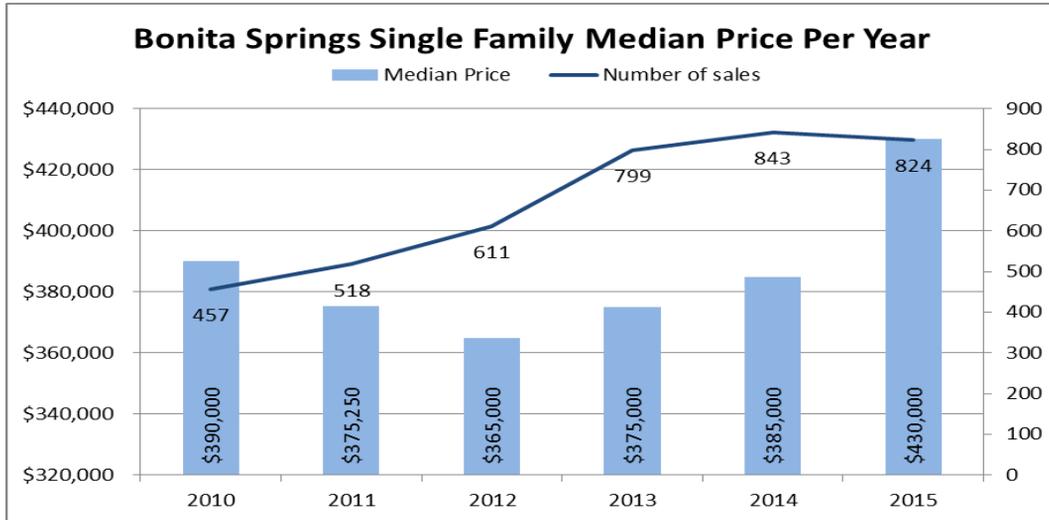




MARKET SNAPSHOT



QUICK STATS

Active Listings	355
Median List Price	\$548,995
Median Size	2,358
Median DOM	103

Sold (Previous Year)	884
Median Sales Price	\$409,000
Median Size	2,088
Median DOM	43

As we reach the end of summer and approach season, this month we've decided to analyze one of Southwest Florida's most seasonal markets, Bonita Springs. What we found is a market that's seen a 2015

median price increase of increase of 11.69% over 2014. This trumps the 2.67% price increase seen from 2013 to 2014 and suggests that the Bonita Springs market has additional room for price growth.

While most of the markets in Southwest Florida bottomed out in price around 2010, the bottom of the market in Bonita Springs wasn't reached until the median price hit \$365,000 in 2012. That price was a 6.41% discount from the median price paid in 2010.

Inventory is also at a premium in Bonita Springs with only 4.5 months of inventory currently

available. And while the median sales price over the past year is \$409,000, the current median list price is \$548,995, suggesting that the lower priced inventory has already been cleared out.

If one were searching for some sign to temper the apparent bull market, it would come in the form of pace of sales. The pace of sales increased 17.95% from 2011 to 2012, 30.77% from 2012 to 2013, but only 5.50% from 2013 to 2014. And the annualized pace of sales for 2015 (824 sales) suggests that this year may actually decrease from the 843 sales seen in 2014.



- Commercial and Residential
- Litigation Support/Eminent Domain
- Subdivision/Development Analysis
- Insurable Value
- Estate/Taxation Appraisals
- Ad Valorem Issues
- Rental Studies/Lease Analysis
- General Consulting



WORTHY OF NOTE:

- 2014-2015 11.69% median price increase
- \$548,995 current median list price

For more information, contact us at: info@mhsappraisal.com