VILLAGE WALK BONITA SPRINGS REAL ESTATE REVIEW - 10/1/2026

There's been a good bit of activity in Village Walk since August 1, 2026, with 27 transactions in all: 7 Sold, 9 Pending, and 11 Active, including 8 new listings. There were no Terminated or Expired listings during this period. The seven homes that sold had an average sale price of $494,143 and an average price reduction of $31,571, or 5.63%. The average sale price was $261.61 per square foot, and the Average Cumulative Days on Market was 96.

Village Walk currently has approximately **3.1 months of inventory**. This is calculated by dividing the 11 active listings by the average of 3.5 homes sold per month, based on seven sales over the past two months. This is a noticeable increase from the 1.3 months of inventory reported in August. While fewer than four months of inventory generally favors sellers, buyers now have more choices and remain highly selective.

Six of the seven homes sold below their original asking prices, while one sold at full price. The average of 96 days on market was influenced by two listings that took 304 and 164 days to sell. The other five homes averaged approximately 41 days on market. Buyers are still buying, but proper pricing, condition, and presentation continue to make a significant difference.

I'm also excited to announce my new website, **VillageWalkInsider.com**, created specifically for Village Walk homeowners and neighbors. It provides hyper-local market activity, estimated home values, and insight into how improvements and upgrades may affect your property's value. It's another way for me to share the neighborhood knowledge and data I've gathered from years of closely following our Village Walk real estate market.

Real estate markets change quickly, which is why I provide this Neighborhood Real Estate Review every other month. If you would like to know what your home might sell for in today's market, visit **VillageWalkInsider.com** or contact me for a complimentary Comparative Market Analysis.

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

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#	Status	Property Type	Model	Furnished?	Address	Bed + Baths + 1/2 Baths	Est. SqFt	List Date	Original List Price	Sold/ Current Asking Price	Price Dif	Drop %	$/SqFt	CDOM
1	Sold	Classic Series	Oakmont w/ Pool	Unfurnished	28348 NAUTICA LN	3 Bed/3(0)	2,014	12/1/2025	$625,000	$590,000	$(35,000)	-6%	$ 293	304
2	Sold	Estate Series	Carlyle w/ Pool	Turnkey	28100 CETATION WAY	4 Den/3(0)	2,505	3/13/2026	$825,000	$755,000	$(70,000)	-8%	$ 301	164
3	Sold	Attached Villa	Capri w/ Cage	Unfurnished	28153 GOBY TRL	2 Bed/2(0)	1,534	4/2/2026	$480,000	$449,000	$(31,000)	-6%	$ 293	78
4	Sold	Attached Villa	Capri	Unfurnished	15350 QUEEN ANGEL WAY	2 Bed/2(0)	1,534	3/31/2026	$480,000	$430,000	$(50,000)	-10%	$ 280	112
5	Sold	Townhome	Caymen	Unfurnished	15361 LAUGHING GULL LANE	3 Bed/3(0)	1,868	6/16/2026	$410,000	$390,000	$(20,000)	-5%	$ 209	3
6	Sold	Townhome	Dublon	Turnkey	15400 ALMACO CIR	4 Bed/3(0)	1,868	6/21/2026	$420,000	$405,000	$(15,000)	-4%	$ 217	8
7	Sold	Townhome	Dublon w/ Pool	Negotiable	28254 VILLAGE WALK CIR	3 Bed/3(0)	1,846	7/29/2026	$440,000	$440,000	$ -	0%	$ 238	5
8	Pending	Classic Series	Vernon Hill w/ Cage	Furnished	28035 PISCES LN	4 Bed/2(0)	1,912	2/27/2026	$649,000	$564,990	$(84,010)	-13%	$ 295	199
9	Pending	Estate Series	Carlyle	Unfurnished	28287 KOI WAY	4 Den/4(0)	2,503	6/2/2026	$759,900	$745,000	$(14,900)	-2%	$ 298	111
10	Pending	Classic Series	Surrey Crest w/ Pool	Partially Furnished	15017 DANIOS DR	2+ Den/2(0)	1,701	7/10/2026	$565,500	$565,500	$ -	0%	$ 332	43
11	Pending	Attached Villa	Capri	Negotiable	28043 DORADO DR	2 Bed/2(0)	1,534	8/4/2026	$415,000	$399,900	$(15,100)	-4%	$ 261	55
12	Pending	Attached Villa	Capri w/ Pool	Furnished	28148 GOBY TRL	2 Bed/2(0)	1,534	8/20/2026	$540,000	$524,900	$(15,100)	0%	$ 342	27
13	Pending	Attached Villa	Capri w/ Pool	Unfurnished	15500 ORLANDA DR	2 Bed/2(0)	1,534	8/20/2026	$529,000	$529,000	$ -	0%	$ 312	2
14	Pending	Attached Villa	Capri w/ Pool	Unfurnished	15413 ORLANDA DR	2+ Den/2(0)	1,534	9/1/2026	$440,000	$440,000	$ -	0%	$ 287	8
15	Pending	Classic Series	Vernon Hill w/ Pool	Negotiable	28037 UMIAK CT	3+ Den/3(0)	1,911	9/1/2026	$660,000	$660,000	$ -	0%	$ 345	7
16	Pending	Estate Series	Oakmont w/ Pool	Turnkey	15306 BONEFISH TRL	3+ Den/3(0)	2,005	9/16/2026	$679,000	$679,000	$ -	0%	$ 339	0
17	Active	Garden Series	Grey Myst w/ Cage	Negotiable	15127 REEF LN	2+ Den/2(0)	1,392	3/1/2026	$475,000	$460,000	$(15,000)	-3%	$ 330	179
18	Active	Attached Villa	Carrington	Unfurnished	28729 XENON WAY	3 Bed/2(0)	1,550	4/3/2026	$523,000	$523,000	$ -	0%	$ 337	181
19	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	122
20	Active	Attached Villa	Capri w/ Pool	Unfurnished	28820 XENON WAY	2 Bed/2(0)	1,534	8/4/2026	$479,000	$479,000	$ -	0%	$ 312	58
21	Active	Attached Villa	Extended Capri	Furnished	28258 ISLET TRL	2 Bed/2(0)	1,693	8/23/2026	$485,000	$485,000	$ -	0%	$ 286	39
22	Active	Estate Series	Dunwoody Trail w/ Pool	Furnished	15054 CUBERRA LN	3+ Den/3(0)	2,486	8/25/2026	$949,900	$949,900	$ -	0%	$ 382	37
23	Active	Classic Series	Oakmont w/ Pool	Unfurnished	28032 EAGLE RAY CT	3+ Den/3(0)	2,022	9/2/2026	$679,000	$679,000	$ -	0%	$ 336	29
24	Active	Attached Villa	Capri w/ Cage	Negotiable	15410 REMORA DR	2 Bed/2(0)	1,534	9/15/2026	$439,000	$439,000	$ -	0%	$ 286	16
25	Active	Attached Villa	Capri w/ Pool	Turnkey	28023 DORADO DR	2 Bed/2(0)	1,534	9/10/2026	$620,000	$620,000	$ -	0%	$ 404	21
26	Active	Townhome	Caymen	Unfurnished	15594 LATITUDE DR	3 Bed/3(0)	1,868	9/13/2026	$439,000	$439,000	$ -	0%	$ 235	18
27	Active	Attached Villa	Capri	Turnkey	28983 VERMILLION LN	2 Bed/2(0)	1,534	9/16/2026	$449,000	$449,000	$ -	0%	$ 293	15