

# Local Market Update – December 2025

A Research Tool Provided by Bonita Springs-Estero Realtors®



## Southwest Florida

(Lee, Collier, Hendry Counties)

### Single Family

Key Metrics	December			Year To Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2,745	<b>2,334</b>	-15.0%	34,482	<b>35,615</b>	+3.3%
Pending Sales	1,272	<b>1,720</b>	+35.2%	22,894	<b>23,142</b>	+1.1%
Closed Sales	1,378	<b>1,632</b>	+18.4%	18,758	<b>19,528</b>	+4.1%
Days on Market (Median)	50	<b>53</b>	+6.0%	48.5	<b>57.417</b>	+18.4%
Median Sales Price	\$450,000	<b>\$460,000</b>	+2.2%	\$449,595	<b>\$435,700</b>	-3.1%
Sold Dollar Volume	\$1B	<b>\$1.2B</b>	+20.2%	\$13.9B	<b>\$14.7B</b>	+5.8%
Percent of List Price Received	0.96%	<b>0.95%</b>	-0.5%	0.96%	<b>0.96%</b>	-0.6%
Inventory of Homes for Sale	11,842	<b>11,060</b>	-6.6%			
Months Supply of Inventory	8.6	<b>6.8</b>	-21.1%			

### Condo

Key Metrics	December			Year To Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1,512	<b>1,328</b>	-12.2%	18,504	<b>18,950</b>	+2.4%
Pending Sales	648	<b>892</b>	+37.7%	11,343	<b>11,030</b>	-2.8%
Closed Sales	642	<b>811</b>	+26.3%	8,789	<b>8,785</b>	-0.0%
Days on Market (Median)	56	<b>62</b>	+10.7%	57.708	<b>74.708</b>	+29.5%
Median Sales Price	\$380,000	<b>\$355,000</b>	-6.6%	\$397,333	<b>\$360,104</b>	-9.4%
Sold Dollar Volume	\$358.2M	<b>\$439.5M</b>	+22.7%	\$5.3B	<b>\$4.9B</b>	-8.7%
Percent of List Price Received	0.95%	<b>0.94%</b>	-0.6%	0.95%	<b>0.94%</b>	-1.1%
Inventory of Homes for Sale	7,372	<b>7,409</b>	+0.5%			
Months Supply of Inventory	11.5	<b>9.1</b>	-20.4%			

Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Current as of January 7th, 2026. All data from Bonita Springs-Estero Board of Realtors® MLS | Data gathered from Domus Analytics