



# AREA REPORT

APRIL 2022

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COLDWELL BANKER  
REALTY

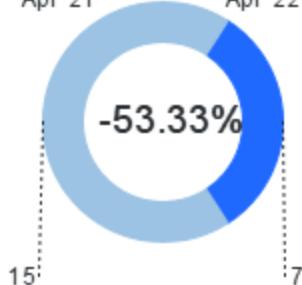
## LONGBOAT KEY | April 2022

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

#### Single Family Homes

##### NUMBER OF SALES

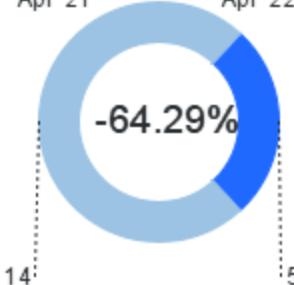
Apr '21      Apr '22



##### NEW LISTINGS

Apr '21

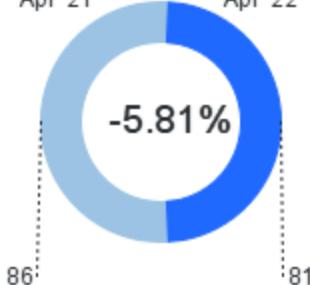
Apr '22



##### AVERAGE DOM

Apr '21

Apr '22



**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

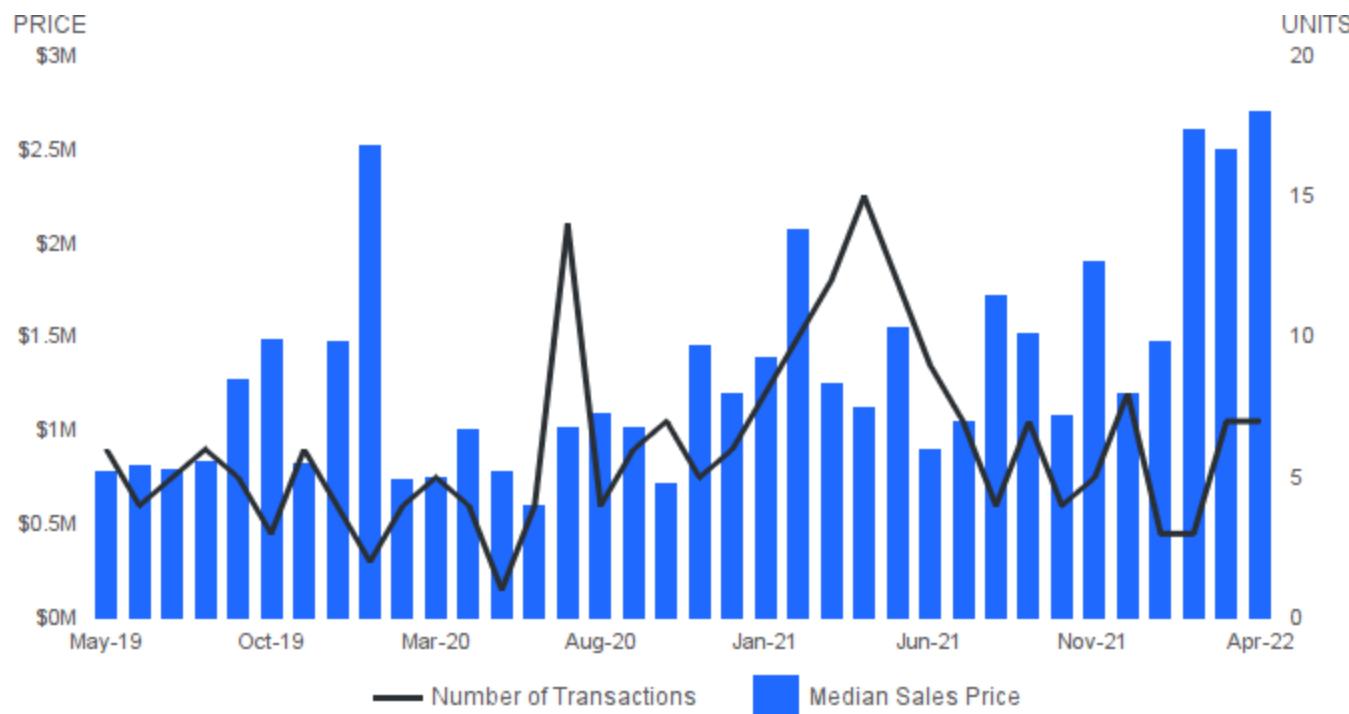
**New Properties** | Number of properties listed during the year.



## MEDIAN SALES PRICE AND NUMBER OF SALES

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

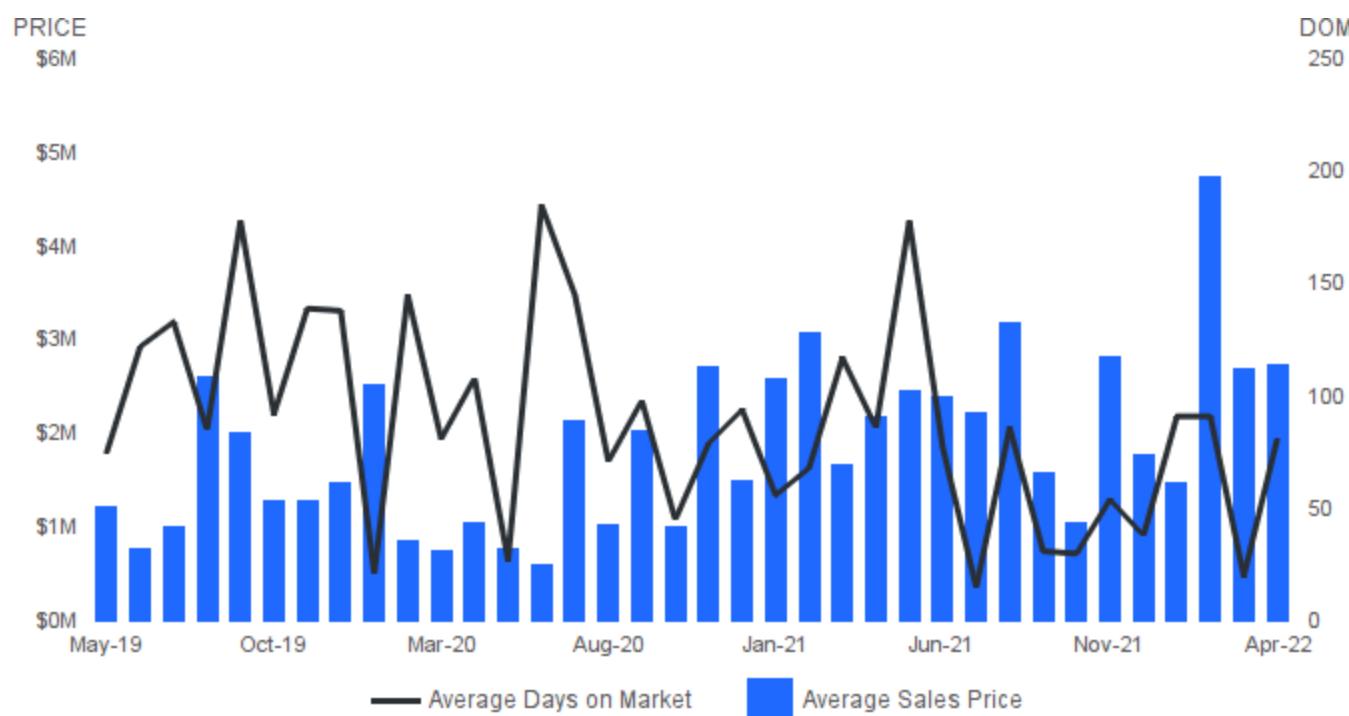
**Median Sales Price** | Price of the ""middle"" property sold -an equal number of sales were above and below this price.  
**Number of Sales** | Number of properties sold.



## 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.

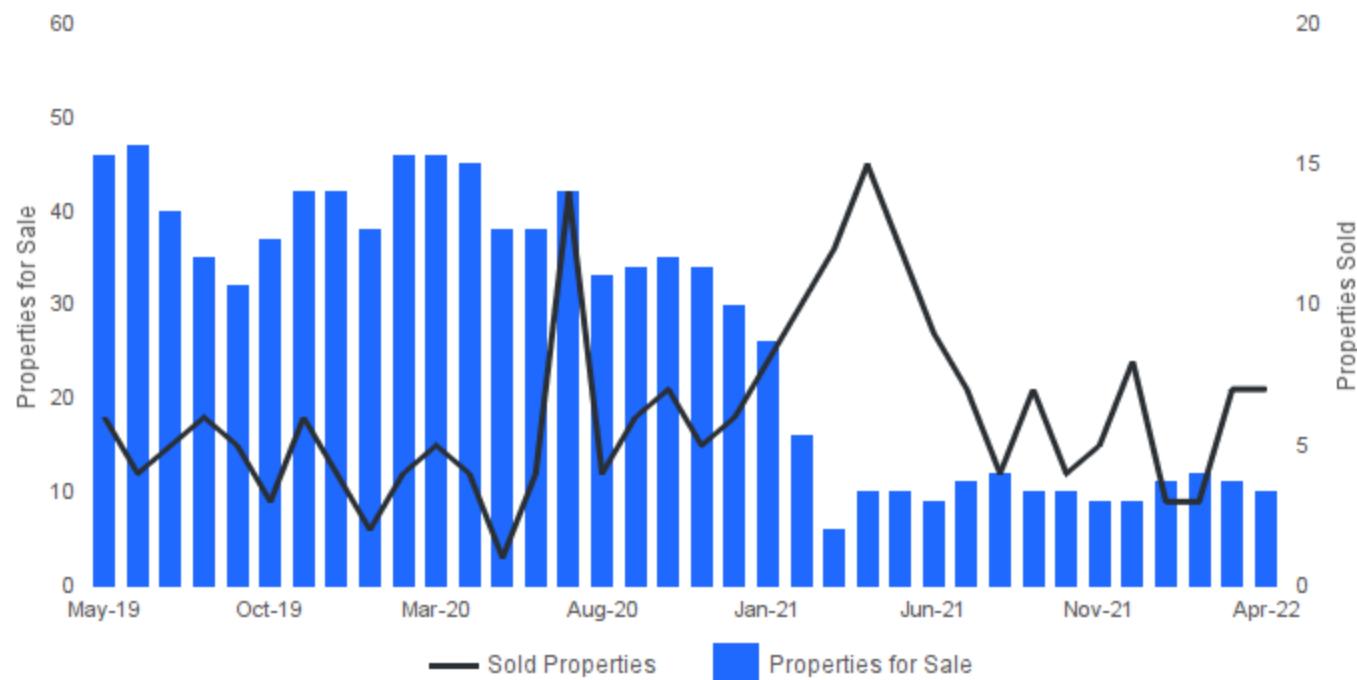
**Properties for Sale** | Number of properties listed for sale at the end of month.



## 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 ?

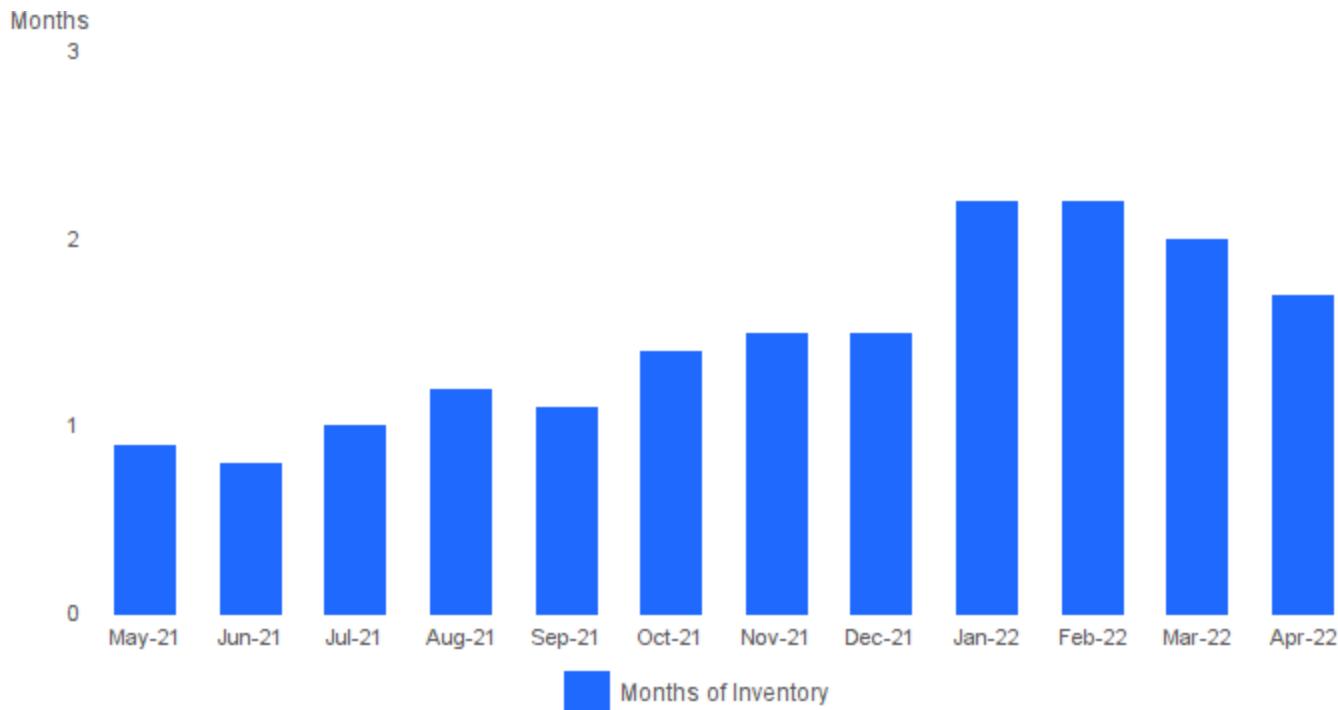
**Unsold Price** | the average active list price  
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price



## 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.



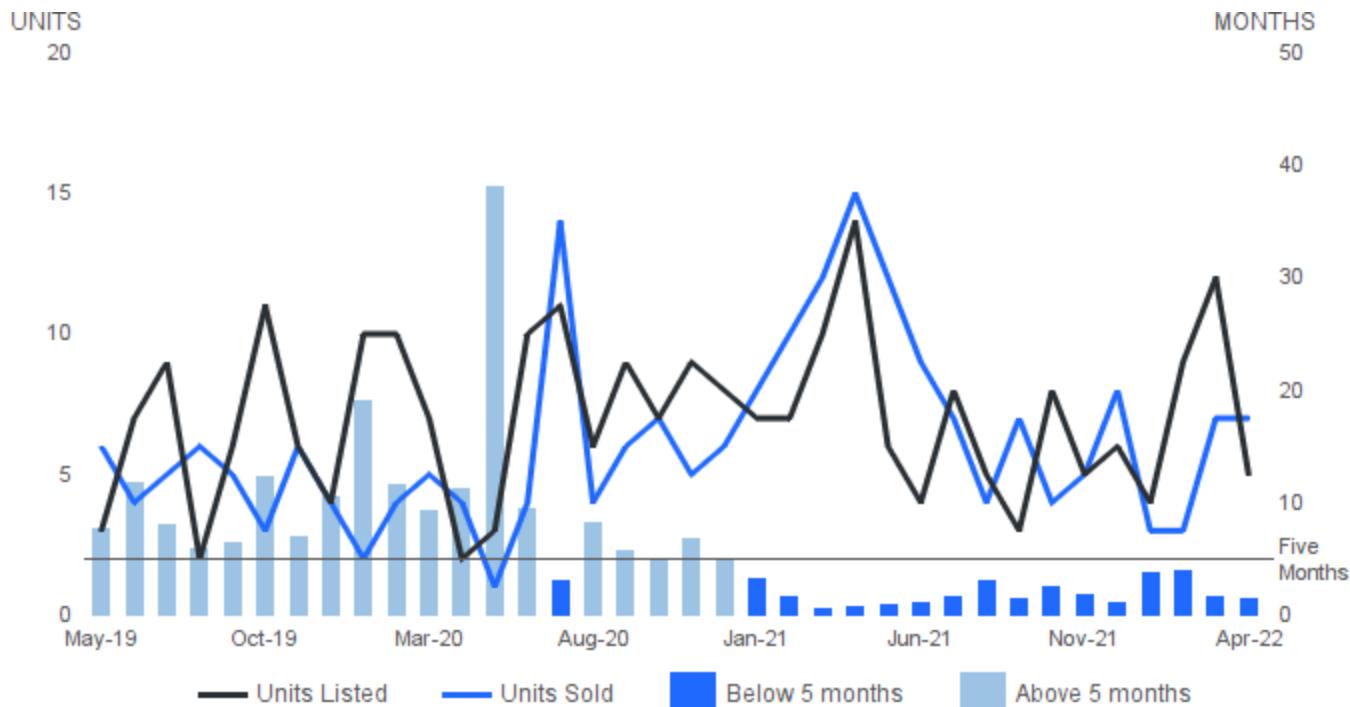
## MONTHS SUPPLY OF INVENTORY

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.



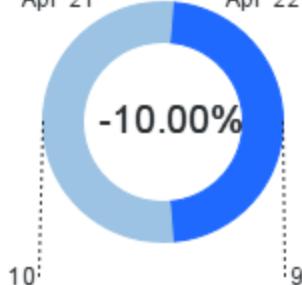
## LONGBOAT KEY | April 2022

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

#### Single Family Homes

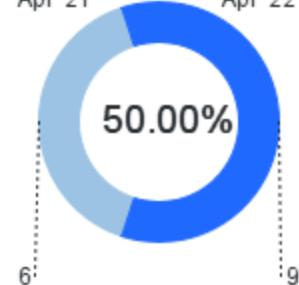
##### NUMBER OF SALES

Apr '21      Apr '22



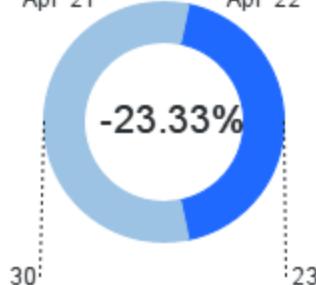
##### NEW LISTINGS

Apr '21      Apr '22



##### AVERAGE DOM

Apr '21      Apr '22



**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

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## LONGBOAT KEY

### FULL MARKET SUMMARY

April 2022 | Single Family Homes ?

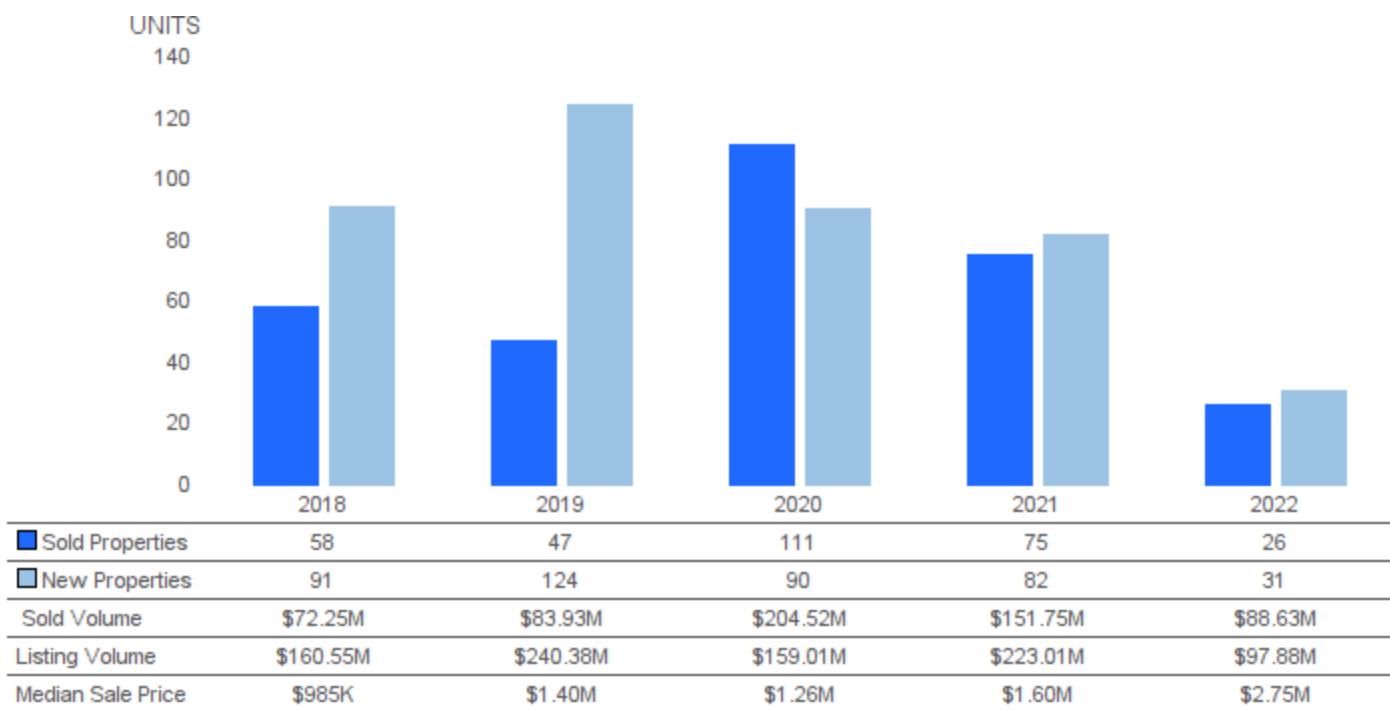
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	9	6	50% <span>↑</span>	31	36	-13.89% <span>↓</span>
Sold Listings	9	10	-10% <span>↓</span>	26	39	-33.33% <span>↓</span>
Median List Price (Solds)	\$2,495,000	\$1,524,500	63.66% <span>↑</span>	\$2,497,000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

### SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Single Family Homes ?

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

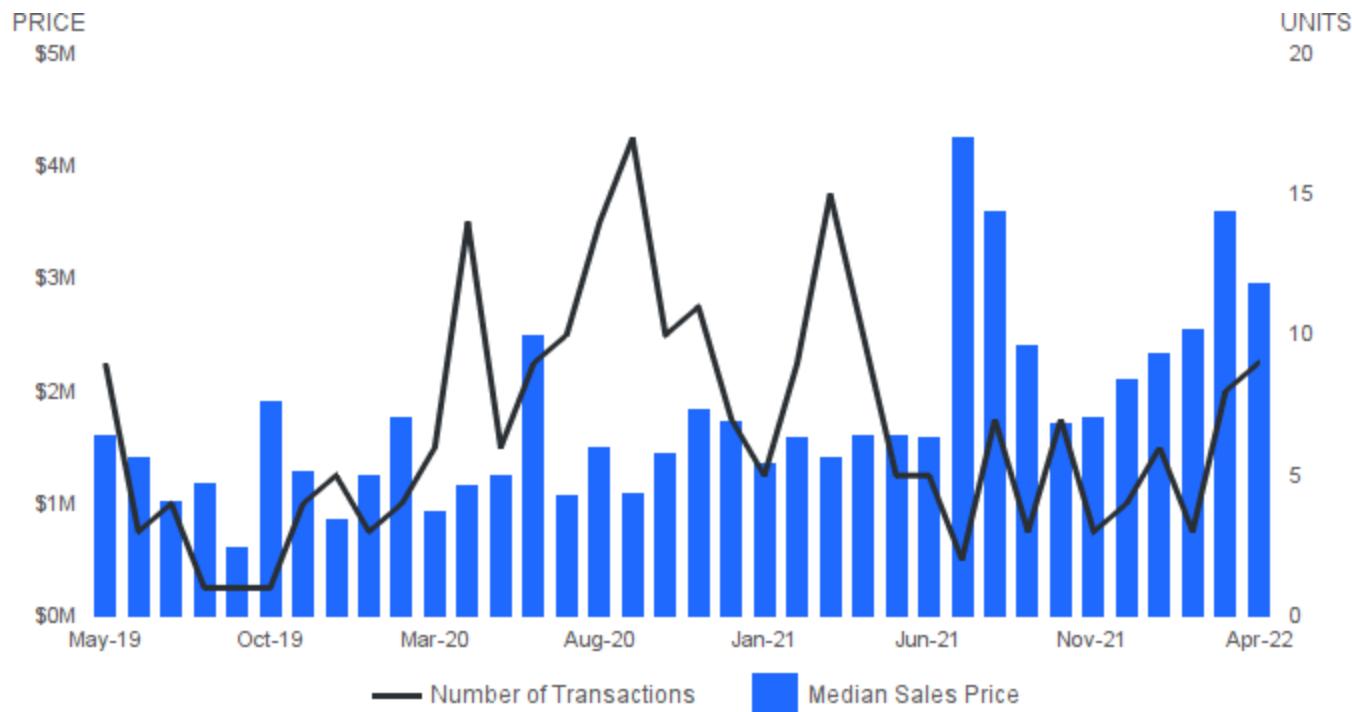
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## MEDIAN SALES PRICE AND NUMBER OF SALES

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

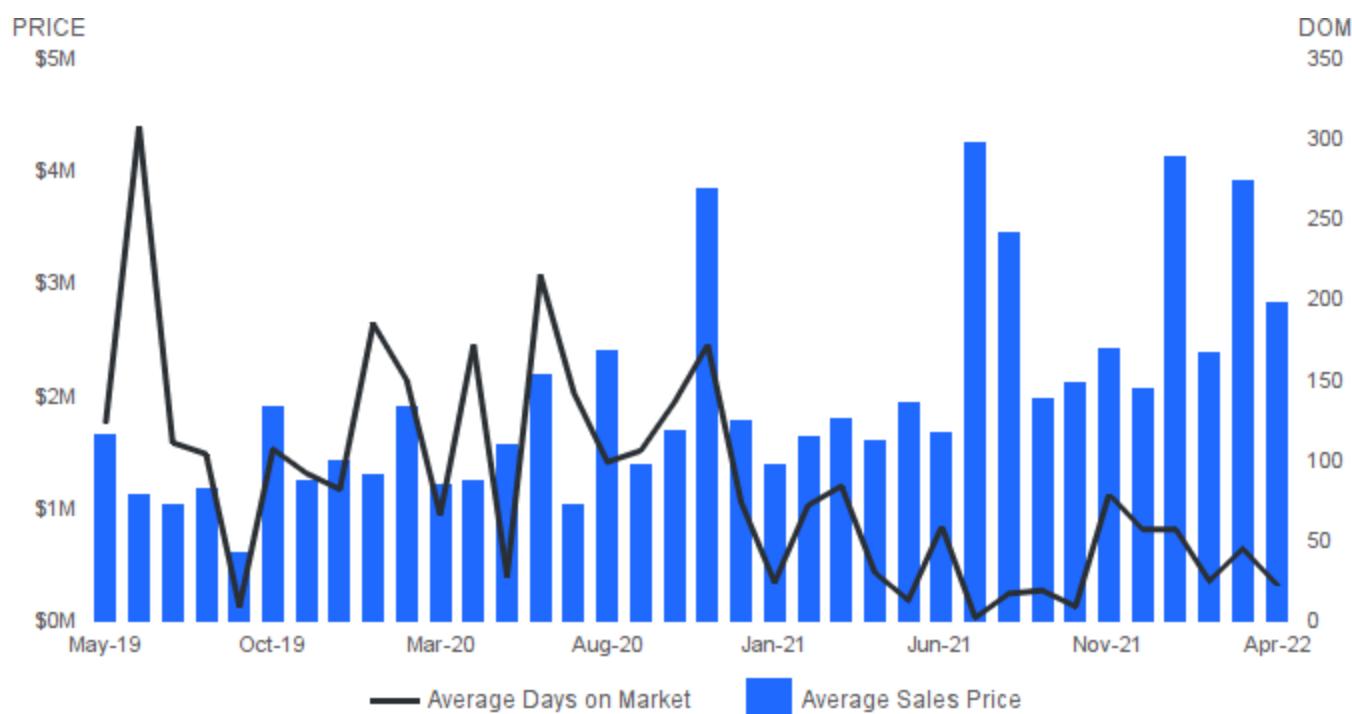
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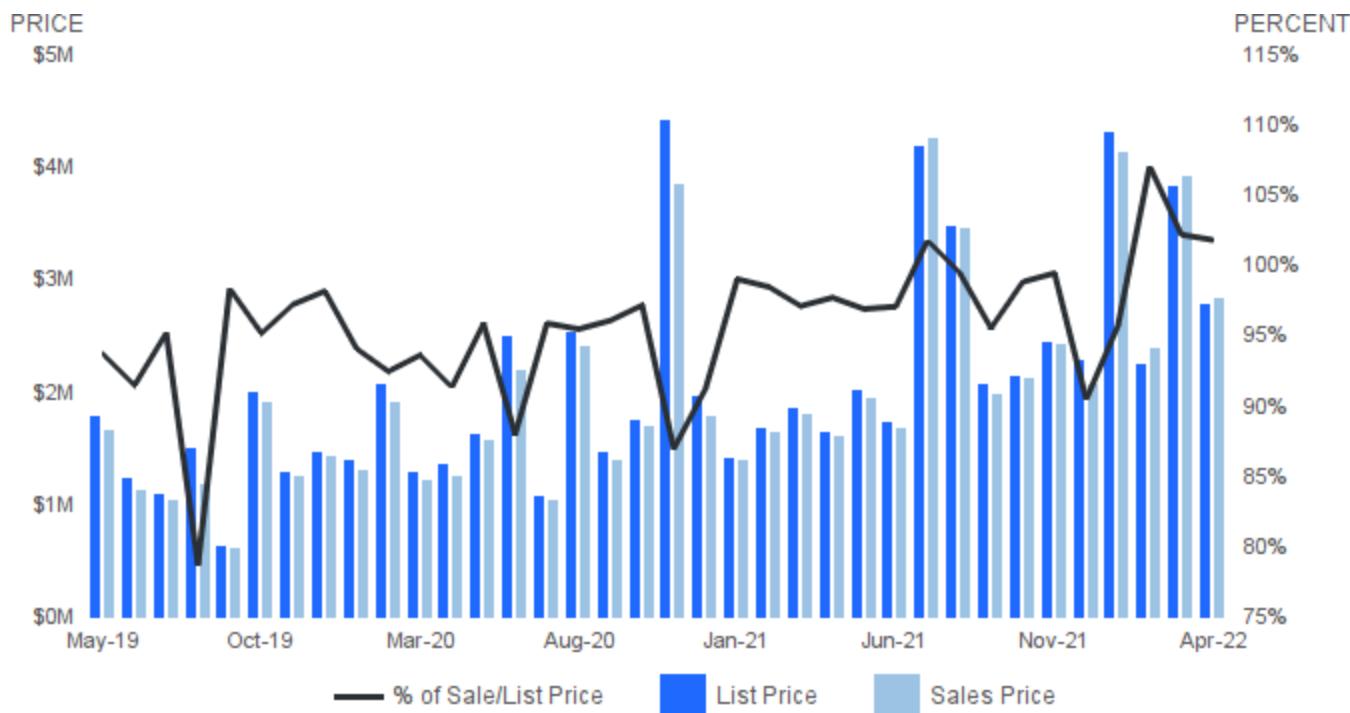
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**Average Days on Market** | Average days on market for all properties sold.



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April 2022 | Single Family Homes ?

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

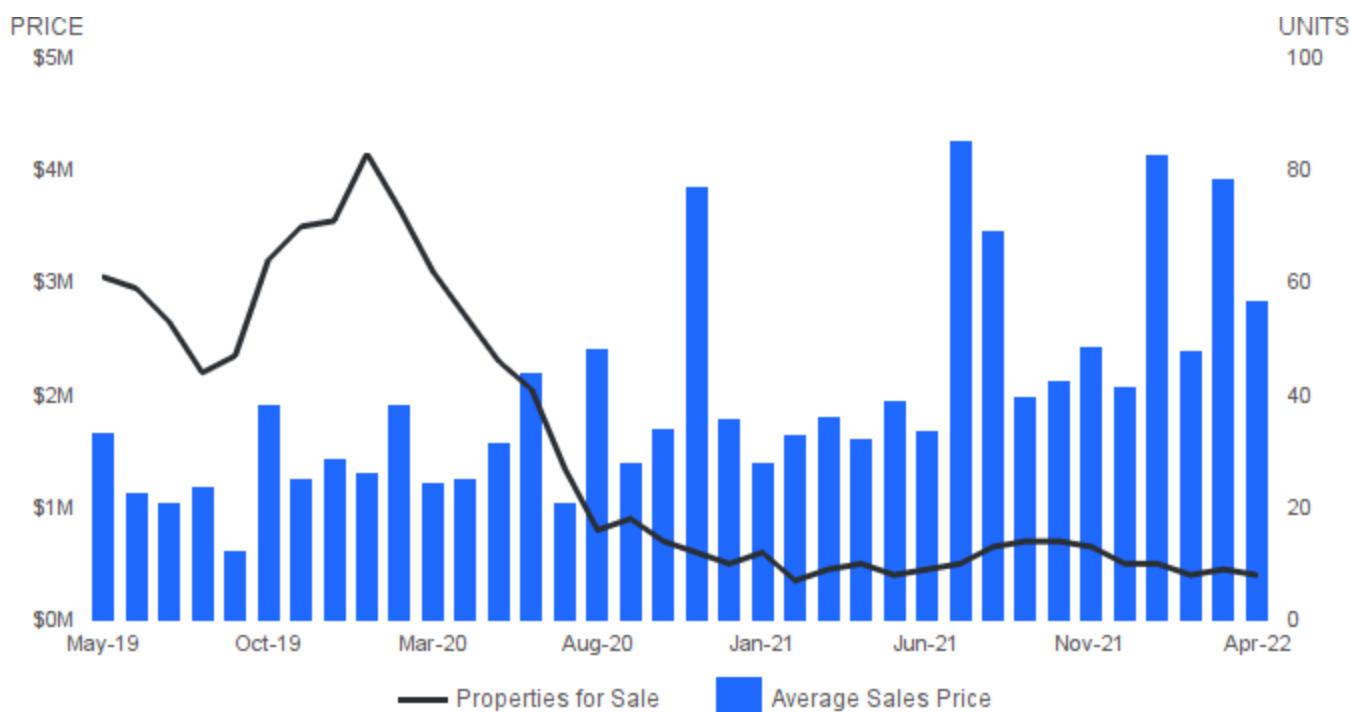


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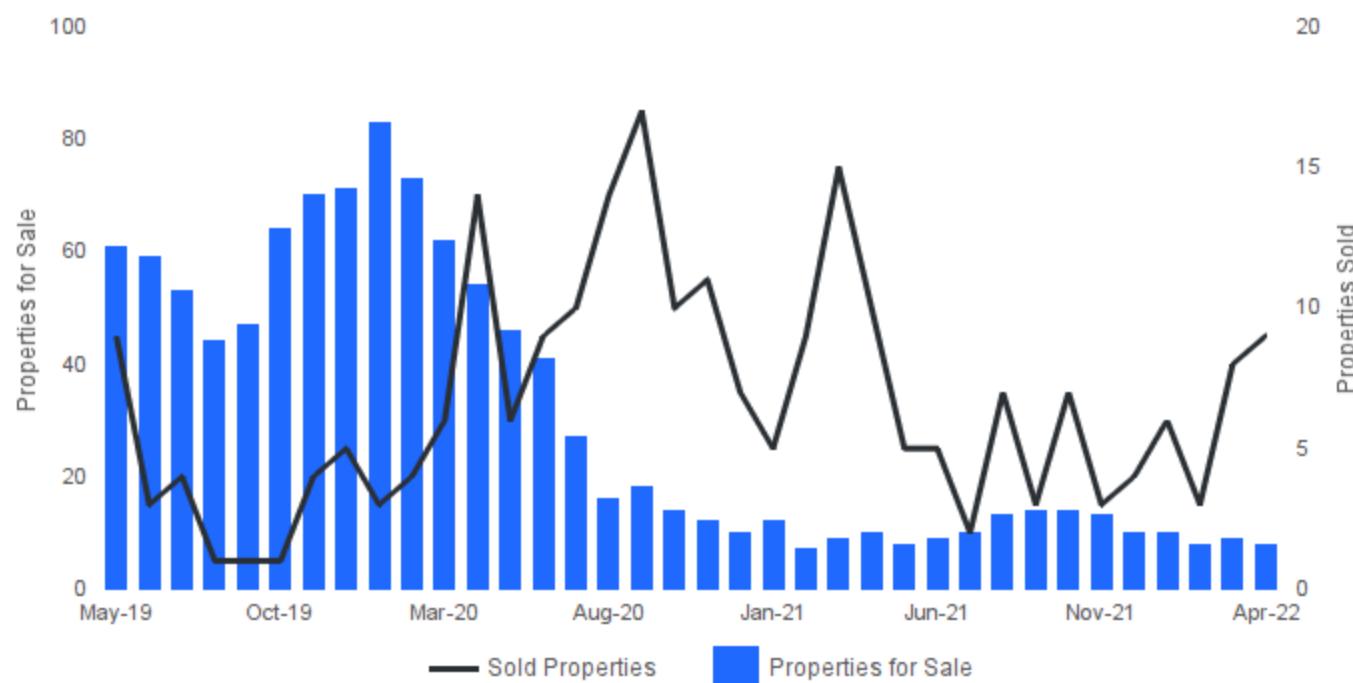
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April 2022 | Single Family Homes ?

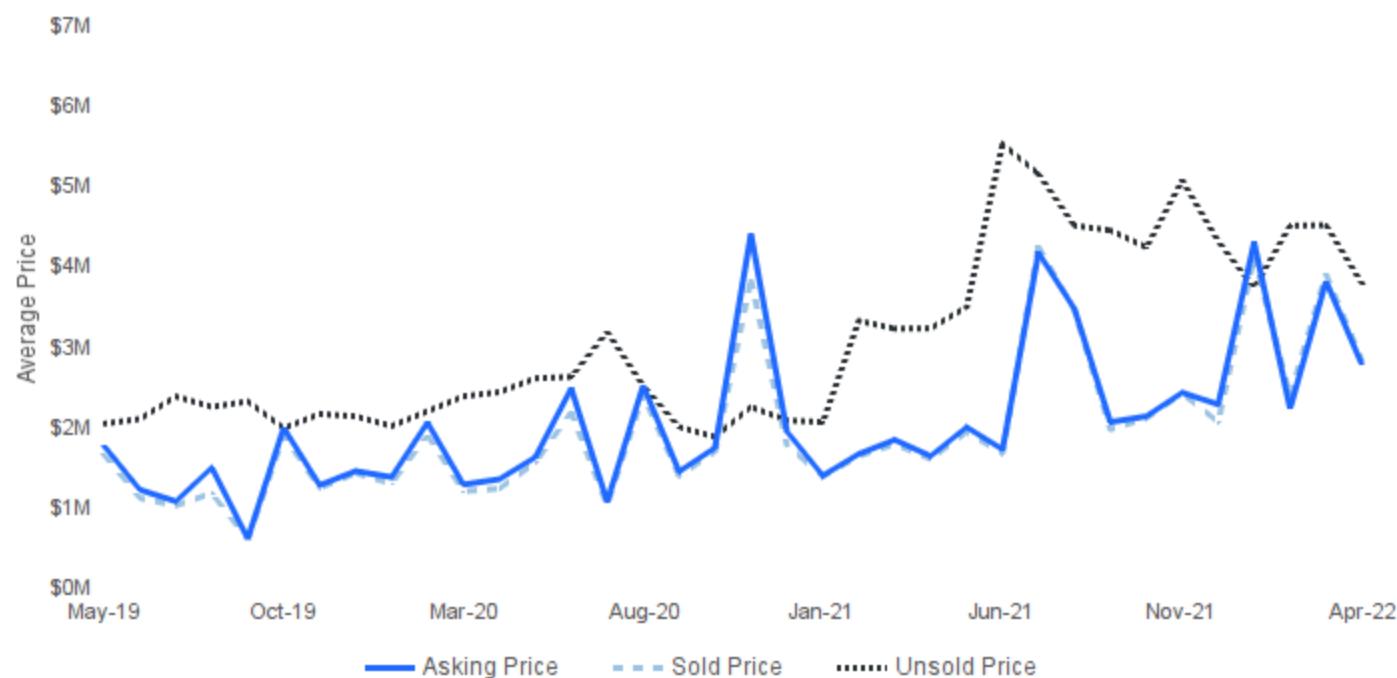
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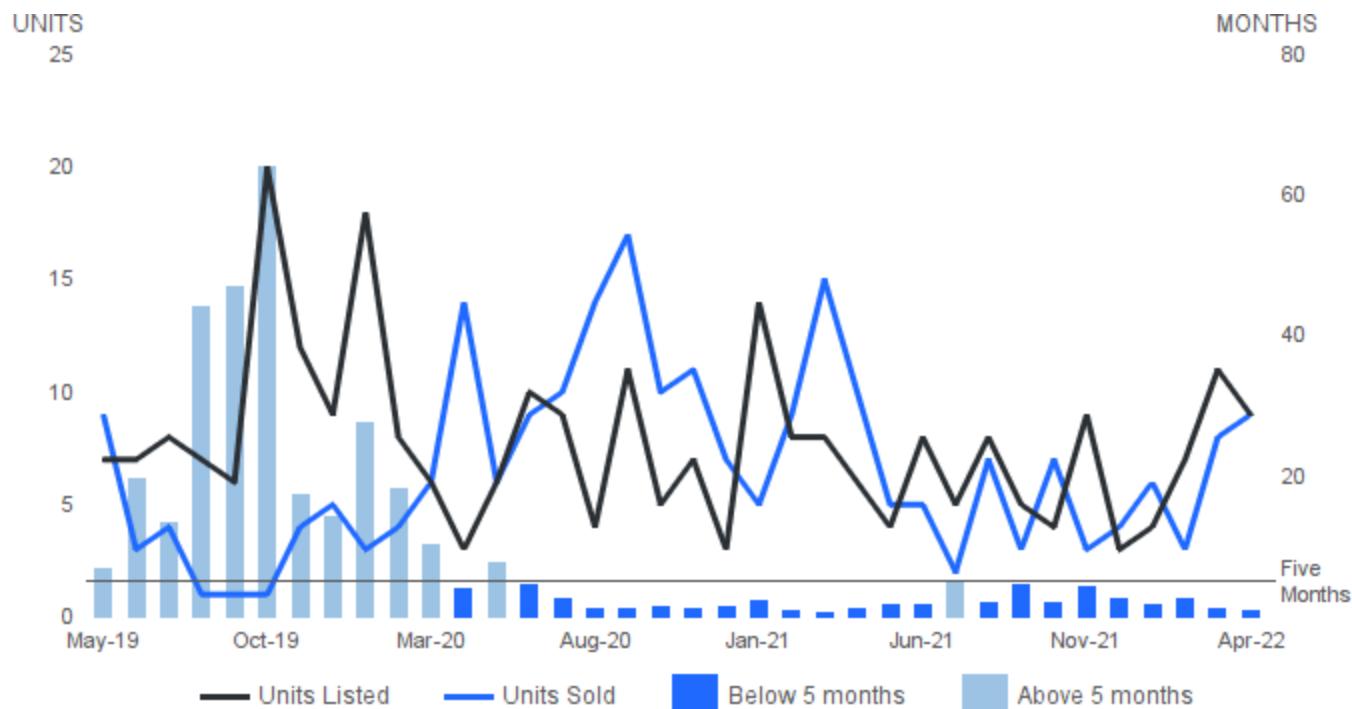
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