

Local Market Update – July 2026

A Research Tool Provided by Bonita Springs-Estero Realtors®



Southwest Florida

(Lee, Collier, Hendry Counties)

Single Family

Key Metrics	July			Year To Date		
	2025	2026	% Change	Thru 07-2025	Thru 07-2026	% Change
New Listings	2,390	2,383	-0.3%	22,735	20,302	-10.7%
Pending Sales	1,739	2,425	+39.4%	14,263	16,916	+18.6%
Closed Sales	1,665	1,763	+5.9%	12,014	13,047	+8.6%
Days on Market (Median)	66	59.5	-9.8%	53.857	53.357	-0.9%
Median Sales Price	\$420,000	\$440,000	+4.8%	\$439,000	\$449,850	+2.5%
Sold Dollar Volume	\$1B	\$1.4B	+34.8%	\$9.4B	\$10.4B	+10.2%
Percent of List Price Received	95.36%	96.14%	+0.8%	95.66%	95.81%	+0.2%
Inventory of Homes for Sale	11,889	9,255	-22.2%			
Months Supply of Inventory	7.1	5.2	-26.5%			

Condo

Key Metrics	July			Year To Date		
	2025	2026	% Change	Thru 07-2025	Thru 07-2026	% Change
New Listings	926	1,014	+9.5%	11,620	10,406	-10.4%
Pending Sales	803	1,059	+31.9%	6,759	8,878	+31.4%
Closed Sales	641	765	+19.3%	5,508	6,913	+25.5%
Days on Market (Median)	90	89	-1.1%	69.214	69.643	+0.6%
Median Sales Price	\$325,000	\$305,000	-6.2%	\$370,571	\$350,832	-5.3%
Sold Dollar Volume	\$324.3M	\$382.2M	+17.9%	\$3.2B	\$4.1B	+26.7%
Percent of List Price Received	93.52%	94.33%	+0.9%	94.24%	94.31%	+0.1%
Inventory of Homes for Sale	6,937	5,435	-21.7%			
Months Supply of Inventory	10.8	7.1	-34.4%			

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

Current as of August 4th, 2026. All data from Bonita Springs-Estero Board of Realtors® MLS | Data gathered from Domus Analytics