 20.0%
5.7	3.4	- 40.4%	5.5	5.2	- 5.5%
7.4	6.7	- 9.5%	8.5	8.6	+ 1.2%
9.4	12.2	+ 29.8%	9.9	11.1	+ 12.1%
13.6	15.1	+ 11.0%	14.3	5.1	- 64.3%
6.0	4.5	- 25.0%	5.7	4.9	- 14.0%

Condo

By Bedroom Count	6-2019	6-2020	Change
2 Bedrooms or Fewer	5.4	4.5	- 16.7%
3 Bedrooms	5.5	4.5	- 18.2%
4 Bedrooms or More	8.6	5.6	- 34.9%
All Bedroom Counts	5.9	4.6	- 22.0%

6-2019	6-2020	Change	6-2019	6-2020	Change
4.3	4.0	- 7.0%	5.3	4.6	- 13.2%
5.4	4.2	- 22.2%	5.8	5.2	- 10.3%
8.2	5.5	- 32.9%	9.5	4.7	- 50.5%
6.0	4.5	- 25.0%	5.7	4.9	- 14.0%