



# Market Report

OCTOBER 2023 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 OCTOBER 2023 REPORT THIS TEXT IS COURTESY OF THE NAPLES AREA BOARD OF REALTORS MARKET REPORT

Naples, Fla. (November 27, 2023) – Real estate brokers reviewing the October 2023 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), were encouraged to see a 31.8 percent increase in new listings to 1,231 new listings from 924 new listings in October 2022. The report also showed the median closed price of homes in Naples during October increased 4.5 percent to \$580,000 from \$555,000 in October 2022. According to broker analysts, these two factors indicate rumors of an extreme market correction were false. They also illustrate renewed seller confidence, which will be good news for buyers seeking more options in the coming months. “October had the highest number of new listings added to the market compared to any October since the pandemic,” remarked Dominic Pallini, Broker at Vanderbilt Realty, Inc. Historically, and according to NABOR®’s monthly market reports, October and January have the highest number of new listings. New listings in October for the condominium market shot up 61.9 percent to 612 new condominium listings from 378 new condominium listings in October 2022. Single-family home new listings in October also increased at a healthy rate of 11.3 percent to 619 new single-family home listings from 556 new singlefamily homes listings in October 2022. Obviously though, one factor contributing to a rise in new listings this October was the need for many homeowners to postpone listing their properties for sale last October until damage from Hurricane Ian could be repaired. “The value of working with a REALTOR® in Naples is priceless,” said Jillian Young, President, Premiere Plus Realty. “Unlike housing markets in other areas of the country or Florida, Naples can be a bit of a tough nut. You might think your house is priced right based on a comparison of homes for sale nearby, but without a REALTOR® who understands the nuances of the existing home market or what planned new community developments are on the horizon, you might risk your home being overlooked by buyers if it lingers on the market too long because it wasn’t priced right.” Pent up consumer travel during the summer distracted attention away from home sales as the report showed both pending sales (homes under contract) and closed sales activity were lower than prepandemic levels reported for an October. This can be traced to lower showing activity during the recent summer compared to summer 2022 levels. As such, overall pending sales in October decreased 1.2 percent to 665 pending sales from 673 pending sales; and overall closed sales in October decreased 12.8 percent to 594 closed sales from 681 closed sales in October 2022. Higher days on the market also contributed to lower sales in October. For example, in the summer of 2022, days on market were below 20 days. Whereas, this past summer, days on market were over 50 days. For October, days on market increased 36.6 percent in October to 56 days from 41 days. Given this data, brokers anticipate healthy pending and closed sales activity in the coming months as showings during October increased 14 percent to 21,180 showings from 18,654 in October 2022.

# QUICK FACTS

## OVERALL MARKET FACTS

### INVENTORY



**3,367**

↑ 30%

### PENDINGS



**665**

↓ 1%

### NEW LISTINGS



**1,231**

↑ 32%

### MEDIAN CLOSED PRICE



**\$580,000**

↑ 5%

### CLOSED SALES



**594**

↓ 13%

### DAYS ON MARKET



**56**

↑ 37%

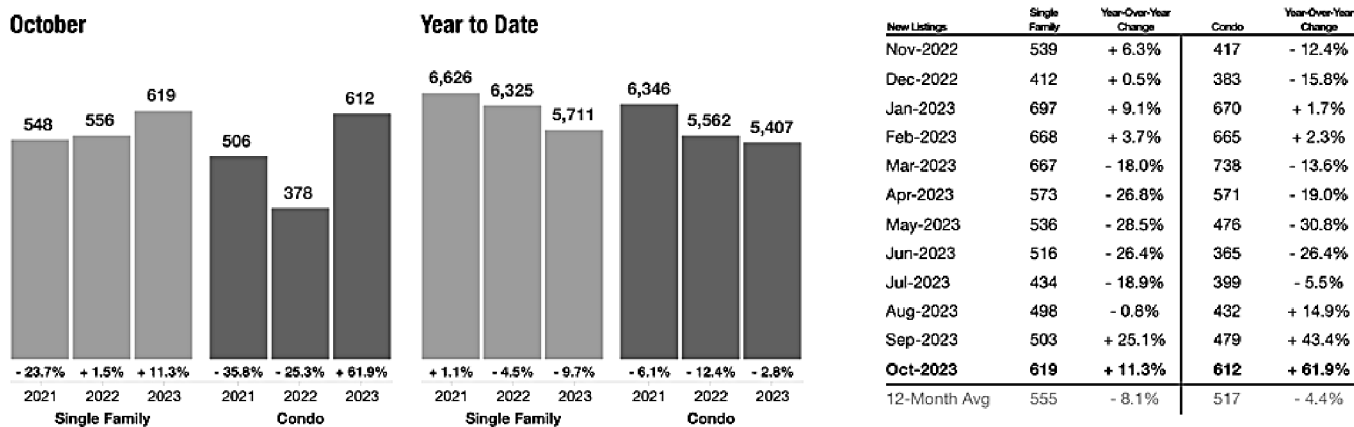
# OVERALL MARKET OVERVIEW

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

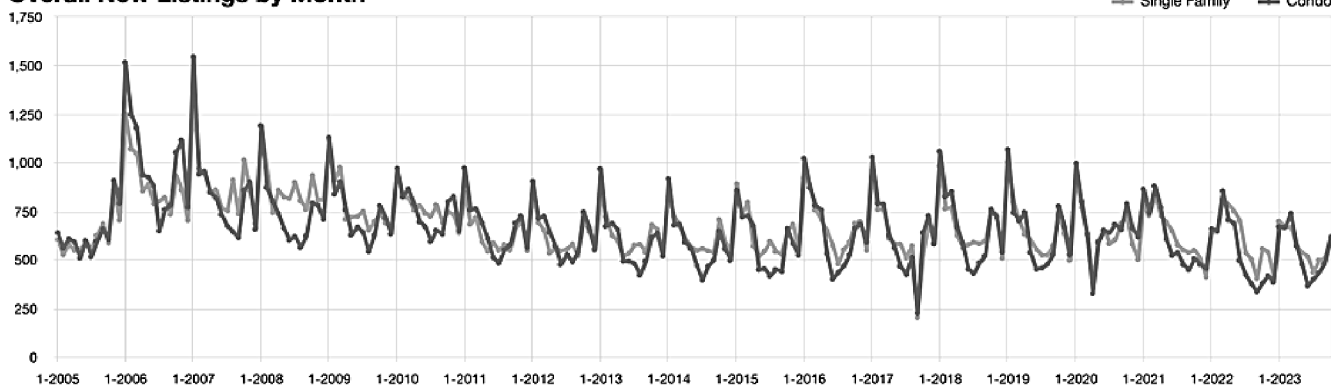
Key Metrics	Historical Sparkbars	10-2022	10-2023	% Change	YTD 2022	YTD 2023	% Change
<b>New Listings</b>		934	1,231	+ 31.8%	11,887	11,118	- 6.5%
<b>Total Sales</b>		681	594	- 12.8%	8,978	7,692	- 14.3%
<b>Days on Market Until Sale</b>		41	56	+ 36.6%	24	53	+ 120.8%
<b>Median Closed Price</b>		\$555,000	\$580,000	+ 4.5%	\$571,000	\$600,000	+ 5.1%
<b>Average Closed Price</b>		\$940,277	\$918,810	- 2.3%	\$1,002,483	\$1,026,438	+ 2.4%
<b>Percent of List Price Received</b>		96.5%	96.0%	- 0.5%	99.3%	96.3%	- 3.0%
<b>Pending Sales</b>		673	665	- 1.2%	10,657	9,668	- 9.3%
<b>Inventory of Homes for Sale</b>		2,597	3,367	+ 29.6%	—	—	—
<b>Months Supply of Inventory</b>		2.8	4.5	+ 60.7%	—	—	—

# OVERALL NEW LISTINGS

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



## Overall New Listings by Month

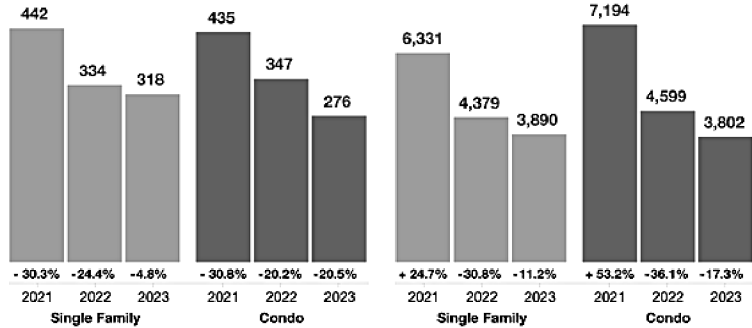


Current as of November 2023. All data from Southwest Florida MLS. Report © 2022 ShowingTime.

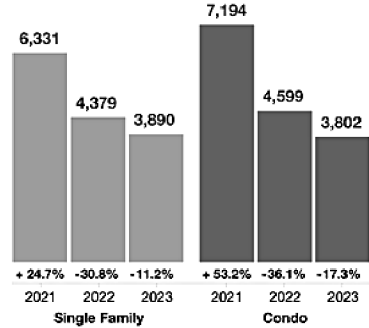
# OVERALL CLOSED SALES

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

## October

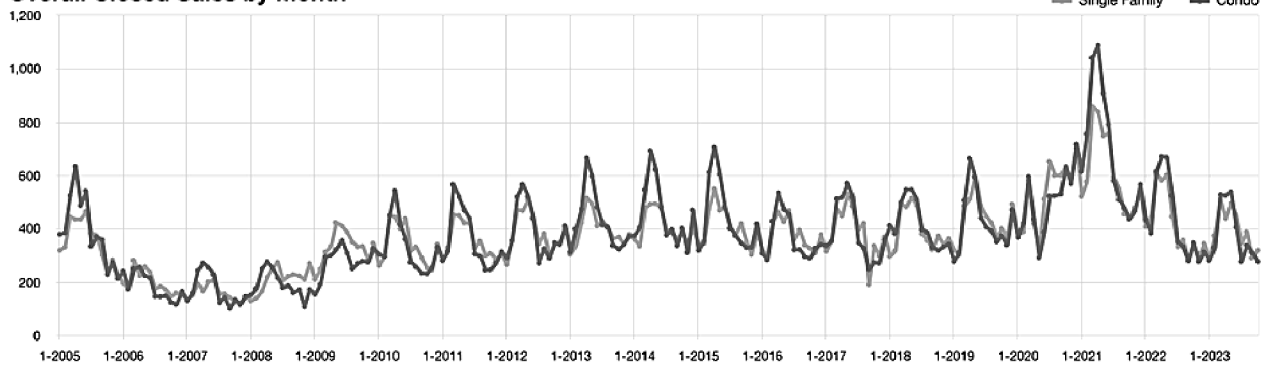


## Year to Date



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2022	296	- 37.9%	276	- 40.6%
Dec-2022	344	- 36.1%	312	- 44.8%
Jan-2023	284	- 30.2%	280	- 35.3%
Feb-2023	373	- 15.6%	328	- 14.1%
Mar-2023	512	- 15.4%	527	- 14.2%
Apr-2023	437	- 24.7%	524	- 21.8%
May-2023	495	- 17.6%	538	- 19.3%
Jun-2023	450	+ 1.1%	405	- 22.7%
Jul-2023	345	+ 4.2%	276	- 21.1%
Aug-2023	387	+ 8.4%	337	+ 1.5%
Sep-2023	289	+ 4.3%	311	+ 11.1%
<b>Oct-2023</b>	<b>318</b>	<b>- 4.8%</b>	<b>276</b>	<b>- 20.5%</b>
12-Month Avg	378	- 16.0%	366	- 22.0%

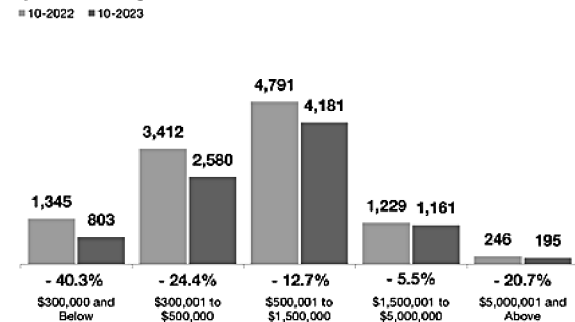
## Overall Closed Sales by Month



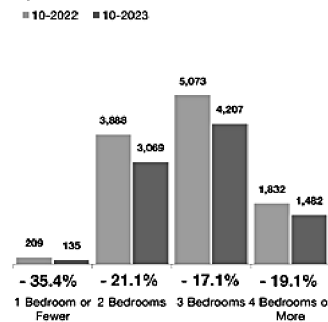
# OVERALL CLOSED SALES BY PRICE RANGE

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

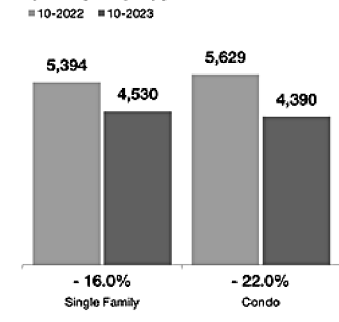
## By Price Range



## By Bedroom Count



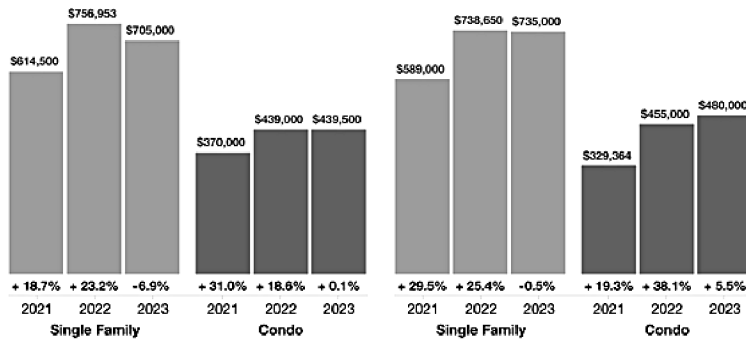
## By Property Type



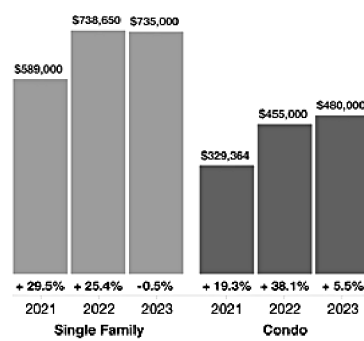
# OVERALL MEDIAN CLOSED PRICE

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

## October



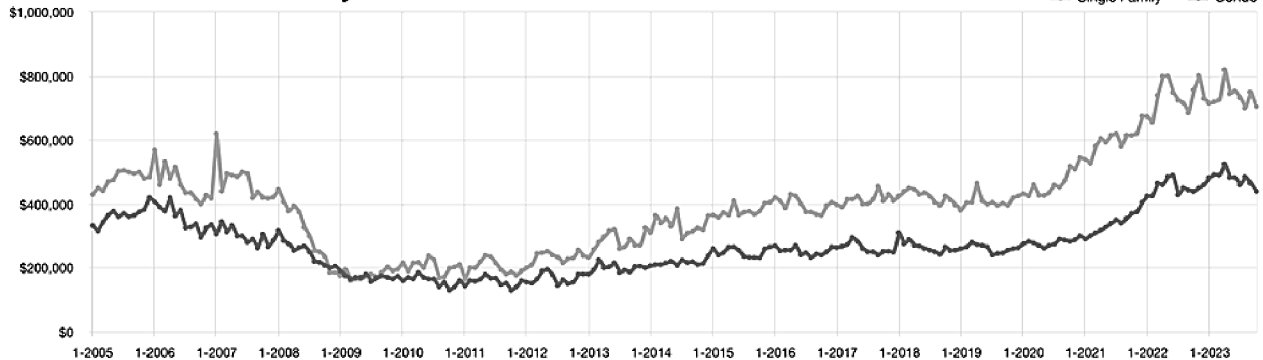
## Year to Date



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2022	\$802,000	+ 29.4%	\$450,000	+ 20.0%
Dec-2022	\$730,000	+ 8.1%	\$459,500	+ 13.5%
Jan-2023	\$715,000	+ 6.1%	\$482,500	+ 13.5%
Feb-2023	\$720,000	+ 9.8%	\$491,500	+ 15.6%
Mar-2023	\$726,000	- 1.9%	\$490,000	+ 5.4%
Apr-2023	\$820,000	+ 2.5%	\$525,000	+ 14.1%
May-2023	\$745,000	- 6.9%	\$482,500	- 0.5%
Jun-2023	\$753,750	+ 0.6%	\$482,500	- 1.5%
Jul-2023	\$732,500	+ 1.0%	\$460,000	+ 7.4%
Aug-2023	\$699,900	- 2.2%	\$485,000	+ 7.7%
Sep-2023	\$750,000	+ 9.5%	\$465,000	+ 4.9%
<b>Oct-2023</b>	<b>\$705,000</b>	<b>- 6.9%</b>	<b>\$439,500</b>	<b>+ 0.1%</b>
12-Month Avg*	\$739,000	+ 3.4%	\$477,750	+ 7.4%

\* Median Closed Price for all properties from November 2022 through October 2023. This is not the average of the individual figures above.

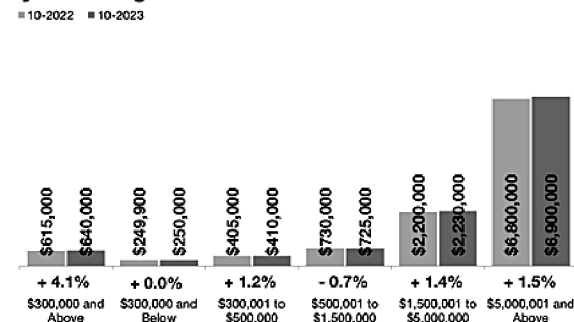
## Overall Median Closed Price by Month



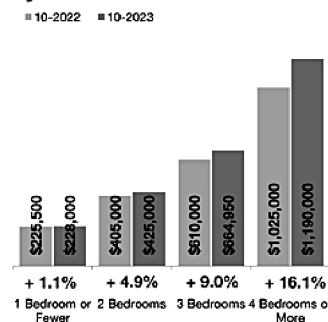
# OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

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

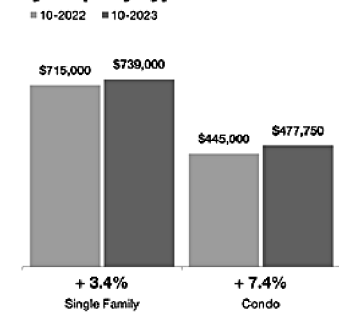
## By Price Range



## By Bedroom Count



## By Property Type

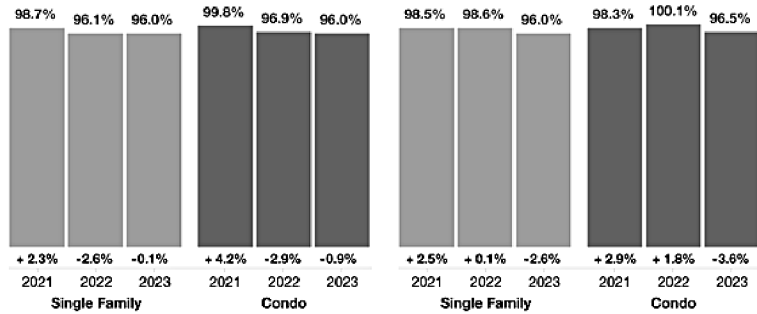


# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

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.

## October

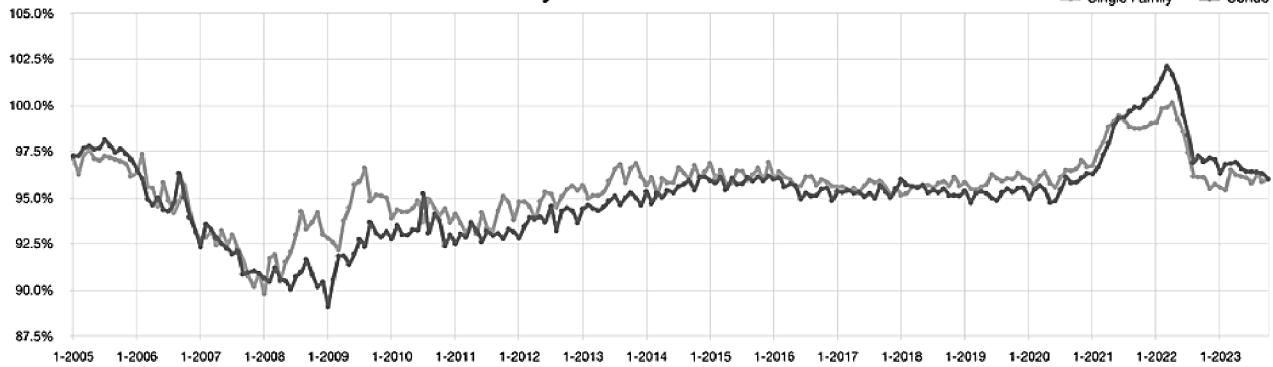
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2022	95.5%	- 3.3%	97.1%	- 3.2%
Dec-2022	95.7%	- 3.3%	97.0%	- 3.5%
Jan-2023	95.5%	- 3.6%	96.3%	- 4.6%
Feb-2023	95.4%	- 4.4%	96.8%	- 4.6%
Mar-2023	96.5%	- 3.4%	96.8%	- 5.2%
Apr-2023	96.2%	- 3.9%	96.9%	- 4.7%
May-2023	96.1%	- 3.1%	96.5%	- 4.4%
Jun-2023	96.1%	- 2.5%	96.4%	- 3.1%
Jul-2023	95.8%	- 1.6%	96.4%	- 2.0%
Aug-2023	96.3%	+ 0.2%	96.4%	- 0.5%
Sep-2023	95.9%	- 0.2%	96.3%	- 0.9%
<b>Oct-2023</b>	<b>96.0%</b>	<b>- 0.1%</b>	<b>96.0%</b>	<b>- 0.9%</b>
12-Month Avg*	95.9%	- 2.7%	96.6%	- 3.5%

\* Pct. of List Price Received for all properties from November 2022 through October 2023. This is not the average of the individual figures above.

## Overall Percent of Current List Price Received by Month

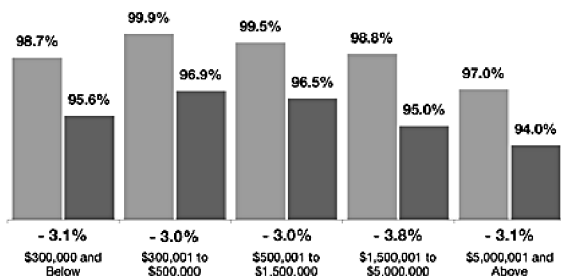


# OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

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.

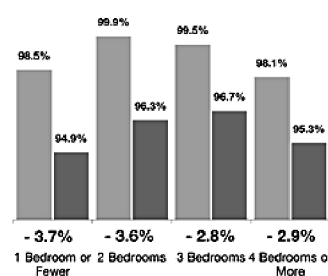
## By Price Range

■ 10-2022 ■ 10-2023



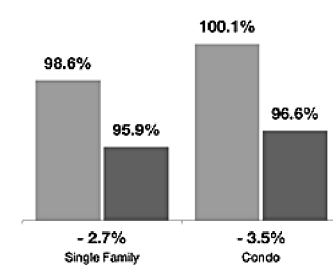
## By Bedroom Count

■ 10-2022 ■ 10-2023



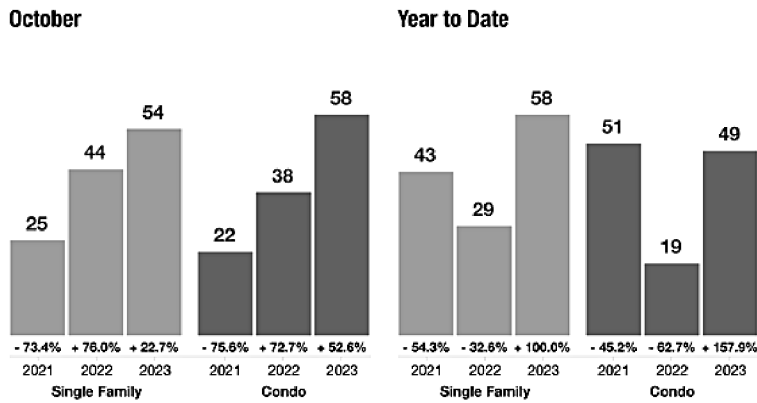
## By Property Type

■ 10-2022 ■ 10-2023



# OVERALL DAYS ON MARKET UNTIL SALE

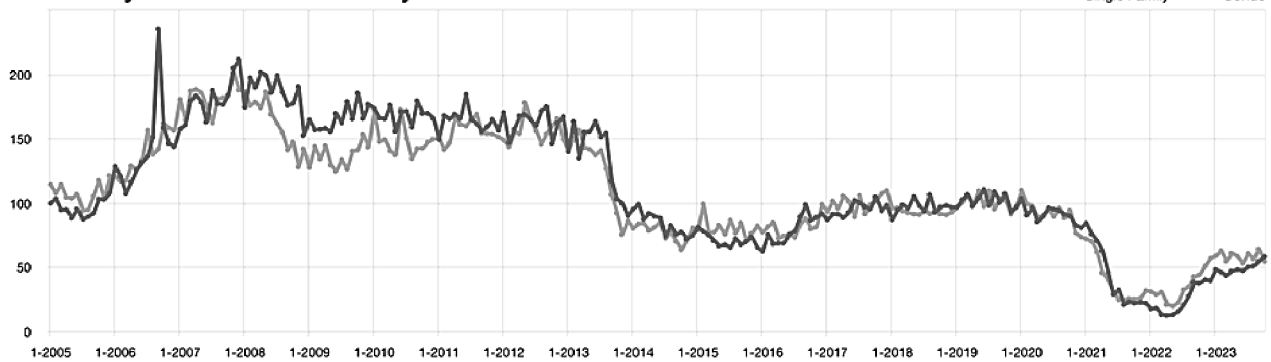
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2022	51	+96.2%	40	+73.9%
Dec-2022	57	+78.1%	39	+77.3%
Jan-2023	59	+90.3%	48	+166.7%
Feb-2023	63	+117.2%	46	+155.6%
Mar-2023	55	+77.4%	43	+230.8%
Apr-2023	61	+190.5%	47	+291.7%
May-2023	58	+190.0%	48	+269.2%
Jun-2023	53	+140.9%	47	+213.3%
Jul-2023	61	+90.6%	50	+150.0%
Aug-2023	56	+60.0%	51	+88.9%
Sep-2023	64	+48.8%	55	+44.7%
<b>Oct-2023</b>	<b>54</b>	<b>+22.7%</b>	<b>58</b>	<b>+52.6%</b>
12-Month Avg*	58	+98.4%	47	+142.5%

\* Days on Market for all properties from November 2022 through October 2023. This is not the average of the individual figures above.

## Overall Days on Market Until Sale by Month

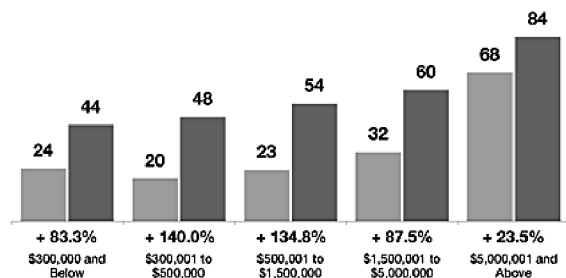


# OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

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

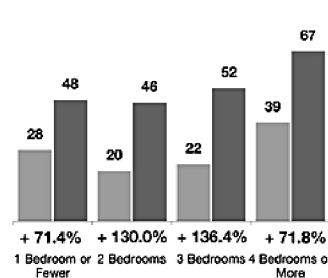
## By Price Range

■ 10-2022 ■ 10-2023



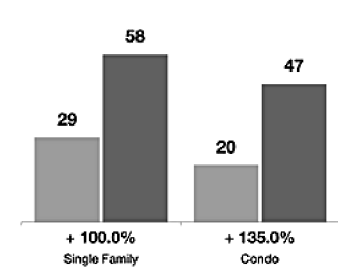
## By Bedroom Count

■ 10-2022 ■ 10-2023



## By Property Type

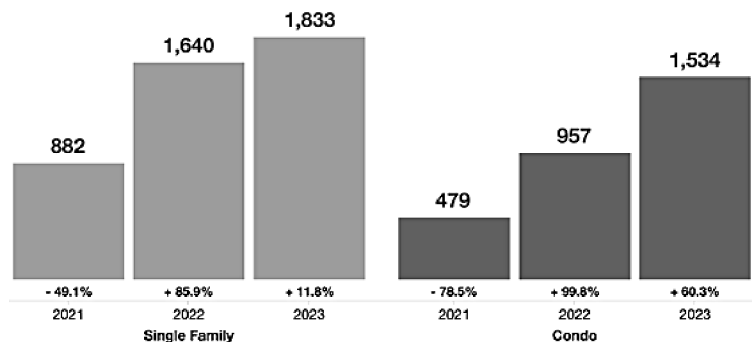
■ 10-2022 ■ 10-2023



# OVERALL INVENTORY OF HOMES FOR SALE

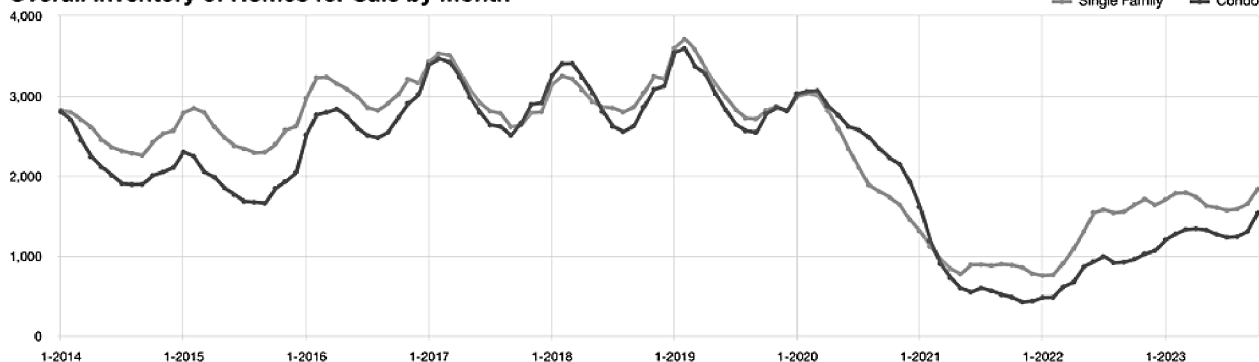
The number of properties available for sale in active status at the end of a given month.

## October



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Nov-2022	1,706	+ 100.2%	1,024	+ 143.8%
Dec-2022	1,635	+ 111.5%	1,062	+ 145.8%
Jan-2023	1,702	+ 126.9%	1,196	+ 151.3%
Feb-2023	1,782	+ 134.8%	1,272	+ 166.1%
Mar-2023	1,788	+ 97.1%	1,328	+ 117.3%
Apr-2023	1,735	+ 59.9%	1,337	+ 99.9%
May-2023	1,624	+ 24.7%	1,321	+ 53.4%
Jun-2023	1,602	+ 4.1%	1,265	+ 36.6%
Jul-2023	1,568	- 0.4%	1,229	+ 24.3%
Aug-2023	1,583	+ 3.1%	1,236	+ 35.7%
Sep-2023	1,650	+ 6.3%	1,304	+ 41.9%
<b>Oct-2023</b>	<b>1,833</b>	<b>+ 11.8%</b>	<b>1,534</b>	<b>+ 60.3%</b>
12-Month Avg	1,684	+ 41.6%	1,259	+ 74.6%

## Overall Inventory of Homes for Sale by Month

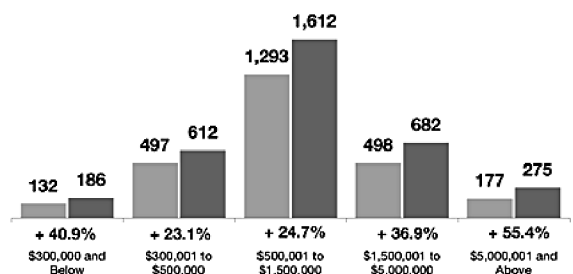


# OVERALL INVENTORY OF HOMES FOR SALE BY PRICE RANGE

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

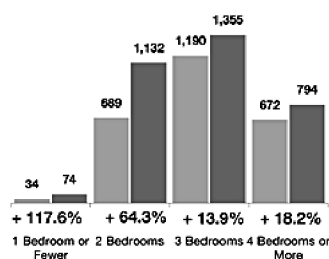
## By Price Range

■ 10-2022 ■ 10-2023



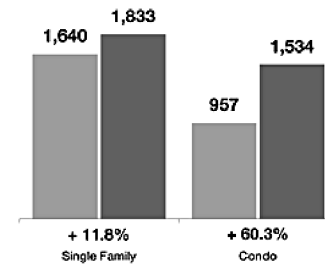
## By Bedroom Count

■ 10-2022 ■ 10-2023



## By Property Type

■ 10-2022 ■ 10-2023



# LOCAL MARKET UPDATE - NAPLES BEACH

34102, 34103, 34108

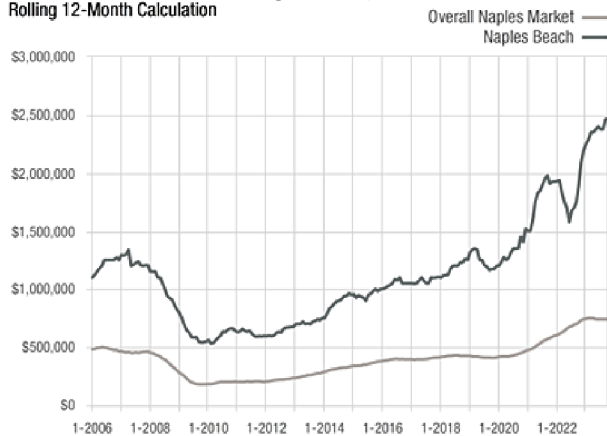
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
<b>Key Metrics</b>						
New Listings	136	94	- 30.9%	962	866	- 10.0%
Total Sales	34	21	- 38.2%	529	413	- 21.9%
Days on Market Until Sale	51	84	+ 64.7%	42	81	+ 92.9%
Median Closed Price*	\$2,550,000	\$2,550,000	0.0%	\$1,999,500	\$2,500,000	+ 25.0%
Average Closed Price*	\$4,008,151	\$3,540,035	- 11.7%	\$3,862,761	\$3,835,977	- 0.7%
Percent of List Price Received*	94.5%	91.8%	- 2.9%	98.2%	92.7%	- 5.6%
Inventory of Homes for Sale	340	427	+ 25.6%	—	—	—
Months Supply of Inventory	6.1	10.0	+ 63.9%	—	—	—

Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
<b>Key Metrics</b>						
New Listings	73	183	+ 150.7%	1,186	1,380	+ 16.4%
Total Sales	49	54	+ 10.2%	971	800	- 17.6%
Days on Market Until Sale	43	67	+ 55.8%	23	56	+ 143.5%
Median Closed Price*	\$965,000	\$1,197,500	+ 24.1%	\$1,035,000	\$1,200,000	+ 15.9%
Average Closed Price*	\$1,456,847	\$1,595,545	+ 9.5%	\$1,555,419	\$1,643,736	+ 5.7%
Percent of List Price Received*	94.9%	94.2%	- 0.7%	99.3%	95.1%	- 4.2%
Inventory of Homes for Sale	254	496	+ 95.3%	—	—	—
Months Supply of Inventory	2.6	6.6	+ 153.8%	—	—	—

\* 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.

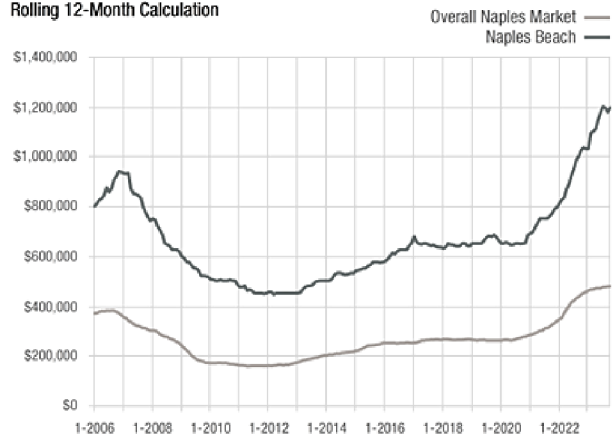
## Median Closed Price - Single Family

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

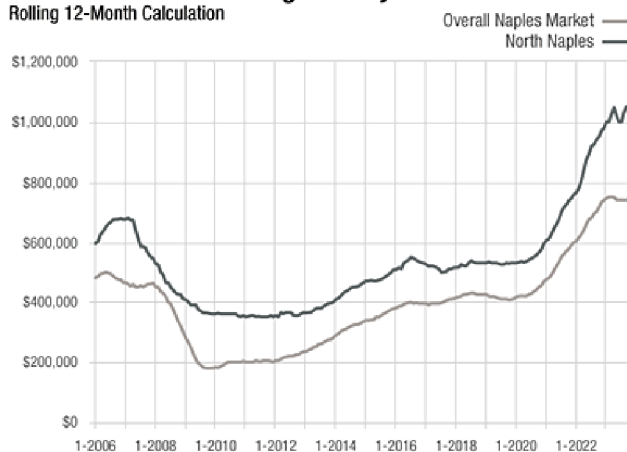
34109, 34110, 34119

Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	92	139	+ 51.1%	1,355	1,228	- 9.4%
Total Sales	73	77	+ 5.5%	1,010	857	- 15.1%
Days on Market Until Sale	42	51	+ 21.4%	23	52	+ 126.1%
Median Closed Price*	\$1,075,000	\$985,000	- 8.4%	\$970,264	\$1,050,000	+ 8.2%
Average Closed Price*	\$1,477,937	\$1,351,135	- 8.6%	\$1,364,283	\$1,475,537	+ 8.2%
Percent of List Price Received*	95.7%	95.5%	- 0.2%	99.1%	95.8%	- 3.3%
Inventory of Homes for Sale	264	329	+ 24.6%	—	—	—
Months Supply of Inventory	2.6	4.0	+ 53.8%	—	—	—

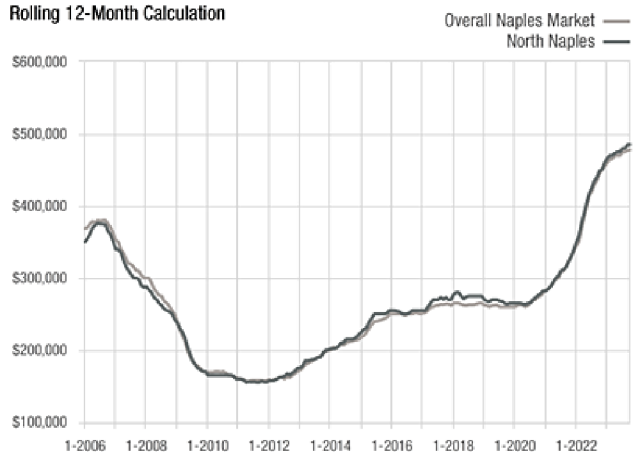
Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	90	156	+ 73.3%	1,505	1,385	- 8.0%
Total Sales	92	79	- 14.1%	1,285	1,020	- 20.6%
Days on Market Until Sale	35	60	+ 71.4%	16	44	+ 175.0%
Median Closed Price*	\$457,500	\$465,000	+ 1.6%	\$455,000	\$490,000	+ 7.7%
Average Closed Price*	\$514,336	\$566,240	+ 10.1%	\$618,307	\$693,399	+ 12.1%
Percent of List Price Received*	97.6%	96.1%	- 1.5%	100.7%	97.0%	- 3.7%
Inventory of Homes for Sale	195	329	+ 68.7%	—	—	—
Months Supply of Inventory	1.5	3.3	+ 120.0%	—	—	—

\* 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 - CENTRAL NAPLES

34104, 34105, 34116

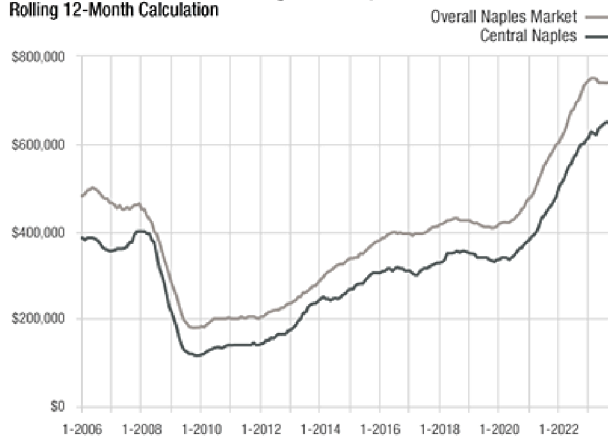
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	62	85	+ 37.1%	845	690	- 18.3%
Total Sales	59	49	- 16.9%	644	497	- 22.8%
Days on Market Until Sale	43	51	+ 18.6%	26	45	+ 73.1%
Median Closed Price*	\$600,000	\$550,000	- 8.3%	\$600,000	\$635,000	+ 5.8%
Average Closed Price*	\$960,785	\$784,904	- 18.3%	\$921,440	\$985,779	+ 7.0%
Percent of List Price Received*	95.7%	96.3%	+ 0.6%	98.3%	96.1%	- 2.2%
Inventory of Homes for Sale	162	194	+ 19.8%	—	—	—
Months Supply of Inventory	2.4	4.0	+ 66.7%	—	—	—

Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
New Listings	75	74	- 1.3%	895	724	- 19.1%
Total Sales	72	36	- 50.0%	753	549	- 27.1%
Days on Market Until Sale	42	35	- 16.7%	18	40	+ 122.2%
Median Closed Price*	\$363,250	\$349,500	- 3.8%	\$340,000	\$355,000	+ 4.4%
Average Closed Price*	\$427,224	\$353,636	- 17.2%	\$395,386	\$403,324	+ 2.0%
Percent of List Price Received*	97.9%	96.4%	- 1.5%	100.2%	96.8%	- 3.4%
Inventory of Homes for Sale	127	168	+ 32.3%	—	—	—
Months Supply of Inventory	1.6	3.1	+ 93.8%	—	—	—

\* 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.

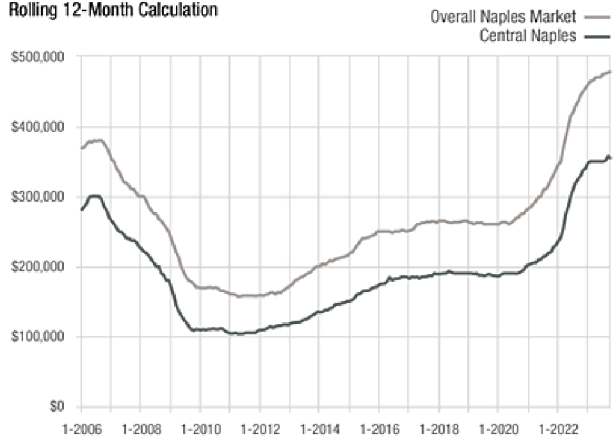
## Median Closed Price - Single Family

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 - SOUTH NAPLES

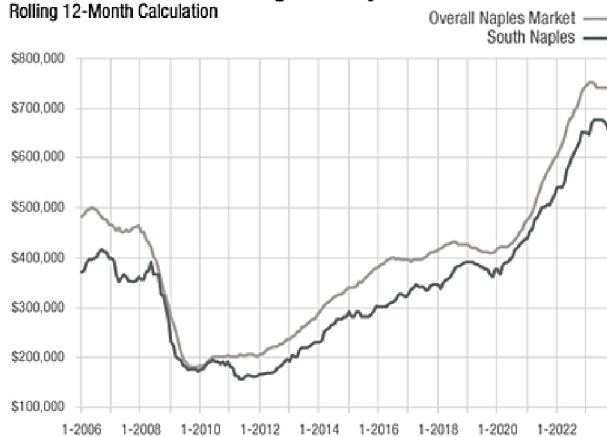
34112, 34113

Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
<b>Key Metrics</b>						
New Listings	49	67	+ 36.7%	688	695	+ 1.0%
Total Sales	35	40	+ 14.3%	497	503	+ 1.2%
Days on Market Until Sale	47	48	+ 2.1%	26	53	+ 103.8%
Median Closed Price*	\$714,650	<b>\$650,000</b>	- 9.0%	\$645,000	<b>\$630,000</b>	- 2.3%
Average Closed Price*	\$926,126	<b>\$916,323</b>	- 1.1%	\$897,863	<b>\$930,543</b>	+ 3.6%
Percent of List Price Received*	95.0%	95.0%	0.0%	98.6%	95.5%	- 3.1%
Inventory of Homes for Sale	175	199	+ 13.7%	—	—	—
Months Supply of Inventory	3.5	4.1	+ 17.1%	—	—	—

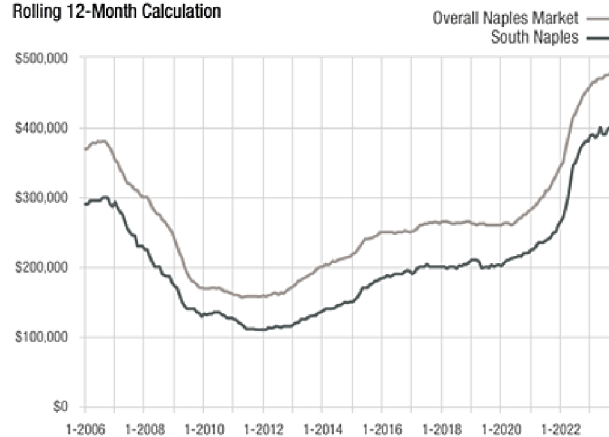
Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
<b>Key Metrics</b>						
New Listings	93	120	+ 29.0%	1,169	1,139	- 2.6%
Total Sales	80	67	- 16.3%	954	853	- 10.6%
Days on Market Until Sale	37	52	+ 40.5%	17	49	+ 188.2%
Median Closed Price*	\$350,000	<b>\$368,000</b>	+ 5.1%	\$380,000	<b>\$400,000</b>	+ 5.3%
Average Closed Price*	\$400,588	<b>\$431,406</b>	+ 7.7%	\$428,059	<b>\$456,489</b>	+ 6.6%
Percent of List Price Received*	96.4%	96.7%	+ 0.3%	100.0%	96.8%	- 3.2%
Inventory of Homes for Sale	216	317	+ 46.8%	—	—	—
Months Supply of Inventory	2.2	3.8	+ 72.7%	—	—	—

\* 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 - EAST NAPLES

34114, 34117, 34120, 34137

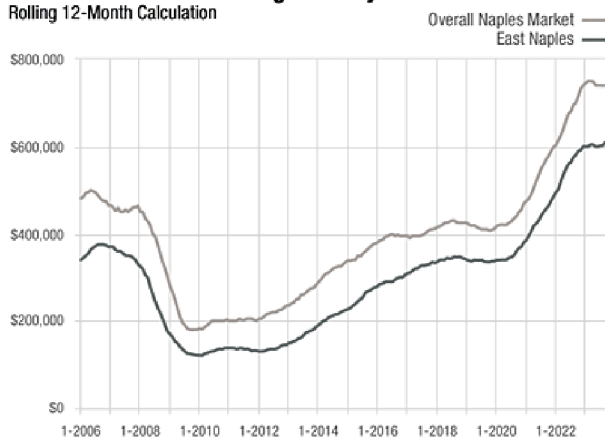
Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
<b>Key Metrics</b>						
New Listings	182	200	+ 9.9%	2,215	1,904	- 14.0%
Total Sales	119	115	- 3.4%	1,516	1,384	- 8.7%
Days on Market Until Sale	44	52	+ 18.2%	31	62	+ 100.0%
Median Closed Price*	\$674,990	\$650,000	- 3.7%	\$600,000	\$615,000	+ 2.5%
Average Closed Price*	\$775,246	\$793,069	+ 2.3%	\$748,262	\$751,067	+ 0.4%
Percent of List Price Received*	97.2%	97.1%	- 0.1%	98.5%	97.1%	- 1.4%
Inventory of Homes for Sale	607	574	- 5.4%	—	—	—
Months Supply of Inventory	3.9	4.3	+ 10.3%	—	—	—

Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
<b>Key Metrics</b>						
New Listings	43	70	+ 62.8%	753	704	- 6.5%
Total Sales	51	34	- 33.3%	591	528	- 10.7%
Days on Market Until Sale	33	66	+ 100.0%	19	52	+ 173.7%
Median Closed Price*	\$454,035	\$472,500	+ 4.1%	\$480,000	\$515,000	+ 7.3%
Average Closed Price*	\$480,622	\$536,134	+ 11.6%	\$507,619	\$536,670	+ 5.7%
Percent of List Price Received*	97.3%	96.7%	- 0.6%	99.9%	97.1%	- 2.8%
Inventory of Homes for Sale	143	197	+ 37.8%	—	—	—
Months Supply of Inventory	2.3	3.9	+ 69.6%	—	—	—

\* 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.

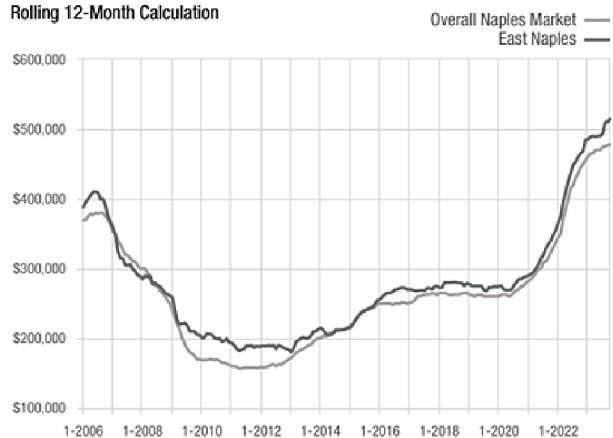
## Median Closed Price - Single Family

Rolling 12-Month Calculation



## Median Closed Price - Condo

Rolling 12-Month Calculation



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](http://www.BonnycastleRealty.com)