



# Market Report

AUGUST 2024 REPORT



BONNYCASTLE  
REALTY

# BONNYCASTLE

Bonnycastle Realty provides an unparalleled standard of luxury services to buyers and sellers in Collier and Lee counties, Florida. Putting a fresh spin on a dated industry, our highly personalized, concierge-style assistance is infused with revolutionary real estate advancements.

Here at Bonnycastle, we're tech savvy and solutions oriented, filling whatever gaps we see in the industry with innovative excellence. As business-minded agents, we make data-driven decisions to maximize our marketing efforts and ultimately produce top-dollar deals, all in a trendsetting style.

Still, our entrepreneurial attitude doesn't sacrifice our human-to-human interaction — we're committed to building deep-rooted relationships that last long after the closing papers are signed. We understand that buying or selling a home is one of life's biggest financial decisions, which is why we'll guide you through every step to help you navigate the process with ease.

As Naples locals ourselves, we're motivated to share the high-quality life we live. Our team will go above and beyond to find the property that will elevate your lifestyle in the scenic Sunshine State.

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# WELCOME TO THE BONNYCASTLE AUGUST 2024 REPORT THIS TEXT IS COURTESY OF THE NAPLES AREA BOARD OF REALTORS MARKET REPORT

The median closed price for homes in Naples during August was \$600,000; the same price reported in July 2024 and August 2023. According to the August 2024 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), there were 1,096 price decreases during August. While this is the lowest number of price decreases reported for a month so far in 2024, it does indicate that sellers are continuing to adjust their prices to better reflect today's housing market. And even though monthly inventory levels have risen compared to 2023 statistics (40.3 percent in August), they have been decreasing over the last five months; but broker analysts speculate this trend is short lived.

In March, Naples enjoyed 5,283 properties in inventory. Yet by the end of August, inventory had decreased 28 percent to 4,127 properties. Though compared to August 2023, inventory has increased 40.3 percent from 2,942 properties. As expected, new listings, which fuel overall inventory, have also been decreasing since March. But, while down 5.4 percent compared to last August, new listings increased 6.5 percent compared to July 2024. Overall closed sales in August decreased 27.8 percent to 524 closed sales from 726 closed sales in August 2023.

Brokers contend that it takes a long time for market participants to reset their minds after coming out of a series of crazy appreciation years. The median closed price is holding steady, with no declines in the last year. This is the proof we finally need to see that people are gradually accepting today's market reality.

# QUICK FACTS

## OVERALL MARKET FACTS

### INVENTORY



**4,127**

↑ 40%

### PENDINGS



**683**

↓ 16%

### NEW LISTINGS



**886**

↓ 5%

### MEDIAN CLOSED PRICE



**\$600,000**

0%

### CLOSED SALES



**524**

↓ 28%

### DAYS ON MARKET



**82**

↑ 52%

# OVERALL MARKET OVERVIEW

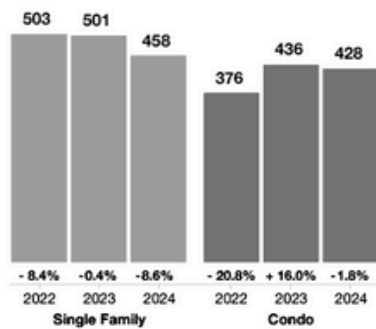
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2023	8-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		937	886	- 5.4%	8,941	10,313	+ 15.3%
<b>Total Sales</b>		726	524	- 27.8%	6,510	5,855	- 10.1%
<b>Days on Market Until Sale</b>		54	82	+ 51.9%	53	71	+ 34.0%
<b>Median Closed Price</b>		\$600,000	\$600,000	0.0%	\$602,205	\$620,000	+ 3.0%
<b>Average Closed Price</b>		\$953,206	\$1,030,823	+ 8.1%	\$1,044,080	\$1,105,817	+ 5.9%
<b>Percent of List Price Received</b>		96.3%	95.5%	- 0.8%	96.3%	95.5%	- 0.8%
<b>Pending Listings</b>		811	683	- 15.8%	8,268	7,578	- 8.3%
<b>Inventory of Homes for Sale</b>		2,942	4,127	+ 40.3%	—	—	—
<b>Months Supply of Inventory</b>		3.9	6.0	+ 53.8%	—	—	—

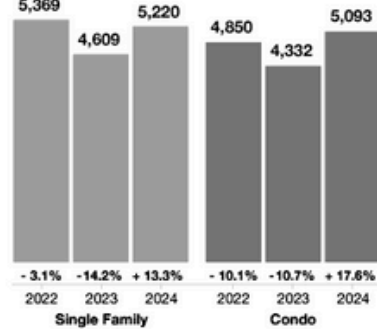
# OVERALL NEW LISTINGS

A count of the properties that have been newly listed on the market in a given month.

## August

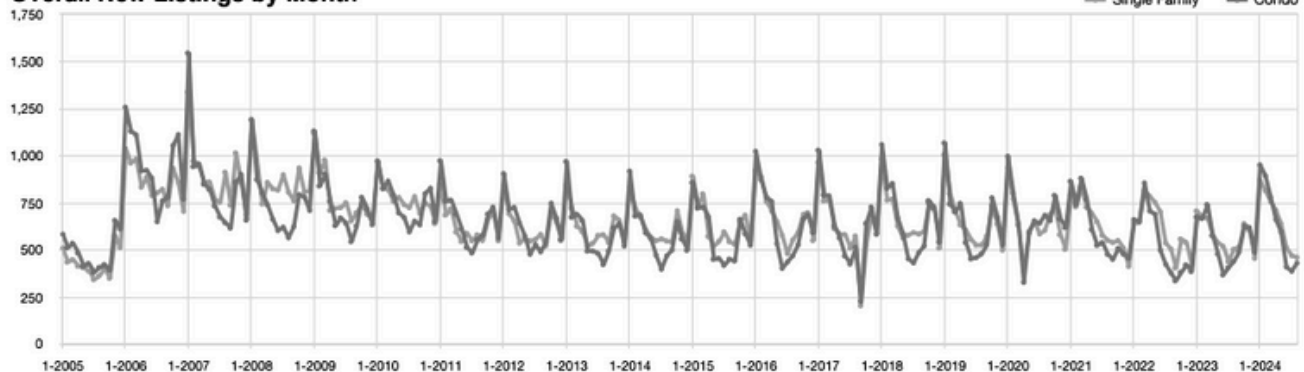


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2023	513	+ 27.6%	486	+ 45.5%
Oct-2023	638	+ 14.7%	624	+ 65.1%
Nov-2023	601	+ 11.7%	617	+ 47.6%
Dec-2023	453	+ 9.7%	486	+ 26.9%
Jan-2024	869	+ 23.3%	950	+ 41.2%
Feb-2024	814	+ 21.5%	893	+ 34.3%
Mar-2024	756	+ 13.3%	779	+ 5.4%
Apr-2024	709	+ 23.1%	660	+ 15.2%
May-2024	636	+ 18.7%	591	+ 23.9%
Jun-2024	510	- 1.5%	407	+ 11.5%
Jul-2024	468	+ 7.3%	385	- 4.7%
<b>Aug-2024</b>	<b>458</b>	<b>- 8.6%</b>	<b>428</b>	<b>- 1.8%</b>
12-Month Avg	619	+ 14.0%	609	+ 25.1%

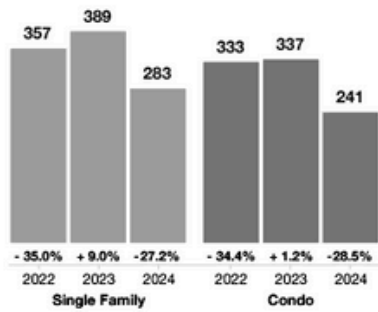
## Overall New Listings by Month



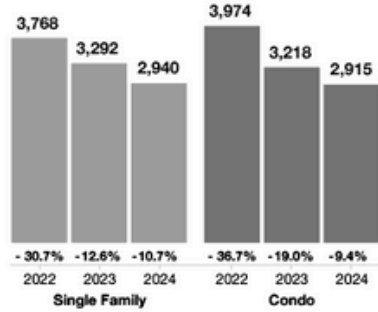
# OVERALL CLOSED SALES

A count of the actual sales that closed in a given month.

## August

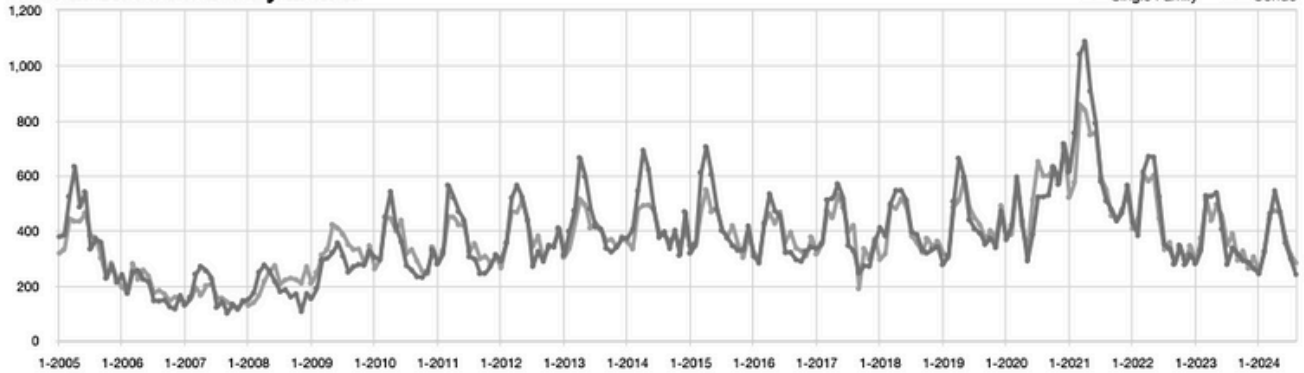


## Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2023	292	+ 5.4%	315	+ 12.5%
Oct-2023	326	- 2.7%	291	- 16.1%
Nov-2023	263	- 11.1%	285	+ 3.3%
Dec-2023	305	- 11.6%	262	- 16.0%
Jan-2024	247	- 13.0%	243	- 13.2%
Feb-2024	319	- 14.5%	325	- 0.9%
Mar-2024	462	- 10.1%	443	- 15.9%
Apr-2024	472	+ 8.0%	545	+ 3.8%
May-2024	467	- 5.7%	465	- 13.6%
Jun-2024	376	- 17.0%	355	- 12.6%
Jul-2024	314	- 9.5%	298	+ 7.6%
<b>Aug-2024</b>	<b>283</b>	<b>-27.2%</b>	<b>241</b>	<b>-28.5%</b>
12-Month Avg	344	- 9.2%	339	- 8.1%

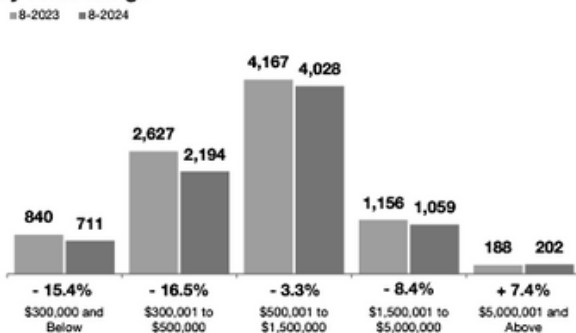
## Overall Closed Sales by Month



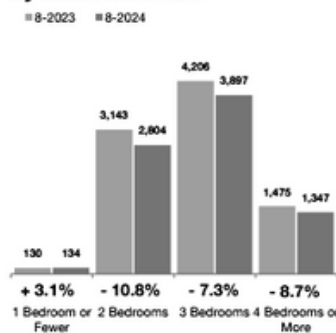
# OVERALL CLOSED SALES BY PRICE RANGE

A count of the actual sales that closed in a given month. Based on a rolling 12-month total.

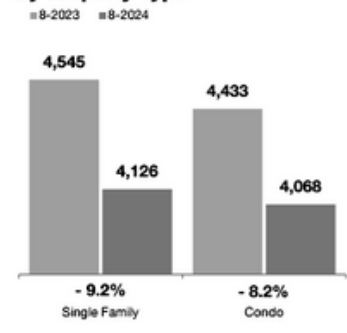
## By Price Range



## By Bedroom Count



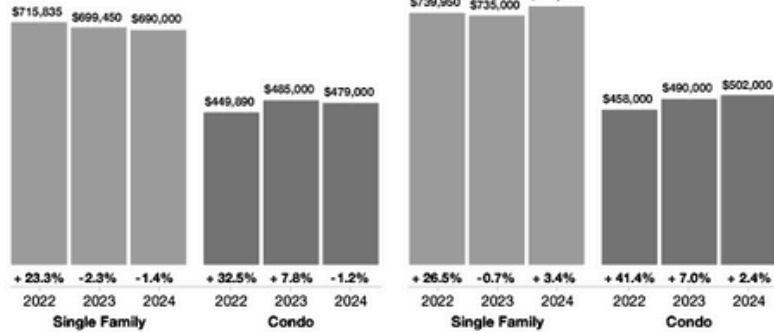
## By Property Type



# OVERALL MEDIAN CLOSED PRICE

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## August



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2023	\$745,693	+ 8.9%	\$470,000	+ 6.0%
Oct-2023	\$705,000	- 7.1%	\$450,000	+ 2.5%
Nov-2023	\$725,000	- 9.6%	\$465,000	+ 3.3%
Dec-2023	\$750,000	+ 2.7%	\$520,000	+ 13.2%
Jan-2024	\$755,000	+ 5.6%	\$479,000	- 0.7%
Feb-2024	\$834,000	+ 15.8%	\$502,000	+ 2.1%
Mar-2024	\$772,500	+ 6.0%	\$523,000	+ 6.7%
Apr-2024	\$793,750	- 3.2%	\$525,000	0.0%
May-2024	\$850,000	+ 14.1%	\$505,000	+ 4.7%
Jun-2024	\$724,500	- 3.7%	\$480,000	- 0.3%
Jul-2024	\$712,500	- 2.7%	\$470,000	+ 2.2%
<b>Aug-2024</b>	<b>\$690,000</b>	<b>- 1.4%</b>	<b>\$479,000</b>	<b>- 1.2%</b>
12-Month Avg*	\$750,000	+ 1.4%	\$495,000	+ 4.2%

\* Median Closed Price for all properties from September 2023 through August 2024. This is not the average of the individual figures above.

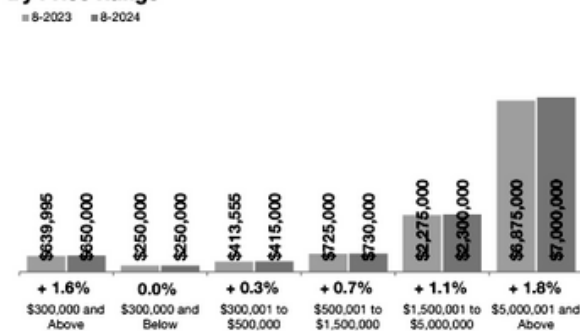
## Overall Median Closed Price by Month



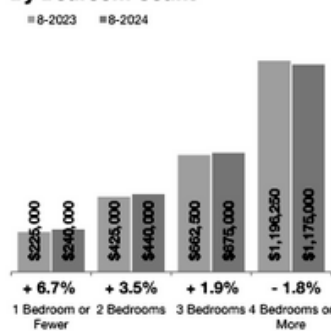
# OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

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

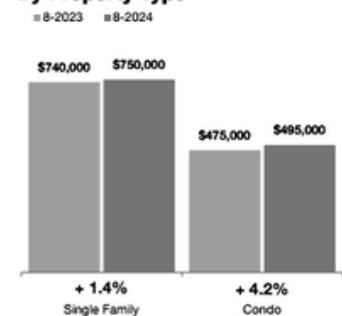
## By Price Range



## By Bedroom Count



## By Property Type

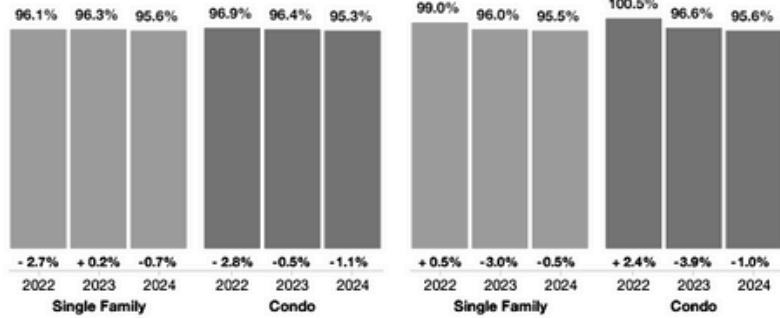


# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## August

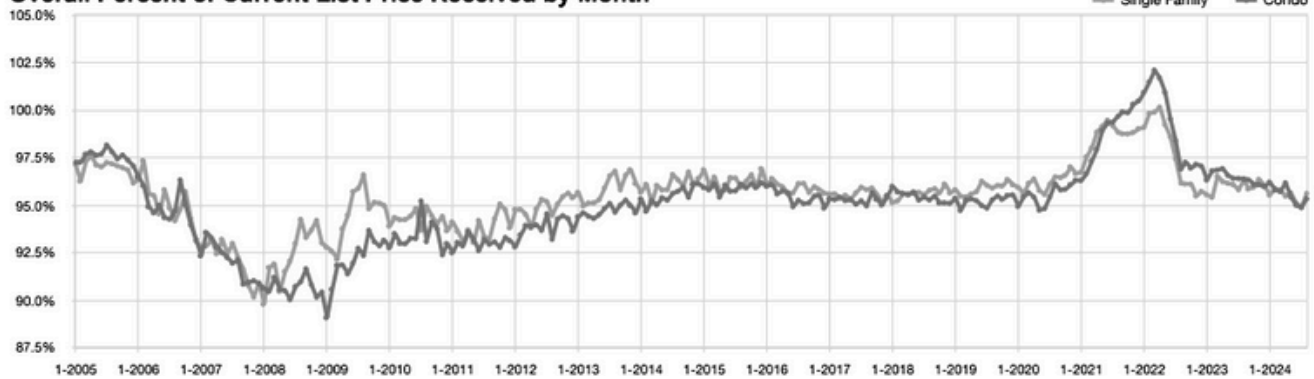
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2023	95.8%	-0.3%	96.3%	-0.9%
Oct-2023	95.9%	-0.2%	96.1%	-0.8%
Nov-2023	96.3%	+0.8%	96.0%	-1.1%
Dec-2023	96.0%	+0.3%	96.0%	-1.0%
Jan-2024	95.5%	0.0%	96.2%	-0.1%
Feb-2024	95.8%	+0.4%	95.8%	-1.0%
Mar-2024	95.8%	-0.7%	95.7%	-1.1%
Apr-2024	95.5%	-0.7%	96.2%	-0.7%
May-2024	95.6%	-0.5%	95.4%	-1.1%
Jun-2024	95.1%	-1.0%	95.0%	-1.5%
Jul-2024	94.8%	-1.0%	94.9%	-1.6%
<b>Aug-2024</b>	<b>95.6%</b>	<b>-0.7%</b>	<b>95.3%</b>	<b>-1.1%</b>
12-Month Avg*	95.6%	-0.4%	95.7%	-1.0%

\* Pct. of List Price Received for all properties from September 2023 through August 2024. This is not the average of the individual figures above.

## Overall Percent of Current List Price Received by Month

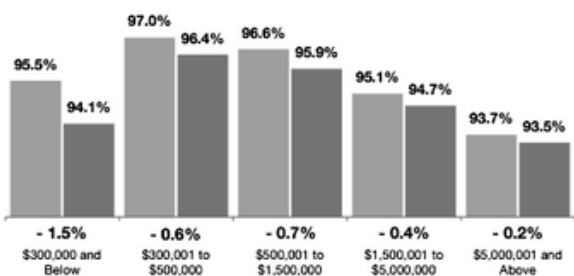


# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

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.

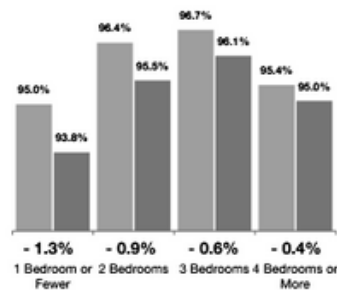
## By Price Range

■ 8-2023 ■ 8-2024



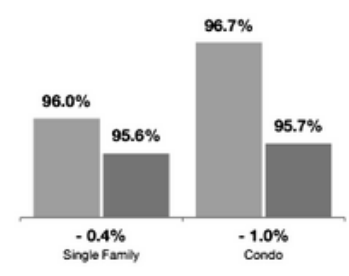
## By Bedroom Count

■ 8-2023 ■ 8-2024



## By Property Type

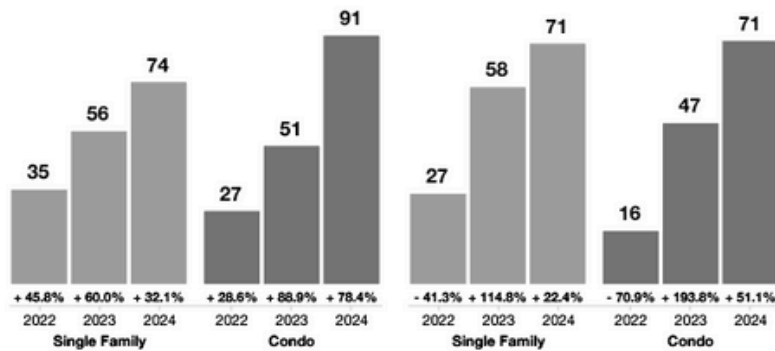
■ 8-2023 ■ 8-2024



# OVERALL DAYS ON MARKET UNTIL SALE

Average number of days between when a property is listed and when an offer is accepted in a given month.

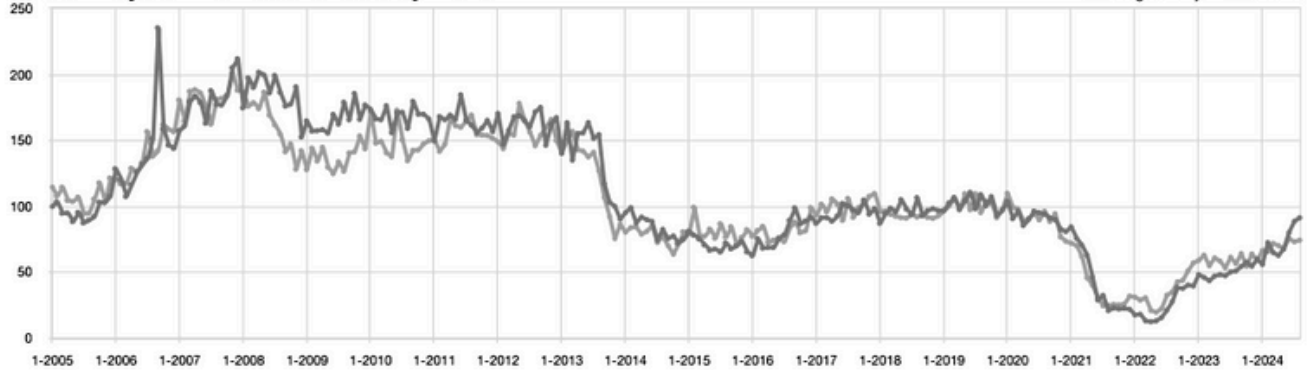
## August



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2023	64	+48.8%	54	+42.1%
Oct-2023	54	+22.7%	57	+50.0%
Nov-2023	64	+25.5%	54	+35.0%
Dec-2023	59	+3.5%	60	+53.8%
Jan-2024	66	+11.9%	56	+16.7%
Feb-2024	65	+3.2%	72	+56.5%
Mar-2024	72	+30.9%	65	+51.2%
Apr-2024	70	+14.8%	63	+34.0%
May-2024	68	+17.2%	67	+39.6%
Jun-2024	75	+41.5%	80	+70.2%
Jul-2024	73	+19.7%	88	+76.0%
<b>Aug-2024</b>	<b>74</b>	<b>+32.1%</b>	<b>91</b>	<b>+78.4%</b>
12-Month Avg*	68	+21.7%	67	+49.3%

\* Days on Market for all properties from September 2023 through August 2024. This is not the average of the individual figures above.

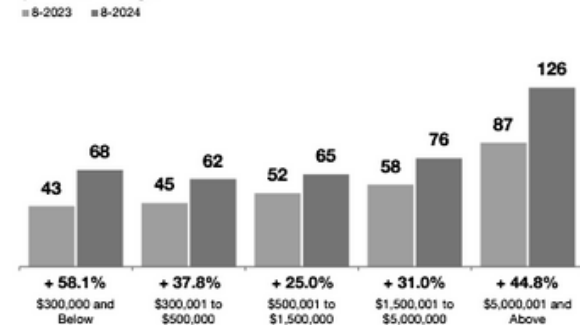
## Overall Days on Market Until Sale by Month



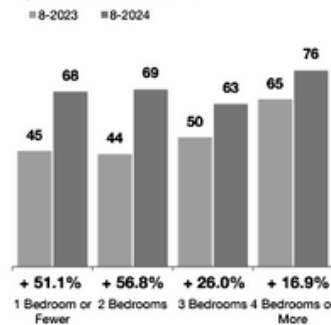
# OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

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

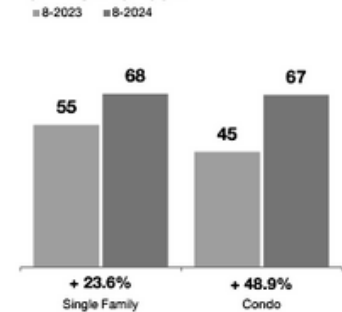
## By Price Range



## By Bedroom Count



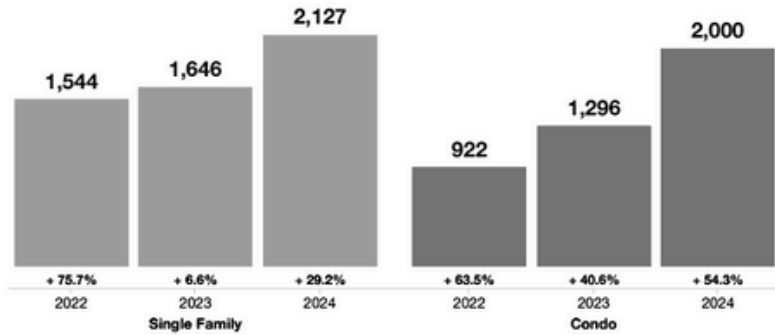
## By Property Type



# OVERALL INVENTORY OF HOMES FOR SALE

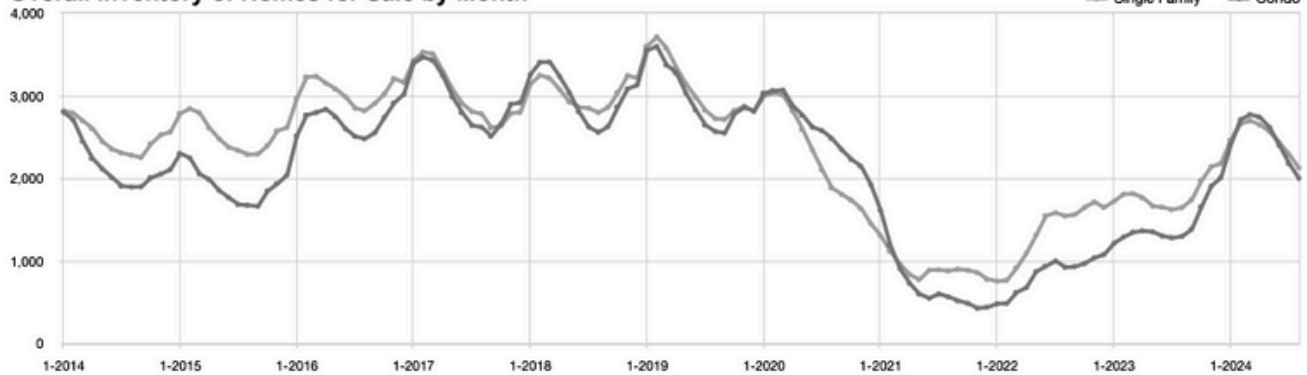
The number of properties available for sale in active status at the end of a given month.

## August



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Sep-2023	1,740	+ 11.5%	1,382	+ 48.6%
Oct-2023	1,973	+ 19.6%	1,654	+ 70.5%
Nov-2023	2,141	+ 24.9%	1,906	+ 83.6%
Dec-2023	2,180	+ 32.4%	2,008	+ 86.6%
Jan-2024	2,462	+ 42.8%	2,404	+ 98.2%
Feb-2024	2,661	+ 47.3%	2,710	+ 110.2%
Mar-2024	2,697	+ 48.7%	2,772	+ 105.8%
Apr-2024	2,650	+ 50.2%	2,741	+ 101.1%
May-2024	2,565	+ 54.3%	2,615	+ 93.6%
Jun-2024	2,433	+ 47.5%	2,400	+ 84.5%
Jul-2024	2,293	+ 41.5%	2,182	+ 70.6%
<b>Aug-2024</b>	<b>2,127</b>	<b>+ 29.2%</b>	<b>2,000</b>	<b>+ 54.3%</b>
12-Month Avg	2,327	+ 37.9%	2,231	+ 85.3%

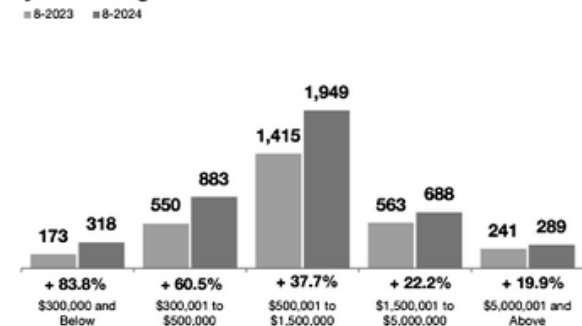
## Overall Inventory of Homes for Sale by Month



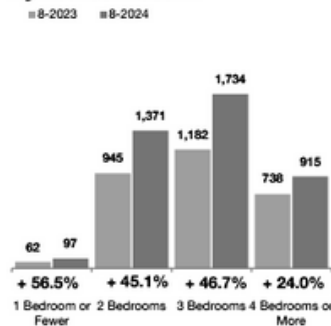
# OVERALL INVENTORY OF HOMES FOR SALE BY PRICE RANGE

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

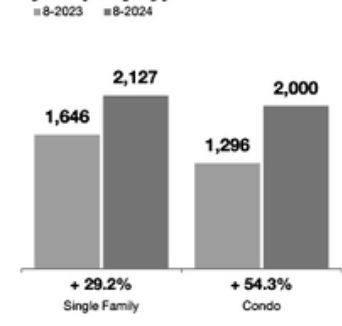
## By Price Range



## By Bedroom Count



## By Property Type



# LOCAL MARKET UPDATE - NAPLES BEACH

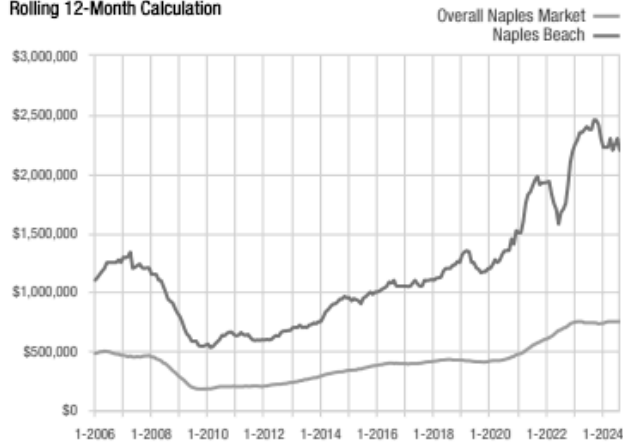
34102, 34103, 34108

Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	66	52	- 21.2%	702	713	+ 1.6%
Total Sales	35	39	+ 11.4%	376	311	- 17.3%
Days on Market Until Sale	100	126	+ 26.0%	81	115	+ 42.0%
Median Closed Price*	\$2,100,000	<b>\$1,480,000</b>	- 29.5%	\$2,465,267	<b>\$2,325,000</b>	- 5.7%
Average Closed Price*	\$2,701,749	<b>\$2,760,128</b>	+ 2.2%	\$3,833,440	<b>\$4,288,247</b>	+ 11.9%
Percent of List Price Received*	92.6%	<b>92.8%</b>	+ 0.2%	92.7%	<b>92.7%</b>	0.0%
Inventory of Homes for Sale	379	440	+ 16.1%	—	—	—
Months Supply of Inventory	8.7	<b>13.0</b>	+ 49.4%	—	—	—

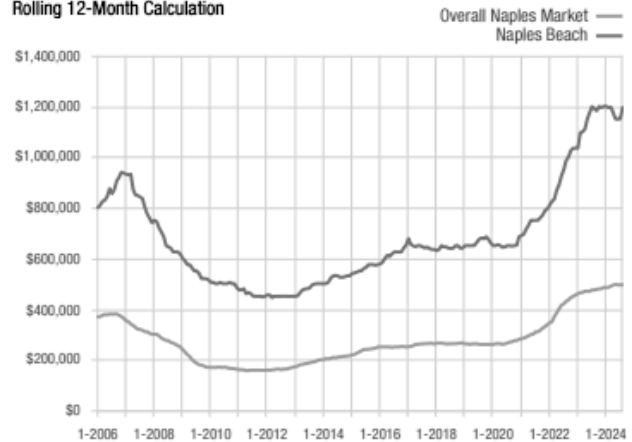
Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	80	75	- 6.3%	1,066	1,191	+ 11.7%
Total Sales	60	58	- 3.3%	700	676	- 3.4%
Days on Market Until Sale	66	109	+ 65.2%	55	92	+ 67.3%
Median Closed Price*	\$975,000	<b>\$1,830,000</b>	+ 87.7%	\$1,200,000	<b>\$1,195,000</b>	- 0.4%
Average Closed Price*	\$1,675,357	<b>\$2,078,351</b>	+ 24.1%	\$1,656,712	<b>\$1,699,494</b>	+ 2.6%
Percent of List Price Received*	94.9%	<b>95.0%</b>	+ 0.1%	95.3%	<b>94.0%</b>	- 1.4%
Inventory of Homes for Sale	389	506	+ 30.1%	—	—	—
Months Supply of Inventory	5.2	<b>6.8</b>	+ 30.8%	—	—	—

\* 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 Closed Price - Single Family**  
Rolling 12-Month Calculation



**Median Closed 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.

# LOCAL MARKET UPDATE - NORTH NAPLES

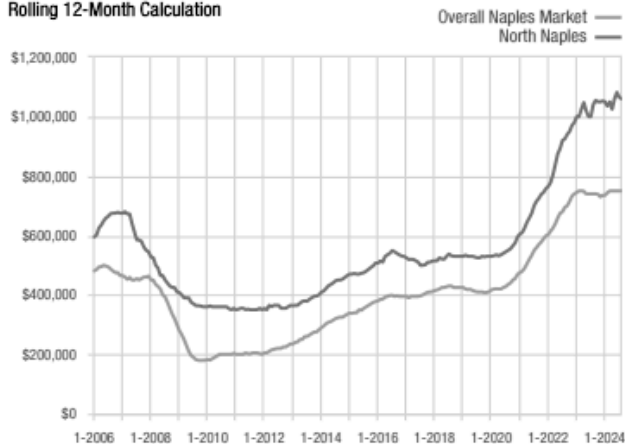
34109, 34110, 34119

Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	96	94	- 2.1%	987	1,127	+ 14.2%
Total Sales	88	62	- 29.5%	704	628	- 10.8%
Days on Market Until Sale	55	73	+ 32.7%	51	58	+ 13.7%
Median Closed Price*	\$1,045,000	\$965,000	- 7.7%	\$1,050,000	\$1,050,000	0.0%
Average Closed Price*	\$1,462,660	\$1,293,054	- 11.6%	\$1,472,665	\$1,531,113	+ 4.0%
Percent of List Price Received*	96.3%	95.5%	- 0.8%	95.9%	95.1%	- 0.8%
Inventory of Homes for Sale	285	401	+ 40.7%	—	—	—
Months Supply of Inventory	3.5	5.3	+ 51.4%	—	—	—

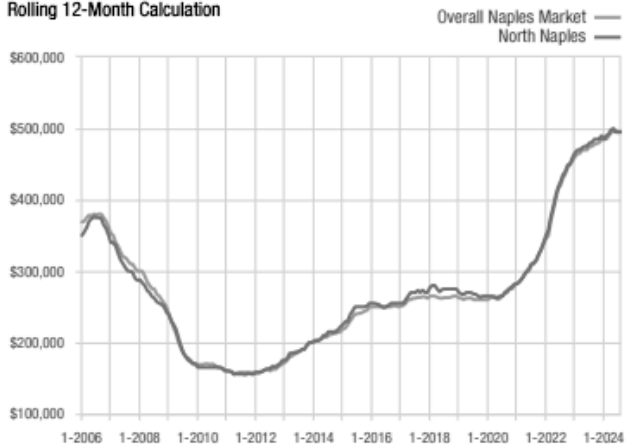
Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	129	129	0.0%	1,119	1,312	+ 17.2%
Total Sales	88	69	- 21.6%	834	807	- 3.2%
Days on Market Until Sale	42	80	+ 90.5%	41	63	+ 53.7%
Median Closed Price*	\$520,000	\$540,000	+ 3.8%	\$499,500	\$507,000	+ 1.5%
Average Closed Price*	\$636,079	\$730,684	+ 14.9%	\$720,506	\$697,582	- 3.2%
Percent of List Price Received*	97.0%	95.1%	- 2.0%	97.0%	95.9%	- 1.1%
Inventory of Homes for Sale	281	471	+ 67.6%	—	—	—
Months Supply of Inventory	2.9	5.0	+ 72.4%	—	—	—

\* 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 Closed Price - Single Family**  
Rolling 12-Month Calculation



**Median Closed Price - Condo**  
Rolling 12-Month Calculation



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# LOCAL MARKET UPDATE - CENTRAL NAPLES

34104, 34105, 34116

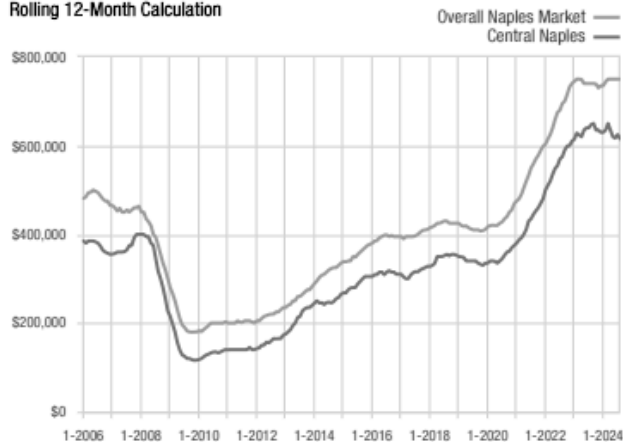
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	67	56	- 16.4%	547	580	+ 6.0%
Total Sales	52	37	- 28.8%	423	375	- 11.3%
Days on Market Until Sale	40	60	+ 50.0%	45	62	+ 37.8%
Median Closed Price*	\$647,500	<b>\$495,000</b>	- 23.6%	\$650,000	<b>\$625,000</b>	- 3.8%
Average Closed Price*	\$1,217,138	<b>\$738,458</b>	- 39.3%	\$979,128	<b>\$1,132,001</b>	+ 15.6%
Percent of List Price Received*	96.3%	<b>97.5%</b>	+ 1.2%	96.1%	<b>95.7%</b>	- 0.4%
Inventory of Homes for Sale	170	207	+ 21.8%	—	—	—
Months Supply of Inventory	3.4	4.7	+ 38.2%	—	—	—

Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	63	73	+ 15.9%	594	750	+ 26.3%
Total Sales	55	32	- 41.8%	468	407	- 13.0%
Days on Market Until Sale	45	76	+ 68.9%	41	54	+ 31.7%
Median Closed Price*	\$380,000	<b>\$334,500</b>	- 12.0%	\$357,250	<b>\$355,000</b>	- 0.6%
Average Closed Price*	\$378,542	<b>\$354,177</b>	- 6.4%	\$407,152	<b>\$439,249</b>	+ 7.9%
Percent of List Price Received*	96.6%	<b>95.8%</b>	- 0.8%	96.7%	<b>95.7%</b>	- 1.0%
Inventory of Homes for Sale	154	276	+ 79.2%	—	—	—
Months Supply of Inventory	2.7	5.9	+ 118.5%	—	—	—

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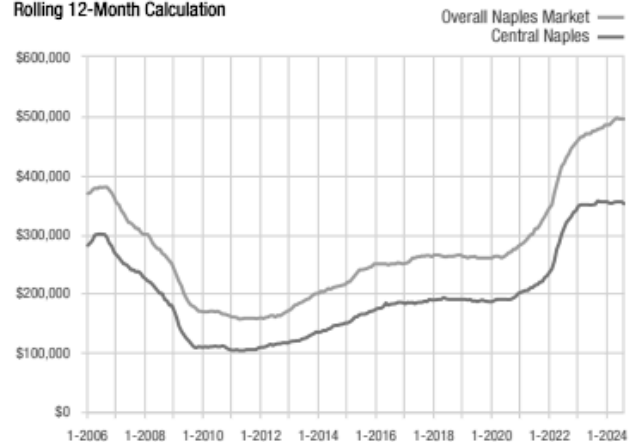
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

Rolling 12-Month Calculation



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# LOCAL MARKET UPDATE - SOUTH NAPLES

34112, 34113

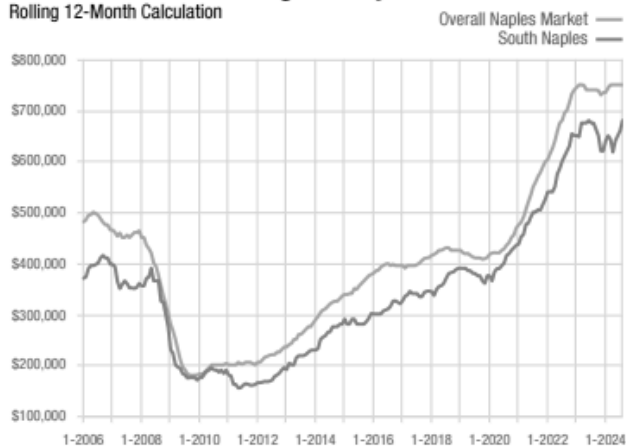
Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	58	46	- 20.7%	574	641	+ 11.7%
Total Sales	64	25	- 60.9%	431	352	- 18.3%
Days on Market Until Sale	49	59	+ 20.4%	54	65	+ 20.4%
Median Closed Price*	\$625,000	\$640,000	+ 2.4%	\$625,000	\$719,500	+ 15.1%
Average Closed Price*	\$929,717	\$1,010,000	+ 8.6%	\$939,612	\$1,055,582	+ 12.3%
Percent of List Price Received*	95.6%	94.1%	- 1.6%	95.6%	94.7%	- 0.9%
Inventory of Homes for Sale	185	243	+ 31.4%	—	—	—
Months Supply of Inventory	3.8	6.0	+ 57.9%	—	—	—

Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	100	80	- 20.0%	918	1,116	+ 21.6%
Total Sales	72	45	- 37.5%	728	610	- 16.2%
Days on Market Until Sale	58	77	+ 32.8%	48	67	+ 39.6%
Median Closed Price*	\$412,500	\$391,000	- 5.2%	\$402,750	\$420,000	+ 4.3%
Average Closed Price*	\$453,103	\$411,520	- 9.2%	\$456,718	\$481,349	+ 5.4%
Percent of List Price Received*	96.1%	95.0%	- 1.1%	96.9%	96.1%	- 0.8%
Inventory of Homes for Sale	272	429	+ 57.7%	—	—	—
Months Supply of Inventory	3.3	5.9	+ 78.8%	—	—	—

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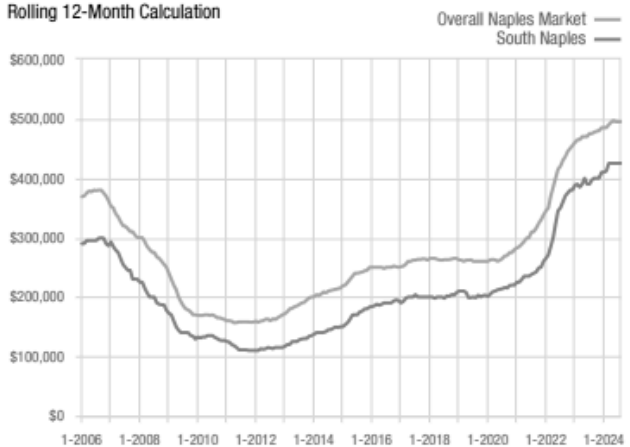
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

Rolling 12-Month Calculation



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# LOCAL MARKET UPDATE - EAST NAPLES

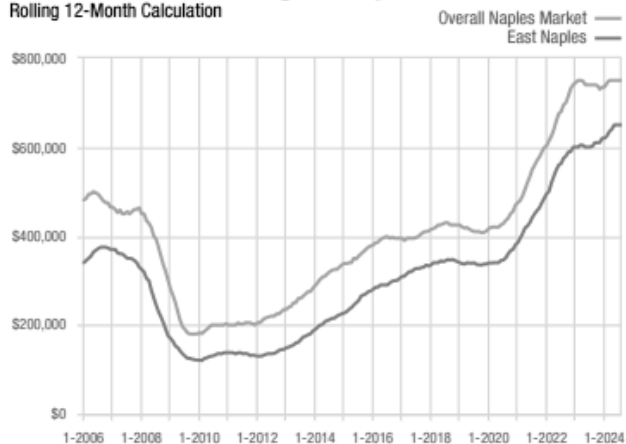
34114, 34117, 34120, 34137

Single Family	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	185	171	- 7.6%	1,543	1,868	+ 21.1%
Total Sales	120	102	- 15.0%	1,151	1,116	- 3.0%
Days on Market Until Sale	61	67	+ 9.8%	63	68	+ 7.9%
Median Closed Price*	\$592,500	\$639,250	+ 7.9%	\$609,950	\$652,925	+ 7.0%
Average Closed Price*	\$729,624	\$717,108	- 1.7%	\$746,172	\$811,654	+ 8.8%
Percent of List Price Received*	97.2%	96.3%	- 0.9%	97.1%	96.4%	- 0.7%
Inventory of Homes for Sale	535	699	+ 30.7%	—	—	—
Months Supply of Inventory	4.0	5.4	+ 35.0%	—	—	—

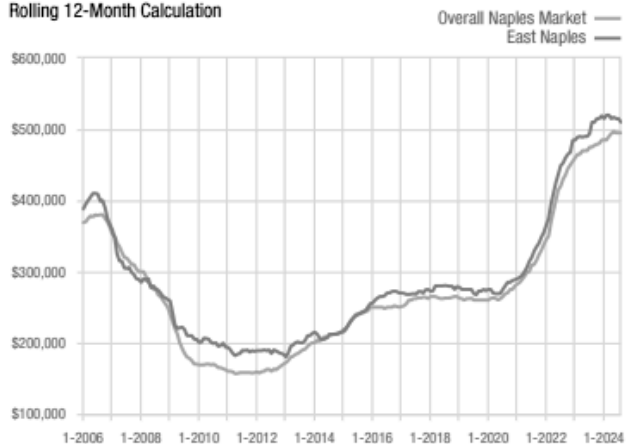
Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
<b>Key Metrics</b>						
New Listings	58	53	- 8.6%	579	622	+ 7.4%
Total Sales	52	33	- 36.5%	449	367	- 18.3%
Days on Market Until Sale	50	115	+ 130.0%	50	78	+ 56.0%
Median Closed Price*	\$577,505	\$450,000	- 22.1%	\$525,000	\$510,000	- 2.9%
Average Closed Price*	\$571,191	\$492,682	- 13.7%	\$540,578	\$543,601	+ 0.6%
Percent of List Price Received*	96.6%	96.3%	- 0.3%	97.1%	96.5%	- 0.6%
Inventory of Homes for Sale	176	261	+ 48.3%	—	—	—
Months Supply of Inventory	3.4	5.9	+ 73.5%	—	—	—

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**Median Closed Price - Single Family**  
Rolling 12-Month Calculation



**Median Closed Price - Condo**  
Rolling 12-Month Calculation



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