

## Zip Code: 34236



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Price Range: 0 to 999999999 | Properties: Condo

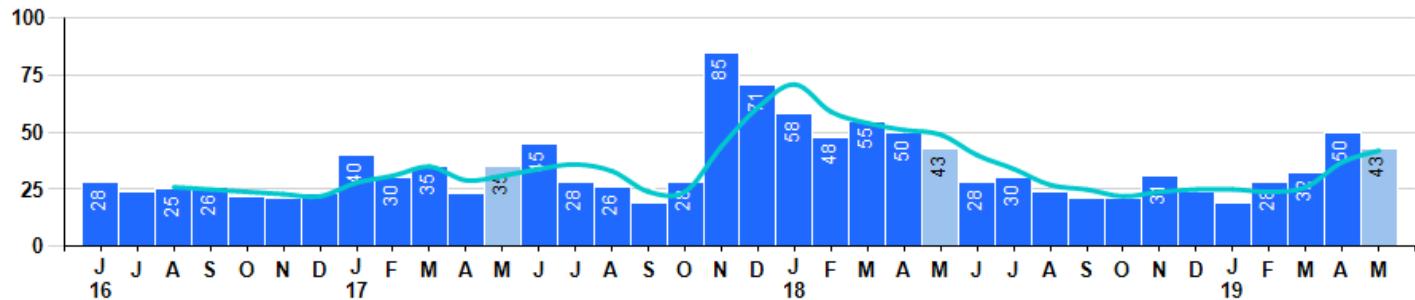
Market Profile & Trends Overview	Month	Trending Versus*:						Trending Versus*:	Prior Year
		LM	L3M	PYM	LY	YTD	Prior YTD		
Median List Price of all Current Listings	\$649,999	↔		↑					
Average List Price of all Current Listings	\$1,164,774	↑		↑					
May Median Sales Price	\$533,500	↓	↓	↔	↓	\$562,500	↓	↓	
May Average Sales Price	\$897,023	↓	↑	↑	↓	\$872,997	↓	↓	
Total Properties Currently for Sale (Inventory)	297	↓		↑					
May Number of Properties Sold	43	↓		↔		172	↓		
May Average Days on Market (Solds)	131	↓	↓	↑	↑	133	↑	↑	
Asking Price per Square Foot (based on New Listings)	\$583	↑	↑	↑	↑	\$526	↑	↑	
May Sold Price per Square Foot	\$462	↓	↔	↑	↓	\$459	↓	↓	
May Month's Supply of Inventory	6.9	↑	↓	↑	↓	10.1	↑	↑	
May Sale Price vs List Price Ratio	90.4%	↓	↓	↓	↓	92.3%	↓	↓	

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

## Property Sales

May Property sales were 43, equal to 43 in May of 2018 and -14.0% lower than the 50 sales last month. May 2019 sales were at a mid level compared to May of 2018 and 2017. May YTD sales of 172 are running -32.3% behind last year's year-to-date sales of 254.

— 3 Mos Avg

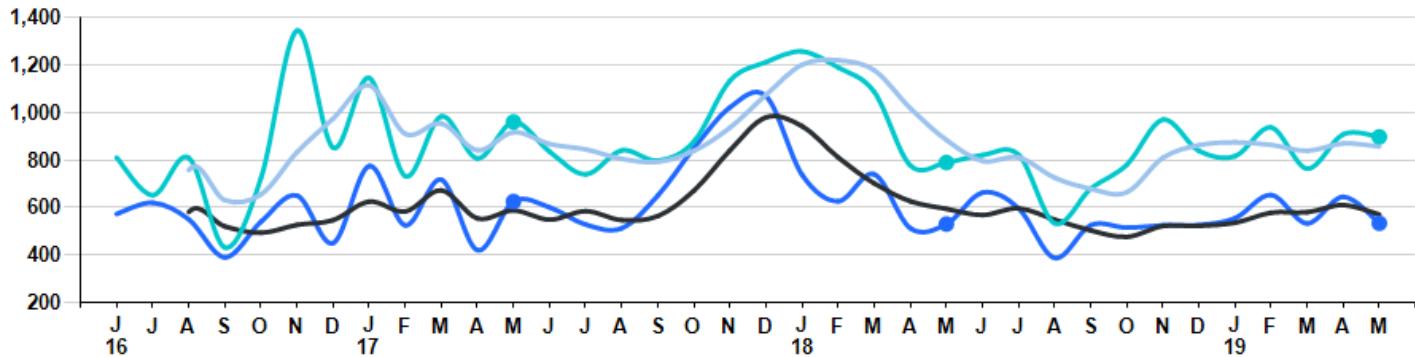


## Prices

The Median Sales Price in May was \$533,500, up 0.7% from \$530,000 in May of 2018 and down -17.3% from \$645,000 last month. The Average Sales Price in May was \$897,023, up 13.6% from \$789,400 in May of 2018 and down -1.2% from \$908,271 last month. May 2019 ASP was at a mid range compared to May of 2018 and 2017.

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 6/1/2016 through 5/31/2019. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage 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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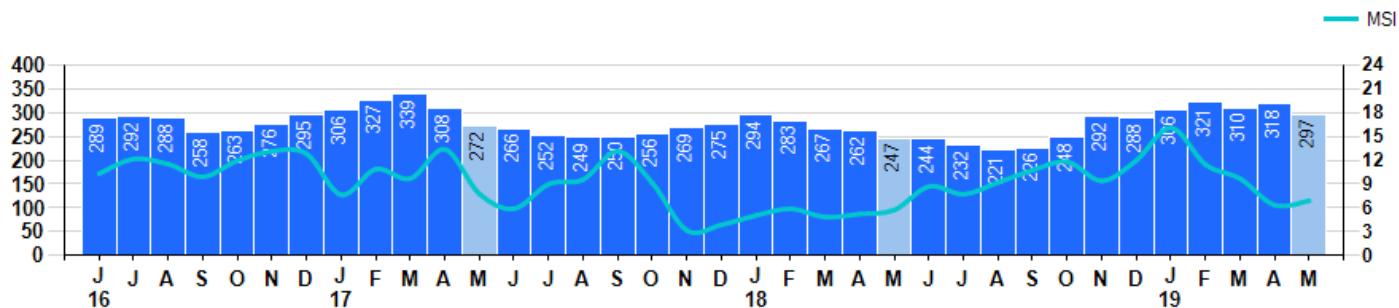
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## Inventory & MSI

The Total Inventory of Properties available for sale as of May was 297, down -6.6% from 318 last month and up 20.2% from 247 in May of last year. May 2019 Inventory was at highest level compared to May of 2018 and 2017.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2019 MSI of 6.9 months was at a mid range compared with May of 2018 and 2017.

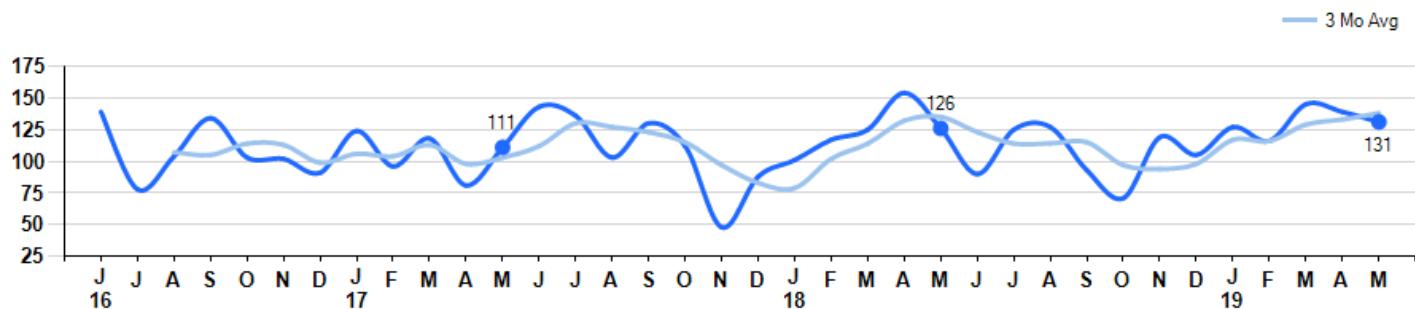
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



## 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 May was 131, down -5.8% from 139 days last month and up 4.0% from 126 days in May of last year. The May 2019 DOM was at its highest level compared with May of 2018 and 2017.

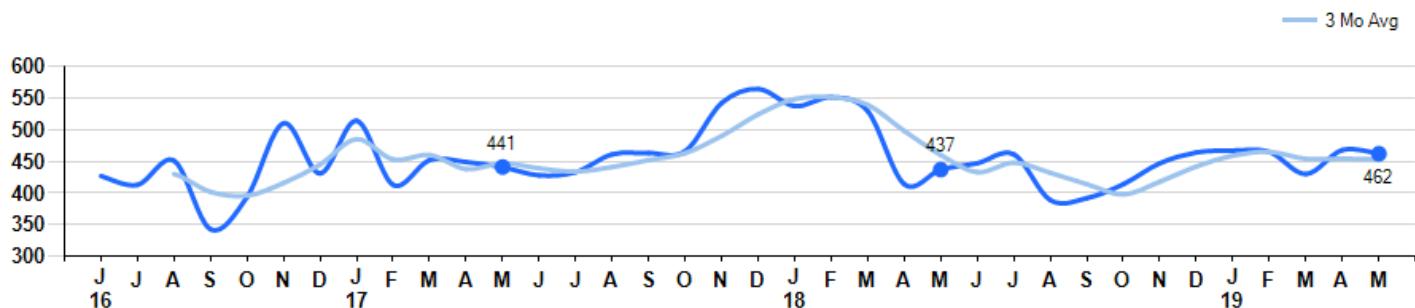
Average Days on Market(Listing to Contract) for properties sold during the month



## Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The May 2019 Selling Price per Square Foot of \$462 was down -1.3% from \$468 last month and up 5.7% from \$437 in May of last year.

Average Selling Price per Square Foot for properties that sold during the month



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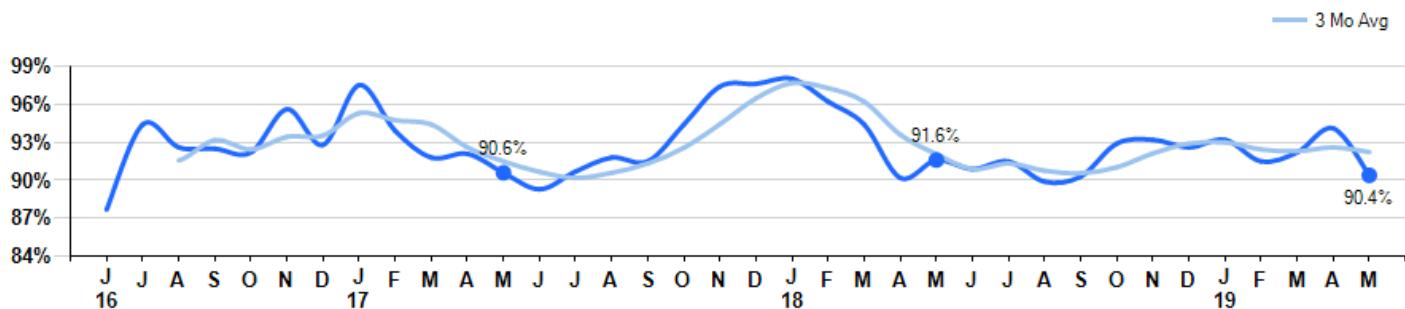


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## Selling Price vs Listing Price

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 May 2019 Selling Price vs List Price of 90.4% was down from 94.1% last month and down from 91.6% in May of last year.

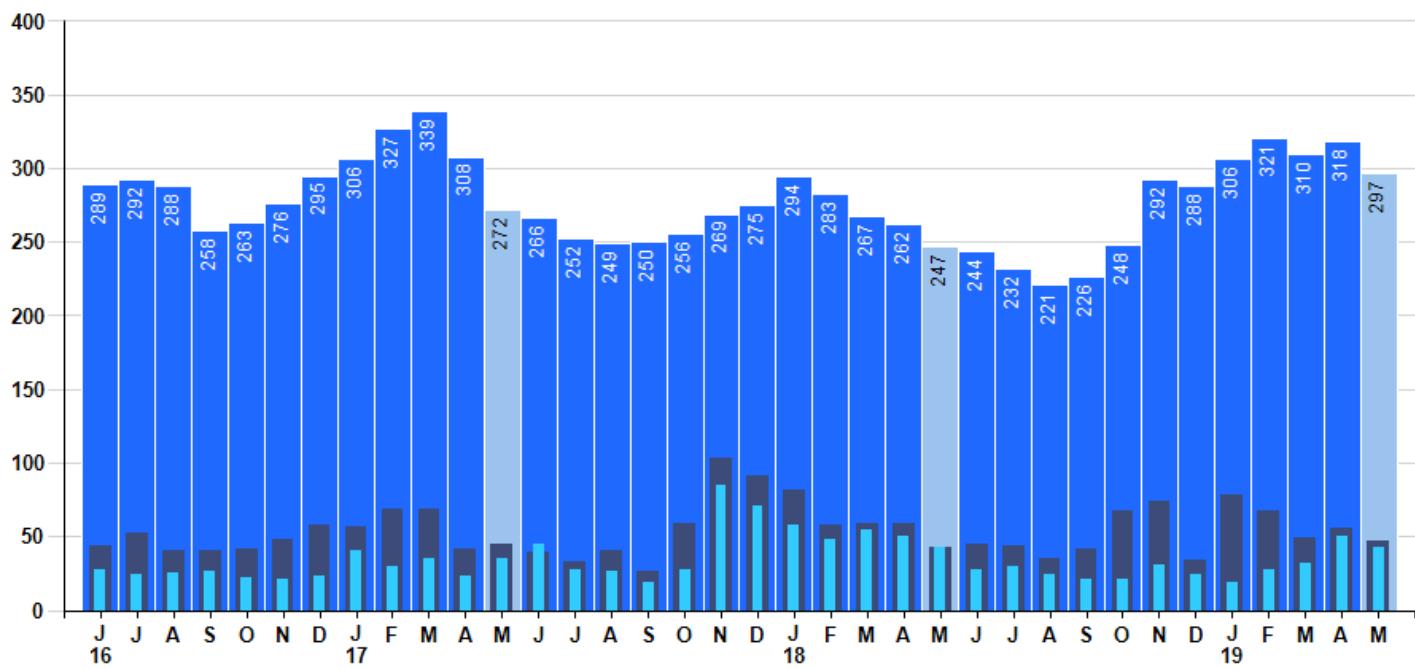
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## 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 May 2019 was 47, down -16.1% from 56 last month and up 9.3% from 43 in May of last year.

■ Inventory ■ New Listings ■ Sold



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	J	1	6	J	A	S	O	N	D	J	1	7	F	M	A	M	J	J	A	S	O	N	D	J	1	8	F	M	A	M	J	J	A	S	O	N	D	J	1	9	F	M	A	M
Homes Sold	28	24	25	26	22	21	23	40	30	35	23	35	45	28	26	19	28	85	71	58	48	55	50	43	28	30	24	21	21	31	24	19	28	32	50	43								
3 Mo. Roll Avg			26	25	24	23	22	28	31	35	29	31	34	36	33	24	24	44	61	71	59	54	51	49	40	34	27	25	22	24	25	25	24	26	37	42								

	J	1	6	J	A	S	O	N	D	J	1	7	F	M	A	M	J	J	A	S	O	N	D	J	1	8	F	M	A	M	J	J	A	S	O	N	D	J	1	9	F	M	A	M
MedianSalePrice	573	620	550	390	540	650	450	775	525	717	420	625	600	528	513	650	850	1,021	1,069	738	626	740	512	530	663	597	388	525	515	525	526	555	653	533	645	534								
3 Mo. Roll Avg			581	520	493	527	547	625	583	672	554	587	548	584	547	563	671	840	980	943	811	701	626	594	568	596	549	503	476	522	522	535	578	580	610	570								

	J	1	6	J	A	S	O	N	D	J	1	7	F	M	A	M	J	J	A	S	O	N	D	J	1	8	F	M	A	M	J	J	A	S	O	N	D	J	1	9	F	M	A	M
Inventory	289	292	288	258	263	276	295	306	327	339	308	272	266	252	249	250	256	269	275	294	283	267	262	247	244	232	221	226	248	292	288	306	321	310	318	297								
MSI	10	12	12	10	12	13	13	8	11	10	13	8	6	9	10	13	9	3	4	5	6	5	5	6	9	8	9	11	12	9	12	16	11	10	6	7								

	J	1	6	J	A	S	O	N	D	J	1	7	F	M	A	M	J	J	A	S	O	N	D	J	1	8	F	M	A	M	J	J	A	S	O	N	D	J	1	9	F	M	A	M
Days On Market	139	78	104	134	103	102	91	124	96	118	81	111	143	136	103	130	112	48	88	101	117	125	154	126	90	125	127	93	71	119	105	127	116	145	139	131								
3 Mo. Roll Avg			107	105	114	113	99	106	104	113	98	103	112	130	127	123	115	97	83	79	102	114	132	135	123	114	114	115	97	94	98	117	116	129	133	138								

	J	1	6	J	A	S	O	N	D	J	1	7	F	M	A	M	J	J	A	S	O	N	D	J	1	8	F	M	A	M	J	J	A	S	O	N	D	J	1	9	F	M	A	M
Price per Sq Ft	427	413	451	343	394	510	431	514	413	452	449	441	428	433	461	463	466	542	564	537	551	529	414	437	447	461	389	392	414	447	464	467	465	430	468	462								
3 Mo. Roll Avg			430	402	396	416	445	485	453	460	438	447	439	434	441	452	463	490	524	548	551	539	498	460	433	448	432	414	398	418	442	459	465	454	454	453								

	J	1	6	J	A	S	O	N	D	J	1	7	F	M	A	M	J	J	A	S	O	N	D	J	1	8	F	M	A	M	J	J	A	S	O	N	D	J	1	9	F	M	A	M
Sale to List Price	0.877	0.944	0.926	0.925	0.922	0.956	0.928	0.975	0.939	0.918	0.921	0.906	0.893	0.907	0.918	0.915	0.944	0.974	0.976	0.980	0.962	0.944	0.902	0.916	0.909	0.915	0.899	0.903	0.929	0.932	0.926	0.932	0.915	0.922	0.941	0.904								
3 Mo. Roll Avg			0.916	0.932	0.924	0.934	0.935	0.953	0.947	0.944	0.926	0.915	0.907	0.902	0.906	0.913	0.926	0.944	0.965	0.977	0.973	0.962	0.936	0.921	0.909	0.913	0.908	0.906	0.910	0.921	0.929	0.930	0.924	0.923	0.926	0.922								

	J	1	6	J	A	S	O	N	D	J	1	7	F	M	A	M	J	J	A	S	O	N	D	J	1	8	F	M	A	M	J	J	A	S	O	N	D	J	1	9	F	M	A	M
New Listings	44	52	41	41	42	48	58	57	69	69	42	45	39	33	40	26	59	103	91	82	58	59	59	43	45	44	35	42	68	74	34	78	68	49	56	47								
Inventory	289	292	288	258	263	276	295	306	327	339	308	272	266	252	249	250	256	269	275	294	283	267	262	247	244	232	221	226	248	292	288	306	321	310	318	297								
Sales	28	24	25	26	22	21	23	40	30	35	23	35	45	28	26	19	28	85	71	58	48	55	50	43	28	30	24	21	31	24	19	28	32	50	43									

	J	1	6	J	A	S	O	N	D	J	1	7	F	M	A	M	J	J	A	S	O	N	D	J	1	8	F	M	A	M	J	J	A	S	O	N	D	J	1	9	F	M	A	M
Avg Sale Price	810	652	809	431	724	1,345	852	1,146	732	984	807	960	835	739	840	797	877	1,134	1,212	1,257	1,189	1,087	777	789	821	822	533	679	780	970	838	816	937	763	908	897								
3 Mo. Roll Avg			757	631	655	833	974	1,114	910	954	841	917	867	845	805	792	838	936	1,075	1,201	1,220	1,178	1,018	884	796	811	725	678	664	809	862	874	864	839	870	856								