



Market Report

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

Naples, Fla. (October 27, 2023) – New listings in Naples during September increased 27.3 percent to 937 new listings from 736 new listings in September 2022, making pre-season buyers very happy. According to the September 2023 Market Report by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island), overall inventory continues to inch upward at a steady pace. For September, inventory for the single family home and condominium markets increased 13.2 percent to 2,793 properties from 2,468 properties in September 2022. The report also demonstrated that pre-season homebuying is starting earlier every year as pending sales (homes under contract) in September increased 18.7 percent to 735 pending sales from 619 in September 2022 and 687 in September 2019 (pre-pandemic). The overall median closed price in September increased 3 percent to \$571,500 from \$555,000 in September 2022. Interestingly, the September report indicated there were 723 price reductions compared to 80 price increases during the month. The combination of new listings plus price reductions on existing inventory made September a great month to purchase a home. Historical data in the report confirms prices and competition during autumn months are lower than the winter months. “The report showed the average closed price increased over 13 percent (month over month) for September,” said Budge Huskey, CEO, Premier Sotheby’s International Realty. “While we are seeing appreciation rates decelerate across all markets, Naples continues to command top values for quality properties.” Incidentally, during the September 27th NABOR® Economic Summit, Dr. Brad O’Connor, Florida Realtors®’ chief economist of its research department, spoke in length about home appreciation and said, “prices in Naples increased 88 percent from pre-COVID prices.” Following Dr. O’Connor’s presentation, Dr. Lawrence Yun, the chief economist for the National Association of REALTORS®, further commented that “Naples is at a \$250,000 to \$300,000 spike in wealth gain for its property owners.” Overall closed sales increased 5.4 percent to 587 closed sales from 557 closed sales in September 2022; but – as pointed out by several broker analysts including Wes Kunkle, President and Managing Broker at Kunkle International Realty, “The last six to ten days of September 2022 were spent preparing for a hurricane, so fewer pending sales were able to close by the end of the month.” As a result, the hurricane limited the month’s potential for closed sales transactions. While inventory in the \$300,000 and below single-family market is limited to primarily manufactured homes, Huskey pointed out that “inventory in the \$5 million and above market nearly doubled in the last year.”

QUICK FACTS

OVERALL MARKET FACTS

INVENTORY



2,793

↑ 13%

PENDINGS



735

↑ 19%

NEW LISTINGS



937

↑ 27%

MEDIAN CLOSED PRICE



\$571,500

↑ 3%

CLOSED SALES



587

↑ 5%

DAYS ON MARKET



59

↑ 48%

OVERALL MARKET OVERVIEW

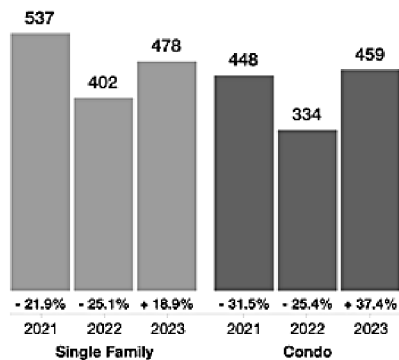
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2022	9-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		736	937	+ 27.3%	10,953	9,830	- 10.3%
Total Sales		557	587	+ 5.4%	8,297	7,080	- 14.7%
Days on Market Until Sale		40	59	+ 47.5%	23	53	+ 130.4%
Median Closed Price		\$555,000	\$571,500	+ 3.0%	\$575,000	\$600,000	+ 4.3%
Average Closed Price		\$839,155	\$950,583	+ 13.3%	\$1,007,590	\$1,036,874	+ 2.9%
Percent of List Price Received		96.7%	96.1%	- 0.6%	99.6%	96.3%	- 3.3%
Pending Listings		619	735	+ 18.7%	9,984	9,003	- 9.8%
Inventory of Homes for Sale		2,468	2,793	+ 13.2%	—	—	—
Months Supply of Inventory		2.6	3.7	+ 42.3%	—	—	—

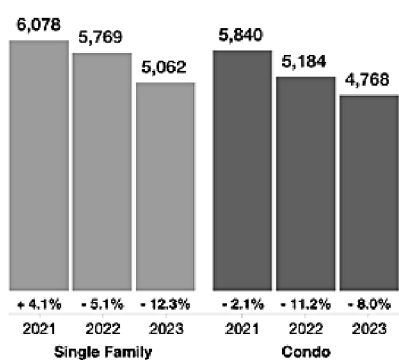
OVERALL NEW LISTINGS

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

September

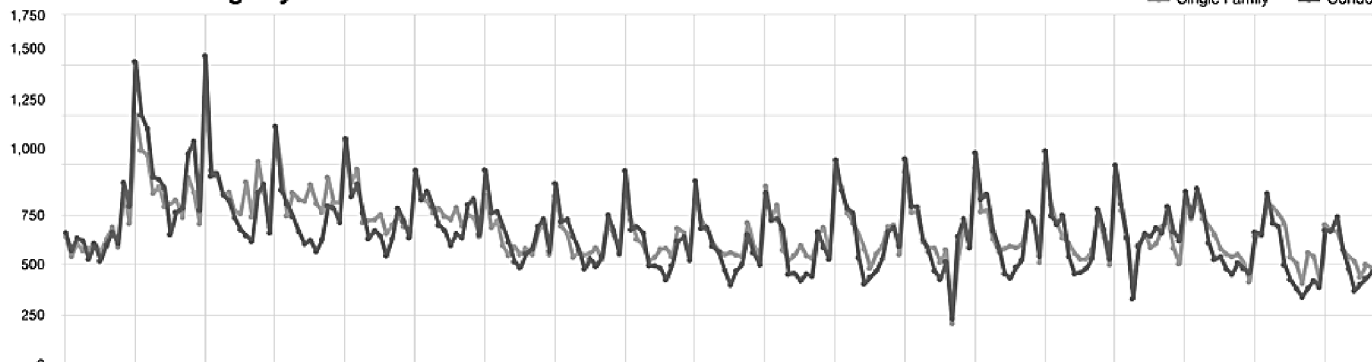


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2022	556	+ 1.5%	378	- 25.3%
Nov-2022	539	+ 6.3%	417	- 12.4%
Dec-2022	412	+ 0.5%	383	- 15.8%
Jan-2023	697	+ 9.1%	670	+ 1.7%
Feb-2023	668	+ 3.7%	665	+ 2.3%
Mar-2023	664	- 18.3%	736	- 13.8%
Apr-2023	573	- 26.8%	571	- 19.0%
May-2023	536	- 28.5%	476	- 30.8%
Jun-2023	515	- 26.5%	365	- 26.4%
Jul-2023	434	- 18.9%	398	- 5.7%
Aug-2023	497	- 1.0%	428	+ 13.8%
Sep-2023	478	+ 18.9%	459	+ 37.4%
12-Month Avg	547	- 9.3%	496	- 10.1%

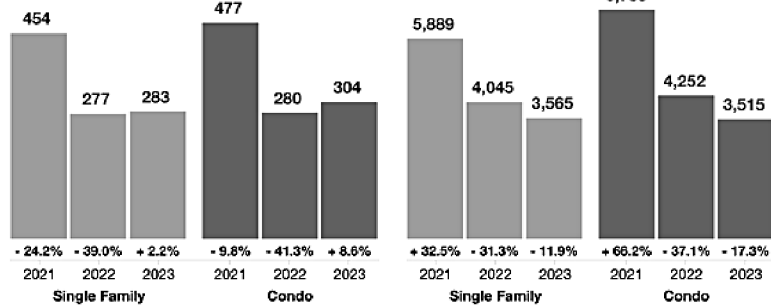
Overall New Listings by Month



OVERALL CLOSED SALES

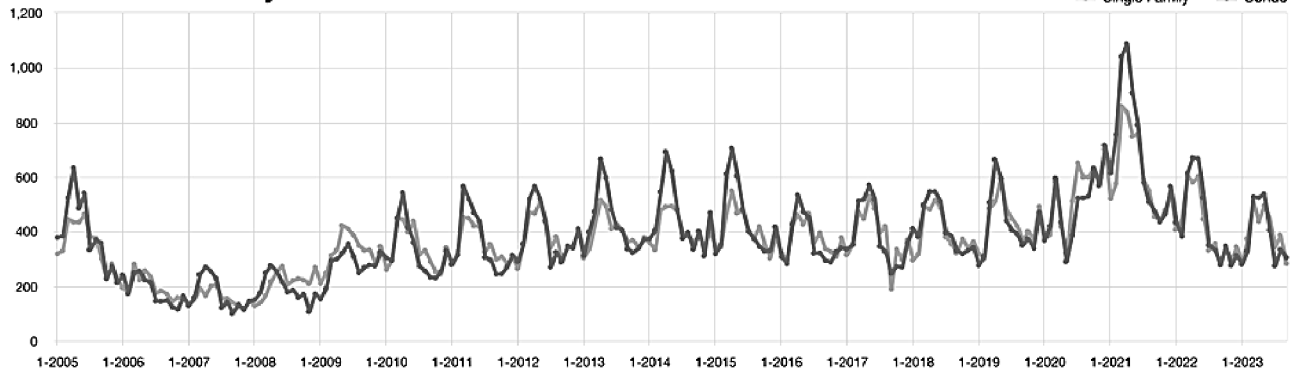
A count of the actual sales that closed in a given month.

September



Total Sales	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2022	334	-24.4%	347	-20.2%
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	344	+3.9%	275	-21.4%
Aug-2023	387	+8.4%	334	+0.6%
Sep-2023	283	+2.2%	304	+8.6%
12-Month Avg	378	-17.6%	371	-22.1%

Overall Closed Sales by Month

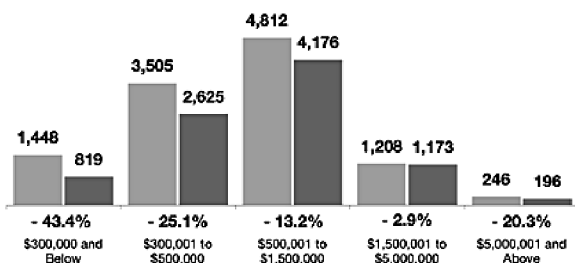


OVERALL CLOSED SALES BY PRICE RANGE

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

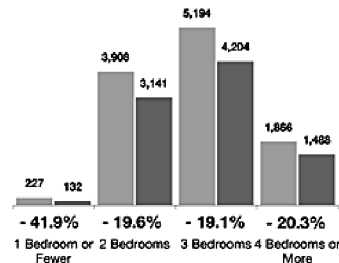
By Price Range

■ 9-2022 ■ 9-2023



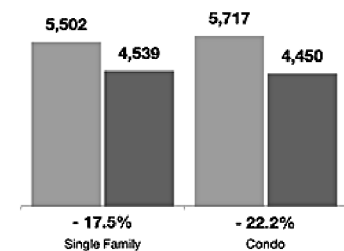
By Bedroom Count

■ 9-2022 ■ 9-2023



By Property Type

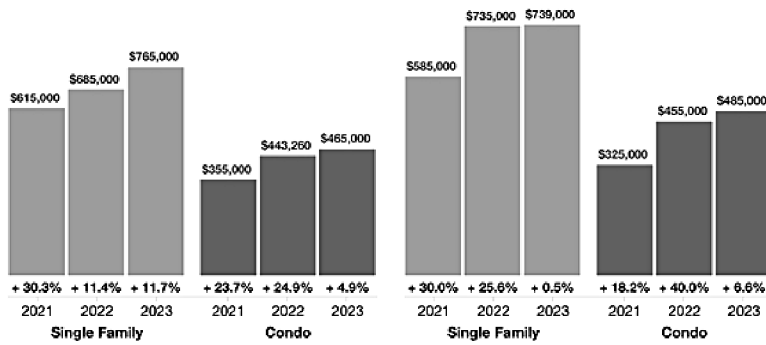
■ 9-2022 ■ 9-2023



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.

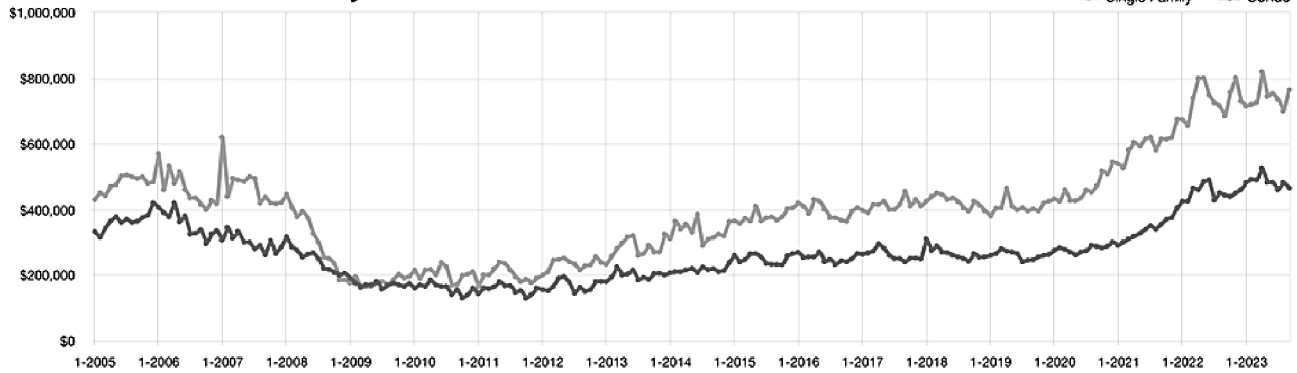
September



Median Closed Price	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2022	\$756,953	+ 23.2%	\$439,000	+ 18.6%
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	\$735,000	+ 1.4%	\$460,000	+ 7.4%
Aug-2023	\$699,900	- 2.2%	\$482,500	+ 7.2%
Sep-2023	\$765,000	+ 11.7%	\$465,000	+ 4.9%
12-Month Avg*	\$742,000	+ 6.0%	\$476,543	+ 9.3%

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

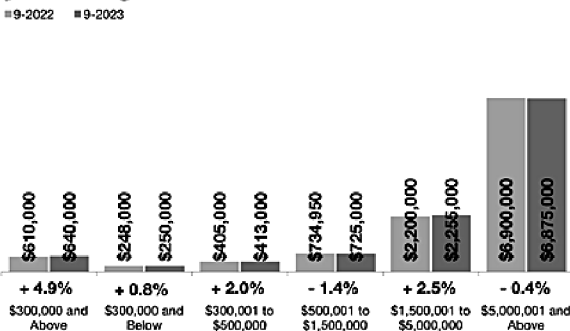
Overall Median Closed Price by Month



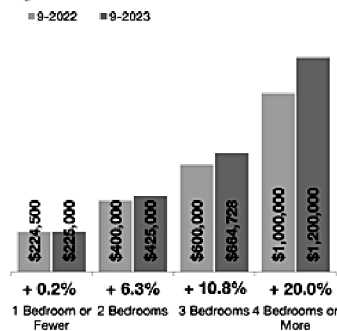
OVERALL MEDIAN CLOSED PRICE BY PRICE RANGE

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

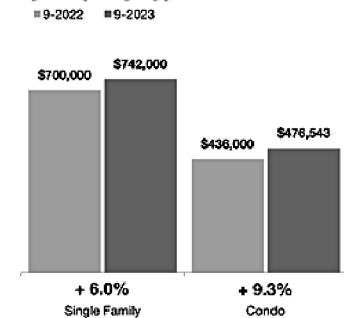
By Price Range



By Bedroom Count



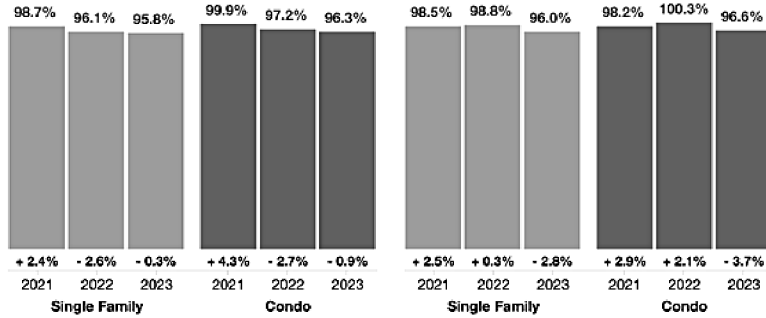
By Property Type



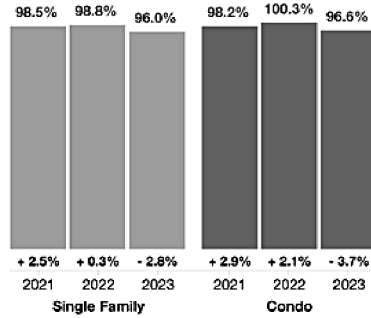
OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED

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.

September



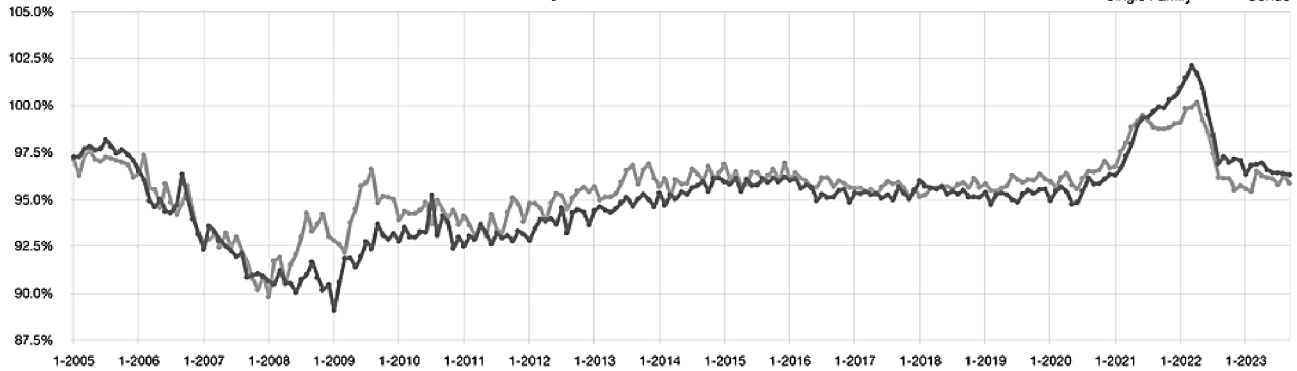
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2022	96.1%	-2.6%	96.9%	-2.9%
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%	96.3%	-0.6%
Sep-2023	95.8%	-0.3%	96.3%	-0.9%
12-Month Avg*	96.0%	-2.9%	96.7%	-3.6%

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

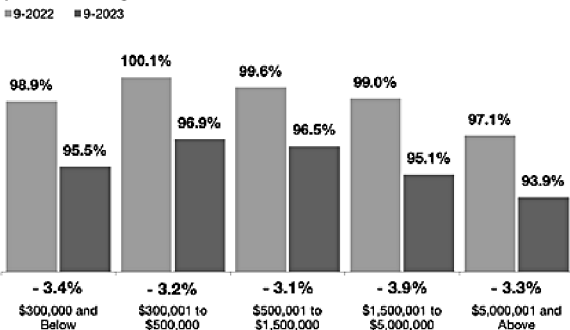
Overall Percent of Current List Price Received by Month



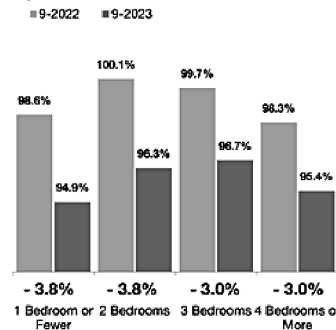
OVERALL PERCENT OF CURRENT LIST PRICE RECEIVED BY PRICE RANGE

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.

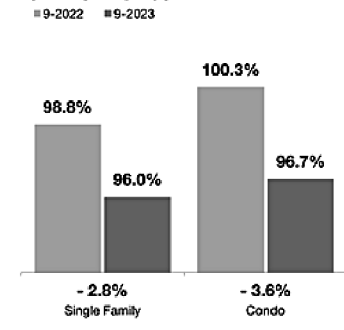
By Price Range



By Bedroom Count

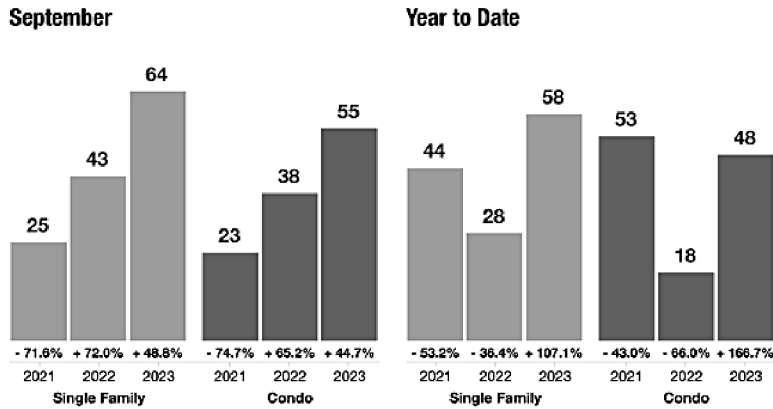


By Property Type



OVERALL DAYS ON MARKET UNTIL SALE

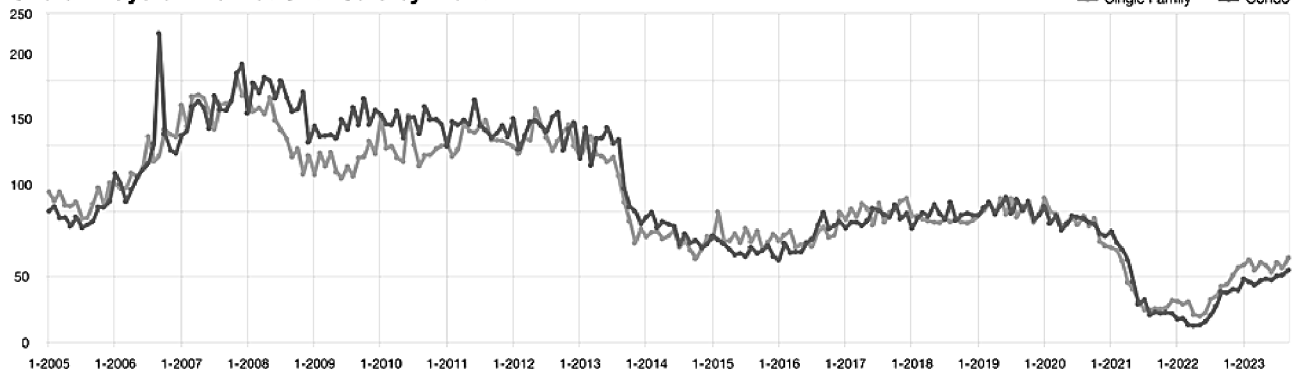
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2022	44	+76.0%	38	+72.7%
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%
12-Month Avg*	57	+104.2%	46	+146.7%

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

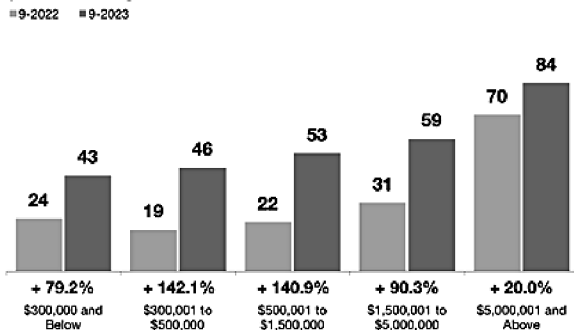
Overall Days on Market Until Sale by Month



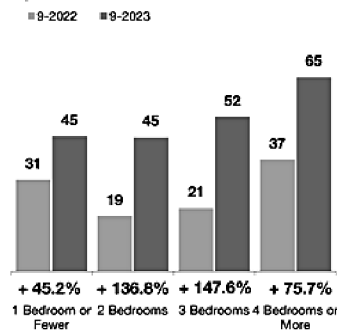
OVERALL DAYS ON MARKET UNTIL SALE BY PRICE RANGE

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

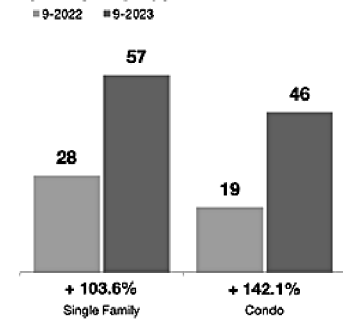
By Price Range



By Bedroom Count



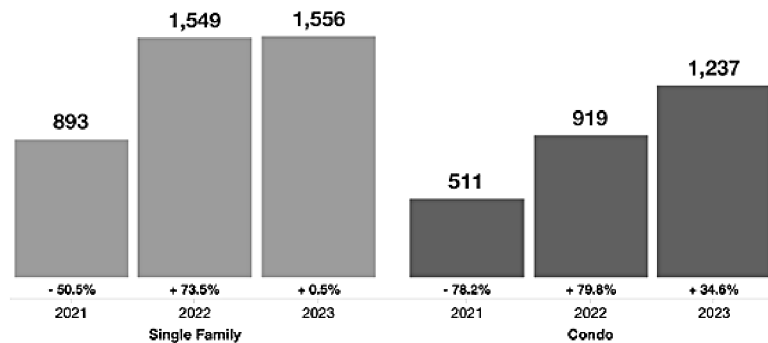
By Property Type



OVERALL INVENTORY OF HOMES FOR SALE

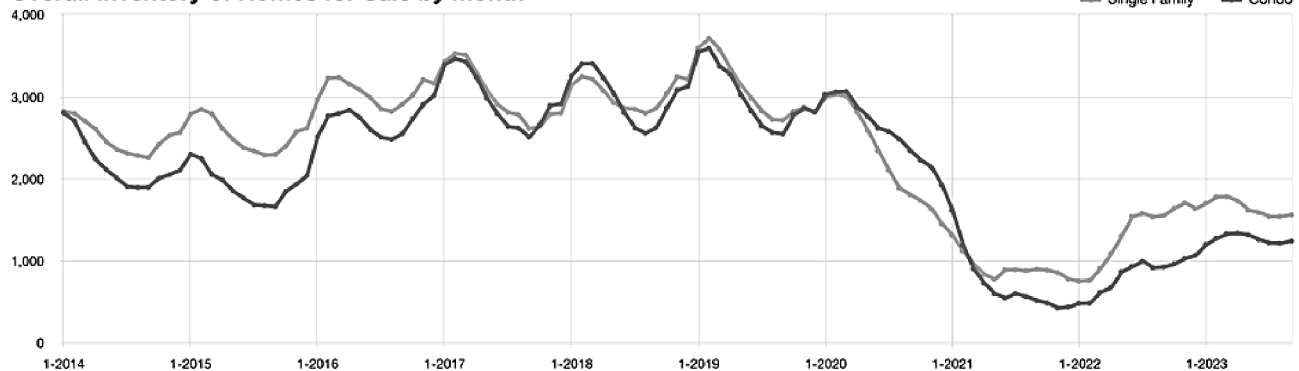
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale	Single Family	Year-Over-Year Change	Condo	Year-Over-Year Change
Oct-2022	1,637	+ 85.8%	957	+ 99.8%
Nov-2022	1,703	+ 100.4%	1,024	+ 143.8%
Dec-2022	1,632	+ 111.7%	1,062	+ 145.8%
Jan-2023	1,688	+ 127.0%	1,196	+ 151.3%
Feb-2023	1,777	+ 134.7%	1,272	+ 166.1%
Mar-2023	1,779	+ 96.8%	1,325	+ 116.9%
Apr-2023	1,726	+ 59.5%	1,331	+ 99.0%
May-2023	1,612	+ 24.1%	1,312	+ 52.4%
Jun-2023	1,584	+ 3.1%	1,255	+ 35.5%
Jul-2023	1,536	- 2.3%	1,214	+ 22.8%
Aug-2023	1,536	+ 0.2%	1,209	+ 32.7%
Sep-2023	1,556	+ 0.5%	1,237	+ 34.6%
12-Month Avg	1,648	+ 46.6%	1,200	+ 76.2%

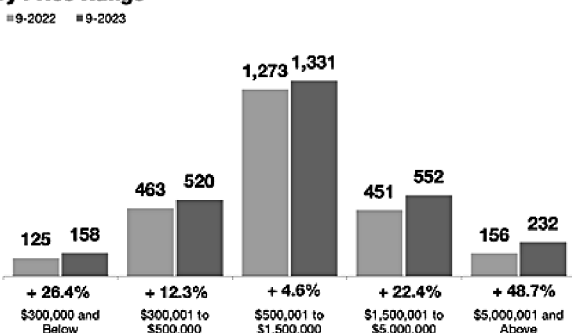
Overall Inventory of Homes for Sale by Month



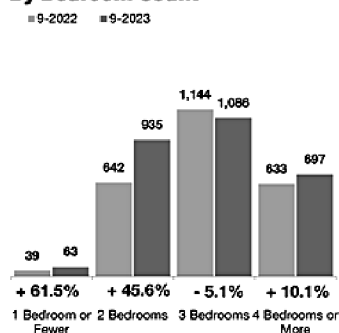
OVERALL INVENTORY OF HOMES FOR SALE BY PRICE RANGE

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

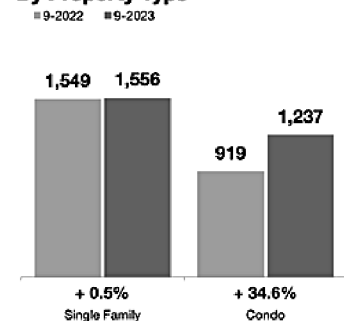
By Price Range



By Bedroom Count



By Property Type



LOCAL MARKET UPDATE - NAPLES BEACH

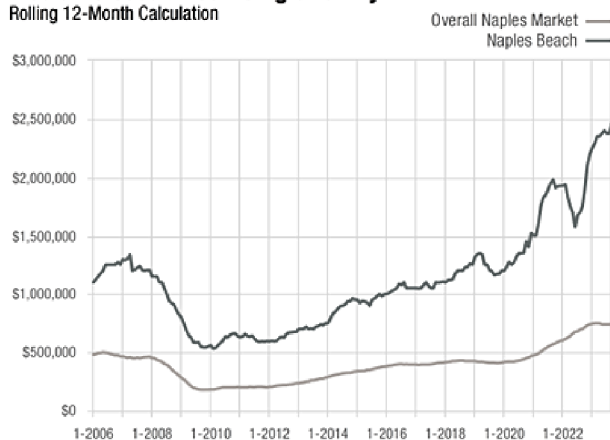
34102, 34103, 34108

Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	54	69	+ 27.8%	826	769	- 6.9%
Total Sales	18	17	- 5.6%	495	392	- 20.8%
Days on Market Until Sale	36	73	+ 102.8%	41	81	+ 97.6%
Median Closed Price*	\$899,500	\$3,800,000	+ 322.5%	\$1,960,000	\$2,500,000	+ 27.6%
Average Closed Price*	\$1,864,194	\$4,075,530	+ 118.6%	\$3,852,734	\$3,851,831	- 0.0%
Percent of List Price Received*	94.6%	93.8%	- 0.8%	98.5%	92.8%	- 5.8%
Inventory of Homes for Sale	286	369	+ 29.0%	—	—	—
Months Supply of Inventory	5.0	8.5	+ 70.0%	—	—	—

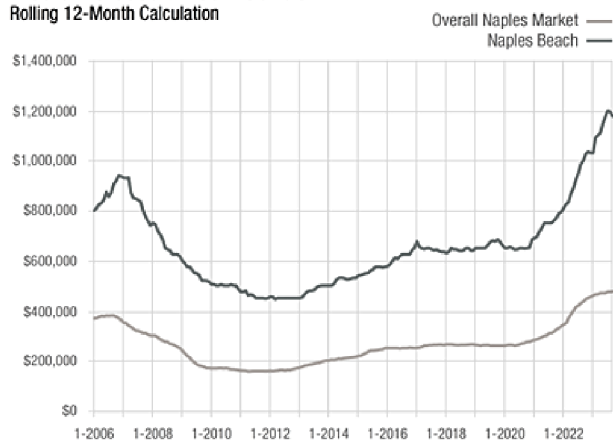
Condo	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	83	128	+ 54.2%	1,113	1,186	+ 6.6%
Total Sales	52	47	- 9.6%	922	746	- 19.1%
Days on Market Until Sale	41	65	+ 58.5%	22	55	+ 150.0%
Median Closed Price*	\$1,199,500	\$1,150,000	- 4.1%	\$1,040,000	\$1,200,000	+ 15.4%
Average Closed Price*	\$1,667,981	\$1,479,181	- 11.3%	\$1,560,657	\$1,647,225	+ 5.5%
Percent of List Price Received*	96.4%	93.2%	- 3.3%	99.6%	95.2%	- 4.4%
Inventory of Homes for Sale	245	385	+ 57.1%	—	—	—
Months Supply of Inventory	2.4	5.2	+ 116.7%	—	—	—

* 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

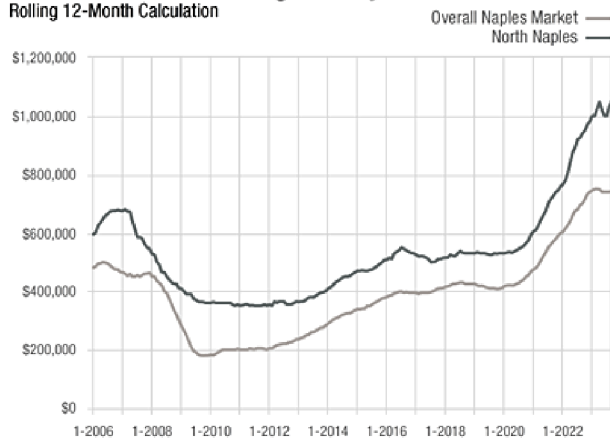
Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	70	97	+ 38.6%	1,263	1,079	- 14.6%
Total Sales	66	77	+ 16.7%	937	780	- 16.8%
Days on Market Until Sale	43	69	+ 60.5%	22	52	+ 136.4%
Median Closed Price*	\$910,500	\$1,175,000	+ 29.0%	\$964,500	\$1,062,400	+ 10.2%
Average Closed Price*	\$1,401,019	\$1,675,215	+ 19.6%	\$1,355,428	\$1,487,818	+ 9.8%
Percent of List Price Received*	96.0%	95.4%	- 0.6%	99.3%	95.9%	- 3.4%
Inventory of Homes for Sale	265	268	+ 1.1%	—	—	—
Months Supply of Inventory	2.6	3.3	+ 26.9%	—	—	—

Condo	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	88	110	+ 25.0%	1,415	1,224	- 13.5%
Total Sales	96	106	+ 10.4%	1,193	939	- 21.3%
Days on Market Until Sale	32	51	+ 59.4%	15	43	+ 186.7%
Median Closed Price*	\$437,000	\$463,250	+ 6.0%	\$455,000	\$490,000	+ 7.7%
Average Closed Price*	\$523,141	\$576,719	+ 10.2%	\$626,325	\$704,735	+ 12.5%
Percent of List Price Received*	98.0%	97.1%	- 0.9%	100.9%	97.1%	- 3.8%
Inventory of Homes for Sale	200	260	+ 30.0%	—	—	—
Months Supply of Inventory	1.5	2.6	+ 73.3%	—	—	—

* 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.

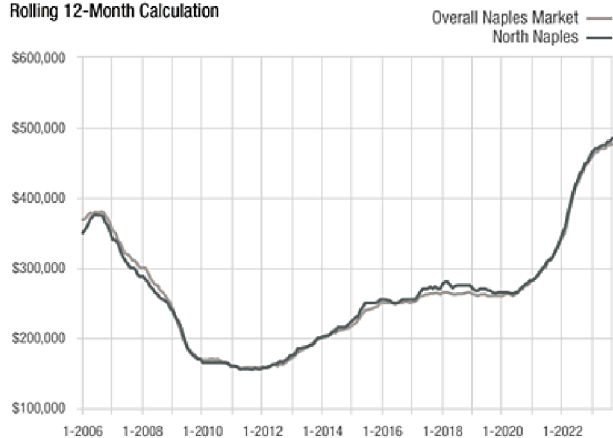
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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

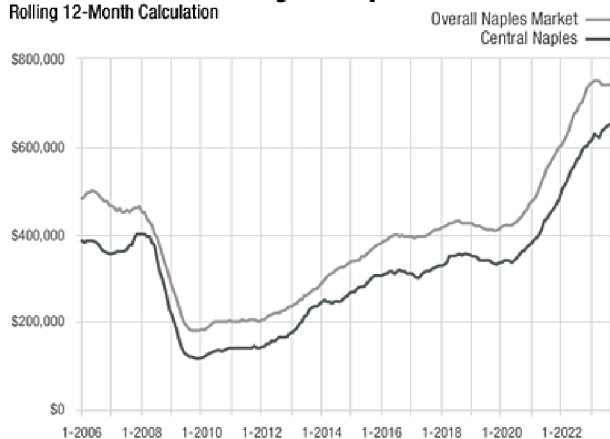
Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	53	56	+ 5.7%	783	600	- 23.4%
Total Sales	31	26	- 16.1%	585	448	- 23.4%
Days on Market Until Sale	34	45	+ 32.4%	24	44	+ 83.3%
Median Closed Price*	\$616,500	\$637,875	+ 3.5%	\$600,000	\$650,000	+ 8.3%
Average Closed Price*	\$861,594	\$1,457,298	+ 69.1%	\$917,472	\$1,007,750	+ 9.8%
Percent of List Price Received*	95.2%	95.4%	+ 0.2%	98.6%	96.0%	- 2.6%
Inventory of Homes for Sale	171	153	- 10.5%	—	—	—
Months Supply of Inventory	2.5	3.1	+ 24.0%	—	—	—

Condo	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	47	62	+ 31.9%	820	646	- 21.2%
Total Sales	48	43	- 10.4%	681	509	- 25.3%
Days on Market Until Sale	40	36	- 10.0%	16	40	+ 150.0%
Median Closed Price*	\$300,000	\$357,500	+ 19.2%	\$338,000	\$357,500	+ 5.8%
Average Closed Price*	\$364,695	\$397,053	+ 8.9%	\$392,020	\$406,932	+ 3.8%
Percent of List Price Received*	97.3%	97.4%	+ 0.1%	100.4%	96.8%	- 3.6%
Inventory of Homes for Sale	106	133	+ 25.5%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

* 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.

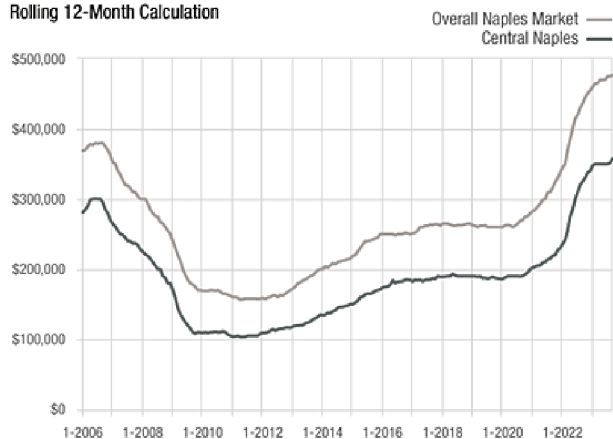
Median Closed Price - Single Family

Rolling 12-Month Calculation



Median Closed Price - Condo

Rolling 12-Month Calculation



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

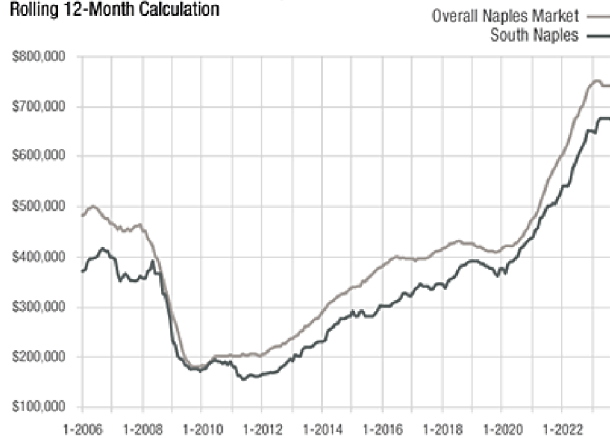
34112, 34113

Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	41	55	+ 34.1%	639	627	- 1.9%
Total Sales	42	37	- 11.9%	462	462	0.0%
Days on Market Until Sale	30	56	+ 86.7%	24	54	+ 125.0%
Median Closed Price*	\$714,500	\$645,000	- 9.7%	\$638,750	\$629,000	- 1.5%
Average Closed Price*	\$984,857	\$817,887	- 17.0%	\$895,722	\$932,966	+ 4.2%
Percent of List Price Received*	94.5%	96.1%	+ 1.7%	98.9%	95.6%	- 3.3%
Inventory of Homes for Sale	174	181	+ 4.0%	—	—	—
Months Supply of Inventory	3.4	3.8	+ 11.8%	—	—	—

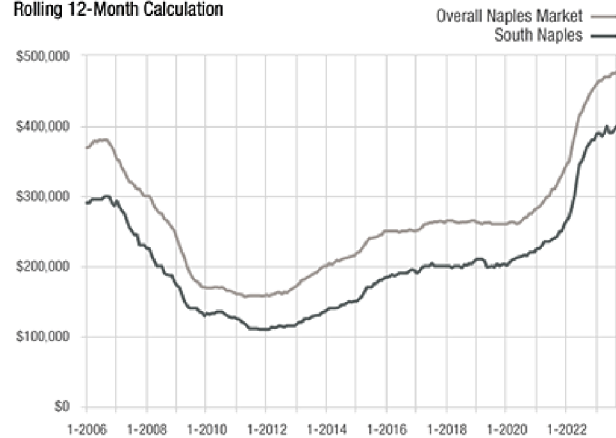
Condo	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	60	93	+ 55.0%	1,076	1,015	- 5.7%
Total Sales	51	56	+ 9.8%	874	782	- 10.5%
Days on Market Until Sale	46	61	+ 32.6%	16	49	+ 206.3%
Median Closed Price*	\$360,000	\$444,500	+ 23.5%	\$385,000	\$405,000	+ 5.2%
Average Closed Price*	\$441,098	\$479,708	+ 8.8%	\$430,576	\$458,167	+ 6.4%
Percent of List Price Received*	95.9%	95.7%	- 0.2%	100.3%	96.8%	- 3.5%
Inventory of Homes for Sale	205	268	+ 30.7%	—	—	—
Months Supply of Inventory	2.1	3.2	+ 52.4%	—	—	—

* 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 - EAST NAPLES

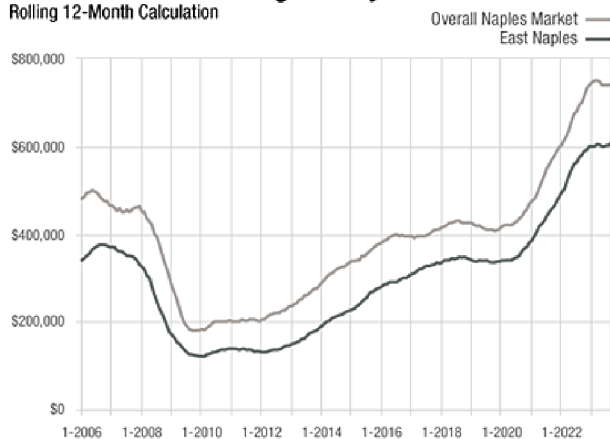
34114, 34117, 34120, 34137

Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	148	163	+ 10.1%	2,033	1,694	- 16.7%
Total Sales	110	112	+ 1.8%	1,397	1,263	- 9.6%
Days on Market Until Sale	51	64	+ 25.5%	30	63	+ 110.0%
Median Closed Price*	\$562,500	\$625,378	+ 11.2%	\$599,000	\$610,000	+ 1.8%
Average Closed Price*	\$688,729	\$767,220	+ 11.4%	\$745,964	\$748,198	+ 0.3%
Percent of List Price Received*	97.2%	96.4%	- 0.8%	98.6%	97.1%	- 1.5%
Inventory of Homes for Sale	576	483	- 16.1%	—	—	—
Months Supply of Inventory	3.6	3.6	0.0%	—	—	—

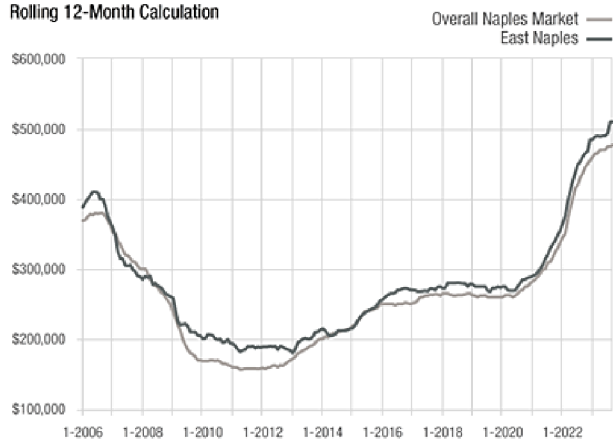
Condo	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	47	56	+ 19.1%	710	631	- 11.1%
Total Sales	31	46	+ 48.4%	540	494	- 8.5%
Days on Market Until Sale	33	57	+ 72.7%	18	51	+ 183.3%
Median Closed Price*	\$450,000	\$474,500	+ 5.4%	\$482,500	\$516,055	+ 7.0%
Average Closed Price*	\$479,774	\$500,837	+ 4.4%	\$510,168	\$536,706	+ 5.2%
Percent of List Price Received*	98.5%	97.5%	- 1.0%	100.1%	97.1%	- 3.0%
Inventory of Homes for Sale	143	167	+ 16.8%	—	—	—
Months Supply of Inventory	2.3	3.2	+ 39.1%	—	—	—

* 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