



AREA REPORT

MAY 2022

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COLDWELL BANKER
REALTY

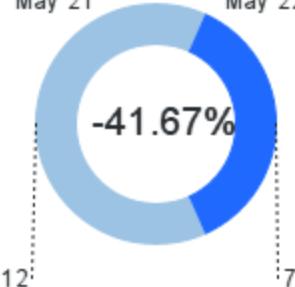
LONGBOAT KEY | May 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes

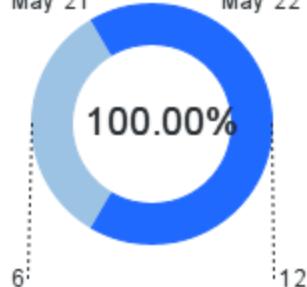
NUMBER OF SALES

May '21 May '22



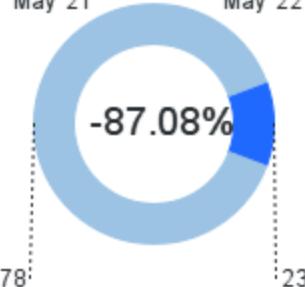
NEW LISTINGS

May '21 May '22



AVERAGE DOM

May '21 May '22



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 [?](#)

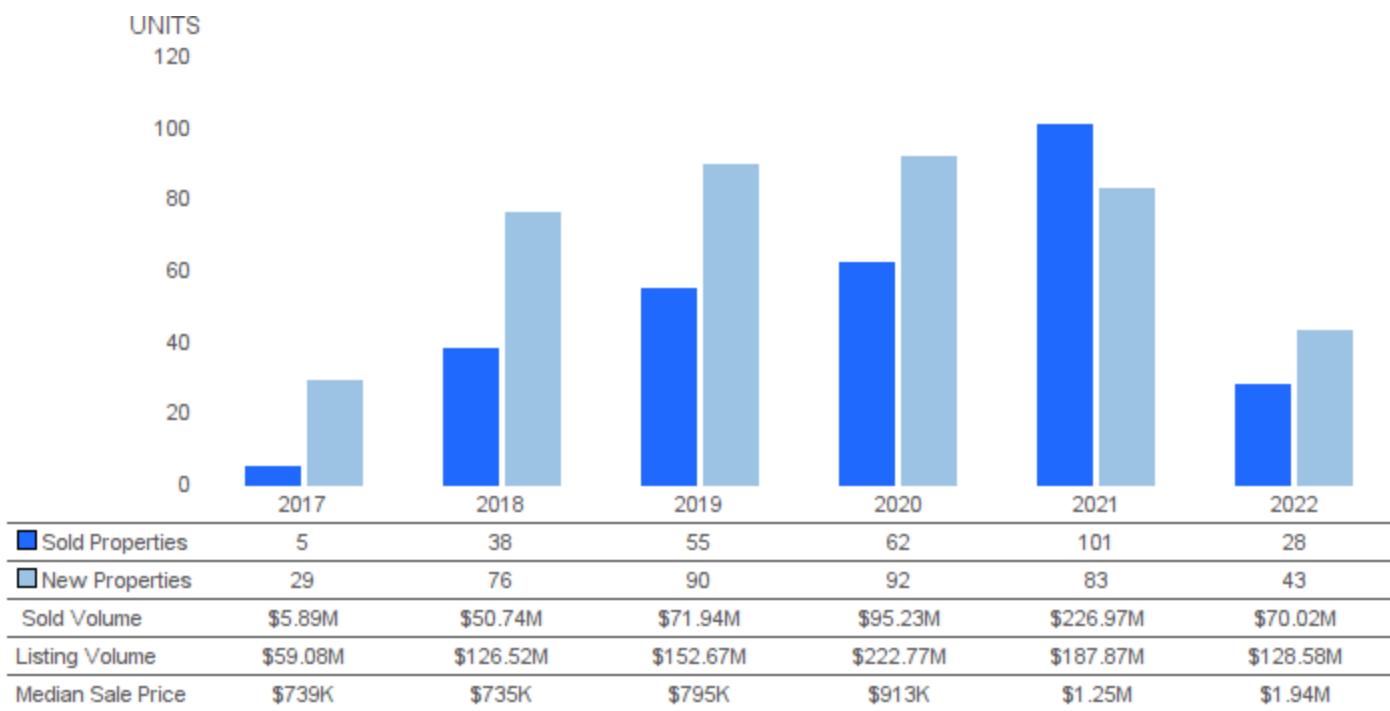
| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|-------------|------------------------|--------------|-------------|------------------------|
| | May 2022 | May 2021 | % Change | YTD 2022 | YTD 2021 | % Change |
| New Listings | 12 | 6 | 100% ↑ | 42 | 44 | -4.55% ↓ |
| 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 [?](#)

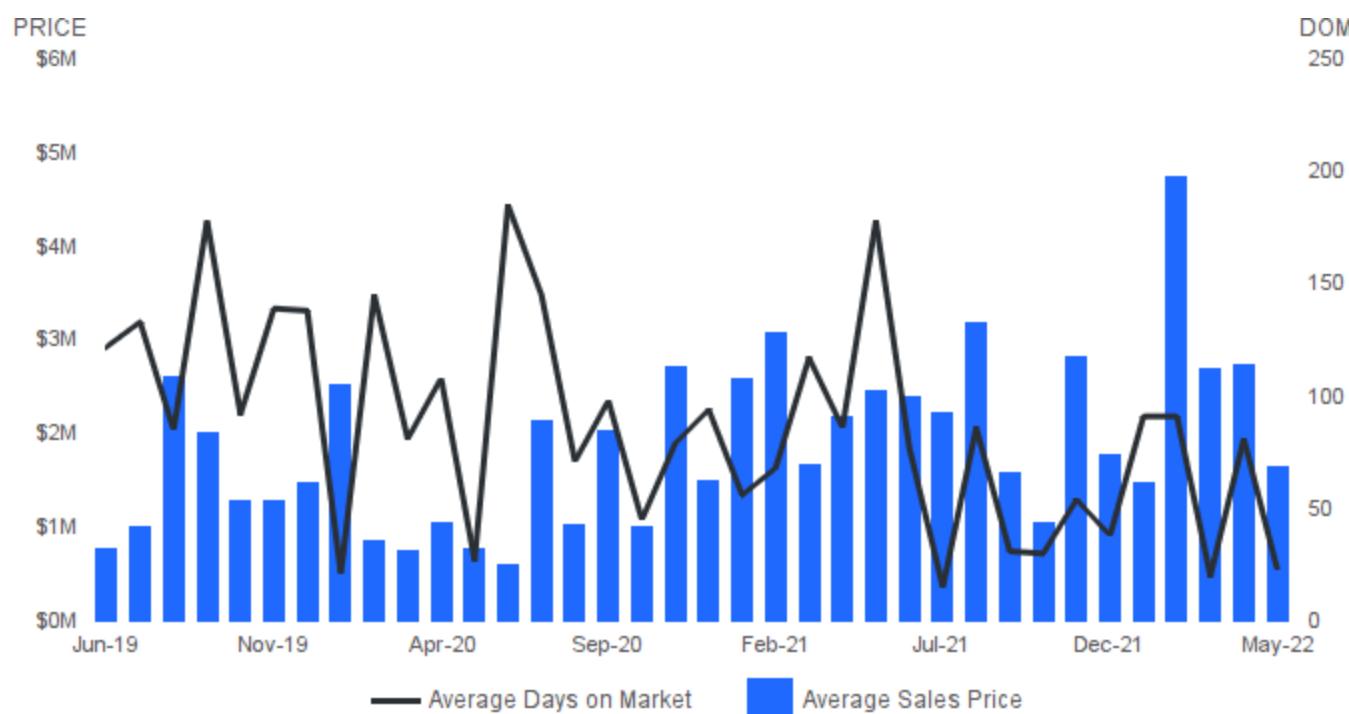
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2022 | Single Family Homes [?](#)

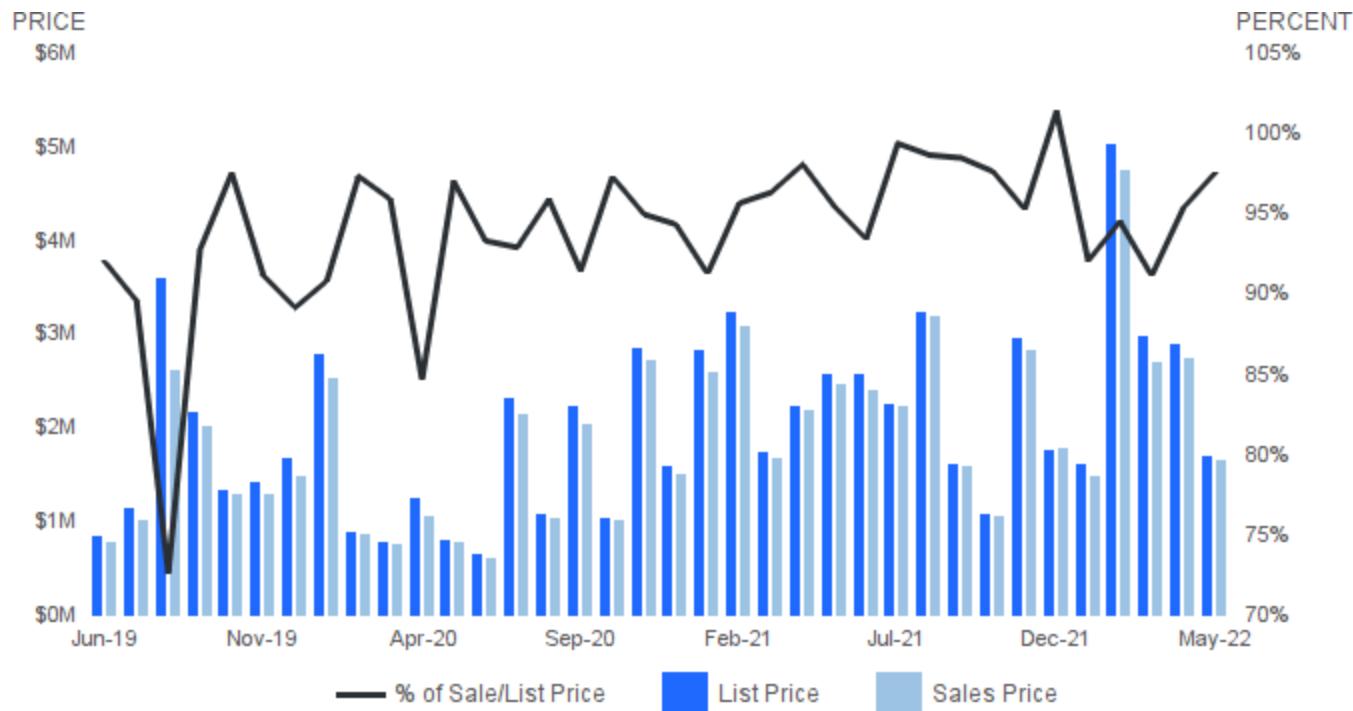
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



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.

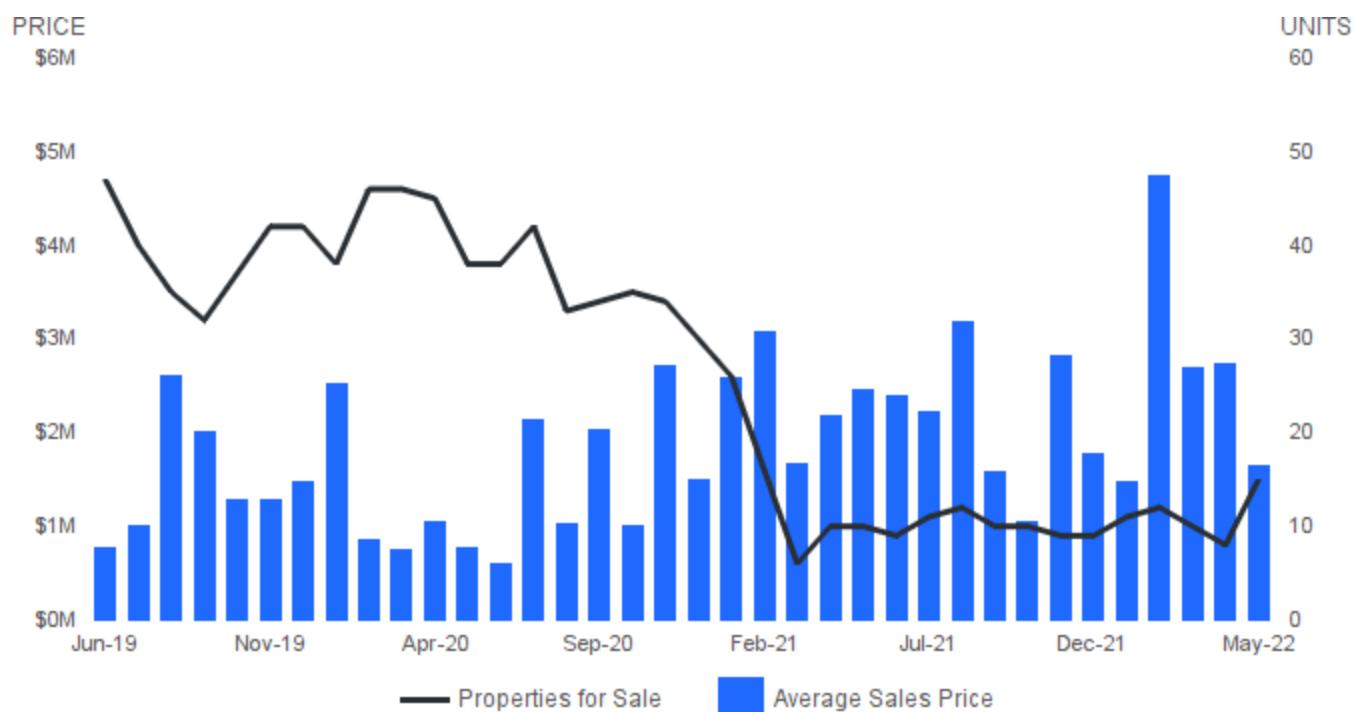


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2022 | Single Family Homes [?](#)

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

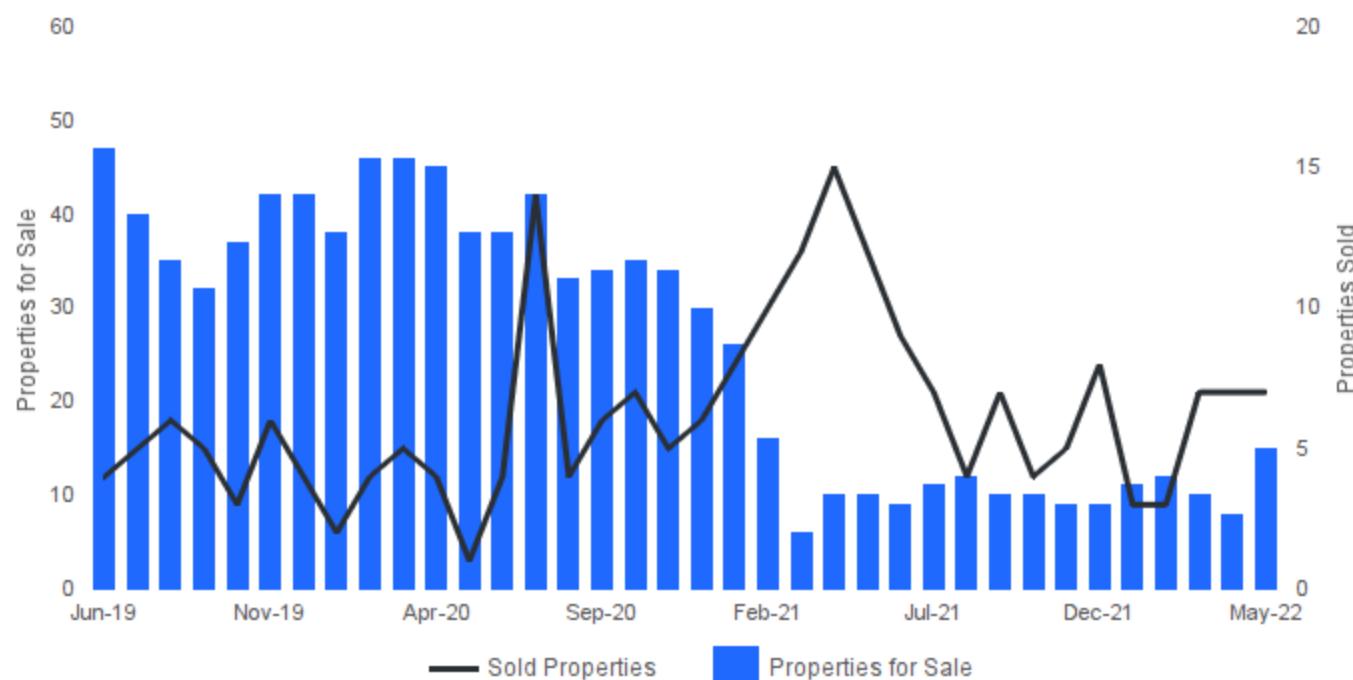
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2022 | Single Family Homes ?

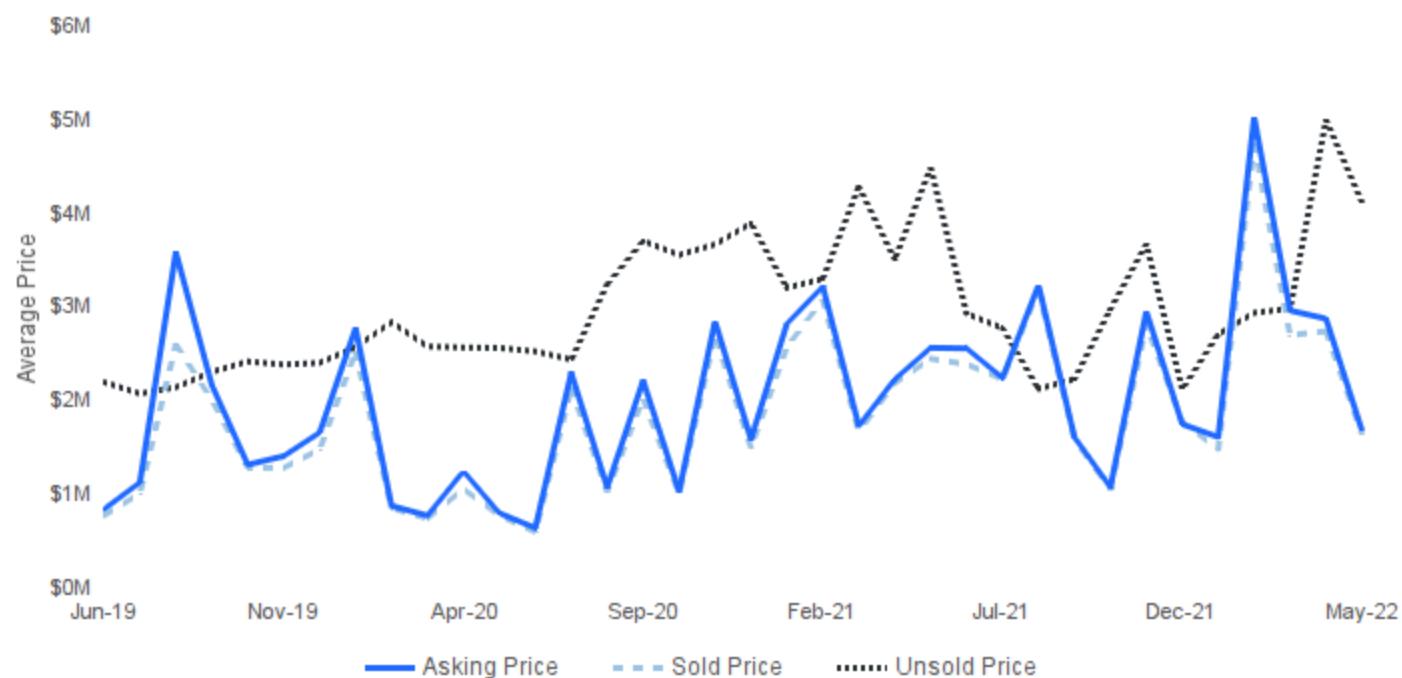
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

May 2022 | Single Family Homes ?

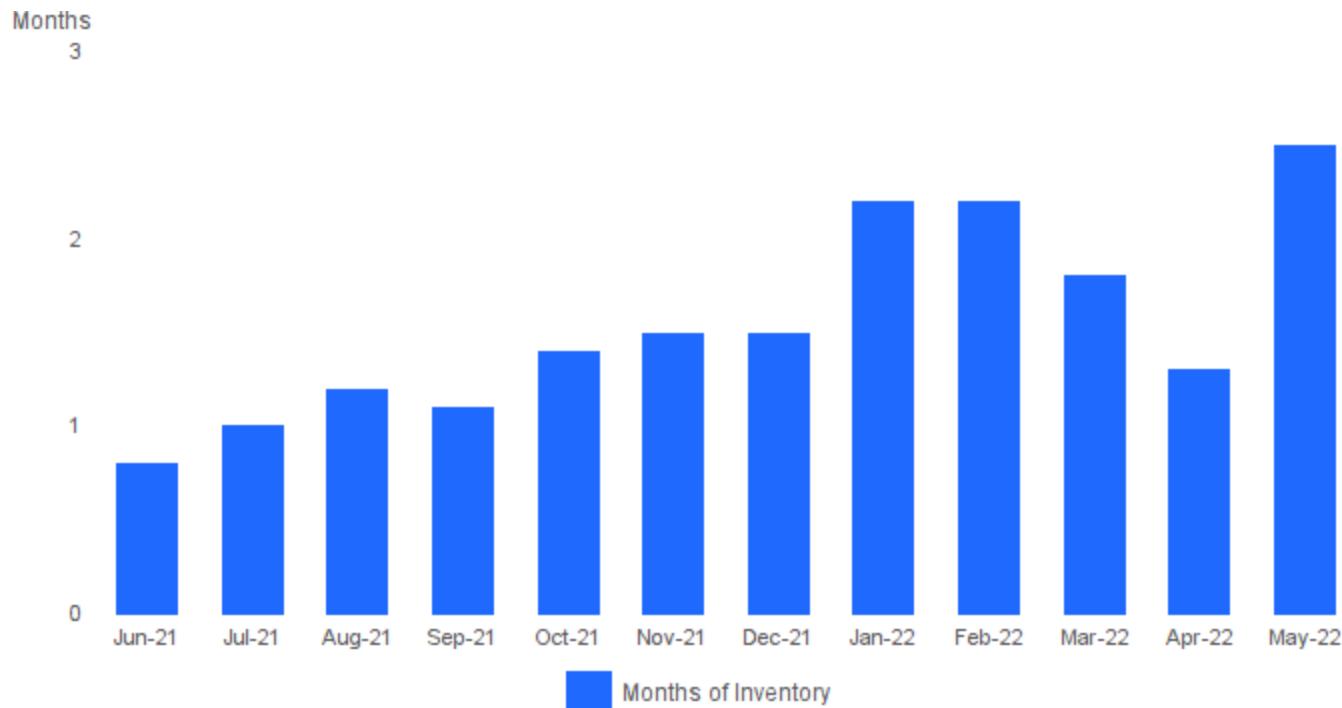
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



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.



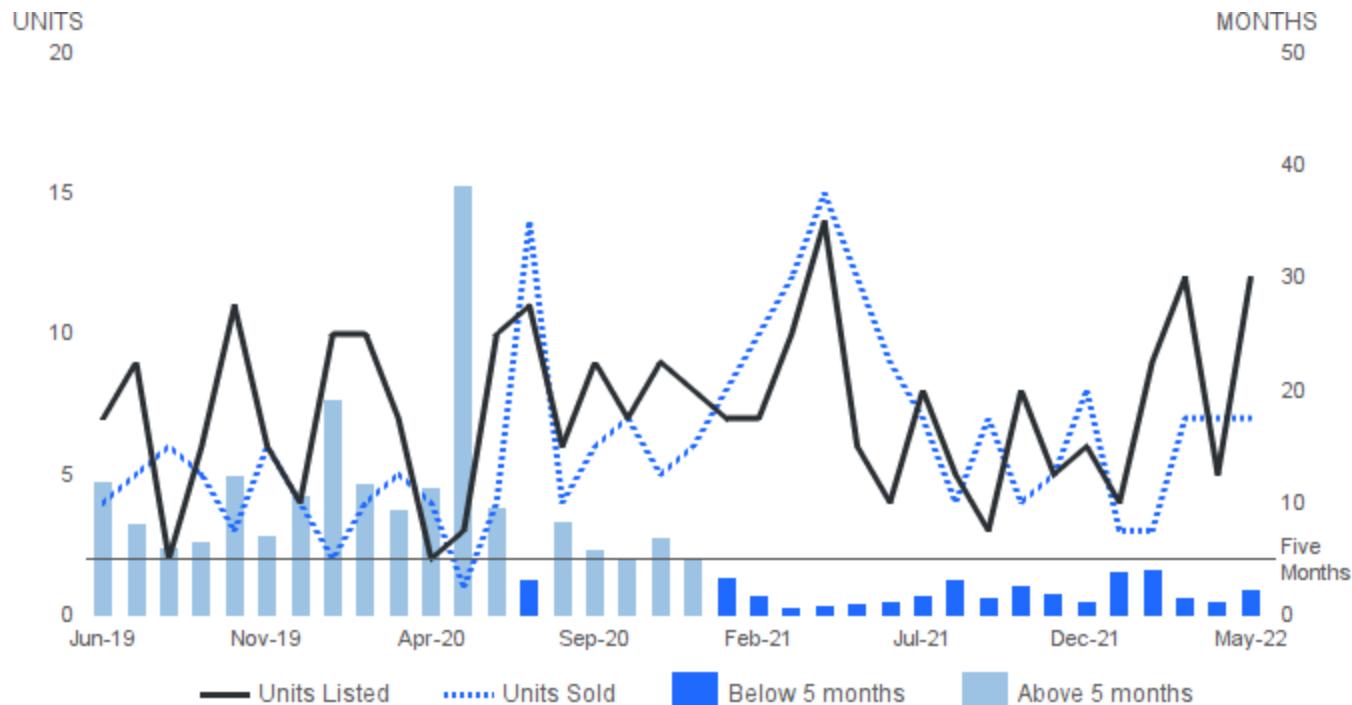
MONTHS SUPPLY OF INVENTORY

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.

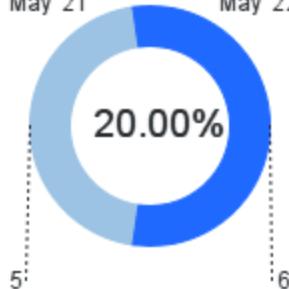


LONGBOAT KEY | May 2022

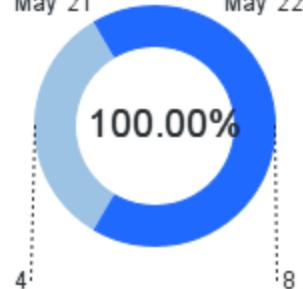
REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes

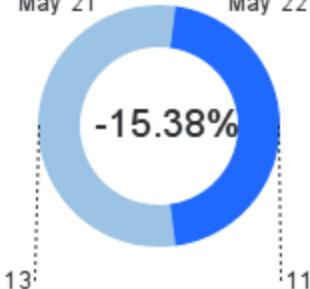
NUMBER OF SALES
May '21 May '22



NEW LISTINGS
May '21 May '22



AVERAGE DOM
May '21 May '22



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

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MEDIAN SALES PRICE AND NUMBER OF SALES

May 2022 | Single Family Homes [?](#)

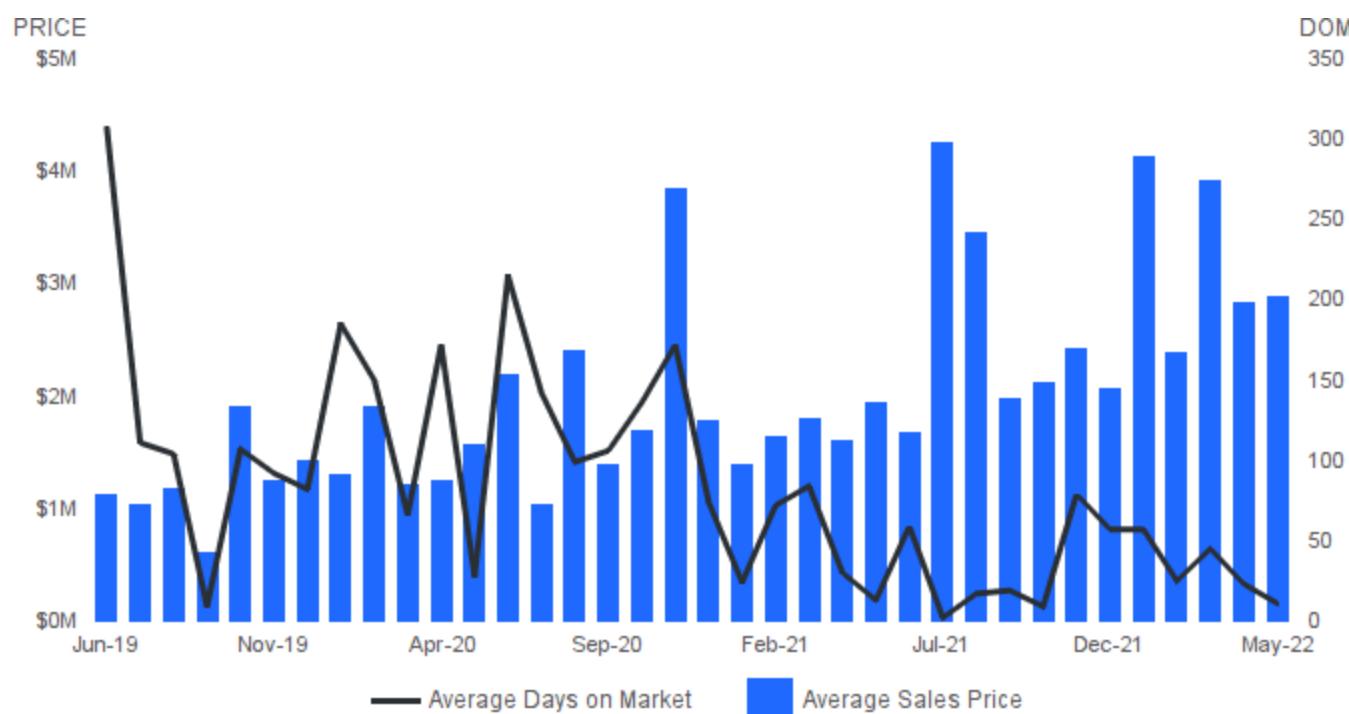
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AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2022 | Single Family Homes ?

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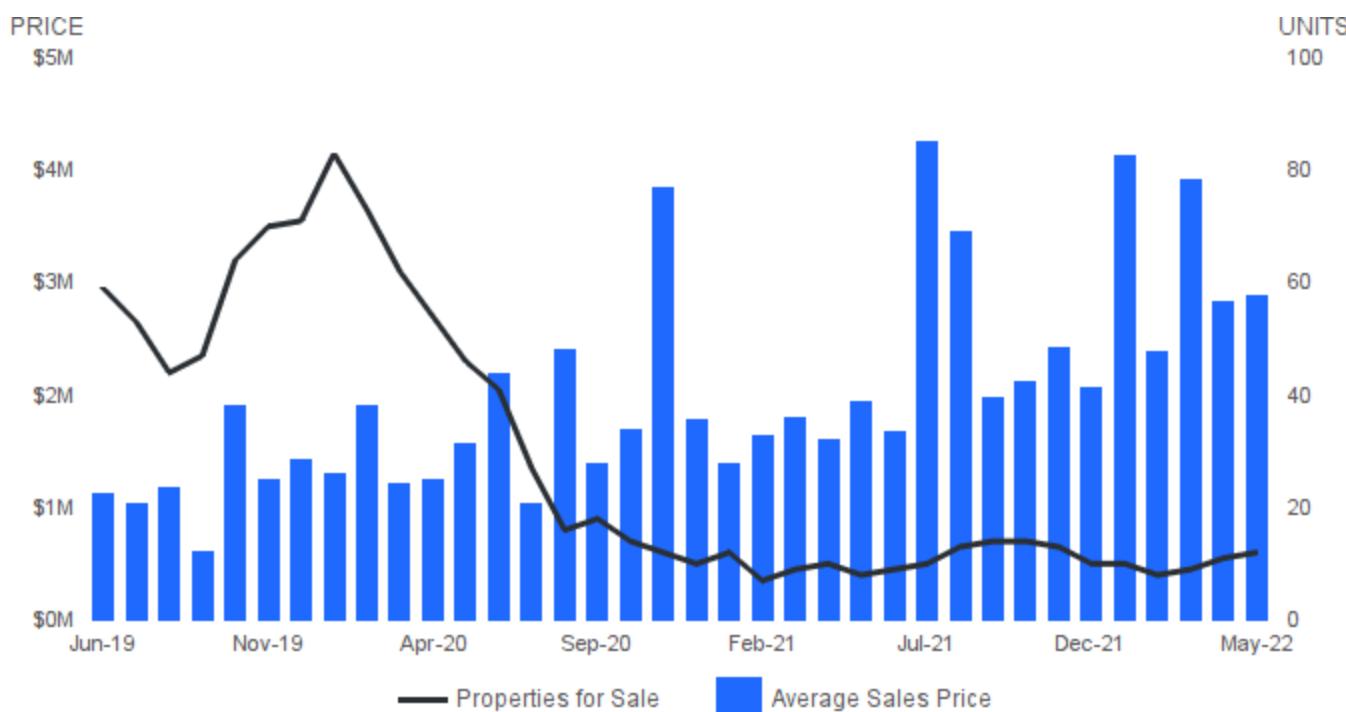


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 2022 | Single Family Homes ?

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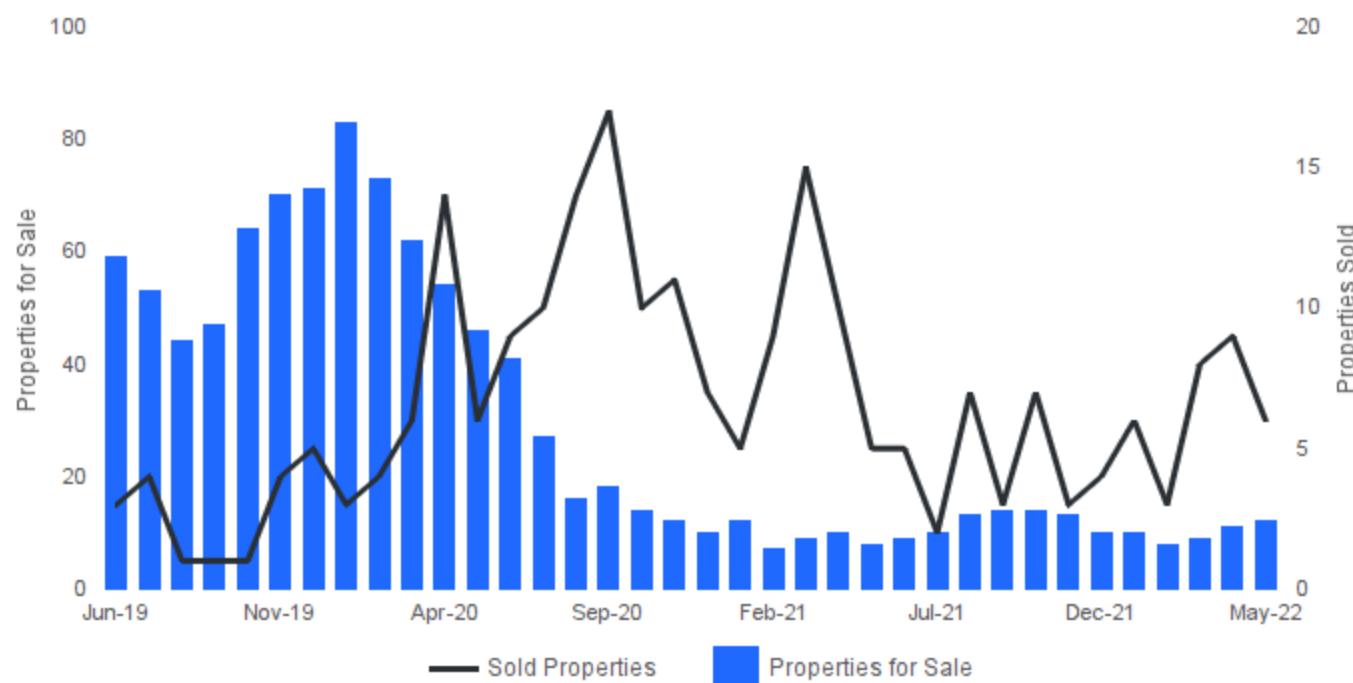
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PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2022 | Single Family Homes ?

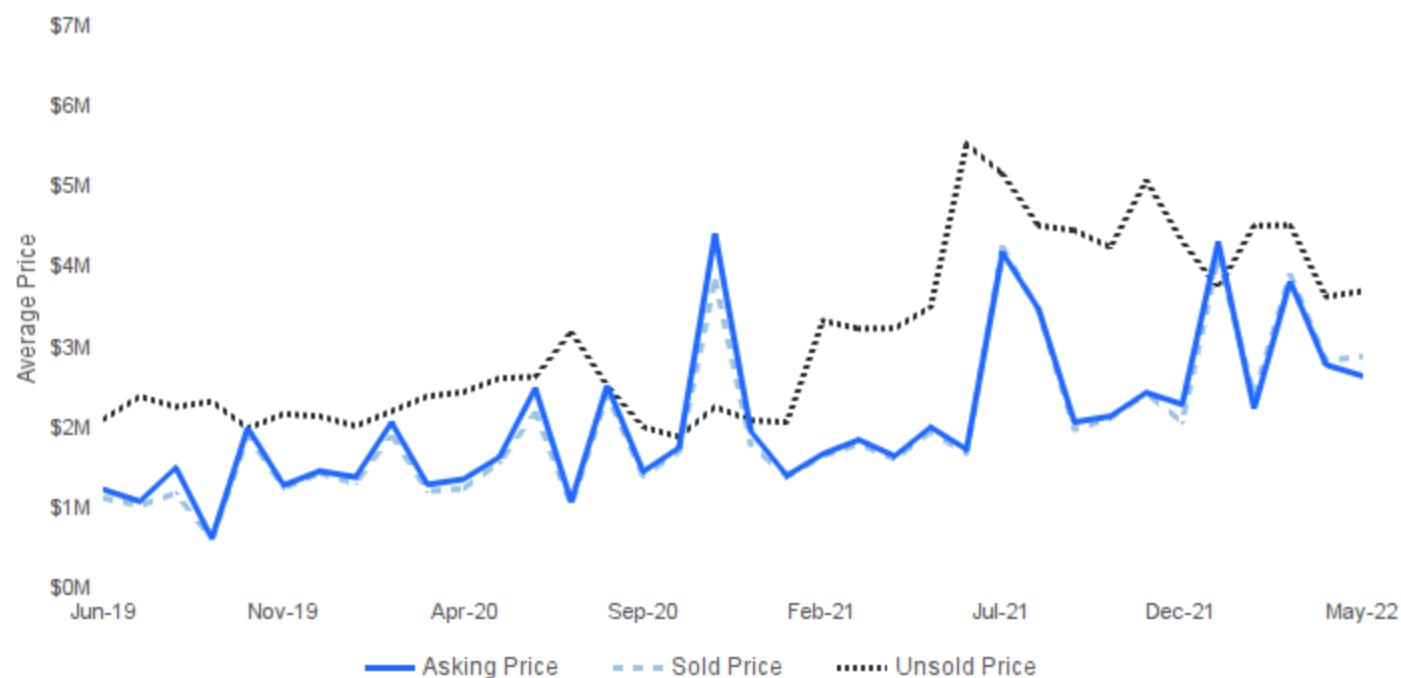
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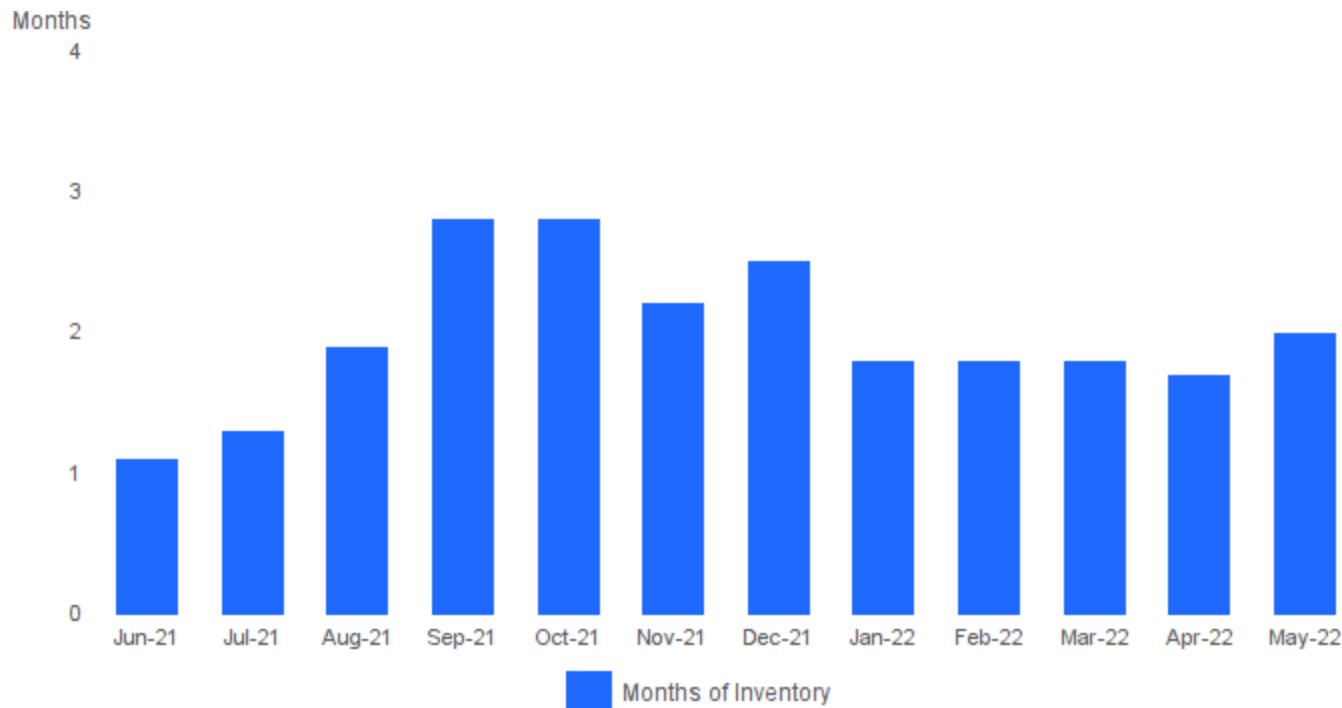
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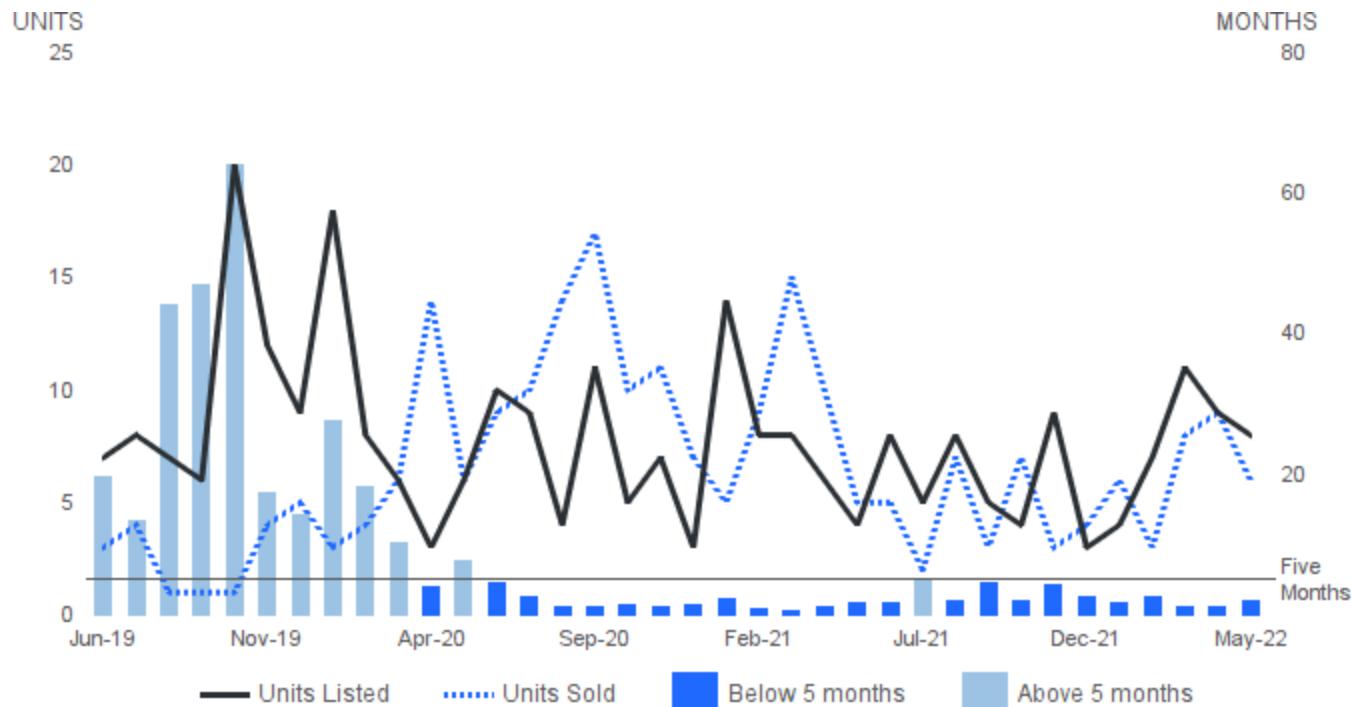
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