



AREA REPORT

OCTOBER 2022

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COLDWELL BANKER
REALTY

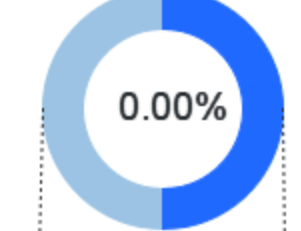
LONGBOAT KEY | October 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse

NUMBER OF SALES

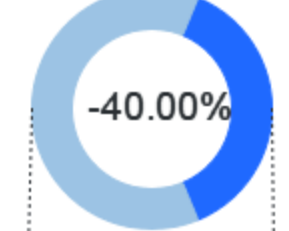
Oct '21 Oct '22



11 11

NEW LISTINGS

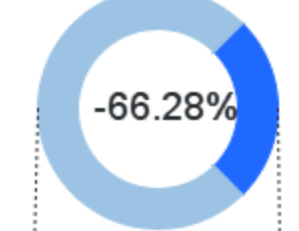
Oct '21 Oct '22



10 6

AVERAGE DOM

Oct '21 Oct '22



86 29

41.21% ↑

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

53.97% ↑

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

45.25% ↑

MEDIAN LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

59.80% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
CONDO/TOWNHOUSE

Oct '21

Oct '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

October 2022 | Condo/Townhouse ?

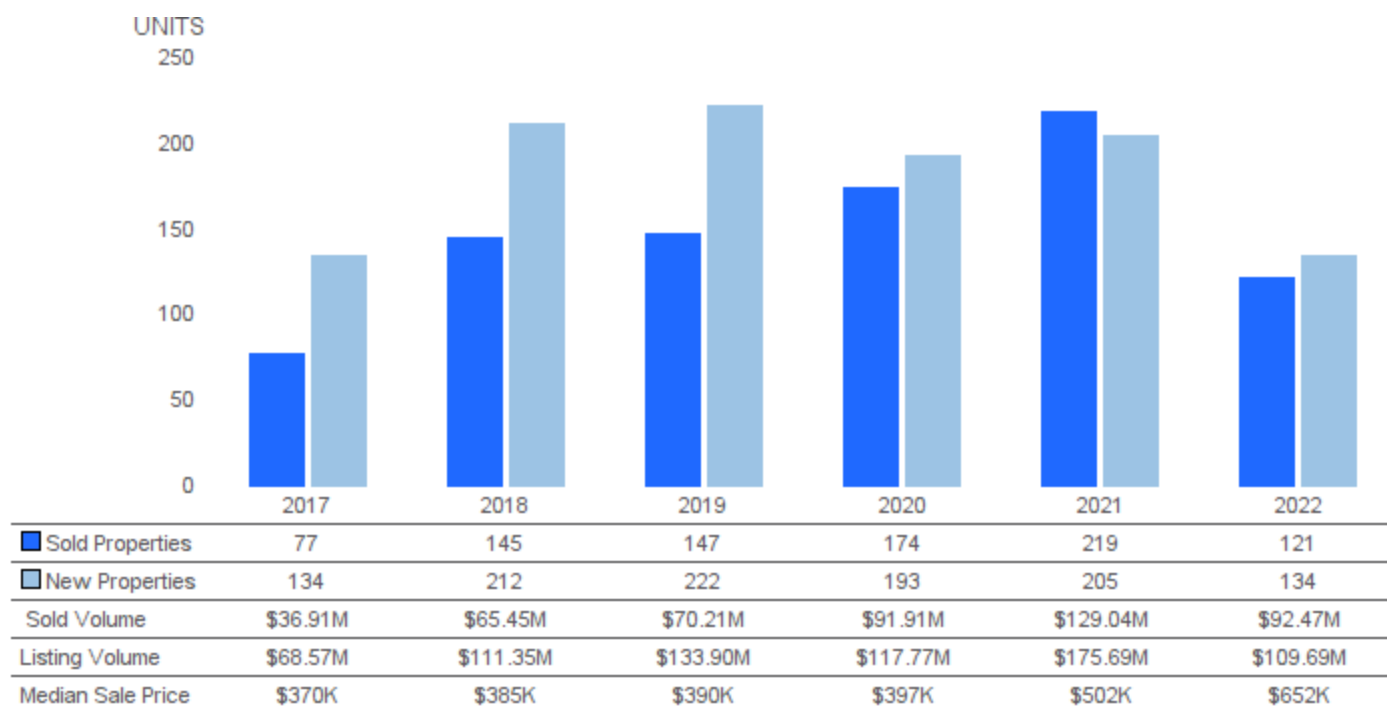
| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|--------------|-----------|--------------|-----------|-----------|
| | October 2022 | October 2021 | % Change | YTD 2022 | YTD 2021 | % Change |
| New Listings | 6 | 10 | -40% ↓ | 133 | 180 | -26.11% ↓ |
| Sold Listings | 11 | 11 | 0% | 121 | 183 | -33.88% ↓ |
| Median List Price (Solds) | \$719,000 | \$495,000 | 45.25% ↑ | \$669,900 | \$495,000 | 35.33% ↑ |
| Median Sold Price | \$699,000 | \$495,000 | 41.21% ↑ | \$652,000 | \$485,000 | 34.43% ↑ |
| Median Days on Market | 20 | 28 | -28.57% ↓ | 7 | 18 | -61.11% ↓ |
| Average List Price (Solds) | \$842,272 | \$527,072 | 59.8% ↑ | \$768,953 | \$573,565 | 34.07% ↑ |
| Average Sold Price | \$779,909 | \$506,545 | 53.97% ↑ | \$764,184 | \$561,825 | 36.02% ↑ |
| Average Days on Market | 29 | 86 | -66.28% ↓ | 19 | 55 | -65.45% ↓ |
| List/Sold Price Ratio | 93.8% | 95.7% | -2% ↓ | 100% | 98% | 1.99% ↑ |

SOLD AND NEW PROPERTIES (UNITS)

October 2022 | Condo/Townhouse ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

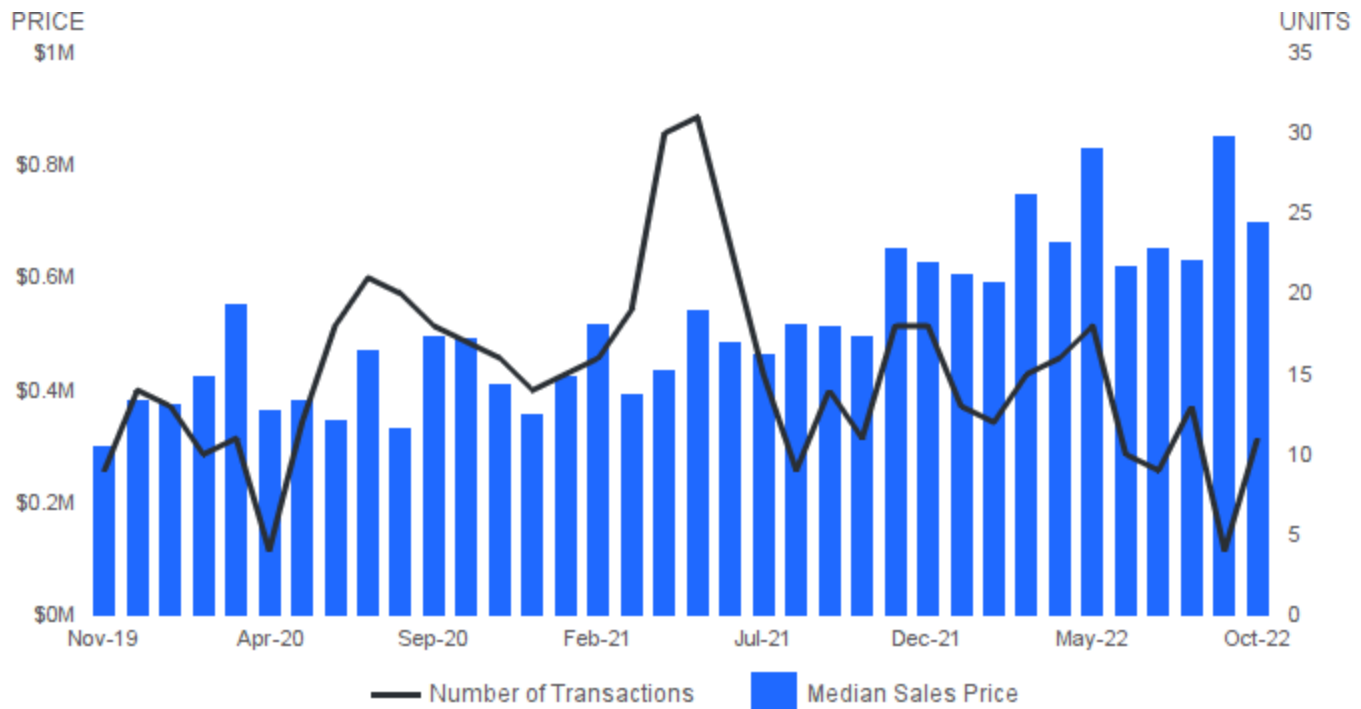


MEDIAN SALES PRICE AND NUMBER OF SALES

October 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.

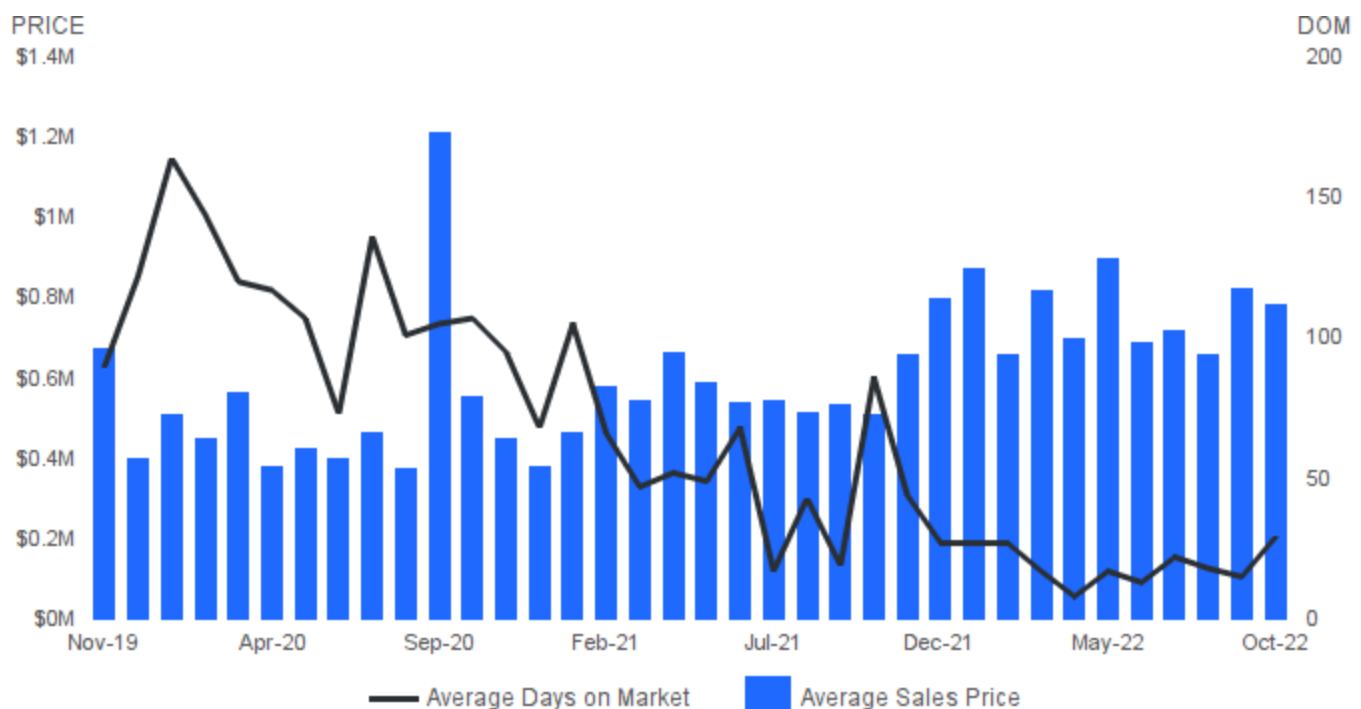


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2022 | Condo/Townhouse ?

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

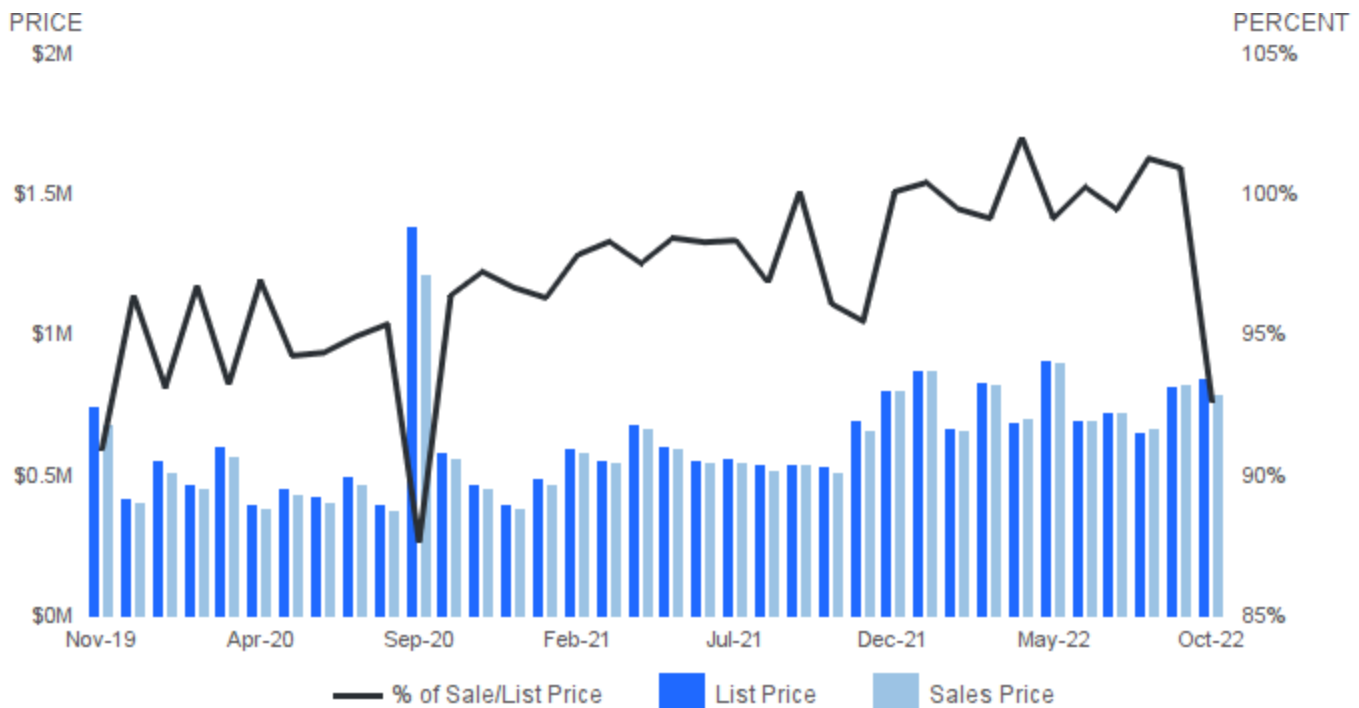
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

October 2022 | Condo/Townhouse ?

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

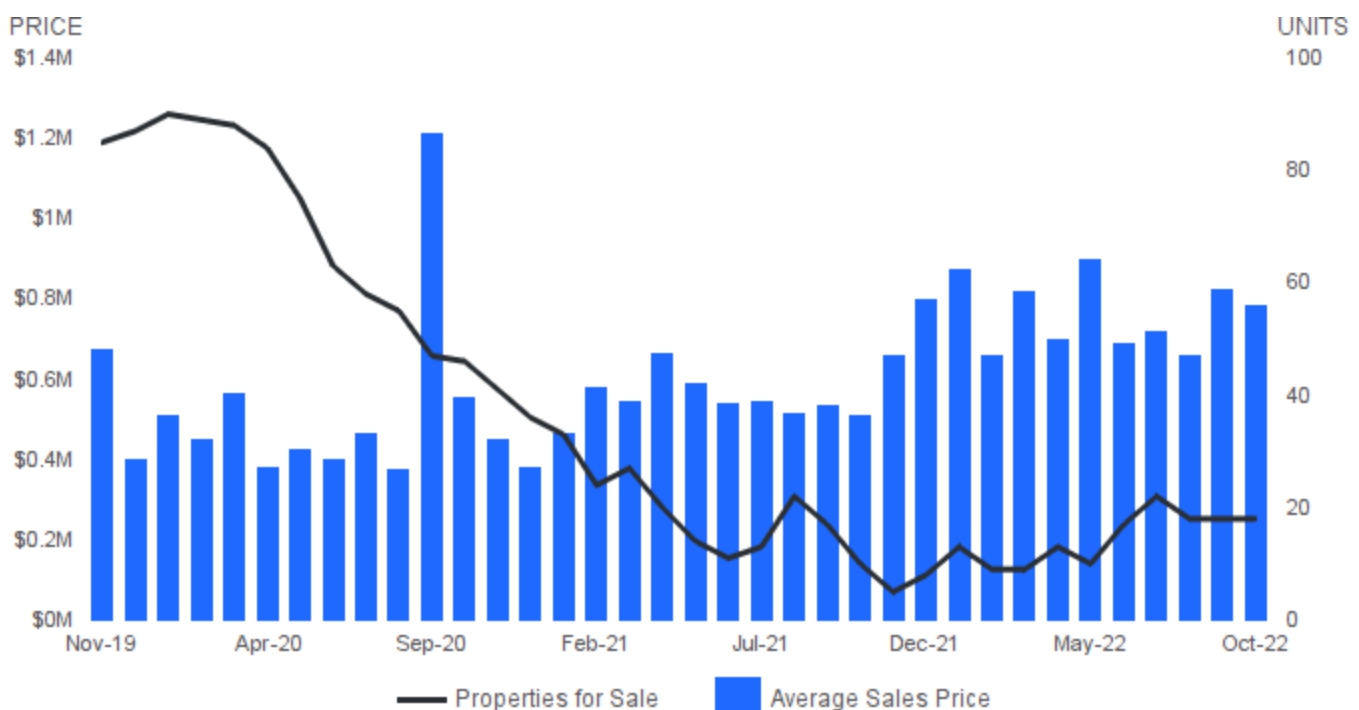


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

October 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.

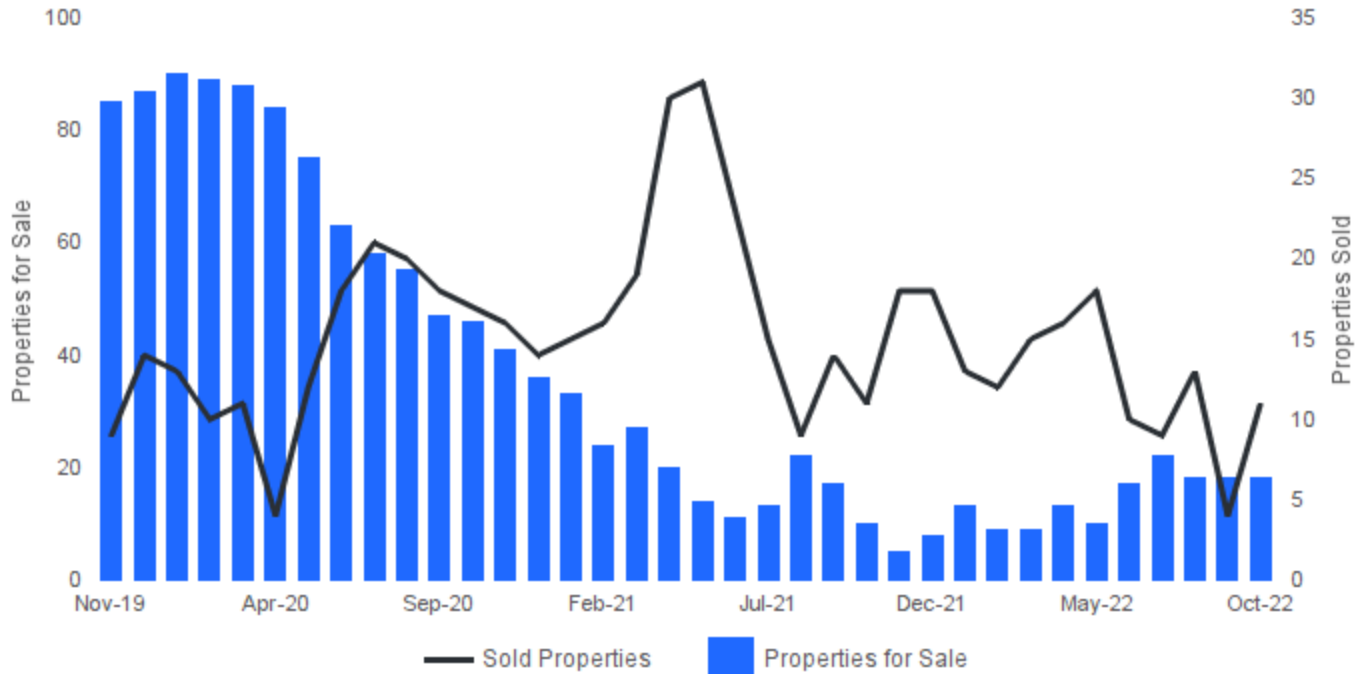


PROPERTIES FOR SALE AND SOLD PROPERTIES

October 2022 | Condo/Townhouse ?

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

Sold Properties | Number of properties sold.



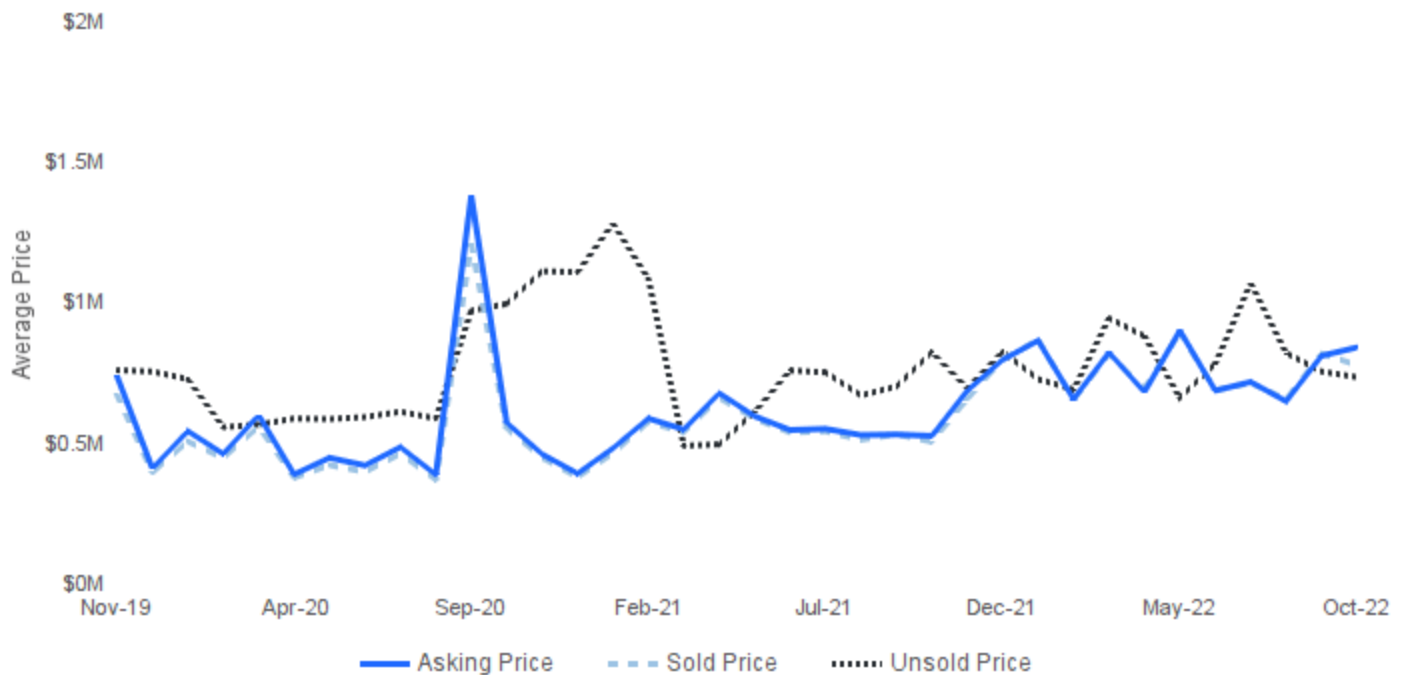
AVERAGE ASKING/SOLD/UNSOLD PRICE

October 2022 | Condo/Townhouse ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

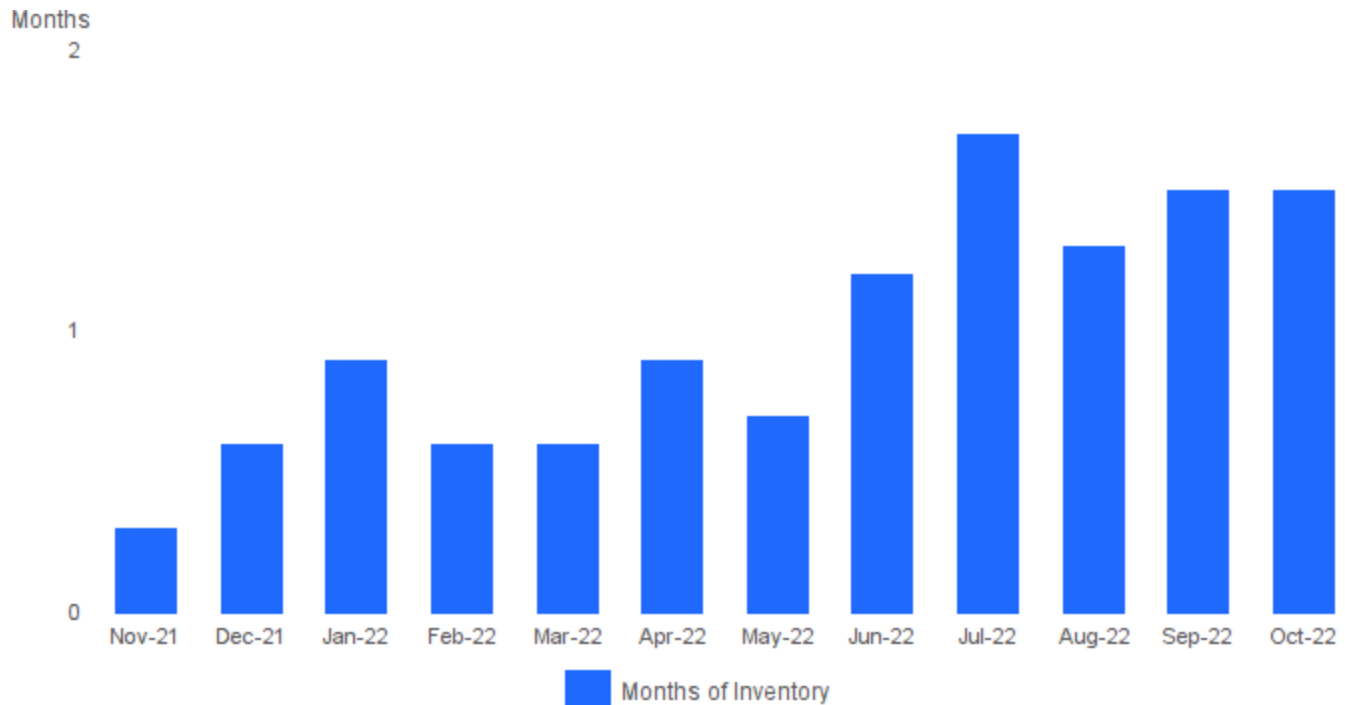
Sold Price | the average selling price



ABSORPTION RATE

October 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.



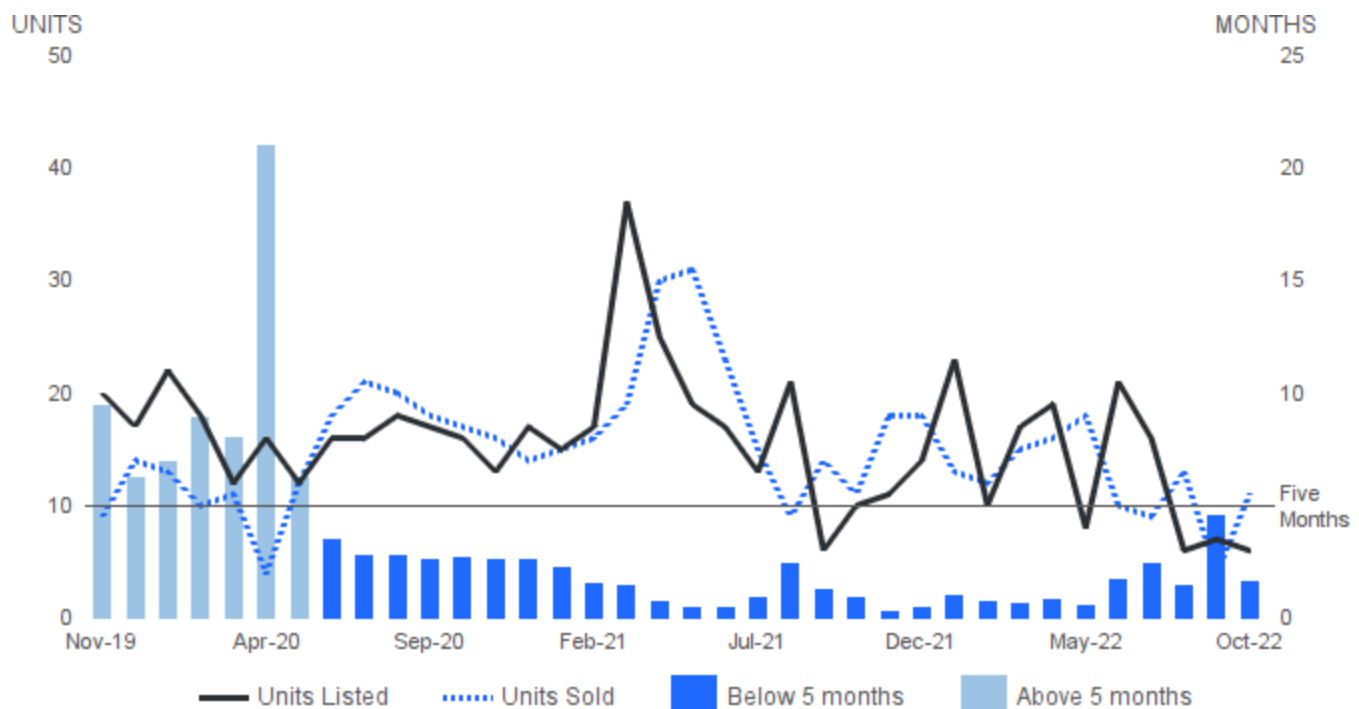
MONTHS SUPPLY OF INVENTORY

October 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.

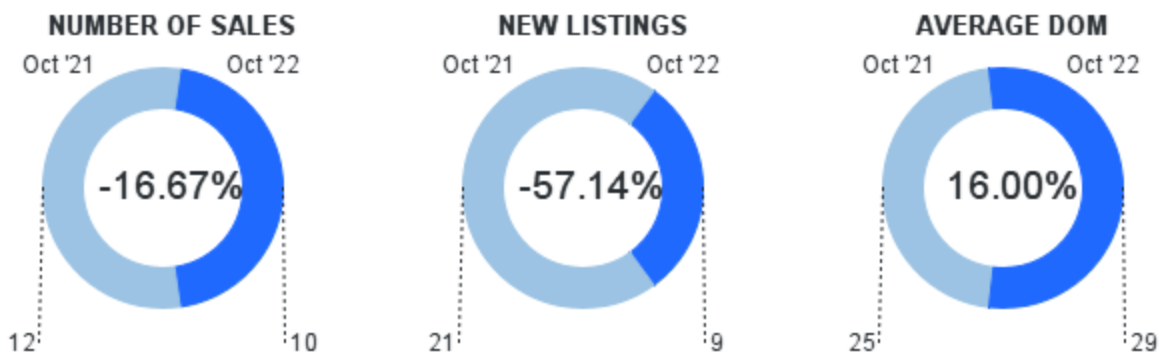
Units Sold | Number of properties sold.



LONGBOAT KEY | October 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Condo/Townhouse



54.83%

MEDIAN SALES PRICE
CONDO/TOWNHOUSE

68.85%

AVERAGE SALES PRICE
CONDO/TOWNHOUSE

62.94%

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
CONDO/TOWNHOUSE

76.64%

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
CONDO/TOWNHOUSE

Oct '21 Oct '22

AREA REPORT

LONGBOAT KEY

FULL MARKET SUMMARY

October 2022 | Condo/Townhouse ?

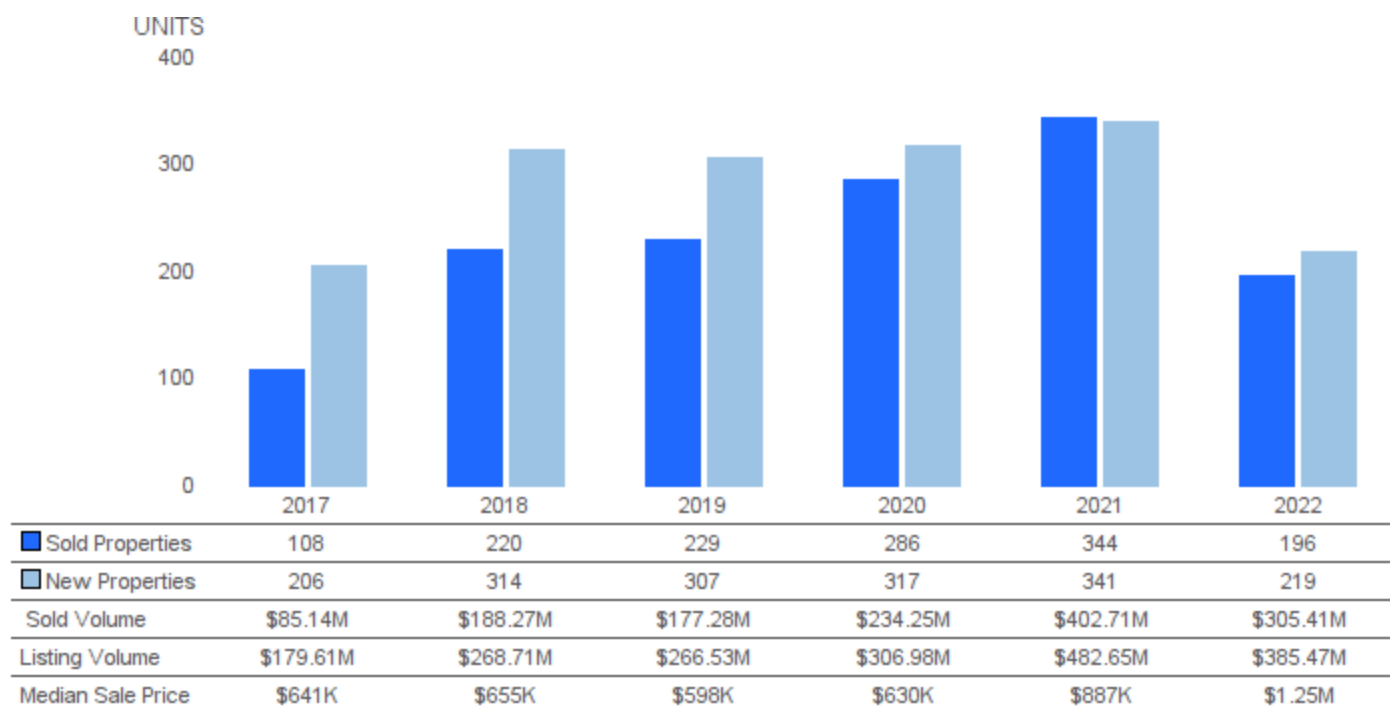
| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|--------------|-----------|--------------|-------------|-----------|
| | October 2022 | October 2021 | % Change | YTD 2022 | YTD 2021 | % Change |
| New Listings | 9 | 21 | -57.14% ↓ | 216 | 291 | -25.77% ↓ |
| Sold Listings | 10 | 12 | -16.67% ↓ | 195 | 297 | -34.34% ↓ |
| Median List Price (Solds) | \$1,385,000 | \$850,000 | 62.94% ↑ | \$1,250,000 | \$879,000 | 42.21% ↑ |
| Median Sold Price | \$1,362,500 | \$880,000 | 54.83% ↑ | \$1,250,000 | \$875,000 | 42.86% ↑ |
| Median Days on Market | 16 | 7 | 128.57% ↑ | 10 | 15 | -33.33% ↓ |
| Average List Price (Solds) | \$2,060,200 | \$1,166,325 | 76.64% ↑ | \$1,556,006 | \$1,176,629 | 32.24% ↑ |
| Average Sold Price | \$1,972,900 | \$1,168,404 | 68.85% ↑ | \$1,559,505 | \$1,162,149 | 34.19% ↑ |
| Average Days on Market | 29 | 25 | 16% ↑ | 26 | 52 | -50% ↓ |
| List/Sold Price Ratio | 98.2% | 99.3% | -1.06% ↓ | 100.6% | 99% | 1.65% ↑ |

SOLD AND NEW PROPERTIES (UNITS)

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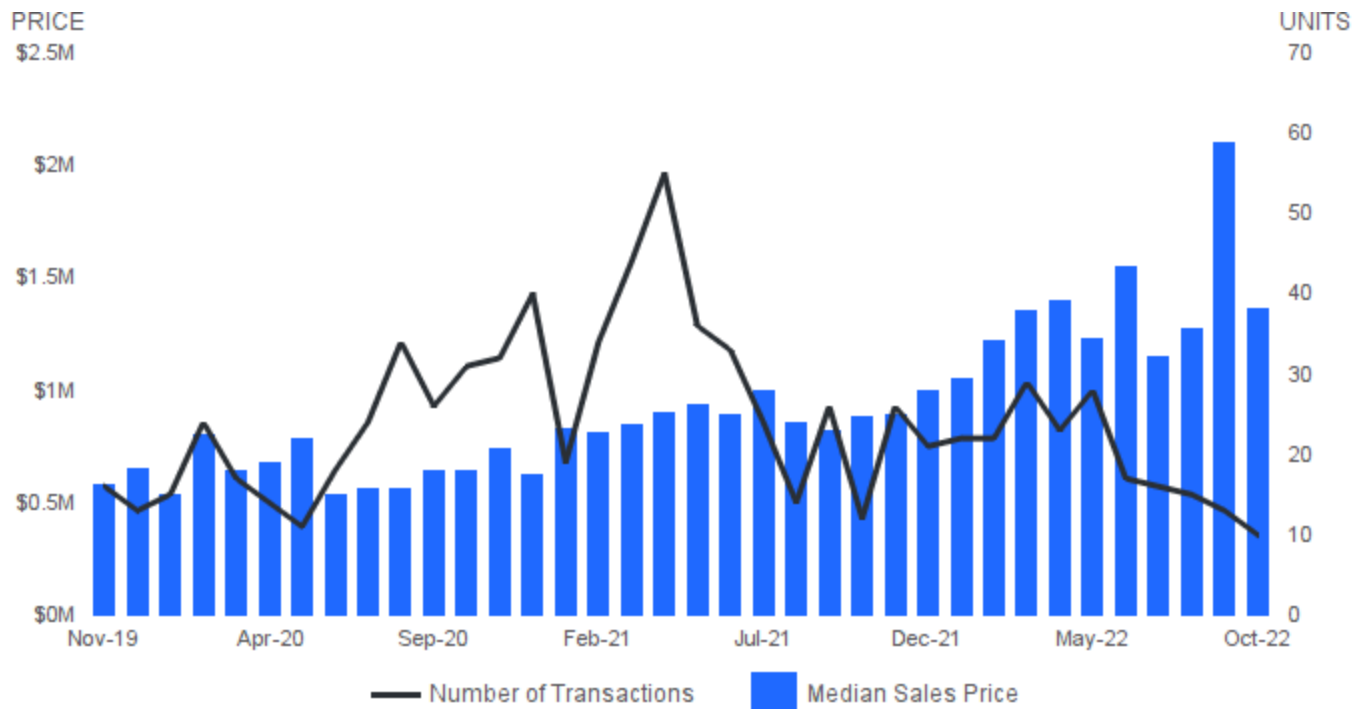


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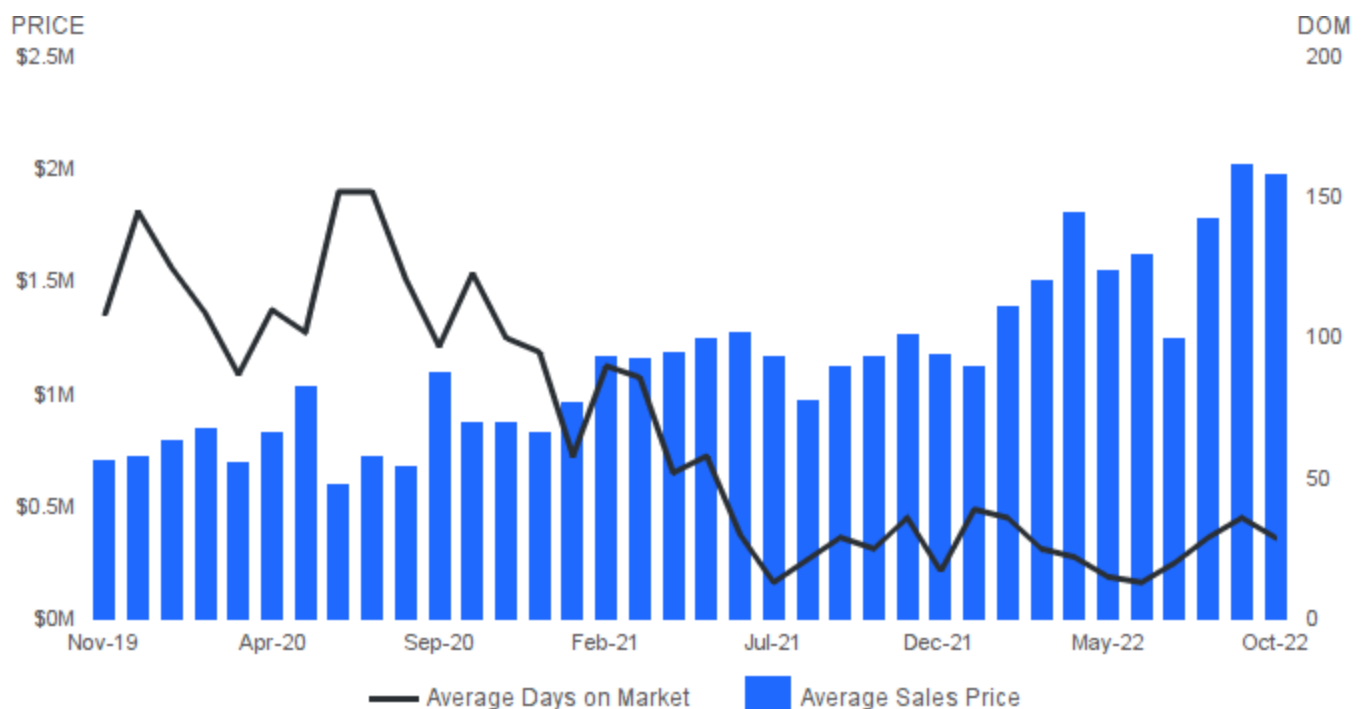


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

October 2022 | Condo/Townhouse ?

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

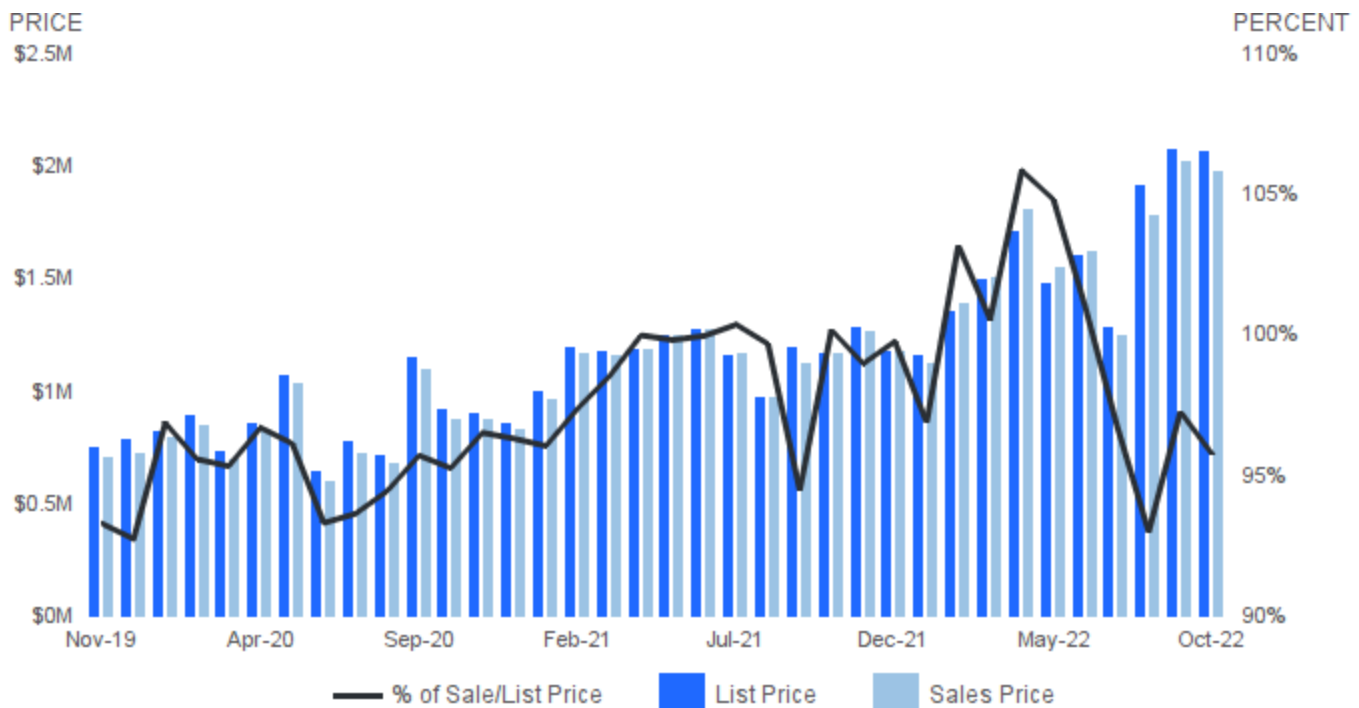
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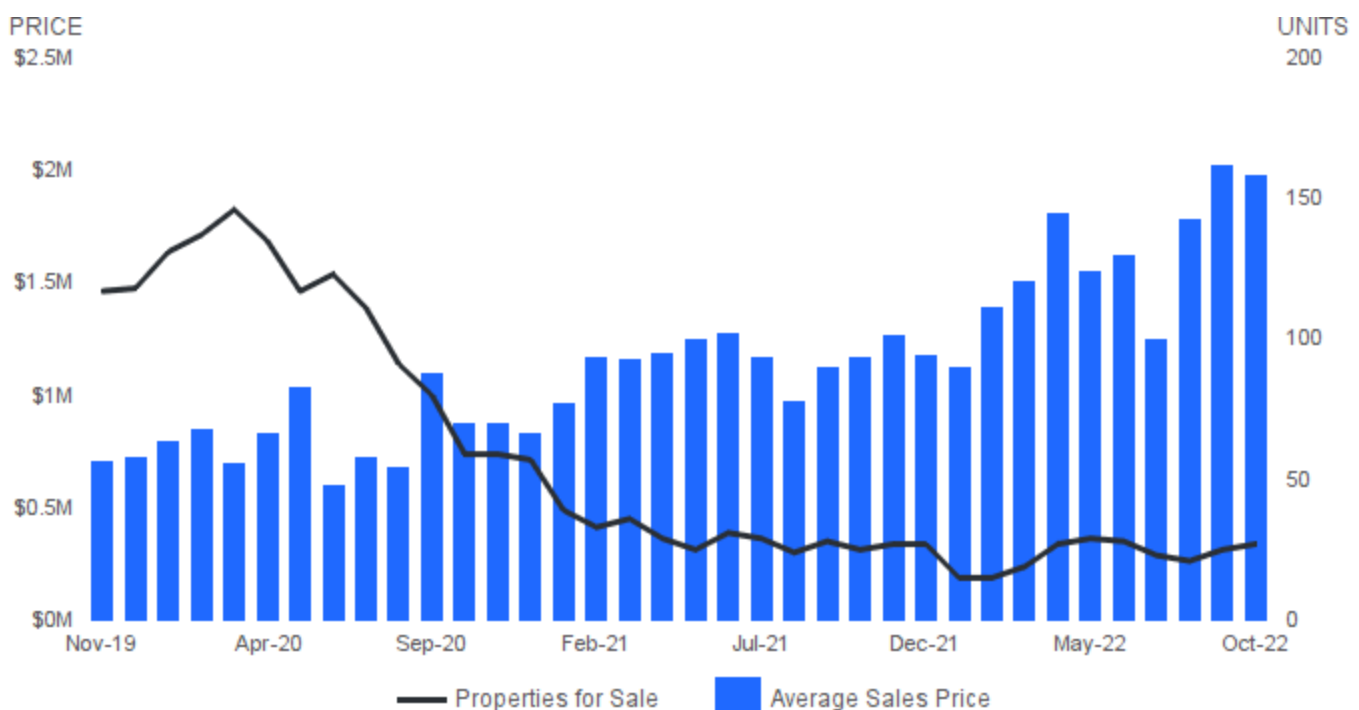


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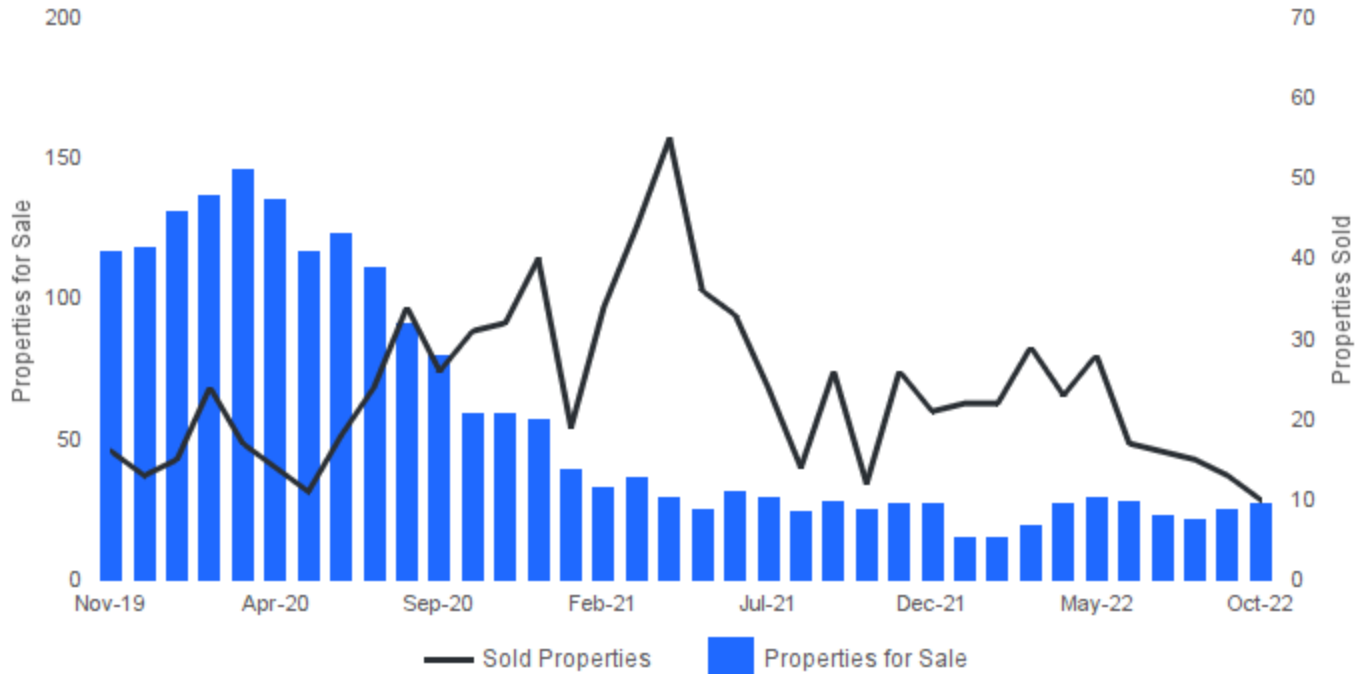


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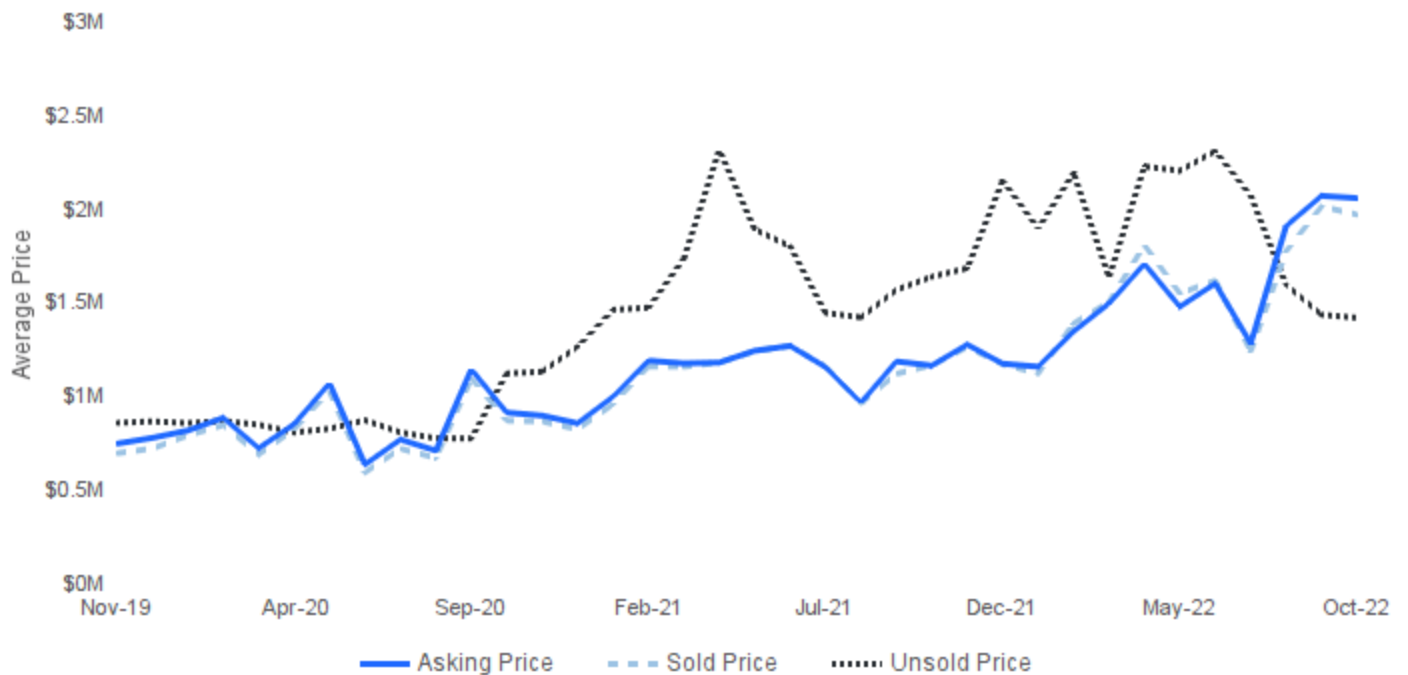
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ABSORPTION RATE

October 2022 | Condo/Townhouse [?]

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Months
2



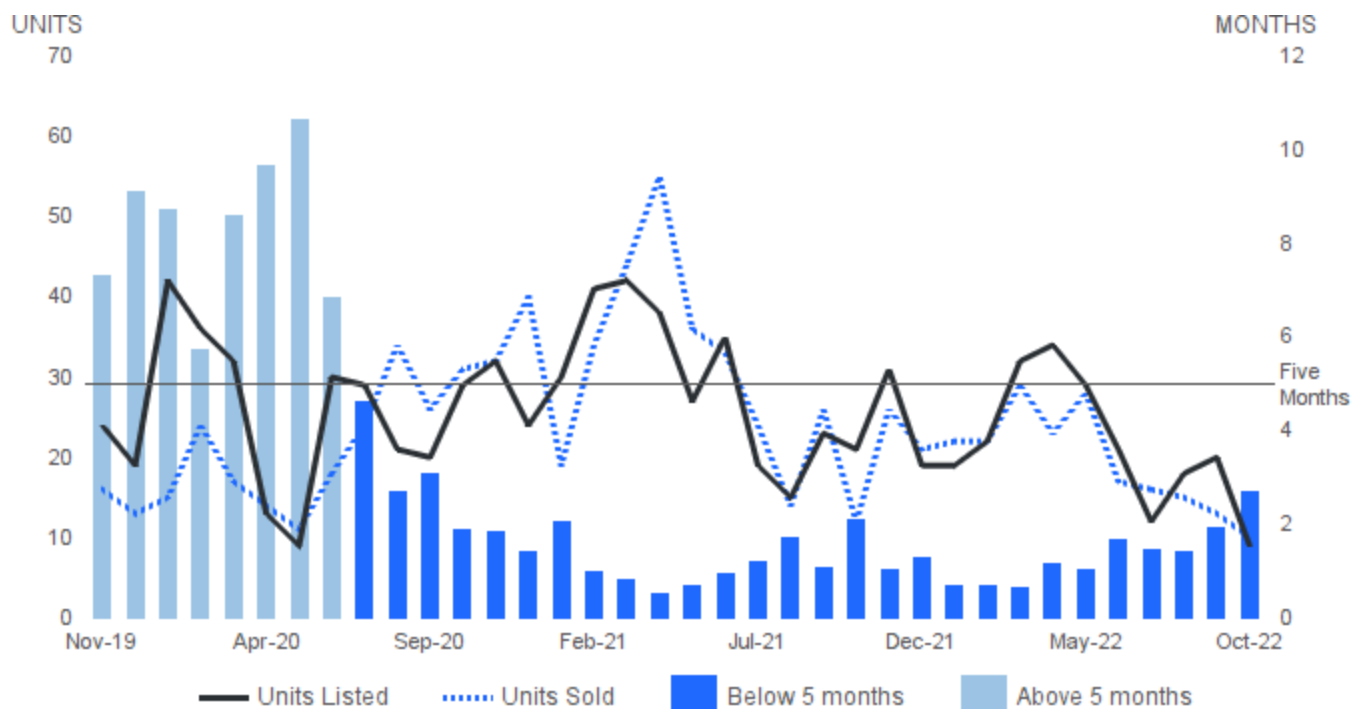
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Units Sold | Number of properties sold.



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