



AREA REPORT

NOVEMBER 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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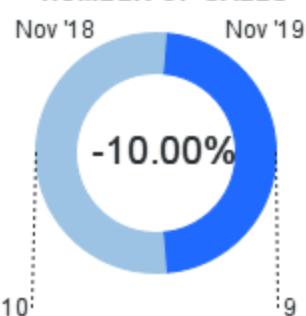


LONGBOAT KEY | November 2019

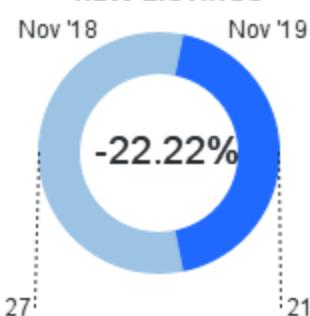
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

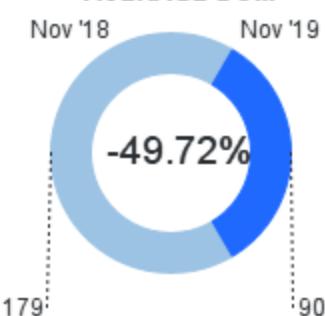
NUMBER OF SALES



NEW LISTINGS



AVERAGE DOM



-14.65%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

1.79%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-11.67%

MEDIAN LIST PRICE
CONDO/TOWNHOUSE

3.77%

AVERAGE LIST PRICE
CONDO/TOWNHOUSE

Nov '18 Nov '19

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

November 2019 | Condo/Townhouse 

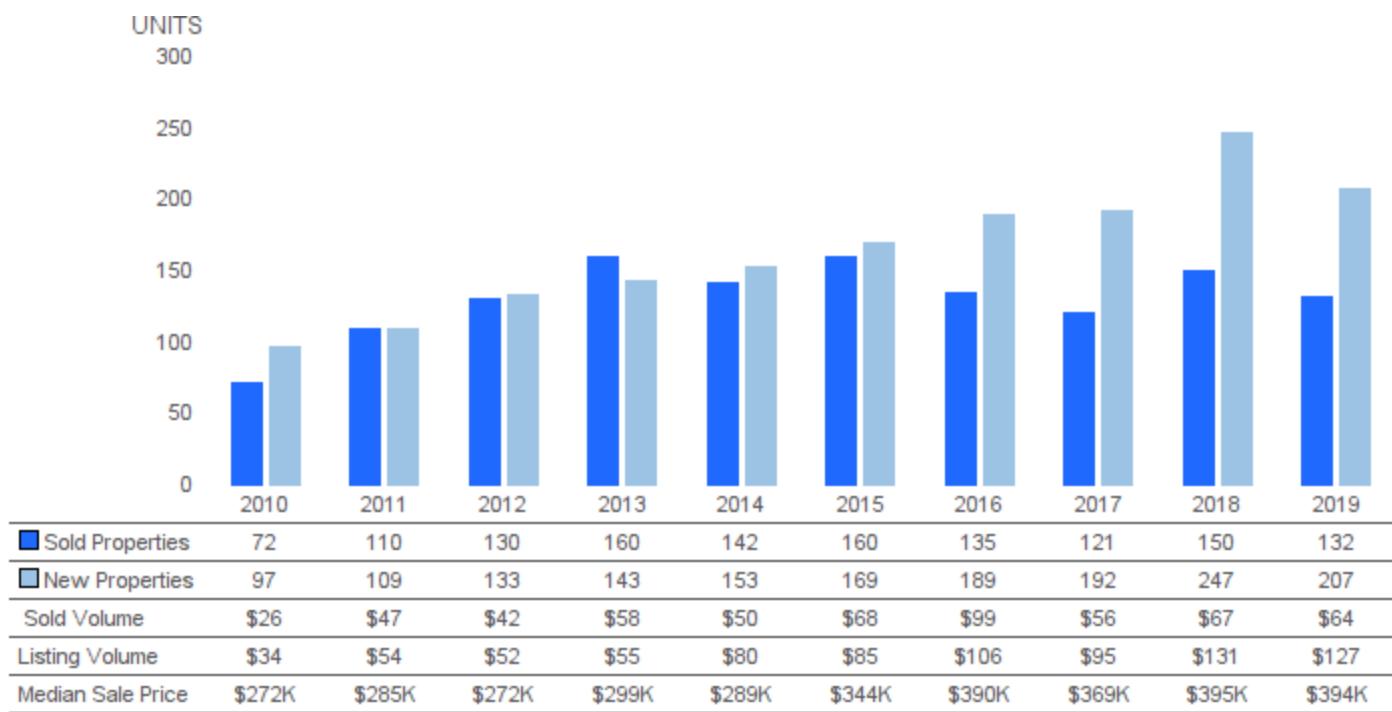
	Month to Date			Year to Date		
	November 2019	November 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	21	27	-22.22% 	206	228	-9.65% 
Sold Listings	9	10	-10% 	132	145	-8.97% 
Median Listing Price	\$329,000	\$372,450	-11.67% 	\$400,000	\$410,000	-2.44% 
Median Selling Price	\$300,000	\$351,500	-14.65% 	\$393,500	\$395,000	-0.38% 
Median Days on Market	23	132	-82.58% 	75	68	10.29% 
Average Listing Price	\$740,309	\$713,420	3.77% 	\$515,985	\$474,069	8.84% 
Average Selling Price	\$673,055	\$661,200	1.79% 	\$487,559	\$451,446	8% 
Average Days on Market	90	179	-49.72% 	106	121	-12.4% 
List/Sell Price Ratio	94.3%	93.8%	0.57% 	95.1%	95.2%	-0.16% 

SOLD AND NEW PROPERTIES (UNITS)

November 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

November 2019 | Condo/Townhouse 

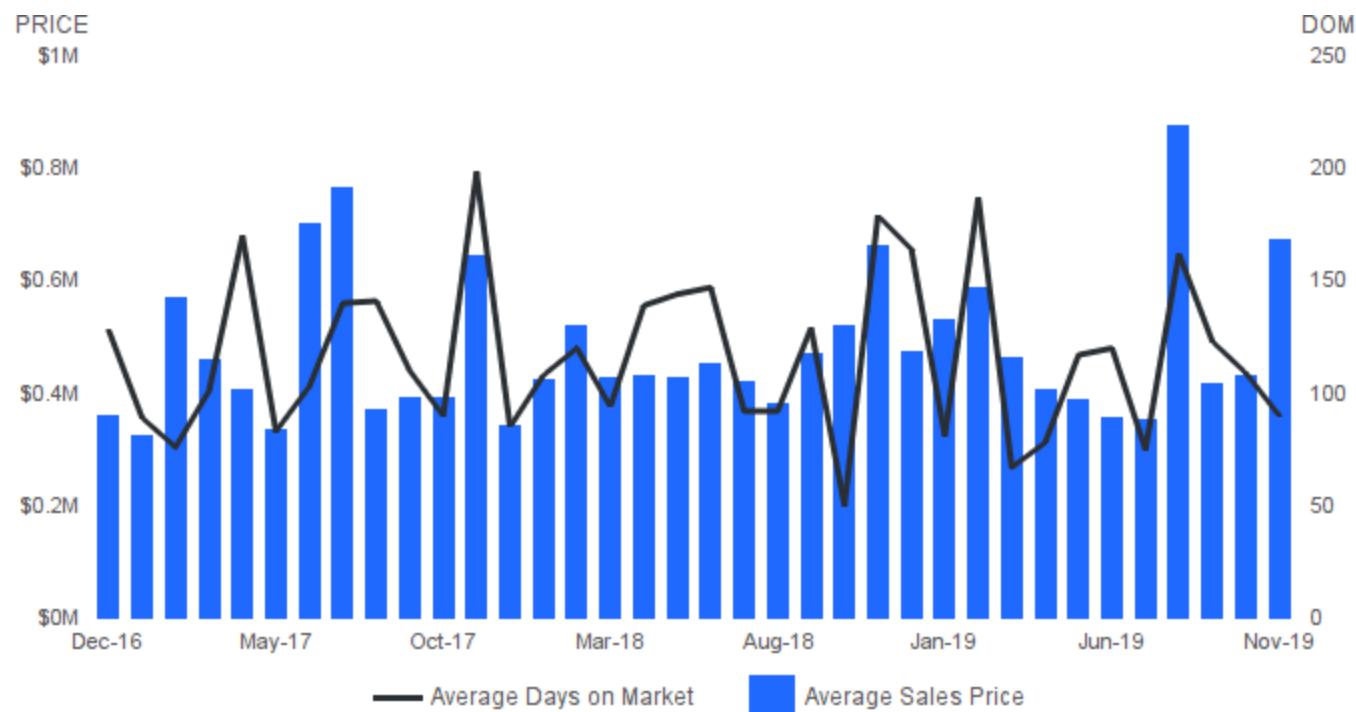
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2019 | Condo/Townhouse 

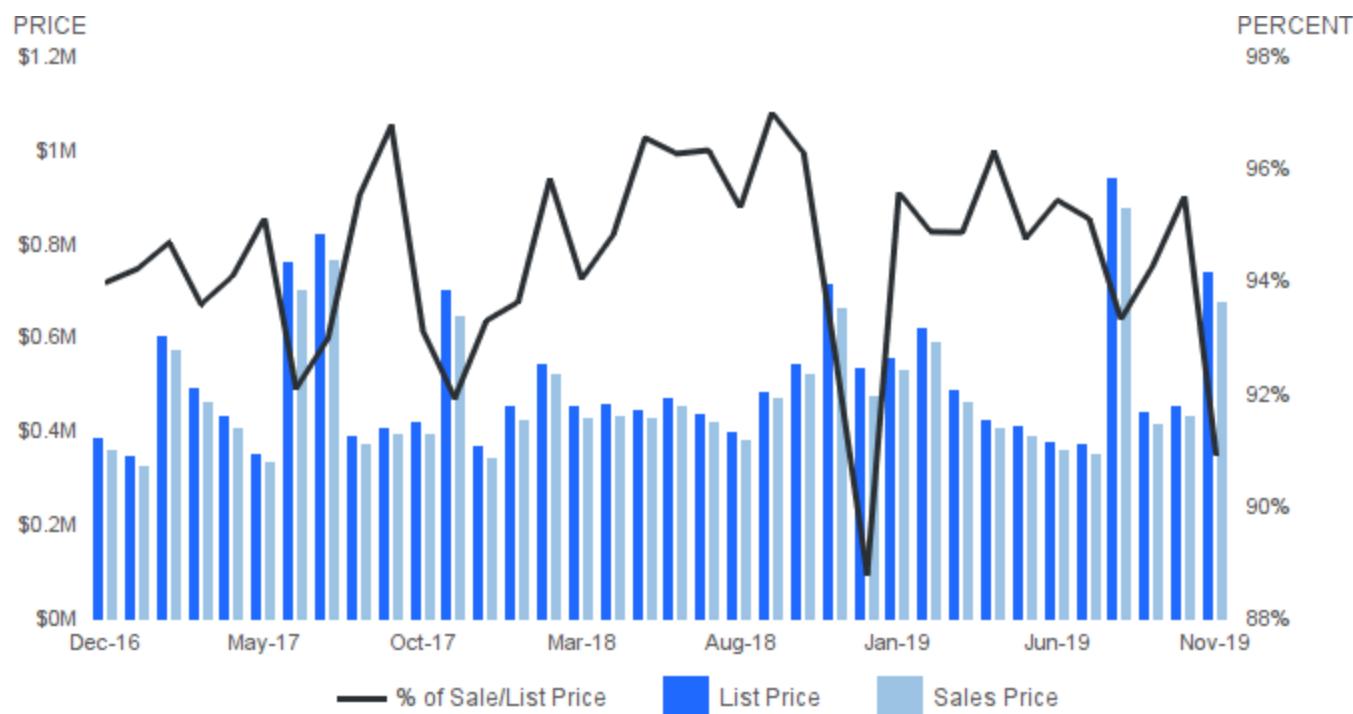
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 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

November 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.

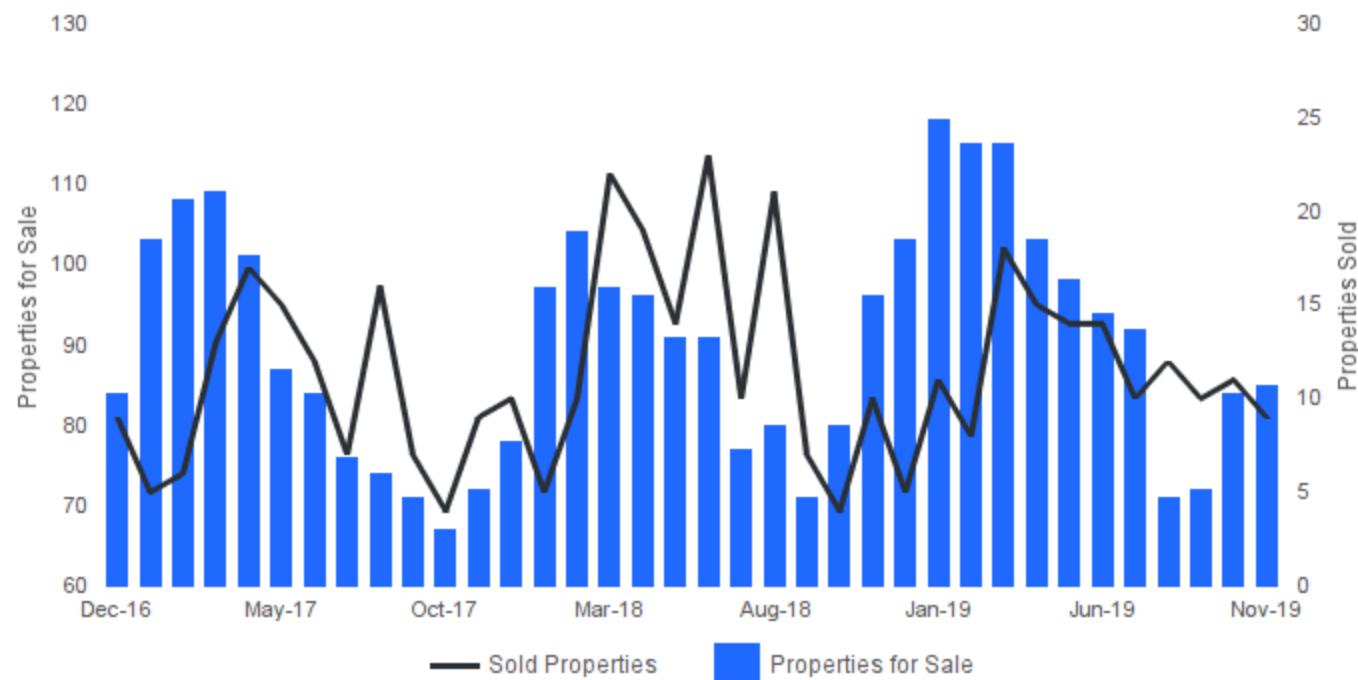


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2019 | Condo/Townhouse 

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

Sold Properties | Number of properties sold.



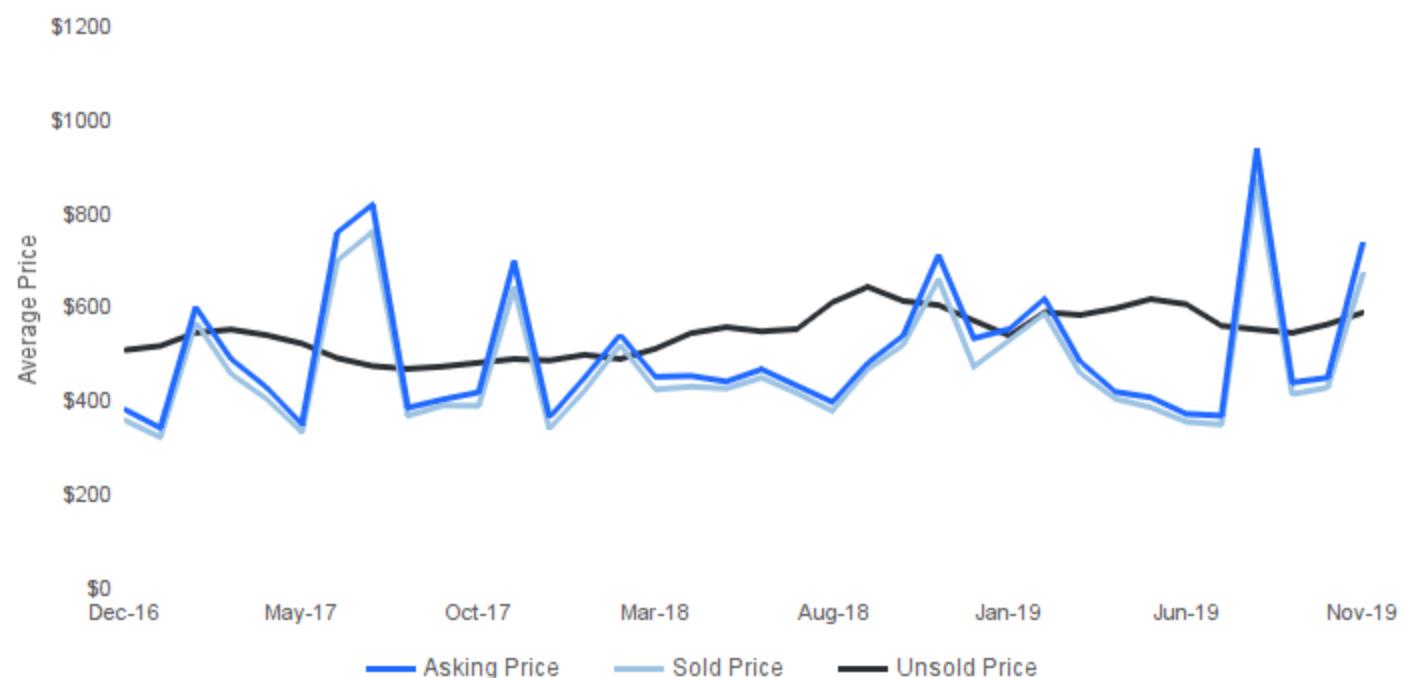
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2019 | Condo/Townhouse 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

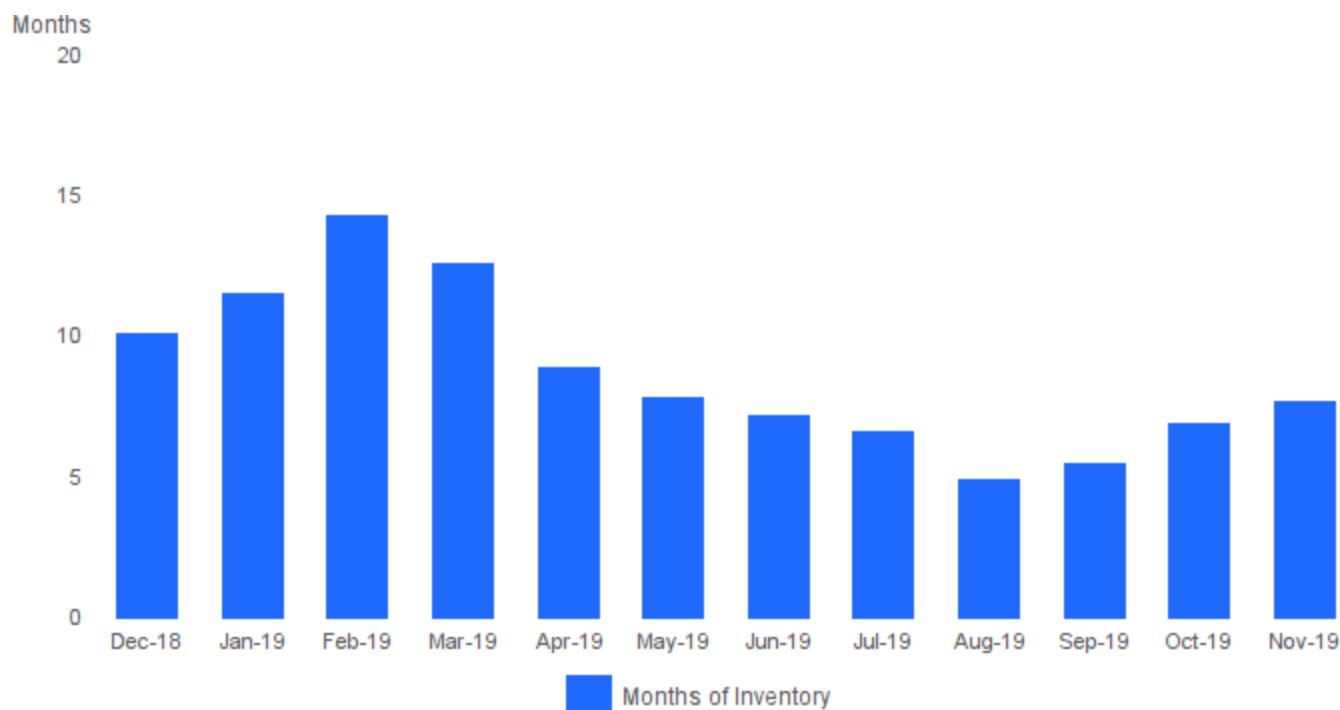
Sold Price | the average selling price



ABSORPTION RATE

November 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.



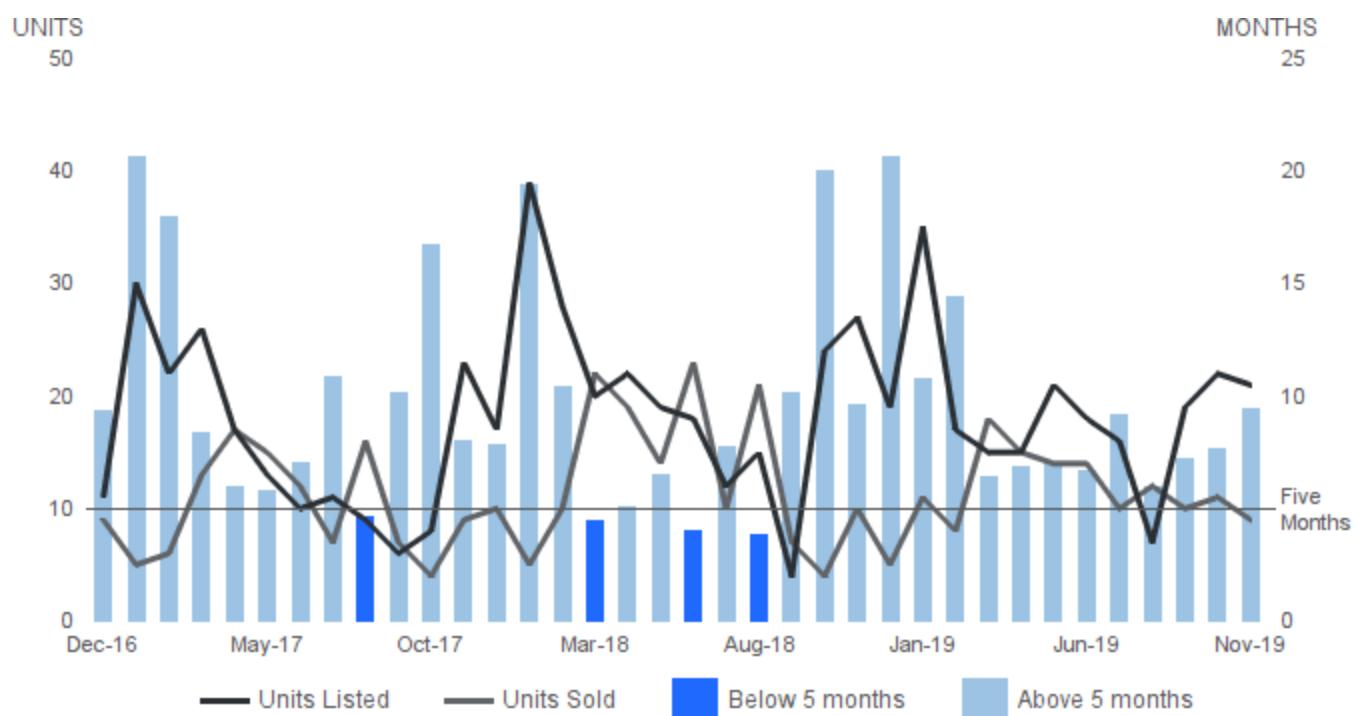
MONTHS SUPPLY OF INVENTORY

November 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.



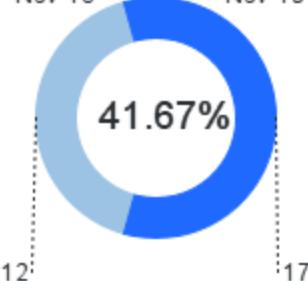
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REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

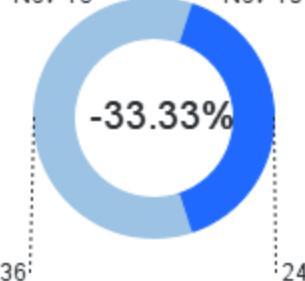
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Nov '18 Nov '19



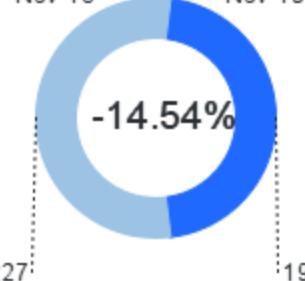
NEW LISTINGS

Nov '18 Nov '19



AVERAGE DOM

Nov '18 Nov '19



-17.79%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

-36.40%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

-14.93%

MEDIAN LIST PRICE
CONDO/TOWNHOUSE

-36.25%

AVERAGE LIST PRICE
CONDO/TOWNHOUSE

Nov '18 Nov '19

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LONGBOAT KEY

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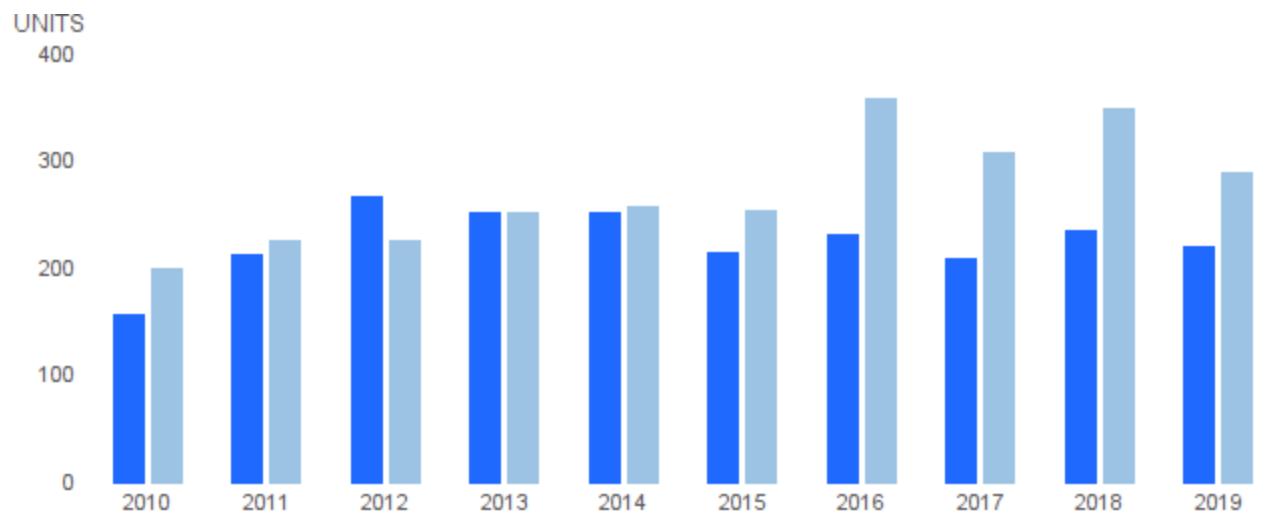
	Month to Date			Year to Date		
	November 2019	November 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	24	36	-33.33% 	288	315	-8.57% 
Sold Listings	17	12	41.67% 	218	222	-1.8% 
Median Listing Price	\$595,000	\$699,450	-14.93% 	\$638,500	\$695,000	-8.13% 
Median Selling Price	\$575,000	\$699,450	-17.79% 	\$596,500	\$668,500	-10.77% 
Median Days on Market	116	74	56.76% 	78	65	20% 
Average Listing Price	\$736,811	\$1,155,725	-36.25% 	\$828,111	\$929,518	-10.91% 
Average Selling Price	\$684,220	\$1,075,741	-36.4% 	\$779,640	\$875,962	-11% 
Average Days on Market	194	227	-14.54% 	134	130	3.08% 
List/Sell Price Ratio	93.3%	95%	-1.8% 	94.5%	95%	-0.55% 

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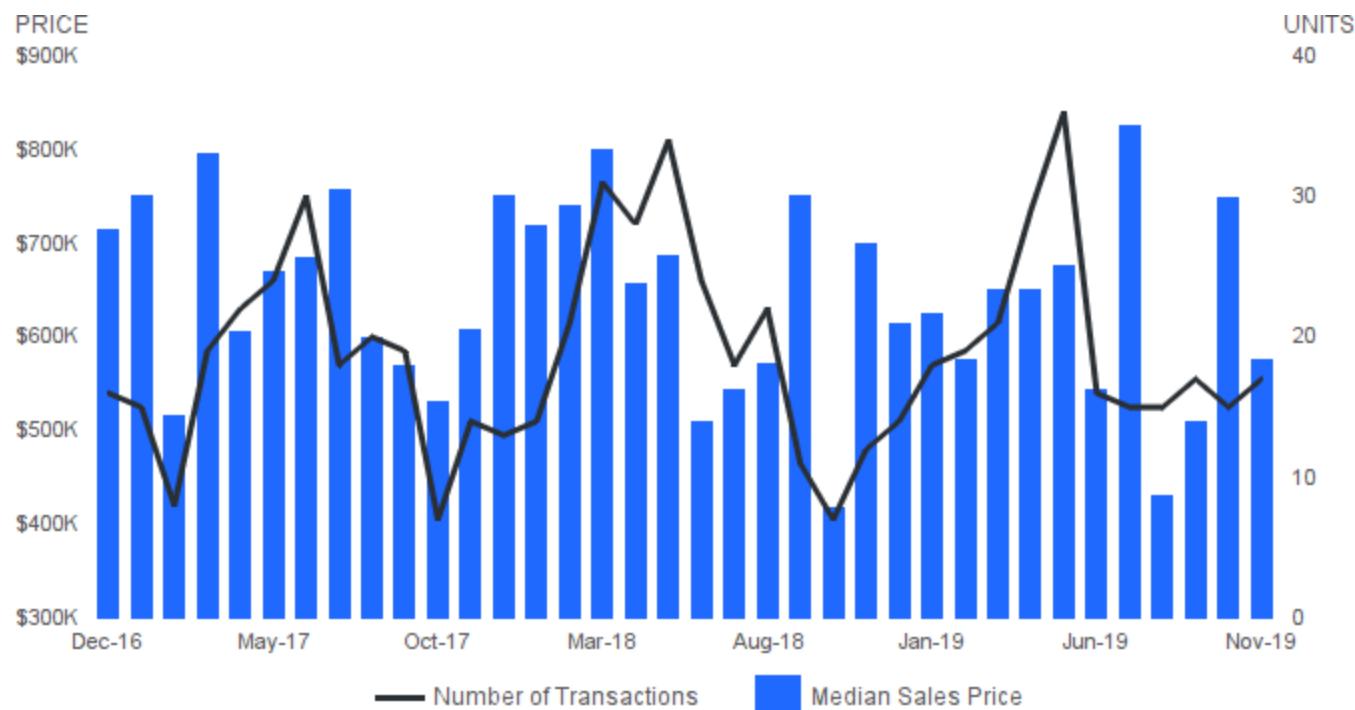


Sold Properties	157	214	268	253	252	215	232	209	236	220
New Properties	200	226	227	252	258	254	359	308	349	289
Sold Volume	\$102	\$141	\$186	\$179	\$195	\$159	\$241	\$174	\$206	\$172
Listing Volume	\$133	\$171	\$167	\$200	\$263	\$227	\$314	\$264	\$295	\$254
Median Sale Price	\$513K	\$475K	\$540K	\$563K	\$602K	\$630K	\$675K	\$657K	\$663K	\$599K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2019 | Condo/Townhouse 

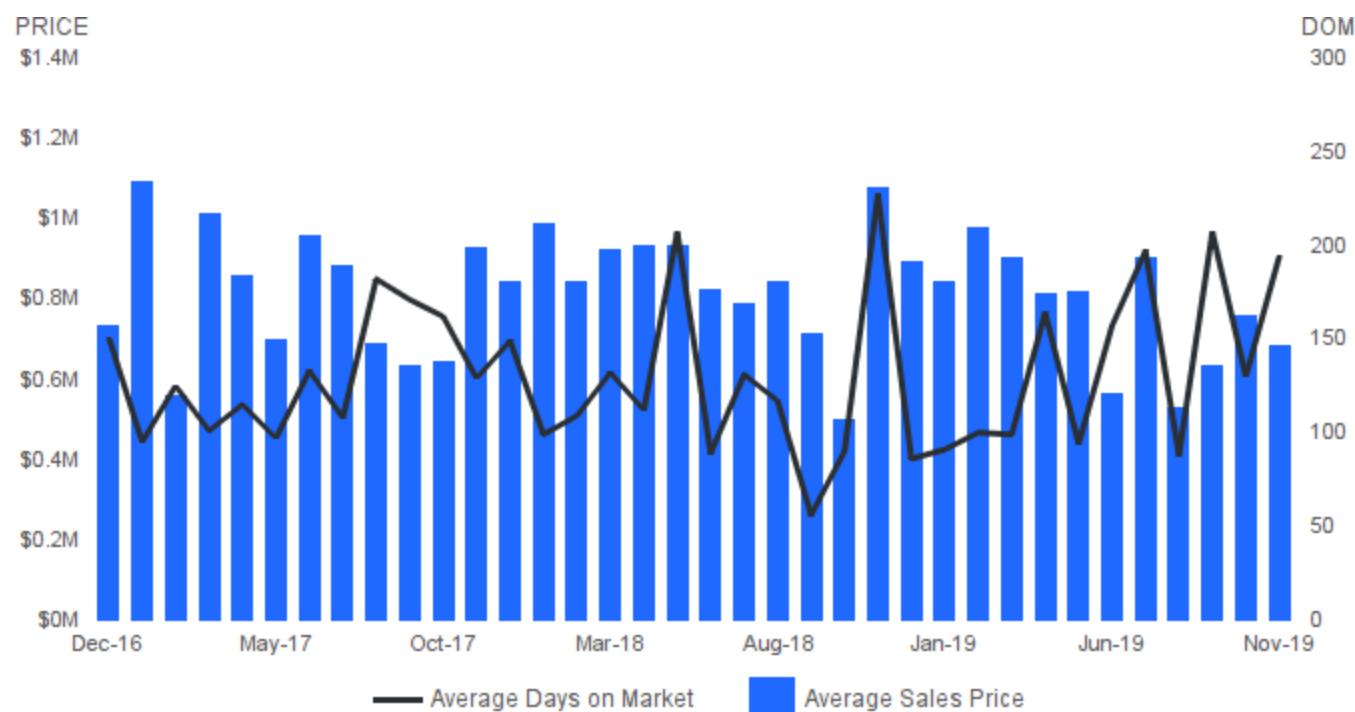
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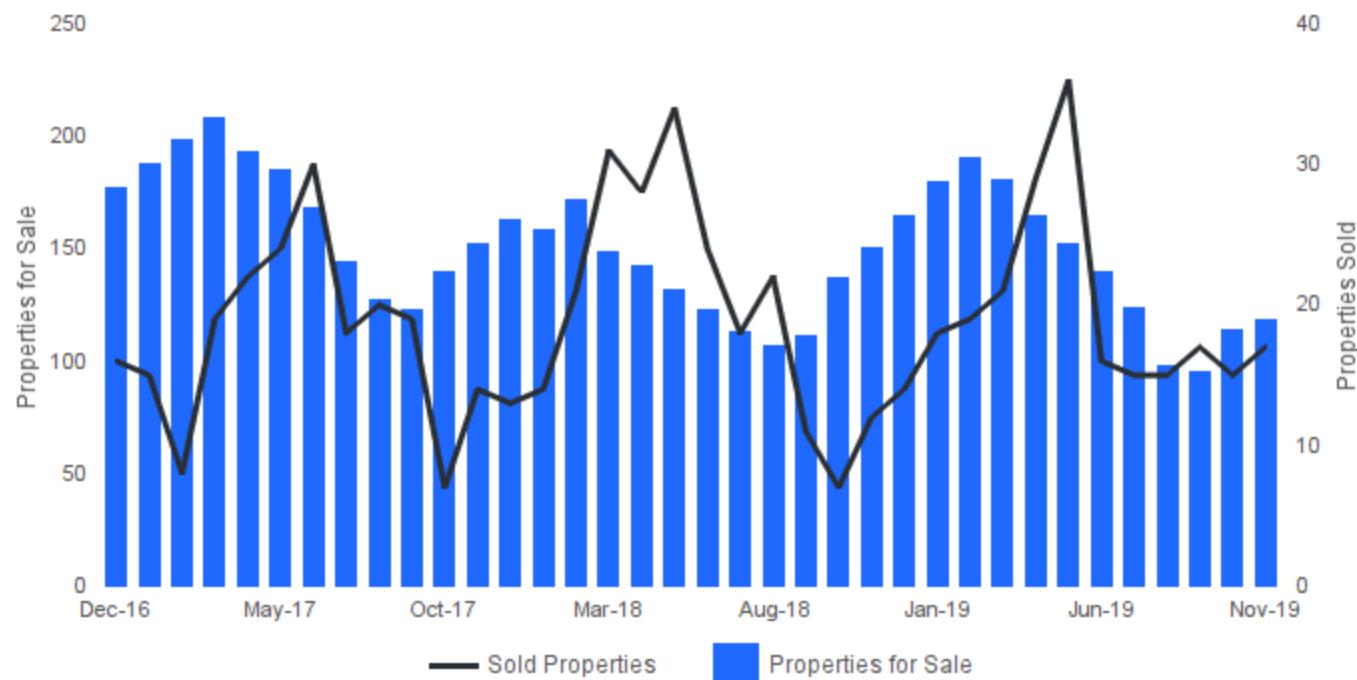


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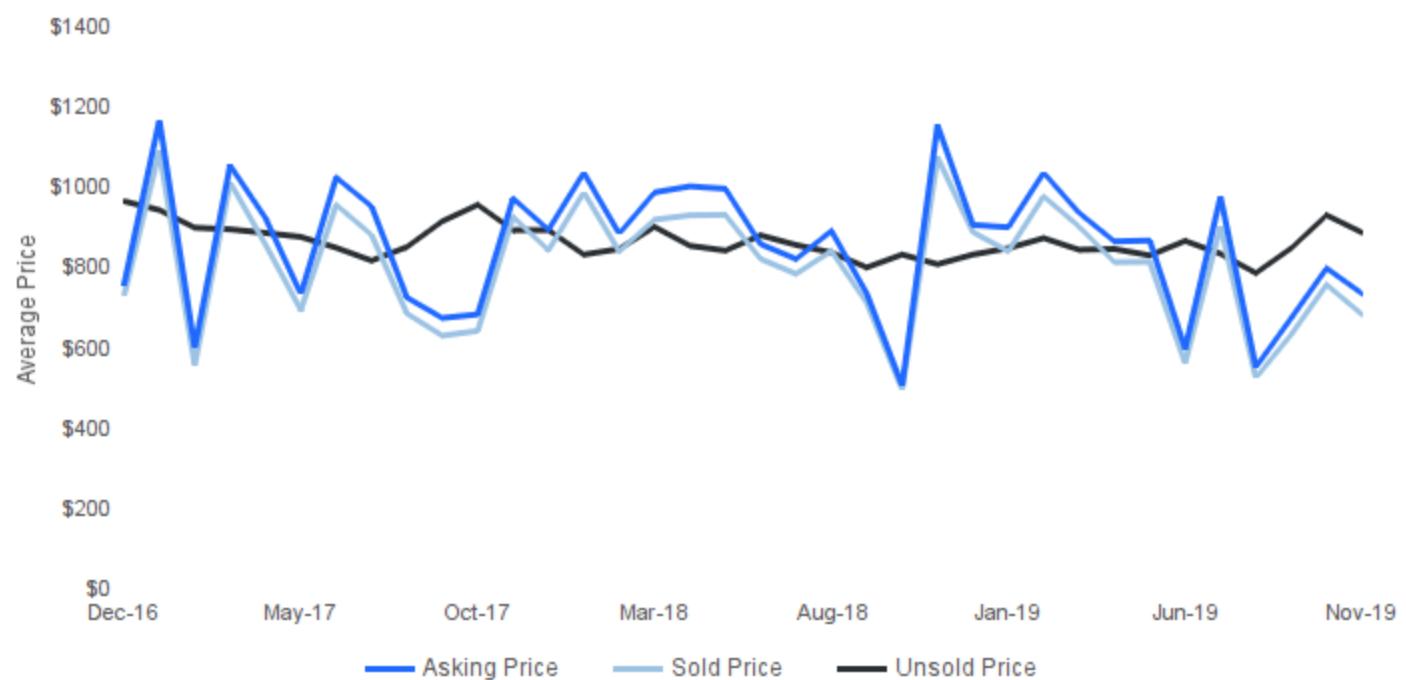
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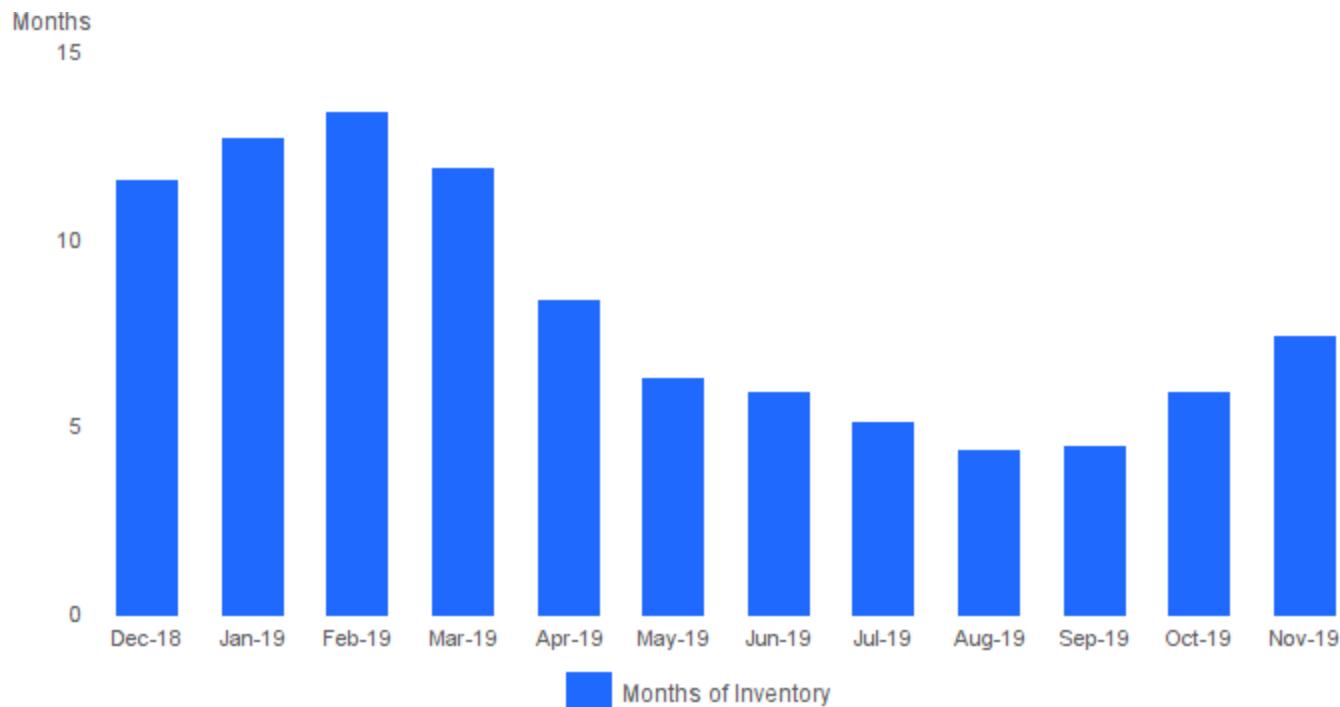
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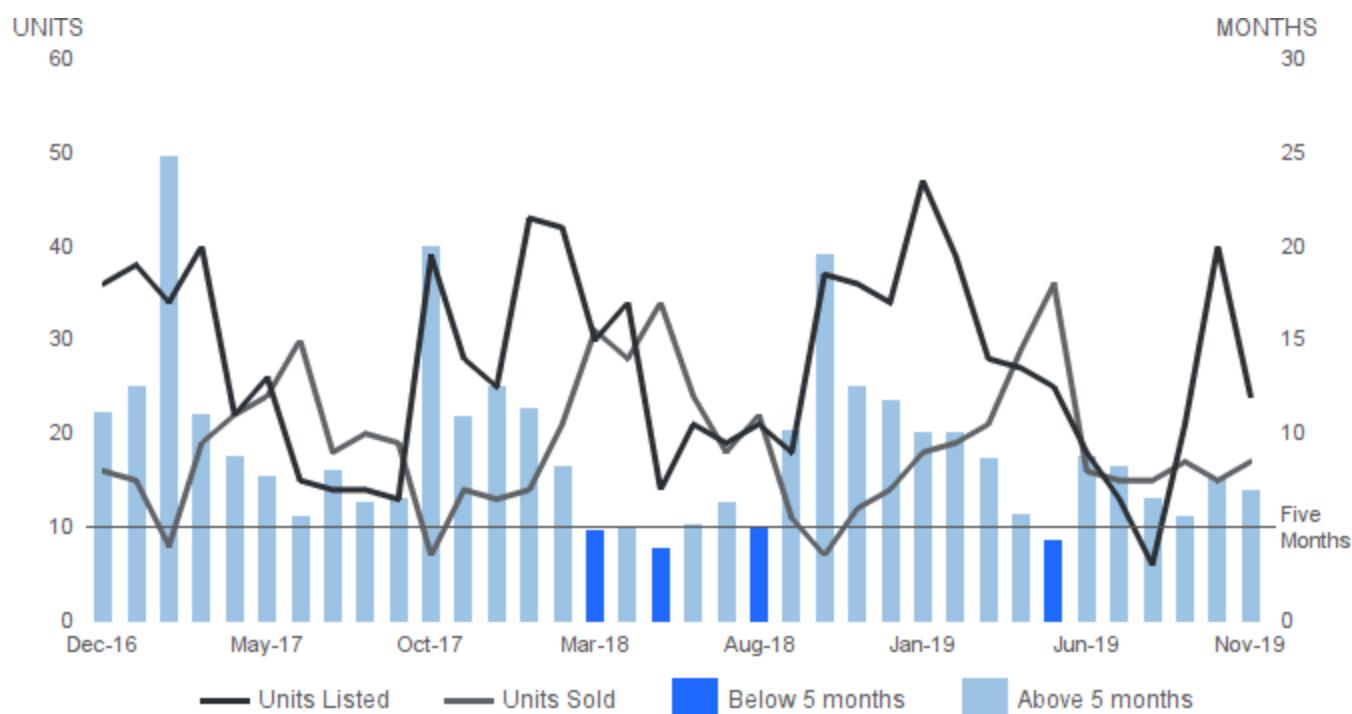
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The statistics presented in the Area Report are compiled based on figures and data generated by [IDC Global](#) and [Datafloat](#) and may not be completely accurate. All information should be independently verified for accuracy. Properties may or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