

The real estate market in Bonita Springs over the last 2 months has seen positive gains. Homes have sold for 5.4% more than a year ago, with a median sales price of \$633,070 in October 2024. Here in the Village Walk we're seeing the same trend. Over the last 60 days, there's been lots of activity, 46 Transactions in all - 7 Sold, 9 Pending, 29 Active, 1 Terminated. For the Homes that Sold, the Average Days on Market was 77 and the Average Price/SqFt was \$327. We currently have 4 months of inventory and things seem to be balancing out market-wise, becoming more neutral for buyers and sellers.

Success depends on adapting to current conditions, so keeping you up to date about the evolving real estate prices and relevant local home values is one of my top priorities. That's why I'll be sending you this Neighborhood Real Estate Review every other month. I can determine your home's current and true value and provide you with a Comparative Market Analysis. So, when you're ready to sell, I can make sure you net the best price in the least amount of time. Please feel free to get in touch with me at any time.

Your neighbor and local real estate expert,



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Download my KWApp Here - <https://app.kw.com/KWFB1JBW3BG>

#	Status	Address	Bed + Baths + 1/2 Baths	Est. SqFt	List Date	List Price	Sold/ Current Asking Price	Price Difference	Days on Market	Model
1	Sold	15354 QUEEN ANGEL WAY	2+Den/2(0)	1,534	6/24/24	\$ 524,900	\$ 505,000	\$ (19,900)	72	Capri
2	Sold	15039 AUK WAY	3 Bed/3(0)	1,868	2/16/24	\$ 540,000	\$ 425,000	\$ (115,000)	201	Caymen
3	Sold	28006 OCEANA DR	3+Den/2(0)	2,001	10/6/23	\$ 724,900	\$ 630,000	\$ (94,900)	39	Oakmont
4	Sold	28052 EAGLE RAY CT	3+Den/2(0)	2,004	4/16/24	\$ 749,500	\$ 690,000	\$ (59,500)	167	Oakmont w/ Pool
5	Sold	28360 NAUTICA LN	3+Den/2(1)	2,016	3/20/24	\$ 750,000	\$ 685,000	\$ (65,000)	190	Oakmont w/ Pool
6	Sold	15437 PUFFIN DR	3+Den/2(1)	2,004	8/30/24	\$ 750,000	\$ 750,000	\$ -	1	Oakmont w/ Pool
7	Sold	28671 WAHOO DR	3+Den/2(1)	2,011	6/3/24	\$ 825,000	\$ 720,000	\$ (105,000)	114	Oakmont w/ Pool
8	Pending	15305 LAUGHING GULL LN	3 Bed/3(0)	1,868	10/15/24	\$ 530,000	\$ 530,000	\$ -	29	Caymen
9	Pending	28755 XENON WAY	3 Bed/2(0)	1,558	9/1/24	\$ 535,000	\$ 535,000	\$ -	68	Carrington
10	Pending	28804 XENON WAY	2 Bed/2(0)	1,526	9/16/24	\$ 564,900	\$ 564,900	\$ -	28	Capri w/ Pool
11	Pending	15103 AUK WAY	3 Bed/3(0)	1,868	11/9/24	\$ 499,900	\$ 499,900	\$ -	4	Caymen w/ Pool
12	Pending	28872 YELLOW FIN TRL	3+Den/2(0)	2,011	11/19/24	\$ 599,900	\$ 599,900	\$ -	7	Oakmont
13	Pending	28033 OCEANA DR	3+Den/2(0)	1,912	11/5/23	\$ 769,000	\$ 659,900	\$ (109,100)	5	Vernon Hill
14	Pending	28808 YELLOW FIN TRL	3+Den/2(0)	2,012	2/5/24	\$ 769,000	\$ 715,000	\$ (54,000)	49	Oakmont w/ Pool
15	Pending	15018 CUBERRA LN	3 Bed/2(1)	2,315	6/1/24	\$ 939,000	\$ 848,000	\$ (91,000)	169	Dunwoody Lane w/ Pool
16	Pending	15053 CUBERRA LN	3+Den/3(0)	2,486	2/17/24	\$ 1,050,000	\$ 950,000	\$ (100,000)	258	Dunwoody Trail w/ Pool
17	Terminated	28033 OCEANA DR	3+Den/2(0)	1,912	12/13/2023	\$ 758,000	\$ 674,000	\$ (84,000)	354	Vernon Hil