



# 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

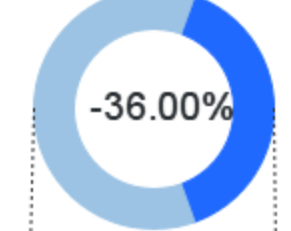
Apr '21 Apr '22



30 15

NEW LISTINGS

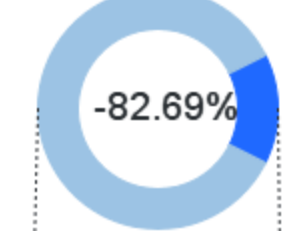
Apr '21 Apr '22



25 16

AVERAGE DOM

Apr '21 Apr '22



52 9

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 ?

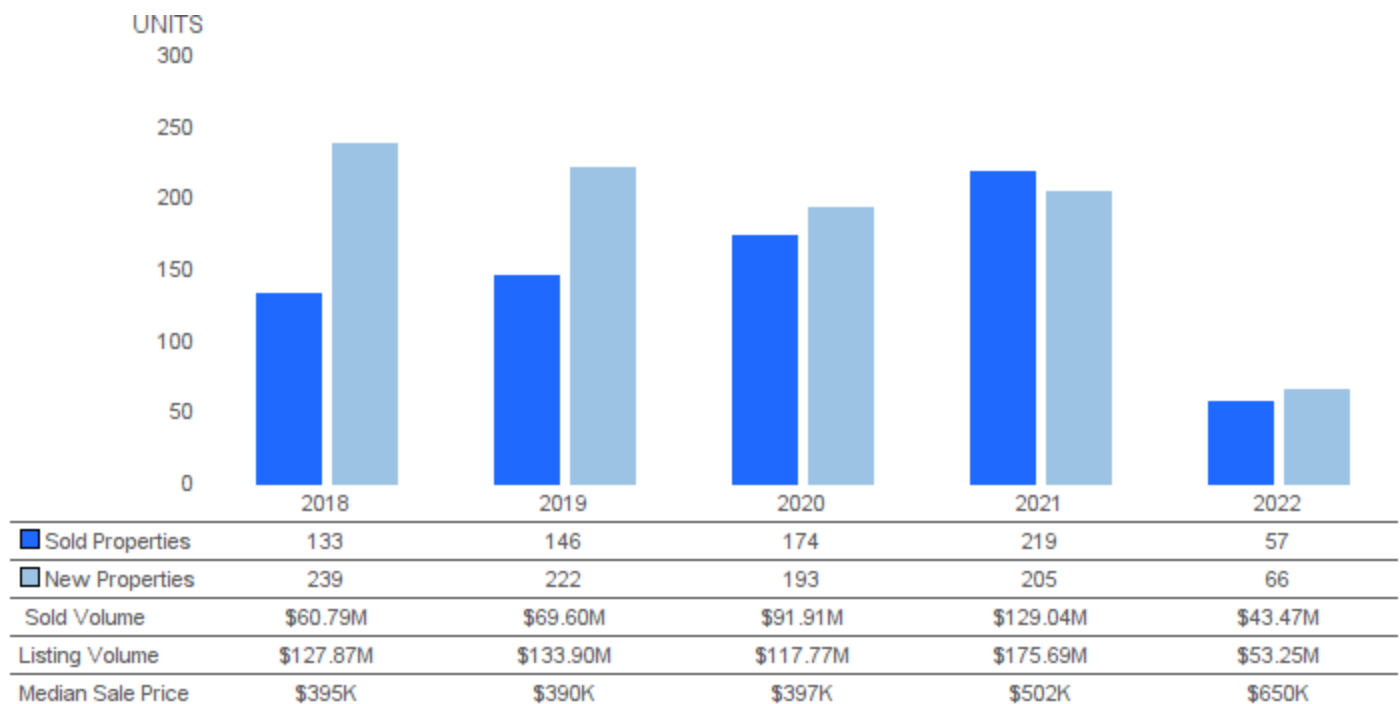
|                            | Month to Date |            |           | Year to Date |           |           |
|----------------------------|---------------|------------|-----------|--------------|-----------|-----------|
|                            | April 2022    | April 2021 | % Change  | YTD 2022     | 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.

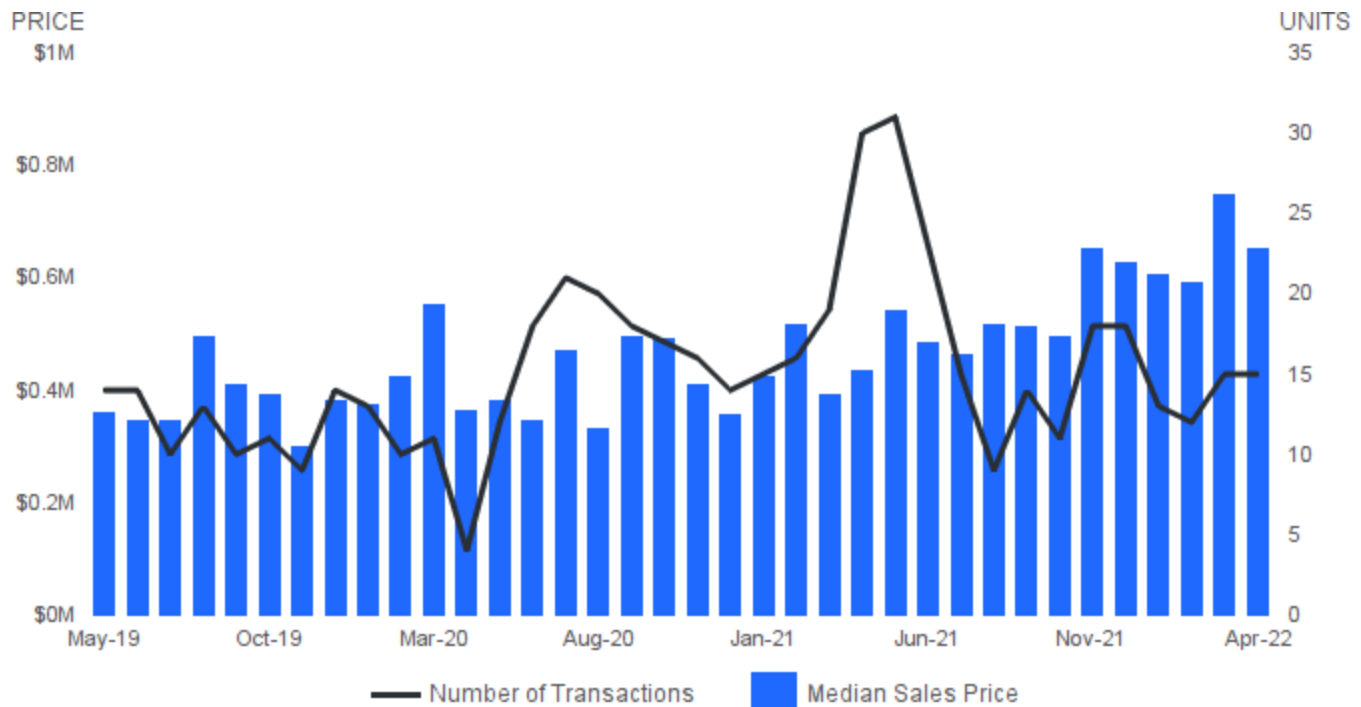


## MEDIAN SALES PRICE AND NUMBER OF SALES

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.

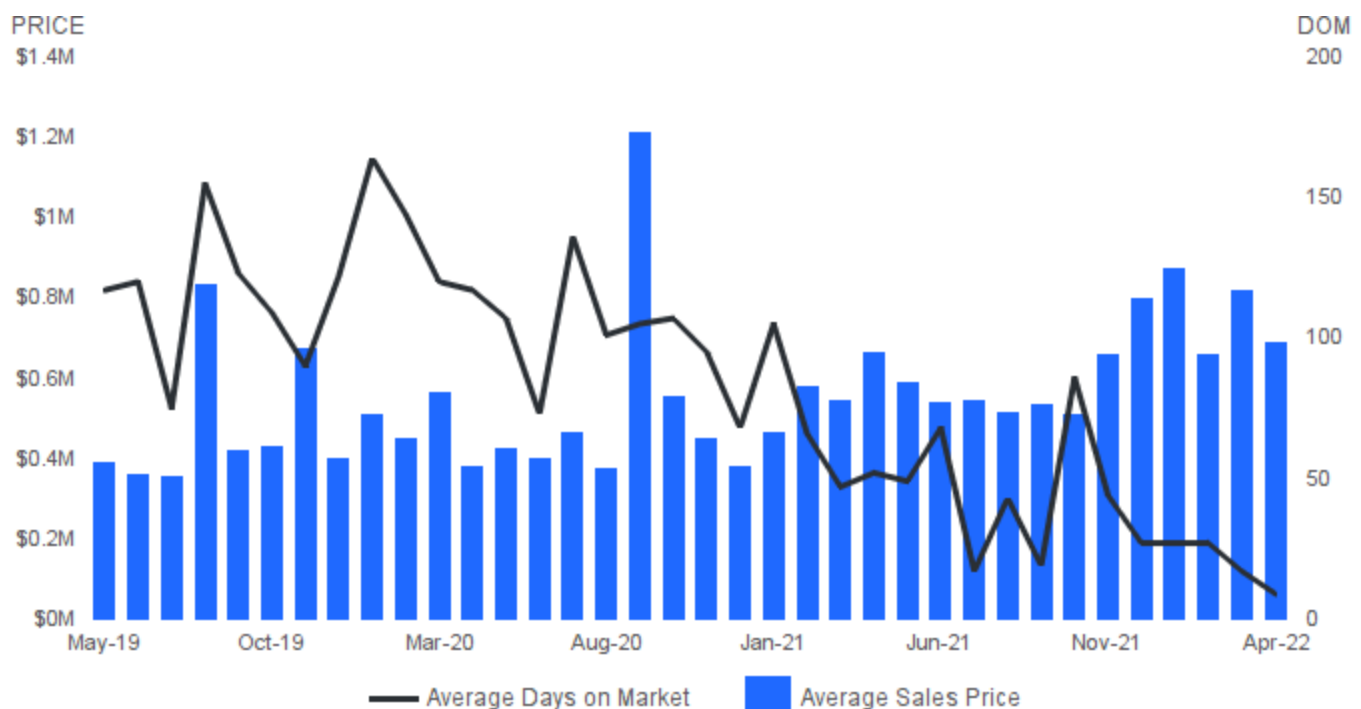


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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.

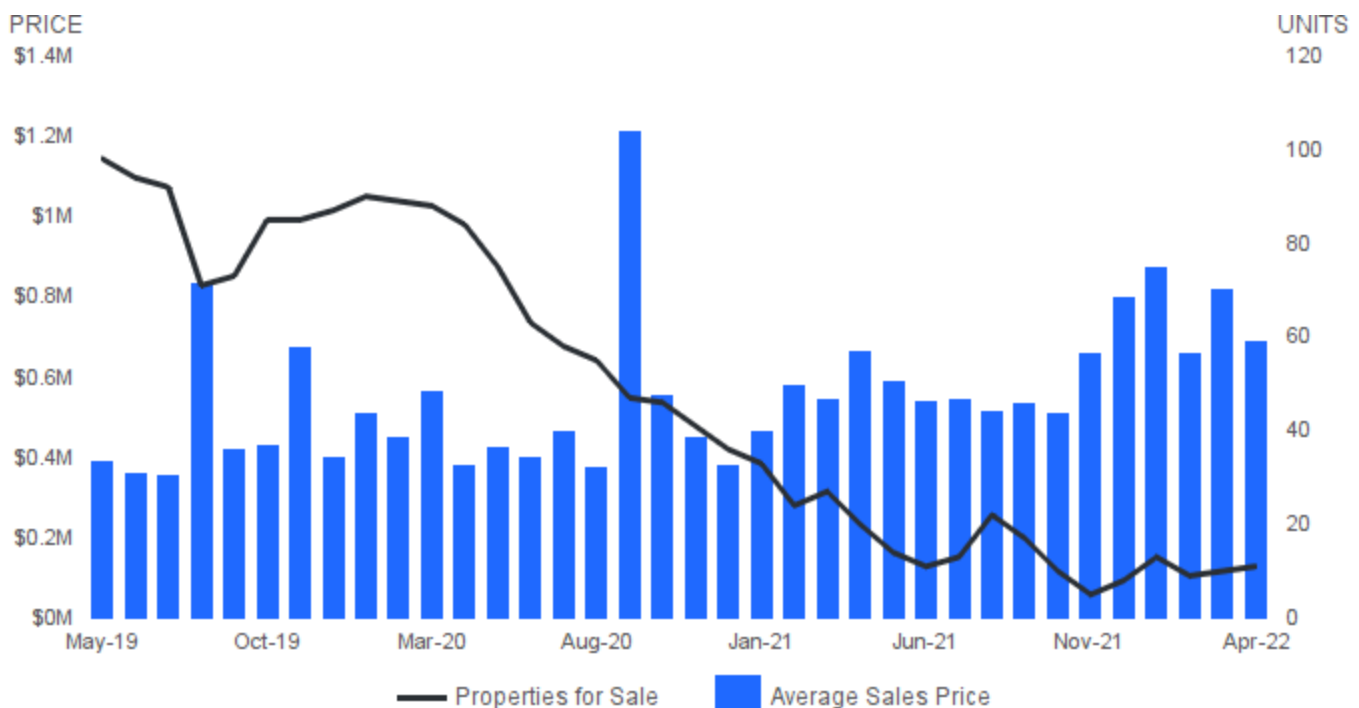


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

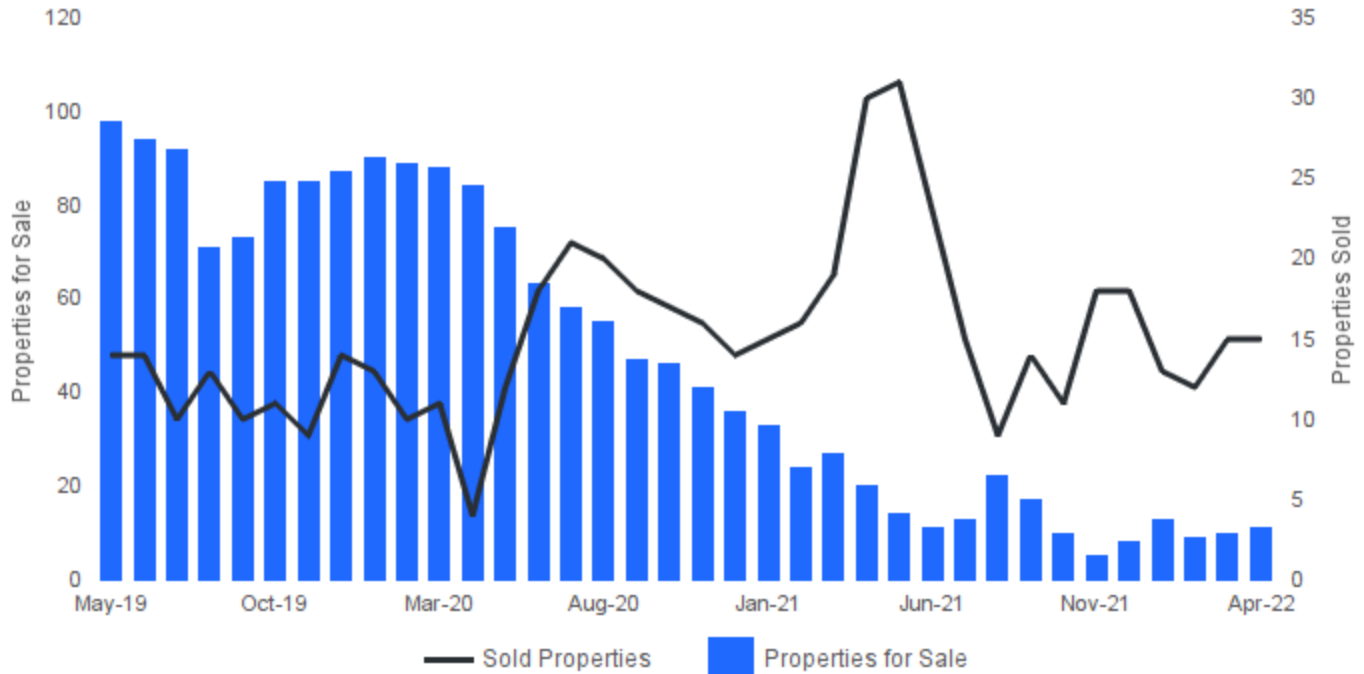


## PROPERTIES FOR SALE AND SOLD PROPERTIES

April 2022 | Condo/Townhouse ?

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

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



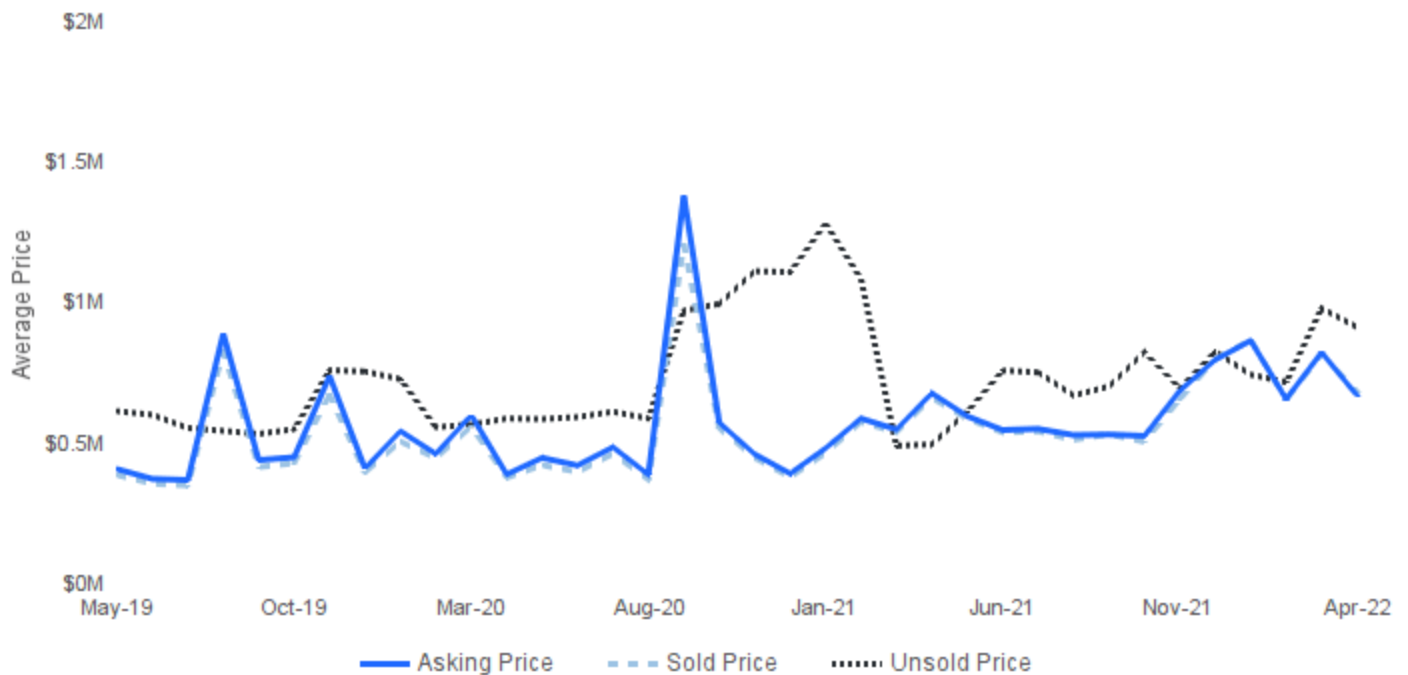
## AVERAGE ASKING/SOLD/UNSOLD PRICE

April 2022 | Condo/Townhouse ?

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

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

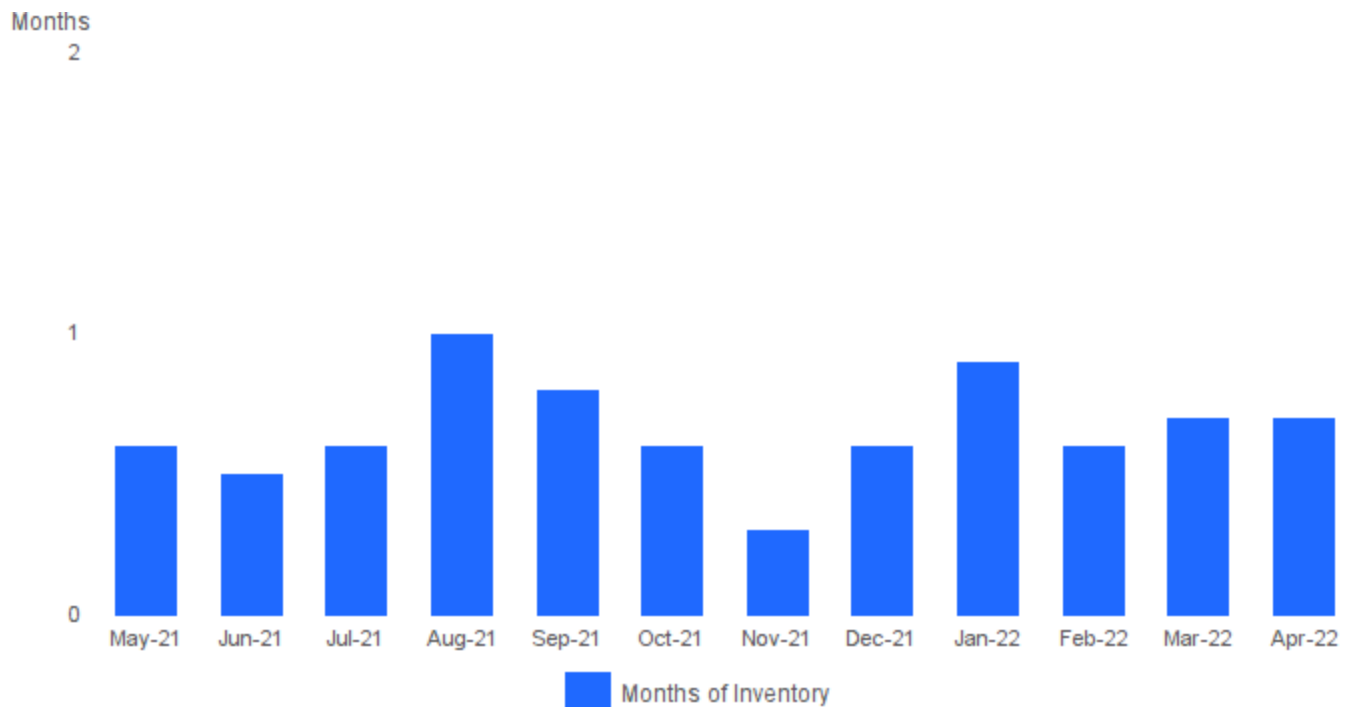
**Sold Price** | the average selling price



## 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.



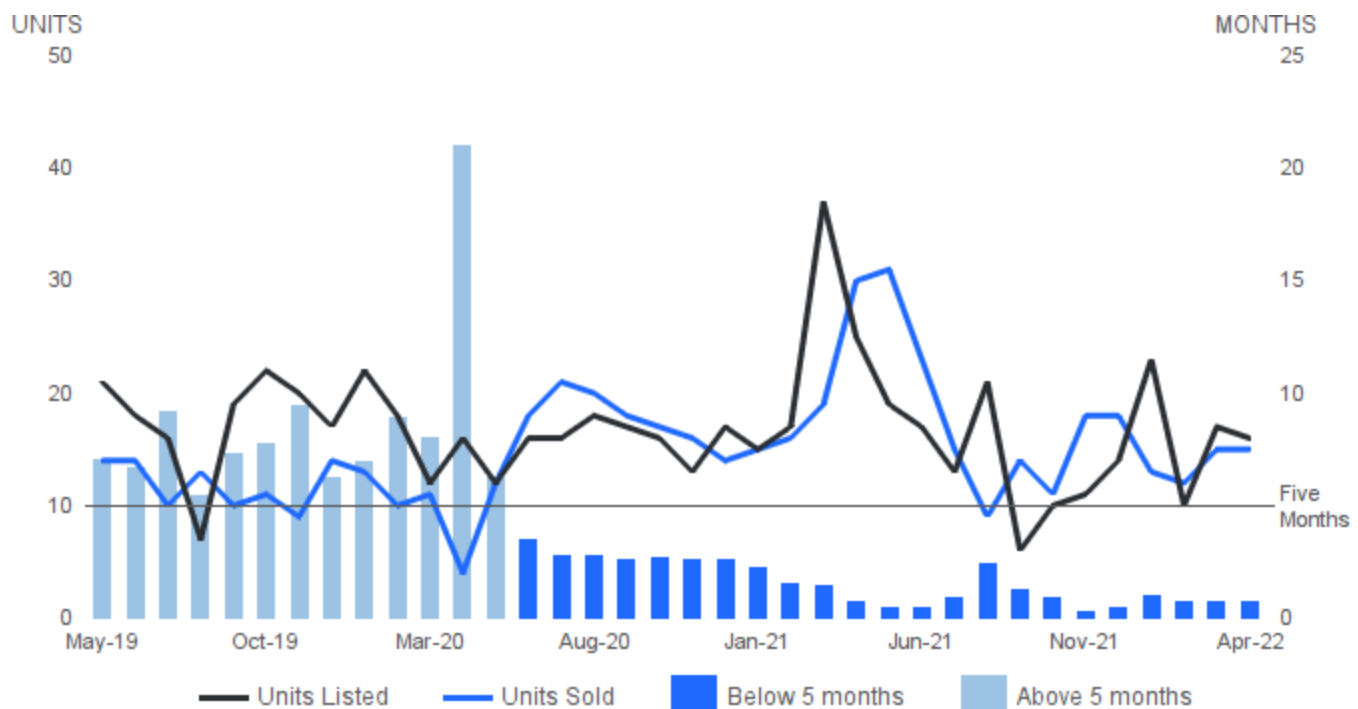
## MONTHS SUPPLY OF INVENTORY

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.

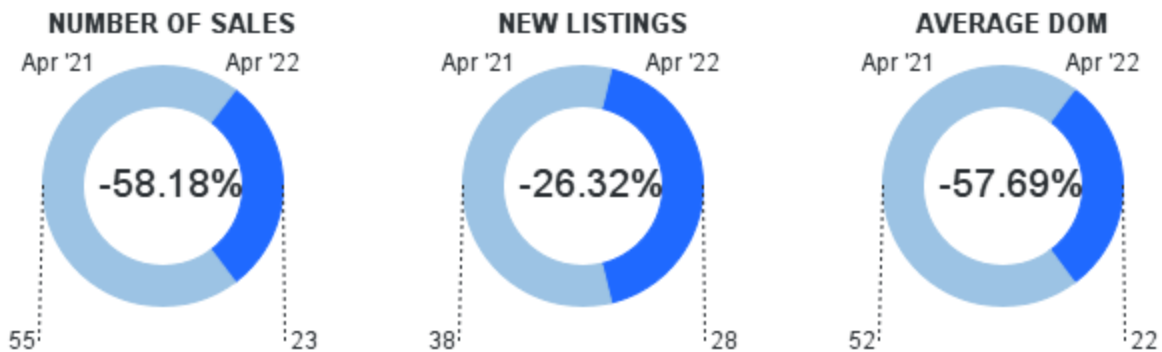
**Units Sold** | Number of properties sold.



## LONGBOAT KEY | April 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



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 ?

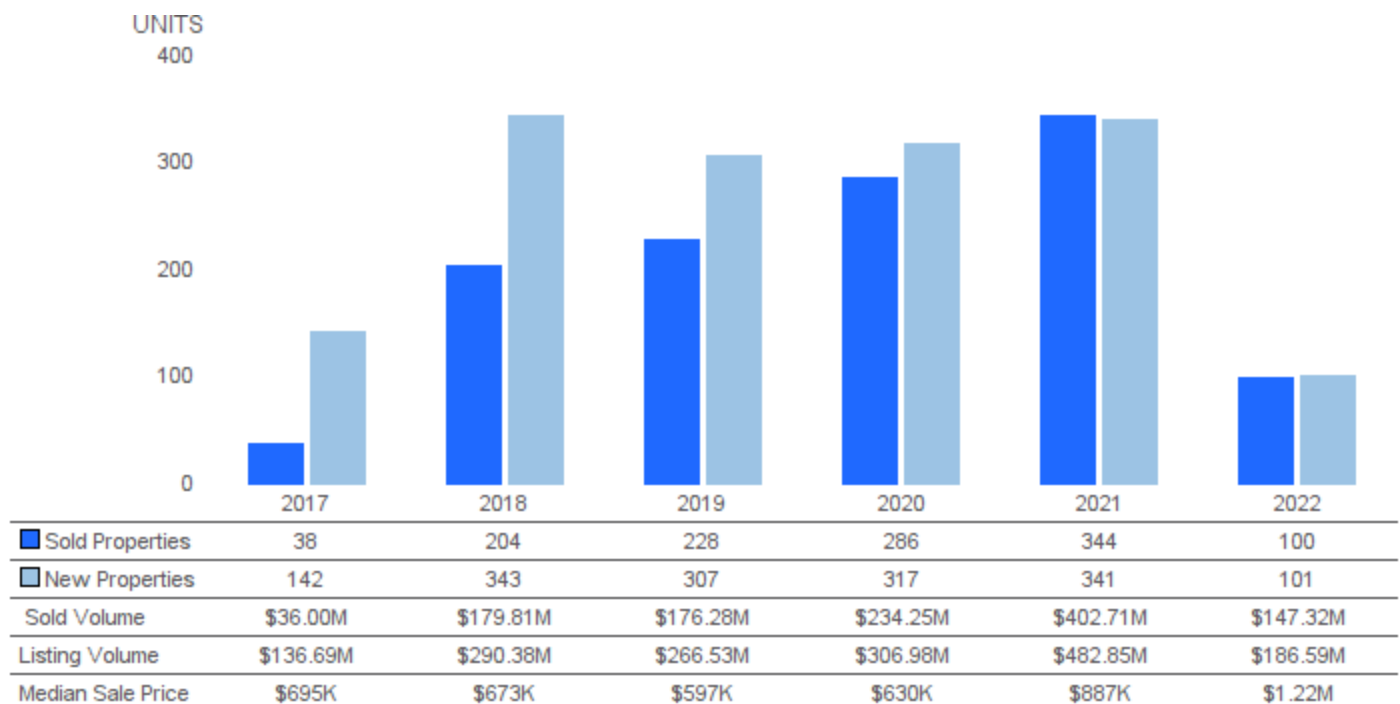
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|----------------------------|---------------|-------------|-----------|--------------|-------------|-----------|
|                            | April 2022    | April 2021  | % Change  | YTD 2022     | YTD 2021    | % Change  |
| New Listings               | 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)

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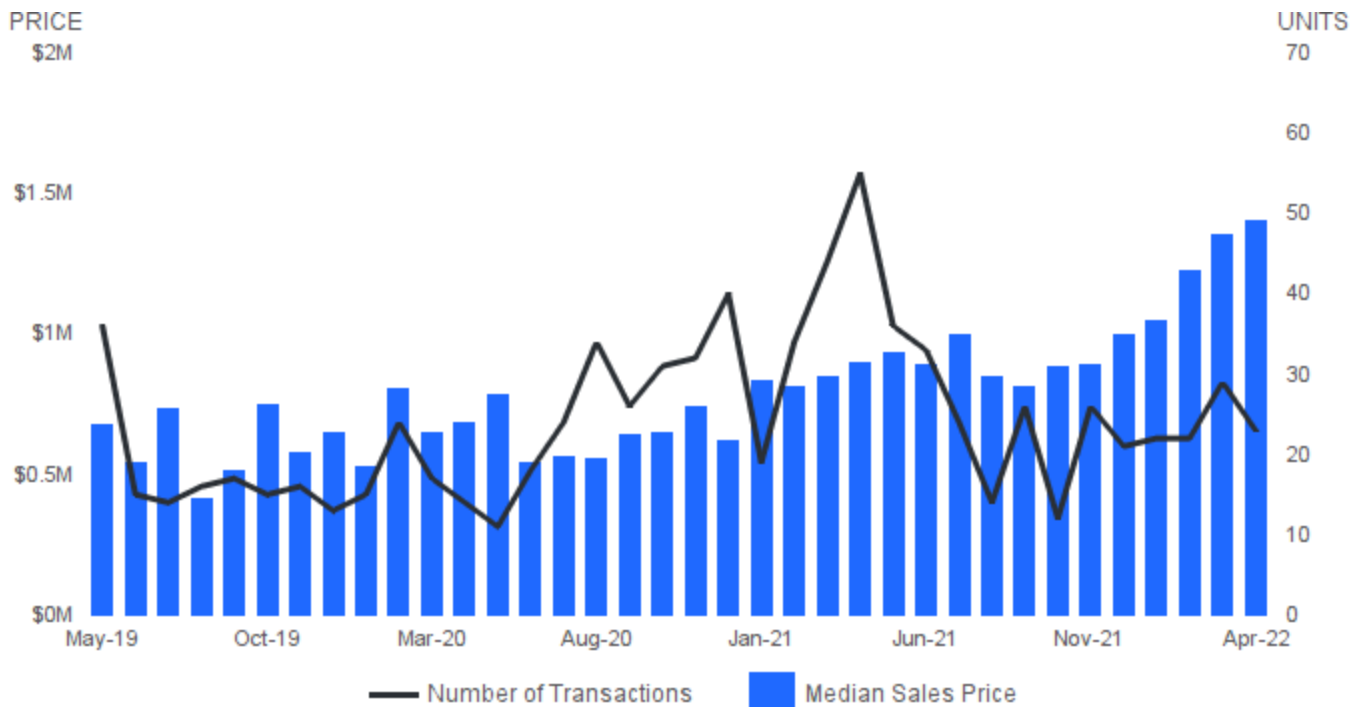


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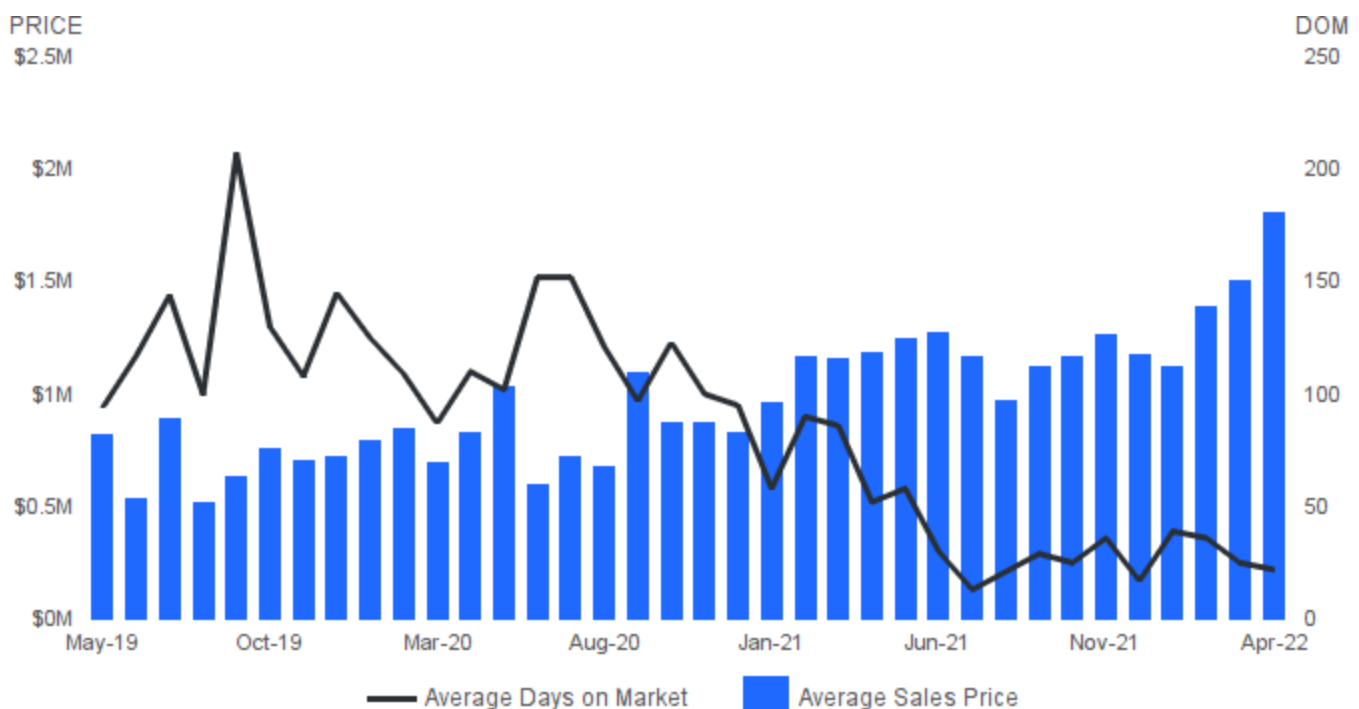


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

April 2022 | Condo/Townhouse ?

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

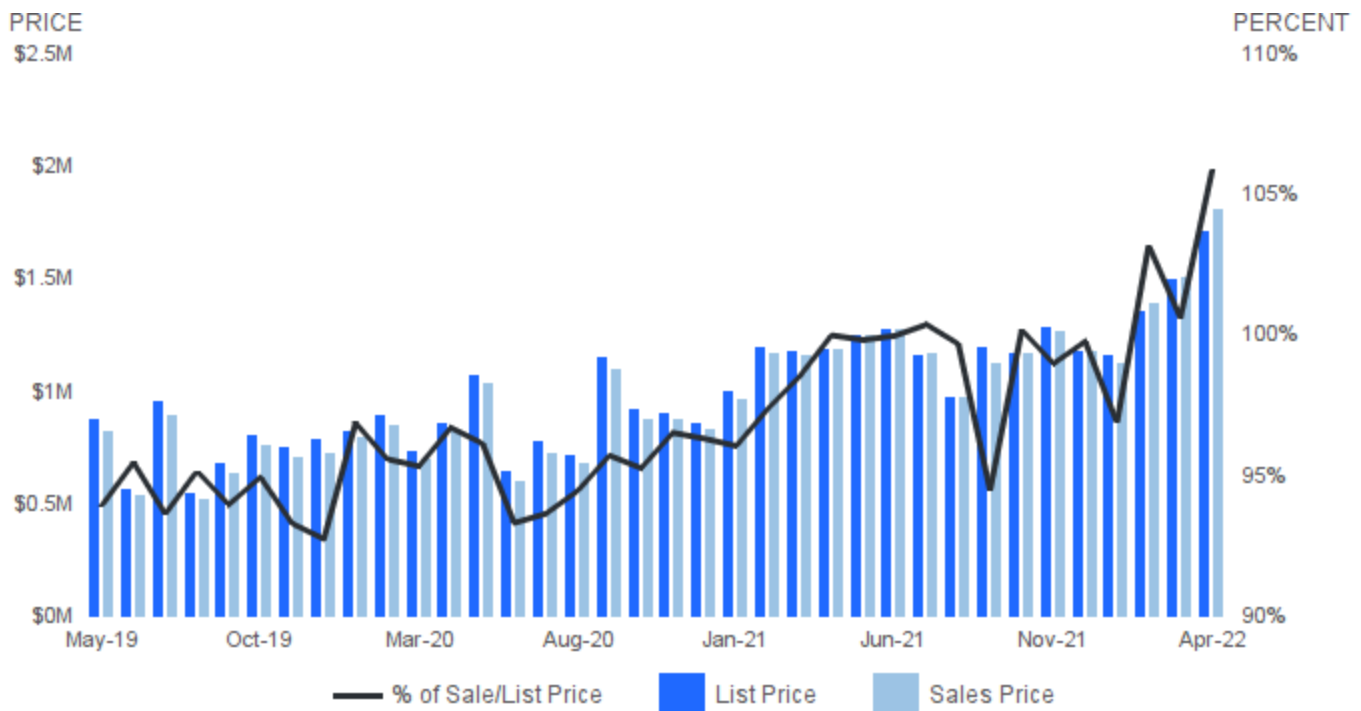
**Average Days on Market** | Average days on market for all properties sold.



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

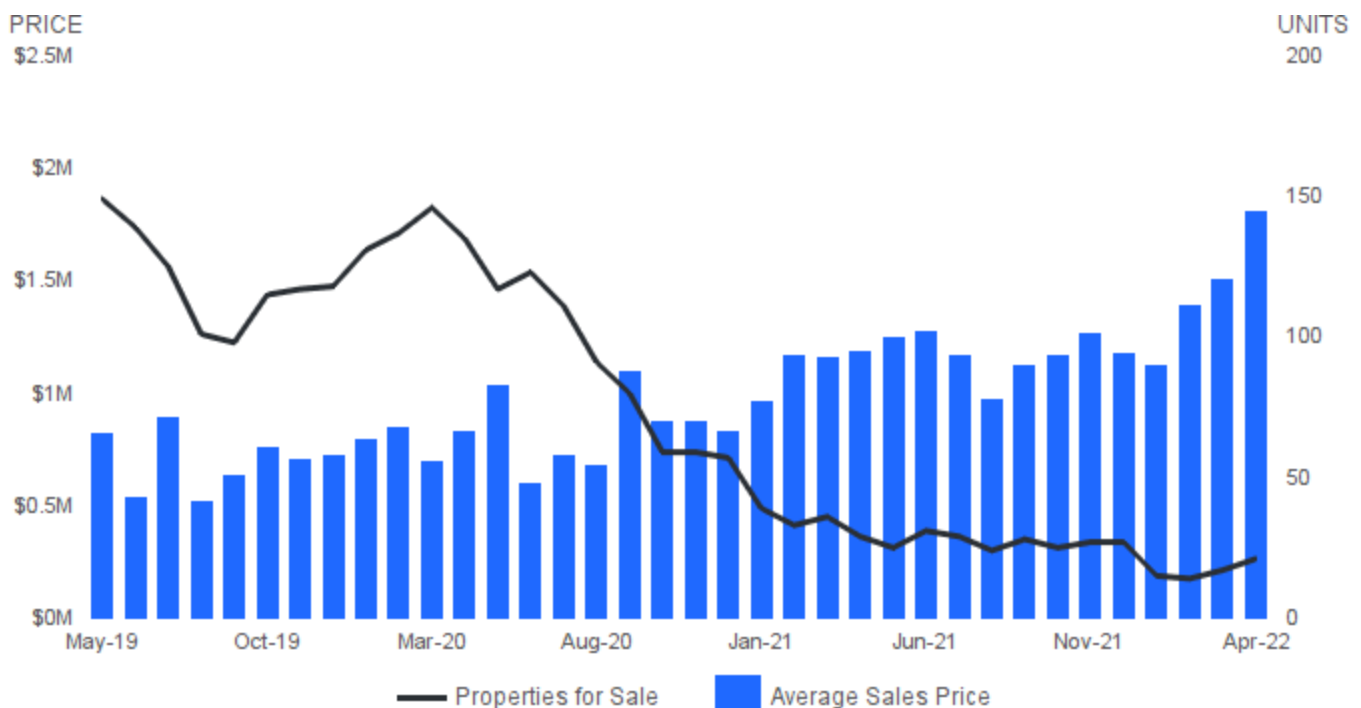


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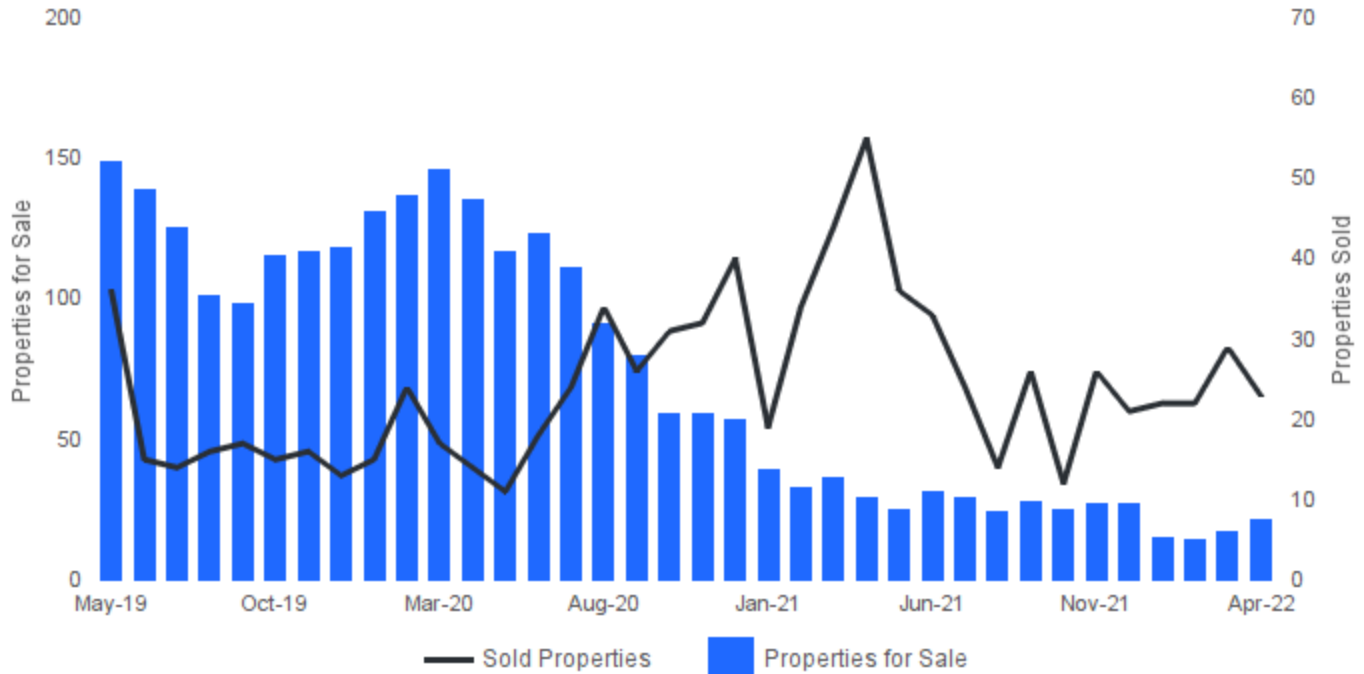


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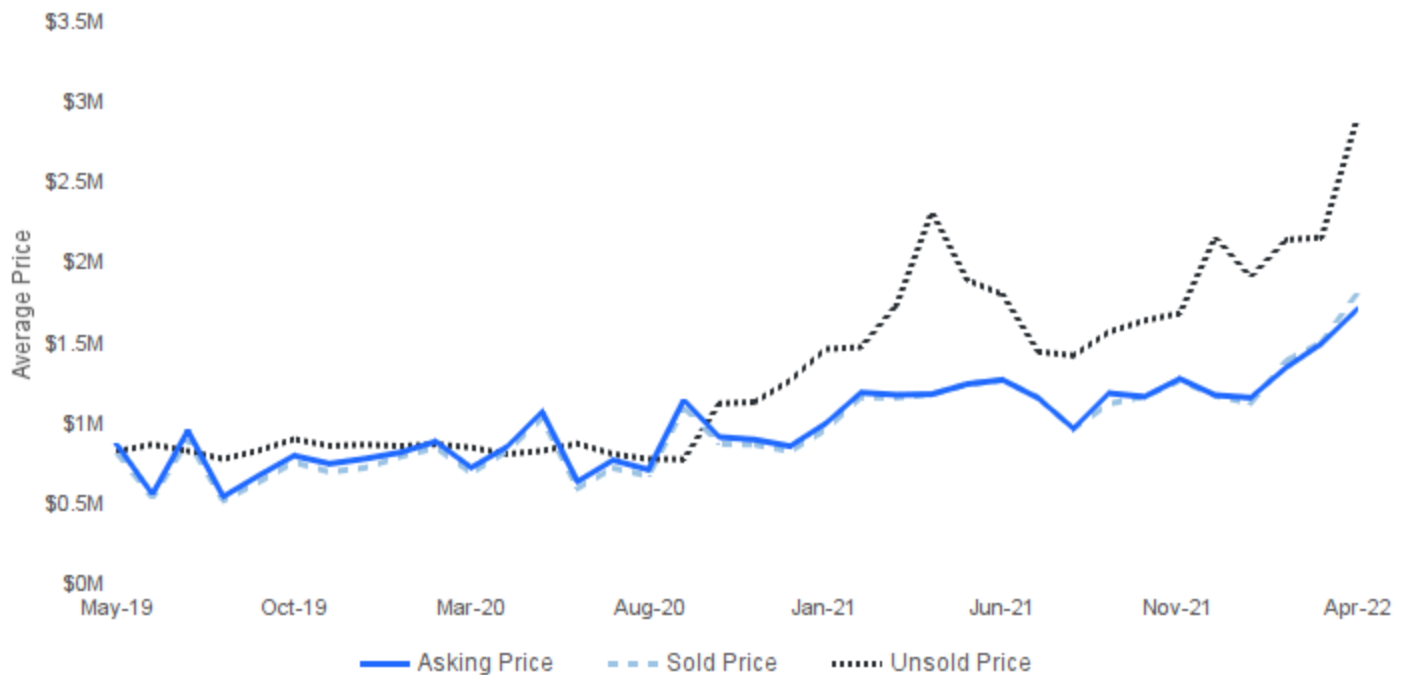
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Months  
2



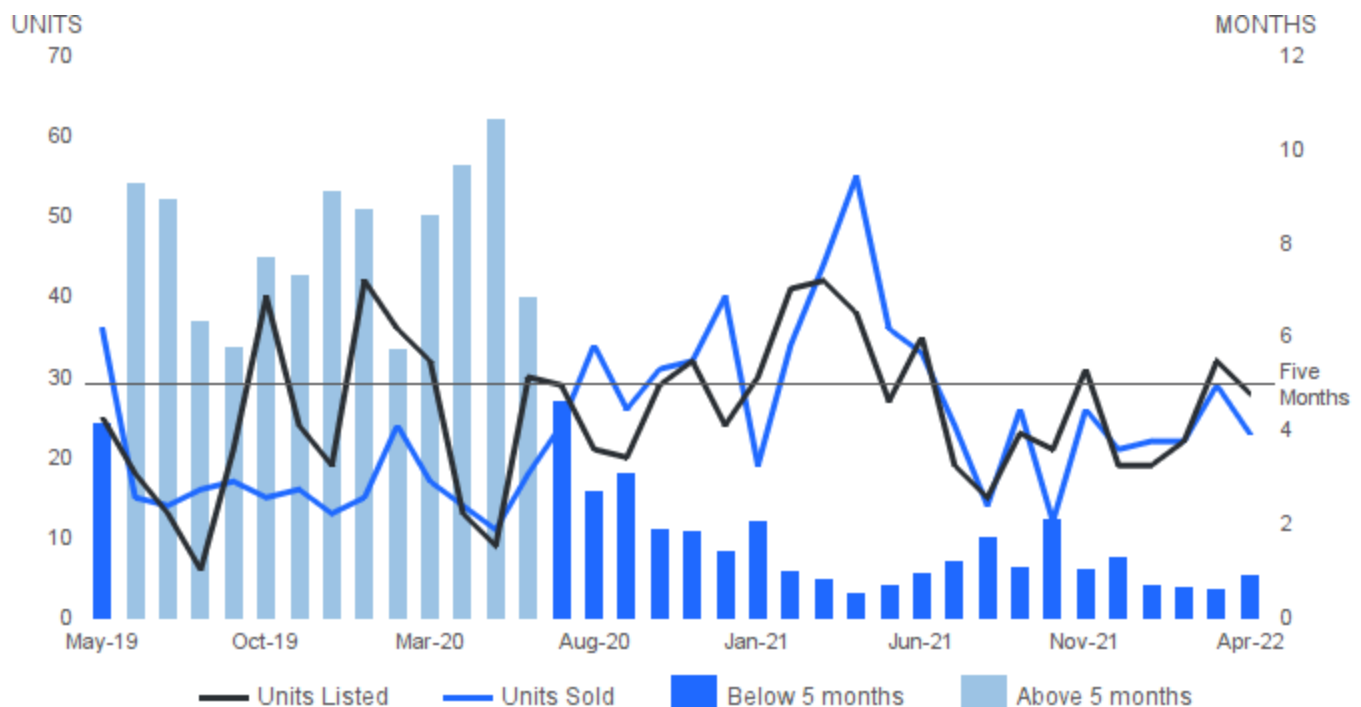
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**Units Sold** | Number of properties sold.



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