



AREA REPORT

MAY 2022

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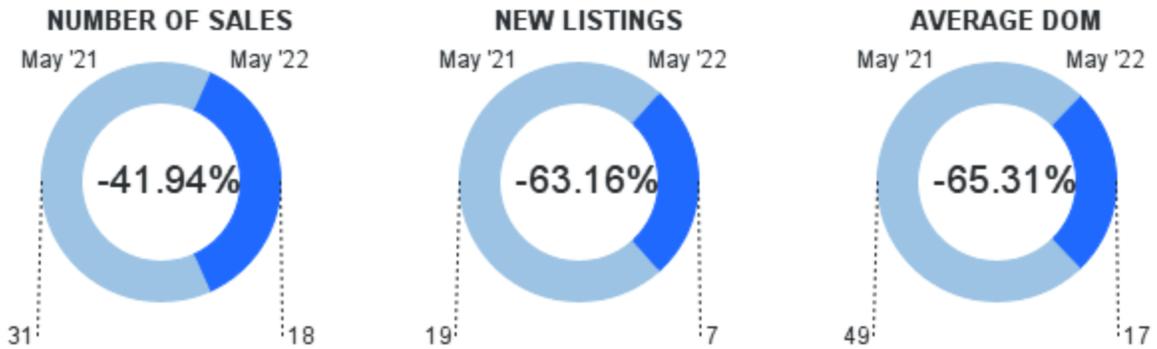


COLDWELL BANKER
REALTY

LONGBOAT KEY | May 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



53.38%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

52.19%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

52.73%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

51.11%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

May '21 May '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

May 2022 | Condo/Townhouse ?

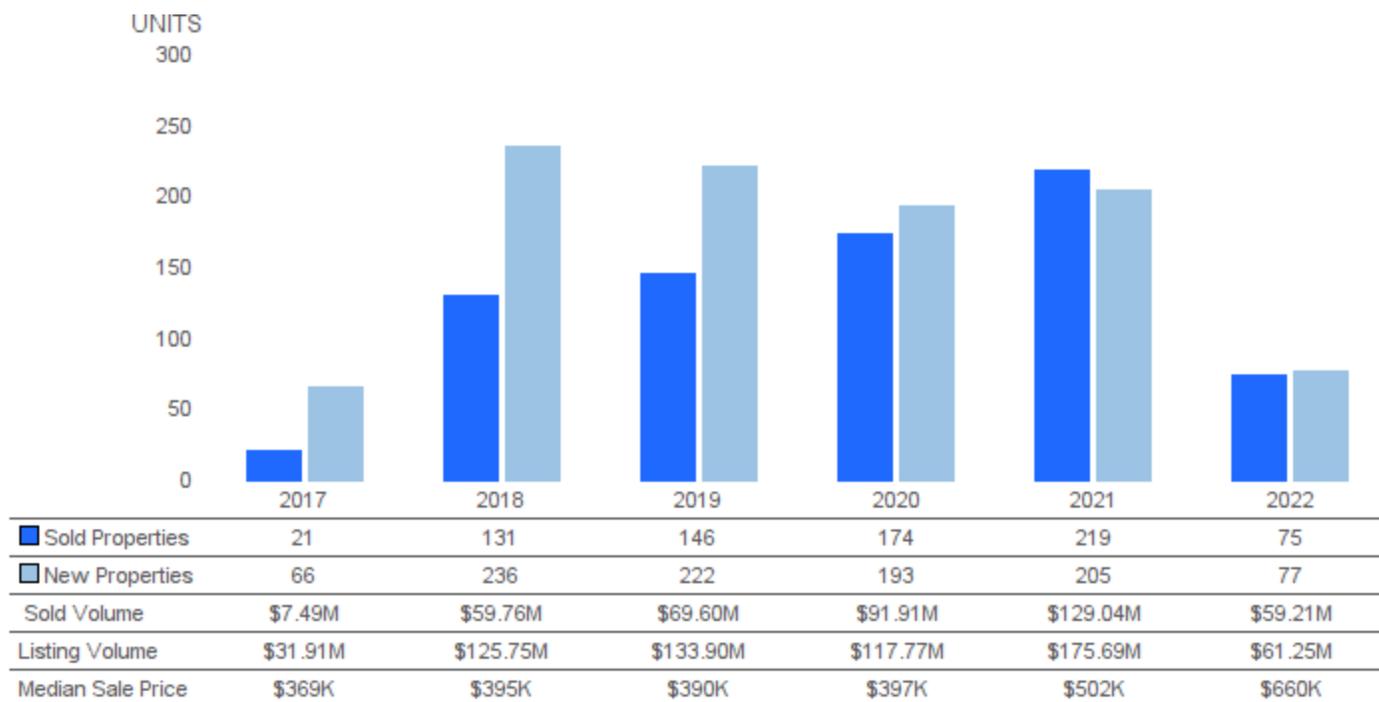
	Month to Date			Year to Date		
	May 2022	May 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	7	19	-63.16% ↓	76	113	-32.74% ↓
Sold Listings	18	31	-41.94% ↓	74	111	-33.33% ↓
Median List Price (Solds)	\$824,000	\$539,500	52.73% ↑	\$675,000	\$475,000	42.11% ↑
Median Sold Price	\$827,500	\$539,500	53.38% ↑	\$667,500	\$465,000	43.55% ↑
Median Days on Market	10	15	-33.33% ↓	6	20	-70% ↓
Average List Price (Solds)	\$902,677	\$597,351	51.11% ↑	\$793,477	\$594,793	33.4% ↑
Average Sold Price	\$895,027	\$588,117	52.19% ↑	\$793,330	\$581,911	36.33% ↑
Average Days on Market	17	49	-65.31% ↓	19	59	-67.8% ↓
List/Sold Price Ratio	100.9%	98%	3.03% ↑	100.5%	97.9%	2.7% ↑

SOLD AND NEW PROPERTIES (UNITS)

May 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

May 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

May 2022 | Condo/Townhouse ?

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

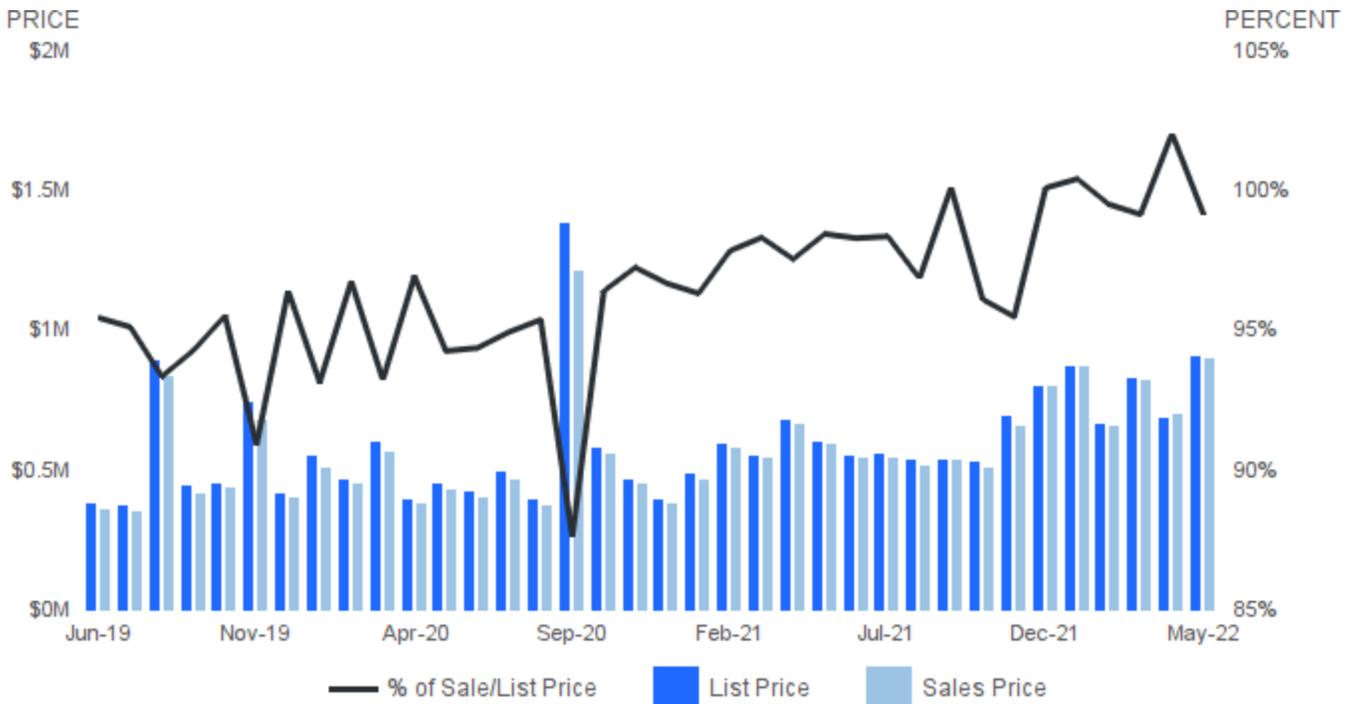
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

May 2022 | Condo/Townhouse ?

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

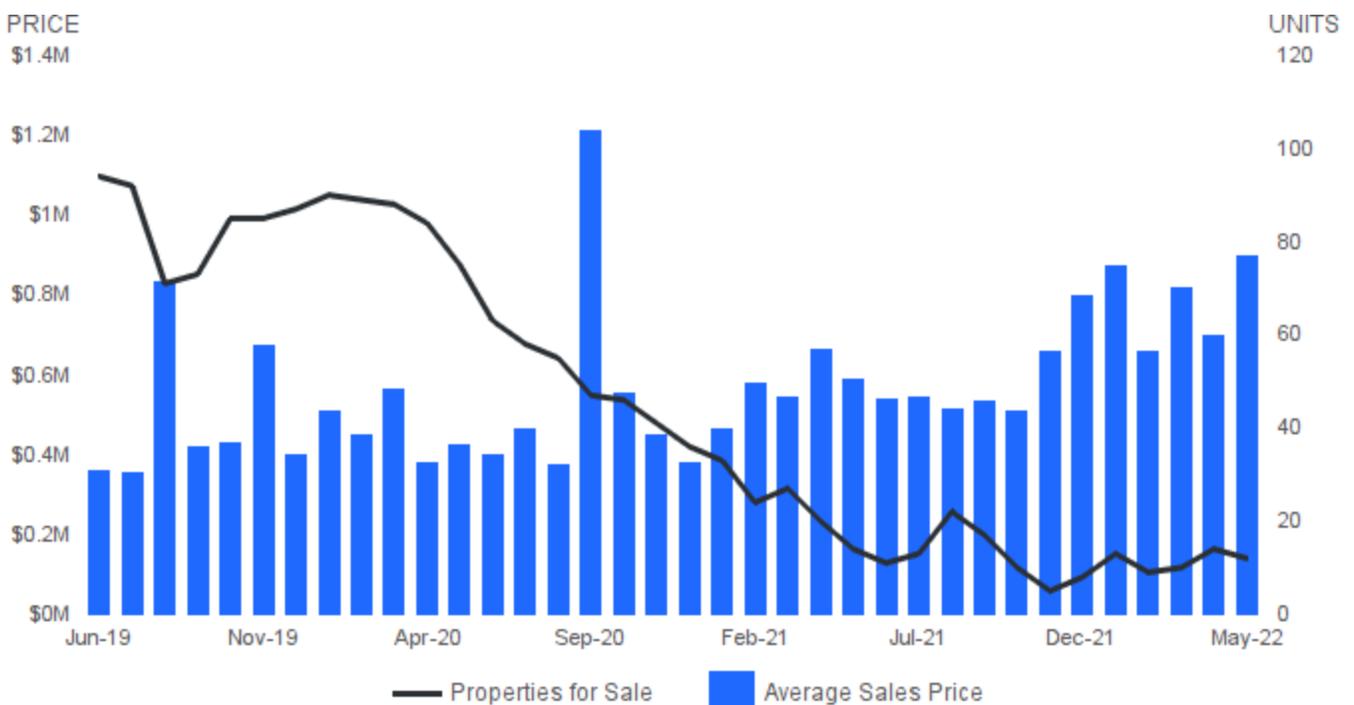


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

May 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.

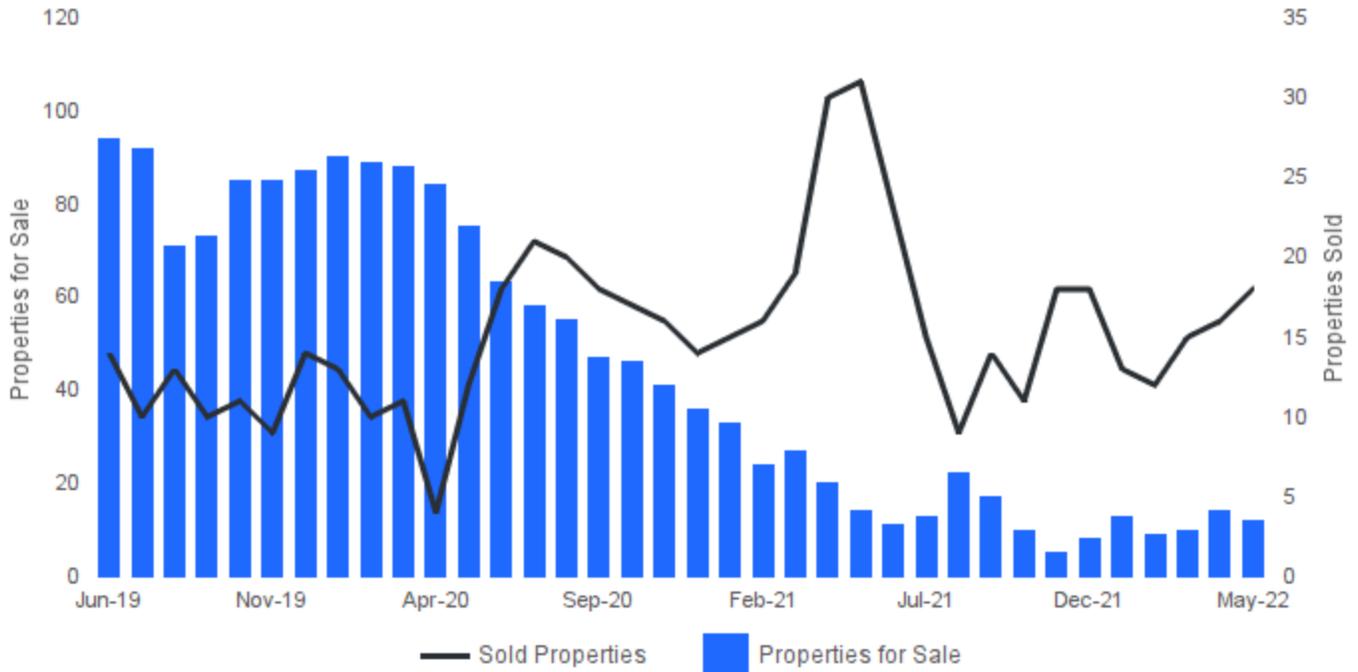


PROPERTIES FOR SALE AND SOLD PROPERTIES

May 2022 | Condo/Townhouse ?

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

Sold Properties | Number of properties sold.



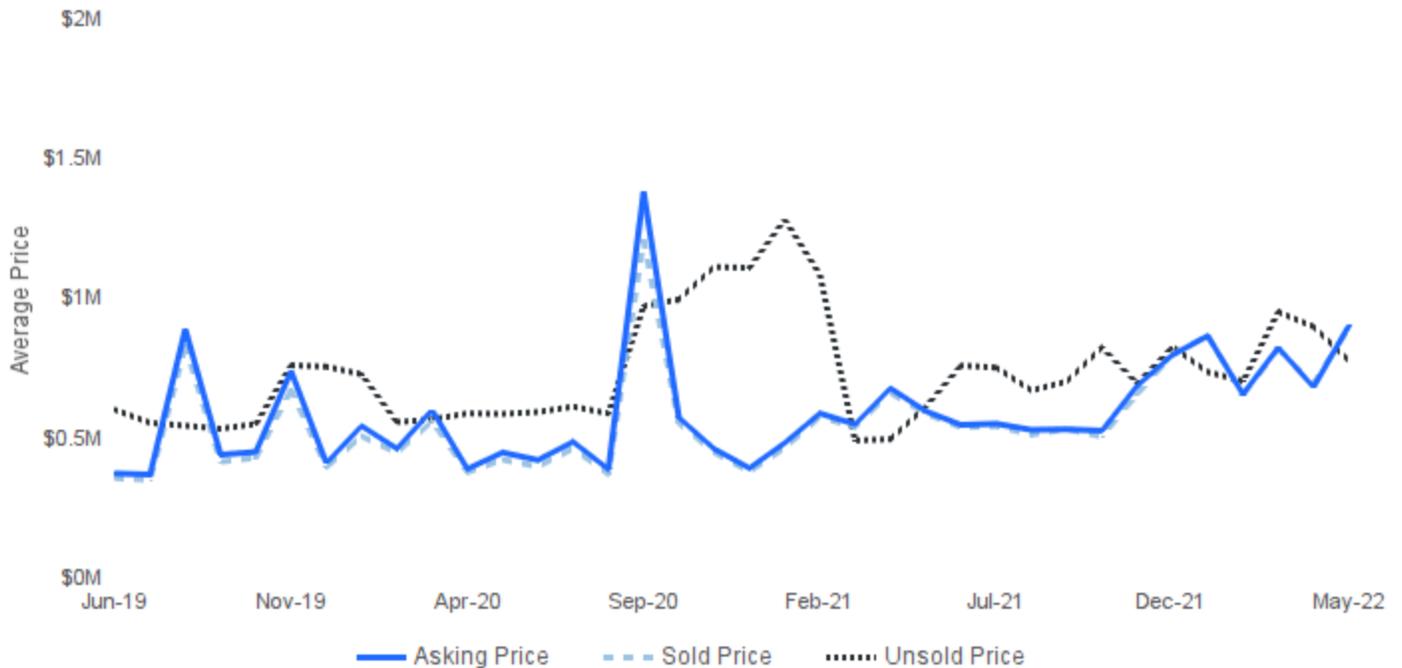
AVERAGE ASKING/SOLD/UNSOLD PRICE

May 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

May 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
2

1

0

Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21 Dec-21 Jan-22 Feb-22 Mar-22 Apr-22 May-22

Months of Inventory

MONTHS SUPPLY OF INVENTORY

May 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.

UNITS
50

MONTHS
25

40

20

30

15

20

10

10

Five Months

0

0

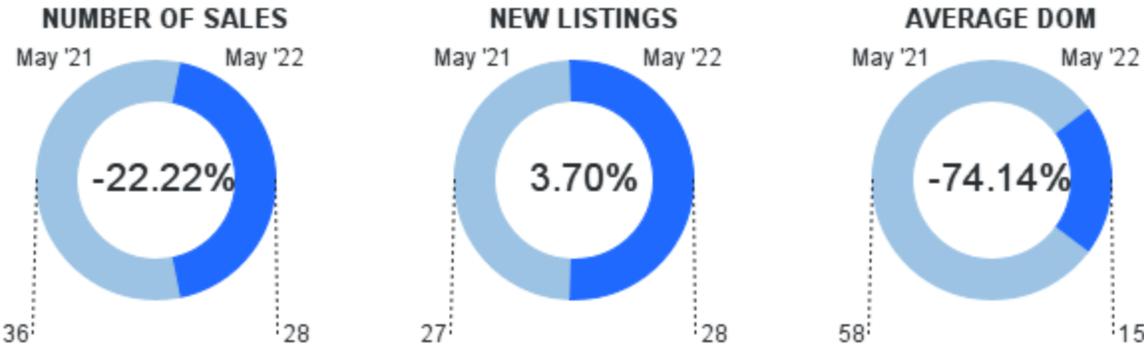
Jun-19 Nov-19 Apr-20 Sep-20 Feb-21 Jul-21 Dec-21 May-22

Units Listed Units Sold Below 5 months Above 5 months

LONGBOAT KEY | May 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



31.47%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

24.77%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

37.65%

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

18.81%

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

May '21 May '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

May 2022 | Condo/Townhouse ?

	Month to Date			Year to Date		
	May 2022	May 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	28	27	3.7% ↑	135	178	-24.16% ↓
Sold Listings	28	36	-22.22% ↓	124	188	-34.04% ↓
Median List Price (Solds)	\$1,237,500	\$899,000	37.65% ↑	\$1,200,000	\$879,000	36.52% ↑
Median Sold Price	\$1,225,000	\$931,750	31.47% ↑	\$1,221,500	\$858,000	42.37% ↑
Median Days on Market	8	10	-20% ↓	10	23	-56.52% ↓
Average List Price (Solds)	\$1,480,103	\$1,245,726	18.81% ↑	\$1,446,621	\$1,176,878	22.92% ↑
Average Sold Price	\$1,551,428	\$1,243,441	24.77% ↑	\$1,484,624	\$1,162,710	27.69% ↑
Average Days on Market	15	58	-74.14% ↓	27	69	-60.87% ↓
List/Sold Price Ratio	104.4%	100.2%	4.21% ↑	102.4%	98.7%	3.73% ↑

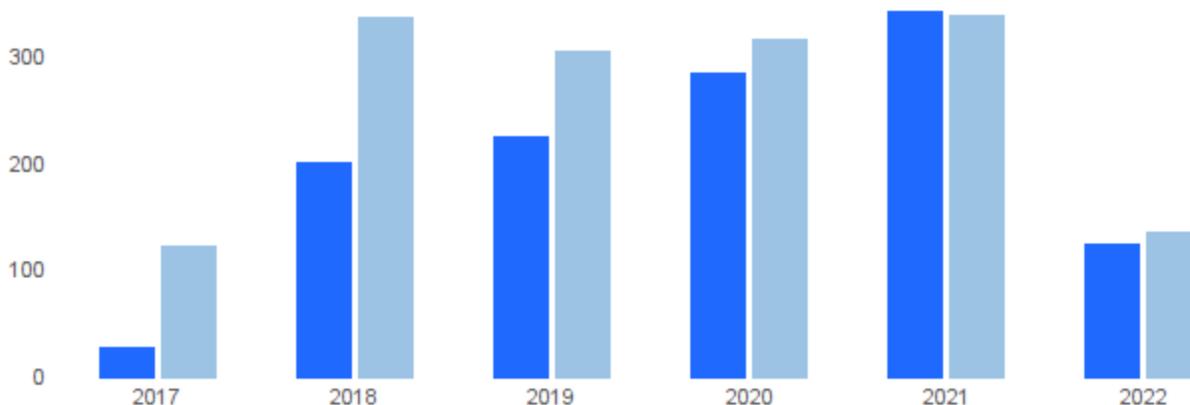
SOLD AND NEW PROPERTIES (UNITS)

May 2022 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
400



Sold Properties	28	202	227	286	344	125
New Properties	123	338	307	317	341	137
Sold Volume	\$24.52M	\$178.18M	\$174.71M	\$234.25M	\$402.71M	\$186.80M
Listing Volume	\$117.62M	\$286.65M	\$266.53M	\$306.98M	\$482.65M	\$264.58M
Median Sale Price	\$720K	\$673K	\$595K	\$630K	\$887K	\$1.23M

MEDIAN SALES PRICE AND NUMBER OF SALES

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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.

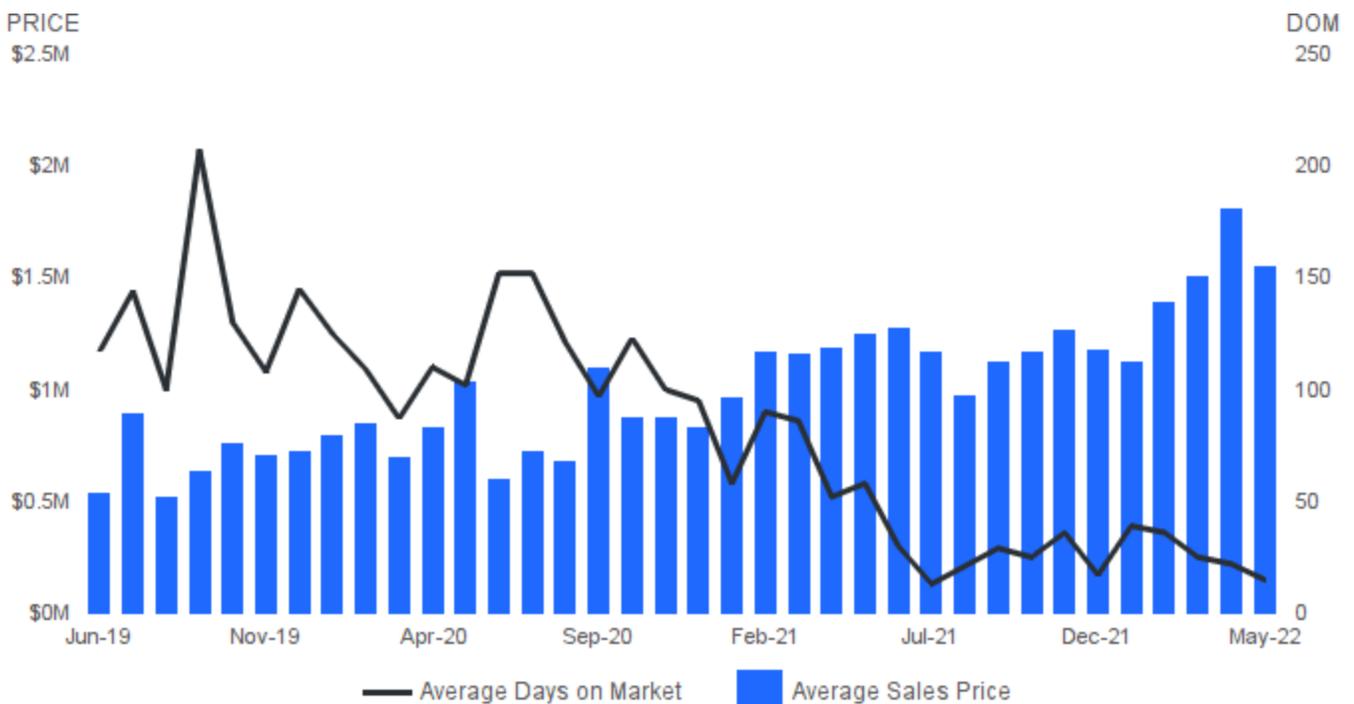


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

May 2022 | Condo/Townhouse ?

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

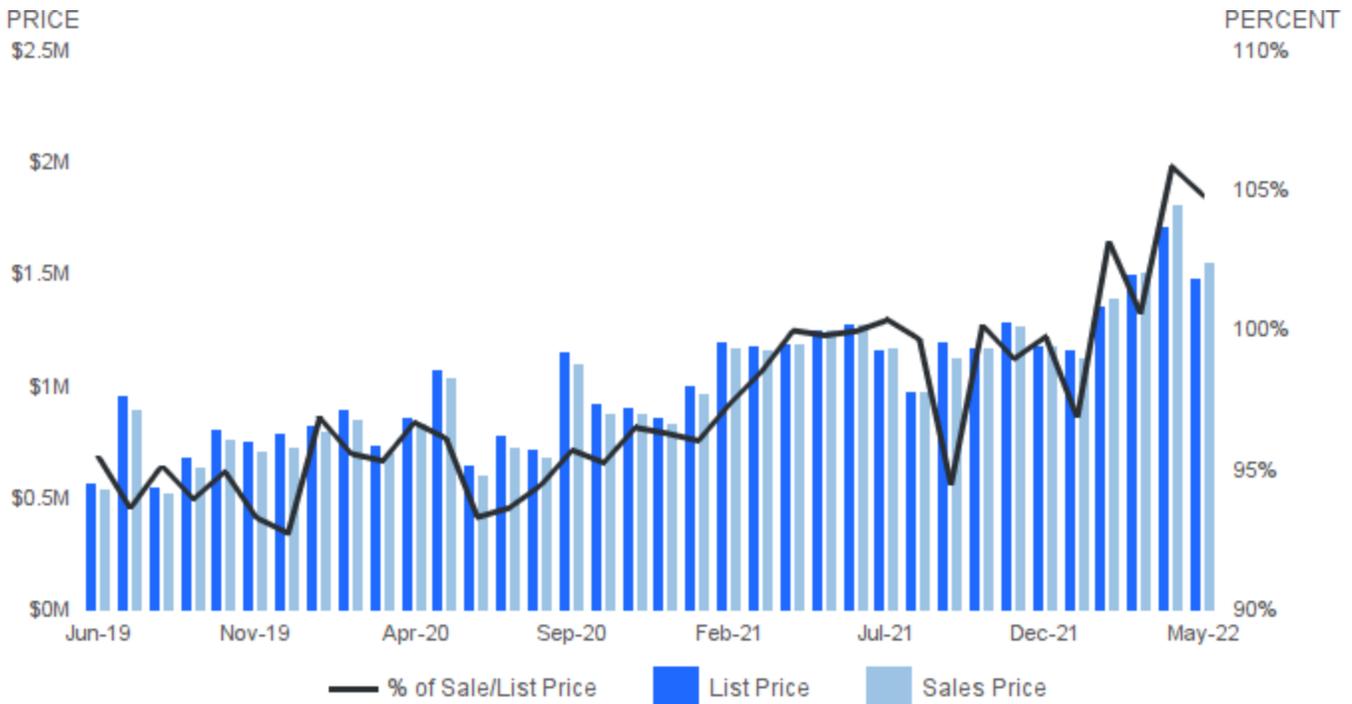
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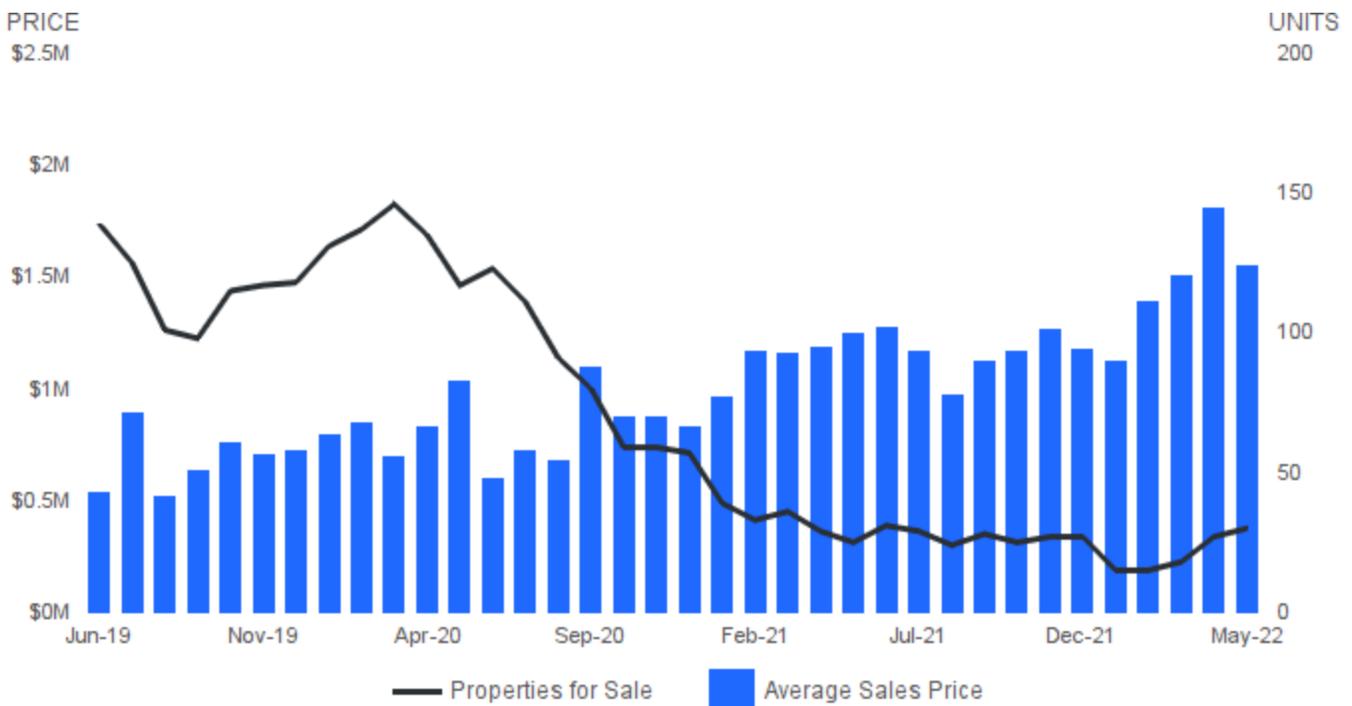


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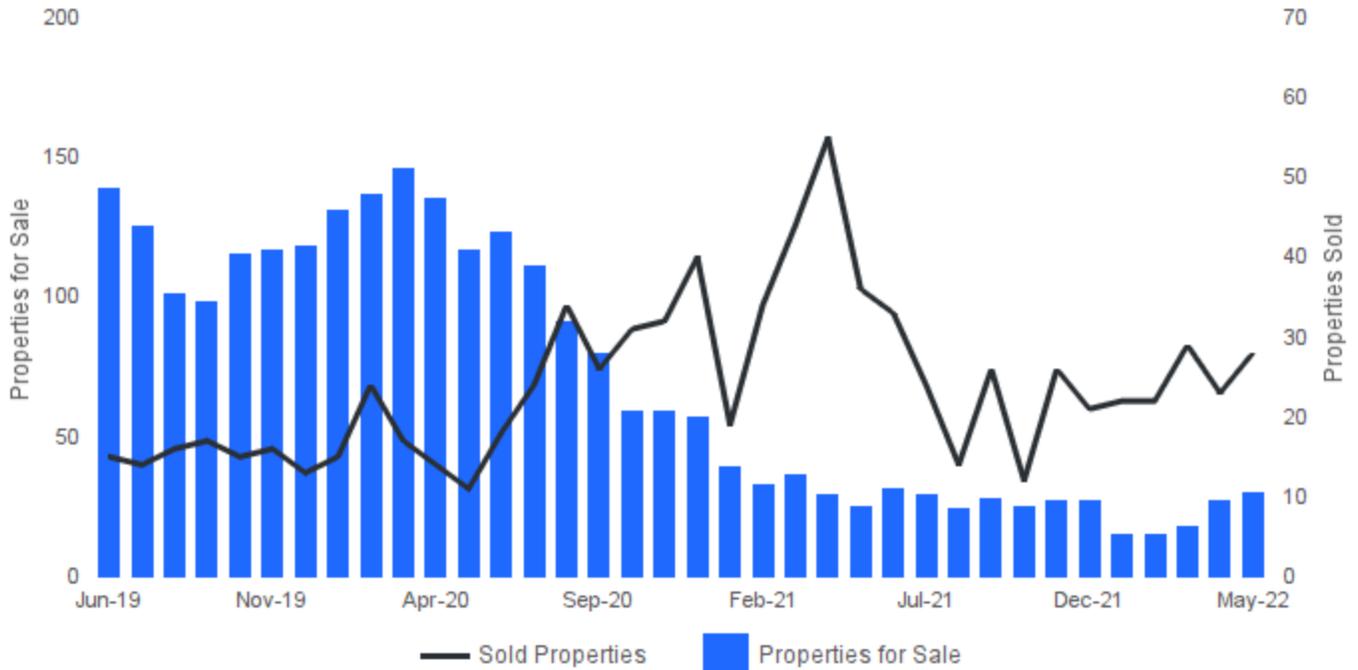


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Months
2



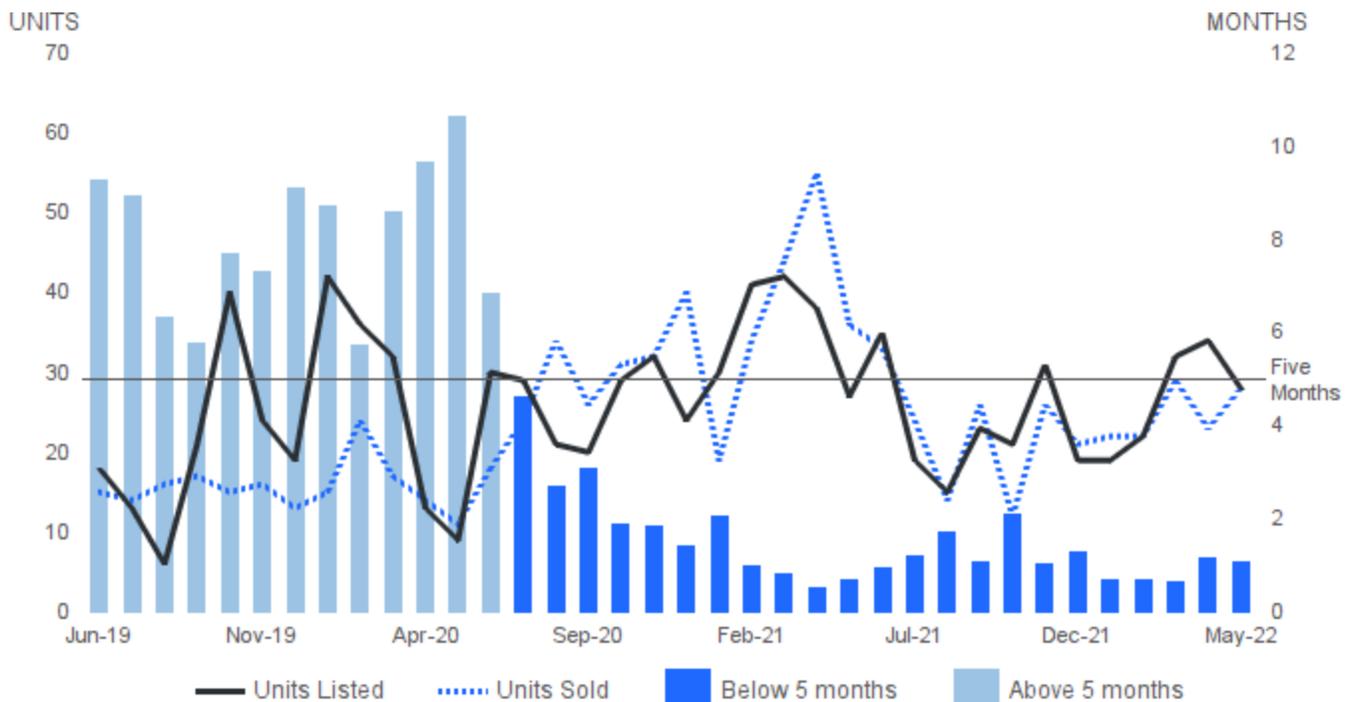
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Units Sold | Number of properties sold.



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