

VILLAGE WALK BONITA SPRINGS REAL ESTATE REVIEW - 8/1/2026

There's been a good bit of activity in the in the Village Walk since June 1, 2026, 28 Transactions in all – 12 Sold, 5 Pending, 8 Active (4 new), 1 Terminated, and 2 Expired. The 12 homes that sold had an average sale price of \$488,042 and an average price reduction of \$43,208, or 8%. The average sale price was \$276 per square foot, and the Average Cumulative Days on Market was 70.

Village Walk currently has approximately **1.3 months of inventory**. This is calculated by dividing the eight active listings by the average of six homes sold per month - 12 sales over the past two months. Generally, fewer than four months of inventory favors sellers; however, today's buyers remain selective and highly sensitive to price and condition

All 12 homes sold below their original asking prices, reinforcing just how important proper pricing has become. At the same time, competitively priced homes are still moving quickly: 2 sold after only 7 days on the market, and another 1 sold in just 14 days. The message is clear - buyers are still buying, but homes must be well presented, appropriately priced, and positioned to compete. Mortgage rates also remain a factor, with the average 30-year fixed rate at approximately 6.66% as of July 30.

Real estate markets change quickly, which is why I provide this Neighborhood Real Estate Review every other month - to help keep you informed about home values and market trends in Village Walk. If you would like to know what your home might sell for in today's market, I'm always happy to provide a complimentary Comparative Market Analysis.

If you enjoy staying connected to what's happening in Village Walk, I invite you to follow my Facebook page, *Village Walk Insider*, where I share neighbor spotlights, community news, local events, trusted vendors, and other stories that make our neighborhood such a special place to live.

(www.facebook.com/LindaCampbe11)

If you're not on Facebook, no worries - just scan the QR code to open and enjoy the first edition of the *Village Walk Insider* magazine.

Your neighbor, local real estate expert, Florida Notary, and certified mobile signing agent.



Linda Campbell

Realtor

703-853-2349

lindacampbe11@kw.com



kw MILITARY

#	Status	Property Type	Model	Furnished?	Address	Bed + Baths + 1/2 Baths	Est. SqFt	List Date	Original List Price	Sold/ Current Asking Price	Price Difference	Drop %	\$/SqFt	CDOM
1	Sold	Classic Series	Oakmont w/ Pool	Negotiable	15395 TREVALLY WAY	3 Bed/2(1)	2,016	10/9/2025	\$665,000	\$610,000	\$ (55,000)	-8%	\$ 303	200
2	Sold	Attached Villa	Capri	Unfurnished	15416 ALMACO CIR	2 Bed/2(0)	1,534	12/13/2025	\$535,000	\$389,000	\$ (146,000)	-27%	\$ 254	144
3	Sold	Classic Series	Oakmont w/ Pool	Unfurnished	28169 HERRING WAY	3+Den/2(1)	2,000	10/29/2025	\$749,500	\$656,000	\$ (93,500)	-12%	\$ 328	136
4	Sold	Classic Series	Vernon Hill w/ Cage	Turnkey	28513 GUINIVERE WAY	3+Den/2(0)	1,911	1/27/2026	\$574,900	\$550,000	\$ (24,900)	-4%	\$ 288	7
5	Sold	Classic Series	Vernon Hill	Unfurnished	15100 DANIOS DR	4 Bed/2(0)	1,897	3/3/2026	\$619,000	\$555,000	\$ (64,000)	-10%	\$ 293	63
6	Sold	Townhome	Dublon	Unfurnished	15263 LAUGHING GULL LN	3 Bed/3(0)	1,846	2/24/2026	\$429,900	\$412,000	\$ (17,900)	-4%	\$ 223	108
7	Sold	Attached Villa	Capri w/ Pool	Unfurnished	15451 ORLANDA DR	2 Bed/2(0)	1,534	3/27/2026	\$549,000	\$510,000	\$ (39,000)	-7%	\$ 332	41
8	Sold	Townhome	Caymen w/ Pool	Unfurnished	15088 BLUE MARLIN TER	3 Bed/3(0)	1,868	4/3/2026	\$439,000	\$432,000	\$ (7,000)	-2%	\$ 231	30
9	Sold	Townhome	Dublon	Turnkey	15348 LATITUDE DR	3 Bed/3(0)	1,868	4/18/2026	\$419,900	\$410,000	\$ (9,900)	-2%	\$ 219	19
10	Sold	Townhome	Caymen w/ Pool	Negotiable	15599 LATITUDE DR	3 Bed/3(0)	1,868	4/15/2026	\$459,900	\$417,500	\$ (42,400)	-9%	\$ 224	71
11	Sold	Attached Villa	Capri w/ Pool	Turnkey	15366 UPWIND DR	2 Bed/2(0)	1,534	4/27/2026	\$489,000	\$485,000	\$ (4,000)	-1%	\$ 316	7
12	Sold	Garden Series	Pine Spring	Turnkey	15086 ESTUARY CIR	3 Bed/2(0)	1,429	5/12/2026	\$444,900	\$430,000	\$ (14,900)	-3%	\$ 301	14
13	Pending	Classic Series	Vernon Hill w/ Cage	Furnished	28035 PISCES LN	4 Bed/2(0)	1,912	2/27/2026	\$649,000	\$564,900	\$ (84,100)	-13%	\$ 295	151
14	Pending	Attached Villa	Capri w/ Cage	Unfurnished	28153 GOBY TRL	2 Bed/2(0)	1,534	4/2/2026	\$480,000	\$468,000	\$ (12,000)	-3%	\$ 305	78
15	Pending	Attached Villa	Capri	Unfurnished	15350 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	3/31/2026	\$480,000	\$455,000	\$ (25,000)	-5%	\$ 297	112
16	Pending	Townhome	Caymen	Unfurnished	15361 LAUGHING GULL LANE	3 Bed/3(0)	1,868	6/16/2026	\$410,000	\$410,000	\$ -	0%	\$ 219	3
17	Pending	Townhome	Dublon	Turnkey	15400 ALMACO CIR	4 Bed/3(0)	1,868	6/21/2026	\$420,000	\$420,000	\$ -	0%	\$ 225	8
18	Active	Classic Series	Oakmont w/ Pool	Unfurnished	28348 NAUTICA LN	3 Bed/3(0)	2,014	12/1/2025	\$625,000	\$610,000	\$ (15,000)	-2%	\$ 303	244
19	Active	Garden Series	Grey Myst w/ Cage	Negotiable	15127 REEF LN	2 Bed/2(0)	1,392	3/1/2026	\$475,000	\$460,000	\$ (15,000)	-3%	\$ 330	154
20	Active	Estate Series	Carlyle w/ Pool	Turnkey	28100 CETATION WAY	4 Den/3(0)	2,505	3/13/2026	\$825,000	\$795,000	\$ (30,000)	-4%	\$ 317	142
21	Active	Attached Villa	Carrington	Unfurnished	28729 XENON WAY	3 Bed/2(0)	1,550	4/3/2026	\$523,000	\$523,000	\$ -	0%	\$ 337	121
22	Active	Attached Villa	Capri w/ Pool	Furnished	28179 ISLET TRL	2 Bed/2(0)	1,534	6/1/2026	\$534,000	\$525,000	\$ (9,000)	-2%	\$ 342	62
23	Active	Estate Series	Carlyle	Unfurnished	28287 KOI WAY	4 Den/4(0)	2,503	6/2/2026	\$759,900	\$759,900	\$ -	0%	\$ 304	61
24	Active	Classic Series	Surrey Crest w/ Pool	Partially Furnished	15017 DANIOS DR	2 Bed/2(0)	1,701	7/10/2026	\$565,500	\$565,500	\$ -	0%	\$ 332	23
25	Active	Townhome	Dublon w/ Pool	Negotiable	28254 VILLAGE WALK CIR	3 Bed/3(0)	1,846	7/29/2026	\$440,000	\$440,000	\$ -	0%	\$ 238	4
26	Terminated	Classic Series	Oakmont w/ Pool	Unfurnished	28032 EAGLE RAY CT	3 Bed/2(0)	2,456	4/15/2026	\$799,000	\$699,000	\$ (100,000)	-13%	\$ 285	105
27	Expired	Attached Villa	Capri	Unfurnished	15413 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	1/23/2026	\$465,000	\$459,900	\$ (5,100)	-1%	\$ 300	179
28	Expired	Attached Villa	Capri w/ Pool	Turnkey	28835 VERMILLION LN	2 Bed/2(0)	1,534	12/18/2025	\$535,000	\$499,000	\$ (36,000)	-7%	\$ 325	169