



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.

BRUCE MYER

Direct: (941) 387-1847

Cell: (941) 376-5311

Bruce.Myer@floridamoves.com

www.brucemyer.com/



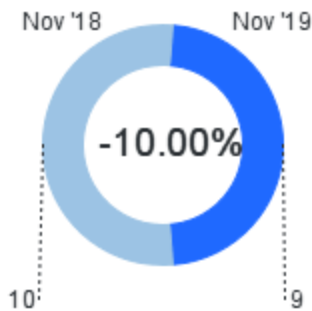
RESIDENTIAL REAL ESTATE

LONGBOAT KEY | November 2019

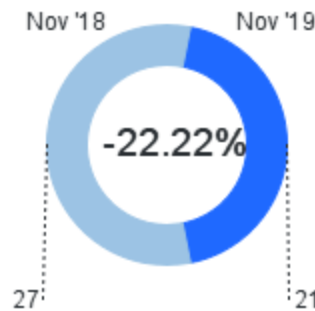
REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

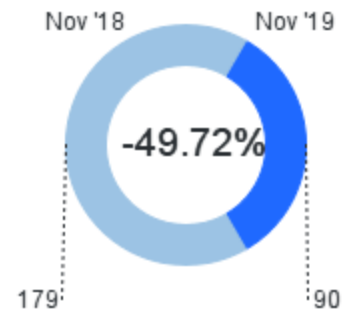
NUMBER OF SALES



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 

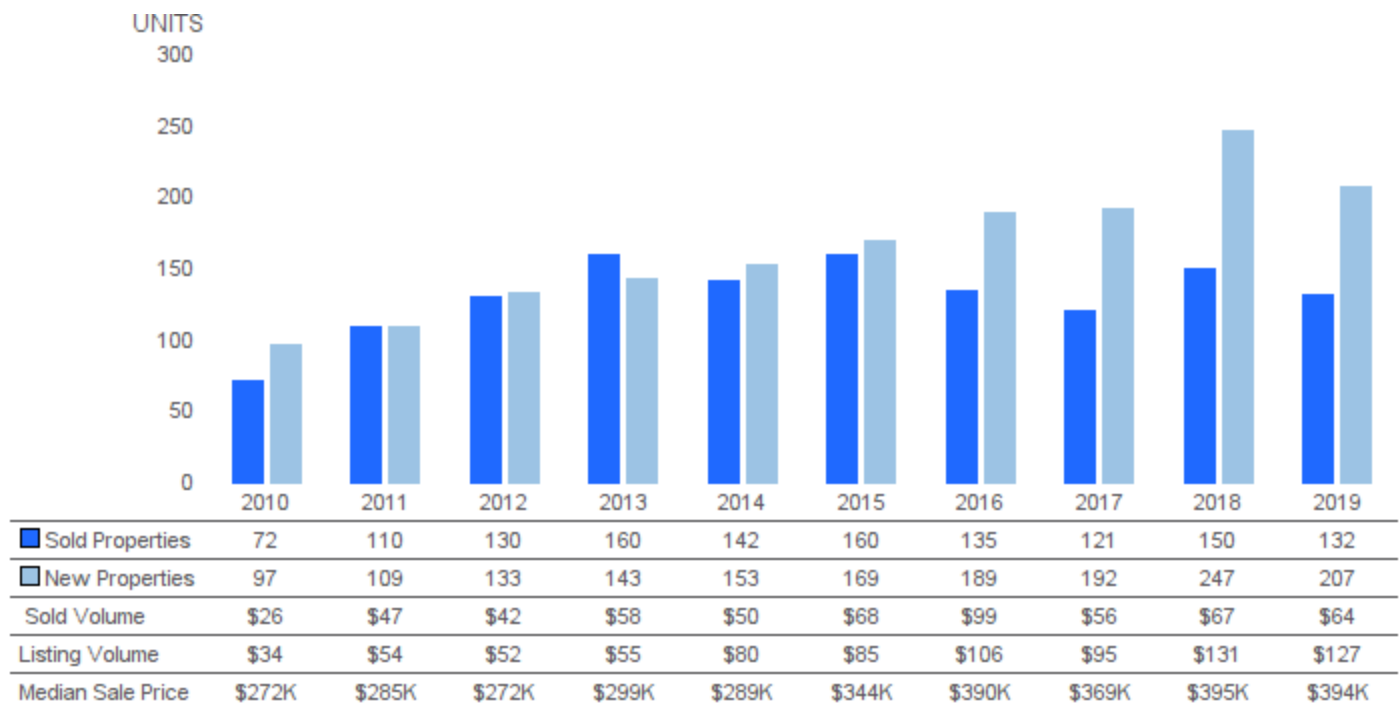
| | Month to Date | | | Year to Date | | |
|------------------------|---------------|---------------|---|--------------|-----------|--|
| | November 2019 | November 2018 | % Change | YTD 2019 | YTD 2018 | % Change |
| New Listings | 21 | 27 | -22.22%  | 206 | 228 | -9.65%  |
| Sold Listings | 9 | 10 | -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.

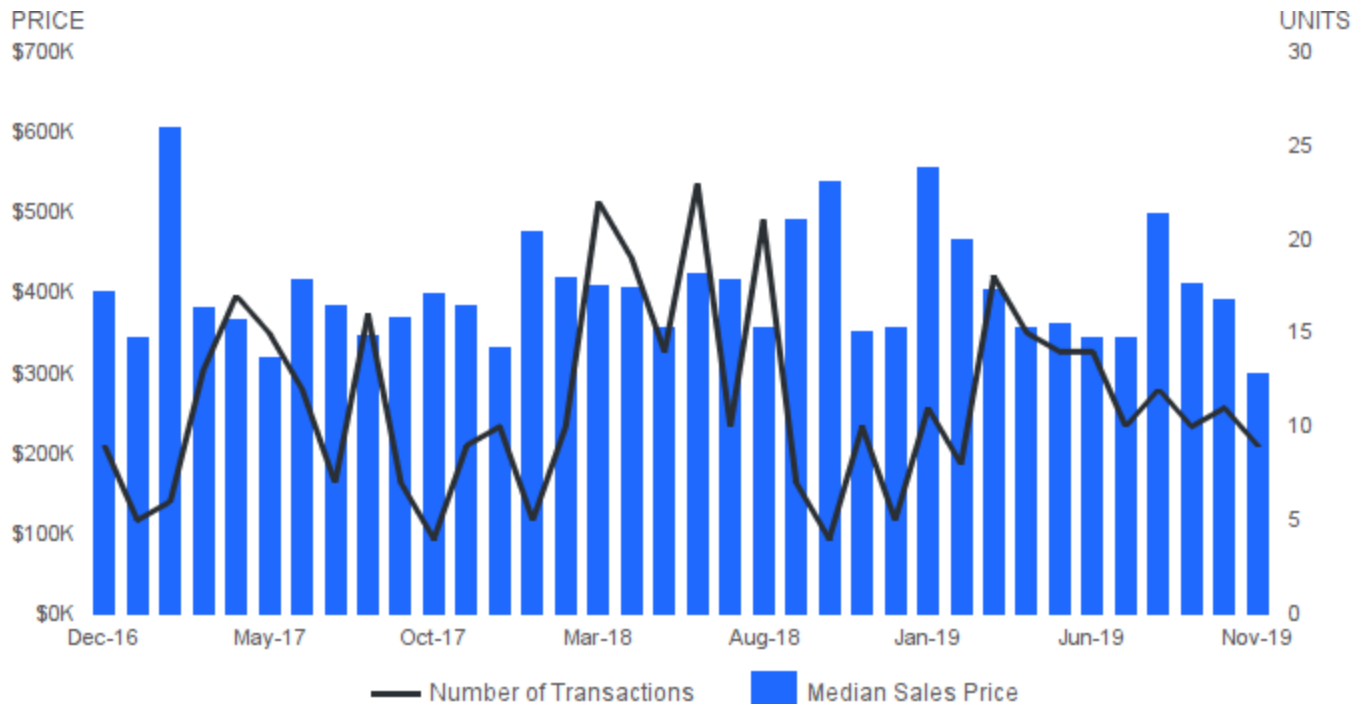


MEDIAN SALES PRICE AND NUMBER OF SALES

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.

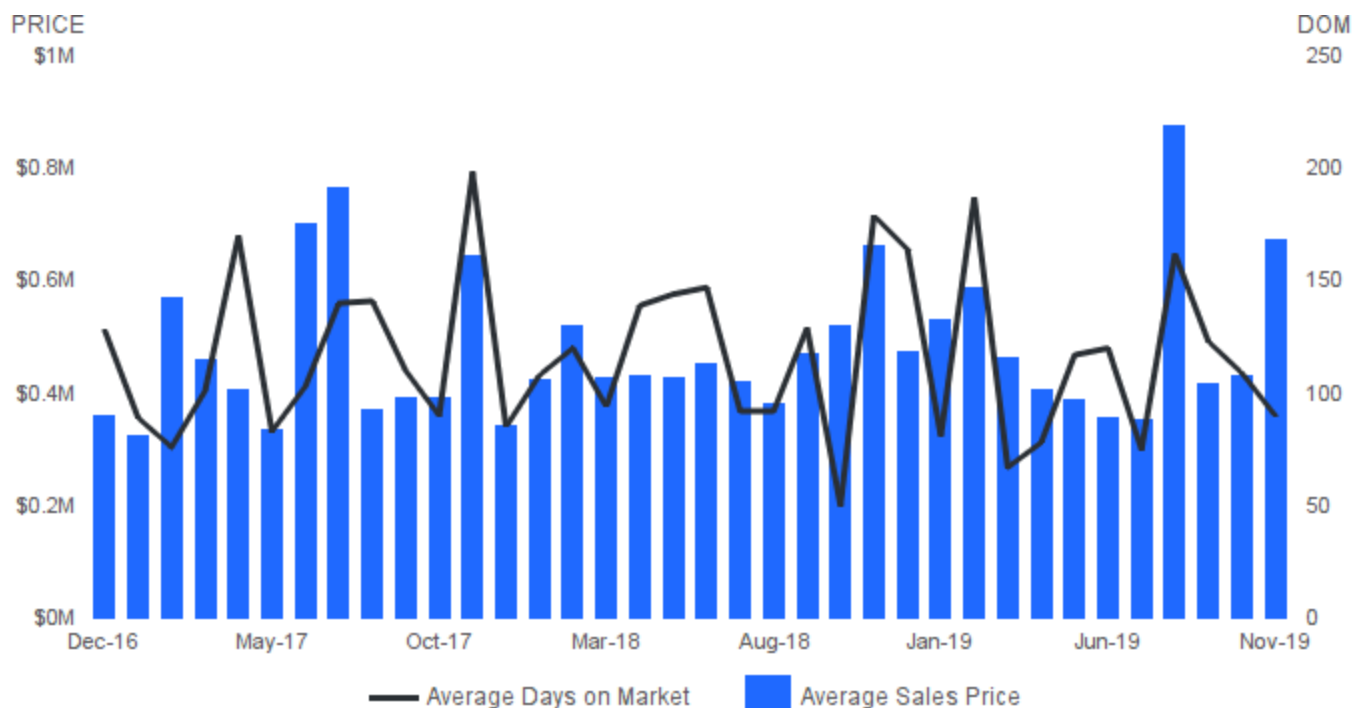


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2019 | Condo/Townhouse 

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

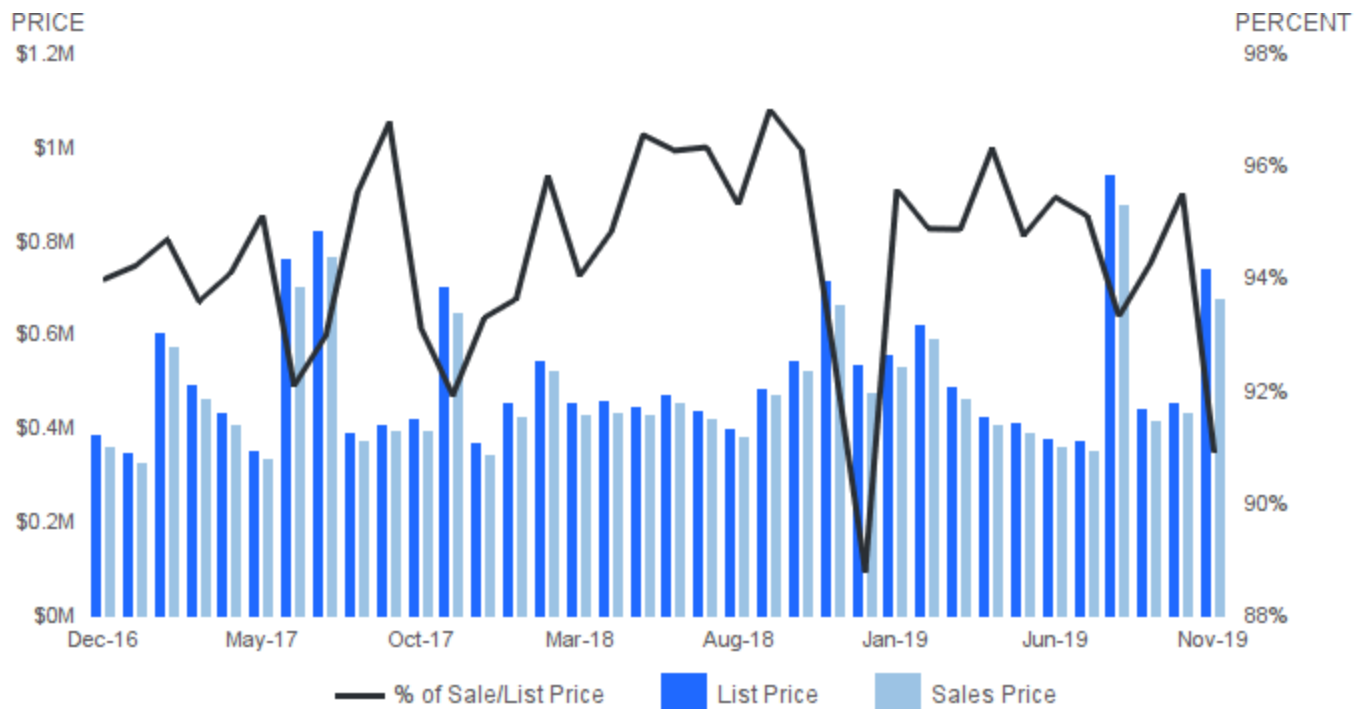
Average Days on Market | Average days on market for all properties sold.



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.

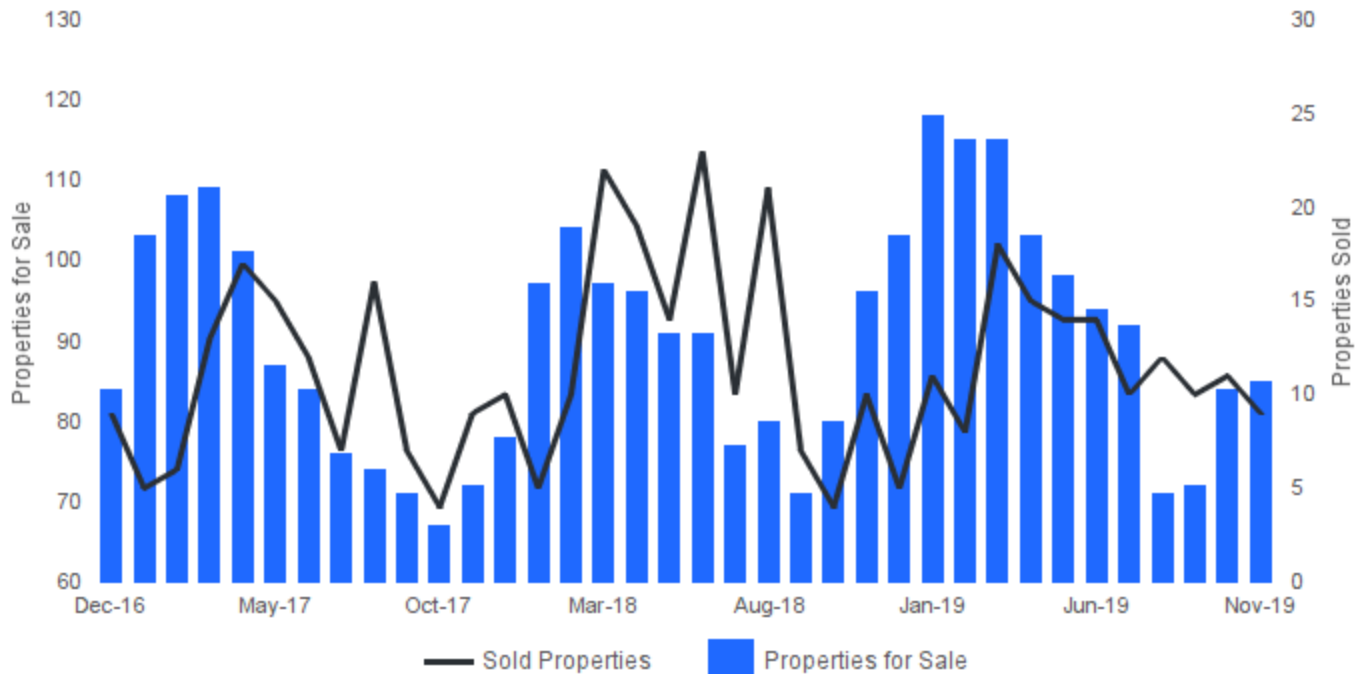


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2019 | Condo/Townhouse 

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

Sold Properties | Number of properties sold.



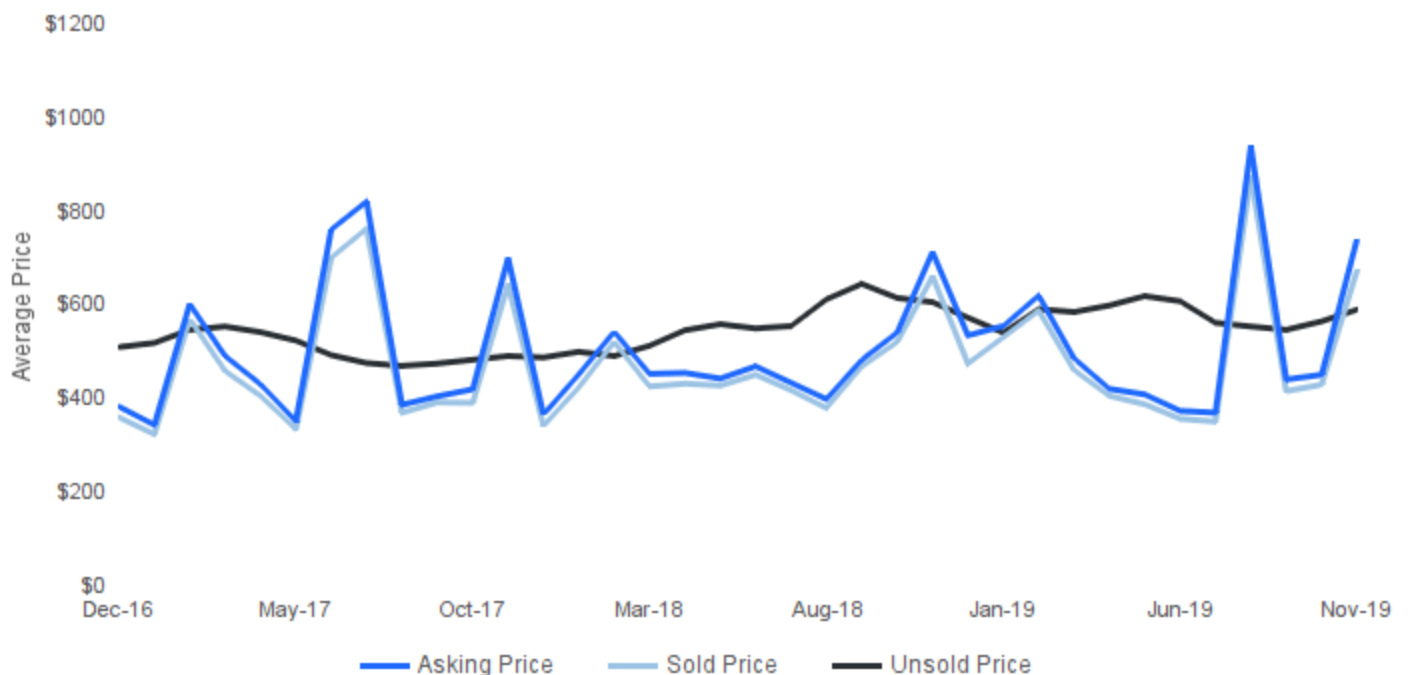
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2019 | Condo/Townhouse 

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

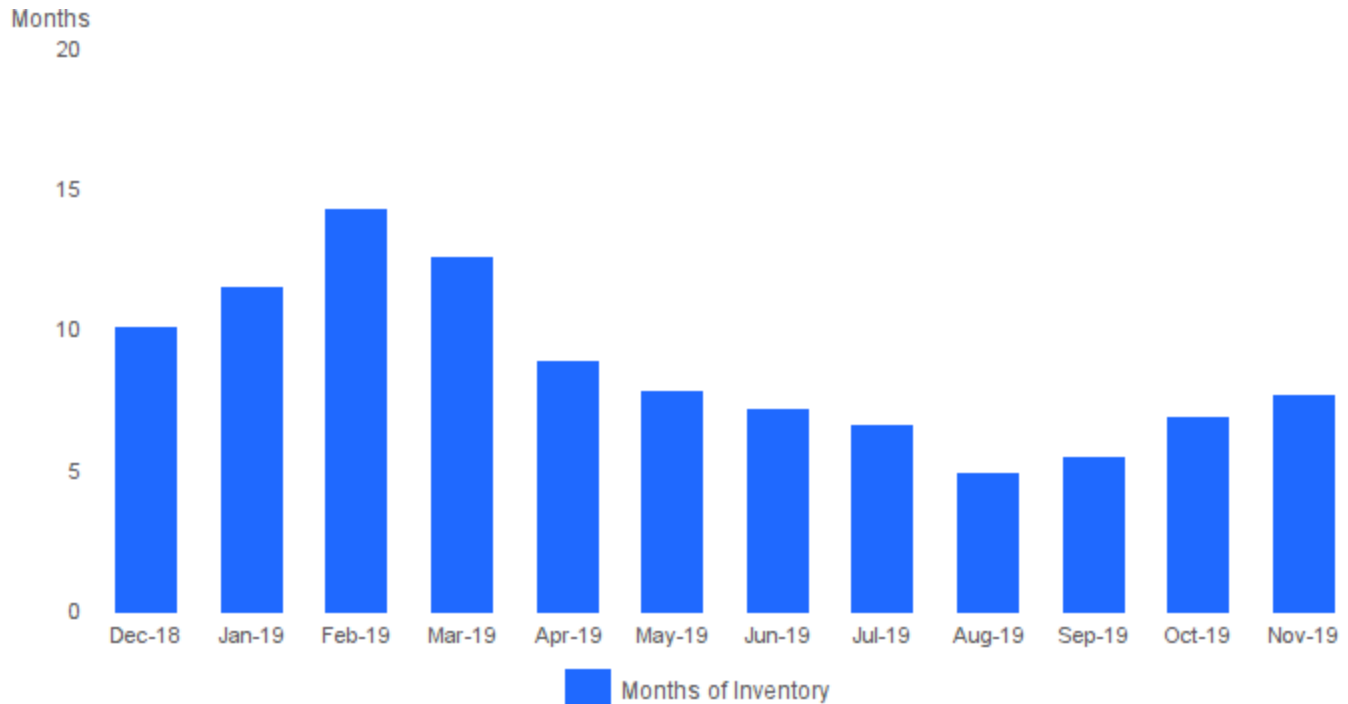
Sold Price | the average selling price



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.

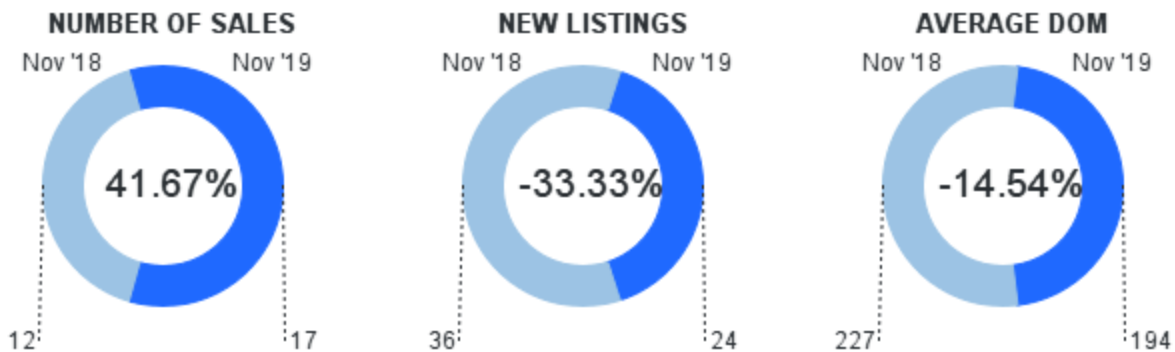
Units Sold | Number of properties sold.



LONGBOAT KEY | November 2019

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



-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

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

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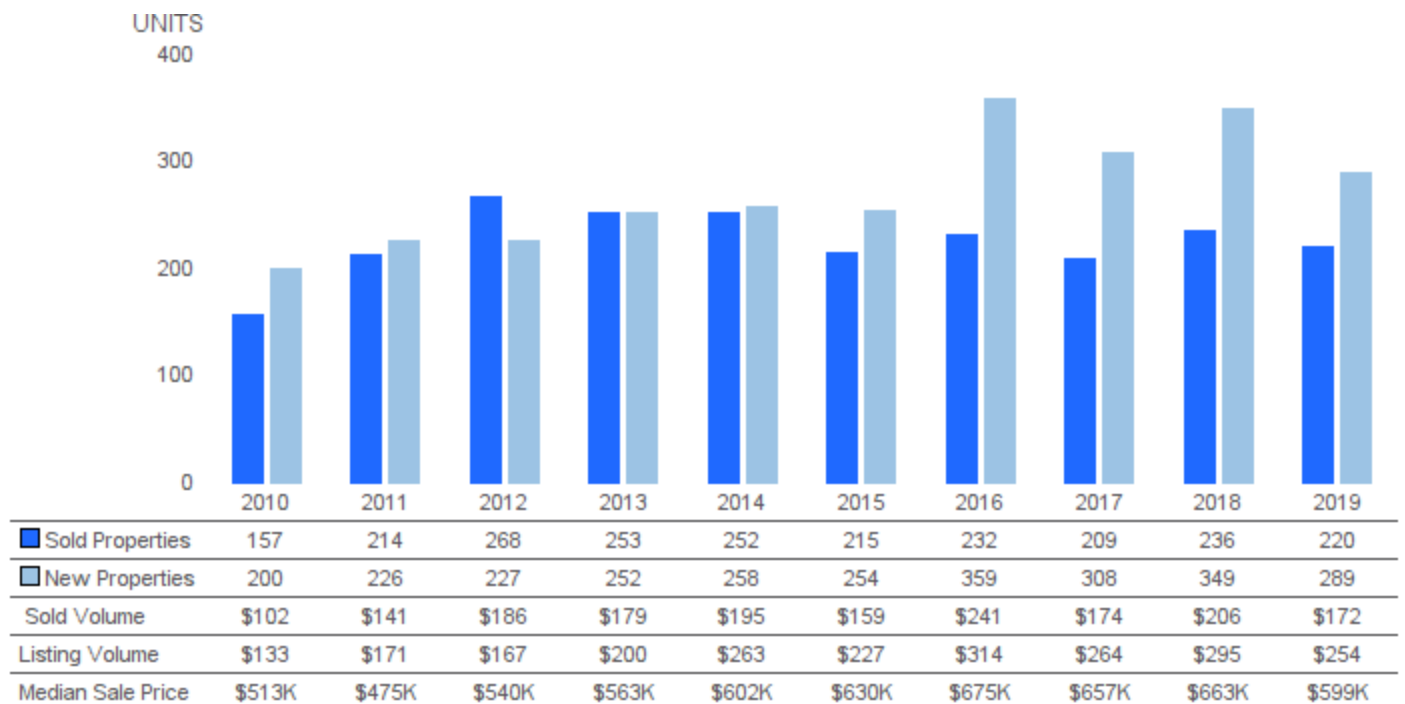
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|------------------------|---------------|---------------|-----------|--------------|-----------|-----------|
| | November 2019 | November 2018 | % Change | YTD 2019 | YTD 2018 | % Change |
| New Listings | 24 | 36 | -33.33% ↓ | 288 | 315 | -8.57% ↓ |
| 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% ↓ |

SOLD AND NEW PROPERTIES (UNITS)

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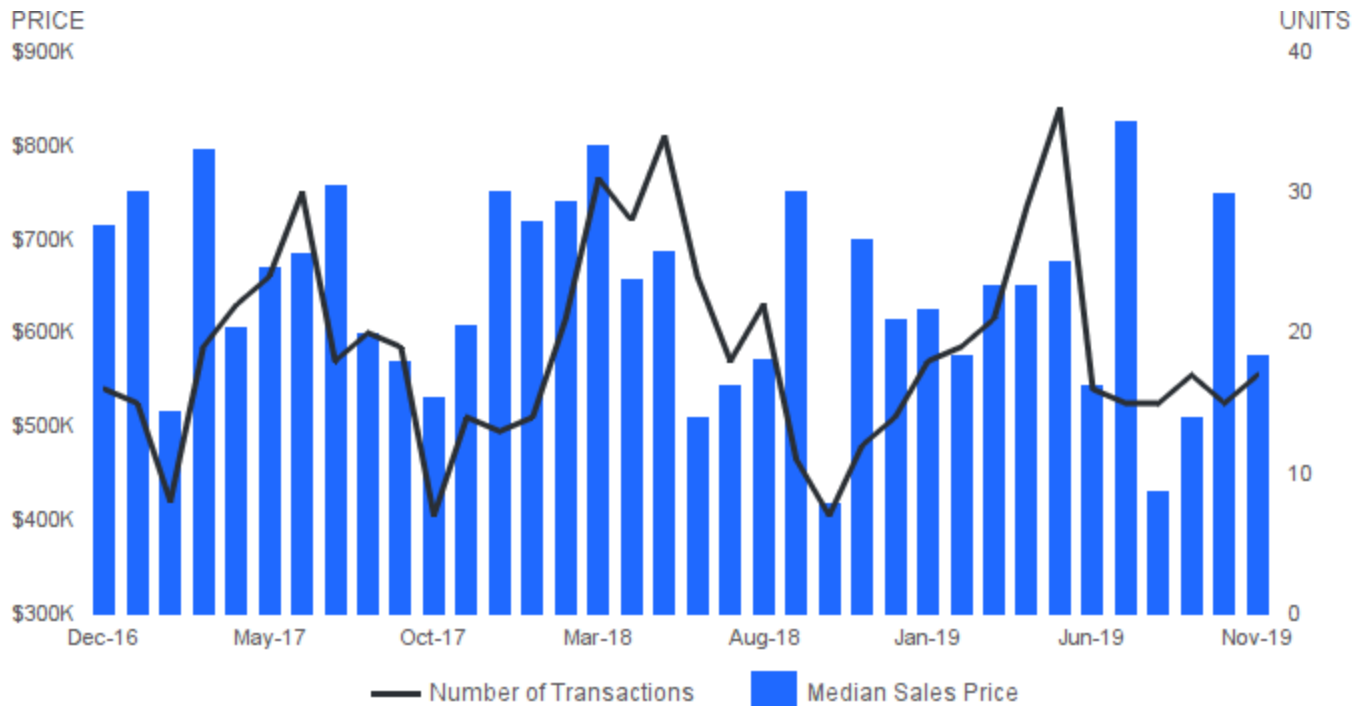


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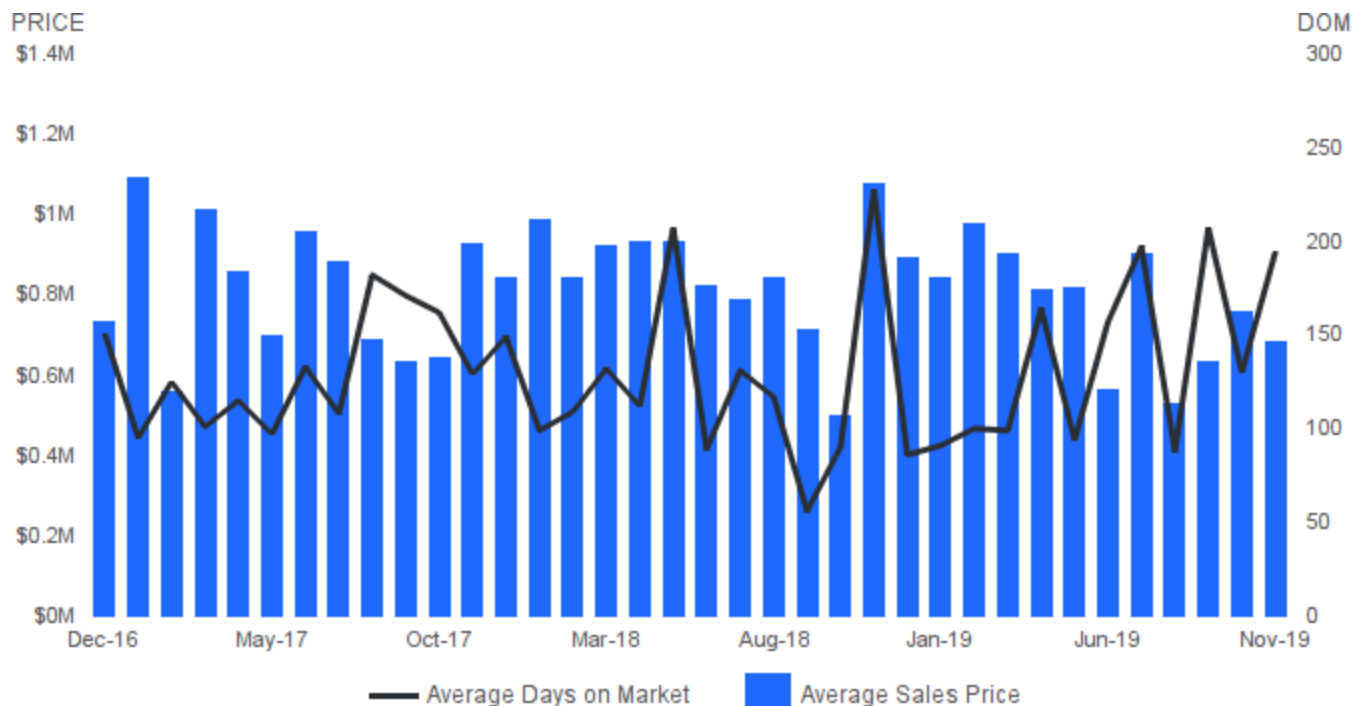


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2019 | Condo/Townhouse 

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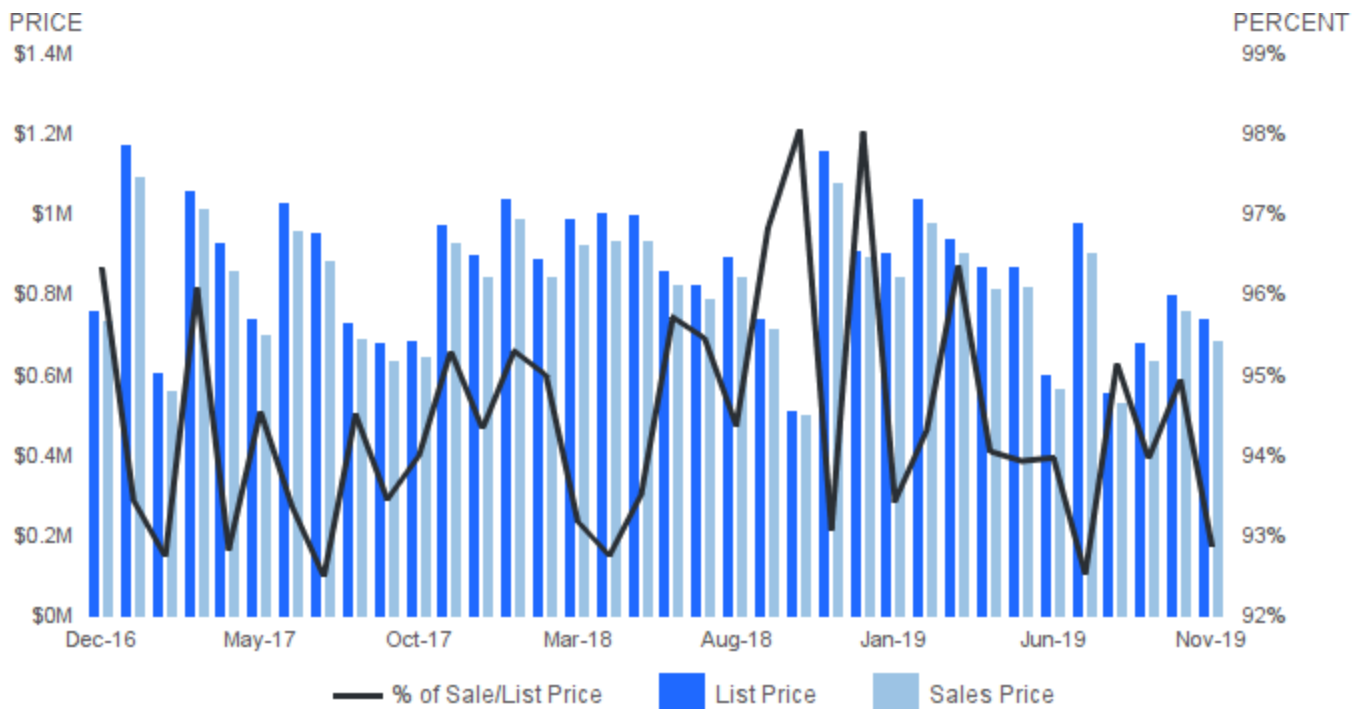
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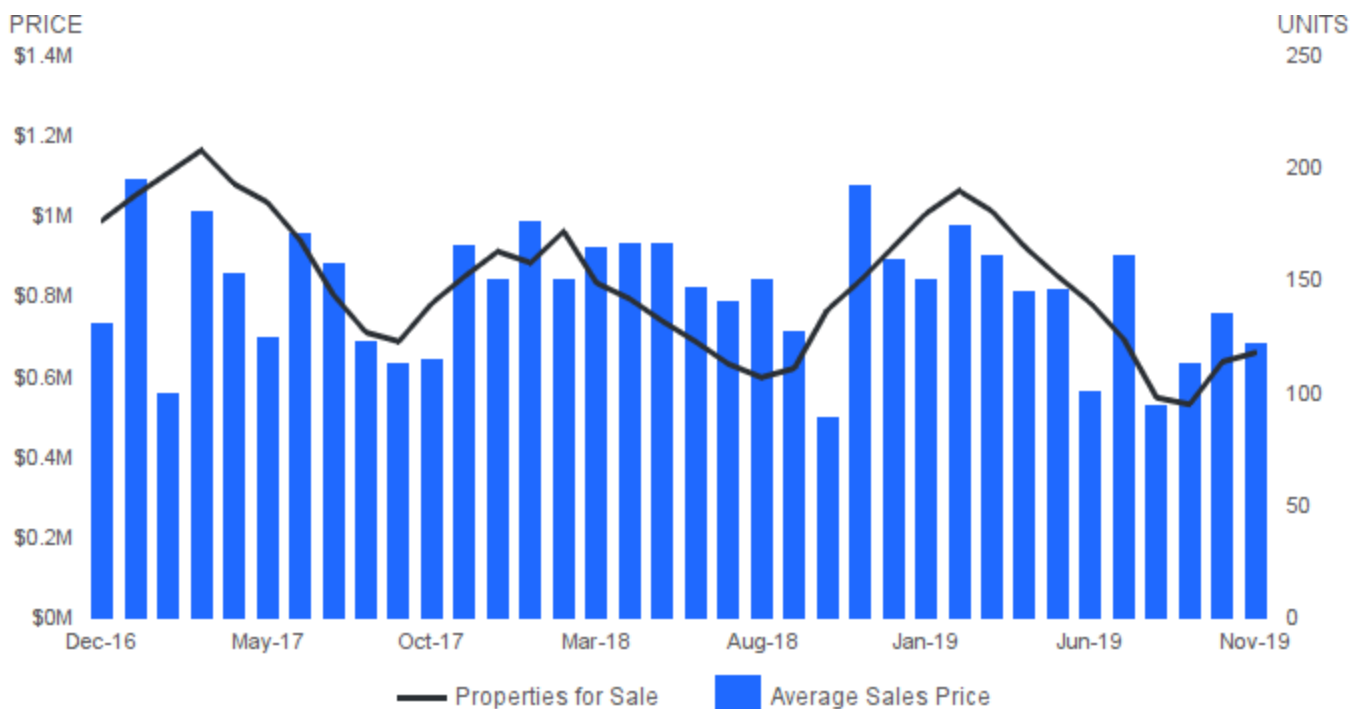


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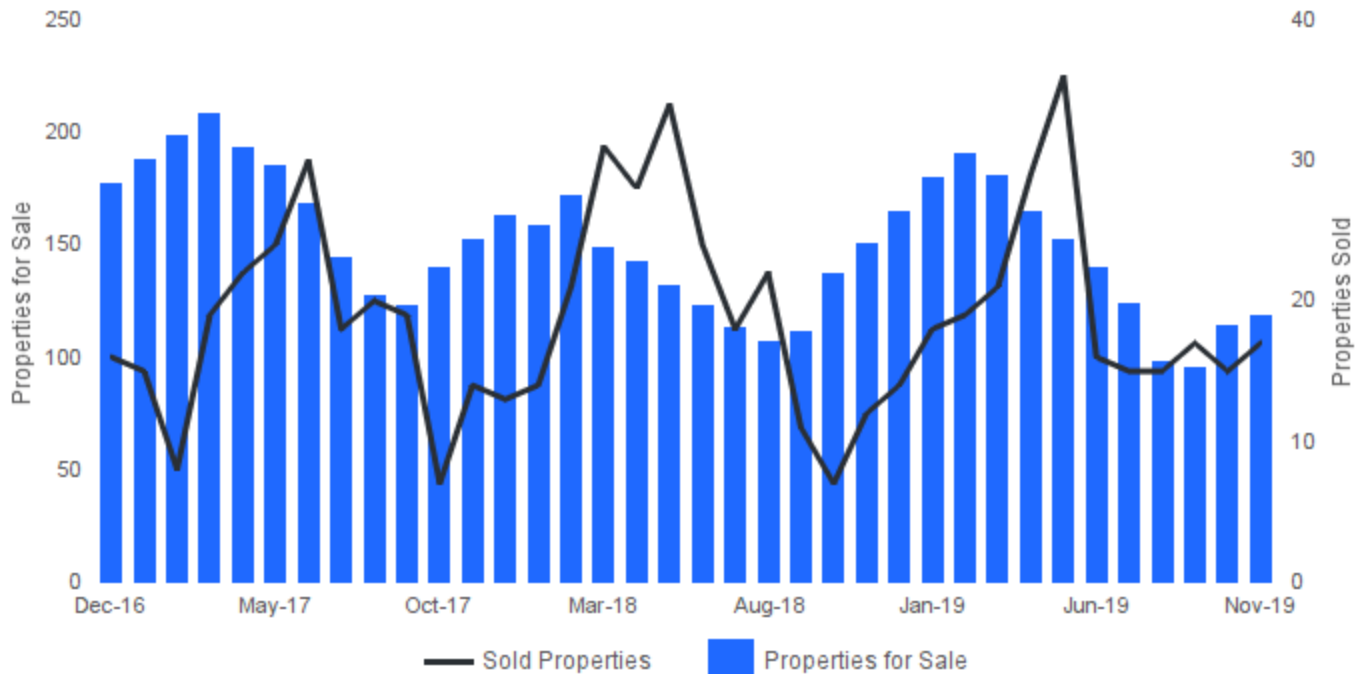


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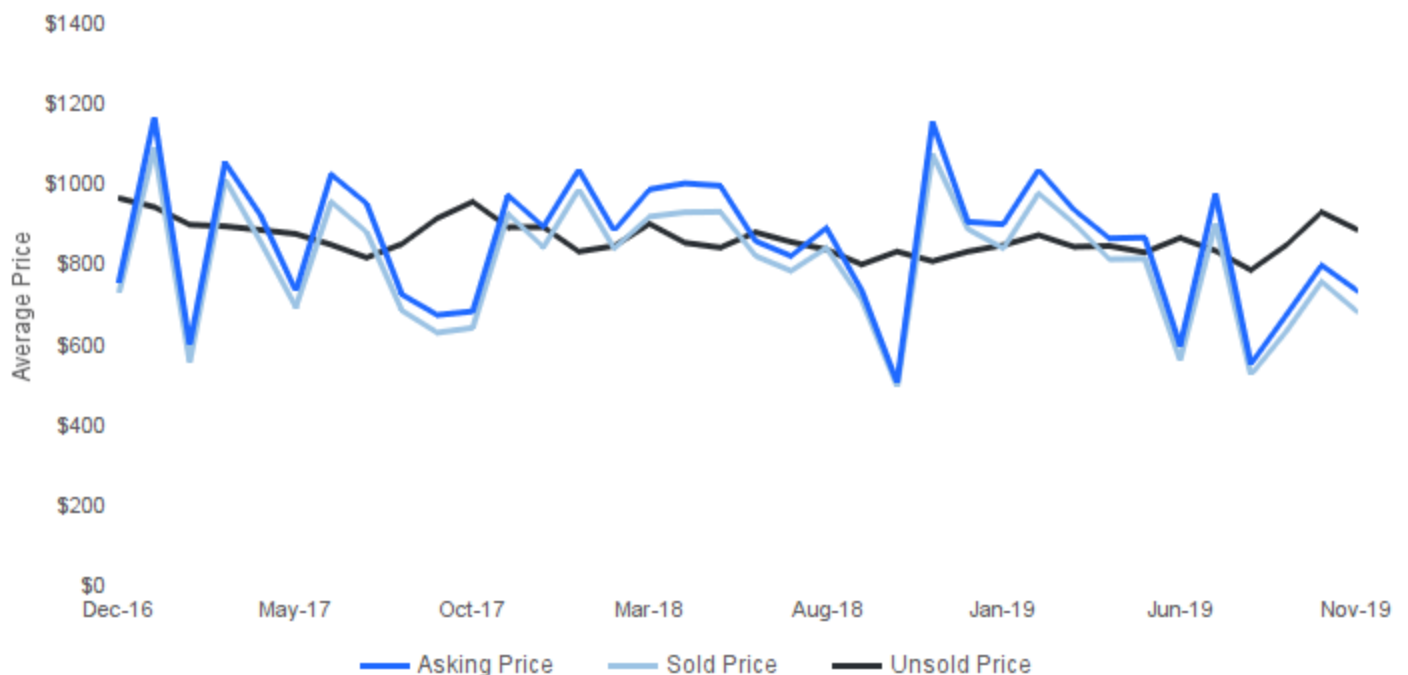
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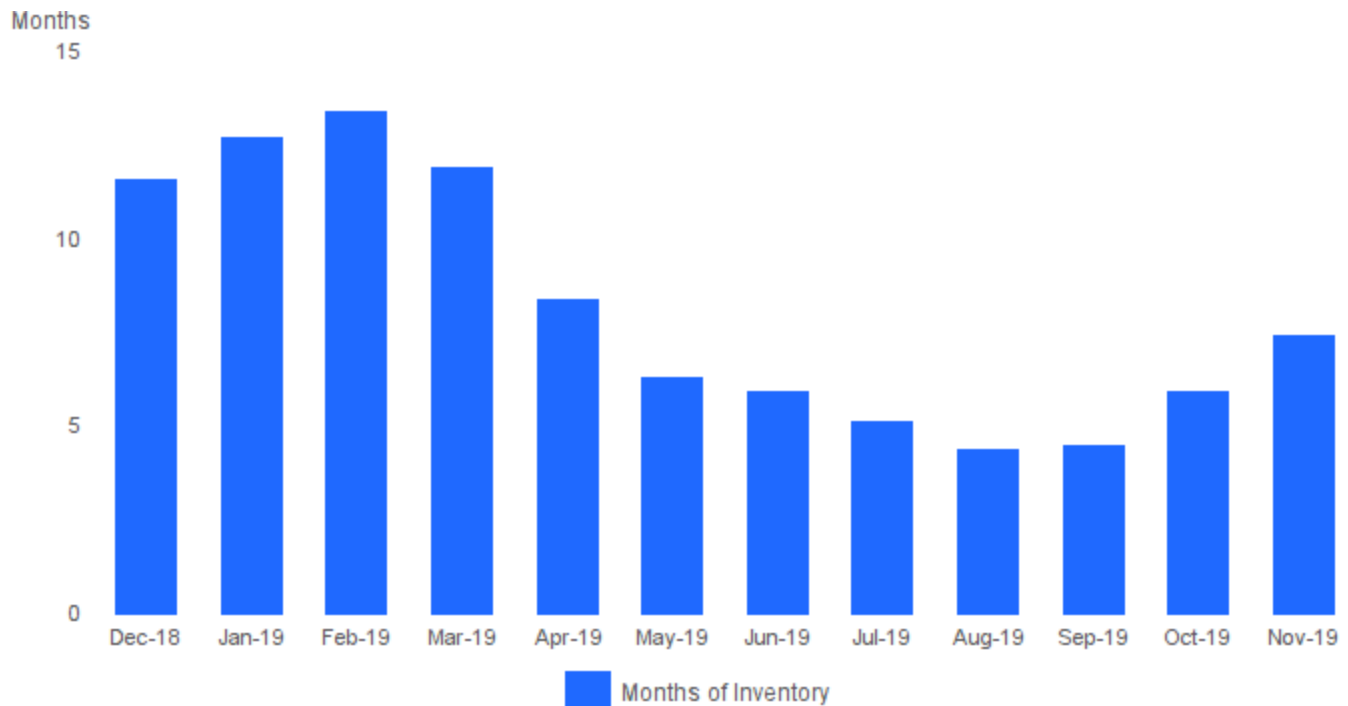
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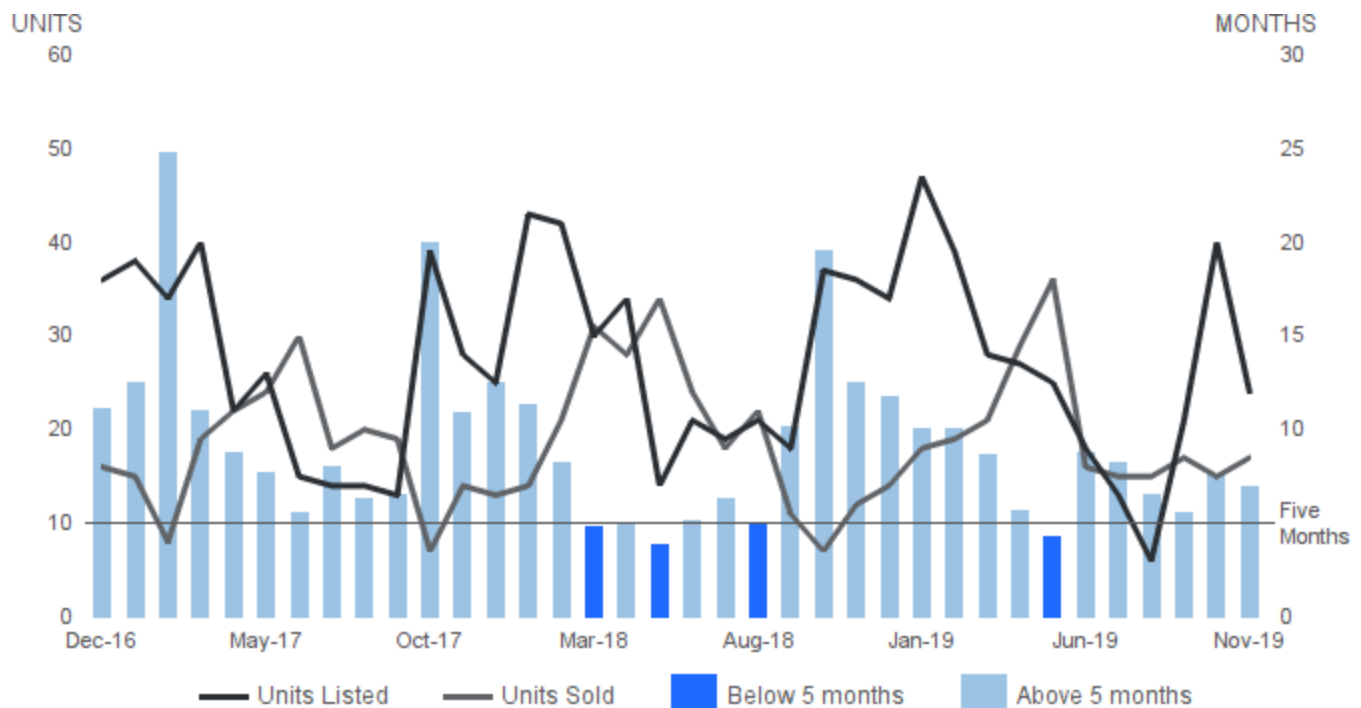
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