MP REALTY GROUP

YOUR #1 CHOICE IN REAL ESTATE



- SALES - RENTALS - PROPERTY MANAGEMENT - INTERIOR DESIGN - STAGING - LENDING - NEW CONSTRUCTION -

BONITA SPRINGS-ESTERO MARKET REPORT

Single Family	February		
Key Metrics	2024	2025	% Change
New Listings	237	260	+9.7%
Pending Sales	146	174	+19.2%
Closed Sales	98	99	+1.0%
Days on Market Until Sale	62	62	0.0%
Median Sales Price*	$705,000	$740,000	+5.0%
Average Sales Price*	$936,722	$894,297	-4.5%
Percent of List Price Received	96.1%	94.3%	-1.9%
Inventory of Homes for Sale	708	925	+30.6%
Monthly Supply of Inventory	6.4	8.2	+28.1%





SW FLORIDA PREFERRED REALTORS
AND LUXUTY PROPERTY MANAGERS

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Welcome to another new issue of Your Home Magazine—your go-to source for fresh inspiration, expert advice, and the latest trends from those who know our local market best. As we wrap up another vibrant season in Southwest Florida, it's worth taking a closer look at what's happening in the local real estate market.

Southwest Florida's real estate market has steadily shifted in favor of buyers during the first quarter of 2025. Inventory levels were on the rise—particularly in areas like Fort Myers and Cape Coral—while home prices began to soften and properties took longer to sell, however buyers are still buying and homes priced at fair market value are selling! Realtors need to press the marketing deeper to reach the right buyers. MP Realty Group takes real estate advertising to the NEXT LEVEL with high-investment marketing to make sure your home is SOLD! Let our team of experts work with you on the best way to list your home so you can continue with your own dreams and goals.

This shift toward a more balanced environment is expected to continue through 2025 and into 2026. Home prices are likely to stabilize or experience modest growth, while rising inventory and longer days on the market will give buyers more room to negotiate. Although overall sales activity may level off, steady demand from key demographics such as snowbirds and retirees is expected to continue supporting a healthy pace of transactions.

Navigating market fluctuations can be challenging, which is why having an experienced and knowledgeable Realtor by your side is crucial. With our Proprietary Marketing Technology and a dedicated team of industry experts, we're equipped to meet your real estate needs in any market. We're proud to consistently rank in the Top 1% of Realtors in Southwest Florida—a reflection of our commitment to results, service, and local expertise.

As always, this issue of Your Home is packed with the latest interior design trends, home improvement ideas, and expert tips from local Southwest Florida professionals who know the market inside and out. We hope you enjoy it—and don't forget to share it with friends and family!

MARTY & CHRISTINE
PECORARO

Your SWFL Real Estate Experts

Top 1% Realtors in SWFL
Realtor of the Year
Presidents Award
Diamond Award
Top Producer Awards
Certified Negotiation Experts
Certified Luxury Property Managers
Certified Staging & Interior Designers

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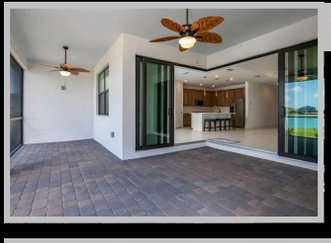
If your home is currently listed, please disregard this as it is not intended to solicit another broker's listing.



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MP REALTY RENTALS

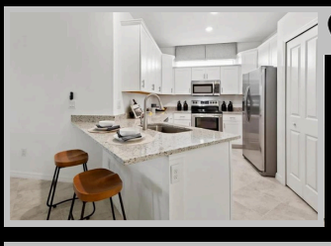




20304 NAPA LOOP, VERDANA VILLAGE — ANNUAL RENTAL

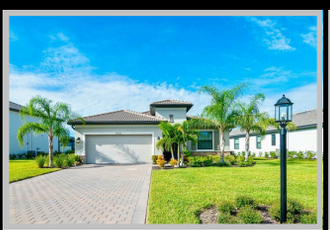
3 BEDROOMS+DEN
3 BATHROOMS
2,129 SQFT
-STUNNING LAKE VIEWS W/ ZERO CORNER SLIDING GLASS DOORS
-GOURMET KITCHEN W/ QUARTZ COUNTERTOPS & DESIGNER FINISHES





19557 HINKLEY DR, VERDANA VILLAGE — ANNUAL RENTAL

2 BEDROOMS+DEN
2 BATHROOMS
1,564 SQFT
-BRAND-NEW MODERN VILLA W/ LAKE VIEWS & HURRICANE-PROOF WINDOWS
-GOURMET CHEF'S KITCHEN OVERLOOKING OPEN LIVING & STYLISH LANAI





20072 NAPA LOOP, VERDANA VILLAGE — SHORT-TERM OR ANNUAL

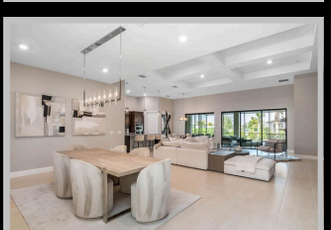
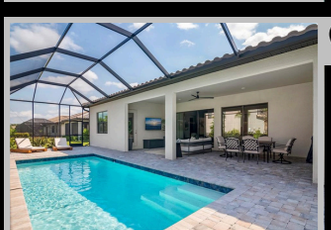
3 BEDROOMS
3 BATHROOMS
1,852 SQFT
-FULLY FURNISHED LAKE VIEW HOME W/ SCREENED LANAI
-RESORT-STYLE LIVING W/ UNMATCHED INDOOR & OUTDOOR AMENITIES





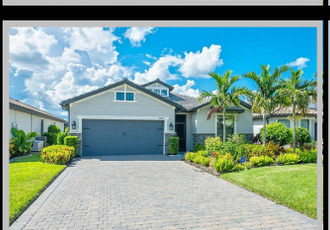
17438 CABRINI WAY, THE PLACE AT CORKSCREW — SEASONAL RENTAL

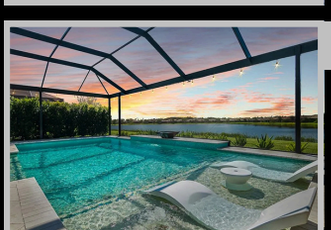
3 BEDROOMS+DEN
2.5 BATHROOMS
2,362 SQFT
-CUSTOM POOL & SPA AND HURRICANE PROOF SCREENING & SUN SHADES
-CHEF'S KITCHEN W/ OVERSIZED ISLAND & CUSTOM WALLS & DESIGNER FINISHINGS

17551 ELKGROVE LN, THE PLACE AT CORKSCREW — SEASONAL RENTAL

4 BEDROOMS+DEN+LOFT
4 BATHROOMS
3,876 SQFT
-HEATED CUSTOM POOL + LOFT W/ POOL TABLE FOR ULTIMATE ENTERTAINING
-INCLUDES NEW GOLF CART + PRIVATE GUEST WING W/ EN-SUITE BEDROOMS





19826 BITTERSWEET LN, THE PLACE AT CORKSCREW — ANNUAL RENTAL

3 BEDROOMS+DEN
2 BATHROOMS
2,177 SQFT
-LAKE VIEW HOME WITH CUSTOM POOL & SUNDECK, GORGEOUS SUNSETS
-HIGH-END UPGRADES, CUSTOM INTERIOR, EXTENDED FLOOR PLAN, DESIGNER LIGHTING

YOUR LUXURY DREAM HOME AWAITS.

CONTACT US FOR MORE DETAILS:

716.602.5988 MARTY@MPREALTYGROUP.COM

MP REALTY FOR SALE





19529 THE PLACE BLVD,
THE PLACE AT CORKSCREW

5 BEDROOMS+DEN
4 BATHROOMS
4,341 SQFT

-CUSTOM SALT WATER POOL, 2 SUN DECKS AND RECESSED SPA
-OUTDOOR KITCHEN, HURRICANE WINDOWS & DOORS, WHOLE HOUSE GENERATOR





20629 GREENWICH PL,
VERDANA VILLAGE

5 BEDROOMS+DEN
4.5 BATHROOMS
3,357 SQFT

-FULLY FURNISHED W/ LUXURY DESIGNER FINISHINGS
-CUSTOM SALTWATER POOL, SPA & OUTDOOR KITCHEN OASIS

UNDER CONTRACT





19116 ELSTON WAY,
THE PLACE AT CORKSCREW

4 BEDROOMS+DEN
3 BATHROOMS
2,335 SQFT

-RARELY AVAILABLE COURTYARD LANAI W/ HEATED POOL & SPA, FENCED YARD, PRIVATE PRESERVE VIEW
-LARGEST OUTDOOR KITCHEN IN THE COMMUNITY





18697 IVES DR,
VERDANA VILLAGE

4 BEDROOMS+DEN
3 BATHROOMS
2,606 SQFT

-WHY WAIT FOR NEW CONSTRUCTION? BEAUTIFUL NEW HOME READY TO MOVE IN!
-EXPANSIVE BONUS ROOM + PRIVATE DEN

YOUR SLICE OF PARADISE AWAITS.

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