



Zip Code: 34236



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Price Range: 0 to 999999999 | Properties: Condo

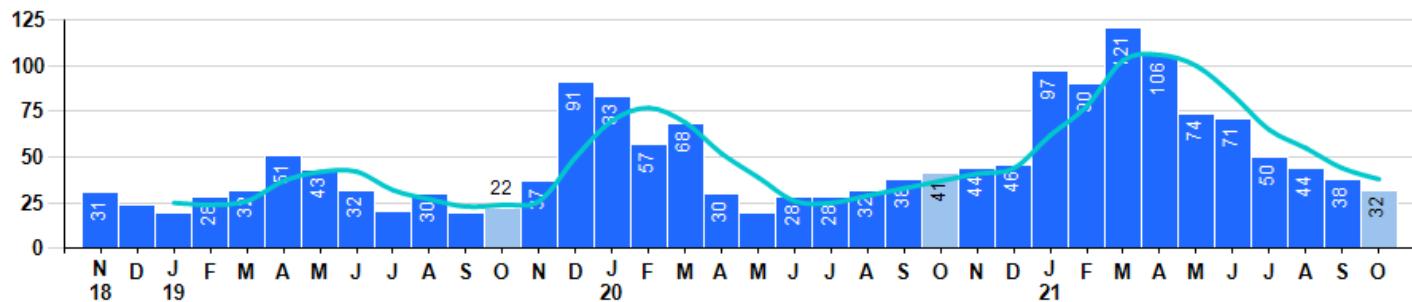
| Market Profile & Trends Overview | Month | Trending Versus*: | | | | | Trending Versus*: | |
|--|-------------|-------------------|-----|-----|----|-------------|-------------------|-----------|
| | | LM | L3M | PYM | LY | YTD | PriorYTD | PriorYear |
| Median List Price of all Current Listings | \$1,130,000 | ↓ | | ↑ | | | | |
| Average List Price of all Current Listings | \$1,958,393 | ↓ | | ↑ | | | | |
| October Median Sales Price | \$759,900 | ↓ | ↑ | ↑ | ↑ | \$725,000 | ↓ | ↑ |
| October Average Sales Price | \$1,014,048 | ↓ | ↓ | ↑ | ↑ | \$1,418,749 | ↑ | ↑ |
| Total Properties Currently for Sale (Inventory) | 91 | ↑ | | ↓ | | | | |
| October Number of Properties Sold | 32 | ↓ | | ↓ | | 723 | ↑ | |
| October Average Days on Market (Solds) | 85 | ↑ | ↑ | ↓ | ↓ | 84 | ↓ | ↓ |
| Asking Price per Square Foot (based on New Listings) | \$675 | ↑ | ↑ | ↑ | ↑ | \$710 | ↑ | ↑ |
| October Sold Price per Square Foot | \$571 | ↓ | ↓ | ↑ | ↔ | \$650 | ↑ | ↑ |
| October Month's Supply of Inventory | 2.8 | ↑ | ↑ | ↓ | ↓ | 1.9 | ↓ | ↓ |
| October Sale Price vs List Price Ratio | 96.3% | ↓ | ↓ | ↑ | ↑ | 97.4% | ↑ | ↑ |

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

October Property sales were 32, down -22.0% from 41 in October of 2020 and -15.8% lower than the 38 sales last month. October 2021 sales were at a mid level compared to October of 2020 and 2019. October YTD sales of 723 are running 70.5% ahead of last year's year-to-date sales of 424.

— 3 Mos Avg

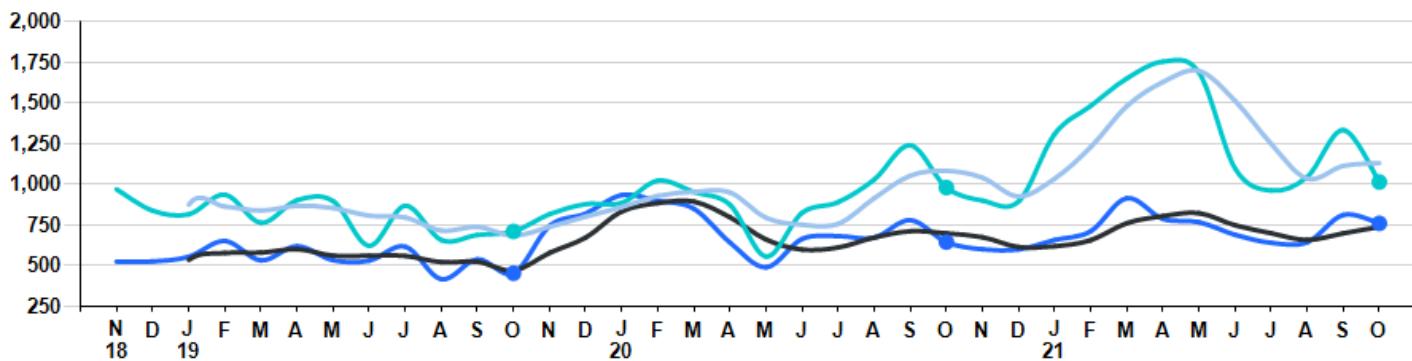


Prices

The Median Sales Price in October was \$759,900, up 17.8% from \$645,000 in October of 2020 and down -6.4% from \$812,000 last month. The Average Sales Price in October was \$1,014,048, up 3.5% from \$979,976 in October of 2020 and down -23.9% from \$1,333,151 last month. October 2021 ASP was at highest level compared to October of 2020 and 2019.

Median means Middle (the same # of properties sold above and below Median) (000's)

— Median Sales — 3 Mo Avg Median Sales — Average Sold Price — 3 Mo Avg Sales Price



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Based on information from My Florida Regional MLS for the period 11/1/2018 through 10/31/2021. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Realty does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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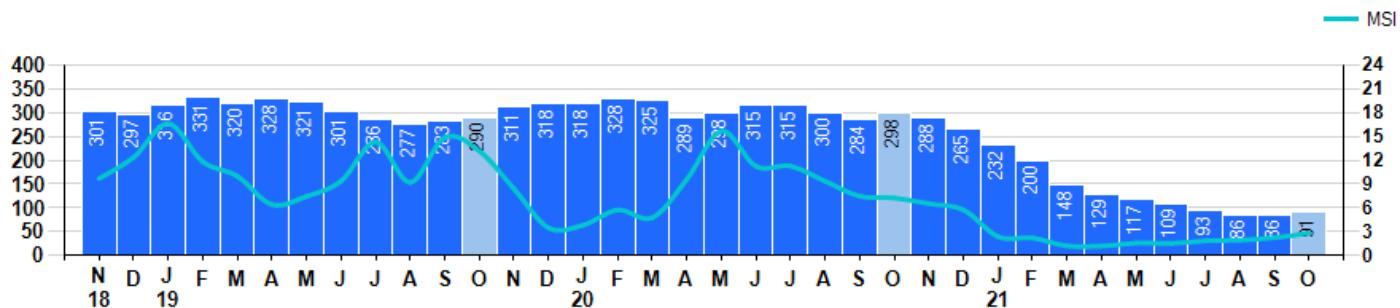
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Inventory & MSI

The Total Inventory of Properties available for sale as of October was 91, up 5.8% from 86 last month and down -69.5% from 298 in October of last year. October 2021 Inventory was at the lowest level compared to October of 2020 and 2019.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2021 MSI of 2.8 months was at its lowest level compared with October of 2020 and 2019.

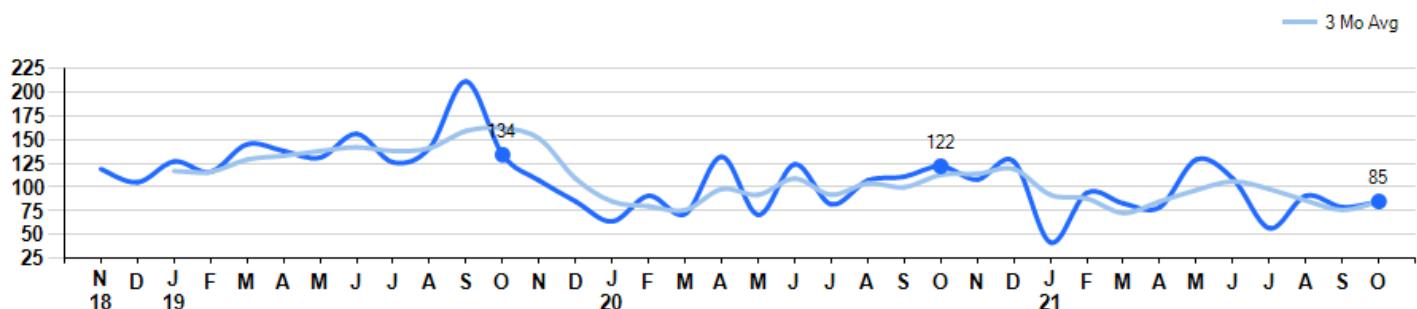
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for October was 85, up 7.6% from 79 days last month and down -30.3% from 122 days in October of last year. The October 2021 DOM was at its lowest level compared with October of 2020 and 2019.

Average Days on Market(Listing to Contract) for properties sold during the month



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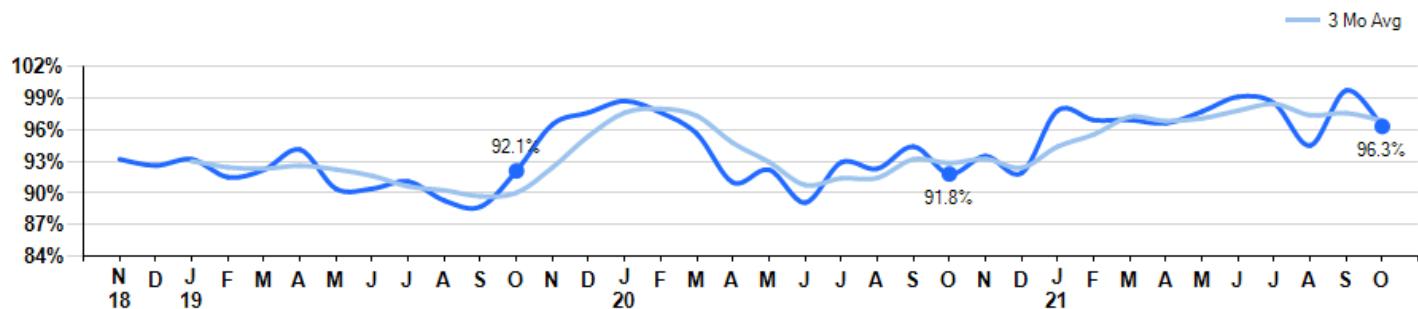


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The October 2021 Selling Price vs List Price of 96.3% was down from 99.7% last month and up from 91.8% in October of last year.

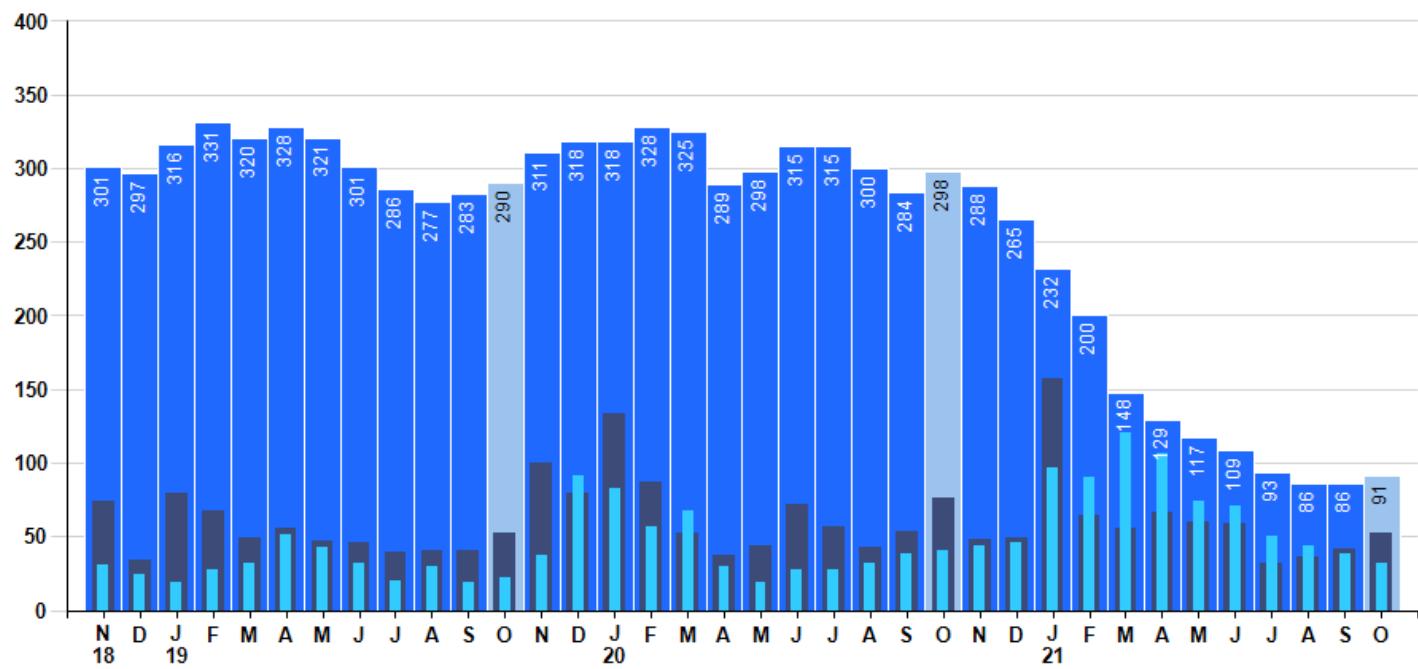
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in October 2021 was 52, up 23.8% from 42 last month and down -31.6% from 76 in October of last year.

■ Inventory ■ New Listings ■ Sold





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| | N | 18 | D | J | 19 | F | M | A | M | J | J | A | S | O | N | D | J | 20 | F | M | A | M | J | J | A | S | O | N | D | J | 21 | F | M | A | M | J | J | A | S | O |
|----------------|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|----|----|----|----|----|----|---|---|---|
| Homes Sold | | 31 | 24 | 19 | 28 | 32 | 51 | 43 | 32 | 20 | 30 | 19 | 22 | 37 | 91 | 83 | 57 | 68 | 30 | 19 | 28 | 28 | 32 | 38 | 41 | 44 | 46 | 97 | 90 | 121 | 106 | 74 | 71 | 50 | 44 | 38 | 32 | | | |
| 3 Mo. Roll Avg | | | 25 | 24 | 26 | 37 | 42 | 42 | 32 | 27 | 23 | 24 | 26 | 50 | 70 | 77 | 69 | 52 | 39 | 26 | 25 | 29 | 33 | 37 | 41 | 44 | 62 | 78 | 103 | 106 | 100 | 84 | 65 | 55 | 44 | 38 | | | | |

| | N | 18 | D | J | 19 | F | M | A | M | J | J | A | S | O | N | D | J | 20 | F | M | A | M | J | J | A | S | O | N | D | J | 21 | F | M | A | M | J | J | A | S | O |
|-----------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|---|---|
| MedianSalePrice | | 525 | 526 | 555 | 653 | 533 | 620 | 534 | 531 | 618 | 417 | 539 | 454 | 745 | 820 | 934 | 899 | 850 | 643 | 490 | 665 | 682 | 673 | 780 | 645 | 601 | 600 | 658 | 712 | 915 | 788 | 768 | 690 | 641 | 644 | 812 | 760 | | | |
| 3 Mo. Roll Avg | | | 535 | 578 | 580 | 602 | 562 | 562 | 561 | 522 | 525 | 470 | 579 | 673 | 833 | 884 | 894 | 797 | 661 | 599 | 612 | 673 | 712 | 699 | 675 | 615 | 620 | 657 | 762 | 805 | 823 | 748 | 700 | 658 | 699 | 739 | | | | |

| | N | 18 | D | J | 19 | F | M | A | M | J | J | A | S | O | N | D | J | 20 | F | M | A | M | J | J | A | S | O | N | D | J | 21 | F | M | A | M | J | J | A | S | O |
|-----------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|---|---|---|---|
| Inventory | | 301 | 297 | 316 | 331 | 320 | 328 | 321 | 301 | 286 | 277 | 283 | 290 | 311 | 318 | 328 | 325 | 289 | 298 | 315 | 315 | 300 | 284 | 298 | 288 | 265 | 232 | 200 | 148 | 129 | 117 | 109 | 93 | 86 | 86 | 91 | | | | |
| MSI | | 10 | 12 | 17 | 12 | 10 | 6 | 7 | 9 | 14 | 9 | 15 | 13 | 8 | 3 | 4 | 6 | 5 | 10 | 16 | 11 | 11 | 9 | 7 | 7 | 7 | 6 | 2 | 2 | 1 | 1 | 2 | 2 | 2 | 3 | | | | | |

| | N | 18 | D | J | 19 | F | M | A | M | J | J | A | S | O | N | D | J | 20 | F | M | A | M | J | J | A | S | O | N | D | J | 21 | F | M | A | M | J | J | A | S | O |
|----------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|-----|-----|----|----|----|----|---|---|---|
| Days On Market | | 119 | 105 | 127 | 116 | 145 | 138 | 131 | 156 | 126 | 141 | 211 | 134 | 107 | 85 | 64 | 91 | 72 | 132 | 71 | 124 | 82 | 107 | 111 | 122 | 108 | 127 | 42 | 94 | 83 | 79 | 129 | 109 | 57 | 91 | 79 | 85 | | | |
| 3 Mo. Roll Avg | | | 117 | 116 | 129 | 133 | 138 | 142 | 138 | 141 | 159 | 162 | 151 | 109 | 85 | 80 | 76 | 98 | 92 | 109 | 92 | 104 | 100 | 113 | 114 | 119 | 92 | 88 | 73 | 85 | 97 | 106 | 98 | 86 | 76 | 85 | | | | |

| | N | 18 | D | J | 19 | F | M | A | M | J | J | A | S | O | N | D | J | 20 | F | M | A | M | J | J | A | S | O | N | D | J | 21 | F | M | A | M | J | J | A | S | O |
|-----------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|---|---|
| Price per Sq Ft | | 447 | 464 | 467 | 465 | 430 | 468 | 462 | 426 | 483 | 371 | 403 | 397 | 462 | 484 | 514 | 535 | 513 | 452 | 395 | 460 | 470 | 460 | 514 | 485 | 504 | 454 | 1,000 | 568 | 642 | 635 | 623 | 537 | 583 | 546 | 614 | 571 | | | |
| 3 Mo. Roll Avg | | | 459 | 465 | 454 | 454 | 453 | 452 | 457 | 427 | 419 | 390 | 421 | 448 | 487 | 511 | 521 | 500 | 453 | 436 | 442 | 463 | 481 | 486 | 501 | 481 | 653 | 674 | 737 | 615 | 633 | 598 | 581 | 555 | 581 | 577 | | | | |

| | N | 18 | D | J | 19 | F | M | A | M | J | J | A | S | O | N | D | J | 20 | F | M | A | M | J | J | A | S | O | N | D | J | 21 | F | M | A | M | J | J | A | S | O |
|--------------------|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---|---|---|
| Sale to List Price | | 0.932 | 0.926 | 0.932 | 0.915 | 0.922 | 0.941 | 0.904 | 0.904 | 0.911 | 0.893 | 0.887 | 0.921 | 0.965 | 0.976 | 0.987 | 0.976 | 0.956 | 0.910 | 0.922 | 0.891 | 0.929 | 0.923 | 0.944 | 0.918 | 0.935 | 0.919 | 0.978 | 0.969 | 0.969 | 0.966 | 0.977 | 0.991 | 0.985 | 0.945 | 0.997 | 0.963 | | | |
| 3 Mo. Roll Avg | | | 0.930 | 0.924 | 0.923 | 0.926 | 0.922 | 0.916 | 0.906 | 0.903 | 0.897 | 0.900 | 0.924 | 0.954 | 0.976 | 0.980 | 0.973 | 0.947 | 0.929 | 0.908 | 0.914 | 0.914 | 0.932 | 0.928 | 0.932 | 0.924 | 0.944 | 0.955 | 0.972 | 0.968 | 0.971 | 0.978 | 0.984 | 0.974 | 0.976 | 0.968 | | | | |

| | N | 18 | D | J | 19 | F | M | A | M | J | J | A | S | O | N | D | J | 20 | F | M | A | M | J | J | A | S | O | N | D | J | 21 | F | M | A | M | J | J | A | S | O |
|--------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|---|---|---|
| New Listings | | 74 | 34 | 79 | 68 | 49 | 56 | 47 | 46 | 39 | 41 | 41 | 52 | 100 | 79 | 133 | 87 | 52 | 37 | 44 | 72 | 57 | 43 | 54 | 76 | 48 | 49 | 157 | 64 | 56 | 66 | 60 | 59 | 32 | 36 | 42 | 52 | | | |
| Inventory | | 301 | 297 | 316 | 331 | 320 | 328 | 321 | 301 | 286 | 277 | 283 | 290 | 311 | 318 | 328 | 325 | 289 | 298 | 315 | 315 | 300 | 284 | 298 | 288 | 265 | 232 | 200 | 148 | 129 | 117 | 109 | 93 | 86 | 86 | 91 | | | | |
| Sales | | 31 | 24 | 19 | 28 | 32 | 51 | 43 | 32 | 20 | 30 | 19 | 22 | 37 | 91 | 83 | 57 | 68 | 30 | 19 | 28 | 28 | 32 | 38 | 41 | 44 | 46 | 97 | 90 | 121 | 106 | 74 | 71 | 50 | 44 | 38 | 32 | | | |

| | N | 18 | D | J | 19 | F | M | A | M | J | J | A | S | O | N | D | J | 20 | F | M | A | M | J | J | A | S | O | N | D | J | 21 | F | M | A | M | J | J | A | S | O |
|----------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|-----|-----|-----|-----|-----|-------|-------|-------|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---|---|---|
| Avg Sale Price | | 970 | 838 | 816 | 937 | 763 | 903 | 897 | 623 | 868 | 657 | 689 | 710 | 817 | 878 | 886 | 1,023 | 953 | 874 | 557 | 825 | 890 | 1,029 | 1,240 | 980 | 900 | 895 | 1,309 | 1,482 | 1,650 | 1,753 | 1,687 | 1,097 | 961 | 1,045 | 1,333 | 1,014 | | | |
| 3 Mo. Roll Avg | | | 874 | 864 | 839 | 868 | 854 | 807 | 796 | 716 | 738 | 686 | 739 | 802 | 860 | 929 | 954 | 950 | 795 | 752 | 757 | 915 | 1,053 | 1,083 | 1,040 | 925 | 1,035 | 1,228 | 1,480 | 1,628 | 1,697 | 1,513 | 1,249 | 1,035 | 1,113 | 1,131 | | | | |