



AREA REPORT

OCTOBER 2019 | 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.

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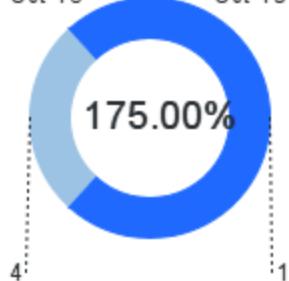
LONGBOAT KEY | October 2019

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

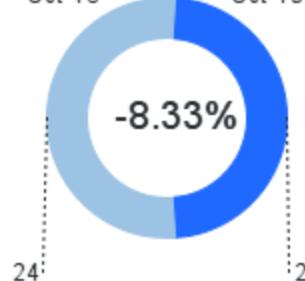
NUMBER OF SALES

Oct '18 Oct '19



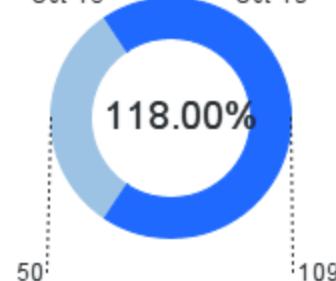
NEW LISTINGS

Oct '18 Oct '19



AVERAGE DOM

Oct '18 Oct '19



-26.98%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

-17.29%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-28.65%

MEDIAN LIST PRICE
CONDO/TOWNHOUSE

-16.62%

AVERAGE LIST PRICE
CONDO/TOWNHOUSE

Oct '18 Oct '19

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

October 2019 | Condo/Townhouse [?](#)

	Month to Date			Year to Date		
	October 2019	October 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	22	24	-8.33% ⬇️	185	201	-7.96% ⬇️
Sold Listings	11	4	175% ⬆️	123	135	-8.89% ⬇️
Median Listing Price	\$401,000	\$562,000	-28.65% ⬇️	\$401,000	\$414,900	-3.35% ⬇️
Median Selling Price	\$392,000	\$536,875	-26.98% ⬇️	\$398,000	\$399,900	-0.48% ⬇️
Median Days on Market	95	33	187.88% ⬆️	76	64	18.75% ⬆️
Average Listing Price	\$451,090	\$541,000	-16.62% ⬇️	\$499,571	\$456,339	9.47% ⬆️
Average Selling Price	\$430,870	\$520,937	-17.29% ⬇️	\$473,986	\$435,908	8.74% ⬆️
Average Days on Market	109	50	118% ⬆️	107	117	-8.55% ⬇️
List/Sell Price Ratio	95.8%	96.3%	-0.45% ⬇️	95.1%	95.3%	-0.21% ⬇️

SOLD AND NEW PROPERTIES (UNITS)

October 2019 | 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

October 2019 | 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

October 2019 | 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

October 2019 | 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

October 2019 | 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.

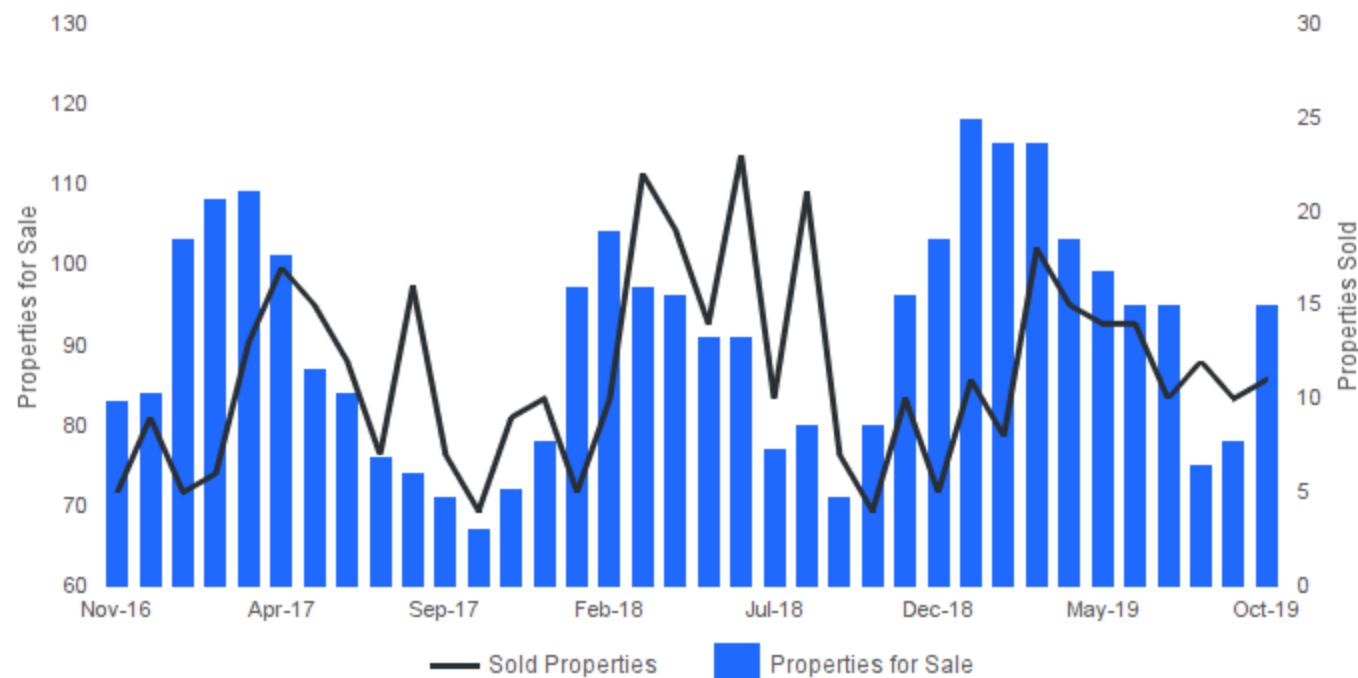


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2019 | Condo/Townhouse ?

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

Sold Properties | Number of properties sold.



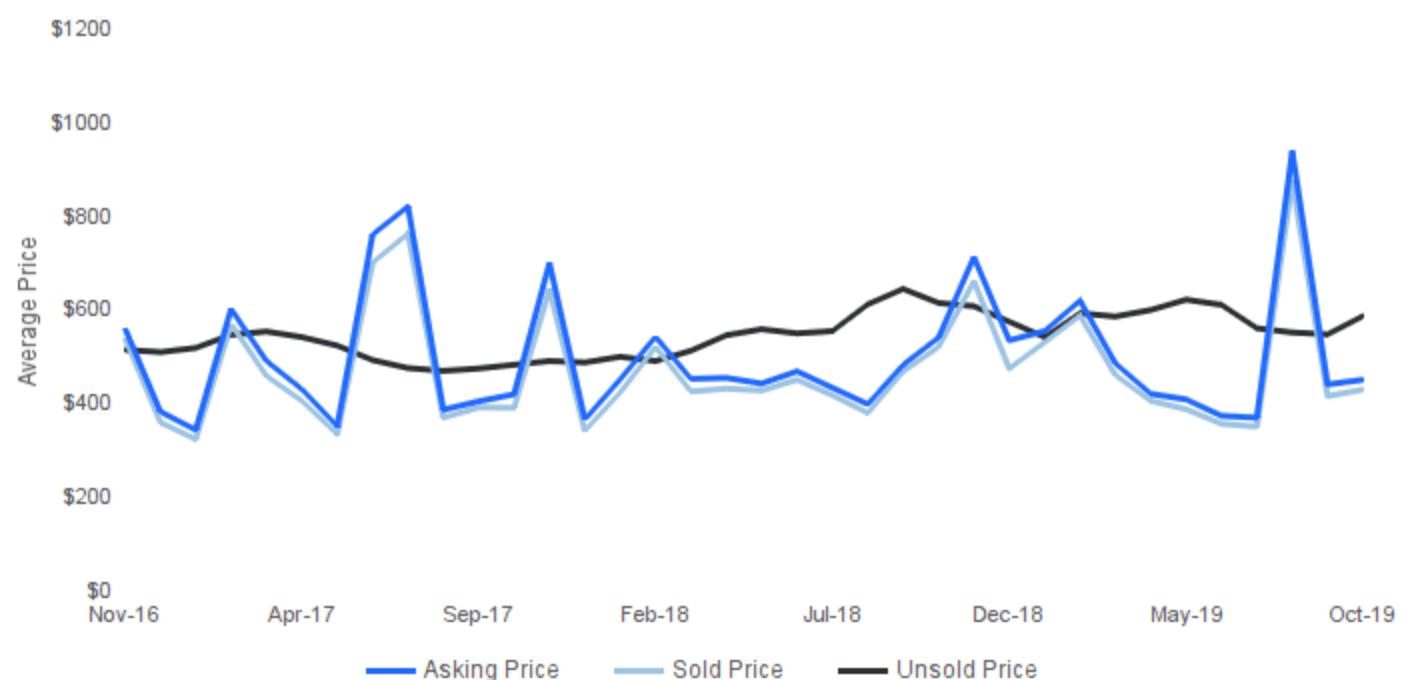
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2019 | Condo/Townhouse ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

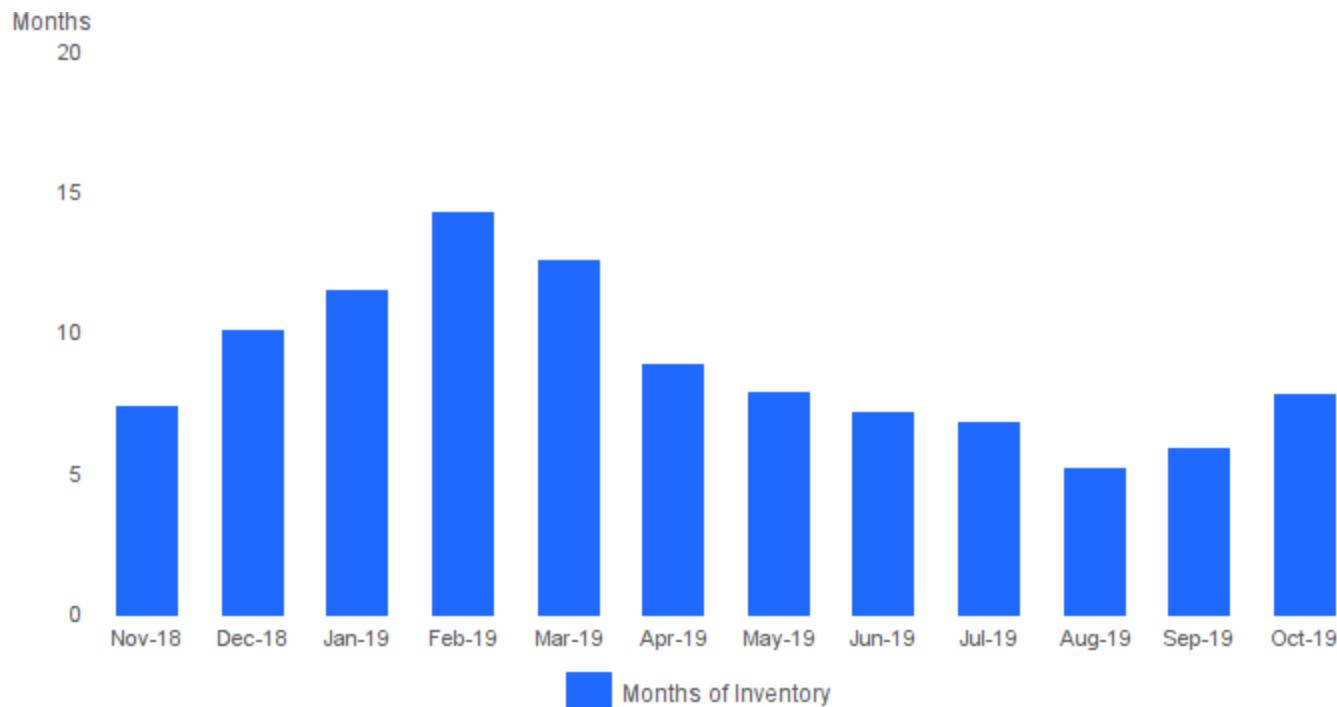
Sold Price | the average selling price



ABSORPTION RATE

October 2019 | 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.



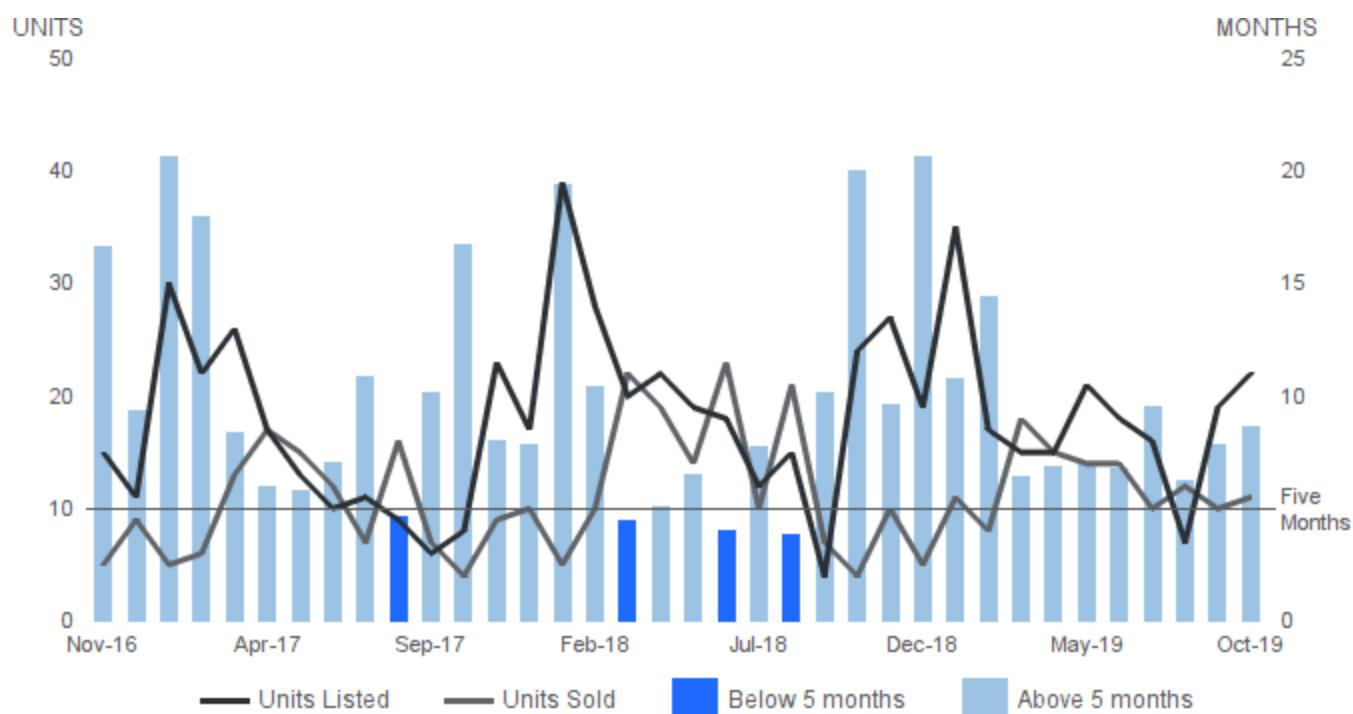
MONTHS SUPPLY OF INVENTORY

October 2019 | 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.

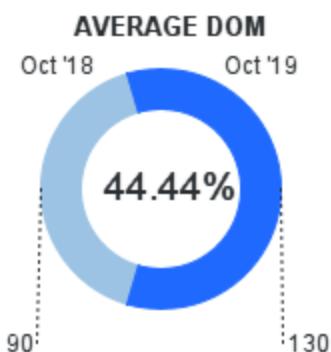
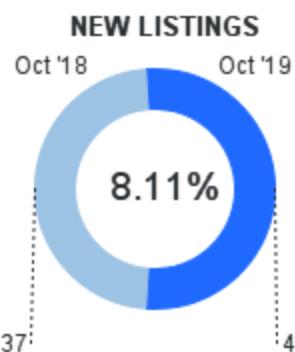
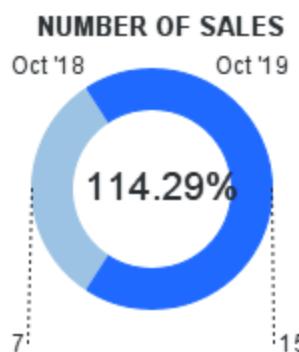
Units Sold | Number of properties sold.



LONGBOAT KEY | October 2019

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



79.19%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

52.50%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

78.16%

MEDIAN LIST PRICE
CONDO/TOWNHOUSE

57.51%

AVERAGE LIST PRICE
CONDO/TOWNHOUSE

Oct '18 Oct '19

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LONGBOAT KEY

FULL MARKET SUMMARY

October 2019 | Condo/Townhouse [?](#)

	Month to Date			Year to Date		
	October 2019	October 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	40	37	8.11% ↑	268	279	-3.94% ↓
Sold Listings	15	7	114.29% ↑	201	210	-4.29% ↓
Median Listing Price	\$775,000	\$435,000	78.16% ↑	\$649,000	\$695,000	-6.62% ↓
Median Selling Price	\$749,000	\$418,000	79.19% ↑	\$612,000	\$668,500	-8.45% ↓
Median Days on Market	93	14	564.29% ↑	78	65	20% ↑
Average Listing Price	\$799,000	\$507,285	57.51% ↑	\$835,833	\$916,592	-8.81% ↓
Average Selling Price	\$758,566	\$497,428	52.5% ↑	\$787,710	\$864,547	-8.89% ↓
Average Days on Market	130	90	44.44% ↑	129	125	3.2% ↑
List/Sell Price Ratio	94.5%	97.9%	-3.4% ↓	94.6%	95%	-0.43% ↓

SOLD AND NEW PROPERTIES (UNITS)

October 2019 | Condo/Townhouse [?](#)

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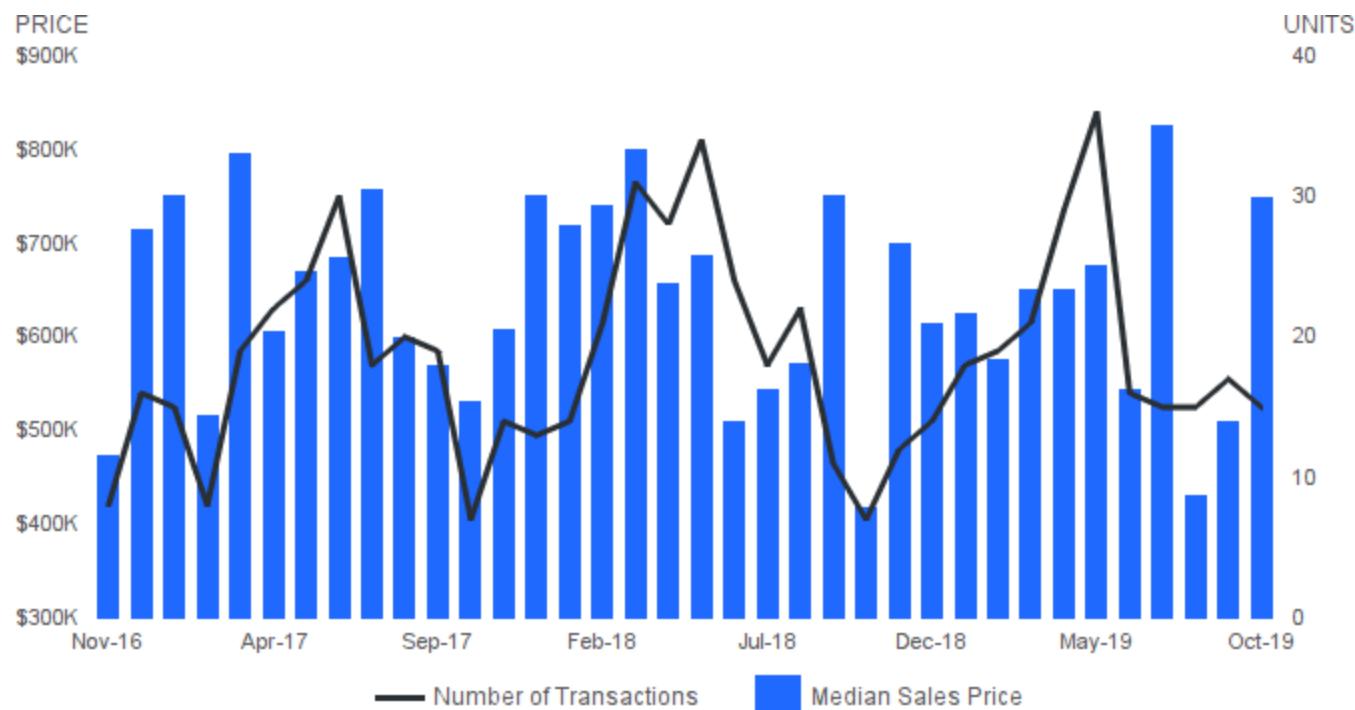
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MEDIAN SALES PRICE AND NUMBER OF SALES

October 2019 | Condo/Townhouse [?](#)

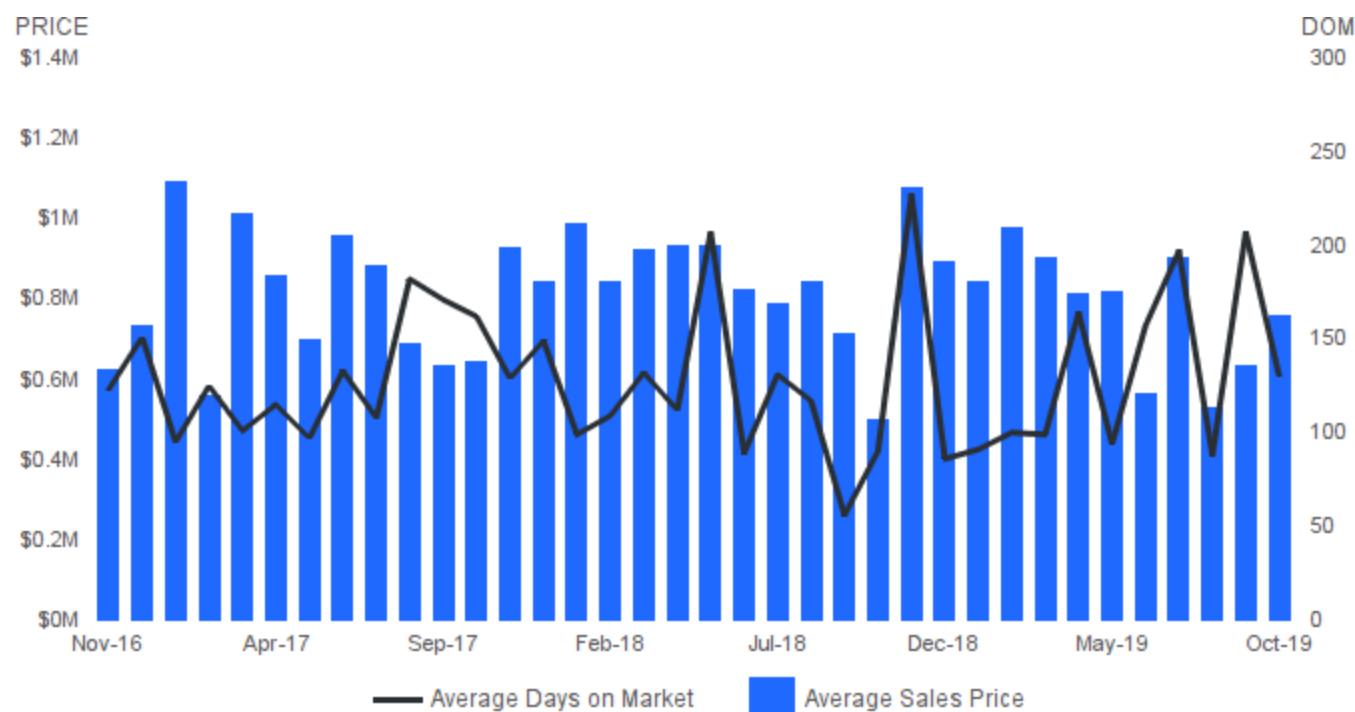
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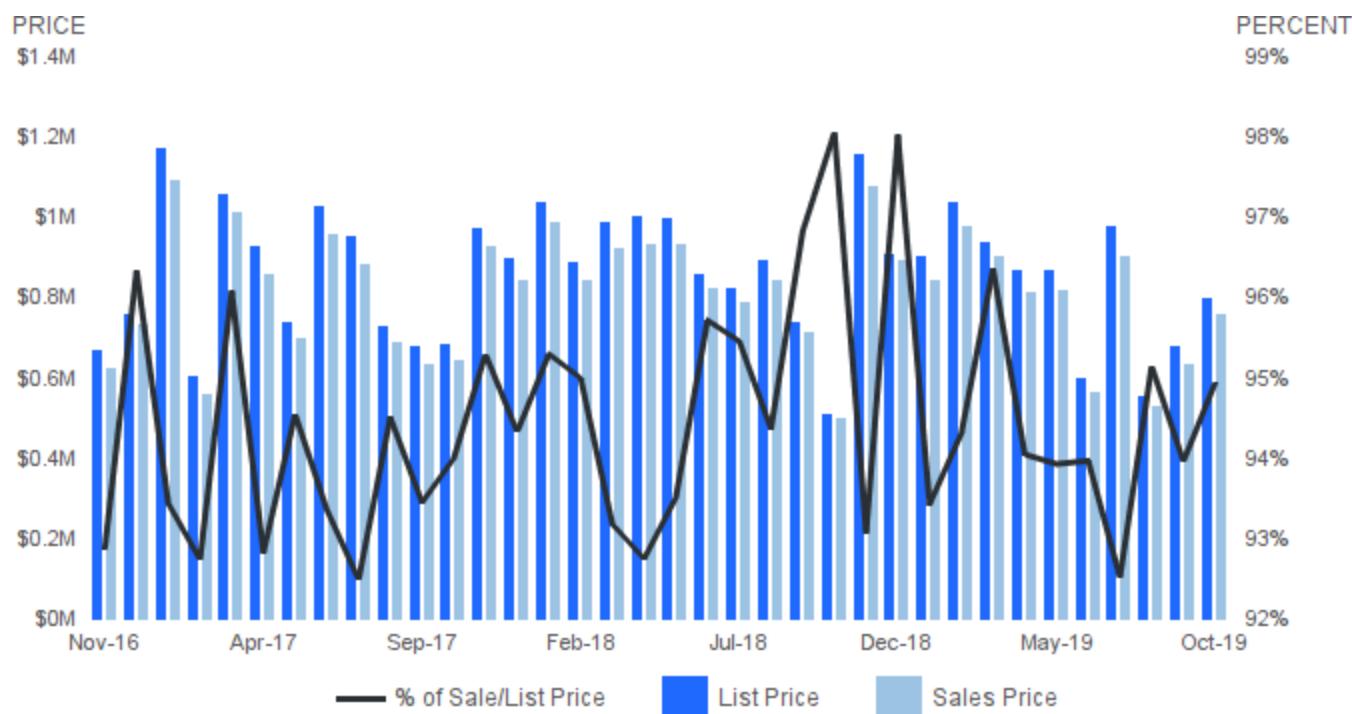
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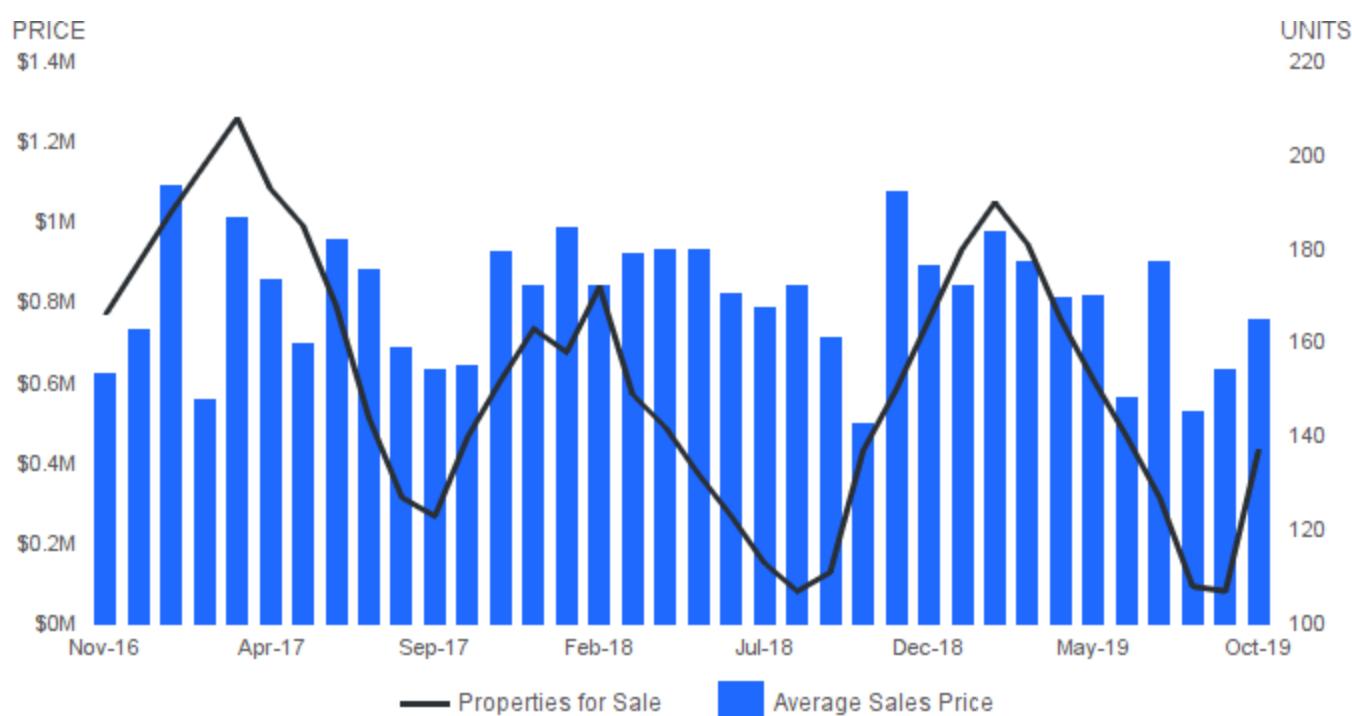


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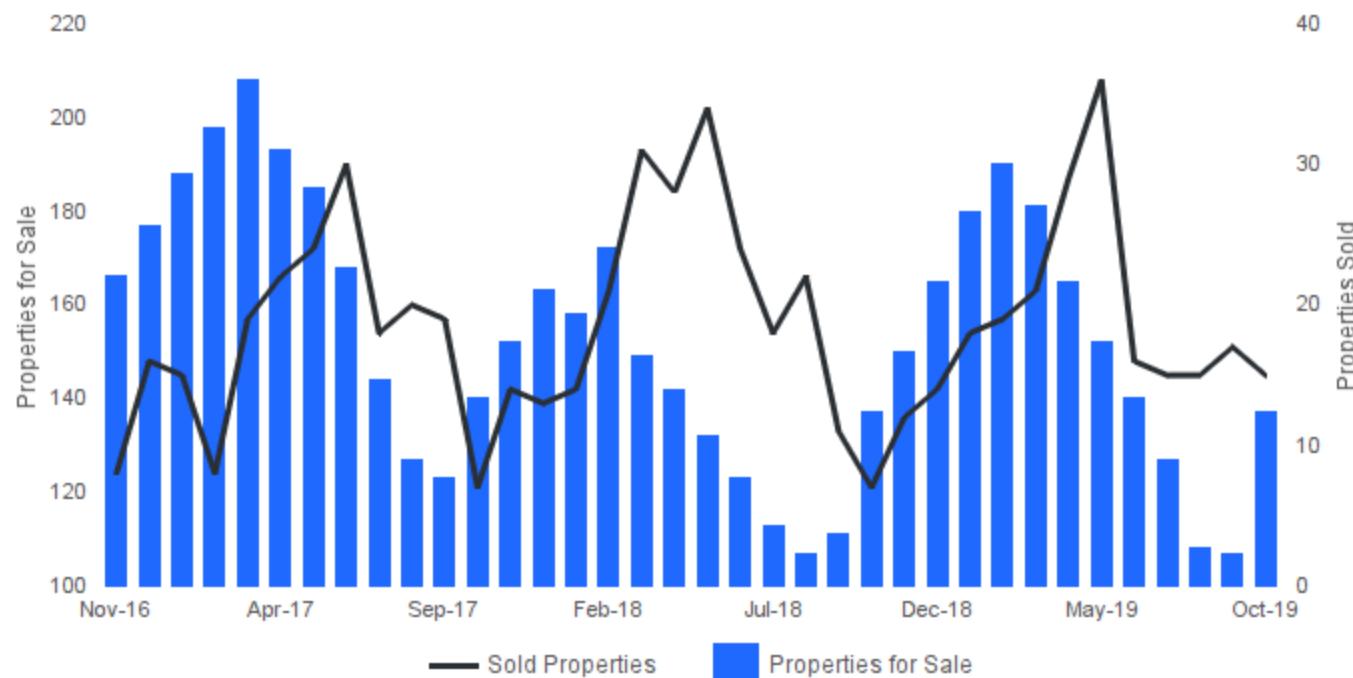


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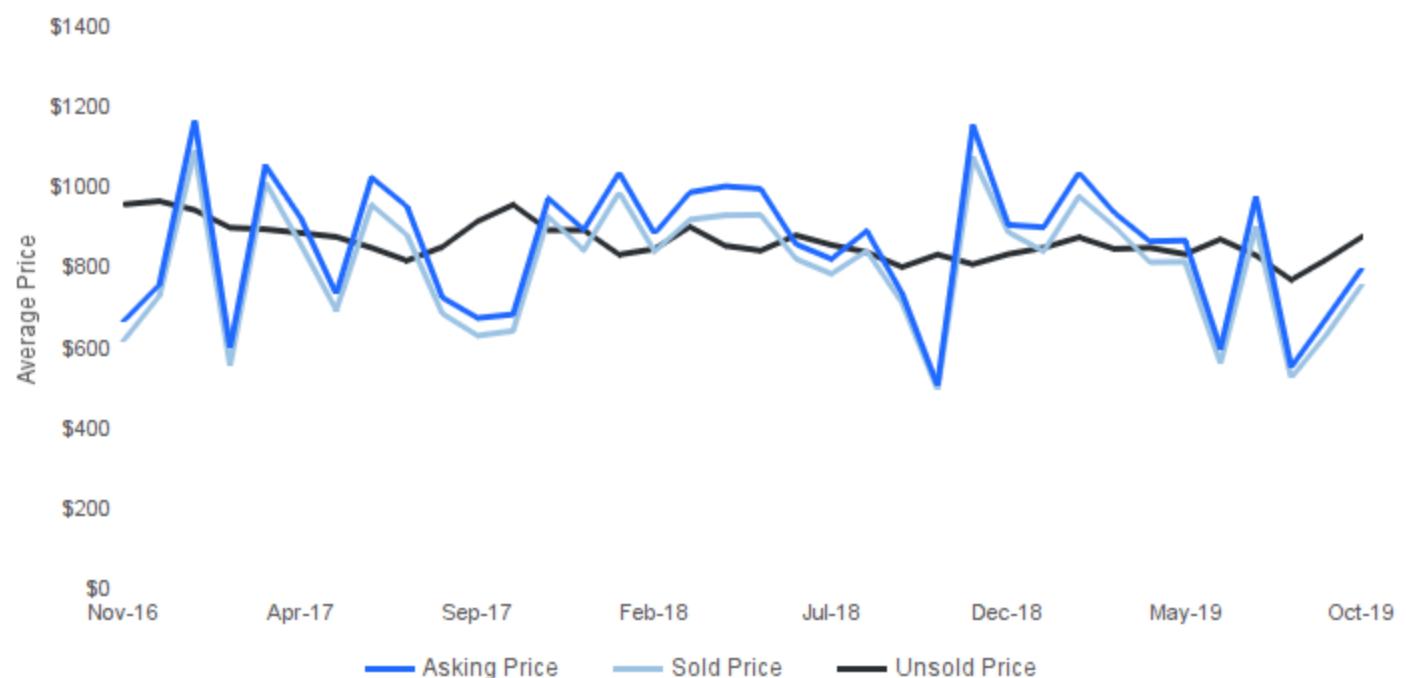
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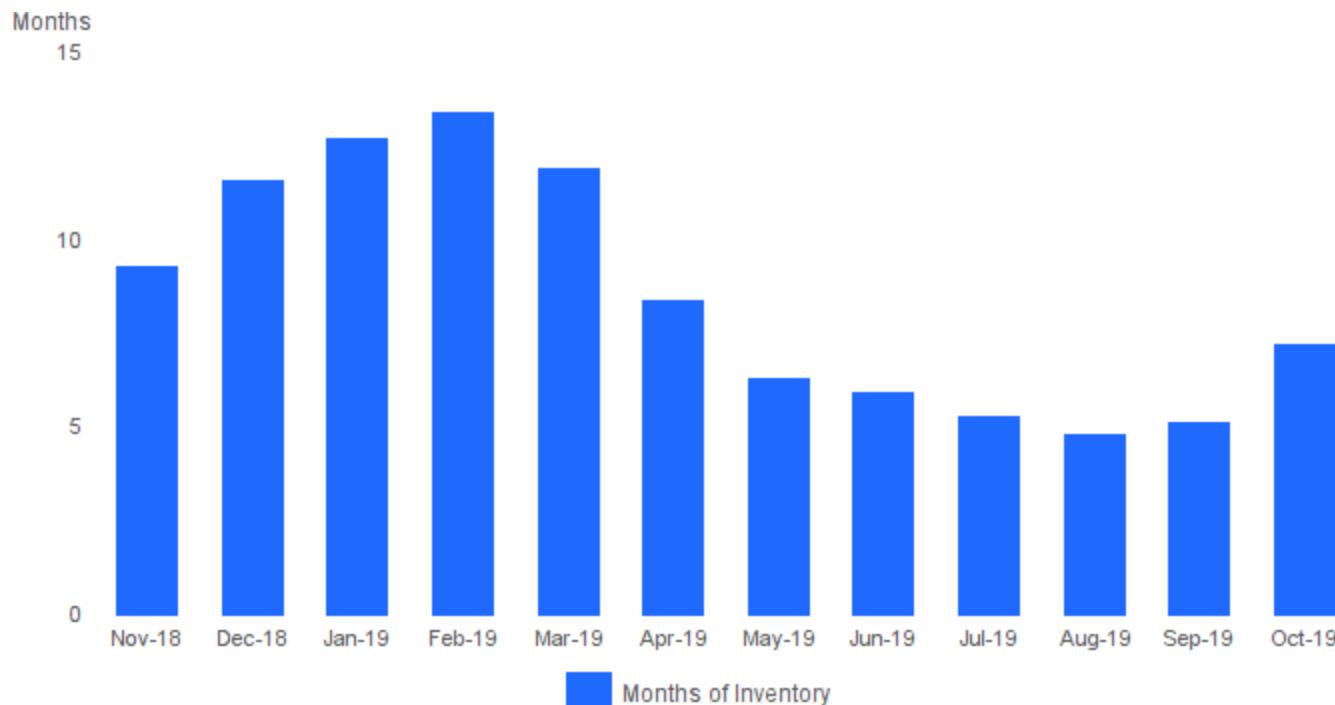
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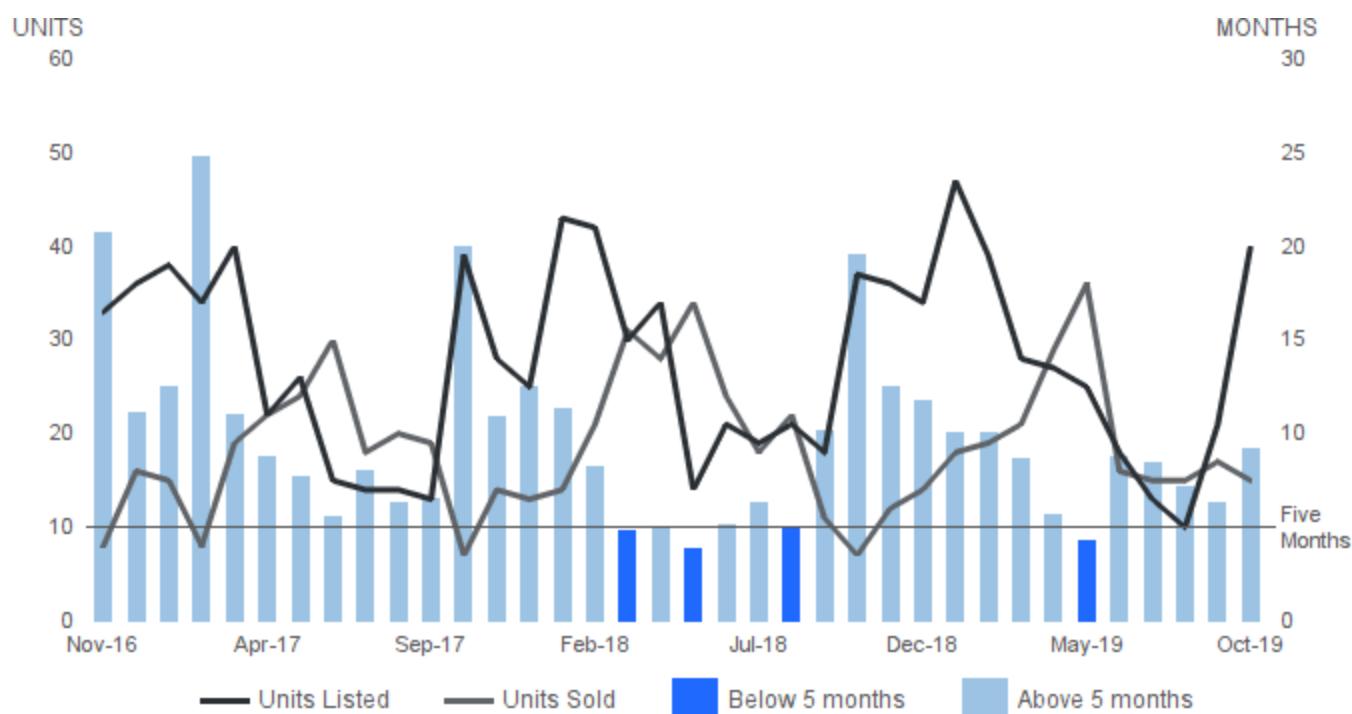
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The statistics presented in the Area Report are compiled based on figures and data generated by [IDC Global](#) and [Datafloat](#) and may not be completely accurate. All information should be independently verified for accuracy. Properties may or 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 Residential Real Estate are independent contractor agents and are not employees of the Company.



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