

# Zip Code: 34236



**Bruce Myer**  
Sales Associate  
(941) 387-1847  
<http://www.floridamoves.com/Bruce.Myer>  
[Dottie@drassociates.net](mailto:Dottie@drassociates.net)

Price Range: 0 to 999999999 | Properties: Condo

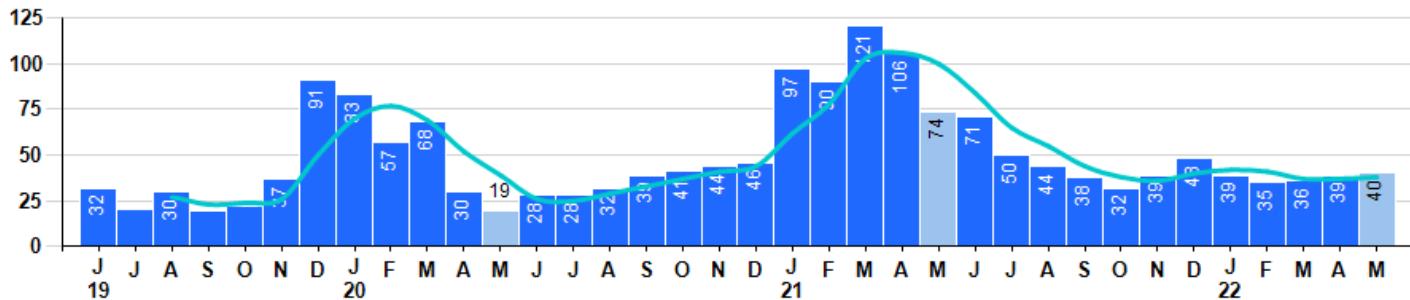
Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$2,095,000	↓		↑				
Average List Price of all Current Listings	\$2,605,728	↑		↑				
May Median Sales Price	\$840,000	↓	↑	↑	↑	\$850,000	↑	↑
May Average Sales Price	\$1,179,471	↓	↓	↓	↓	\$1,413,305	↓	↔
Total Properties Currently for Sale (Inventory)	93	↑		↓				
May Number of Properties Sold	40	↑		↓		189	↓	
May Average Days on Market (Solds)	14	↓	↓	↓	↓	31	↓	↓
Asking Price per Square Foot (based on New Listings)	\$965	↑	↑	↑	↑	\$839	↑	↑
May Sold Price per Square Foot	\$721	↓	↑	↑	↑	\$727	↑	↑
May Month's Supply of Inventory	2.3	↑	↑	↑	↑	2.1	↑	↑
May Sale Price vs List Price Ratio	99.8%	↑	↓	↑	↑	99.9%	↑	↑

\* 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 40, down -45.9% from 74 in May of 2021 and 2.6% higher than the 39 sales last month. May 2022 sales were at a mid level compared to May of 2021 and 2020. May YTD sales of 189 are running -61.3% behind last year's year-to-date sales of 488.

— 3 Mos Avg

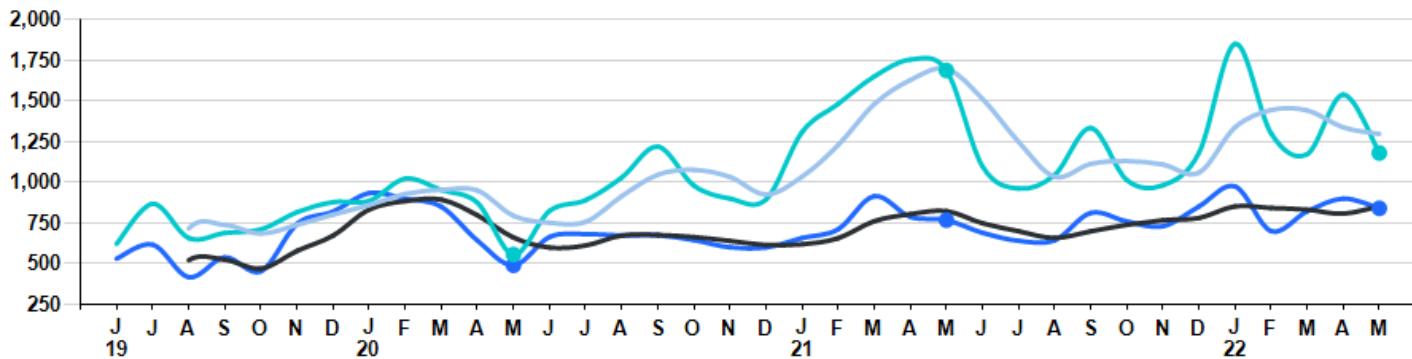


## Prices

The Median Sales Price in May was \$840,000, up 9.4% from \$767,500 in May of 2021 and down -6.7% from \$900,000 last month. The Average Sales Price in May was \$1,179,471, down -30.1% from \$1,686,966 in May of 2021 and down -23.4% from \$1,538,949 last month. May 2022 ASP was at a mid range compared to May of 2021 and 2020.

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 6/1/2019 through 5/31/2022. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Realty 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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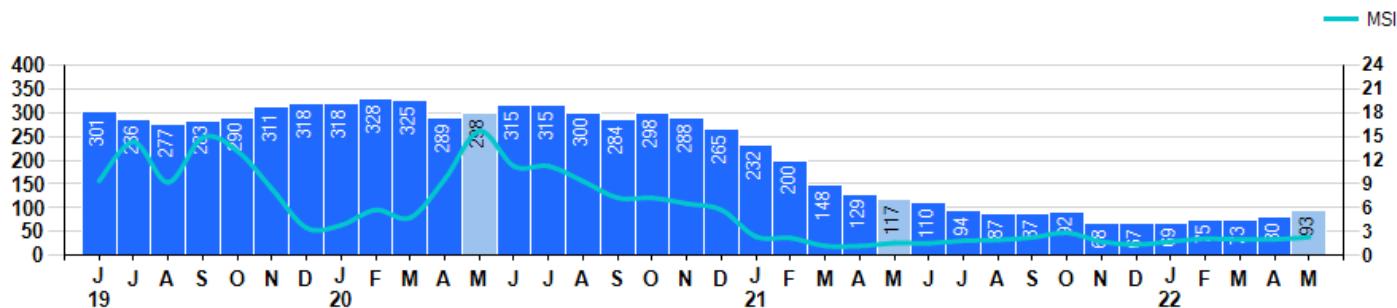
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## Inventory & MSI

The Total Inventory of Properties available for sale as of May was 93, up 16.3% from 80 last month and down -20.5% from 117 in May of last year. May 2022 Inventory was at the lowest level compared to May of 2021 and 2020.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2022 MSI of 2.3 months was at a mid range compared with May of 2021 and 2020.

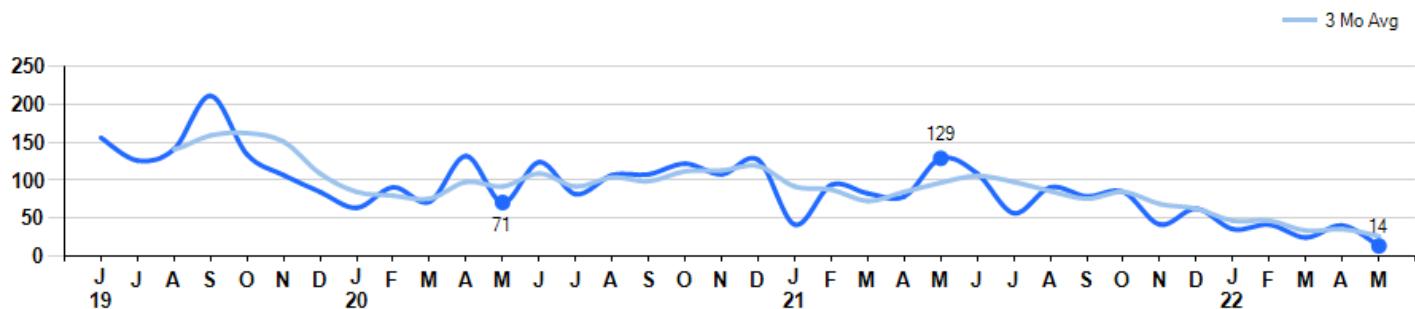
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



## 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 14, down -65.9% from 41 days last month and down -89.1% from 129 days in May of last year. The May 2022 DOM was at its lowest level compared with May of 2021 and 2020.

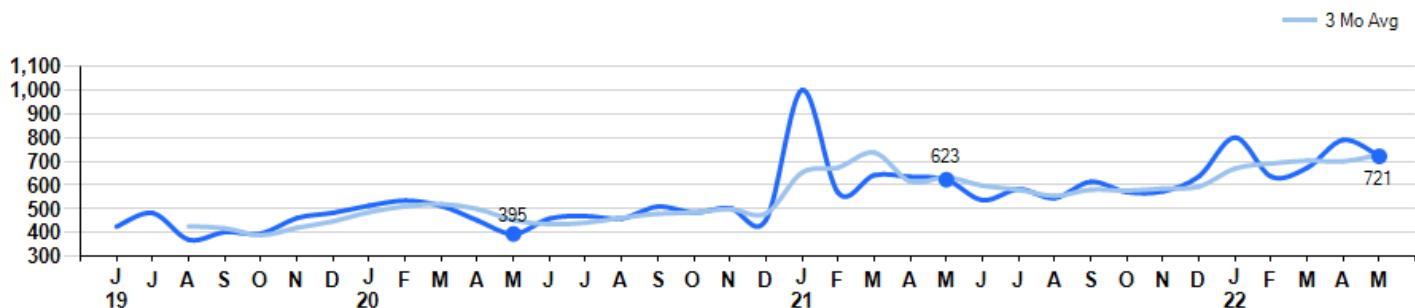
Average Days on Market(Listing to Contract) for properties sold during the month



## 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 2022 Selling Price per Square Foot of \$721 was down -8.7% from \$790 last month and up 15.7% from \$623 in May of last year.

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



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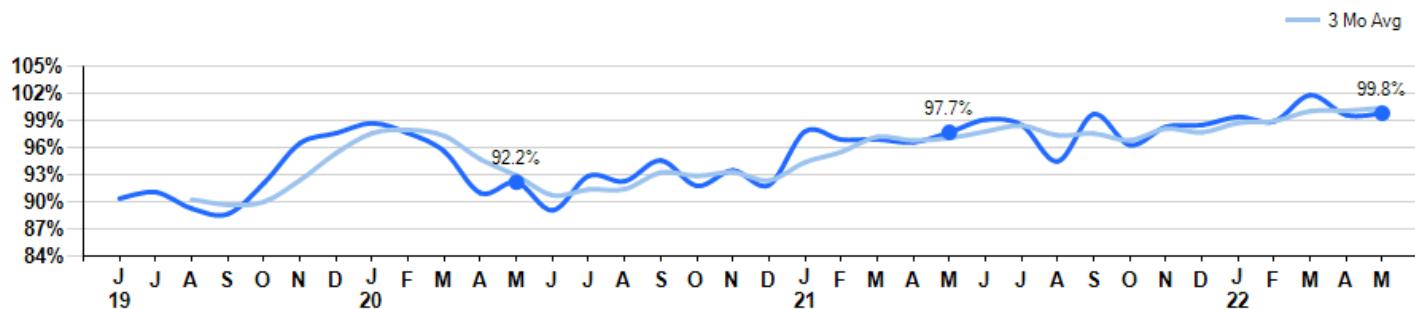


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## Selling Price vs Listing Price

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 2022 Selling Price vs List Price of 99.8% was up from 99.6% last month and up from 97.7% in May of last year.

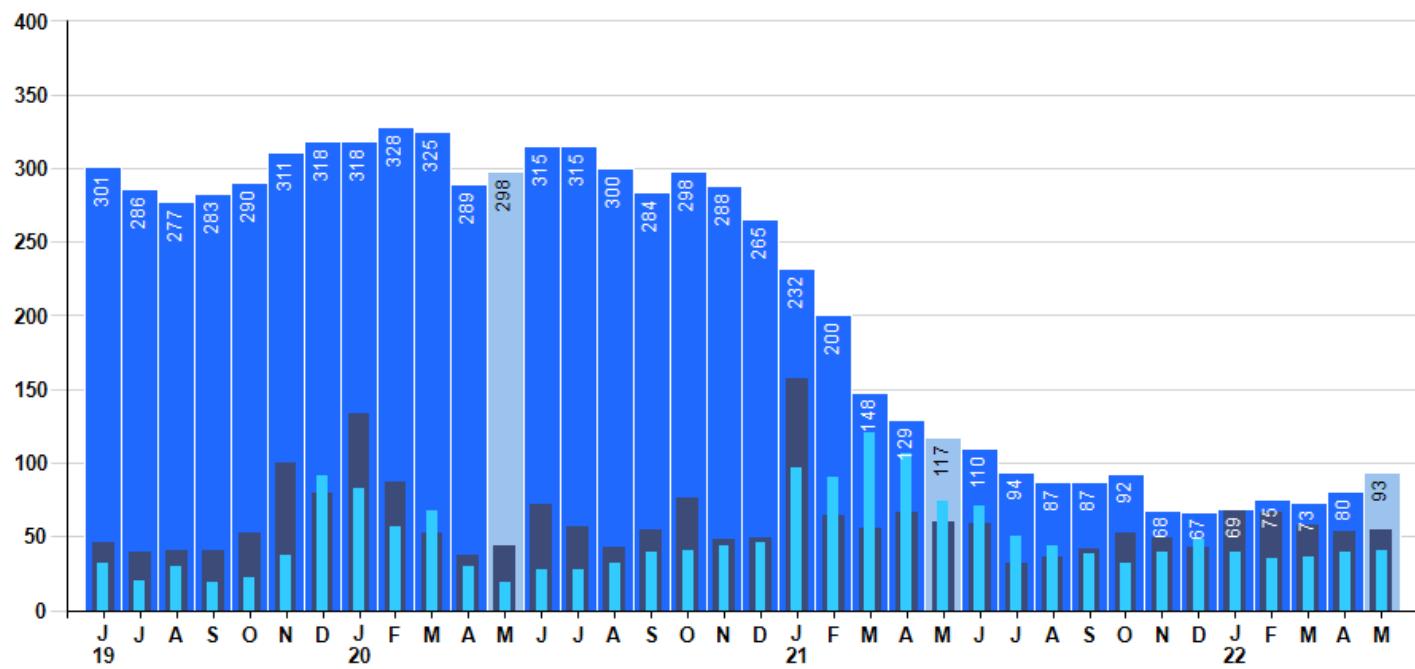
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## 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 2022 was 55, up 1.9% from 54 last month and down -8.3% from 60 in May of last year.

■ Inventory ■ New Listings ■ Sold





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Homes Sold	32	20	30	19	22	37	91	83	57	68	30	19	28	28	32	39	41	44	46	97	90	121	106	74	71	50	44	38	32	39	48	39	35	36	39	40
3 Mo. Roll Avg			27	23	24	26	50	70	77	69	52	39	26	25	29	33	37	41	44	62	78	103	106	100	84	65	55	44	38	36	40	42	41	37	37	38

	J 19	J	A	S	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M
MedianSalePrice	531	618	417	539	454	745	820	934	899	850	643	490	665	682	673	675	645	601	600	658	712	915	788	768	690	641	644	812	760	730	852	975	700	822	900	840
3 Mo. Roll Avg			522	525	470	579	673	833	884	894	797	661	599	612	673	677	664	640	615	620	657	762	805	823	748	700	658	699	739	767	781	852	842	832	807	854

	J 19	J	A	S	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M
Inventory	301	286	277	283	290	311	318	318	328	325	289	298	315	315	300	284	298	288	265	232	200	148	129	117	110	94	87	87	92	68	67	69	75	73	80	93
MSI	9	14	9	15	13	8	3	4	6	5	10	16	11	11	9	7	7	7	6	2	2	1	1	2	2	2	3	2	1	2	2	2	2			

	J 19	J	A	S	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M
Days On Market	156	126	141	211	134	107	85	64	91	72	132	71	124	82	107	108	122	108	127	42	94	83	79	129	109	57	91	79	85	42	63	36	42	25	41	14
3 Mo. Roll Avg			141	159	162	151	109	85	80	76	98	92	109	92	104	99	112	113	119	92	88	73	85	97	106	98	86	76	85	69	63	47	47	34	36	27

	J 19	J	A	S	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M
Price per Sq Ft	426	483	371	403	397	462	484	514	535	513	452	395	460	470	460	510	485	504	454	1,000	568	642	635	623	537	583	546	614	571	574	637	800	636	673	790	721
3 Mo. Roll Avg			427	419	390	421	448	487	511	521	500	453	436	442	463	480	485	500	481	653	674	737	615	633	598	581	555	581	577	586	594	670	691	703	700	728

	J 19	J	A	S	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M
Sale to List Price	0.904	0.911	0.893	0.887	0.921	0.965	0.976	0.987	0.976	0.956	0.910	0.922	0.891	0.929	0.923	0.946	0.918	0.935	0.919	0.978	0.969	0.969	0.966	0.977	0.991	0.985	0.945	0.997	0.963	0.983	0.985	0.994	0.989	1.018	0.996	0.998
3 Mo. Roll Avg			0.903	0.897	0.900	0.924	0.954	0.976	0.980	0.973	0.947	0.929	0.908	0.914	0.914	0.933	0.929	0.933	0.924	0.944	0.955	0.972	0.968	0.971	0.978	0.984	0.974	0.976	0.968	0.981	0.977	0.987	0.989	1.000	1.001	1.004

	J 19	J	A	S	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M
New Listings	46	39	41	41	52	100	79	133	87	52	37	44	72	57	43	55	76	48	49	157	64	56	66	60	59	32	36	42	52	49	43	68	67	58	54	55
Inventory	301	286	277	283	290	311	318	318	328	325	289	298	315	315	300	284	298	288	265	232	200	148	129	117	110	94	87	92	68	67	69	75	73	80	93	
Sales	32	20	30	19	22	37	91	83	57	68	30	19	28	28	32	39	41	44	46	97	90	121	106	74	71	50	44	38	32	39	48	39	35	36	39	40

	J 19	J	A	S	O	N	D	J 20	F	M	A	M	J	J	A	S	O	N	D	J 21	F	M	A	M	J	J	A	S	O	N	D	J 22	F	M	A	M
Avg Sale Price	623	868	657	689	710	817	878	886	1,023	953	874	557	825	890	1,029	1,220	980	900	895	1,309	1,482	1,650	1,753	1,687	1,097	961	1,045	1,333	1,014	982	1,181	1,851	1,300	1,173	1,539	1,179
3 Mo. Roll Avg			716	738	686	739	802	860	929	954	950	795	752	757	915	1,046	1,076	1,033	925	1,035	1,228	1,480	1,628	1,697	1,513	1,249	1,035	1,113	1,131	1,110	1,059	1,338	1,444	1,441	1,337	1,297