

Local Market Update – March 2026

A Research Tool Provided by Bonita Springs-Estero Realtors®



Southwest Florida

(Lee, Collier, Hendry Counties)

Single Family

Key Metrics	March			Year To Date		
	2025	2026	% Change	Thru 03-2025	Thru 03-2026	% Change
New Listings	3,576	3,080	-13.9%	11,838	10,127	-14.5%
Pending Sales	2,369	3,162	+33.5%	6,223	7,857	+26.3%
Closed Sales	1,910	2,179	+14.1%	4,472	4,986	+11.5%
Days on Market (Median)	48	57	+18.8%	48.333	54.667	+13.1%
Median Sales Price	\$450,000	\$445,000	-1.1%	\$460,000	\$455,500	-1.0%
Sold Dollar Volume	\$1.5B	\$1.7B	+12.2%	\$3.7B	\$4.1B	+8.8%
Percent of List Price Received	95.97%	95.66%	-0.3%	95.76%	95.40%	-0.4%
Inventory of Homes for Sale	14,717	11,587	-21.3%			
Months Supply of Inventory	7.7	5.3	-31.0%			

Condo

Key Metrics	March			Year To Date		
	2025	2026	% Change	Thru 03-2025	Thru 03-2026	% Change
New Listings	2,054	1,737	-15.4%	6,880	5,811	-15.5%
Pending Sales	1,222	1,740	+42.4%	3,196	4,410	+38.0%
Closed Sales	971	1,237	+27.4%	2,177	2,771	+27.3%
Days on Market (Median)	65	67.5	+3.8%	62.833	64.5	+2.7%
Median Sales Price	\$377,999	\$360,000	-4.8%	\$390,166	\$361,667	-7.3%
Sold Dollar Volume	\$573.6M	\$705M	+22.9%	\$1.4B	\$1.6B	+19.4%
Percent of List Price Received	94.68%	94.46%	-0.2%	94.68%	94.25%	-0.5%
Inventory of Homes for Sale	9,725	7,964	-18.1%			
Months Supply of Inventory	10.0	6.4	-35.7%			

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

Current as of April 6th, 2026. All data from Bonita Springs-Estero Board of Realtors® MLS | Data gathered from Domus Analytics