



AREA REPORT

FEBRUARY 2020 | SINGLE FAMILY HOMES

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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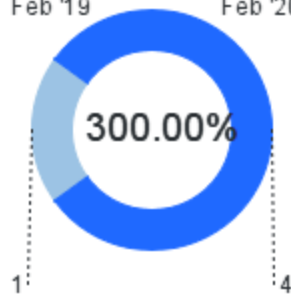
COLDWELL BANKER
REALTY

LONGBOAT KEY | February 2020

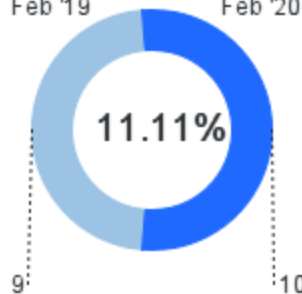
REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes

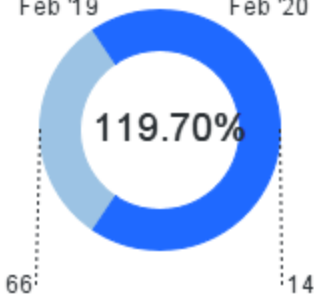
NUMBER OF SALES
Feb '19 Feb '20



NEW LISTINGS
Feb '19 Feb '20



AVERAGE DOM
Feb '19 Feb '20



-24.09% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-11.53% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-21.37% ↓

MEDIAN LIST PRICE
SINGLE FAMILY HOMES

-10.94% ↓

AVERAGE LIST PRICE
SINGLE FAMILY HOMES

■ Feb '19 ■ Feb '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

February 2020 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2020	February 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	10	9	11.11% ↑	20	20	0%
Sold Listings	4	1	300% ↑	6	3	100% ↑
Median Listing Price	\$774,500	\$985,000	-21.37% ↓	\$774,500	\$985,000	-21.37% ↓
Median Selling Price	\$732,500	\$965,000	-24.09% ↓	\$732,500	\$965,000	-24.09% ↓
Median Days on Market	139	66	110.61% ↑	71	39	82.05% ↑
Average Listing Price	\$877,225	\$985,000	-10.94% ↓	\$1,509,816	\$1,053,333	43.34% ↑
Average Selling Price	\$853,750	\$965,000	-11.53% ↓	\$1,409,166	\$971,666	45.03% ↑
Average Days on Market	145	66	119.7% ↑	103	39	164.1% ↑
List/Sell Price Ratio	96.8%	98%	-1.28% ↓	95.2%	95.3%	-0.17% ↓

SOLD AND NEW PROPERTIES (UNITS)

February 2020 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



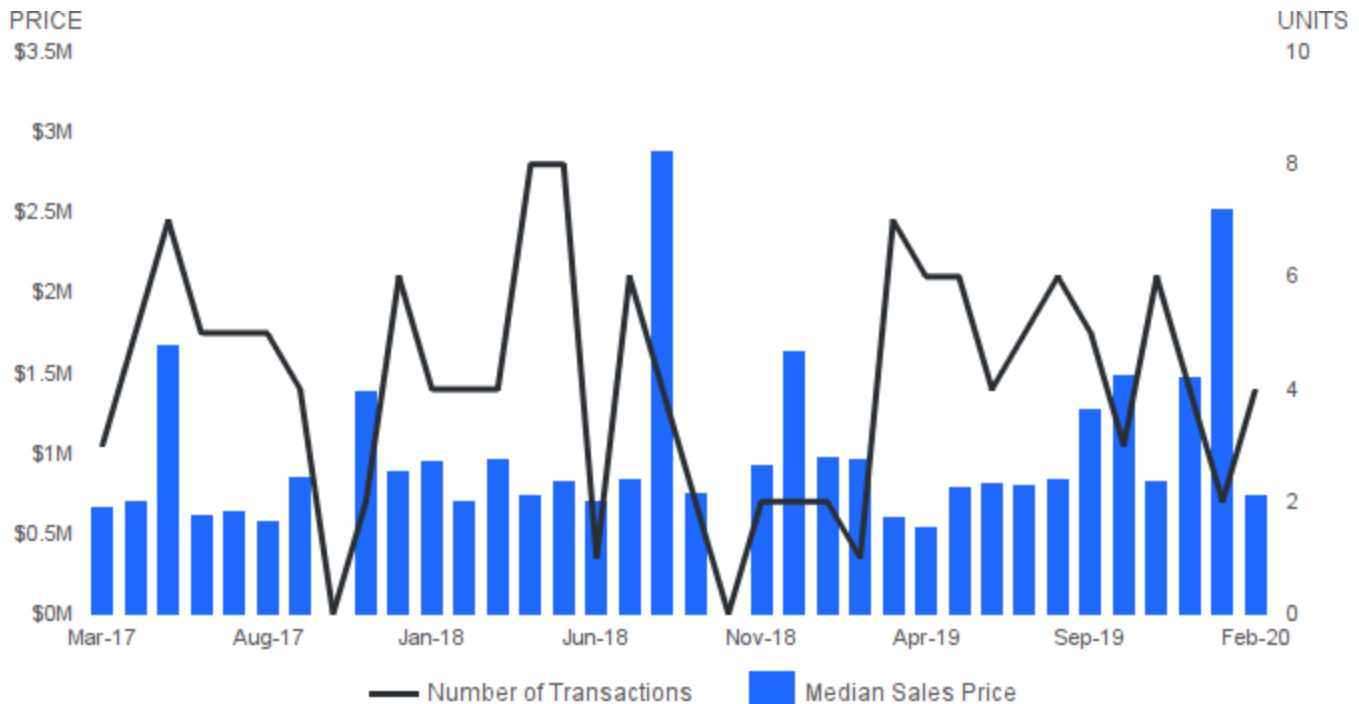


MEDIAN SALES PRICE AND NUMBER OF SALES

February 2020 | 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.

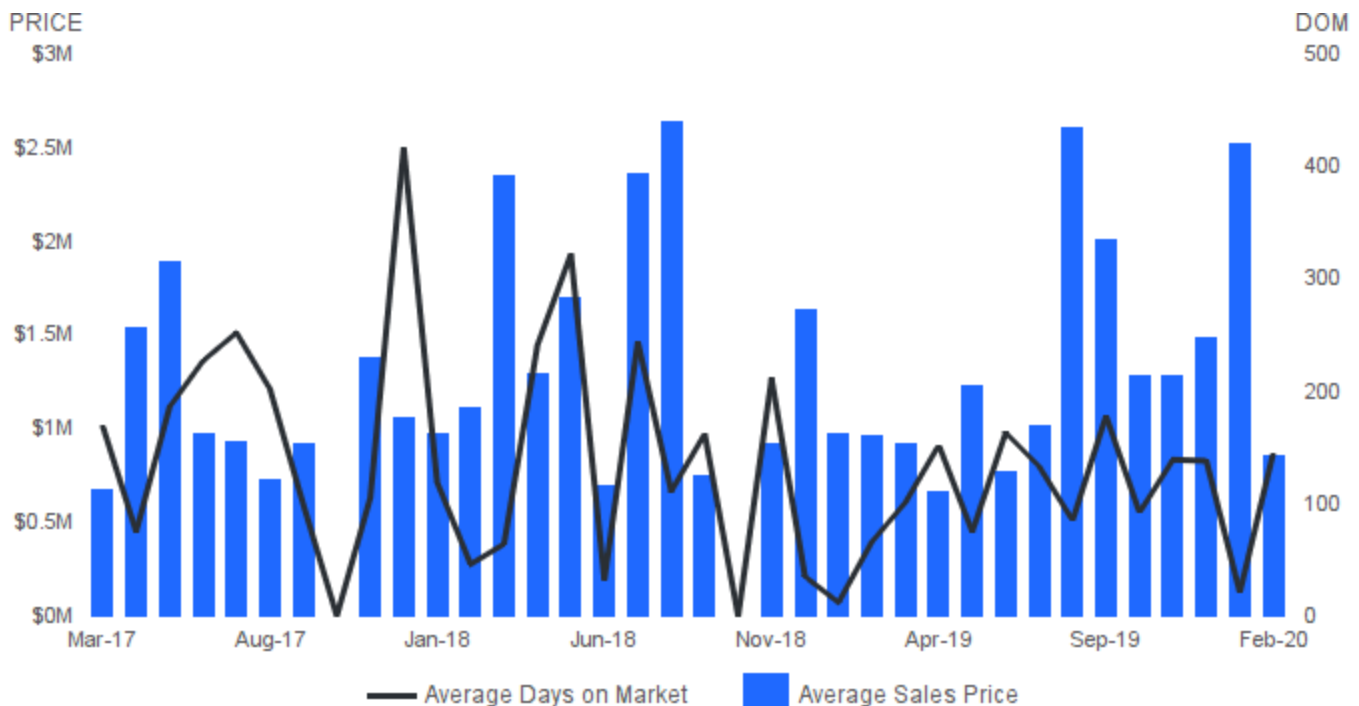


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2020 | Single Family Homes ?

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

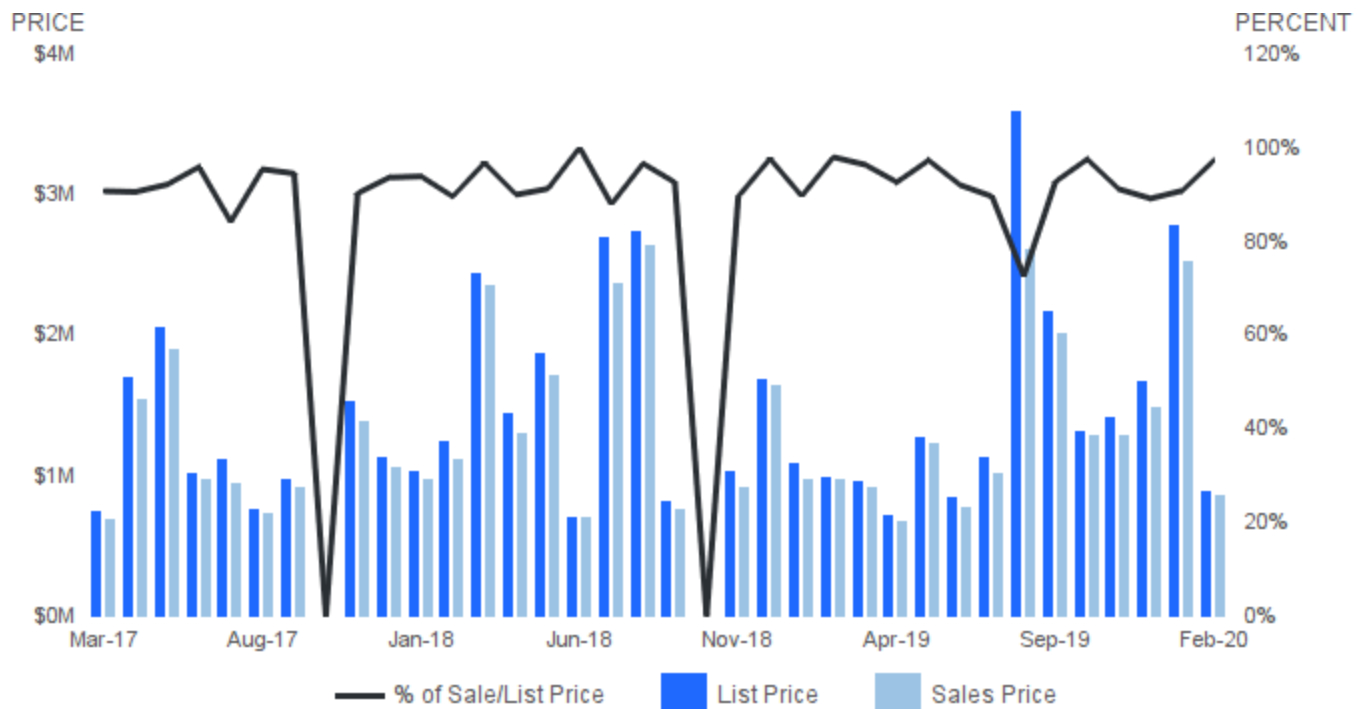
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

February 2020 | Single Family Homes 

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

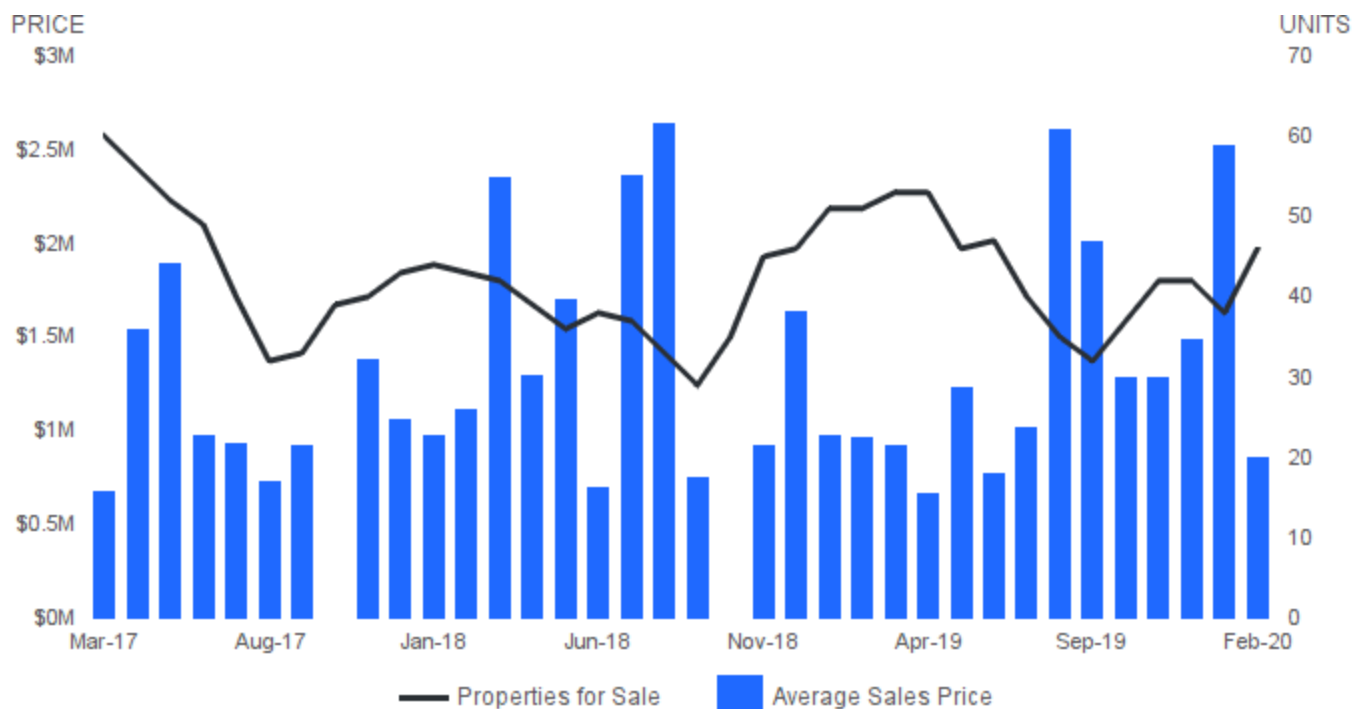


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

February 2020 | 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.

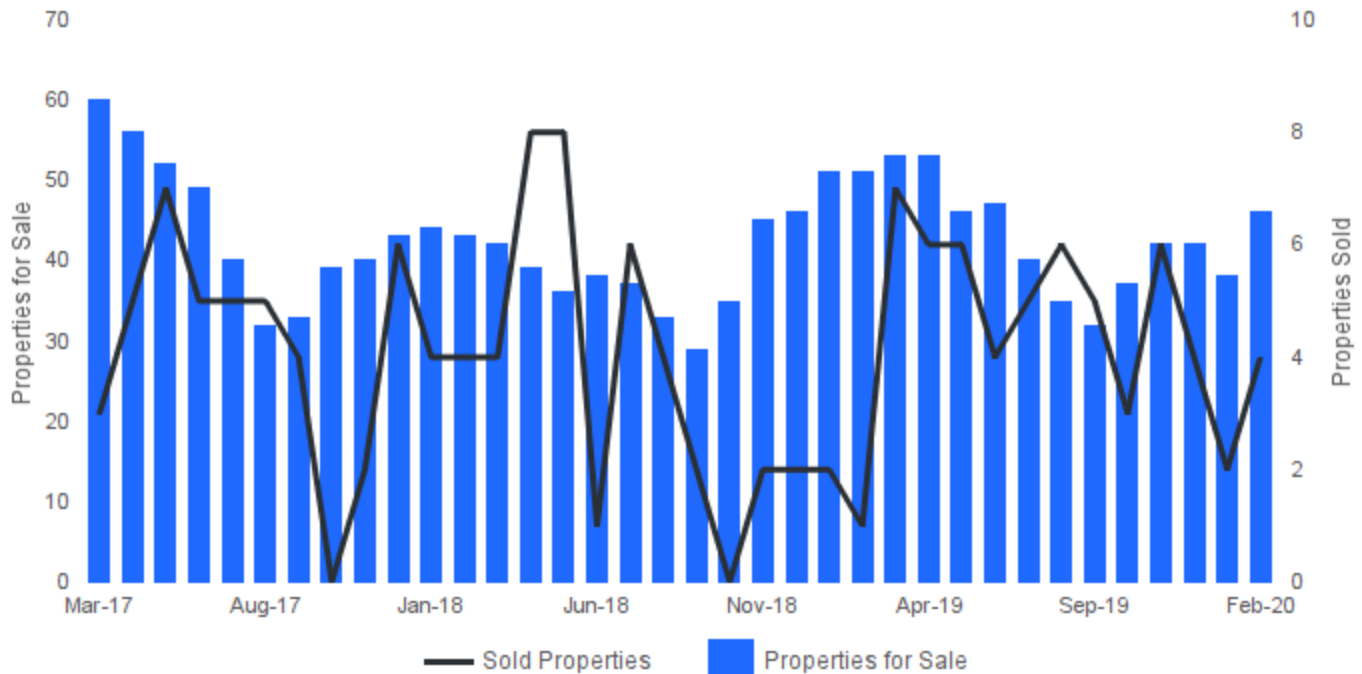


PROPERTIES FOR SALE AND SOLD PROPERTIES

February 2020 | Single Family Homes 

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

Sold Properties | Number of properties sold.



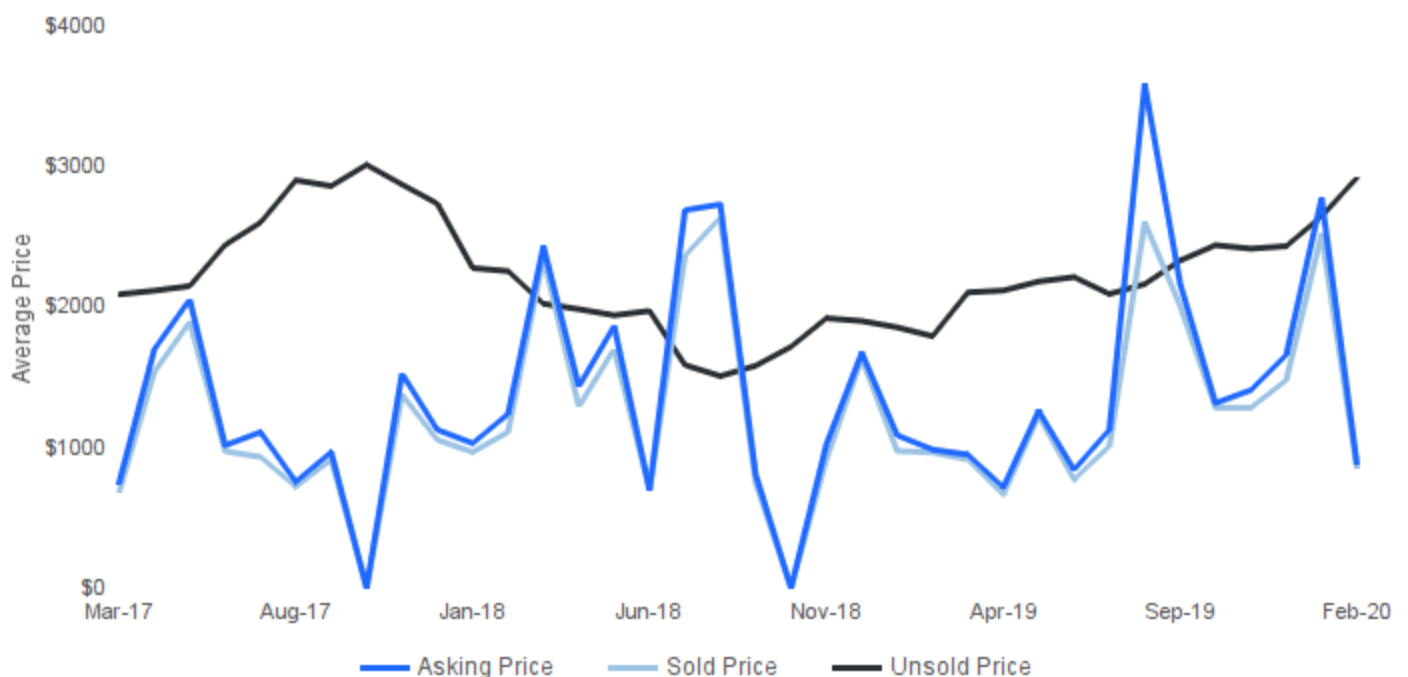
AVERAGE ASKING/SOLD/UNSOLD PRICE

February 2020 | Single Family Homes 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

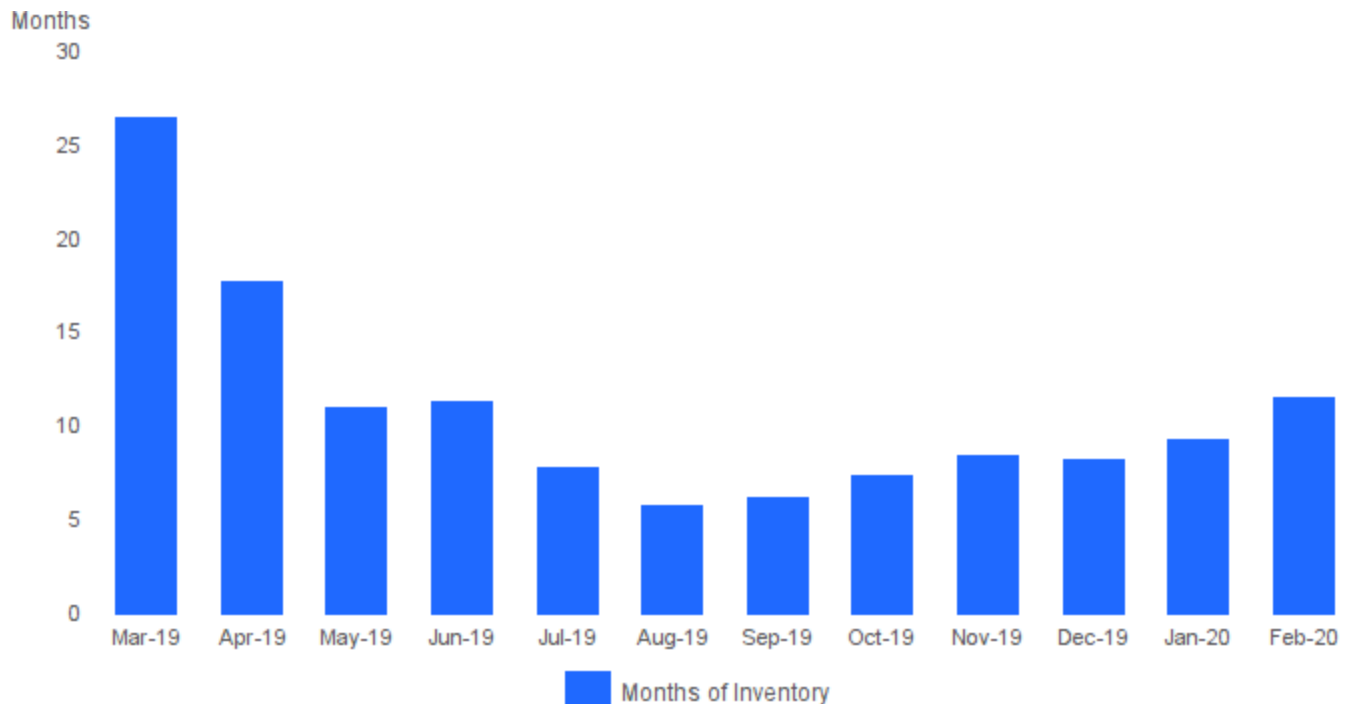
Sold Price | the average selling price



ABSORPTION RATE

February 2020 | 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.



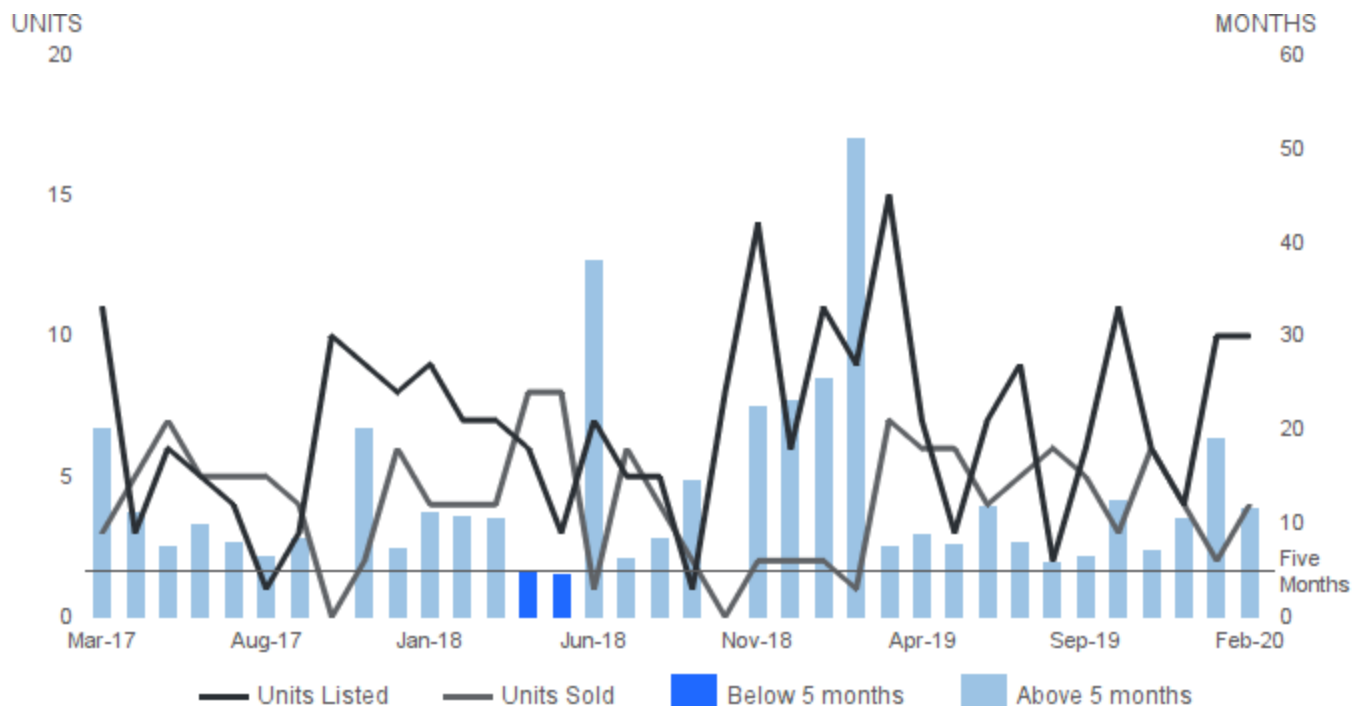
MONTHS SUPPLY OF INVENTORY

February 2020 | 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.

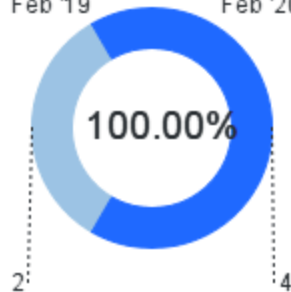


LONGBOAT KEY | February 2020

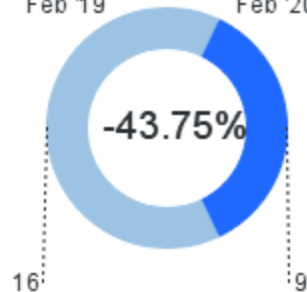
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Single Family Homes

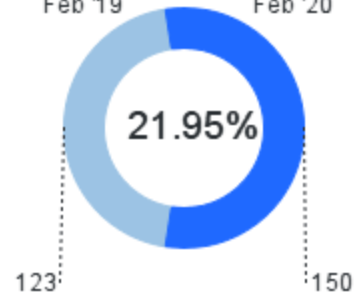
NUMBER OF SALES
Feb '19 Feb '20



NEW LISTINGS
Feb '19 Feb '20



AVERAGE DOM
Feb '19 Feb '20



-34.02% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-28.79% ↓

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-35.49% ↓

MEDIAN LIST PRICE
SINGLE FAMILY HOMES

-30.70% ↓

AVERAGE LIST PRICE
SINGLE FAMILY HOMES

■ Feb '19 ■ Feb '20

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

February 2020 | Single Family Homes ?

	Month to Date			Year to Date		
	February 2020	February 2019	% Change	YTD 2020	YTD 2019	% Change
New Listings	9	16	-43.75% ↓	27	30	-10% ↓
Sold Listings	4	2	100% ↑	7	4	75% ↑
Median Listing Price	\$1,917,500	\$2,972,500	-35.49% ↓	\$1,195,000	\$2,345,000	-49.04% ↓
Median Selling Price	\$1,765,000	\$2,675,000	-34.02% ↓	\$1,250,000	\$2,195,000	-43.05% ↓
Median Days on Market	166	123	34.96% ↑	111	85	30.59% ↑
Average Listing Price	\$2,060,000	\$2,972,500	-30.7% ↓	\$1,769,285	\$2,640,500	-32.99% ↓
Average Selling Price	\$1,905,000	\$2,675,000	-28.79% ↓	\$1,645,714	\$2,397,500	-31.36% ↓
Average Days on Market	150	123	21.95% ↑	165	104	58.65% ↑
List/Sell Price Ratio	93.8%	90%	4.17% ↑	94.3%	90.3%	4.48% ↑

SOLD AND NEW PROPERTIES (UNITS)

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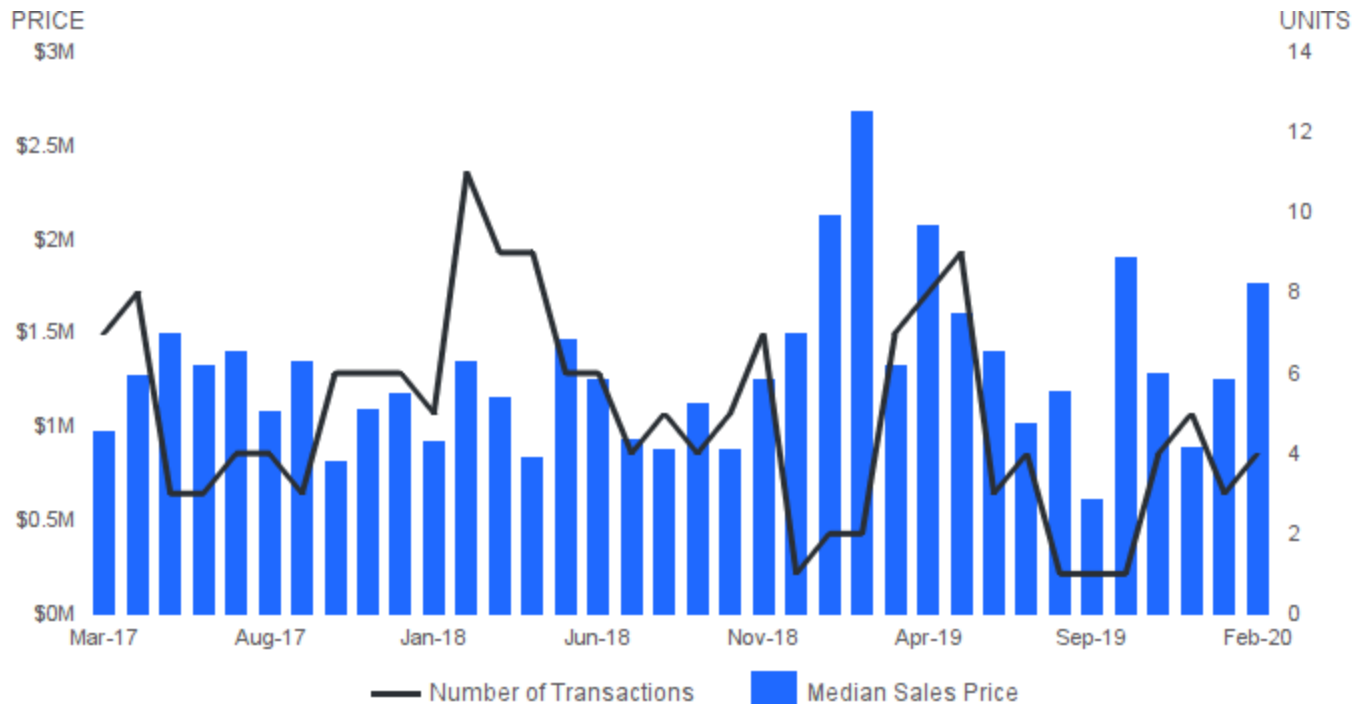


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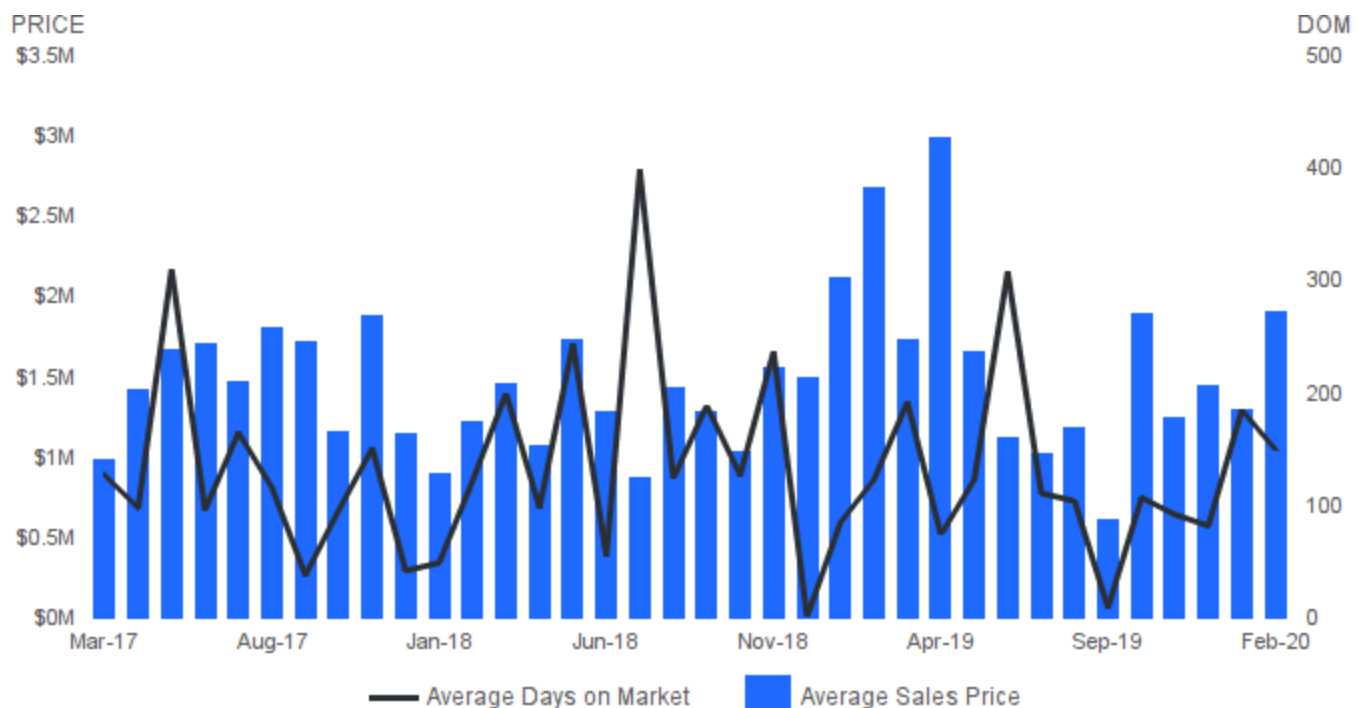


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

February 2020 | Single Family Homes 

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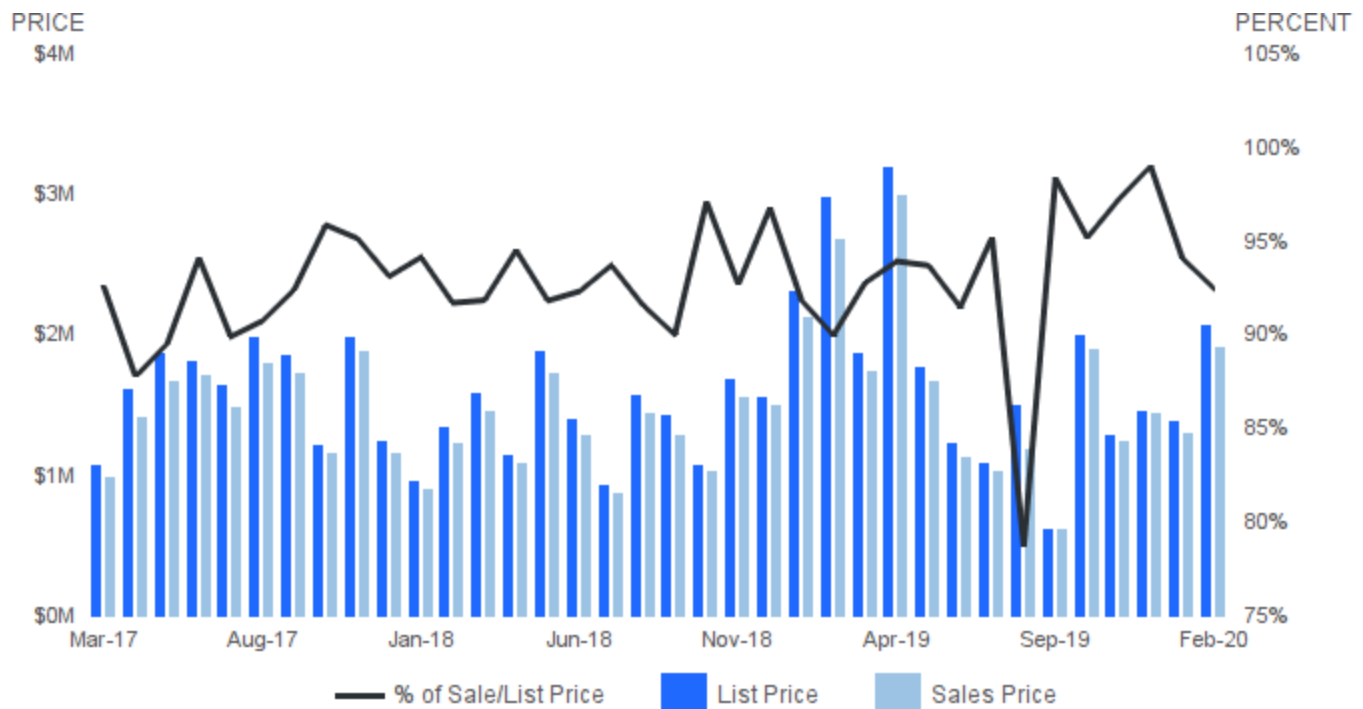
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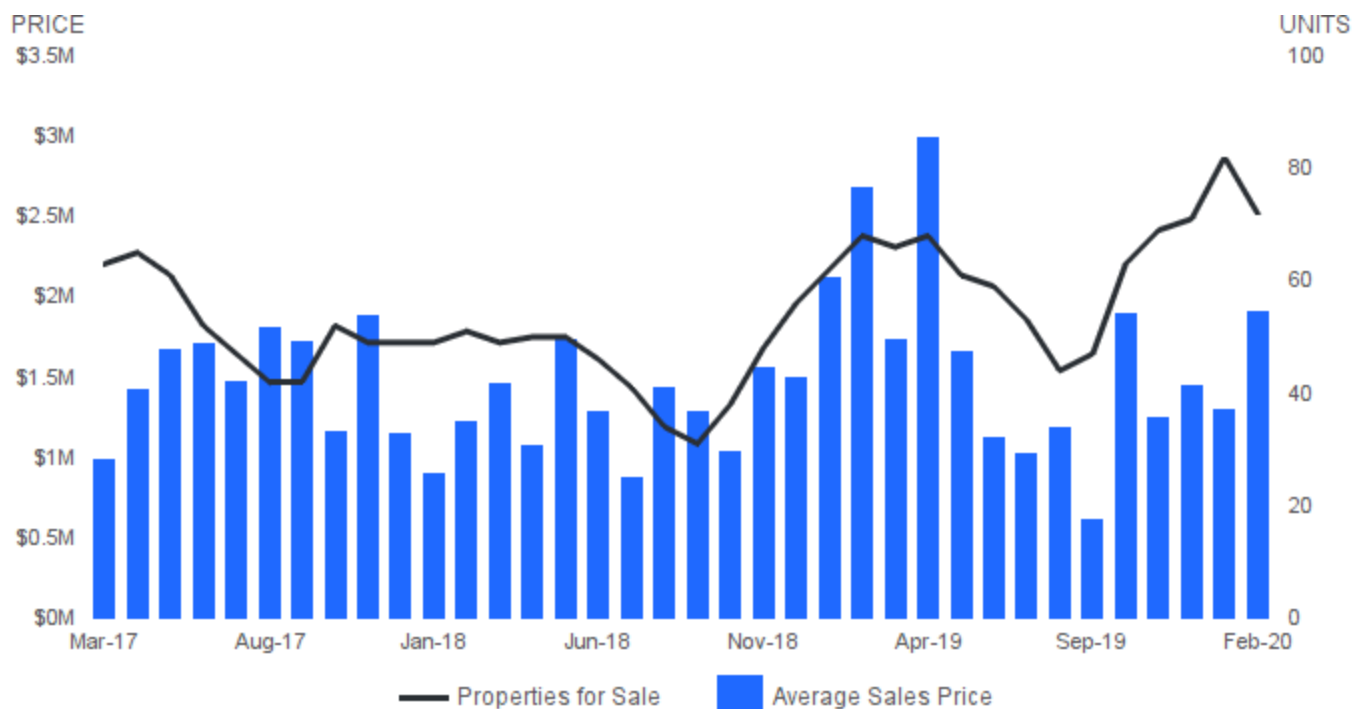


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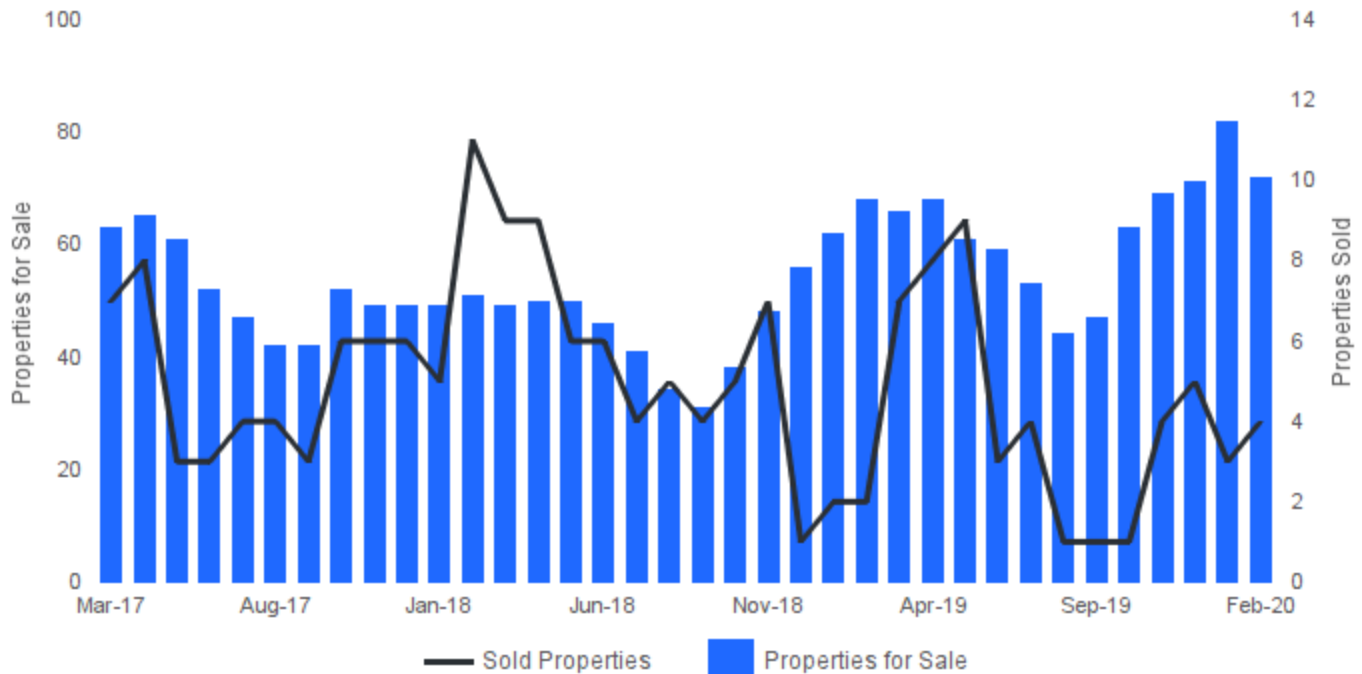


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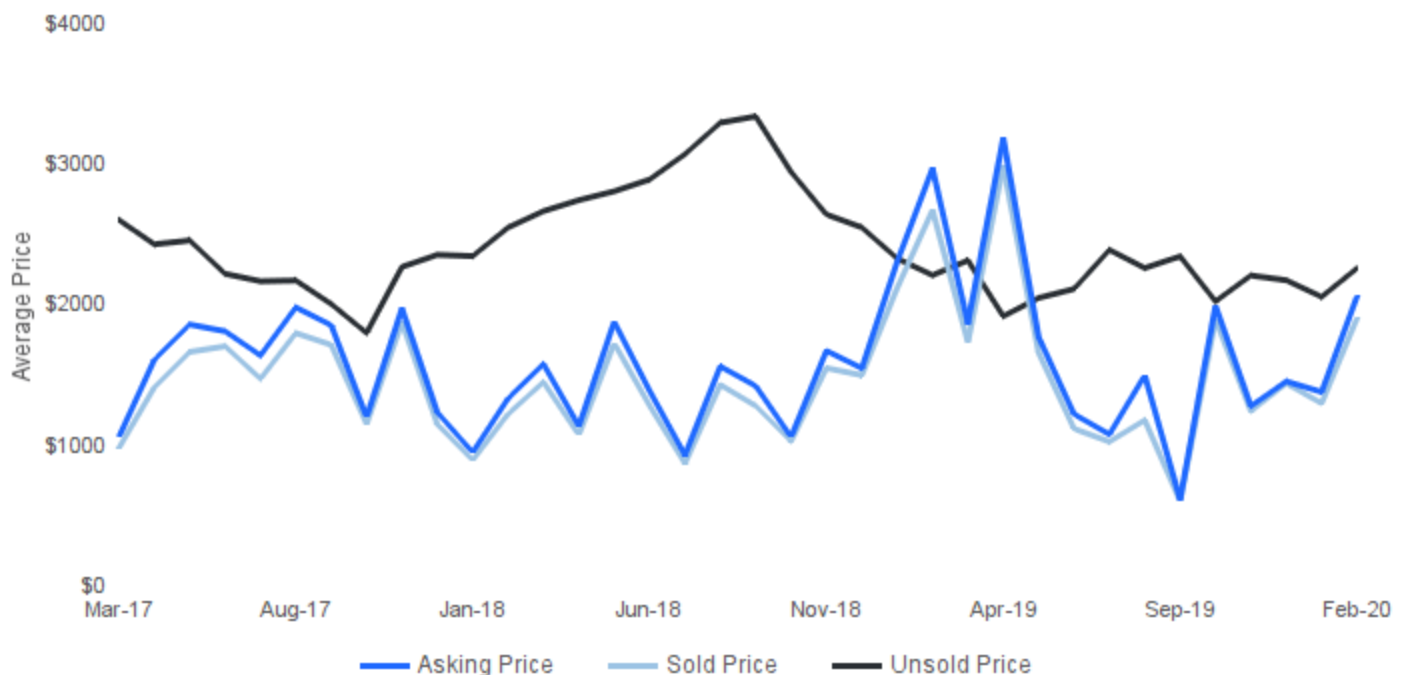
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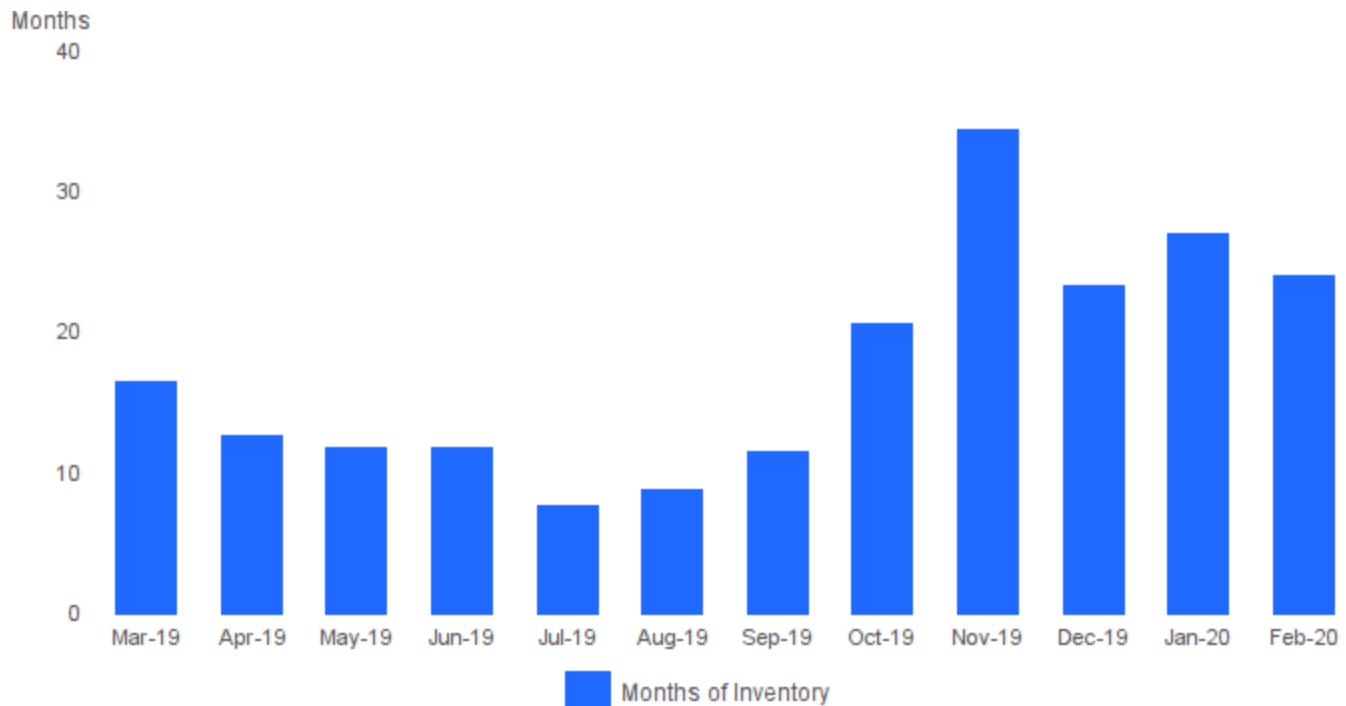
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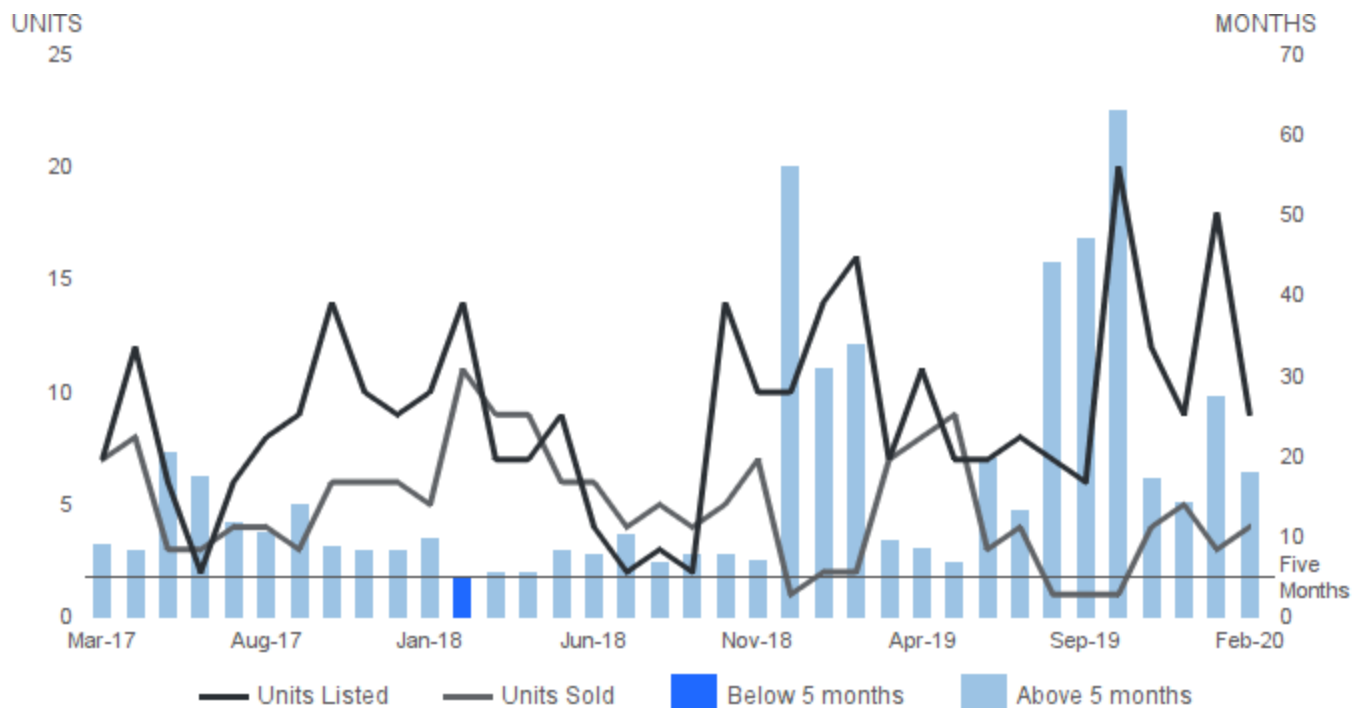
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The statistics presented in the Area Report are compiled based on figures and data generated by IDC Global and Datafloat and may not be completely accurate. All information should be independently verified for accuracy. Properties may or may not be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



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REALTY

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