



Market Report

JUNE 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.

Google



Zillow



realtor.com®



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

Despite a 59 percent increase in overall inventory during June, overall closed sales during the month decreased 17.3 percent to 710 closed sales from 859 closed sales in June 2023. Data reflected in the June 2024 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), showed the overall median closed price decreased .8 percent to \$595,000 from \$600,000 in June 2023. Broker analysts say a steady number of list price reductions each month coupled with more realistic prices set by sellers will help the Naples market find its new “sweet spot” for home buying.

Price reductions occur for many reasons: nearby comparative homes are priced lower, there have been no recent showings or offers on the home, the home has received a low appraisal, or to attract more buyers.

The June report showed 1,351 price reductions compared to 94 price increases. Coupled with a 95 percent list to sale price ratio, the data appears to indicate that sellers are making headway to adjust their initial asking prices to better reflect today's market and, to some degree, are entertaining negotiations to secure a buyer.

Summer buyers will enjoy more home options as the inventory of properties continues to rise compared to the last three years. In June, the 59 percent increase in inventory resulted in an available pool of 4,680 properties compared to only 2,943 properties during June 2023. Plus, confidence in the market remains steady with overall new listings in June increasing 1.5 percent to 896 new listings from 882 new listings in June 2023.

QUICK FACTS

OVERALL MARKET FACTS

INVENTORY



4,680

↑ 59%

PENDINGS



711

↓ 11%

NEW LISTINGS



896

↑ 2%

MEDIAN CLOSED PRICE



\$595,000

↓ .8%

CLOSED SALES



710

↓ 17%

DAYS ON MARKET



78

↑ 56%



OVERALL MARKET OVERVIEW

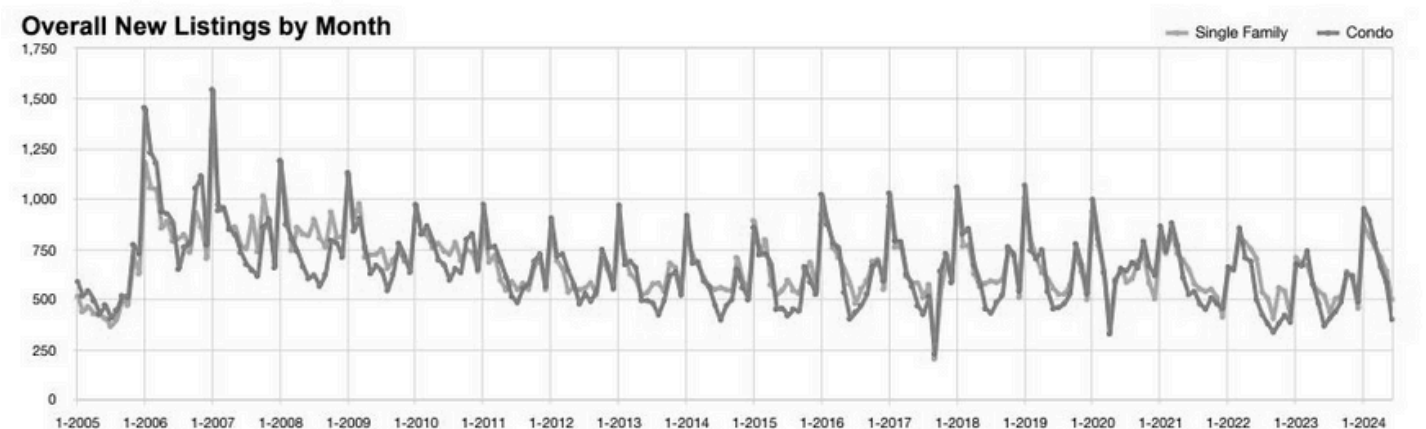
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2023	6-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		883	896	+ 1.5%	7,166	8,542	19.2%
Total Sales		859	710	- 17.3%	5,160	4,695	- 9.0%
Days on Market Until Sale		50	78	- 56.0%	52	68	- 30.8%
Median Closed Price		\$600,000	\$595,000	- 0.8%	\$605,000	\$630,000	+ 4.1%
Average Closed Price		\$1,005,220	\$1,085,605	+ 8.0%	\$1,062,900	\$1,138,209	+ 7.1%
Percent of List Price Received		96.2%	95.0%	- 1.2%	96.3%	95.6%	- 0.7%
Pending Listings		800	711	11.1%	6,659	6,222	6.6%
Inventory of Homes for Sale		2,943	4,680	+ 59.0%	—	—	—
Months Supply of Inventory		3.9	6.7	+ 71.8%	—	—	—

OVERALL NEW LISTINGS

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

June	Year to Date						New Listings				
	Single Family			Condo				Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
701	4,331	3,674	4,283	4,052	3,492	4,259	Jul-2023	434	- 18.9%	404	- 4.3%
518							Aug-2023	501	- 0.4%	436	+ 16.0%
498							Sep-2023	514	+ 27.9%	486	+ 45.5%
496							Oct-2023	637	+ 14.6%	624	+ 65.1%
365							Nov-2023	600	+ 11.3%	617	+ 47.6%
398							Dec-2023	453	+ 9.7%	486	+ 26.9%
+ 8.2%							Jan-2024	868	+ 22.9%	950	+ 41.2%
- 26.1%							Feb-2024	814	+ 21.3%	893	+ 34.3%
- 3.9%							Mar-2024	757	+ 13.5%	777	+ 5.1%
- 5.0%							Apr-2024	707	+ 23.0%	659	+ 15.0%
- 26.4%							May-2024	639	+ 19.0%	582	+ 22.0%
+ 9.0%							Jun-2024	498	- 3.9%	398	+ 9.0%
							12-Month Avg	619	+ 12.1%	609	+ 25.8%

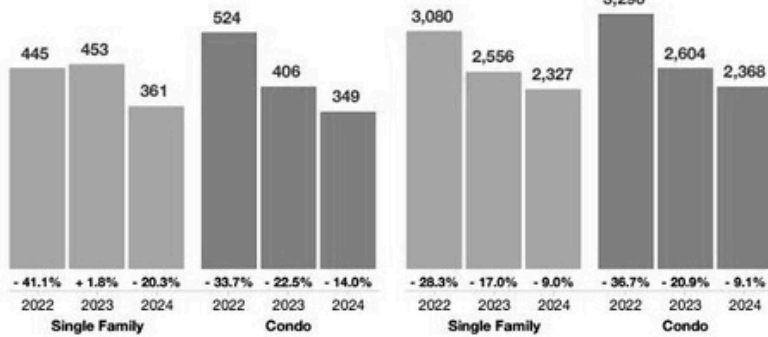


Current as of July 10, 2024. All data from Southwest Florida MLS. Report © 2024 ShowingTime Plus, LLC.

OVERALL CLOSED SALES

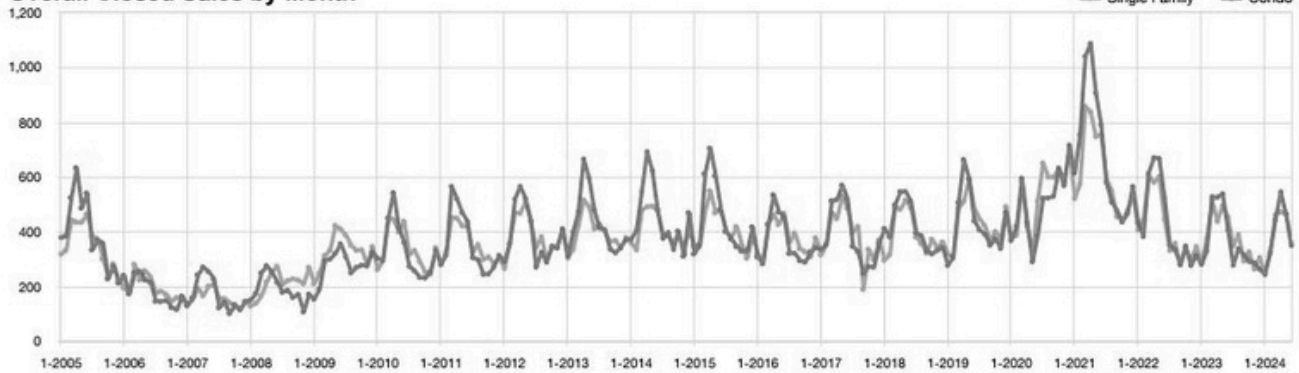
A count of the actual sales that closed in a given month.

June



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2023	347	+ 4.8%	277	- 21.1%
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	466	- 5.9%	463	- 13.9%
Jun-2024	361	- 20.3%	349	- 14.0%
12-Month Avg	354	- 5.6%	345	- 8.0%

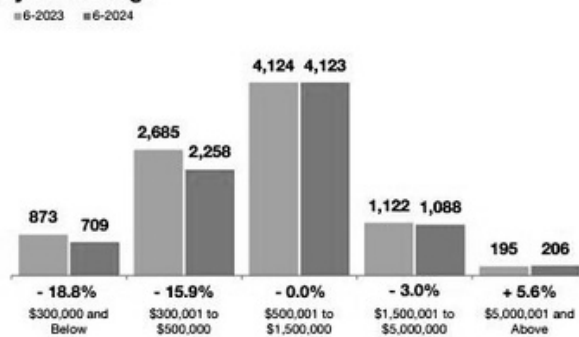
Overall Closed Sales by Month



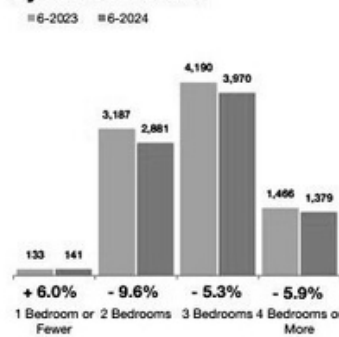
OVERALL CLOSED SALES BY PRICE RANGE

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

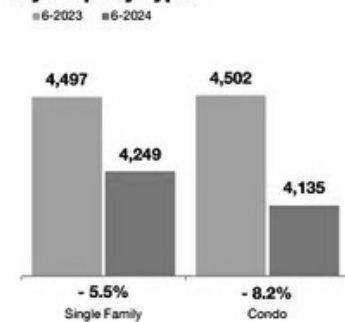
By Price Range



By Bedroom Count



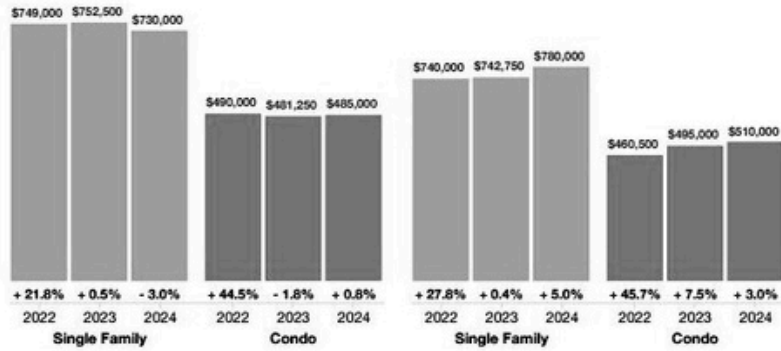
By Property Type



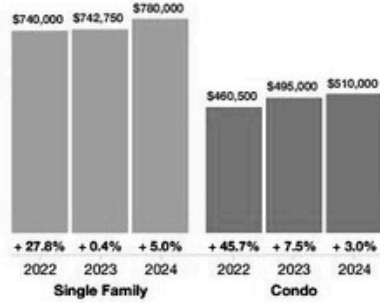
OVERALL MEDIAN CLOSED PRICE

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

June



Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2023	\$732,500	+ 1.0%	\$460,000	+ 7.2%
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	\$730,000	- 3.0%	\$485,000	+ 0.8%
12-Month Avg*	\$750,000	+ 1.4%	\$495,000	+ 5.3%

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

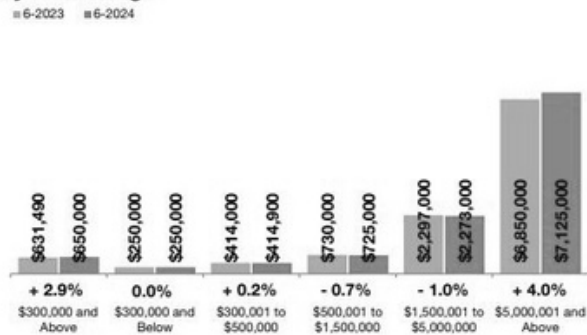
Overall Median Closed Price by Month



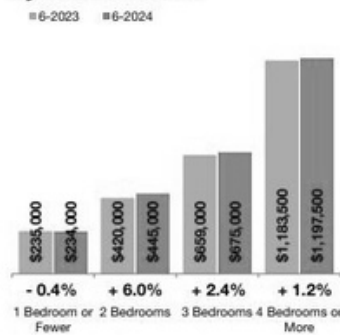
OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

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

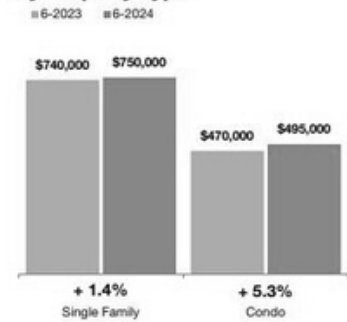
By Price Range



By Bedroom Count



By Property Type

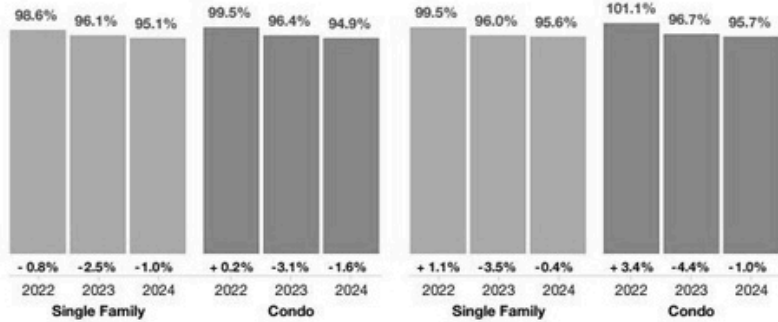


OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

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.

June

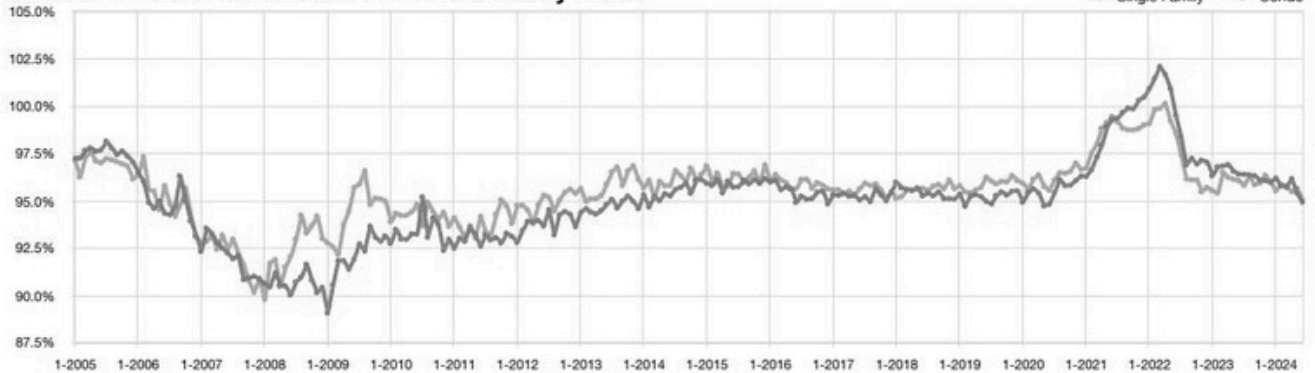
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2023	95.8%	- 1.6%	96.4%	- 2.0%
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	95.7%	- 0.4%	95.4%	- 1.1%
Jun-2024	95.1%	- 1.0%	94.9%	- 1.6%
12-Month Avg*	95.8%	- 0.3%	95.9%	- 1.0%

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

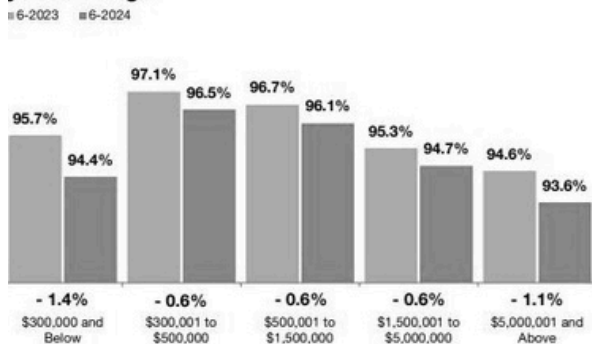
Overall Percent of Current List Price Received by Month



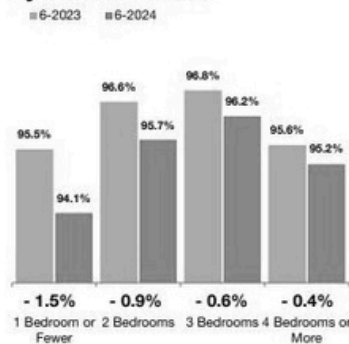
OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

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.

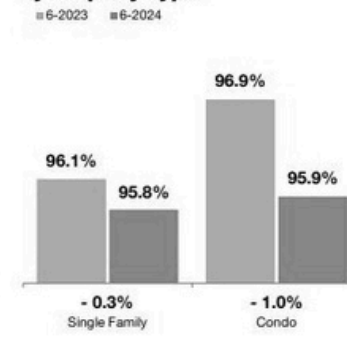
By Price Range



By Bedroom Count

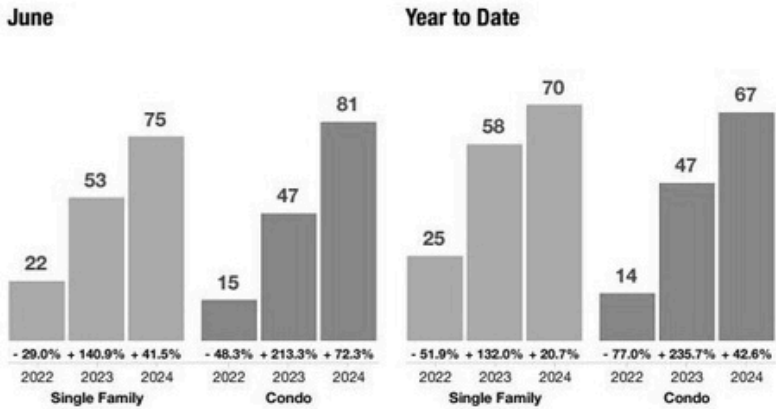


By Property Type



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.



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2023	61	+90.6%	50	+138.1%
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	67	+15.5%	67	+39.6%
Jun-2024	75	+41.5%	81	+72.3%
12-Month Avg*	65	+26.0%	62	+50.4%

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

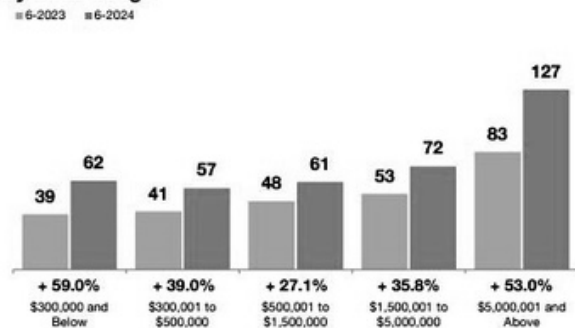
Overall Days on Market Until Sale by Month



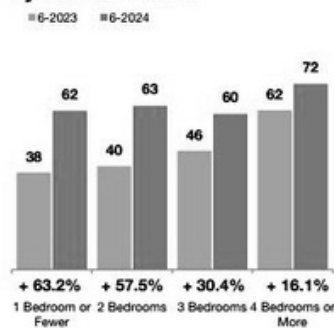
OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

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

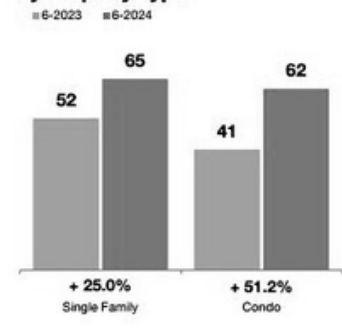
By Price Range



By Bedroom Count



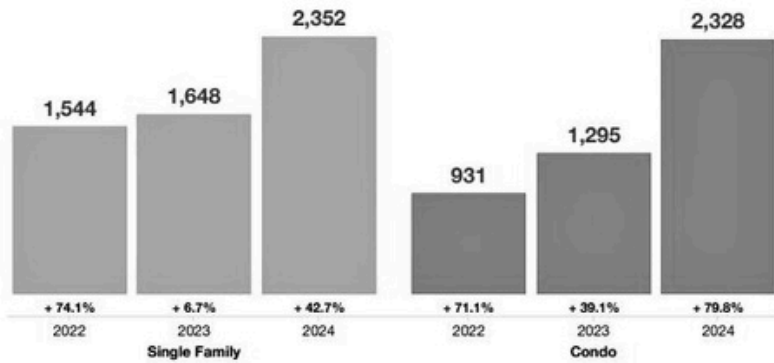
By Property Type



OVERALL INVENTORY OF HOMES FOR SALE

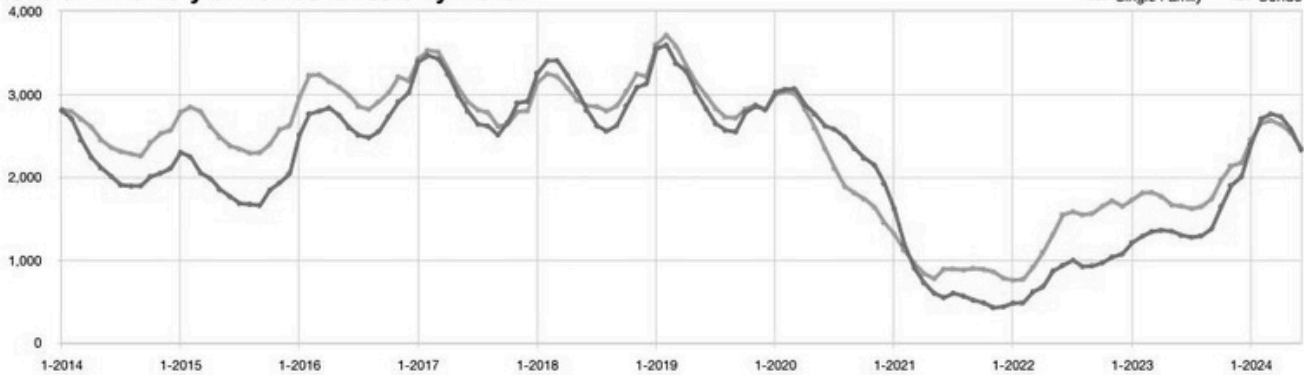
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Jul-2023	1,617	+ 2.3%	1,273	+ 27.9%
Aug-2023	1,642	+ 6.5%	1,290	+ 40.5%
Sep-2023	1,737	+ 11.4%	1,376	+ 48.6%
Oct-2023	1,968	+ 19.4%	1,647	+ 70.7%
Nov-2023	2,134	+ 24.6%	1,899	+ 83.8%
Dec-2023	2,171	+ 32.0%	2,001	+ 86.8%
Jan-2024	2,451	+ 42.3%	2,397	+ 98.4%
Feb-2024	2,647	+ 46.6%	2,703	+ 110.5%
Mar-2024	2,683	+ 48.0%	2,761	+ 105.7%
Apr-2024	2,629	+ 49.2%	2,727	+ 101.0%
May-2024	2,535	+ 52.7%	2,579	+ 91.7%
Jun-2024	2,352	+ 42.7%	2,328	+ 79.8%
12-Month Avg	2,214	+ 32.2%	2,082	+ 81.8%

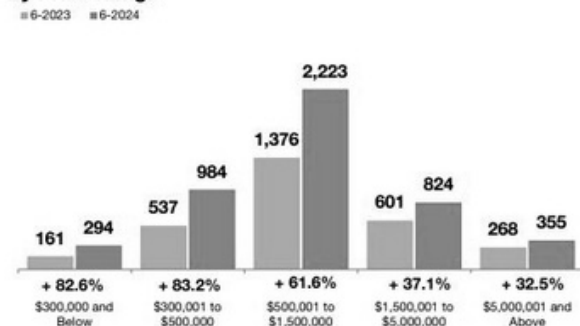
Overall Inventory of Homes for Sale by Month



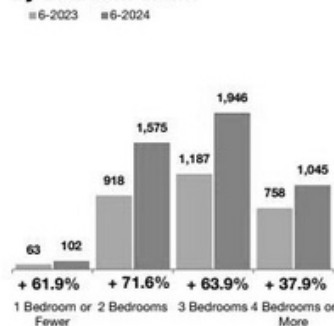
OVERALL INVENTORY OF HOMES FOR SALE BY PRICE RANGE

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

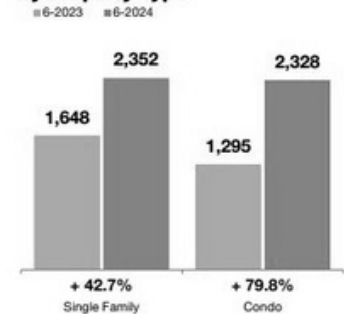
By Price Range



By Bedroom Count



By Property Type



LOCAL MARKET UPDATE - NAPLES BEACH

34102, 34103, 34108

There were also more pending sales in November compared to October, but pending sales decreased 32.6 percent in November 2022 to 767 pending sales from 1,138 pending sales in November 2021. November's overall median closed price increased 20.4 percent to \$600,000 from \$498,500 in November 2021. The report also showed sellers are more willing to negotiate again as the overall percent of list price received decreased 3.3 percent compared to last November.

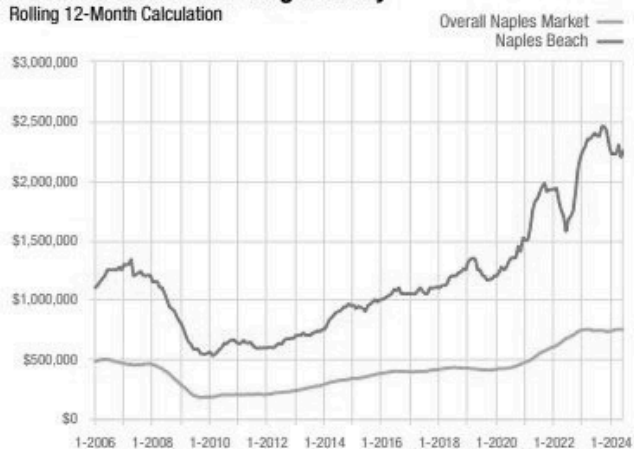
Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	50	55	+ 10.0%	586	593	+ 1.2%
Total Sales	47	28	- 40.4%	296	250	- 15.5%
Days on Market Until Sale	72	139	+ 93.1%	78	113	+ 44.9%
Median Closed Price*	\$2,100,000	\$3,460,000	+ 64.8%	\$2,512,500	\$2,500,000	- 0.5%
Average Closed Price*	\$3,265,245	\$5,142,696	+ 57.5%	\$3,998,982	\$4,514,073	+ 12.9%
Percent of List Price Received*	93.0%	91.2%	- 1.9%	92.9%	92.7%	- 0.2%
Inventory of Homes for Sale	392	508	+ 29.6%	—	—	—
Months Supply of Inventory	9.0	14.3	+ 58.9%	—	—	—

Condo	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	90	74	- 17.8%	915	1,034	+ 13.0%
Total Sales	86	79	- 8.1%	586	556	- 5.1%
Days on Market Until Sale	65	99	+ 52.3%	54	88	+ 63.0%
Median Closed Price*	\$1,200,000	\$1,200,000	0.0%	\$1,242,500	\$1,180,000	- 5.0%
Average Closed Price*	\$1,773,449	\$1,779,712	+ 0.4%	\$1,668,948	\$1,703,000	+ 2.0%
Percent of List Price Received*	95.7%	93.6%	- 2.2%	95.4%	94.1%	- 1.4%
Inventory of Homes for Sale	430	629	+ 46.3%	—	—	—
Months Supply of Inventory	5.8	8.5	+ 46.6%	—	—	—

* 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.

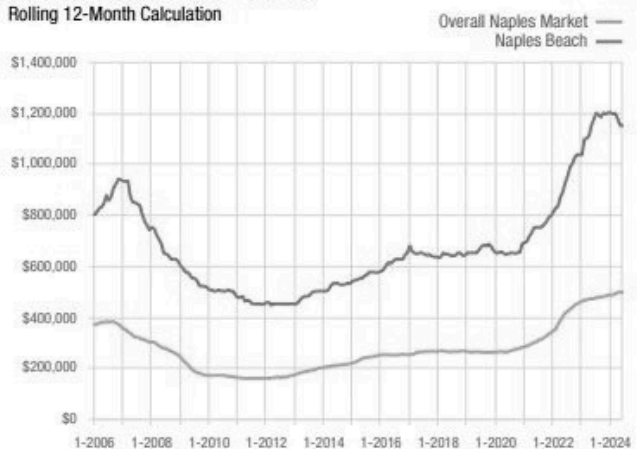
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



LOCAL MARKET UPDATE - NORTH NAPLES

34109, 34110, 34119

There were also more pending sales in November compared to October, but pending sales decreased 32.6 percent in November 2022 to 767 pending sales from 1,138 pending sales in November 2021. November's overall median closed price increased 20.4 percent to \$600,000 from \$498,500 in November 2021. The report also showed sellers are more willing to negotiate again as the overall percent of list price received decreased 3.3 percent compared to last November.

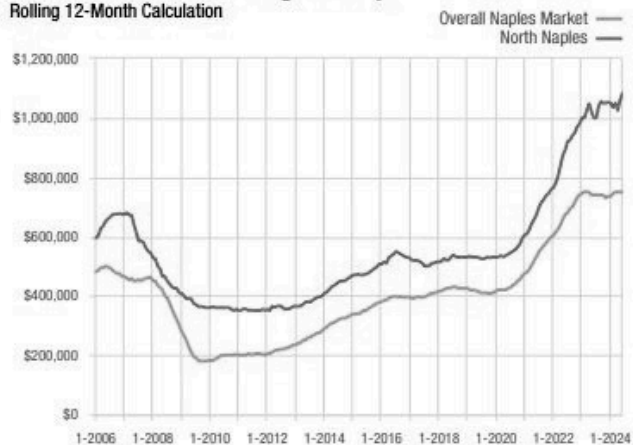
Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	118	105	- 11.0%	796	931	+ 17.0%
Total Sales	106	75	- 29.2%	540	497	- 8.0%
Days on Market Until Sale	46	44	- 4.3%	49	54	+ 10.2%
Median Closed Price*	\$952,500	\$1,050,000	+ 10.2%	\$1,050,000	\$1,095,000	+ 4.3%
Average Closed Price*	\$1,267,167	\$1,504,144	+ 18.7%	\$1,488,583	\$1,567,591	+ 5.3%
Percent of List Price Received*	95.2%	94.5%	- 0.7%	95.9%	95.3%	- 0.6%
Inventory of Homes for Sale	314	456	+ 45.2%	—	—	—
Months Supply of Inventory	3.8	5.8	+ 52.6%	—	—	—

Condo	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	86	114	+ 32.6%	884	1,076	+ 21.7%
Total Sales	101	105	+ 4.0%	670	659	- 1.6%
Days on Market Until Sale	36	77	+ 113.9%	41	60	+ 46.3%
Median Closed Price*	\$490,000	\$465,000	- 5.1%	\$499,500	\$507,000	+ 1.5%
Average Closed Price*	\$650,261	\$606,705	- 6.7%	\$749,857	\$708,981	- 5.5%
Percent of List Price Received*	96.5%	95.6%	- 0.9%	97.1%	96.1%	- 1.0%
Inventory of Homes for Sale	279	539	+ 93.2%	—	—	—
Months Supply of Inventory	2.7	5.6	+ 107.4%	—	—	—

* 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.

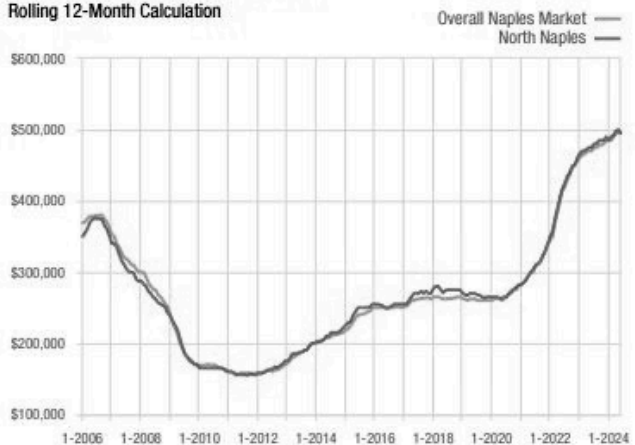
Median Closed Price - Single Family

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.

LOCAL MARKET UPDATE - CENTRAL NAPLES

34104, 34105, 34116

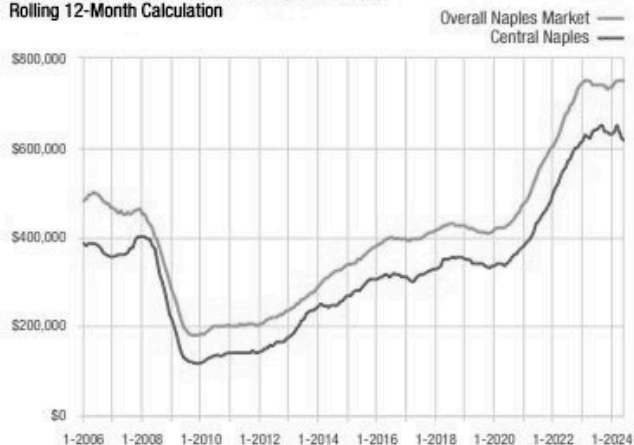
There were also more pending sales in November compared to October, but pending sales decreased 32.6 percent in November 2022 to 767 pending sales from 1,138 pending sales in November 2021. November's overall median closed price increased 20.4 percent to \$600,000 from \$498,500 in November 2021. The report also showed sellers are more willing to negotiate again as the overall percent of list price received decreased 3.3 percent compared to last November.

Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	65	55	- 15.4%	435	472	+ 8.5%
Total Sales	61	48	- 21.3%	331	298	- 10.0%
Days on Market Until Sale	51	84	+ 64.7%	45	64	+ 42.2%
Median Closed Price*	\$650,000	\$590,000	- 9.2%	\$660,000	\$636,950	- 3.5%
Average Closed Price*	\$1,169,623	\$1,228,229	+ 5.0%	\$978,372	\$1,193,456	+ 22.0%
Percent of List Price Received*	96.1%	96.1%	0.0%	96.0%	95.6%	- 0.4%
Inventory of Homes for Sale	158	221	+ 39.9%	—	—	—
Months Supply of Inventory	3.1	4.9	+ 58.1%	—	—	—

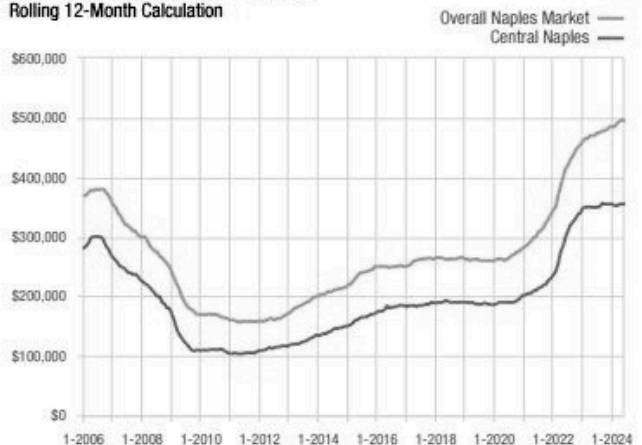
Condo	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	64	62	- 3.1%	470	617	+ 31.3%
Total Sales	56	55	- 1.8%	369	328	- 11.1%
Days on Market Until Sale	38	62	+ 63.2%	39	49	+ 25.6%
Median Closed Price*	\$347,500	\$332,500	- 4.3%	\$351,000	\$352,000	+ 0.3%
Average Closed Price*	\$385,036	\$430,586	+ 11.8%	\$413,609	\$447,933	+ 8.3%
Percent of List Price Received*	96.1%	94.6%	- 1.6%	96.7%	95.6%	- 1.1%
Inventory of Homes for Sale	150	305	+ 103.3%	—	—	—
Months Supply of Inventory	2.5	6.3	+ 152.0%	—	—	—

* 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



LOCAL MARKET UPDATE - SOUTH NAPLES

34112, 34113

There were also more pending sales in November compared to October, but pending sales decreased 32.6 percent in November 2022 to 767 pending sales from 1,138 pending sales in November 2021. November's overall median closed price increased 20.4 percent to \$600,000 from \$498,500 in November 2021. The report also showed sellers are more willing to negotiate again as the overall percent of list price received decreased 3.3 percent compared to last November.

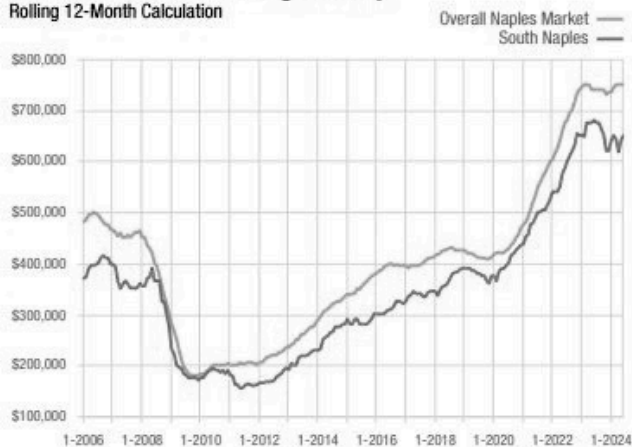
Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	59	55	- 6.8%	447	533	+ 19.2%
Total Sales	55	57	+ 3.6%	325	299	- 8.0%
Days on Market Until Sale	58	82	+ 41.4%	55	66	+ 20.0%
Median Closed Price*	\$610,000	\$715,000	+ 17.2%	\$675,000	\$719,000	+ 6.5%
Average Closed Price*	\$918,573	\$1,051,807	+ 14.5%	\$955,512	\$1,068,132	+ 11.8%
Percent of List Price Received*	95.5%	94.1%	- 1.5%	95.7%	95.0%	- 0.7%
Inventory of Homes for Sale	182	267	+ 46.7%	—	—	—
Months Supply of Inventory	3.9	5.9	+ 51.3%	—	—	—

Condo	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	72	86	+ 19.4%	729	941	+ 29.1%
Total Sales	99	67	- 32.3%	601	497	- 17.3%
Days on Market Until Sale	46	84	+ 82.6%	48	64	+ 33.3%
Median Closed Price*	\$405,000	\$420,000	+ 3.7%	\$405,000	\$435,000	+ 7.4%
Average Closed Price*	\$435,297	\$458,665	+ 5.4%	\$458,221	\$493,048	+ 7.6%
Percent of List Price Received*	97.1%	95.1%	- 2.1%	97.0%	96.4%	- 0.6%
Inventory of Homes for Sale	250	514	+ 105.6%	—	—	—
Months Supply of Inventory	3.0	7.0	+ 133.3%	—	—	—

* 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.

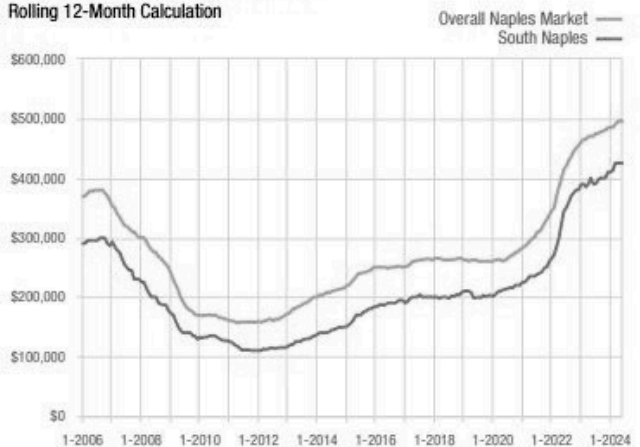
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



LOCAL MARKET UPDATE - EAST NAPLES

34114, 34117, 34120, 34137

There were also more pending sales in November compared to October, but pending sales decreased 32.6 percent in November 2022 to 767 pending sales from 1,138 pending sales in November 2021. November's overall median closed price increased 20.4 percent to \$600,000 from \$498,500 in November 2021. The report also showed sellers are more willing to negotiate again as the overall percent of list price received decreased 3.3 percent compared to last November.

Single Family	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	196	191	- 2.6%	1,216	1,530	+ 25.8%
Total Sales	154	128	- 16.9%	913	866	- 5.1%
Days on Market Until Sale	53	68	+ 28.3%	63	68	+ 7.9%
Median Closed Price*	\$640,000	\$600,000	- 6.3%	\$615,000	\$675,000	+ 9.8%
Average Closed Price*	\$800,598	\$793,643	- 0.9%	\$747,954	\$836,635	+ 11.9%
Percent of List Price Received*	97.5%	95.8%	- 1.7%	97.1%	96.6%	- 0.5%
Inventory of Homes for Sale	525	764	+ 45.5%	—	—	—
Months Supply of Inventory	3.9	5.9	+ 51.3%	—	—	—

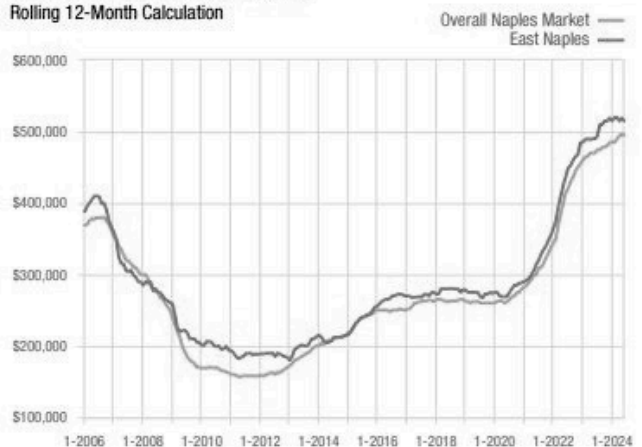
Condo	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
Key Metrics						
New Listings	49	54	+ 10.2%	450	525	+ 16.7%
Total Sales	59	41	- 30.5%	355	287	- 19.2%
Days on Market Until Sale	50	77	+ 54.0%	48	72	+ 50.0%
Median Closed Price*	\$515,000	\$500,000	- 2.9%	\$517,110	\$515,000	- 0.4%
Average Closed Price*	\$540,296	\$523,153	- 3.2%	\$537,776	\$551,512	+ 2.6%
Percent of List Price Received*	96.5%	95.6%	- 0.9%	97.2%	96.7%	- 0.5%
Inventory of Homes for Sale	159	303	+ 90.6%	—	—	—
Months Supply of Inventory	3.1	6.6	+ 112.9%	—	—	—

* 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 Closed Price - Single Family
Rolling 12-Month Calculation



Median Closed Price - Condo
Rolling 12-Month Calculation





BONNYCASTLE
REALTY

239 572 1443

www.BonnycastleRealty.com