



AREA REPORT

JUNE 2022

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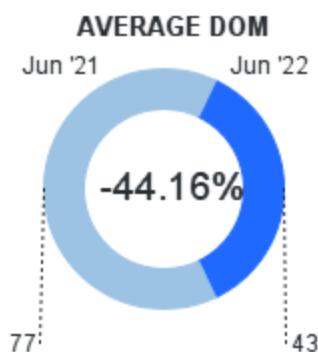
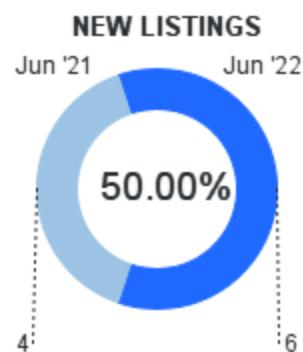
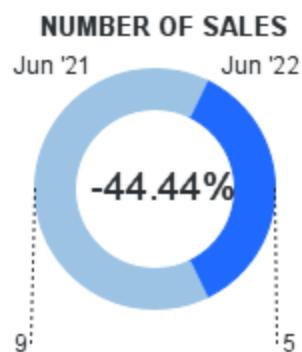


COLDWELL BANKER
REALTY

LONGBOAT KEY | June 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



94.44%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

-34.56%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

84.91%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

-34.26%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Jun '21 Jun '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

June 2022 | Single Family Homes ?

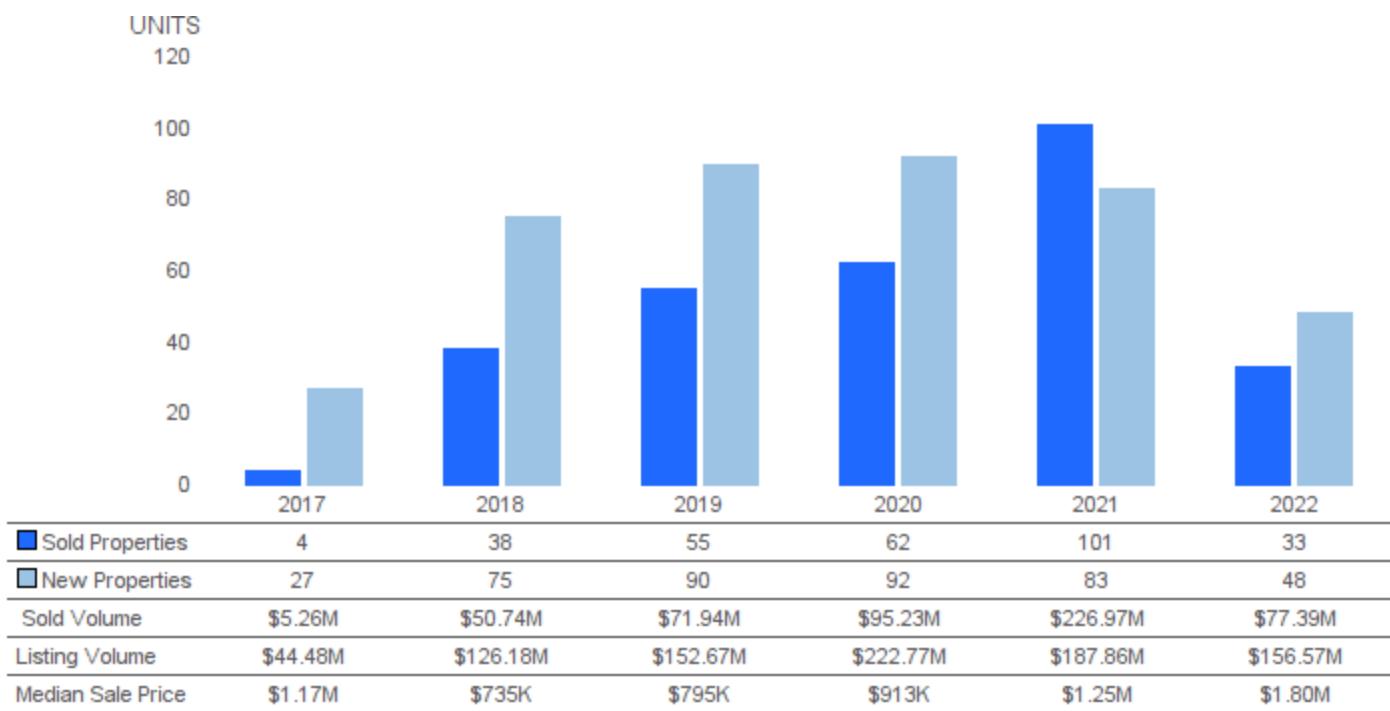
	Month to Date			Year to Date		
	June 2022	June 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	6	4	50% ↑	48	48	0%
Sold Listings	5	9	-44.44% ↓	32	66	-51.52% ↓
Median List Price (Solds)	\$1,849,000	\$999,950	84.91% ↑	\$1,980,000	\$1,250,000	58.4% ↑
Median Sold Price	\$1,750,000	\$900,000	94.44% ↑	\$1,842,500	\$1,225,000	50.41% ↑
Median Days on Market	24	8	200% ↑	27	31	-12.9% ↓
Average List Price (Solds)	\$1,681,800	\$2,558,327	-34.26% ↓	\$2,529,749	\$2,466,096	2.58% ↑
Average Sold Price	\$1,564,000	\$2,389,833	-34.56% ↓	\$2,377,656	\$2,349,238	1.21% ↑
Average Days on Market	43	77	-44.16% ↓	51	101	-49.5% ↓
List/Sold Price Ratio	95.2%	98.1%	-2.97% ↓	94.9%	96.6%	-1.76% ↓

SOLD AND NEW PROPERTIES (UNITS)

June 2022 | Single Family Homes ?

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

June 2022 | Single Family Homes 

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.

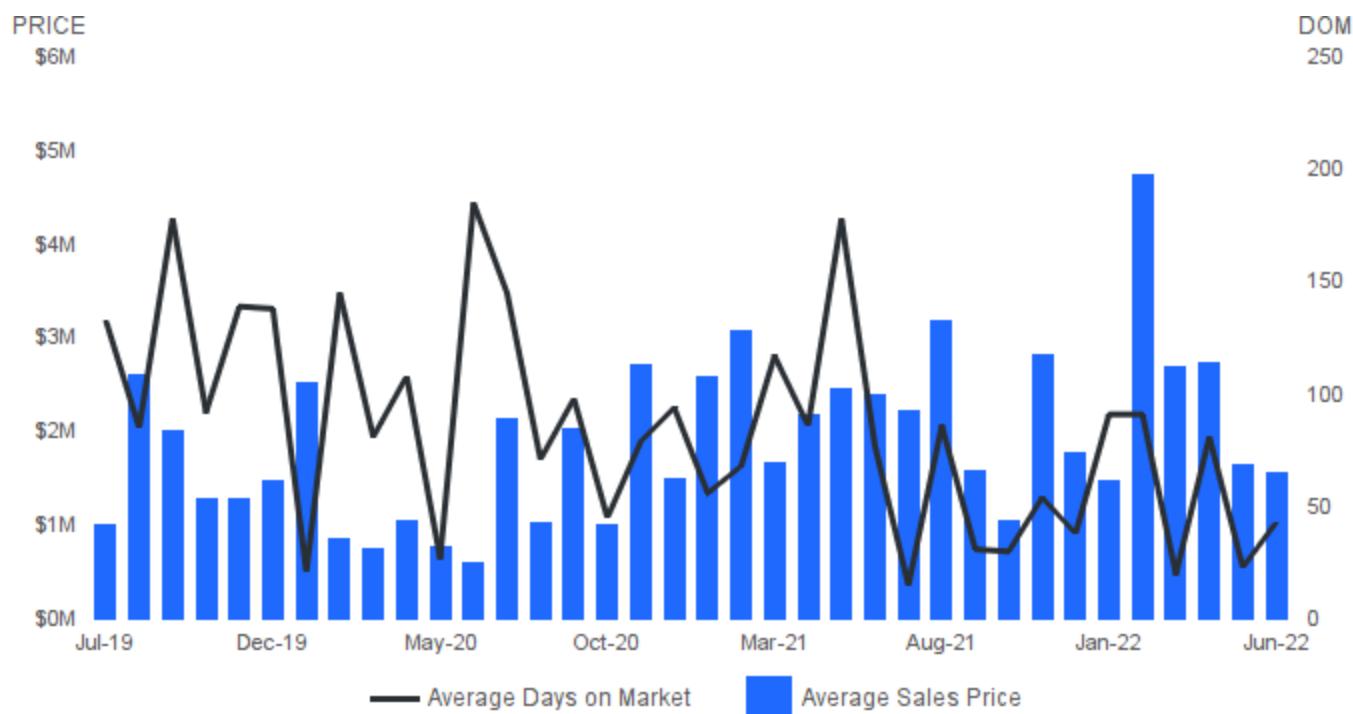


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

June 2022 | Single Family Homes 

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

June 2022 | Single Family Homes ?

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

June 2022 | Single Family Homes ?

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

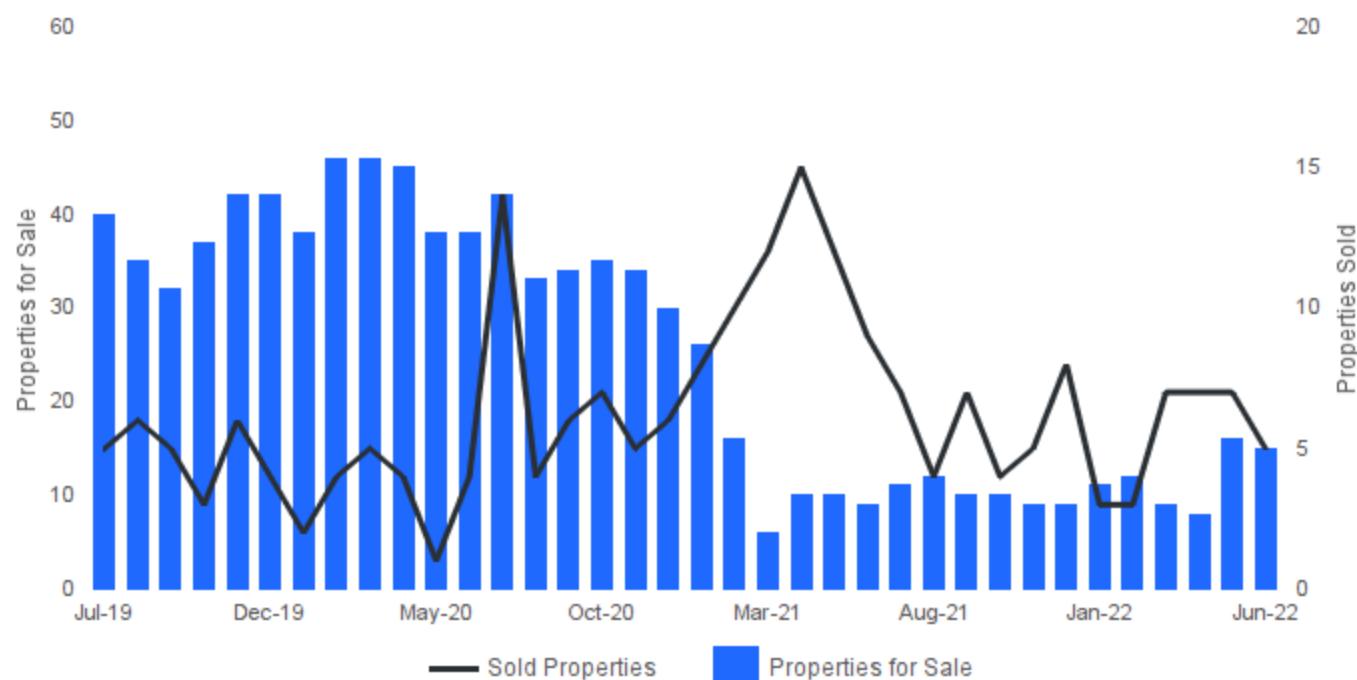
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

June 2022 | Single Family Homes ?

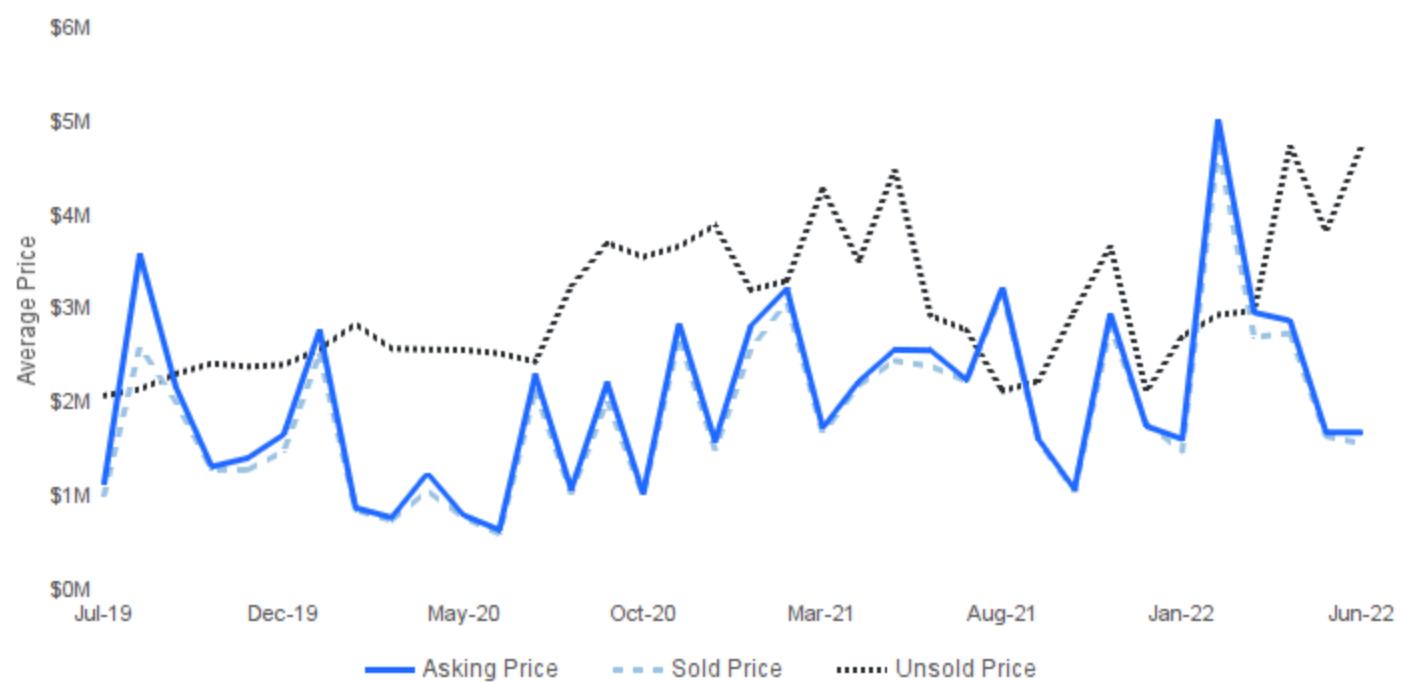
Properties for Sale | Number of properties listed for sale at the end of month.
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AVERAGE ASKING/SOLD/UNSOLD PRICE

June 2022 | Single Family Homes ?

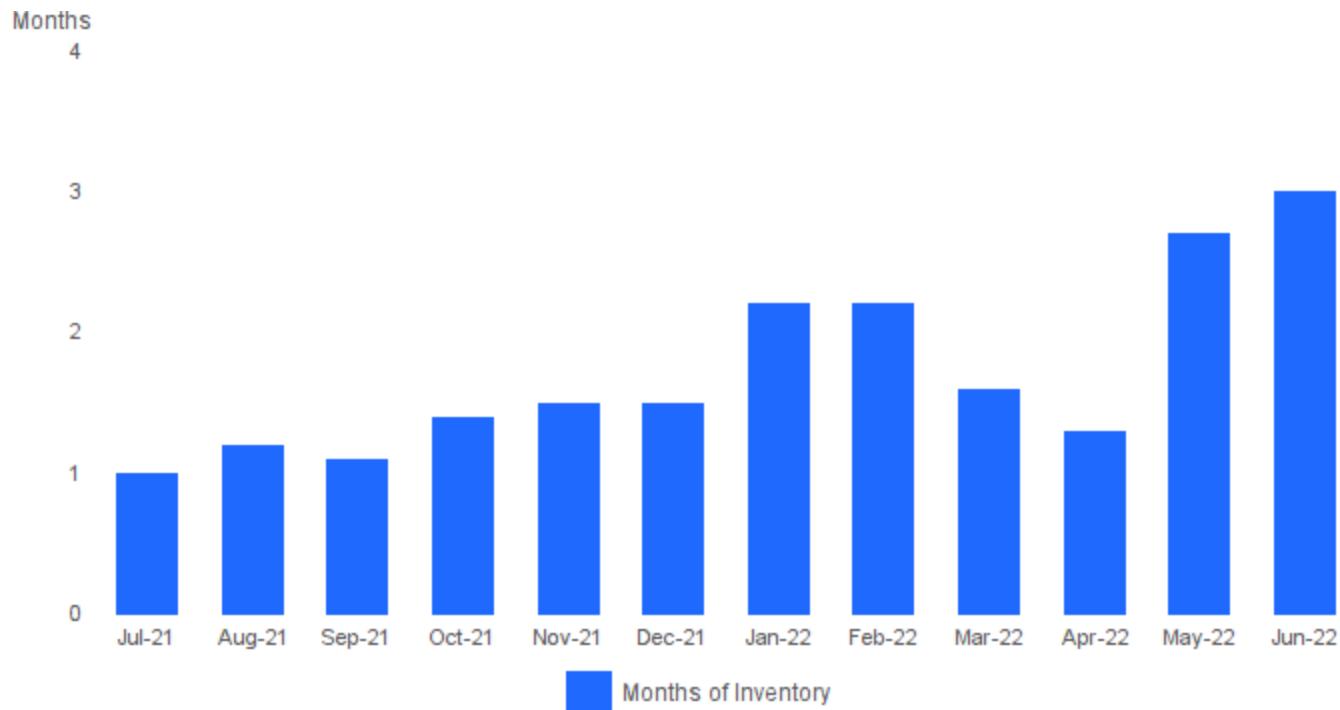
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

June 2022 | Single Family Homes ?

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.



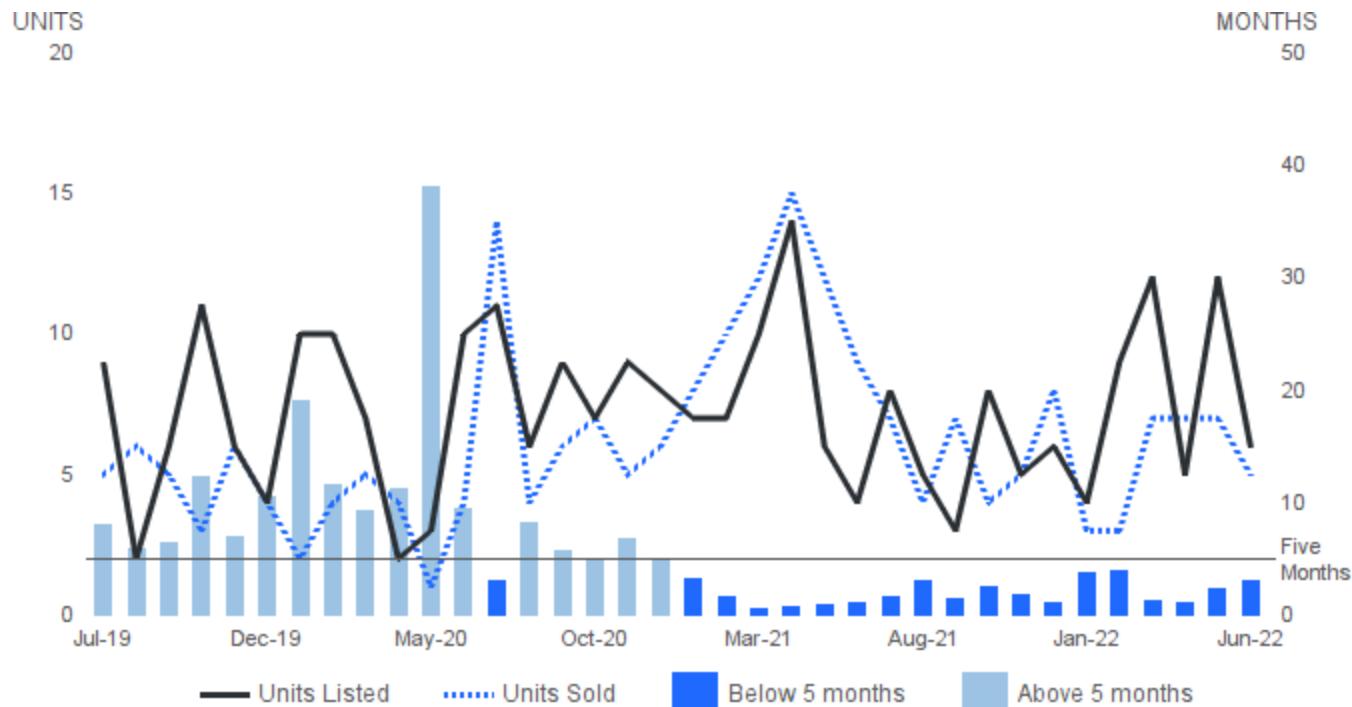
MONTHS SUPPLY OF INVENTORY

June 2022 | Single Family Homes ?

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.

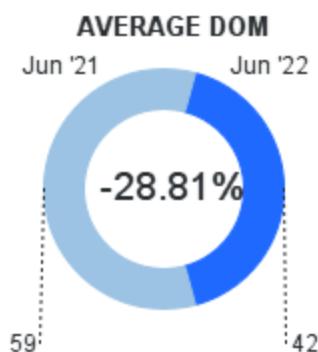
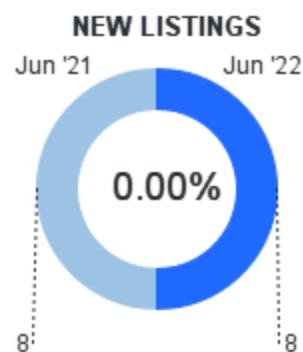
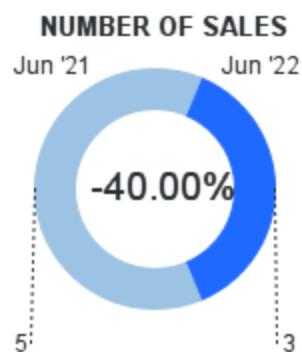
Units Sold | Number of properties sold.



LONGBOAT KEY | June 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



46.03%

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

83.97%

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

7.46%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

69.91%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY HOMES

Jun '21

Jun '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

June 2022 | Single Family Homes 

	Month to Date			Year to Date		
	June 2022	June 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	8	8	0%	48	48	0%
Sold Listings	3	5	-40% 	35	49	-28.57% 
Median List Price (Solds)	\$1,800,000	\$1,675,000	7.46% 	\$2,495,000	\$1,498,750	66.47% 
Median Sold Price	\$2,300,000	\$1,575,000	46.03% 	\$2,551,000	\$1,575,000	61.97% 
Median Days on Market	6	52	-88.46% 	13	23	-43.48% 
Average List Price (Solds)	\$2,933,000	\$1,726,200	69.91% 	\$3,222,478	\$1,730,554	86.21% 
Average Sold Price	\$3,083,333	\$1,676,000	83.97% 	\$3,291,197	\$1,689,289	94.83% 
Average Days on Market	42	59	-28.81% 	33	55	-40% 
List/Sold Price Ratio	108.3%	97.8%	10.77% 	104.7%	98.4%	6.43% 

SOLD AND NEW PROPERTIES (UNITS)

June 2022 | Single Family Homes 

Sold Properties | Number of properties sold during the year

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MEDIAN SALES PRICE AND NUMBER OF SALES

June 2022 | Single Family Homes ?

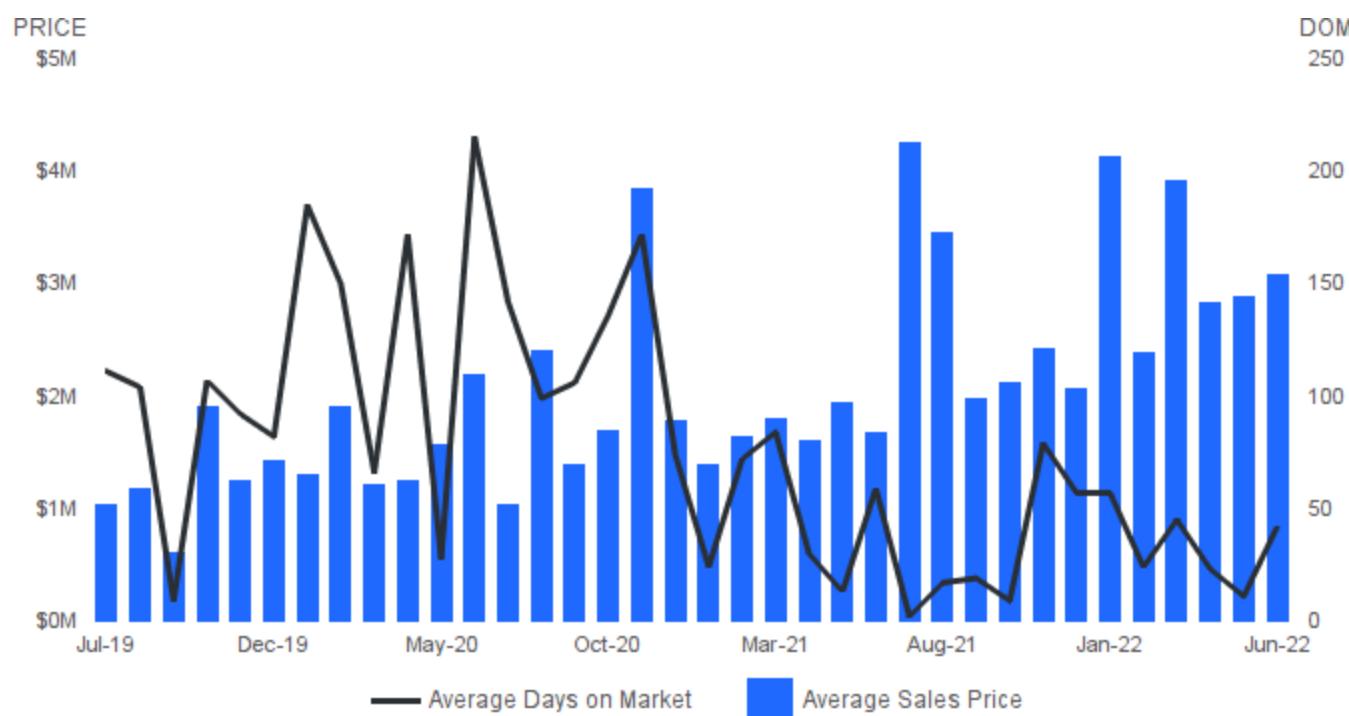
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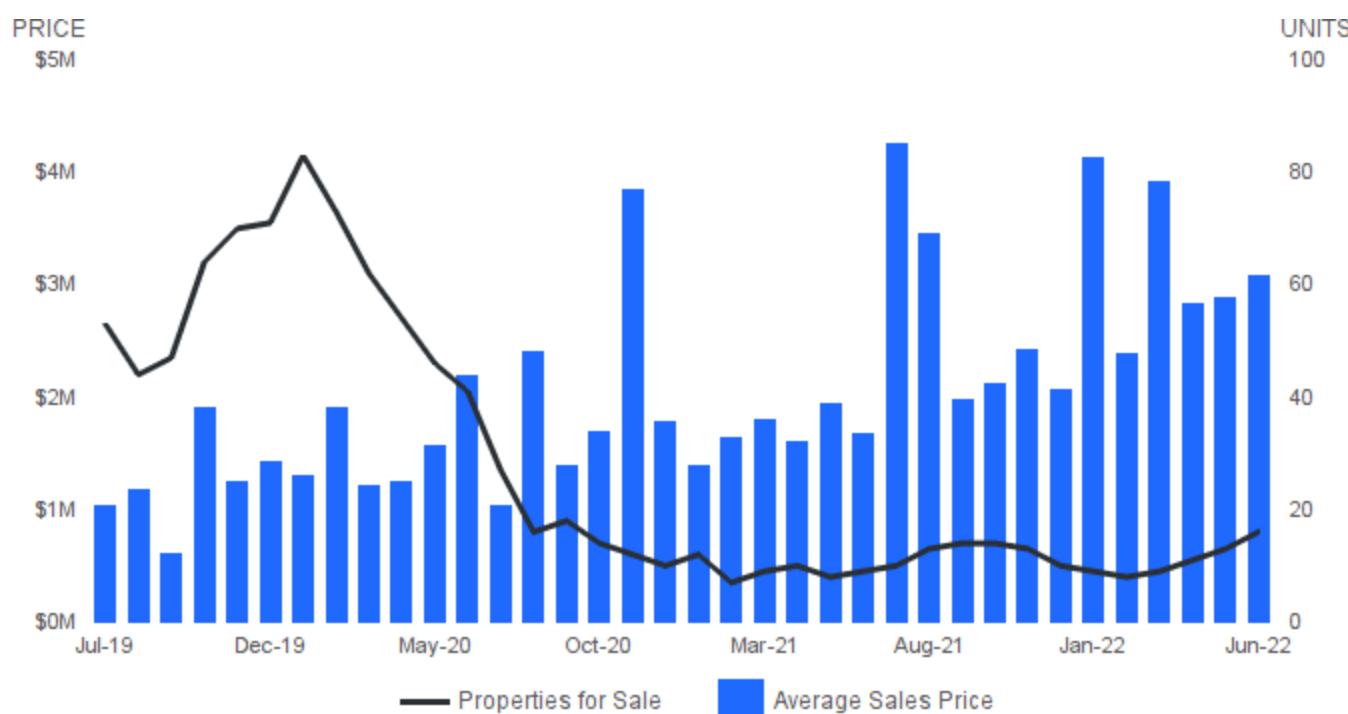


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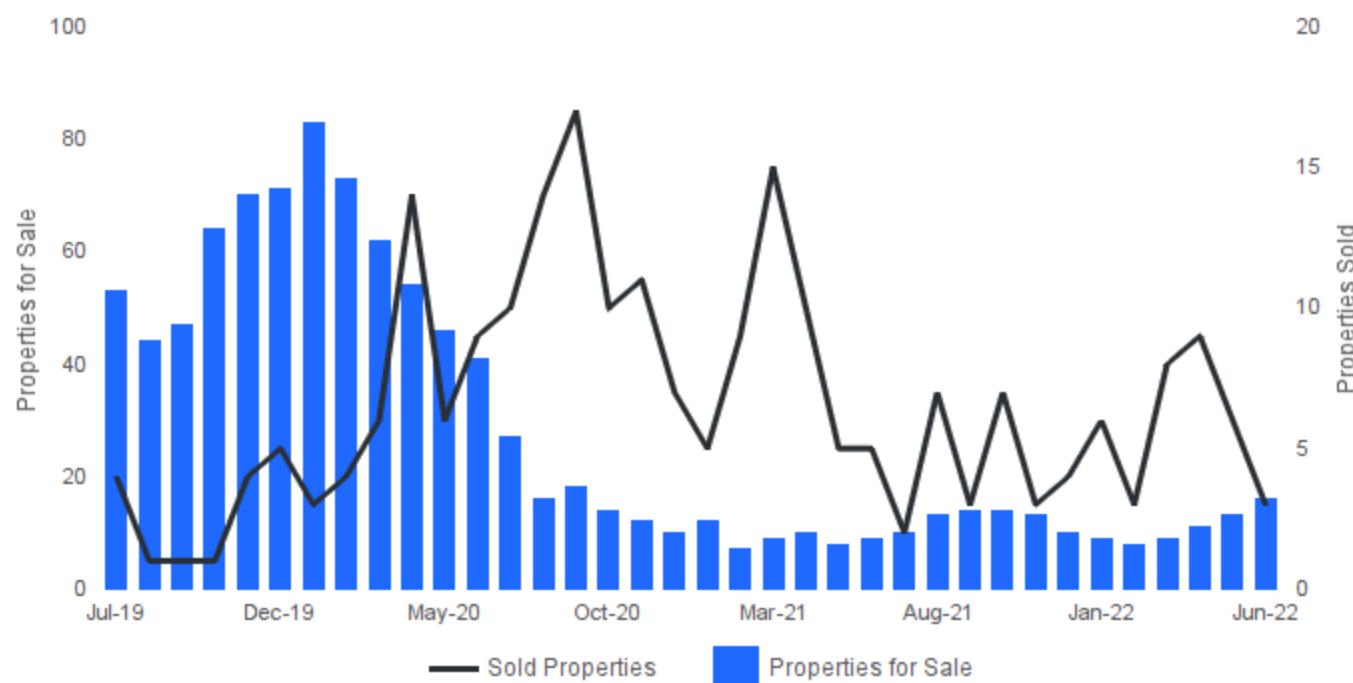
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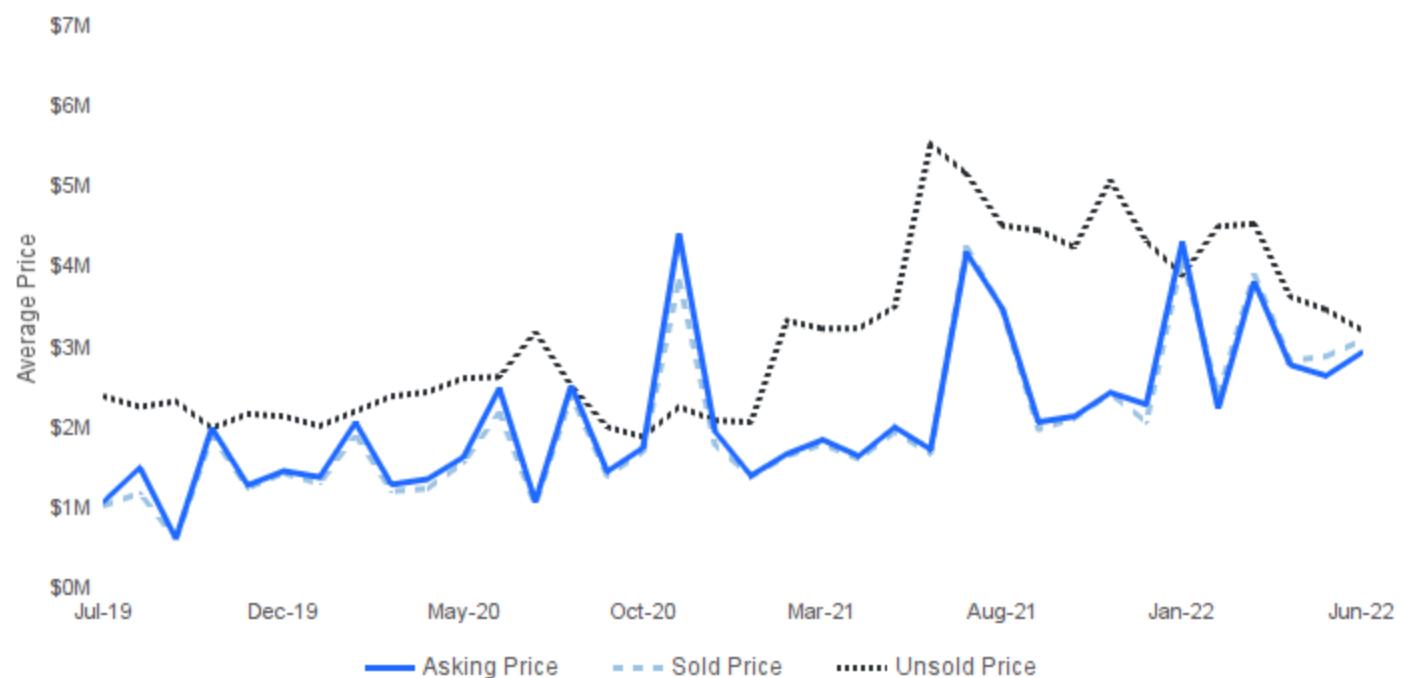
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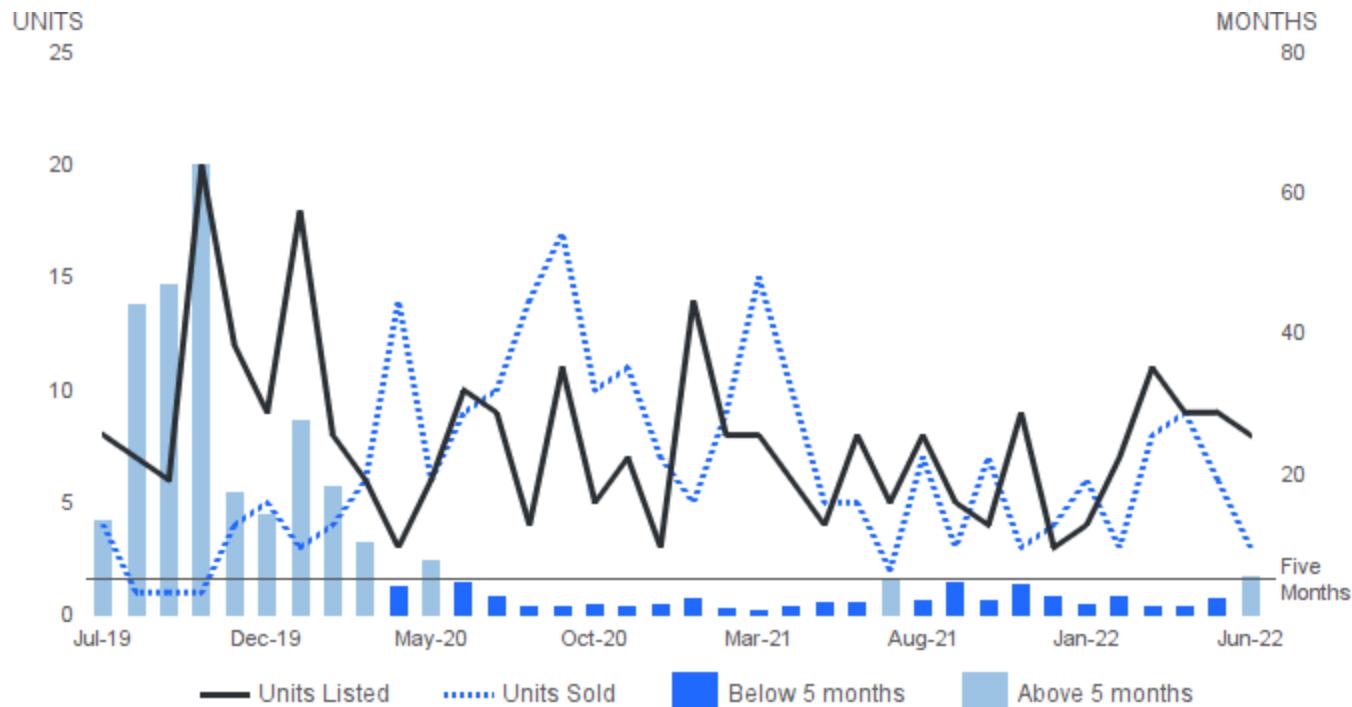
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Units Sold | Number of properties sold.



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