



# AREA REPORT

FEBRUARY 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/](http://www.brucemyer.com/)



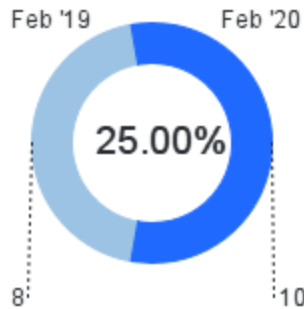
**COLDWELL BANKER**  
**REALTY**

## LONGBOAT KEY | February 2020

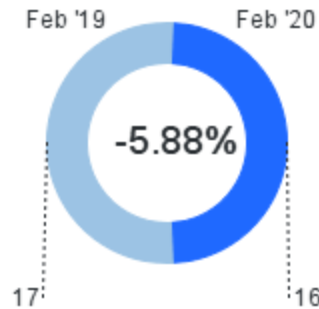
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

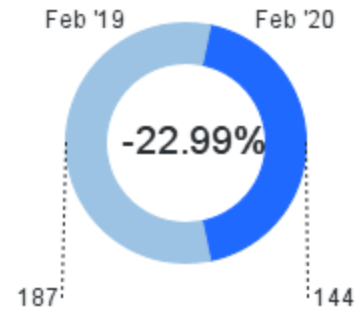
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



**-8.90%** ↓

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

**-23.89%** ↓

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

**-8.77%** ↓

MEDIAN LIST PRICE  
CONDO/TOWNHOUSE

**-25.36%** ↓

AVERAGE LIST PRICE  
CONDO/TOWNHOUSE

■ Feb '19   ■ Feb '20

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

February 2020 | Condo/Townhouse ?

	Month to Date			Year to Date		
	February 2020	February 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	16	17	-5.88% ↓	38	52	-26.92% ↓
Sold Listings	10	8	25% ↑	23	19	21.05% ↑
Median Listing Price	\$442,000	\$484,500	-8.77% ↓	\$395,000	\$569,000	-30.58% ↓
Median Selling Price	\$425,000	\$466,500	-8.9% ↓	\$385,000	\$532,500	-27.7% ↓
Median Days on Market	76	83	-8.43% ↓	89	70	27.14% ↑
Average Listing Price	\$463,030	\$620,325	-25.36% ↓	\$509,182	\$582,763	-12.63% ↓
Average Selling Price	\$448,000	\$588,625	-23.89% ↓	\$481,521	\$555,236	-13.28% ↓
Average Days on Market	144	187	-22.99% ↓	155	125	24% ↑
List/Sell Price Ratio	96.8%	94.4%	2.56% ↑	94.7%	94.7%	0%

### SOLD AND NEW PROPERTIES (UNITS)

February 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

February 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.

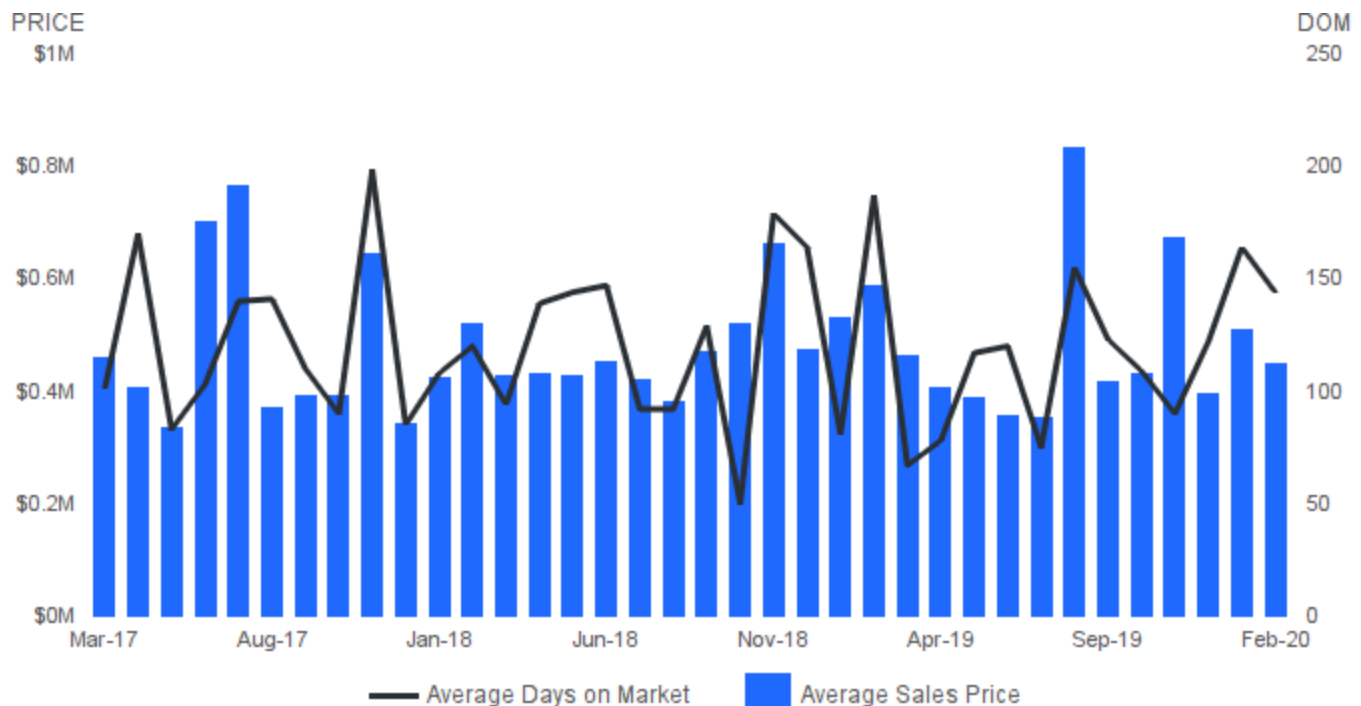


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2020 | Condo/Townhouse 

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

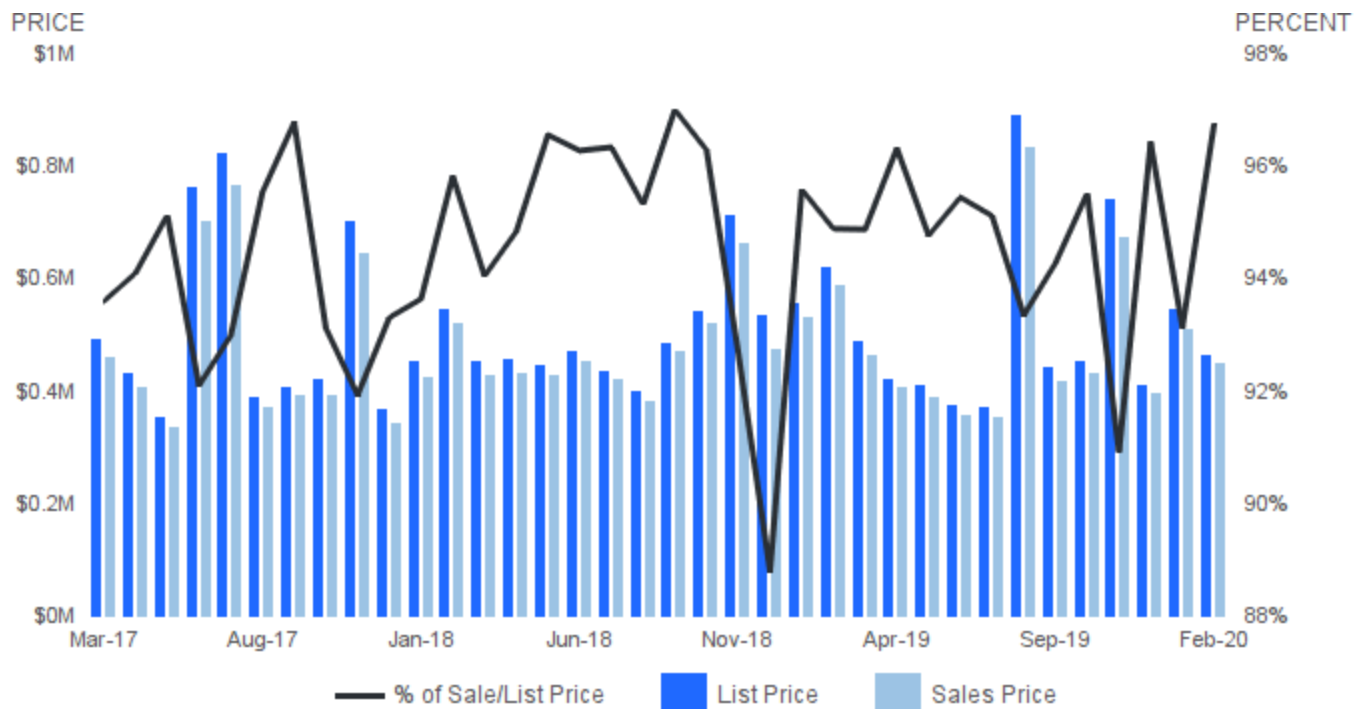
**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2020 | Condo/Townhouse 

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

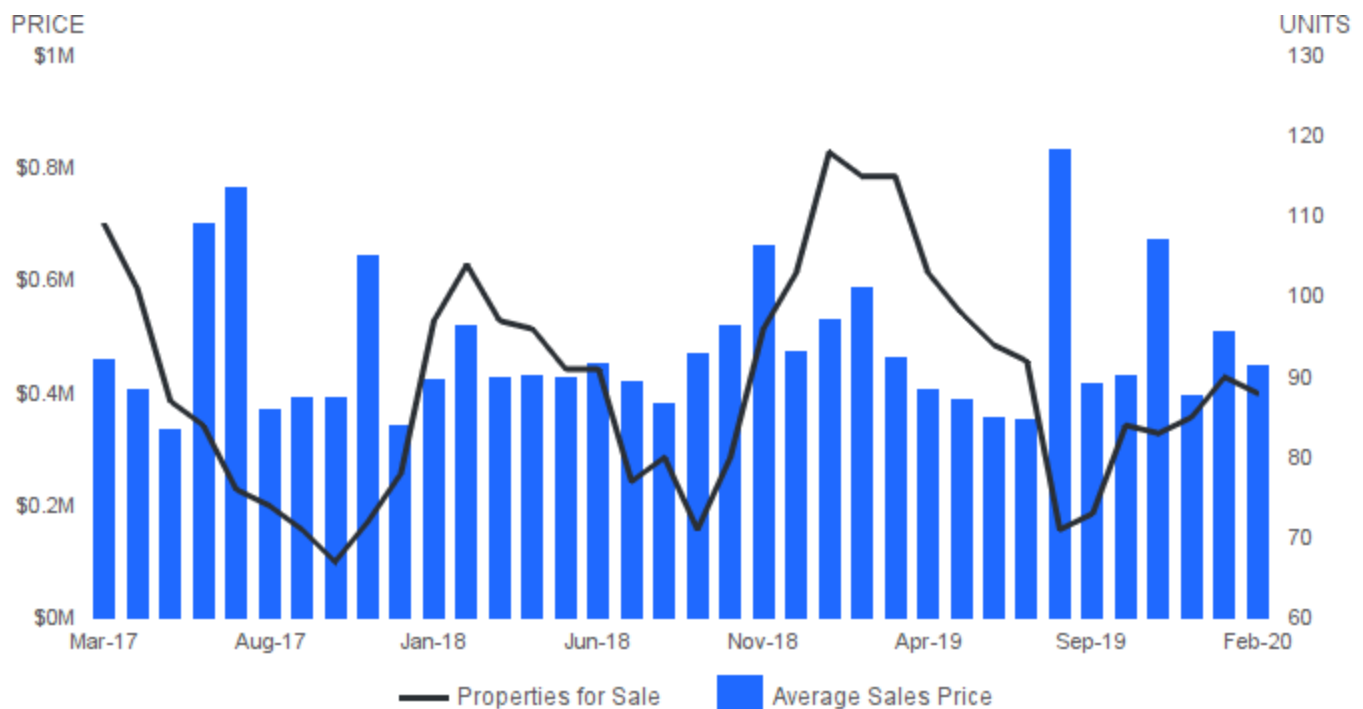


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 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.

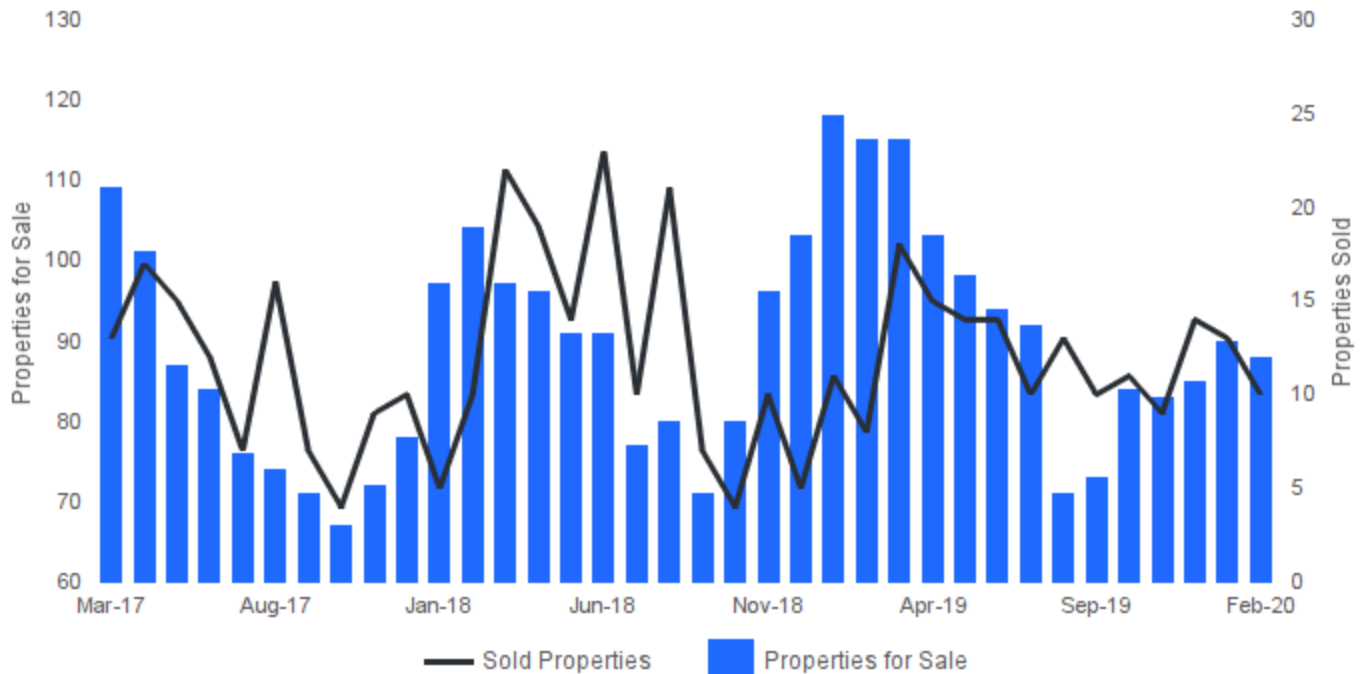


## PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2020 | Condo/Townhouse 

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

**Sold Properties** | Number of properties sold.



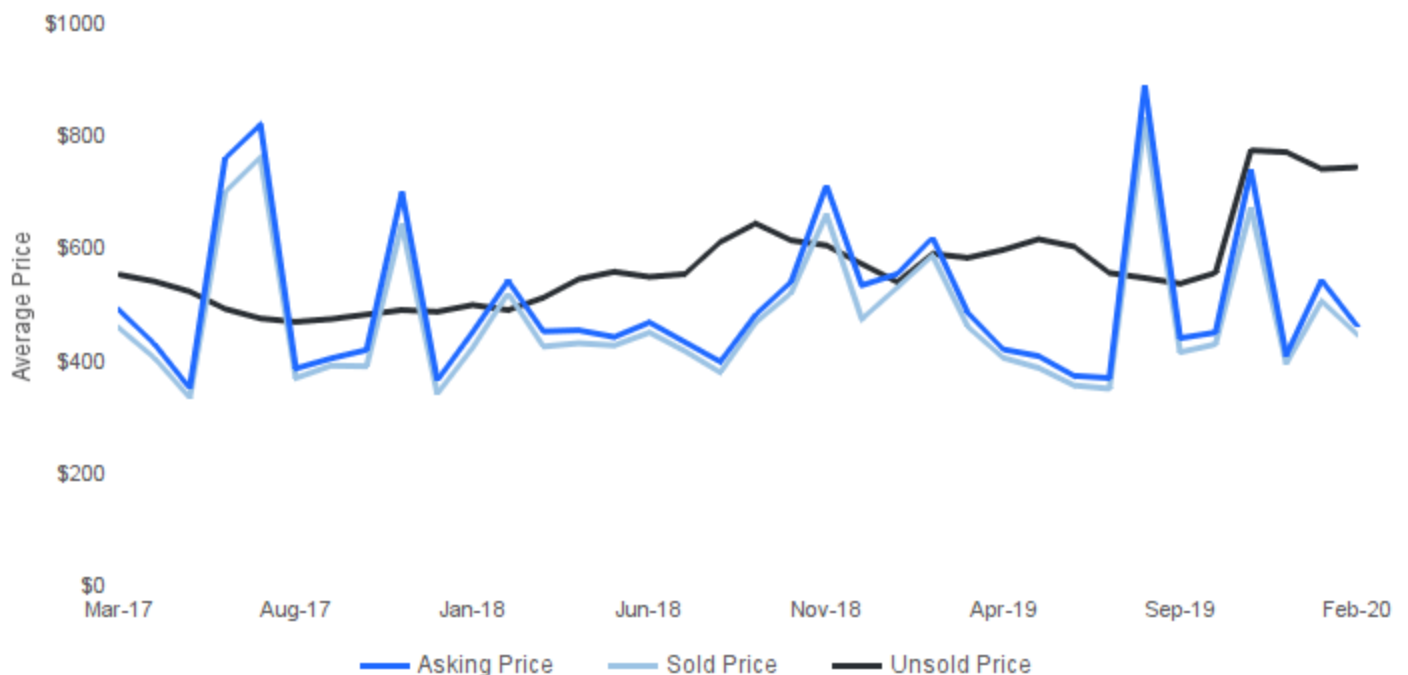
## AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2020 | Condo/Townhouse 

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

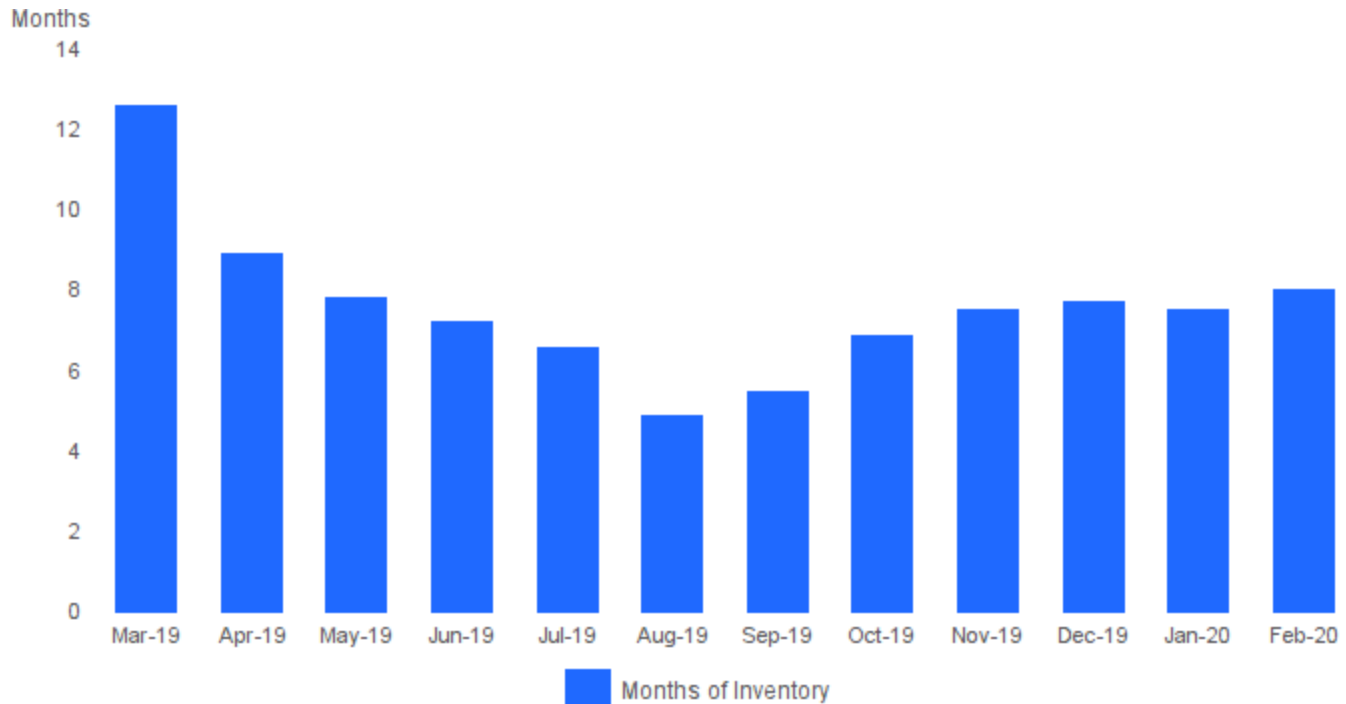
**Sold Price** | the average selling price



## ABSORPTION RATE

February 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.



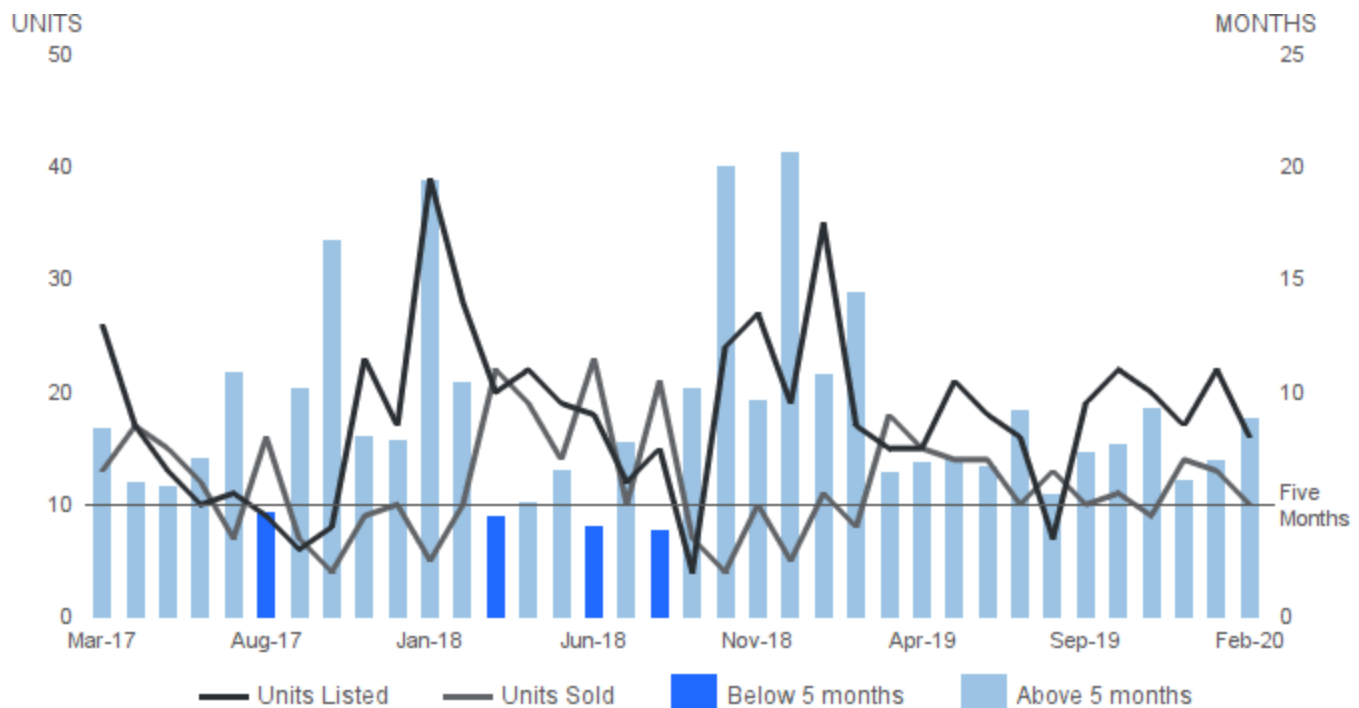
## MONTHS SUPPLY OF INVENTORY

February 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.

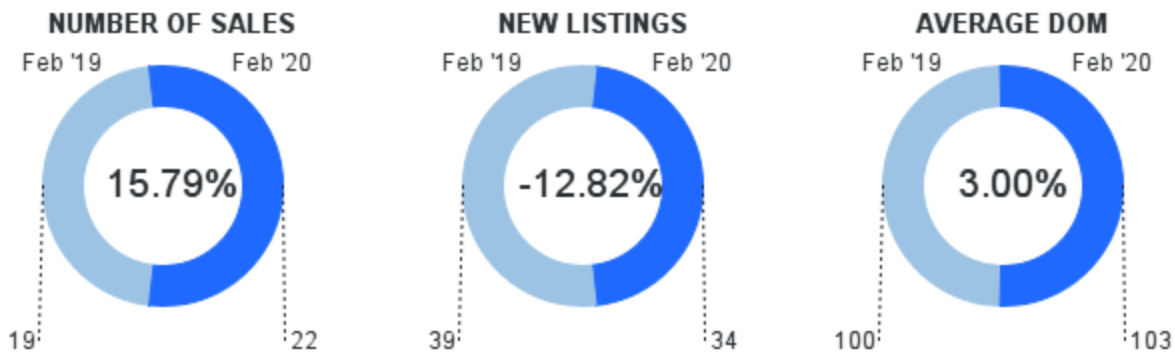
**Units Sold** | Number of properties sold.



## LONGBOAT KEY | February 2020

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



32.61% ↑

MEDIAN SALES PRICE  
CONDO/TOWNHOUSE

-13.27% ↓

AVERAGE SALES PRICE  
CONDO/TOWNHOUSE

29.37% ↑

MEDIAN LIST PRICE  
CONDO/TOWNHOUSE

-14.40% ↓

AVERAGE LIST PRICE  
CONDO/TOWNHOUSE



















■ Feb '19 ■ Feb '20

# AREA REPORT

## LONGBOAT KEY

### FULL MARKET SUMMARY

February 2020 | Condo/Townhouse 

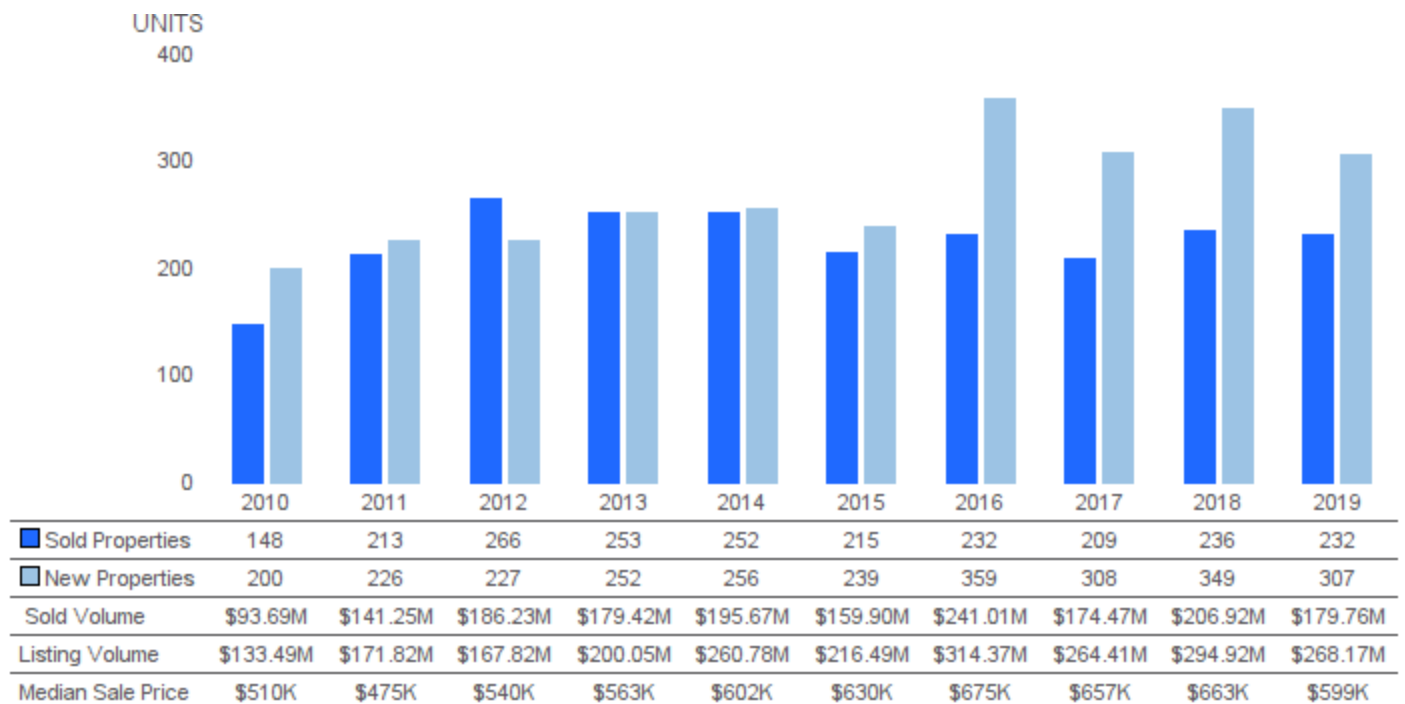
	Month to Date			Year to Date		
	February 2020	February 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	34	39	-12.82% 	76	86	-11.63% 
Sold Listings	22	19	15.79% 	37	37	0% 
Median Listing Price	\$774,950	\$599,000	29.37% 	\$675,000	\$599,000	12.69% 
Median Selling Price	\$762,500	\$575,000	32.61% 	\$653,250	\$575,000	13.61% 
Median Days on Market	48	73	-34.25% 	70	56	25% 
Average Listing Price	\$887,804	\$1,037,194	-14.4% 	\$859,962	\$970,964	-11.43% 
Average Selling Price	\$848,375	\$978,131	-13.27% 	\$826,125	\$911,824	-9.4% 
Average Days on Market	103	100	3% 	112	95	17.89% 
List/Sell Price Ratio	96%	93.8%	2.3% 	95.7%	93.9%	1.96% 

### SOLD AND NEW PROPERTIES (UNITS)

February 2020 | Condo/Townhouse 

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

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

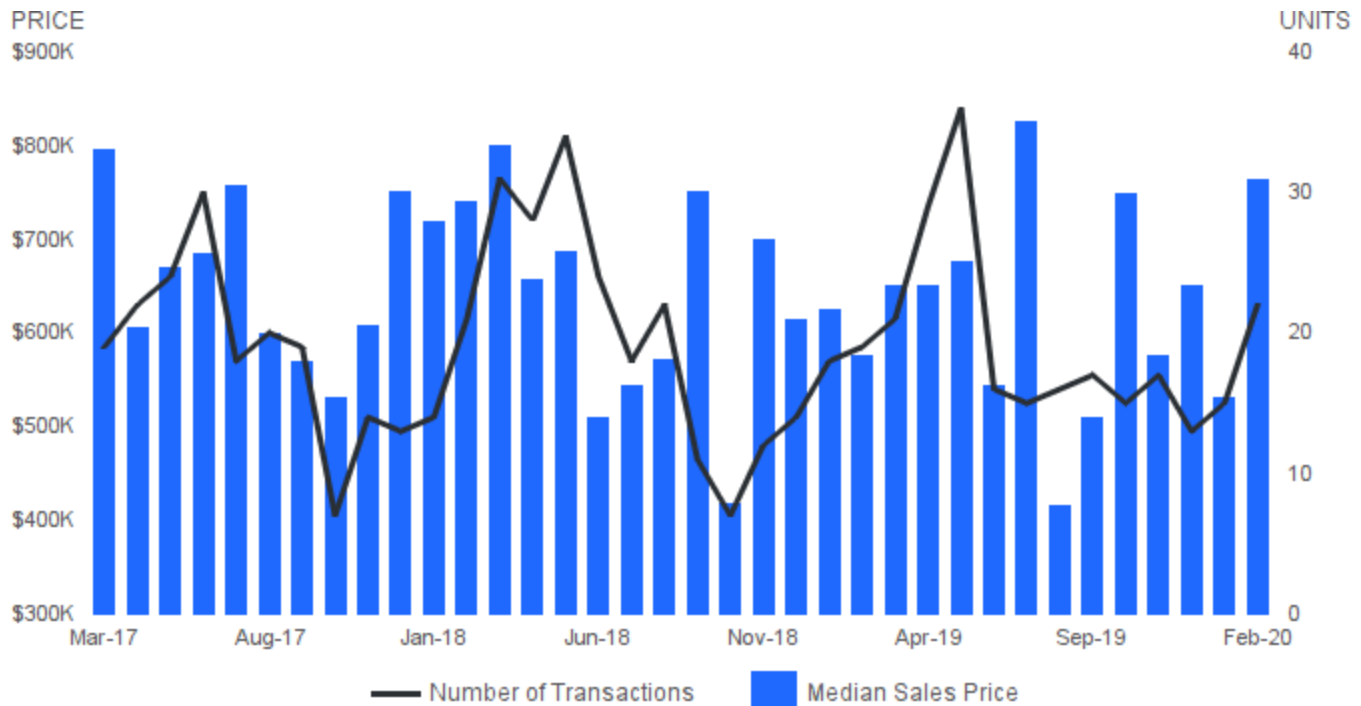


## MEDIAN SALES PRICE AND NUMBER OF SALES

February 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.

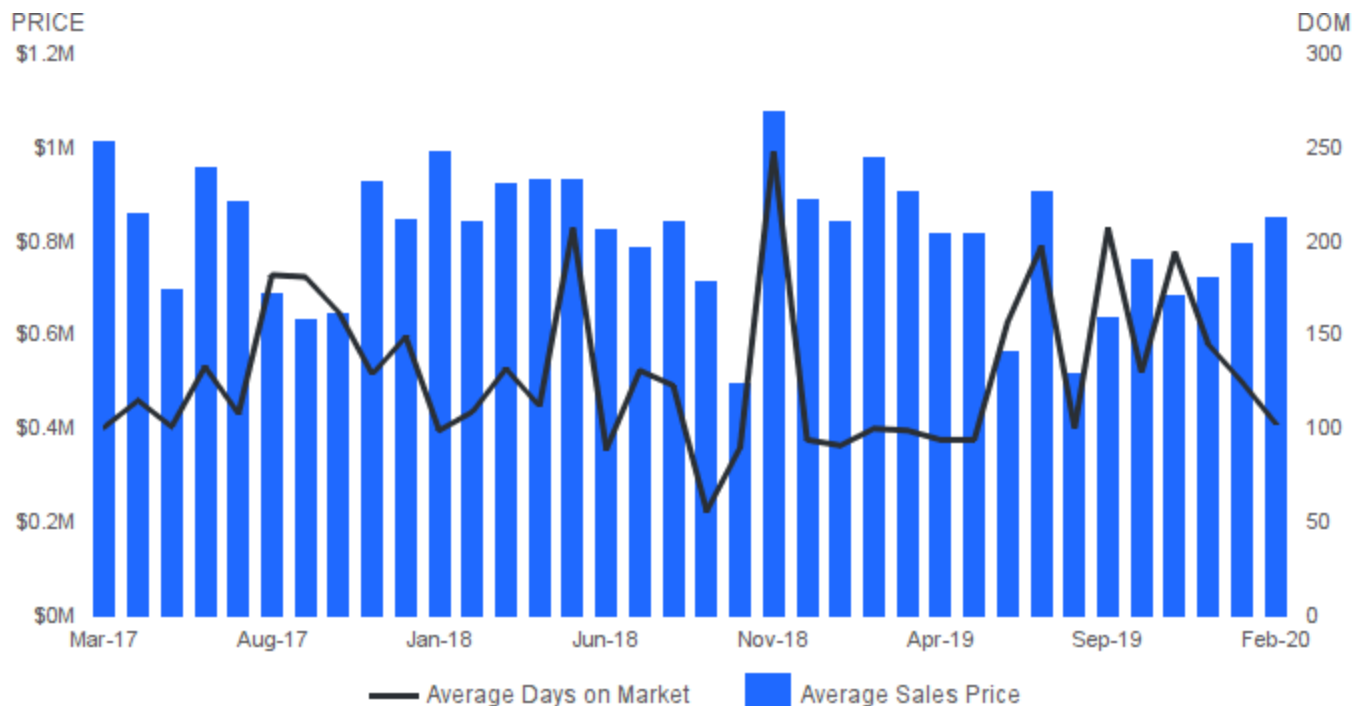


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 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

February 2020 | Condo/Townhouse 

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

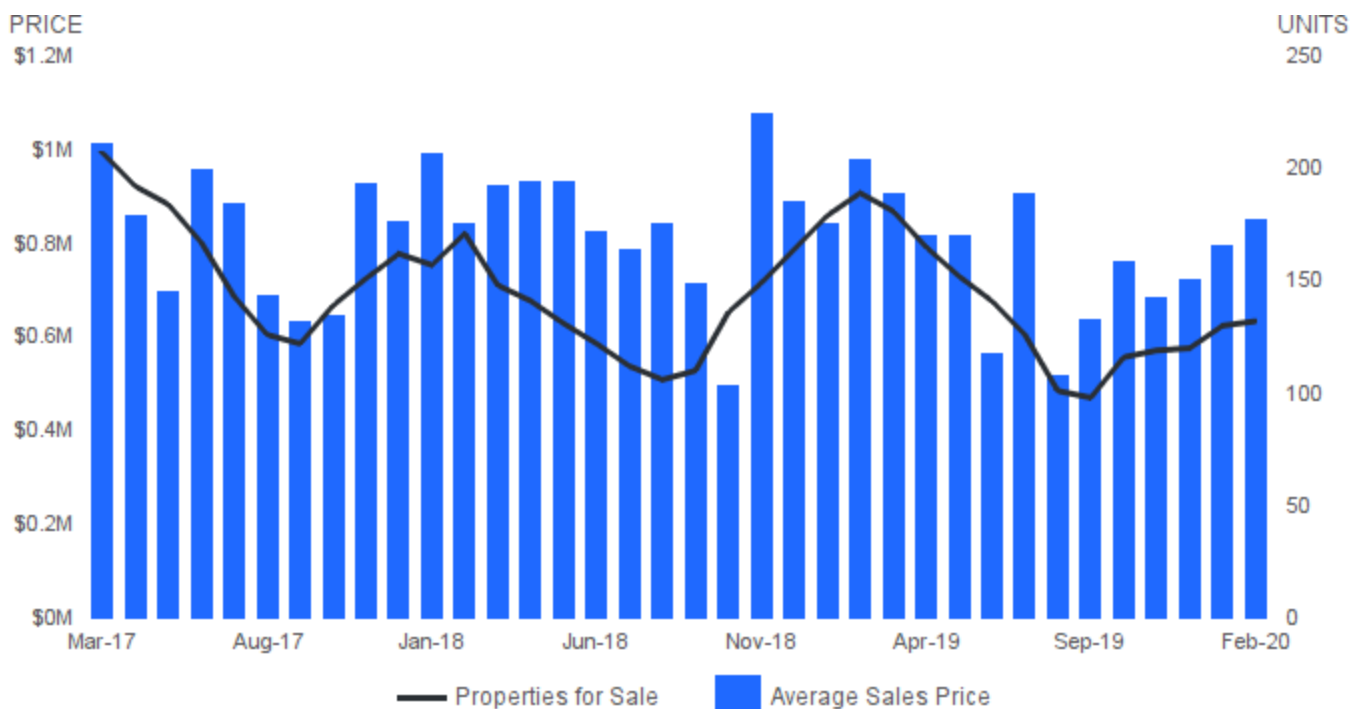


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 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.

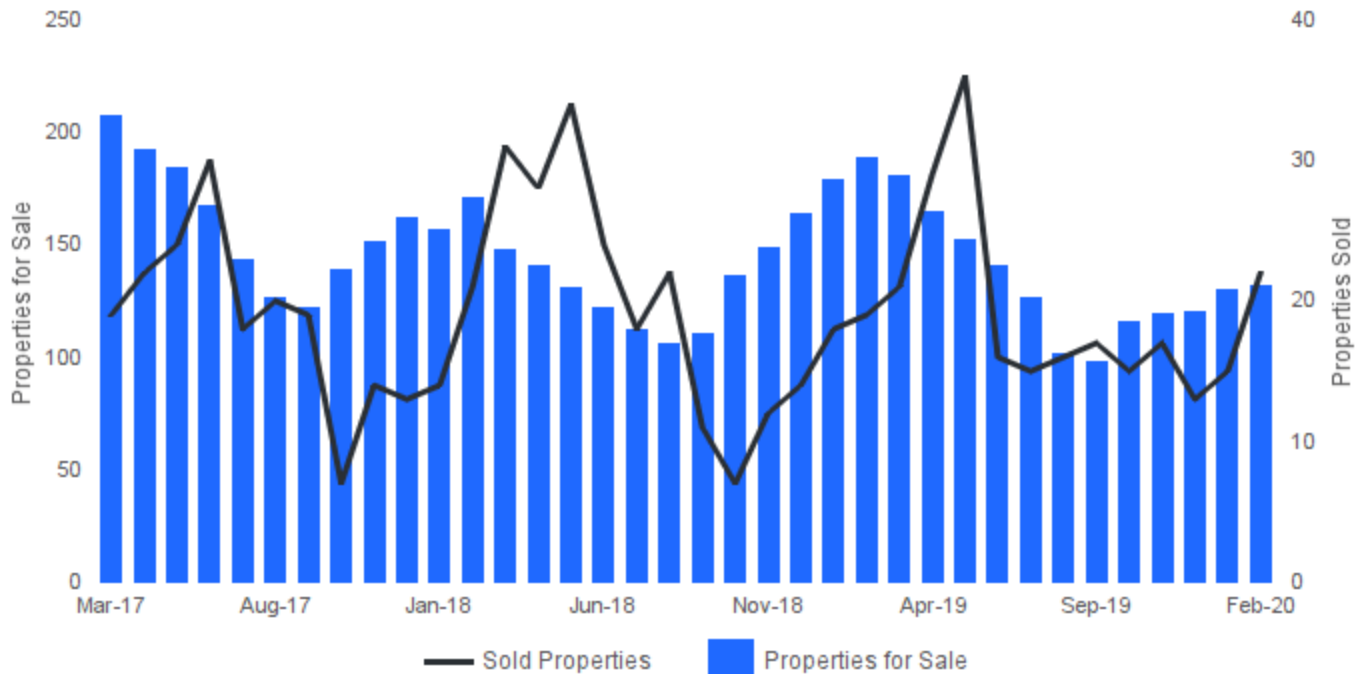


## PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2020 | Condo/Townhouse 

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

**Sold Properties** | Number of properties sold.



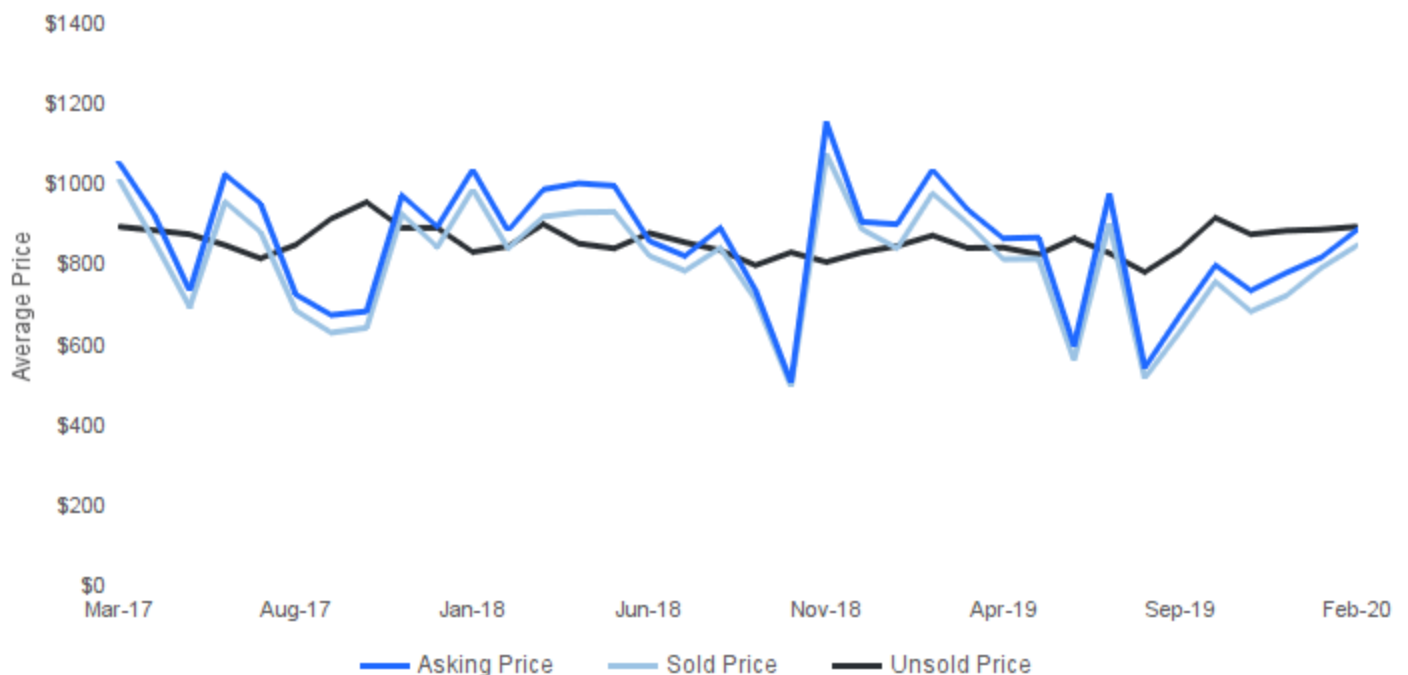
## AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2020 | Condo/Townhouse 

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

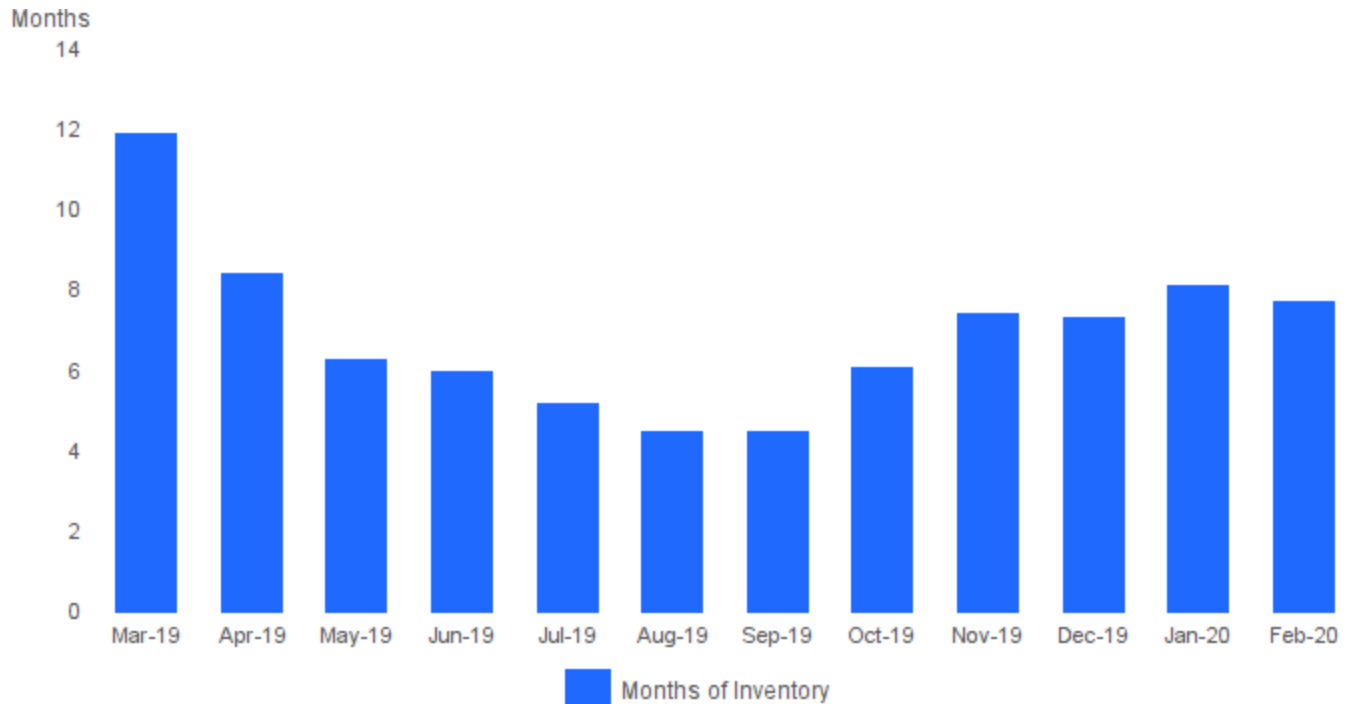
**Sold Price** | the average selling price



## ABSORPTION RATE

February 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.



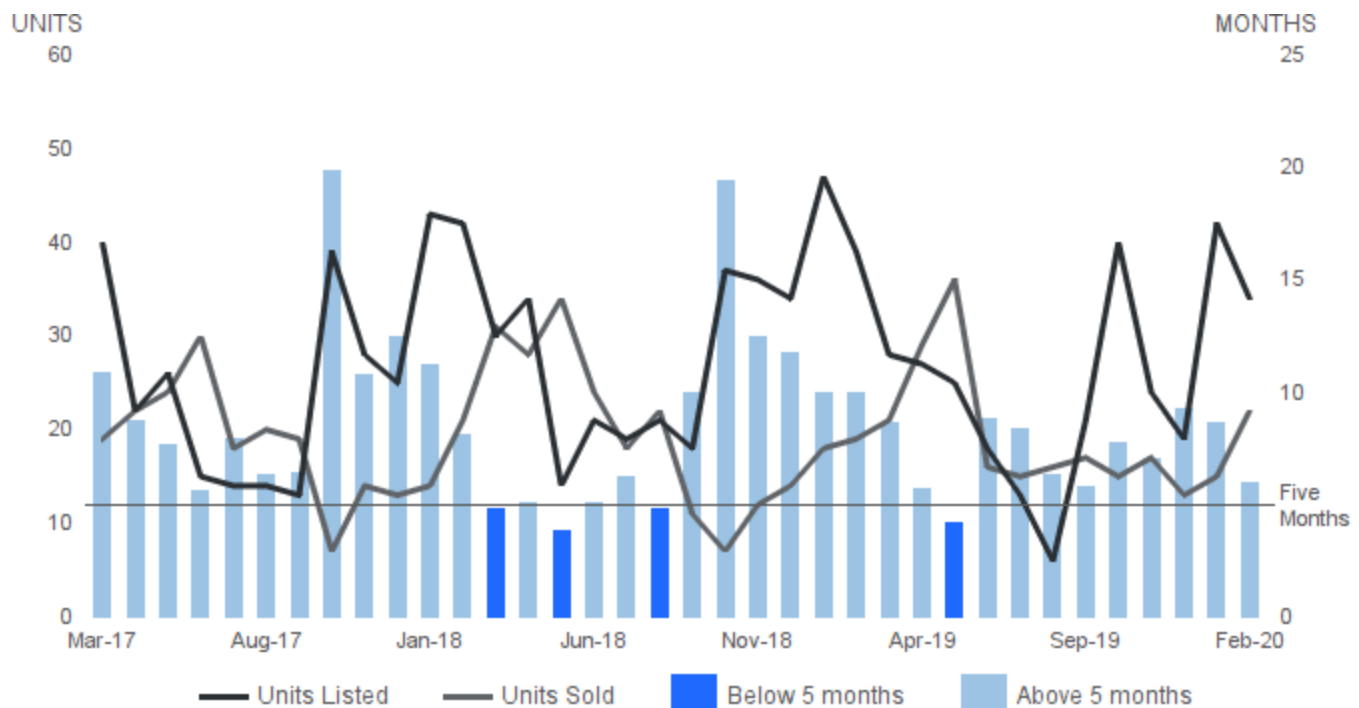
## MONTHS SUPPLY OF INVENTORY

February 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.