



# AREA REPORT

JUNE 2020 | CONDO/TOWNHOUSE

The Area Report offers insight into residential real estate sales activity and regional trends. It complements our Market Report, giving you a broader look at the real estate market. If you are interested in receiving the Market Report for a more specific area, please let me know. I would be happy to set that up for you.

The market summary below lets you see sales activity for the prior month and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments. Please contact me if you would like more information on your current market.

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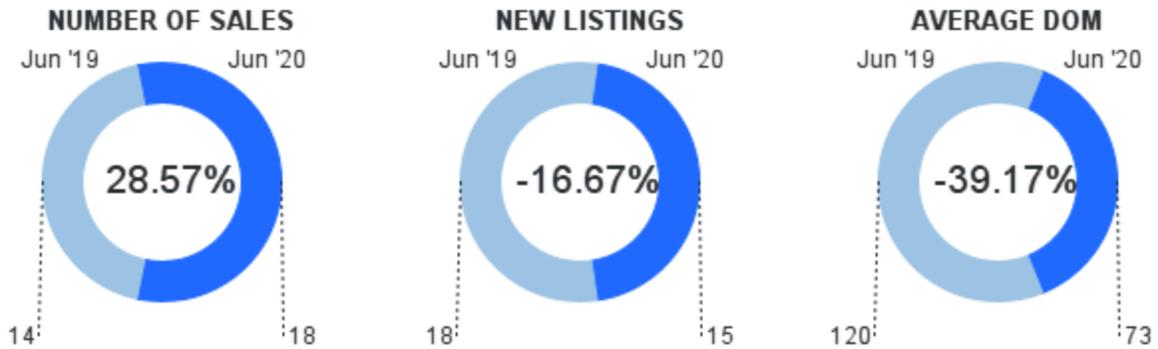


**COLDWELL BANKER**  
**REALTY**

# LONGBOAT KEY | June 2020

## REAL ESTATE SNAPSHOT - Change since this time last year

### Condo/Townhouse



**0.00%**   
**MEDIAN SALES PRICE**  
CONDO/TOWNHOUSE

**11.69%**   
**AVERAGE SALES PRICE**  
CONDO/TOWNHOUSE

**-4.83%**   
**MEDIAN LIST PRICE**  
CONDO/TOWNHOUSE

**12.97%**   
**AVERAGE LIST PRICE**  
CONDO/TOWNHOUSE

 Jun '19     Jun '20

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

June 2020 | Condo/Townhouse ?

|                        | Month to Date |           |           | Year to Date |           |           |
|------------------------|---------------|-----------|-----------|--------------|-----------|-----------|
|                        | June 2020     | June 2019 | % Change  | YTD 2020     | YTD 2019  | % Change  |
| New Listings           | 15            | 18        | -16.67% ↓ | 95           | 121       | -21.49% ↓ |
| Sold Listings          | 18            | 14        | 28.57% ↑  | 68           | 80        | -15% ↓    |
| Median Listing Price   | \$354,444     | \$372,450 | -4.83% ↓  | \$397,500    | \$399,949 | -0.61% ↓  |
| Median Selling Price   | \$345,000     | \$345,000 | 0%        | \$383,000    | \$392,500 | -2.42% ↓  |
| Median Days on Market  | 44            | 96        | -54.17% ↓ | 86           | 71        | 21.13% ↑  |
| Average Listing Price  | \$422,704     | \$374,178 | 12.97% ↑  | \$483,715    | \$463,921 | 4.27% ↑   |
| Average Selling Price  | \$398,916     | \$357,163 | 11.69% ↑  | \$456,219    | \$442,160 | 3.18% ↑   |
| Average Days on Market | 73            | 120       | -39.17% ↓ | 117          | 101       | 15.84% ↑  |
| List/Sell Price Ratio  | 94.8%         | 94.9%     | -0.11% ↓  | 94.8%        | 95.4%     | -0.68% ↓  |

### SOLD AND NEW PROPERTIES (UNITS)

June 2020 | Condo/Townhouse ?

**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

June 2020 | Condo/Townhouse 

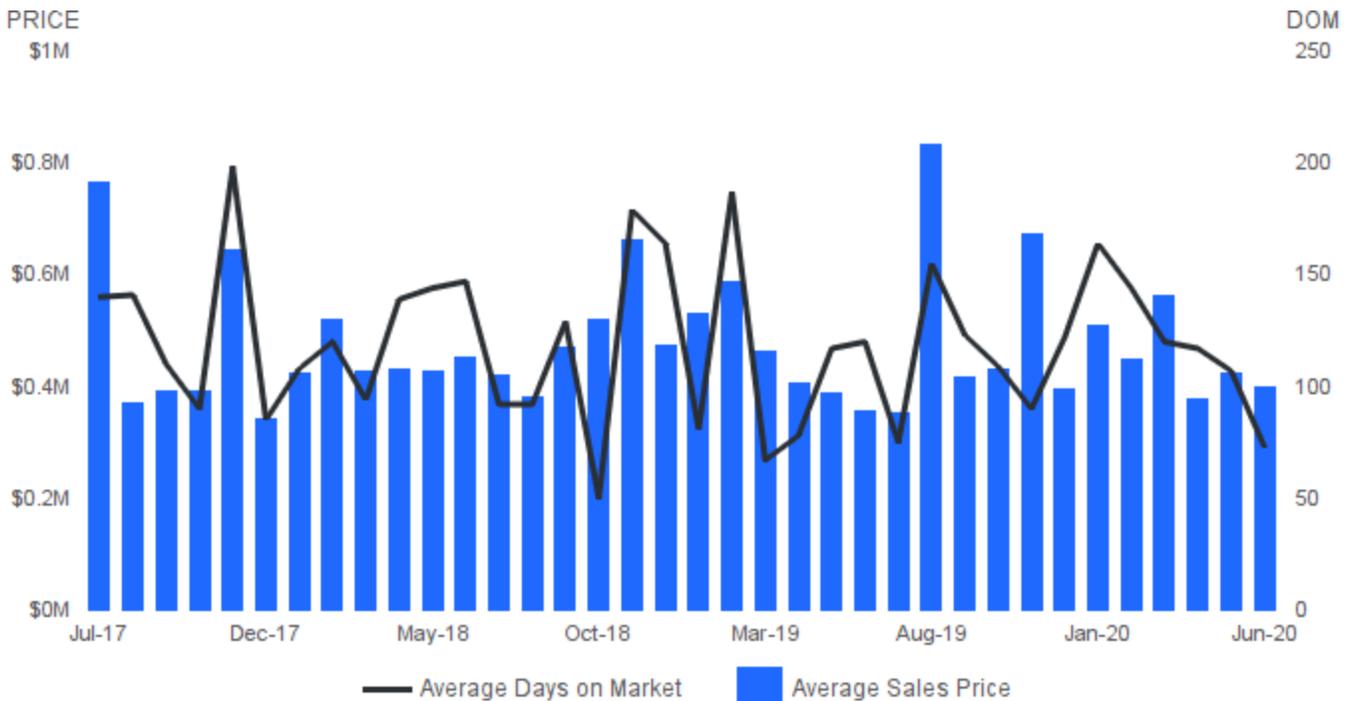
**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2020 | Condo/Townhouse 

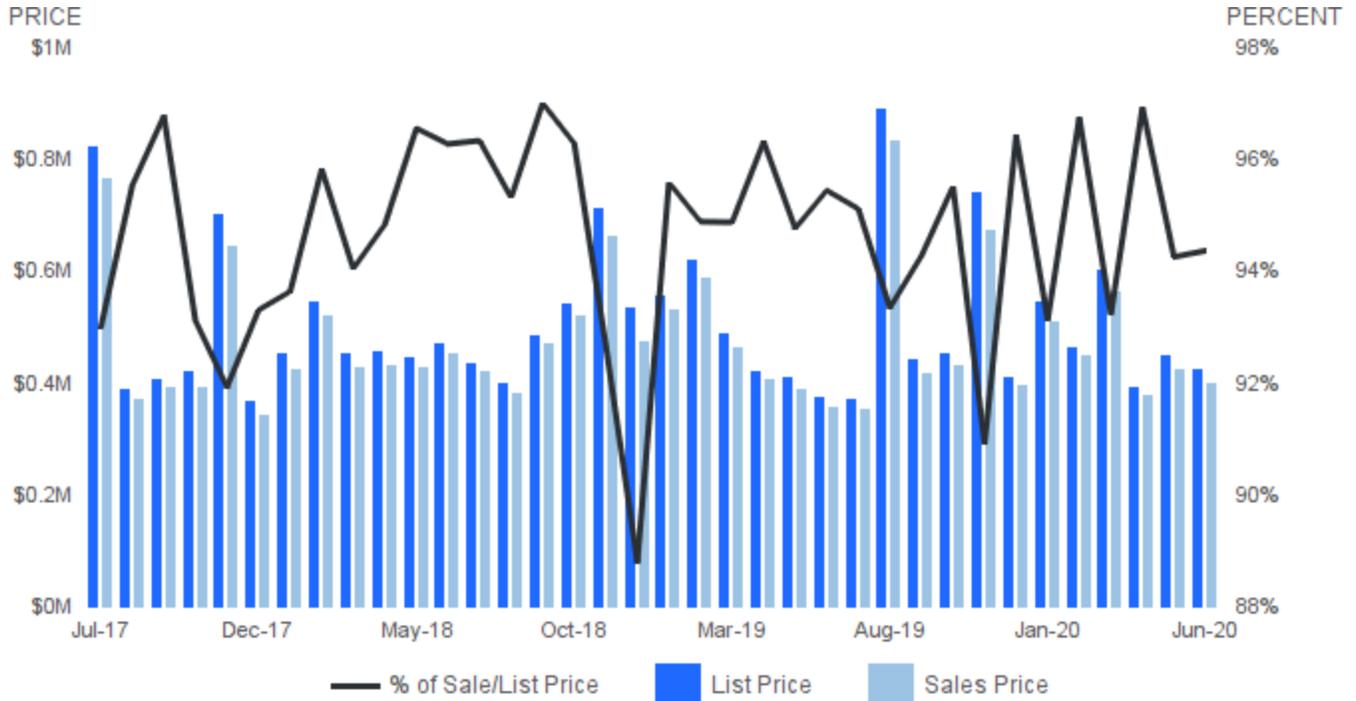
**Average Sales Price** | Average sales price for all properties sold.  
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

June 2020 | Condo/Townhouse 

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

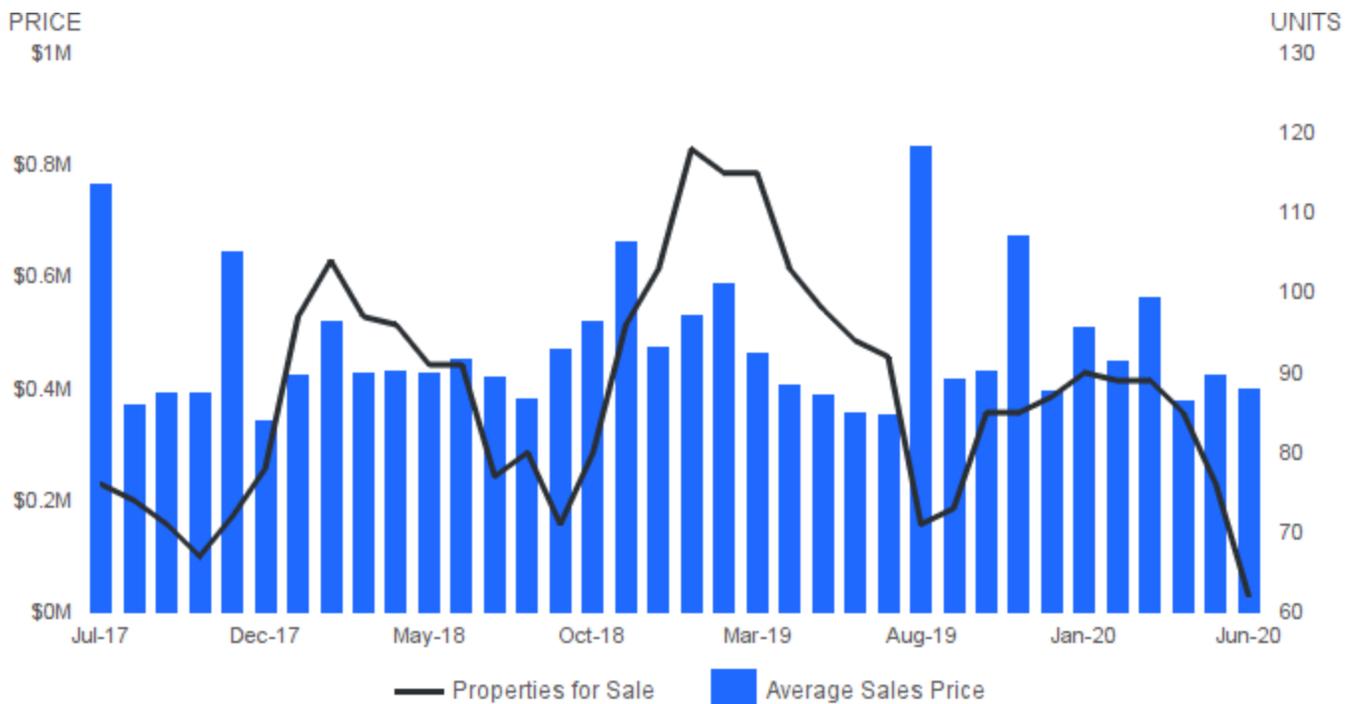


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

June 2020 | Condo/Townhouse 

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

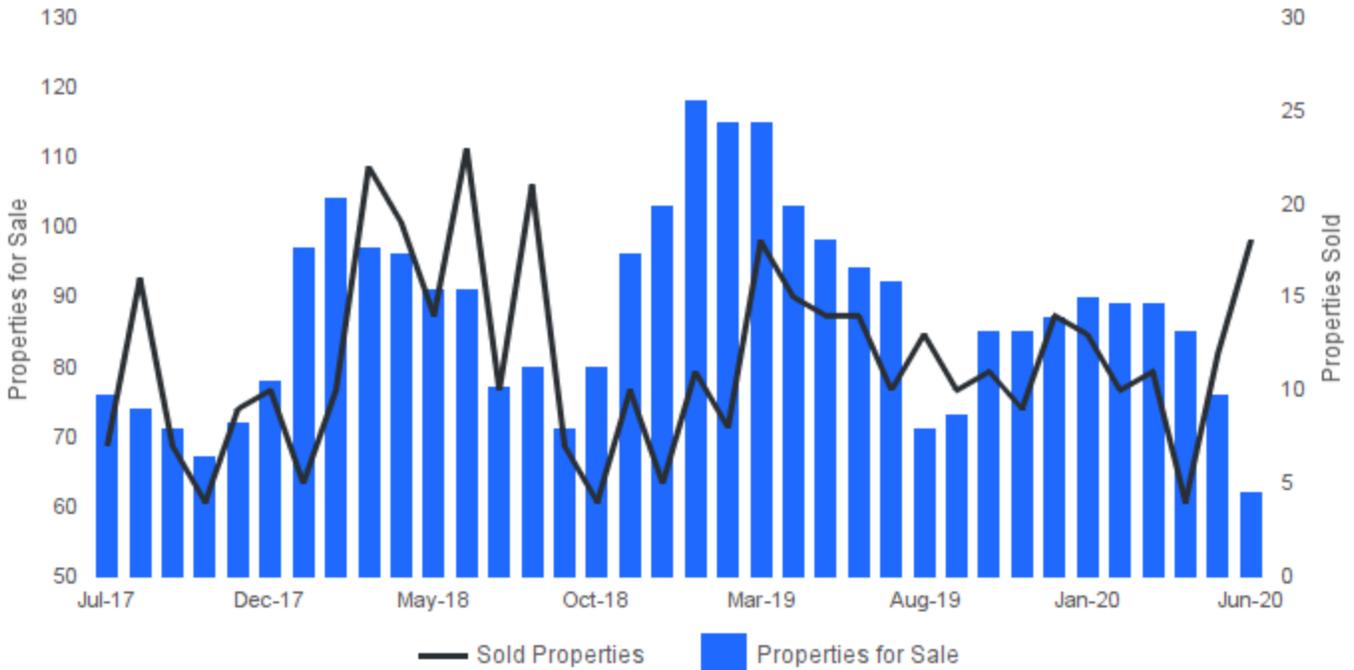
Properties for Sale | Number of properties listed for sale at the end of month.



## PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2020 | Condo/Townhouse 

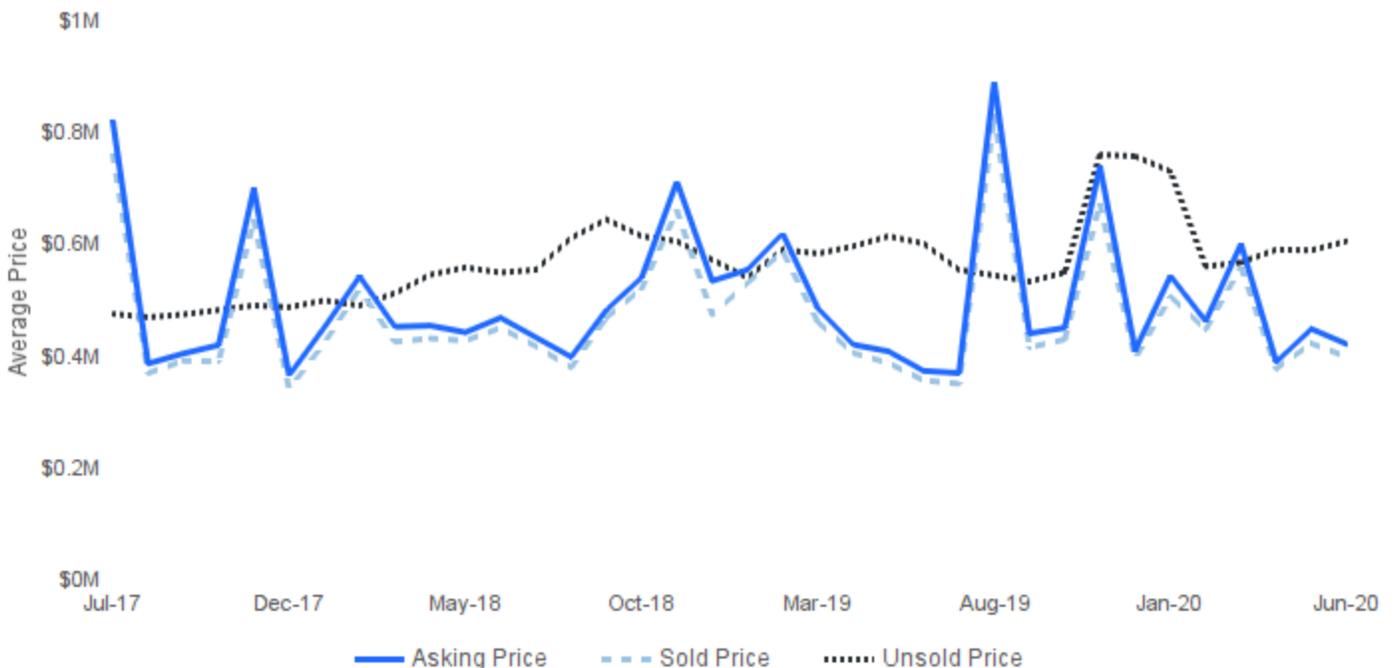
**Properties for Sale** | Number of properties listed for sale at the end of month.  
**Sold Properties** | Number of properties sold.



## AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2020 | Condo/Townhouse 

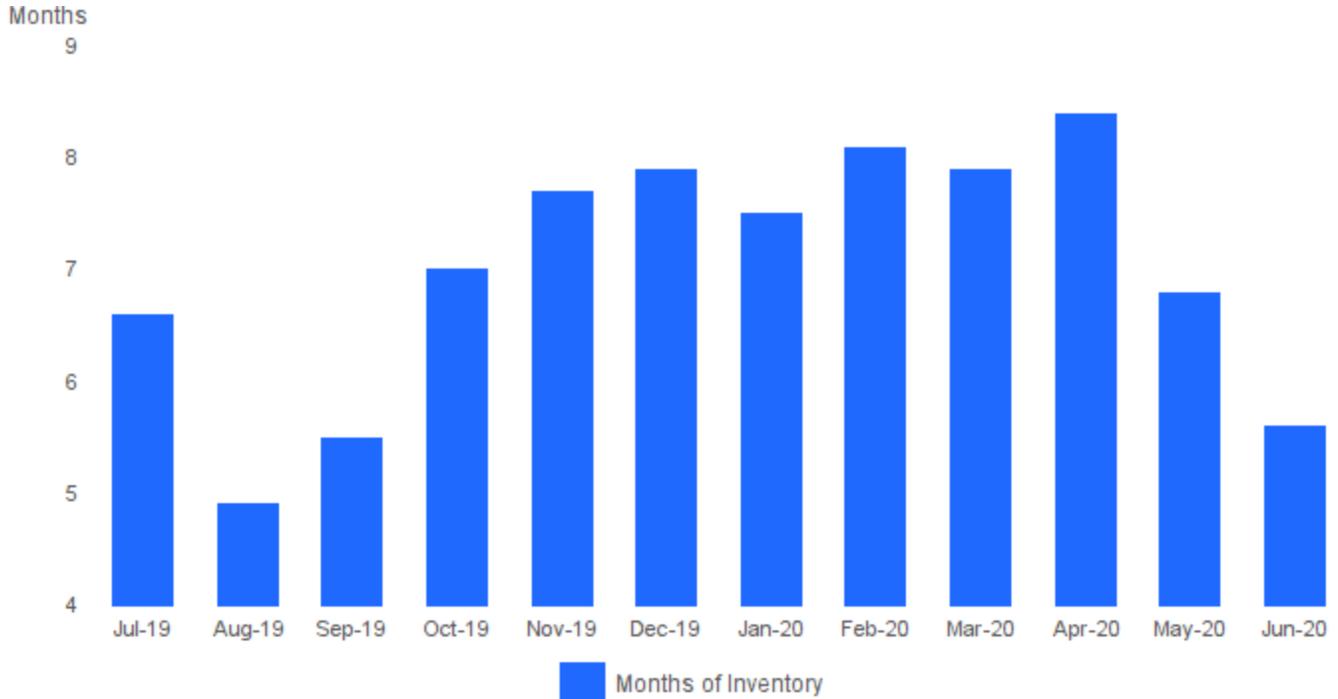
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



# ABSORPTION RATE

June 2020 | Condo/Townhouse 

**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.



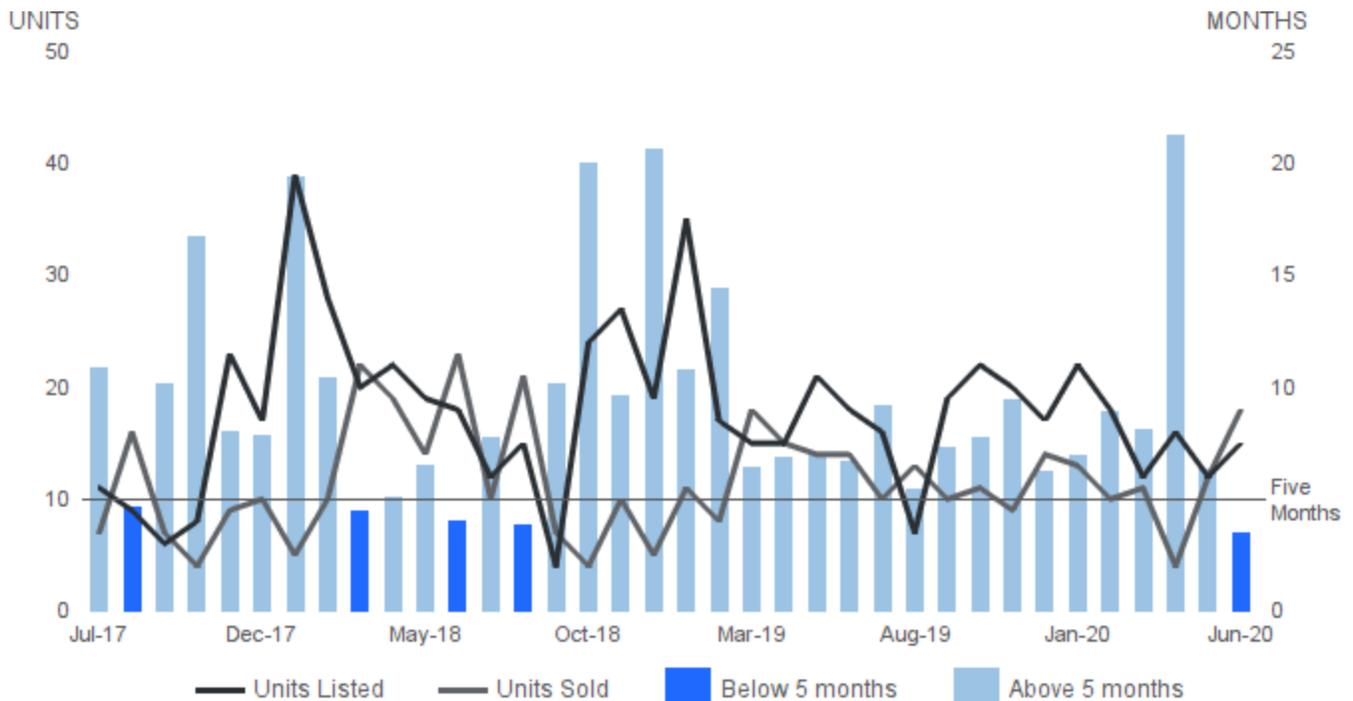
# MONTHS SUPPLY OF INVENTORY

June 2020 | Condo/Townhouse 

**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.

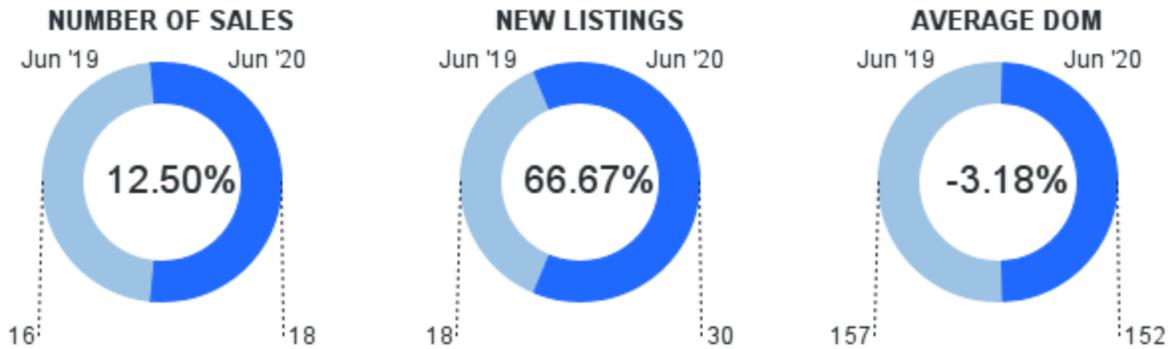
**Units Sold** | Number of properties sold.



# LONGBOAT KEY | June 2020

## REAL ESTATE SNAPSHOT - Change since this time last year

### Condo/Townhouse



**-1.15%** ↓

**MEDIAN SALES PRICE**  
CONDO/TOWNHOUSE

**5.69%** ↑

**AVERAGE SALES PRICE**  
CONDO/TOWNHOUSE

**-0.43%** ↓

**MEDIAN LIST PRICE**  
CONDO/TOWNHOUSE

**6.44%** ↑

**AVERAGE LIST PRICE**  
CONDO/TOWNHOUSE

■ Jun '19    ■ Jun '20

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

June 2020 | Condo/Townhouse ?

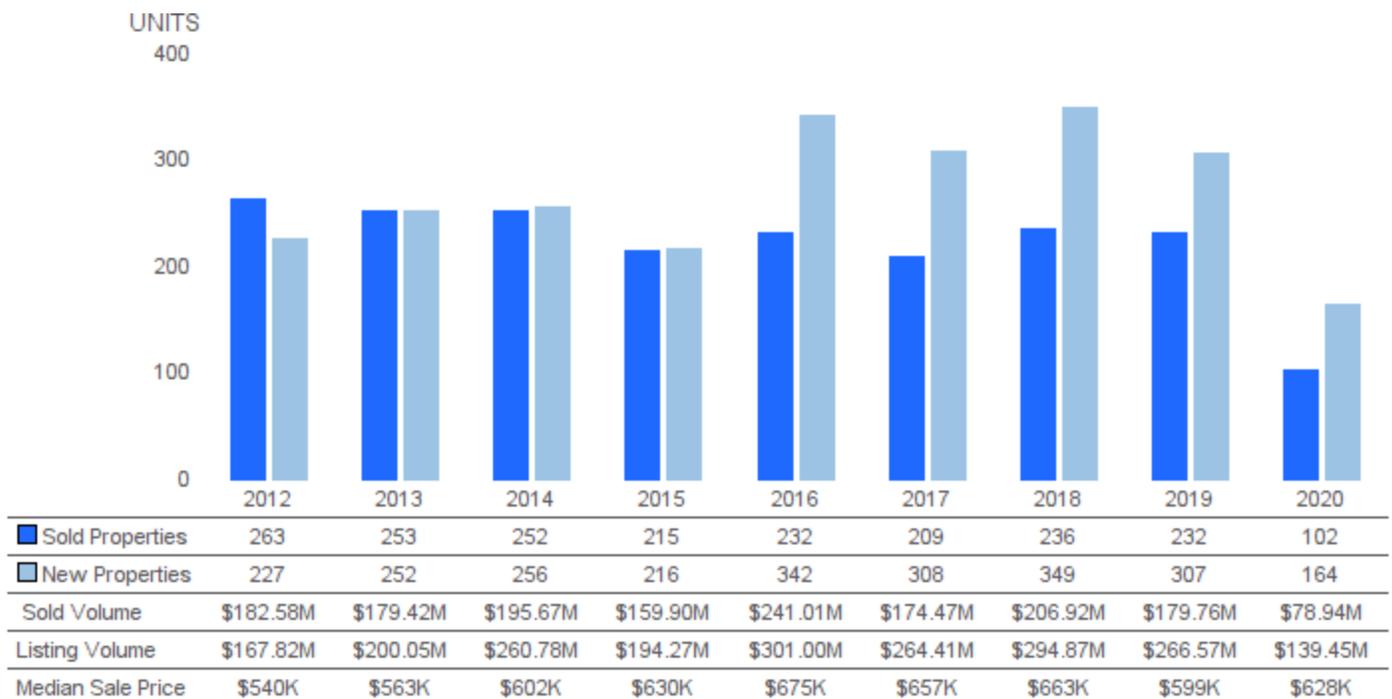
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|------------------------|---------------|-----------|----------|--------------|-----------|-----------|
|                        | June 2020     | June 2019 | % Change | YTD 2020     | YTD 2019  | % Change  |
| New Listings           | 30            | 18        | 66.67% ↑ | 163          | 184       | -11.41% ↓ |
| Sold Listings          | 18            | 16        | 12.5% ↑  | 99           | 139       | -28.78% ↓ |
| Median Listing Price   | \$572,500     | \$574,950 | -0.43% ↓ | \$675,000    | \$659,900 | 2.29% ↑   |
| Median Selling Price   | \$537,500     | \$543,750 | -1.15% ↓ | \$645,000    | \$635,000 | 1.57% ↑   |
| Median Days on Market  | 109           | 86        | 26.74% ↑ | 87           | 63        | 38.1% ↑   |
| Average Listing Price  | \$638,022     | \$599,431 | 6.44% ↑  | \$819,617    | \$874,674 | -6.29% ↓  |
| Average Selling Price  | \$595,361     | \$563,296 | 5.69% ↑  | \$784,066    | \$825,220 | -4.99% ↓  |
| Average Days on Market | 152           | 157       | -3.18% ↓ | 116          | 102       | 13.73% ↑  |
| List/Sell Price Ratio  | 93.9%         | 94.8%     | -0.85% ↓ | 95.5%        | 94.6%     | 0.95% ↑   |

### SOLD AND NEW PROPERTIES (UNITS)

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

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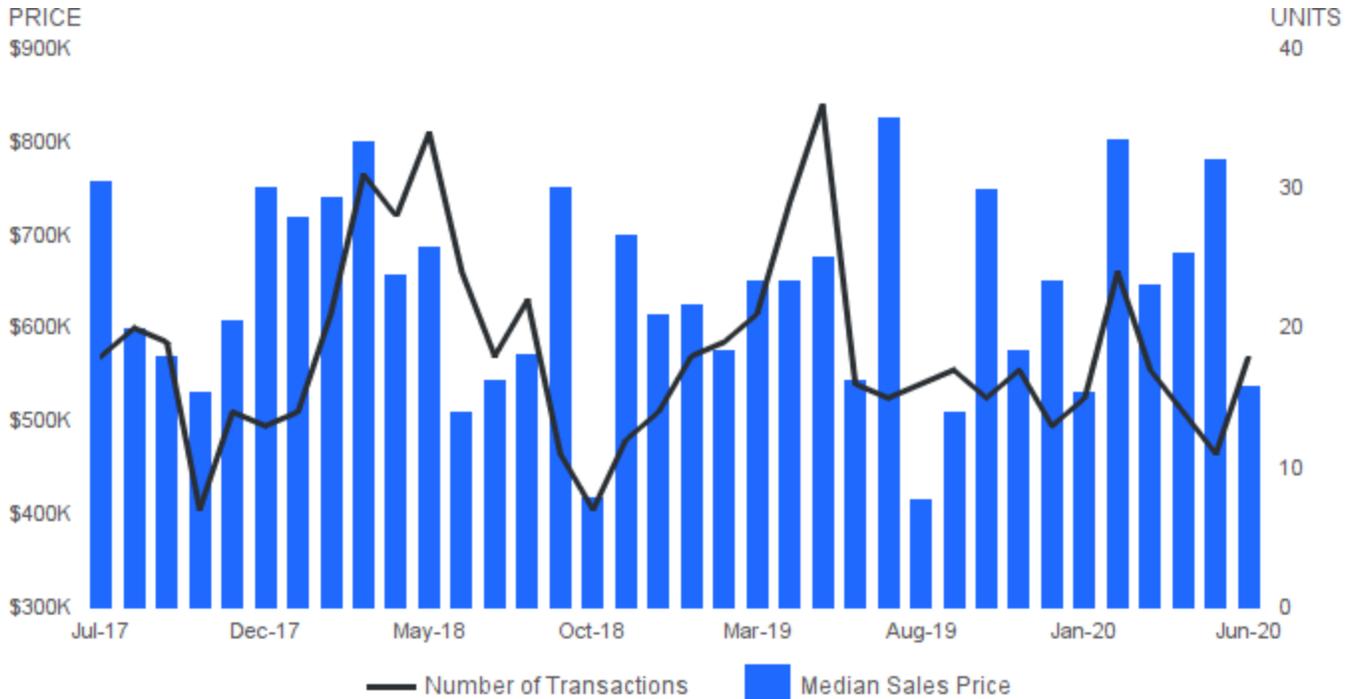


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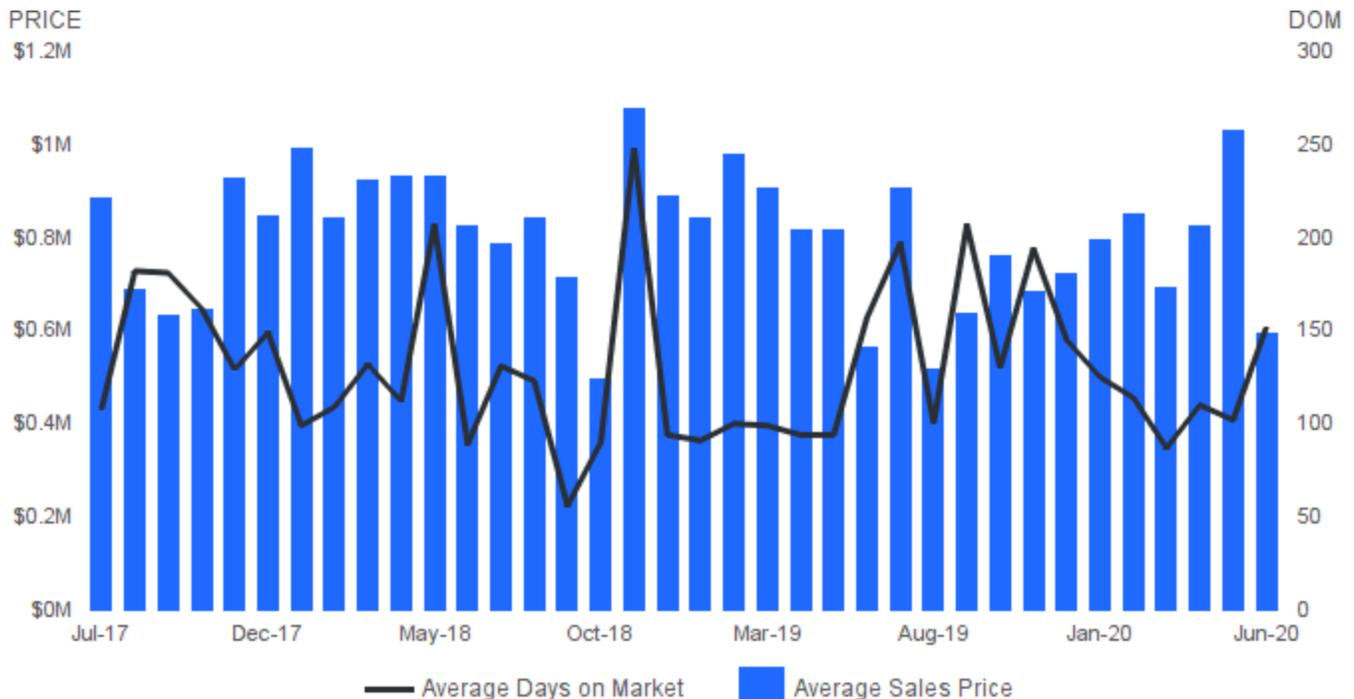


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2020 | Condo/Townhouse 

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

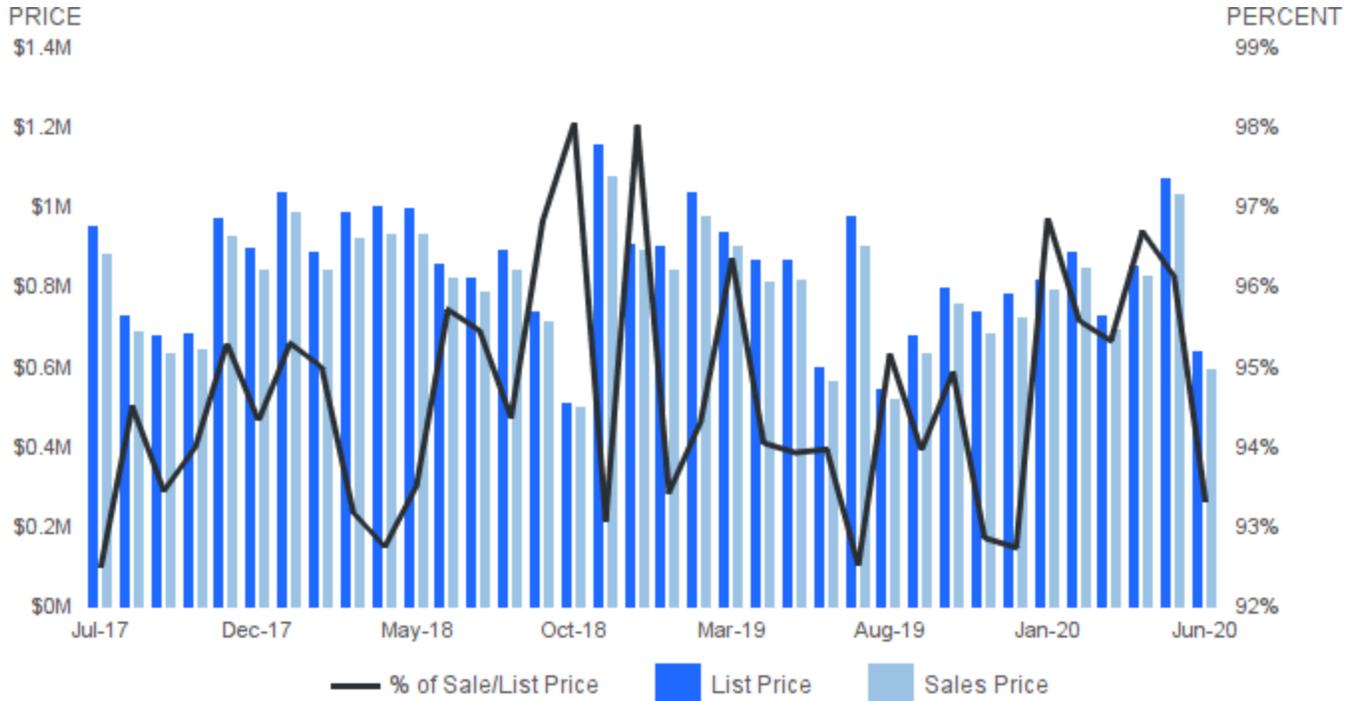
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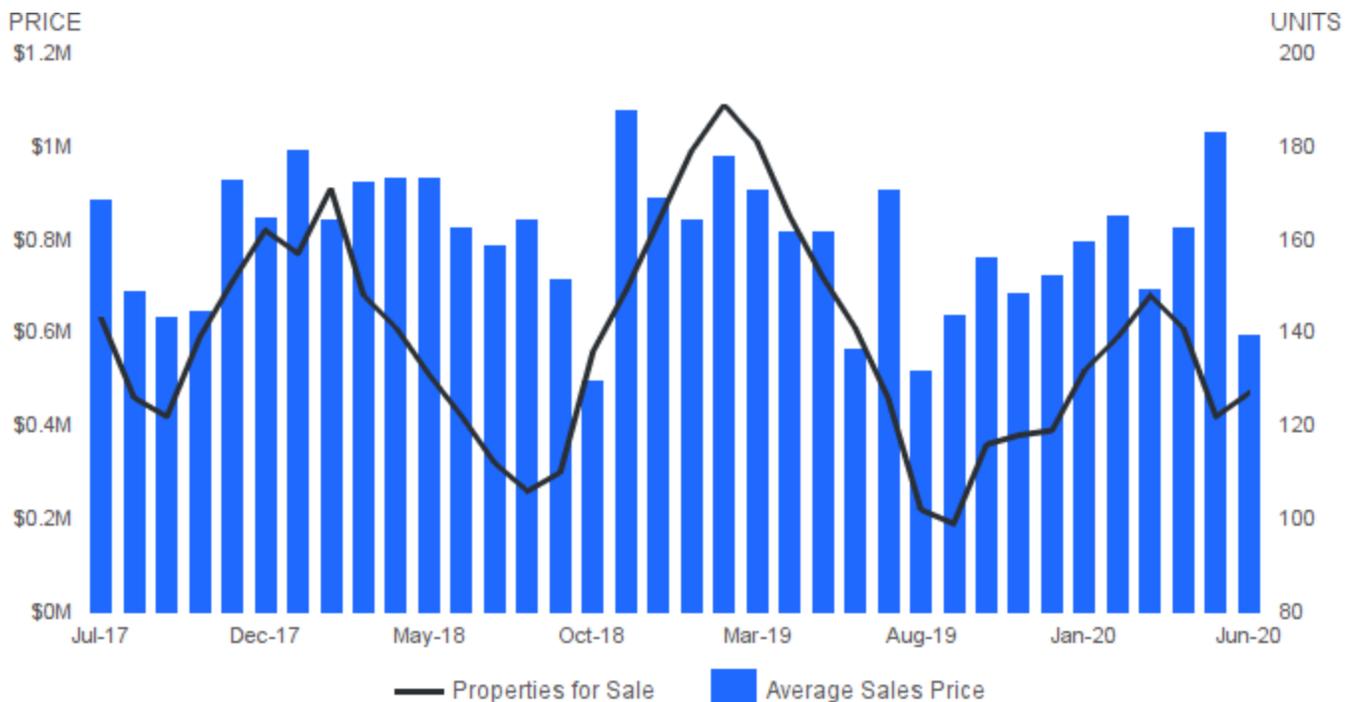


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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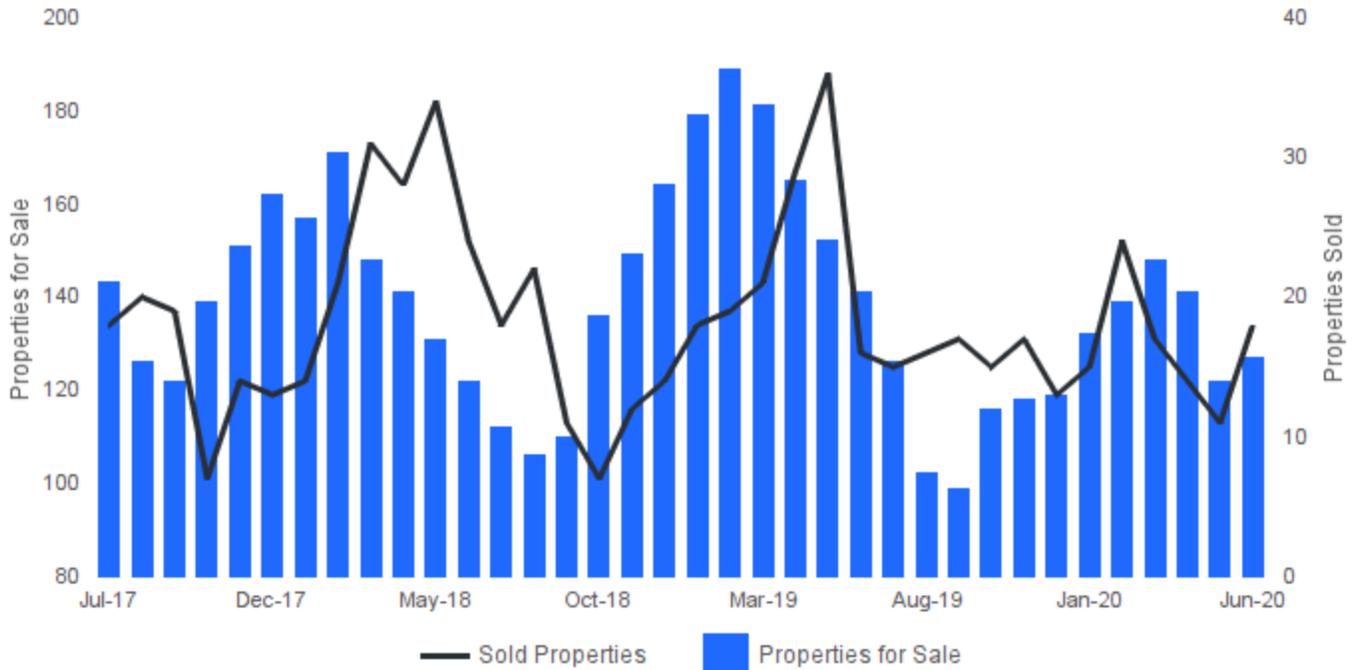
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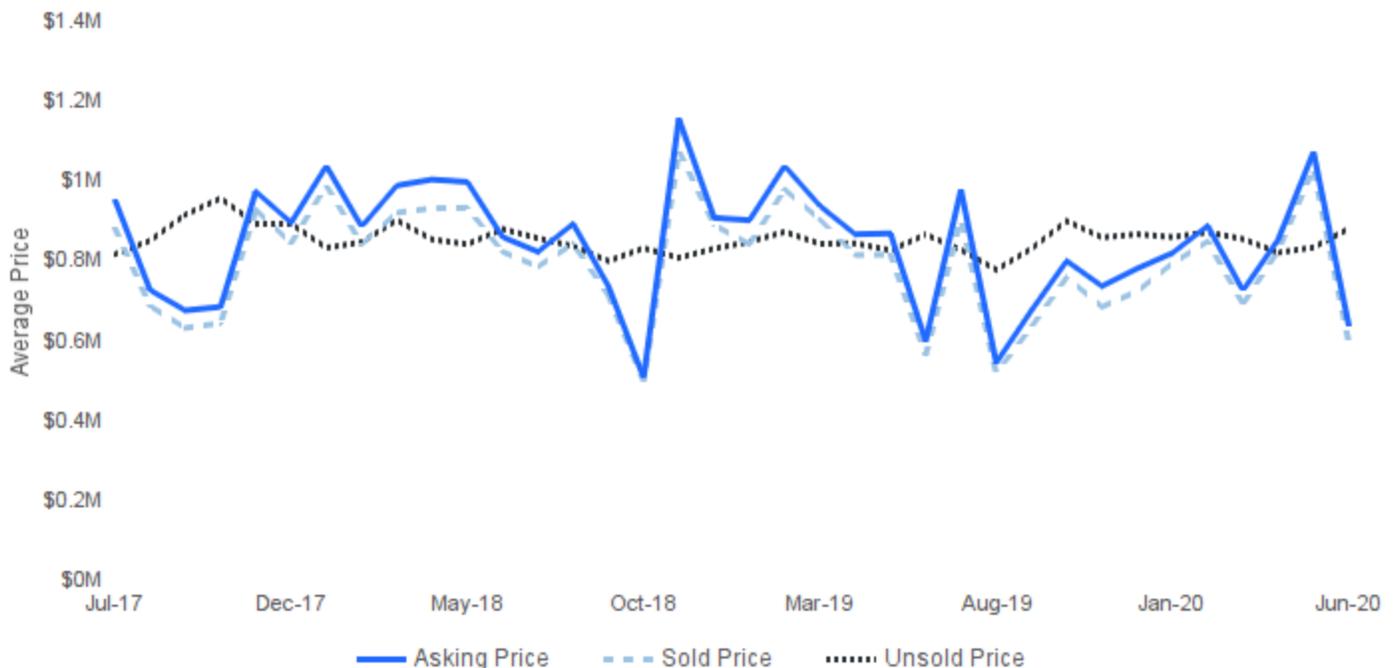
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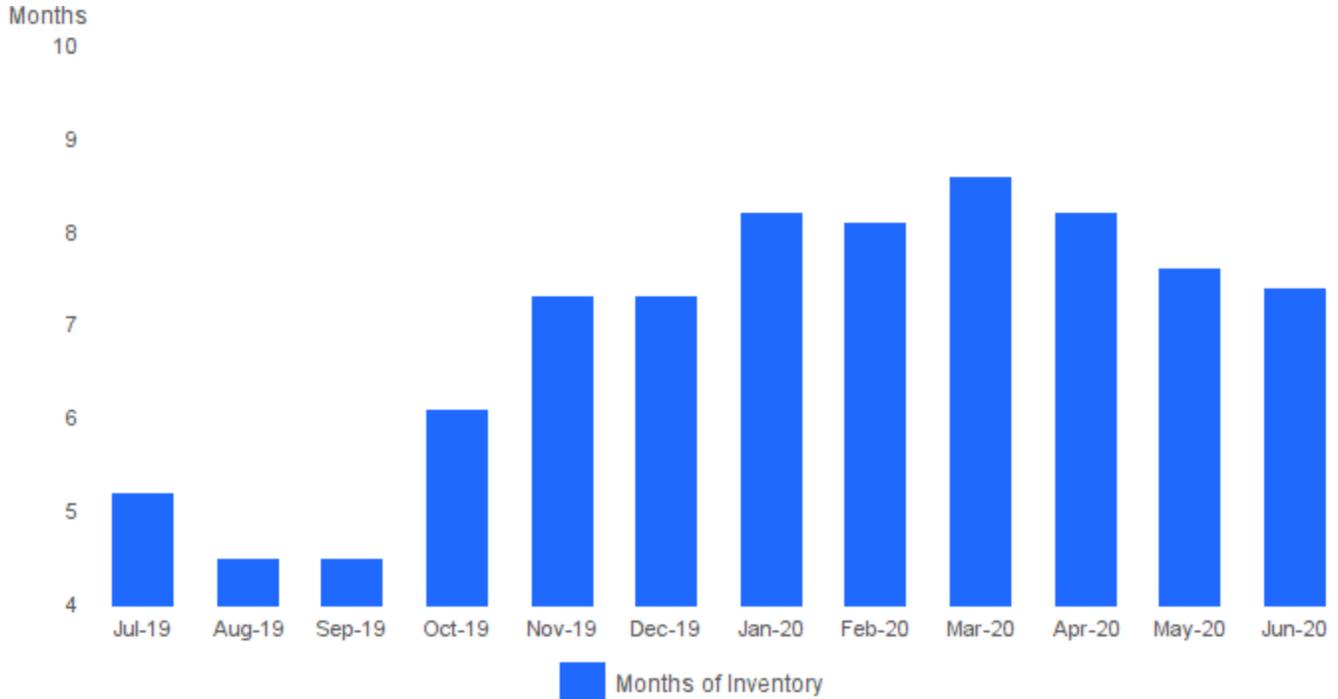
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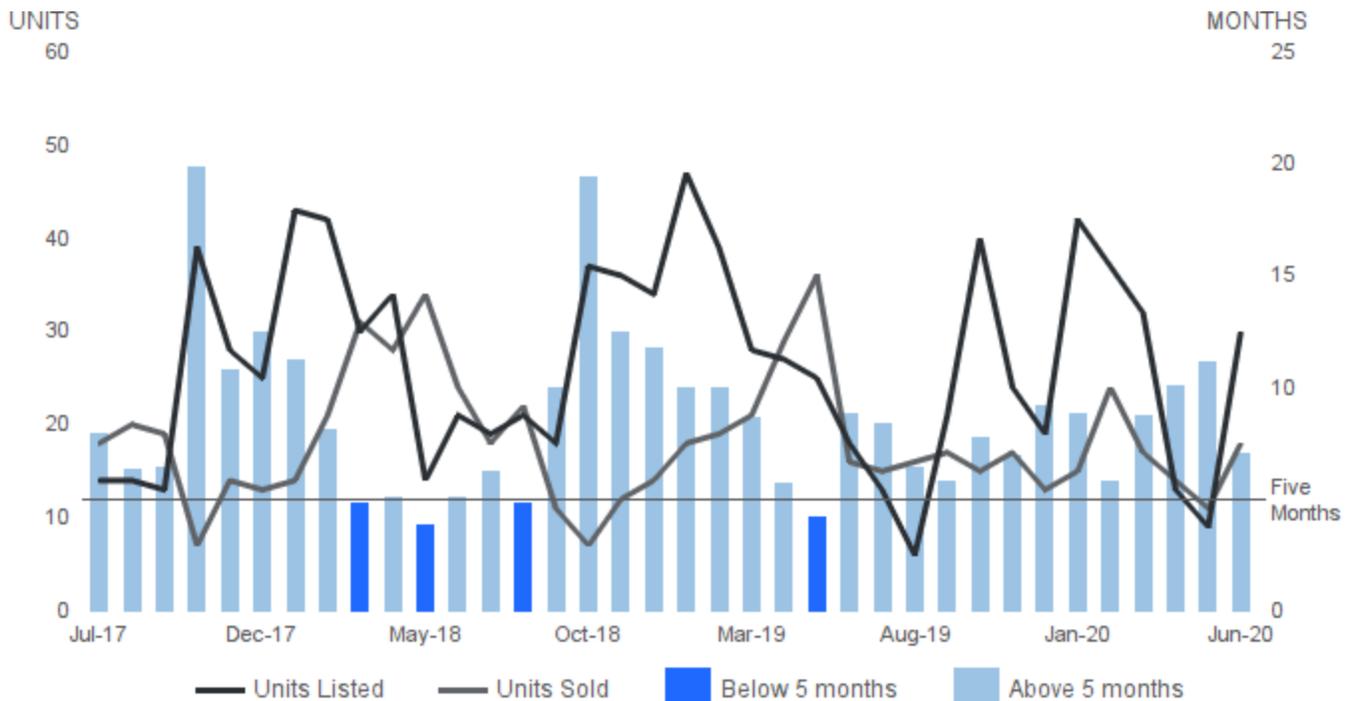
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**COLDWELL BANKER**  
REALTY

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