



AREA REPORT

MARCH 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.

BRUCE MYER

Direct: (941) 387-1847

Cell: (941) 376-5311

Bruce.Myer@floridamoves.com

www.brucemyer.com/

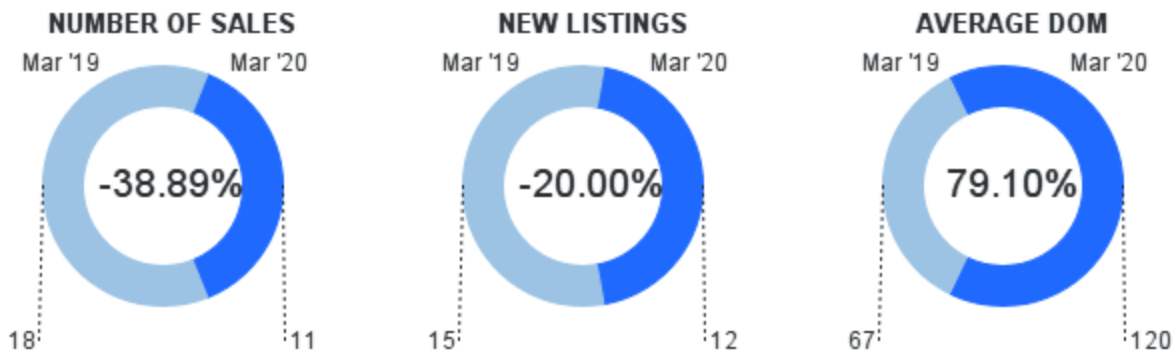


COLDWELL BANKER
REALTY

LONGBOAT KEY | March 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



36.65% 

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

21.62% 

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

39.02% 

MEDIAN LIST PRICE
CONDO/TOWNHOUSE

23.71% 

AVERAGE LIST PRICE
CONDO/TOWNHOUSE

 Mar '19  Mar '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

March 2020 | Condo/Townhouse ?

	Month to Date			Year to Date		
	March 2020	March 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	12	15	-20% ↓	52	67	-22.39% ↓
Sold Listings	11	18	-38.89% ↓	34	37	-8.11% ↓
Median Listing Price	\$570,000	\$410,000	39.02% ↑	\$488,000	\$469,000	4.05% ↑
Median Selling Price	\$550,000	\$402,500	36.65% ↑	\$466,000	\$450,000	3.56% ↑
Median Days on Market	97	48	102.08% ↑	91	66	37.88% ↑
Average Listing Price	\$601,181	\$485,944	23.71% ↑	\$538,947	\$535,662	0.61% ↑
Average Selling Price	\$560,772	\$461,083	21.62% ↑	\$507,161	\$509,432	-0.45% ↓
Average Days on Market	120	67	79.1% ↑	144	97	48.45% ↑
List/Sell Price Ratio	94.9%	96.2%	-1.36% ↓	94.8%	95.5%	-0.7% ↓

SOLD AND NEW PROPERTIES (UNITS)

March 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

March 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.

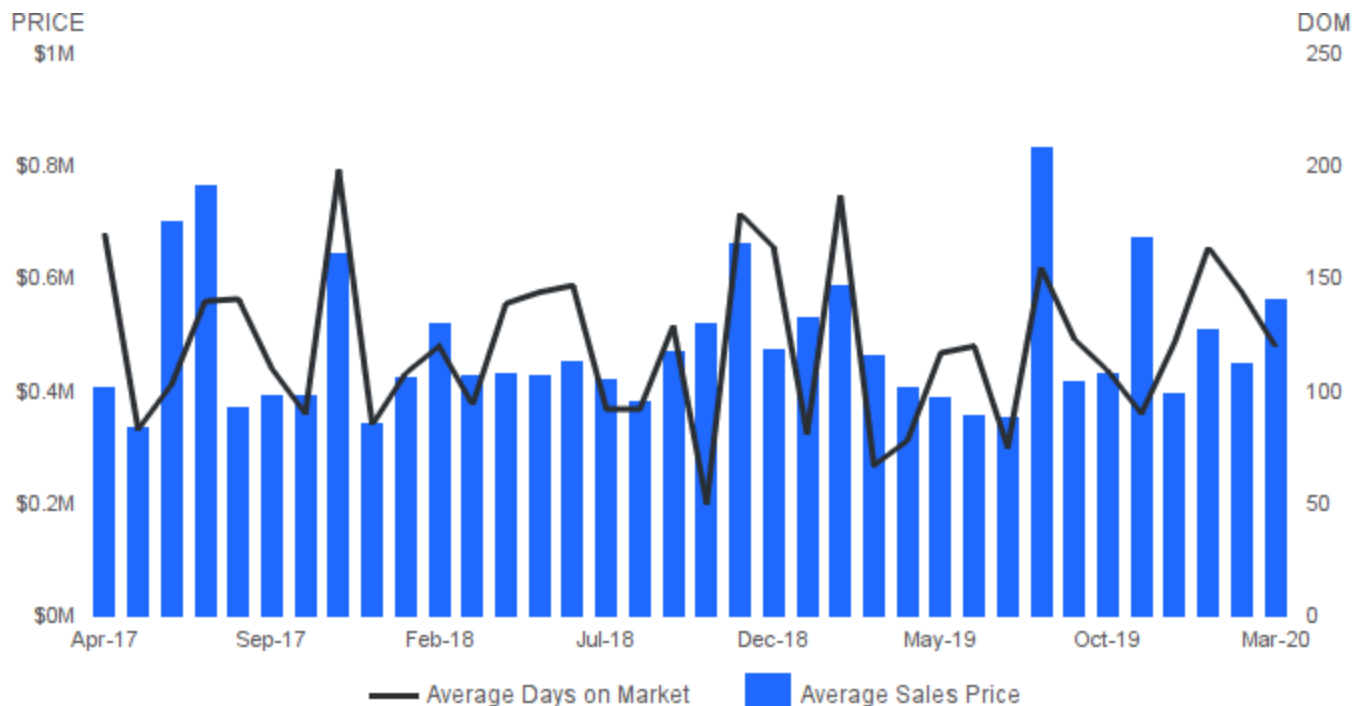


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET


March 2020 | Condo/Townhouse 

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

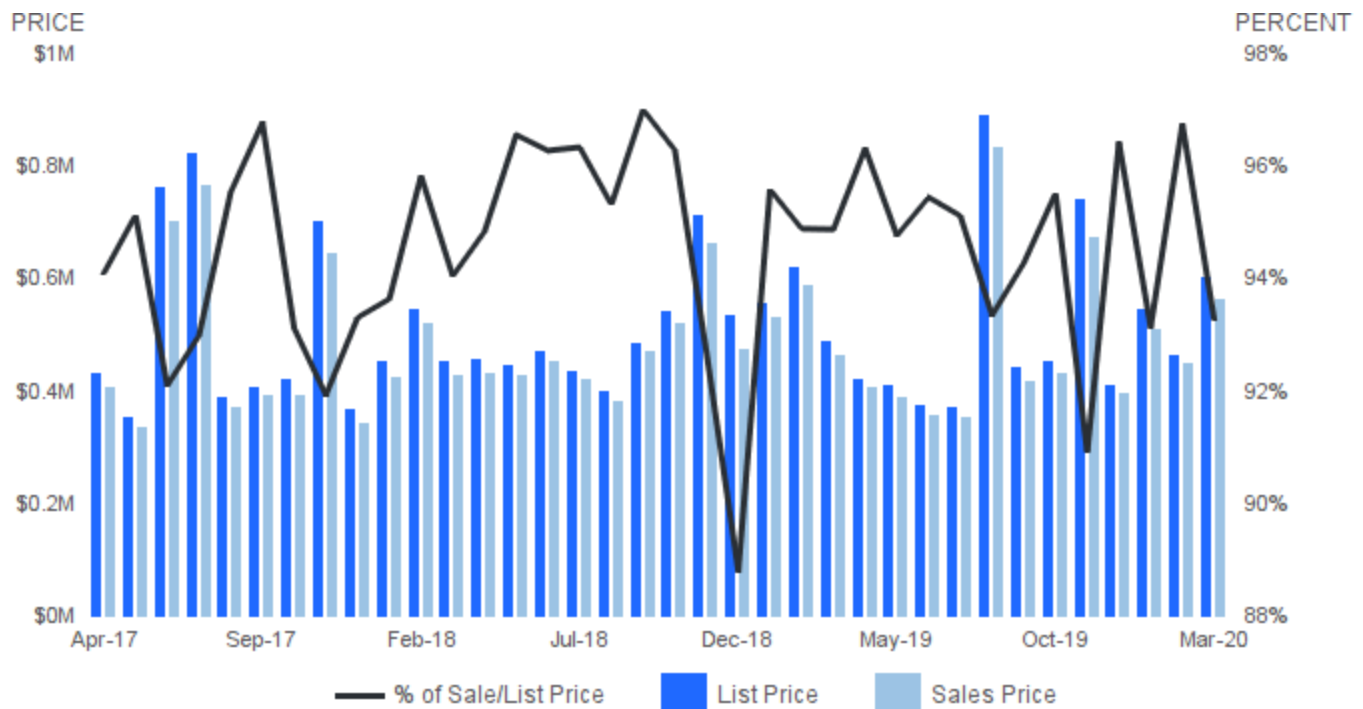
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2020 | Condo/Townhouse 

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

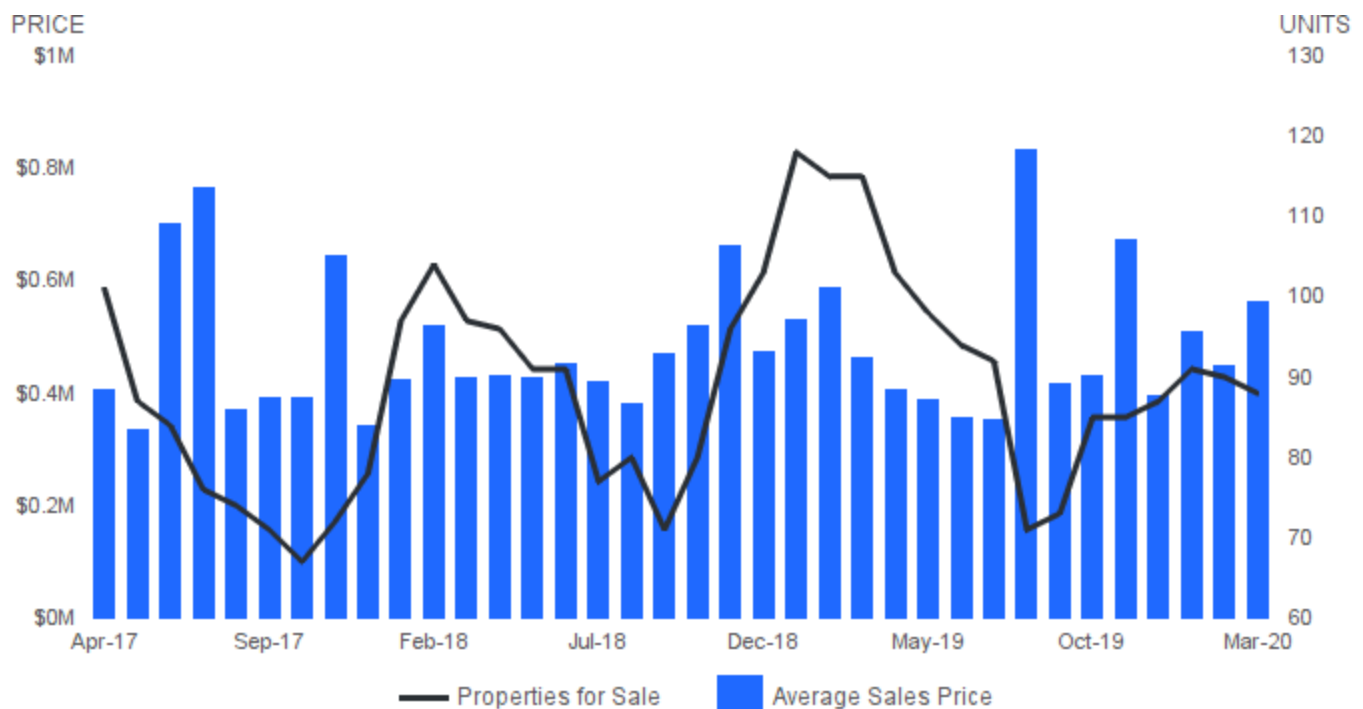


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE


March 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.

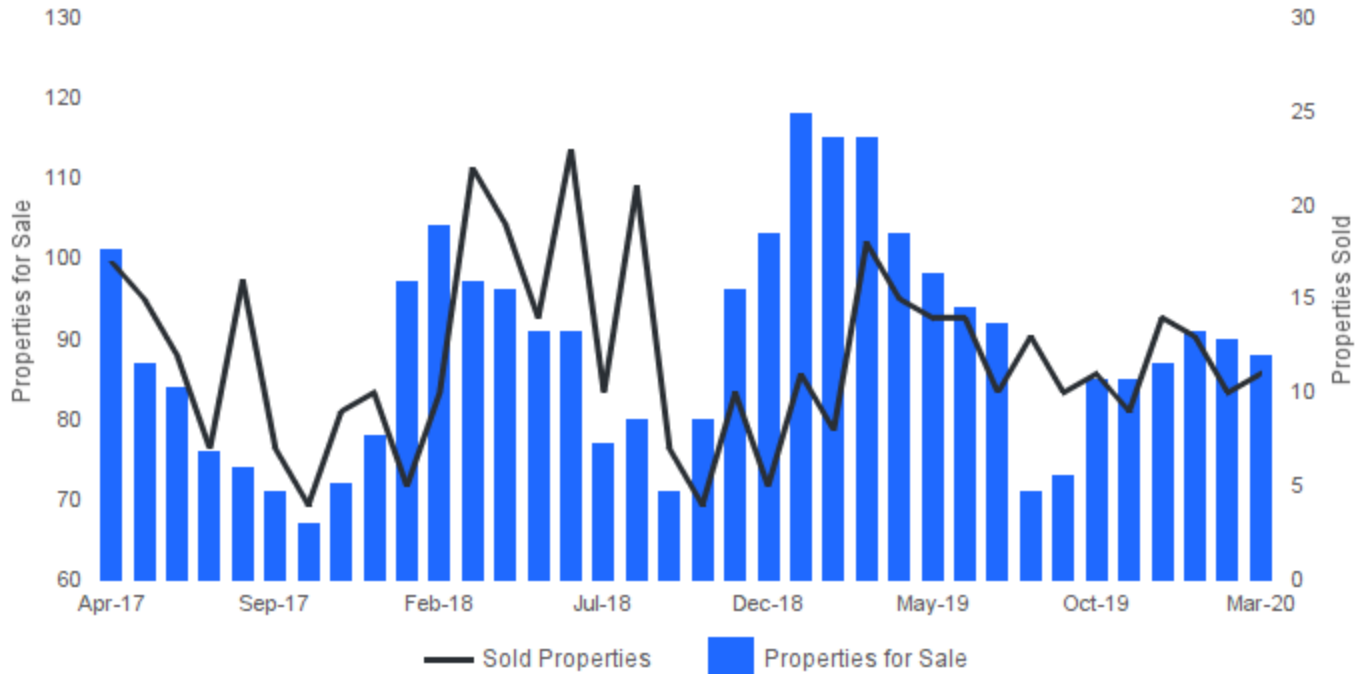


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2020 | Condo/Townhouse 

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

Sold Properties | Number of properties sold.



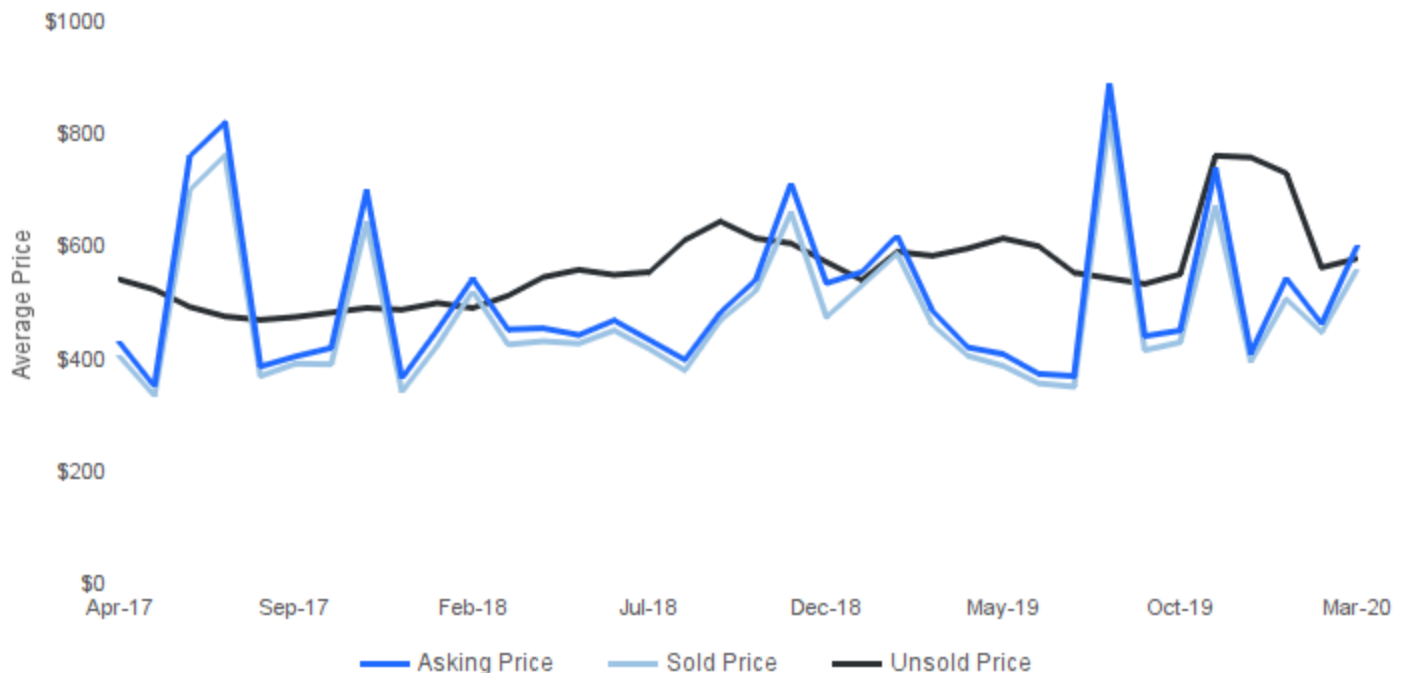
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2020 | Condo/Townhouse 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

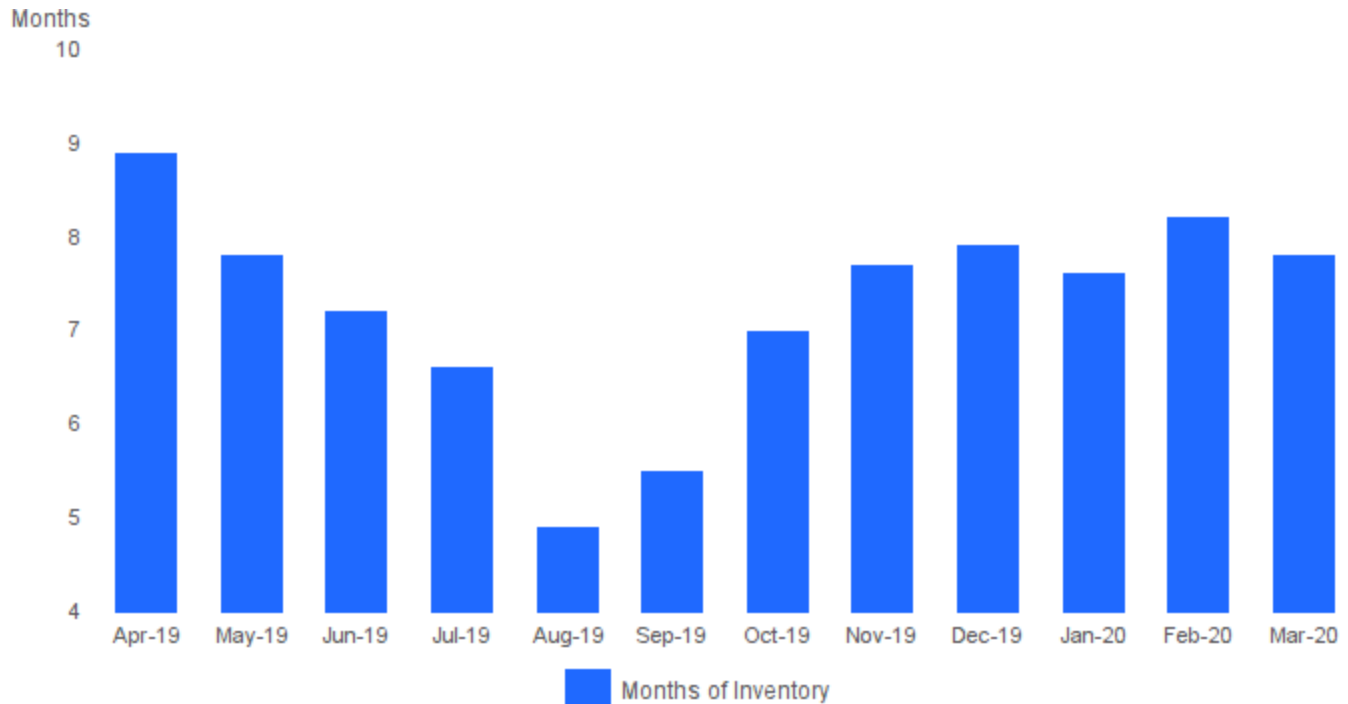
Sold Price | the average selling price



ABSORPTION RATE

March 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.



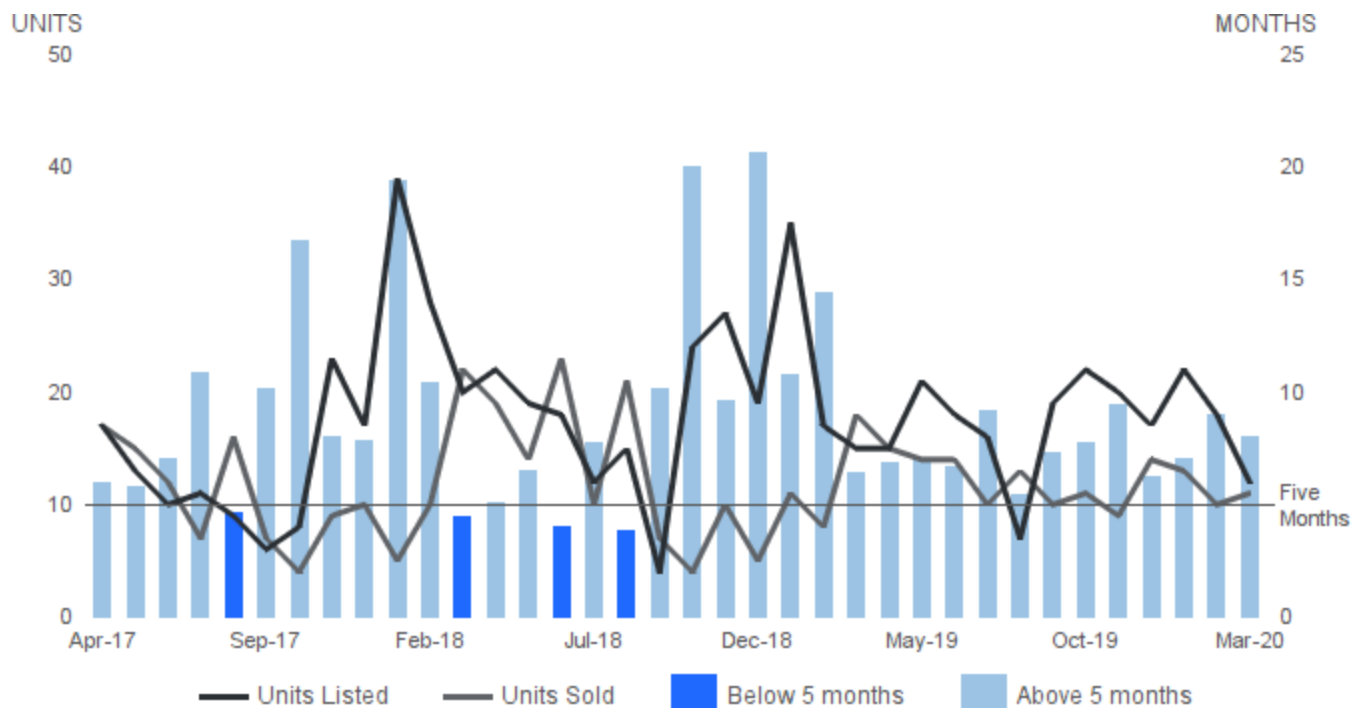
MONTHS SUPPLY OF INVENTORY

March 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.

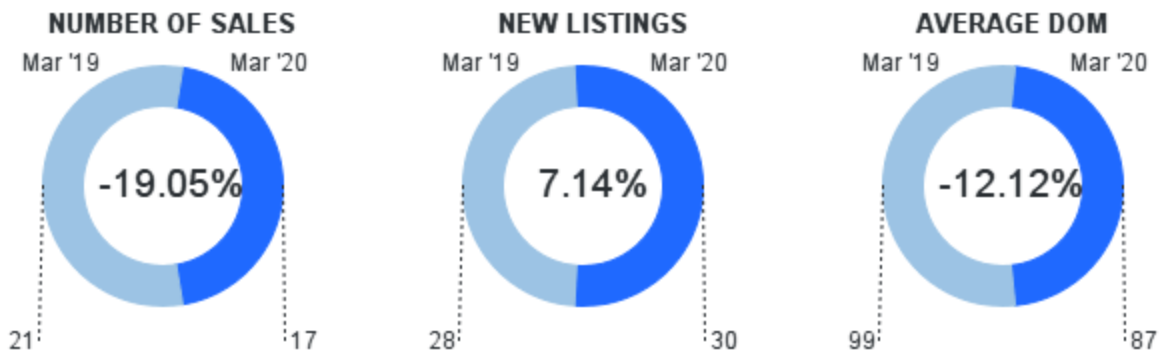
Units Sold | Number of properties sold.



LONGBOAT KEY | March 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



-0.77% ↓

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

-23.46% ↓

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-6.43% ↓

MEDIAN LIST PRICE
CONDO/TOWNHOUSE

-22.63% ↓


AVERAGE LIST PRICE
CONDO/TOWNHOUSE



















■ Mar '19 ■ Mar '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

March 2020 | Condo/Townhouse 

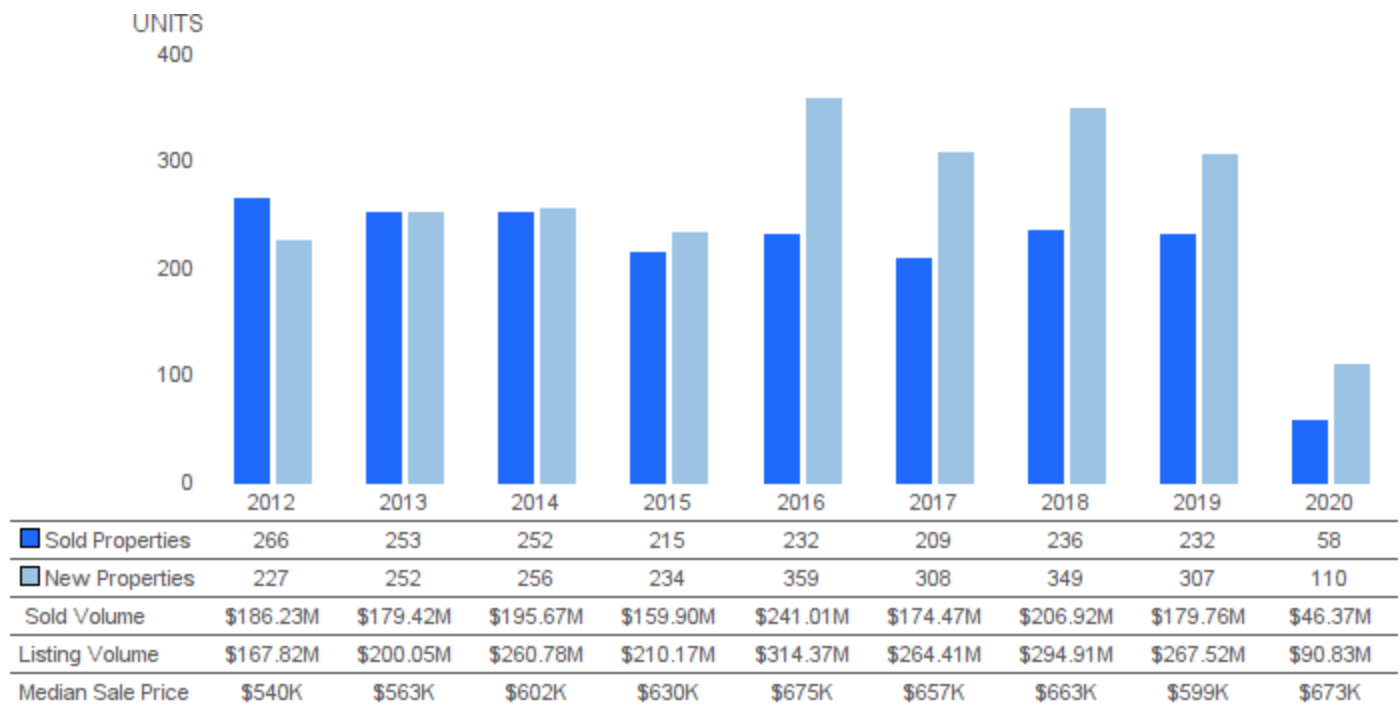
	Month to Date			Year to Date		
	March 2020	March 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	30	28	7.14% 	108	114	-5.26% 
Sold Listings	17	21	-19.05% 	54	58	-6.9% 
Median Listing Price	\$669,000	\$715,000	-6.43% 	\$675,000	\$624,000	8.17% 
Median Selling Price	\$645,000	\$650,000	-0.77% 	\$649,125	\$585,000	10.96% 
Median Days on Market	58	38	52.63% 	70	48	45.83% 
Average Listing Price	\$725,570	\$937,804	-22.63% 	\$817,653	\$958,958	-14.74% 
Average Selling Price	\$691,720	\$903,690	-23.46% 	\$783,812	\$908,879	-13.76% 
Average Days on Market	87	99	-12.12% 	106	97	9.28% 
List/Sell Price Ratio	95.2%	96.2%	-0.99% 	95.6%	94.7%	0.9% 

SOLD AND NEW PROPERTIES (UNITS)

March 2020 | Condo/Townhouse 

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

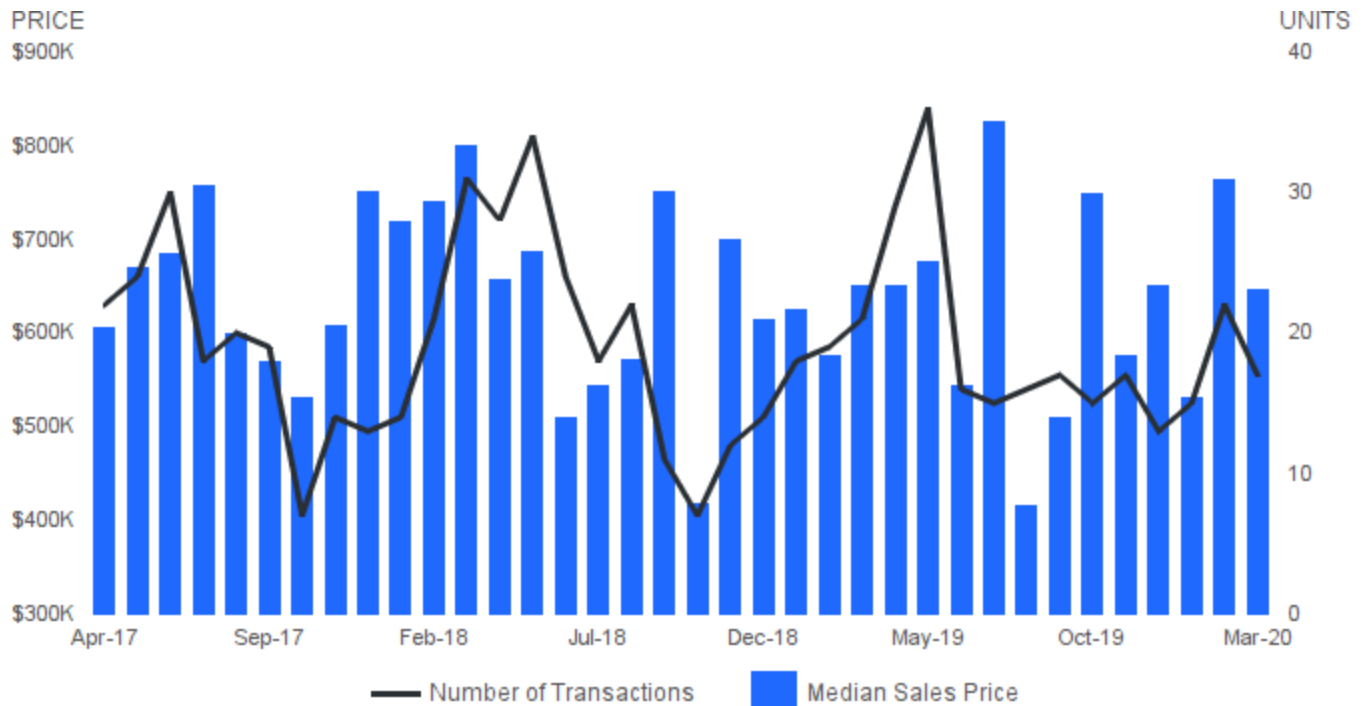


MEDIAN SALES PRICE AND NUMBER OF SALES

March 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.

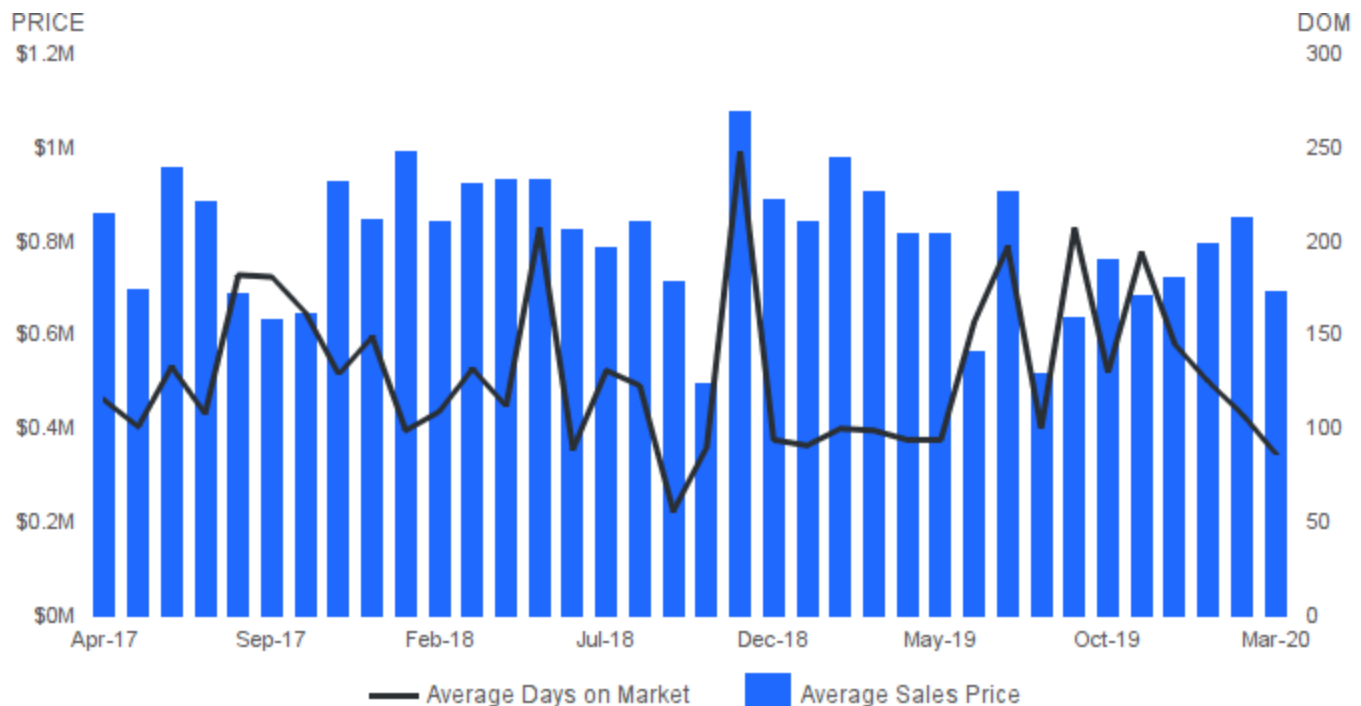


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2020 | Condo/Townhouse 

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

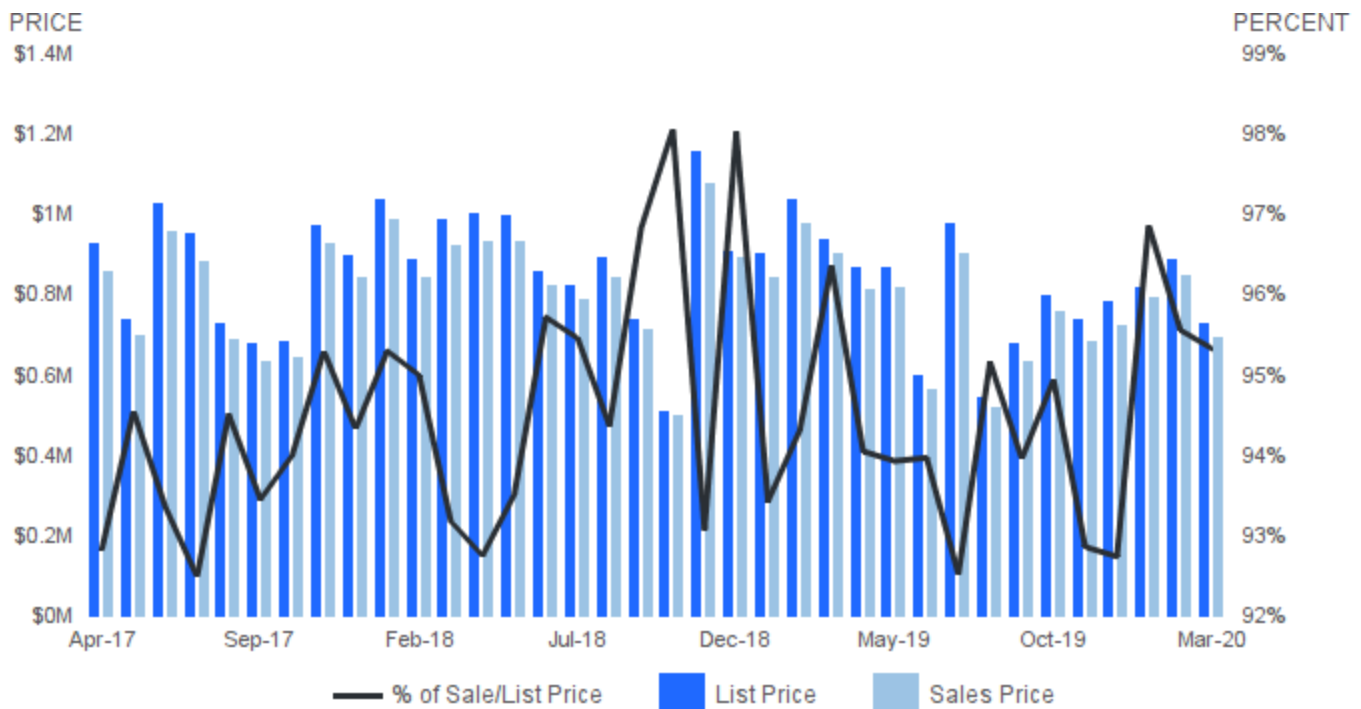
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2020 | Condo/Townhouse 

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

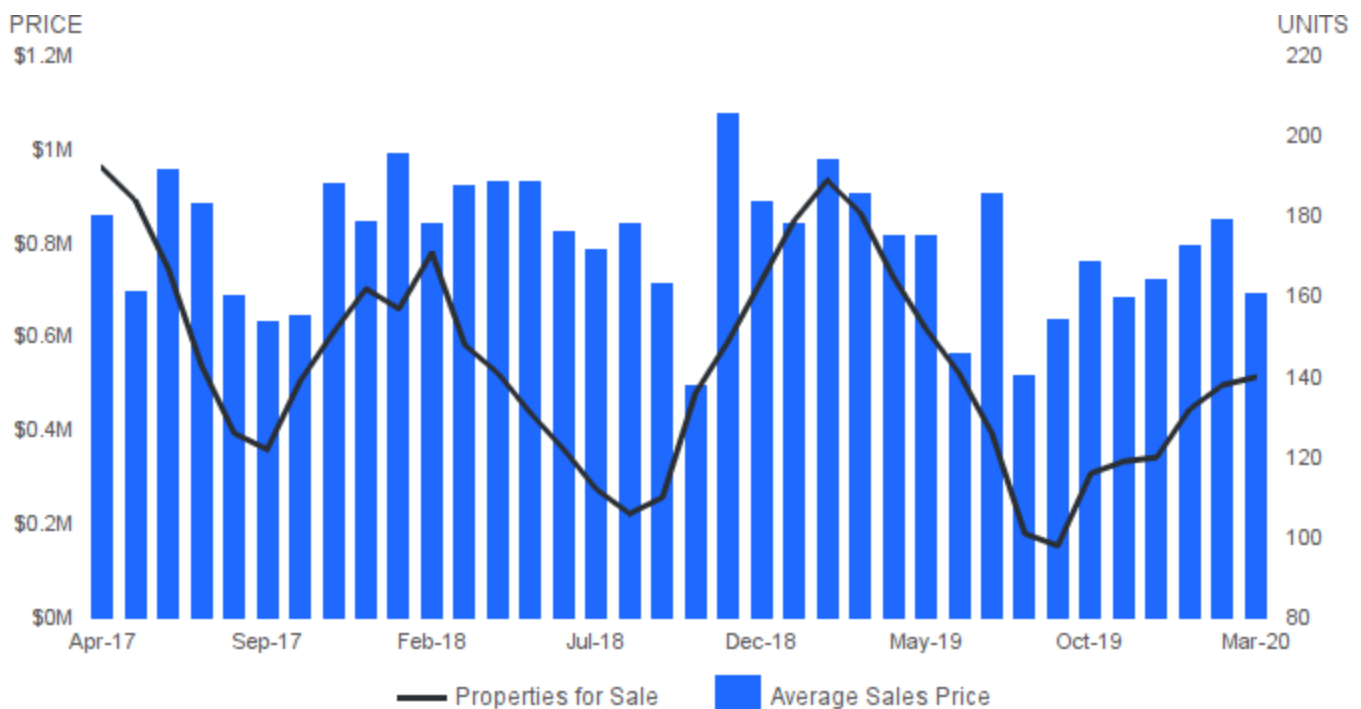


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 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.

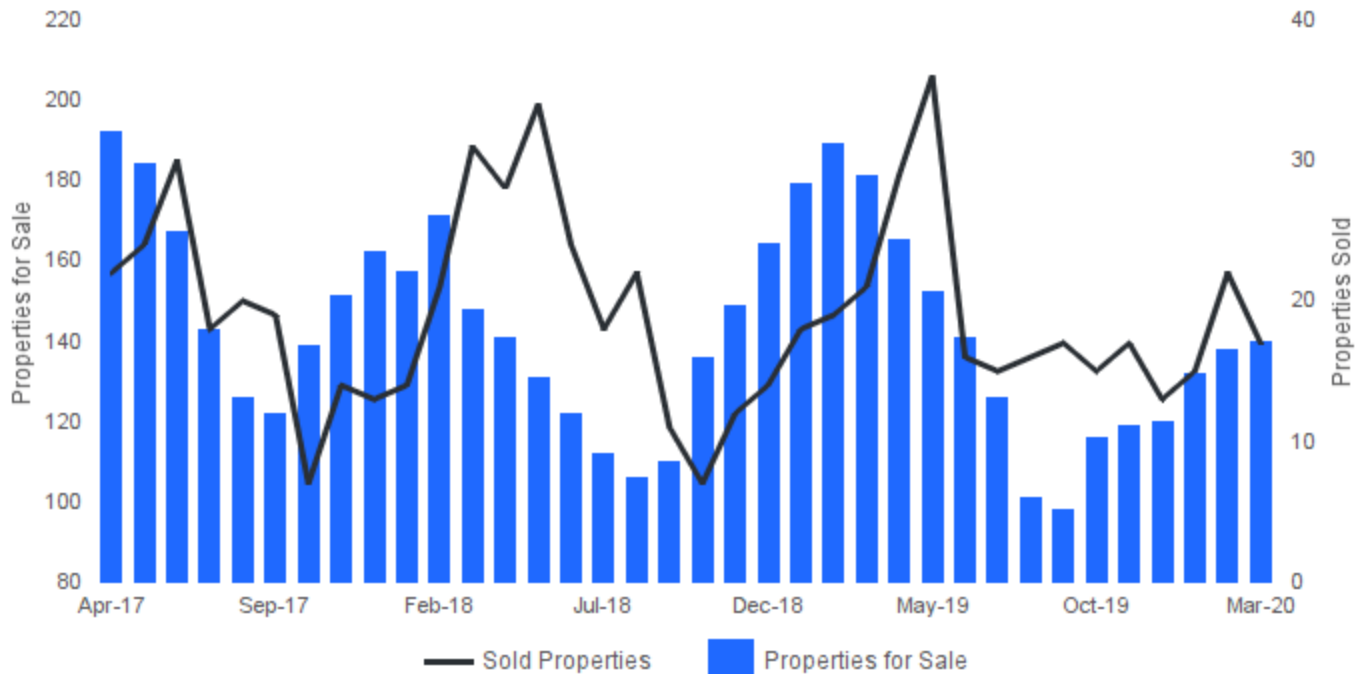


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2020 | Condo/Townhouse 

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

Sold Properties | Number of properties sold.



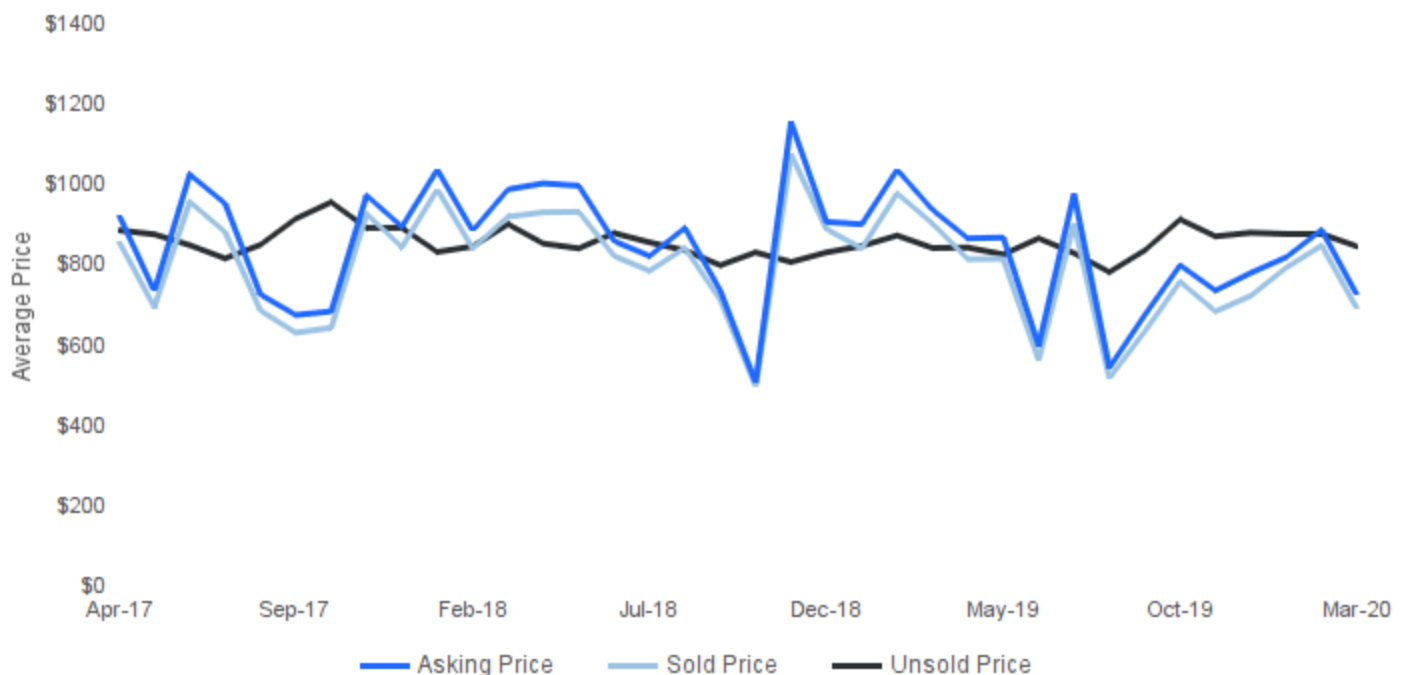
AVERAGE ASKING/SOLD/UNSOLD PRICE

March 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

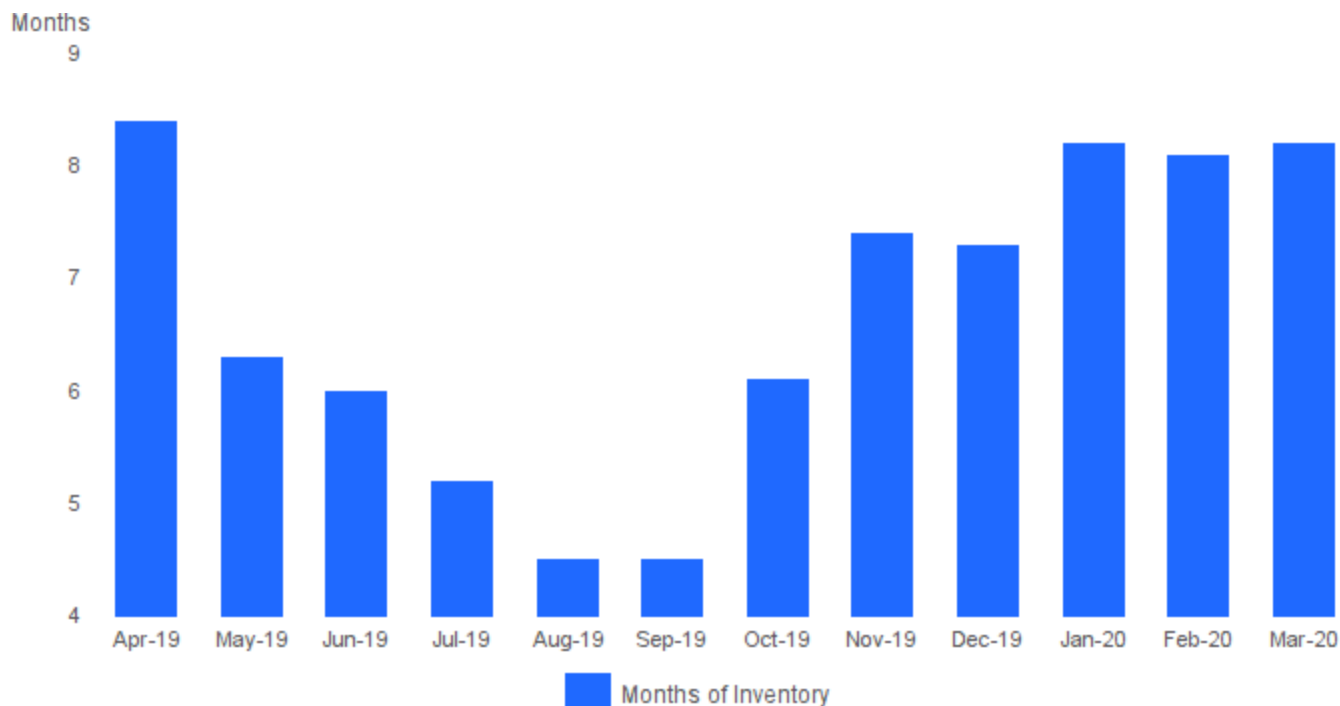




ABSORPTION RATE

March 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.



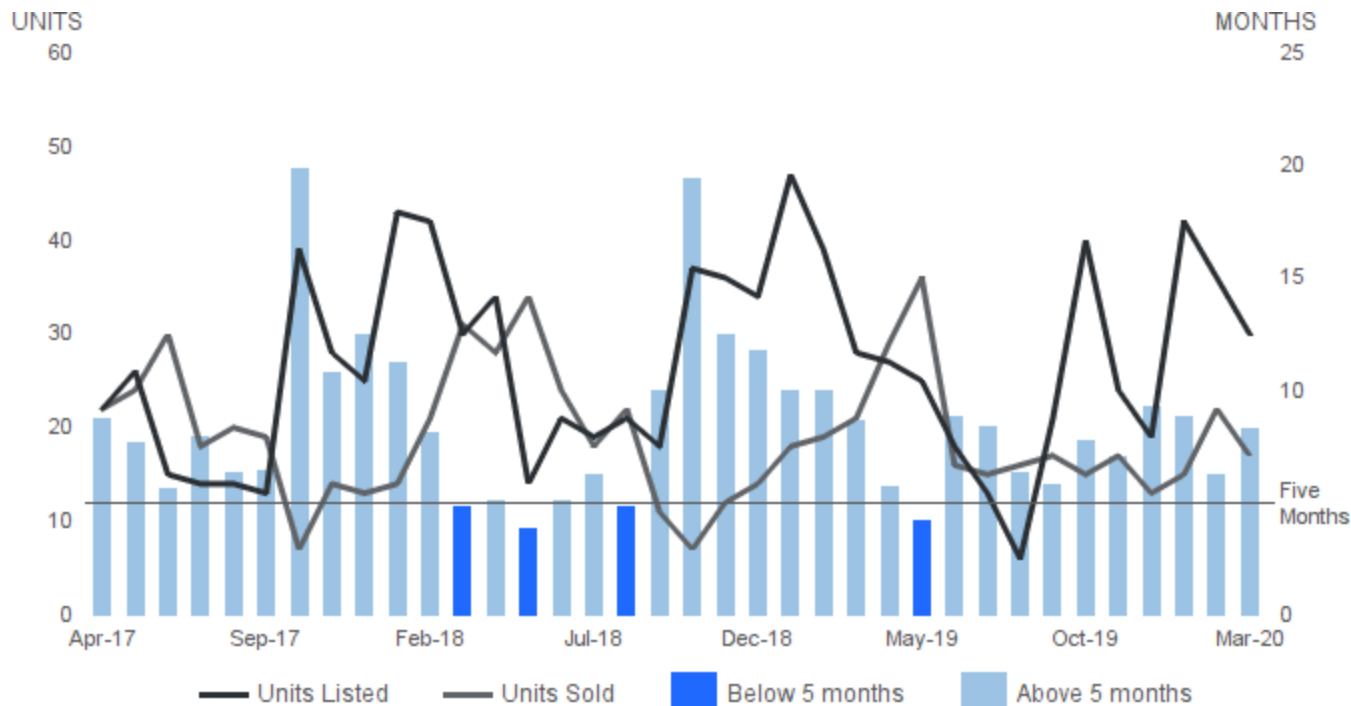
MONTHS SUPPLY OF INVENTORY

March 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.



The statistics presented in the Area Report are compiled based on figures and data generated by IDC Global and Datafloat and may not be completely accurate. All information should be independently verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. Not intended as a solicitation if your property is already listed by another broker. Real estate agents affiliated with Coldwell Banker Realty are independent contractor agents and are not employees of the Company.



COLDWELL BANKER
REALTY

©2020 Coldwell Banker Realty. All Rights Reserved. Coldwell Banker Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of Realogy Brokerage Group LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.