

Monthly Market Detail - May 2026

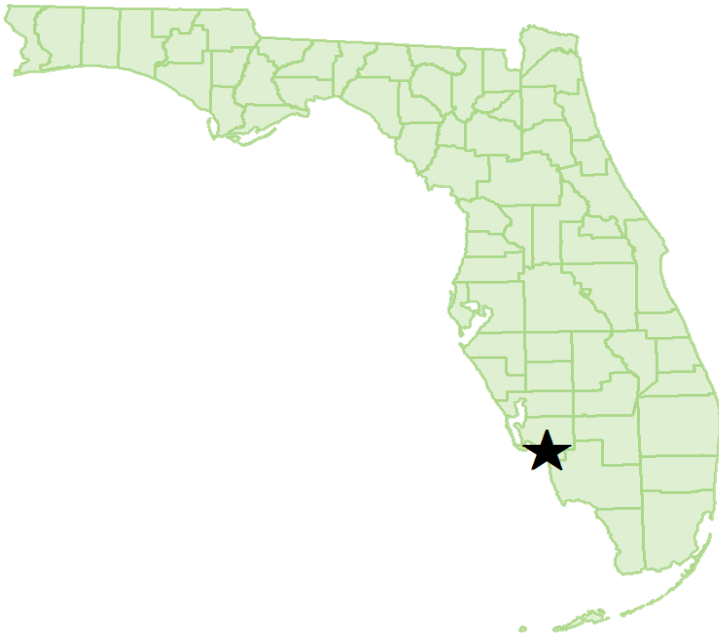
Single-Family Homes

Coconut Coast Organization of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



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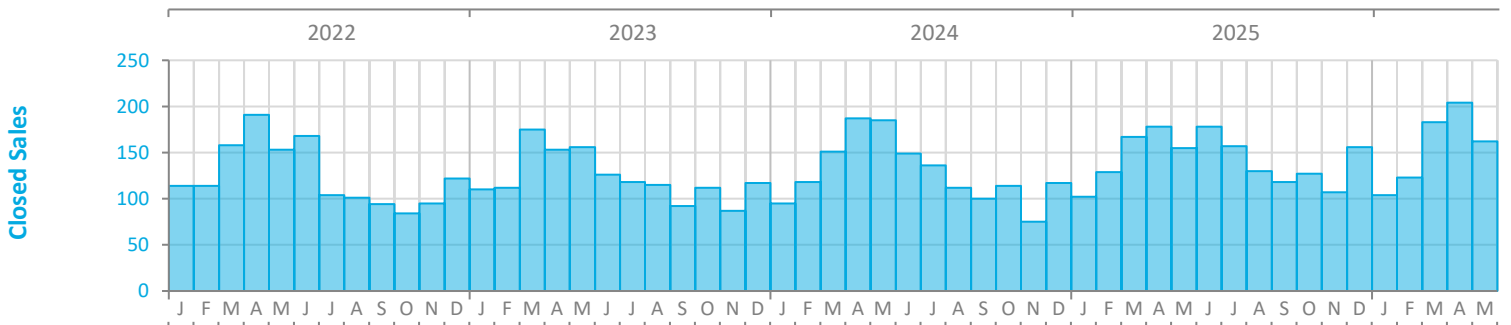
Summary Statistics	May 2026	May 2025	Percent Change Year-over-Year
Closed Sales	162	155	4.5%
Paid in Cash	72	65	10.8%
Median Sale Price	\$595,000	\$559,990	6.3%
Average Sale Price	\$787,306	\$896,583	-12.2%
Dollar Volume	\$127.5 Million	\$139.0 Million	-8.2%
Median Percent of Original List Price Received	92.5%	92.2%	0.3%
Median Time to Contract	71 Days	64 Days	10.9%
Median Time to Sale	107 Days	109 Days	-1.8%
New Pending Sales	148	175	-15.4%
New Listings	178	218	-18.3%
Pending Inventory	141	228	-38.2%
Inventory (Active Listings)	729	981	-25.7%
Months Supply of Inventory	5.0	7.7	-35.1%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	776	6.2%
May 2026	162	4.5%
April 2026	204	14.6%
March 2026	183	9.6%
February 2026	123	-4.7%
January 2026	104	2.0%
December 2025	156	33.3%
November 2025	107	42.7%
October 2025	127	11.4%
September 2025	118	18.0%
August 2025	130	16.1%
July 2025	157	15.4%
June 2025	178	19.5%
May 2025	155	-16.2%



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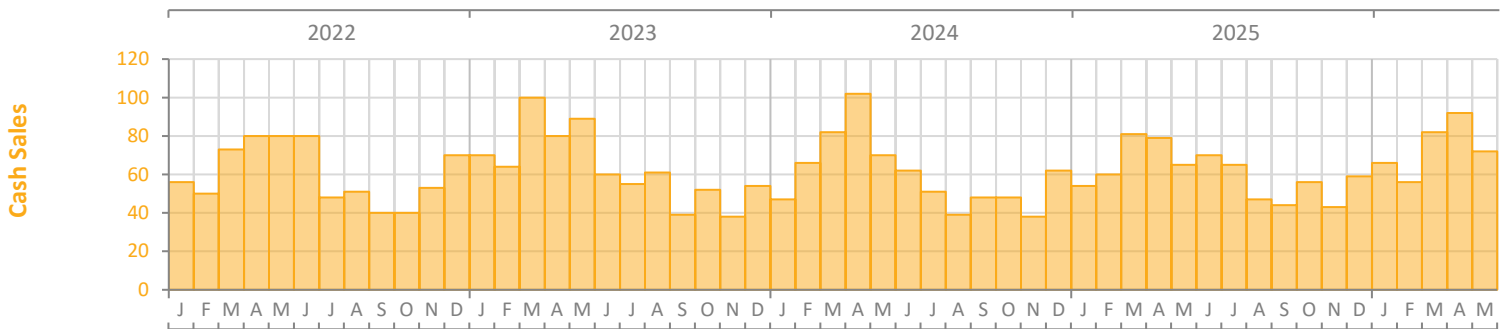
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Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	368	8.6%
May 2026	72	10.8%
April 2026	92	16.5%
March 2026	82	1.2%
February 2026	56	-6.7%
January 2026	66	22.2%
December 2025	59	-4.8%
November 2025	43	13.2%
October 2025	56	16.7%
September 2025	44	-8.3%
August 2025	47	20.5%
July 2025	65	27.5%
June 2025	70	12.9%
May 2025	65	-7.1%

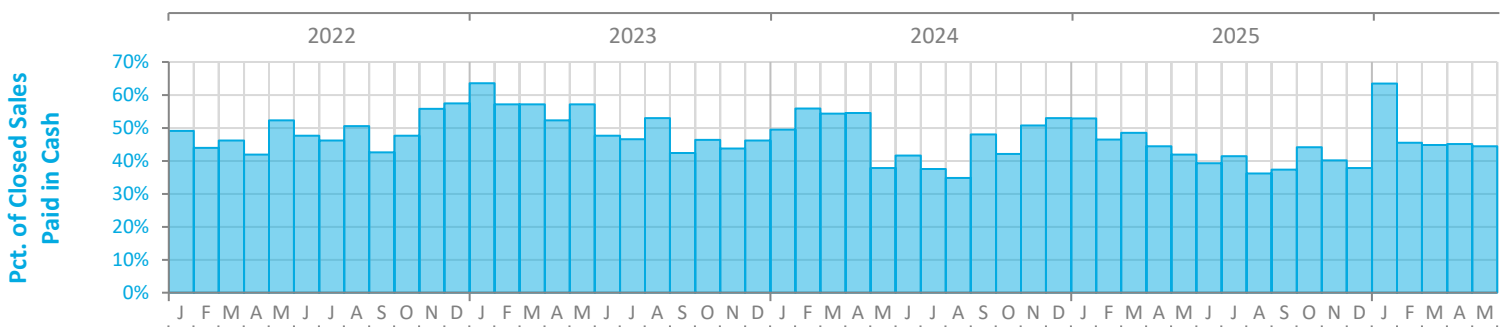


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	47.4%	2.2%
May 2026	44.4%	6.0%
April 2026	45.1%	1.6%
March 2026	44.8%	-7.6%
February 2026	45.5%	-2.2%
January 2026	63.5%	20.0%
December 2025	37.8%	-28.7%
November 2025	40.2%	-20.7%
October 2025	44.1%	4.8%
September 2025	37.3%	-22.3%
August 2025	36.2%	4.0%
July 2025	41.4%	10.4%
June 2025	39.3%	-5.5%
May 2025	41.9%	10.8%



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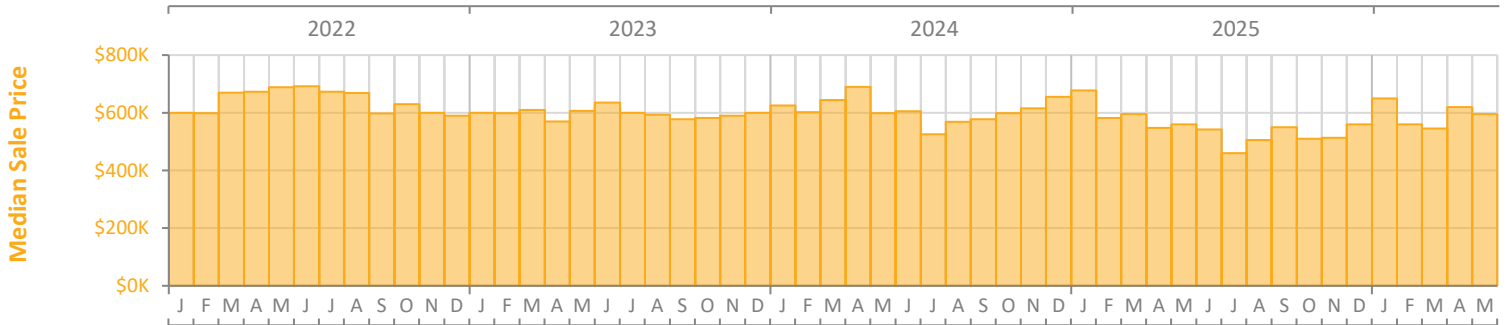
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Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that sold each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$585,000	0.0%
May 2026	\$595,000	6.3%
April 2026	\$620,000	13.3%
March 2026	\$545,000	-8.4%
February 2026	\$560,000	-3.8%
January 2026	\$649,500	-4.1%
December 2025	\$560,000	-14.5%
November 2025	\$513,000	-16.6%
October 2025	\$510,000	-14.8%
September 2025	\$550,000	-4.8%
August 2025	\$505,000	-11.2%
July 2025	\$460,000	-12.4%
June 2025	\$541,610	-10.5%
May 2025	\$559,990	-6.5%

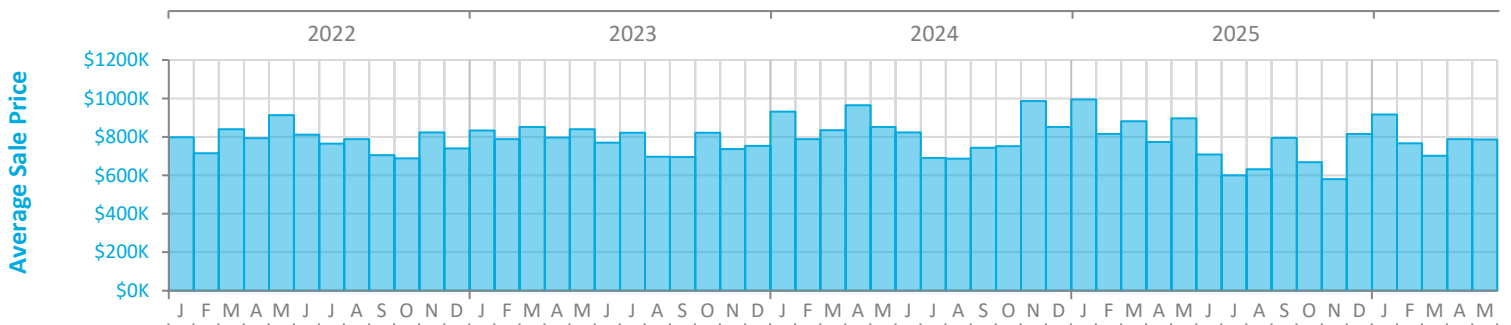


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$781,441	-9.4%
May 2026	\$787,306	-12.2%
April 2026	\$787,677	1.8%
March 2026	\$702,247	-20.4%
February 2026	\$766,608	-5.9%
January 2026	\$916,968	-7.8%
December 2025	\$815,364	-4.3%
November 2025	\$580,110	-41.1%
October 2025	\$667,776	-11.2%
September 2025	\$795,128	7.0%
August 2025	\$632,320	-8.0%
July 2025	\$599,778	-13.1%
June 2025	\$708,904	-14.0%
May 2025	\$896,583	5.3%



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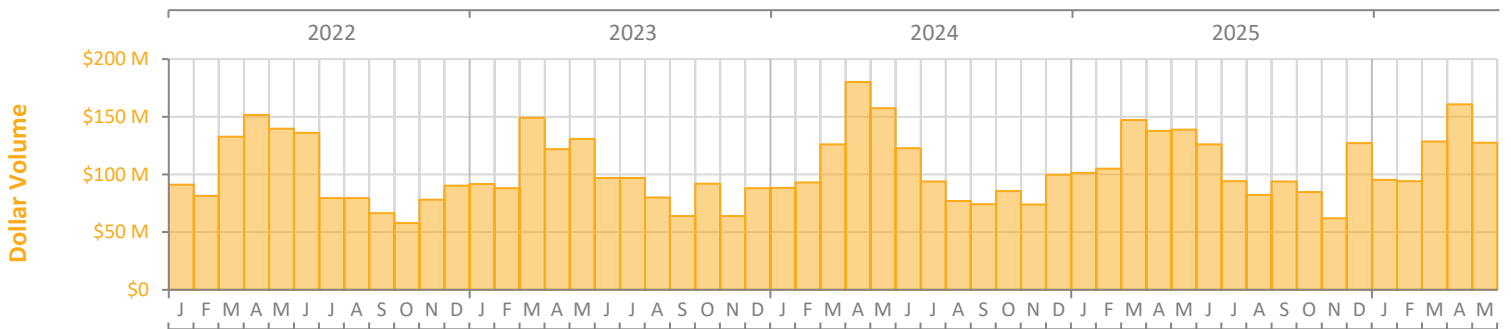
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Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$606.4 Million	-3.8%
May 2026	\$127.5 Million	-8.2%
April 2026	\$160.7 Million	16.7%
March 2026	\$128.5 Million	-12.7%
February 2026	\$94.3 Million	-10.3%
January 2026	\$95.4 Million	-6.0%
December 2025	\$127.2 Million	27.6%
November 2025	\$62.1 Million	-16.0%
October 2025	\$84.8 Million	-1.0%
September 2025	\$93.8 Million	26.2%
August 2025	\$82.2 Million	6.8%
July 2025	\$94.2 Million	0.4%
June 2025	\$126.2 Million	2.8%
May 2025	\$139.0 Million	-11.8%

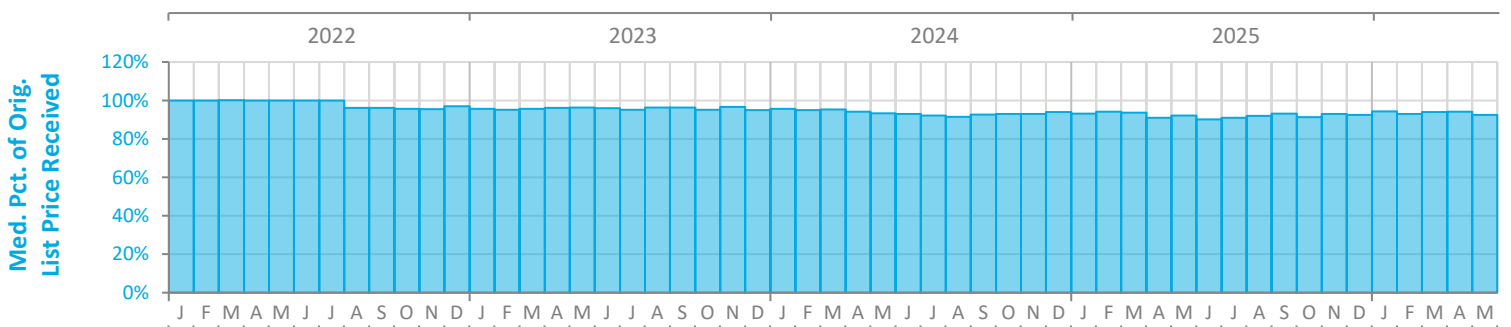


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.0%	1.3%
May 2026	92.5%	0.3%
April 2026	94.2%	3.5%
March 2026	93.9%	0.2%
February 2026	92.9%	-1.3%
January 2026	94.3%	1.3%
December 2025	92.4%	-1.7%
November 2025	93.0%	0.0%
October 2025	91.3%	-1.7%
September 2025	93.1%	0.4%
August 2025	91.9%	0.4%
July 2025	90.9%	-1.4%
June 2025	90.1%	-3.0%
May 2025	92.2%	-1.2%



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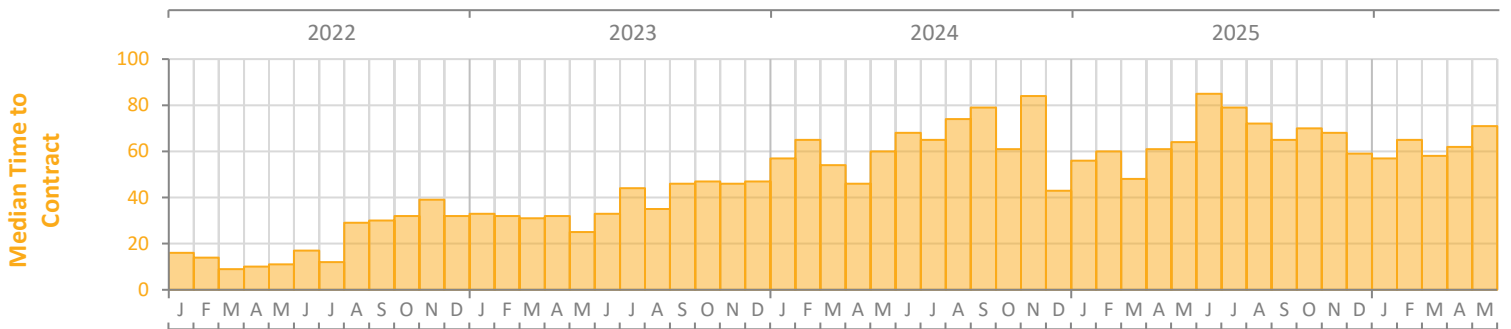
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Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	74 Days	17.5%
May 2026	71 Days	10.9%
April 2026	62 Days	1.6%
March 2026	58 Days	20.8%
February 2026	65 Days	8.3%
January 2026	57 Days	1.8%
December 2025	59 Days	37.2%
November 2025	68 Days	-19.0%
October 2025	70 Days	14.8%
September 2025	65 Days	-17.7%
August 2025	72 Days	-2.7%
July 2025	79 Days	21.5%
June 2025	85 Days	25.0%
May 2025	64 Days	6.7%

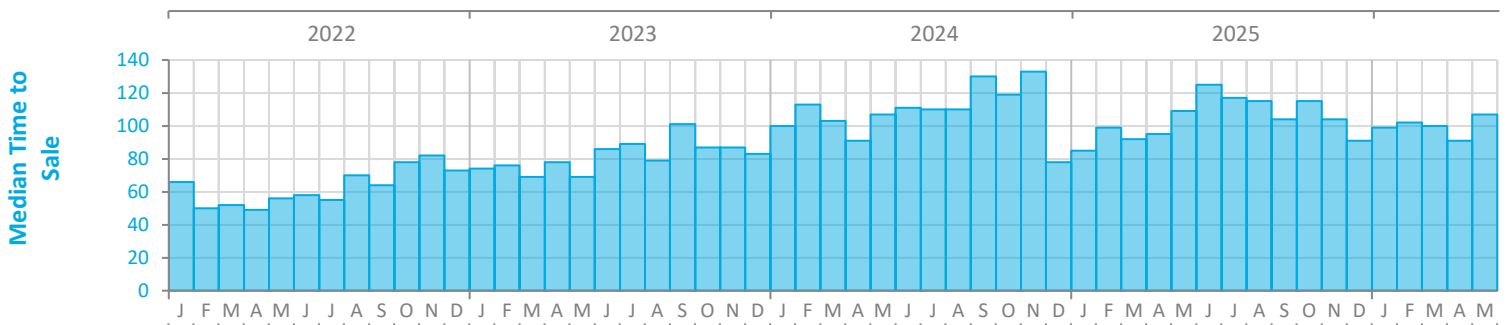


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. Median Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took less time to sell, and 50% of homes took more time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	100 Days	-2.9%
May 2026	107 Days	-1.8%
April 2026	91 Days	-4.2%
March 2026	100 Days	8.7%
February 2026	102 Days	3.0%
January 2026	99 Days	16.5%
December 2025	91 Days	16.7%
November 2025	104 Days	-21.8%
October 2025	115 Days	-3.4%
September 2025	104 Days	-20.0%
August 2025	115 Days	4.5%
July 2025	117 Days	6.4%
June 2025	125 Days	12.6%
May 2025	109 Days	1.9%



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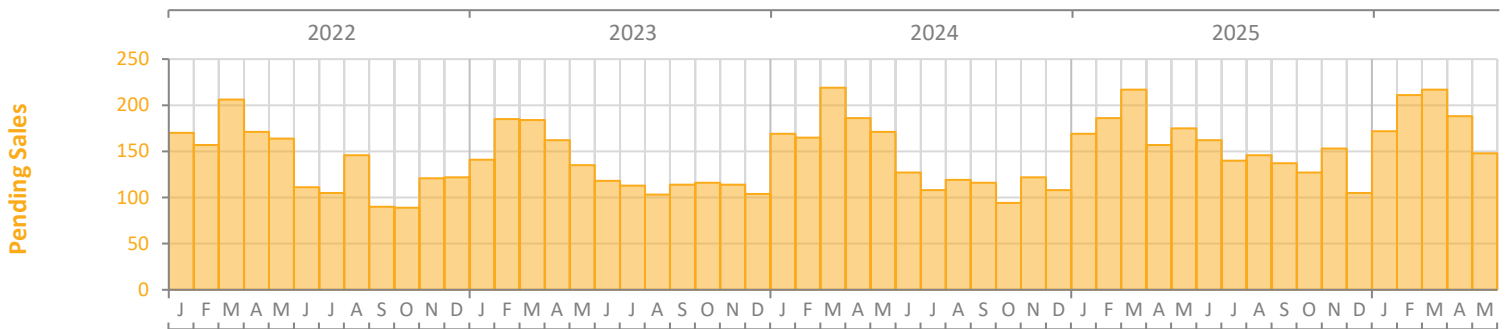
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New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	936	3.5%
May 2026	148	-15.4%
April 2026	188	19.7%
March 2026	217	0.0%
February 2026	211	13.4%
January 2026	172	1.8%
December 2025	105	-2.8%
November 2025	153	25.4%
October 2025	127	35.1%
September 2025	137	18.1%
August 2025	146	22.7%
July 2025	140	29.6%
June 2025	162	27.6%
May 2025	175	2.3%

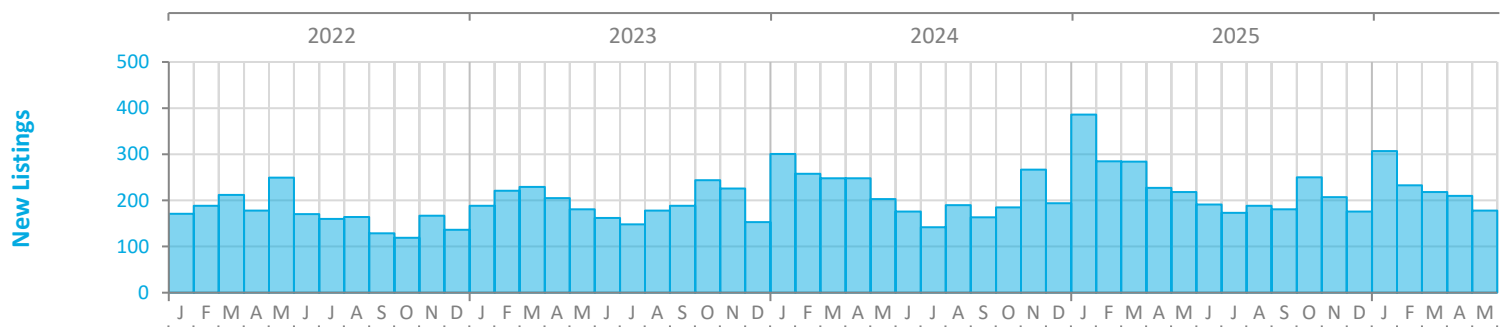


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	1,146	-18.1%
May 2026	178	-18.3%
April 2026	210	-7.5%
March 2026	218	-23.2%
February 2026	233	-18.2%
January 2026	307	-20.5%
December 2025	176	-9.3%
November 2025	207	-22.5%
October 2025	250	35.1%
September 2025	181	11.0%
August 2025	188	-1.1%
July 2025	173	21.8%
June 2025	191	8.5%
May 2025	218	7.4%



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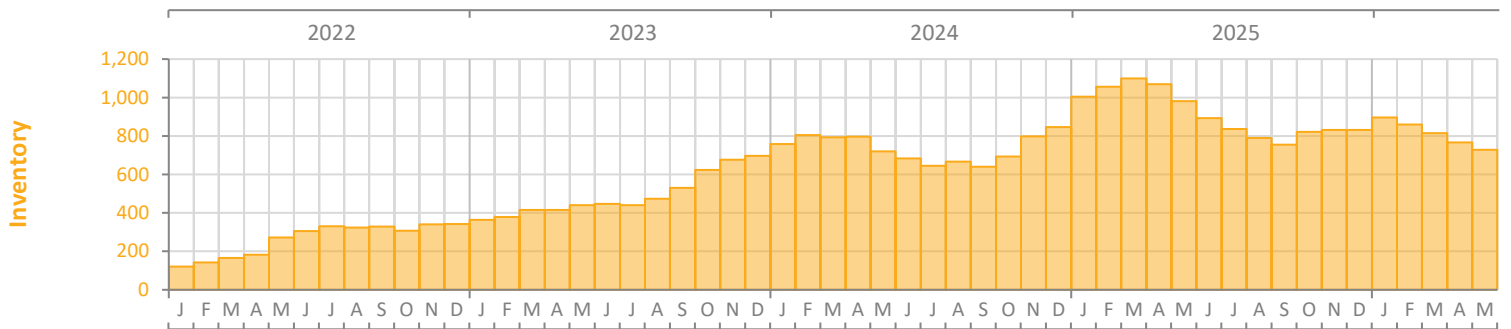
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Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	813	-22.0%
May 2026	729	-25.7%
April 2026	766	-28.3%
March 2026	814	-25.9%
February 2026	859	-18.7%
January 2026	896	-10.8%
December 2025	831	-1.8%
November 2025	831	4.0%
October 2025	821	18.5%
September 2025	755	18.0%
August 2025	790	18.6%
July 2025	836	29.6%
June 2025	893	30.6%
May 2025	981	36.3%

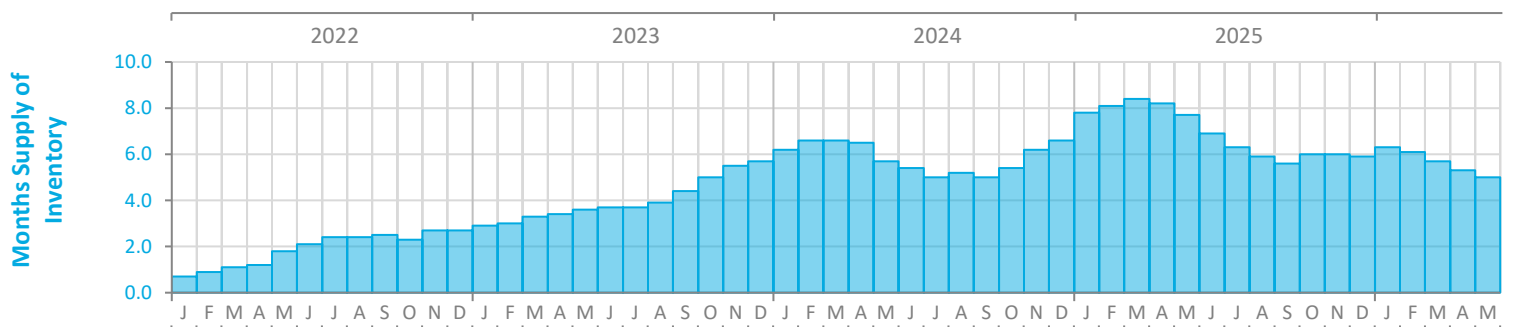


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.7	-28.8%
May 2026	5.0	-35.1%
April 2026	5.3	-35.4%
March 2026	5.7	-32.1%
February 2026	6.1	-24.7%
January 2026	6.3	-19.2%
December 2025	5.9	-10.6%
November 2025	6.0	-3.2%
October 2025	6.0	11.1%
September 2025	5.6	12.0%
August 2025	5.9	13.5%
July 2025	6.3	26.0%
June 2025	6.9	27.8%
May 2025	7.7	35.1%



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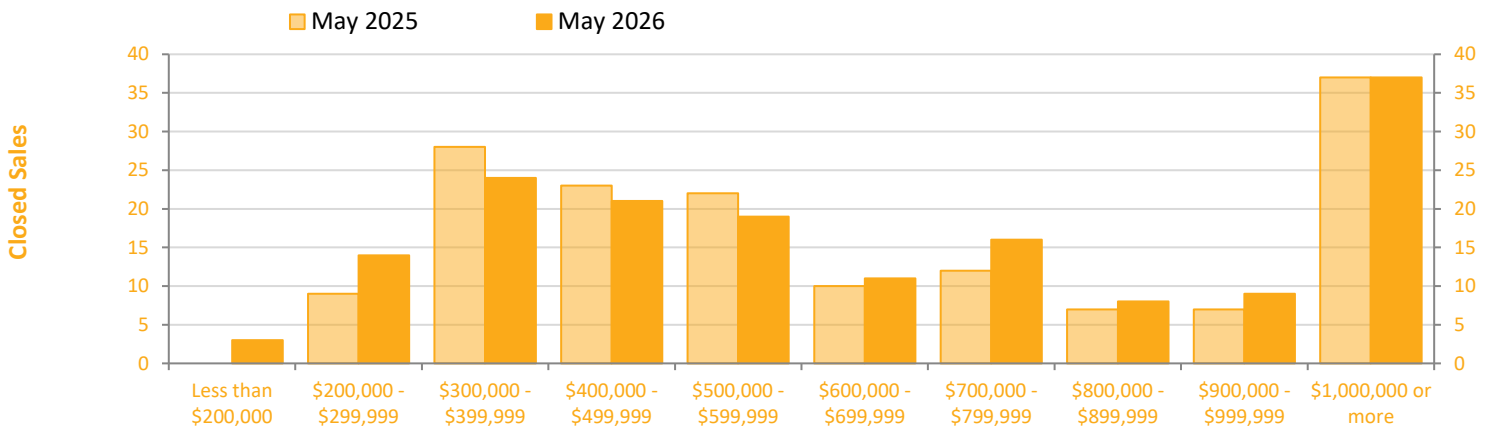
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Closed Sales by Sale Price

The number of sales transactions which closed during the month

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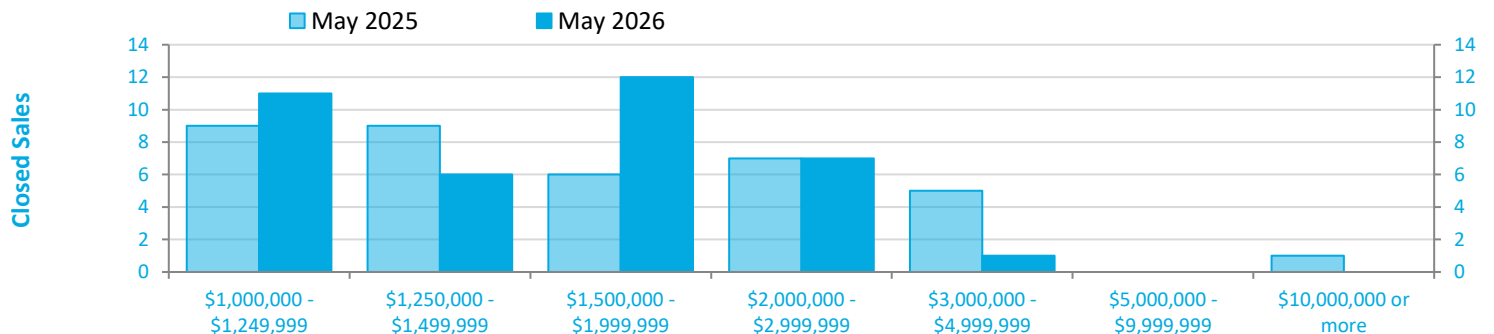
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	3	N/A
\$200,000 - \$299,999	14	55.6%
\$300,000 - \$399,999	24	-14.3%
\$400,000 - \$499,999	21	-8.7%
\$500,000 - \$599,999	19	-13.6%
\$600,000 - \$699,999	11	10.0%
\$700,000 - \$799,999	16	33.3%
\$800,000 - \$899,999	8	14.3%
\$900,000 - \$999,999	9	28.6%
\$1,000,000 or more	37	0.0%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	11	22.2%
\$1,250,000 - \$1,499,999	6	-33.3%
\$1,500,000 - \$1,999,999	12	100.0%
\$2,000,000 - \$2,999,999	7	0.0%
\$3,000,000 - \$4,999,999	1	-80.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	-100.0%



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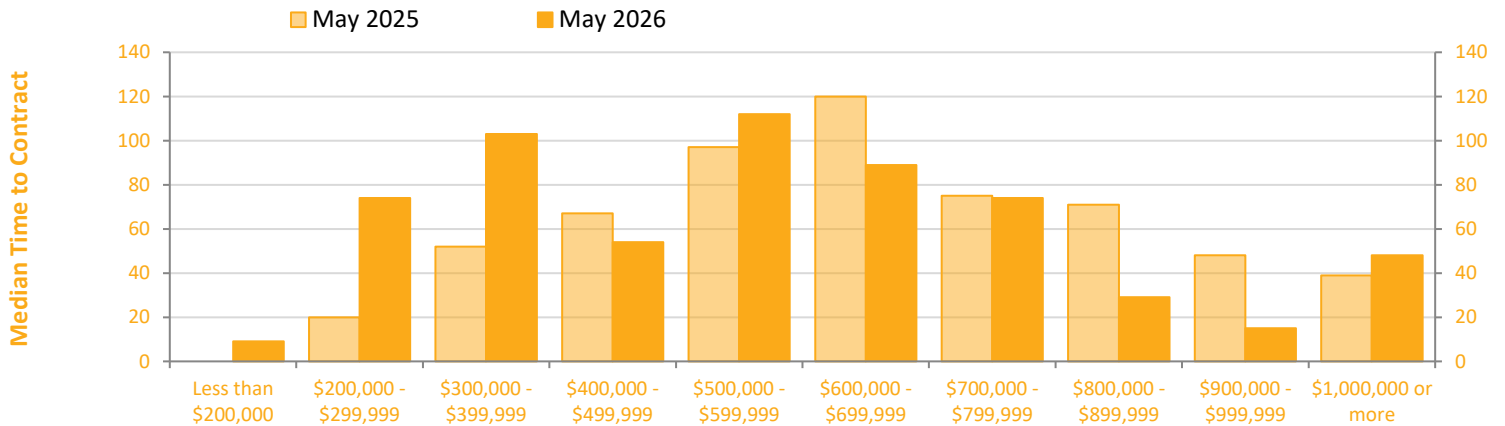
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Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

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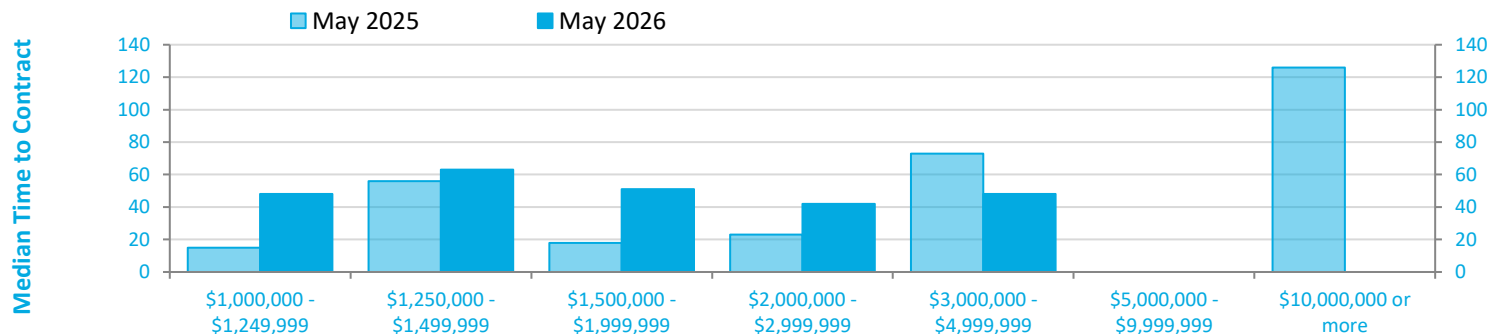
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	9 Days	N/A
\$200,000 - \$299,999	74 Days	270.0%
\$300,000 - \$399,999	103 Days	98.1%
\$400,000 - \$499,999	54 Days	-19.4%
\$500,000 - \$599,999	112 Days	15.5%
\$600,000 - \$699,999	89 Days	-25.8%
\$700,000 - \$799,999	74 Days	-1.3%
\$800,000 - \$899,999	29 Days	-59.2%
\$900,000 - \$999,999	15 Days	-68.8%
\$1,000,000 or more	48 Days	23.1%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	48 Days	220.0%
\$1,250,000 - \$1,499,999	63 Days	12.5%
\$1,500,000 - \$1,999,999	51 Days	183.3%
\$2,000,000 - \$2,999,999	42 Days	82.6%
\$3,000,000 - \$4,999,999	48 Days	-34.2%
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A



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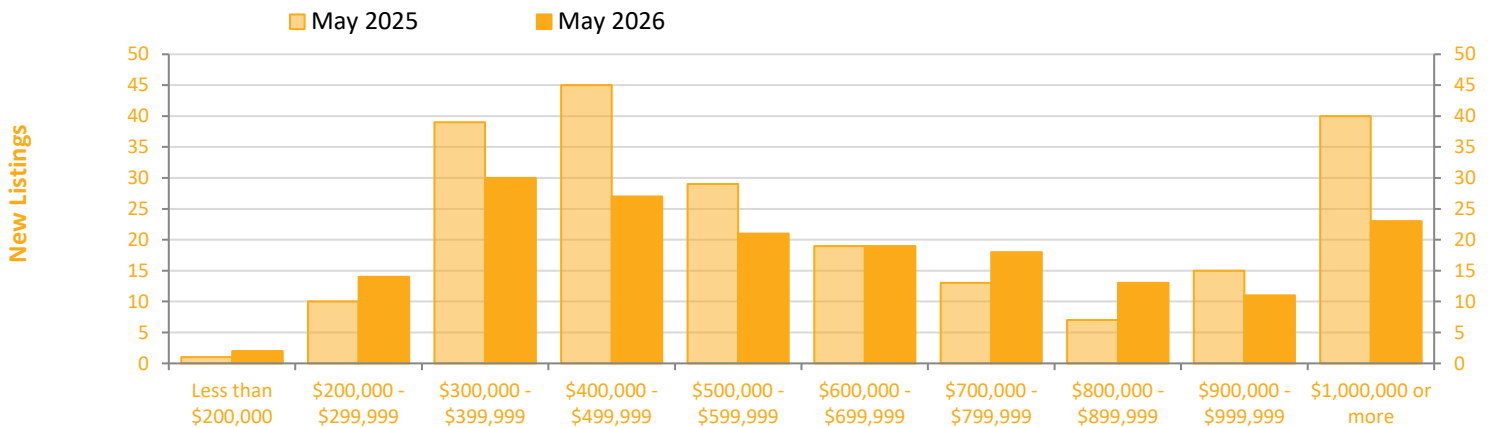
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New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

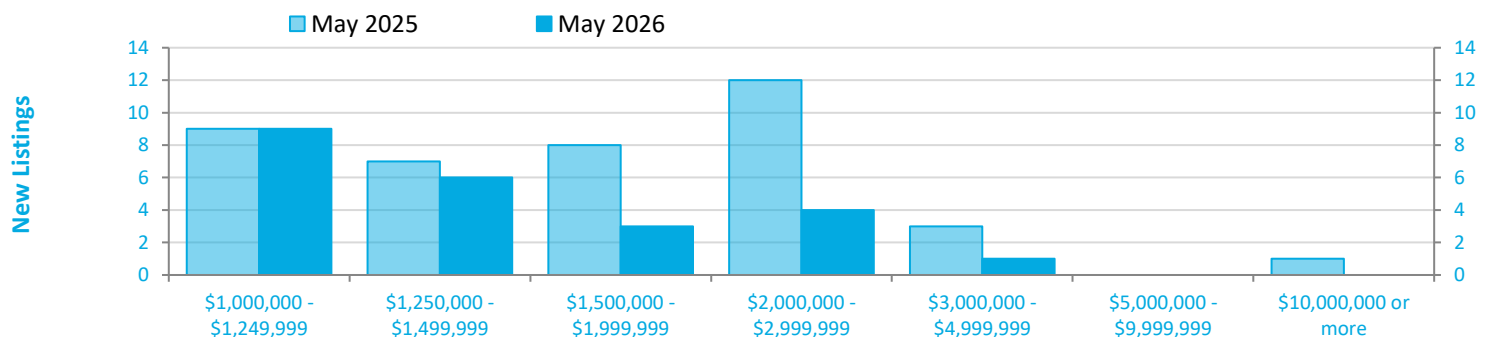
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	2	100.0%
\$200,000 - \$299,999	14	40.0%
\$300,000 - \$399,999	30	-23.1%
\$400,000 - \$499,999	27	-40.0%
\$500,000 - \$599,999	21	-27.6%
\$600,000 - \$699,999	19	0.0%
\$700,000 - \$799,999	18	38.5%
\$800,000 - \$899,999	13	85.7%
\$900,000 - \$999,999	11	-26.7%
\$1,000,000 or more	23	-42.5%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	9	0.0%
\$1,250,000 - \$1,499,999	6	-14.3%
\$1,500,000 - \$1,999,999	3	-62.5%
\$2,000,000 - \$2,999,999	4	-66.7%
\$3,000,000 - \$4,999,999	1	-66.7%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	-100.0%



Monthly Market Detail - May 2026

Single-Family Homes

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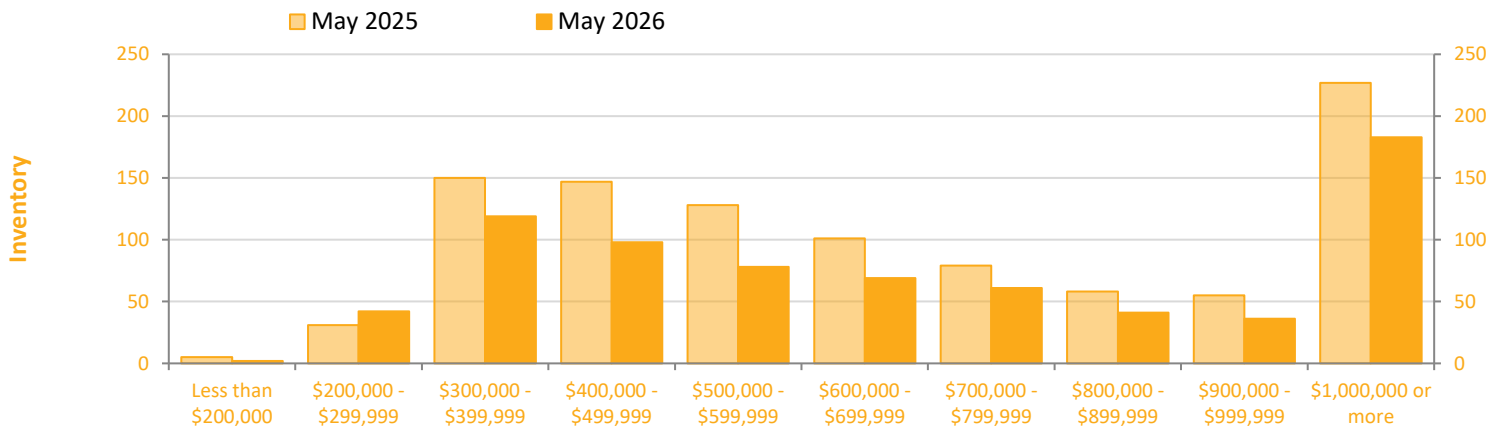
This report describes member activity for the association and is not confined to any specific geographic area.

Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

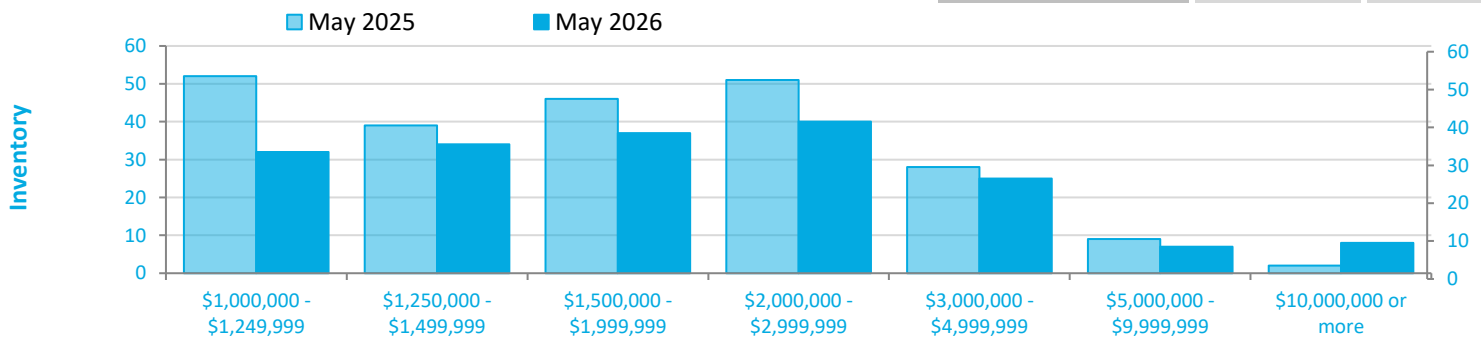
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	2	-60.0%
\$200,000 - \$299,999	42	35.5%
\$300,000 - \$399,999	119	-20.7%
\$400,000 - \$499,999	98	-33.3%
\$500,000 - \$599,999	78	-39.1%
\$600,000 - \$699,999	69	-31.7%
\$700,000 - \$799,999	61	-22.8%
\$800,000 - \$899,999	41	-29.3%
\$900,000 - \$999,999	36	-34.5%
\$1,000,000 or more	183	-19.4%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	32	-38.5%
\$1,250,000 - \$1,499,999	34	-12.8%
\$1,500,000 - \$1,999,999	37	-19.6%
\$2,000,000 - \$2,999,999	40	-21.6%
\$3,000,000 - \$4,999,999	25	-10.7%
\$5,000,000 - \$9,999,999	7	-22.2%
\$10,000,000 or more	8	300.0%



Monthly Distressed Market - May 2026

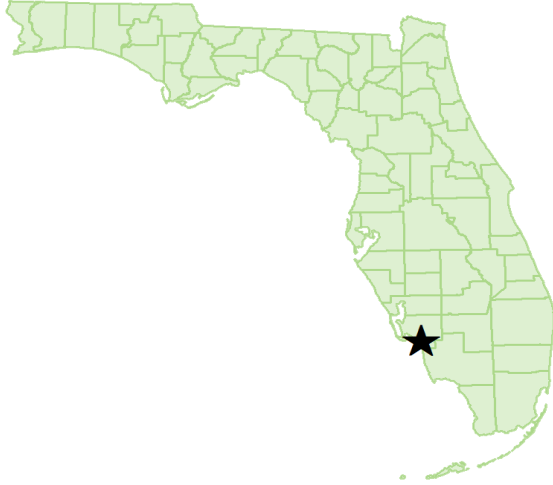
Single-Family Homes

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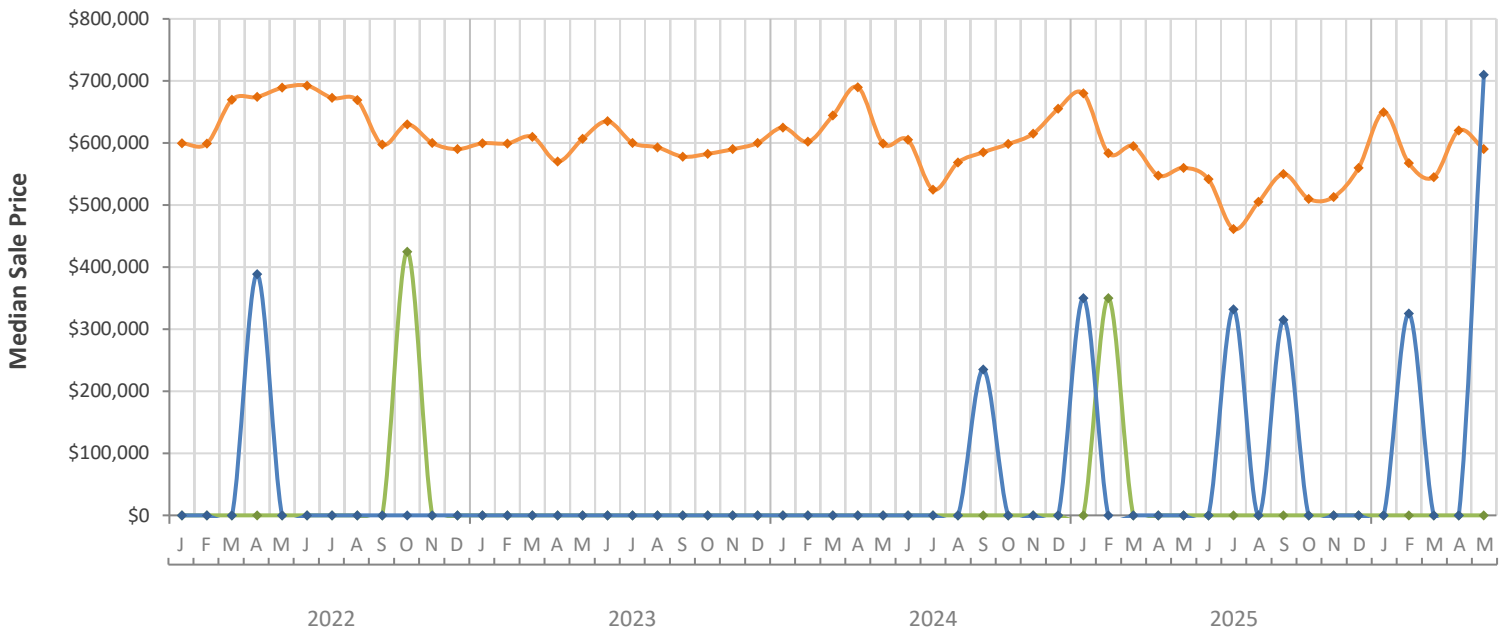
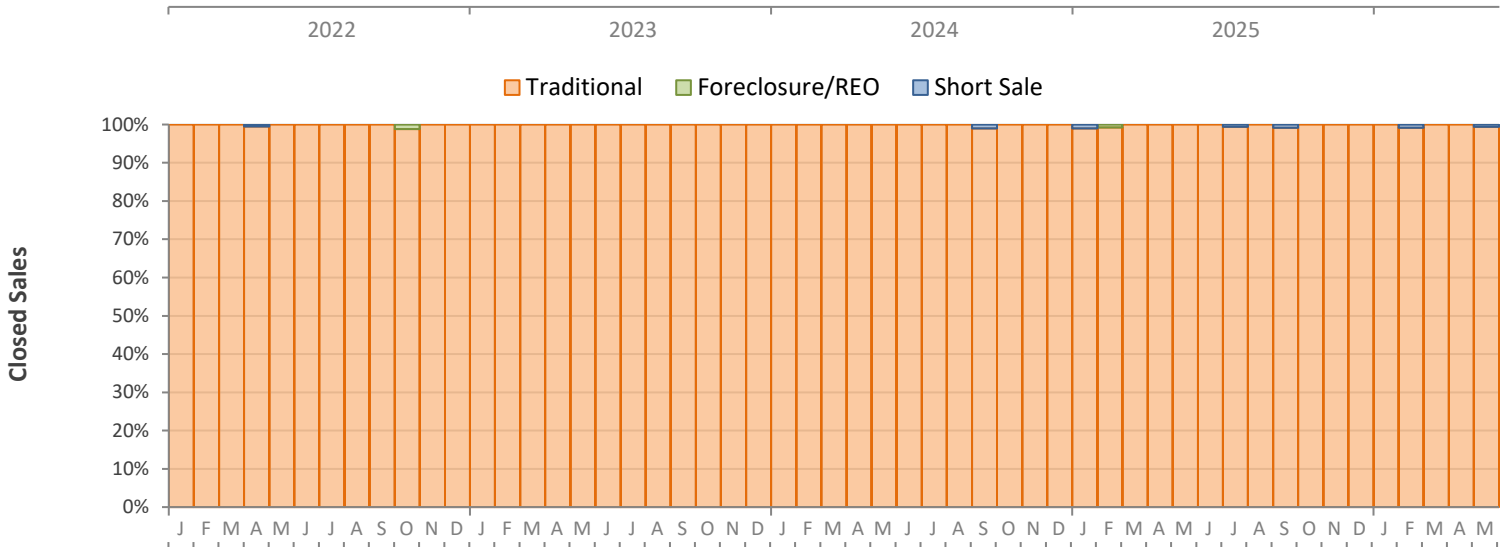
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		May 2026	May 2025	Percent Change Year-over-Year
Traditional	Closed Sales	161	155	3.9%
	Median Sale Price	\$590,000	\$559,990	5.4%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$710,000	(No Sales)	N/A



Monthly Market Detail - May 2026

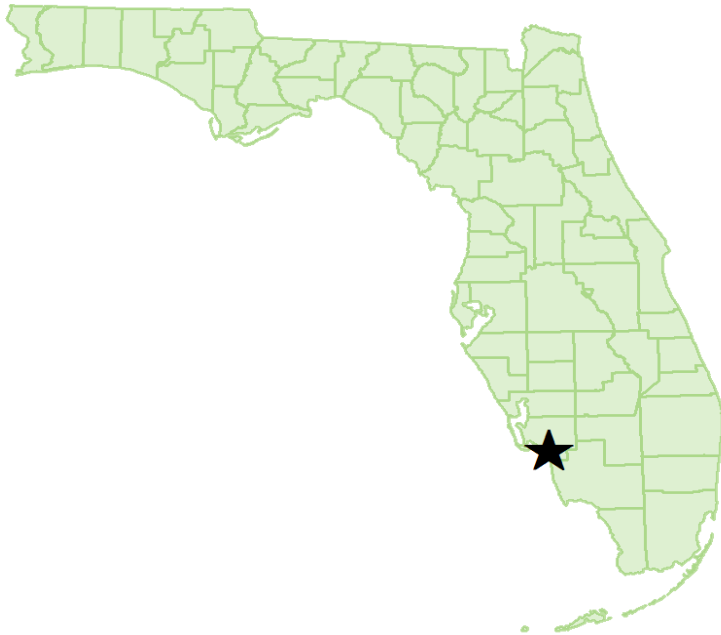
Townhouses and Condos

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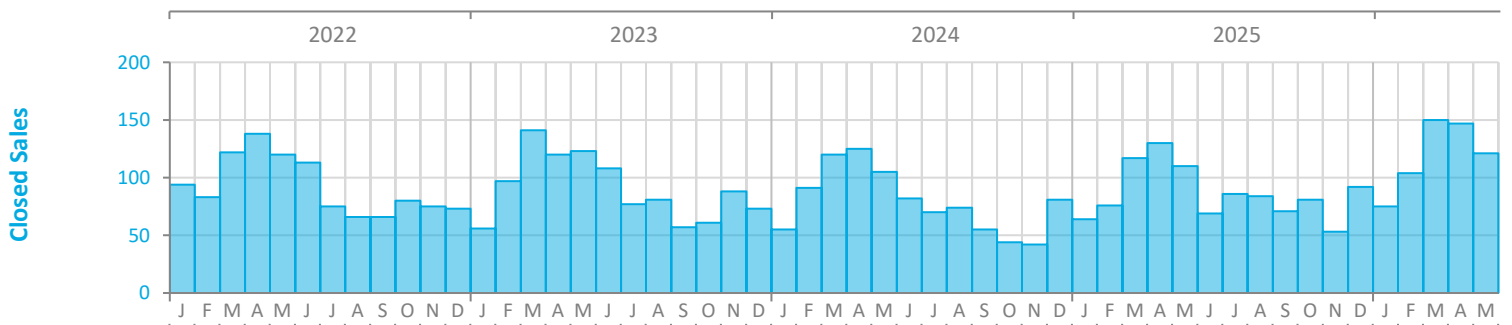
Summary Statistics	May 2026	May 2025	Percent Change Year-over-Year
Closed Sales	121	110	10.0%
Paid in Cash	76	73	4.1%
Median Sale Price	\$365,000	\$366,250	-0.3%
Average Sale Price	\$559,135	\$428,990	30.3%
Dollar Volume	\$67.7 Million	\$47.2 Million	43.4%
Median Percent of Original List Price Received	91.6%	89.2%	2.7%
Median Time to Contract	75 Days	67 Days	11.9%
Median Time to Sale	112 Days	102 Days	9.8%
New Pending Sales	117	85	37.6%
New Listings	101	131	-22.9%
Pending Inventory	104	117	-11.1%
Inventory (Active Listings)	584	766	-23.8%
Months Supply of Inventory	6.2	9.7	-36.1%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	597	20.1%
May 2026	121	10.0%
April 2026	147	13.1%
March 2026	150	28.2%
February 2026	104	36.8%
January 2026	75	17.2%
December 2025	92	13.6%
November 2025	53	26.2%
October 2025	81	84.1%
September 2025	71	29.1%
August 2025	84	13.5%
July 2025	86	22.9%
June 2025	69	-15.9%
May 2025	110	4.8%



Monthly Market Detail - May 2026

Townhouses and Condos

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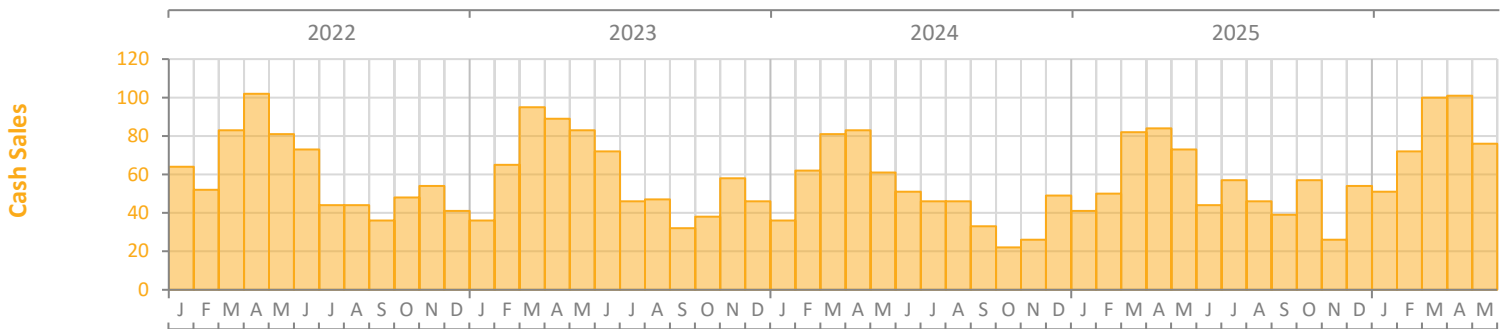
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Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	400	21.2%
May 2026	76	4.1%
April 2026	101	20.2%
March 2026	100	22.0%
February 2026	72	44.0%
January 2026	51	24.4%
December 2025	54	10.2%
November 2025	26	0.0%
October 2025	57	159.1%
September 2025	39	18.2%
August 2025	46	0.0%
July 2025	57	23.9%
June 2025	44	-13.7%
May 2025	73	19.7%

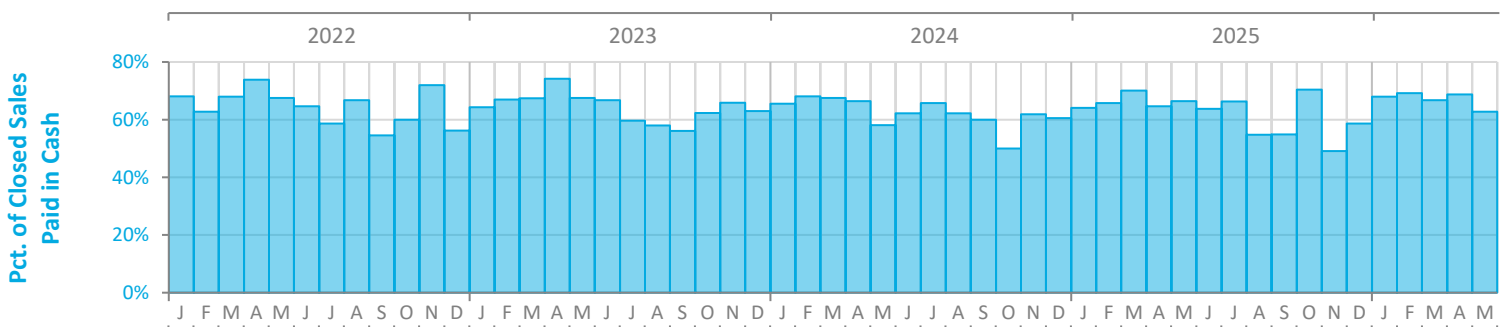


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	67.0%	0.9%
May 2026	62.8%	-5.4%
April 2026	68.7%	6.3%
March 2026	66.7%	-4.9%
February 2026	69.2%	5.2%
January 2026	68.0%	6.1%
December 2025	58.7%	-3.0%
November 2025	49.1%	-20.7%
October 2025	70.4%	40.8%
September 2025	54.9%	-8.5%
August 2025	54.8%	-11.9%
July 2025	66.3%	0.9%
June 2025	63.8%	2.6%
May 2025	66.4%	14.3%



Monthly Market Detail - May 2026

Townhouses and Condos

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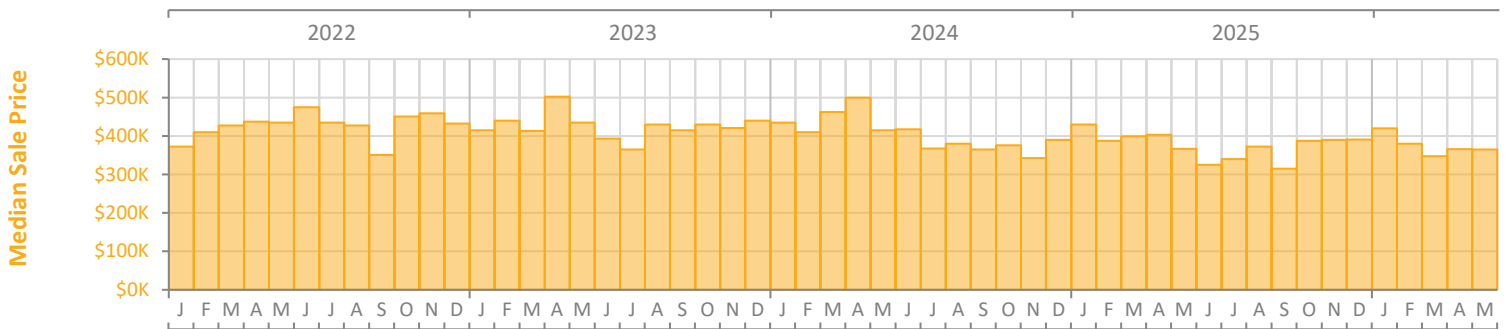
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Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that sold each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$371,744	-4.9%
May 2026	\$365,000	-0.3%
April 2026	\$366,000	-9.3%
March 2026	\$347,500	-12.9%
February 2026	\$380,000	-1.9%
January 2026	\$420,000	-2.3%
December 2025	\$391,000	0.3%
November 2025	\$390,000	13.9%
October 2025	\$387,135	3.1%
September 2025	\$315,000	-13.7%
August 2025	\$372,500	-2.0%
July 2025	\$340,000	-7.5%
June 2025	\$325,000	-22.2%
May 2025	\$366,250	-11.7%

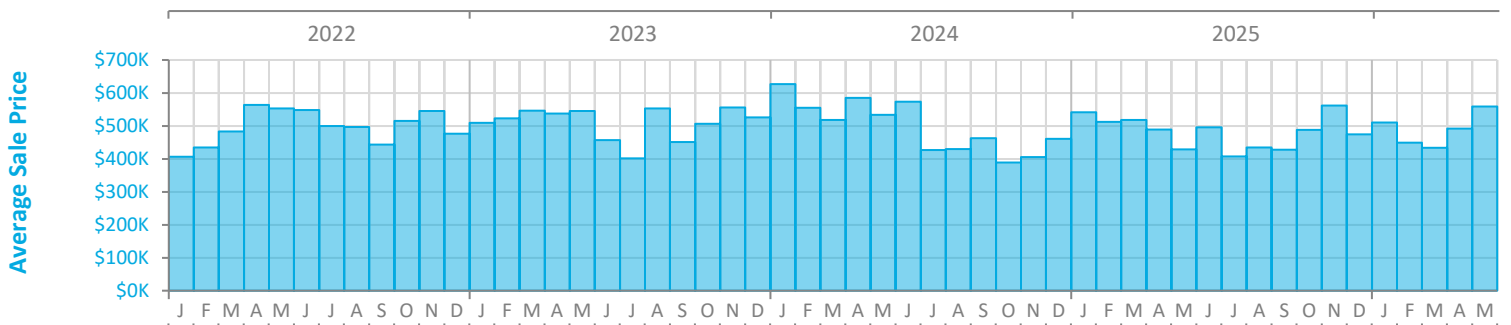


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$485,626	-1.5%
May 2026	\$559,135	30.3%
April 2026	\$492,061	0.6%
March 2026	\$433,314	-16.4%
February 2026	\$448,947	-12.4%
January 2026	\$509,907	-5.9%
December 2025	\$474,690	3.1%
November 2025	\$561,730	38.4%
October 2025	\$488,004	25.6%
September 2025	\$427,829	-7.6%
August 2025	\$434,637	1.2%
July 2025	\$407,730	-4.5%
June 2025	\$496,095	-13.4%
May 2025	\$428,990	-19.6%



Monthly Market Detail - May 2026

Townhouses and Condos

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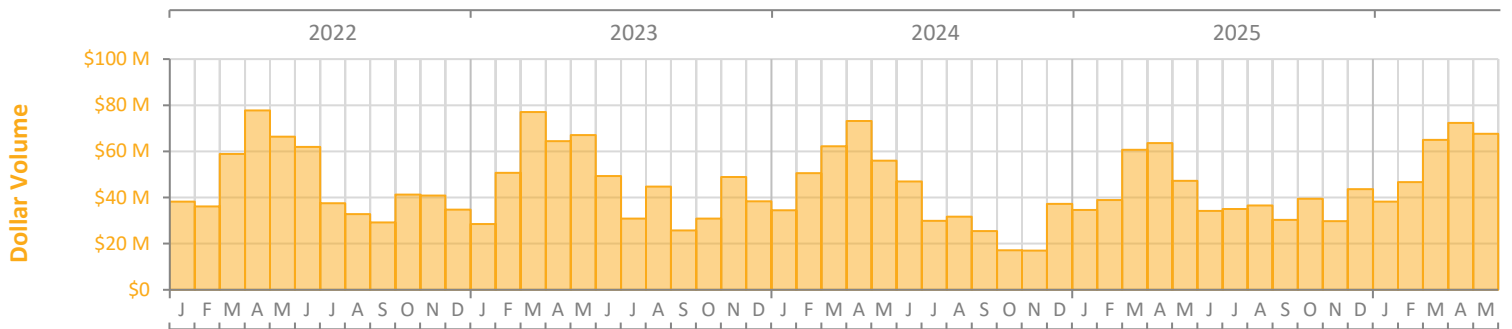
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Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$289.9 Million	18.3%
May 2026	\$67.7 Million	43.4%
April 2026	\$72.3 Million	13.8%
March 2026	\$65.0 Million	7.2%
February 2026	\$46.7 Million	19.8%
January 2026	\$38.2 Million	10.3%
December 2025	\$43.7 Million	17.1%
November 2025	\$29.8 Million	74.7%
October 2025	\$39.5 Million	131.2%
September 2025	\$30.4 Million	19.3%
August 2025	\$36.5 Million	14.9%
July 2025	\$35.1 Million	17.3%
June 2025	\$34.2 Million	-27.2%
May 2025	\$47.2 Million	-15.8%

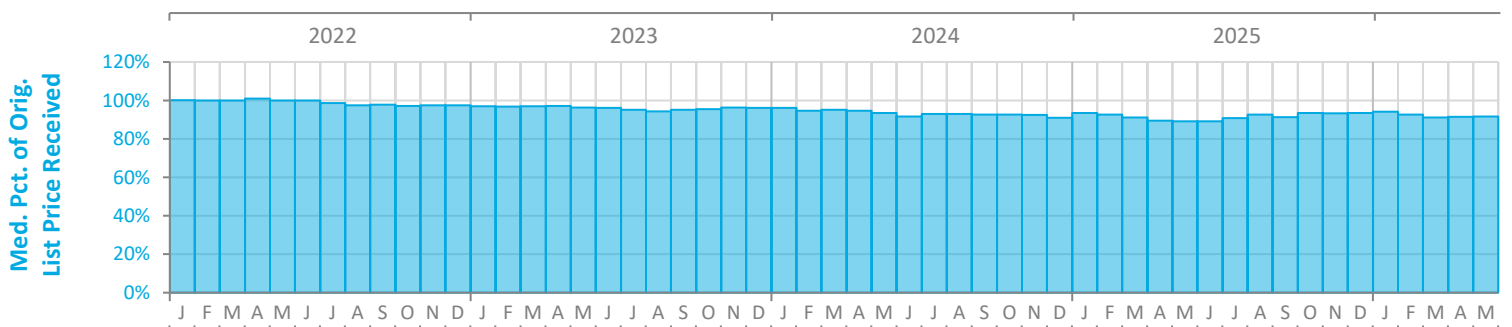


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	92.3%	1.5%
May 2026	91.6%	2.7%
April 2026	91.5%	2.2%
March 2026	91.2%	0.1%
February 2026	92.7%	0.0%
January 2026	94.1%	0.6%
December 2025	93.5%	2.9%
November 2025	93.3%	1.0%
October 2025	93.4%	0.9%
September 2025	91.3%	-1.5%
August 2025	92.6%	-0.3%
July 2025	90.8%	-2.4%
June 2025	89.2%	-2.7%
May 2025	89.2%	-4.6%



Monthly Market Detail - May 2026

Townhouses and Condos

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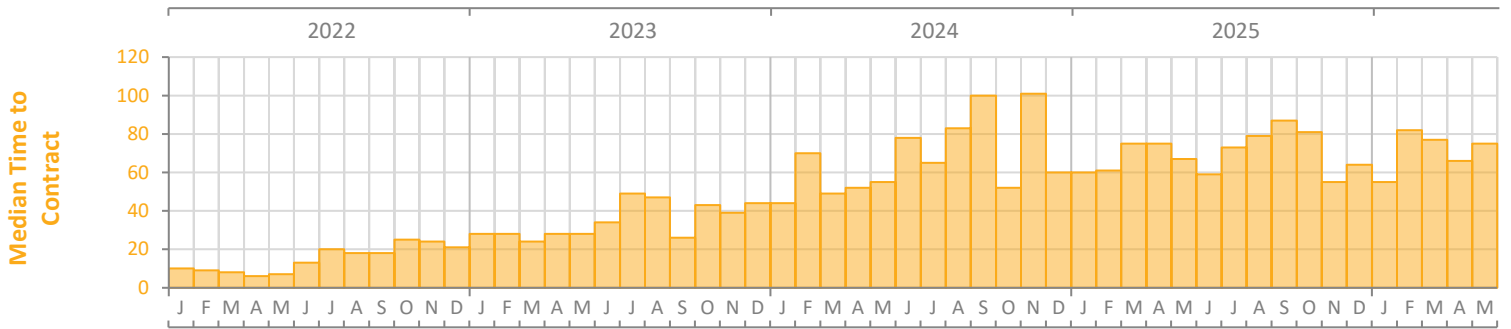
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Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	83 Days	12.2%
May 2026	75 Days	11.9%
April 2026	66 Days	-12.0%
March 2026	77 Days	2.7%
February 2026	82 Days	34.4%
January 2026	55 Days	-8.3%
December 2025	64 Days	6.7%
November 2025	55 Days	-45.5%
October 2025	81 Days	55.8%
September 2025	87 Days	-13.0%
August 2025	79 Days	-4.8%
July 2025	73 Days	12.3%
June 2025	59 Days	-24.4%
May 2025	67 Days	21.8%

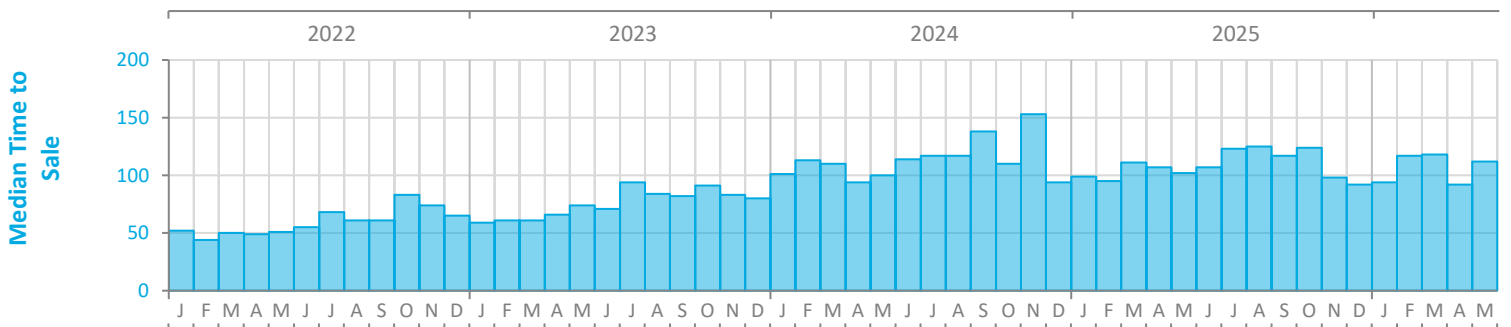


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. Median Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took less time to sell, and 50% of homes took more time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	112 Days	3.7%
May 2026	112 Days	9.8%
April 2026	92 Days	-14.0%
March 2026	118 Days	6.3%
February 2026	117 Days	23.2%
January 2026	94 Days	-5.1%
December 2025	92 Days	-2.1%
November 2025	98 Days	-35.9%
October 2025	124 Days	12.7%
September 2025	117 Days	-15.2%
August 2025	125 Days	6.8%
July 2025	123 Days	5.1%
June 2025	107 Days	-6.1%
May 2025	102 Days	2.0%



Monthly Market Detail - May 2026

Townhouses and Condos

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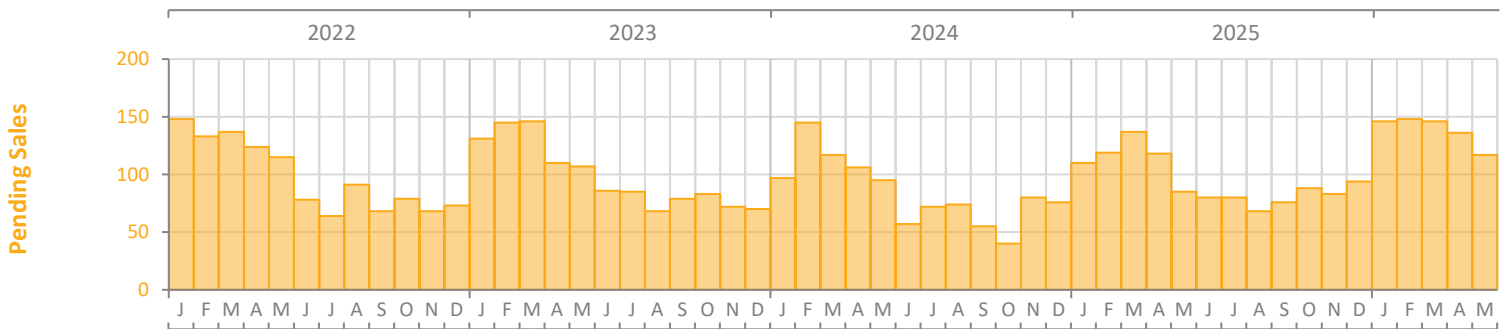
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New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	693	21.8%
May 2026	117	37.6%
April 2026	136	15.3%
March 2026	146	6.6%
February 2026	148	24.4%
January 2026	146	32.7%
December 2025	94	23.7%
November 2025	83	3.8%
October 2025	88	120.0%
September 2025	76	38.2%
August 2025	68	-8.1%
July 2025	80	11.1%
June 2025	80	40.4%
May 2025	85	-10.5%

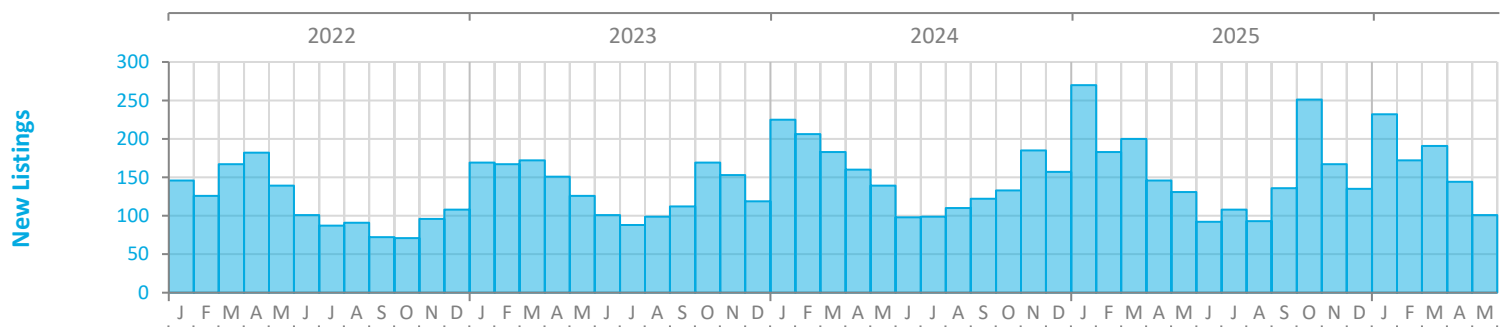


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	840	-9.7%
May 2026	101	-22.9%
April 2026	144	-1.4%
March 2026	191	-4.5%
February 2026	172	-6.0%
January 2026	232	-14.1%
December 2025	135	-14.0%
November 2025	167	-9.7%
October 2025	251	88.7%
September 2025	136	11.5%
August 2025	93	-15.5%
July 2025	108	9.1%
June 2025	92	-6.1%
May 2025	131	-5.8%



Monthly Market Detail - May 2026

Townhouses and Condos

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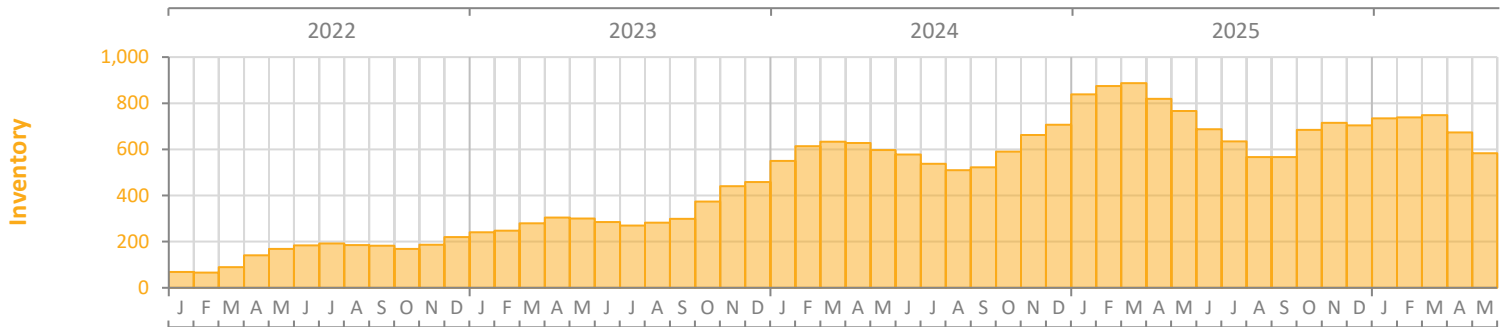
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Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	696	-16.9%
May 2026	584	-23.8%
April 2026	673	-17.8%
March 2026	748	-15.7%
February 2026	738	-15.6%
January 2026	735	-12.4%
December 2025	704	-0.4%
November 2025	715	7.8%
October 2025	684	15.9%
September 2025	567	8.6%
August 2025	566	11.0%
July 2025	634	17.8%
June 2025	688	19.0%
May 2025	766	28.3%

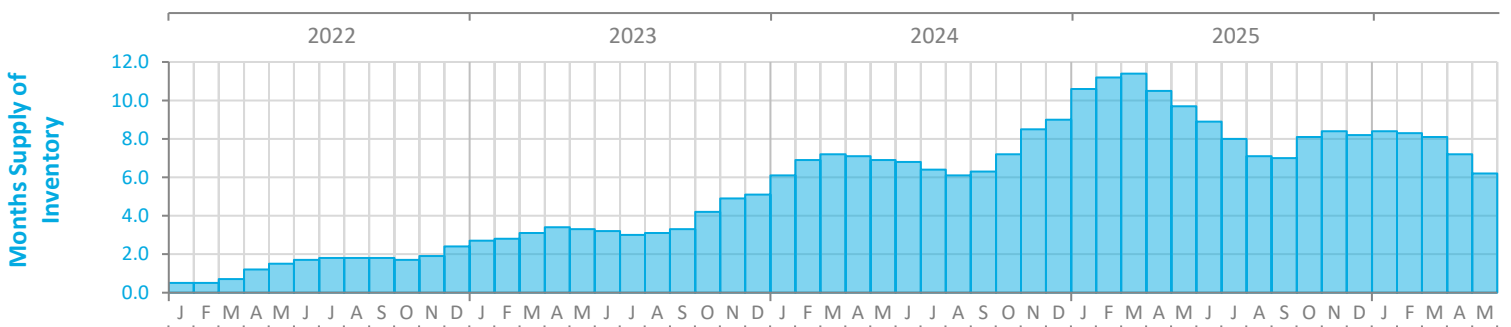


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	7.6	-29.0%
May 2026	6.2	-36.1%
April 2026	7.2	-31.4%
March 2026	8.1	-28.9%
February 2026	8.3	-25.9%
January 2026	8.4	-20.8%
December 2025	8.2	-8.9%
November 2025	8.4	-1.2%
October 2025	8.1	12.5%
September 2025	7.0	11.1%
August 2025	7.1	16.4%
July 2025	8.0	25.0%
June 2025	8.9	30.9%
May 2025	9.7	40.6%



Monthly Market Detail - May 2026

Townhouses and Condos

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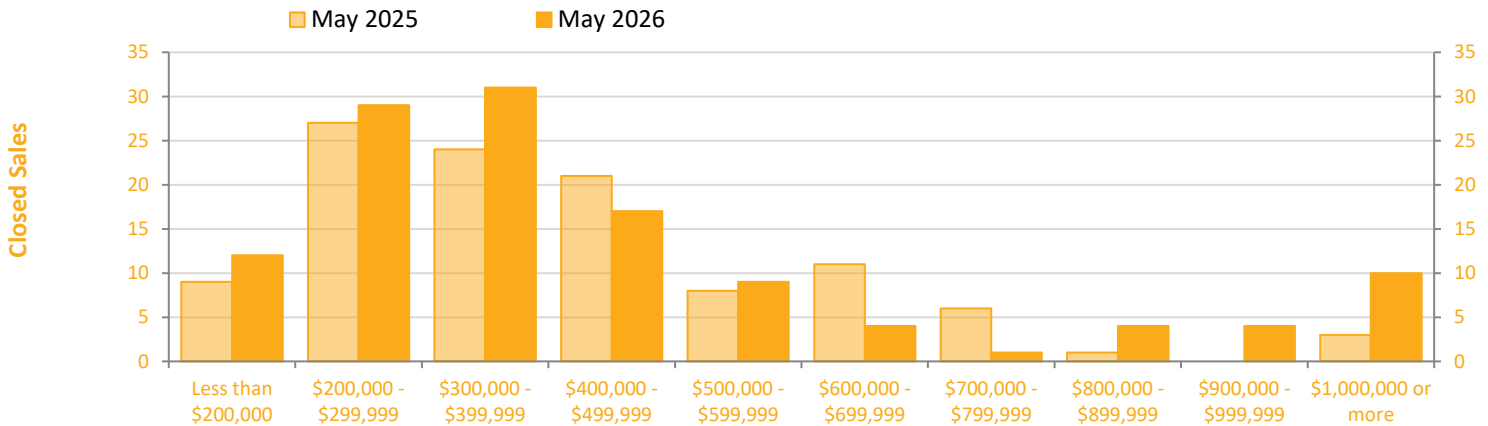
This report describes member activity for the association and is not confined to any specific geographic area.

Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

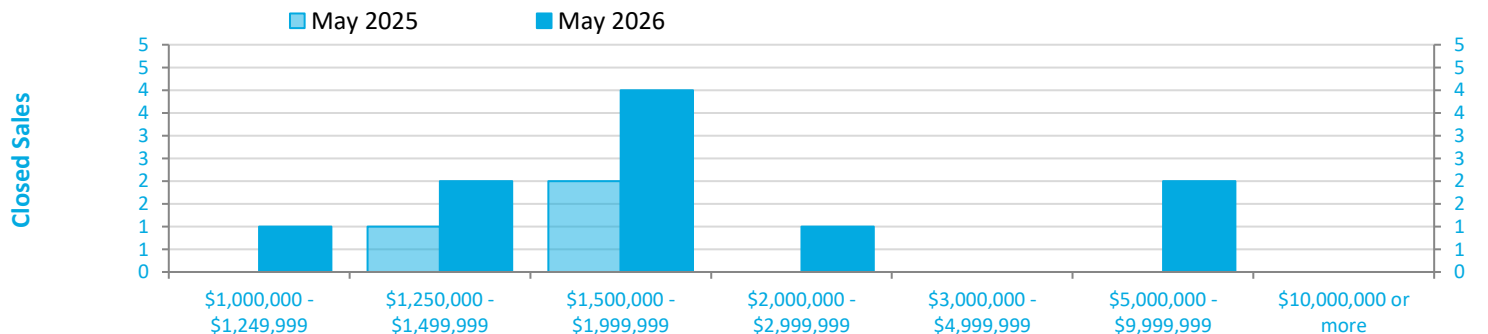
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	12	33.3%
\$200,000 - \$299,999	29	7.4%
\$300,000 - \$399,999	31	29.2%
\$400,000 - \$499,999	17	-19.0%
\$500,000 - \$599,999	9	12.5%
\$600,000 - \$699,999	4	-63.6%
\$700,000 - \$799,999	1	-83.3%
\$800,000 - \$899,999	4	300.0%
\$900,000 - \$999,999	4	N/A
\$1,000,000 or more	10	233.3%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	1	N/A
\$1,250,000 - \$1,499,999	2	100.0%
\$1,500,000 - \$1,999,999	4	100.0%
\$2,000,000 - \$2,999,999	1	N/A
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	2	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - May 2026

Townhouses and Condos

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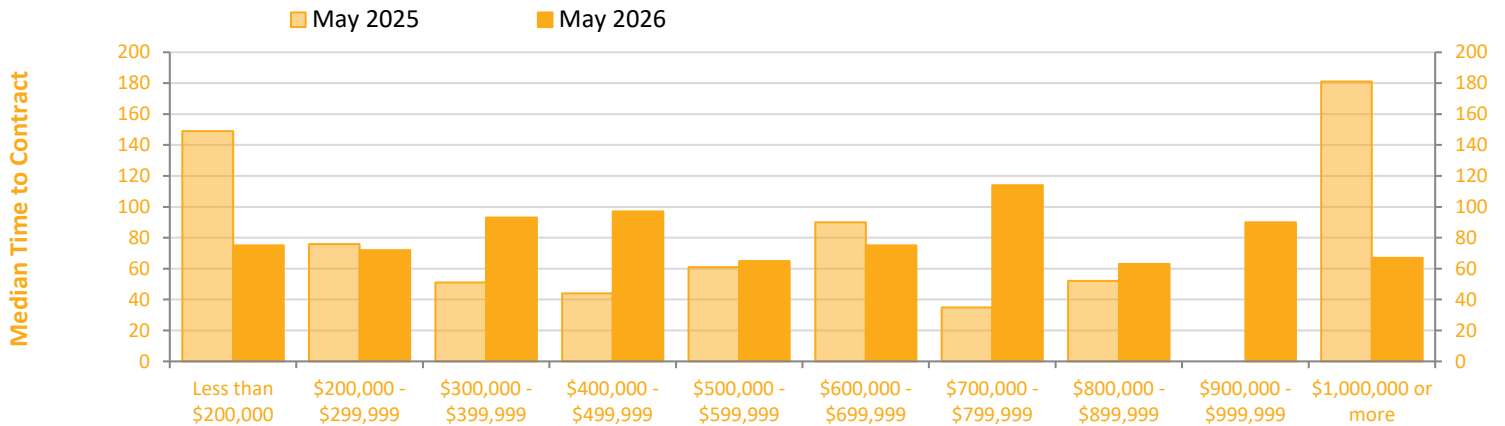
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Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

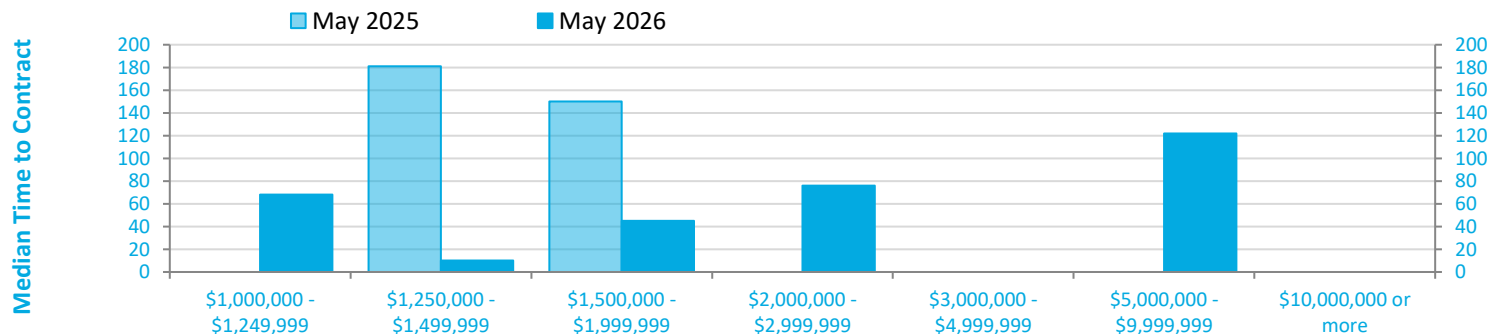
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	75 Days	-49.7%
\$200,000 - \$299,999	72 Days	-5.3%
\$300,000 - \$399,999	93 Days	82.4%
\$400,000 - \$499,999	97 Days	120.5%
\$500,000 - \$599,999	65 Days	6.6%
\$600,000 - \$699,999	75 Days	-16.7%
\$700,000 - \$799,999	114 Days	225.7%
\$800,000 - \$899,999	63 Days	21.2%
\$900,000 - \$999,999	90 Days	N/A
\$1,000,000 or more	67 Days	-63.0%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	68 Days	N/A
\$1,250,000 - \$1,499,999	10 Days	-94.5%
\$1,500,000 - \$1,999,999	45 Days	-70.0%
\$2,000,000 - \$2,999,999	76 Days	N/A
\$3,000,000 - \$4,999,999	(No Sales)	N/A
\$5,000,000 - \$9,999,999	122 Days	N/A
\$10,000,000 or more	(No Sales)	N/A



Monthly Market Detail - May 2026

Townhouses and Condos

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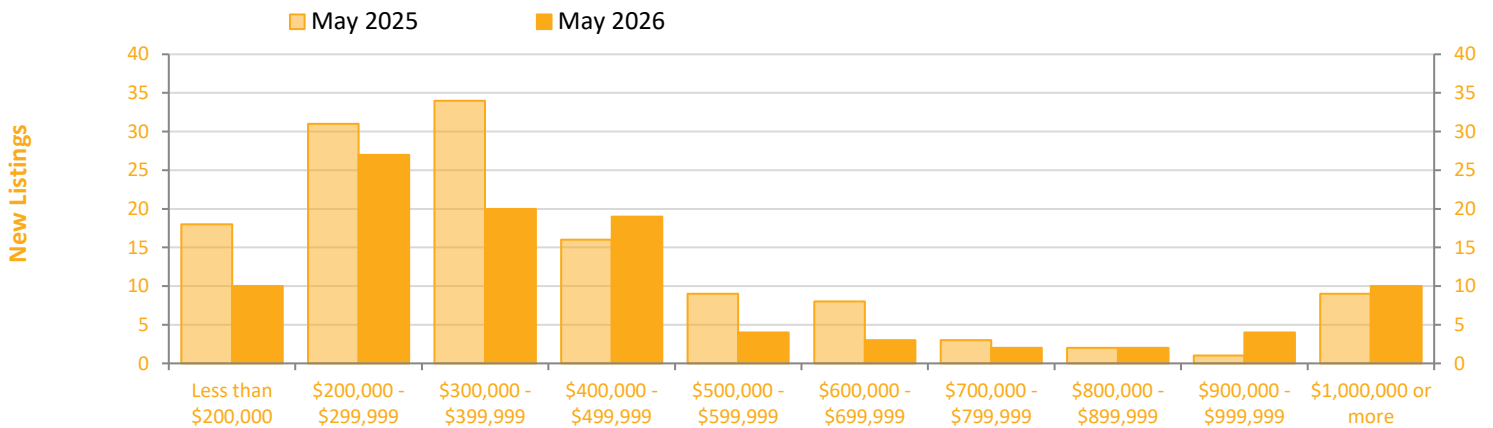
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New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

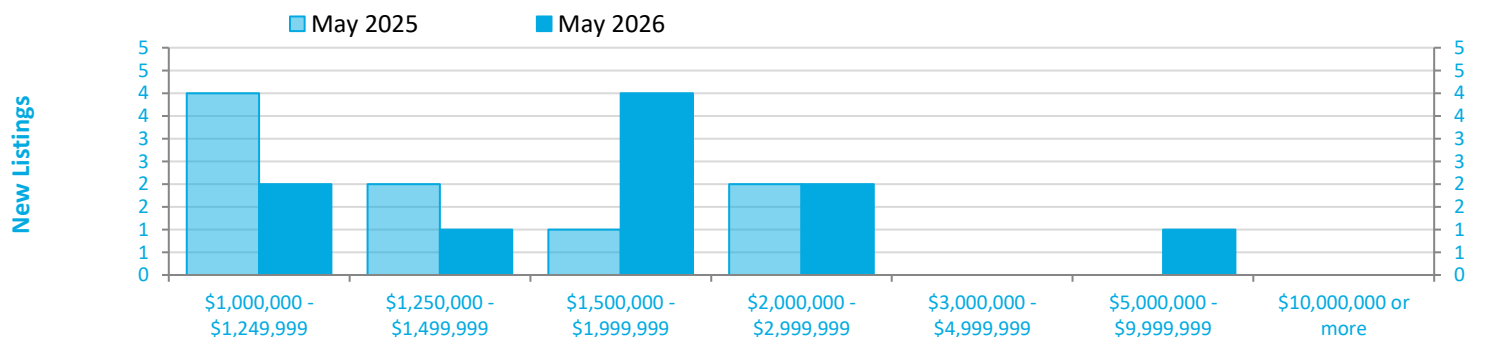
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	10	-44.4%
\$200,000 - \$299,999	27	-12.9%
\$300,000 - \$399,999	20	-41.2%
\$400,000 - \$499,999	19	18.8%
\$500,000 - \$599,999	4	-55.6%
\$600,000 - \$699,999	3	-62.5%
\$700,000 - \$799,999	2	-33.3%
\$800,000 - \$899,999	2	0.0%
\$900,000 - \$999,999	4	300.0%
\$1,000,000 or more	10	11.1%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	2	-50.0%
\$1,250,000 - \$1,499,999	1	-50.0%
\$1,500,000 - \$1,999,999	4	300.0%
\$2,000,000 - \$2,999,999	2	0.0%
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	1	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - May 2026

Townhouses and Condos

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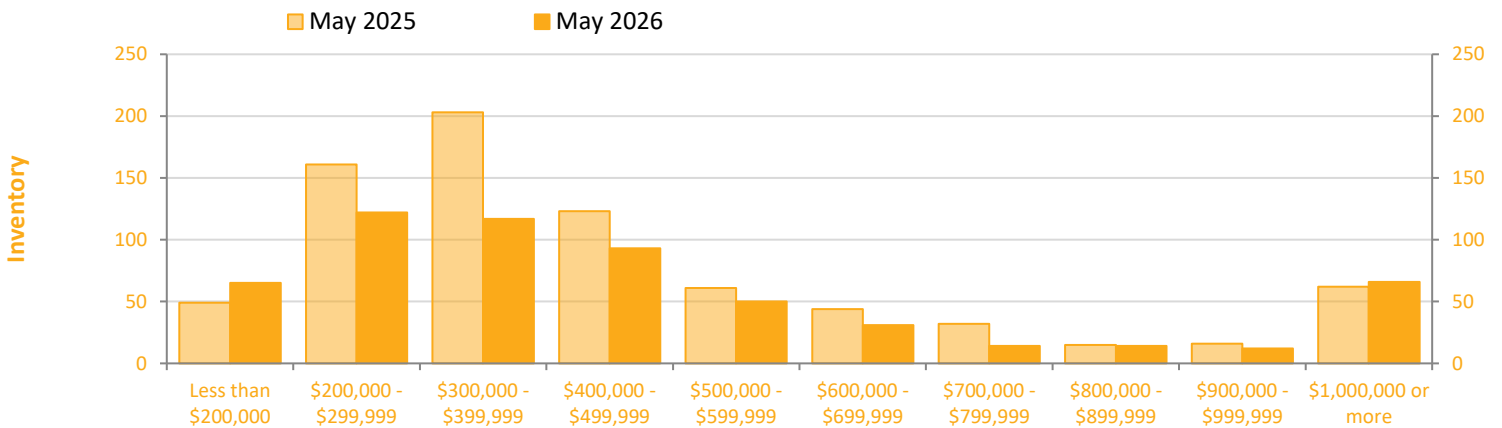
This report describes member activity for the association and is not confined to any specific geographic area.

Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

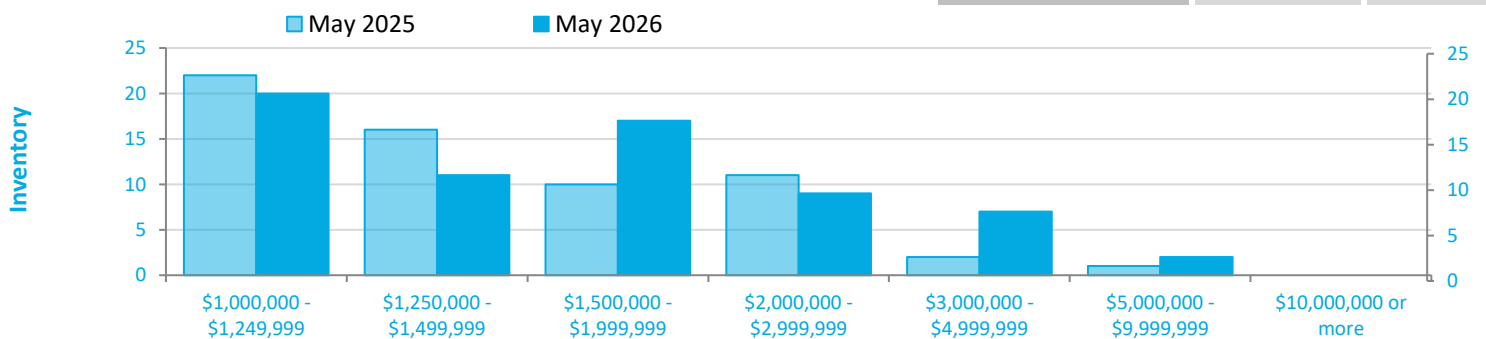
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	65	32.7%
\$200,000 - \$299,999	122	-24.2%
\$300,000 - \$399,999	117	-42.4%
\$400,000 - \$499,999	93	-24.4%
\$500,000 - \$599,999	50	-18.0%
\$600,000 - \$699,999	31	-29.5%
\$700,000 - \$799,999	14	-56.3%
\$800,000 - \$899,999	14	-6.7%
\$900,000 - \$999,999	12	-25.0%
\$1,000,000 or more	66	6.5%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	20	-9.1%
\$1,250,000 - \$1,499,999	11	-31.3%
\$1,500,000 - \$1,999,999	17	70.0%
\$2,000,000 - \$2,999,999	9	-18.2%
\$3,000,000 - \$4,999,999	7	250.0%
\$5,000,000 - \$9,999,999	2	100.0%
\$10,000,000 or more	0	N/A



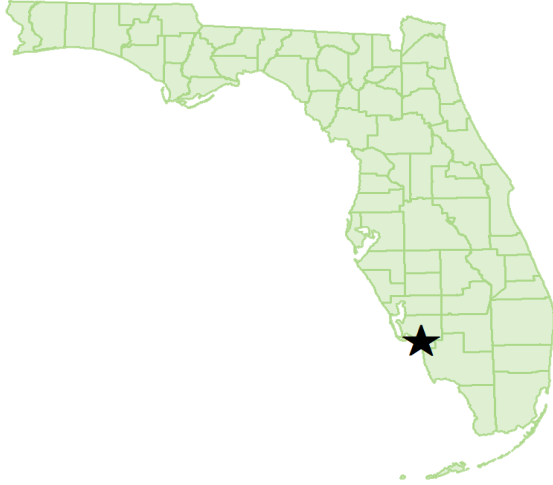
Monthly Distressed Market - May 2026

Townhouses and Condos

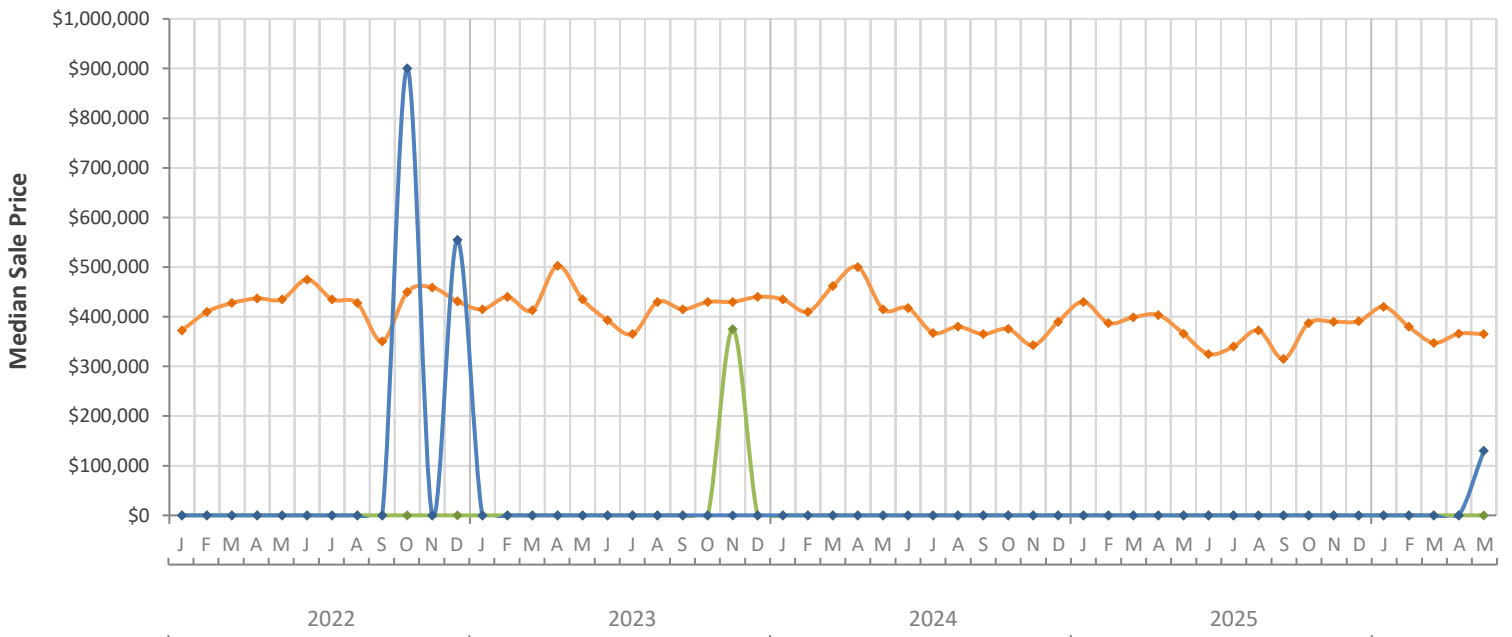
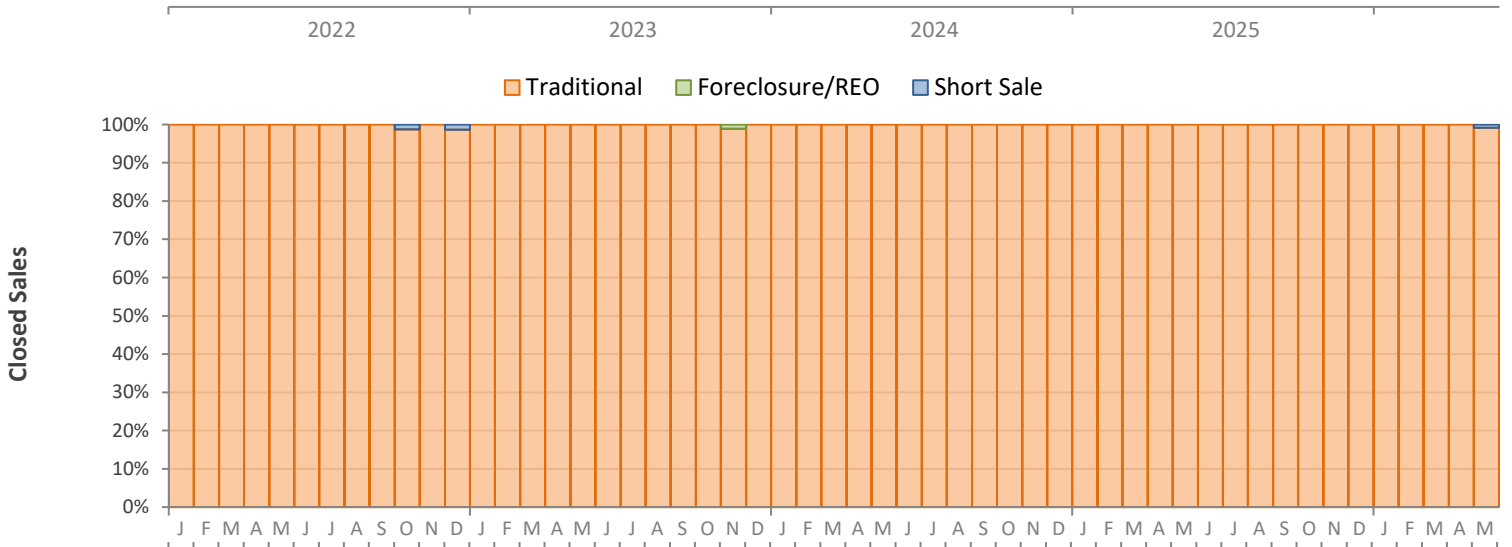
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		May 2026	May 2025	Percent Change Year-over-Year
Traditional	Closed Sales	120	110	9.1%
	Median Sale Price	\$365,000	\$366,250	-0.3%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$130,000	(No Sales)	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Tuesday, June 16, 2026. Next data release is Friday, July 17, 2026.

Monthly Market Detail - May 2026

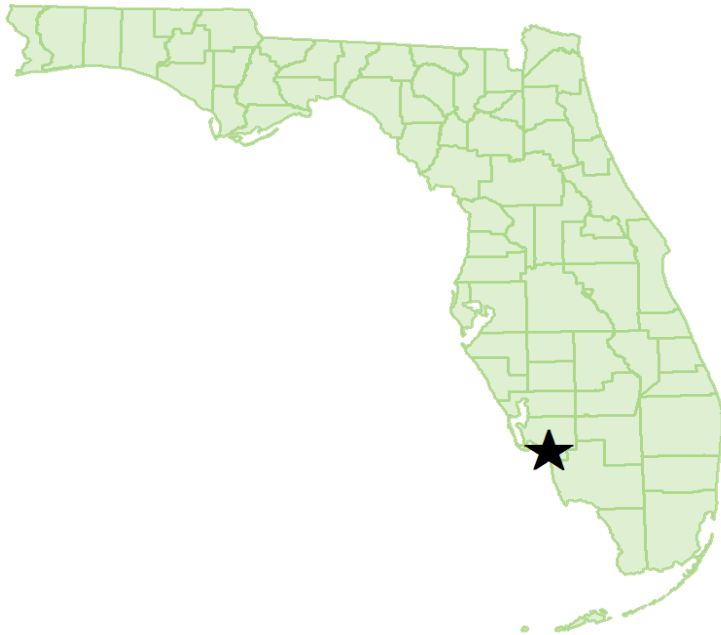
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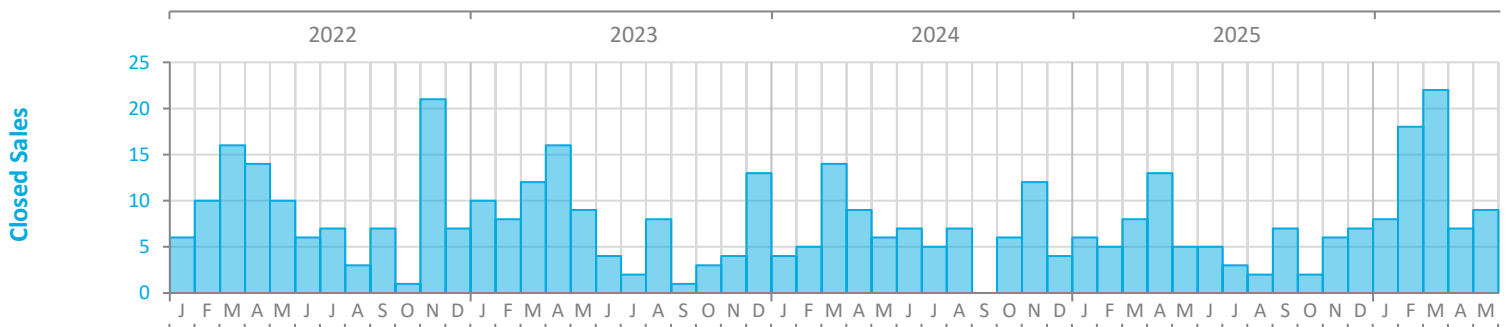
Summary Statistics	May 2026	May 2025	Percent Change Year-over-Year
Closed Sales	9	5	80.0%
Paid in Cash	8	5	60.0%
Median Sale Price	\$150,000	\$165,000	-9.1%
Average Sale Price	\$143,833	\$171,800	-16.3%
Dollar Volume	\$1.3 Million	\$859,000	50.7%
Median Percent of Original List Price Received	86.7%	85.6%	1.3%
Median Time to Contract	251 Days	18 Days	1294.4%
Median Time to Sale	251 Days	38 Days	560.5%
New Pending Sales	9	5	80.0%
New Listings	9	17	-47.1%
Pending Inventory	3	8	-62.5%
Inventory (Active Listings)	53	74	-28.4%
Months Supply of Inventory	6.6	11.4	-42.1%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	64	73.0%
May 2026	9	80.0%
April 2026	7	-46.2%
March 2026	22	175.0%
February 2026	18	260.0%
January 2026	8	33.3%
December 2025	7	75.0%
November 2025	6	-50.0%
October 2025	2	-66.7%
September 2025	7	N/A
August 2025	2	-71.4%
July 2025	3	-40.0%
June 2025	5	-28.6%
May 2025	5	-16.7%



Monthly Market Detail - May 2026

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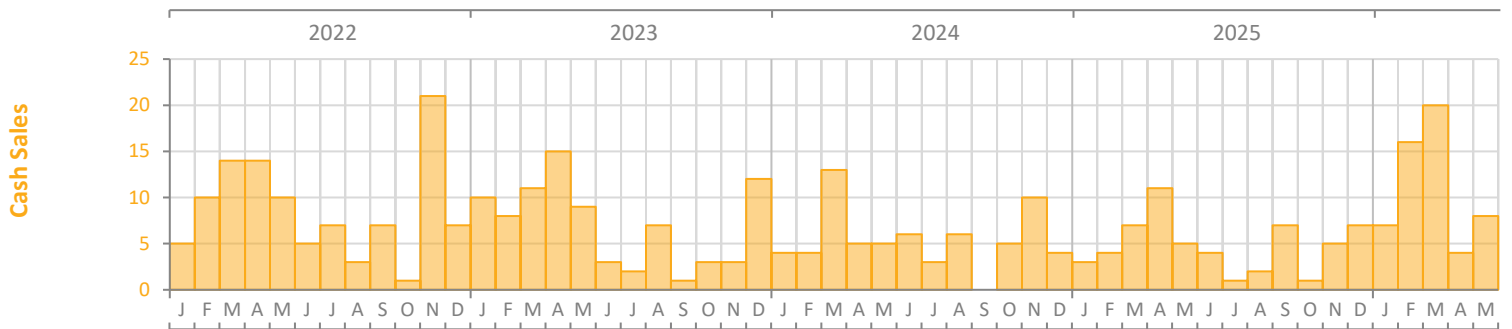
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Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	55	83.3%
May 2026	8	60.0%
April 2026	4	-63.6%
March 2026	20	185.7%
February 2026	16	300.0%
January 2026	7	133.3%
December 2025	7	75.0%
November 2025	5	-50.0%
October 2025	1	-80.0%
September 2025	7	N/A
August 2025	2	-66.7%
July 2025	1	-66.7%
June 2025	4	-33.3%
May 2025	5	0.0%

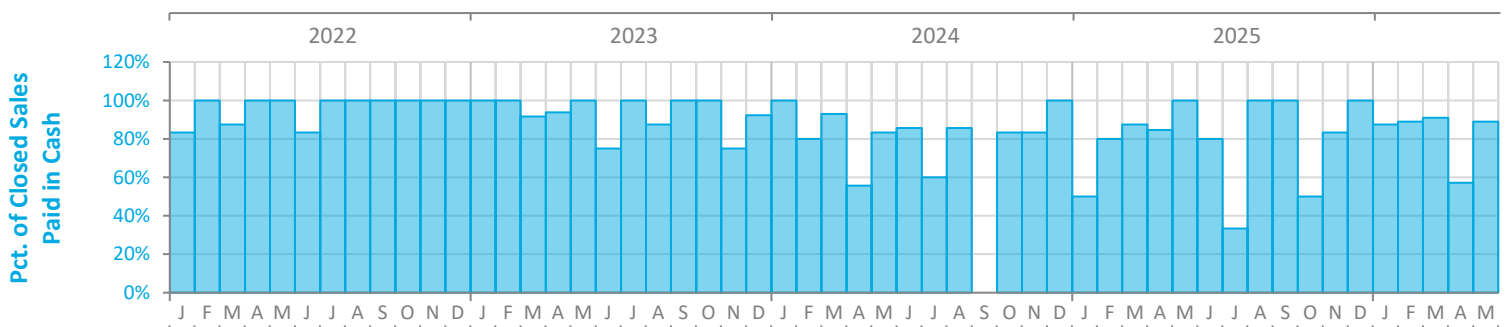


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	85.9%	5.9%
May 2026	88.9%	-11.1%
April 2026	57.1%	-32.5%
March 2026	90.9%	3.9%
February 2026	88.9%	11.1%
January 2026	87.5%	75.0%
December 2025	100.0%	0.0%
November 2025	83.3%	0.0%
October 2025	50.0%	-40.0%
September 2025	100.0%	N/A
August 2025	100.0%	16.7%
July 2025	33.3%	-44.5%
June 2025	80.0%	-6.7%
May 2025	100.0%	20.0%



Monthly Market Detail - May 2026

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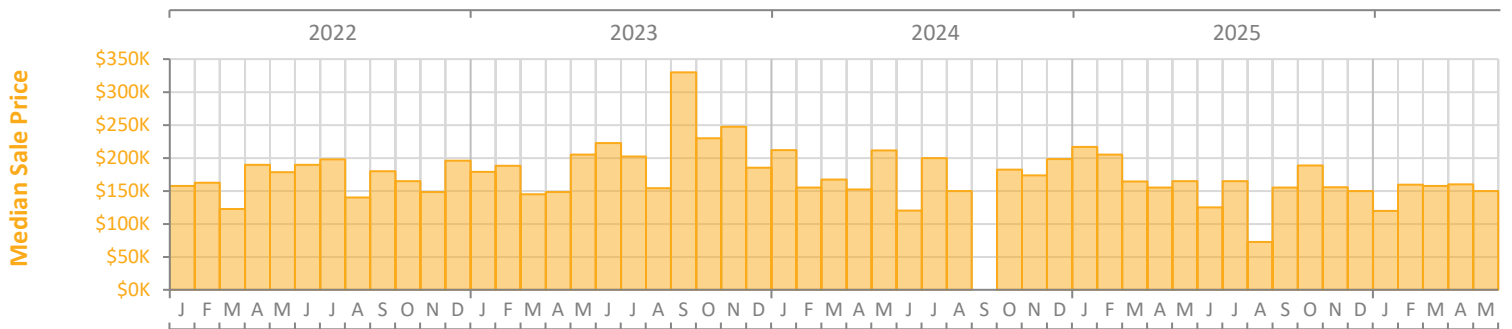
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Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that sold each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$153,500	-9.2%
May 2026	\$150,000	-9.1%
April 2026	\$160,000	3.2%
March 2026	\$157,500	-4.3%
February 2026	\$159,500	-22.2%
January 2026	\$119,854	-44.8%
December 2025	\$150,000	-24.4%
November 2025	\$155,500	-10.4%
October 2025	\$188,500	3.3%
September 2025	\$155,000	N/A
August 2025	\$72,500	-51.7%
July 2025	\$165,000	-17.5%
June 2025	\$125,000	4.2%
May 2025	\$165,000	-22.0%

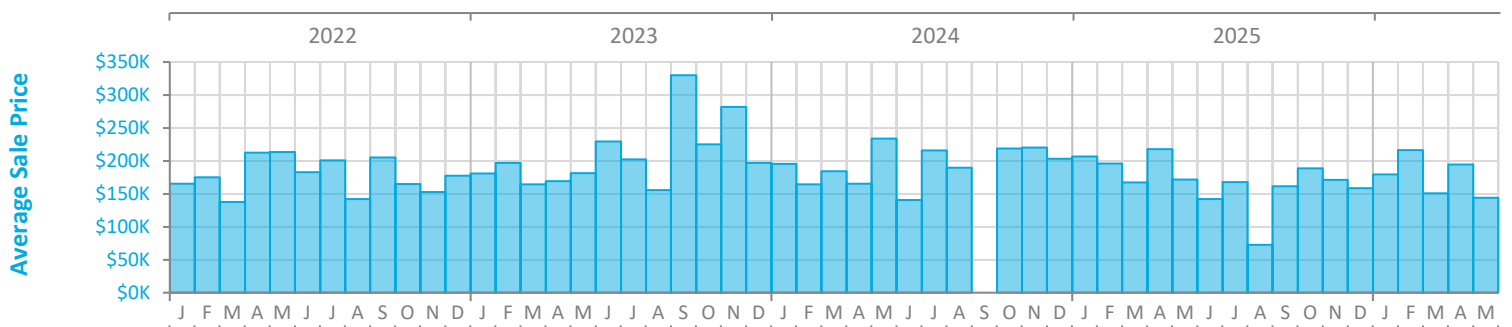


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$176,503	-9.9%
May 2026	\$143,833	-16.3%
April 2026	\$194,286	-10.7%
March 2026	\$150,545	-10.0%
February 2026	\$216,444	10.4%
January 2026	\$179,214	-13.3%
December 2025	\$158,714	-21.8%
November 2025	\$171,167	-22.3%
October 2025	\$188,500	-13.8%
September 2025	\$161,429	N/A
August 2025	\$72,500	-61.8%
July 2025	\$167,667	-22.3%
June 2025	\$142,200	1.1%
May 2025	\$171,800	-26.5%



Monthly Market Detail - May 2026

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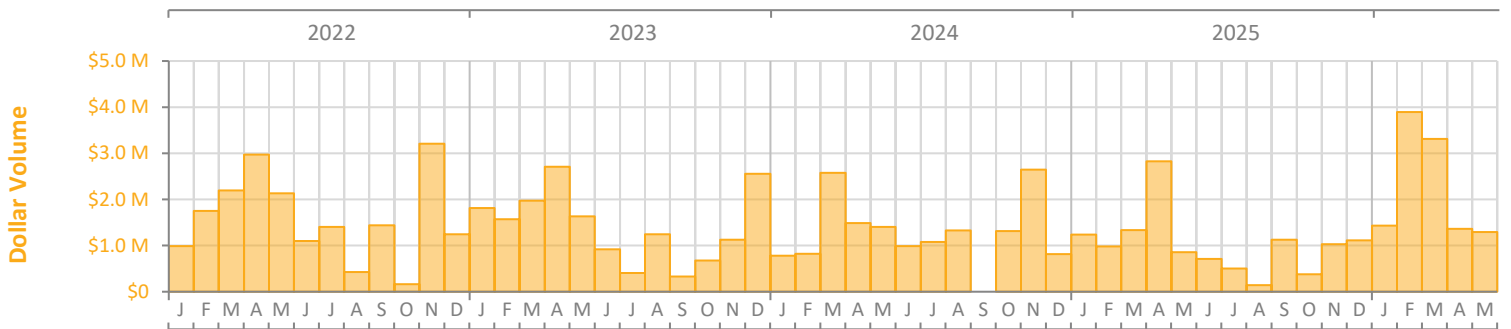
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Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$11.3 Million	55.9%
May 2026	\$1.3 Million	50.7%
April 2026	\$1.4 Million	-51.9%
March 2026	\$3.3 Million	147.6%
February 2026	\$3.9 Million	297.6%
January 2026	\$1.4 Million	15.6%
December 2025	\$1.1 Million	36.8%
November 2025	\$1.0 Million	-61.1%
October 2025	\$377,000	-71.3%
September 2025	\$1.1 Million	N/A
August 2025	\$145,000	-89.1%
July 2025	\$503,001	-53.4%
June 2025	\$711,000	-27.8%
May 2025	\$859,000	-38.8%

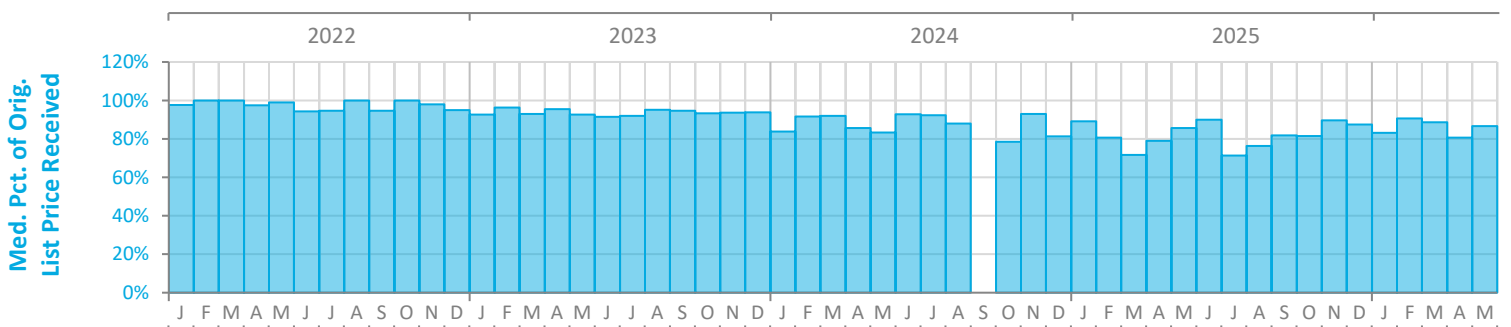


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	87.7%	5.0%
May 2026	86.7%	1.3%
April 2026	80.7%	2.2%
March 2026	88.6%	23.7%
February 2026	90.6%	12.3%
January 2026	83.1%	-6.7%
December 2025	87.5%	7.6%
November 2025	89.6%	-3.7%
October 2025	81.5%	3.8%
September 2025	81.8%	N/A
August 2025	76.3%	-13.3%
July 2025	71.3%	-22.8%
June 2025	89.9%	-3.1%
May 2025	85.6%	2.8%





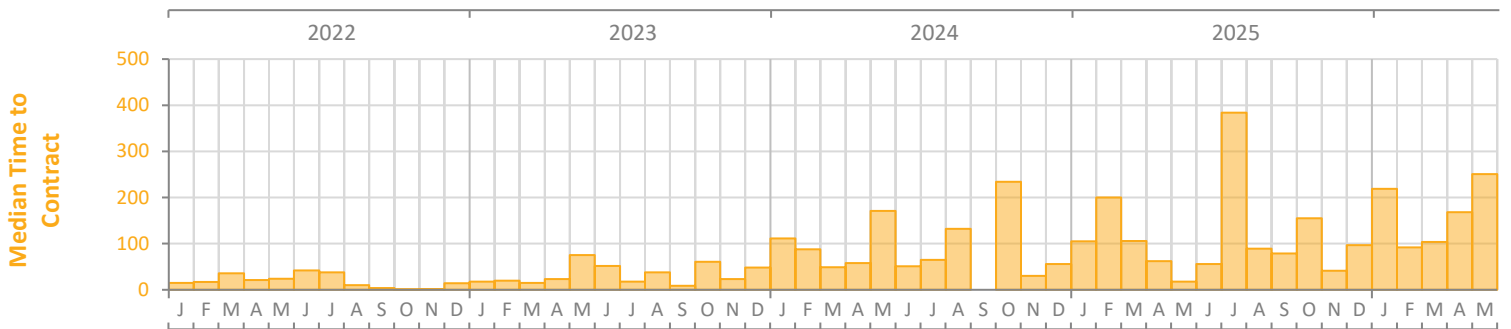
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Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	152 Days	94.9%
May 2026	251 Days	1294.4%
April 2026	168 Days	171.0%
March 2026	104 Days	-1.9%
February 2026	92 Days	-54.0%
January 2026	219 Days	108.6%
December 2025	97 Days	73.2%
November 2025	41 Days	36.7%
October 2025	155 Days	-33.8%
September 2025	79 Days	N/A
August 2025	89 Days	-32.6%
July 2025	384 Days	490.8%
June 2025	56 Days	9.8%
May 2025	18 Days	-89.5%

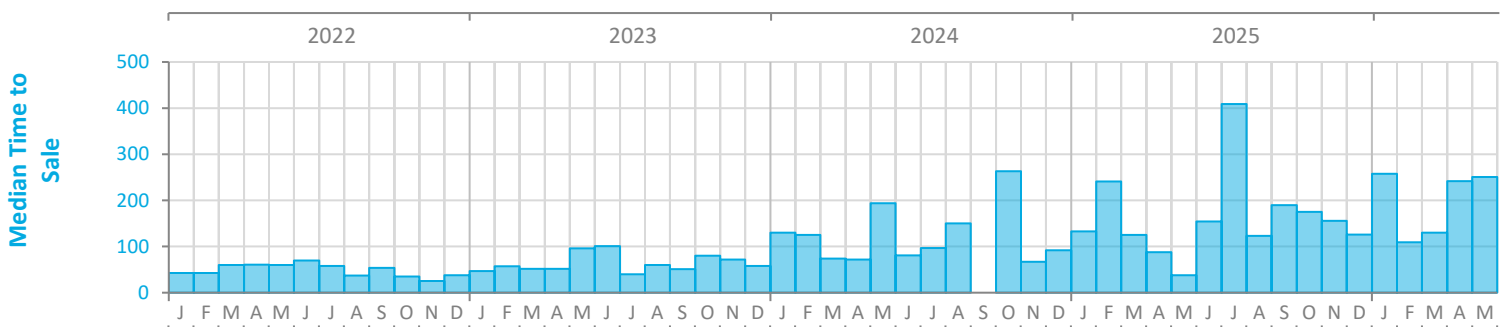


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. Median Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took less time to sell, and 50% of homes took more time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	152 Days	43.4%
May 2026	251 Days	560.5%
April 2026	242 Days	175.0%
March 2026	130 Days	4.0%
February 2026	109 Days	-54.8%
January 2026	258 Days	94.0%
December 2025	126 Days	37.0%
November 2025	156 Days	132.8%
October 2025	175 Days	-33.5%
September 2025	190 Days	N/A
August 2025	123 Days	-18.0%
July 2025	409 Days	321.6%
June 2025	154 Days	90.1%
May 2025	38 Days	-80.4%



Monthly Market Detail - May 2026

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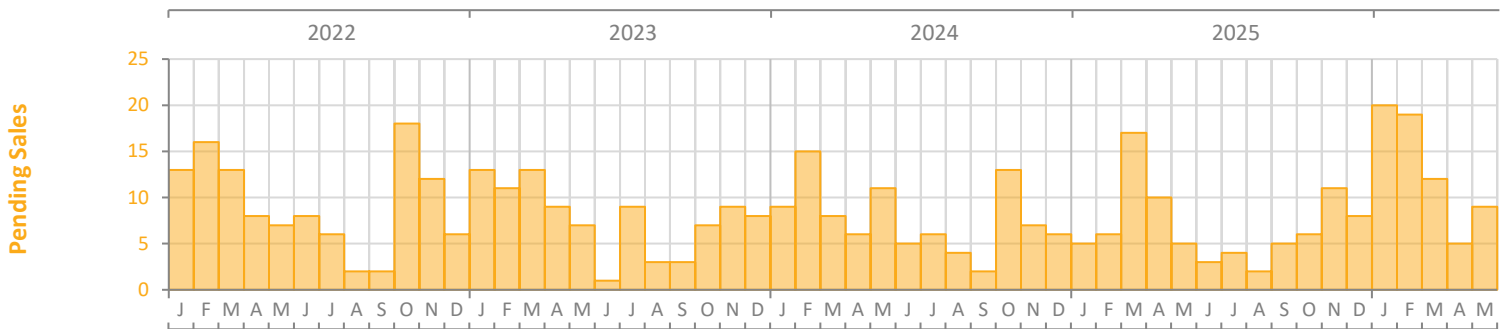
This report describes member activity for the association and is not confined to any specific geographic area.

New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	65	51.2%
May 2026	9	80.0%
April 2026	5	-50.0%
March 2026	12	-29.4%
February 2026	19	216.7%
January 2026	20	300.0%
December 2025	8	33.3%
November 2025	11	57.1%
October 2025	6	-53.8%
September 2025	5	150.0%
August 2025	2	-50.0%
July 2025	4	-33.3%
June 2025	3	-40.0%
May 2025	5	-54.5%

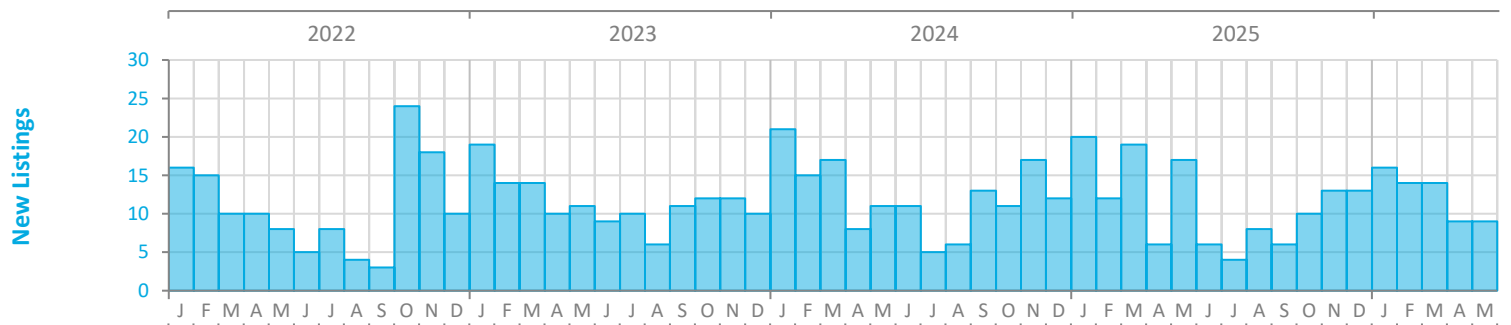


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really new listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	62	-16.2%
May 2026	9	-47.1%
April 2026	9	50.0%
March 2026	14	-26.3%
February 2026	14	16.7%
January 2026	16	-20.0%
December 2025	13	8.3%
November 2025	13	-23.5%
October 2025	10	-9.1%
September 2025	6	-53.8%
August 2025	8	33.3%
July 2025	4	-20.0%
June 2025	6	-45.5%
May 2025	17	54.5%



Monthly Market Detail - May 2026

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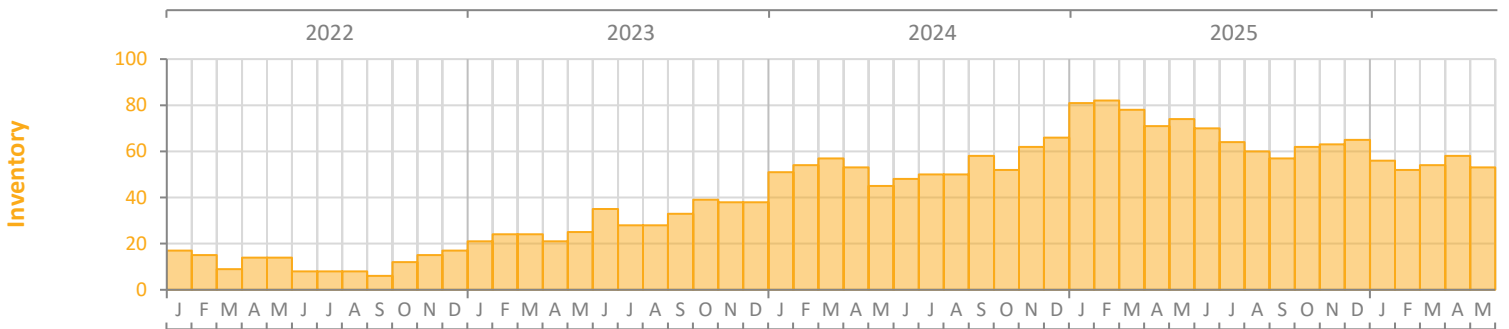
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Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	55	-29.3%
May 2026	53	-28.4%
April 2026	58	-18.3%
March 2026	54	-30.8%
February 2026	52	-36.6%
January 2026	56	-30.9%
December 2025	65	-1.5%
November 2025	63	1.6%
October 2025	62	19.2%
September 2025	57	-1.7%
August 2025	60	20.0%
July 2025	64	28.0%
June 2025	70	45.8%
May 2025	74	64.4%

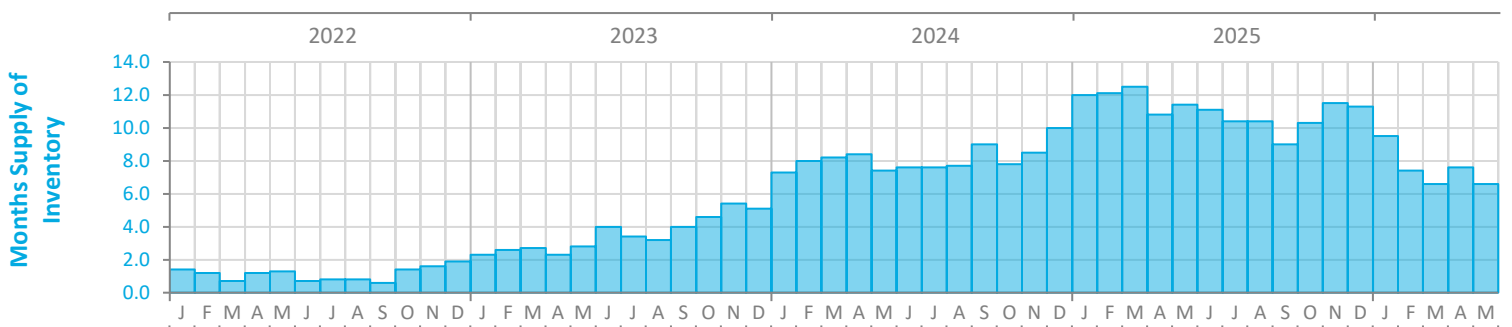


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	7.5	-36.4%
May 2026	6.6	-42.1%
April 2026	7.6	-29.6%
March 2026	6.6	-47.2%
February 2026	7.4	-38.8%
January 2026	9.5	-20.8%
December 2025	11.3	13.0%
November 2025	11.5	35.3%
October 2025	10.3	32.1%
September 2025	9.0	0.0%
August 2025	10.4	35.1%
July 2025	10.4	36.8%
June 2025	11.1	46.1%
May 2025	11.4	54.1%



Monthly Market Detail - May 2026

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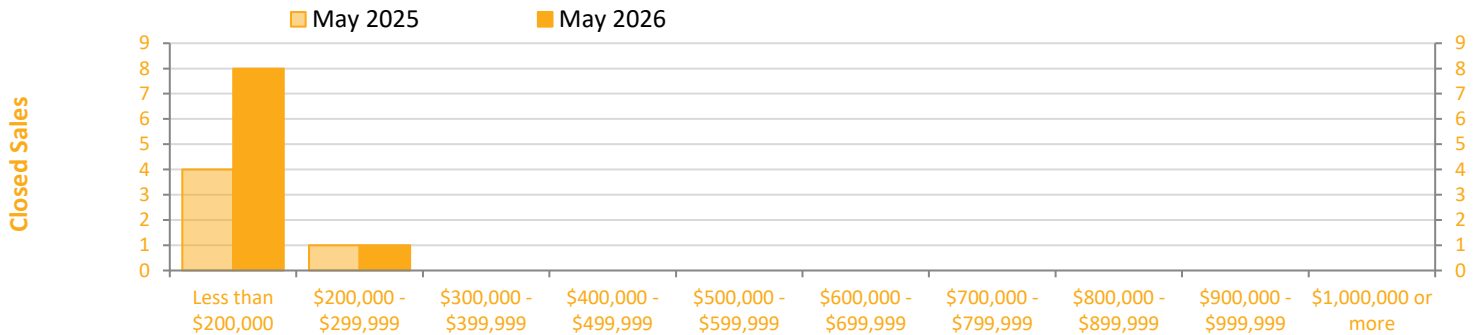
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Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	8	100.0%
\$200,000 - \$299,999	1	0.0%
\$300,000 - \$399,999	0	N/A
\$400,000 - \$499,999	0	N/A
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

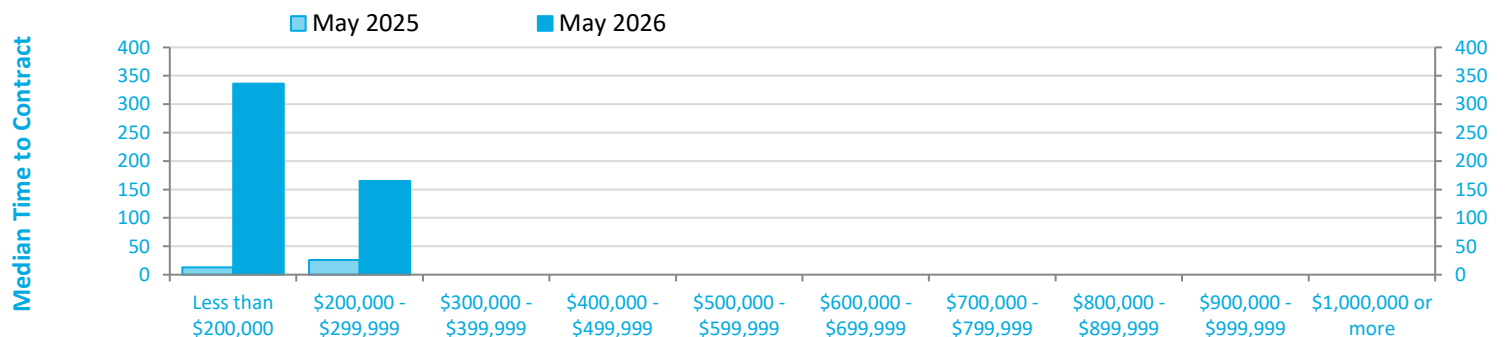


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	336 Days	2484.6%
\$200,000 - \$299,999	165 Days	534.6%
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$499,999	(No Sales)	N/A
\$500,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$699,999	(No Sales)	N/A
\$700,000 - \$799,999	(No Sales)	N/A
\$800,000 - \$899,999	(No Sales)	N/A
\$900,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A



Monthly Market Detail - May 2026

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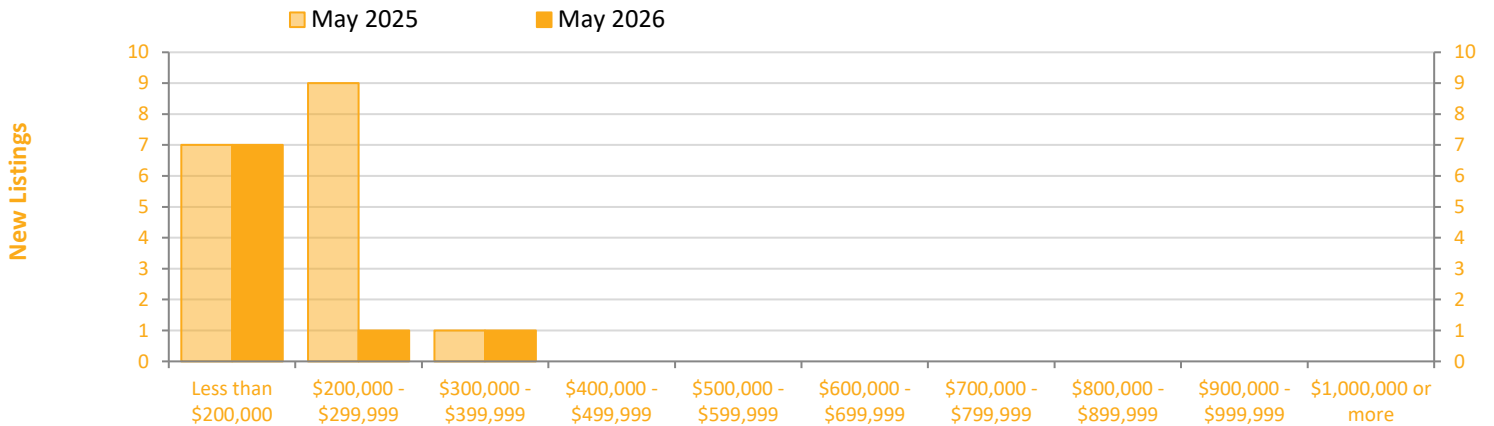
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New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

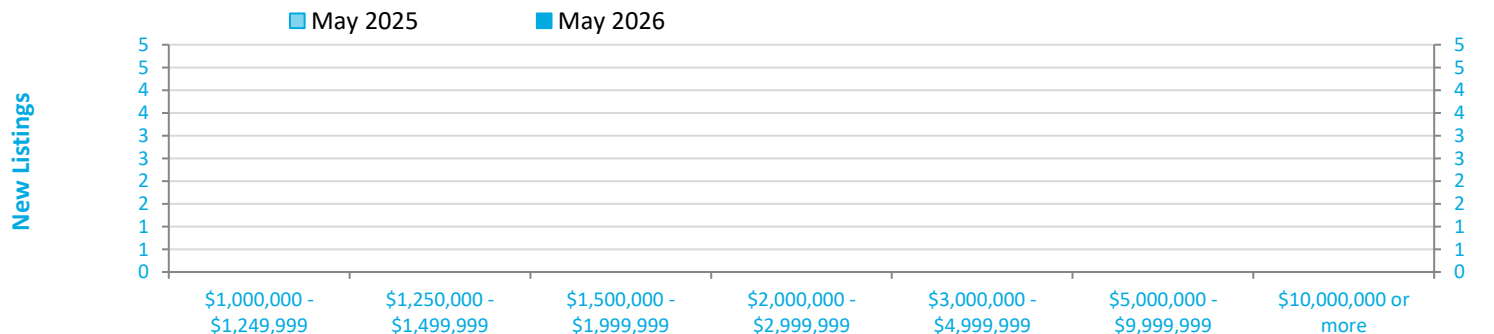
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	7	0.0%
\$200,000 - \$299,999	1	-88.9%
\$300,000 - \$399,999	1	0.0%
\$400,000 - \$499,999	0	N/A
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	0	N/A
\$1,250,000 - \$1,499,999	0	N/A
\$1,500,000 - \$1,999,999	0	N/A
\$2,000,000 - \$2,999,999	0	N/A
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - May 2026

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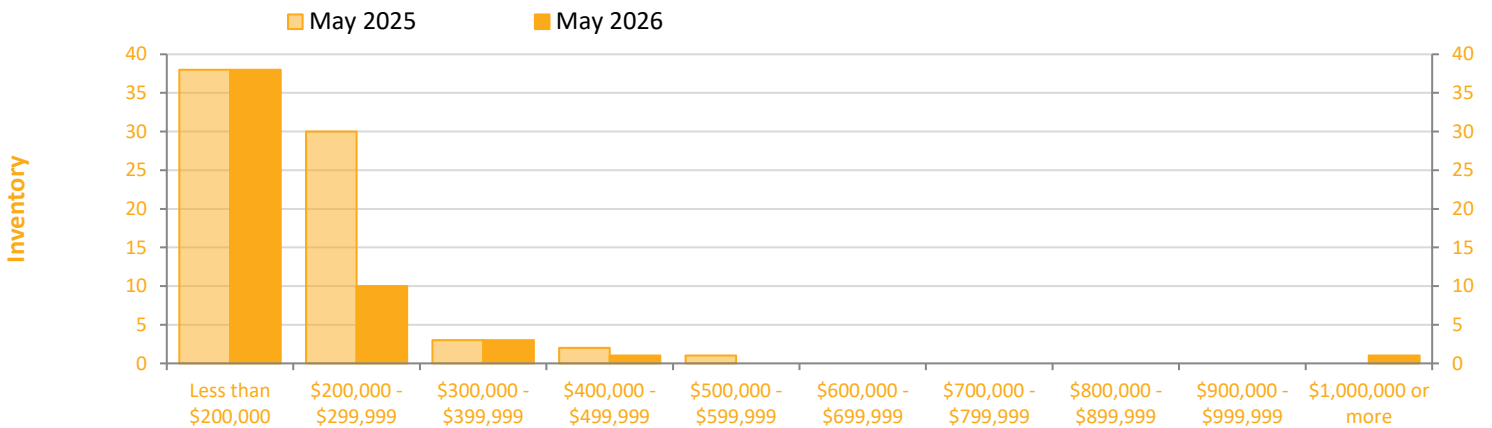
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Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

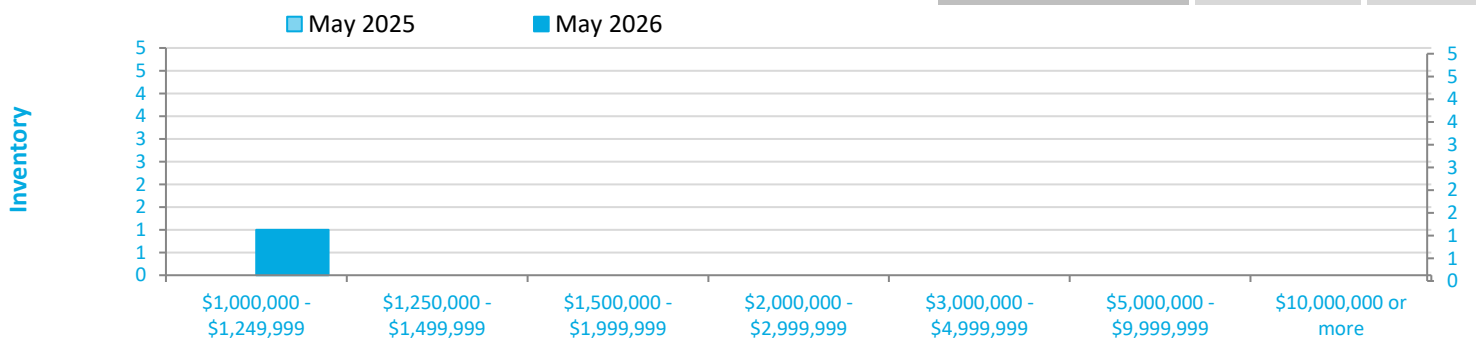
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	38	0.0%
\$200,000 - \$299,999	10	-66.7%
\$300,000 - \$399,999	3	0.0%
\$400,000 - \$499,999	1	-50.0%
\$500,000 - \$599,999	0	-100.0%
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	1	N/A
\$1,250,000 - \$1,499,999	0	N/A
\$1,500,000 - \$1,999,999	0	N/A
\$2,000,000 - \$2,999,999	0	N/A
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Distressed Market - May 2026

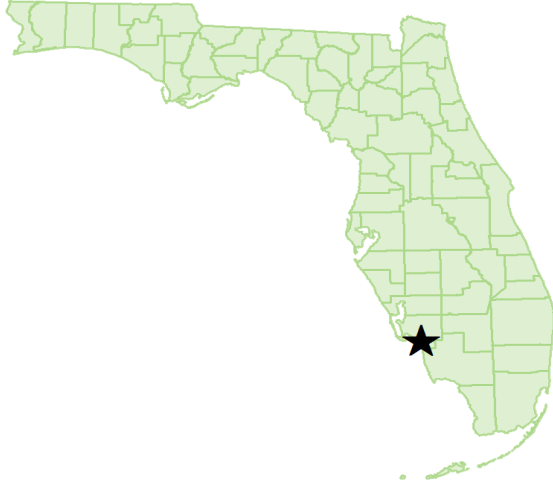
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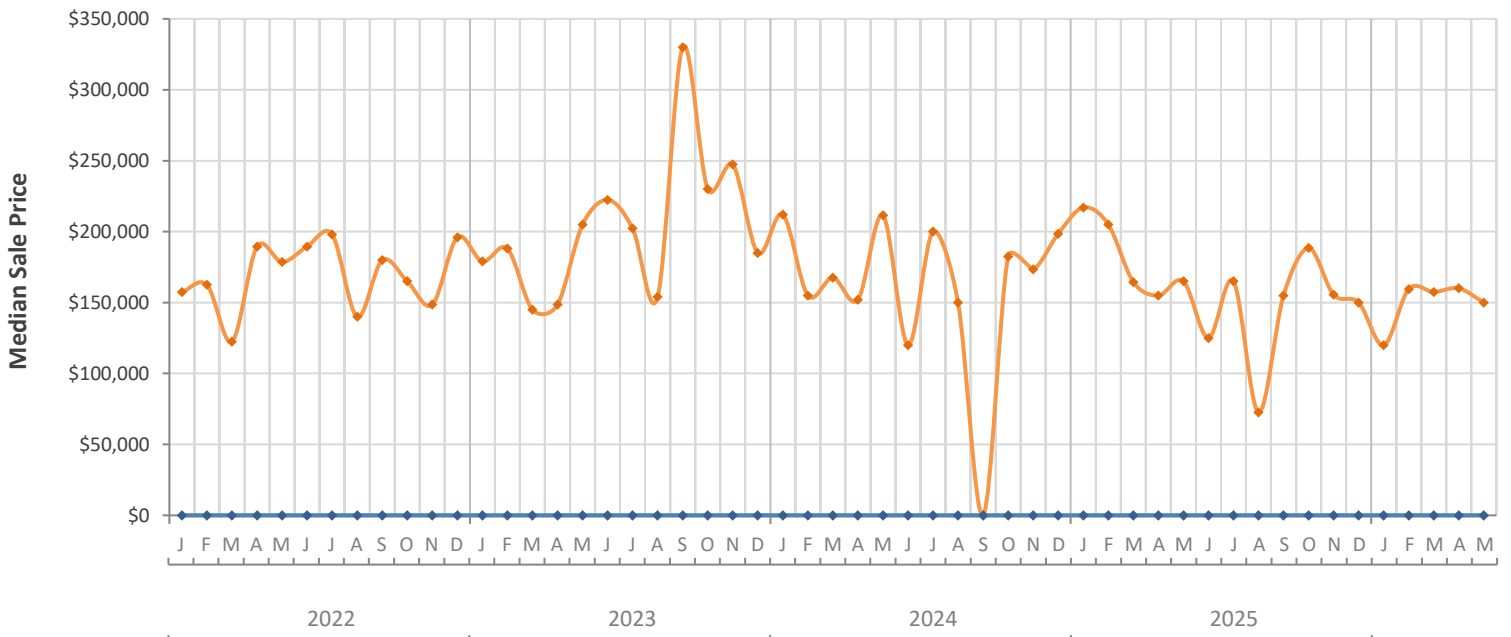
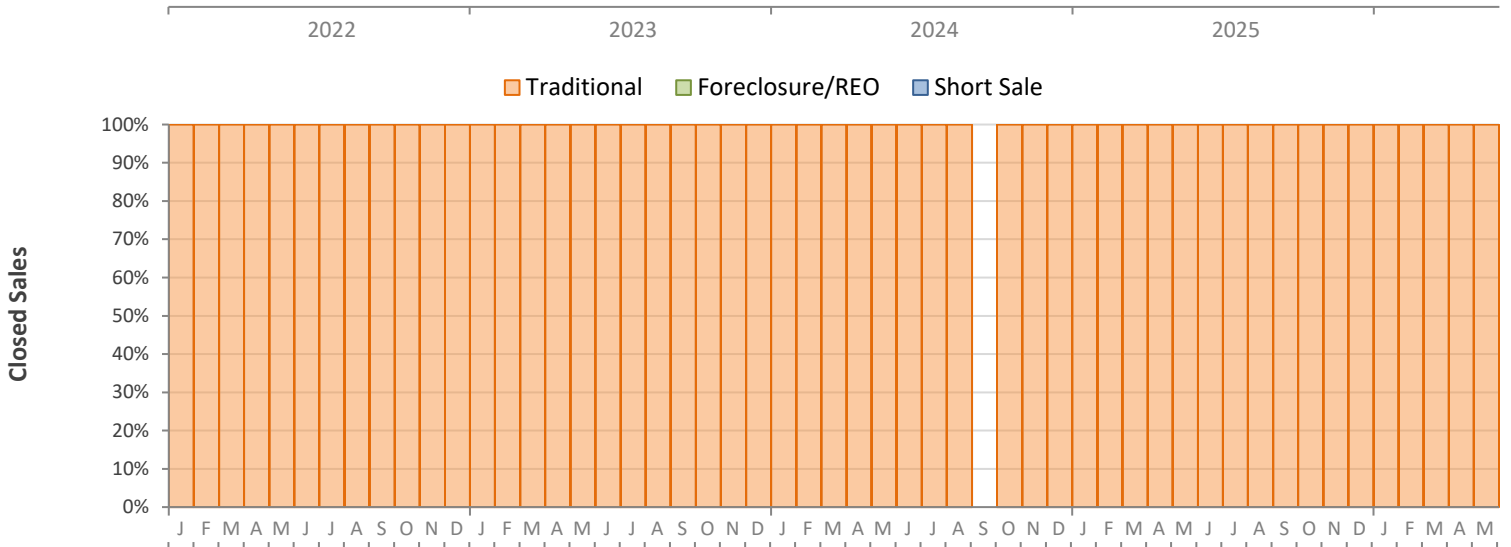
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		May 2026	May 2025	Percent Change Year-over-Year
Traditional	Closed Sales	9	5	80.0%
	Median Sale Price	\$150,000	\$165,000	-9.1%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month. Data released on Tuesday, June 16, 2026. Next data release is Friday, July 17, 2026.