

A photograph of a house at dusk. The sky is a mix of deep blue and purple. Several palm trees are silhouetted against the sky. In the foreground, a paved driveway made of dark, rectangular stones leads towards the house. The house has a white door and a small American flag on the wall. The overall scene is well-lit, suggesting the 'blue hour' of twilight.

Market Report

J U L Y 2 0 2 4 R E P O R T



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.

Google



Zillow



realtor.com[®]



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

Closed sales of properties in Naples during June and July declined compared to the same months in 2023. According to the July 2024 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), overall closed sales during July decreased 2.6 percent to 608 closed sales from 624 closed sales in July 2023. Furthermore, pending sales activity reported for July decreased 15.7 percent, convincing broker analysts who review the report that we can expect similar closed sales performance in August.

Overall inventory has been climbing for the last 28 months. For July, inventory increased 50.5 percent to 4,352 properties from 2,892 properties in July 2023. There are 6.2 months of inventory available, up 59 percent from 2.9 in July 2023. Conversely, overall closed sales have been declining (month/month) since July 2021, or 36 months ago.

Median closed price during both June and July decreased 0.8 percent. In July, the overall median closed price was \$590,000 compared to \$595,000 in July 2023. For both summer months, reductions in the median closed price of single family homes drove the overall median closed price decrease. Conversely, the median closed price of condominiums increased in June and July. The percent of list price received in July decreased 1.4 percent to 94.8 percent from 96.1 percent in July 2023. As such, the number of cash sale transactions is decreasing, 51.9 percent in July compared to 61.2 percent in January 2024.

QUICK FACTS

OVERALL MARKET FACTS

INVENTORY



4,352

↑ 51%

PENDINGS



673

↓ 16%

NEW LISTINGS



832

↓ 1%

MEDIAN CLOSED PRICE



\$590,000

↓ .8%

CLOSED SALES



608

↓ 3%

DAYS ON MARKET



81

↑ 45%

OVERALL MARKET OVERVIEW

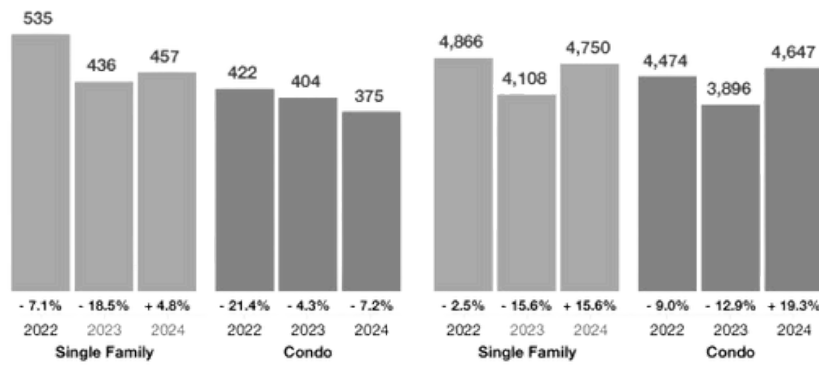
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		840	832	- 1.0%	8,004	9,397	+ 17.4%
Total Sales		624	608	- 2.6%	5,784	5,325	- 7.9%
Days on Market Until Sale		56	81	+ 44.6%	53	70	+ 32.1%
Median Closed Price		\$595,000	\$590,000	- 0.8%	\$602,620	\$625,000	+ 3.7%
Average Closed Price		\$993,961	\$942,095	- 5.2%	\$1,055,473	\$1,113,819	+ 5.5%
Percent of List Price Received		96.1%	94.8%	- 1.4%	96.3%	95.5%	- 0.8%
Pending Listings		798	673	- 15.7%	7,457	6,895	- 7.5%
Inventory of Homes for Sale		2,892	4,352	+ 50.5%	—	—	—
Months Supply of Inventory		3.9	6.2	+ 59.0%	—	—	—

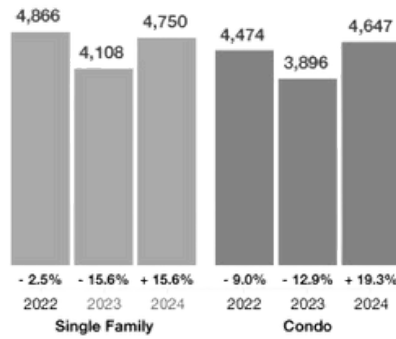
OVERALL NEW LISTINGS

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

July

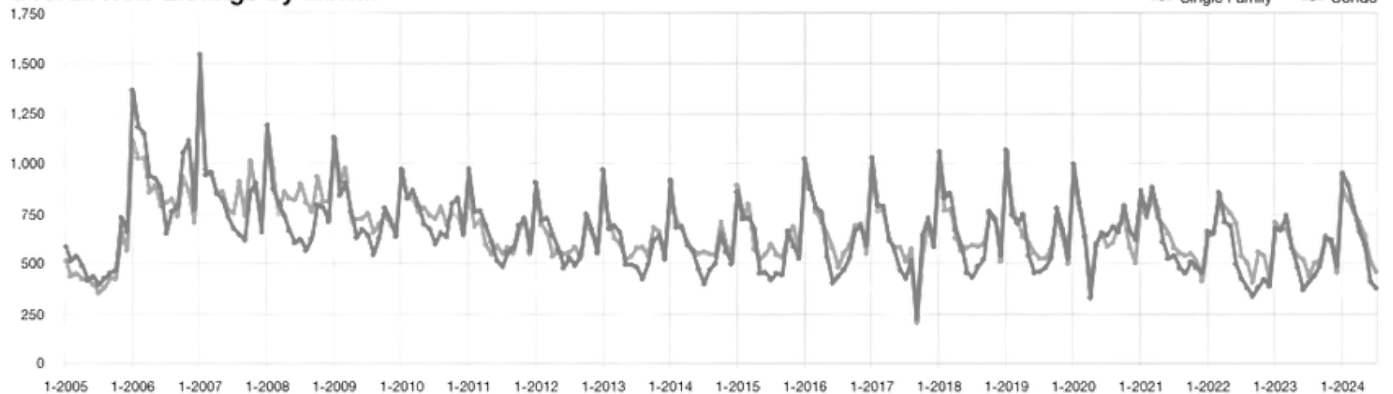


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2023	501	- 0.4%	436	+ 16.0%
Sep-2023	513	+ 27.6%	486	+ 45.5%
Oct-2023	638	+ 14.7%	624	+ 65.1%
Nov-2023	600	+ 11.5%	617	+ 47.6%
Dec-2023	453	+ 9.7%	486	+ 26.9%
Jan-2024	868	+ 23.1%	950	+ 41.2%
Feb-2024	814	+ 21.5%	893	+ 34.3%
Mar-2024	757	+ 13.5%	777	+ 5.1%
Apr-2024	707	+ 22.7%	658	+ 14.8%
May-2024	639	+ 19.2%	588	+ 23.3%
Jun-2024	508	- 1.9%	406	+ 11.2%
Jul-2024	457	+ 4.8%	375	- 7.2%
12-Month Avg	621	+ 14.4%	608	+ 26.1%

Overall New Listings by Month



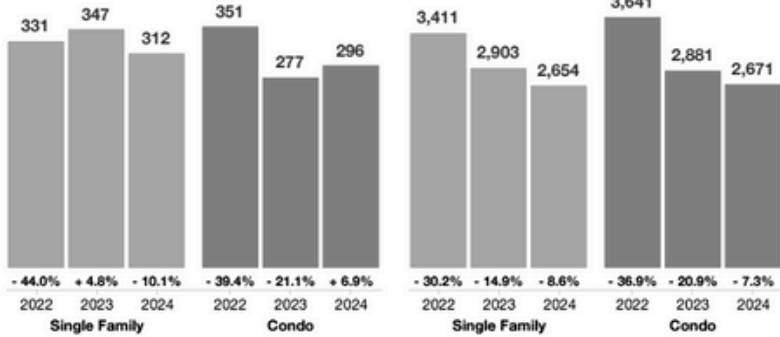
OVERALL CLOSED SALES

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

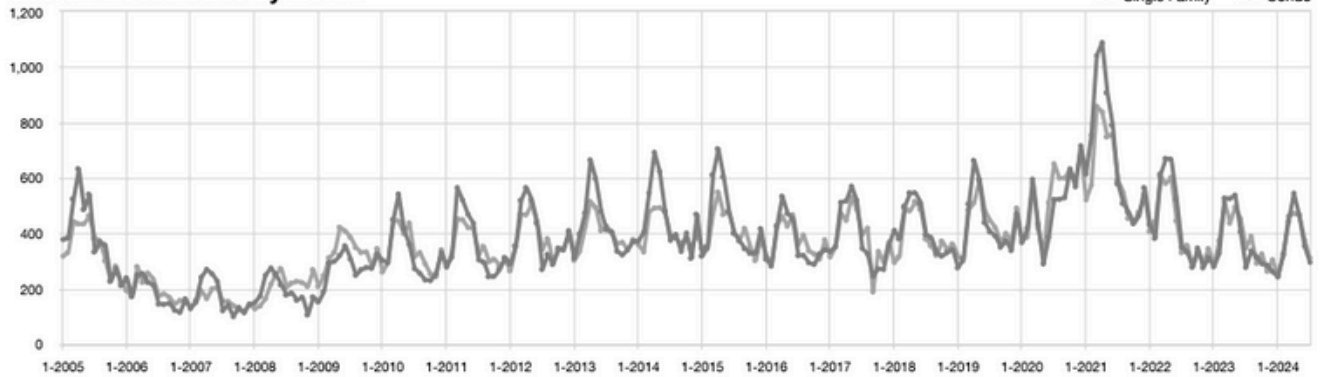
July

Year to Date

Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2023	389	+ 9.0%	337	+ 1.5%
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	375	- 17.2%	354	- 12.8%
Jul-2024	312	- 10.1%	296	+ 6.9%
12-Month Avg	352	- 6.4%	347	- 6.0%



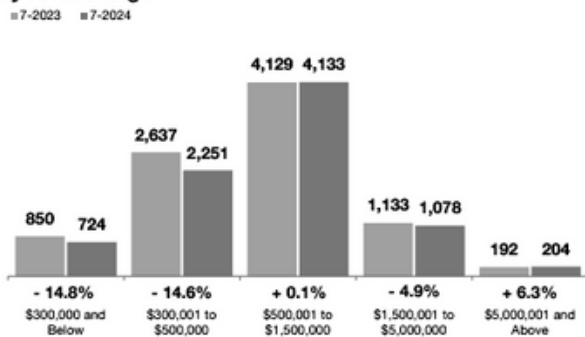
Overall Closed Sales by Month



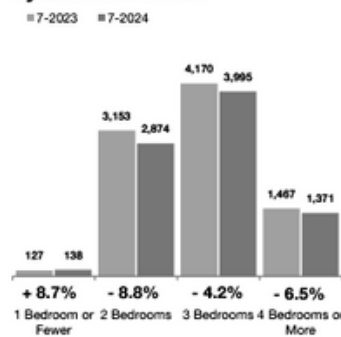
OVERALL CLOSED SALES BY PRICE RANGE

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

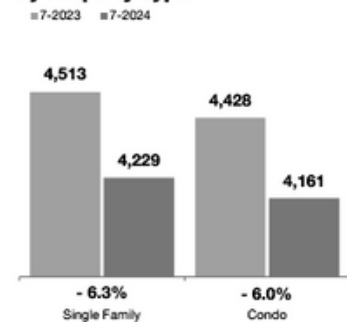
By Price Range



By Bedroom Count



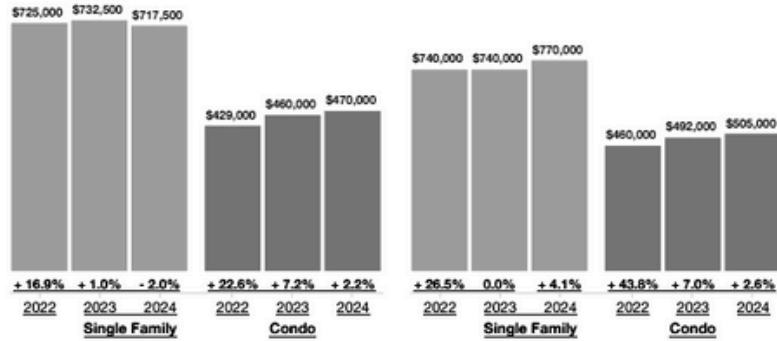
By Property Type



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.

July



Year to Date

Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2023	\$699,450	-2.3%	\$485,000	+7.7%
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	\$720,000	-4.3%	\$482,500	+0.3%
Jul-2024	\$717,500	-2.0%	\$470,000	+2.2%
12-Month Avg*	\$750,000	+1.4%	\$495,000	+4.2%

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

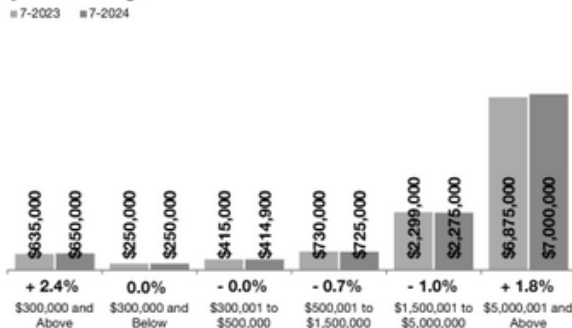
Overall Median Closed Price by Month



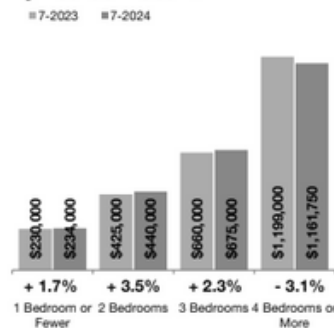
OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

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

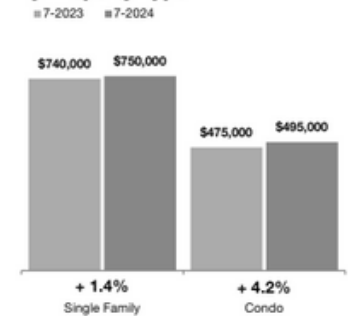
By Price Range



By Bedroom Count

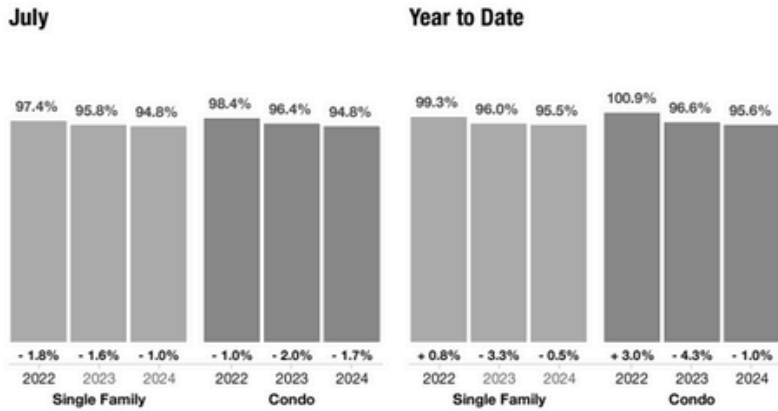


By Property Type



OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

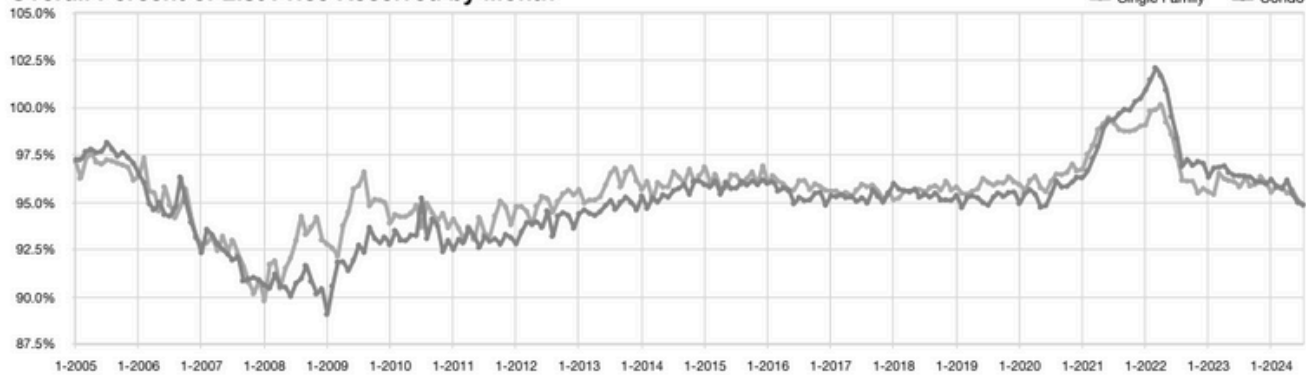
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2023	96.3%	+ 0.2%	96.4%	- 0.5%
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%	94.8%	- 1.7%
12-Month Avg*	95.7%	- 0.3%	95.8%	- 1.0%

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

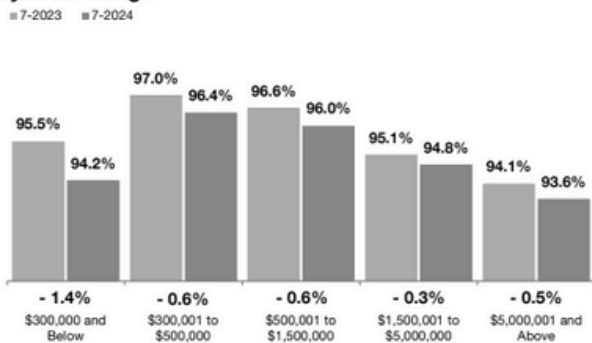
Overall Percent of List Price Received by Month



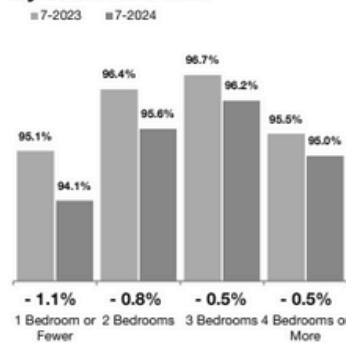
OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

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.

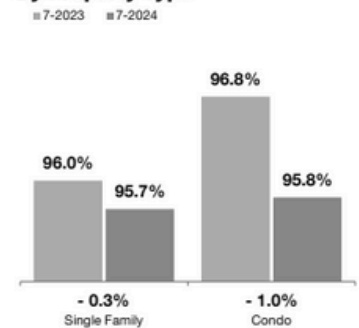
By Price Range



By Bedroom Count



By Property Type

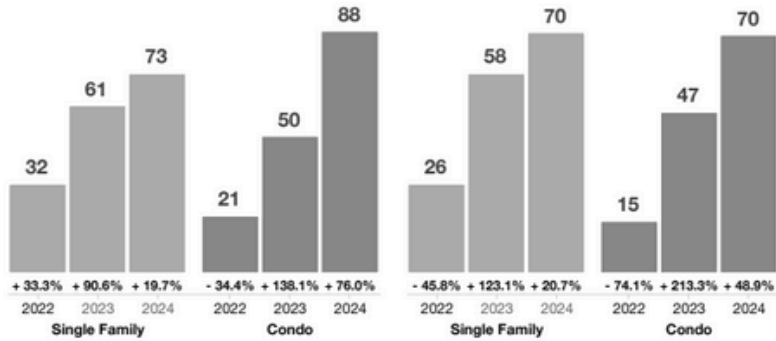


OVERALL DAYS ON MARKET UNTIL SALE

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

July

Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2023	56	+60.0%	51	+88.9%
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%
12-Month Avg*	66	+22.8%	64	+49.1%

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

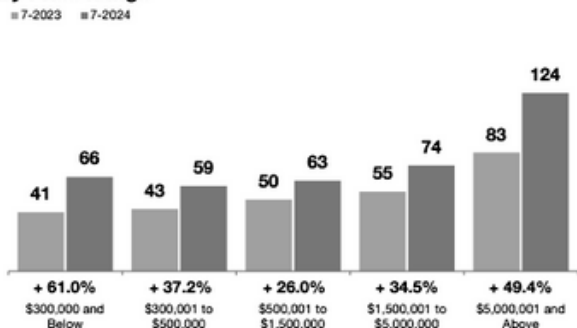
Overall Days on Market Until Sale by Month



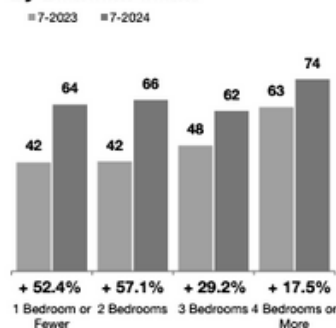
OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

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

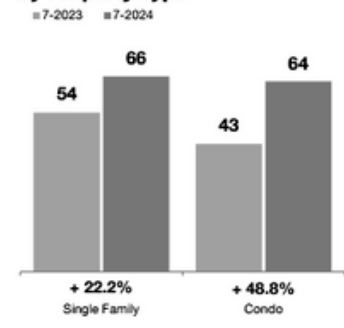
By Price Range



By Bedroom Count



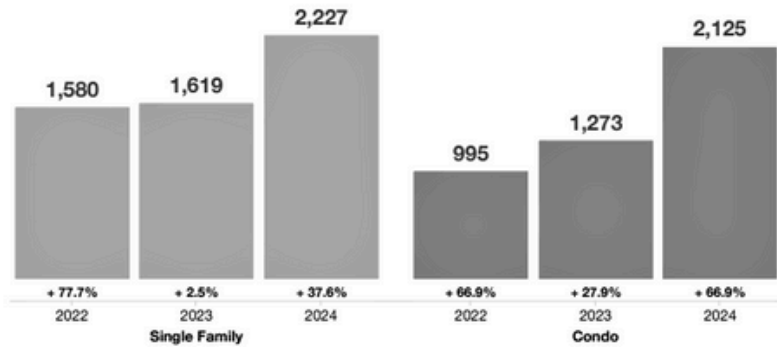
By Property Type



OVERALL INVENTORY OF HOMES FOR SALE

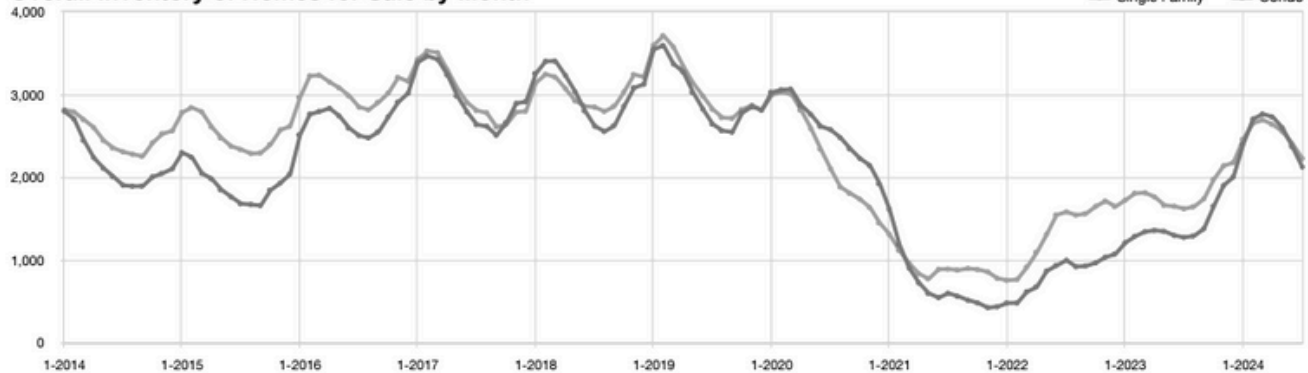
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2023	1,644	+ 6.6%	1,290	+ 40.5%
Sep-2023	1,738	+ 11.5%	1,376	+ 48.6%
Oct-2023	1,971	+ 19.6%	1,648	+ 70.8%
Nov-2023	2,138	+ 24.9%	1,900	+ 83.9%
Dec-2023	2,176	+ 32.3%	2,002	+ 86.9%
Jan-2024	2,457	+ 42.7%	2,398	+ 98.5%
Feb-2024	2,654	+ 47.0%	2,704	+ 110.6%
Mar-2024	2,691	+ 48.5%	2,764	+ 106.0%
Apr-2024	2,639	+ 49.8%	2,730	+ 101.2%
May-2024	2,552	+ 53.7%	2,596	+ 93.0%
Jun-2024	2,407	+ 46.1%	2,370	+ 83.0%
Jul-2024	2,227	+ 37.6%	2,125	+ 66.9%
12-Month Avg	2,275	+ 35.6%	2,159	+ 84.8%

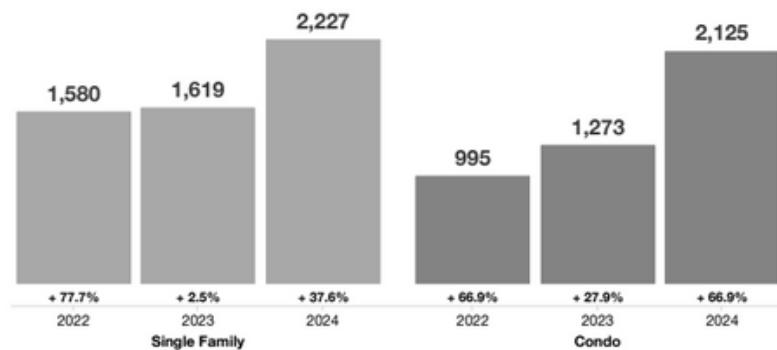
Overall Inventory of Homes for Sale by Month



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.

July



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Aug-2023	1,644	+ 6.6%	1,290	+ 40.5%
Sep-2023	1,738	+ 11.5%	1,376	+ 48.6%
Oct-2023	1,971	+ 19.6%	1,648	+ 70.8%
Nov-2023	2,138	+ 24.9%	1,900	+ 83.9%
Dec-2023	2,176	+ 32.3%	2,002	+ 86.9%
Jan-2024	2,457	+ 42.7%	2,398	+ 98.5%
Feb-2024	2,654	+ 47.0%	2,704	+ 110.6%
Mar-2024	2,691	+ 48.5%	2,764	+ 106.0%
Apr-2024	2,639	+ 49.8%	2,730	+ 101.2%
May-2024	2,552	+ 53.7%	2,596	+ 93.0%
Jun-2024	2,407	+ 46.1%	2,370	+ 83.0%
Jul-2024	2,227	+ 37.6%	2,125	+ 66.9%
12-Month Avg	2,275	+ 35.6%	2,159	+ 84.8%

LOCAL MARKET UPDATE - NAPLES BEACH

34102, 34103, 34108

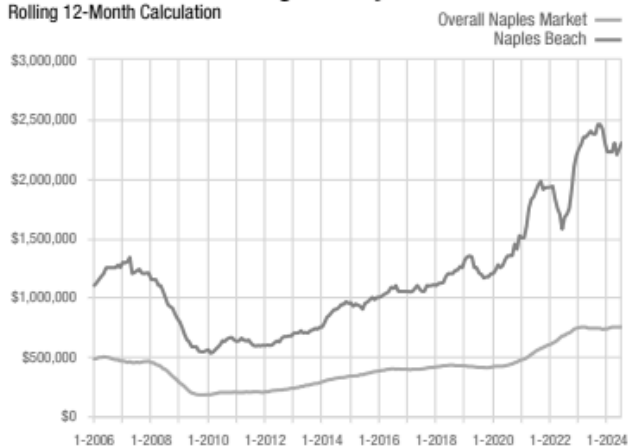
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	53	65	+ 22.6%	636	660	+ 3.8%
Total Sales	45	22	- 51.1%	341	272	- 20.2%
Days on Market Until Sale	89	112	+ 25.8%	79	113	+ 43.0%
Median Closed Price*	\$2,000,000	\$2,350,000	+ 17.5%	\$2,500,000	\$2,500,000	0.0%
Average Closed Price*	\$3,624,746	\$4,430,977	+ 22.2%	\$3,949,596	\$4,507,352	+ 14.1%
Percent of List Price Received*	91.4%	92.7%	+ 1.4%	92.7%	92.7%	0.0%
Inventory of Homes for Sale	382	466	+ 22.0%	—	—	—
Months Supply of Inventory	8.6	13.9	+ 61.6%	—	—	—

Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	71	71	0.0%	986	1,107	+ 12.3%
Total Sales	54	61	+ 13.0%	640	618	- 3.4%
Days on Market Until Sale	43	112	+ 160.5%	54	90	+ 66.7%
Median Closed Price*	\$1,149,500	\$1,015,000	- 11.7%	\$1,225,000	\$1,150,000	- 6.1%
Average Closed Price*	\$1,503,211	\$1,328,621	- 11.6%	\$1,654,964	\$1,663,937	+ 0.5%
Percent of List Price Received*	94.9%	92.7%	- 2.3%	95.4%	94.0%	- 1.5%
Inventory of Homes for Sale	404	573	+ 41.8%	—	—	—
Months Supply of Inventory	5.4	7.6	+ 40.7%	—	—	—

* 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.

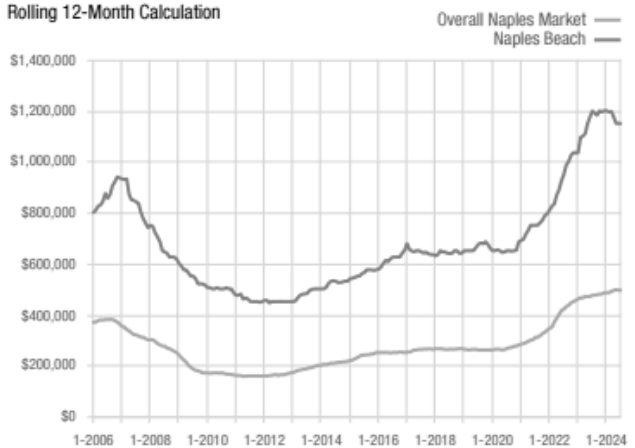
Median Closed Price - Single Family

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

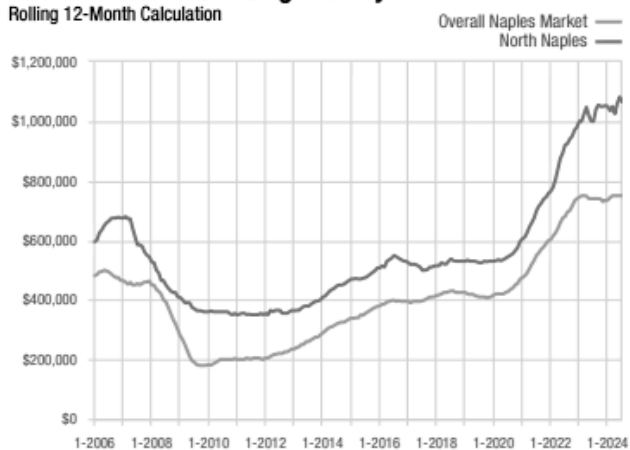
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	95	98	+ 3.2%	891	1,029	+ 15.5%
Total Sales	76	69	- 9.2%	616	566	- 8.1%
Days on Market Until Sale	55	76	+ 38.2%	50	56	+ 12.0%
Median Closed Price*	\$1,055,150	\$950,000	- 10.0%	\$1,050,000	\$1,060,000	+ 1.0%
Average Closed Price*	\$1,371,151	\$1,482,271	+ 8.1%	\$1,474,095	\$1,557,190	+ 5.6%
Percent of List Price Received*	95.8%	94.0%	- 1.9%	95.9%	95.1%	- 0.8%
Inventory of Homes for Sale	305	426	+ 39.7%	—	—	—
Months Supply of Inventory	3.8	5.4	+ 42.1%	—	—	—

Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	106	102	- 3.8%	990	1,178	+ 19.0%
Total Sales	76	77	+ 1.3%	746	736	- 1.3%
Days on Market Until Sale	41	79	+ 92.7%	41	62	+ 51.2%
Median Closed Price*	\$470,000	\$475,000	+ 1.1%	\$497,000	\$505,000	+ 1.6%
Average Closed Price*	\$559,509	\$577,404	+ 3.2%	\$730,465	\$695,215	- 4.8%
Percent of List Price Received*	96.5%	95.3%	- 1.2%	97.0%	96.0%	- 1.0%
Inventory of Homes for Sale	266	472	+ 77.4%	—	—	—
Months Supply of Inventory	2.6	4.9	+ 88.5%	—	—	—

* 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.

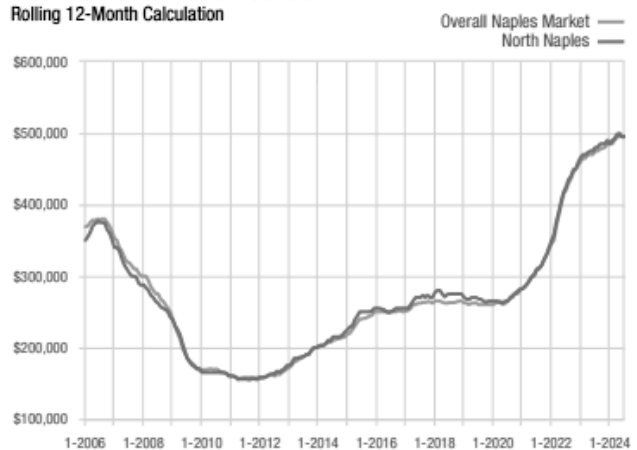
Median Closed Price - Single Family

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 - CENTRAL NAPLES

34104, 34105, 34116

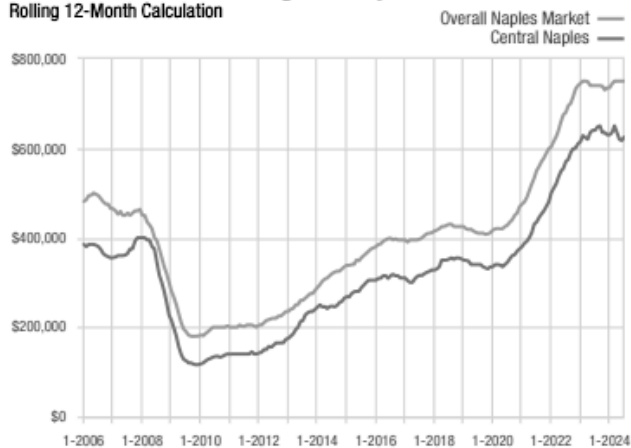
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	45	50	+ 11.1%	480	524	+ 9.2%
Total Sales	40	39	- 2.5%	371	338	- 8.9%
Days on Market Until Sale	50	50	0.0%	45	63	+ 40.0%
Median Closed Price*	\$582,000	\$640,000	+ 10.0%	\$650,000	\$639,500	- 1.6%
Average Closed Price*	\$675,975	\$1,048,143	+ 55.1%	\$945,768	\$1,175,081	+ 24.2%
Percent of List Price Received*	96.6%	95.5%	- 1.1%	96.1%	95.5%	- 0.6%
Inventory of Homes for Sale	153	210	+ 37.3%	—	—	—
Months Supply of Inventory	3.1	4.6	+ 48.4%	—	—	—

Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	61	56	- 8.2%	531	676	+ 27.3%
Total Sales	44	46	+ 4.5%	413	374	- 9.4%
Days on Market Until Sale	53	79	+ 49.1%	40	52	+ 30.0%
Median Closed Price*	\$357,500	\$363,500	+ 1.7%	\$351,000	\$355,000	+ 1.1%
Average Closed Price*	\$388,758	\$438,452	+ 12.8%	\$410,962	\$446,766	+ 8.7%
Percent of List Price Received*	96.8%	96.2%	- 0.6%	96.7%	95.7%	- 1.0%
Inventory of Homes for Sale	142	274	+ 93.0%	—	—	—
Months Supply of Inventory	2.5	5.6	+ 124.0%	—	—	—

* 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.

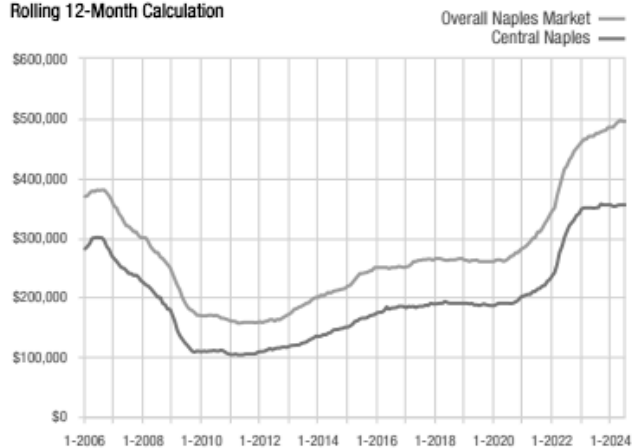
Median Closed Price - Single Family

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 - SOUTH NAPLES

34112, 34113

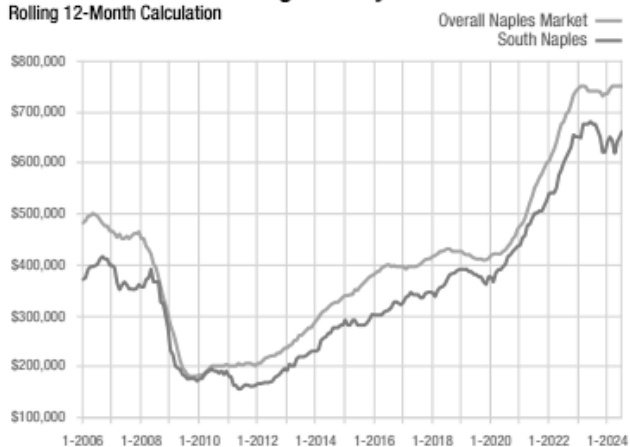
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	69	59	- 14.5%	516	594	+ 15.1%
Total Sales	42	26	- 38.1%	367	326	- 11.2%
Days on Market Until Sale	50	62	+ 24.0%	54	65	+ 20.4%
Median Closed Price*	\$512,500	\$705,000	+ 37.6%	\$640,000	\$722,000	+ 12.8%
Average Closed Price*	\$831,660	\$969,942	+ 16.6%	\$941,338	\$1,059,785	+ 12.6%
Percent of List Price Received*	94.2%	92.9%	- 1.4%	95.6%	94.8%	- 0.8%
Inventory of Homes for Sale	188	260	+ 38.3%	—	—	—
Months Supply of Inventory	4.0	5.9	+ 47.5%	—	—	—

Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	89	87	- 2.2%	818	1,034	+ 26.4%
Total Sales	55	63	+ 14.5%	656	565	- 13.9%
Days on Market Until Sale	46	84	+ 82.6%	47	66	+ 40.4%
Median Closed Price*	\$375,000	\$375,000	0.0%	\$400,000	\$425,000	+ 6.3%
Average Closed Price*	\$445,029	\$422,703	- 5.0%	\$457,115	\$486,911	+ 6.5%
Percent of List Price Received*	97.3%	95.2%	- 2.2%	97.0%	96.2%	- 0.8%
Inventory of Homes for Sale	260	483	+ 85.8%	—	—	—
Months Supply of Inventory	3.1	6.4	+ 106.5%	—	—	—

* 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.

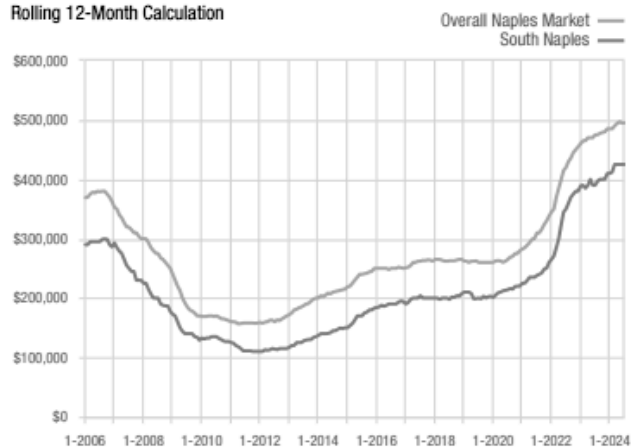
Median Closed Price - Single Family

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 - EAST NAPLES

34114, 34117, 34120, 34137

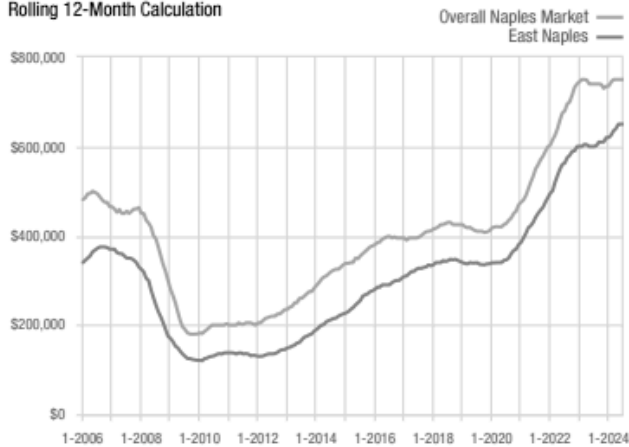
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	141	158	+ 12.1%	1,358	1,692	+ 24.6%
Total Sales	118	135	+ 14.4%	1,031	1,013	- 1.7%
Days on Market Until Sale	63	70	+ 11.1%	63	69	+ 9.5%
Median Closed Price*	\$590,000	\$610,000	+ 3.4%	\$611,888	\$660,000	+ 7.9%
Average Closed Price*	\$749,236	\$735,453	- 1.8%	\$748,100	\$821,412	+ 9.8%
Percent of List Price Received*	97.4%	95.6%	- 1.8%	97.1%	96.4%	- 0.7%
Inventory of Homes for Sale	511	732	+ 43.2%	—	—	—
Months Supply of Inventory	3.8	5.6	+ 47.4%	—	—	—

Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
Key Metrics						
New Listings	71	41	- 42.3%	521	568	+ 9.0%
Total Sales	42	46	+ 9.5%	397	334	- 15.9%
Days on Market Until Sale	66	87	+ 31.8%	50	74	+ 48.0%
Median Closed Price*	\$517,500	\$505,000	- 2.4%	\$517,110	\$513,500	- 0.7%
Average Closed Price*	\$526,360	\$535,195	+ 1.7%	\$536,568	\$548,631	+ 2.2%
Percent of List Price Received*	96.6%	95.4%	- 1.2%	97.1%	96.5%	- 0.6%
Inventory of Homes for Sale	177	276	+ 55.9%	—	—	—
Months Supply of Inventory	3.5	6.0	+ 71.4%	—	—	—

* 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.

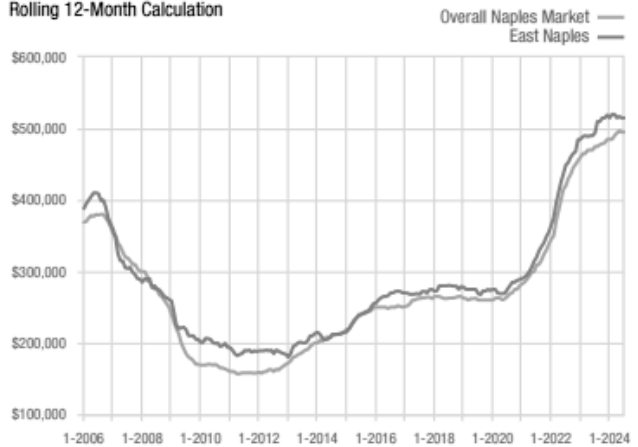
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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.



BONNYCASTLE
REALTY

239 572 1443

www.BonnycastleRealty.com