

# Local Market Update – April 2026

A Research Tool Provided by Bonita Springs-Estero Realtors®



## Southwest Florida

(Lee, Collier, Hendry Counties)

### Single Family

Key Metrics	April			Year To Date		
	2025	2026	% Change	Thru 04-2025	Thru 04-2026	% Change
New Listings	3,150	<b>2,905</b>	-7.8%	14,988	<b>13,034</b>	-13.0%
Pending Sales	2,269	<b>2,863</b>	+26.2%	8,489	<b>10,228</b>	+20.5%
Closed Sales	2,003	<b>2,214</b>	+10.5%	6,475	<b>7,242</b>	+11.8%
Days on Market (Median)	52	<b>50</b>	-3.8%	49.25	<b>53.75</b>	+9.1%
Median Sales Price	\$430,000	<b>\$460,000</b>	+7.0%	\$452,500	<b>\$456,375</b>	+0.9%
Sold Dollar Volume	\$1.8B	<b>\$1.8B</b>	+4.9%	\$5.5B	<b>\$5.9B</b>	+7.8%
Percent of List Price Received	95.63%	<b>95.90%</b>	+0.3%	95.73%	<b>95.53%</b>	-0.2%
Inventory of Homes for Sale	14,298	<b>11,258</b>	-21.3%			
Months Supply of Inventory	7.1	<b>5.1</b>	-28.8%			

### Condo

Key Metrics	April			Year To Date		
	2025	2026	% Change	Thru 04-2025	Thru 04-2026	% Change
New Listings	1,637	<b>1,479</b>	-9.7%	8,517	<b>7,295</b>	-14.3%
Pending Sales	1,044	<b>1,518</b>	+45.4%	4,243	<b>5,727</b>	+35.0%
Closed Sales	1,052	<b>1,300</b>	+23.6%	3,229	<b>4,089</b>	+26.6%
Days on Market (Median)	61	<b>61</b>	0.0%	62.375	<b>63.375</b>	+1.6%
Median Sales Price	\$390,000	<b>\$369,500</b>	-5.3%	\$390,125	<b>\$363,563</b>	-6.8%
Sold Dollar Volume	\$638.5M	<b>\$790.4M</b>	+23.8%	\$2B	<b>\$2.4B</b>	+21.1%
Percent of List Price Received	94.22%	<b>94.58%</b>	+0.4%	94.56%	<b>94.36%</b>	-0.2%
Inventory of Homes for Sale	9,355	<b>7,458</b>	-20.3%			
Months Supply of Inventory	8.9	<b>5.7</b>	-35.5%			

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

Current as of May 12th, 2026. All data from Bonita Springs-Estero Board of Realtors® MLS | Data gathered from Domus Analytics