



AREA REPORT

APRIL 2022

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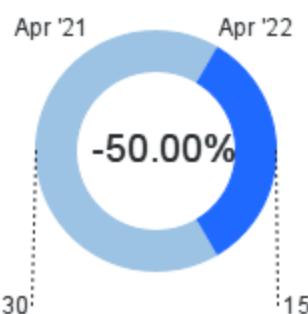
COLDWELL BANKER
REALTY

LONGBOAT KEY | April 2022

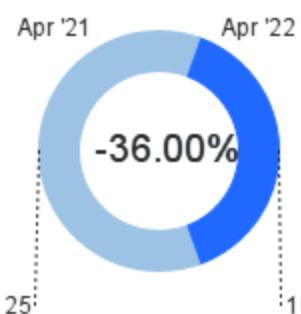
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

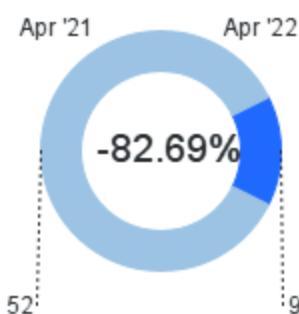
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



49.94%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

3.66%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

46.37%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

-1.07%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Apr '21

Apr '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

April 2022 | Condo/Townhouse [?](#)

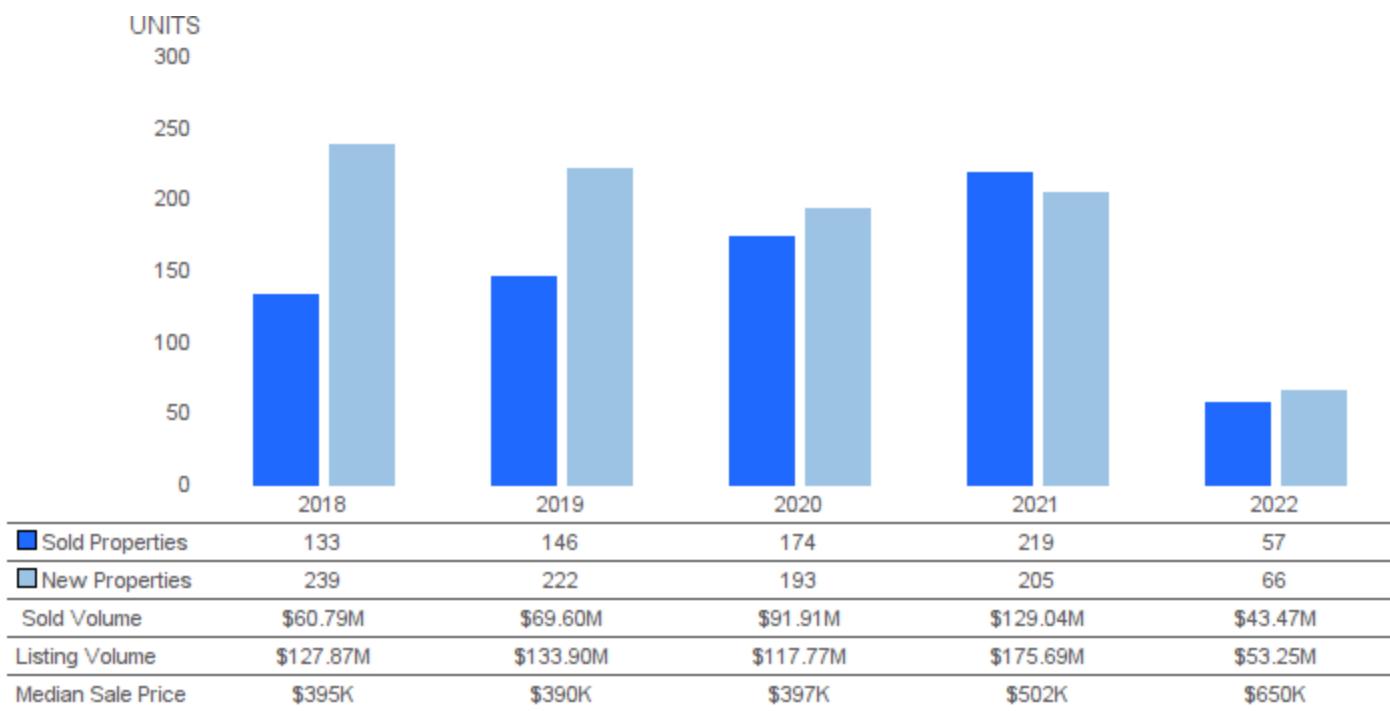
	Month to Date			Year to Date		
	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	16	25	-36% 	66	94	-29.79% 
Sold Listings	15	30	-50% 	55	80	-31.25% 
Median List Price (Solds)	\$625,000	\$427,000	46.37% 	\$625,000	\$434,500	43.84% 
Median Sold Price	\$650,000	\$433,500	49.94% 	\$633,000	\$433,500	46.02% 
Median Days on Market	6	13	-53.85% 	6	21	-71.43% 
Average List Price (Solds)	\$671,860	\$679,130	-1.07% 	\$756,710	\$593,802	27.43% 
Average Sold Price	\$686,733	\$662,496	3.66% 	\$759,017	\$579,506	30.98% 
Average Days on Market	9	52	-82.69% 	19	63	-69.84% 
List/Sold Price Ratio	102%	98.7%	3.31% 	100.4%	97.8%	2.6% 

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Condo/Townhouse [?](#)

Sold Properties | Number of properties sold during the year

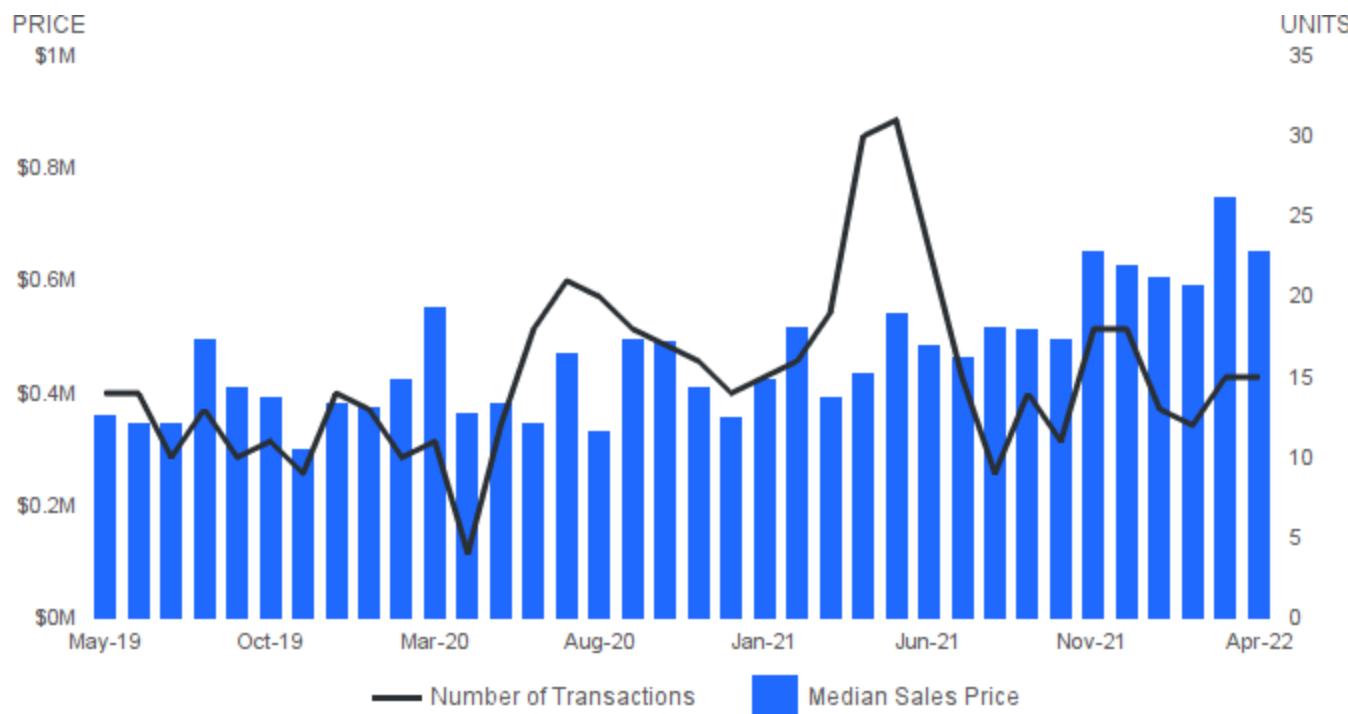
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

April 2022 | 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.

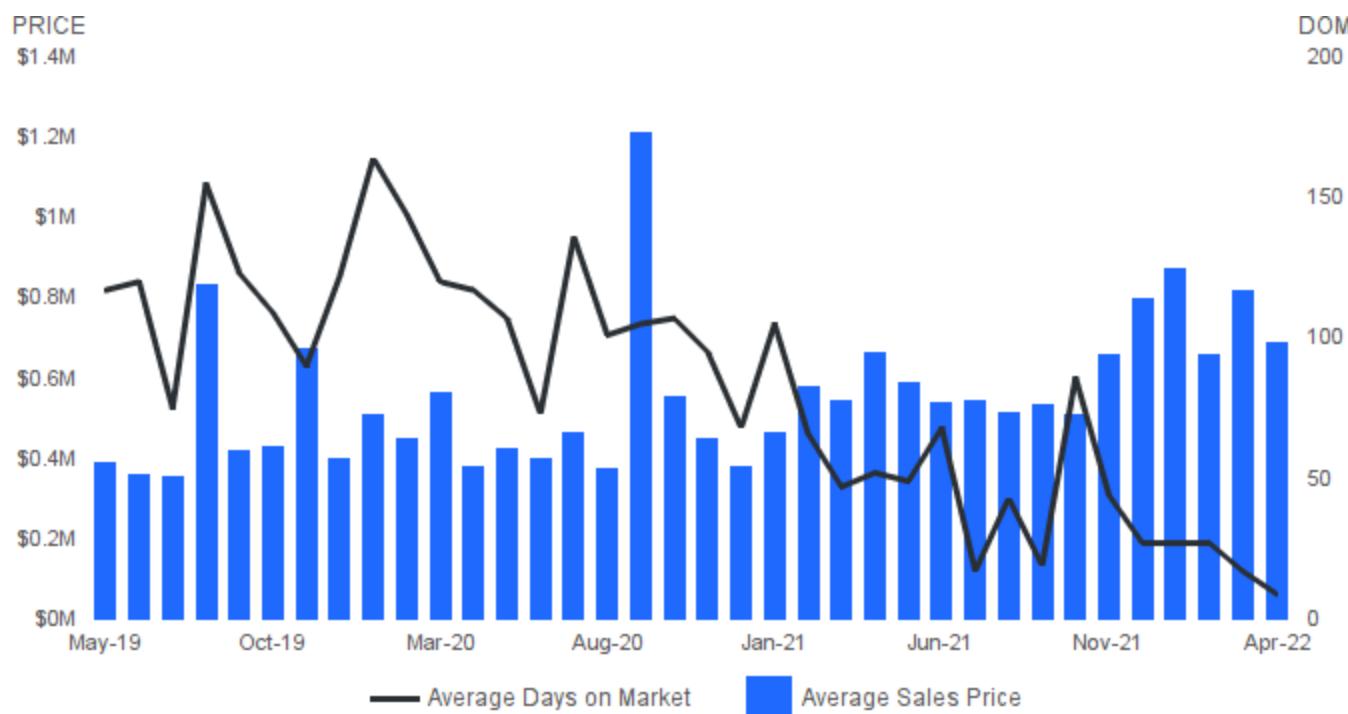


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | 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

April 2022 | Condo/Townhouse [?](#)

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

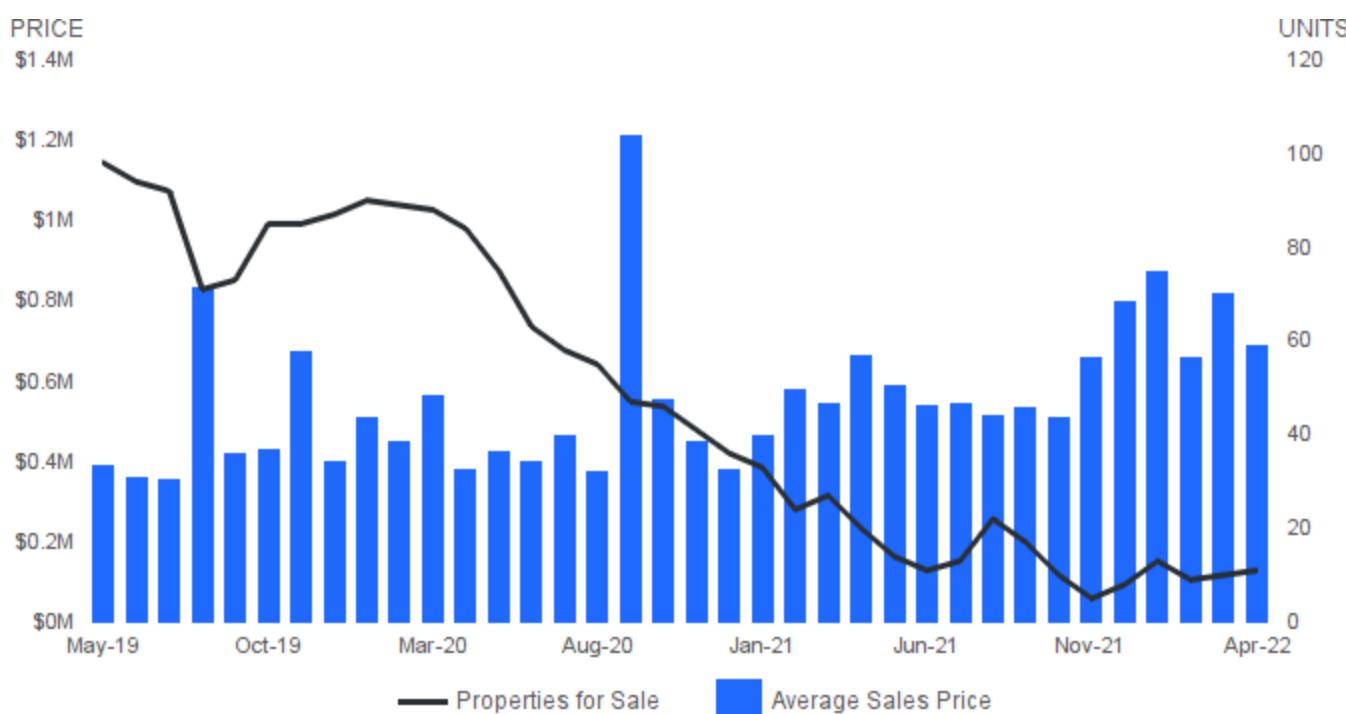


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

April 2022 | Condo/Townhouse [?](#)

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

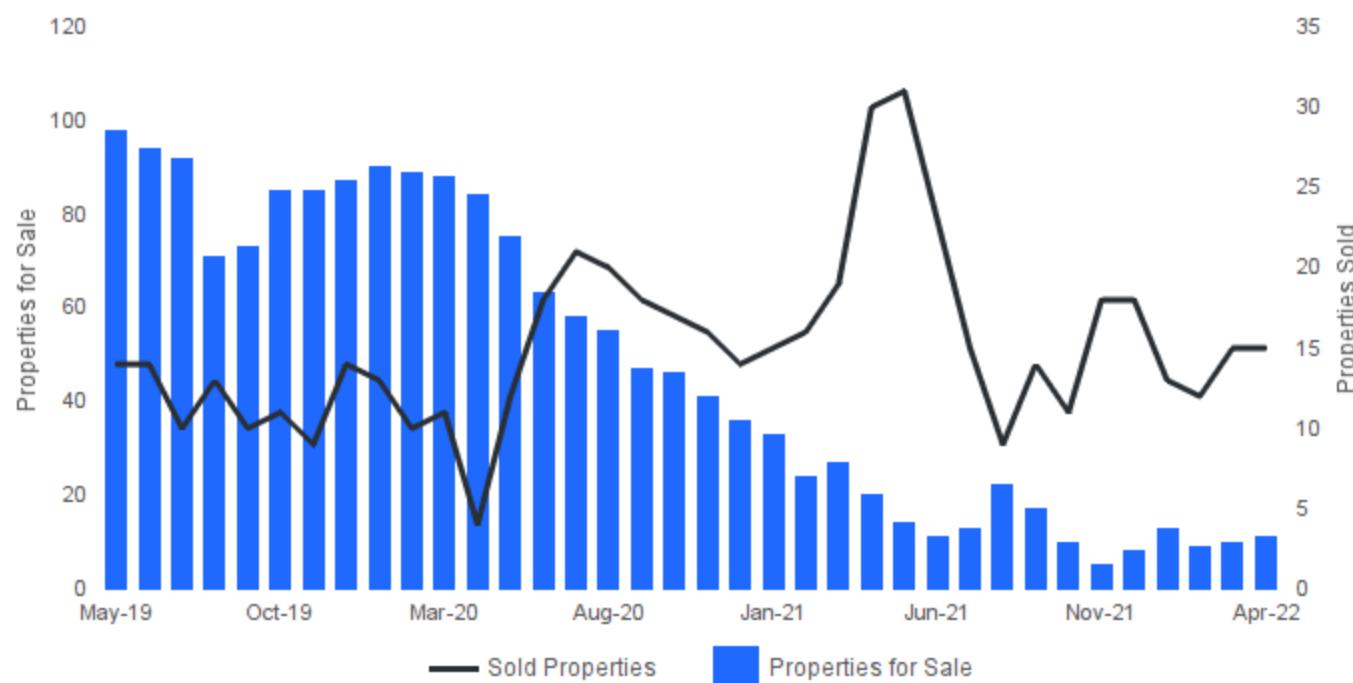
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2022 | Condo/Townhouse [?](#)

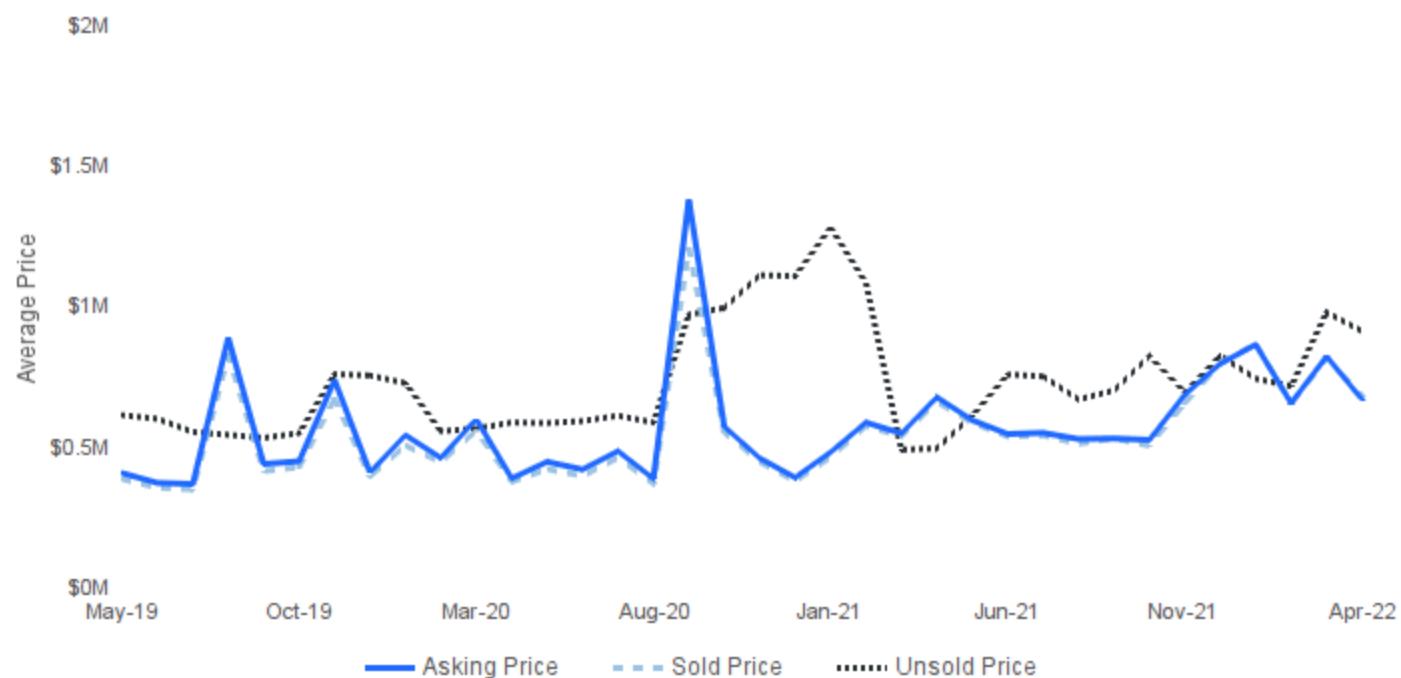
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Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Condo/Townhouse [?](#)

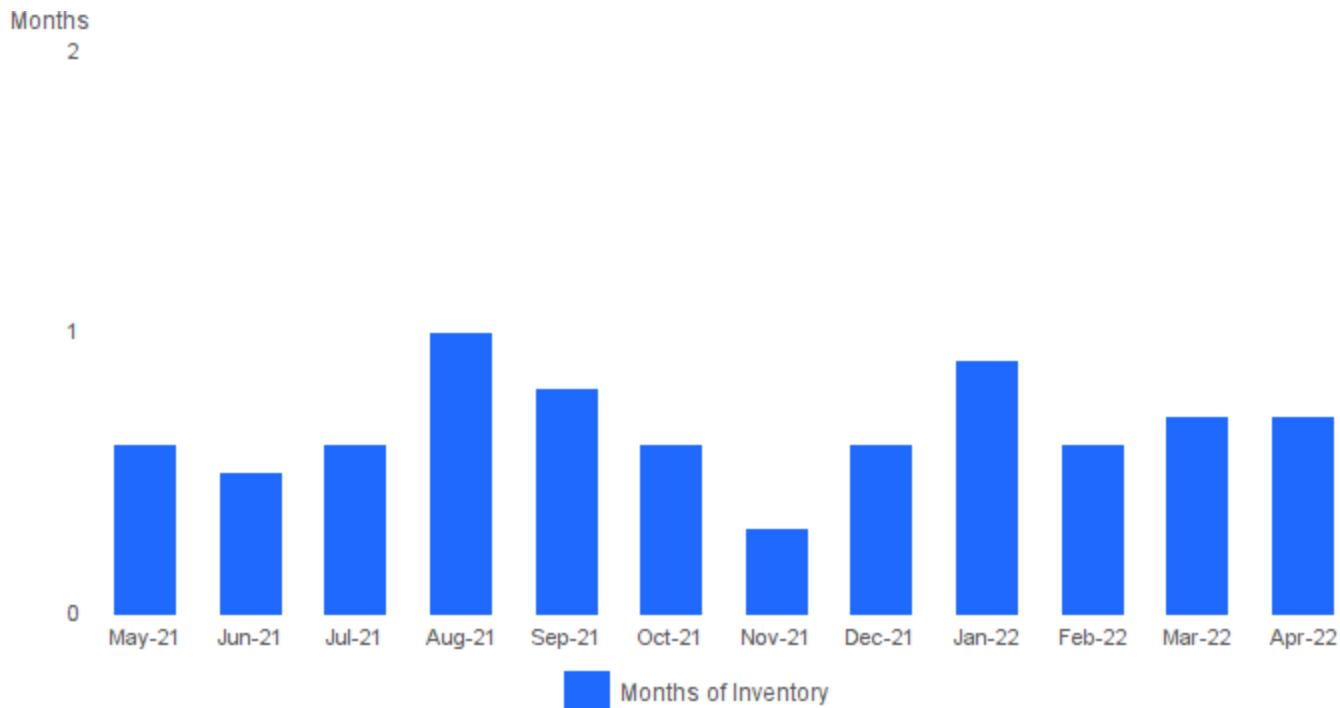
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

April 2022 | 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.



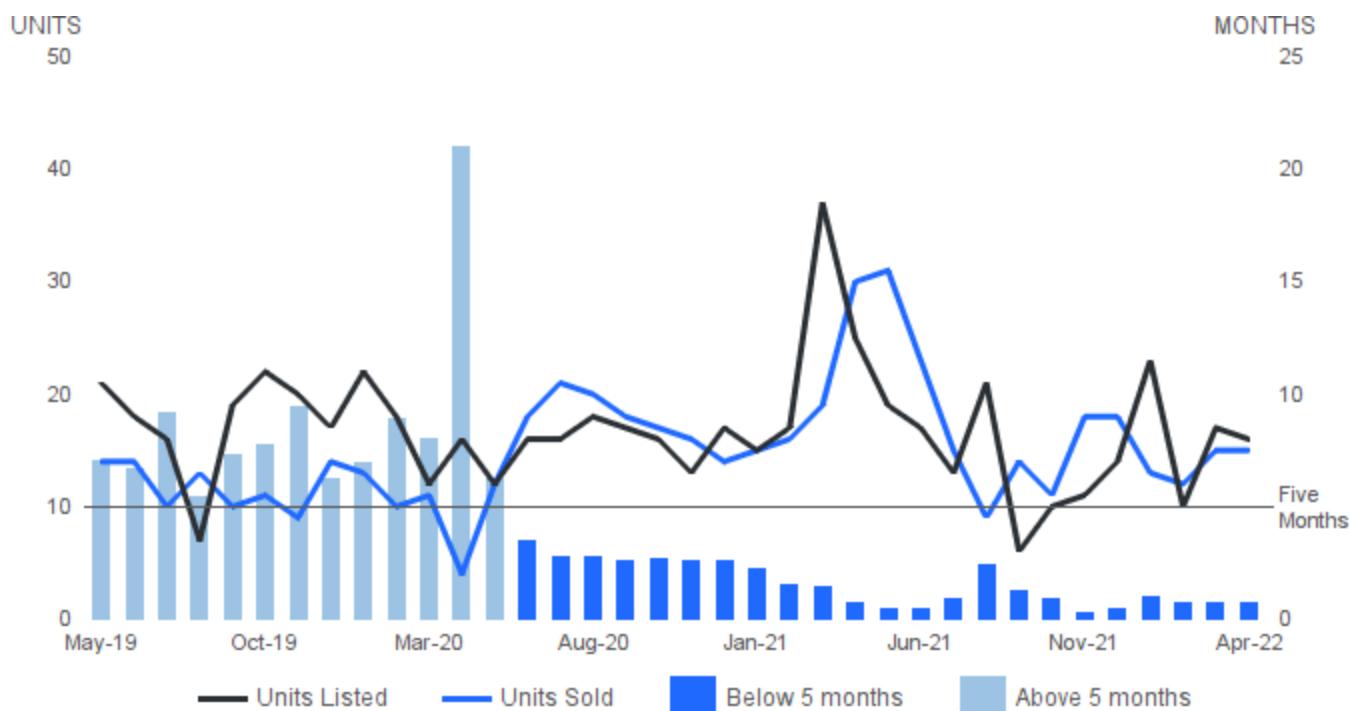
MONTHS SUPPLY OF INVENTORY

April 2022 | 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.

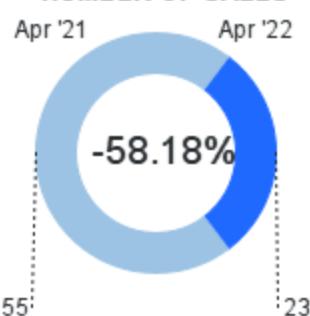


LONGBOAT KEY | April 2022

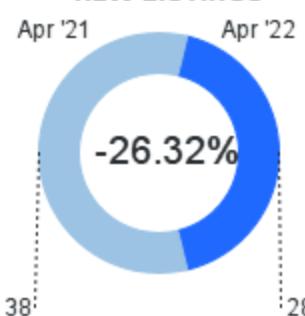
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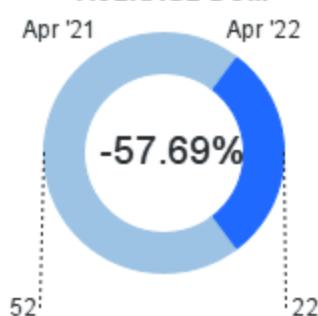
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



55.73%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

53.04%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

34.08%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

44.57%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Apr '21

Apr '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

April 2022 | Condo/Townhouse [?](#)

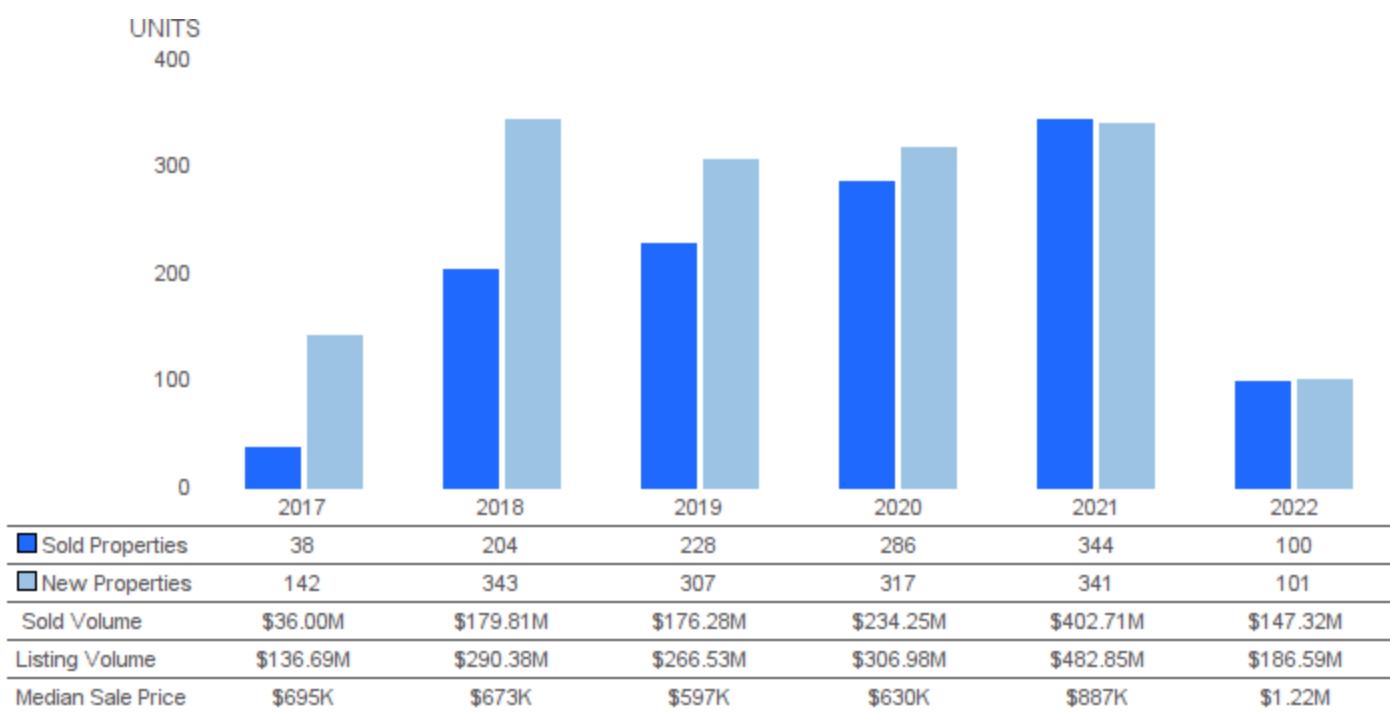
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	April 2022	April 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	28	38	-26.32% 	101	151	-33.11% 
Sold Listings	23	55	-58.18% 	96	152	-36.84% 
Median List Price (Solds)	\$1,200,000	\$895,000	34.08% 	\$1,200,000	\$867,450	38.34% 
Median Sold Price	\$1,400,000	\$899,000	55.73% 	\$1,221,500	\$837,500	45.85% 
Median Days on Market	4	13	-69.23% 	10	23	-56.52% 
Average List Price (Solds)	\$1,709,608	\$1,182,519	44.57% 	\$1,436,856	\$1,160,572	23.81% 
Average Sold Price	\$1,809,575	\$1,182,400	53.04% 	\$1,465,140	\$1,143,589	28.12% 
Average Days on Market	22	52	-57.69% 	30	71	-57.75% 
List/Sold Price Ratio	106.4%	100.1%	6.3% 	101.8%	98.4%	3.5% 

SOLD AND NEW PROPERTIES (UNITS)

April 2022 | Condo/Townhouse [?](#)

Sold Properties | Number of properties sold during the year

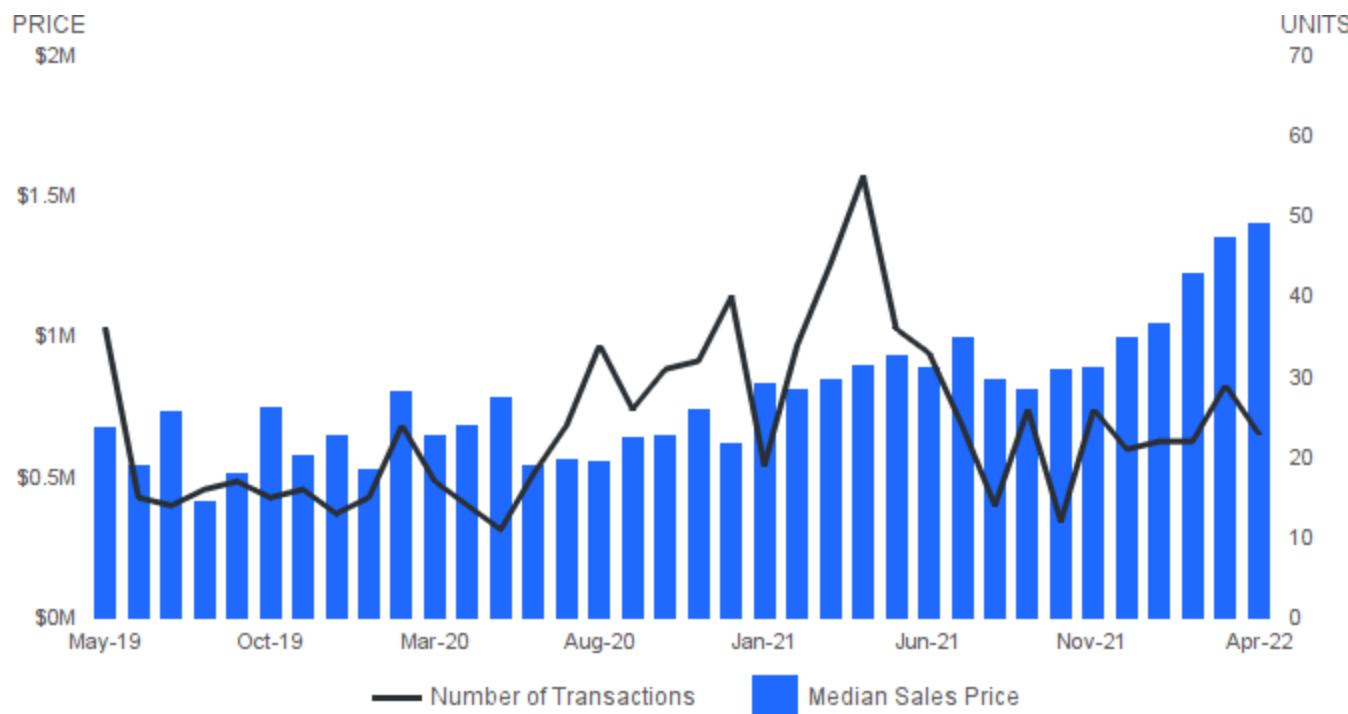
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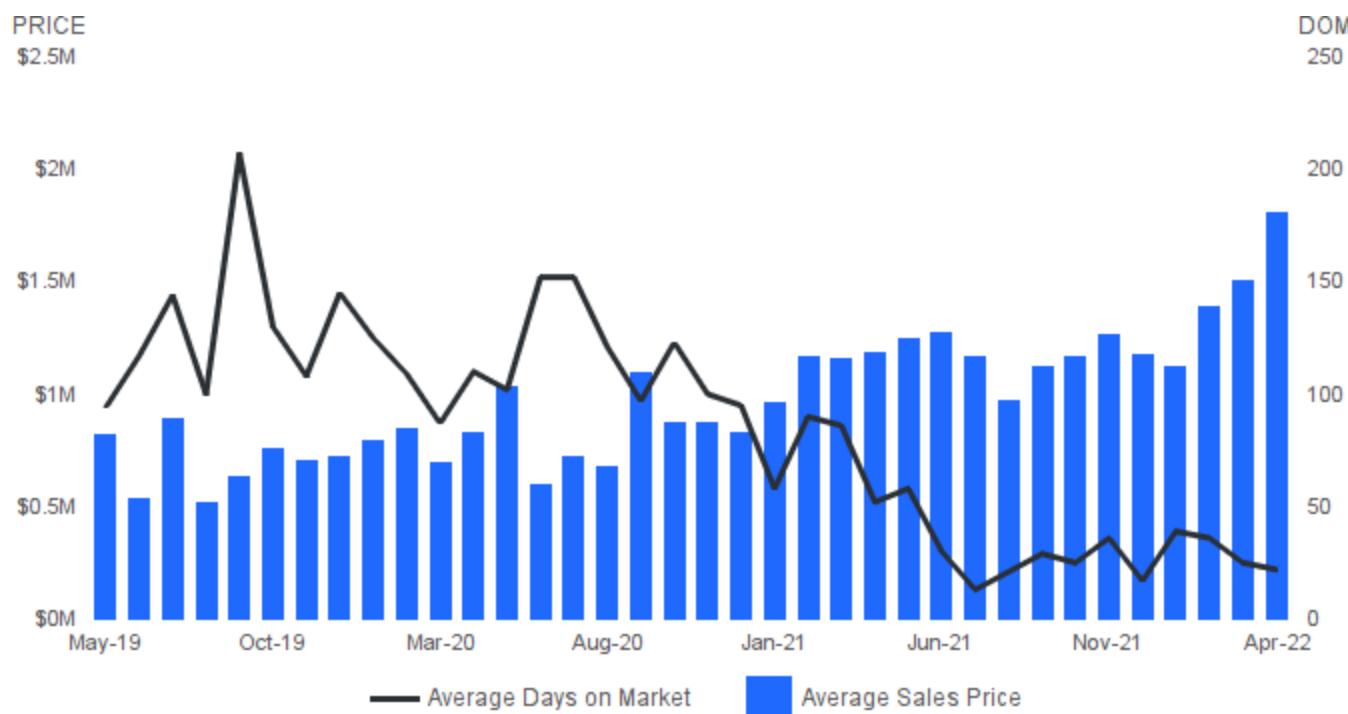


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | 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

April 2022 | Condo/Townhouse [?](#)

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



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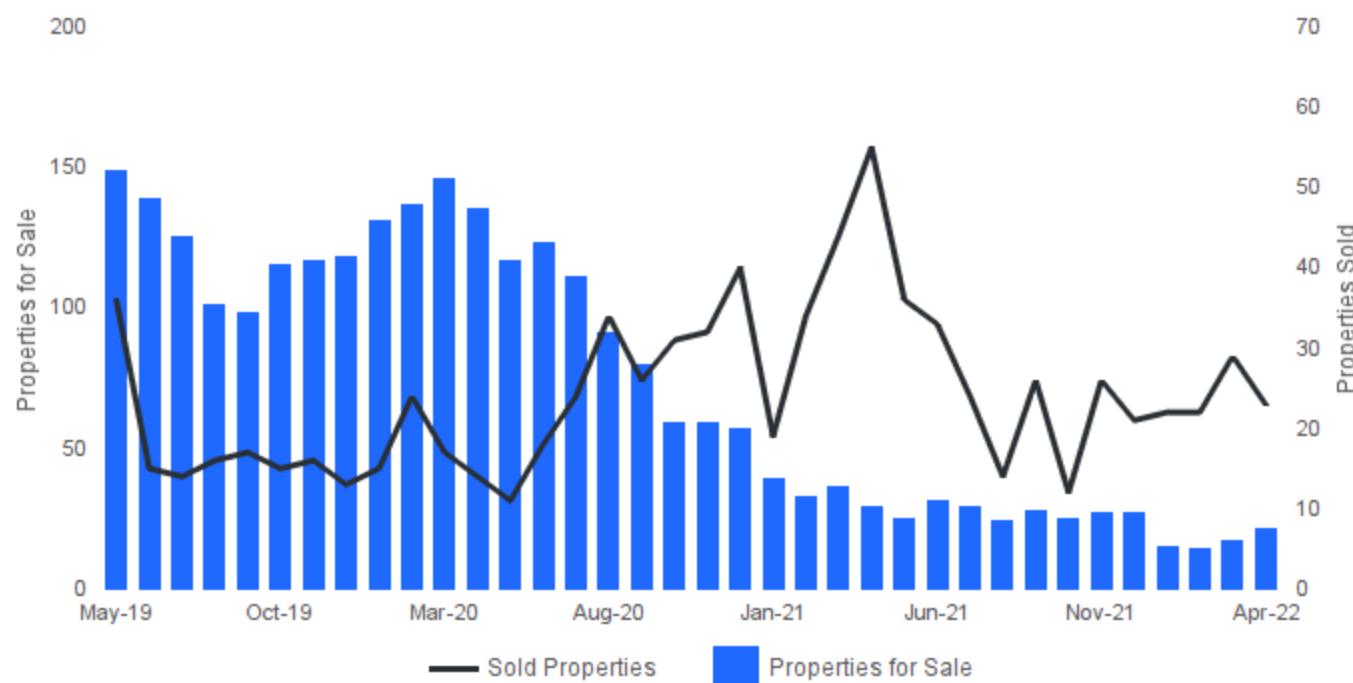
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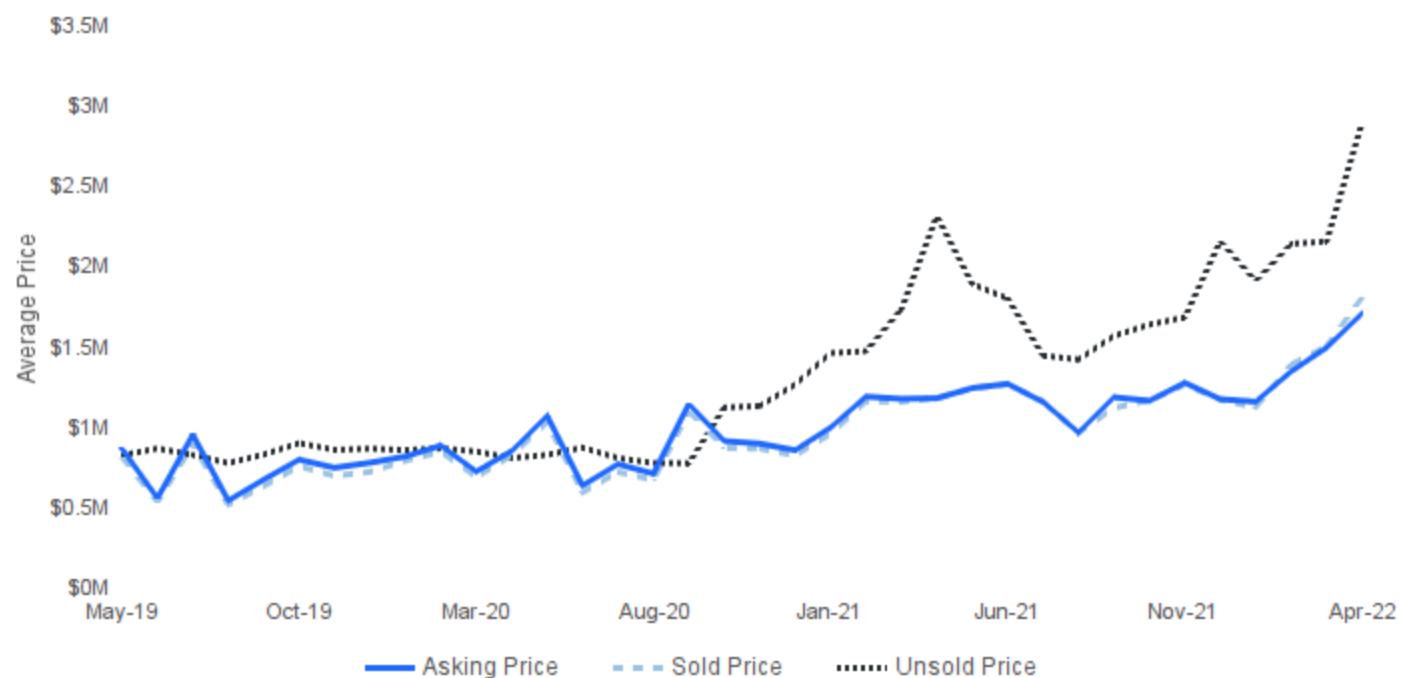
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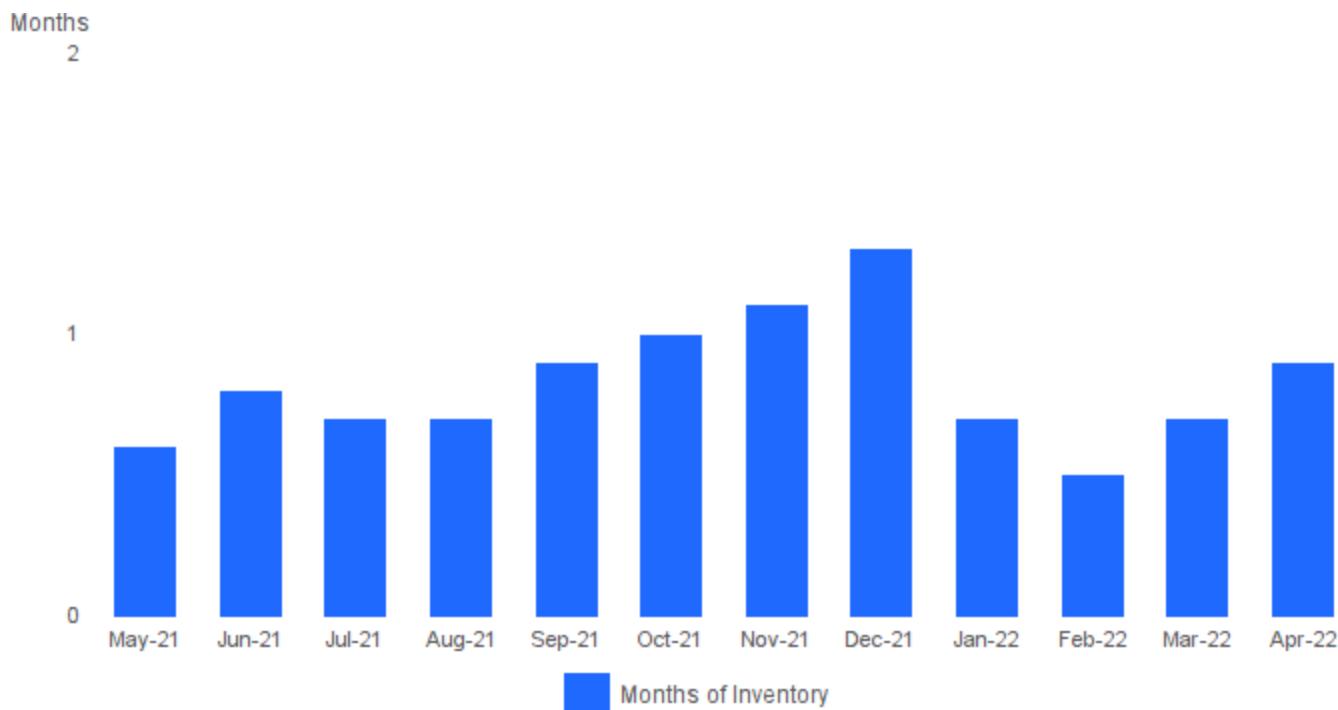
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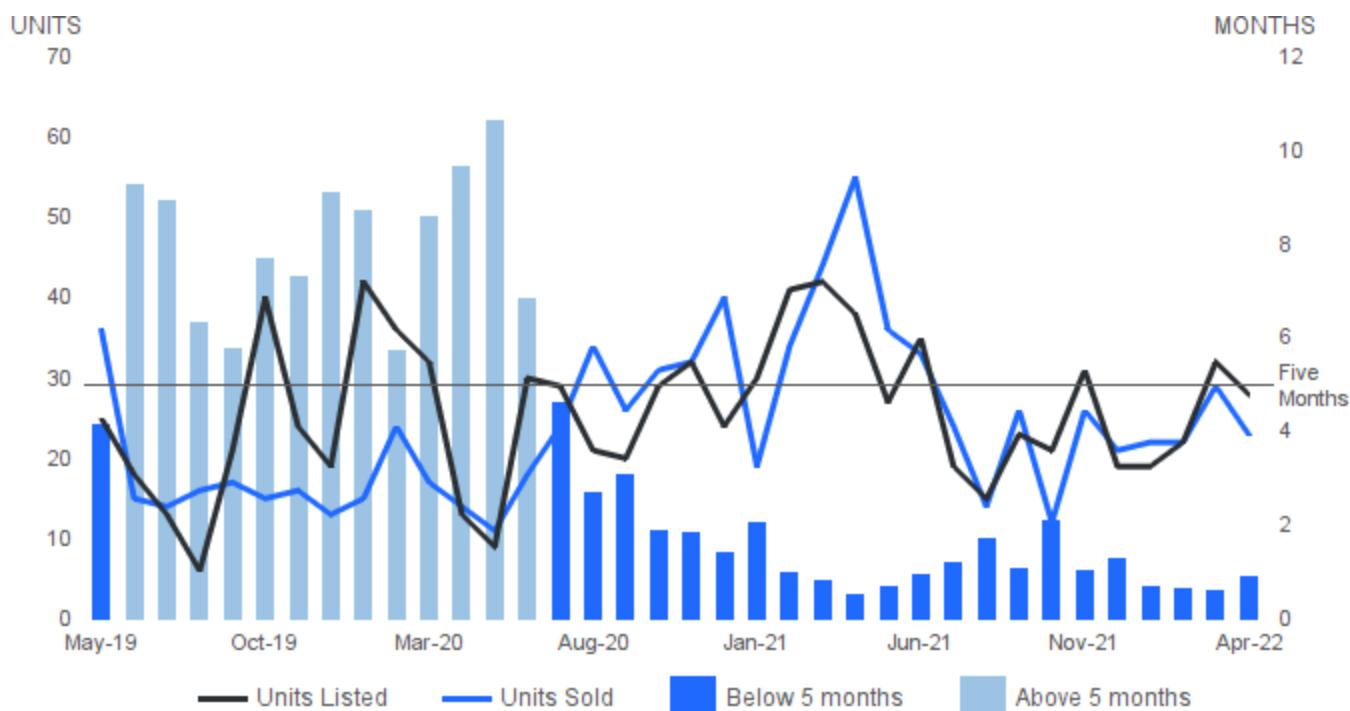
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