

Local Market Update – May 2026

A Research Tool Provided by Bonita Springs-Estero Realtors®



Southwest Florida

(Lee, Collier, Hendry Counties)

Single Family

Key Metrics	May			Year To Date		
	2025	2026	% Change	Thru 05-2025	Thru 05-2026	% Change
New Listings	2,869	2,512	-12.4%	17,857	15,542	-13.0%
Pending Sales	2,173	2,958	+36.1%	10,654	12,923	+21.3%
Closed Sales	1,973	1,856	-5.9%	8,448	9,128	+8.0%
Days on Market (Median)	51	49	-3.9%	49.6	52.6	+6.0%
Median Sales Price	\$420,000	\$440,000	+4.8%	\$446,000	\$453,000	+1.6%
Sold Dollar Volume	\$1.4B	\$1.4B	+0.3%	\$6.9B	\$7.4B	+6.5%
Percent of List Price Received	95.92%	96.12%	+0.2%	95.77%	95.64%	-0.1%
Inventory of Homes for Sale	13,478	10,588	-21.4%			
Months Supply of Inventory	6.8	5.7	-16.5%			

Condo

Key Metrics	May			Year To Date		
	2025	2026	% Change	Thru 05-2025	Thru 05-2026	% Change
New Listings	1,160	1,139	-1.8%	9,677	8,436	-12.8%
Pending Sales	908	1,419	+56.3%	5,147	7,036	+36.7%
Closed Sales	896	1,024	+14.3%	4,125	5,120	+24.1%
Days on Market (Median)	69	72	+4.3%	63.7	65.2	+2.4%
Median Sales Price	\$365,000	\$357,600	-2.0%	\$385,100	\$362,020	-6.0%
Sold Dollar Volume	\$496.1M	\$685.5M	+38.2%	\$2.5B	\$3.1B	+24.6%
Percent of List Price Received	94.02%	94.16%	+0.2%	94.45%	94.32%	-0.1%
Inventory of Homes for Sale	8,460	6,838	-19.2%			
Months Supply of Inventory	9.4	6.7	-29.3%			

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

Current as of June 1st, 2026. All data from Bonita Springs-Estero Board of Realtors® MLS | Data gathered from Domus Analytics