



# AREA REPORT

MAY 2022

## BRUCE MYER

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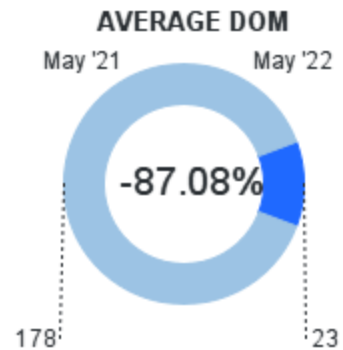
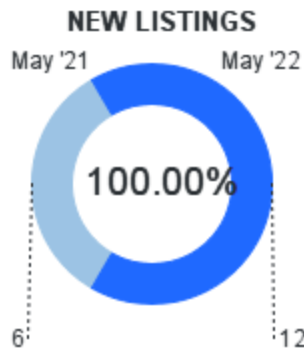
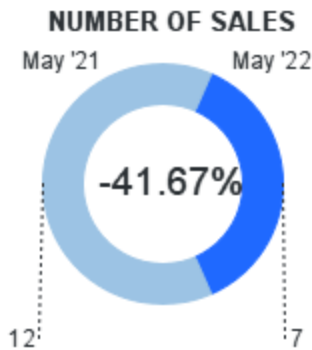


**COLDWELL BANKER**  
REALTY

## LONGBOAT KEY | May 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



0.78% ↑

**MEDIAN SALES PRICE**  
SINGLE FAMILY HOMES

-32.98% ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY HOMES

-5.36% ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

-34.43% ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY HOMES

■ May '21 ■ May '22

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

May 2022 | Single Family Homes ?

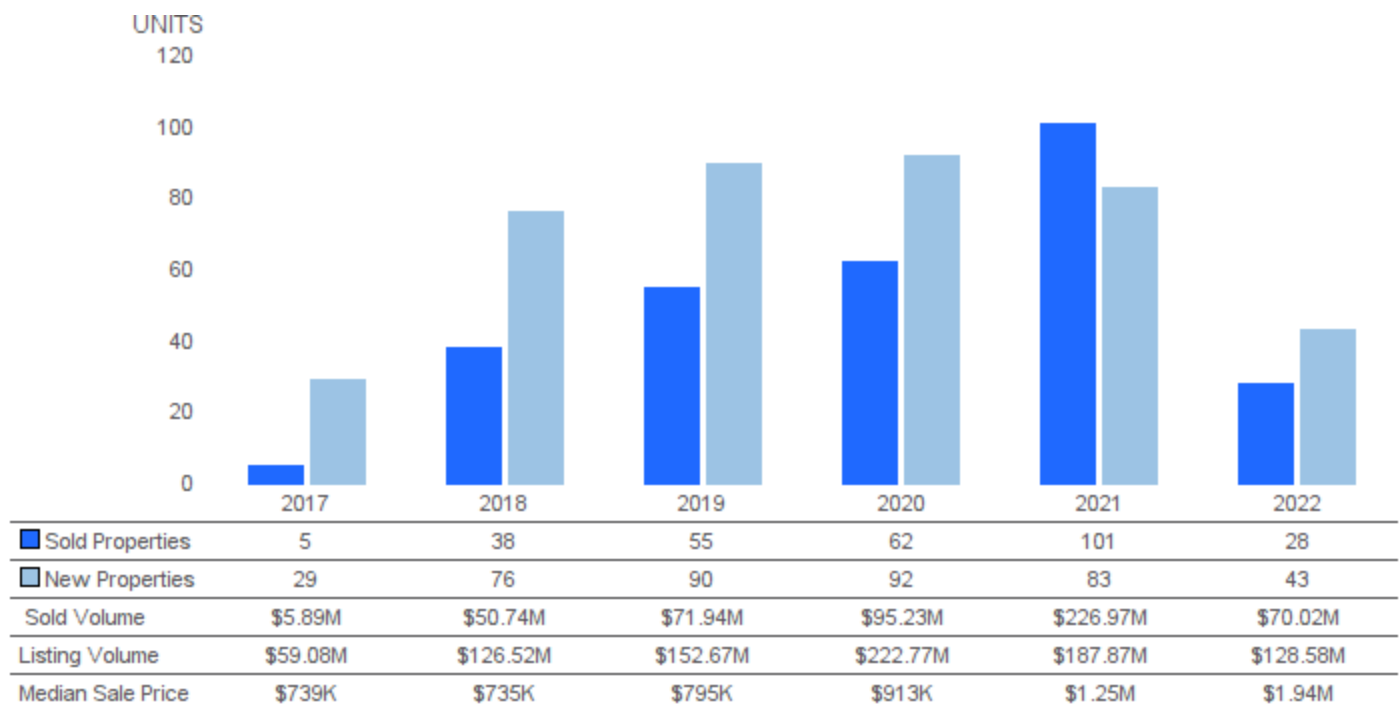
	Month to Date			Year to Date		
	May 2022	May 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	12	6	100% ↑	42	44	-4.55% ↓
Sold Listings	7	12	-41.67% ↓	27	57	-52.63% ↓
Median List Price (Solds)	\$1,500,000	\$1,585,000	-5.36% ↓	\$2,100,000	\$1,295,000	62.16% ↑
Median Sold Price	\$1,560,000	\$1,548,000	0.78% ↑	\$2,000,000	\$1,295,000	54.44% ↑
Median Days on Market	10	108	-90.74% ↓	31	33	-6.06% ↓
Average List Price (Solds)	\$1,681,428	\$2,564,166	-34.43% ↓	\$2,686,777	\$2,451,533	9.6% ↑
Average Sold Price	\$1,640,000	\$2,447,166	-32.98% ↓	\$2,528,333	\$2,342,828	7.92% ↑
Average Days on Market	23	178	-87.08% ↓	52	105	-50.48% ↓
List/Sold Price Ratio	97.3%	96%	1.34% ↑	94.9%	96.4%	-1.57% ↓

### SOLD AND NEW PROPERTIES (UNITS)

May 2022 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

May 2022 | Single Family Homes ?

**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.

**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2022 | Single Family Homes ?

**Average Sales Price** | Average sales price for all properties sold.

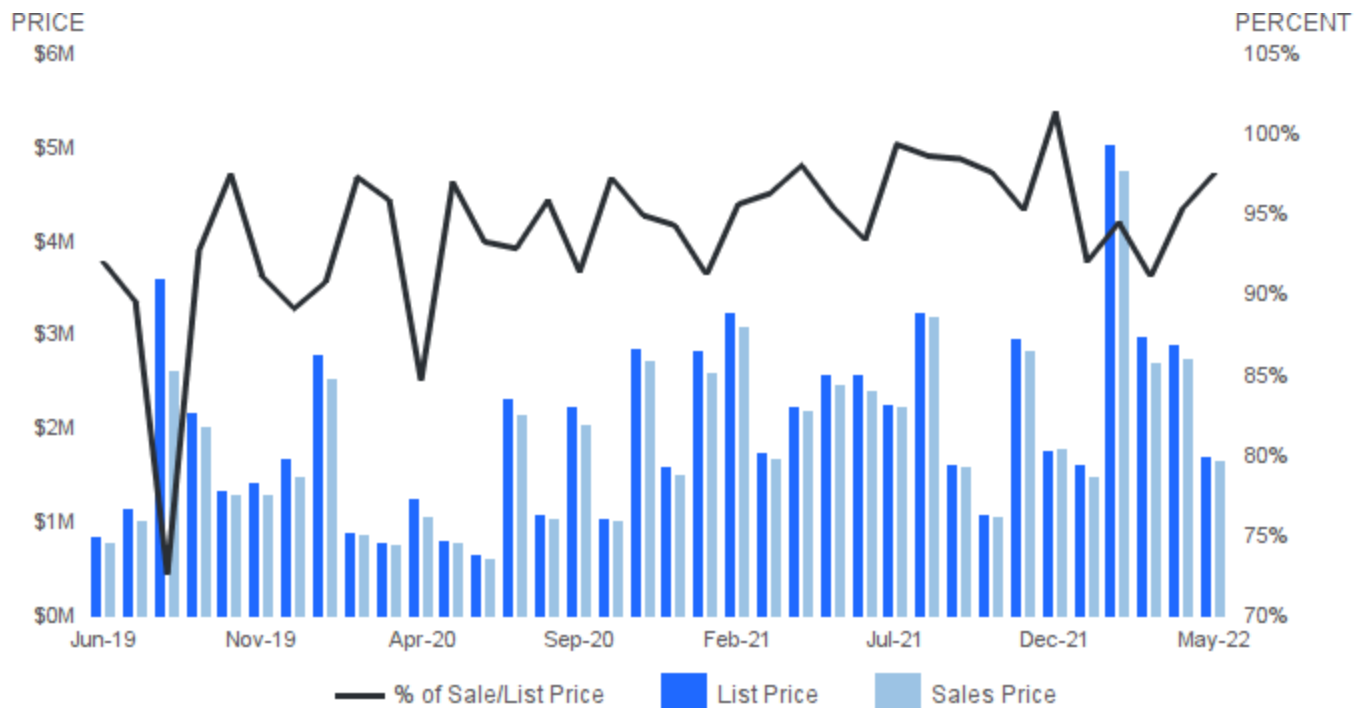
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2022 | Single Family Homes ?

**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.

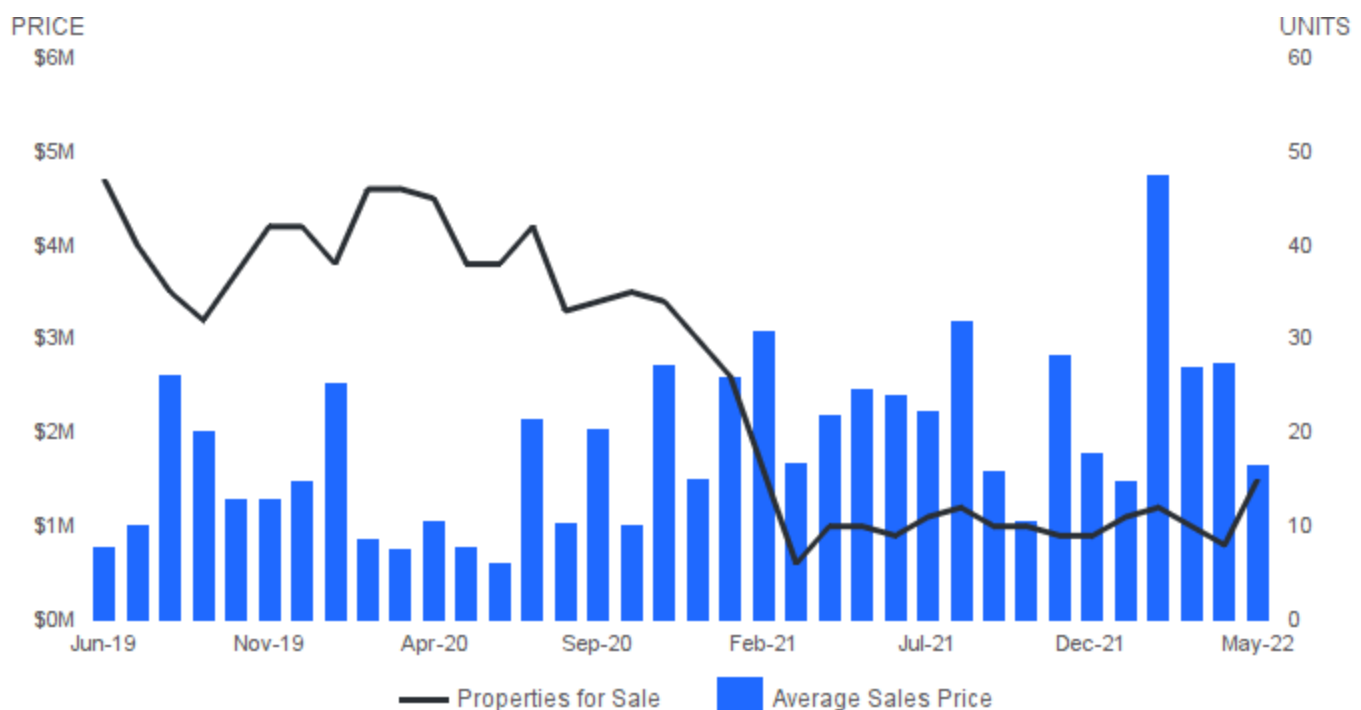


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2022 | Single Family Homes ?

**Average Sales Price** | Average sales price for all properties sold.

**Properties for Sale** | Number of properties listed for sale at the end of month.

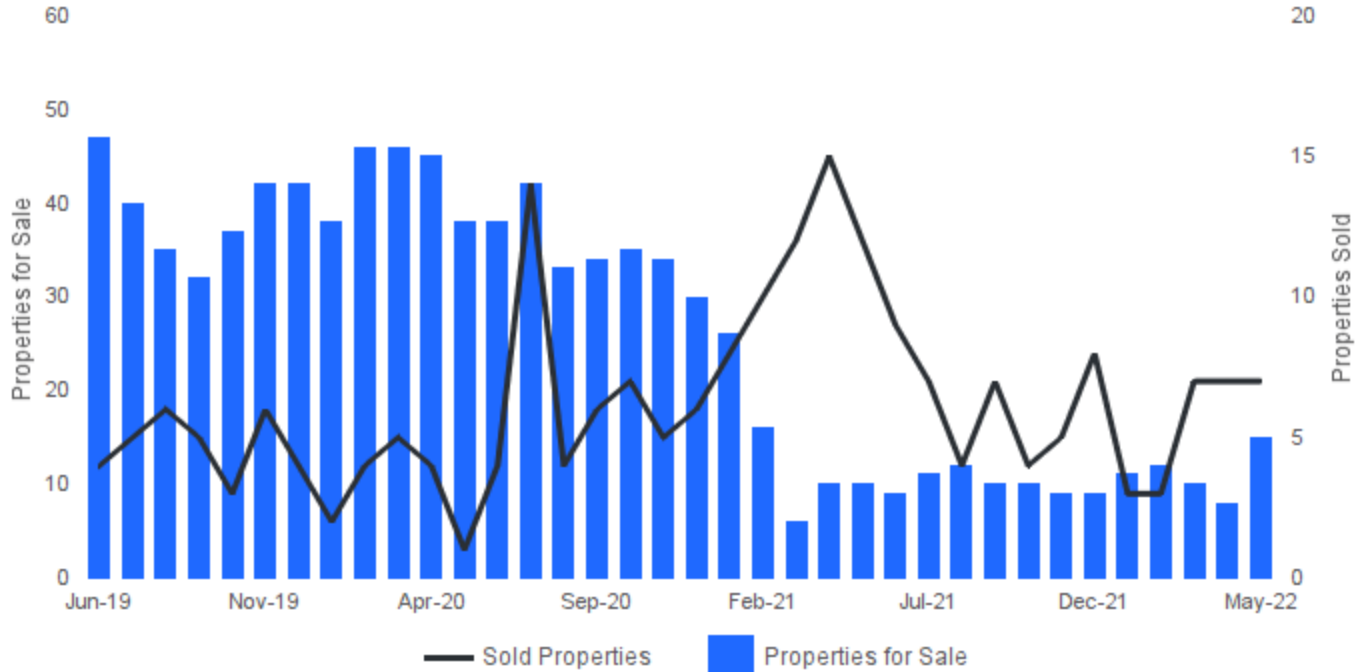


## PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2022 | Single Family Homes 

**Properties for Sale** | Number of properties listed for sale at the end of month.

**Sold Properties** | Number of properties sold.



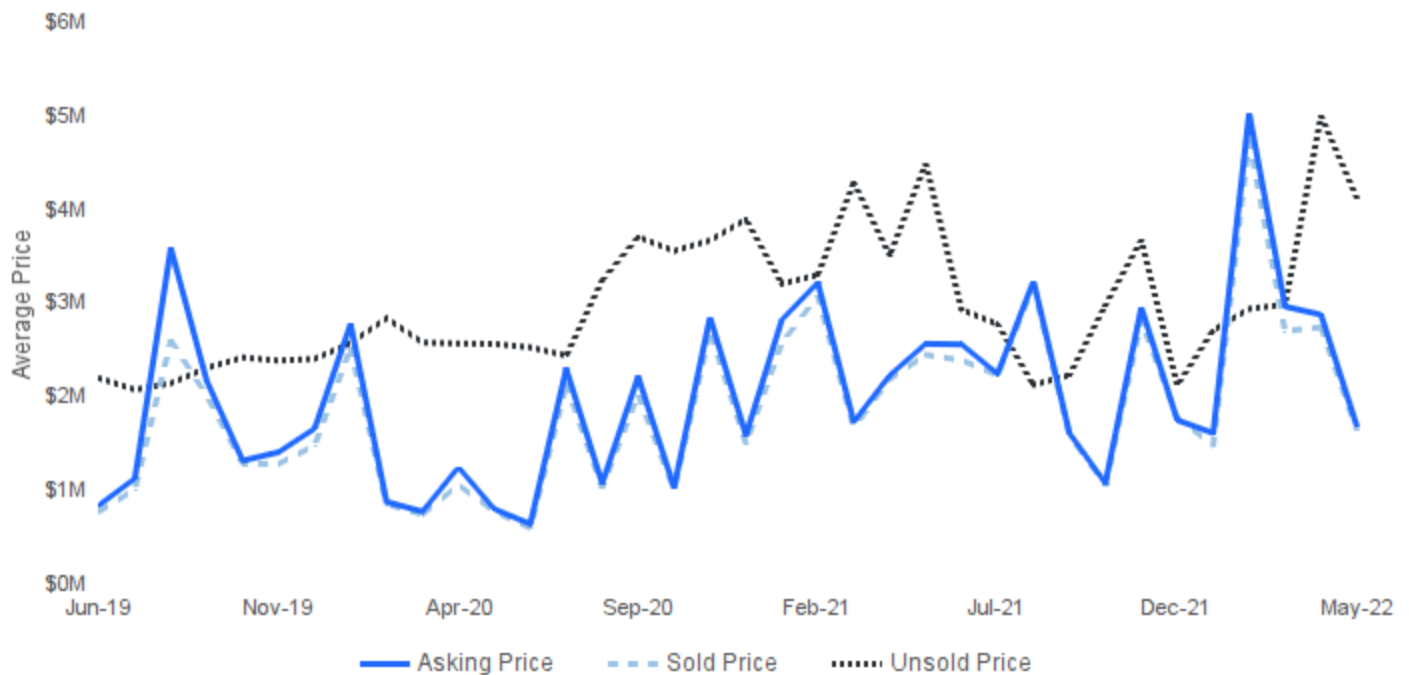
## AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2022 | Single Family Homes 

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

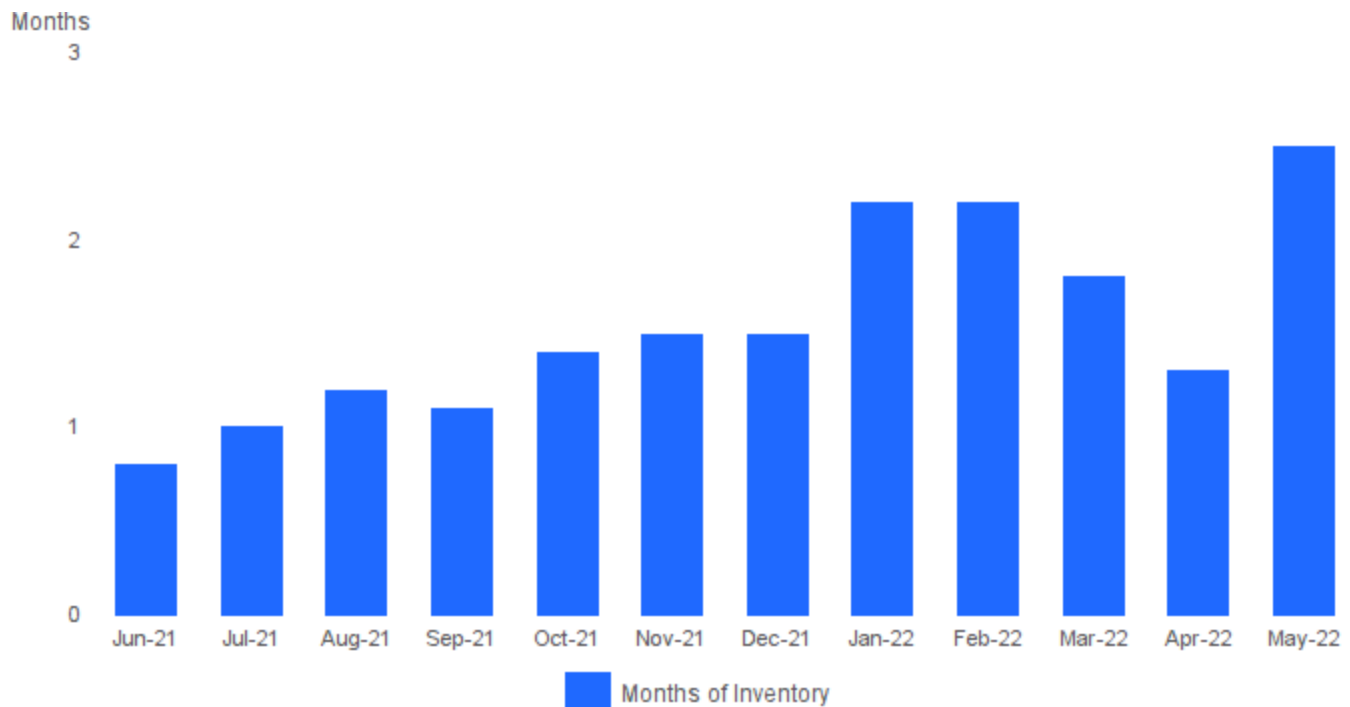
**Sold Price** | the average selling price



## ABSORPTION RATE

May 2022 | Single Family Homes ?

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



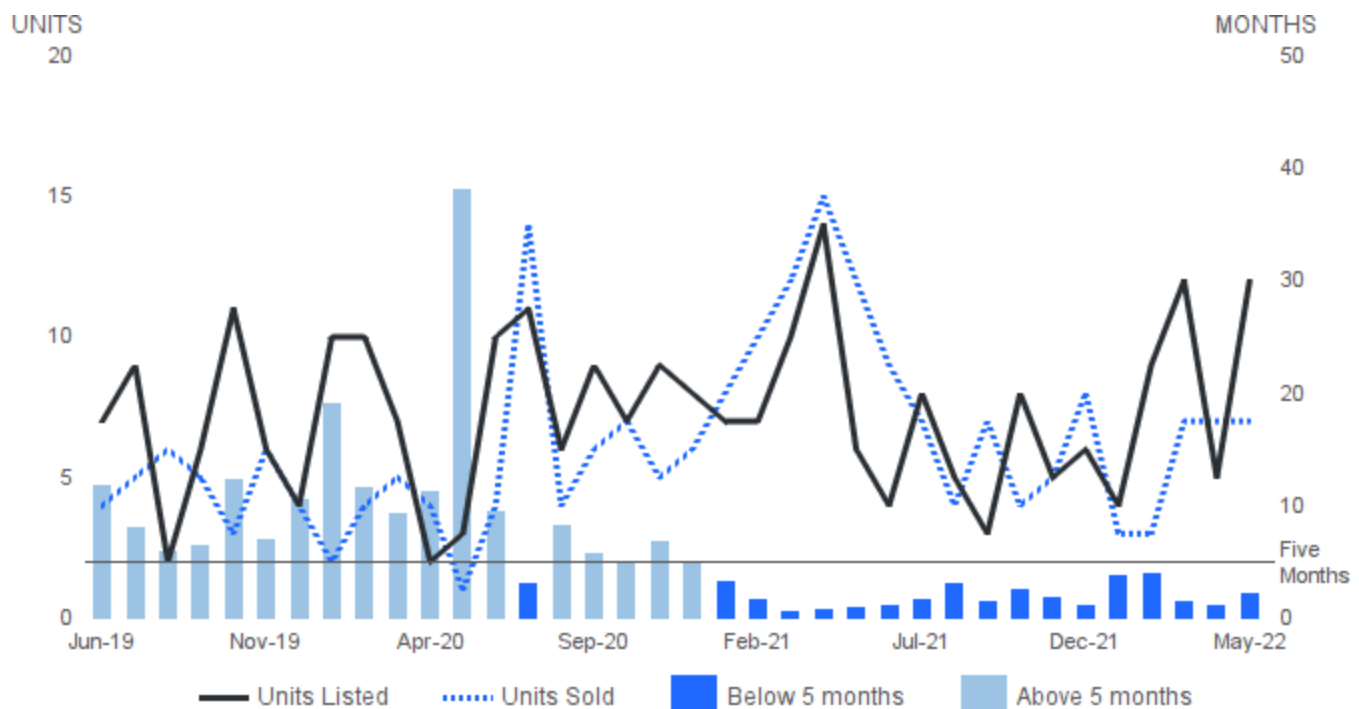
## MONTHS SUPPLY OF INVENTORY

May 2022 | Single Family Homes ?

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

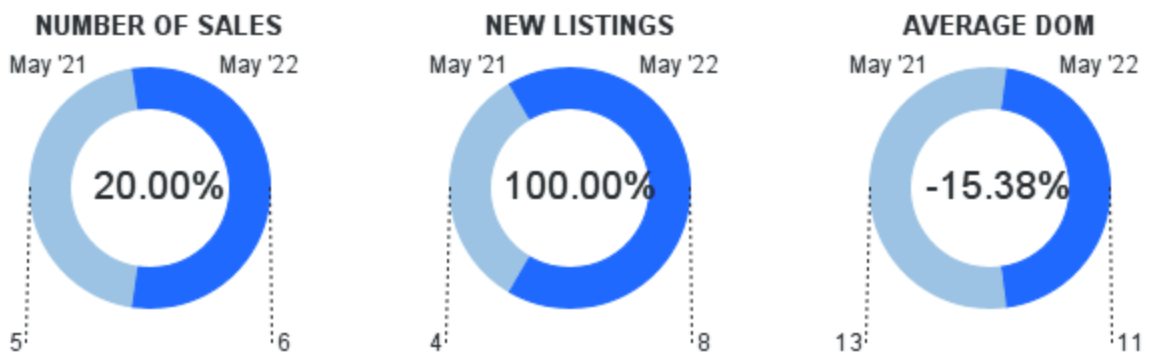
**Units Sold** | Number of properties sold.



**LONGBOAT KEY | May 2022**

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



77.15%

MEDIAN SALES PRICE  
SINGLE FAMILY HOMES

48.61%

AVERAGE SALES PRICE  
SINGLE FAMILY HOMES

73.39%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

31.99%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY HOMES

May '21 May '22



# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

May 2022 | Single Family Homes ?

	Month to Date			Year to Date		
	May 2022	May 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	8	4	100% ↑	39	40	-2.5% ↓
Sold Listings	6	5	20% ↑	32	44	-27.27% ↓
Median List Price (Solds)	\$2,687,500	\$1,550,000	73.39% ↑	\$2,497,000	\$1,496,875	66.81% ↑
Median Sold Price	\$2,825,500	\$1,595,000	77.15% ↑	\$2,755,500	\$1,557,500	76.92% ↑
Median Days on Market	4	8	-50% ↓	17	23	-26.09% ↓
Average List Price (Solds)	\$2,643,833	\$2,003,000	31.99% ↑	\$3,249,617	\$1,731,048	87.73% ↑
Average Sold Price	\$2,885,166	\$1,941,400	48.61% ↑	\$3,310,684	\$1,690,799	95.81% ↑
Average Days on Market	11	13	-15.38% ↓	33	55	-40% ↓
List/Sold Price Ratio	111.2%	98.6%	12.75% ↑	104.4%	98.5%	6.02% ↑

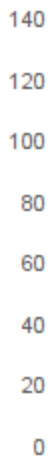
### SOLD AND NEW PROPERTIES (UNITS)

May 2022 | Single Family Homes ?

**Sold Properties** | Number of properties sold during the year

**New Properties** | Number of properties listed during the year.

UNITS  
140



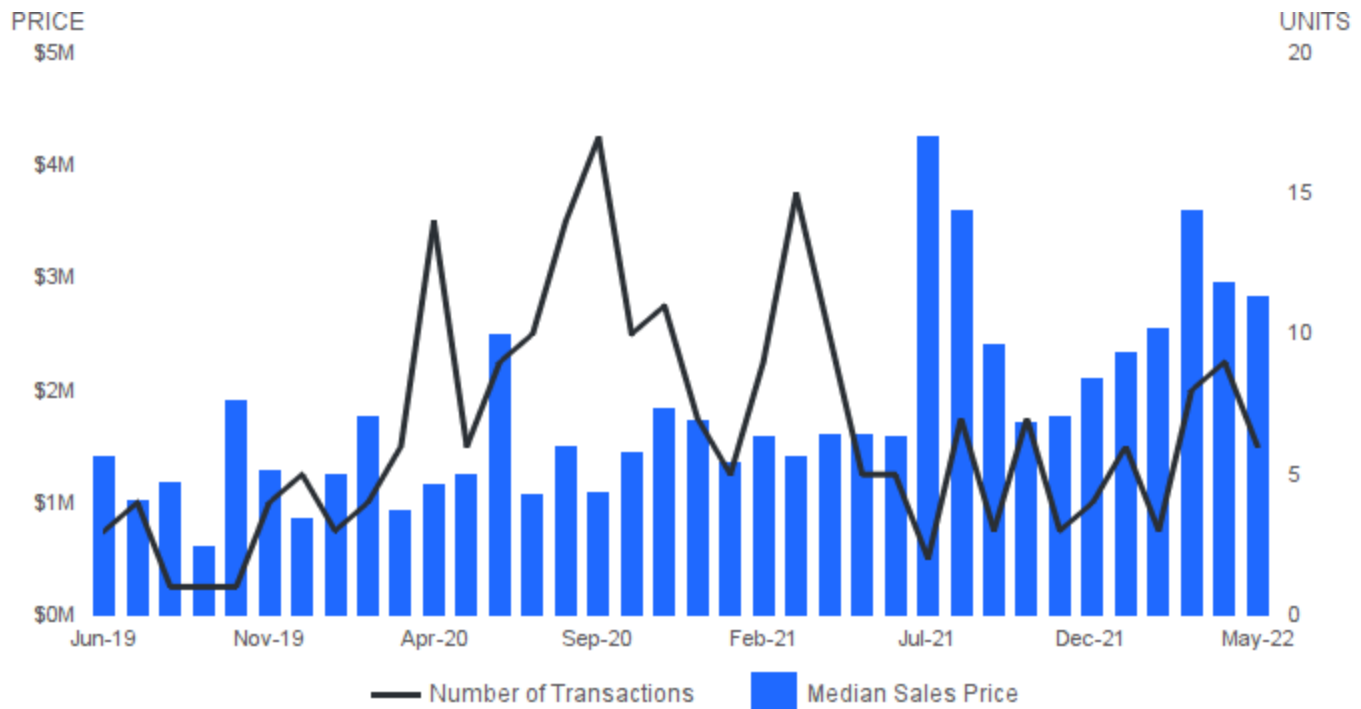
Sold Properties	15	58	47	111	75	34
New Properties	50	89	124	90	82	39
Sold Volume	\$22.35M	\$72.25M	\$83.93M	\$204.52M	\$151.75M	\$109.99M
Listing Volume	\$85.33M	\$157.28M	\$240.38M	\$159.01M	\$223.01M	\$124.77M
Median Sale Price	\$1.07M	\$985K	\$1.40M	\$1.26M	\$1.60M	\$2.55M

## MEDIAN SALES PRICE AND NUMBER OF SALES

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**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.

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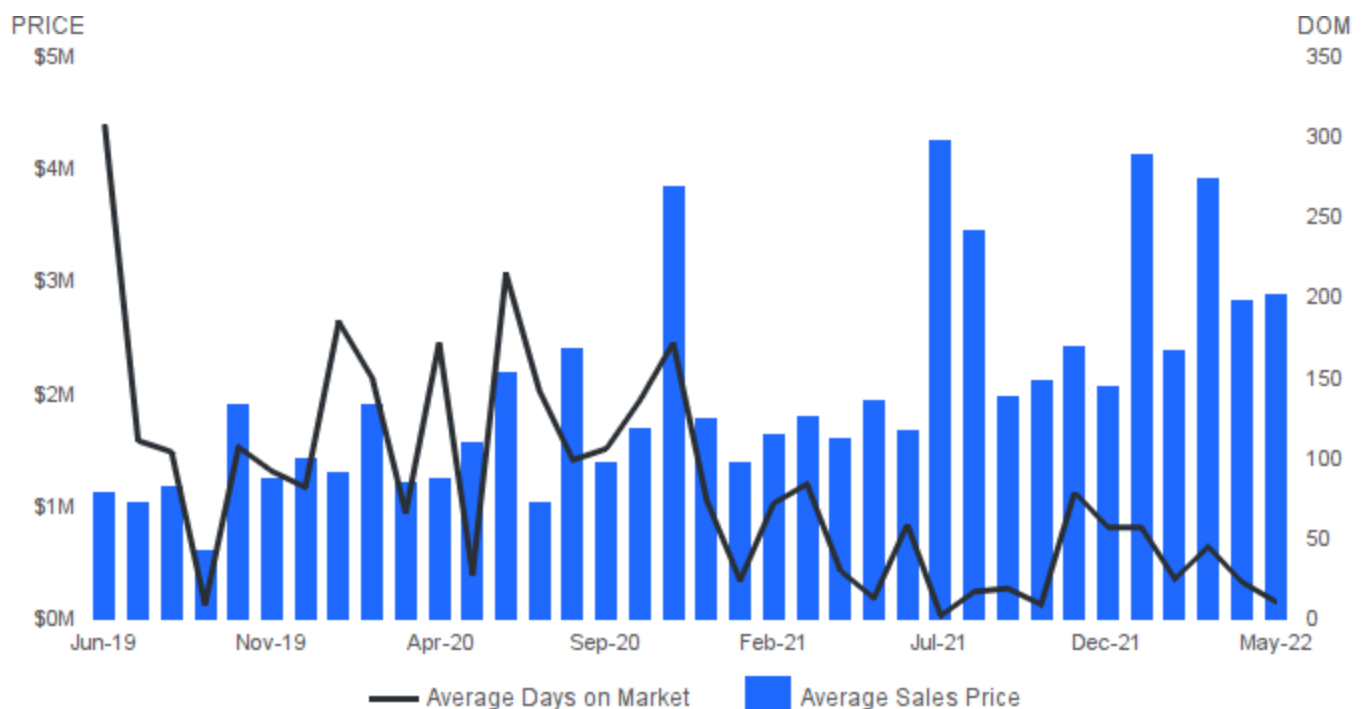


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2022 | Single Family Homes ?

**Average Sales Price** | Average sales price for all properties sold.

**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2022 | Single Family Homes ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

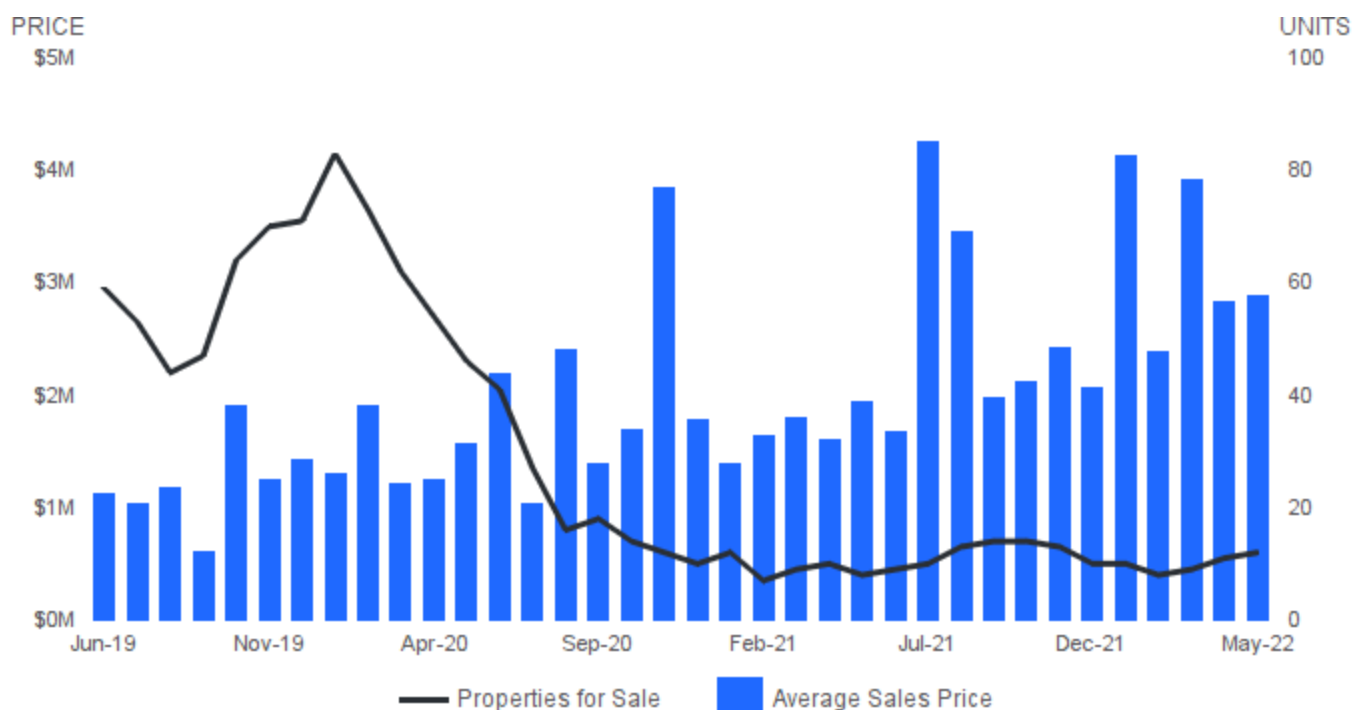


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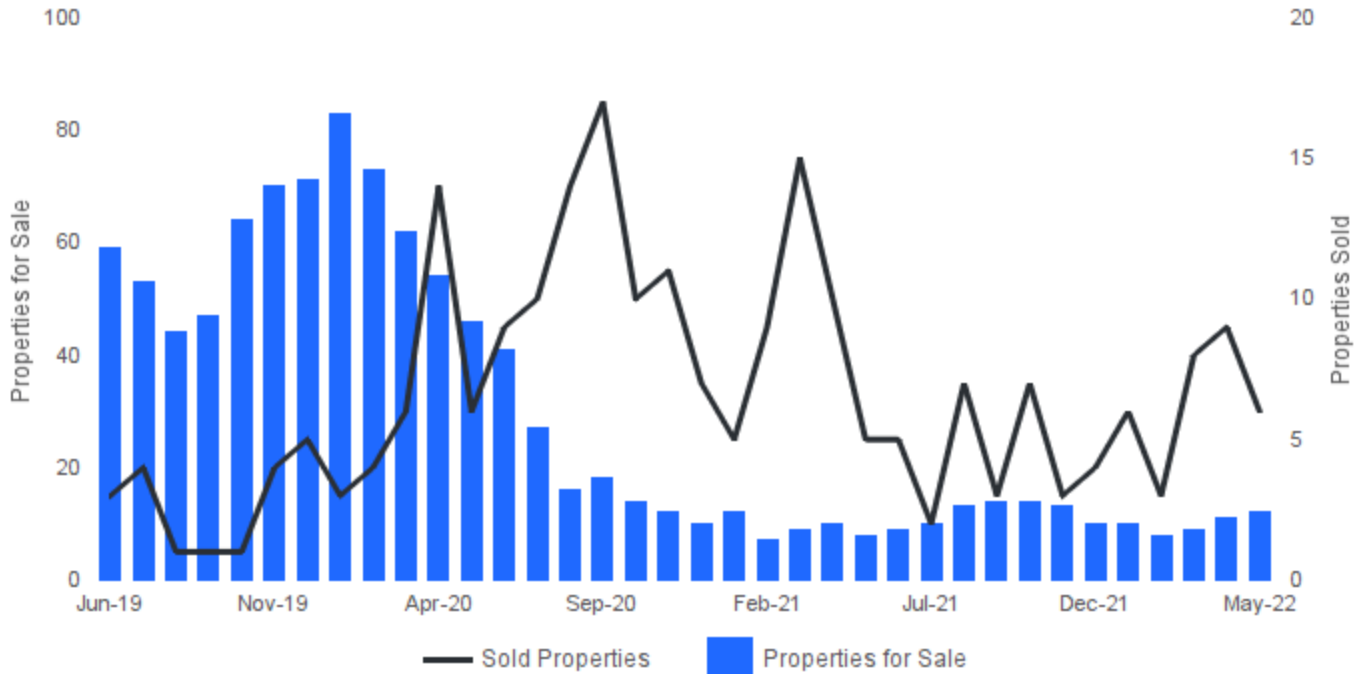


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May 2022 | Single Family Homes <sup>?</sup>

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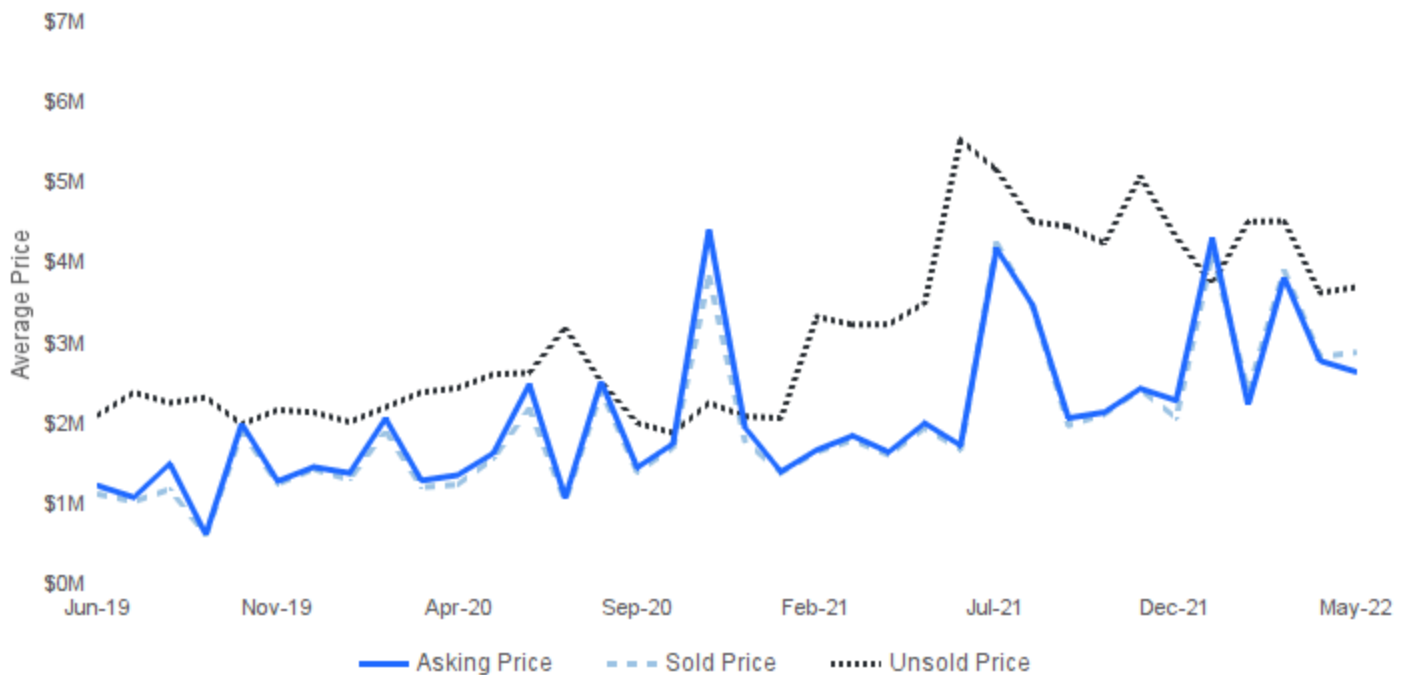
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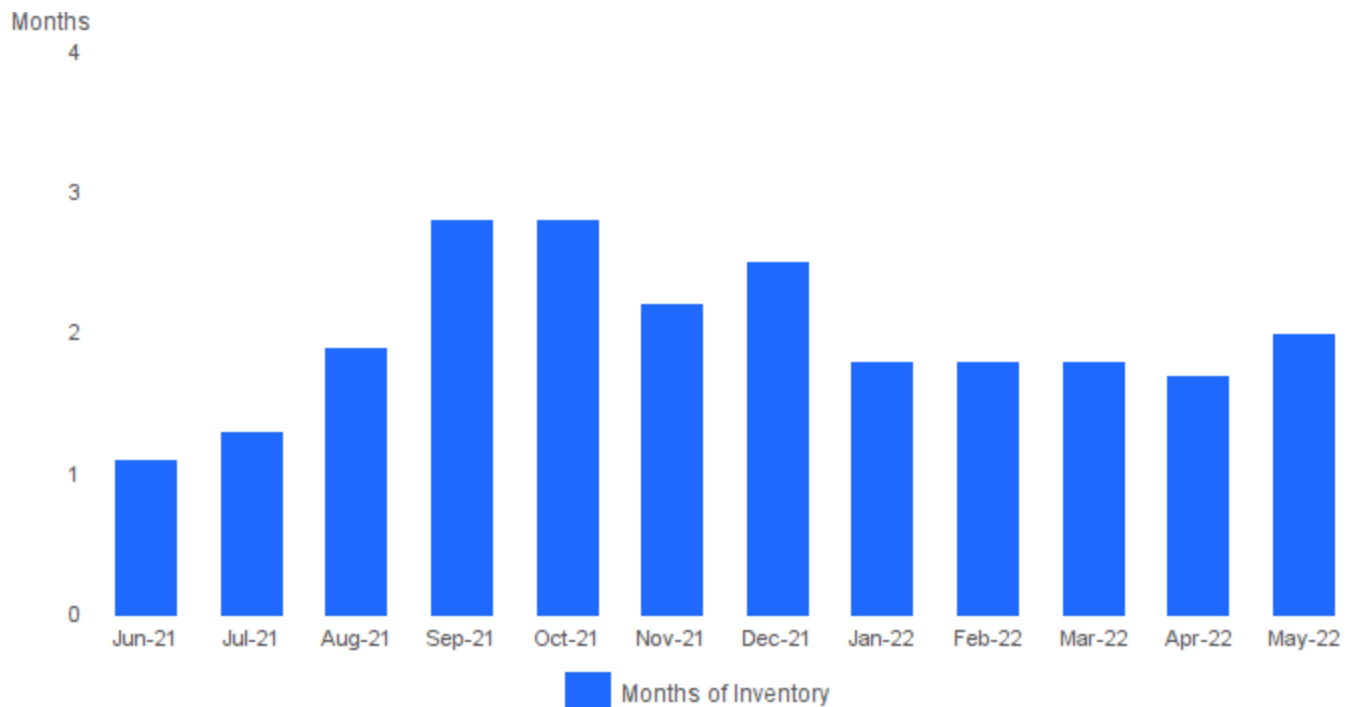
**Sold Price** | the average selling price



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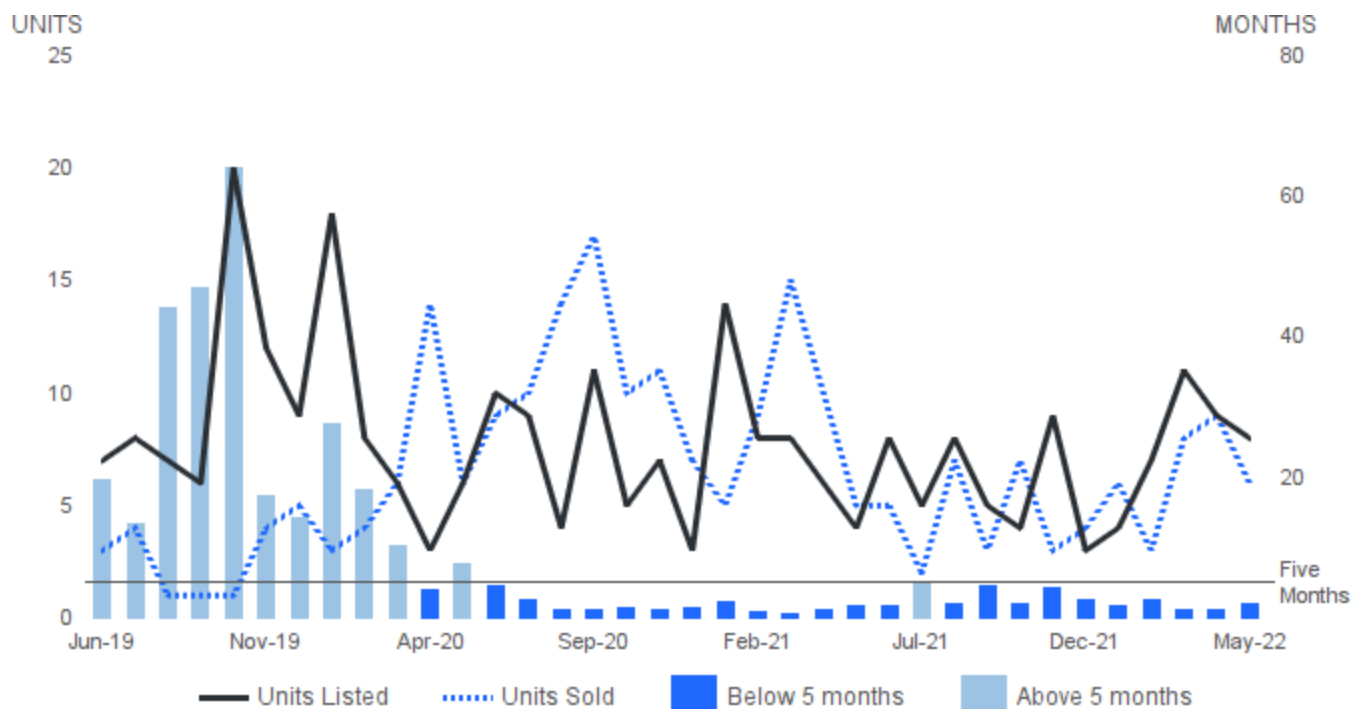
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