



AREA REPORT

JANUARY 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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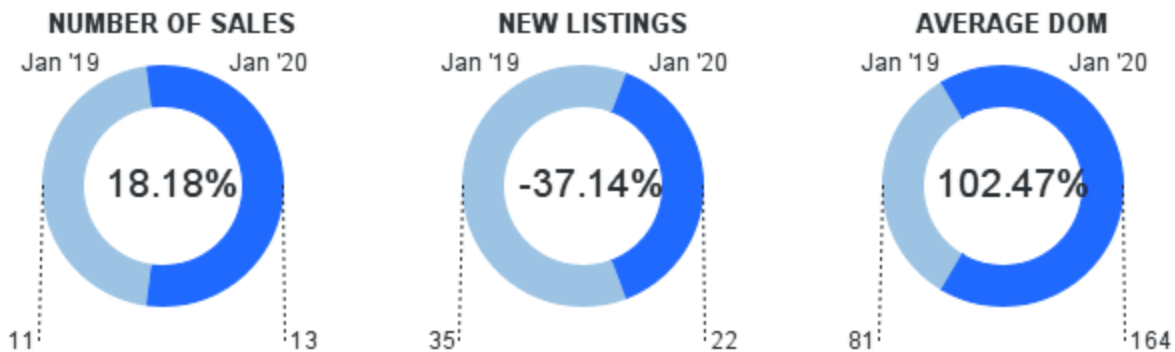


COLDWELL BANKER
REALTY

LONGBOAT KEY | January 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



-32.88% ↓

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

-4.45% ↓

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-32.47% ↓

MEDIAN LIST PRICE
CONDO/TOWNHOUSE

-1.94% ↓

AVERAGE LIST PRICE
CONDO/TOWNHOUSE

■ Jan '19 ■ Jan '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

January 2020 | Condo/Townhouse ?

	Month to Date			Year to Date		
	January 2020	January 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	22	35	-37.14% ↓	22	35	-37.14% ↓
Sold Listings	13	11	18.18% ↑	13	11	18.18% ↑
Median Listing Price	\$395,000	\$584,900	-32.47% ↓	\$395,000	\$584,900	-32.47% ↓
Median Selling Price	\$372,500	\$555,000	-32.88% ↓	\$372,500	\$555,000	-32.88% ↓
Median Days on Market	90	49	83.67% ↑	90	49	83.67% ↑
Average Listing Price	\$544,684	\$555,445	-1.94% ↓	\$544,684	\$555,445	-1.94% ↓
Average Selling Price	\$507,307	\$530,954	-4.45% ↓	\$507,307	\$530,954	-4.45% ↓
Average Days on Market	164	81	102.47% ↑	164	81	102.47% ↑
List/Sell Price Ratio	93.2%	95%	-1.95% ↓	93.2%	95%	-1.95% ↓

SOLD AND NEW PROPERTIES (UNITS)

January 2020 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

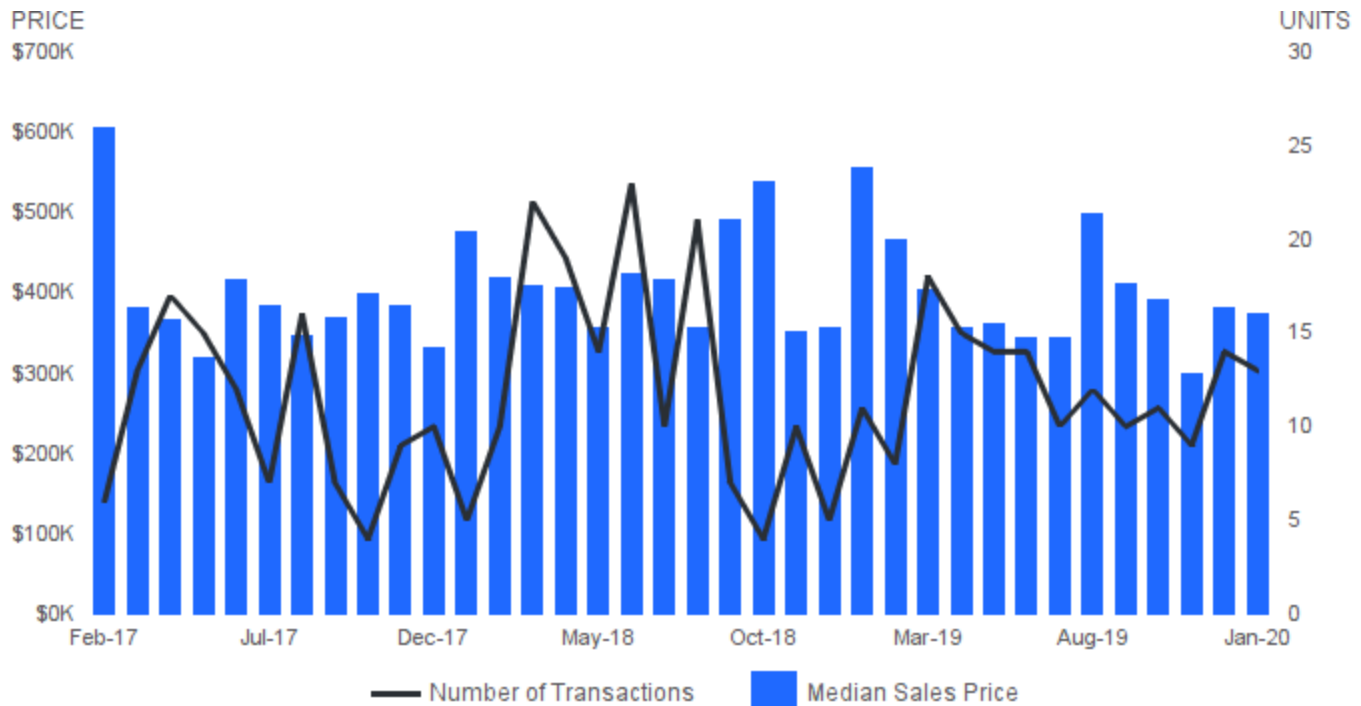


MEDIAN SALES PRICE AND NUMBER OF SALES

January 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.

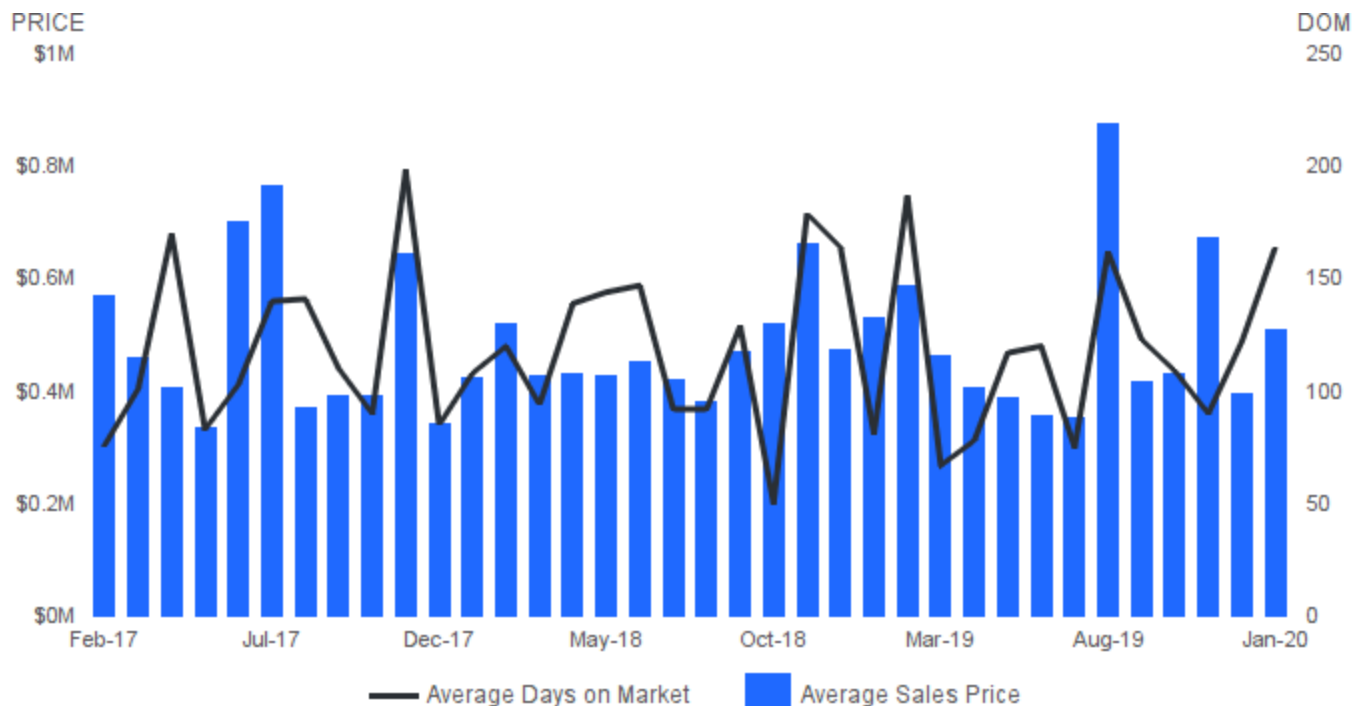


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2020 | Condo/Townhouse 

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

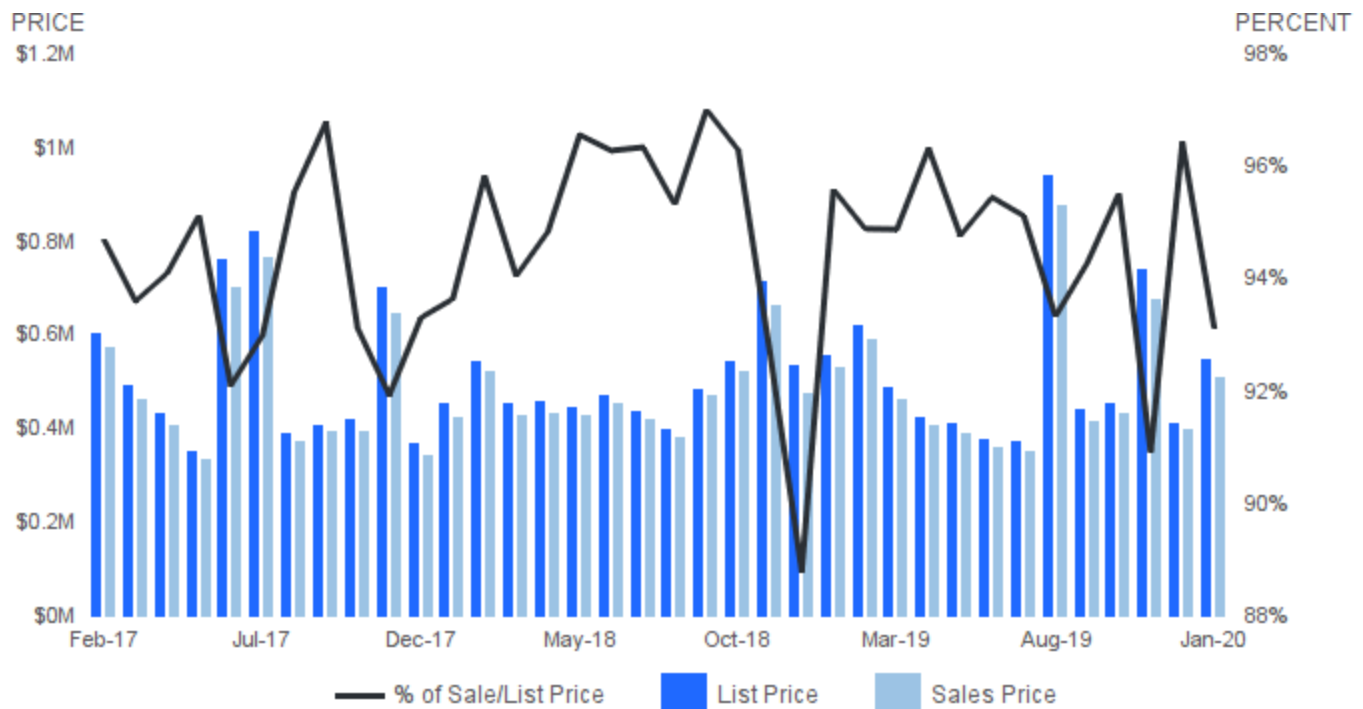
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2020 | Condo/Townhouse 

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

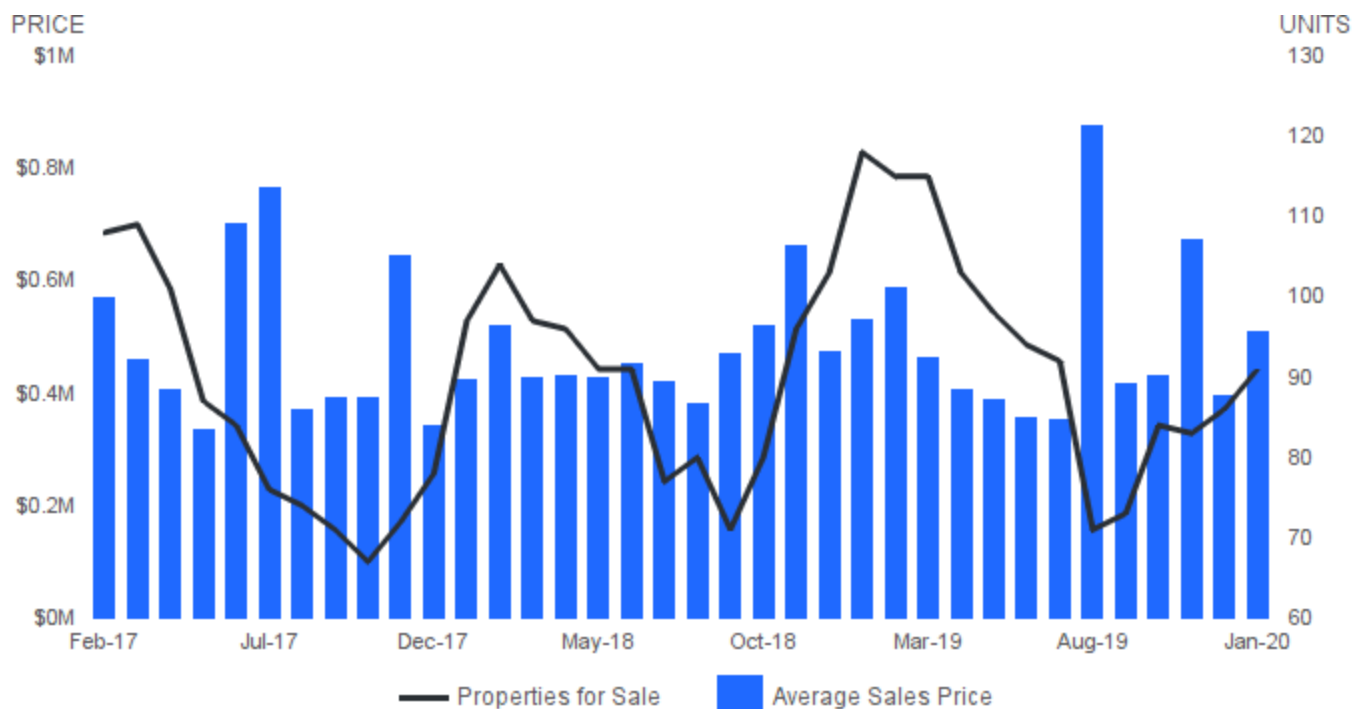


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 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.

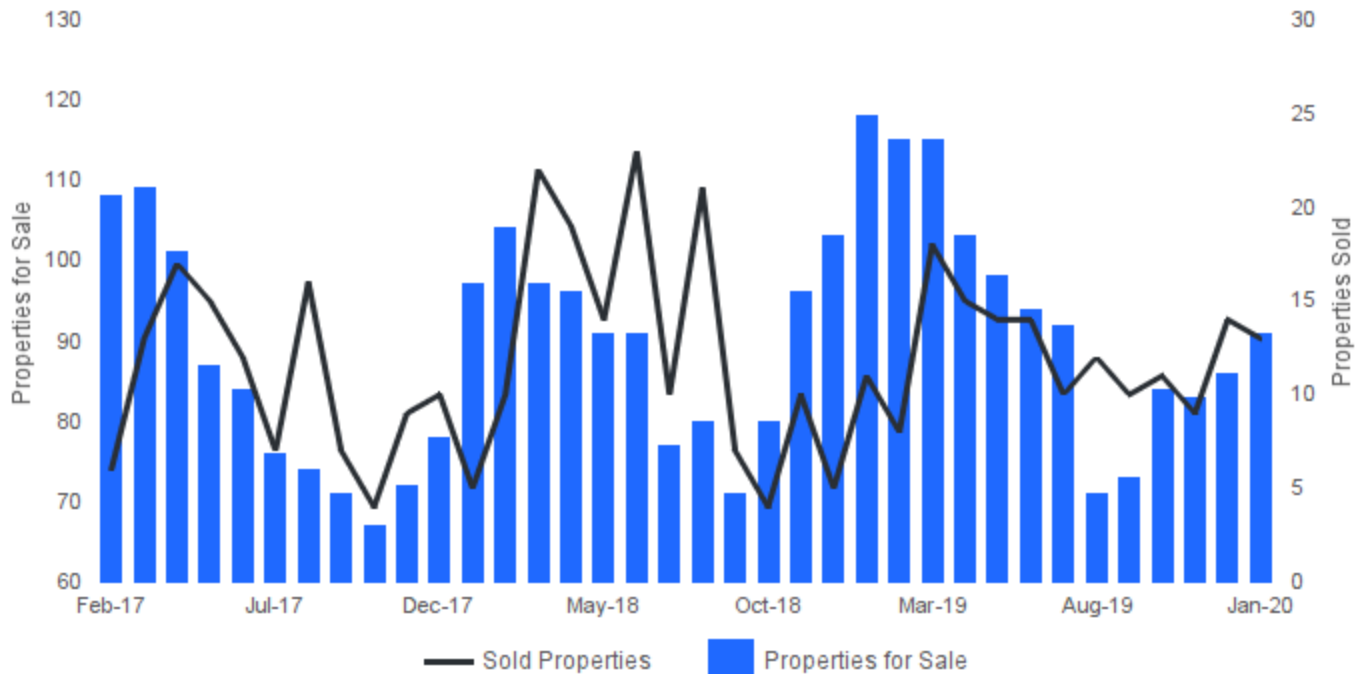


PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2020 | Condo/Townhouse 

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

Sold Properties | Number of properties sold.



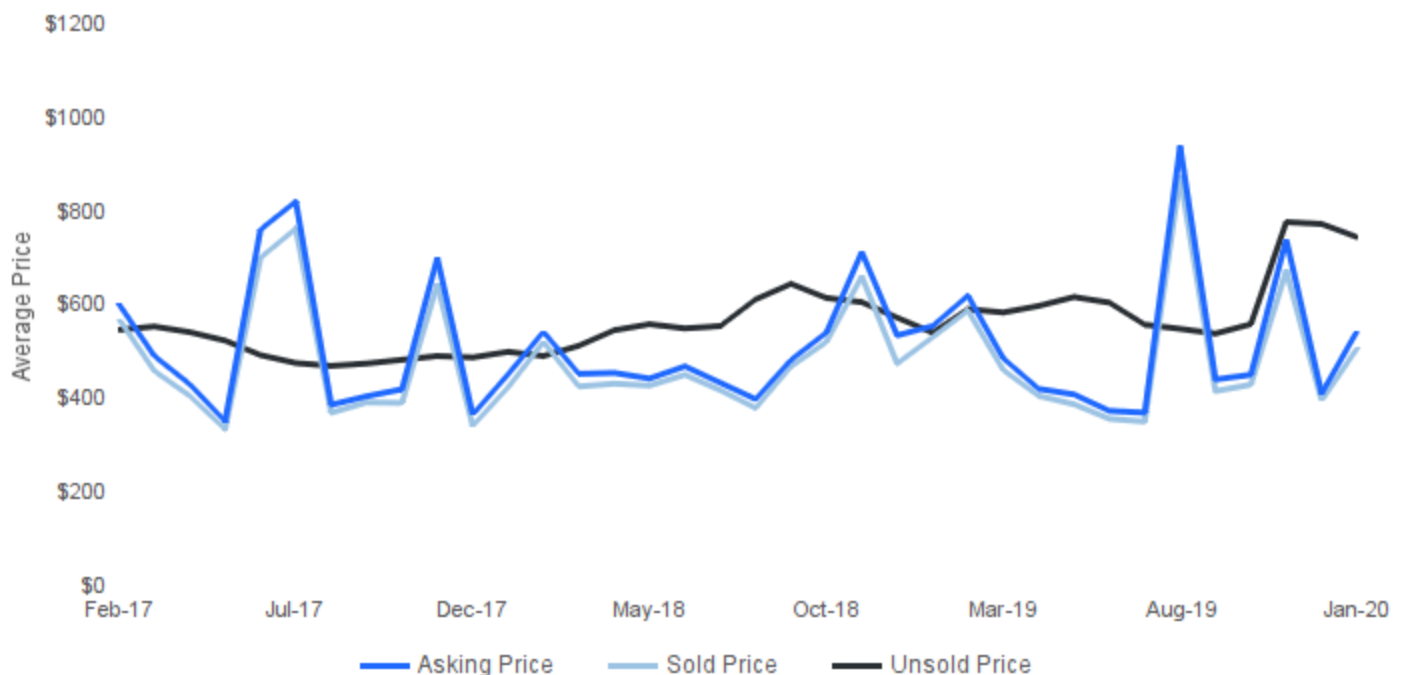
AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2020 | Condo/Townhouse 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

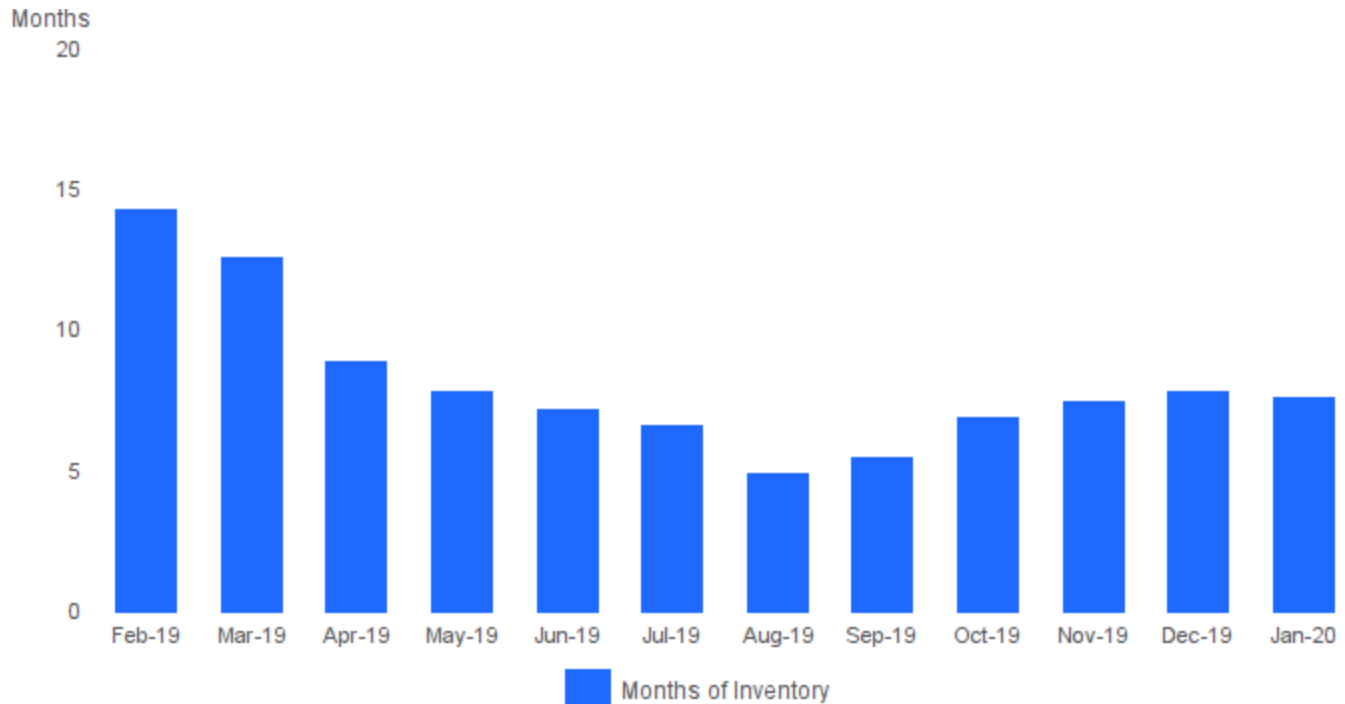
Sold Price | the average selling price



ABSORPTION RATE

January 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.



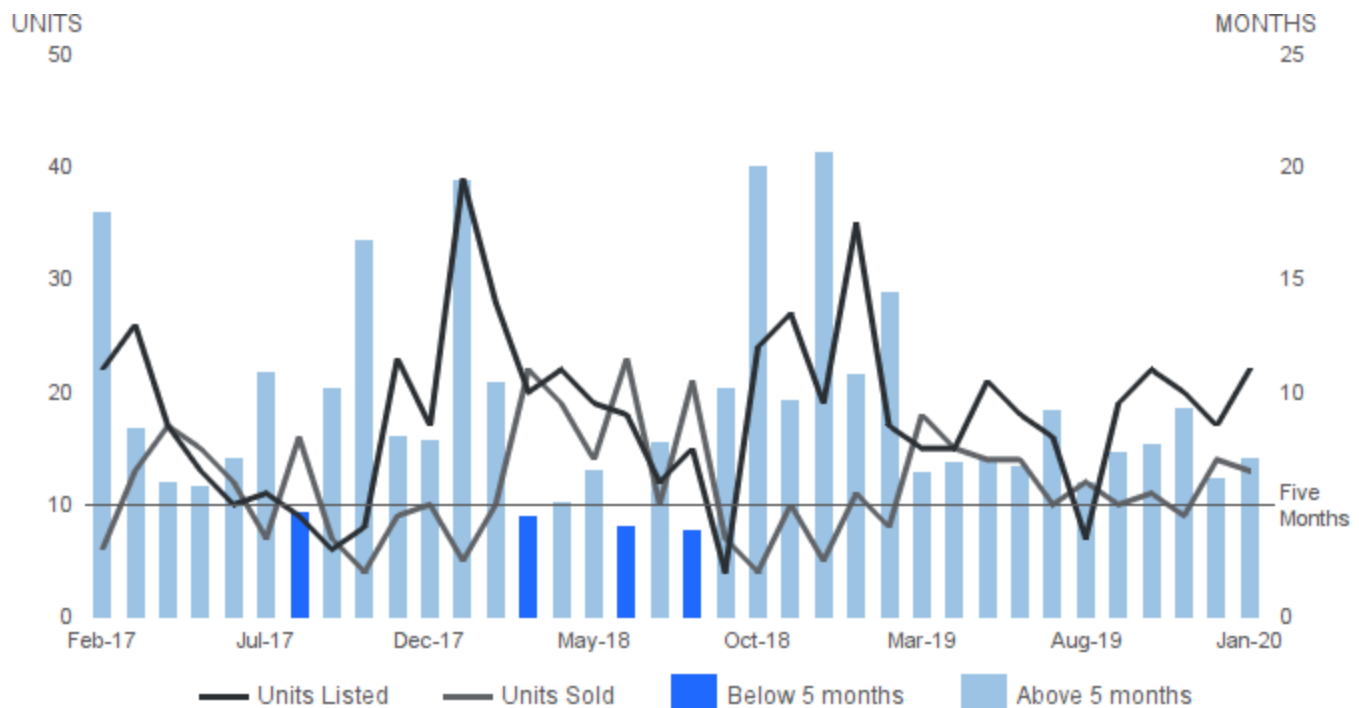
MONTHS SUPPLY OF INVENTORY

January 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.

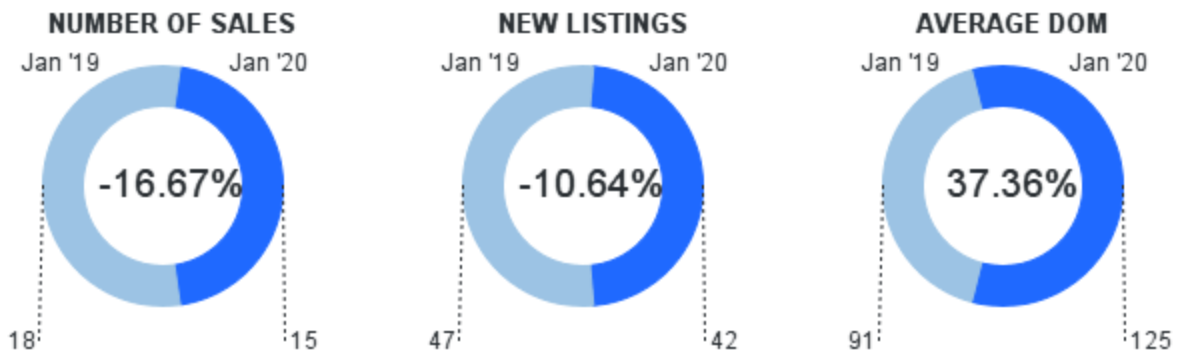
Units Sold | Number of properties sold.



LONGBOAT KEY | January 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



-15.20% ↓

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

-5.74% ↓

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-13.81% ↓

MEDIAN LIST PRICE
CONDO/TOWNHOUSE

-9.09% ↓

AVERAGE LIST PRICE
CONDO/TOWNHOUSE

Jan '19 Jan '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

January 2020 | Condo/Townhouse ?

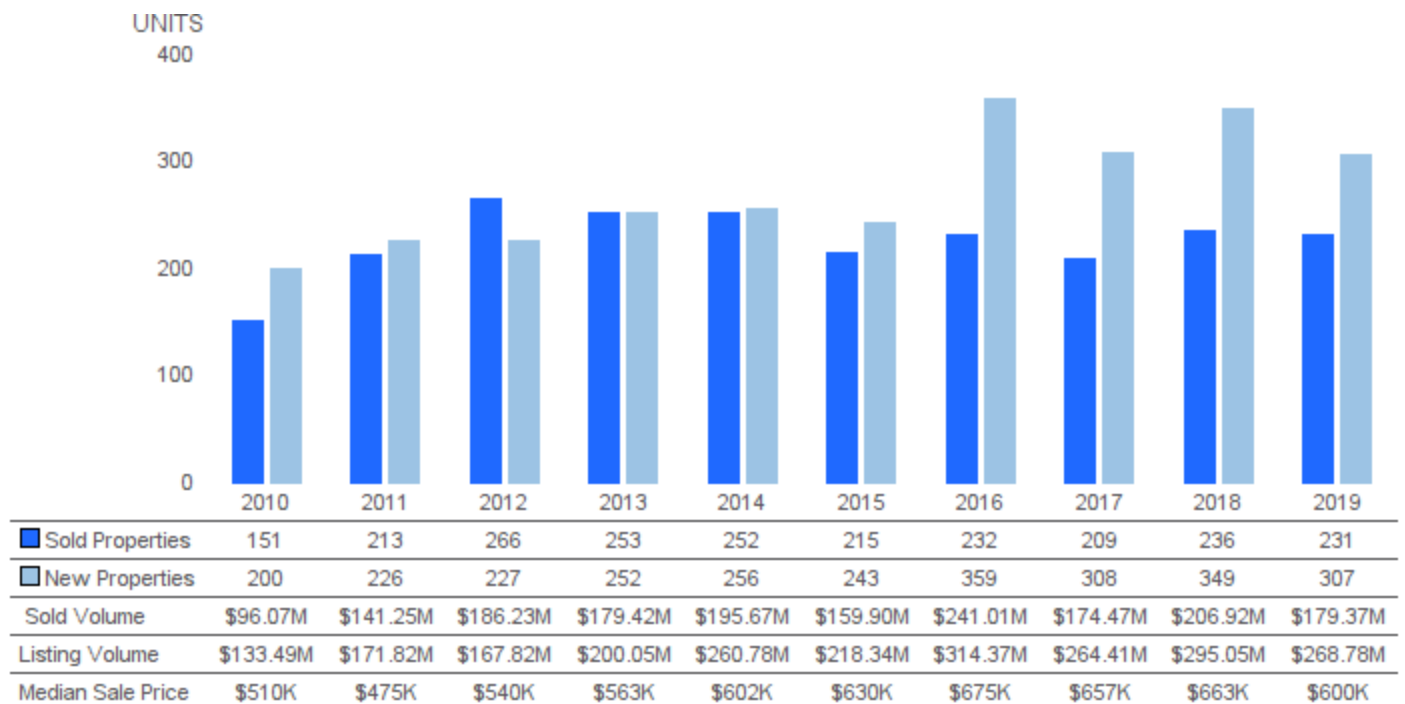
	Month to Date			Year to Date		
	January 2020	January 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	42	47	-10.64% ↓	42	47	-10.64% ↓
Sold Listings	15	18	-16.67% ↓	15	18	-16.67% ↓
Median Listing Price	\$549,000	\$637,000	-13.81% ↓	\$549,000	\$637,000	-13.81% ↓
Median Selling Price	\$530,000	\$625,000	-15.2% ↓	\$530,000	\$625,000	-15.2% ↓
Median Days on Market	86	54	59.26% ↑	86	54	59.26% ↑
Average Listing Price	\$819,126	\$901,055	-9.09% ↓	\$819,126	\$901,055	-9.09% ↓
Average Selling Price	\$793,493	\$841,833	-5.74% ↓	\$793,493	\$841,833	-5.74% ↓
Average Days on Market	125	91	37.36% ↑	125	91	37.36% ↑
List/Sell Price Ratio	95.3%	93.9%	1.48% ↑	95.3%	93.9%	1.48% ↑

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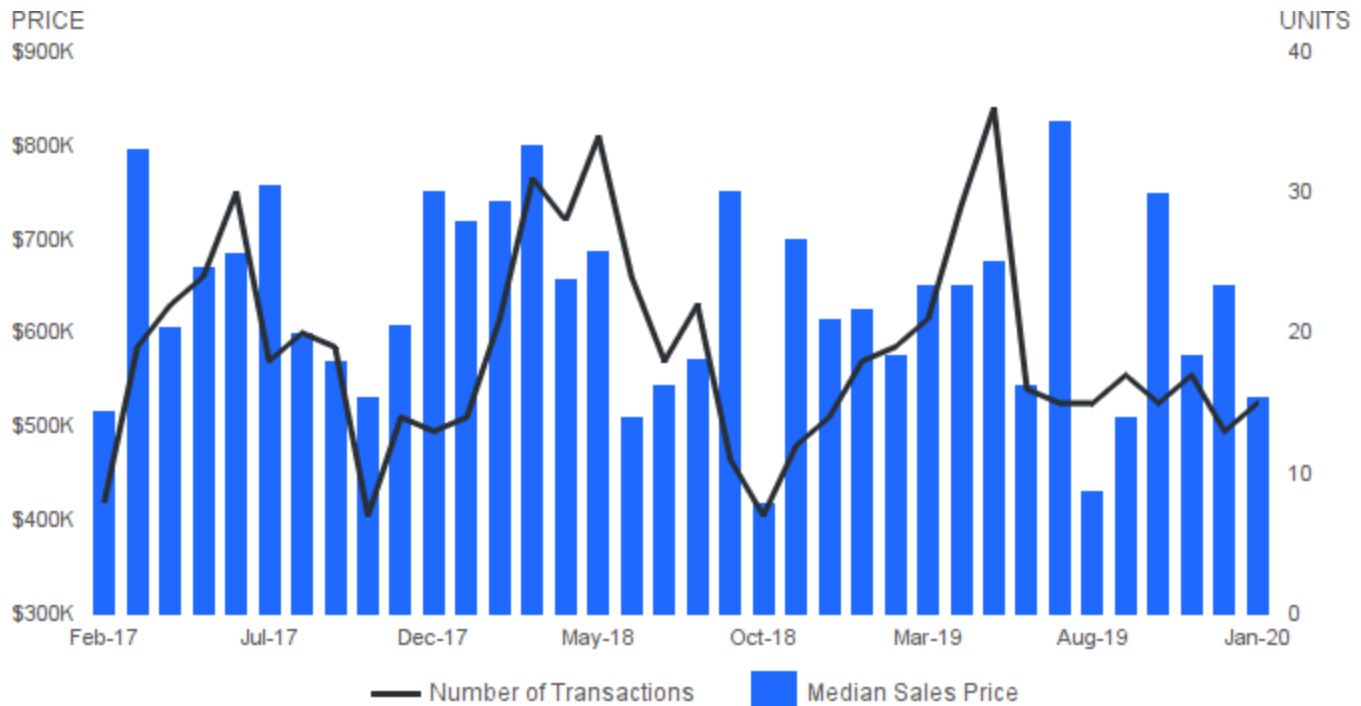


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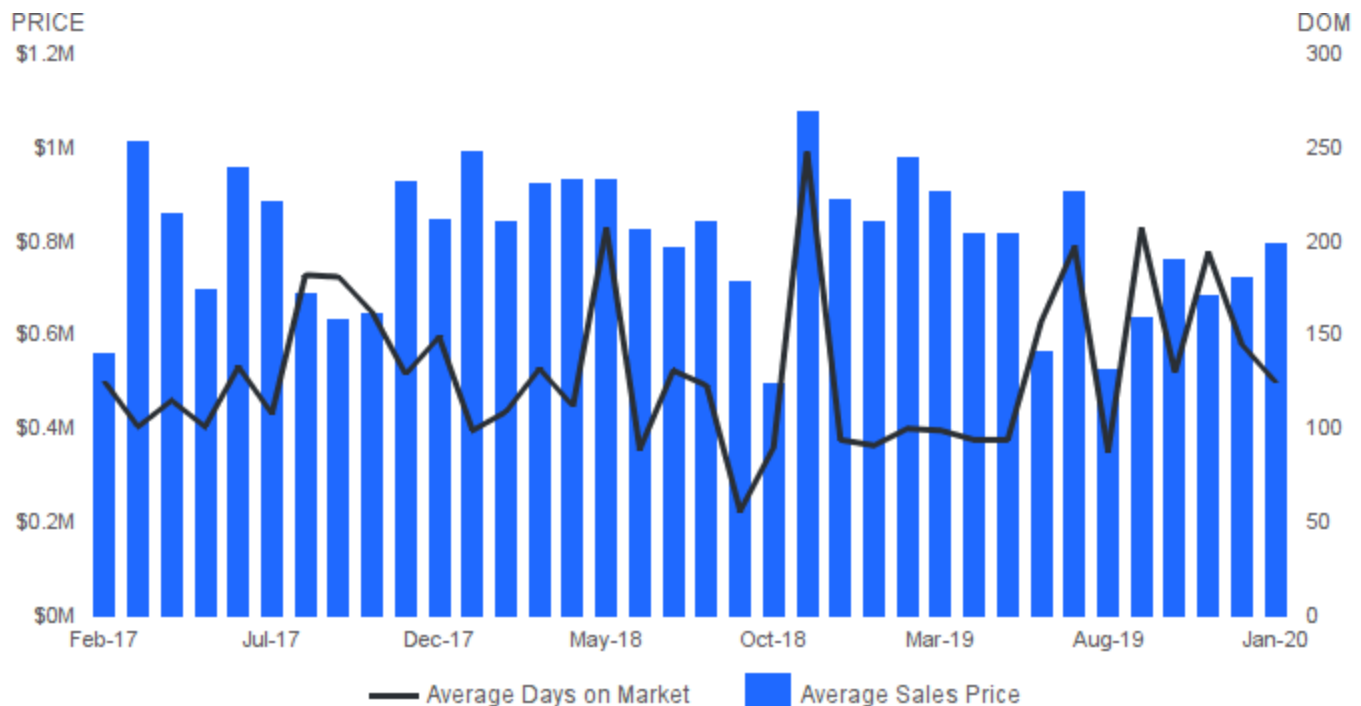


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2020 | Condo/Townhouse ?

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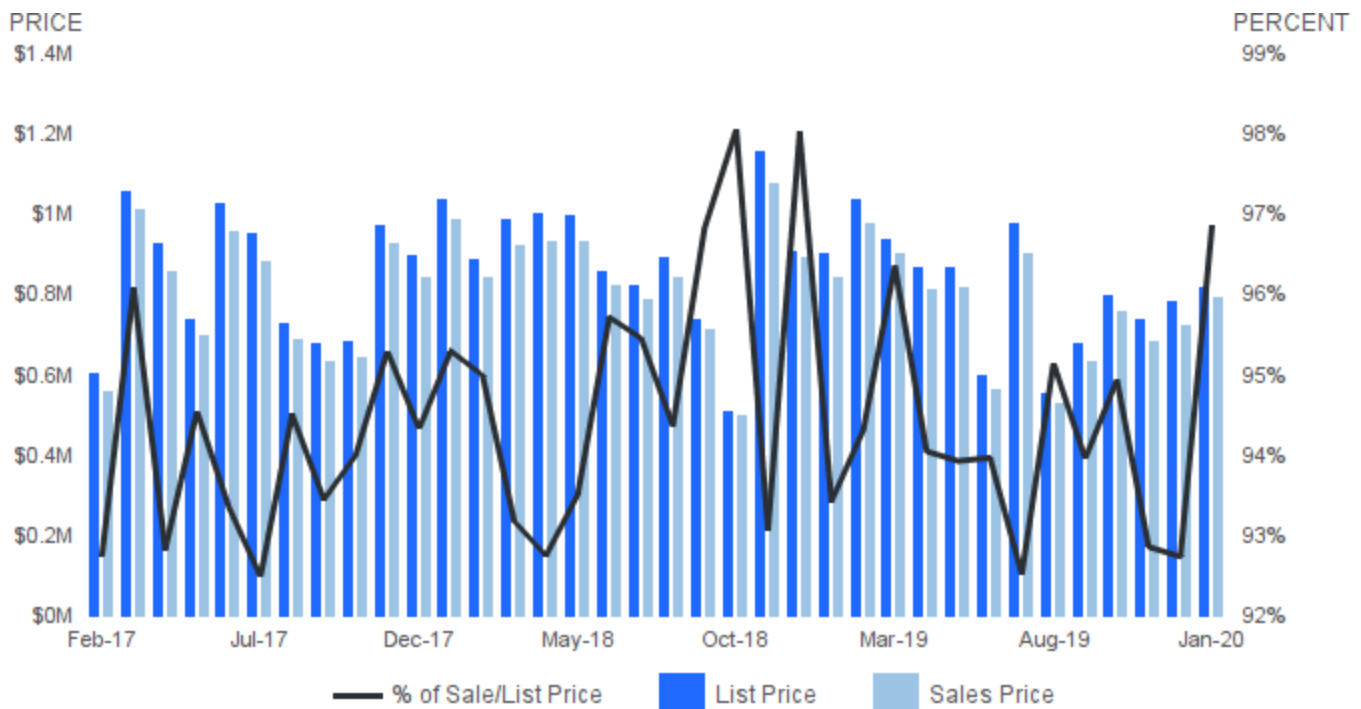
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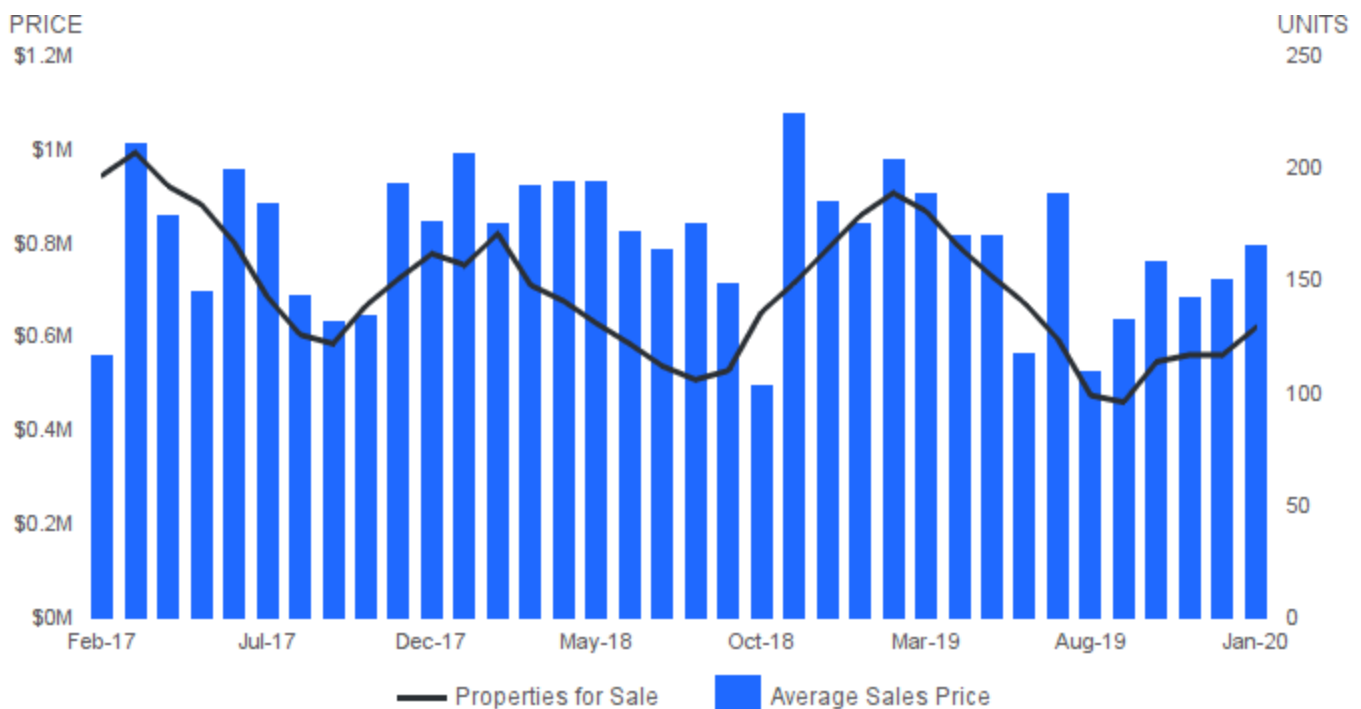


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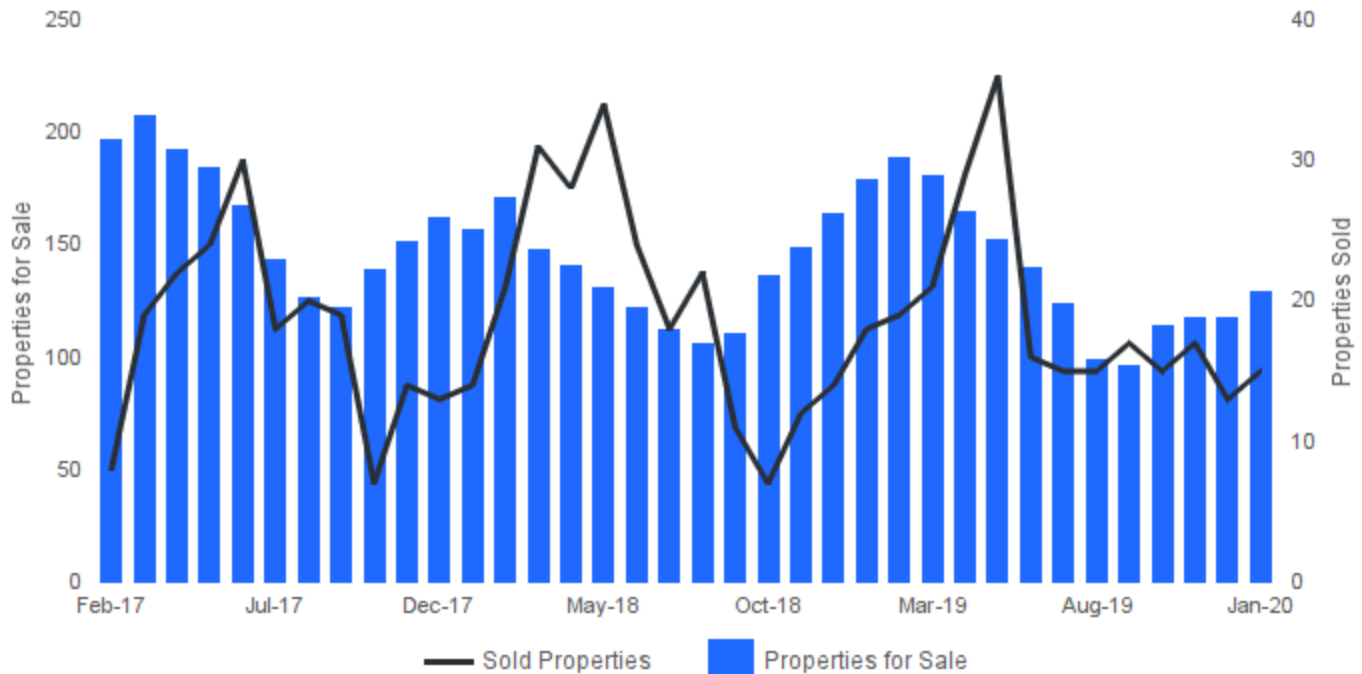


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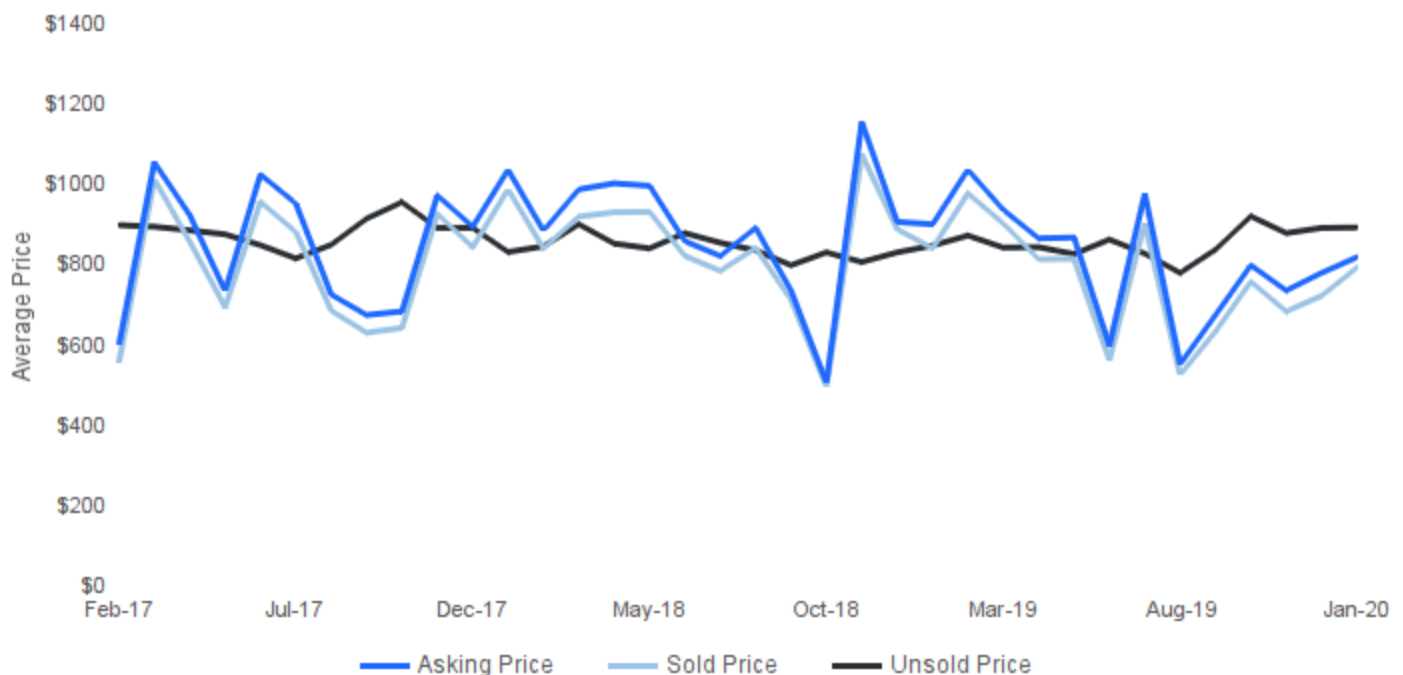
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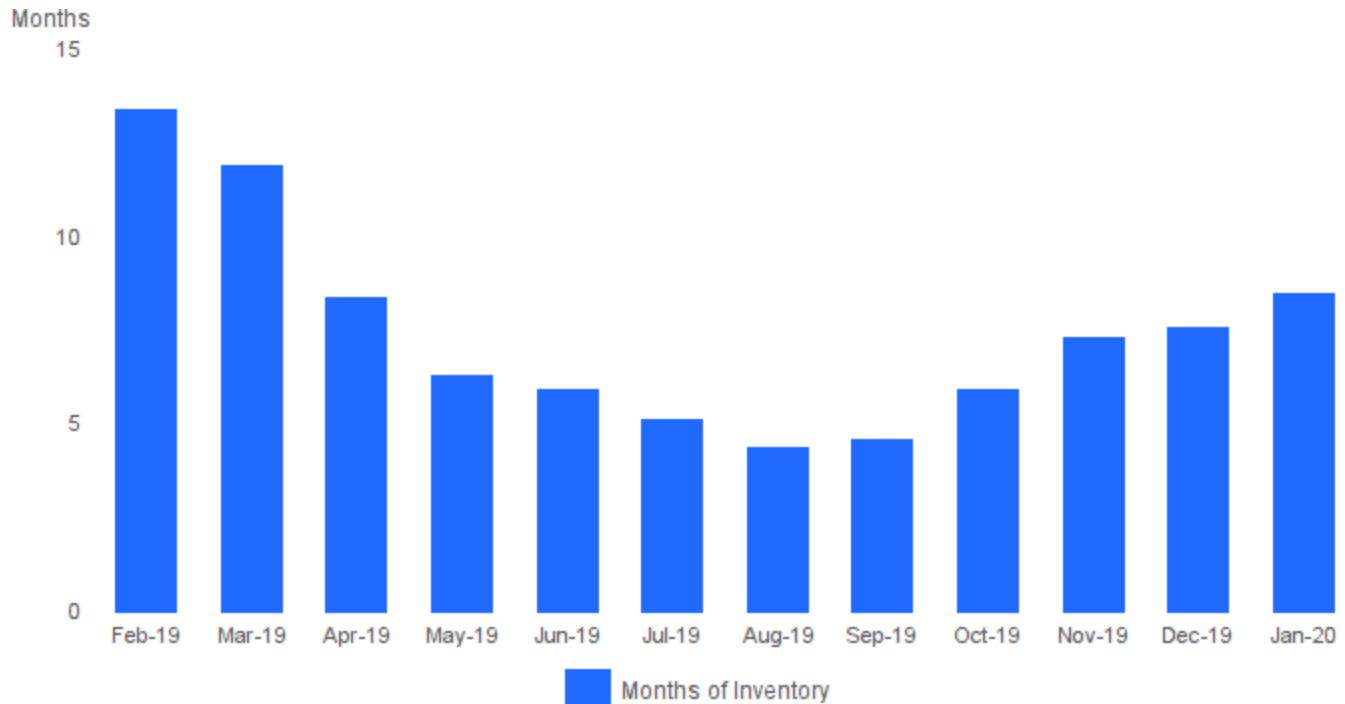




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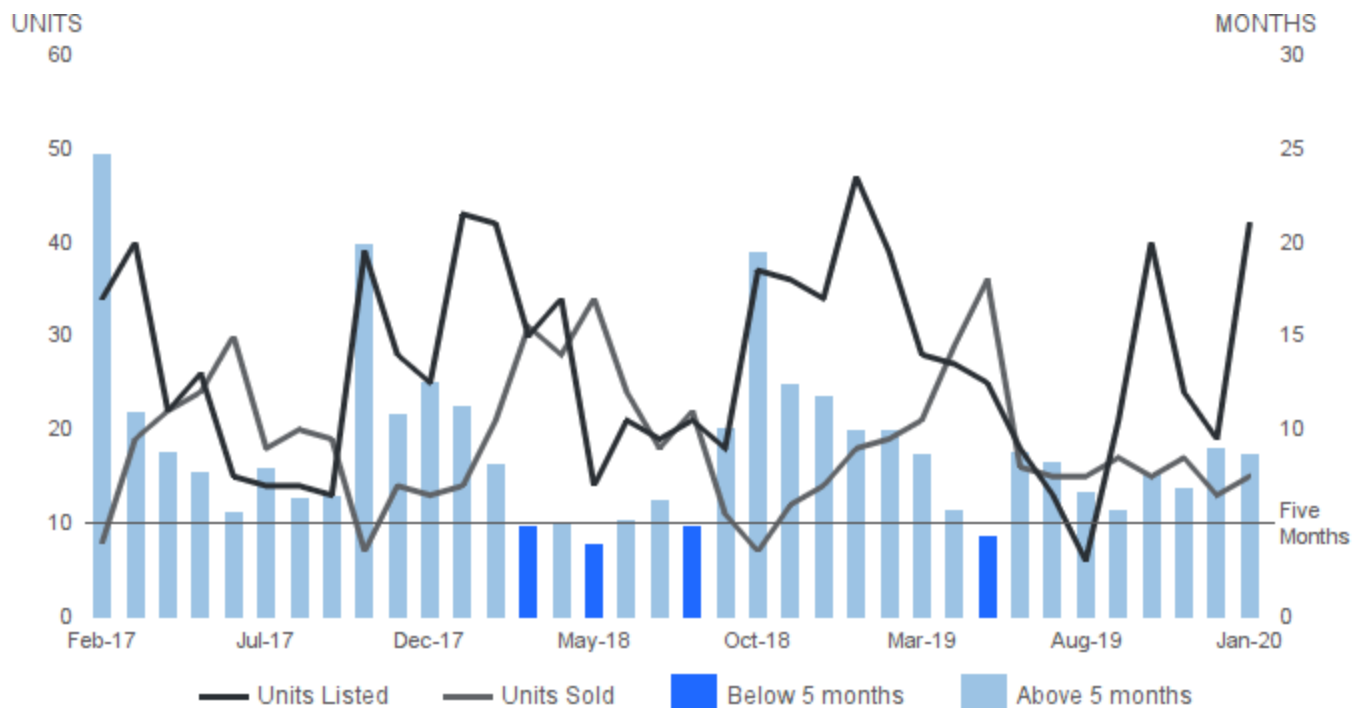
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The statistics presented in the Area Report are compiled based on figures and data generated by IDC Global and Datafloat and may not be completely accurate. All information should be independently verified for accuracy. Properties may or may not be 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

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