

Local Market Update – February 2026

A Research Tool Provided by Bonita Springs-Estero Realtors®



Southwest Florida

(Lee, Collier, Hendry Counties)

Single Family

Key Metrics	February			Year To Date		
	2025	2026	% Change	Thru 02-2025	Thru 02-2026	% Change
New Listings	3,733	3,214	-13.9%	8,262	7,042	-14.8%
Pending Sales	2,184	2,843	+30.2%	3,856	4,921	+27.6%
Closed Sales	1,361	1,533	+12.6%	2,562	2,795	+9.1%
Days on Market (Median)	50	58	+16.0%	48.5	53.75	+10.8%
Median Sales Price	\$455,000	\$455,000	0.0%	\$465,000	\$460,475	-1.0%
Sold Dollar Volume	\$1.1B	\$1.3B	+10.7%	\$2.2B	\$2.3B	+6.0%
Percent of List Price Received	95.48%	95.40%	-0.1%	95.66%	95.27%	-0.4%
Inventory of Homes for Sale	14,564	12,170	-16.4%			
Months Supply of Inventory	10.7	7.9	-25.8%			

Condo

Key Metrics	February			Year To Date		
	2025	2026	% Change	Thru 02-2025	Thru 02-2026	% Change
New Listings	2,079	1,775	-14.6%	4,826	4,068	-15.7%
Pending Sales	1,161	1,604	+38.2%	1,984	2,810	+41.6%
Closed Sales	639	901	+41.0%	1,206	1,528	+26.7%
Days on Market (Median)	59	69	+16.9%	61.75	63.5	+2.8%
Median Sales Price	\$385,000	\$363,000	-5.7%	\$396,250	\$363,000	-8.4%
Sold Dollar Volume	\$434.9M	\$565.4M	+30.0%	\$783.4M	\$912.5M	+16.5%
Percent of List Price Received	94.68%	94.15%	-0.6%	94.68%	94.16%	-0.6%
Inventory of Homes for Sale	9,448	8,254	-12.6%			
Months Supply of Inventory	14.8	9.2	-38.0%			

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

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