



AREA REPORT

APRIL 2022

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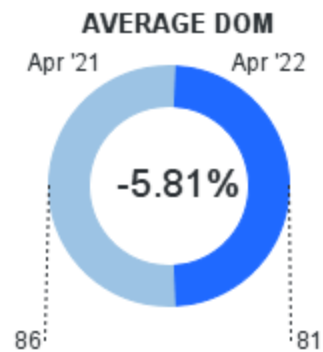
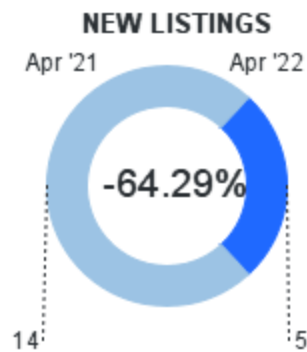
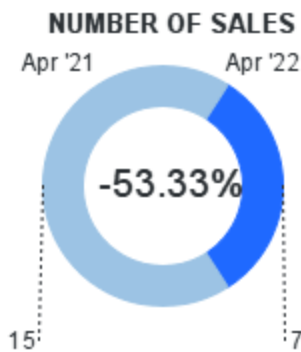


COLDWELL BANKER
REALTY

LONGBOAT KEY | April 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



141.07% ↑

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

25.42% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

150.63% ↑

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

28.99% ↑

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

■ Apr '21

■ Apr '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

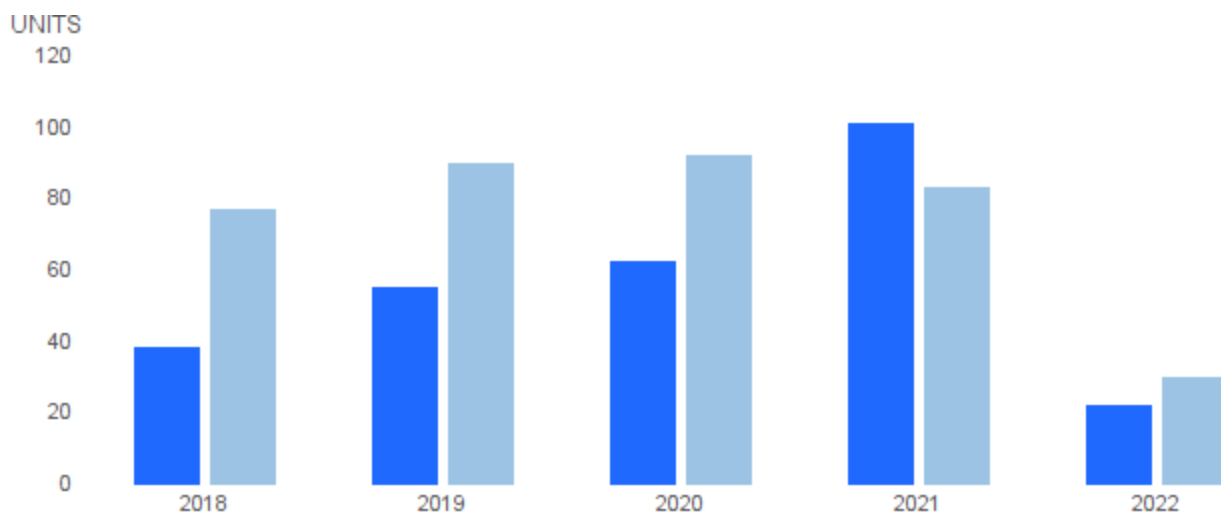
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	5	14	-64.29% ↓	30	38	-21.05% ↓
Sold Listings	7	15	-53.33% ↓	20	45	-55.56% ↓
Median List Price (Solds)	\$2,995,000	\$1,195,000	150.63% ↑	\$2,450,000	\$1,250,000	96% ↑
Median Sold Price	\$2,700,000	\$1,120,000	141.07% ↑	\$2,525,000	\$1,200,000	110.42% ↑
Median Days on Market	37	5	640% ↑	36	28	28.57% ↑
Average List Price (Solds)	\$2,874,999	\$2,228,933	28.99% ↑	\$3,038,649	\$2,421,498	25.49% ↑
Average Sold Price	\$2,741,428	\$2,185,800	25.42% ↑	\$2,839,250	\$2,315,005	22.65% ↑
Average Days on Market	81	86	-5.81% ↓	63	85	-25.88% ↓
List/Sold Price Ratio	94.1%	99.6%	-5.48% ↓	94.1%	96.5%	-2.55% ↓

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	38	55	62	101	22
New Properties	77	90	92	83	30
Sold Volume	\$50.74M	\$71.94M	\$95.23M	\$226.97M	\$59.28M
Listing Volume	\$127.36M	\$152.67M	\$222.77M	\$188.49M	\$94.80M
Median Sale Price	\$735K	\$795K	\$913K	\$1.25M	\$2.25M

MEDIAN SALES PRICE AND NUMBER OF SALES

April 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.

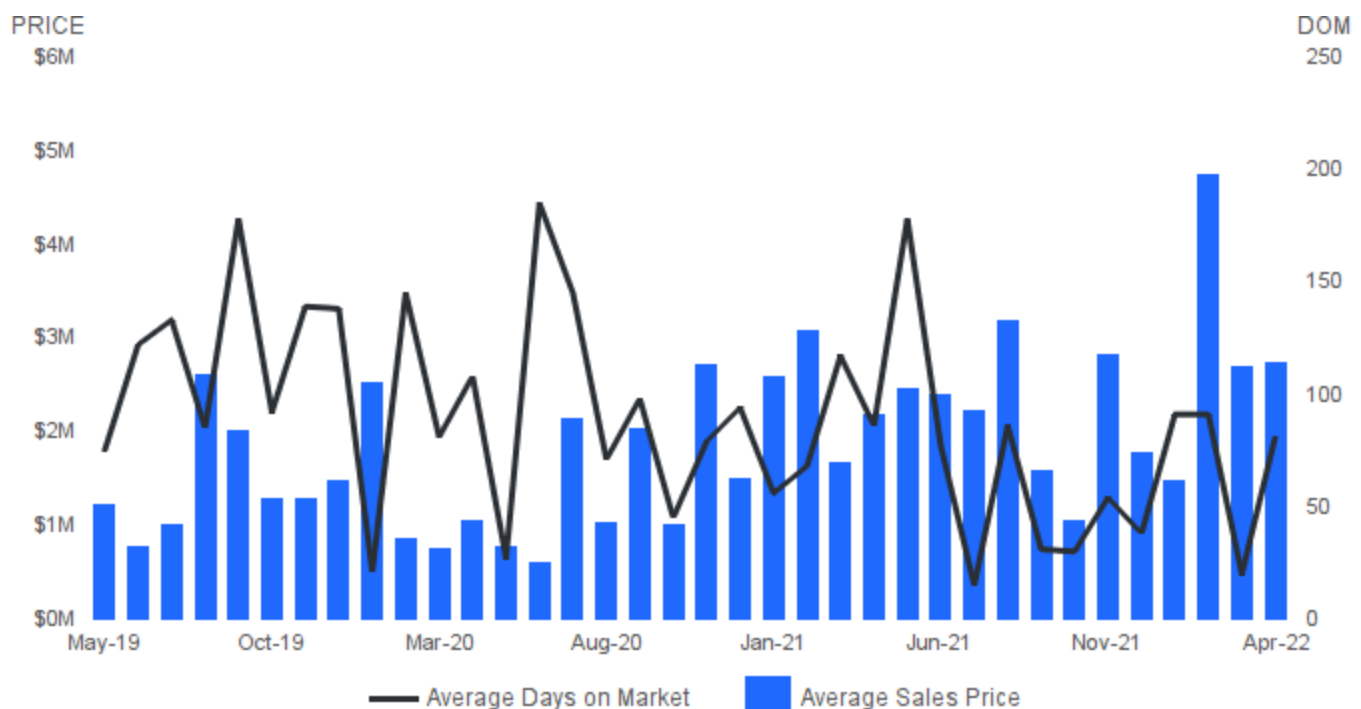


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

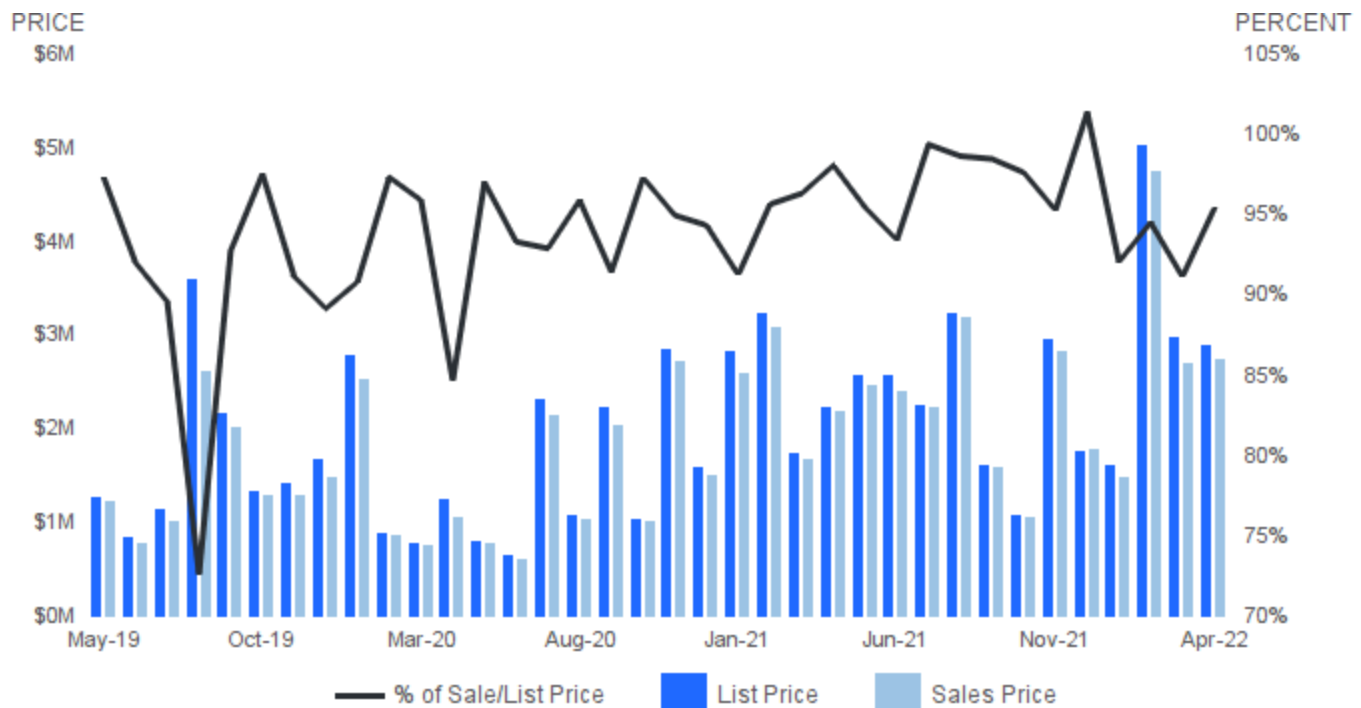
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

April 2022 | Single Family Homes ?

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

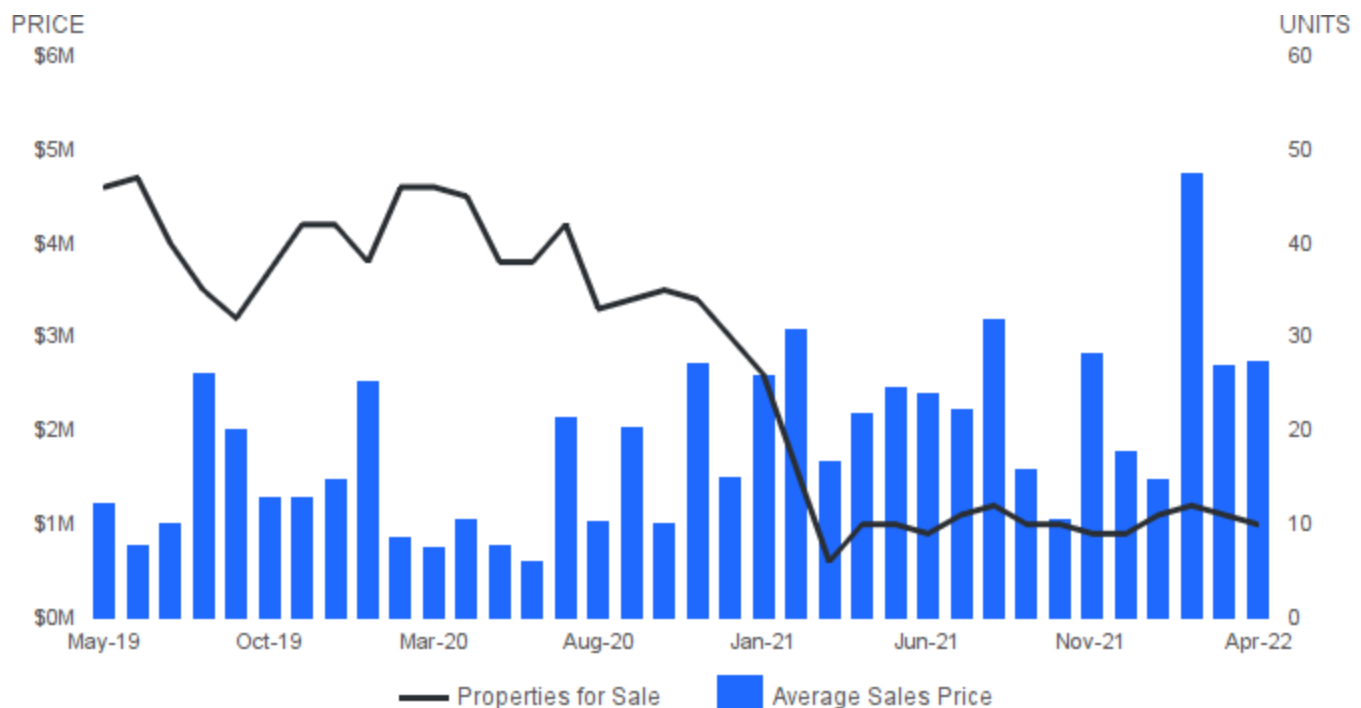


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 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.

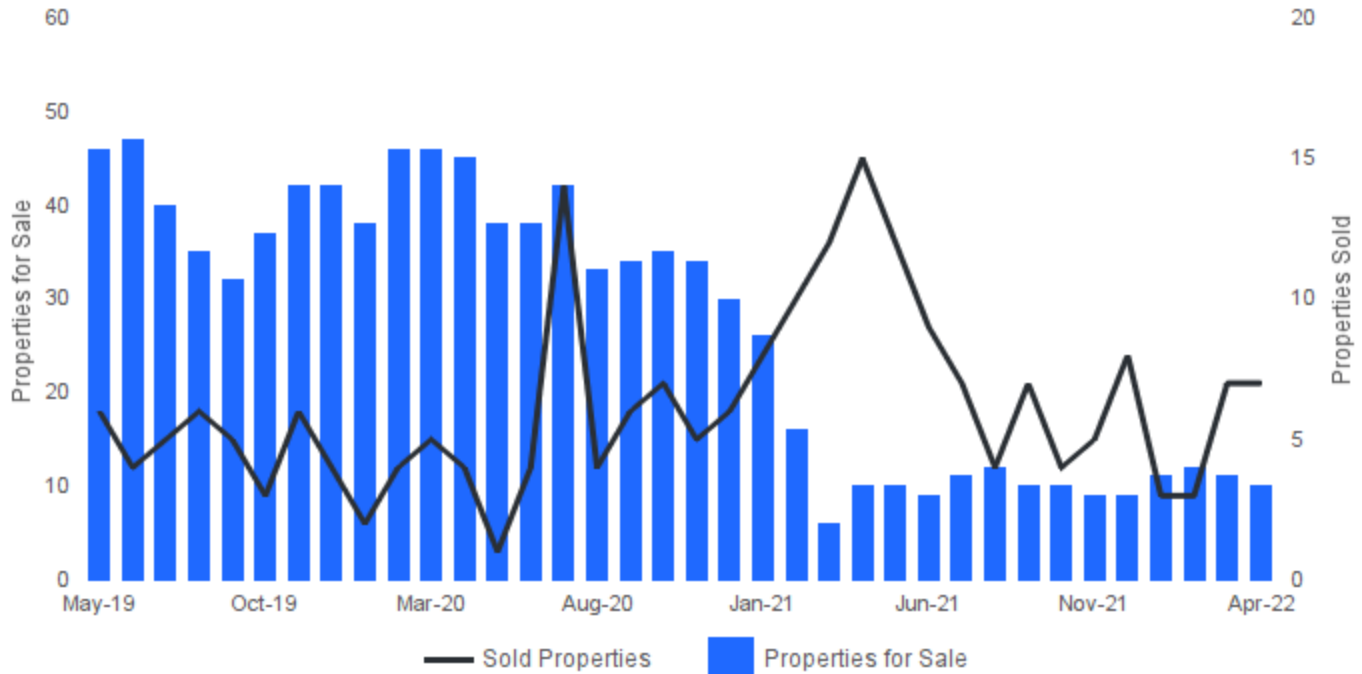


PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2022 | Single Family Homes ?

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

Sold Properties | Number of properties sold.



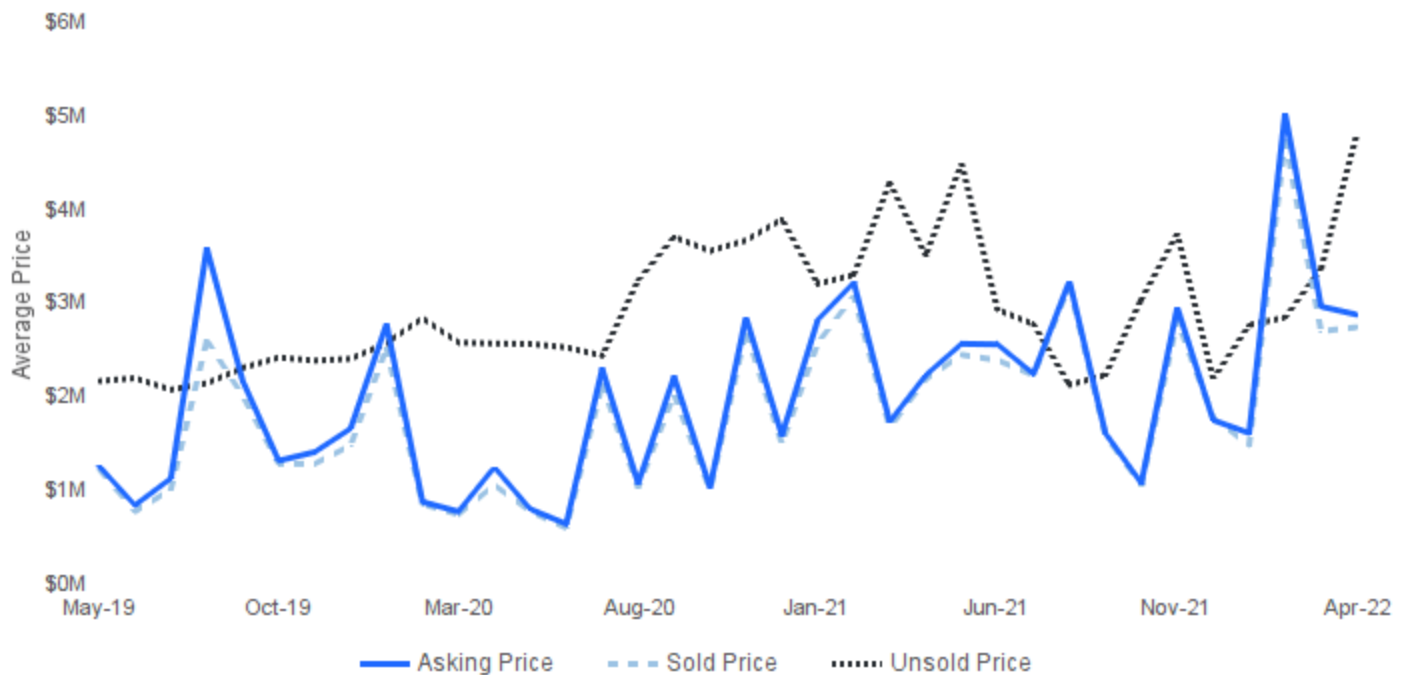
AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Single Family Homes ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

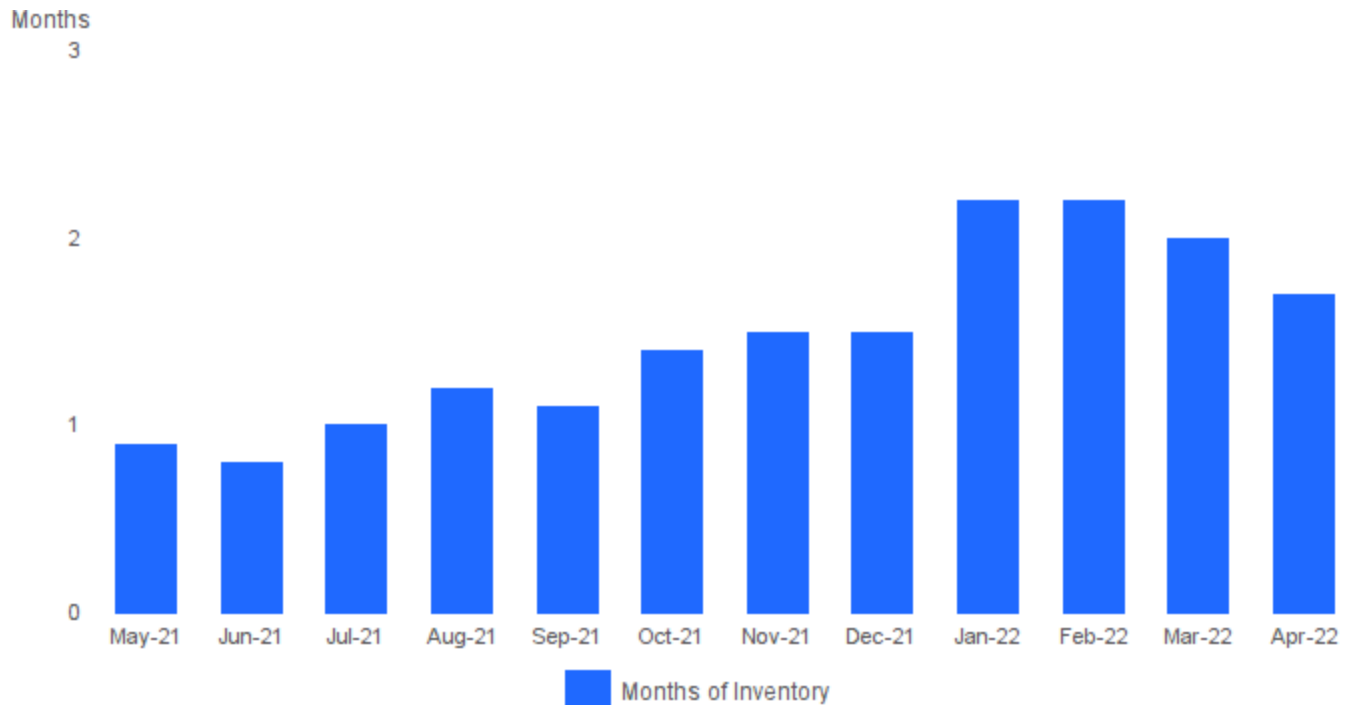
Sold Price | the average selling price



ABSORPTION RATE

April 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.



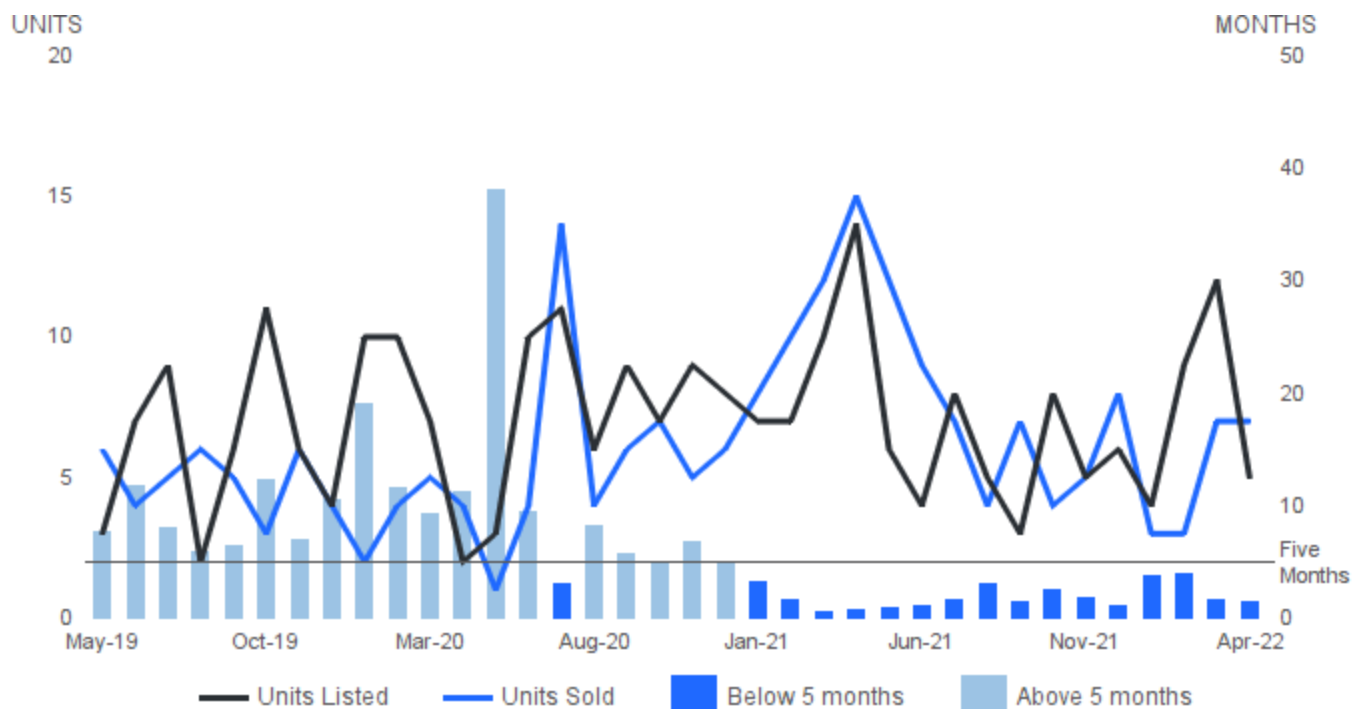
MONTHS SUPPLY OF INVENTORY

April 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.

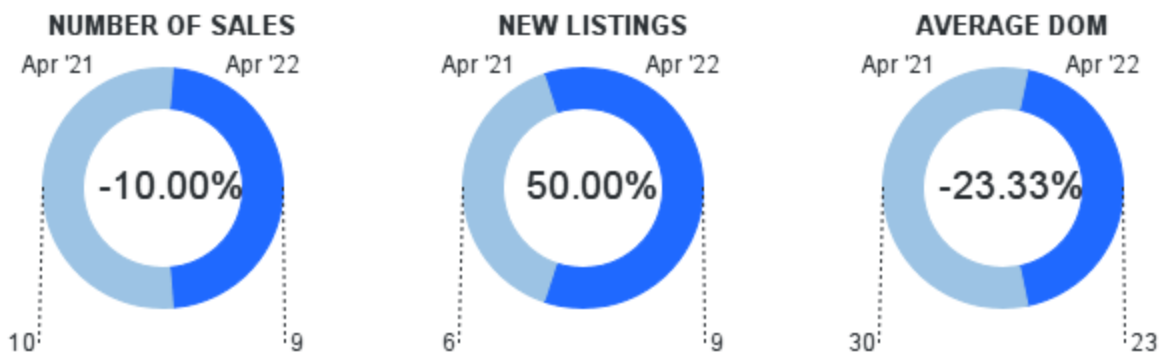
Units Sold | Number of properties sold.



LONGBOAT KEY | April 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



85.00%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

76.19%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

63.66%

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

69.10%

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

Apr '21 Apr '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

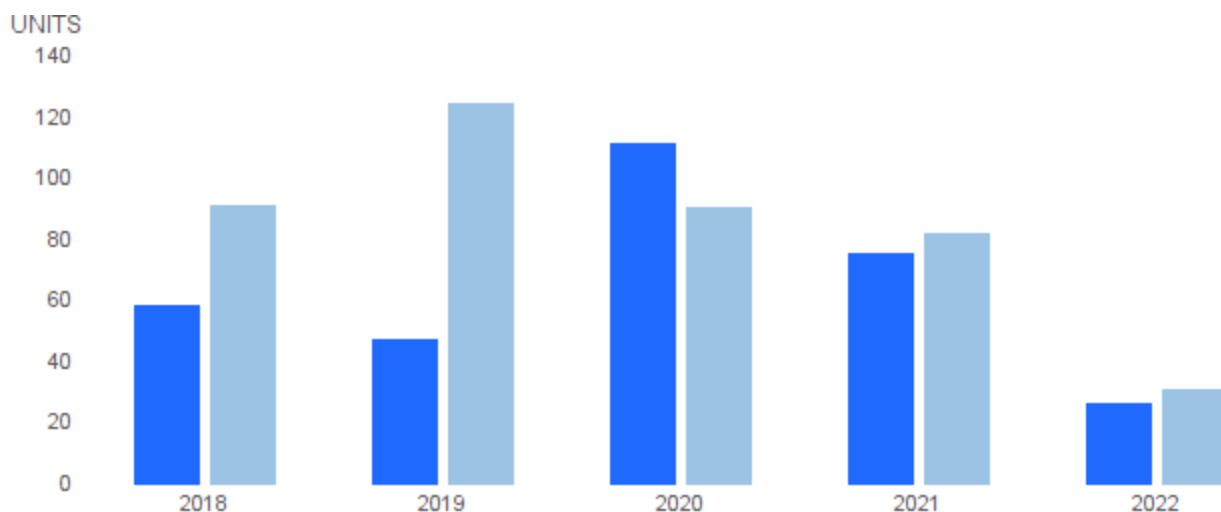
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	9	6	50% ↑	31	36	-13.89% ↓
Sold Listings	9	10	-10% ↓	26	39	-33.33% ↓
Median List Price (Solds)	\$2,495,000	\$1,524,500	63.66% ↑	\$2,497,000	\$1,399,999	78.36% ↑
Median Sold Price	\$2,960,000	\$1,600,000	85% ↑	\$2,755,000	\$1,525,000	80.66% ↑
Median Days on Market	13	10	30% ↑	21	23	-8.7% ↓
Average List Price (Solds)	\$2,779,777	\$1,643,890	69.1% ↑	\$3,389,413	\$1,696,183	99.83% ↑
Average Sold Price	\$2,830,555	\$1,606,500	76.19% ↑	\$3,408,880	\$1,658,671	105.52% ↑
Average Days on Market	23	30	-23.33% ↓	38	60	-36.67% ↓
List/Sold Price Ratio	104.3%	99%	5.38% ↑	102.9%	98.5%	4.46% ↑

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



Sold Properties	58	47	111	75	26
New Properties	91	124	90	82	31
Sold Volume	\$72.25M	\$83.93M	\$204.52M	\$151.75M	\$88.63M
Listing Volume	\$160.55M	\$240.38M	\$159.01M	\$223.01M	\$97.88M
Median Sale Price	\$985K	\$1.40M	\$1.26M	\$1.60M	\$2.75M

MEDIAN SALES PRICE AND NUMBER OF SALES

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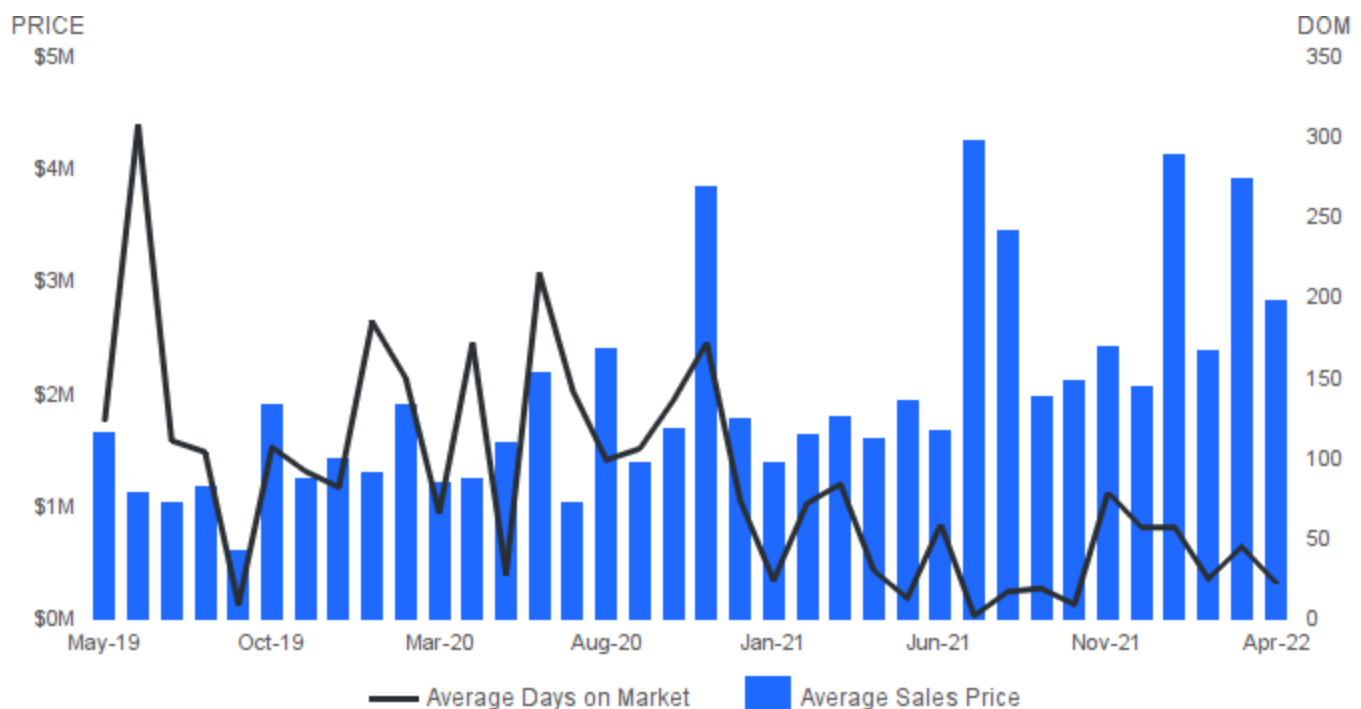


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Single Family Homes ?

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

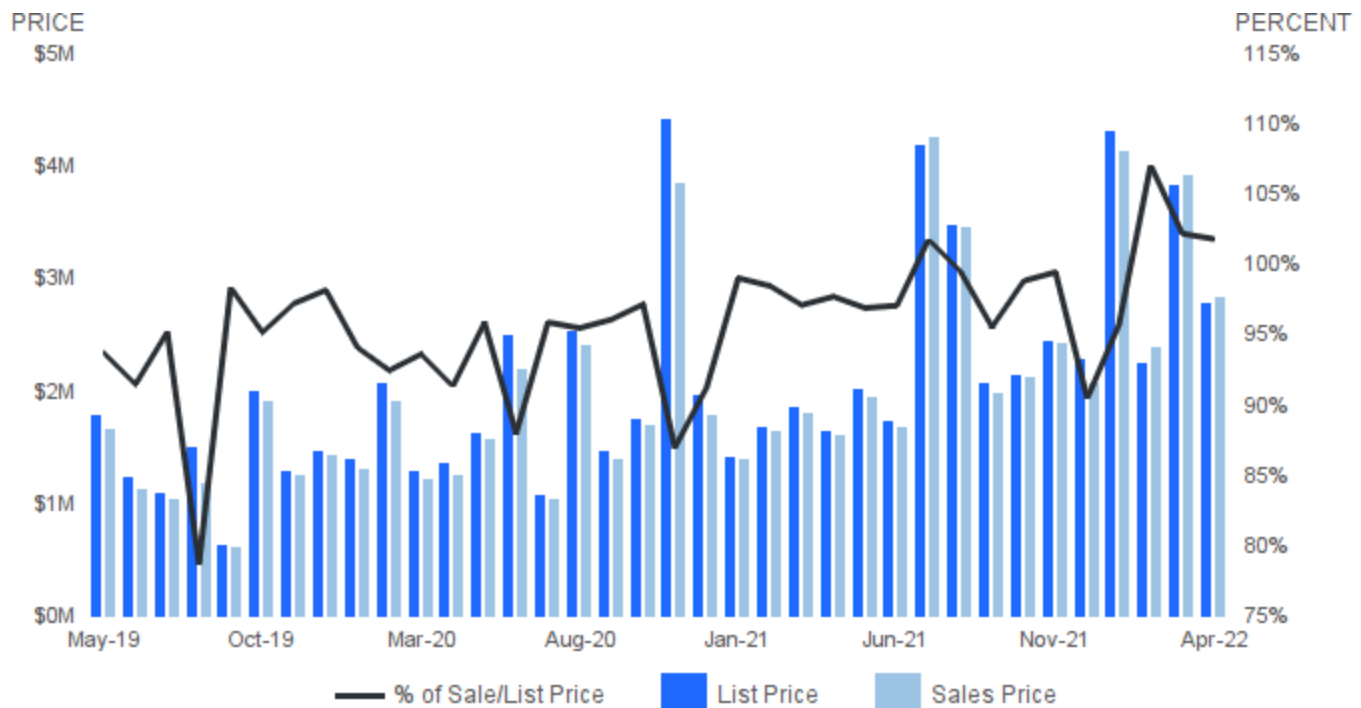
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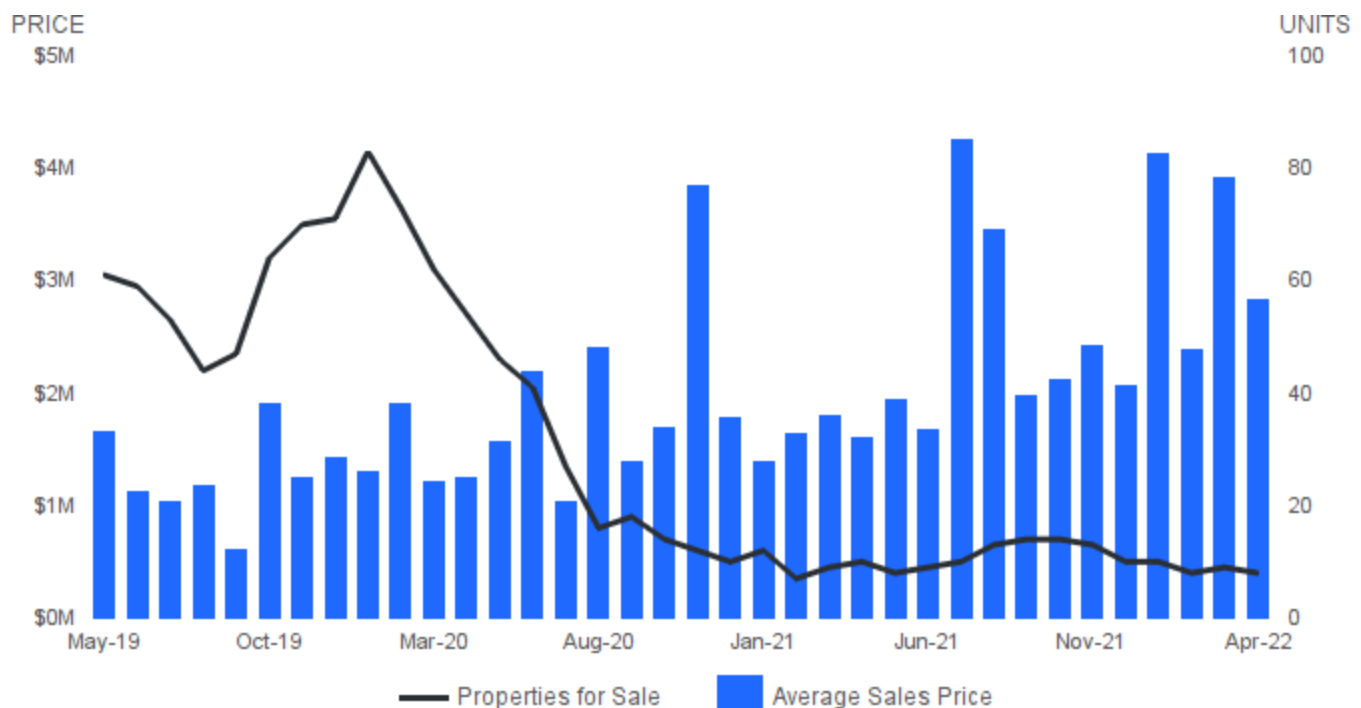


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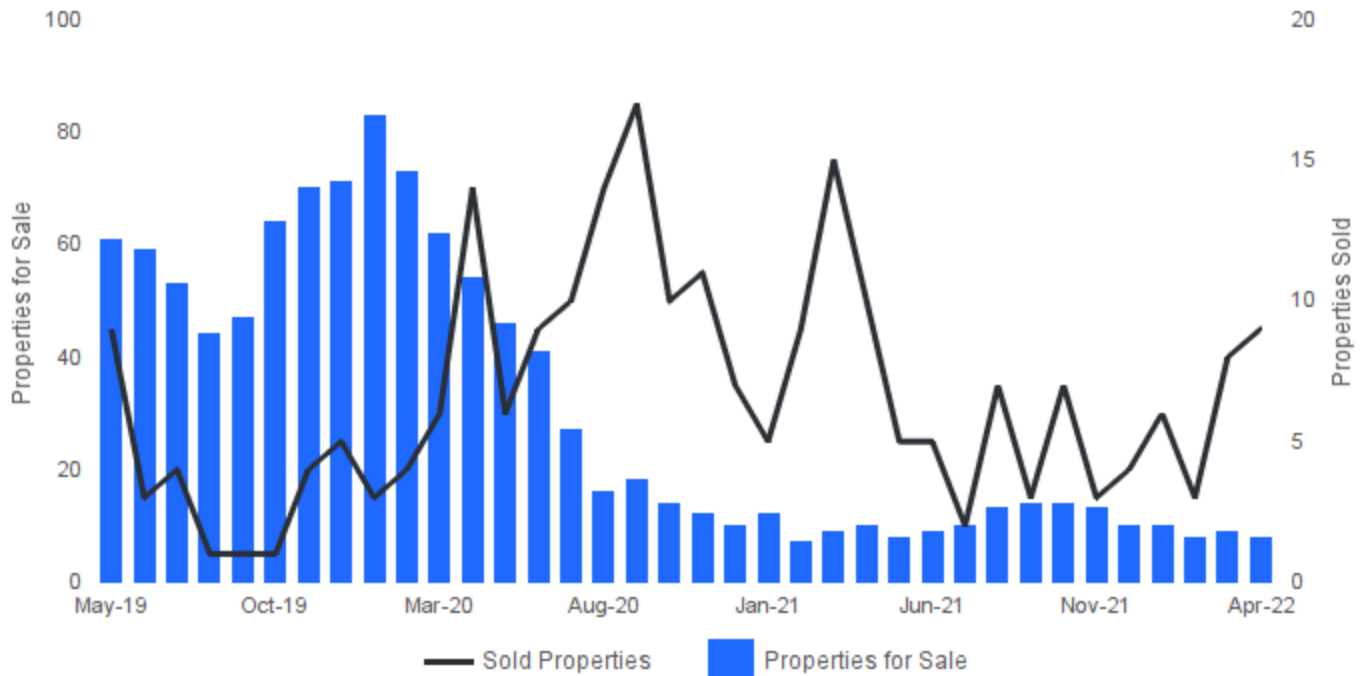


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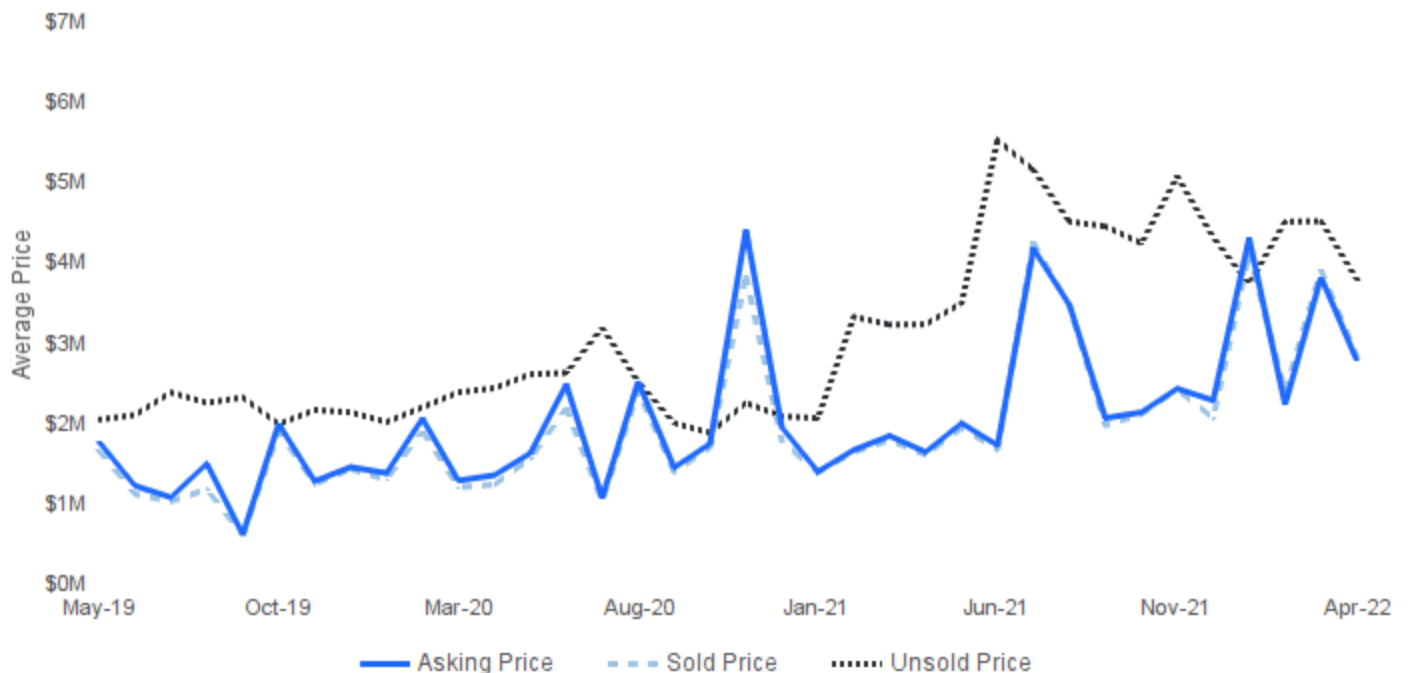
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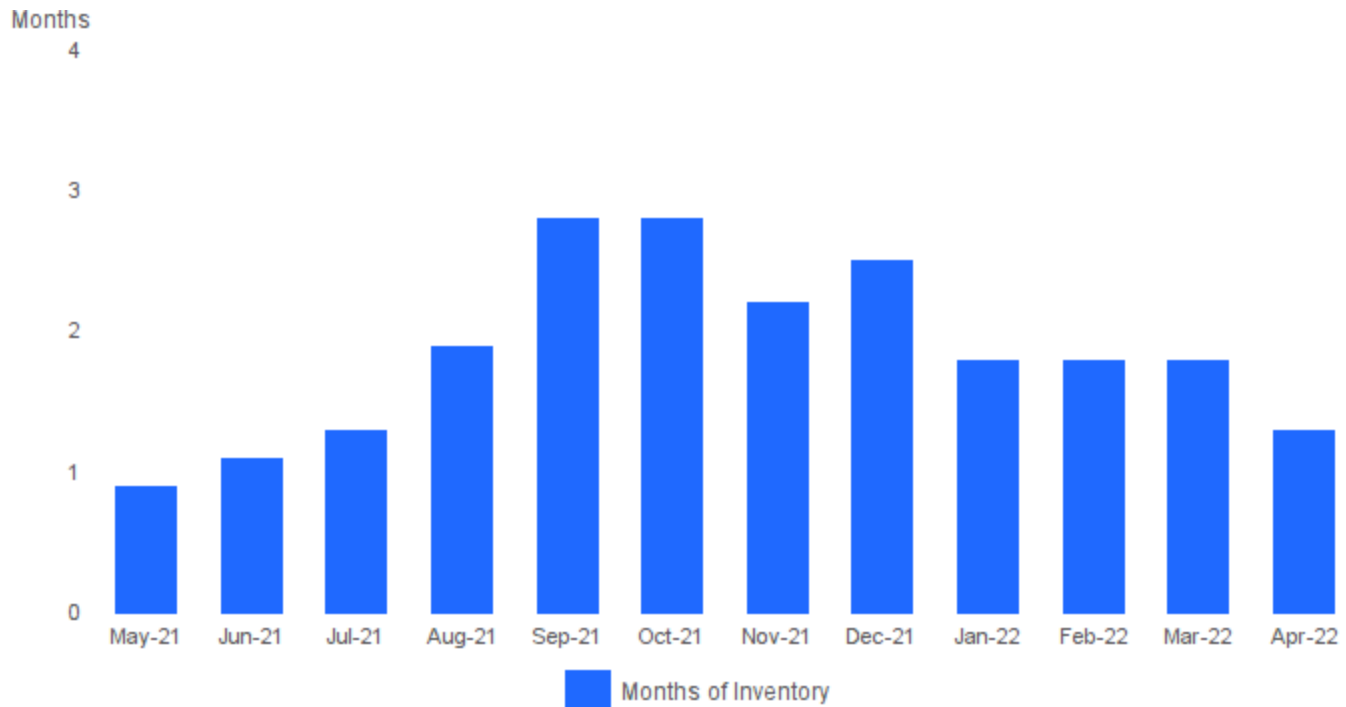
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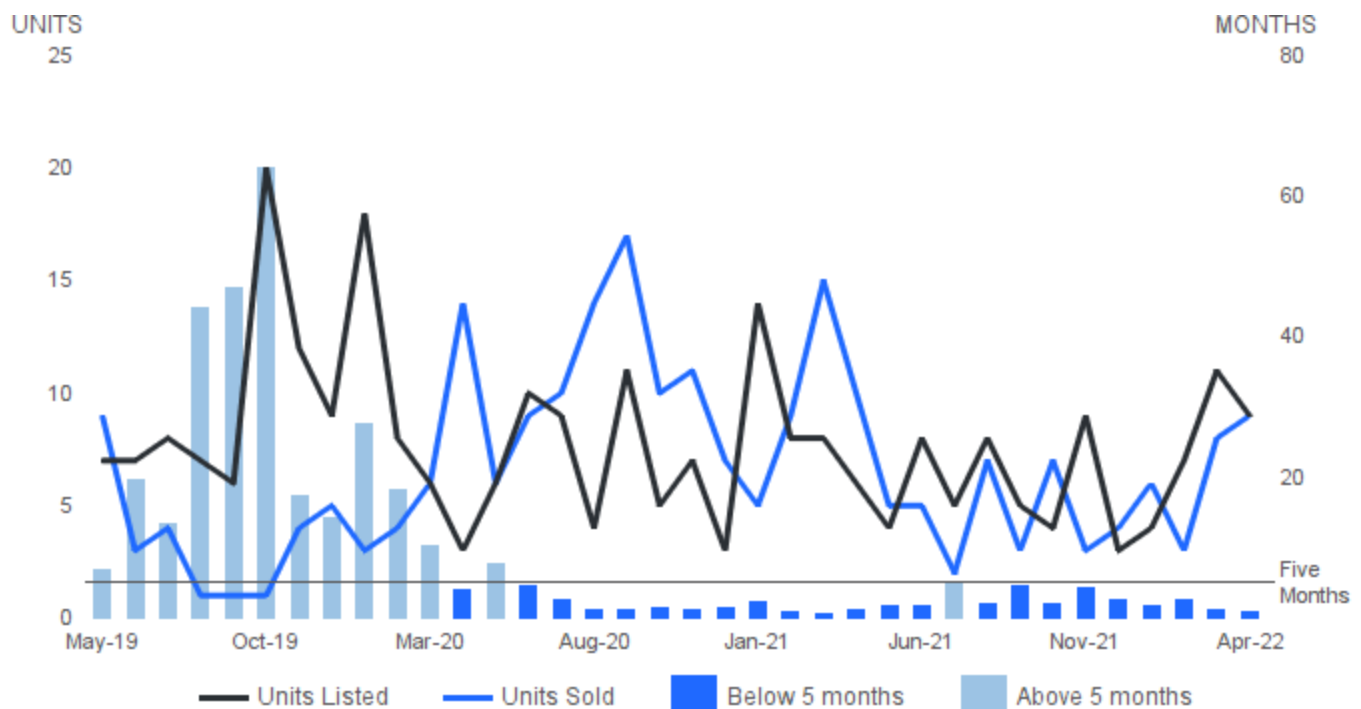
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